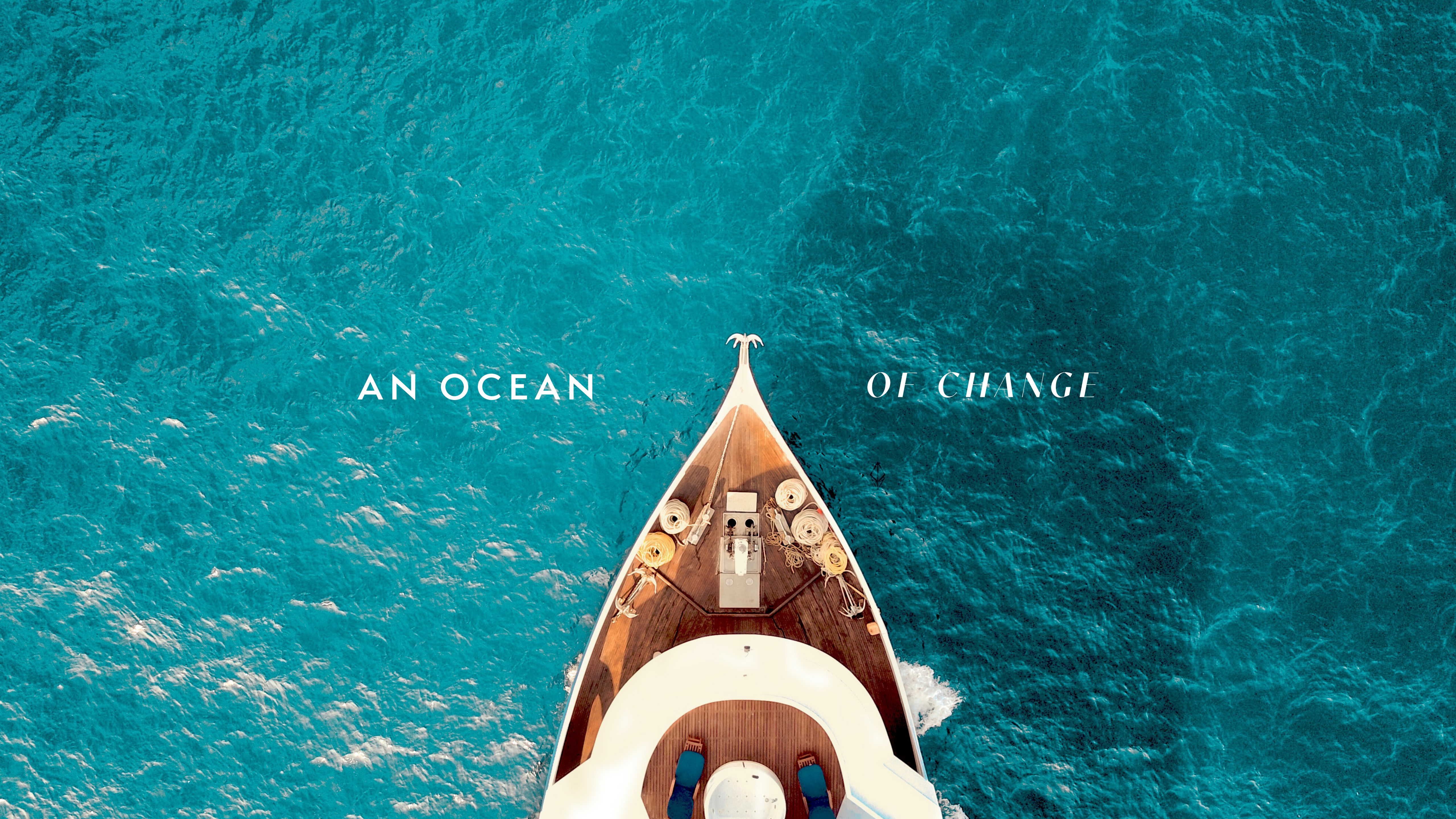




EBH

ELLINGTON BEACH HOUSE

PROJECT BRIEF

An aerial, top-down view of the bow of a boat sailing on a vast, deep teal ocean. The boat's wooden deck is visible, featuring a central console with two circular gauges, several coiled ropes in yellow and white, and two anchors. The white hull of the boat is at the bottom of the frame, with a person's legs in blue swimwear visible at the very bottom. The water is textured with small waves and white foam from the boat's wake.

