



WELLINGTON OCEAN WALK



WELLINGTON
DEVELOPMENTS

YOUR *Address* BY THE SEA



WELLINGTON

OCEAN GREEN WALK

Flexible 55/45
PAYMENT PLAN

WITH JUST

1% *Monthly*
INSTALLMENTS

WHERE
LIFE IS AT ITS

Best

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

- | | |
|-------------------------------|--|
| 1 Wellness Resort | 11 Private Marina Club |
| 2 Eco Resort | 12 Signature Estate Lots |
| 3 18-Hole Golf Course | 13 Clubhouse |
| 4 Scenic Drive | 14 9-Hole Golf Course |
| 5 Oasis Park | 15 Boutique Mixed Use Village |
| 6 Family Resort | 16 Sports Club and Aquatic Centre |
| 7 Marina Village | 17 Beach Club |
| 8 Beach Front Resort | 18 Mall |
| 9 Beach Front Residential | 19 Urban Islands Residential |
| 10 Water Front Hotels & Apts. | 20 Destination Art & Cultural District |
| | 21 Golf Club/ Sports Club |





86

HOTELS & RESORTS



9

MARINAS



21

KM BEACH LENGTH

18 & 9

HOLE GOLF COURSES



DUBAI ISLANDS

Seafront

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 BEACH
IN 8 MINUTES

DUBAI ISLANDS MARINA
IN 8 MINUTES

WATERFRONT MARKET
IN 8 MINUTES

 **15** MINS.
Dubai International Airport

 **20** MINS.
Burj Khalifa

 **25** MINS.
Jumeirah Burj Al Arab

 **50** MINS.
Al Maktoum International Airport

WELLINGTON OCEAN WALK





WELLINGTON
OCEAN WALK

WHERE

Sea

MEETS STRUCTURE

Wellington Ocean Walk rises like a tide-carved sculpture... solid yet shaped by the sea. From the reception at ground level to rooftop escapes, each floor draws you upward, past private pools and quiet corners, where every apartment holds its own sea-facing story.





Project FEATURES

1
Bed
WITH STUDY

1
Bed
WITH JACUZZI

2
Bed
WITH JACUZZI

3
Bed
WITH JACUZZI

3
Bed
WITH STUDY

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

Shore

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.





ARRIVAL
FRAMED BY

Calm



WHERE WAITING FEELS *Lighter*

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



ELEVATED BY

Coastal

LINES





LOUNGE
OPENS TO
Light



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

Order



SLEEP HOLDS THE

Horizon

The master bedroom holds the quiet of open water. Wide windows draw in the coastline, and the walls seem to pause. It's a room that doesn't rush... just carries the tide, one breath at a time.





BALANCE
BODY
AND
MIND





WHERE MOVEMENT MEETS *Tranquillity*



WHERE STRENGTH FINDS ITS *Space*

Park
WITH EASE





CHILDHOOD IN *Motion*



A GARDEN OF *Stillness*



OCEANIC POOL *Oasis*



WELLINGTON
DEVELOPMENTS




WELLINGTON
OCEAN WALK

A MAJESTIC ICON RISES



INDULGENT

SPACES

SEAMLESS

LIVING





PADEL ABOVE THE *Coast*





WHERE WAVES MEET RUNNING *Rhythm*



ELEVATED DINING, BREATHTAKING *Views*



Wellington Ocean Walk by Wellington Developments

FILMS BEYOND FOUR *Walls*





TEEING IT HIGH NEAR *Clouds*







WELLINGTON DEVELOPMENTS

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

175+

PROJECTS

BUILDING FUTURE BRICK BY BRICK



1 (P-148) DUBAI HILLS PARKWAYS
B+G+1
Residential Villa
Dubai Hills



2 (P-164) DUBAI HILLS PARKWAYS
B+G+1
Residential Villa
Dubai Hills



3 WELLINGTON OCEAN
G+P+6+R
Residential Building
Dubai Islands

4 WELLINGTON GRAND VILLAS
22 B+G+2
Residential Villas
District 11, MBR City



5 WELLINGTON OCEAN WALK
G+2P+8+R
Residential Building
Dubai Islands

6 SOUTH PARK RESIDENCES BY WELLINGTON
23 G+1 Residential
Townhouses
Dubai Industrial City



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





SEASIDE
Elegance
UNVEILED

