

ELLINGTON HOUSE IV

PROJECT BRIEF

**To be home is a strong sense of familiarity and connection. It is to be completely at ease.**

## A FRESH PERSPECTIVE OF LIVING

As human beings, we instinctively seek out particular qualities in the surroundings we inhabit, such as space, security and comfort. But our natural desire for contentment goes beyond the physical — our environment also changes how we see the world in a psychological sense.

Light, space, sound and our closeness to nature alter mood and affect our state of being in the most profound ways. The place we can truly call home is found in the way it makes us feel.



Ellington House IV is a modern residential building designed with a minimalist approach, drawing inspiration from classic design principles. Its exterior is characterized by a sleek and contemporary aesthetic that seamlessly blends into the natural surroundings. The design is marked by a cohesive quality that is reflected in its distinct character.

AL KHAIL ROAD

UMM SUQEIM ROAD



02 Mins

DUBAI HILLS GOLF CLUB

02 Mins

KING'S COLLEGE HOSPITAL

02 Mins

GEMS INTERNATIONAL SCHOOL

06 Mins

DUBAI HILLS MALL

12 Mins

MALL OF THE EMIRATES

12 Mins

DUBAI MARINA

12 Mins

MEYDAN RACECOURSE

15 Mins

DUBAI MALL & BURJ KHALIFA

15 Mins

BURJ AL ARAB

17 Mins

AIN DUBAI

17 Mins

MUSEUM OF THE FUTURE

20 Mins

DUBAI INTERNATIONAL FINANCIAL CENTRE

21 Mins

DUBAI INTERNATIONAL AIRPORT

25 Mins

PALM JUMEIRAH

30 Mins

DUBAI WORLD CENTRAL AIRPORT

## BUILDING CONFIGURATION

Ground Floor

Podium Floor

9 Residential Floors

## PARKING

Studio, 1 and 2 bedroom and 2 bedroom  
with Maid's units: 1 parking space

3 bedroom and 4 bedroom Duplexes:  
2 parking spaces

## ELEVATORS

2 passenger elevators

1 service elevator

## ANTICIPATED SERVICE CHARGE AED

16 per sq. ft.



