

REMINGTON PROPERTIES

ELLINGTON PROPERTIES

BUSINESS BAY

Berkeley Tower

By Ellington Properties | Dubai, next to Business Bay Metro

Expected handover

Q4 2031

Freehold | Type A / Type F / Type B / Type C / Type D duplex / Type E triplex

Prepared 8 November 2026 | remington.ae

PROJECT AT A GLANCE

A clear beginning.

Freehold Ellington offices beside Business Bay Metro, with a ground floor and 60 upper floors, four amenity floors and a 70/30 payment plan. Expected handover: Q4 2031.

Expected handover
Q4 2031

Ownership
Freehold

Status
Pre-launch

Pre-launch | Business Bay, Dubai, next to Business Bay Metro

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Explore the project online

Watch the project video

PROJECT AT A GLANCE

Project at a glance

Office ownership beside Business Bay Metro

Berkeley Tower by Ellington Properties is a freehold office development in Business Bay, planned with a ground floor and 60 upper floors. Its position beside Business Bay Metro connects the workplace with the wider city, while Sheikh Zayed Road supports business travel. Expected handover is Q4 2031.

Six office configurations give businesses a choice of working environments. Larger options include the Type D duplex on floors 56–57, totalling 21,904.77 sq ft, and the Type E triplex on floors 58–60, totalling 22,090.45 sq ft. Pricing, available offices and fit-out delivery conditions can be discussed with Remington Properties.

Building services and automated parking

The planned vertical transport includes 12 double-deck passenger lifts, one service lift, two parking lifts and an escalator between the ground and mezzanine floors. A Vista lift connects the amenity floors. Robotic automated parking and a car collection lounge support vehicle arrival; parking allocations and operating arrangements require confirmation.

The anticipated service charge is AED 24 per sq ft, with the billing period and chargeable area still to be confirmed. Air-taxi vertiport readiness and a drone delivery port are planned, subject to the necessary approvals and operating arrangements.

Four floors for work, wellbeing and breaks

The 32nd floor brings together co-working, focus pods, a work lounge, a social hub and a rest and recharge room. On the 33rd floor, the clubhouse, vinyl and gaming lounges, billiards, air hockey and terraces provide places to take a break or meet colleagues.

Project at a glance

The 34th floor is dedicated to fitness and wellbeing, with fitness, Pilates, spinning and mind and body studios, a boxing area and separate male and female wellness spaces. Male and female prayer rooms and ablution facilities occupy the 35th floor. Ground-floor retail, reception lounges and a mezzanine coffee bar add everyday conveniences.

Driving connections across Dubai

Driving times are approximate indications and depend on traffic, route and departure time. They are not guaranteed journey times or forecasts for the handover year.

Schools for families working in Business Bay

For business owners and staff coordinating the office commute with school drop-offs, these schools offer three different curricula. Their suitability also depends on your home address, children's year groups and daily route.

JSS Private School

Indian; Pre-primary to Grade 12. KHDA overall rating: Very Good, 2023–2024 inspection cycle. Drive from the Berkeley Tower location: 7.6 km; approximately 10 minutes; tolls. Compare this school with other options in our **guide to KHDA-rated Dubai schools**. **View driving directions**.

Safa British School

British; FS1 to Year 13. KHDA overall rating: Very Good, 2023–2024 inspection cycle. Drive from the Berkeley Tower location: 5.0 km; approximately 7 minutes; tolls. Compare this school with other options in our **guide to KHDA-rated Dubai schools**. **View driving directions**.

Project at a glance

Lycée Français Jean Mermoz

French; Pre-primary to Grade 12. KHDA overall rating: Very Good, 2023–2024 inspection cycle. Drive from the Berkeley Tower location: 3.7 km; approximately 7 minutes. Compare this school with other options in our guide to KHDA-rated Dubai schools. View driving directions.

Driving distances and times are Google Maps route snapshots from the project pin, checked around 00:48–00:51 Dubai time on 15 October 2026, outside school hours. Allow more time at drop-off and collection; routes and tolls can change. These estimates do not predict travel conditions in 2031. Confirm admissions, current year groups and school transport directly.

