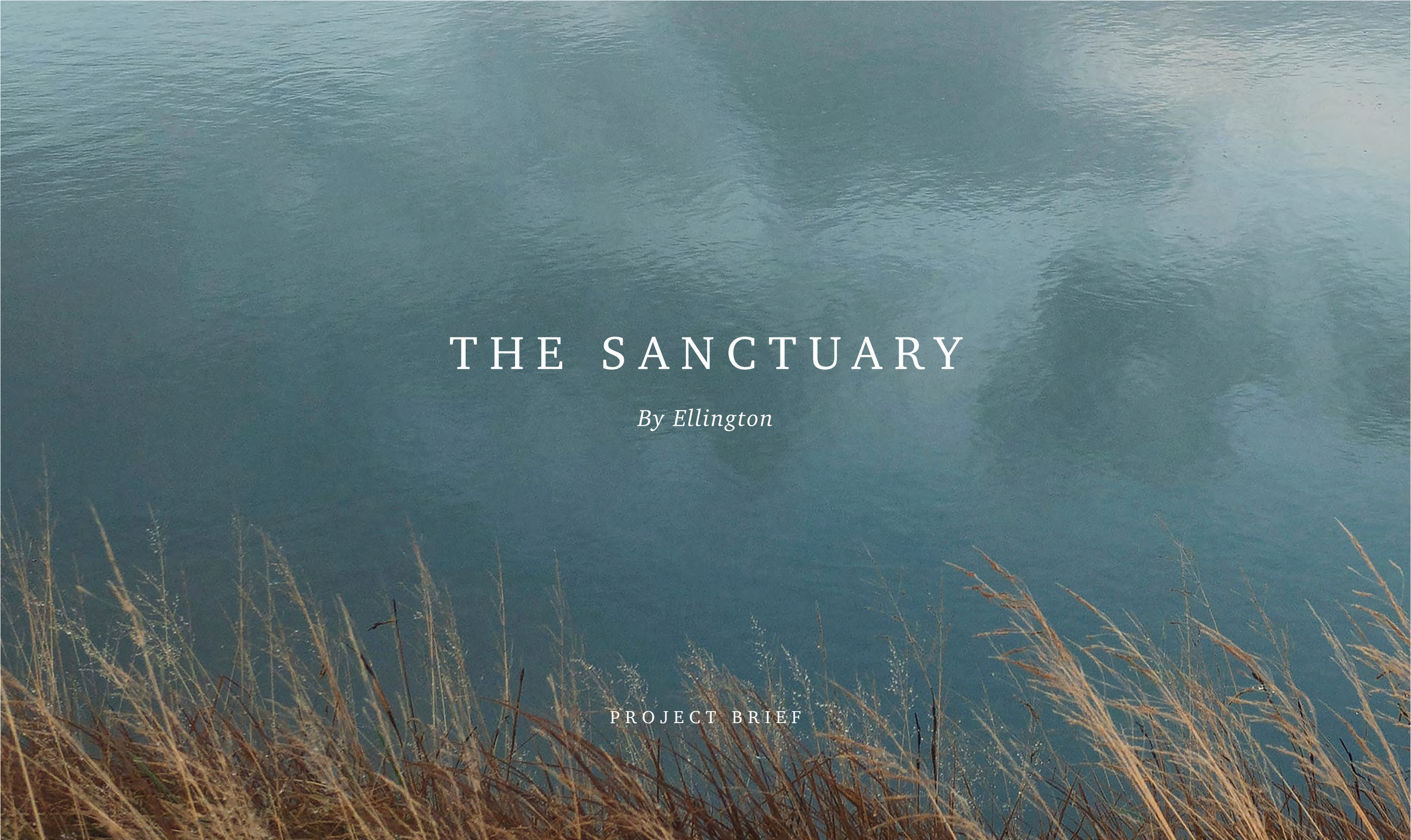


The background of the entire page is a photograph of a body of water, likely a lake or a wide river. The water is a deep, calm blue-grey color with subtle ripples. In the foreground, at the bottom of the frame, there is a dense cluster of tall, dry, golden-brown reeds or grasses that are slightly out of focus. The overall mood is serene and natural.

THE SANCTUARY

By Ellington

PROJECT BRIEF

EMBRACE
EXQUISITE
LIVING

Exceptional design is not just about aesthetics. It is about the feelings evoked as you step into distinctive and inspirational spaces. Experiencing a deep sense of belonging, as you become a part of an exclusive gated community.