## SIZE RANGE PER UNIT TYPE

### Studio

432 sq. ft to 524 sq. ft

### 1 Bedroom

817 sq. ft to 914 sq. ft

### 2 Bedroom

1337 sq. ft to 1370 sq. ft

### 2 Bedroom with Maids

1359 sq. ft to 1385 sq. ft

### 3 Bedroom

1867 sq. ft to 5827 sq. ft

### 4 Bedroom Duplex

2423 sq. ft to 2427 sq. ft

## NUMBER OF UNITS PER TYPE

Studio = 2

1 bedroom = 49

2 bedrooms = 20

2 bedrooms with maids = 21

3 bedrooms = 16

4 bedrooms = 2



DOUBLE VOLUME  
ATRIUM LOBBY





COMMUNAL  
WORKSPACES





ELLINGTON



INFINITY-EDGE POOL  
OVERLOOKING THE  
DUBAI HILLS  
GOLF COURSE



FITNESS STUDIO  
WITH OPEN VIEWS



CLUB LOUNGE &  
GAMES AREA



KIDS PLAY  
AREA



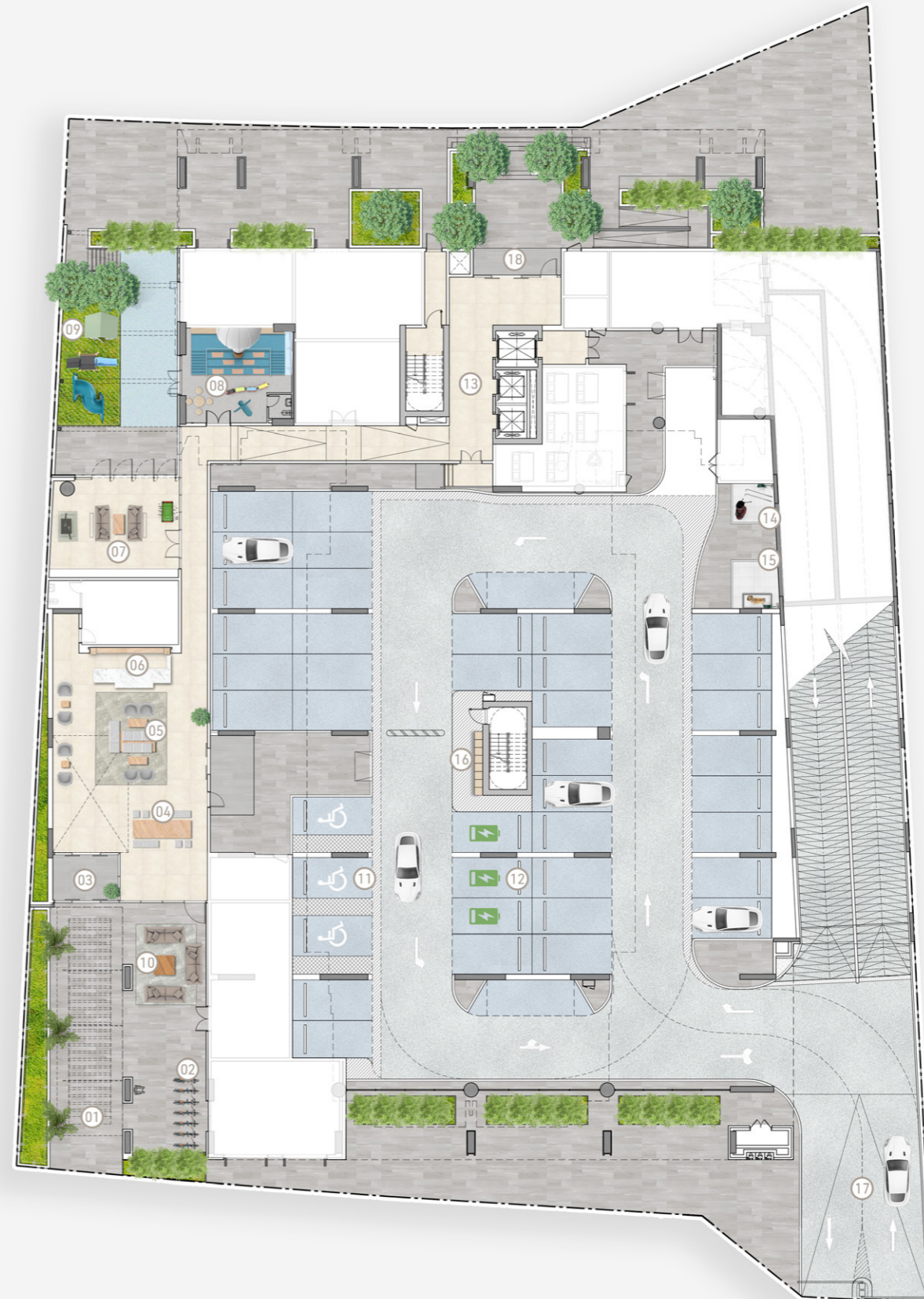


CORRIDORS &  
LIFT LOBBY

A M E N I T I E S P L A N

# GROUND FLOOR AMENITIES PLAN

- 01 Main Entrance
- 02 Bicycle Parking
- 03 Lobby Entrance
- 04 Communal Table
- 05 Lobby Lounge
- 06 Lobby Reception
- 07 Club Lounge
- 08 Indoor Kids Play Area
- 09 Outdoor Kids Play Area
- 10 Outdoor Seating Area
- 11 Parking for People of Determination
- 12 EV Charging Station
- 13 Lift Lobby
- 14 Golf Wash Area
- 15 Dog Wash Area
- 16 Golf Lockers
- 17 Vehicular Entrance / Exit
- 18 Back Entrance



