



# THE SANCTUARY

*By Ellington*

THE LAKESHORE

PROJECT BRIEF

## CONNECTING DESIGN AND NATURE

Welcome to a place where contemporary design, the beauty of nature, and the comfort of a secure community unite to create a truly extraordinary living experience. Join us as we embark on a journey that celebrates the wonders of modern living while honouring our deep-rooted connection to the natural world.



DIRECT ACCESS TO  
THE *CRYSTAL LAGOON*





AT THE HEART  
OF IT ALL



- 15 Mins ACADEMIC CITY
- 15 Mins MEYDAN RACECOURSE
- 20 Mins DUBAI INTERNATIONAL AIRPORT
- 20 Mins DUBAI CREEK HARBOUR & GOLF CLUB
- 23 Mins DUBAI HILLS GOLF CLUB
- 25 Mins BURJ KHALIFA
- 25 Mins DUBAI INTERNATIONAL FINANCIAL CENTRE
- 30 Mins BURJ AL ARAB
- 30 Mins PALM JUMEIRAH

— THE SANCTUARY  
MASTER PLAN

ROAD ENTRANCE

GATE ENTRANCE

GATE ENTRANCE

COMMERCIAL AREA

COMMUNITY CLUB HOUSE

THE LAKESHORE GATE ENTRANCE

WATER ACTIVITY ZONE

GATE ENTRANCE

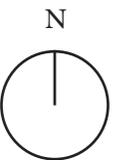
GATE ENTRANCE



# AMENITIES

## WITHIN THE COMMUNITY

- 01 MAIN ENTRANCE
- 02 SIKKA CONNECTION
- 03 NATURE PLAYGROUND
- 04 PLAZA AREA
- 05 DOG PARK
- 06 COMMUNAL PARKING
- 07 WATER ACTIVITY ZONE
- 08 COMMUNITY LAGOON



