ELLINGTON

BEACH HOUSE

THE STORY OF AN ICON ON THE PALM'S EASTERN CRESCENT





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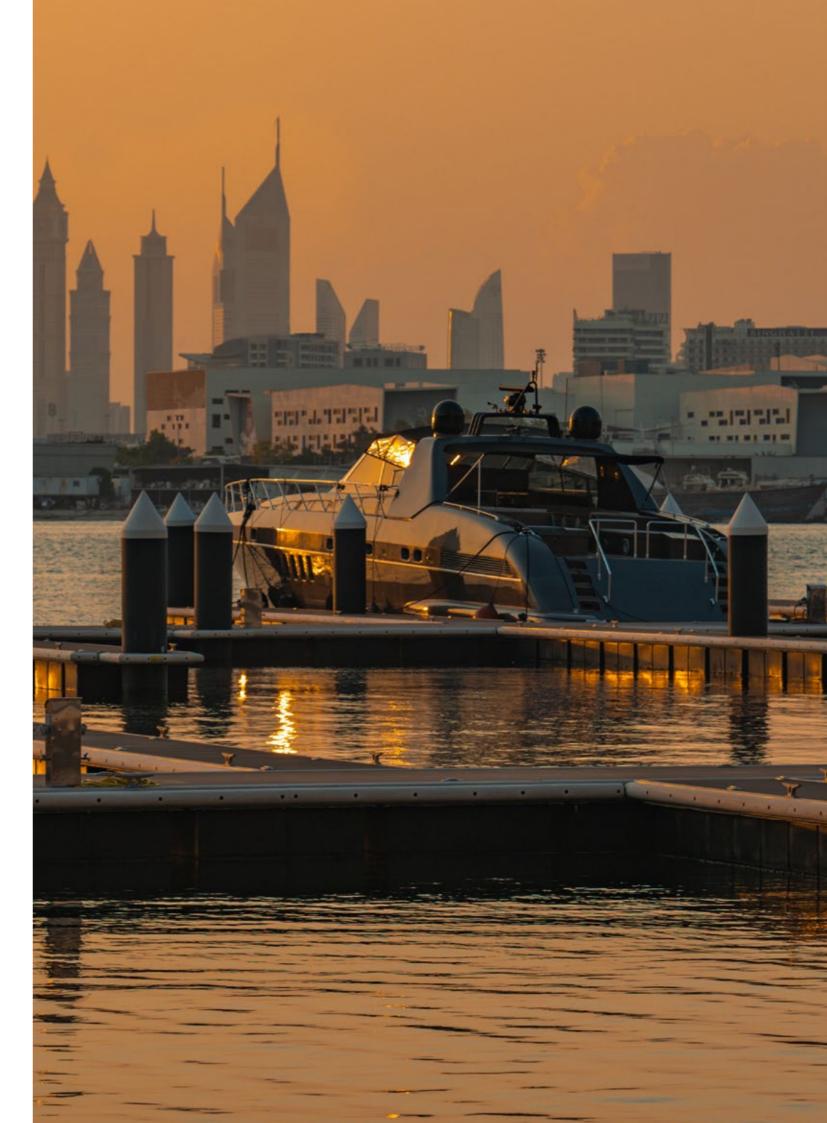
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Recognition for our devotion to design

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Ellington Beach House is a new lifestyle icon perched on the tranquil east crescent of Palm Jumeirah. Capturing the essence and elegance of a sophisticated private members club, it is positioned to follow the solar pathway overhead — watching the sun rise over the Gulf and set over Dubai's skyline from its panoramic views.

Every detail flows in complete synergy with your life. Its superyacht-inspired architecture opens out to sea while, at the same time, inviting you inside to discover a world of elevated charm and a depth of character unlike anywhere else.





