



30th Floor, Bay Gate Tower, Al Mustaqbal Street, Business Bay, Dubai, UAE.

www.wellingtondevelopments.ae

Disclaimer: All pictures, plans, layouts, information data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status as per final designs of the project, regulatory approvals and planning permissions.



YOUR Address BY THE SEA



WELLINGTON



Flexible 55/45
PAYMENT PLAN

WITH JUST

% Monthly
INSTALLMENTS

WHERE LIFE IS AT ITS

Dubai Islands brings together five islands to create a new way of living by the sea. With over 60 kilometres of waterfront and more than 20 kilometres of beaches, including a Blue Flag-certified shoreline, the destination is designed for those drawn to the coast. It also features nearly two kilometres of parks and open spaces, along with world-class golf courses that face the Arabian Gulf. A new chapter in Dubai's history is unfolding here.

LEGEND

- Wellness Resort
- 2 Eco Resort
- 3 18-Hole Golf Course
- 4 Scenic Drive
- Oasis Park
- 6 Family Resort
- Marina Village
- 8 Beach Front Resort
- 9 Beach Front Residential
- Water Front Hotels & Apts. 21 Golf Club/ Sports Club

- 11 Private Marina Club
- ¹² Signature Estate Lots
- 13 Clubhouse
- 9-Hole Golf Course
- Boutique Mixed Use Village
- 6 Sports Club and Aquatic Centre

WELLINGTON

OCEAN WALK

- 17 Beach Club
- 18 Mall
- ¹⁹ Urban Islands Residential
- Destination Art & Cultural District



S C HOTELS & RESORTS

MARINAS



B S S HOLE GOLF COURSES

Wellington Ocean Walk by Wellington Developments

Geafront LIFE WITHIN REACH

Wellington Ocean Walk sits like a tide watcher's compass fixed by the sea, yet pointing to the city's pulse. Mornings start by the surf, and within minutes, lead to fresh markets, open skies, golden beaches, and the skyline's constant, confident rise.



DEIRA MALL IN 6 MINUTES

DUBAI ISLANDS MARINA IN 8 MINUTES



15 MINS.
Dubai International Airpor



25 MINS. Jumeirah Burj Al Ara DUBAI ISLANDS BEACH IN 8 MINUTES

WATERFRONT MARKET IN 8 MINUTES



20_{MINS.} Burj Khalifa



50 MINS.
Al Maktoum International Airport









Bed WITH STUDY

Bed WITH JACUZZI Bed WITH JACUZZI



FURNISHED APARTMENTS



INDOOR GYM



YOGA & MEDITATION ZONE



ZEN GARDEN



SWIMMING POOL



MINI PADEL Court



CAR PARKING



KIDS' OUTDOOR PLAY AREA



FAMILY SEATING AREA



MINI GOLF Course



OPEN AIR CINEMA



SEATING Area



JOGGING Track



BBQ AREA



WORKING PODS

SHAPED FOR THE

Thore

Wellington Ocean Walk stands like a vertical coastline layered, measured, and open to light. From ground to rooftop, the façade captures the pace of the sea: strong, clear, and uninterrupted. Every tier reflects movement, as if the building rises with the tide.





