



# THE SANCTUARY

*By Ellington*

INVESTMENT GUIDE



COMMUNITY DETAILS

A PREMIUM GATED COMMUNITY

The Beachfront  
The Waterside  
The Lakeview

ELEVATORS

1 passenger elevator on each villa

ANTICIPATED COMPLETION DATE

Q4 2025

ANTICIPATED SERVICE CHARGE

AED 4 per sq. ft

PARKING

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

LOCATION

District 11, Mohammed Bin Rashid City

OWNERSHIP

Freehold

AMENITIES WITHIN THE COMMUNITY



CRYSTAL LAGOON



COURTYARD SPACES



LANDSCAPE GARDEN



KIDS PLAY AREA



COMMUNITY PARKS



PICNIC AREAS



DOG PARK



SEATING AREAS







DUBAI INTERNATIONAL  
AIRPORT  
20 MINS

THE WORLD ISLANDS

DUBAI FRAME  
25 MINS

MUSEUM OF THE FUTURE  
25 MINS

DIFC  
25 MINS

BURJ KHALIFA  
25 MINS

DUBAI MALL  
25 MINS

DUBAI CREEK  
HARBOUR  
20 MINS

RAS AL KHOR WILDLIFE  
SANCTURAY  
18 MINS

MEYDAN RACECOURSE  
15 MINS

BURJ AL ARAB  
30 MINS

MALL OF EMIRATES  
25 MINS

DUBAI HILLS  
GOLF CLUB  
23 MINS

DUBAI HILLS MALL  
20 MINS

KENT COLLEGE DUBAI  
20 MINS

CONVENIENTLY  
LOCATED

PALM JUMEIRAH  
30 MINS

10Km

5Km

SHEIK ZAYED ROAD E11

AL KHAIL ROAD E44

AL AIN DUBAI ROAD E66

SHEIK MOHAMMED BIN ZAYED ROAD



CLOSER  
TO NATURE

THE  
LAKEVIEW

THE  
WATERSIDE

THE  
BEACHFRONT





THE RETREAT  
VILLAS  
*LAGOON VIEW*





NUMBER OF BEDROOMS

6 Bedrooms

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

VILLA SIZE

Total Area:

14,605.6 sq. ft

Plot Area Range:

From 8,335.9 sq. ft  
to 14,383.8 sq. ft

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



THE RETREAT VILLAS  
*STYLE 1*





THE RETREAT VILLAS  
STYLE 2





THE RETREAT VILLAS  
*STYLE 1*





THE RETREAT VILLAS  
*STYLE 2*







THE HIDEAWAY  
VILLAS  
*PARK VIEW*



NUMBER OF BEDROOMS

5 Bedrooms

VILLA SIZE

Total Area:

12,380.21 sq. ft

Plot Area Range:

8,288.2 sq. ft

OUTDOOR FEATURES

- 01 Accessible Zen Gardens & Courtyards

04 Garden with Pool & Sunken Seating
- 02 Rooftop Terrace

05 Pool Lounge Terrace
- 03 Floor-to-ceiling Sliding Windows

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



THE HIDEAWAY VILLAS  
*STYLE 1*





THE HIDEAWAY VILLAS  
STYLE 2





THE HIDEAWAY VILLAS  
*STYLE 1*





THE HIDEAWAY VILLAS  
*STYLE 2*







THE ESCAPE  
VILLAS

*PARK & GARDEN VIEWS*



NUMBER OF BEDROOMS

5 Bedrooms

STYLE 1

Total Area:

9,984.9 sq. ft

Plot Area Range:

From 8,763.7 sq. ft  
to 9,025.1 sq. ft

STYLE 2

Total Area:

10,028.6 sq. ft

Plot Area Range:

From 8,763.7 sq. ft  
to 9,025.1 sq. ft

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



THE ESCAPE VILLAS  
*STYLE 1*





THE ESCAPE VILLAS  
STYLE 2





THE ESCAPE VILLAS  
*STYLE 1*





THE ESCAPE VILLAS  
*STYLE 2*







THE STRAND  
VILLAS

*PARK & GARDEN VIEWS*



NUMBER OF BEDROOMS

5 Bedrooms

STYLE 1

Total Area:

7,844.4 sq. ft

Plot Area Range:

From 5,726.4 sq. ft  
to 7,848.5 sq. ft

STYLE 2

Total Area:

7,952.0 sq. ft

Plot Area Range:

From 5,726.4 sq. ft  
to 7,848.5 sq. ft

OUTDOOR FEATURES

01 Accessible Zen Gardens & Courtyards

04 Garden with Pool & Sunken Seating

02 Rooftop Terrace

05 Pool Lounge Terrace

03 Floor-to-ceiling Sliding Windows

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 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



THE STRAND VILLAS  
STYLE 1





THE STRAND VILLAS  
STYLE 2





THE STRAND VILLAS  
*STYLE 1*





THE STRAND VILLAS  
*STYLE 2*







THE OASIS  
VILLAS

*PARK & GARDEN VIEWS*



NUMBER OF BEDROOMS

4 Bedrooms

STYLE 1

|                                          |
|------------------------------------------|
| Total Area:                              |
| 7,844.4 sq. ft                           |
| Plot Area Range:                         |
| From 5,726.4 sq. ft<br>to 7,848.5 sq. ft |

STYLE 2

|                                          |
|------------------------------------------|
| Total Area:                              |
| 7,952.0 sq. ft                           |
| Plot Area Range:                         |
| From 5,726.4 sq. ft<br>to 7,848.5 sq. ft |

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

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



THE OASIS VILLAS  
STYLE 1





THE OASIS VILLAS  
STYLE 2





THE OASIS VILLAS  
*STYLE 1*





THE OASIS VILLAS  
STYLE 2





## PAYMENT PLAN



For booking or any further enquiries contact us on [info@ellingtongroup.com](mailto:info@ellingtongroup.com) or contact your Property Consultant directly.

## DOCUMENTS NEEDED TO BOOK A UNIT

- 01 Buyer's Passport Copy
- 02 Home address, email address, including the contact number (should be the same as the home address)
- 03 AED 200,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card or cryptocurrency on <https://pay.ellingtonproperties.ae>



## BOOKING STEPS

01. Customer will pay the booking amount and submit the required documents to initiate the unit reservation
02. Customer will receive a receipt from [customercare@ellingtongroup.com](mailto:customercare@ellingtongroup.com) along with the booking form
03. Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign
04. Customer will send back the signed SPAs for execution to Ellington Properties
05. Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer





# WHY INVEST *IN DUBAI?*



High rental returns compared to major world cities

0%

0% tax on residential real estate



Fixed exchange rate (US Dollar and UAE Dirham)



Stable economy and currency



Residence visa



Safe and reliable investment environment



Sustained economic growth



World-class COVID-19 management



World-class education



Readily available financing options



Ease of doing business – 1st in MENA\*



Consistently growing population



DIFC – 1st Best Financial Center in MEASA region  
& 8th Best Global Financial Center \*\*

\*Ease Of Doing Business Report – 2021

\*\* The Global Financial Centres Index - 2019



## WHY INVEST WITH ELLINGTON PROPERTIES?



Award-winning  
boutique developer



Hotel-inspired amenities



Prime locations

**ROI**

High return on investment  
of up to 9%\*

**30%**

Premium on average  
rental returns\*\*



High tenant retention

**96%**

Occupancy rate\*



High capital appreciation  
upon handover



Quicker return of capital  
compared to market average\*



Multiple payment options  
available including  
cryptocurrency



Transparent and reliable  
customer care



Sustainability compliance with  
Dubai Green Building Regulations

\*ReidIn Market Data

\*\*JVC projects as per ReidIn report in Q4 2021

ELLINGTON





LIVE IN *DESIGN*

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