## FROM THE HEART OF DUBAI

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

12

MINUTES

Dubai Media City

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

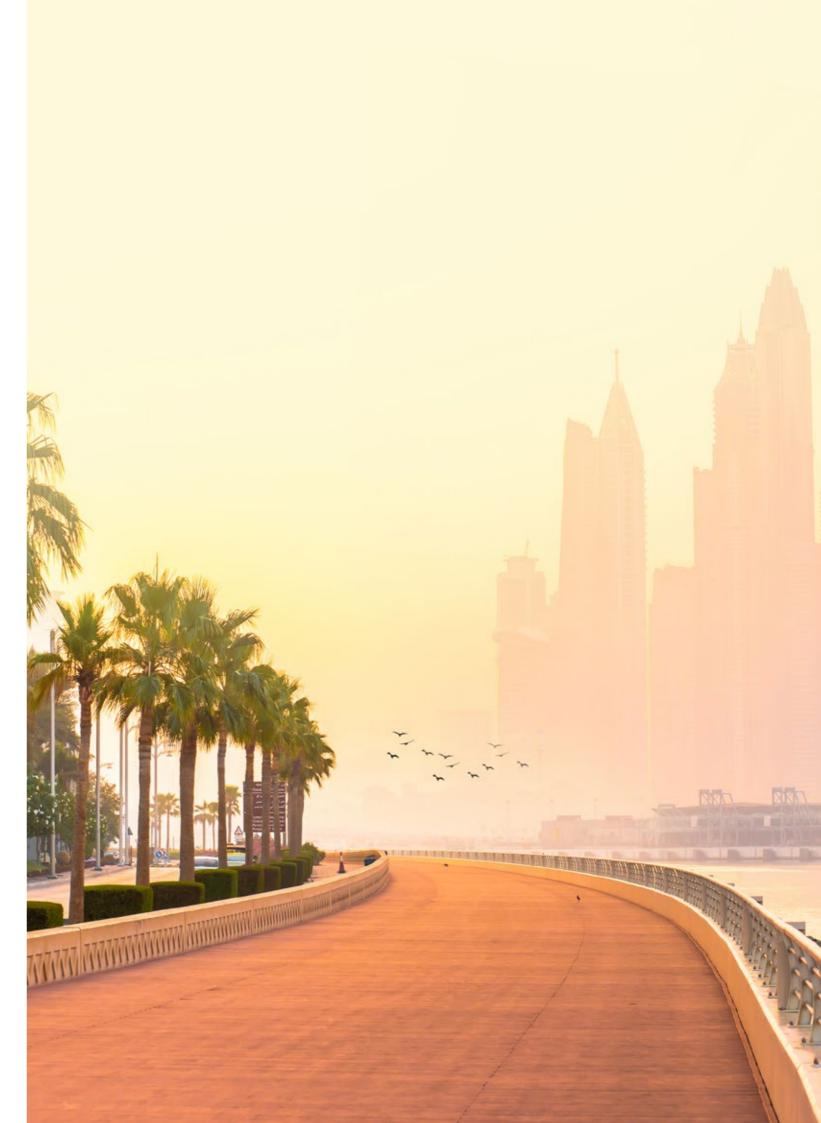
Dubai International Airport

38

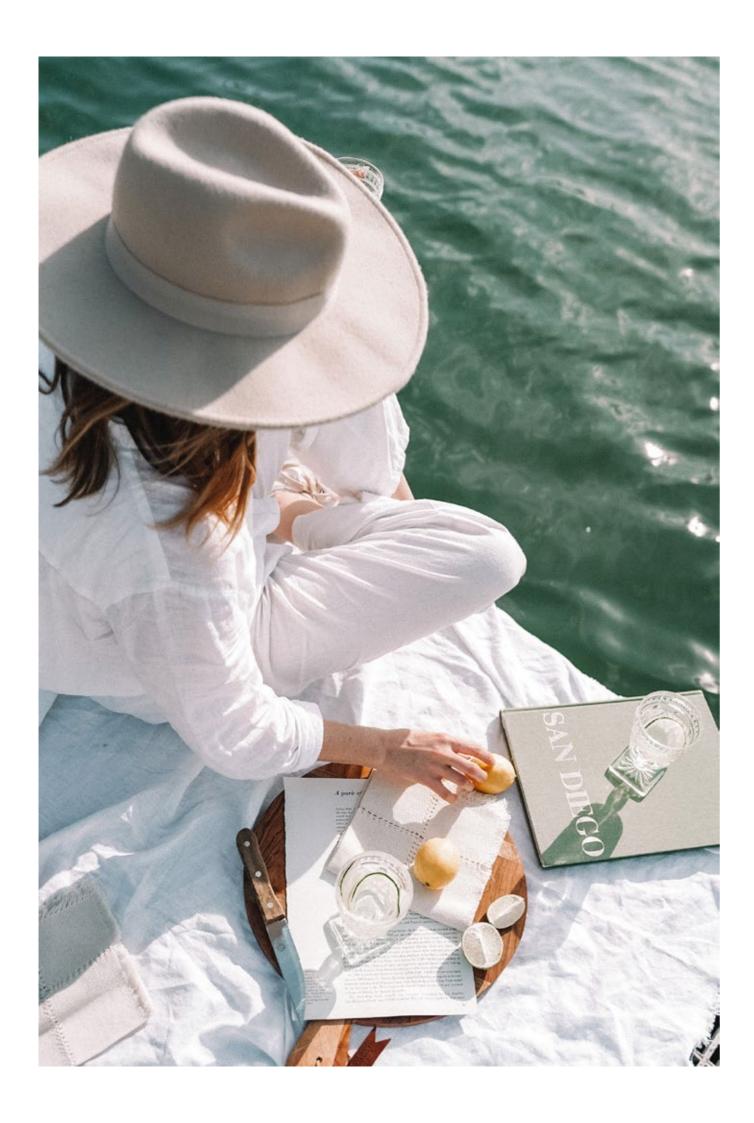
MINUTES

Dubai World Central Airport









#### IMMERSED IN A NEW WAY OF LIVING

Just like the ocean, Ellington Beach House immerses the senses to reveal a new perspective of the world beneath its surface. Its spaces and interactions flow between one another with ease, seamlessly adapting to the needs and preferences of every resident.

Angular lines and contemporary colorways are brimming with personality, welcoming you to a place that eludes any preconceived notions of how a refined private beach lifestyle should be expressed.





While maximising panoramic views, the interiors of Ellington Beach House connect residents to the sea through free-flowing textures, natural materials and open spaces. Cues from the surrounding environment bring an abundant sense of peace to a modern and expressive design consisting of graphic forms and contrasting accents of color.

Outside, carved trapezoidal masses expand across the grounds, allowing plants, trees and flowerbeds to find a home among their crystalline pattern.

AN ETHERAL

### BALANCE

BETWEEN OUTSIDE AND INSIDE



# REDEFINED PARADISE DESIGN INTERTWINED WITH THE SEA The individuality of such a unique location deserves the opportunity to be experienced to its fullest. Panoramic views from the building accentuate the wonder of Palm Jumeirah, while minimal framing with subtle beach-inspired screening allows residents to take in spectacular sunrises and sunsets in privacy.









#### BEGIN A NEW LIFESTYLE



At the heart of Ellington Beach House is a sumptuous lifestyle venue for private functions, meetings and presentations. With an open bar and show kitchen for private chefs, the Clubhouse is the perfect place for business occasions and secluded entertainment.

To captivate residents and their guests with the beauty of the ocean, the sumptuous lounge area extends outside to a shaded terrace overlooking the sea.





