

إيثان ETHAN



GRIFFIN

إيثان
ETHAN

A woman with long, wavy brown hair is sitting on a grey sofa, leaning back with her eyes closed and a slight smile. She is wearing a light-colored, ribbed sweater. Her right hand is resting on her chin, and her left hand is resting on her lap. The room is brightly lit by natural light from a large window in the background, which shows a view of a modern building. A large green plant is visible to the right of the woman. The overall atmosphere is one of relaxation and modern luxury.

YOUR GATEWAY
TO MODERN LUXURY LIVING

CLOSE PROXIMITY TO KEY DUBAI DESTINATIONS :

5

Minutes To :
Downtown Dubai
& Burj Khalifa

10

Minutes To :
Khalifa Hospital and
Mediclinic

15

Minutes To :
DIFC

20

Minutes To :
• Dubai International Airport
• Dubai Marina

25

Minutes To :
Sharjah via Emirates Road





About Ethan

Ethan is a boutique residential building that blends modern design with integrated facilities, prioritizing quality in every detail. Designed with families in mind, the project offers spacious layouts, smart services, and a strategic location near Dubai's most iconic destinations.





THE REAL SURPRISE?

Each apartment comes fully
furnished with high-end finishes.





UNIT SIZE & TYPES :

48 TOTAL UNITS

APARTMENTS

NUMBER OF UNITS

SIZE RANGE

1 Bedroom

24 Units

842.82 : 1828.40 sq ft

2 Bedrooms

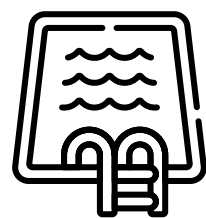
24 Units

1108.30 : 4233.50 sq ft

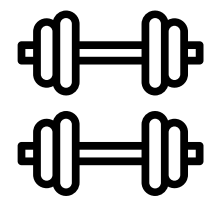


FACILITIES & AMENITIES :

Ethan offers a full range of amenities to suit modern lifestyles, including:



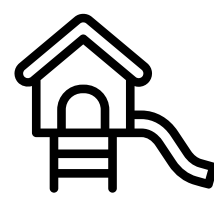
Swimming Pool
Kids' Pool



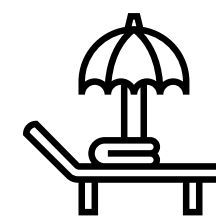
Fitness club



Lobby & Reception



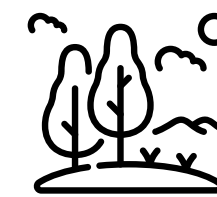
Outdoor Kids Area



Residents' Lounge



24/7 Security



Landscaped
green areas



AMENITIES

THE LOBBY :

