



ELLINGTON HOUSE

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## **Architecture**

- Double glazed Low-E tinted UV glass that are sourced locally, with stone and metal vertical architectural features and light tone rendered wall finishes
- Glass balustrades on balconies with porcelain tile flooring
- Garbage rooms with Recycling centers on every floor
- Ample natural daylight and views in corridors
- Large terraces on podium level and Penthouse floor 1.8 average balcony depth in most units, adequate for varied seating arrangements
- Double story Lobby with Mezzanine
- Pedestrian and cyclist ramp access to the main road from the dedicated/secured indoor - 130 bicycle parking facility; featuring bike maintenance area with air pump, water hose, tools and maintenance stand

## **Ellington Art Foundation**

- Bespoke art pieces throughout the building by regional artists

## **Fitness Center**

- 3m tiered ceiling height
- Commercial quality fitness equipment from a well-recognized and eco-conscious gym equipment brand
- Thick rubber flooring for acoustics and performance
- Zoned areas for full body workout
- Private yoga/stretching zone with green wall
- Layout reviewed and approved by leading fitness experts and trainers
- Acoustic ceiling
- Sanitization point with cleaning agents, towels and disposal
- Storage area for shoes/bag/keys and other personal items
- Ample natural daylight
- Motivational feature art wall
- Ellington Signature Scent
- Ambient music through speaker system

## **Lobbies**

- A grand vestibule with walk off mats and digital security
- Feature marble reception desk with a leather signing pad and feature lighting
- Dedicated valet cart for ease of taking large items to your unit
- Paintings are highlighted through the lobby gallery
- 3D wall mural from regional artist across from reception desk
- Large format porcelain flooring
- High ceilings with floor to ceiling transparent glazing
- Ellington Signature Scent
- Ambient music through speaker system
- Free WiFi
- Beautifully designed seating areas
- Custom work/meeting table for 6 people with integrated plug points for touchdown, work, quick meetings or reading a book. Work from home concept – post covid friendly
- Library wall filled with curated books on botany, tech, fashion, the environment as well as various games, puzzles and décor
- A seating zone for families with kid friendly furniture and games
- A drinks station for coffee and beverages
- A dedicated service lift to cater to ease of move-in/move-out with delivery parking bay and moving room
- 3 Ellington standard stainless-steel passenger lift cabs with high internal height and wide lift jambs
- Grand lobby entry centered under the buildings massing and surrounded by lush greenery and walking paths

## **Change Rooms**

- Steam Shower with bench, Chromatherapy lights and various rain settings for 1 person in each gender change room
- Traditional wood sauna for 2-3 persons in each gender change room
- Change room bench and clothes hanging space
- Elegant washbasin/vanity area with touchless mixers, hand dryer, paper towel and garbage
- Durable and slip resistant Porcelain tiling throughout
- Dedicated family bathroom with baby change station and ADA/POD facilities

## **Clubhouse**

- 3 m ceiling height
- Library for community books and board games
- Kitchen for entertaining
- Indoor/outdoor lounge and games tables that are easy to reconfigure for various events
- Music system
- Acoustics
- Ample glazing for natural daylight
- Ellington Signature Scent
- Free WiFi

## **Kids Clubhouse**

- 3m ceiling height
- Architectural pavilion featuring 3-sided double story glazing for ample natural daylight
- Indoor/outdoor kids play spaces
- Custom made play structures with stairs, slides, swings, tables, and plenty of obstacles
- A children's bathroom with kid's size fixtures
- Music system
- Ellington Signature Scent
- Free WiFi

## **Pool Deck**

- 7x25x1.5m deep tiled temperature-controlled, illuminated infinity lap pool facing city view
- Baja shelf with wet loungers
- Central tiled entry steps and ladders
- Feature elevated 4x4m pool spa for 9 people with hydrotherapy jets
- 4.5x4.5m pool-integrated sunken seating with fire pit for 14 people
- Lifeguard stand
- Hospitality designed pool deck
- Single and double hospitality quality cushioned sun loungers facing the pool and view
- Change rooms and showers accessible from the deck
- Free WiFi
- Outdoor speakers

## **Back Deck**

- Shaded outdoor kitchen with sink, BBQ and waste disposal with ample preparation space
- Shaded outdoor dining table and lounge for 10
- Green Mini-putt area
- Outdoor kids play equipment
- Area for outdoor yoga

## **Units**

Unit layouts have been thoughtfully crafted for efficiency, user needs, access to light and views. Maximizing storage space and creating ideal furniture layouts.