# FIRST FLOOR AMENITIES PLAN

- 01 Leisure & Lounge Pool
- 02 Baja Shelf
- 03 Pool Sun Loungers Area
- 04 Outdoor Shower Area
- 05 Fitness Studio
- 06 Male Change Room with Steam and Shower
- 07 Female Change Room with Steam and Shower
- 08 Outdoor Lounge Area
- 09 Outdoor Dining Area
- 10 Shaded Kids' Pool
- 11 Shaded Kids' Play Area
- 12 Lift Lobby



SIGNATURE KITCHEN  
& LIVING ROOM



B E D R O O M S

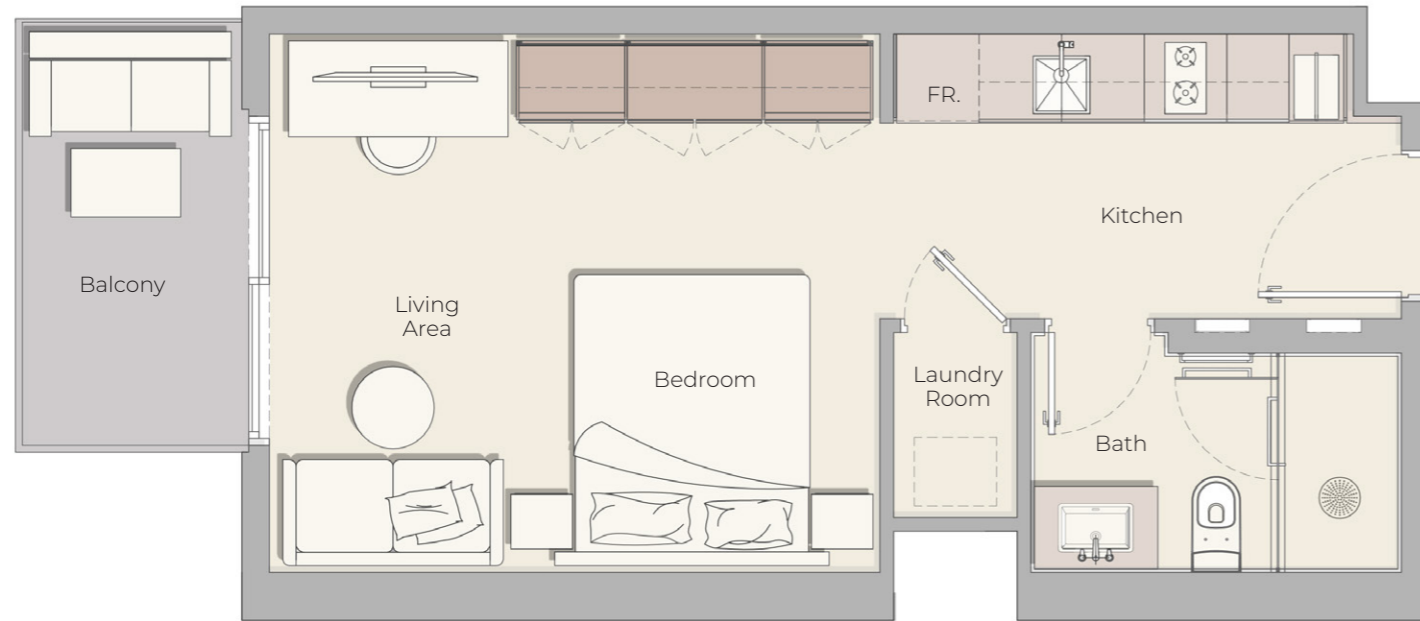




BATHROOMS

# FLOOR PLAN

## STUDIO TYPE A



Internal Living Area 373.51 sq.ft.

Outdoor Living Area 58.02 sq.ft.

Total Living Area 431.53 sq.ft.

## STUDIO TYPE B



Internal Living Area 438.20 sq.ft.

Outdoor Living Area 85.90 sq.ft.

Total Living Area 524.09 sq.ft.

