

# Berkeley Tower



Developer  
**Ellington**



District  
**Business Bay, Dubai  
Emirate**



**Q3 2026**  
Building start

Up to 47 months left



**Q3 2030**  
Handover



# Berkeley Tower



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## Description

### Project general facts

Berkeley Tower is a Grade A commercial office tower by Ellington Properties that carries the developer's people-first design approach into the workplace. Its sculptural façade, wrapped in a louvered skin, takes inspiration from fabric in motion and gives the building a distinctive sense of movement on the skyline. A curated arrival sequence leads to a double-height reception, and the tower offers a range of office configurations, from smaller suites on shared floors to full-floor offices, as well as duplex and triplex offices on the upper levels. Readiness for an air-taxi vertiport and purpose-built drone delivery platforms set the tower apart. Amenities occupy dedicated levels within the tower and are grouped around work, wellness and leisure. For business, there are a co-working space and lounge, focus pods, a social hub, business lounges, event spaces and a clubhouse with outdoor terraces. Wellness facilities include a fitness studio with a boxing area, spinning, Pilates and mind-and-body studios, separate male and female wellness areas and a rest and recharge zone. Leisure is covered by a vinyl lounge, a gaming lounge with billiards and air hockey, and a target game zone. Everyday convenience comes from concierge services, a coffee bar, prayer rooms, round-the-clock security and a delivery and driver lounge.

Interiors pair contemporary design with high-quality finishes, and the offices are planned around efficient layouts, high ceilings and abundant natural light, with terraces for a number of office types. Intelligent infrastructure supports the working day: double-deck passenger lifts run on a destination-control system, and lobby security gates connect to a smart access system. Arrival by car is handled by a robotic automated parking system with valet service and a car collection lounge, complemented by EV charging stations and bicycle racks. The tower is designed to meet Al Sa'fat green building standards, with professional maintenance and reliable building systems.

### Location description and benefits

Business Bay is a Dubai district with frontage along Sheikh Zayed Road, and this part of it occupies a prominent position on that road. The immediate

surroundings are framed by Sheikh Zayed Road, Al Mustaqbal Street and Al Khaleej Al Tejari Street, with Business Bay Metro Station close by. Burj Khalifa lies within view of this part of the district, and the location gives a commercial address direct frontage onto Sheikh Zayed Road.

Connectivity is anchored by Business Bay Metro Station, which is integrated into Dubai's wider transport network and brings more of the city within easy reach, making everyday journeys simpler and faster. For drivers, major roads are easily accessible, led by Sheikh Zayed Road, while Al Mustaqbal Street and Al Khaleej Al Tejari Street connect the immediate surroundings to this main route.

From an investment perspective, office space here is offered on a freehold basis. A Sheikh Zayed Road frontage, a nearby metro connection and easy access to major roads support the area's positioning as an address for Grade A offices, suited to companies that value visibility, accessibility and a well-connected base for their teams.



BERKELEY TOWER / ARCHITECTURE



SOKHOPROPERTIES







# Masterplan



Payment Plan Option

Payment Plan 70/30

Handover

Q3 2030

All options

 Payment Plan 70/30

On Booking

20%

During Construction

50%

10 Payments

90 days after booking

5%

180 days after booking

5%

240 days after booking

5%

360 days after booking

5%

On 20% construction completion

5%

On 30% construction completion

5%

On 40% construction completion

5%

On 50% construction completion

5%

On 60% construction completion

5%

On 70% construction completion

5%

On completion

30%

# Developer

2014

Year of foundation



Founded in 2014, Ellington Properties is Dubai’s leading design-led real estate developer and endeavours to craft beautiful Dubai properties and communities for high-quality lifestyles. A truly customer-centric developer in the UAE real estate market, we develop beautiful residences in Dubai designed by incredible artistry and impeccable architecture. Our customers’ refined tastes inspire us to create compelling luxury properties that consistently transcend fashions and trends. Every property is built on four key pillars which are change mindsets, establish credibility, evoke emotions and differentiation.