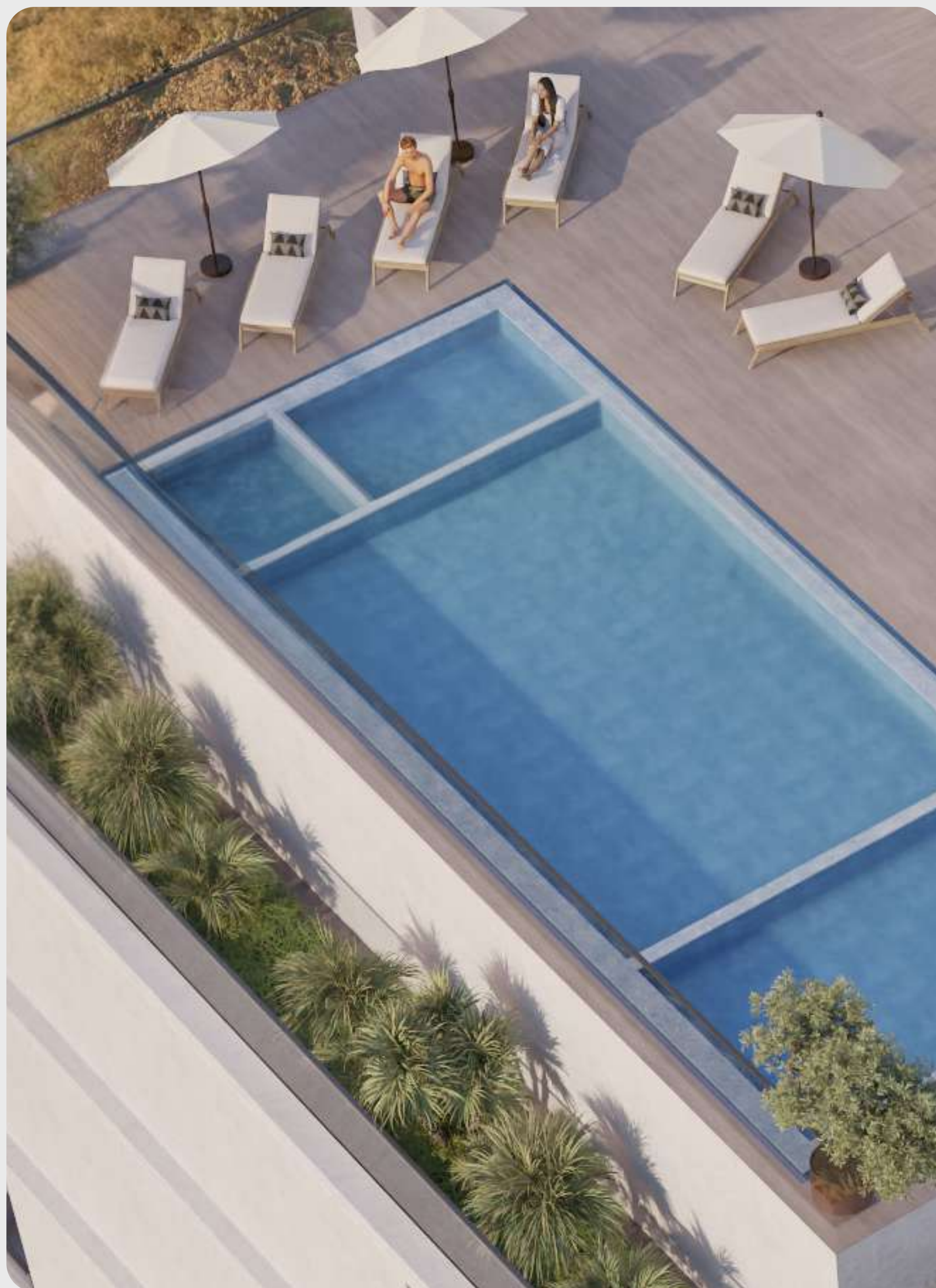
The lobby at Ethan sets the tone for refined living. With open spaces, warm lighting, and premium finishes like marble and wood, it welcomes residents and visitors with a sense of comfort and understated luxury from the very first step.



RESIDENTS' LOUNGE :

A relaxing outdoor lounge designed for comfort and connection. Surrounded by greenery and overlooking the pool and kids' area, it's the perfect spot for winding down, reading a book, or enjoying quiet time with family and neighbors





MAIN SWIMMING POOL :

A future highlight of the development, the pool will measure 10.5m x 6m with a depth ranging from 1m to 1.8m. Surrounded by landscaped seating and a calm ambiance, it will offer a resort-style retreat right at home.

For added peace of mind, a trained lifeguard will be present during operational hours to ensure safety for all residents.

KIDS POOL :

Safe, shallow, and fun — the children's pool is 6m x 3m with a depth of 60 cm, providing the ideal setting for kids to splash and play under supervision. A dedicated lifeguard will be stationed at the pool to monitor children's safety and ensure a worry-free experience for parents.



FITNESS CLUB :

Our 200 sqm gym is equipped with high-performance machines for strength and cardio training. With its sleek design and motivational vibe, it provides the perfect environment for residents to stay active and energized throughout the week.