1 BEDROOM TYPE A

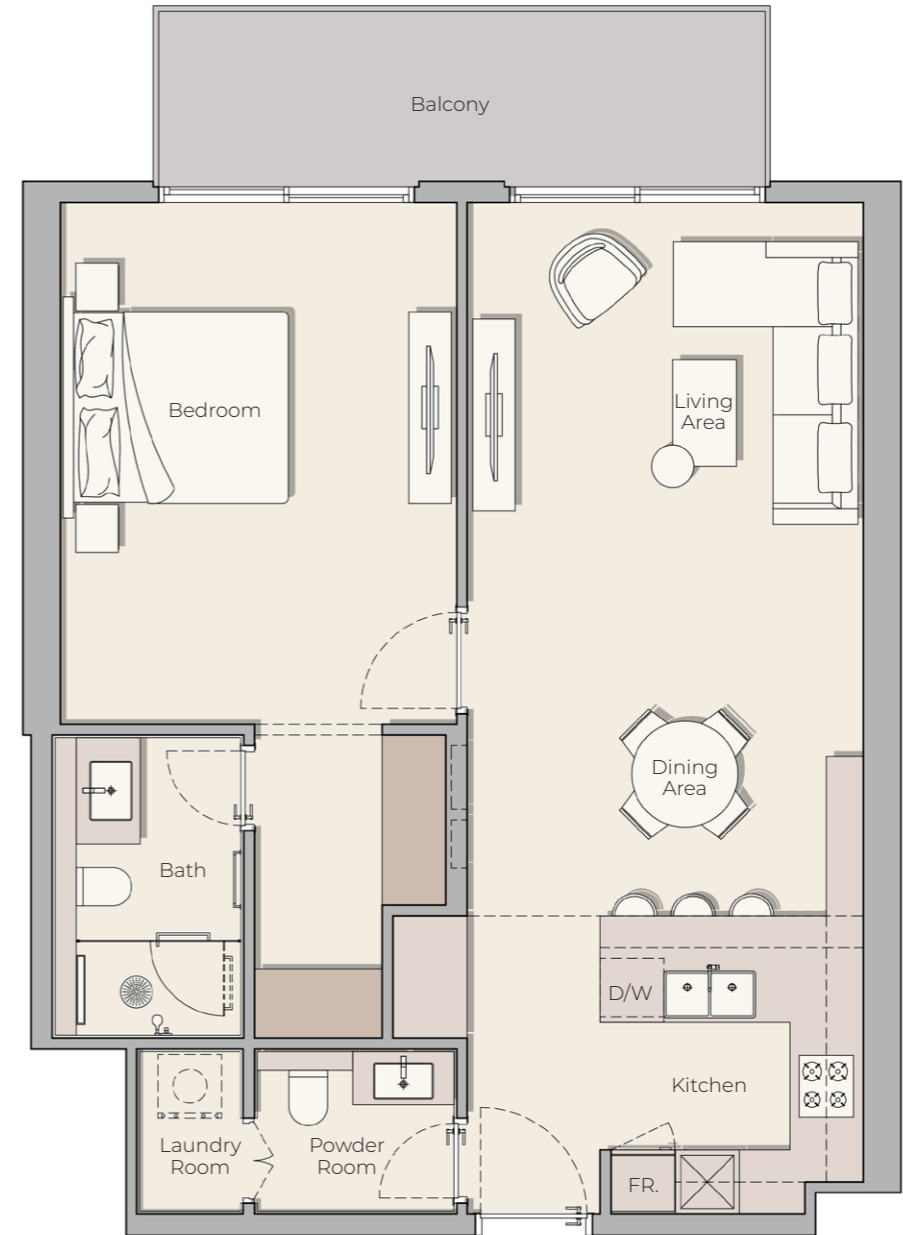


Internal Living Area 742.82 sq.ft.

Outdoor Living Area 70.07 sq.ft.

Total Living Area 817.09 sq.ft.

1 BEDROOM TYPE B



Internal Living Area 806.86 sq.ft.

Outdoor Living Area 106.78 sq.ft.

Total Living Area 913.64 sq.ft.

