



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

## MAIN LOBBY

- Large-format polished porcelain tiles underfoot create a serene and elegant foundation.
- The walls are expansive and light-colored, offering a clean aesthetic that enhances spaciousness.
- The reception area is thoughtfully designed with two distinct zones: a reception lobby and a lounge seating area. Both spaces are furnished with plush seating that invites relaxation. The lounge features carefully selected décor pieces that add character and charm.
- The lofty ceiling in the lobby serves as a grand canvas, elegantly showcasing designer pendants and suspended downlights.
- Ellington Hospitality signature scent permeates all public areas.
- FM office located directly off the reception area, complete with a pantry, workspace, and toilet.
- A dedicated service lift facilitates smooth move-ins and move-outs, supported by a delivery parking bay and moving room.
- Concierge and security reception desk.
- Entry walk-off mats and digital security system for enhanced safety and cleanliness.



## CLUB LOUNGE

- Expansive ceiling heights with full-height transparent glazing.
- The ceiling is complemented by large-format porcelain tiles that emphasize the spaciousness of the area.
- Elegant lounge spaces are furnished with comfortable seating for both individual and group settings. These areas feature plush upholstery in rich fabrics, accented by warm-toned elements that introduce a touch of natural sophistication. Soft, handwoven rugs in earthy hues provide comfort and style underfoot.
- For those who enjoy a bit of friendly competition, the lounge is designed to accommodate groups for games. Custom shelving displays a curated selection of classic and contemporary games.
- The Pantry includes durable stone countertops and appliances, ensuring functionality and easy maintenance for hosting events.
- Ellington Hospitality's signature scent infuses the entire space.



## PILATES STUDIO

- Natural materials are used for accent walls to create a calming atmosphere that aligns with themes of nature and tranquility.
- Balance bar with full-height mirror, framed with angled timber accents, adds both functionality and aesthetic warmth.
- Floor-to-ceiling glass walls create a seamless transition between indoor and outdoor spaces, enhancing connection with the surrounding environment.



## FITNESS STUDIO

- Commercial-grade fitness equipment from a reputable, eco-conscious gym equipment brand ensures performance and sustainability.
- Durable gym flooring spans the entire space, promoting a safe workout environment while adding warmth and texture. Vivid color tones energize the atmosphere and enhance the active zones.
- Zoned workout areas include dedicated spaces for full-body training, along with a serene, separate Pilates zone for a complete, mindful fitness experience.
- Layout reviewed and endorsed by leading fitness experts and trainers to optimize flow, functionality, and user experience.
- Floor-to-ceiling glass walls provide panoramic views and abundant natural light, promoting wellness.
- Ambient music system delivers curated sound throughout the space to enhance motivation and mood.







#### KIDS PLAY AREA

- A Story book themed kids play: A vibrant, fantasy-inspired environment brought to life through natural motifs and lively colors.
- Soft, padded rubber flooring with a non-slip surface to ensure both comfort and safety during play.
- Lighting: Slightly colored LED lighting is embedded in ceiling structures using flexible silicone, casting a whimsical, ever-changing glow in shades of blue, pink, and orange.
- Private Kids' Toilet: Designed with child-friendly fixtures and colorful tiles that reflect the mystical theme. Non-slip flooring ensures safety.

#### MALE AND FEMALE CHANGE ROOMS

- Changing rooms featuring spa-quality wet areas and hospitality-inspired touchpoints for a relaxing and rejuvenating experience.
- Steam shower rooms are designed to elevate the post-workout routine.
- Lockers and dry vanity area with stools, finished in durable European-grade laminates suitable for humid and wet environments.
- Elegant, integrated engineered stone washbasin and vanity with touchless mixers, hand dryer, paper towel dispenser, and waste bin—all within a single counter to minimize water spillage and maintain cleanliness.
- Durable, slip-resistant porcelain tiling throughout ensures both safety and long-term performance.
- Separate ADA/POD facilities, including baby-changing amenities, to support accessibility and convenience for all users.





#### PODIUM DECK LANDSCAPED AREA

- Adults Pool
- Pool deck with sunbeds, deck lounge seating, cabana.
- Outdoor Workout area.
- Outdoor Yoga deck
- Outdoor meditation pods.
- Kids Pool
- Outdoor kids play zone.
- Outdoor Family Play areas featuring Bocce Ball Court, Connect 4, Croquet ,Rope Quoits.
- Pet wash and play area on Ground Floor
- Self Service Manual Jet Spray Car Wash Area on Ground Floor
- Bicycle racks and bike repair station
- Barbeque area and outdoor dining
- Landscaping with various shrubs & trees to define tranquil social zones.





## THE RESIDENCE

- Heightened ceilings in Living, Dining and Bedrooms.
- Large format wood look porcelain tile flooring.
- Generous outside living balcony areas.
- High Quality door hardware and ironmongery.
- Solid core acoustically rated entry doors.
- Low VOC wall and ceiling paint



## THE KITCHEN

- Custom-designed contemporary metallic kitchen cabinetry
- High quality appliances
- Gas cooktop and oven
- Quiet and energy saving integrated dishwasher
- Combination fridge-freezer
- Stainless steel hidden recirculating filter hood
- Premium, durable stone countertops
- Under-mount, stainless steel kitchen sink with tip-out tray
- Porcelain tile flooring
- Durable manufactured stone countertops with waterfall edge and brushed metal trim.



## THE WARDROBE

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



## BATHROOMS AND POWDER ROOMS

- High quality faucets and accessories.
- Porcelain floor and wall tile.
- 2.4 ceiling height.
- WC back wall in porcelain metallic 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.





#### LIGHTING AND TECHNOLOGY

- Top quality LED lighting.
- Premium, quiet fan coil air conditioning and ventilation connected to a district cooling system for a more environmentally friendly cooling
- Residences are fully pre-wired for high-speed internet/phone/data

#### LAUNDRY ROOM

- 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.







## SUSTAINABILITY

Our buildings are designed around the health, safety and wellness of the user and community. Ellington follows Dubai Green Building regulations and goes the extra mile, when possible, on sustainable product selections – with items sourced/ manufactured locally, products made of recycled materials and/or manufactured using sustainable practices. We use low flow sanitaryware, LED lighting, A and A+ rated Energy efficient appliances, sustainably manufactured laminates (FSC certified woods, Green Guard compliant product), Low VOC paints, E-glass facades, high light reflectance façade and roof finishes. We are installing European fitness equipment (by leaders in sustainably produced gym equipment), Outdoor kids play equipment (sustainably produced, long lifecycle products), we have bicycle parking in convenient locations, recycling stations. We always aim to reduce the heat island effect in our projects by providing sufficient shading through soft-scaping and reduced concrete surfaces. The building also focuses on accessibility for People or Determination and provides useable facilities for families.

## HOMEOWNER CARE

Each home is thoroughly inspected several times prior to customer handover to ensure the quality we demand and that you expect is delivered.