Prepare for the expression of interest (EOI)

Register interest with Remington Properties to discuss your preferred office configuration, size and budget. Prepare buyer identification and, for company purchases, company registration documents for secure submission.

The EOI amount, deadline, refund terms and authorised payment process require confirmation. Registering interest does not reserve an office or guarantee allocation.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
Type A	2,860.62 sq ft	Floors 11–15; 16 and 18–21
Type F	2,502.29 sq ft	Floors 11–15; 16 and 18–21
Type B	5,372.05 sq ft	Floors 16 and 18–21; 22–31
Type C	12,451.48 sq ft	Floors 51–52

Request a current unit shortlist



Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation. 6 published plan sheets.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
Type D duplex	21,904.77 sq ft	Floors 56–57
Type E triplex	22,090.45 sq ft	Floors 58–60

Request a current unit shortlist

Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation. 6 published plan sheets.

HOMES, SIZES & PRICES

Homes, sizes & prices

Six office configurations, including duplex and triplex offices

PAYMENT STRUCTURE

A clear plan for your purchase.

Payment	Milestone	Timing
20%	Booking	At reservation
5%	Reservation-linked payment	90 days after reservation
5%	Reservation-linked payment	180 days after reservation
5%	Reservation-linked payment	240 days after reservation
5%	Reservation-linked payment	360 days after reservation
5%	Construction-linked payment	At 20% construction progress
5%	Construction-linked payment	At 30% construction progress
5%	Construction-linked payment	At 40% construction progress
5%	Construction-linked payment	At 50% construction progress
5%	Construction-linked payment	At 60% construction progress
5%	Construction-linked payment	At 70% construction progress
30%	Completion	On completion

Expected handover

Q4 2031

Payment dates and construction milestones remain subject to the developer's current reservation documents.

Before you reserve

Request the current unit quote, complete instalment schedule, reservation conditions and itemised purchase costs.

PAYMENT & COMMERCIAL TERMS

Payment & commercial terms

Metro adjacency, freehold ownership and multi-level office options make Berkeley Tower worth considering for business occupation or a commercial letting strategy. The 70/30 payment structure and shared work and wellness spaces also shape purchase planning and everyday use. Remington Properties can compare available-unit prices, parking allocations, fit-out conditions and operating costs for your brief.

LIFESTYLE & AMENITIES

A place for everyday living.



- Co-working spaces and focus pods
- Fitness, Pilates and mind and body studios
- Prayer rooms and ablution facilities
- Robotic automated parking
- Clubhouse and games lounges
- Male and female wellness facilities
- Coffee bar and retail

Illustrative project amenities. Final specifications are subject to the developer’s sales documents.

LOCATION & COMMUNITY

Connected to Business Bay.

Business Bay, Dubai

Business Bay is an established Dubai district with offices, hotels, restaurants and residential buildings. Its proximity to Downtown Dubai, access to Sheikh Zayed Road and metro connection support staff travel and business meetings across the city. Berkeley Tower is planned for Business Bay, beside Business Bay Metro. The station next to the tower offers a direct public-transport connection for

Open the project location

View the location

Indicative driving times. Actual journeys depend on traffic and route.



LOCATION & CONNECTIVITY

Location & connectivity

office users and visitors. Businesses can assess the location against their teams' commutes, client visits and day-to-day operating needs.

PROJECT GALLERY

See the project in detail.



A wide daytime view places the tower among Dubai’s high-rises.



Covered arrival entrance and landscaped approach.



The tower rises above the surrounding city skyline.



A vertical view of the tower against the evening sky.



The tower stands out against the twilight skyline.



An aerial night view shows the tower among illuminated city blocks.

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Terrace seating frames a sunset view across the water.



An outdoor seating area looks across the illuminated city at night.



A resident looks out from an elevated terrace over the city.



A close view shows landscaped terraces stepping up the tower.



A lounge combines soft seating with built-in display shelves.

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Shared tables and informal seating create a collaborative setting.



Soft seating by the windows looks out over the city.



A shared work lounge includes meeting tables and relaxed seating.



Cardio equipment is arranged in a bright fitness studio.



Table games and board games furnish the games room.

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



The reception desk anchors the double-height lobby.



Exercise mats line the bright Pilates studio.