2 BEDROOM TYPE A



Internal Living Area 1132.26 sq.ft.

Outdoor Living Area 234.01 sq.ft.

Total Living Area 1366.26 sq.ft.

2 BEDROOM TYPE B



Internal Living Area 1118.69 sq.ft.

Outdoor Living Area 218.72 sq.ft.

Total Living Area 1337.42 sq.ft.

2 BEDROOM TYPE C



Internal Living Area 1246.89 sq.ft.

Outdoor Living Area 123.14 sq.ft.

Total Living Area 1370.03 sq.ft.

2 BEDROOM TYPE D

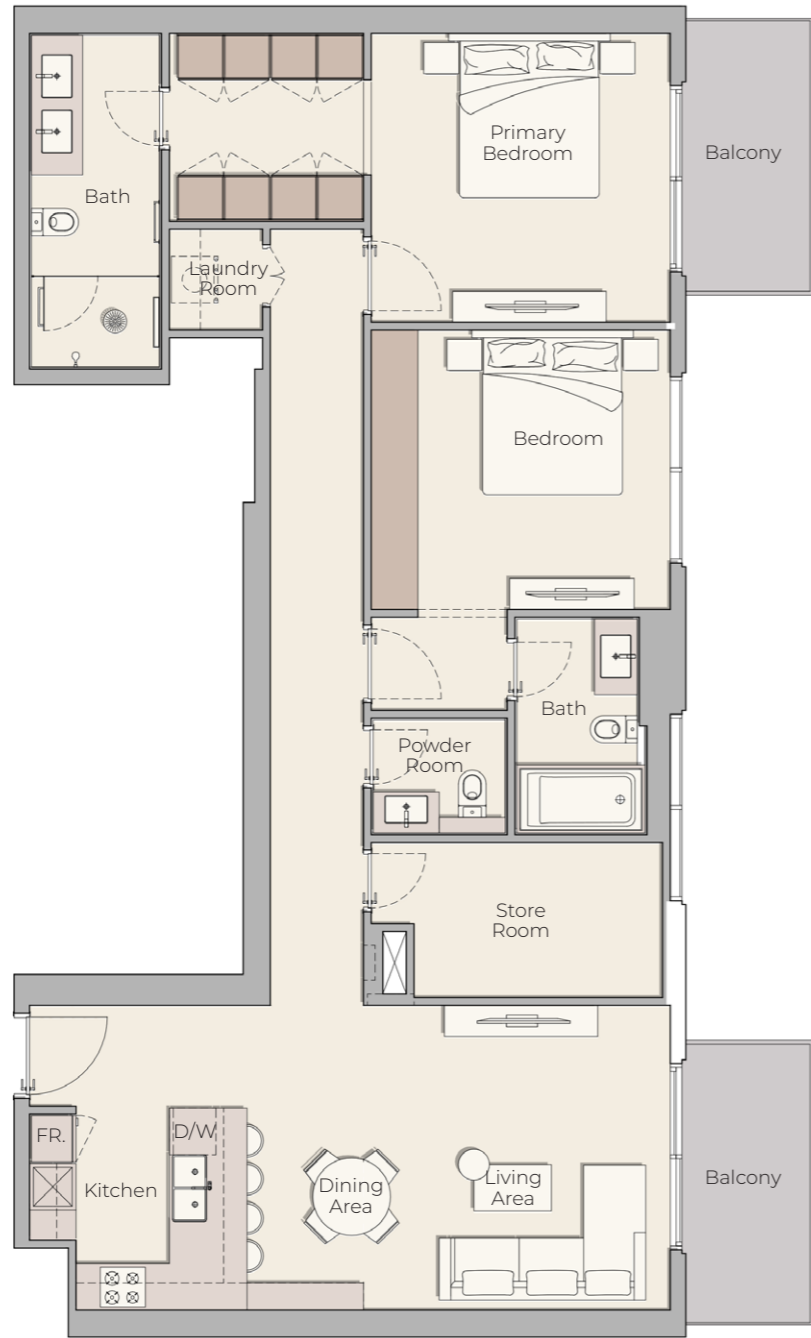


Internal Living Area 1294.36 sq.ft.

