

The background of the entire page is a light-colored, marbled paper with subtle, organic patterns in shades of grey and white. The text is centered horizontally and vertically.

ELLINGTON  
VILLA COLLECTION

LA MER

PROJECT BRIEF

# ENRICHED TASTE & A HIGH-QUALITY LIFESTYLE

A modern beachside living inspired by seashell colors and soft forms, harmonize with sleek white spaces and palm trees.

The design of this beautiful villa is inspired by enriched taste and a high-quality lifestyle. The interior spaces are opulent, yet warm and welcoming. Each space is elegant and thoughtfully detailed, a clear representation of a unique and refined sumptuous residence.

This architecturally compelling villa infuses fashion, art, and trends. A minimalist light-colored yet textured base palette is used in line with the architectural design, accentuating the double-height spaces and stunning volumes throughout the villa. This base aesthetic is enhanced with textures and colors of feature finishes, high-quality fittings, and features that are considered a harmonizing and enriching secondary palette to the base materials used throughout.



# VILLA LOCATION



The World Islands

## ELLINGTON VILLA COLLECTION LA MER



Dubai Frame



Museum of the Future



Dubai International Financial Center



City Walk



Burj Khalifa



Dubai Mall



Jumeirah Beach

JW Marriott Marquis Hotel



Safa Park



Habtoor City

Dubai Water Canal



Dubai Design District



Ras Al Khor Wildlife Sactuary



Mohammed Bin Rashid City



The Track Meydan Golf



Meydan Racecourse

## AREA SIZES

Plot area: 21,934 sq. ft

Total villa area: 33,044 sq. ft

## VILLA CONFIGURATION

Basement Floor

Ground Floor

First Floor

Roof Floor

## NUMBER OF BEDROOMS

7 ensuite bedrooms

1 chef room

4 staff rooms

## CEILING HEIGHTS

Basement Floor ± 4000mm (Common Area)

Ground Floor ± 4000mm (Common Area)

First Floor ± 3350mm (Bedrooms & Walk-in closet)

Roof Floor ± 3200mm (Seating & Dining Area)

## ANTICIPATED

## COMPLETION DATE

Q4 2024



STREET-LEVEL VIEW



# VILLA ENTRANCE

Double-height entrance  
2 covered car parking garage





## POOL-LEVEL VIEW

Infinity-edge pool with sun loungers area and Baja shelf  
Sunken seating and outdoor lounge terrace