#### IDYLLIC ENVIRONMENTS FOR RITUALS OF SELF CARE

MIND &



ELLINGTON BEACH HOUSE

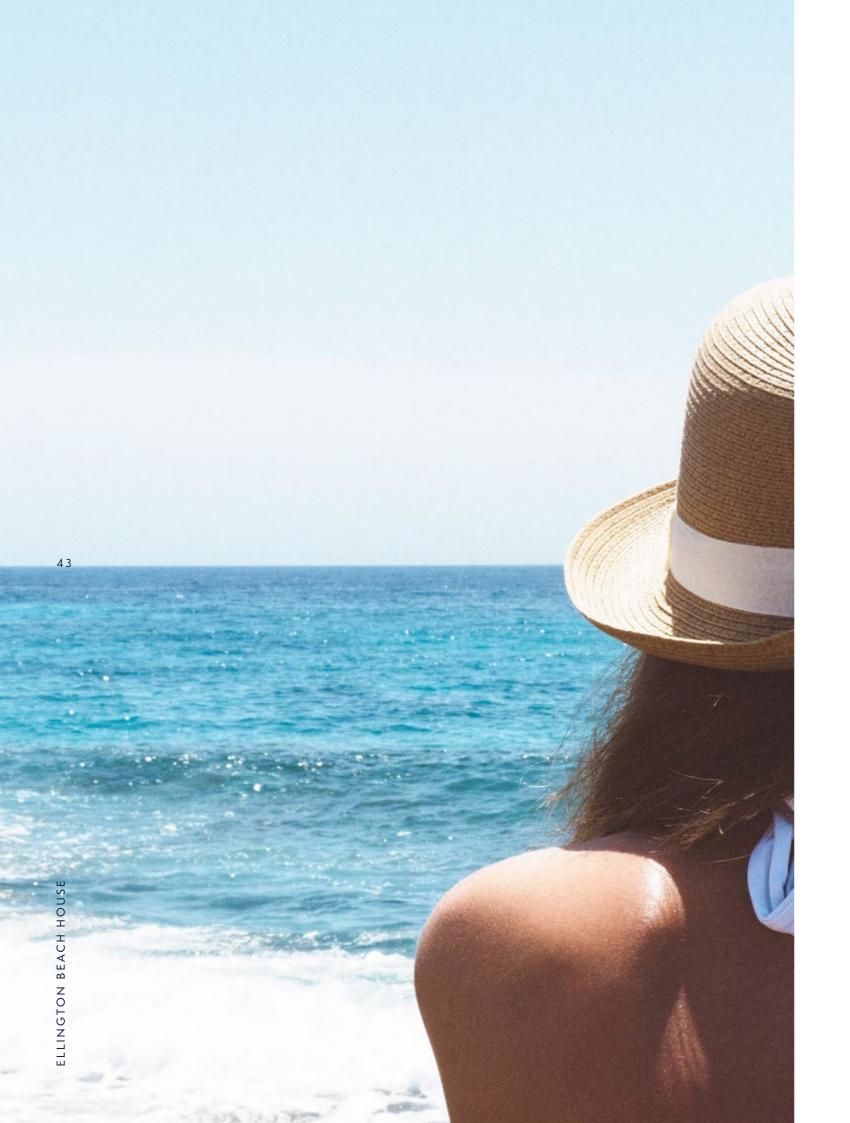
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RON

As a commitment to your health and wellness, the high-performance gym at Ellington Beach House retains the same openness as the rest of the interior. The space is designed to help you channel the uplifting energy of the sea with state-of-the-art fitness equipment, yoga, and pilates studio. To help replenish your body after a workout, the change rooms are equipped with a hydrotherapy pool, steam showers and saunas.