WHERE WAITING FEELS Lighten The sitting area offers of

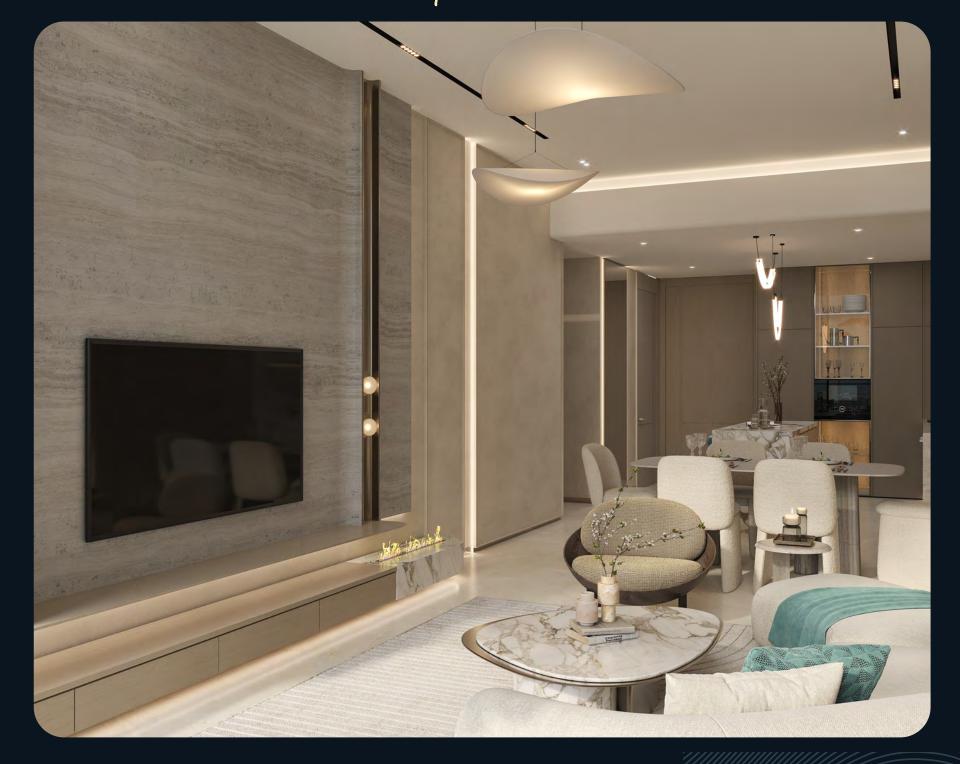
The sitting area offers slow exhale soft seats, filtered light, and time to pause. An area designed to make your wait comfortable.





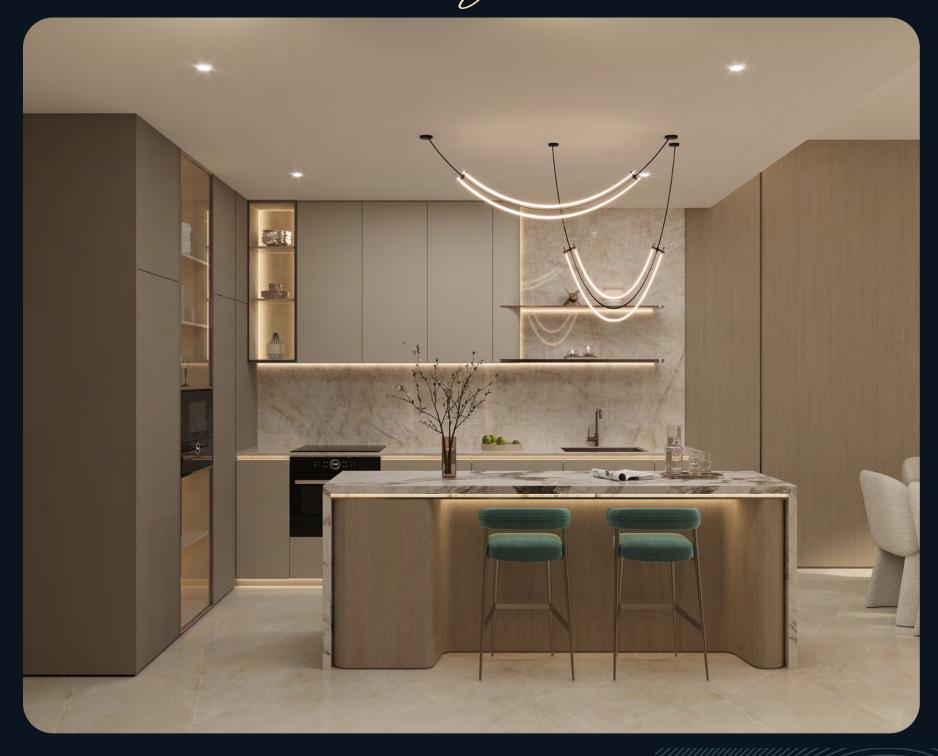


MEALS FRAMED BY Coast



In the dining room, every meal shares the view. Light pools across the table, the sea stays within sight, and conversations stretch as far as the horizon, waiting beyond the glass.