# BASEMENT FLOOR - ACCESS

6-car parking garage with car lift and car turntable



## BASEMENT FLOOR - POOL

Pool and pool spa with hot and cold plunges, with recessed covers

Fully-equipped pool bar

9M x 3M pool with 1.8M depth



# BASEMENT FLOOR - FITNESS STUDIO

Fitness studio overlooking the pool deck

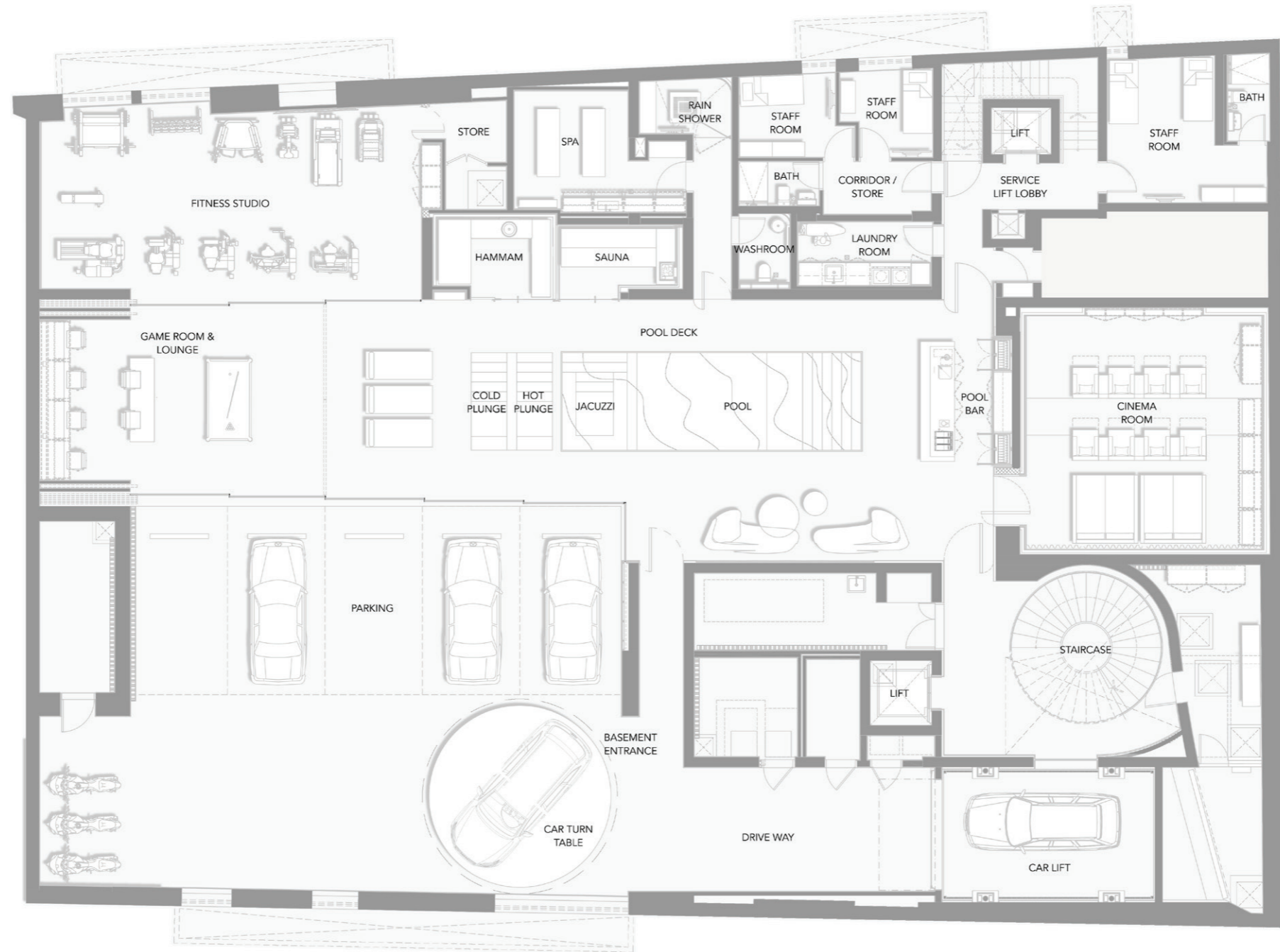


# BASEMENT FLOOR - CINEMA ROOM

8 to 10 fully-equipped cinema with acoustic fittings



— BASEMENT FLOOR PLAN



# GROUND FLOOR - MAIN ENTRANCE

Features marble staircase  
Aquarium experience show entrance

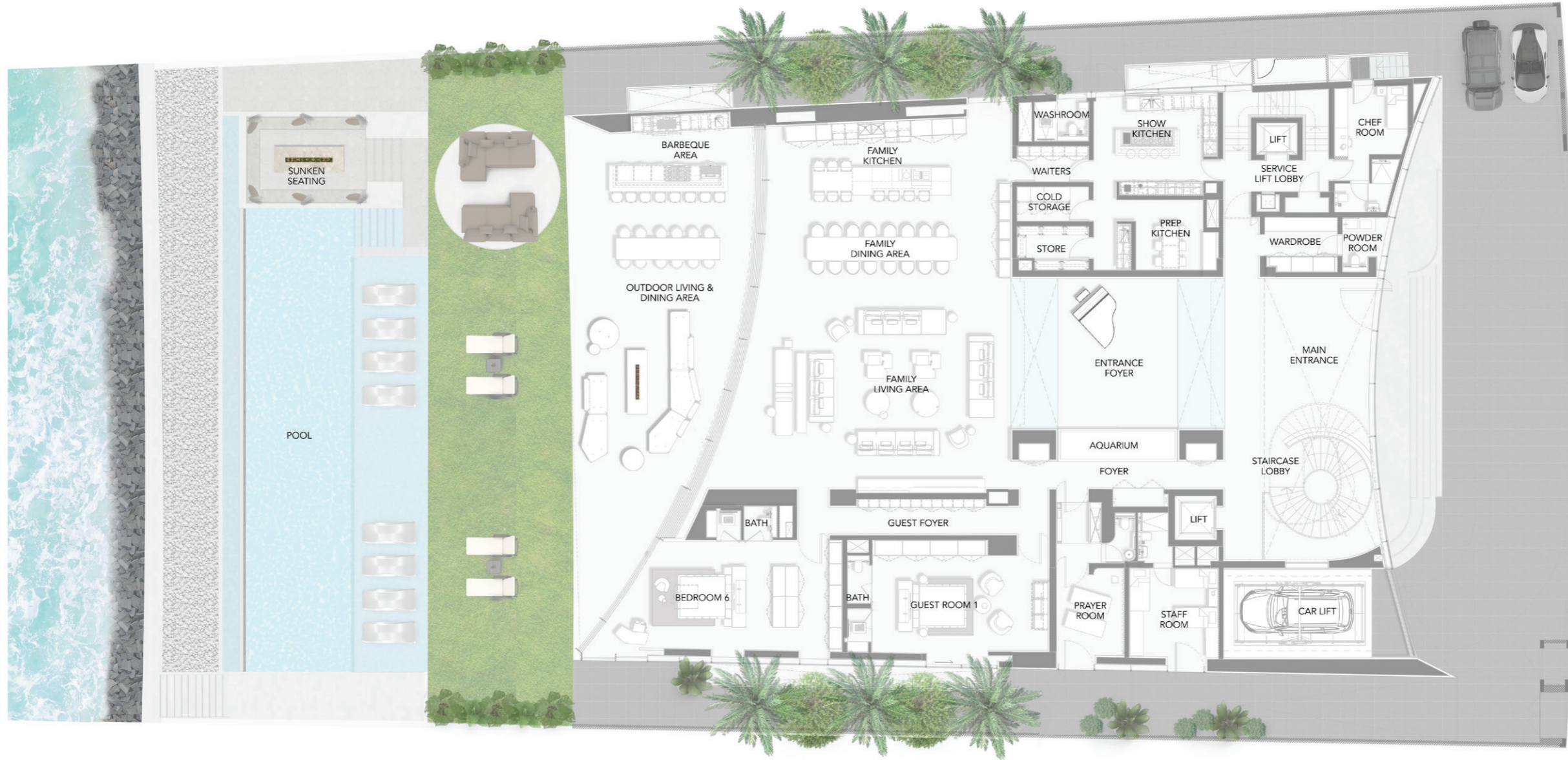


GROUND FLOOR - FAMILY DINING & KITCHEN

Show and prep kitchen fitted with European branded appliances



— GROUND FLOOR PLAN



FIRST FLOOR - MASTER BEDROOM

Ensuite bedroom overlooking the sea and the pool with fully-openable windows



