



ART BAY

MATERIALS AND FINISHES



Main Lobby

- Large format concrete effect porcelain tile flooring and skirting
- Textured wall paper and wood cladded wall panels
- Light filters through the floor to ceiling windows forging a connection between the world outside and the sanctuary within
- Hospitality inspired Lobby Lounge with varied seating configurations to lounge, gather, and work. Contemporary furniture and textural upholstery in a cool muted base palette with warm tones of timber and blue accents
- A custom-designed shared co-working desk hub, accommodating 8-6 individuals, includes a integrated tree, a built-in table lamp, and conveniently placed plug points, ensuring instant connectivity for a seamless working experience
- Elevated Library behind the co-working desk with bookcases filled with books, art and inspiring décor relating to the cultural surroundings
- Full-height marble is installed behind the reception counter, complemented by metal accent trims featuring integrated lighting to evenly divide the panels, creating a balanced design
- Soft landscape using planters is used to highlight the custom reception desk
- Original locally crafted art pieces throughout the property commissioned by the Ellington Art Foundation
- Ellington Hospitality scent throughout the public areas
- FM office directly off of reception (With pantry, workspace and toilet)
- A dedicated service lift to cater to ease of move-in/move-out with delivery parking bay and moving room
- Entry walk-off mats and digital security. Concierge and security desk

The Gallery

- A ground floor corridor leading to the amenities and apartments showcases a curated collection of artworks, creating a museum-like ambiance within the space
- Original locally crafted art pieces throughout the property commissioned by the Ellington Art Foundation



The Theater

- The theater area is designed with integrated soft seating and book display units, drawing inspiration from theater arrangements. This setup provides an ideal space for hosting presentations, events, talks, and seminars
- Behind the seating area, there is a built-in library housing a collection of books and accessories, serving as a reminder of the rich cultural heritage of the surrounding area
- To infuse the lounge with a cozy ambiance, a substantial indoor tree takes center of the space, radiating a sense of warmth throughout the area
- A concealed projector screen in the ceiling of the theatre transforms the space into a cinema when needed
- The space comes alive with the addition of digital interactive wall art, introducing captivating movements and dynamic elements
- The Theater overlooks and provides a direct walk-out to the overlooking pool/landscape
- Billiards table is used as another element of entertainment to the lounge
- Contemporary furniture and textural upholstery in a neutral base palette with warm tones of timber, textured wallpaper and burnt orange accents
- Unique ceiling feature using staggered levels is used to reflect the design of space
- Could function as a booked space with a lounge equipped with entertainment, built in kitchenette for parties and catering
- Male, female and accessible WC facilities on same floor
- Wood look floor tiles and skirting
- Full height glazing with bifold glass doors providing ample lighting softened by sheer curtains.
- Contract grade furniture upholstery for easy cleaning and maintenance
- Ellington Hospitality scent throughout the public areas
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Youth Hub

- The Youth hub is a vibrant indoor play area for kids offering many play options
- Kid size villa seating area feature that allows them to read and play. The steps leading up to the villas creates a stage-like area for performance
- Children have the opportunity to drive along a road that curves through the area, leading to various paths and eventually connecting to the outdoor play zone
- An accent wallpaper depicting a forest serves as the backdrop for the wooden playhouse, equipped with slides designed to educate and engage children in the basics of social interaction and communication with others
- Can function as a booked space for Kid's parties and such
- Framed entrance with a full-sized door for adults and a half height door opening for smaller Kids
- Kid's scale WC and sink and a baby change area
- Kids scale furniture with interactive play areas and games
- Sustainable and durable, individually selected toys and games that meet criteria of Montessori and leading educational scientists' educational advice
- Kid-friendly textured PVC flooring designed to resemble a road. Non-slip and easily cleanable with good acoustic performance and promote indoor air quality
- Low VOC wall paint, acoustic panels on the ceiling with feature lighting

Fitness Studio

- Fitness Studio with precision state of the art equipment, pegboard climbing wall and a zoned functional training activity overlooking pool/landscape view
- Commercial quality fitness equipment from a well-recognized and eco-conscious gym equipment brand. Layout reviewed and approved by leading fitness experts and trainers with zoned areas for full body workout
- Grey PVC flooring with textured pattern and white specks, non-slip and easily cleanable with good acoustic performance and promotes indoor air quality
- Backlit stretch fabric is used on the ceiling ensuring a bright and well-lit atmosphere in the space all through the day
- Full height glazing and bifold doors providing ample natural daylight equipped with roller blinds to heat and shading when required



- Unobstructed pool view, direct walk-out to pool courtyard
- Full-height mirror panels with warm timber shelves designed to hold yoga balls and a dedicated holder for yoga mats
- Sanitization point with cleaning agents, towels and disposal
- Ambient music through speaker system
- Ellington Hospitality scent throughout the public areas