A quiet seating area opens onto an indoor garden.



Stationary bikes are arranged in the cycling studio.

Illustrative project images. Open an image to view it in full.

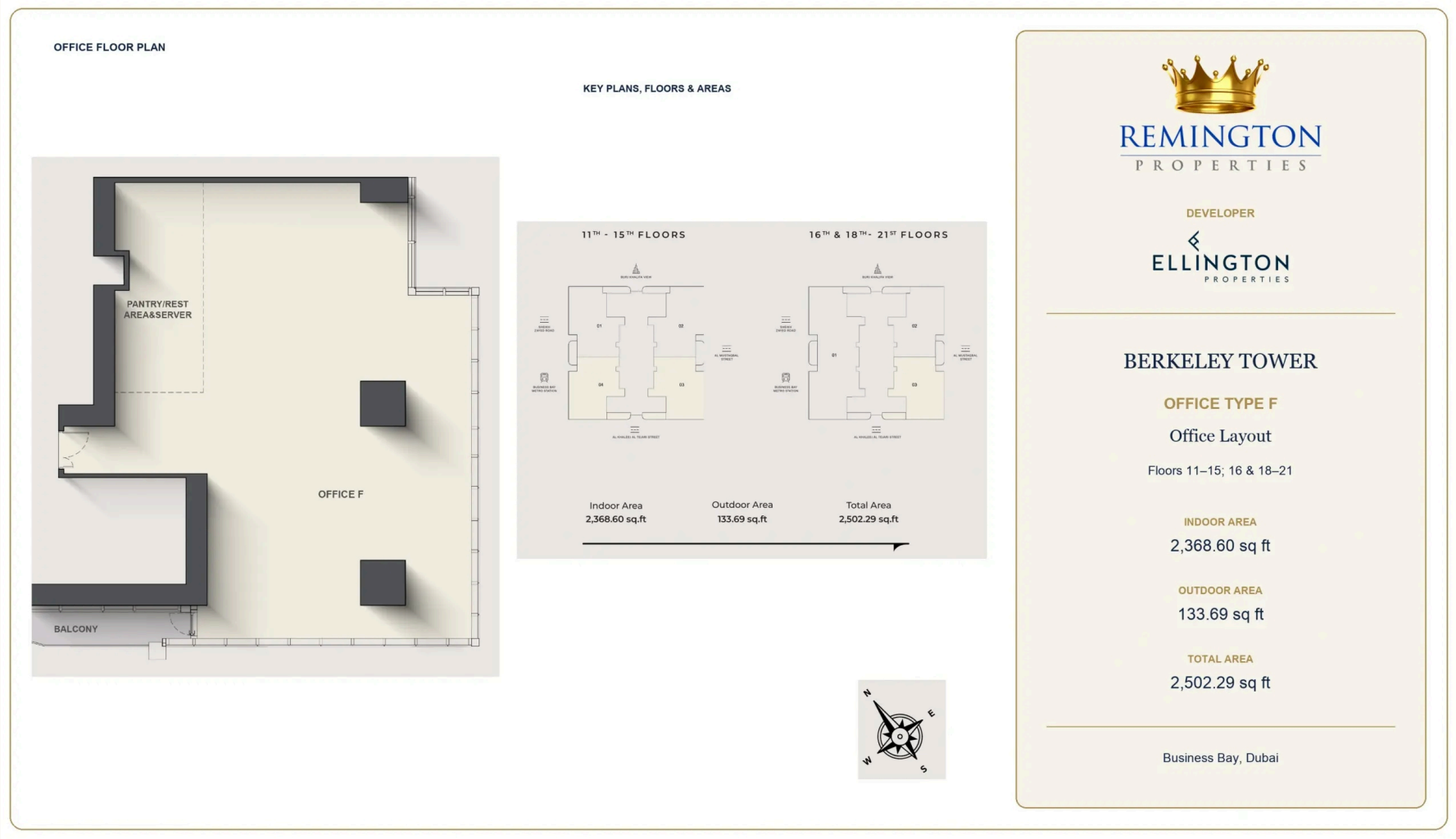
Plan sheet 1



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 2



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

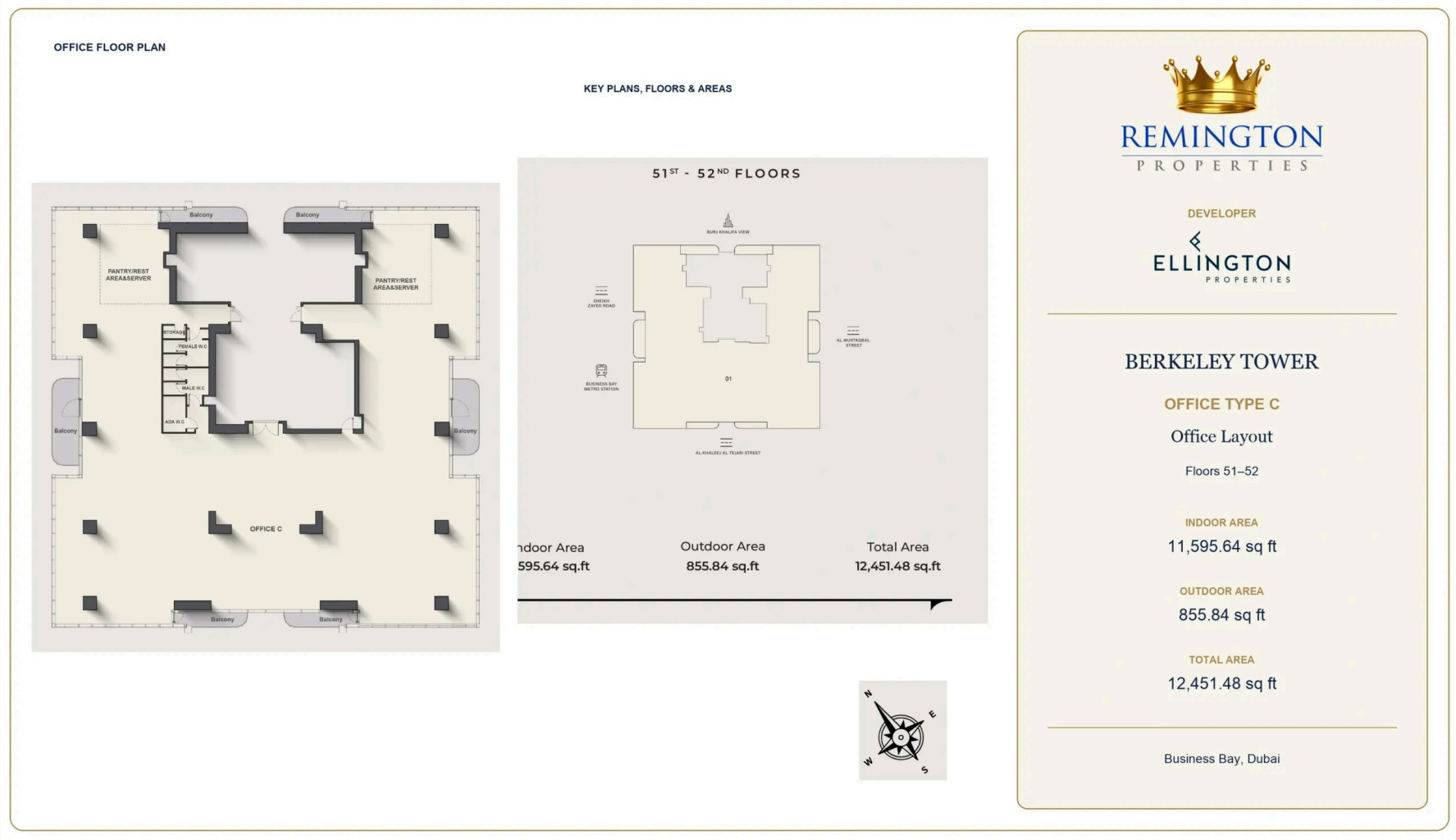
Plan sheet 3



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 4



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet *5*



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 6



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

ABOUT THE DEVELOPER

The team behind the project.

Ellington Properties

Established in 2014

Founded in 2014, Ellington Properties is a design-led Dubai developer focused on architecture, interiors, amenities and resident experience across apartments and villa communities.