COOK WITH SEA Nearby



This kitchen moves like the tide... clean lines, open space, everything in reach. Morning light spills across the counter while the sea stays in sight. It's built for rhythm, not routine.

WHERE

STYLE FINDS Onder

SLEEP HOLDS THE

The master bedroom holds the quiet of coastline, and the walls seem to pause. the tide, one breath at a time.

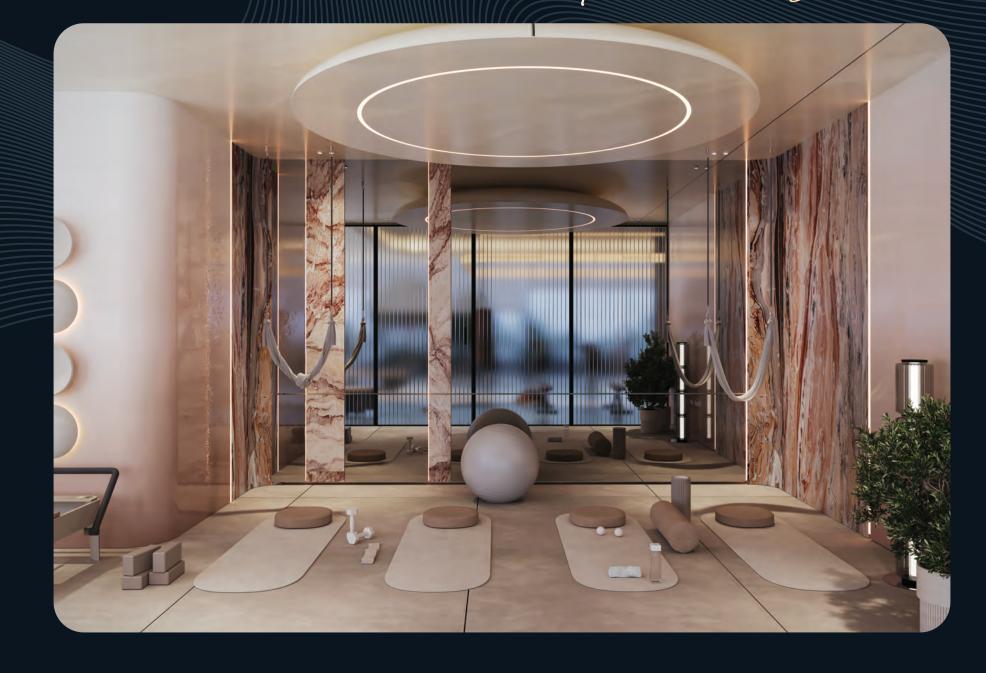
BODY AND AND

/X/





WHERE MOVEMENT MEETS Tranquillity



WHERE STRENGTH FINDS ITS

GF WITH EASE

Wellington Ocean Walk by Wellington Developments

Wellington Ocean Walk by Wellington Developments



CHILDHOOD IN Motion



A GARDEN OF Stillness

OCEANIC POOL Oas WELLINGTON DEVELOPMENTS



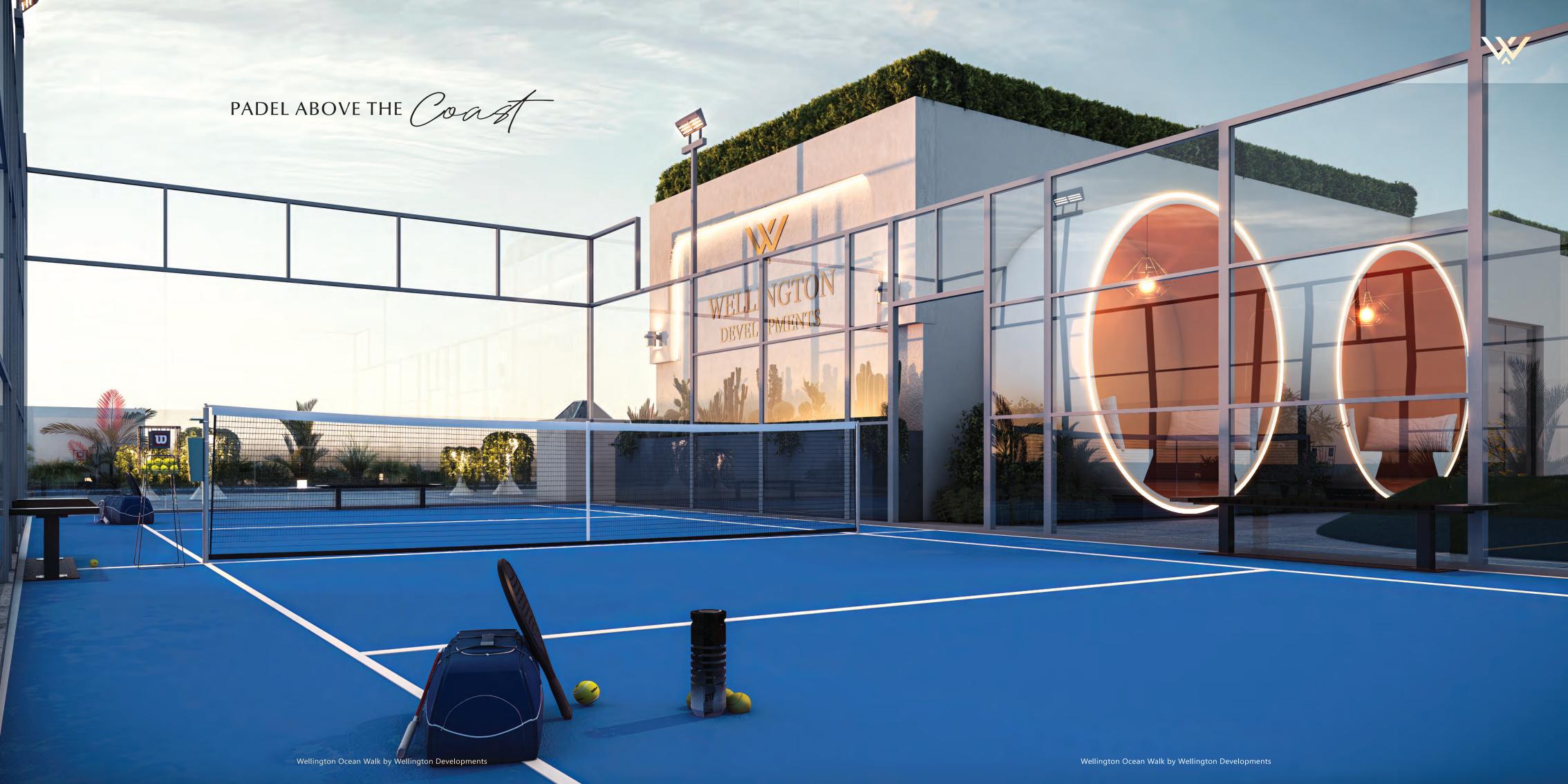


A MAJESTIC ICON RISES

SPACES
SEAMLESS
LIVING

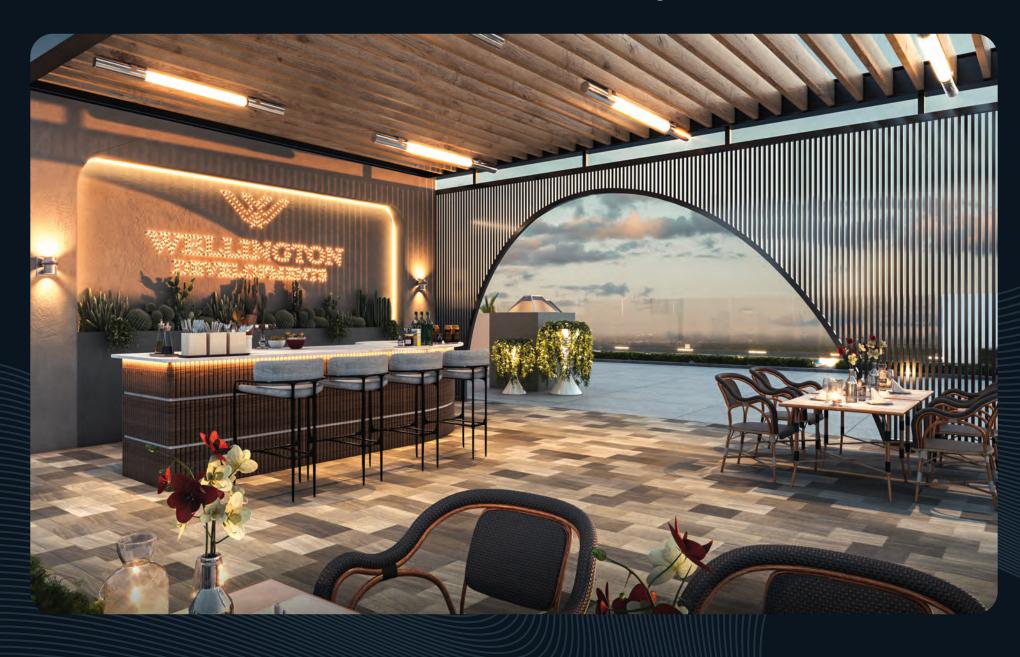
W