Outdoor Living Area 65.12 sq.ft.

Total Living Area 1359.48 sq.ft.

## 2 BEDROOM TYPE E

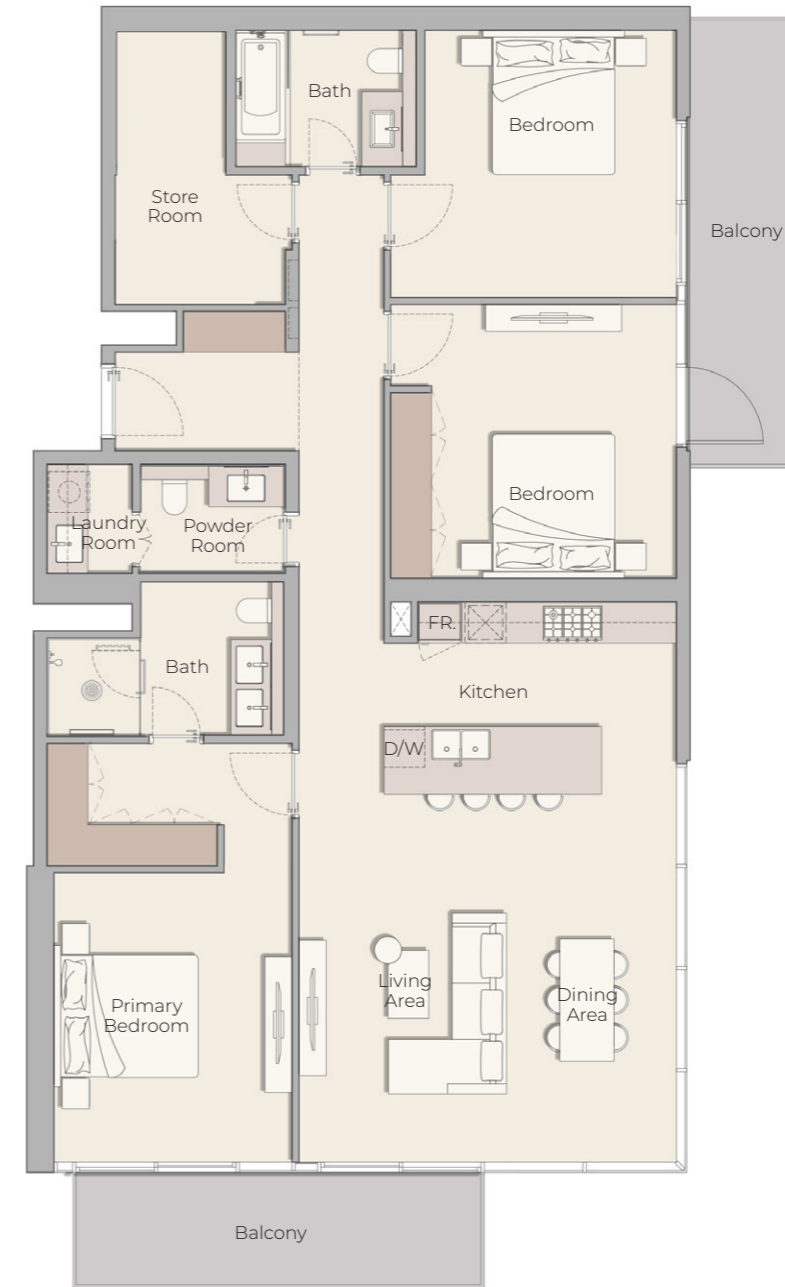


Internal Living Area 1252.27 sq.ft.

Outdoor Living Area 132.83 sq.ft.

Total Living Area 1385.10 sq.ft.

