



EH

ELLINGTON HOUSE

COMING SOON

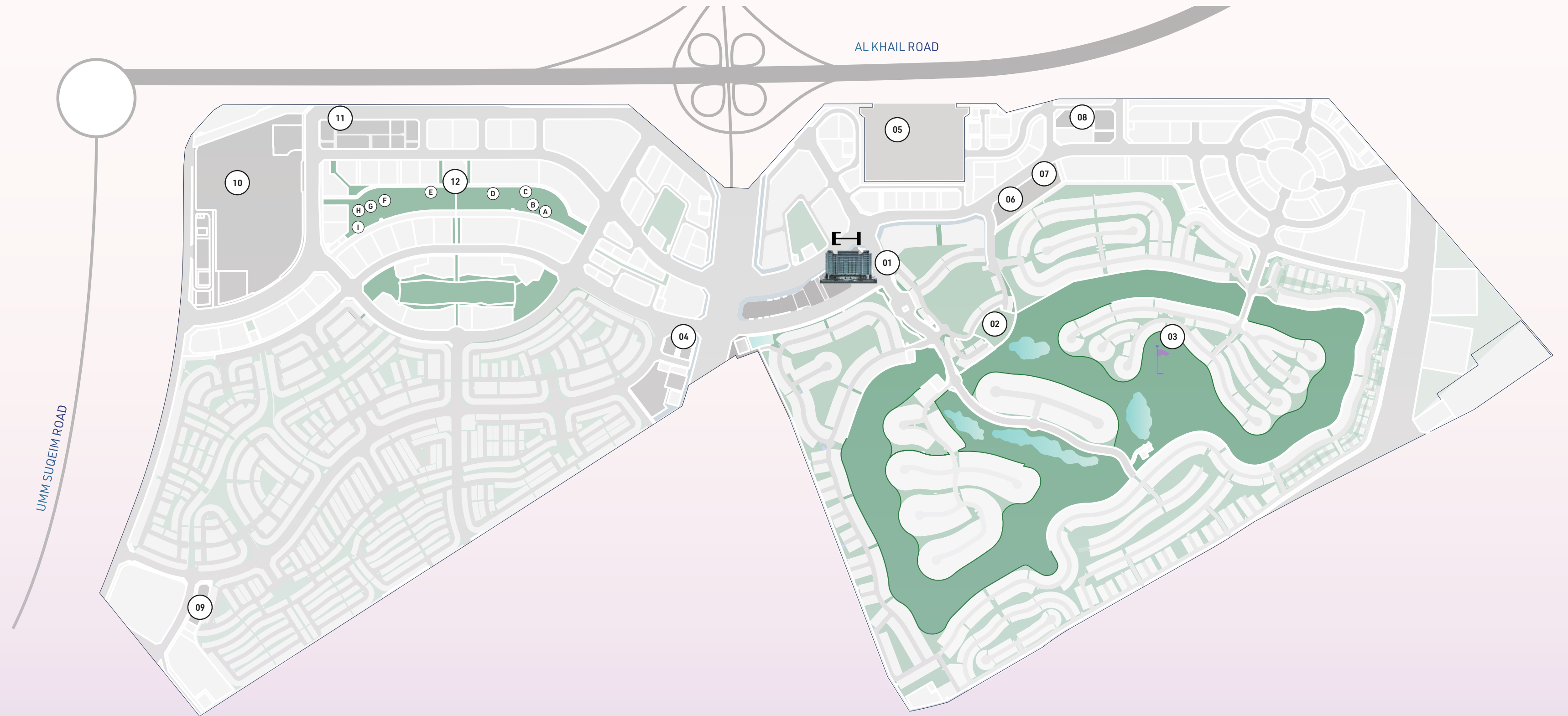
PROJECT BRIEF

A
CONCEPT
IN
THE
CLOUDS



DUBAI HILLS ESTATE FROM ABOVE

- 01 **Ellington House**
- 02 Dubai Hills Golf Club
- 03 Dubai Hills Golf Course
- 04 King's College Hospital
- 05 Gems International Schools
- 06 Retail & Nursery
- 07 Geant Express
- 08 Service Station
- 09 Petrol Station
- 10 Dubai Hills Mall
- 11 Dubai Hills Business Park
- 12 Dubai Hills Park
 - A. Community Dog Park
 - B. Dunescape Play Area
 - C. Sports & Exercise
 - D. Ampitheatre
 - E. Bounce Park
 - F. Wadi Oasis
 - G. Urban Beach & Splash Play
 - H. Synthetic Ice Rink
 - I. Skate Park



