

OCEAN HOUSE

ELLINGTON



A continuation of a design legacy
on the Palm's Northeastern Crescent



WHERE THE CITY
MEETS THE SEA

01
MINUTE
The Boardwalk Palm Jumeirah

02
MINUTES
Atlantis The Palm

05
MINUTES
The Pointe Palm Jumeirah

10
MINUTES
The View at The Palm

10
MINUTES
Nakheel Mall

15
MINUTES
Dubai Marina

15
MINUTES
Dubai Harbour

20
MINUTES
Emirates Golf Club

20
MINUTES
Burj Al Arab

25
MINUTES
Ain Dubai

25
MINUTES
Mall of The Emirates

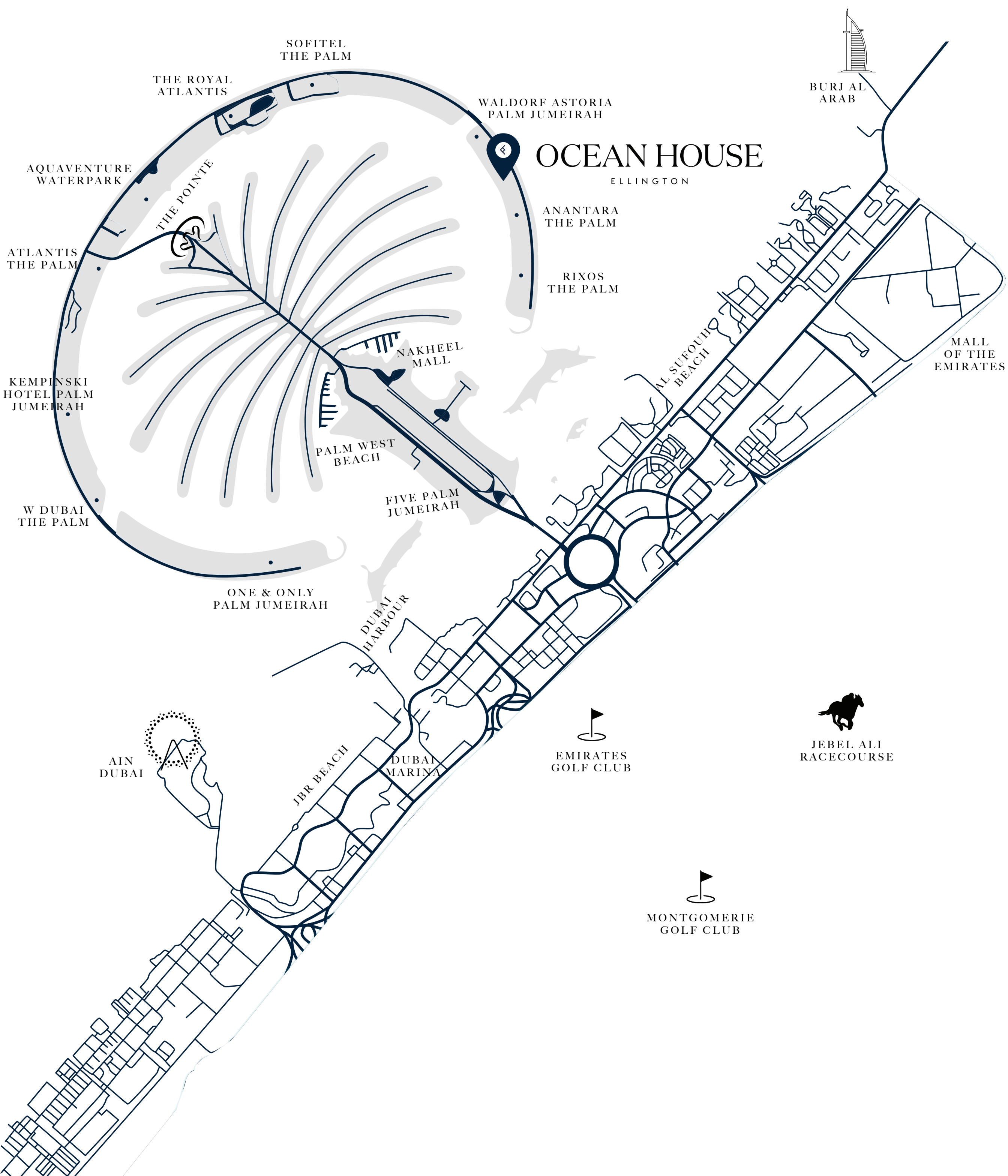
25
MINUTES
Dubai Mall & Burj Khalifa

25
MINUTES
Museum of the Future

30
MINUTES
Dubai International Financial Centre

35
MINUTES
Dubai International Airport

38
MINUTES
Dubai World Central Airport





Personalisation



Curation



Integration



Ultra-wellness

Understanding our
residents' lifestyles



Uniqueness



Emotional value



Environment



Character

Welcome to

OCEAN HOUSE

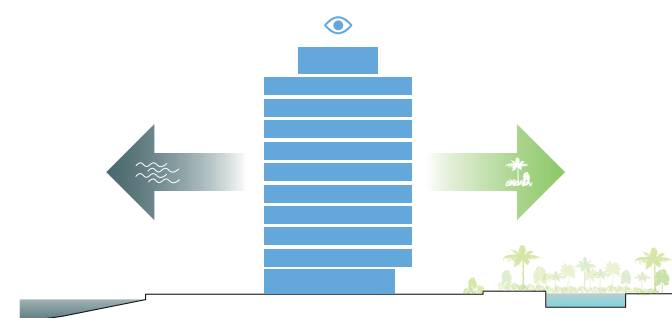
ELLINGTON

An exclusive collection of oceanfront residences surrounded by an oasis of palm trees and abundant flora and fauna delivering dramatic views of the ocean's turquoise water.



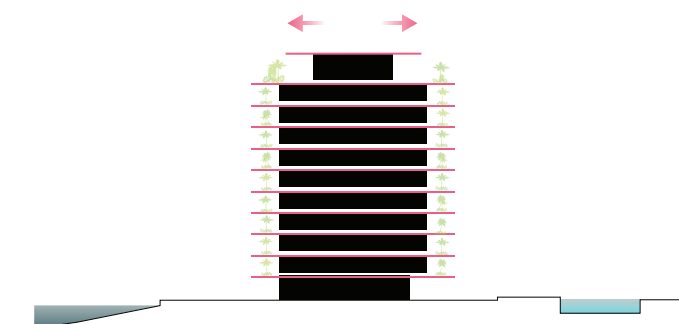


Architectural Concept



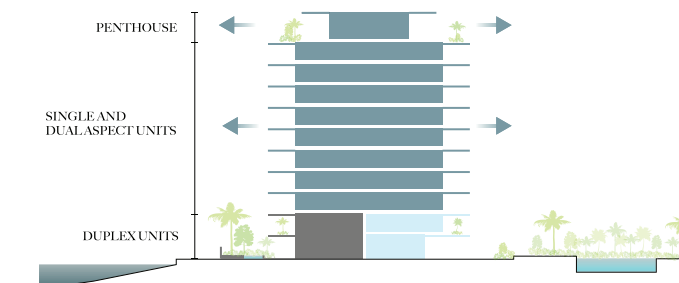
OPTIMIZED VIEWS

The geometry of the building is based on a dual aspect scenario where the living spaces benefit from the sea view and the clear views of the Burj Al Arab, Burj Khalifa and Dubai skyline.



VERTICAL GARDENS

The high-end residences are designed to be completely immersed into a lush and landscape context creating a feeling of privacy and tranquillity to resemble a vertical garden village.



EXCLUSIVE UNITS

Residential duplex units with a private pool garden, thoroughly-lit higher floor units with private terrace on both corners and penthouses with private pool terrace.

Building Configuration

9 Residential Floors
Ground Floor
Basement Floor

Parking

2 bedrooms: 1 parking
3 bedrooms: 2 parking spaces
4 bedrooms: 3 parking spaces
5 and 6 bedrooms: 4 parking spaces