This curated collection of outstanding homes represents the pinnacle of design-led living. Tranquil, private, and the essence of contemporary living, each villa offers a haven of harmony, a spectacular place to belong for discerning connoisseurs of fine living.





STEP INTO
AN INSPIRED
LIFESTYLE

This limited collection of exquisite homes is nestled in a private gated community that brings with it an inspirational lifestyle. These four-to-six-bedroom homes are presented in four different styles with distinctive designs and options. Each contemporary villa is meticulously curated with its pool, rooftop terrace, and courtyard and is a short stroll away from a beautiful central lagoon.





A
NEW
LEVEL OF
FAMILY LIVING

The Sanctuary is Ellington's first master community development. An exclusive collection of distinctively-designed villas with seamless access to everything Dubai has to offer, together with spectacular views of the iconic Dubai skyline and the Burj Khalifa.

Located in District 11 at the heart of Mohammed Bin Rashid City, this distinctive gated community nestles in green areas at one with nature. This highly sought-after destination radiates around a stunning central lagoon and enjoys a great location within easy reach of schools, shops, parks, and Downtown Dubai.



AT
THE HEART
OF IT ALL



ACADEMIC CITY
15 MINUTES



BURJ KHALIFA
25 MINUTES



MEYDAN RACECOURSE
15 MINUTES



DIFC
25 MINUTES



DUBAI INTERNATIONAL AIRPORT
20 MINUTES



BURJ AL ARAB
30 MINUTES



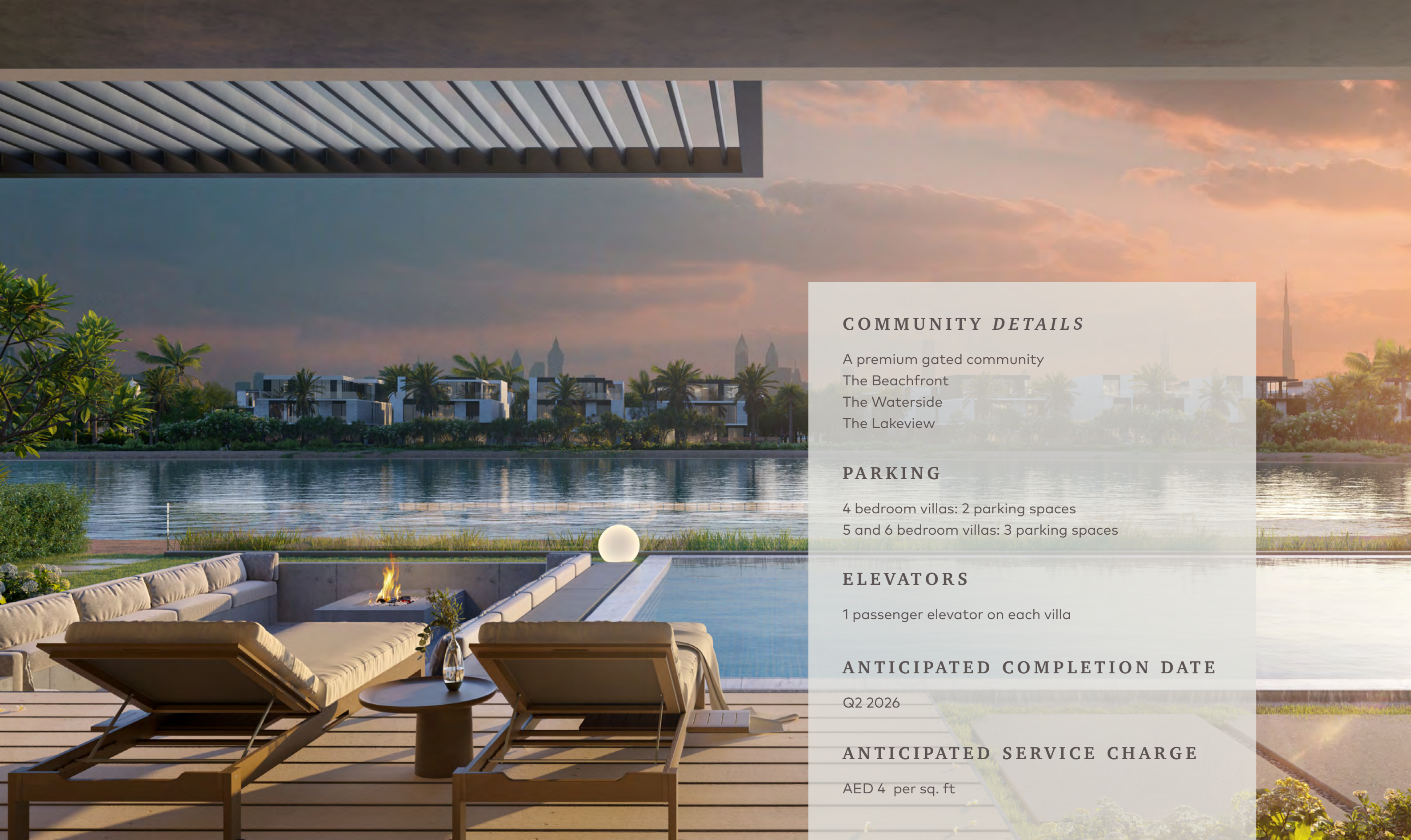
DUBAI CREEK HARBOUR & GOLF CLUB
20 MINUTES



