

SALES OFFER · 20.11.2026

Portside Square

Unit III-1601 · 2 bedrooms · Floor 16 · Mina Rashid, Dubai

AED 3,778,828

≈ €922,000

Unit details

Project	Portside Square	Area	Mina Rashid, Dubai
Building	Tower 3	Unit	III-1601
Floor	16	Type	2 bedrooms · type A
Windows face	south-east and north-east	Total area	115 m²
Interior	98 m²	Terrace	17 m²
Price	AED 3,778,828	Price per area	AED 32,845 per m²
Payment plan	70/30	Status	Off-plan
Developer	Ellington Properties		

Floor plan



Typical plan of this unit type. Orientation and details can differ, the developer confirms them in the SPA.

About the project

Portside Square is an Ellington project at Mina Rashid, Dubai: waterfront apartments with marina views and premium amenities.

Gallery









Payment plan 70/30

Stage		Share	Amount
01	On booking	20%	AED 755,766
02	60 days after reservation	10%	AED 377,883
03	120 days after reservation	10%	AED 377,883
04	240 days after reservation	5%	AED 188,941
05	360 days after reservation	5%	AED 188,941
06	At 20% construction	5%	AED 188,941
07	At 30% construction	5%	AED 188,941
08	At 40% construction	5%	AED 188,941
09	At 50% construction	5%	AED 188,941
10	On handover	30%	AED 1,133,648
Total		**100%**	AED 3,778,828

ON TOP OF THE PRICE

DLD registration fee, with the first payment	4%	AED 151,153

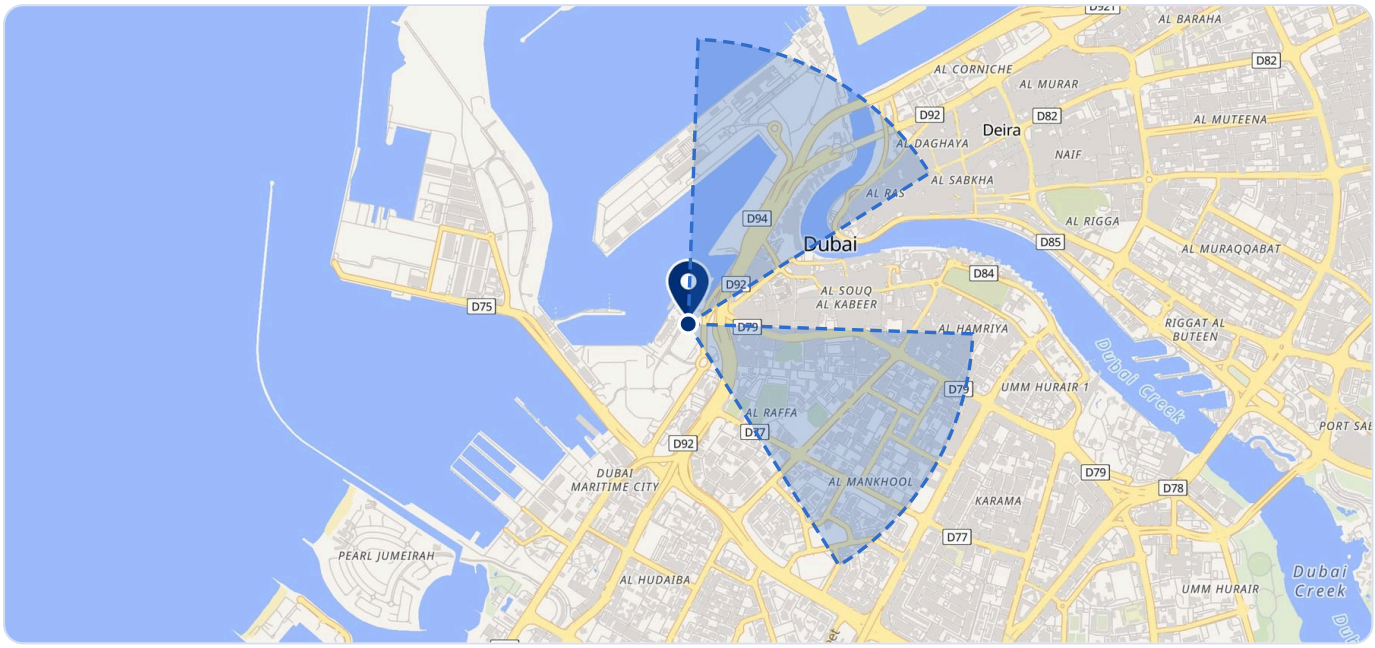
Location · view from the windows

Mina Rashid, Dubai · Google Maps

The windows face south-east and north-east.

In this direction: Al Shindagha Museum · 1 km, Gold Souk Deira · 2 km, Dubai Frame · 3.3 km

From the key plan in the developer's floor plans.



DXB Airport	17 min	Downtown · Dubai Mall	13 min
DIFC	9 min	Dubai Marina	25 min
Beach Kite Beach	18 min	School New academy school	5 min
School Ambassador school	5 min		

Prices and availability from the developer as of 20.11.2026. The unit is confirmed and held only after booking. For information only, not a binding offer.