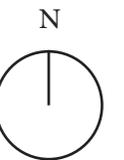
— THE LAKESHORE  
VILLA TYPES



THE CASCADE VILLAS



THE GARDEN VILLAS



## THE COMMUNITY

5-BEDROOM VILLAS 19

4-BEDROOM VILLAS 19

TOTAL VILLAS 38

## ANTICIPATED COMPLETION DATE

Q4 2026

## ANTICIPATED SERVICE CHARGE

AED 4 per sq. ft





VILLA TYPES  
& *SPECIFICATIONS*

# THE CASCADE

LAGOON VIEW FIVE-BEDROOM VILLAS

STARTING FROM  
AED 14.9 MILLION

# THE CASCADE VILLAS

## FIVE-BEDROOM

**Total Area:**

7,610.9 sq. ft

**Plot Area Range:**

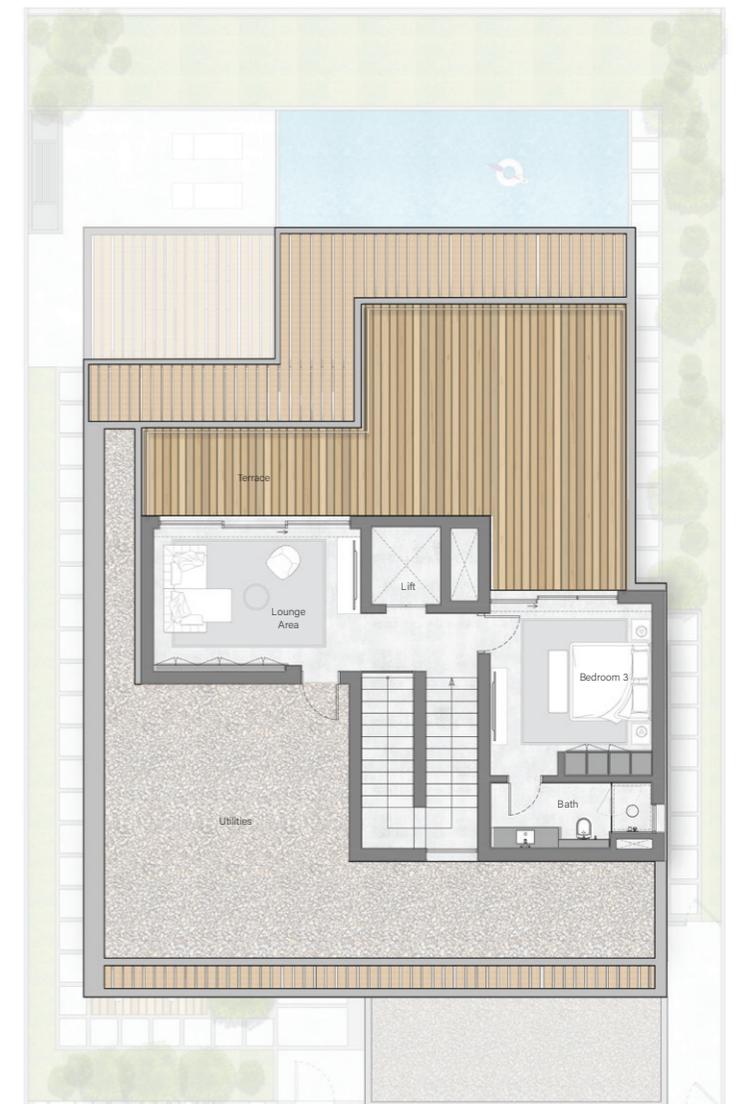
from 4,922.3 to 7,831.8 sq. ft



GROUND FLOOR

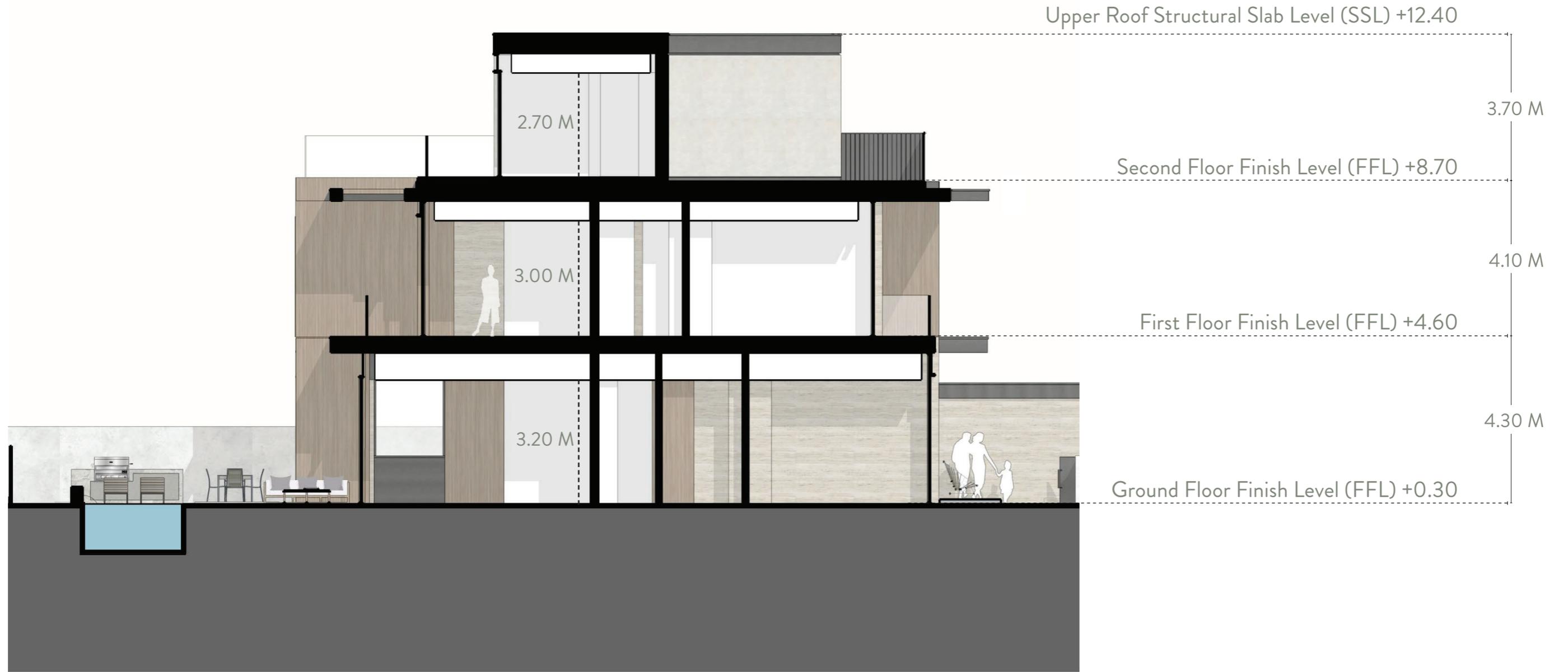


FIRST FLOOR



SECOND FLOOR

— THE CASCADE VILLAS  
ARCHITECTURAL SECTION



LONG SECTION

## OUTDOOR FEATURES

- 01 Villa garden and outdoor seating areas
- 02 Dedicated barbeque space
- 03 Lounge pool with shallow seating
- 04 Outdoor lounge terrace
- 05 Floor-to-ceiling sliding windows
- 06 2 covered car parking space
- 07 Electrical vehicle charging dock

## INDOOR FEATURES

- 01 Elevator
- 02 Maids Room
- 03 Drivers Room
- 04 Laundry Room
- 05 Powder Room
- 06 Double-height entrance foyer
- 07 Home automation system and room
- 08 Family living and lounge area
- 09 Family dining and show kitchen with kitchen counter island
- 10 Show kitchen with integrated appliances
- 11 Preparations kitchen with integrated appliances
- 12 Bespoke joinery detailing and premium stone surfaces
- 13 En-suite guest bedroom on the Ground Floor
- 14 4 En-suite bedrooms with walk-in wardrobes
- 15 Detailed wardrobes with high-end ironmongery and accessories
- 16 Master bathroom with free-standing bathtub
- 17 High-quality European sanitaryware and fittings
- 18 High quality faucet with multifunction features
- 19 Marble stone flooring on the Ground Floor and staircase
- 20 Natural wood-look flooring on bedrooms
- 21 Indoor lounge area for entertainment with access to the outdoor terrace on the Second Floor