Hot Yoga Studio

- A Yoga Studio is equipped with infrared heating to facilitate hot yoga sessions and features aero stretching hammocks for added versatility
- Floor to ceiling glazing and bifold doors overlooking pool/landscape view with sheer curtain to soften the space and add shading
- The ceiling presents a distinctive wood feature with elegantly curved edges, adding a unique and captivating detail to the space
- Full-height mirror panels, complemented by warm timber shelves, provide ample storage for yoga mats and accessories
- Acoustic ceiling
- Grey PVC flooring with textured pattern and white specks, non-slip and easily cleanable with good acoustic performance and promotes indoor air quality
- Ellington Hospitality scent throughout the public areas
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Male and Female Change Rooms

- The change rooms are equipped with spa-quality wet areas, including steam and sauna facilities, all designed with hospitality-inspired touchpoints to provide a luxurious and rejuvenating experience
- Steam Shower , Chroma therapy lights and various rain settings
- Traditional wood saunas
- Frosted glazing behind the elegant washbasin/vanity area with touchless mixers, integrated hand dryer, paper towel and garbage bins for easy maintenance and no-drip mess
- Dedicated family bathroom with baby change station and ADA/POD facilities
- Durable and slip resistant porcelain tiling throughout the wall and floor
- Stone washbasin countertop in polished finish. Mirrors on both washbasin and vanity counters
- European grade lockers and toilet door cubicles suitable for wet areas

Outdoor Pool Deck

- Resort-style swimming pool
- Baja Shelf
- Cabanas
- Outdoor Shower
- The Courtyard
- Single and double hospitality quality cushioned sun loungers
- Lifeguard stand
- Hospitality designed pool deck
- Change rooms and shower
- Robust landscaping
- Kids pool
- Outdoor gym area



Arts Club

- A creative space designed for artists and passionate individuals to explore, practice, and host workshops focused on painting, pottery, and macrame
- A large sculpture welcomes you as you enter the space restating the purpose of the arts club
- A new feature, the immersive experience is added to the arts club. Projectors are used on the walls and floors to create the perception of being surrounded by, and being a part of, a different environment than our normal day
- Floor to ceiling glazing with bifold doors to open towards the large balcony overlooking the Burj Khalifa
- Features a sunken seating under a large skylight which size reflects the below seating and enhances the sense of openness throughout the area
- Large format porcelain floor tile and skirting
- Full height glazing providing ample lighting softened by sheer curtains
- Contemporary furniture and textural upholstery in a neutral base palette with warm tones of timber and textured wallpaper
- In addition to its other features, the arts club is equipped with a performance stage encircling the sunken seating area, providing a versatile space for artistic presentations and engaging performances
- Could function as a booked space with a lounge and dining table and bar area equipped with entertainment kitchenette for parties and catering
- Original locally crafted art pieces throughout the property commissioned by the Ellington Art Foundation
- Male, female and accessible WC facilities on same floor
- Contract grade furniture upholstery for easy cleaning and maintenance
- Ellington Hospitality scent throughout the public areas



The Residences

Typical Apartments:

- Porcelain tile flooring in for the main circulation areas and bedroom areas
- Generous outside living balcony areas
- High Quality door hardware and ironmongery
- Solid core acoustically rated 1.5 door leaf main entry
- Low VOC wall paint, acoustic panels on the ceiling with feature lighting

Kitchens

- Large format porcelain tile flooring and skirting
- Custom-designed contemporary kitchen cabinetry with a designated versatile corner shelving for accessories. Shelf on cooking area for spice rack display and other decors
- High standard European brand appliances - Gas cooktop, Anti-frost combination fridge freezer, Stainless steel hidden re-circulated exhaust hood
- Energy efficient integrated appliances featuring electric oven, warm drawer, dishwasher and microwave
- Durable manufactured quartz countertops with waterfall edge and brushed metal trim
- Durable, sustainable, and elegant laminate cabinets and melamine carcasses
- Under-mount kitchen sink
- Pull out chrome mixer
- European standard drawer boxes
- Warm light LED under cabinet lighting
- Exposed chrome cabinet handles
- Ellington signature tip out tray
- Warm wood effect cabinetry

Bathrooms and Powder Rooms

- High quality faucets and accessories
- Porcelain floor and wall tile
- 2.4 ceiling height
- WC back wall in wood finish



- Bespoke mirror medicine cabinets and under sink storage with concealed lighting
- Glass door partitions into the showers with metal framing
- Linear stainless steel shower floor drain
- Premium, durable quartz stone countertops
- Shower bar for washing a shaving

Wardrobes

- Full length wardrobes with durable and easy to clean laminated wood look cabinet doors and carcasses
- Mirror on the inside of cabinet doors
- Ample hanging, drawer, and shelf spaces
- Glass cabinet doors
- Undermount soft self-closing drawer runners from a reputable European brand
- Durable oval hanging rails with integrated lighting from a reputable European brand

Laundry Rooms

- Porcelain floor tile
- Exhaust fan for moisture/humidity control
- Mold/mildew and moisture resistant low VOC wall and ceiling paint
- Space for washer/dryer and for household utility items such as mop, broom, ladder, ironing board etc.

Lighting and Technology

- Top quality LED lighting
- Premium, quiet fan coil air conditioning and ventilation system. VRF A/C System used
- Residences are fully pre-wired for high-speed internet/phone/data