Elevators

4 passenger elevators
4 service elevators

Anticipated completion date

Q4 2025

Anticipated service charge

AED 25 per sq.ft



Size range per unit type

2 Bedrooms

From 1,642 sq. ft to 4,214 sq. ft

3 Bedrooms

From 3,233 sq. ft to 4,770 sq. ft

4 Bedrooms

From 5,352 sq. ft to 9,917 sq. ft

6 Bedrooms - Presidential

From 11,770 sq. ft

5 Bedrooms - Penthouse

From 14,037 sq. ft to 14,369 sq. ft

Number of units per type

2 Bedrooms = 52 units

3 Bedrooms = 27 units

4 Bedrooms = 6 units

6 Bedrooms Presidential = 1 unit

5 Bedrooms Penthouse = 2 units



Ground Floor Amenities Plan

- 01

Main Entrance
- 02

Kids play area
- 03

Kids Bathroom
- 04

Meeting Room
- 05

Lobby Lounge
- 06

Lobby Entrance
- 07

Drop-off area
- 08

Lobby Reception
- 09

Cinema Room
- 10

Games Room
- 11

Access to the Pool Terrace
- 12

Feature Staircase
- 13

Olympic Size Pool
- 14

Baja Shelf
- 15

Cabanas
- 16

Sun Loungers' Area
- 17

Kids Pool
- 18

Fitness Studio
- 19

Outdoor Yoga Deck
- 20

Female Change Room
- 21

Male Change Room
- 22

Access to Wellness Spa
- 23

Visitor Parking
- 24

Vehicle Entrance
- 25

Vehicle Exit
- 26

Salt Cave
- 27

Steam Room
- 28

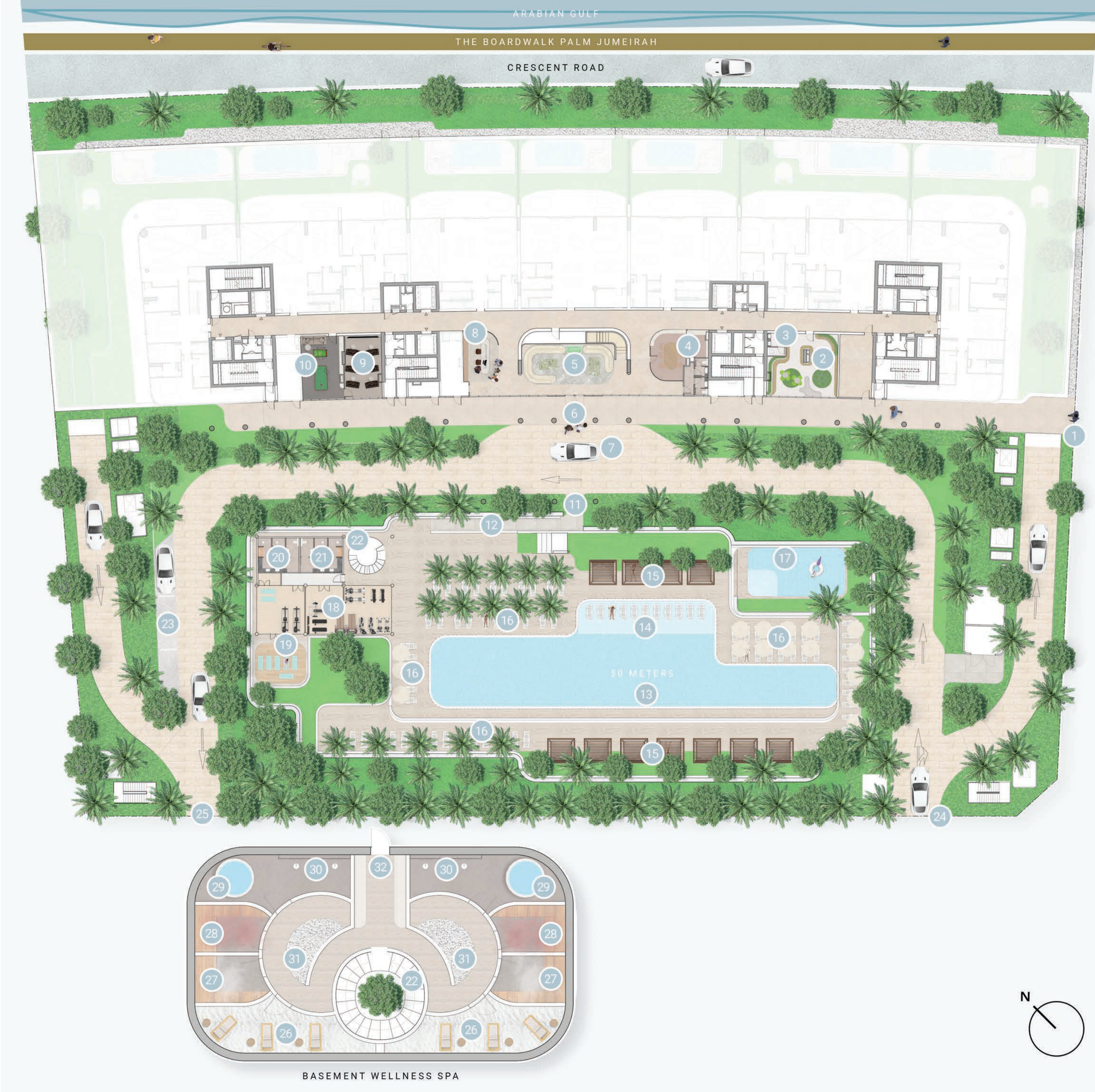
Infrared Sauna Room
- 29

Plunge Pool
- 30

Aromatherapy Experience Shower
- 31

Hydrotherapy Path Walk
- 32

Access to Basement Parking





A grand space with lush greenery
creating a sense of arrival



Double-height atrium with hospitality-inspired lounge and meeting areas



50-metre Olympic pool with
lounge zones and gardens

Activity-filled and kid-centric
water entertainment





Fitness and yoga studio with direct views of the pool and gardens



Designed to mimic the movie-theatre
going experience





Fun and engaging space for
the young at heart



Imaginative space for physical
and social development



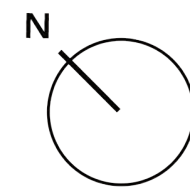
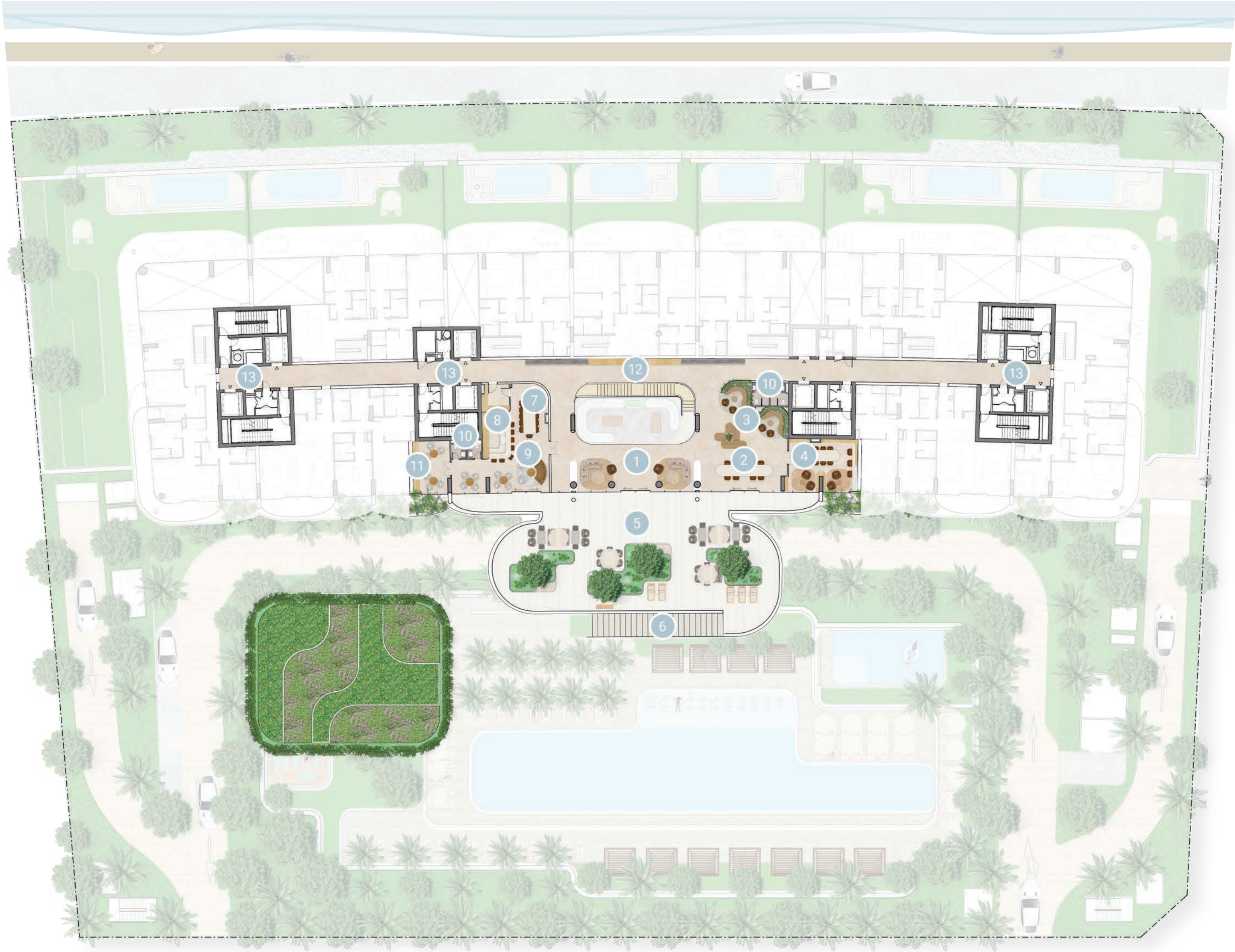


Wholly designed wellness retreats with salt cave, hydrotherapy path and aromatherapy showers



First Floor Amenities Plan

- 01 Lounge Area
- 02 Communal Table
- 03 Co-working Area
- 04 Library Room
- 05 Outdoor Terrace Lounge
- 06 Access to Pool Deck
- 07 Private Dining
- 08 Show Kitchen
- 09 Private Lounge
- 10 Washroom
- 11 Cigar Room
- 12 Gallery Wall
- 13 Lift Lobbies



A modern lounge interior featuring a curved bar with a white marble top and a gold base. The bar is illuminated with warm, golden light. Behind the bar is a wall of gold-colored shelves displaying various bottles and decorative items. A large, circular, gold-colored light fixture hangs above the bar. In the foreground, there is a round, woven table with several glasses and a vase of dried flowers. To the left, there are large, light-colored armchairs and a large green plant. The overall atmosphere is warm and sophisticated.

