

# THE SANCTUARY

*By Ellington*

MOHAMMED BIN RASHID CITY

EMBRACE  
*EXQUISITE*  
LIVING

Exceptional design is not just about aesthetics. It is about the feelings evoked as you step into distinctive and inspirational spaces. Experiencing a deep sense of belonging, as you become a part of an exclusive gated community.

This curated collection of outstanding homes represents the pinnacle of design-led living. Tranquil, private, and the essence of contemporary living, each villa offers a haven of harmony, a spectacular place to belong for discerning connoisseurs of fine living.



AT  
*THE HEART*  
OF IT ALL



Dubai is a city that never ceases to inspire. Set in the heart of a vibrant metropolis, Mohammed Bin Rashid City is a spectacular mega development providing eight million square feet of resort-style living, premium amenities, and verdant open spaces. An aspirational community that is home to outstanding schools, recreational facilities, and spacious parkland.

SEAMLESS & EASY ACCESS



ACADEMIC CITY  
15 MINUTES



MEYDAN RACECOURSE  
15 MINUTES



DUBAI CREEK HARBOUR & GOLF CLUB  
20 MINUTES



DUBAI INTERNATIONAL AIRPORT  
20 MINUTES



DUBAI HILLS GOLF CLUB  
23 MINUTES



DIFC  
25 MINUTES



BURJ KHALIFA  
25 MINUTES



BURJ AL ARAB  
30 MINUTES



PALM JUMEIRAH  
30 MINUTES

A  
NEW  
LEVEL OF  
*FAMILY LIVING*

The Sanctuary is Ellington's first master community development. An exclusive collection of distinctively-designed villas with seamless access to everything Dubai has to offer, together with spectacular views of the iconic Dubai skyline and the Burj Khalifa.

Located in District 11 at the heart of Mohammed Bin Rashid City, this distinctive gated community nestles in green areas at one with nature. This highly sought-after destination radiates around a stunning central lagoon and enjoys a great location within easy reach of schools, shops, parks, and Downtown Dubai.





*A MULTI-SENSORIAL  
LIVING APPROACH*

The Sanctuary represents a journey of self-exploration; the gated community offers a multisensory experience to its residents. From the moment you step in, the architectural design of the villas will harmonize with your five senses, by evoking your emotive dimensions and establishing a deeper connection with the space.

*ENTICE*  
*YOUR SIGHT*

Arriving at your very own urban sanctuary, a sense of calm cocoons you. Bestowed with an instant change of pace, you are ready to recenter, restore and renew. This feeling encroaches on you as you enter the community gate, drive calmly into your private garage, and finally walk into your home.



STEP INTO  
AN INSPIRED  
LIFESTYLE

This limited collection of exquisite homes is nestled in a private gated community that brings with it an inspirational lifestyle. These four-to-six-bedroom homes are presented in four different styles with distinctive designs and options. Each contemporary villa is meticulously curated with its pool, rooftop terrace, and courtyard and is a short stroll away from a beautiful central lagoon.







A modern outdoor lounge area with a fire pit, lounge chairs, and a pool, overlooking a large lagoon and a city skyline at sunset. The scene is captured from a high-angle perspective, showing a wooden deck with a large, light-colored sectional sofa and two lounge chairs. A small fire pit with a fire is in the center of the deck. A round table with a vase of flowers sits between the chairs. In the background, a large, calm lagoon reflects the sunset sky. Beyond the lagoon, a row of modern, white buildings with palm trees is visible, and in the distance, a city skyline with a prominent skyscraper (the Burj Khalifa) is silhouetted against the orange and pink sky. The overall atmosphere is serene and luxurious.

## FLOWING SPACES

The natural surroundings and thoughtful design merge to create flowing spaces. Private pools set in lush surroundings beside sunken seating areas offer special moments. A magnificent central lagoon provides a focal point for this exclusive community.

AN  
*AROMATIC HAVEN*

The fragranced atmosphere created by garden planting gives a pleasant array of citrus and flowery smells. This will help you engage with your other senses and create a well-crafted environment.

