



WELLINGTON DEVELOPMENTS



30th Floor, Bay Gate Tower,
Al Mustaqbal Street, Business Bay, Dubai, UAE.

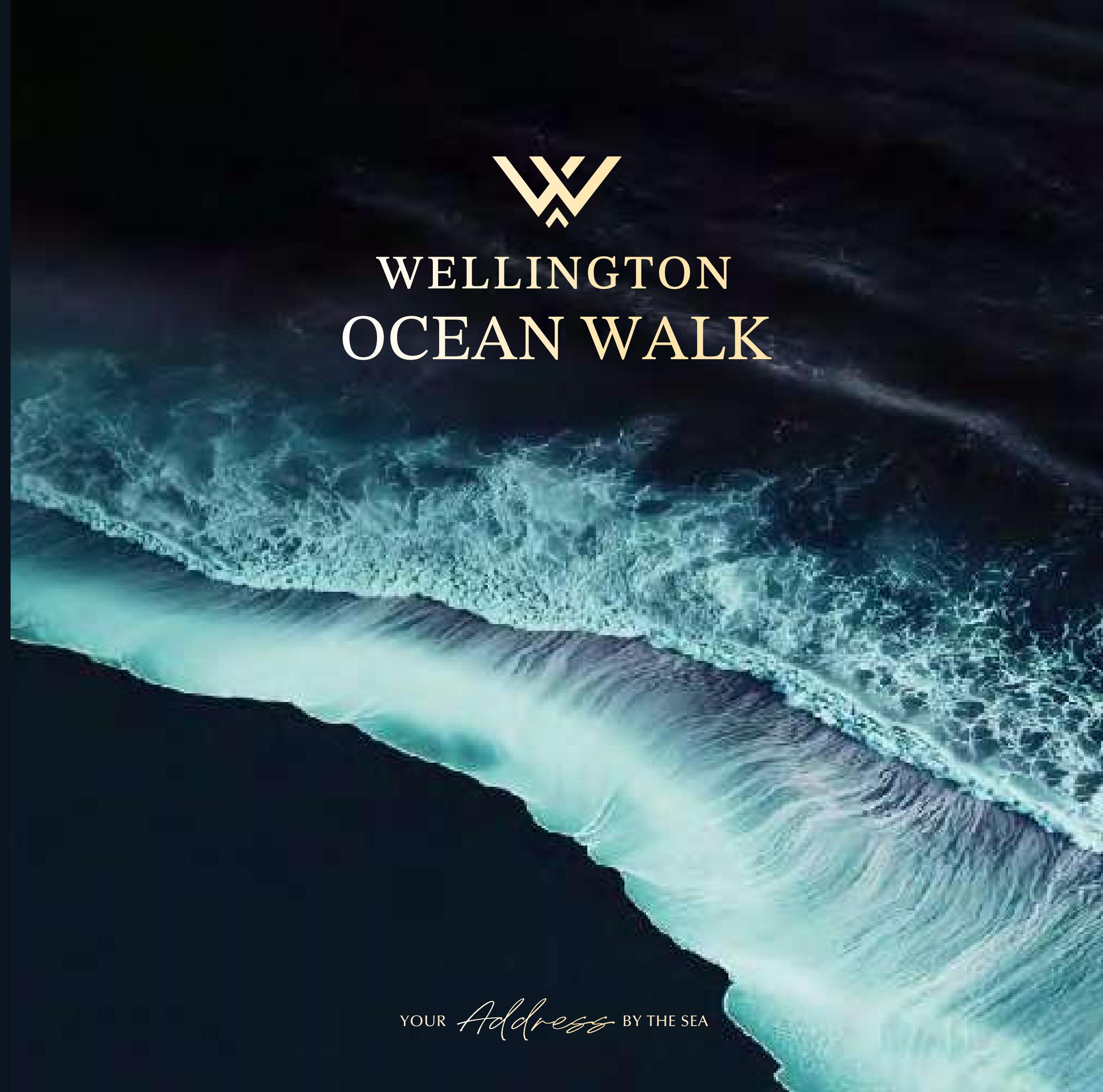
www.wellingtondevelopments.ae

Disclaimer: All pictures, plans, layouts, information data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status as per final designs of the project, regulatory approvals and planning permissions.



WELLINGTON OCEAN WALK

YOUR *Address* BY THE SEA





WELLINGTON

WELLINGTON
OCEAN
WALK

UNPARALLELED

Oceanfront

EXPERIENCE

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

 15 MINS.
Dubai International Airport

 25 MINS.
Jumeirah Burj Al Arab

DUBAI ISLANDS BEACH
IN 8 MINUTES

WATERFRONT MARKET
IN 8 MINUTES

 20 MINS.
Burj Khalifa

 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



WHERE
COMFORT
MEETS
STYLE

Wellington Ocean Walk by Wellington Developments



Wellington Ocean Walk by Wellington Developments

W

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

Wellington Ocean Walk by Wellington Developments





WHERE STRENGTH FINDS ITS *Space*

Wellington Ocean Walk by Wellington Developments



Wellington Ocean Walk by Wellington Developments





Park

WITH EASE



SIGNATURE

LIVING

UNMATCHED

AMENITIES





A GARDEN OF *Stillness*

CHILDHOOD IN *Motion*





W

OCEANIC POOL *Oasis*

WELLINGTON
DEVELOPMENTS



WELLINGTON
OCEAN WALK

A MAJESTIC ICON RISES



INDULGENT
SPACES
SEAMLESS
LIVING

Wellington Ocean Walk by Wellington Developments



PADEL ABOVE THE *Coast*





WHERE WAVES MEET RUNNING

Rhythm



ELEVATED DINING, BREATHTAKING *Views*



FILMS BEYOND FOUR *Walls*





TEEING IT HIGH NEAR *Clouds*







WELLINGTON DEVELOPMENTS

Wellington Ocean Walk by 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.

Wellington Ocean Walk by Wellington Developments



175+

PROJECTS



SCAN TO VIEW ALL
PROJECTS

*Delivering Excellence
Since 2006*

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

BUILDING FUTURE BRICK BY BRICK

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

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

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

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

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

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

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





SEASIDE
Elegance
UNVEILED