02 Mins
DUBAI HILLS GOLF CLUB

02 Mins
KING'S COLLEGE HOSPITAL

02 Mins
GEMS INTERNATIONAL SCHOOL

06 Mins
DUBAI HILLS MALL

12 Mins
MALL OF THE EMIRATES

12 Mins
DUBAI MARINA

12 Mins
MEYDAN RACECOURSE

15 Mins
DUBAI MALL & BURJ KHALIFA

15 Mins
BURJ AL ARAB

17 Mins
AIN DUBAI

17 Mins
MUSEUM OF THE FUTURE

20 Mins
DUBAI INTERNATIONAL FINANCIAL CENTRE

21 Mins
DUBAI INTERNATIONAL AIRPORT

25 Mins
PALM JUMEIRAH

30 Mins
DUBAI WORLD CENTRAL AIRPORT



EH
ELLINGTON HOUSE



ELLINGTON



W E L C O M E T O

ELLINGTON HOUSE

Ellington House is Ellington Properties' first residential project in Dubai Hills Estate.

Set among a community of luxury and sustainability, Ellington House breathes new life into its idyllic surroundings.

Ellington House is an elegant 12-storey building with dreamy, light filled multifamily apartments overlooking Dubai Hills Golf Course and out across the city.

Ellington House reaches for the pinnacle of comfort, style and serenity that culminates from beauty by design. With minimalist cues throughout its interiors, the building demonstrates a masterful command of natural light and allows unhindered views from its spacious balconies. Modern yet soft, natural yet accessible, the development is an experience of truly elevated living in both the physical and the emotional sense.

BUILDING CONFIGURATION

Ground Floor
Podium Floor
12 Residential Floors

UNIT TYPES

1 bedroom, 2 bedroom, and
3 bedroom apartments

FLOOR TO CEILING HEIGHTS

Living Room: ± 3.1 m
Bedrooms: ± 3.1 m
Bathrooms: ± 2.4 m
Kitchen: ± 2.4 m

ELEVATORS

3 passenger elevators
1 service elevator



AMENITIES WITHIN THE PROJECT

- Hotel-style lobby and lounge with mezzanine level that includes a feature staircase, a coffee station, a work space, lounge space and a wall library
- Bicycle parking and maintenance area, dog wash area, golf lockers, golf wash area, and EV charging stations
- Leisure, lounge and lap pool with pool spa, sunken seating and baja shelf with a separate kid's pool
- Indoor and outdoor fitness centre, indoor and outdoor yoga areas, change room facilities including steam and sauna
- Clubhouse with games zone, dining and kitchen and lounging areas and a separate kid's clubhouse with outdoor play areas.
- Activity garden that includes mini-putt, and ideal for lounging, dining with BBQ spaces

