



THE SANCTUARY

By Ellington

MATERIALS & FINISHES

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Indoor Features



Villa

- Welcoming foyer showcasing the courtyard, & double-height space, for an impressive start to your journey
- Kone or equivalent, 4-person, passenger lift
- Dedicated spacious dining & family living area overlooking the pool area
- 4.0 meters clear ground floor ceiling height
- 3.4 meters clear basement, first-floor, and second-floor ceiling height
- High-quality natural marble stone flooring throughout the foyer, living, dining, show kitchen, and powder room
- High-quality wood-look flooring (SPC) for bedrooms & clubhouse
- Bespoke design and detailing for the natural marble staircase steps
- Home automation
- Dedicated maids room with bathroom
- Dedicated drivers room with bathroom
- Fitted laundry room (no washing/dryer machines)

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Show Kitchen

- High-end electrical hob, Miele, or equivalent
- High-end concealed extractor, Miele, or equivalent
- High-end fridge, Miele, or equivalent
- High-quality faucet with multifunction features (pull-out)
- High-quality countertop
- High-quality under-counter sink Franke or equivalent

Preparation Kitchen

- High-end gas hob, Siemens, or equivalent
- High-end concealed extractor, Siemens or equivalent
- High-end oven, Siemens or equivalent
- High-end microwave, Siemens, or equivalent
- High-end freezer, Siemens or equivalent
- High-end fridge, Siemens or equivalent
- High-end dishwasher, Siemens or equivalent
- High-quality countertop
- High-quality faucet with multifunction features (pull-out)
- Filtered water faucet

Bathrooms & Powder Room

- A premium combination of natural stones and high-end porcelain tiles for walls and floors, fully sealed to be suitable for wet area use
- Premium fully sealed vanity top with soft-closing drawers and integrated light
- High-quality sanitary ware from Geberit, Gessi, Grohe, or equivalent European grade.
- High-quality bathroom accessories from Geberit, Gessi, Grohe, or equivalent European grade.
- Bespoke medicine cabinets with integrated lighting
- The shower area will have a feature wall with a nicely designed niche with integrated light
- Glass door partitions to showers with linear stainless steel shower floor drain

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The Retreat: 6 Bedrooms

- Stunning arrival experience showcasing the double-height space and the two captivating courtyards bringing nature and natural light to the core of the space
- High ceiling levels in the living, dining, bedrooms, and a multi-purpose room on the second floor
- En-suite guest bedroom with an external terrace and a high-end fully fitted walk-in closet & a private bathroom
- 4 En-suite bedrooms with high-end fully fitted walk-in closets & a private bathroom
- Spacious master suite with a foyer, separate balcony, and living area, overlooking the internal courtyard, the Lagoon & Burj Khalifa
- Spacious European standards fully fitted his & hers walk-in closet with a dedicated space for the vanity/dresser, display shelves for the shoes & bags with integrated lights and island
- Master bathroom includes a wellness couples' rainfall shower and free-standing bathtub overlooking the Lagoon & Burj Khalifa, with generous storage space in the drawers and a separate wc area
- Study & library room on the first floor
- A clubhouse overlooking the Lagoon & Burj Khalifa, with a high-end fully fitted bar area and a spacious outdoor area
- Fully fitted pantry to serve the second floor & clubhouse area
- Basement with a multipurpose room overlooking the sunken garden
- Spa room with dedicated steam shower
- Beautifully-designed massage room overlooking the sunken garden with a fitted cabinet and sink to serve the purpose of the room

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The Hideaway: 5 Bedrooms

- Stunning arrival experience showcasing the double-height space and the two captivating courtyards bringing nature and natural light to the core of the space
- High ceiling levels in the living, dining, bedrooms, and multi-purpose room on the second floor
- En-suite guest bedroom with an external terrace and high-end fully fitted walk-in closet & a private bathroom
- 3 En-suite bedrooms with high-end fully fitted walk-in closets & a private bathroom
- Spacious master suite with a separate balcony and living area, overlooking the internal courtyard garden & back garden
- Spacious European standards fully fitted his & hers walk-in closet with a dedicated space for the Vanity /dresser, display shelves for the shoes & bags with integrated lights, and an island
- Master bathroom includes a wellness couples' rainfall shower and a free-standing bathtub overlooking the garden and pool area with generous storage space and a separate walk-in closet area
- TV lounge on the first floor
- Spa room with dedicated steam shower on second floor
- A spacious multi-purpose room (living & game room) with a large outdoor terrace on the second floor
- Gym area with spa & external yoga terrace
- Outdoor pantry area on the roof terrace