Dedicated space for a private-club inspired experience



Intimate dining experiences to
hire private chefs



Flexible workspaces for
networking and creativity



Duplex Units with private
pools and gardens



Duplex Units
living area



Contemporary unprecedented
layers and shapes



Presidential suite
formal living and dining area



Duplex units, Presidential
suites and Penthouses



Typical kitchens



Presidential suite
bedrooms



Presidential suite
bathrooms



Penthouse bathrooms



Typical bathrooms

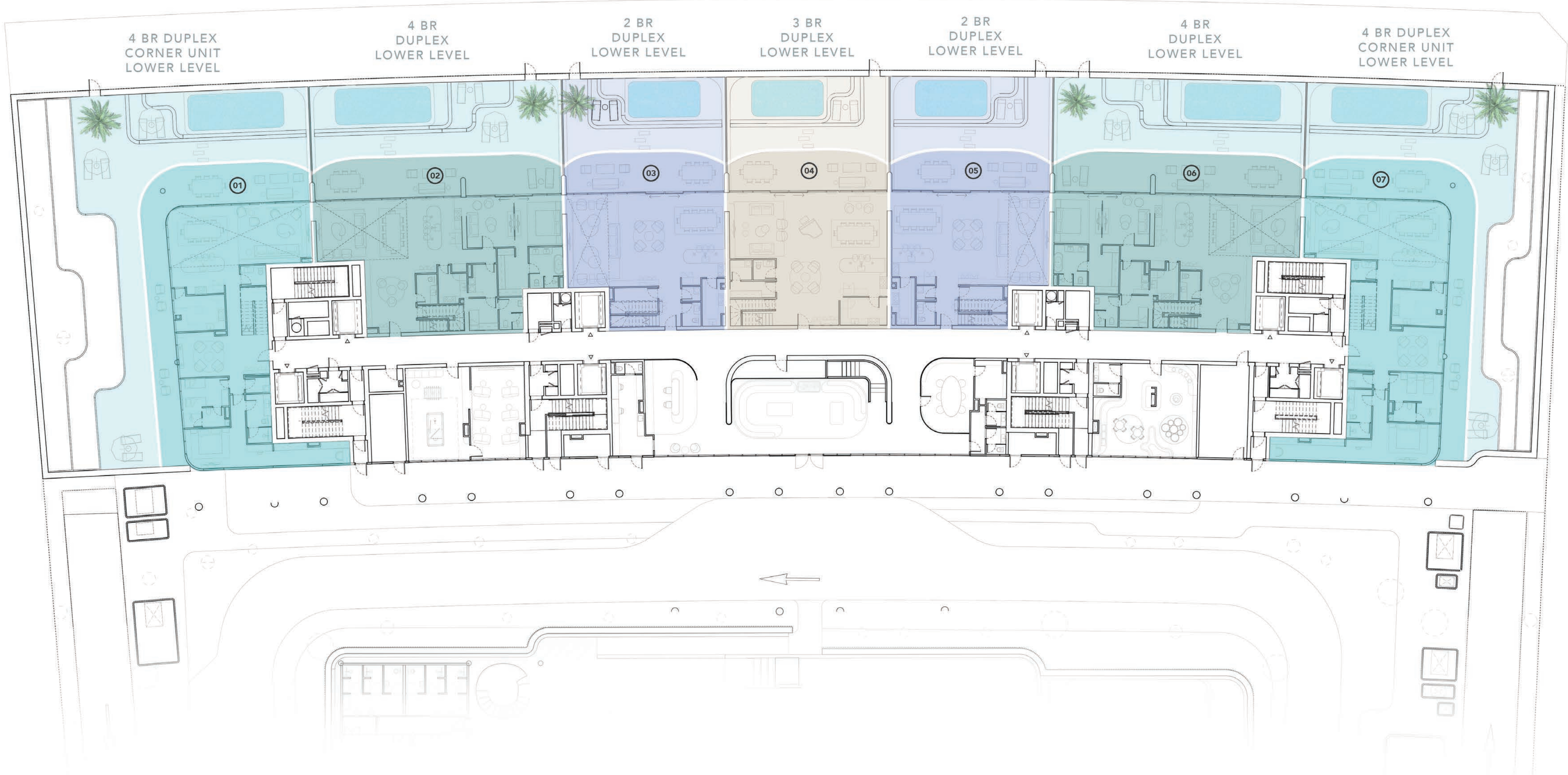
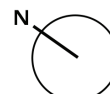




Sweeping views of Burj Khalifa, Burj Al Arab, Dubai
Marina Skyline, Palm Jumeirah and Arabian Gulf