#### IN THE FLOW OF NATURE





# A DROP OF PEACE IN THE OCEAN

#### SECLUDED POOLS AMONG TRANQUIL GARDENS

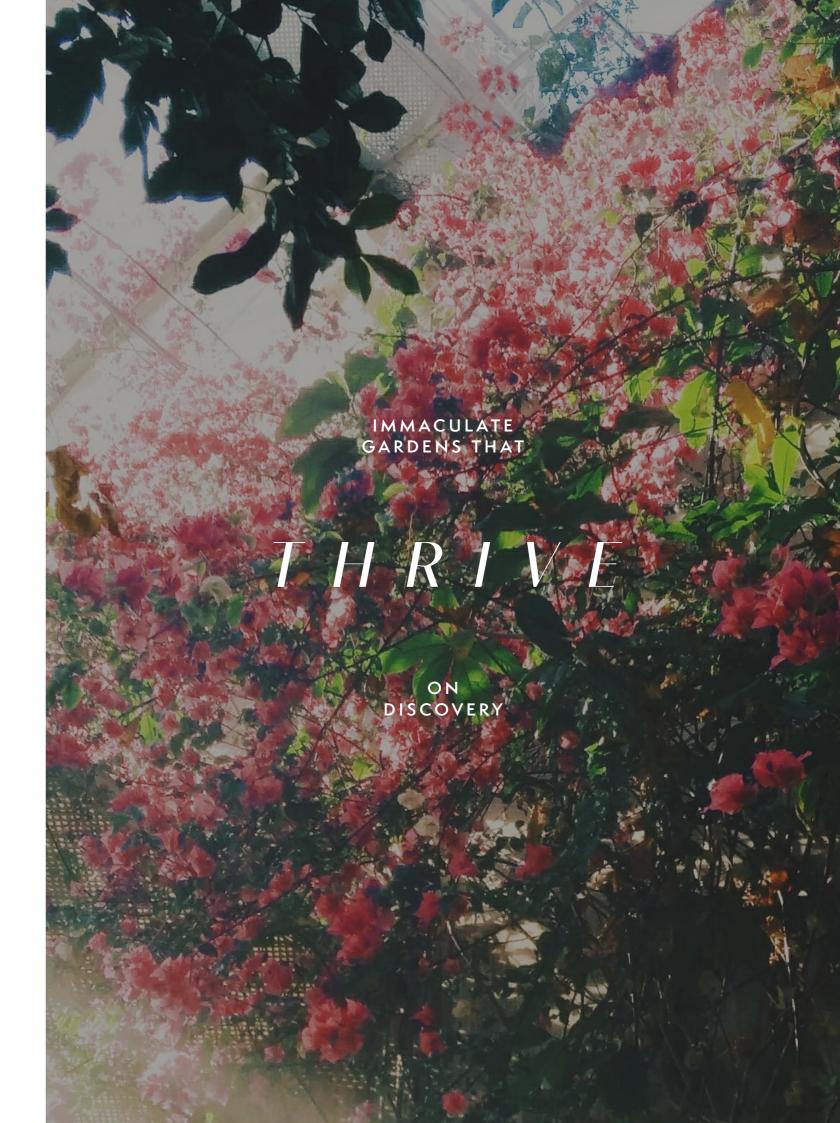
Surrounded by nature, the adults' and children's swimming pools take design cues from superyacht decking and the striking shape of the building. Tucked away from the openness of the beach, the adults' infinity lap pool looks out across the ocean and features submerged loungers.



#### A GEOMETRIC LANDSCAPE THAT MERGES NATURE WITH DESIGN



The surrounding landscape of Ellington Beach House offers the shade of trees and cabanas, together with trapezoidal forms that reflect the building's contemporary architecture. It offers space to belong in nature and explore quiet seating areas, a covered outdoor refreshment area, BBQ areas and opportunities to stay active with game tables, children's play equipment, a half basketball area, Bocce Ball, Padel tennis and more.





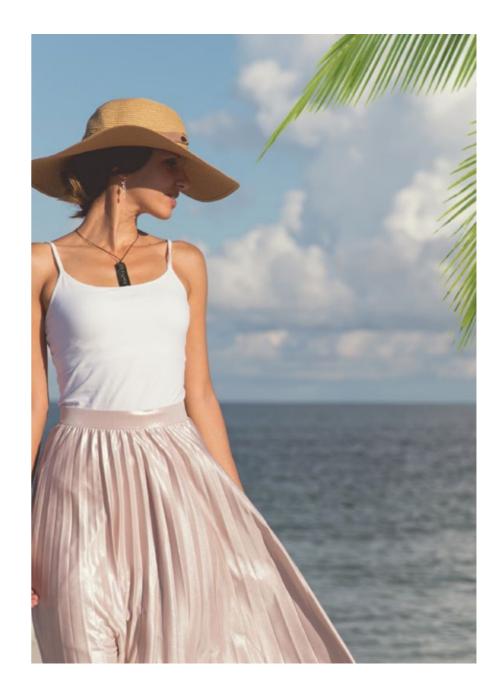
# ELLINGTON BEACH HOUSE

A LIFE

#### IN TUNE WITH

NATURE

The apartments and penthouses of Ellington Beach House go beyond what is expected of private beach living as part of the ever-expanding island community of Palm Jumeirah.





#### APARTMENT LIVING AREAS





Directly adjacent to the dining room, living areas perfectly frame the horizon. Filtered through wide bronze-tinted windows, with curtain pockets and slim profile mullions, sunlight is gently introduced to the apartment, blanketing the stone floors in warm and welcoming tones.



#### APARTMENT KITCHENS



The building's modern kitchens will be treasured by those who crave a life intertwined with design.