A SYNERGY WITH  
*NATURE*

This distinctive community of exceptional homes is seamlessly connected to nature. Modern design aesthetics harmonize eloquently with the natural outdoors. Expansive verdant landscaping, meandering pathways, and courtyards offer spaces to meet, connect and interact.





A SPIRITUAL  
*CONNECTION*

On the exteriors, the sound of nature and gardens such as the rustling of leaves or the landscape buffers within the community will make you build a connection on a spiritual level. While the interiors can also be elevated by sounds and noise control that are provided by the insulation. Incorporating these features in our design will proliferate an immersive aural journey.



PERSONALIZED &  
*EXCLUSIVE SPACES*

The selection of finishes, color tones, and textures are curated to create a home that evokes a sense of tranquillity and belonging.



SERENE  
BEDROOMS

Step into expansive ensuite bedrooms with floor-to-ceiling windows that offer inspiring views.

A hand holding a dandelion seed head against a sunset background. The scene is captured in silhouette, with the hand and the dandelion stem appearing as dark shapes against a warm, golden-orange sky. The sun is low on the horizon, creating a soft glow. The dandelion seed head is in focus, with its seeds radiating outwards. The background is slightly blurred, showing the silhouettes of trees and branches.

A DIALOGUE BETWEEN  
*TOUCH & TONE*

Advanced technologies for temperature control like AC, water heaters, and building materials that control the heat transition, create an exciting experience for multiple textures for different surfaces from marble to stone and wood veneer.



INSPIRATIONAL  
& MODERN

Each bathroom is appointed with contemporary features and a soft colour palette enhanced by subtle lighting.





ENHANCED  
*LIVING AREAS*

Premium wardrobe areas and flowing spaces enhance day-to-day life taking it to new levels.

A close-up photograph of a green leaf with water droplets on its surface. A stream of water is falling from the leaf into a clear glass. The background is a light-colored wall with diagonal shadows from blinds.

AN OASIS OF  
*PLEASURE*

Outdoor gardens and internal courtyards allow spaces for herb gardens and citrus trees that flank every villa's room. On the tech side, built-in international brands' appliances provide filtered water faucets.

HARMONIOUS  
& FLOWING



Vast floor-to-ceiling windows effortlessly merge indoors and outdoors, while beautifully curated rooms are complemented by stunning views.

A FLUIDITY  
OF DESIGN



The living spaces fluently choreograph to create a sense of balance.



## THE RETREAT

LAGOON VIEW SIX-BEDROOM VILLAS

## DISCOVER DISTINCTIVE DESIGN

Experience contemporary six-bedroom homes with sleek interiors and private courtyards that carefully consider both space and design. The private spa with a dedicated steam room and a massage area overlooks a sunken garden and offers ultimate relaxation. Floor-to-ceiling windows, private elevators, generous ensuite bedrooms, and rooftop terraces with views of Burj Khalifa create the ultimate home.



# THE RETREAT VILLAS

## SIX-BEDROOM

Total Area:  
14,605.6 sq. ft

Plot Area Range:  
from 8,335.9 to 14,383.8 sq. ft



BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# THE RETREAT VILLAS

STYLE 1

These spacious six-bedroom villas offer a collection of exclusive features including a master suite overlooking the internal courtyard garden, lagoon, and Burj Khalifa and features a large bathroom and walk-in closets.





A private pool and seated areas provide spaces to relax and unwind.



# THE RETREAT VILLAS

STYLE 2

The Retreat villas creates a lasting impression from the moment you enter through the double-height entrance. Its features include a rooftop terrace offering views on Burj Khalifa and a spa with a dedicated steam shower and a massage room overlooking a sunken garden.



Premium marble flooring on the ground floor leads seamlessly out to the beautiful gardens which include a pool and a seating deck for socializing or relaxing.





## THE HIDEAWAY

PARK VIEW FIVE-BEDROOM VILLAS

## SERENE SANCTUARIES

These contemporary five-bedroom villas feature large light-filled living spaces which begin as soon as you step through the double-height entrance. Exceptional finishing throughout creates an exquisite home designed for the discerning. While unique features include the multipurpose room situated on the second floor that can be converted into a bedroom or a fitness studio.

