

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

ELLINGTON
VILLA COLLECTION

LA MER

PRIVATE VILLA
MATERIALS & FINISHES



B A S E M E N T F L O O R

- 5-car parking spaces/showcase parking with bespoke car lift and a car turntable
- Fully-equipped cinema room with adjustable electrical chairs with acoustic fittings for real cinema experience (7.7M x7.6M)
- Fully-equipped fitness studio (6M x 11.8M) by a European manufacturer with a built-in punch bag
- Indoor swimming pool with openable cover with Jacuzzi, hot and cold plunge pools with openable cover
- Wellness spa with dedicated areas for massage, steam, sauna and rain shower
- Built-in body massage beds
- Fully-equipped pool bar
- Openable sliding glass panels to separate the pool area from the parking and fitness studio, with openable features to transform the space into a party hall
- Panic room with two safe boxes
- Back of house (BOH) area with 3-ensuite rooms for staff members
- Laundry room with built-in cabinets
- Dedicated lift for back of house (BOH) or service area with a dumbwaiter from Basement to Second Floor
- 4000 mm common area ceiling height



G R O U N D F L O O R

- Triple-height atrium entrance hall
- Fully-functional aquarium in the entrance hall with a fish feeding platform
- Feature spiral staircase clad with travertine natural stone or equivalent
- Curved fully-openable glass façade with floor-to-ceiling glass sliding windows and doors
- Skylight ceiling on the entrance foyer
- Electric built-in fireplace in the living room television wall
- Spacious open plan en-suite bedroom with openable glass sliding windows and doors facing towards the pool
- Floor-to-ceiling wardrobe with branded fittings designed with a separate toilet and shower area
- Partial acrylic flooring showing the Basement level pool area from the Ground Floor level
- Branded show kitchen with Gaggenau and Miele appliances or equivalent
- Prayer room with ablution that can be converted to a study room
- Heavy-duty working kitchen with preparation area, dry and cold store rooms, and several staff areas
- 2 internal powder rooms and 1 external powder room
- 2 en-suite staff bedrooms ideally for chef and driver/s
- 2-car parking spaces with bicycle parking and EV charging station area
- 4000 mm common area ceiling height
- Outdoor infinity-edge pool (5M x 19M)
- Outdoor pool deck and lounge with hospitality style furnishings
- Sunken seating with integrated built-in fireplace that can fit up to 12 people
- Outdoor lounge area with pop-up television screen
- Fully-equipped outdoor barbeque area
- Front of house (FOH) lifts from Basement Floor to Second Floor



FIRST FLOOR

- Open-plan Master en-suite bedroom overlooking the sea and the pool area with fully openable windows and with an integrated electric fireplace
- Master bathroom with indoor Jacuzzi
- Skylight glass ceiling on the master bedroom (3350mm ceiling height)
- European design and manufactured His & Hers Master walk-in closet with separate 2 island countertops (3350mm ceiling height)
- 3 open-plan en-suite bedrooms with custom-made vanities, floor-to-ceiling branded walk-in closet with separate toilet and shower area (3350mm ceiling height)
- Office with high-end fitted wall unit
- Built-in kitchenette
- Linen or store area and additional wardrobe spaces
- Fully openable glass façade with floor-to-ceiling glass sliding windows and doors
- High-end marble flooring and wall cladding or equivalent



S E C O N D F L O O R

- Openable sliding glass panels between the indoor lounge, dining and bar area and the outdoor lounge area with fully openable features to create a seamless indoor and outdoor experience
- Outdoor swimming pool with Jacuzzi (7.5M x 3M) designed with a glass ceiling bottom and with an openable cover
- Fully-equipped outdoor barbeque area with kitchen facilities
- 3200 mm indoor seating and dining area ceiling height
- Fully openable glass façade with floor-to-ceiling glass sliding windows and doors



I N D O O R F E A T U R E S

- High-end marble flooring and wall cladding or equivalent
- Features walls and joinery with high-end marble, onyx, travertine cladding or equivalent
- European branded show kitchen, wardrobes and doors
- Deluxe designer line sanitaryware by Gessi, Fima, Antonio Lupi or equivalent in combination with equivalent brands for specialty fittings
- Quooker water tap with multi-function features (cold, warm and sparkling water)
- Filtered water faucets
- High quality doors, hardware & ironmongery
- Fully-automated smart technology system



FAMILY KITCHEN

- Gaggenau/Miele or equivalent electrical hob (cooker) and oven
- Gaggenau/Miele or equivalent concealed extractor
- Gaggenau/Miele or equivalent fridge
- Gaggenau/Miele or equivalent coffee machine
- Pull-out Quooker water tap with multi-function features (cold, warm and sparkling water)
- High-quality countertops
- Franke or equivalent under counter sink
- High-quality wine cooler

BACK OF HOUSE KITCHEN

- Gaggenau/Miele or equivalent electrical hob (cooker)
- Gaggenau/Miele or equivalent concealed extractor
- Gaggenau/Miele or equivalent microwave and oven
- Gaggenau/Miele or equivalent fridge and freezer
- Gaggenau/Miele or equivalent dishwasher
- Pull-out Quooker water tap with multi-function features (cold, warm and sparkling water)
- Filtered water faucet
- High-quality countertops
- Franke or equivalent under counter sink
- Store/pantry room
- Cold store



B E D R O O M S

- Open-plan en-suite bedrooms with custom-made vanities, floor-to-ceiling branded walk-in closet with separate toilet and shower area
- Built-in bedroom with pop-up TV in bedroom 4 and 6
- Free standing bathtub in bedroom 4

B A T H R O O M S A N D P O W D E R

- High-quality stone vanity tops
- Premium quality international brands sanitaryware
- High-quality faucets, sinks and accessories
- European standards bespoke joinery detailing
- Premium stone surfaces



M E P F E A T U R E S

- VRF air-conditioning system which is fully-controlled from the home automation system
- Air extraction features in the kitchen, bathrooms and store rooms
- Car parking spaces are equipped with AC and air extraction system
- Cigar smoke control in the parking and roof seating areas
- Sound-proof drainage piping system
- Gas system with LPG cylinders
- Light control through home automation system with dimming features
- Telephone system in all indoor areas
- WIFI access point in indoor and outdoor areas
- Provisions include: Curtain Motors, Home Cinema, Background Music Speakers, CCTV For Boundary Wall - Main Entrance and Indoor Areas, IP Video Intercom, Audio Video System, Access Control, EV Charger in garage

S U S T A I N A B I L I T Y

- EV charging station
- Solar water heater with storage tanks
- Solar electricity system to accommodate about 27kw/day
- Energy-efficient LED light fittings
- FCU's with EC motors
- Condensate drain from FAHU's is collected in a tank and used for irrigation
- FAHU's are equipped with energy recovery wheel
- Variable frequency drive is deployed in all pumps and fans to save energy
- Water-efficient fittings
- Low VOC adhesives and paintings