DOWNTOWN DUBAI VIEWS

BURJ AL ARAB VIEWS



GROUND FLOOR PLAN



2 BEDROOM DUPLEX
APARTMENTS
WITH PRIVATE POOL



3 BEDROOM DUPLEX
APARTMENT
WITH PRIVATE POOL



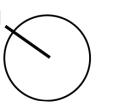
4 BEDROOM CORNER
DUPLEX APARTMENTS
WITH PRIVATE POOL



4 BEDROOM DUPLEX
APARTMENTS
WITH PRIVATE POOL

DOWNTOWN DUBAI VIEWS

BURJ AL ARAB VIEWS



4 BR DUPLEX
CORNER UNIT
UPPER LEVEL

4 BR
DUPLEX
UPPER LEVEL

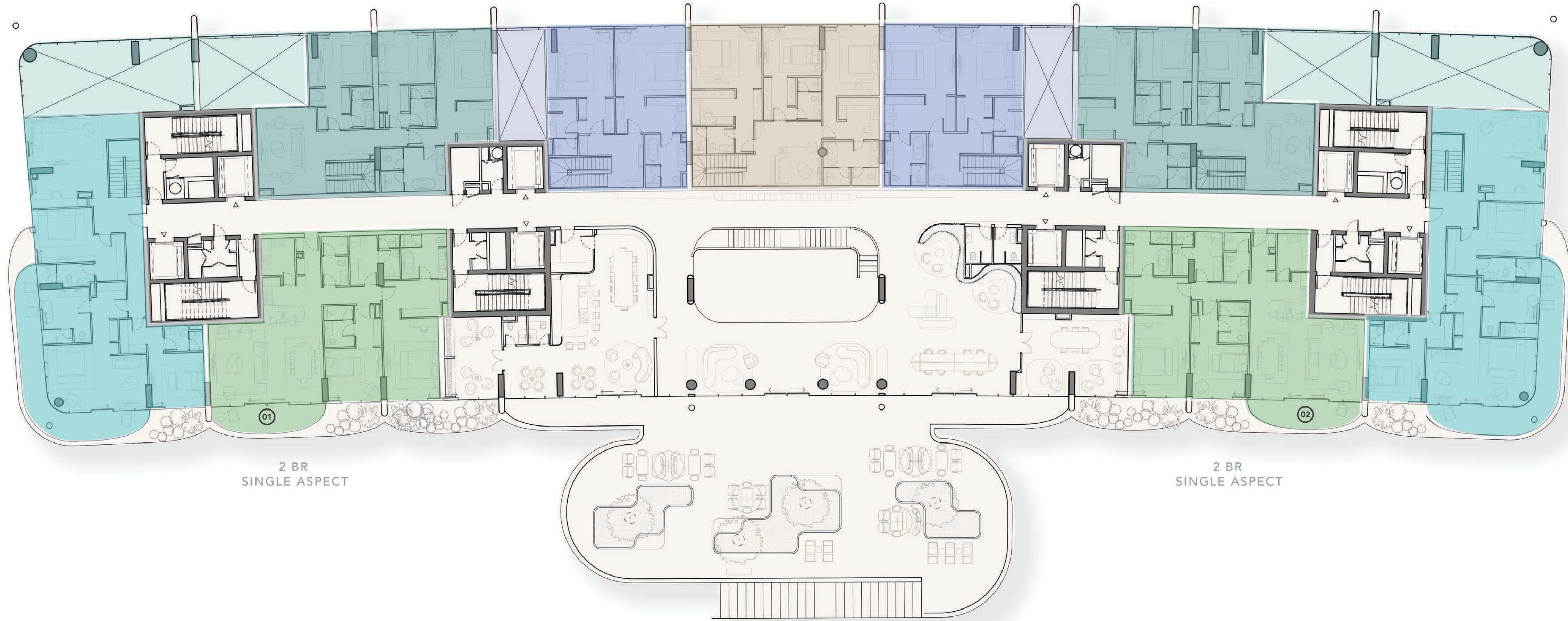
2 BR
DUPLEX
UPPER LEVEL

3 BR
DUPLEX
UPPER LEVEL

2 BR
DUPLEX
UPPER LEVEL

4 BR
DUPLEX
UPPER LEVEL

4 BR DUPLEX
CORNER UNIT
UPPER LEVEL



2 BR
SINGLE ASPECT

2 BR
SINGLE ASPECT

OCEAN HOUSE POOL VIEWS

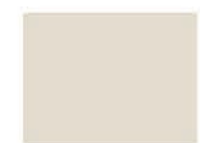
LEVEL 01 FLOOR PLAN



2 BEDROOM DUPLEX
APARTMENTS
WITH PRIVATE POOL



2 BEDROOM SINGLE
ASPECT APARTMENTS



3 BEDROOM DUPLEX
APARTMENT
WITH PRIVATE POOL



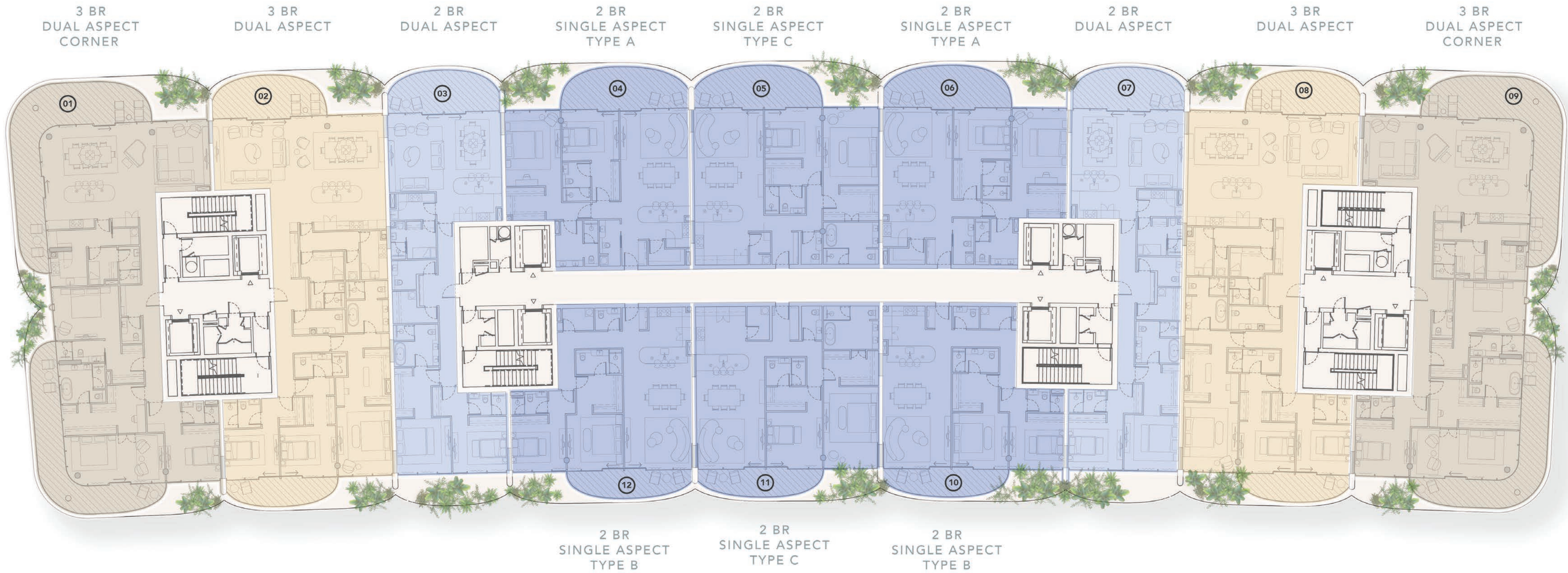
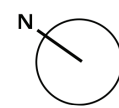
4 BEDROOM CORNER
DUPLEX APARTMENTS
WITH PRIVATE POOL



4 BEDROOM DUPLEX
APARTMENTS
WITH PRIVATE POOL

DOWNTOWN DUBAI VIEWS

BURJ AL ARAB VIEWS



ROYAL ATLANTIS VIEWS

DUBAI MARINA VIEWS

LEVEL 02-07 TYPICAL FLOOR PLAN



2 BEDROOM SINGLE
ASPECT APARTMENTS



2 BEDROOM DUAL
ASPECT APARTMENTS



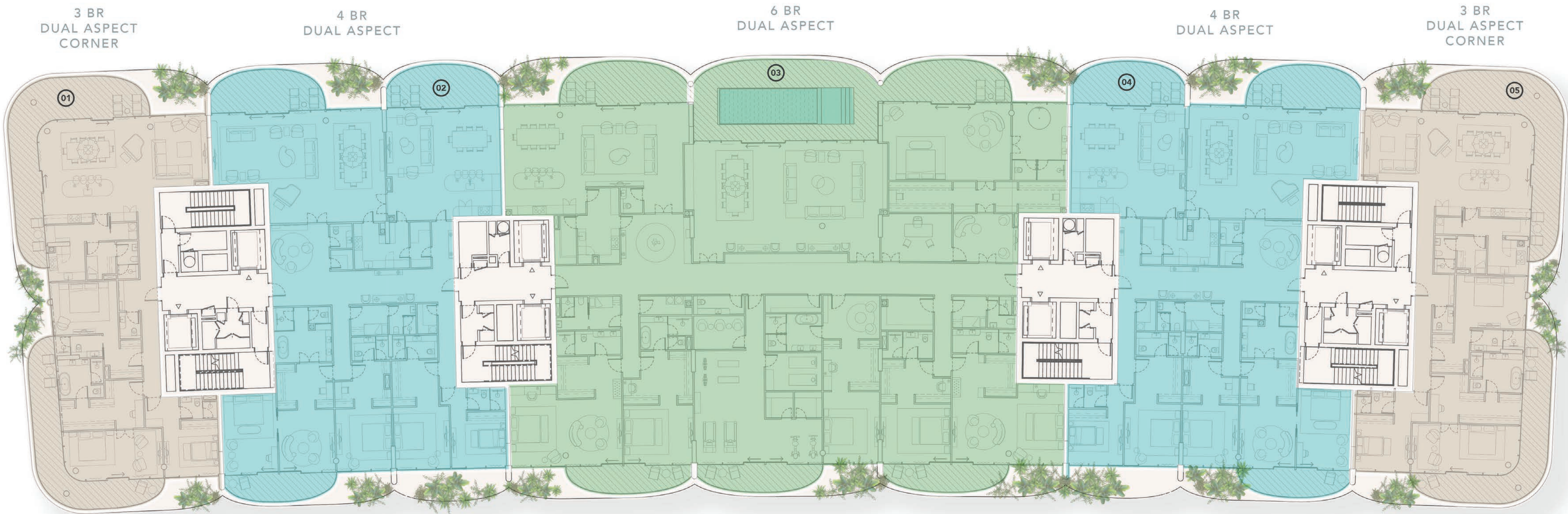
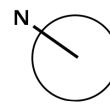
3 BEDROOM DUAL ASPECT
CORNER APARTMENTS