## 3 BEDROOM TYPE A

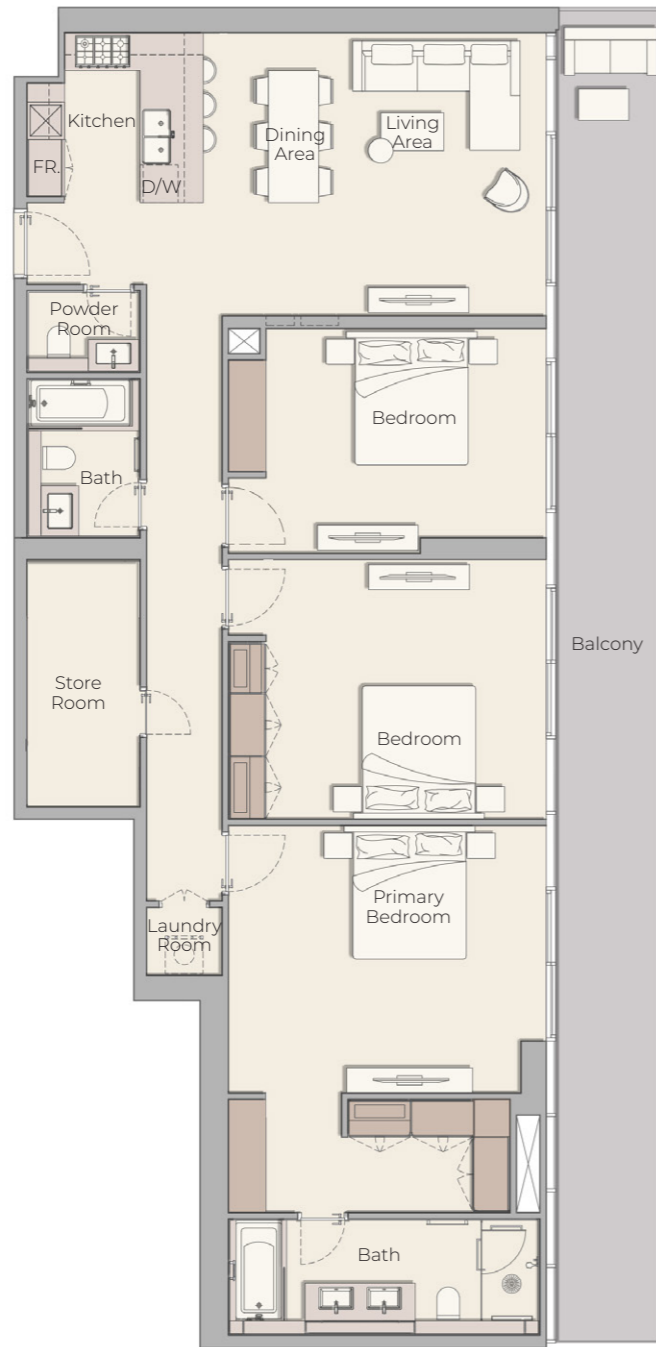


Internal Living Area 1635.25 sq.ft.

Outdoor Living Area 232.07 sq.ft.

Total Living Area 1867.32 sq.ft.