AN OCEAN

OF CHANGE

LIVE IN ONE OF THE *WORLD'S*
ARCHITECTURAL
WONDERS

01

MINUTE
The Boardwalk Palm Jumeirah

02

MINUTES
Atlantis The Palm

05

MINUTES
The Pointe Palm Jumeirah

10

MINUTES
The View at The Palm

10

MINUTES
Nakheel Mall

15

MINUTES
Dubai Marina

15

MINUTES
Dubai Harbour

20

MINUTES
Emirates Golf Club

20

MINUTES
Burj Al Arab

25

MINUTES
Ain Dubai

25

MINUTES
Mall of The Emirates

25

MINUTES
Dubai Mall & Burj Khalifa

25

MINUTES
Museum of the Future

30

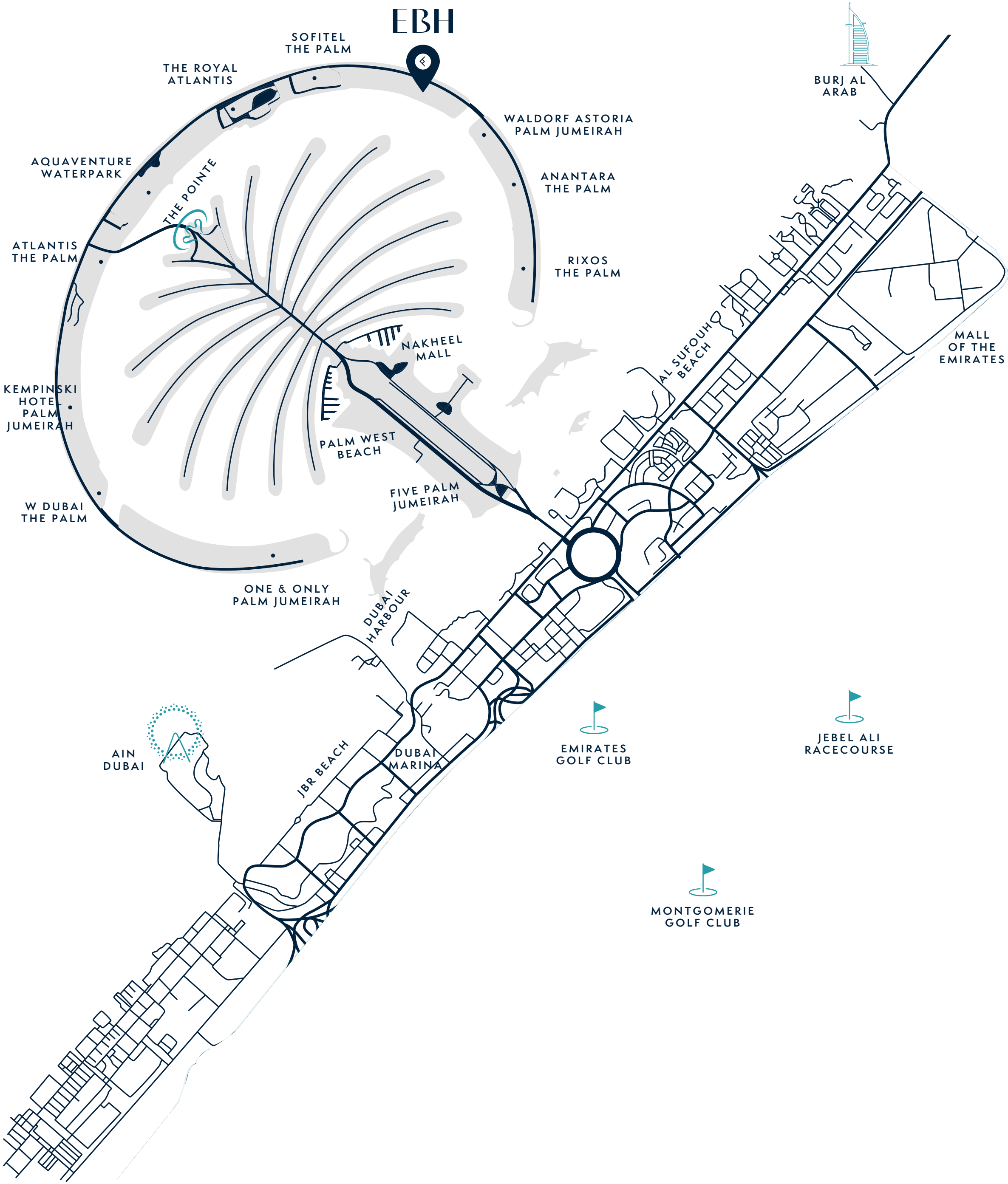
MINUTES
Dubai International Financial Centre