Mid-tone wood cabinets demonstrate the apartment's impeccable craft while reflective glass, metal signature cabinets, Miele appliances and champagne-gold pull-out tap along with signature hardware and bespoke storage features make an unmistakable statement of refined elegance.





#### APARTMENT BATHROOMS



Bathrooms bring elements of natural beauty into your home with slatted teak shower flooring, stone-faced drawers, stone walls and floors, and a bush hammered feature wall. The bathroom treats you to a rain shower with a hand spray, as well as a contemporary free-standing bath with a floor-mounted tub filler. The feeling of calm and space is elevated further with backlit mirrors and a glazing wall in the bedroom.









Bedrooms follow the flow of the ocean while looking out across its vast expanse of blue.

A sophisticated yet cosy interior opens up to your island surroundings with a curtain cove that reveals the beauty of the Gulf to begin every day.





01 MAIN ENTRANCE 02 DROP-OFF AREAS 03 VALET PARKING

COVERED VISITORS PARKING

SOUTH LOBBY ENTRANCE

06 SOUTH LOBBY RECEPTION 07 SOUTH LOBBY LOUNGE AREA 08 LIFT LOBBIES 09 CHANGE, STEAM SHOWER & SAUNA ROOMS

HYDROTHERAPY

10

POOL

FITNESS AREA 12 OUTDOOR FITNESS AREA 13 URBAN FITNESS TREE 14 YOGA & PILATES STUDIO ACCESS TO POOL AND DECK

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INDOOR

16 LEISURE AND LOUNGE POOL 17 BAJA SHELF 18 PALM JUMEIRAH BEACH 19 SUN LOUNGERS AREA20 OUTDOOR REFRESHMENT AREA

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POOL

PLAY AREA

CLUBHOUSE

FOR PRIVATE

**FUNCTIONS** 

26 SHADED KIDS' OUTDOOR ENTERTAINMENT & CIGAR TERRACE OUTDOOR KIDS' 27 **OUTDOOR LOUNGE** TERRACE BARBECUE AREA BOCCE BALL COURT 29 NORTH LOBBY ENTRANCE KITCHEN/BAR 30 NORTH LOBBY

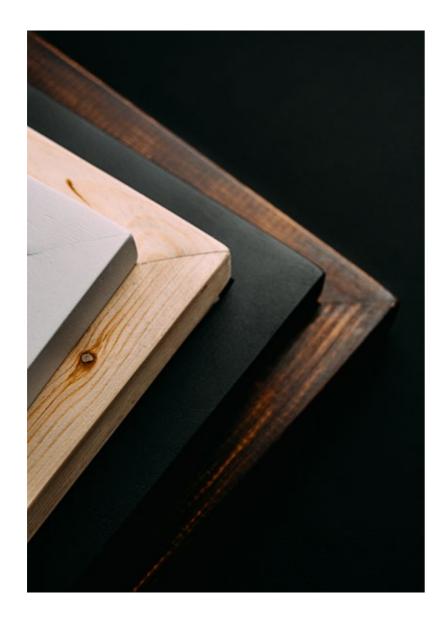
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DETERMINATION

36 ACCESS TO **OUTDOOR ACTIVITY** ZONE VIEWING DECK OUTDOOR GAMES TABLE ZONE URBAN BASKETBALL AREA PADEL TENNIS

#### THE QUALITY OF OUR CRAFT ALONE SAVES COUNTLESS WASTED MATERIALS



As a leading design-led developer, we believe that sustainability must be at the heart of our thinking. In addition to following Dubai Green Building regulations and Wellness Initiatives, we begin with floor plans that encourage natural lighting and use locally sourced materials and sustainable manufacturing processes wherever possible.

This includes products made from recycled materials, energy-efficient lighting and appliances, water-saving sanitary ware, FSC-certified wood, low VOC paints, and light-reflective facades.





#### ELLINGTON

#### ART FOUNDATION

THE NEXT GENERATION OF NEW IDEAS

We nurture the UAE's emerging talent across painting, photography, sculpture, installation and mixed media. Through workshops and competitions, we use our position as a leading design-led developer to help raise the profile of regional artists by showcasing their work in our buildings.



For more information or to book a viewing tour get in touch with our Off Plan & Investment team today:

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