



RIVERTON HOUSE

M A T E R I A L S & F I N I S H E S



MAIN LOBBY

- Large format porcelain tile flooring and skirting.
- Textured wall cladding and wood wall clad panels with featured design behind the reception counter.
- Hospitality inspired Lobby Lounge with varied seating configurations to lounge, gather, and work. Contemporary furniture and textural upholstery in a cool muted base palette with warm tones of timber and neutral accent colours.
- A custom-designed shared co-working desk hub, accommodating 6-8 individuals and conveniently placed plug points, ensuring instant connectivity for a seamless working experience.
- Soft landscape using planters is used to highlight the custom reception desk.
- Original locally crafted art pieces throughout the property commissioned by the Ellington Art Foundation.
- Ellington Hospitality scent throughout the public areas. FM office directly off of reception (With pantry, workspace).
- A dedicated service lift to cater to ease of move-in/move-out with delivery parking bay and moving room.
- Entry walk-off mats and digital security. Concierge and security desk.

CLUB LOUNGE

- The Club Lounge is designed with integrated soft seating and built in book display units.
- There is a built-in library housing a collection of books and accessories.
- Billiards table is used as another element of entertainment to the lounge.
- Contemporary furniture and textural upholstery in a neutral base palette with warm tones of timber, textured wallpaper and neutral tone accents.
- Unique ceiling feature is used to reflect the design of space.
- Large format porcelain tiles.
- Full height glazing providing ample lighting softened by sheer curtains.
- Contract grade furniture upholstery for easy cleaning and maintenance.
- Ellington Hospitality scent throughout the public areas.



SUPPER CLUB

- A supper club interior with a sophisticated and inviting atmosphere.
- Features large-format porcelain tiles that create a seamless, elegant flooring design.
- The dining area is centered around a sleek, oversized dining table with plush, upholstered chairs, offering a refined yet comfortable setting for intimate gatherings.
- Adjacent to the dining space, a pantry with a stylish island serves as both a functional prep area and a social hub, featuring high-end finishes, ample storage, and barstool seating for casual interactions.
- The soft seating area includes cozy lounge chairs and a curated selection of sofas, complemented by warm lighting, textured accents, and statement décor to enhance the club's relaxed, upscale ambiance.
- A statement ceiling, with paneling, to add depth and visual interest.



KIDS PLAY

- A desert-themed kids' play area with muted color tones creates a soft, natural ambiance inspired by the warm hues of sand dunes.
- The space features a camel race track as the main attraction, designed with smooth curves and gentle slopes, mimicking the undulating desert landscape.
- Soft beige, warm terracotta, dusty pastels, and sandy neutrals for a calming, earthy feel.
- The space combines adventure and imagination, offering an engaging yet tranquil environment where kids can explore and play in a desert-inspired wonderland.
- Kid's scale WC and sink and a baby change area.
- Kids scale furniture with interactive play areas and games.
- Kid-friendly textured PVC flooring designed to resemble a road.
- Non-slip and easily cleanable with good acoustic performance and promote indoor air quality.
- Low VOC wall paint, acoustic panels on the ceiling.