STYLE 1

POOL VIEW



STYLE 1

STREET VIEW



107

1404

12345

STYLE 2

POOL VIEW



STYLE 2

STREET VIEW





# THE GARDEN

GARDEN VIEW FOUR-BEDROOM VILLAS

STARTING FROM  
AED 12.9 MILLION

— THE GARDEN VILLAS  
FOUR-BEDROOM

**Total Area:**  
6,417.4 sq. ft

**Plot Area Range:**  
from 4,477.8 to 5,829.7 sq. ft



GROUND FLOOR

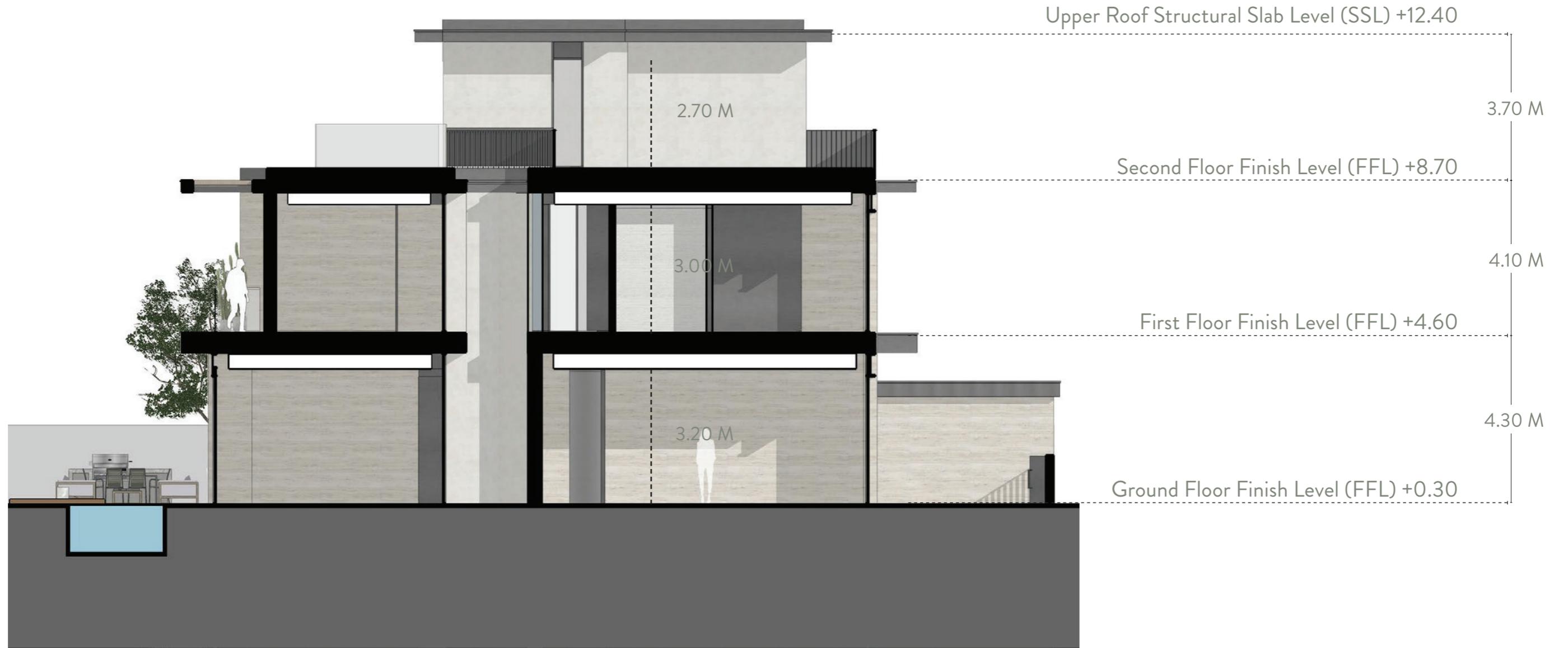


FIRST FLOOR



SECOND FLOOR

— THE GARDEN VILLAS  
ARCHITECTURAL SECTION



LONG SECTION

## OUTDOOR FEATURES

- 01 Villa garden and outdoor seating areas
- 02 Dedicated barbeque space
- 03 Lounge pool with shallow seating
- 04 Outdoor lounge terrace
- 05 Floor-to-ceiling sliding windows
- 06 2 covered car parking space
- 07 Electrical vehicle charging dock

## INDOOR FEATURES

- 01 Elevator
- 02 Maids Room
- 03 Drivers Room
- 04 Laundry Room
- 05 Powder Room
- 06 Store room
- 07 Double-height entrance foyer
- 08 Home automation system and room
- 09 Family living and lounge area
- 10 Family dining and show kitchen
- 11 Show kitchen with integrated appliances
- 12 Preparations kitchen with integrated appliances
- 13 Bespoke joinery detailing and premium stone surfaces
- 14 En-suite guest bedroom on the Ground Floor
- 15 3 En-suite bedrooms with walk-in wardrobes
- 16 Detailed wardrobes with high-end ironmongery and accessories
- 17 Master bathroom with free-standing bathtub
- 18 High-quality European sanitaryware and fittings
- 19 High quality faucet with multifunction features
- 20 Marble stone flooring on the Ground Floor and staircase
- 21 Natural wood-look flooring on bedrooms
- 22 Indoor lounge area with access to the outdoor terrace on the Second Floor
- 23 Multipurpose space for entertainment on the Second Floor

STYLE 1

POOL VIEW



STYLE 1

STREET VIEW



107

B 12345

STYLE 2

POOL VIEW



STYLE 2

STREET VIEW





## LIVING SPACES

Dedicated spacious space combining the show kitchen, dining area and family living space overlooking the lagoon, garden and pool



SPACES FILLED  
*WITH NATURAL LIGHT*

The spaces are designed to combine the outdoor and indoor experience across the garden and the living space on the Ground Floor.