PALM JUMEIRAH
30 MINUTES



DUBAI HILLS GOLF CLUB
23 MINUTES



COMMUNITY *DETAILS*

A premium gated community
The Beachfront
The Waterside
The Lakeview

PARKING

4 bedroom villas: 2 parking spaces
5 and 6 bedroom villas: 3 parking spaces

ELEVATORS

1 passenger elevator on each villa

ANTICIPATED COMPLETION DATE

Q2 2026

ANTICIPATED SERVICE CHARGE

AED 4 per sq. ft

— THE BEACHFRONT
MAP



THE RETREAT VILLAS



THE HIDEAWAY VILLAS



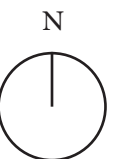
THE ESCAPE VILLAS



THE STRAND VILLAS



THE OASIS VILLAS



THE WATERSIDE
MAP



THE RETREAT VILLAS



THE HIDEAWAY VILLAS



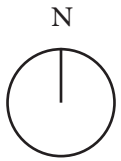
THE ESCAPE VILLAS



THE STRAND VILLAS



THE OASIS VILLAS



THE LAKEVIEW
MAP



THE RETREAT VILLAS



THE HIDEAWAY VILLAS



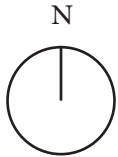
THE ESCAPE VILLAS



THE STRAND VILLAS



THE OASIS VILLAS



VILLA TYPES & SPECIFICATIONS



THE RETREAT

LAGOON VIEW SIX-BEDROOM VILLAS



THE RETREAT VILLAS

SIX-BEDROOM

Total Area:
14,605.6 sq. ft

Plot Area Range:
from 8,335.9 to 14,383.8 sq. ft



BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

OUTDOOR FEATURES

- 01

Accessible Zen Gardens & Courtyards
- 02

Rooftop Terrace
- 03

Floor-to-ceiling Sliding Windows
- 04

Garden with Pool & Sunken Seating
- 05

Pool Lounge Terrace
- 06

3 Covered Car Parking

INDOOR FEATURES

- 01

Elevator
- 02

Maids Room
- 03

Drivers Room
- 04

Laundry Room
- 05

Library & Office
- 06

Filtered Water Faucet
- 07

Double-Height Entrance
- 08

Premium Stone Surfaces
- 09

Wellness Couples Shower
- 10

Bespoke Joinery Detailing
- 11

Home Automation System
- 12

Pantry on the 2nd Floor & Roof
- 13

Show Kitchen with Miele Appliances
- 14

Master Bathroom with Lagoon & Burj Khalifa Views
- 15

High-Quality Stone Vanity Tops in the Bathrooms
- 16

Working Kitchen with Gas Burner & Oven
- 17

En-Suite Bedrooms with Walk-in Wardrobes
- 18

En-Suite Guest Bedroom on the Ground Floor
- 19

Roof Terrace with Bar Overlooking Burj Khalifa
- 20

High-Quality International Brands for Sanitaryware
- 21

Working Kitchen with Siemens Appliances
- 22

Unique 2nd Floor/Rooftop Clubhouse and Burj Khalifa View
- 23

Beautiful Marble Flooring on the Ground Floor & Staircase
- 24

Basement with Multipurpose Room Overlooking a Sunken Garden
- 25

High-Quality Faucets, Sinks & Accessories from International Brands
- 26

Master Bathroom with "Outdoor Experience Shower & Free-Standing Bathtub
- 27

Spa with a Dedicated Steam Shower & Massage Room Overlooking the Sunken Garden
- 28