# THE HIDEAWAY VILLAS

## FIVE-BEDROOM

Total Area:  
12,380.21 sq. ft

Plot Area:  
8,288.2 sq. ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# THE HIDEAWAY VILLAS

STYLE 1



The Hideaway villas features a large master suite overlooking a courtyard, an ensuite guest room on the ground floor, and a multipurpose room that can be personalized into a fitness studio or a bedroom.

The villa's garden includes a private pool and a sunken seating area with lagoon and park views. A barbecue area, lawn, and a sundeck create an outdoor gathering space for family and friends.



# THE HIDEAWAY VILLAS

STYLE 2

Bold and contemporary, this five-bedroom home sits amongst beautiful landscaping with parking for three cars. Large ensuite bathrooms, a rooftop yoga area, a large living room and a games room perfectly complement your lifestyle.





The lush Japanese Zen Garden creates a special place to enjoy life with loved ones. A pool, sundecks, and sunken seating areas create the perfect outdoor setting.





## THE ESCAPE

PARK & GARDEN VIEW FIVE-BEDROOM VILLAS

## EMBRACE THE INSPIRED

These five-bedroom homes exude modern style. The premium finishes, color palette and a sense of space create an urban haven. Customized features such as the rooftop multipurpose room can be designed to reflect your and your family's lifestyle. Large floor-to-ceiling windows create light-filled interiors which lead out to lush Zen Gardens.

# THE ESCAPE VILLAS

## FIVE-BEDROOM

### STYLE 1

Total Area:  
9,984.9 sq. ft

Plot Area Range:  
from 8,763.7 to 9,025.1 sq. ft

### STYLE 2

Total Area:  
10,028.6 sq. ft

Plot Area Range:  
from 8,763.7 to 9,025.1 sq. ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# THE ESCAPE VILLAS

STYLE 1



This striking five-bedroom home features exquisite joinery and premium stone surfaces. It includes an ensuite guest room, a large master suite overlooking an internal garden, and a spa with a dedicated steam room on the roof.



# THE ESCAPE VILLAS

STYLE 2



A striking first impression is created by a modern stone façade. Inside, the home is served by a private elevator, a home automation system, and the finest in finishing and designer fixtures.

A Zen Garden is set in lush surroundings beside a private pool and a seating deck. The rooftop terrace overlooks these beautiful surroundings.





## THE OASIS

PARK & GARDEN VIEW FOUR-BEDROOM VILLAS

## SPACE TO EMBRACE LIFE

These four-bedroom villas are designed around a central courtyard area bathed in the sunlight creating an uplifting central feature. An impressive master suite overlooks this beautifully designed feature, and an appealing rooftop room offers an additional personalized living area tailored to your lifestyle.



# THE OASIS VILLAS

## FOUR-BEDROOM

### STYLE 1

Total Area:  
7,844.4 sq. ft

Plot Area Range:  
from 5,726.4 to 7,848.5 sq. ft

### STYLE 2

Total Area:  
7,952.0 sq. ft

Plot Area Range:  
from 5,726.4 to 7,848.5 sq. ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE OASIS VILLAS  
STYLE 1



The outdoor garden offers a Zen-like environment for relaxing moments. A private pool, sunken seating, and an area for family barbeques perfectly complement the living spaces of the villa.



THE OASIS VILLAS  
STYLE 2



A sense of connection between indoors and outdoors is created by statement glass which offers views of the verdant landscaping, private pool, and areas for al fresco socializing.





WHERE  
EXCEPTIONAL  
MEETS  
SUSTAINABLE

These are homes for those that appreciate the union of design and sustainability. As a boutique developer, we represent the epitome of best sustainability practice. We lead the way in upholding the Dubai Green Building regulations and Wellness Initiatives and craft light-filled spaces constructed from locally sourced materials that put sustainability at the heart of everything we do.

Each home at The Sanctuary is cooled with low noise efficient FCUs and condensate is reused to irrigate the lush outside gardens. Parking for electric cars, recycled materials, energy-efficient lighting and water-saving sanitaryware are seamlessly integrated into our work. Our homes are designed to reflect and respect their local context and surroundings.

# haus&haus

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

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