



ONE
RIVER POINT

MATERIALS AND FINISHES

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Main Lobby

- Beautiful marble flooring
- Entry walk-off mats and digital security
- Original locally crafted art pieces throughout the property commissioned by the Ellington Art Foundation
- Ellington Hospitality scent throughout the public areas
- FM office directly off of reception (With pantry, workspace and toilet)
- Large bookcase filled with board games and design, art, fashion and food related subjects
- Custom work/ multi-purpose meeting table for touchdown, work, quick meetings or reading a book
- Concierge and security desk

Residential Clubhouse

- Double height ceilings with full height transparent glazing overlooking garden and swimming pool
- Elegant Lounge space with kitchenette to gather, entertain and meet, with hotel style lounge furnishings and small co-working business center with coffee station and pantry
- Male, female and accessible WC facilities on same floor
- Ellington Hospitality scent throughout the public areas
- Ample natural daylight

Experience Room

- Multi-projector displaying on surfaces of the room, engaging people in a relaxing zone-out session
- Comfortable day beds

Fitness Studio

- Commercial quality fitness equipment from a well-recognized and eco-conscious gym equipment brand
- Durable wood and rubber gym flooring
- Zoned areas for full body workout
- Layout reviewed and approved by leading fitness experts and trainers
- Ample natural daylight
- Unobstructed pool view
- Balance bar with full height mirror
- Adult climbing net covering up the double height in the space

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Yoga Studio

- Durable wood flooring
- Ample natural daylight
- Acoustic ceiling

Indoor Kids Play Area

- Kids scale furniture
- Interactive play area and games
- Kids bathroom designed for children with baby change
- Sustainable and durable, individually selected toys and games that meet criteria of Montessori and leading educational scientists' educational advice

Male and Female Change Rooms

- Change rooms with Spa quality wet areas, including steam and sauna with hospitality inspired touchpoints
- Steam Shower with bench, Chroma therapy lights and various rain settings.
- 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

Landscape Area

- Palm-type trees such as Washingtonia robusta and Chamaerops humilis along with other species of plants
- Granite paving for the drop-off
- High-quality porcelain finish for the pool deck and Thai stone for the pool
- Hotel-style outdoor furniture
- Modern Kids' play equipment and quirky seating area
- Designed barbecue counter with natural hardwood finish and granite countertop

The Residence Apartments

- Heightened ceilings in Living, Dining and Bedrooms
- Beautiful & strong large format porcelain tile flooring
- Generous outside living balcony areas
- High Quality door hardware and ironmongery
- Solid core acoustically rated entry doors

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Wardrobes

- Full length wardrobes
- Durable and easy clean cabinet doors with tasteful carcasses
- Feature cabinet with integrated lighting for display
- Ample hanging, drawer, and shelf spaces
- Undermount soft self-closing drawer runners from a reputable European brand
- Durable oval hanging rails with integrated lighting from a reputable European brand

Kitchens

- Tasteful large format porcelain tile flooring
- Custom-designed contemporary kitchen cabinetry
- High standard European brand appliances and mechanisms
- Gas cooktop
- Anti-frost combination fridge / freezer
- Stainless steel hidden recirculated exhaust hood for typical apartments
- Integrated draft counter hood for 3 Bedroom units+
- Premium, durable sintered stone countertops
- Feature spice cabinet rack
- Under-mount, stainless steel kitchen sink
- Pull-out stainless-steel faucet premium branded

Bathrooms and Powder Rooms

- High quality faucets and accessories from international brand
- Porcelain tiled step-down walk-in showers
- Porcelain wall and floor tiles
- Bespoke medicine cabinets with integrated light and under sink storage
- Glass door partitions into the showers
- Linear stainless steel shower floor drain
- Premium, durable porcelain stone countertops with integrated sinks

Lighting & Technology

- Top-quality LED lighting, motion sensors to save electricity in the corridors, public areas, and parking for energy efficiency
- Residences are fully pre-wired for high-speed internet/phone/data
- Home automation system for apartments
- CCTV monitored
- Background music in the main lobby and amenity areas

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- EV charging stations with smart billing system
- WiFi in the main lobby and amenity areas
- IP intercom system integrated with access control system that enables tenants to remotely allow entry of guests, delivery persons into the building
- Access control system with biometric/ card reader for building entry and prevent unauthorized access to the premises
- Metered gas line for all apartments
- Vehicular gate barriers with long-range, anti-pass card reader system
- Temperature controlled pools