3 BEDROOM DUAL
ASPECT APARTMENTS

DOWNTOWN DUBAI VIEWS

BURJ AL ARAB VIEWS



ROYAL ATLANTIS VIEWS

DUBAI MARINA VIEWS

LEVEL 08 FLOOR PLAN



3 BEDROOM DUAL ASPECT
CORNER APARTMENTS



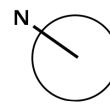
4 BEDROOM DUAL
ASPECT APARTMENTS



6 BEDROOM DUAL
ASPECT APARTMENT

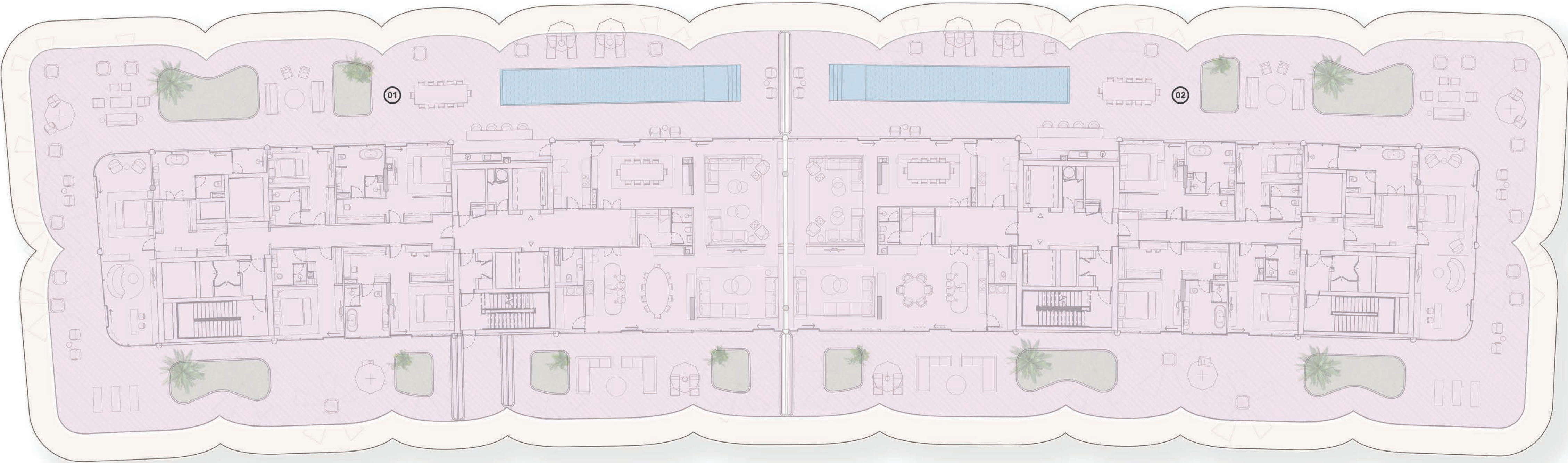
DOWNTOWN DUBAI VIEWS

BURJ AL ARAB VIEWS



PENTHOUSE
TYPE 01

PENTHOUSE
TYPE 02



ROYAL ATLANTIS VIEWS

DUBAI MARINA VIEWS

LEVEL 09 FLOOR PLAN



PENTHOUSES

2 BEDROOM SINGLE ASPECT



2 BEDROOM SINGLE ASPECT
TYPE A



2 BEDROOM SINGLE ASPECT
TYPE B



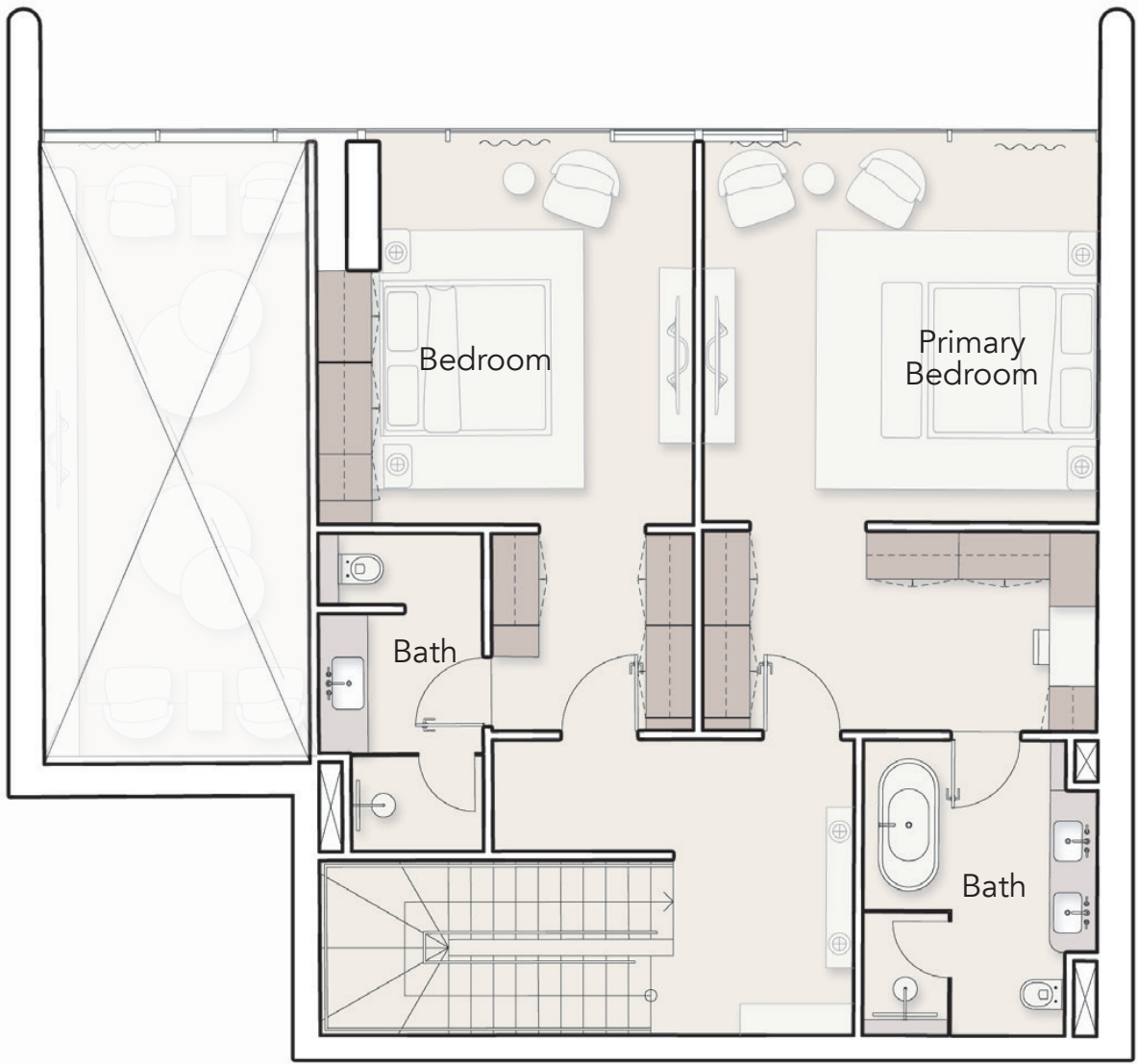
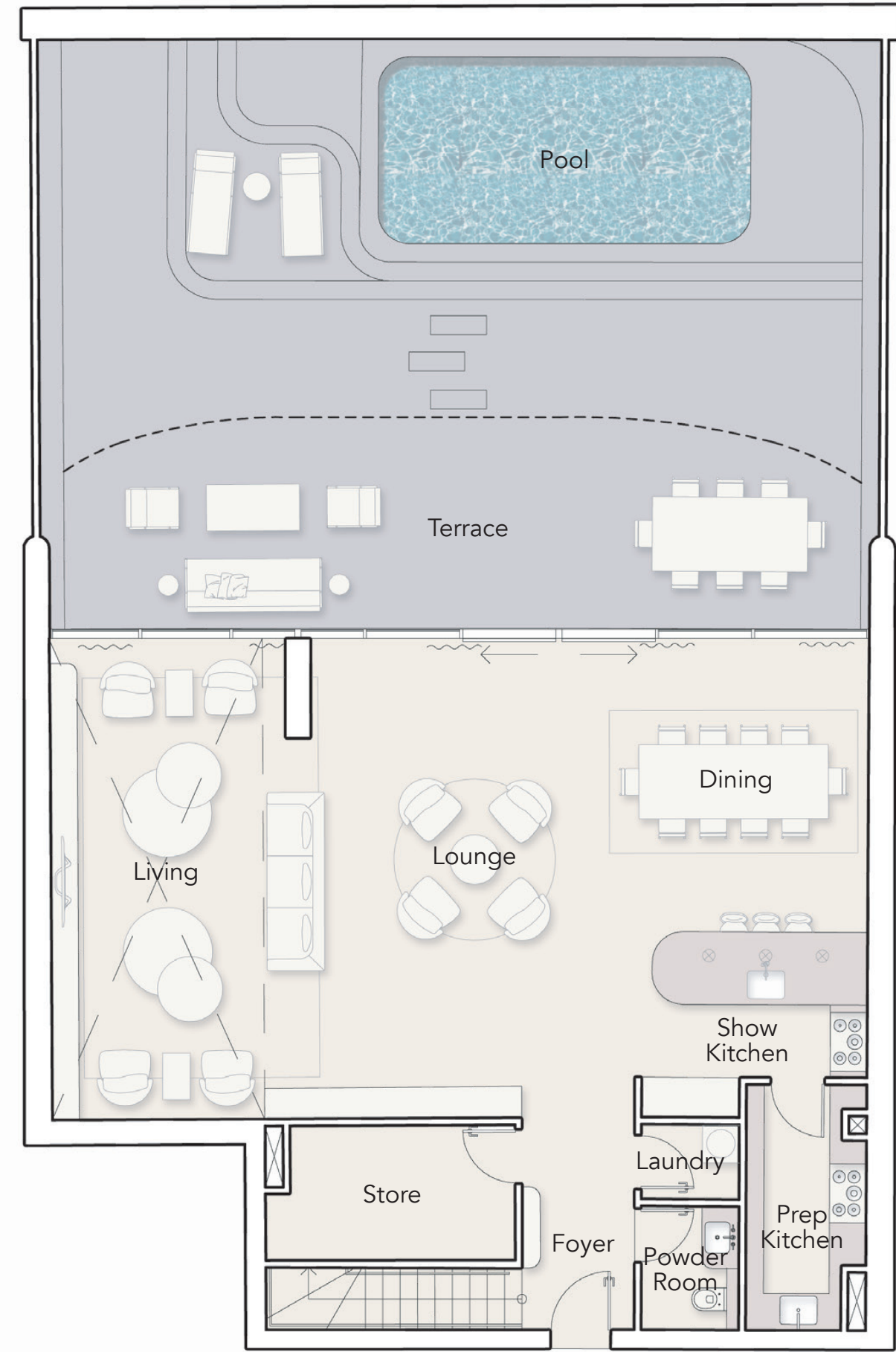
2 BEDROOM SINGLE ASPECT
TYPE C