OWNERSHIP

Freehold

PARKING

1 and 2 bedroom units: 1 parking space

3 bedroom units: 2 parking spaces





ANTICIPATED COMPLETION DATE

Q1 2025

SIZE RANGE PER UNIT TYPE

1 BEDROOM

From 790 sq. ft to 889 sq. ft

2 BEDROOMS

From 1,274 sq. ft to 1,676 sq. ft

3 BEDROOMS

From 1,712 sq. ft to 2,484 sq. ft

NUMBER OF UNITS PER TYPE

1 bedroom = 69 units

2 bedrooms = 64 units

3 bedrooms = 17 units

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



ELLINGTON

ELLINGTON HOUSE

M A I N E N T R A N C E

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



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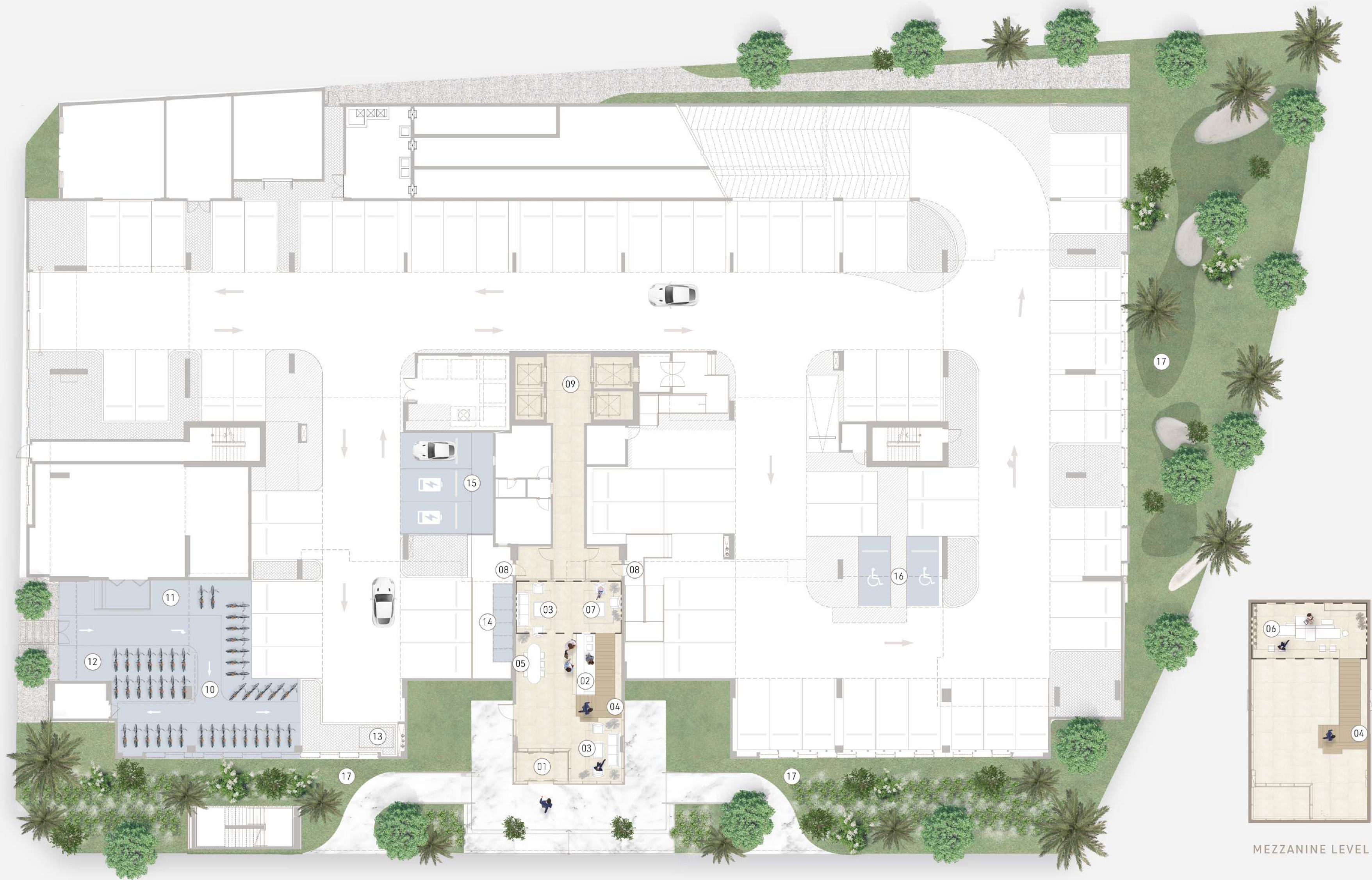
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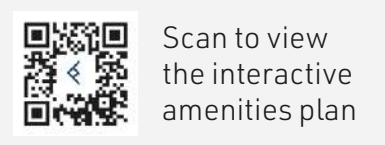


GROUND FLOOR AMENITIES PLAN

- | | | | | |
|--|----------------------------------|-----------------------------|--|---------------------|
| 01 LOBBY ENTRANCE | 05 LOWER LEVEL LOBBY WORKSTATION | 09 LIFT LOBBY | 13 GOLF WASH AREA | 17 LANDSCAPED AREAS |
| 02 LOBBY RECEPTION | 06 UPPER LEVEL LOBBY WORKSTATION | 10 BICYCLE PARKING | 14 GOLF LOCKERS | |
| 03 LOBBY LOUNGE AREA | 07 COFFEE STATION | 11 BICYCLE MAINTENANCE AREA | 15 EV CHARGING STATIONS | |
| 04 MEZZANINE WITH FEATURE STAIRCASE & WALL LIBRARY | 08 ACCESS TO RESIDENTS PARKING | 12 DOG WASH AREA | 16 PARKING FOR PEOPLE OF DETERMINATION | |



