

E L L I N G T O N H O U S E I V

A F R E S H P E R S P E C T I V E O F L I V I N G

To be home is a strong sense of familiarity and connection. It is to be completely at ease.

As human beings, we instinctively seek out particular qualities in the surroundings we inhabit, such as space, security and comfort. But our natural desire for contentment goes beyond the physical — our environment also changes how we see the world in a psychological sense.

Light, space, sound and our closeness to nature alter mood and affect our state of being in the most profound ways. The place we can truly call home is found in the way it makes us feel.



Ellington House IV is a modern residential building designed with a minimalist approach, drawing inspiration from classic design principles. Its exterior is characterized by a sleek and contemporary aesthetic that seamlessly blends into the natural surroundings. The design is marked by a cohesive quality that is reflected in its distinct character.

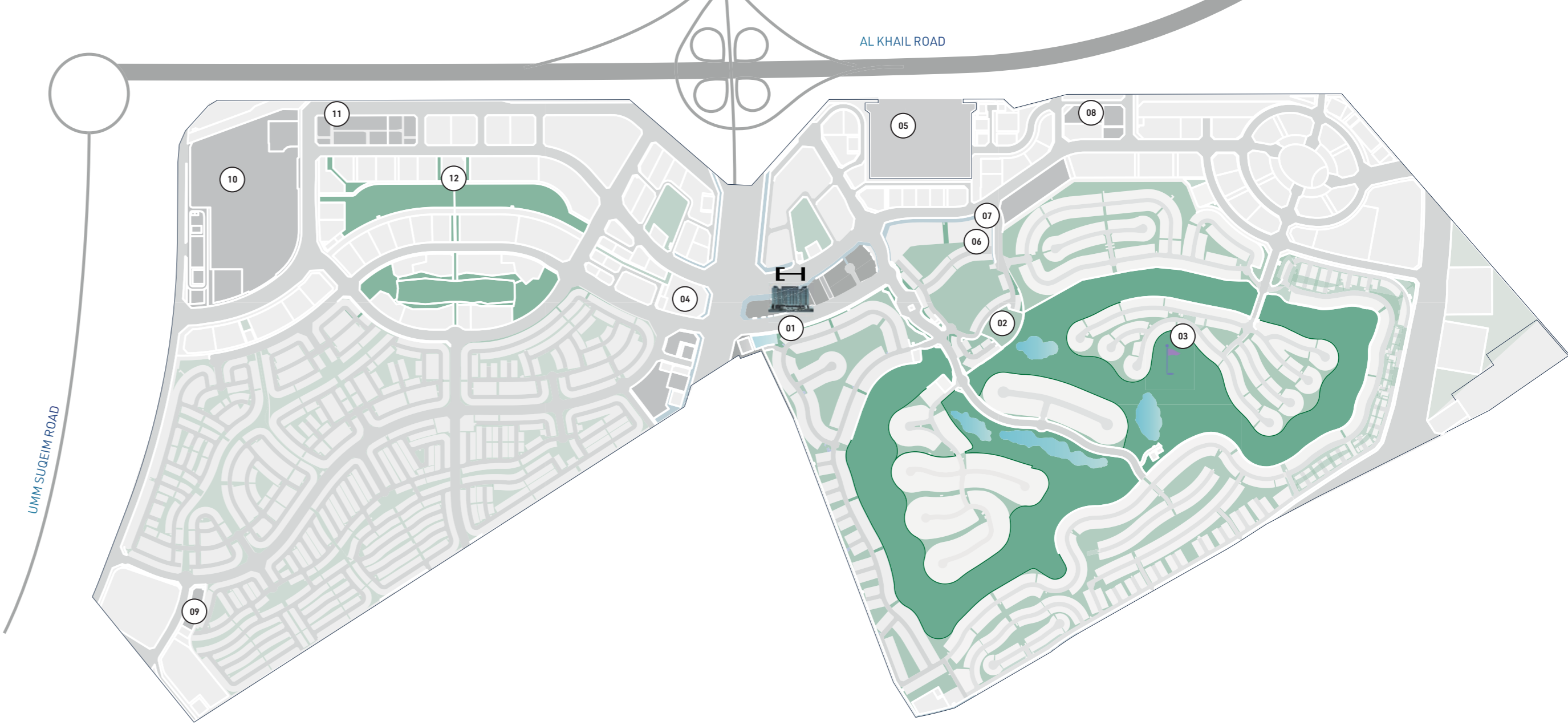
DUBAI HILLS ESTATE

Set among a community of luxury and sustainability, Ellington House IV breathes new life into its idyllic surroundings. The residence has an innate quality of blending in and standing out simultaneously, with dreamy, light-filled multifamily apartments overlooking Dubai Hills Golf Course and out across the city.