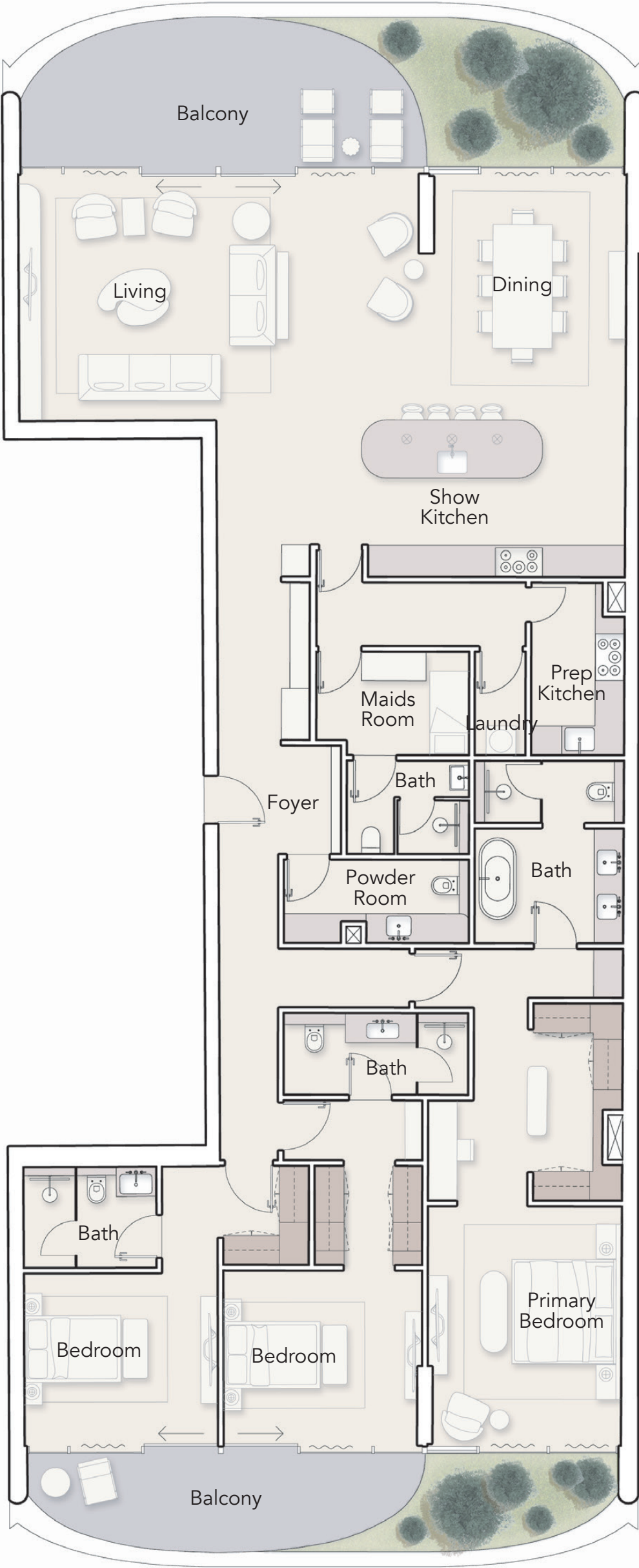
2 BEDROOM DUAL ASPECT



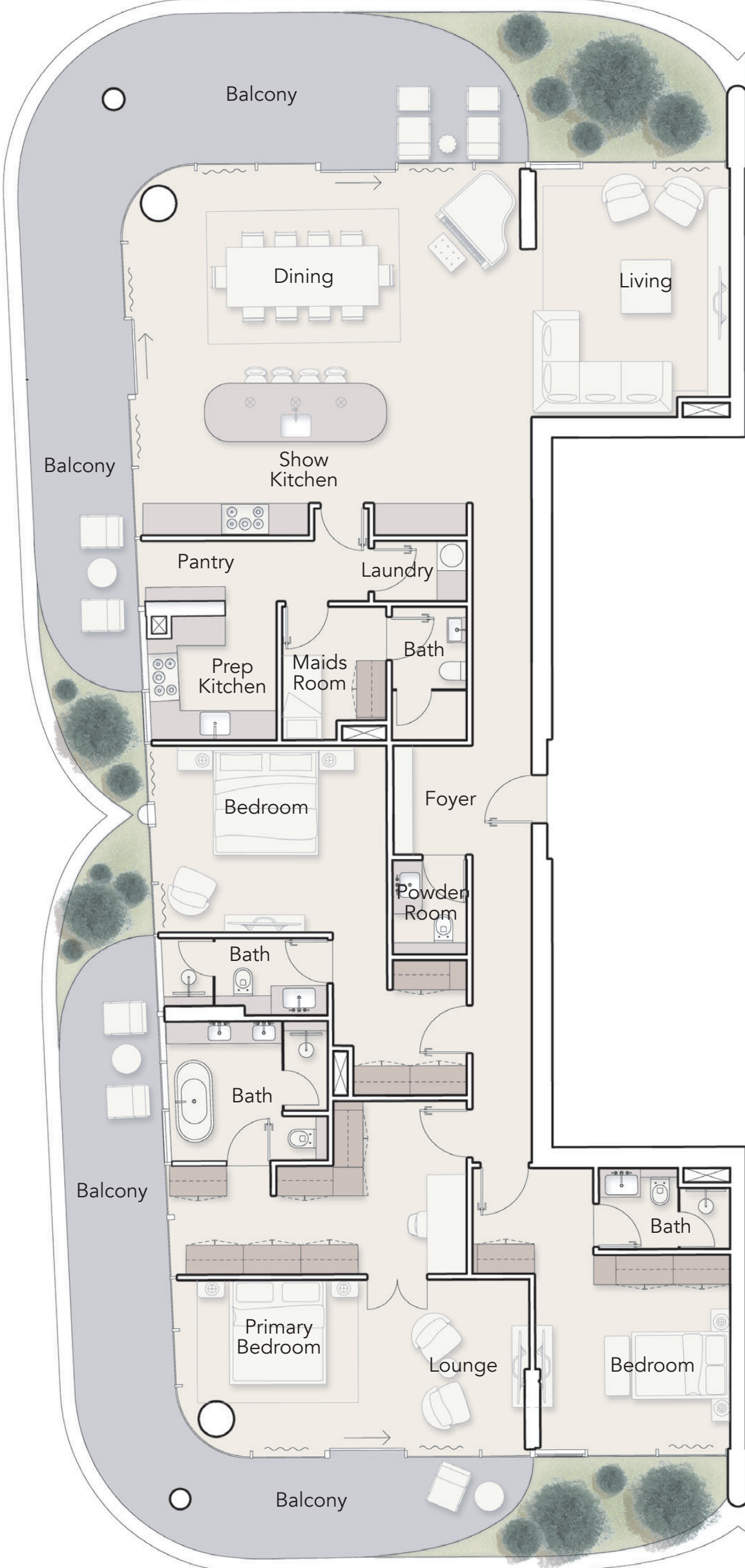
2 BEDROOM DUPLEX



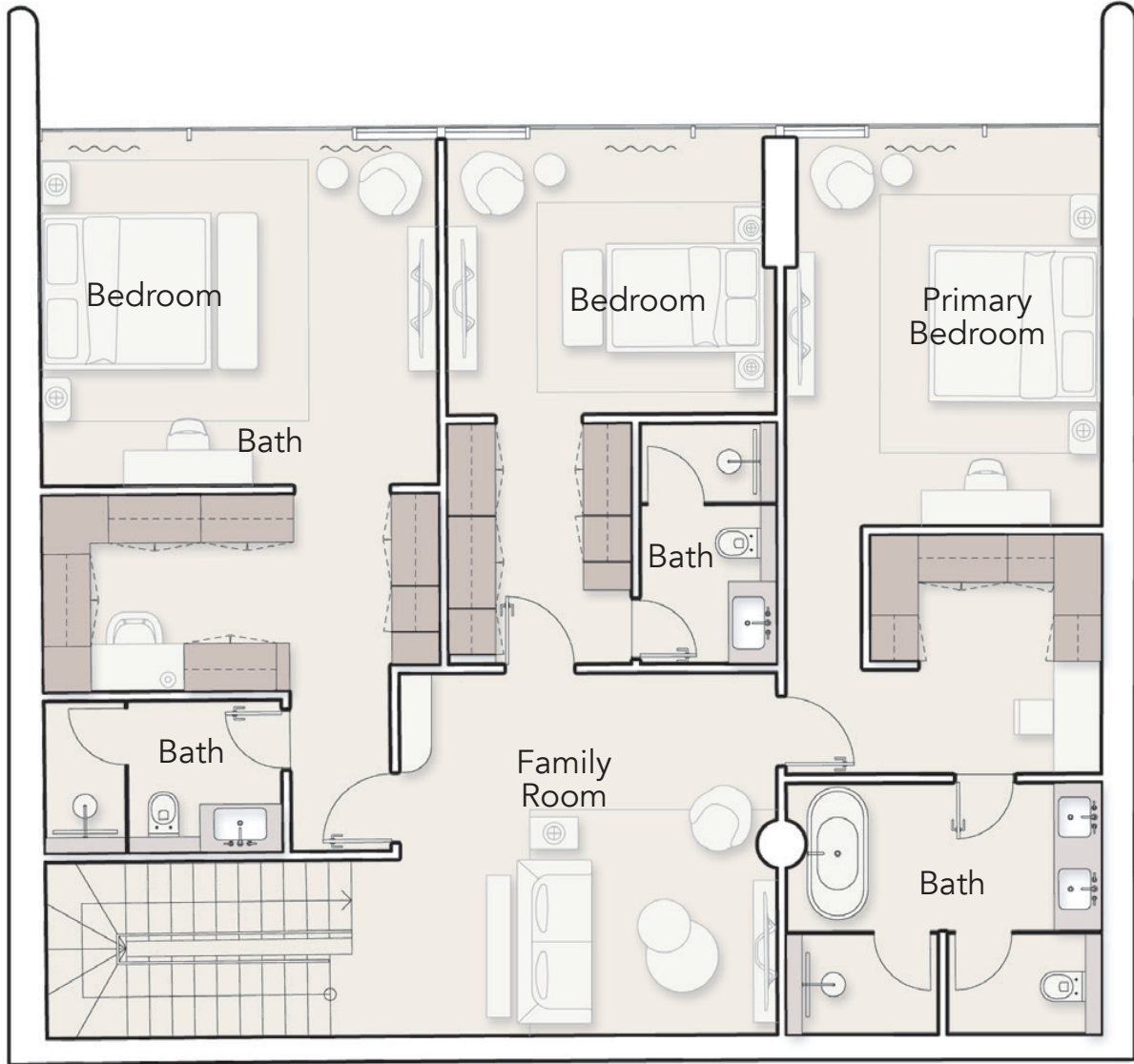
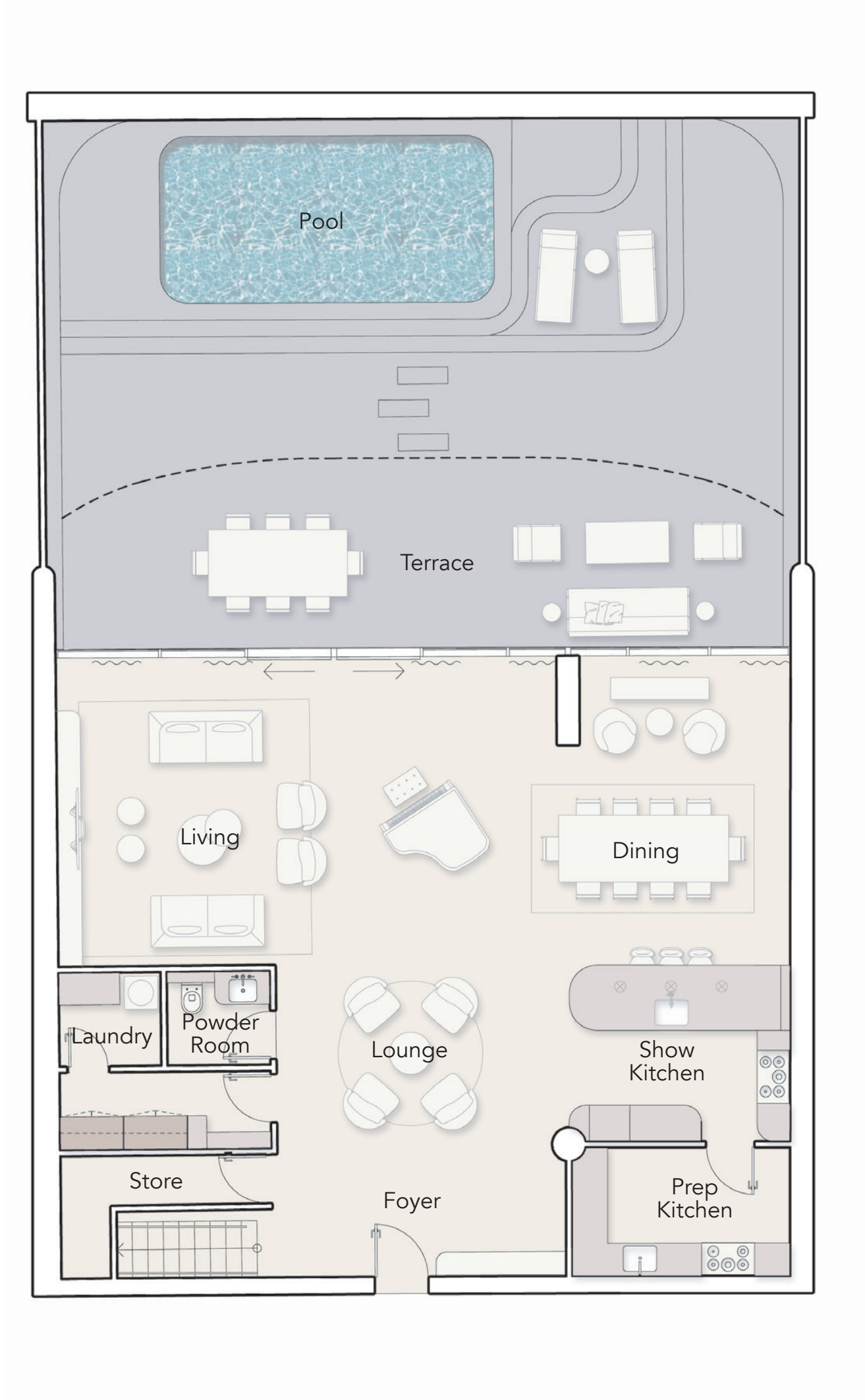
3 BEDROOM DUAL ASPECT