35

MINUTES
Dubai International Airport

38

MINUTES
Dubai World Central Airport





A NEW BREED OF *ICON*

Ellington Beach House is a new lifestyle icon perched on the tranquil east crescent of Palm Jumeirah. Capturing the essence and elegance of a sophisticated private members club, it is positioned to follow the solar pathway overhead — watching the sun rise over the Gulf and set over Dubai's skyline from its panoramic views.

Every detail flows in complete synergy with your life. Its superyacht-inspired architecture opens out to sea while, at the same time, inviting you inside to discover a world of elevated charm and a depth of character unlike anywhere else.

LOCATION

East Crescent, Palm Jumeirah

*BUILDING
CONFIGURATION*

Basement Floor

Ground Floor

7 Residential Floors

UNIT TYPES

1 bedroom

2 bedrooms

3 bedrooms

4 bedrooms (Penthouse level)

4 bedrooms with private pool (Ground level)



OWNERSHIP

Freehold

PARKING

1 and 2 bedroom: 1 parking space

3 and 4 bedroom: 2 parking spaces

ELEVATORS

4 passenger elevators

2 service elevators

ANTICIPATED COMPLETION DATE

Q2 2024

ANTICIPATED SERVICE CHARGE

AED 22 per sq.ft



*SIZE RANGE PER
UNIT TYPE*

1 Bedroom

From 1,028 sq. ft to 1,251 sq. ft

2 Bedrooms

From 1,334 sq. ft to 2,306 sq. ft

3 Bedrooms

From 1,715 sq. ft to 1,868 sq. ft

4 Bedrooms

From 3,305 sq. ft to 4,379 sq. ft

*NUMBER OF UNITS
PER TYPE*

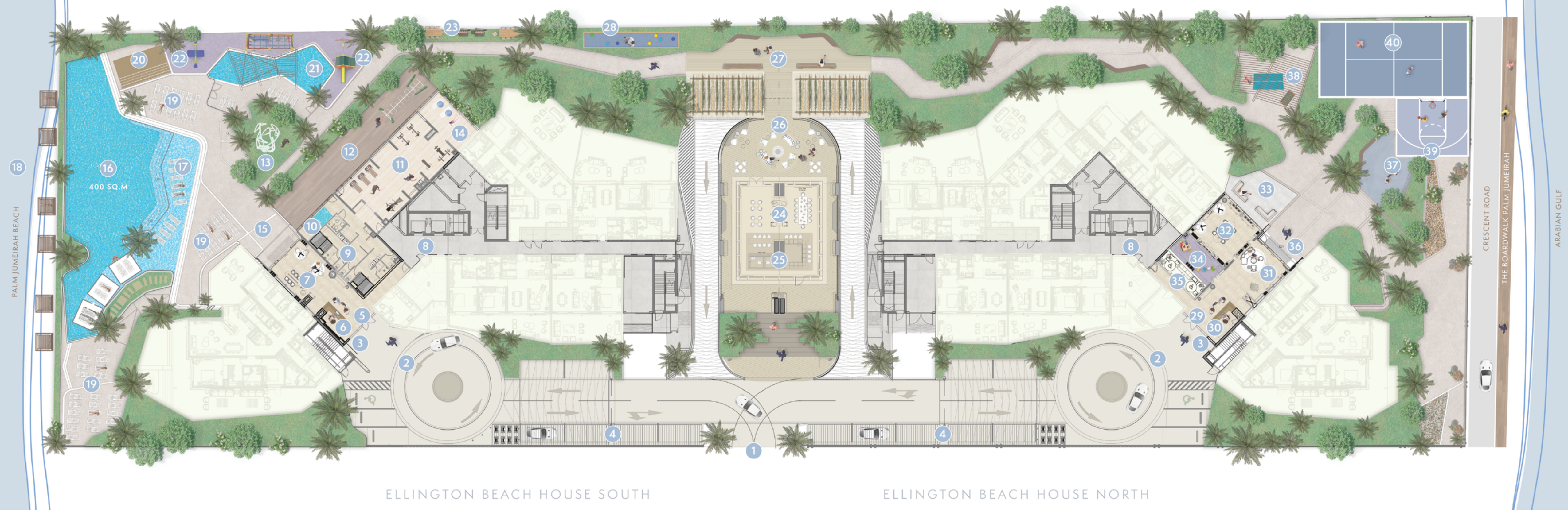
1 Bedroom = 14 units

2 Bedrooms = 72 units

3 Bedrooms = 31 units

4 Bedrooms = 6 units





ELLINGTON BEACH HOUSE SOUTH

ELLINGTON BEACH HOUSE NORTH

01
MAIN ENTRANCE

02
DROP-OFF AREAS

03
VALET PARKING

04
COVERED VISITORS
PARKING

05
SOUTH LOBBY
ENTRANCE

06
SOUTH LOBBY
RECEPTION

07
SOUTH LOBBY
LOUNGE AREA

08
LIFT LOBBIES

09
CHANGE, STEAM SHOWER
& SAUNA ROOMS

10
HYDROTHERAPY
POOL

11
INDOOR FITNESS
AREA

12
OUTDOOR
FITNESS AREA

13
URBAN
FITNESS AREA

14
YOGA & PILATES
STUDIO

15
ACCESS TO
POOL & DECK

16
LEISURE &
LOUNGE POOL

17
BAJA SHELF

18
PALM JUMEIRAH
BEACH

19
SUN LOUNGERS