1 bedroom apartments feature a signature kitchen ideal for working, entertaining and cooking. With L shaped walk through wardrobes there is ample bedroom storage. All 1 bedroom apartments have powder rooms and closed laundry/store rooms.

2 bedroom apartments provide expansive window walls with natural daylight and fresh air. They have large open plan kitchen and living spaces with island countertops and generous storage throughout. All 2 bedroom apartments have entry closets, powder rooms and closed laundry/store rooms.

Penthouse units feature higher ceilings, larger joinery units and lighting features.

## **Typical Unit Kitchens**

- 2.4m ceiling height
- Durable Manufactured Quartz Countertop with high sustainability points
- Durable, sustainable, and elegant Lacquer cabinets and melamine carcasses
- Exposed chrome cabinet handles
- Ellington signature tip out stainless-steel under-sink tray
- European standard drawer boxes
- Warm white LED undercabinet lighting
- Energy efficient integrated appliances.
- Undermount stainless steel kitchen sink with overflow
- Pull out chrome mixer
- Large format porcelain floor tile

## **Typical Unit Primary Bathrooms**

- 2.4m ceiling height
- Durable manufactured Quartz Countertop and thresholds
- Durable, sustainable and elegant wall mounted plastic laminate cabinets, melamine carcasses. This material has a great sustainability story regarding using FSC certified woods and not using endangered or precious species to achieve the beautiful aesthetic
- Mirror medicine cabinet with adjustable storage
- Warm white LED undercabinet lighting
- Ample storage
- Water saving sanitary fixtures that meet or exceed Dubai Green Building standards
- Wall mounted toilet for ease of cleaning and European aesthetic
- Shower bar for washing and shaving
- Glass door partitions into the showers
- Undermount white ceramic sink
- Linear stainless steel shower floor drain
- Porcelain floor and wall tile

## **Typical Unit Powder Rooms**

- 2.4m ceiling height
- Elegant vanity and illuminated tall mirror
- Quartz Countertop
- Plastic laminate storage cabinets, Melamine carcasses
- Water saving, wall mounted toilet and sanitary fixtures for ease of cleaning and European aesthetic
- Porcelain floor and wall tile

## **Typical Unit Laundry Rooms**

- 2.4m ceiling height
- Porcelain floor tile
- Exhaust fan for moisture/humidity control
- Mold/mildew and moisture resistant low VOC wall and ceiling paint
- Stone threshold and s/s floor drain for maintenance and durability
- Space for washer/dryer and for household utility items such as mop, broom, ladder, ironing board etc.

### **Typical Unit Wardrobes**

- 2.4 m cabinets
- Durable and easy clean plastic laminate cabinet doors, linen effect melamine carcasses
- Full height integrated mirror
- Ample hanging, drawer, and shelf spaces
- Undermount soft self-closing drawer runners from a reputable European brand
- Durable oval hanging rails from a reputable European brand
- Porcelain floor tile in a warm grey color

### **Typical Unit Bedrooms**

- 3.1m high ceilings
- Matte white low VOC wall and ceiling paint
- Power sockets with USB on both sides of the bed
- 2-way lighting controls
- Large windows with plenty of daylight and fresh air
- Porcelain floor tile

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## **Sustainability**

Our buildings are designed around the health, safety and wellness of the user and community. DHE follows Dubai Green Building regulations and Wellness initiatives and go 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, GreenGuard compliant product), Low VOC paints, E-glass facades, high light reflectance façade and roof finishes. Condensation from the AC systems is collected and used for irrigation.

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, access to public transportation, the building is situated withing Dubai Hills which is lush with flora and fauna and surrounded by walkways and cycling paths.

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. We are happy to state that by buying an Ellington product the reduction of waste from renovation work due to poor craftsmanship, irrelevant design or unpractical interiors is dramatically reduced, saving countless materials from the landfill.