A W E L C O M I N G
C O M M U N I T Y

02 Mins	02 Mins	02 Mins	06 Mins	12 Mins
DUBAI HILLS GOLF CLUB	KING'S COLLEGE HOSPITAL	GEMS INTERNATIONAL SCHOOL	DUBAI HILLS MALL	MALL OF THE EMIRATES
12 Mins	12 Mins	15 Mins	15 Mins	17 Mins
DUBAI MARINA	MEYDAN RACECOURSE	DUBAI MALL & BURJ KHALIFA	BURJ AL ARAB	AIN DUBAI
17 Mins	20 Mins	21 Mins	25 Mins	30 Mins
MUSEUM OF THE FUTURE	DUBAI INTERNATIONAL FINANCIAL CENTRE	DUBAI INTERNATIONAL AIRPORT	PALM JUMEIRAH	DUBAI WORLD CENTRAL AIRPORT



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|----|-------------------------|----|----------------------------|----|-----------------|----|---------------------------|
| 01 | Ellington House IV | 04 | King's College Hospital | 07 | Geant Express | 10 | Dubai Hills Mall |
| 02 | Dubai Hills Golf Club | 05 | Gems International Schools | 08 | Service Station | 11 | Dubai Hills Business Park |
| 03 | Dubai Hills Golf Course | 06 | Retail & Nursery | 09 | Petrol Station | 12 | Dubai Hills Park |

COMFORT, STYLE & SERENITY
THAT CULMINATES FROM
BEAUTY & DESIGN

Modern yet soft, natural yet accessible, the development is an experience of truly elevated living in both the physical and the emotional sense.

The building's bright color palette further accentuates this feature, giving it a unique and unmistakable identity. The use of robust materials adds to the building's solidity, reinforcing its structural integrity and ensuring its longevity.





INDULGE IN THE ART OF ARRIVAL

The lobby is an elegant and comfortable welcoming space characterized by a minimalist aesthetic. The design philosophy is centered on the idea of creating a serene and uncluttered environment merging a hotel-inspired lobby, communal workspaces and a serene lounge area. The interiors are bright and airy, with large windows that allow ample natural light to flow. The clean and unadorned lines of the furniture, the glass ceiling, and floor-to-ceiling library further enhance the lobby's minimalist character.



WHERE EVERY SUNSET
IS A SPECTULAR SHOW

The pool is a stunning and tranquil retreat for residents to enjoy. With its serene turquoise water, sun loungers, and stunning views of the Dubai Hills Golf Course, it's the perfect place to relax and unwind. The infinity-edge pool adds an extra level of elegance and sophistication to the deck, making it a truly special oasis where residents can escape the hustle and bustle of city life and immerse themselves in a peaceful and beautiful environment.





ELEVATE YOUR FITNESS GAME

The fitness studio is a top-of-the-line facility designed to cater to the fitness needs of all residents. With a focus on functional and high-intensity training, the gym is equipped with a variety of cardio machines that allow residents to engage in quality fitness workouts that can help them improve their strength, flexibility, and cardiovascular health. Whether you are looking to build strength or maintain a healthy lifestyle, the fitness studio provides a well-equipped and welcoming space to help you achieve your fitness goals.

WHERE THE FUN NEVER STOPS

The playful kids' play area at Ellington House IV is designed to spark children's imaginations and encourage creative play. The play area is set up with brightly colored tables and chairs while the walls of the play area are lined with bookshelves filled with a wide variety of children's books and are decorated with hot air balloon-inspired décor. The playroom also features plenty of games and toys to keep kids entertained for hours.





A BLEND OF COMFORT & COMMUNITY

The clubhouse is a well-appointed space that encourages community building and socializing among residents. The space is furnished with modern, hotel-style furniture, and includes a television, a pantry, and a pool table providing opportunities for entertainment and relaxation. The floor-to-ceiling windows and pivot doors allow natural light to flood the space, creating a bright and inviting atmosphere while making the indoors connected to the outdoors. Additionally, access to the exterior seating area provides residents with an opportunity to enjoy the outdoors and socialize with friends and family.

FAMILY LIVING WITH A MODERN AESTHETIC

Great care and attention were taken in designing the kitchen at Ellington House IV. A well-crafted and thoughtfully designed space that combines both style and function. Its open-concept design that merges with the living room and the signature countertop made of marble adds elegance and sophistication to the kitchen. While the wood cabinets add warmth and depth to the design.





BEGIN EVERYDAY
TRULY RE-ENERGISED

The bedroom is an inviting and tranquil space to retreat after a long day. The use of high-quality natural materials creates a sense of comfort and warmth, while the floor-to-ceiling glass windows provide an abundance of natural light and a connection to the outdoors. The private balcony is a lovely addition, allowing for peaceful moments of relaxation and contemplation while enjoying a cup of coffee or taking in the views.

THOUGHTFUL TOUCHES
IMBUE A FEELING OF
SELF-CARE

The materials used throughout the bathrooms and powder rooms offer a clean and minimalist look, while the bespoke walnut vanity units add warmth and a touch of natural beauty. The combination of these elements adds a modern and sophisticated touch to the overall design and creates a functional yet relaxing space, where one can unwind in style.





For more information or to book a viewing tour get in touch
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