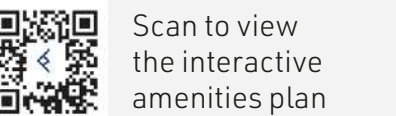
MEZZANINE LEVEL





FIRST FLOOR AMENITIES PLAN

- | | | | | | |
|---------------------------|--------------------------|-------------------------------|---|----------------------------------|----------------------|
| 01 LEISURE & LAP POOL | 06 CABANAS | 11 OUTDOOR FITNESS AREA | 16 FAMILY & PEOPLE OF DETERMINATION CHANGE ROOM | 21 LIFT LOBBY | 26 OUTDOOR YOGA AREA |
| 02 POOL SPA | 07 KIDS' POOL | 12 YOGA ROOM | 17 CLUBHOUSE GAMES ZONE | 22 KIDS' CLUBHOUSE | 27 BARBEQUE AREA |
| 03 SUNKEN SEATING | 08 OUTDOOR SHOWER AREA | 13 STEAM SHOWER & SAUNA ROOMS | 18 CLUBHOUSE LOUNGE & LIBRARY AREA | 23 KIDS' TOILET WITH BABY CHANGE | |
| 04 POOL SUN LOUNGERS AREA | 09 OUTDOOR SEATING AREAS | 14 MALE CHANGING ROOM | 19 DINING & KITCHEN AREA | 24 OUTDOOR KIDS' PLAY AREA | |
| 05 BAJA SHELF | 10 INDOOR FITNESS STUDIO | 15 FEMALE CHANGING ROOM | 20 CLUBHOUSE OUTDOOR SEATING AREA | 25 MINI PUTT | |



Scan to view the interactive amenities plan

L O B B Y &



L O U N G E

M E Z Z A N I N E



L E V E L

C L U B L O U N G E &



G A M E S Z O N E

C L U B H O U S E



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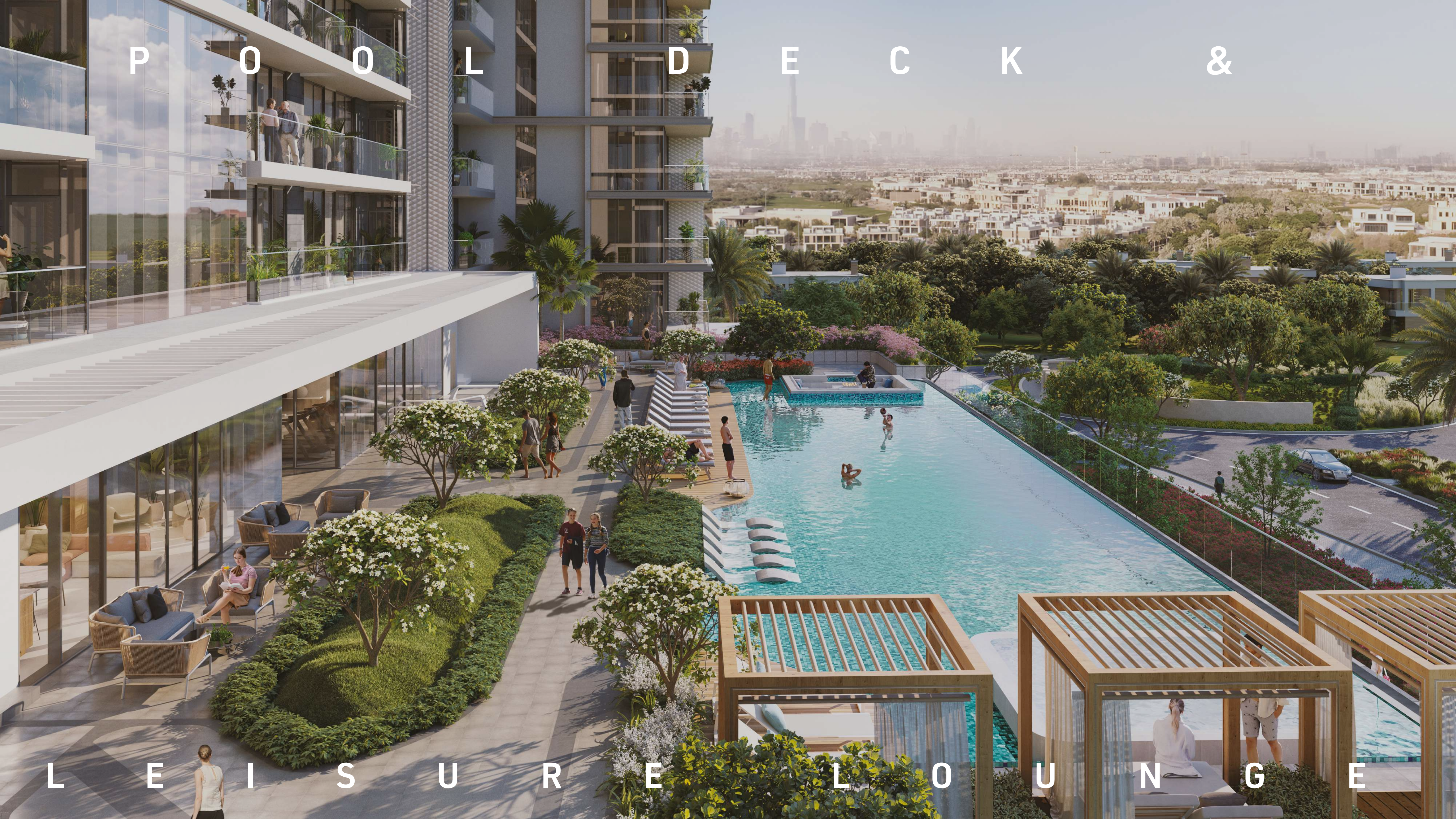
F I T N E S S