## KITCHEN AND DINING

Fully fitted show and preparation kitchens with branded appliances. The show kitchen is designed with a fixed window that is centered with the hob and overlooking the outdoor area, for a naturally lit space and a better cooking experience.



360-DEGREE *LIVING & KITCHEN*



## MASTER BEDROOM

Spacious master suite with lounge area and terrace, overlooking the pool and garden with a nicely designed and detailed fitted desk that can function as a home office or dresser desk that comes with a soft closing drawers to store makeup, accessories or stationery.



## MASTER BATHROOM

A free-standing bathtub overlooking the lagoon and the garden, with Ellington standard generous storage spaces and a separate walk-in shower with glass partition



*MASTER WALK-IN CLOSET*

Bespoke joinery detailing with high-end fixtures and fittings



## TYPICAL *BATHROOM*

High-end porcelain floor and wall tiles  
with high-quality European sanitary  
ware and accessories

# POWDER ROOM

Premium combination of natural stones and high-end porcelain wall and floor tiles



A close-up photograph of a green leaf with several water droplets on its surface. The background is dark with out-of-focus light spots (bokeh). The text is centered over the leaf.

VILLA EXTERIORS  
*MATERIAL SELECTION*

STYLE 1 - STREET VIEW  
MATERIAL SELECTION



GREY TEXTURED  
PAINT CLAY FINISH



CLEAR GLASS  
DOUBLE GLAZING



HPL WOOD FINISH  
TRESPA GREYED CEDAR



GREY POWDER  
COATED ALUMINUM



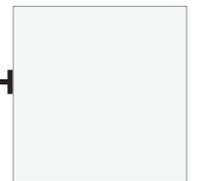
ANTHRACITE GREY  
PORCELAIN TILES

# STYLE 1 - GARDEN VIEW

## MATERIAL SELECTION



GREY TEXTURED  
PAINT CLAY FINISH



CLEAR GLASS  
DOUBLE GLAZING



CLEAR GLASS DOUBLE  
LAMINATED FOR HANDRAILS  
(LOW IRON)



GREY POWDER  
COATED ALUMINUM



ANTHRACITE GREY  
PORCELAIN TILES

STYLE 2 - STREET VIEW  
MATERIAL SELECTION



GREY TEXTURED  
PAINT CLAY FINISH



HPL WOOD FINISH  
TRESPA CORE



CLEAR GLASS  
DOUBLE GLAZING



CLEAR GLASS DOUBLE  
LAMINATED FOR HANDRAILS  
(LOW IRON)



GREY POWDER  
COATED ALUMINUM



ARIOSTEA  
CREMA DELICATO  
PORCELIAN GLAZE

# STYLE 2 - GARDEN VIEW

## MATERIAL SELECTION



GREY TEXTURED  
PAINT CLAY FINISH



HPL WOOD FINISH  
TRESPA CORE



CLEAR GLASS DOUBLE  
LAMINATED FOR HANDRAILS  
(LOW IRON)



GREY POWDER  
COATED ALUMINUM



CLEAR GLASS  
DOUBLE GLAZING



ARIOSTEA  
CREMO DELICATO  
PORCELIAN GLAZE

# PAYMENT PLAN

**20%**

At the time of  
booking

**10%**

60 days after the  
reservation date

November 2023

**10%**

120 days after the  
reservation date

January 2024

**5%**

240 days after the  
reservation date

May 2024

**5%**

360 days after the  
reservation date

September 2024

**5%**

450 days after the  
reservation date

December 2024

**5%**

540 days after the  
reservation date

Marc 2025

**5%**

720 days after the  
reservation date

September 2025

**5%**

900 days after the  
reservation date

March 2026

**30%**

On completion



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ELLINGTONPROPERTIES.AE

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