# FIRST FLOOR - MASTER BATHROOM

With jacuzzi, electric built-in fireplace and glass ceilings



FIRST FLOOR - MASTER WALK-IN WARDROBE

With branded wardrobe fittings with two closet islands



# FIRST FLOOR - BEDROOM

Open-plan bedrooms overlooking the sea

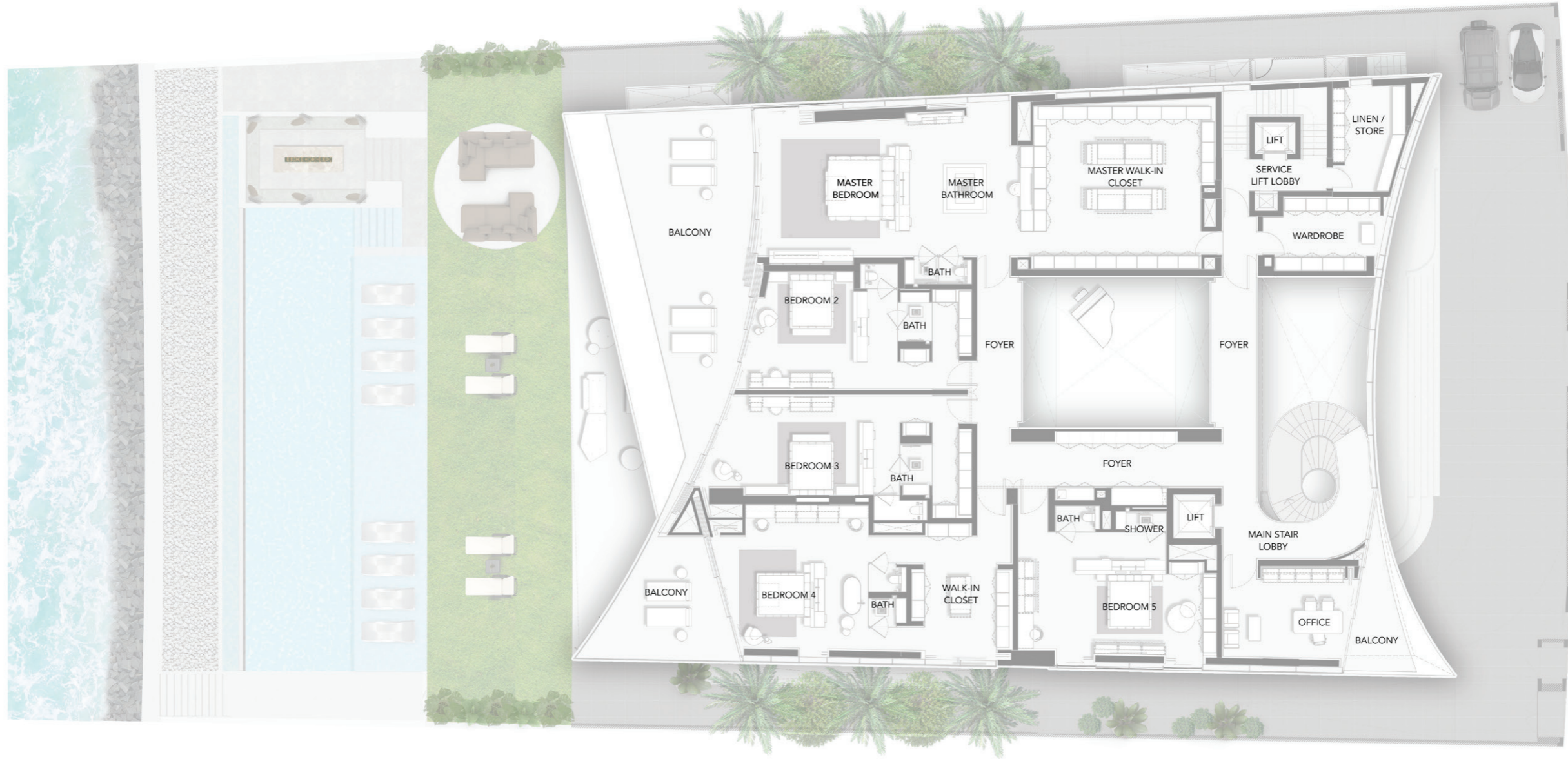


FIRST FLOOR - WARDROBE

Customised vanities and branded wardrobe fittings



FIRST FLOOR PLAN



## ROOF TERRACE

Pool with pool spa and bar  
Lounge area with built-in electrical fireplace  
Barbeque and outdoor kitchen



— ROOF FLOOR PLAN



# FACADE ENTRANCE MATERIALS



**HIRT - Descending glass doors**  
HIRT kinetics® Type SF XL special

**Laminam - Verde Alpi**  
Bespoke detailing of laminam slab behind the single ventilated glass panel.

**Vitrocsa TH+ - fixed**  
Contemporary and minimal profile system for large size of the glazing surfaces.

**GLASS - Fritted Glass**  
Bespoke fritted glass with the grading effect.

**Caparol ETICS - Capatec system**  
External Insulation Finish System in a Capastructure for White seamless finish.

**Vitrocsa TH+ - Pivot**  
Contemporary and minimal profile system for large size of the glazing pivot doors

**Vitrocsa TH+ - fixed**  
Contemporary and minimal profile system for large size of the glazing surfaces. Thermal insulation and large surface areas. Available in a 32mm double-glazed version, the Vitrocsa TH+ range is for sliding window surfaces of up to 18 m2, with scope for larger panes, depending on the supplier of the glass. The excellent insulating properties of the profiles, in combination with the glass, enable current low energy consumption standards to be met