WORK. SWEAT. ACHIEVE.
WORK. SWEAT. ACHIEVE.
WORK. SWEAT. ACHIEVE.

C E N T R E

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A
REFLECTION
OF
NATURE

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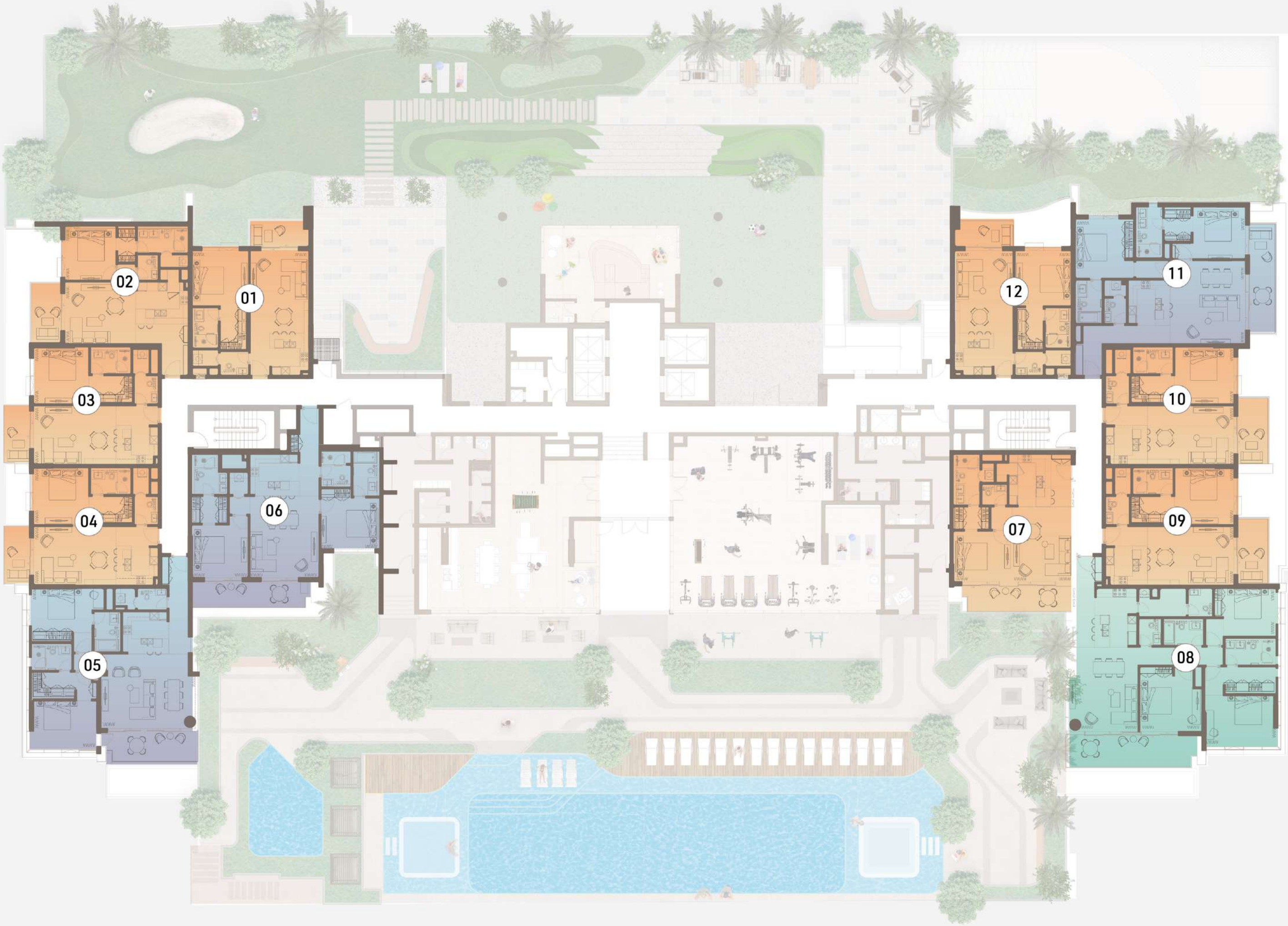