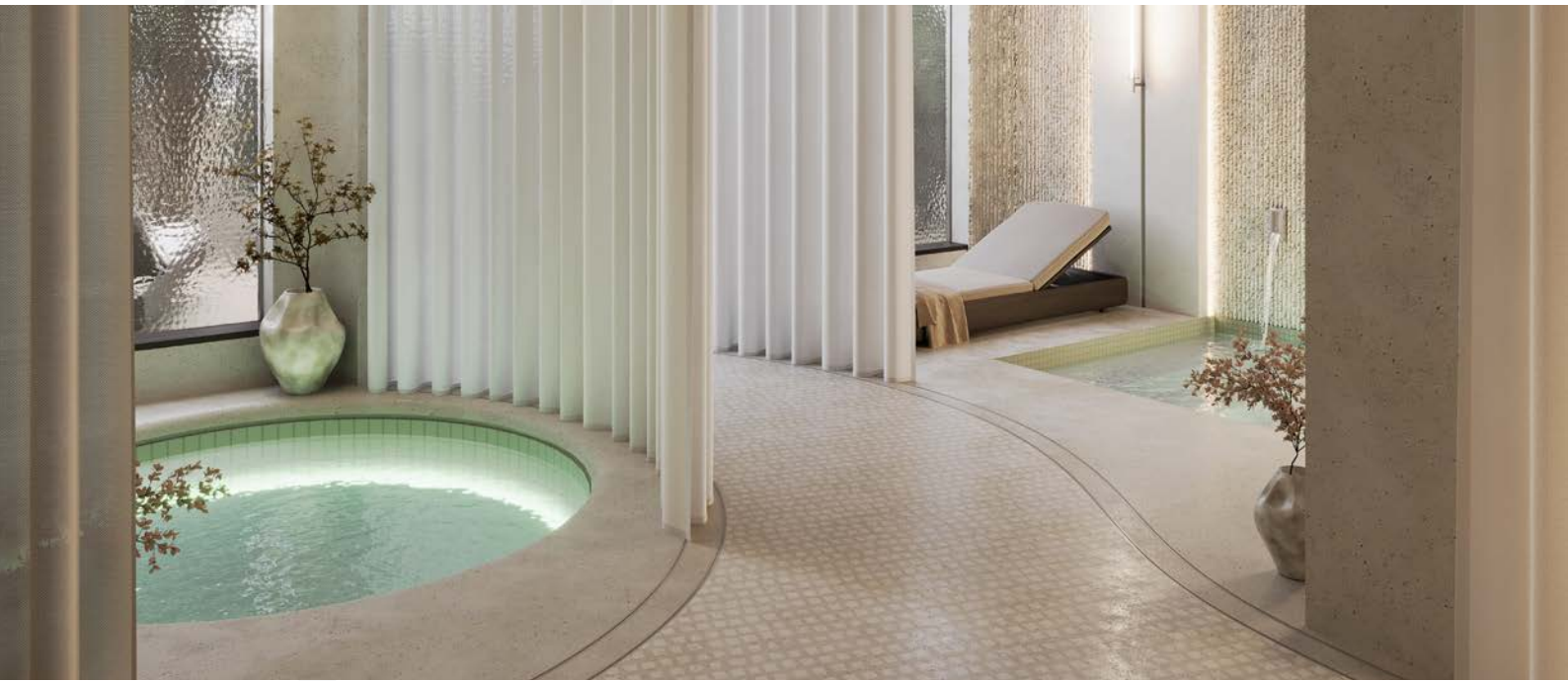
FITNESS STUDIO

- Fitness Studio with precision state of the art equipment, pegboard climbing wall and a zoned functional training activity overlooking pool/landscape view.
- Commercial quality fitness equipment from a well-recognized and eco-conscious gym equipment brand. Layout reviewed and approved by leading fitness experts and trainers with zoned areas for full body workout.
- Grey PVC flooring with textured pattern and white specks, non-slip and easily cleanable with good acoustic performance and promotes indoor air quality.
- Featured ceiling design ensuring a bright and well-lit atmosphere in the space all through the day.
- Full height glazing providing ample natural daylight equipped with roller blinds to heat and shading when required.
- Full-height mirror panels with warm timber shelves designed to hold yoga balls and a dedicated holder for yoga mats.
- Sanitization point with cleaning agents, towels and disposal.
- Ambient music through speaker system.
- Ellington Hospitality scent throughout the public areas.