3 BEDROOM DUAL ASPECT
CORNER UNIT



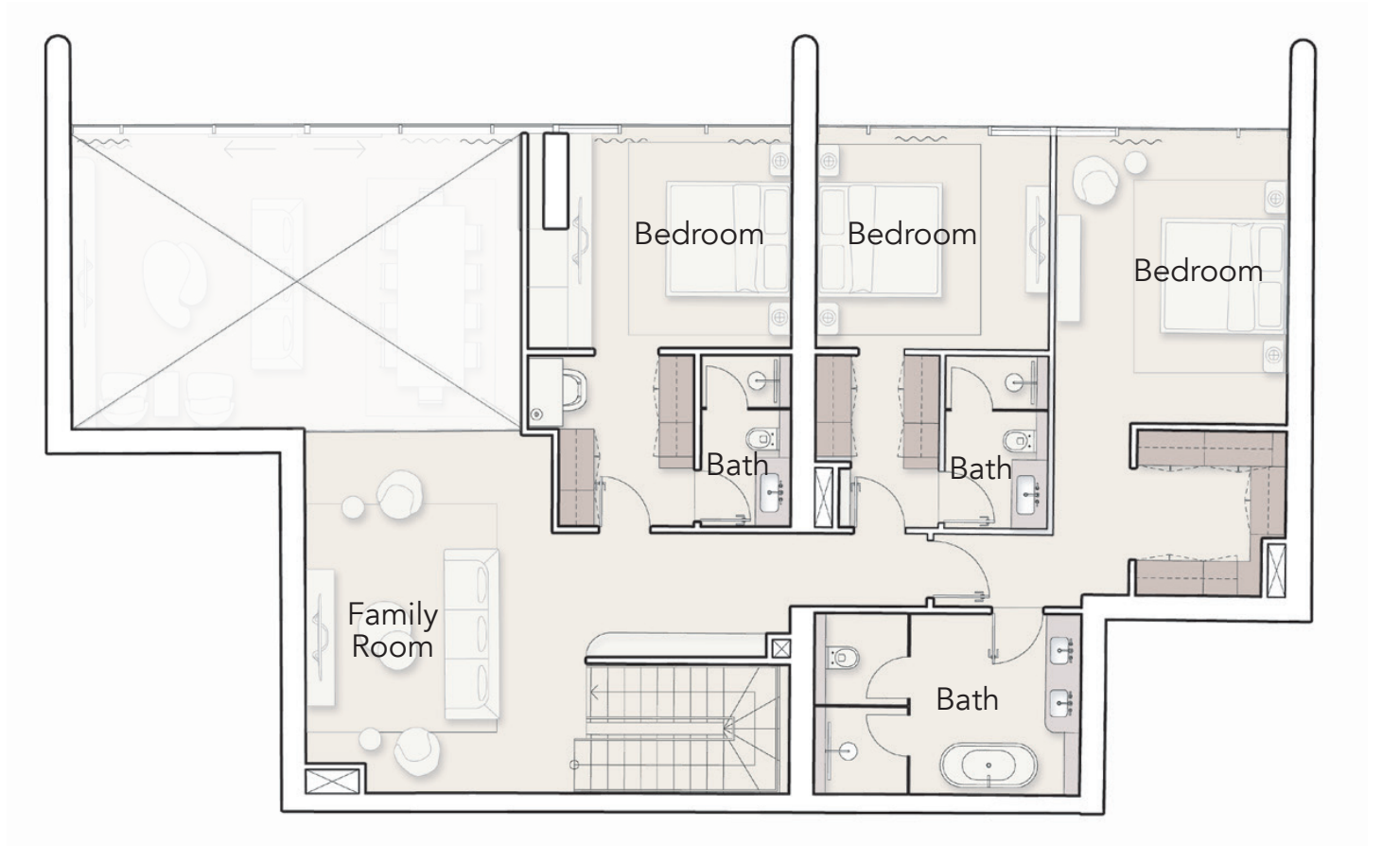
3 BEDROOM DUPLEX



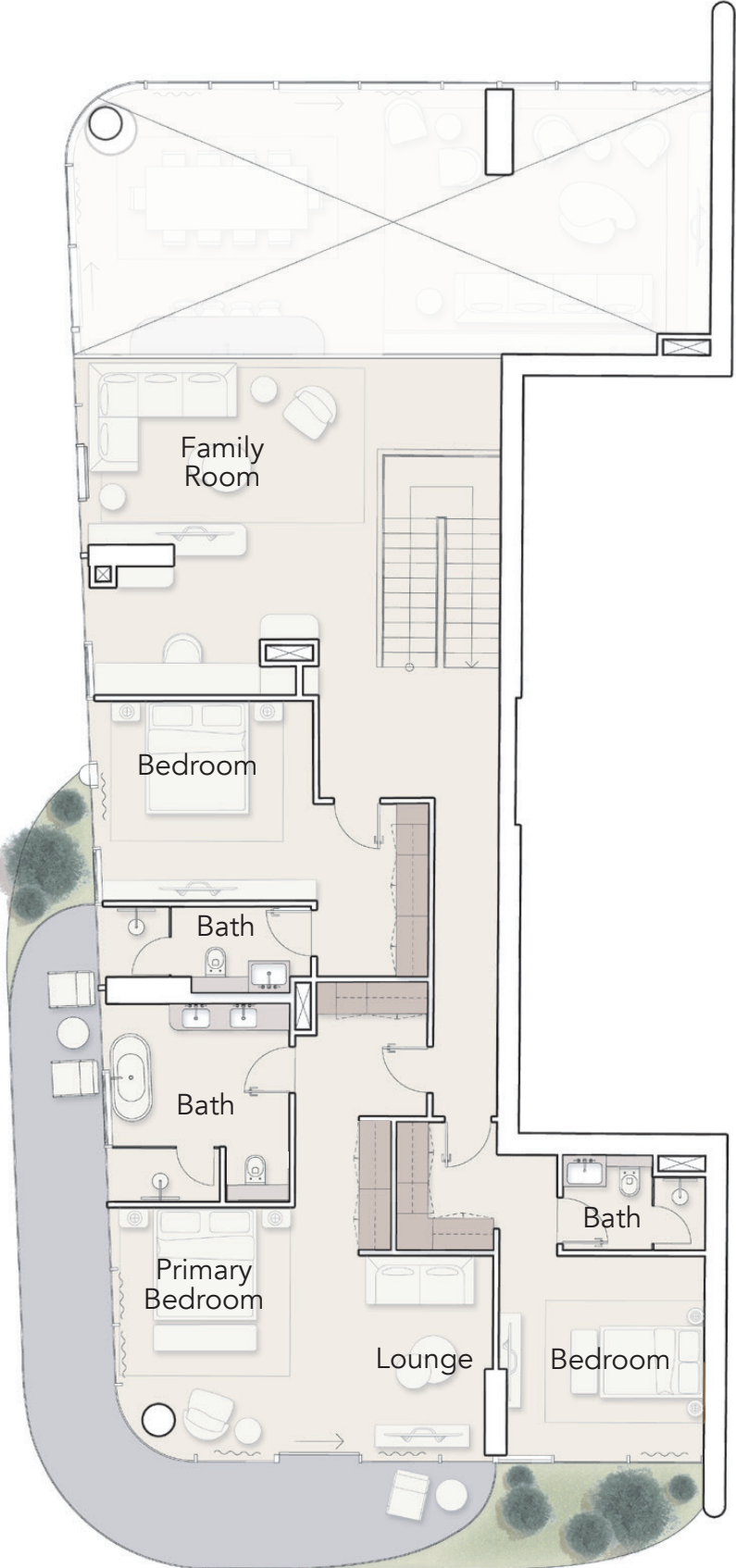
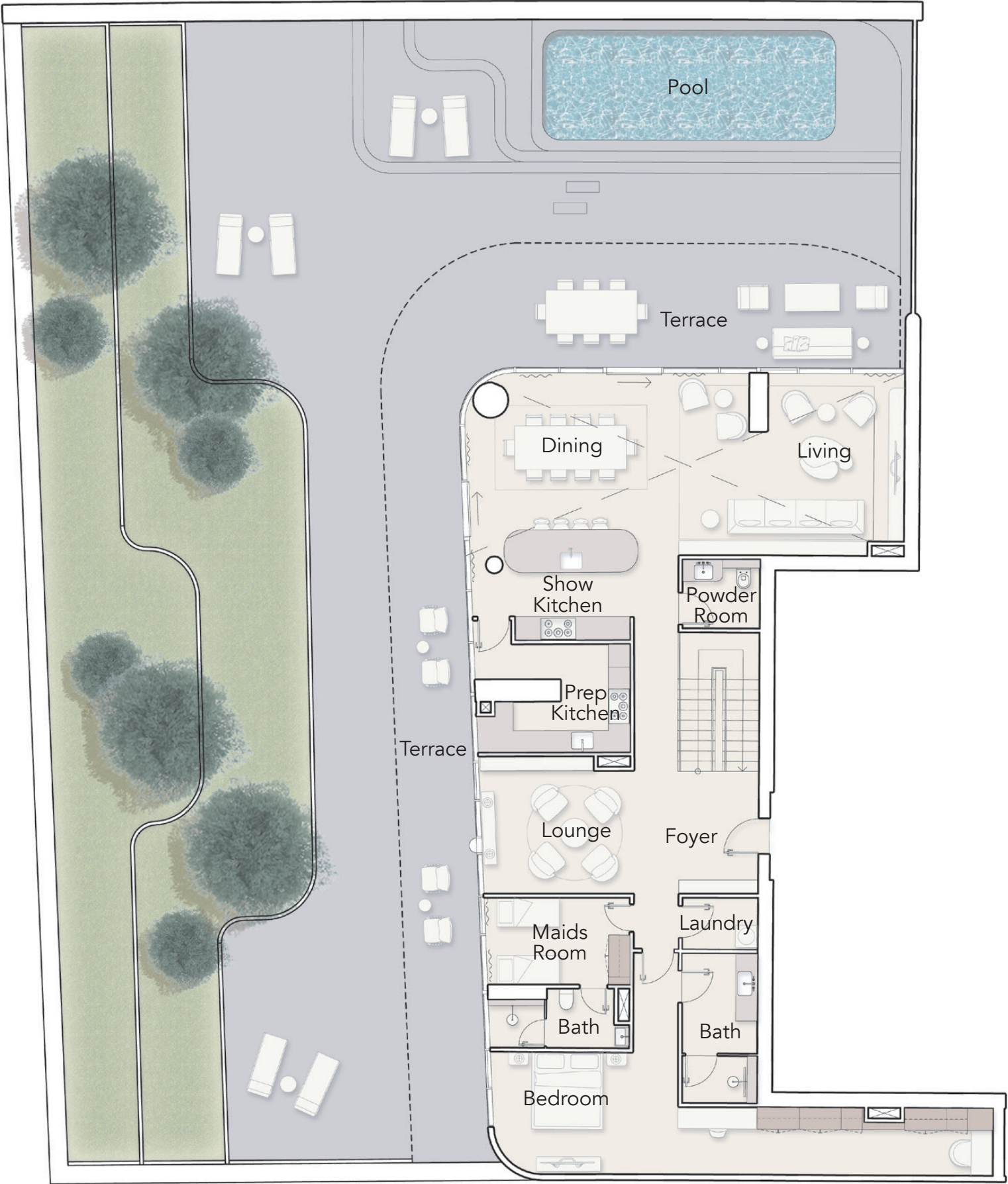
4 BEDROOM DUAL ASPECT



4 BEDROOM DUPLEX



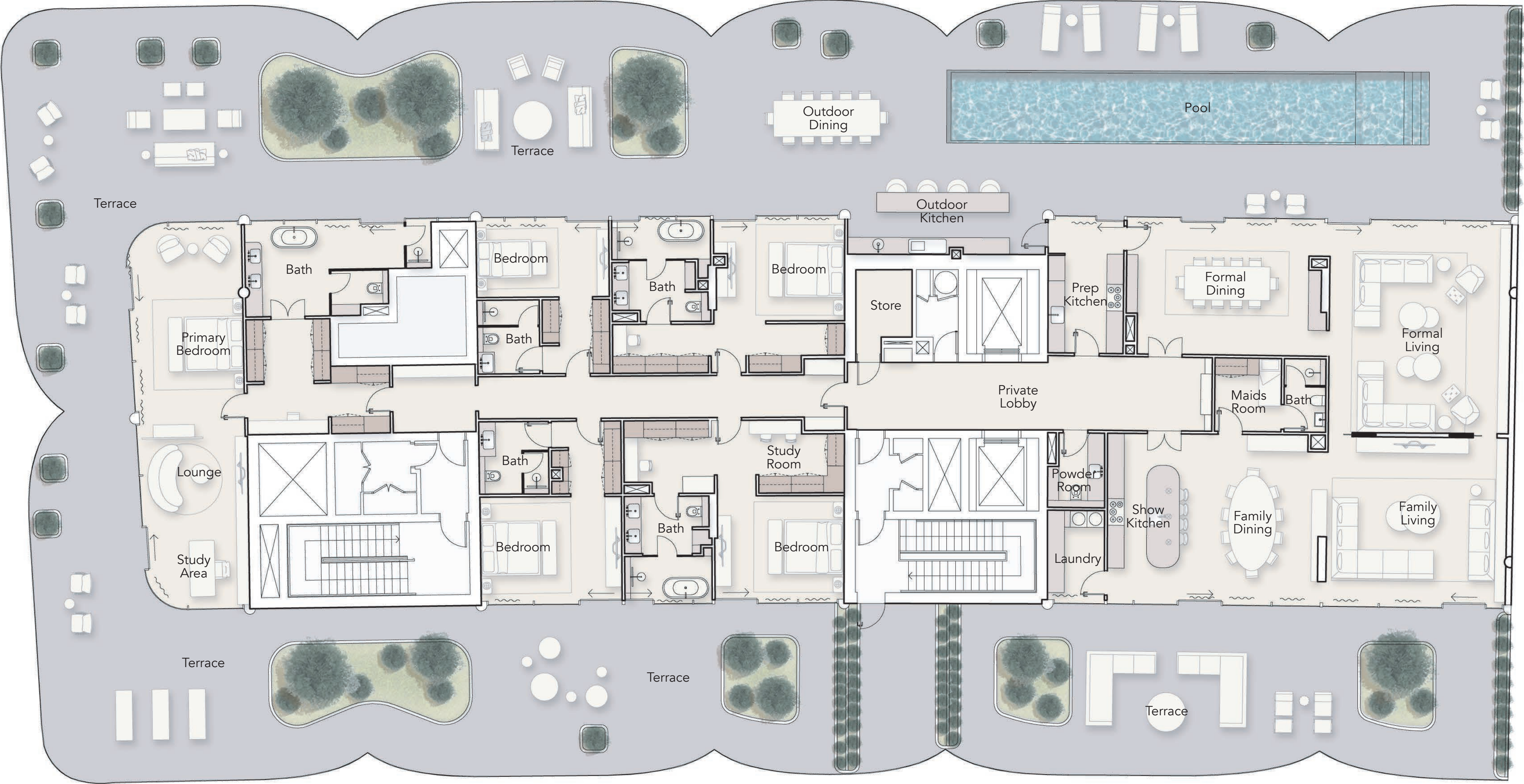
4 BEDROOM DUPLEX
CORNER UNIT



PRESIDENTIAL SUITE
6 BEDROOM DUAL ASPECT



PENTHOUSE
5 BEDROOM CORNER ASPECT



PAYMENT PLAN

20 %

At the time of
booking

5 %

60 days after the
reservation dates

5 %

120 days after the
reservation dates

5 %

On completion of 20%
construction of the project

5 %

On completion of 30%
construction of the project

5 %

On completion of 40%
construction of the project

5 %

On completion of 50%
construction of the project

5 %

On completion of 60%
construction of the project

5 %

On completion of 70%
construction of the project

40 %

On
completion