P O W D E R R O



O M

FLOOR PLAN
FIRST FLOOR

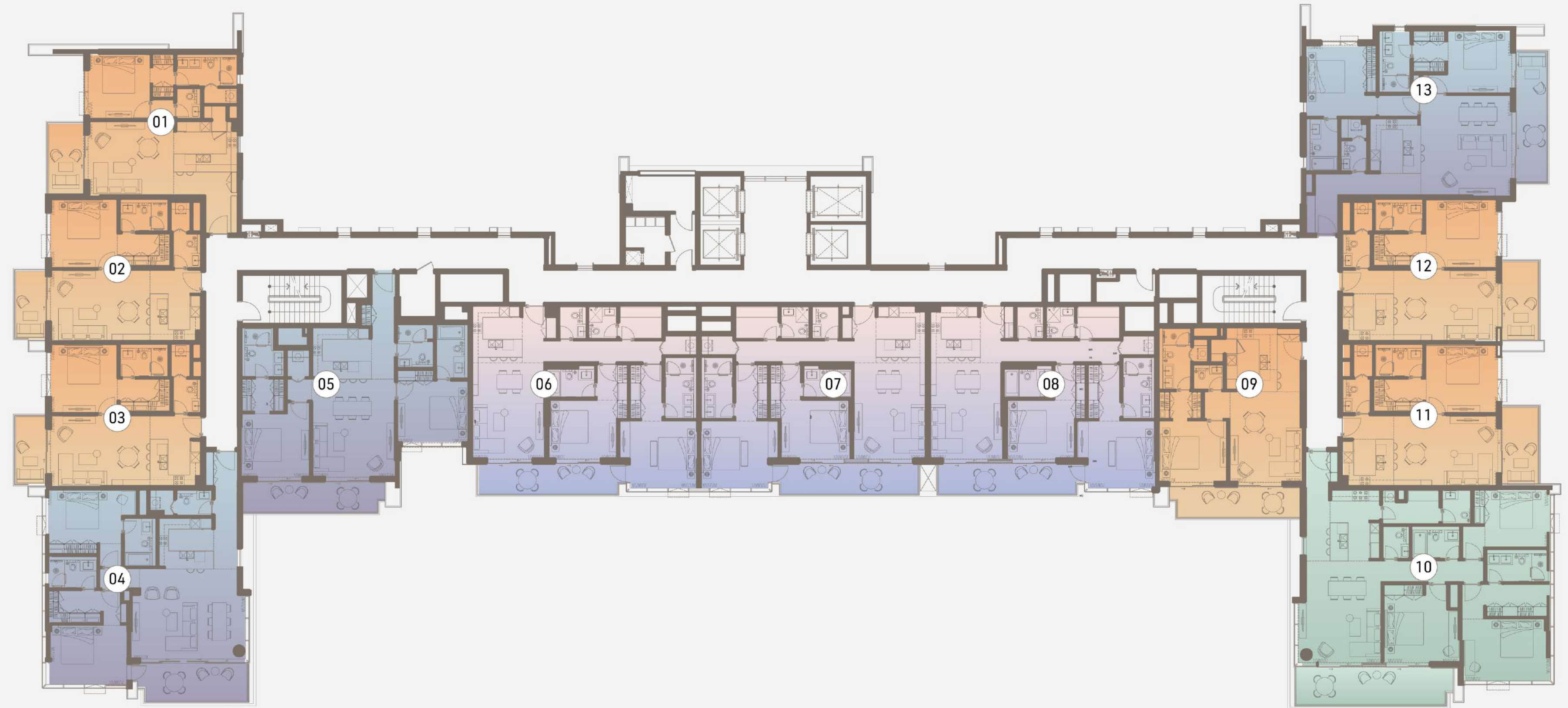


1ST FLOOR LEVEL TYPICAL PLAN

-  1 BEDROOM UNIT
-  2 BEDROOM UNIT
-  2 BEDROOM UNIT W/ MAID'S ROOM
-  3 BEDROOM UNIT



FLOOR PLAN
2ND - 11TH FLOOR



2ND - 11TH FLOOR LEVEL TYPICAL PLAN



1 BEDROOM UNIT



2 BEDROOM UNIT



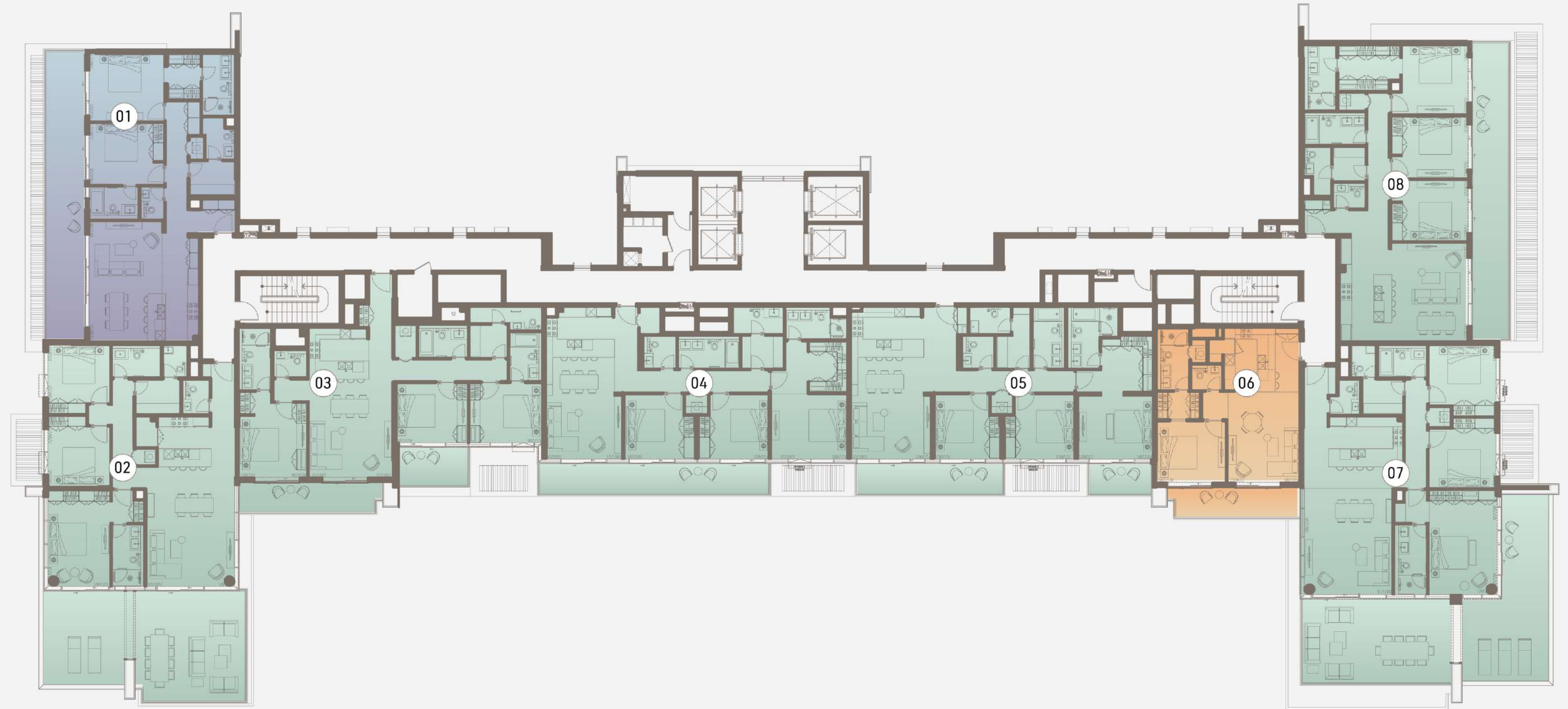
2 BEDROOM UNIT W/ MAID'S ROOM