YOGA STUDIO

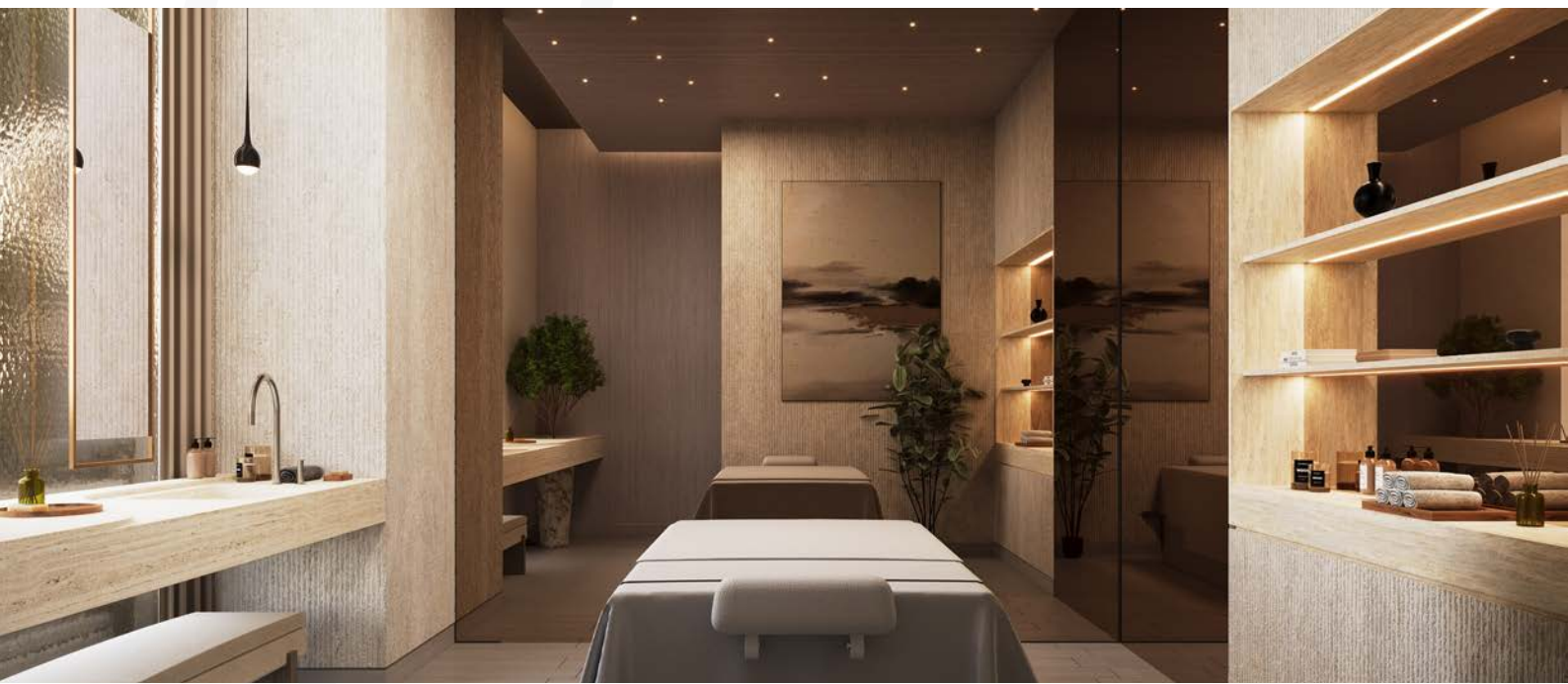
- Floor to ceiling glazing overlooking pool/landscape view with roller blinds to soften the space and add shading.
- The ceiling presents a distinctive wood feature with elegantly curved edges, adding a unique and captivating detail to the space.
- Acoustic ceiling.
- Wood look PVC flooring with textured pattern and white specks, non-slip and easily cleanable with good acoustic performance and promotes indoor air quality.
- Ellington Hospitality scent throughout the public areas.