### 3 BEDROOM TYPE B



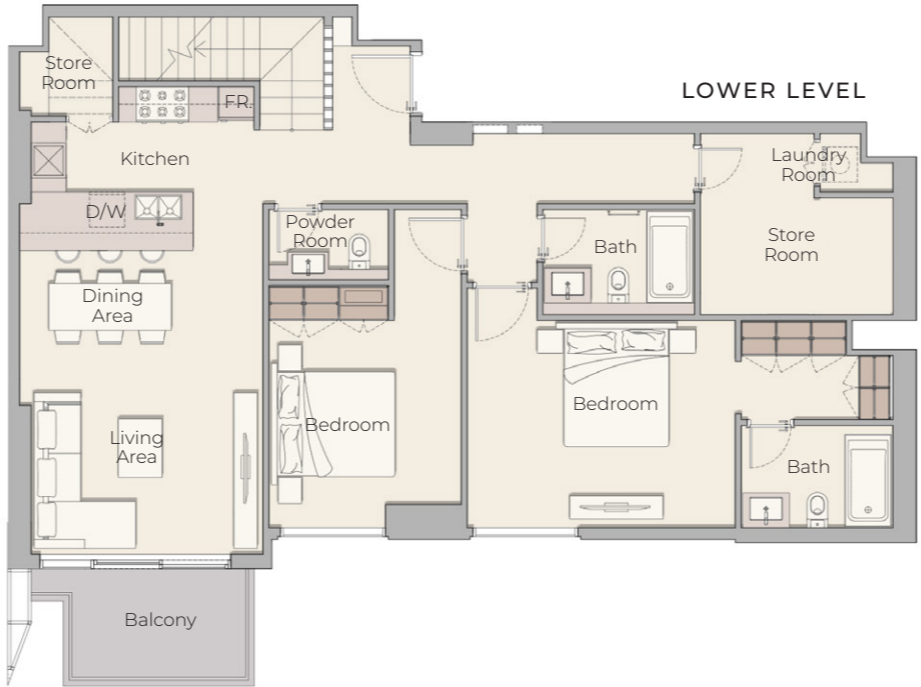
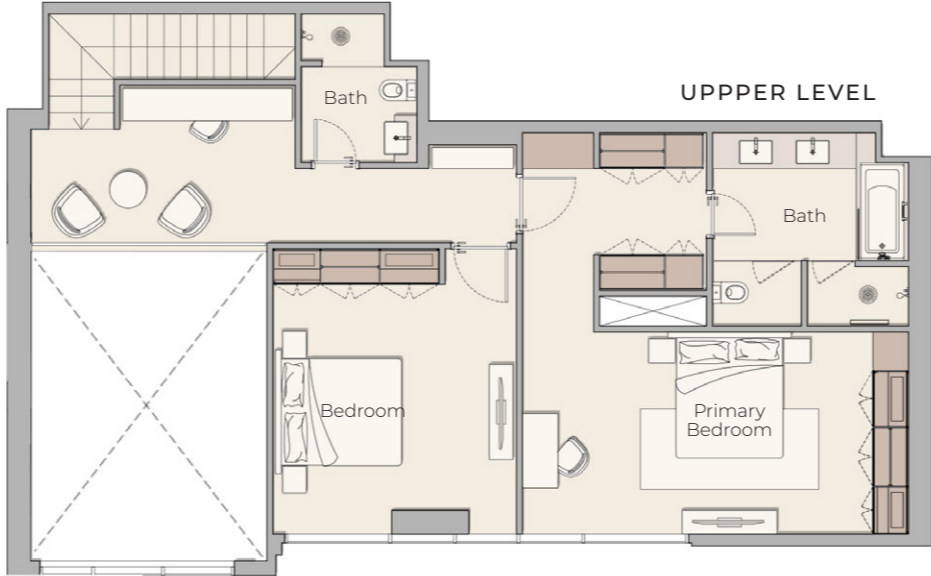
### 3 BEDROOM PENTHOUSE



Internal Living Area 1639.77 sq.ft.    Outdoor Living Area 401.39 sq.ft.    Total Living Area 2041.16 sq.ft.

Internal Living Area 3513.34 sq.ft.    Outdoor Living Area 2313.92 sq.ft.    Total Living Area 5827.26 sq.ft.

# 4 BEDROOM DUPLEX



Internal Living Area 2362.03 sq.ft.	Outdoor Living Area 65.23 sq.ft.	Total Living Area 2427.26 sq.ft.
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# P A Y M E N T P L A N

**20%**

At the time of  
booking

**10%**

60 days after the  
reservation date

**10%**

120 days after the  
reservation date

**5%**

On completion of 20%  
construction of the project

**5%**

On completion of 30%  
construction of the project

**5%**

On completion of 40%  
construction of the project

**5%**

On completion of 50%  
construction of the project

**5%**

On completion of 60%  
construction of the project

**5%**

On completion of 70%  
construction of the project

**30%**

On completion

800 8288  
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ELLINGTON PROPERTIES . AE

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