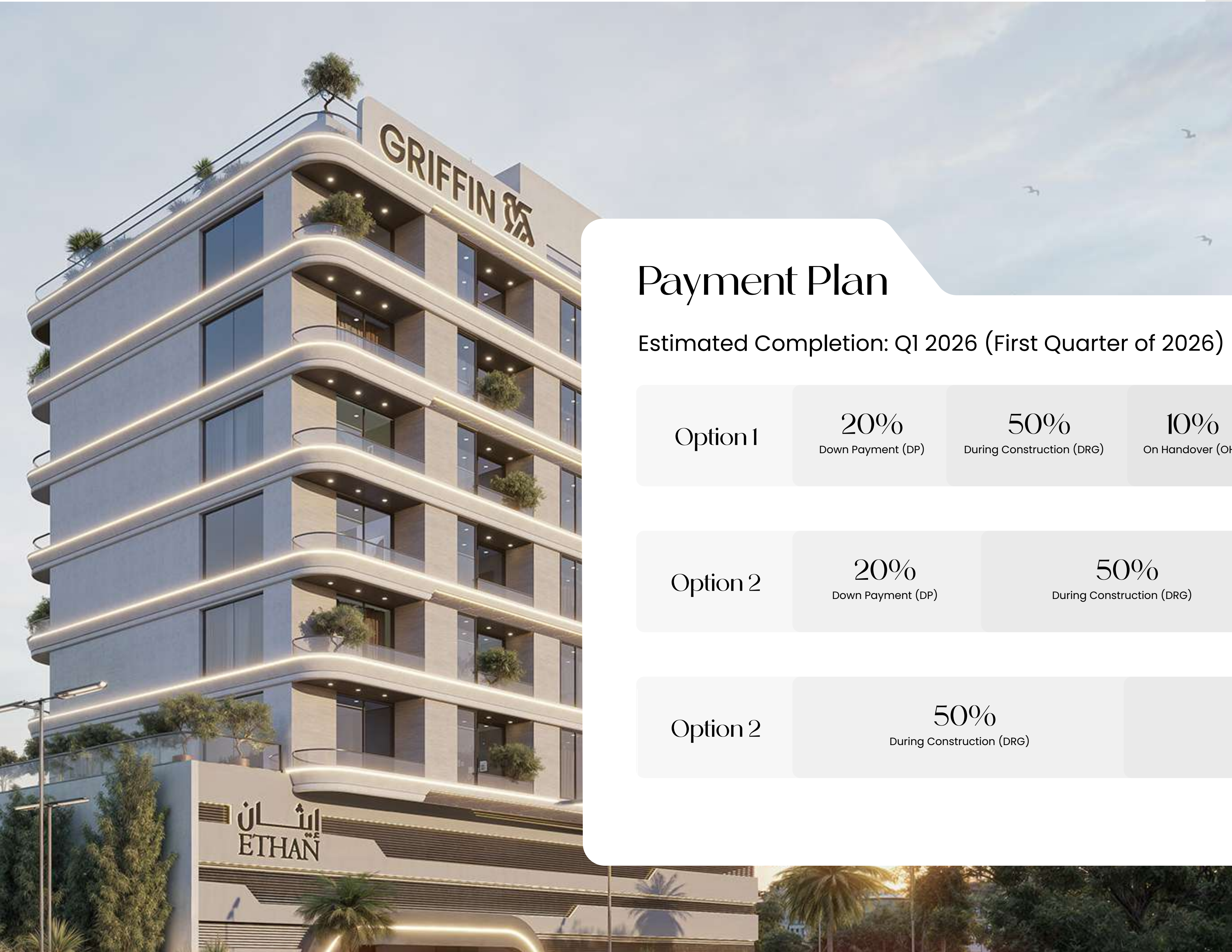


OUTDOOR KIDS' PLAY AREA :

Covering 100 sqm, this vibrant play area is designed to spark imagination and movement. With a variety of fun and secure play structures, it's a joyful space where children of all ages can be active while parents relax nearby.







Payment Plan

Estimated Completion: Q1 2026 (First Quarter of 2026)

Option 1	20% Down Payment (DP)	50% During Construction (DRG)	10% On Handover (OH)	20% 20% Post-Handover (PHM) – with 1% monthly installments after handover
Option 2	20% Down Payment (DP)	50% During Construction (DRG)	30% On Handover (OH)	
Option 2		50% During Construction (DRG)	50% On Handover (OH)	

Prices start from 1.4 million