Expansive Master Suite Overlooking Internal Courtyard Garden, Lagoon & Burj Khalifa with Larger His & Hers Walk-in Closet

STYLE 1





STYLE 2







THE HIDEAWAY

PARK VIEW FIVE-BEDROOM VILLAS

THE HIDEAWAY VILLAS

FIVE-BEDROOM

Total Area:
12,380.21 sq. ft

Plot Area:
8,288.2 sq. ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

OUTDOOR FEATURES

- 01 Accessible Zen Gardens & Courtyards
- 02 Rooftop Terrace
- 03 Floor-to-ceiling Sliding Windows
- 04 Garden with Pool & Sunken Seating
- 05 Pool Lounge Terrace
- 06 3 Covered Car Parking

INDOOR FEATURES

- 01 Elevator
- 02 Maids Room
- 03 Drivers Room
- 04 Laundry Room
- 05 Filtered Water Faucet
- 06 Double-Height Entrance
- 07 Premium Stone Surfaces
- 08 Bespoke Joinery Detailing
- 09 Home Automation System
- 10 TV Lounge Space on the First Floor
- 11 Show Kitchen with Miele Appliances
- 12 Working Kitchen with Siemens Appliances
- 13 Multipurpose Room that can be converted to a Bedroom or Fitness Studio on the 2nd Floor
- 14 En-Suite Bedrooms with Walk-in Wardrobes
- 15 Working Kitchen with Gas Burner and Oven
- 16 En-Suite Guest Bedroom on the Ground Floor
- 17 High-Quality Stone Vanity Top in the Bathrooms
- 18 High-Quality International Brands for Sanitaryware
- 19 Large Master Suite Overlooking Internal Courtyard
- 20 Spa with a Dedicated Steam Shower on the 2nd Floor
- 21 Large Living Room & Games Room on the 2nd Floor
- 22 Beautiful Marble Flooring on the Ground Floor & Staircase
- 23 Bathroom with Outdoor Experience Shower and Free-Standing Bathtub
- 24 High-Quality Faucets, Sinks & Accessories from International Brands
- 25 Roof Terrace Overlooking Community Gardens with Built-in Bar Counter & a Large Seating Area

STYLE 1





STYLE 2







THE ESCAPE

PARK & GARDEN VIEW FIVE-BEDROOM VILLAS

THE ESCAPE VILLAS

FIVE-BEDROOM

STYLE 1

Total Area:
9,984.9 sq. ft

Plot Area Range:
from 8,763.7 to 9,025.1 sq. ft

STYLE 2

Total Area:
10,028.6 sq. ft

Plot Area Range:
from 8,763.7 to 9,025.1 sq. ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

OUTDOOR FEATURES

- 01

Accessible Zen Gardens & Courtyards
- 02

Rooftop Terrace
- 03

Floor-to-ceiling Sliding Windows
- 04

Garden with Pool & Sunken Seating
- 05

Pool Lounge Terrace
- 06

3 Covered Car Parking

INDOOR FEATURES

- 01

Elevator
- 02

Maids Room
- 03

Drivers Room
- 04

Laundry Room
- 05

Rooftop Yoga Area
- 06

Filtered Water Faucet
- 07

Double-Height Entrance
- 08

Bespoke Joinery Detailing
- 09

Home Automation System
- 10

Premium Stone Surfaces
- 11

Show Kitchen with Miele Appliances
- 12

Large Master Suite with Lounge Area
- 13

Working Kitchen with Siemens Appliances
- 14

Working kitchen with Gas Burner & Oven
- 15

En-Suite Bedrooms with Walk-in Wardrobes
- 16

En-Suite Guest Bedroom on the Ground Floor
- 17

Spa with Dedicated Steam Shower on the Roof
- 18

High-Quality Stone Vanity Tops in the Bathrooms
- 19

High-Quality International Brands for Sanitaryware
- 20

Bathroom with Large Shower & Free-Standing Bathtub
- 21

Beautiful Marble Flooring on the Ground Floor & Staircase
- 22

High-Quality Faucets, Sinks & Accessories from International Brands
- 23

Multipurpose Room that can be converted into an Additional Bedroom or a Fitness Studio