WELLNESS AND BEAUTY

- A wellness and beauty room designed for relaxation and rejuvenation seamlessly blends spa elements with high-end grooming services.
- The space features a harmonious mix of natural materials, warm lighting, and soft textures, creating a tranquil retreat for both mind and body.
- A wood-clad sauna with soft, ambient lighting and built-in benches, offering a calming heat therapy experience.
- A Japanese-inspired hot soaking pool also known as an Onsen, with gentle steam rising for an immersive, meditative atmosphere.
- A sleek, chilled plunge pool with modern stone finishes, ideal for post-sauna contrast therapy to invigorate the senses.
- A chic styling section with plush, ergonomic chairs and backlit mirrors
- A cozy yet refined space with reclining pedicure chairs, and soothing lighting for a pampering experience.
- A private, softly lit treatment room with, aromatherapy diffusers, for ultimate relaxation.
- Soft, dimmable lighting with warm LED accents for a serene environment.
- This wellness and beauty space is designed to offer a full-spectrum rejuvenation experience, seamlessly blending thermal, hydrotherapy, and grooming treatments in a tranquil, luxurious setting.



MALE AND FEMALE CHANGE ROOMS

- The change rooms are designed with hospitality-inspired touchpoints to provide a luxurious and rejuvenating experience.
- Steam Shower , Chroma therapy lights and various rain settings.
- Elegant washbasin/vanity area with touchless mixers, integrated hand dryer, paper towel and garbage bins for easy maintenance and no-drip mess.
- Dedicated family bathroom with baby change station and ADA/POD facilities.
- Durable and slip resistant porcelain tiling throughout the wall and floor.
- Stone washbasin countertop in polished finish. Mirrors on both washbasin and vanity counters.
- European grade lockers and toilet door cubicles suitable for wet areas.



THE RESIDENCES TYPICAL APARTMENT

- Porcelain tile flooring in for the main circulation areas and bedroom areas.
- Generous outside living balcony areas.
- High Quality door hardware and ironmongery.
- Solid core acoustically rated 1.5 door leaf main entry.

WARDROBES TYPICAL APARTMENTS

- Full length wardrobes with durable and easy to clean laminated wood look cabinet doors and carcasses.
- Mirror on the inside of cabinet doors.
- Ample hanging, drawer, and shelf spaces.
- Glass cabinet doors.
- Undermount soft self-closing drawer runners from a reputable European brand.
- Durable oval hanging rails with integrated lighting from a reputable European brand.





KITCHENS TYPICAL APARTMENTS

- Large format porcelain tile flooring and skirting
- Custom-designed contemporary kitchen cabinetry with a designated versatile corner shelving for accessories.
- High standard European brand appliances - Gas cooktop, Anti-frost combination fridge freezer, Stainless steel hidden re-circulated exhaust hood.
- Energy efficient integrated appliances featuring gas oven, dishwasher and microwave.
- Durable manufactured stone countertops with waterfall edge and brushed metal trim.
- Durable, sustainable, and elegant laminate cabinets and melamine carcasses.
- Under-mount kitchen sink.
- Pull out chrome mixer.
- European standard drawer boxes.
- Warm light LED under cabinet lighting
- Ellington signature tip out tray
- Warm wood effect cabinetry.

LAUNDRY ROOMS TYPICAL APARTMENTS

- Porcelain floor tile.
- Exhaust fan for moisture/humidity control.
- Mold/mildew and moisture resistant low VOC wall and ceiling paint.
- Space for washer/dryer and for household utility items such as mop, broom, ladder, ironing board etc.



LIGHTING & TECHNOLOGY

- Top quality LED lighting.
- Premium, quiet fan coil air conditioning and ventilation system. VRF A/C System used.
- Residences are fully pre-wired for high-speed internet/phone/data.



BATHROOMS AND POWDER ROOMS TYPICAL APARTMENTS

- High quality faucets and accessories.
- Porcelain floor and wall tile.
- 2.4 ceiling height.
- WC back wall in porcelain wood look tile finish.
- Bespoke mirror medicine cabinets and under sink storage with concealed lighting
- Glass door partitions into the showers with metal framing.
- Linear stainless steel shower floor drain.
- Premium, durable stone countertops.