



ALTIERA

HEIGHTS

PROJECT BRIEF



Crafted from Contrast

This is urban living, reimagined at Jumeirah Islands.
An inspired expression of residential artistry by Ellington Properties.

Singular in vision. Subtle in presence. Seamlessly serene.

A dialogue of rhythm and form

A curated architectural statement nestled within the storied beauty of Jumeirah Islands. Known for its tranquil waterways, sculpted greenery, and discreet prestige, this enclave becomes the new canvas for Ellington's evolving design language.

Here, our signature aesthetic, defined by clean lines, expressive materials, and a reverence for form and function finds new expression. Framed by reflective waters and layered foliage, Altiera Heights is not just a place to live; it is a place to observe, breathe, and belong.

Every residence is attuned to its setting, with spatial choreography that embraces dual aspects, soft light, and curated perspectives, making each view not just a sightline, but a moment of clarity.



Jumeirah Islands

Nestled east of Sheikh Zayed Road, between interchanges 5 and 6, Jumeirah Islands is more than a neighborhood, it's a lifestyle enclave with one of the most unique land-to-water ratios in the world. Surrounded by shimmering artificial lakes, the community enjoys a rare 2:1 land-to-water ratio, making it one of the most tranquil, exclusive residential settings in Dubai.

Positioned amidst Jumeirah Lakes Towers, The Meadows, and Jumeirah Park, the location strikes a powerful balance: secluded but connected, residential yet commercially dynamic.



STRATEGICALLY CONNECTED

Situated at the southern edge of Jumeirah Lakes Towers and just minutes from Dubai Marina, Emirates Golf Club, and Ibn Battuta Mall, the community offers seamless access to both lifestyle and business hubs, placing you at the intersection of convenience and connectivity.

LIFESTYLE INTEGRATION

Laced with running tracks, landscaped parks, sports courts, and serene lakeside paths, the neighborhood makes wellness a natural part of everyday life. It's a setting that fosters clarity, calm, and effortless living, where lifestyle and productivity exist in perfect harmony.

RETAIL & EVERYDAY CONVENIENCE

From International schools to curated retail at Jumeirah Islands Pavilions, every necessity is thoughtfully within reach. Adjacent community centers such as Meadows Town Centre and the JLT retail promenade further enrich the day-to-day experience with dining, shopping, and service offerings close to home.

Location



Driving distances



01
MINUTE

Jumeirah Islands Pavilion



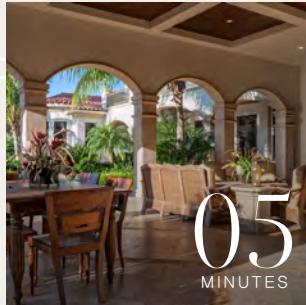
01
MINUTE

Jumeirah Lakes Towers



02
MINUTES

Uptown Dubai



05
MINUTES

Jumeirah Islands clubhouse



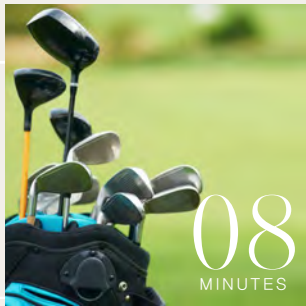
06
MINUTES

Montgomerie Golf Club



08
MINUTES

Dubai Marina Yacht Club



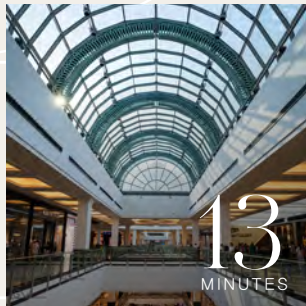
08
MINUTES

Emirates Golf Club



09
MINUTES

Ain Dubai



13
MINUTES

Mall of the Emirates



14
MINUTES

Palm Jumeirah



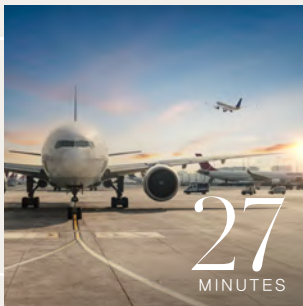
17
MINUTES

Burj Al Arab



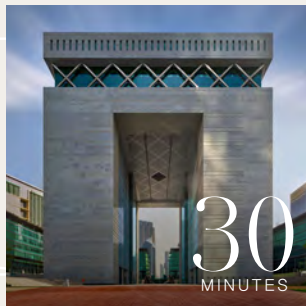
21
MINUTES

Burj Khalifa/
Dubai Mall



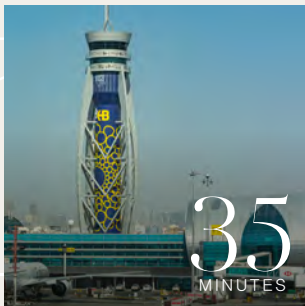
27
MINUTES

Al Maktoum International Airport



30
MINUTES

Dubai International Financial Centre



35
MINUTES

Dubai International Airport





A woman with long blonde hair is captured in a dynamic pose, holding a denim jacket aloft with her right arm. She is wearing a white ribbed crop top and light-colored jeans. The background is a soft, warm sunset or sunrise over a body of water, with gentle ripples visible. The entire scene is framed by thin, white, curved lines that create a sense of movement and elegance.

Amenities



Drop-off and arrival plaza



Lobby reception



Lobby lounge



First floor amenities



Pool



Outdoor seating



Clubhouse



Fitness studio



Kids club



Residences



Living and dining



Kitchen



Bedroom



Bathroom

Powder room





Penthouse



Penthouse living area

Penthouse bathroom





Floor plans