STYLE 1





STYLE 2







THE STRAND

PARK & GARDEN VIEW FIVE-BEDROOM VILLAS

— THE STRAND VILLAS

FIVE-BEDROOM

STYLE 1

Total Area:
7,844.4 sq. ft

Plot Area Range:
from 5,726.4 to 7,848.5 sq. ft

STYLE 2

Total Area:
7,952.0 sq. ft

Plot Area Range:
from 5,726.4 to 7,848.5 sq. ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

OUTDOOR FEATURES

- 01 Accessible Zen Gardens & Courtyards
- 02 Rooftop Terrace
- 03 Floor-to-ceiling Sliding Windows
- 04 Garden with Pool & Sunken Seating
- 05 Pool Lounge Terrace
- 06 2 Covered Car Parking

INDOOR FEATURES

- 01 Elevator
- 02 Maids Room
- 03 Drivers Room
- 04 Laundry Room
- 05 Filtered Water Faucet
- 06 Double-Height Entrance
- 07 Bespoke Joinery Detailing
- 08 Home Automation System
- 09 Premium Stone Surfaces
- 10 Show Kitchen with Miele Appliances
- 11 Library & Office Space on the Ground Floor
- 12 Working Kitchen with Siemens Appliances
- 13 En-Suite Bedrooms with Walk-in Wardrobes
- 14 Working Kitchen with Gas Burner & Oven
- 15 High-Quality Stone Vanity Top in the Bathrooms
- 16 High-Quality International Brands for Sanitaryware
- 17 High-Quality Faucets, Sinks & Accessories from International Brands
- 18 Beautiful Marble Flooring on the Ground Floor & Staircase
- 19 Large Master Bathroom with Shower & Free-Standing Bathtub
- 20 Large Master Suite with Living Room Space Overlooking Internal Garden

STYLE 1





STYLE 2







THE OASIS

PARK & GARDEN VIEW FOUR-BEDROOM VILLAS

— THE OASIS VILLAS
FOUR-BEDROOM

STYLE 1

Total Area:
7,844.4 sq. ft

Plot Area Range:
from 5,726.4 to 7,848.5 sq. ft

STYLE 2

Total Area:
7,952.0 sq. ft

Plot Area Range:
from 5,726.4 to 7,848.5 sq. ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

OUTDOOR FEATURES

- 01 Accessible Zen Gardens & Courtyards
- 02 Rooftop Terrace
- 03 Floor-to-ceiling Sliding Windows
- 04 Garden with Pool & Sunken Seating
- 05 Pool Lounge Terrace
- 06 2 Covered Car Parking

INDOOR FEATURES

- 01 Elevator
- 02 Maids Room
- 03 Drivers Room
- 04 Laundry Room
- 05 Filtered Water Faucet
- 06 Double-Height Entrance
- 07 Bespoke Joinery Detailing
- 08 Home Automation System
- 09 Premium Stone Surfaces
- 10 Show Kitchen with Miele Appliances
- 11 Library & Office Space on the Ground Floor
- 12 Working Kitchen with Siemens Appliances
- 13 En-Suite Bedrooms with Walk-in Wardrobes
- 14 Working Kitchen with Gas Burner & Oven
- 15 High-Quality Stone Vanity Top in the Bathrooms
- 16 High-Quality International Brands for Sanitaryware
- 17 High-Quality Faucets, Sinks & Accessories from International Brands
- 18 Beautiful Marble Flooring on the Ground Floor & Staircase
- 19 Large Master Bathroom with Shower & Free-Standing Bathtub
- 20 Large Master Suite with Living Room Space Overlooking Internal Garden
- 21 Multipurpose Room on the 2nd Floor & Roof that can be converted into an Additional Bedroom

STYLE 1





STYLE 2





PAYMENT PLAN

20 %

At the time of
booking

10 %

60 days after the
reservation date

10 %

120 days after the
reservation date

5 %

240 days after the
reservation date

5 %

360 days after the
reservation date

5 %

450 days after the
reservation date

5 %

540 days after the
reservation date

5 %

720 days after the
reservation date

5 %

900 days after the
reservation date

30 %

On completion

800 8288
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

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