Selected projects

- Belgravia
- DT1
- The Sanctuary

Visit the developer website

GLOBAL INTRODUCTIONS

Introduce an investor.

Introduce a prospective UAE property buyer, with their permission. We handle advice and the transaction. Referral eligibility and signed agreement terms apply; fees are paid after completion of an eligible purchase.

Explore Global Introductions

Introduction programme

YOUR QUESTIONS ANSWERED

Questions before you reserve.

Where is Berkeley Tower located?

Berkeley Tower is in Business Bay, Dubai, next to Business Bay Metro, with access to Sheikh Zayed Road.

When is Berkeley Tower expected to be handed over?

Expected handover is Q4 2031. Berkeley Tower remains in pre-launch, with timing subject to the final contractual terms.

What is the payment plan for Berkeley Tower?

The 70/30 plan comprises 20% on booking, four 5% payments at 90, 180, 240 and 360 days after reservation, six 5% payments at 20%, 30%, 40%, 50%, 60% and 70% construction, and 30% on completion.

Who is developing Berkeley Tower and what is its ownership tenure?

Ellington Properties is developing Berkeley Tower as a freehold commercial office project.

What office configurations are planned at Berkeley Tower?

Six configurations comprise Types A, F, B and C, plus the Type D duplex and Type E triplex. Total areas include 2,502.29 sq ft for Type F, 12,451.48 sq ft for Type C, 21,904.77 sq ft for the Type D duplex and 22,090.45 sq ft for the Type E triplex. Ask Remington Properties for availability by type.

What amenities are planned at Berkeley Tower?

Four amenity floors, 32–35, bring together co-working and focus spaces, a clubhouse and games lounges, fitness and Pilates studios, wellness facilities and prayer rooms.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

YOUR QUESTIONS ANSWERED

Questions before you reserve.

How are lifts and parking planned at Berkeley Tower?

Berkeley Tower is planned with 12 double-deck passenger lifts, one service lift, two parking lifts, an escalator and a Vista lift serving the amenity floors. Robotic automated parking is planned; allocations and operating arrangements require confirmation.

What is the anticipated service charge at Berkeley Tower?

The anticipated service charge is AED 24 per sq ft. The billing period, chargeable area and final charge require confirmation.

Are air-taxi and drone facilities operational at Berkeley Tower?

Air-taxi vertiport readiness and a drone delivery port are planned features, subject to the relevant approvals and operating arrangements. They are not confirmed operational services.

How can buyers prepare for the Berkeley Tower EOI?

Register interest with Remington Properties and prepare your preferred configuration, budget and buyer details. The EOI amount, deadline, refund terms and authorised payment process require confirmation; registering interest does not reserve an office or guarantee allocation.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

DRIVING CONNECTIONS ACROSS DUBAI

Driving connections across Dubai

Destination	Approximate drive
Burj Khalifa / Dubai Mall	4 minutes
DIFC	4 minutes
Dubai World Trade Centre	5 minutes
Emirates Towers / Museum of the Future	5 minutes
Dubai International Airport (DXB)	9 minutes

DRIVING CONNECTIONS ACROSS DUBAI

Driving connections across Dubai

Dubai Design District (d3)	9 minutes
Dubai Internet City	14 minutes
Dubai Airport Freezone (DAFZA)	14 minutes
Dubai Media City	16 minutes
Jumeirah Lakes Towers (JLT)	16 minutes
Dubai Science Park	18 minutes

DRIVING CONNECTIONS ACROSS DUBAI

Driving connections across Dubai

Jebel Ali Free Zone (JAFZA)	22 minutes
Dubai Investments Park (DIP)	26 minutes
Expo City Dubai	30 minutes
Al Maktoum International Airport (DWC)	35 minutes

YOUR REMINGTON ADVISER

Anahita Zamanian

Senior Property Consultant | BRN 1805

Discuss your preferred home, budget and timeline. We will guide you through the available options and the next steps.



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Trakheesi Permit

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Berkeley Tower remains in pre-launch. Prices, availability, areas, specifications, facilities, service charges and expected handover may change. Final sales terms govern the purchase. Air-taxi and drone facilities depend on approvals and operating arrangements.