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The Escape: 5 Bedrooms

- Stunning arrival experience showcasing the double-height space and the captivating courtyard bringing nature and natural light to the core of the space
- A dedicated breakfast area in the show kitchen, with a view of the garden and pool
- High ceiling levels in the living, dining, bedrooms, and multi-purpose room on the second floor
- A dedicated breakfast area in the show kitchen, with views of the garden and pool
- A fully fitted pantry in the preparation kitchen
- An external garden storage area
- En-suite guest bedroom with an external terrace and a high-end fully fitted wardrobe & a private bathroom
- 3 en-suite bedrooms with high-end fully fitted walk-in closets & a private bathroom
- Spacious master suite with a foyer, separate balcony, and living area, overlooking the back garden & pool area
- Master bathroom includes a wellness couples rainfall shower and a free-standing bathtub overlooking the garden with generous storage spaces and a separate walk-in closet area
- Spacious European standards fully fitted his & hers walk-in closet with island
- Multipurpose room with an outdoor terrace
- Spa room with dedicated steam shower on second floor
- Gym area with spa & external yoga terrace
- Fitted pantry to serve the multipurpose area on the second floor

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The Oasis: 4 Bedrooms

- Stunning arrival experience showcasing the double height space and a large captivating central courtyard bringing nature and natural light to the core of the space
- High ceiling levels in the living, dining, bedrooms, and multi-purpose room on the second floor
- Study & library with an external terrace on the ground floor
- 3 en-suite bedrooms with high-end fully fitted walk-in closet
- Spacious master suite with a separate lounge area and a balcony overlooking the internal courtyard garden and the back garden/pool area
- Master bathroom includes steam showers and a free-standing bathtub with generous storage spaces and a separate walk-in closet area
- Multipurpose room with an additional yoga terrace and an en-suite bathroom that can be converted to an extra bedroom or gym on the second floor
- A large outdoor terrace on the second floor
- Outdoor pantry area on the roof terrace
- A well-lit reading area on the second floor lobby, overlooking the internal courtyard

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Community Features

- An exclusive community with around-the-clock security and a dedicated Guardhouse
- Every community has a welcoming arrival plaza
- Parks are equipped with kids' play areas
- Outdoor working stations with public WIFI & charging points to enjoy working in the outdoors
- Pocket seating
- BBQ areas for large gatherings
- Open lawns
- Dedicated outdoor workout areas for yoga, meditation, and fitness activities
- Dog parks
- Dog washing stations
- Bicycle racks

Villa Architecture & Landscape Features

- The internal and external Zen courtyards within the villas
- Entrance pathways / Stepping stones
- Dedicated grass lawns in the garden
- Villa terrace and outdoor seating area
- A dedicated BBQ area in the garden
- A private swimming pool and pool deck
- Floor-to-ceiling sliding doors
- Outdoor pocket seating areas in the garden
- A private sunken seating area in the basement (The Retreat and The Hideaway)
- 3-Car covered parking (2-Car covered parking in The Oasis)
- Electric vehicle charging station

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MEP Features

- VRF air-conditioning system
- Lighting control through home automation
- Soundproof drainage piping system
- Home automation (includes lighting control and AC)
- Provisions include curtain motors, background music speakers, CCTV for boundary wall and entrance lobby



Sustainability Features

- EV charging station
- Solar water heater
- Energy-efficient LED light fittings
- Fan Coil Unit(FCU's) with EC motors
- Fresh Air Handling Units (FAHU) are equipped with energy recovery wheel
- Condensate drain from Fresh Air Handling Unit (FAHU's) is collected in a tank and used for irrigation
- Variable frequency drive in all pumps and fans
- Only water-efficient fittings
- Low VOC adhesives and paintings