WHERE WAVES MEET RUNNING Chythm

ELEVATED DINING, BREATHTAKING / Lews



FILMS BEYOND FOUR











THE STORY

WELLINGTON DEVELOPMENTS

Wellington Developments, formerly known as ANK Developers (2006-2023), is a Dubai-based real estate development company committed to delivering niche, high-quality, and affordable projects in prime locations. With in-house engineering and design teams, it creates bespoke villas and townhouses focused on modern living. Known for its attention to detail, ethical practices, and innovative approach, Wellington continues to build a strong reputation through landmark developments that exceed client expectations.



LED BY VISIONARY LEADERSHIP

As Managing Director of Wellington
Developments, I take pride in leading a
company focused on creating
innovative, high-quality, and sustainable
spaces that reflect modern lifestyles.
Our projects go beyond construction;
they are thoughtfully designed
environments that enrich communities
and stand the test of time.

Khurram Ahmed,
Managing Director



SCAN TO VIEW ALL
PROJECTS



Delivering Excellence
Since 2006

BUILDING FUTURE BRICK BY BRICK

- 1 (P-148) DUBAI HILLS PARKWAYS B+G+1 Residential Villa Dubai Hills
- WELLINGTON OCEAN
 G+P+6+R
 Residential Building
- WELLINGTON
 OCEAN WALK
 G+2P+8+R
 Residential Building
 Dubai Islands

Dubai Islands

7 SOUTH PARK
RESIDENCES 2
BY WELLINGTON
15 G+1 Residential
Townhouses
Dubai Industrial City

- 2 (P-164) DUBAI HILLS PARKWAYS B+G+1 Residential Villa Dubai Hills
- WELLINGTON
 GRAND VILLAS
 22 B+G+2
 Residential Villas
 District 11, MBR City
- 6 SOUTH PARK
 RESIDENCES
 BY WELLINGTON
 23 G+1 Residential
 Townhouses
 Dubai Industrial City









SEASIDE Elegance UNVEILED