# FACADE BACK DECK MATERIALS

**Caparol ETICS - Capatec system**  
External Insulation Finish  
System in a Capastructure for  
White seamless finish.

**Vitrocsa TH+ - fixed**  
Contemporary and minimal profile system for large size of the glazing surfaces.  
Thermal insulation and large surface areas  
Available in a 32mm double-glazed version, the Vitrocsa TH+ range is for sliding window surfaces of up to 18 m2, with scope for larger panes, depending on the supplier of the glass. The excellent insulating properties of the profiles, in combination with the glass, enable current low energy consumption standards to be met

**Vitrocsa TH+ - sliding**  
Contemporary and minimal profile system for the Sliding and pocket sliding configurations.  
Contemporary and minimal profile system for large size of the glazing surfaces. Thermal insulation and large surface areas. Motorization for numerous number of panels.



**Vitrocsa TH+ - Curved Sliding**  
Contemporary and minimal profile system for the Curved Sliding and pocket sliding configurations.  
Motorisation available for up to 3 panels. Vitrocsa is currently developing motorisation for the higher number of sliding curved panels.

**Laminam - Verde Alpi**  
Bespoke detailing of laminam slab behind the single ventilated glass panel.

**Caparol ETICS - Capatec system**  
External Insulation Finish  
System in a Capastructure for White seamless finish.

## — VILLA FEATURES & SPECIFICATIONS

### GENERAL FEATURES

7-bedroom mansion with 2 outdoor pools, indoor pool with pool spa, cinema room, fitness studio and 8-car parking spaces  
Bespoke floor-to-ceiling sliding pocket windows allow indoors to become part of outdoor  
2 passenger lifts, dedicated car lift and car turn table  
Fully-automated smart technology system  
Lush outdoor landscaping

### BASEMENT FLOOR

Car lift with underground showroom  
Car turn table to display the car with a light effect on top  
Fully-equipped cinema room with acoustic materials  
Fully equipped Fitness Studio by European manufacturer  
Spa area with Massage Room, Steam, Sauna Room and Rain Shower  
Pool with separate Jacuzzi, hot and cold plunge pools with recessed covers  
Automated sliding glass panels to separate the pool and game area from the parking and gym  
Back of house area with 3 ensuite staff bedrooms and laundry room

### GROUND FLOOR

Features spiral staircase clad with marble  
Fully functional aquarium entrance area  
Partial glass flooring that shows the Basement level from the Ground floor  
Prep kitchen with preparation area, store, cold store and staff area  
Prayer room with ablution  
5m x 19m infinity-edge pool with 8 built-in sub loungers

Electric built-in fireplace integrated into the living room wall  
Pool deck with sun loungers and sunken seating  
Outdoor lounge area with built-in fireplace and pop-up TV  
Fully-equipped barbeque area  
Outdoor home automated audio and speaker system  
Outdoor security system  
In-floor TV lift

## FIRST FLOOR

Open-plan master ensuite bedrooms  
Master bathroom with Jacuzzi, electric built-in fireplace and glass ceiling  
Office with high-end fitted wall unit  
Bedrooms with custom-made vanities, branded walk-in closets  
Built-in kitchenette

## ROOF FLOOR

Outdoor pool with Jacuzzi and glass bottom  
Outdoor shower area and indoor bathroom  
Indoor/outdoor seating and dining area and bar with automated sliding glass  
Seating area with a built-in electrical fireplace  
Fully-equipped barbeque area and outdoor kitchen

800 8288  
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

The renderings and visualizations contained in this brochure are provided for illustrative and marketing purposes. While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in the final Sales and Purchase Agreement will have any legal effect.