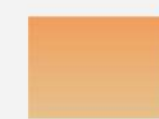
3 BEDROOM UNIT



FLOOR PLAN
PENTHOUSE FLOOR



PENTHOUSE TYPICAL PLAN



1 BEDROOM UNIT



2 BEDROOM UNIT



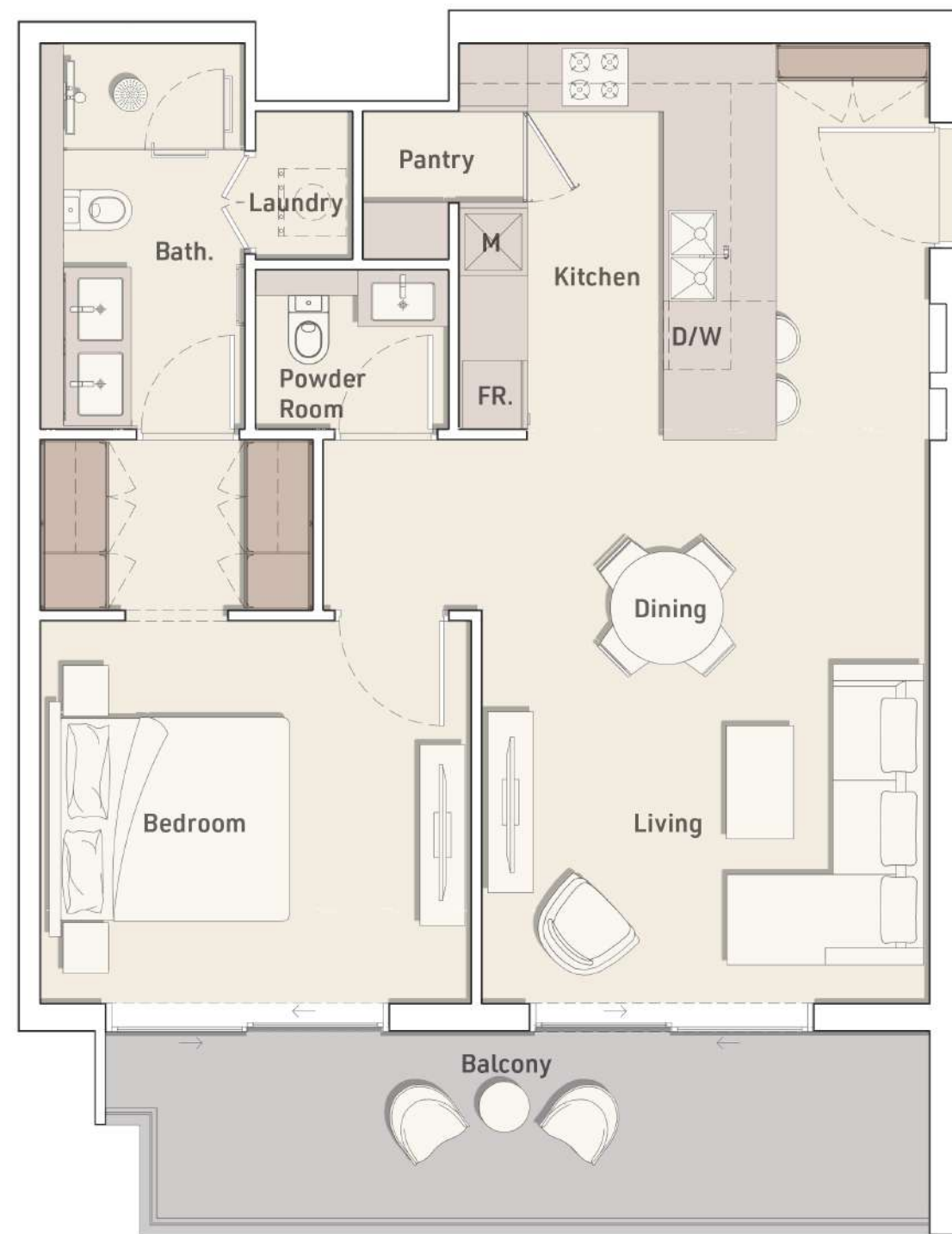
2 BEDROOM UNIT W/ MAID'S ROOM



3 BEDROOM UNIT



TYPICAL PLAN
A P A R T M E N T S



1 B E D R O O M



2 B E D R O O M

TYPICAL PLAN
A P A R T M E N T S



2 B E D R O O M + M A I D S



3 B E D R O O M

PAYMENT PLAN

20% At the time of booking	5% 60 days after the reservation date	5% 120 days after the reservation date
5% On completion of 20% construction of the project	5% On completion of 30% construction of the project	5% On completion of 40% construction of the project
5% On completion of 50% construction of the project	50% On completion	



LIVE IN *DESIGN*

ELLINGTONPROPERTIES.AE