AREA

20
OUTDOOR
REFRESHMENT AREA

21
SHADED KIDS'
POOL

22
OUTDOOR KIDS'
PLAY AREA

23
BARBECUE AREA

24
CLUBHOUSE

25
KITCHEN FOR
PRIVATE FUNCTIONS

26
OUTDOOR
ENTERTAINMENT &
CIGAR TERRACE

27
OUTDOOR LOUNGE
TERRACE

28
BOCCE BALL COURT

29
NORTH LOBBY
ENTRANCE

30
NORTH LOBBY
RECEPTION

31
NORTH LOBBY
LOUNGE AREA

32
COMMUNAL OFFICE
& WORKSPACES

33
NORTH LOBBY
TERRACE

34
INDOOR KIDS' PLAY
AREA

35
BATHROOM
FOR PEOPLE OF
DETERMINATION

36
ACCESS TO
OUTDOOR ACTIVITY
ZONE

37
VIEWING DECK

38
OUTDOOR GAMES
TABLE ZONE

39
URBAN BASKETBALL
AREA

40
PADEL TENNIS
COURT

ELEGANCE THAT BELONGS BY
THE OCEAN



ARRIVING AT A LIFESTYLE ICON

VALET & LOBBY

South and North lobby with lounge, communal offices and workspaces, reading and an indoor kids' play area

2 drop-off areas with valet and porter services



SECLUDED FROM THE WORLD
MADE FOR YOU





SECLUDED POOLS AMONG TRANQUIL GARDENS

POOL & DECK

400-sq.m infinity pool overlooking the beach with Baja shelf and sun loungers

Private beach access with cabanas

Outdoor refreshment area

Shaded kid's pool with outdoor kid's play areas

Barbeque and dining facilities



*"A PLACE DESIGNED TO
ENCHANT RESIDENTS & THEIR GUESTS"*

BEGIN A NEW LIFESTYLE

CLUBHOUSE

A bronze, standalone box in the center of the building

Lounge and dining areas with a design-led kitchen for private functions

Presentation screen with video conferencing facility

Outdoor cigar terrace and lounge area



IN THE FLOW OF *NATURE*





IDYLLIC ENVIRONMENTS FOR RITUALS OF SELF CARE

HEALTH & WELLNESS

Indoor and outdoor fitness area with track zones and an urban fitness tree

Spa-inspired change, steam and sauna rooms with hydrotherapy pool

INHERENTLY EXCLUSIVE
YET EASY TO BELONG



SPACE TO BELONG IN NATURE AND EXPLORE

ACTIVITY ZONE

Padel tennis court, urban basketball area, and a Bocce ball court

Outdoor games table zone

Viewing deck overlooking the Arabian Gulf



AN ETHERAL *BALANCE*
BETWEEN OUTSIDE AND INSIDE



APARTMENT *LIVING AREAS*



APARTMENT *KITCHENS*





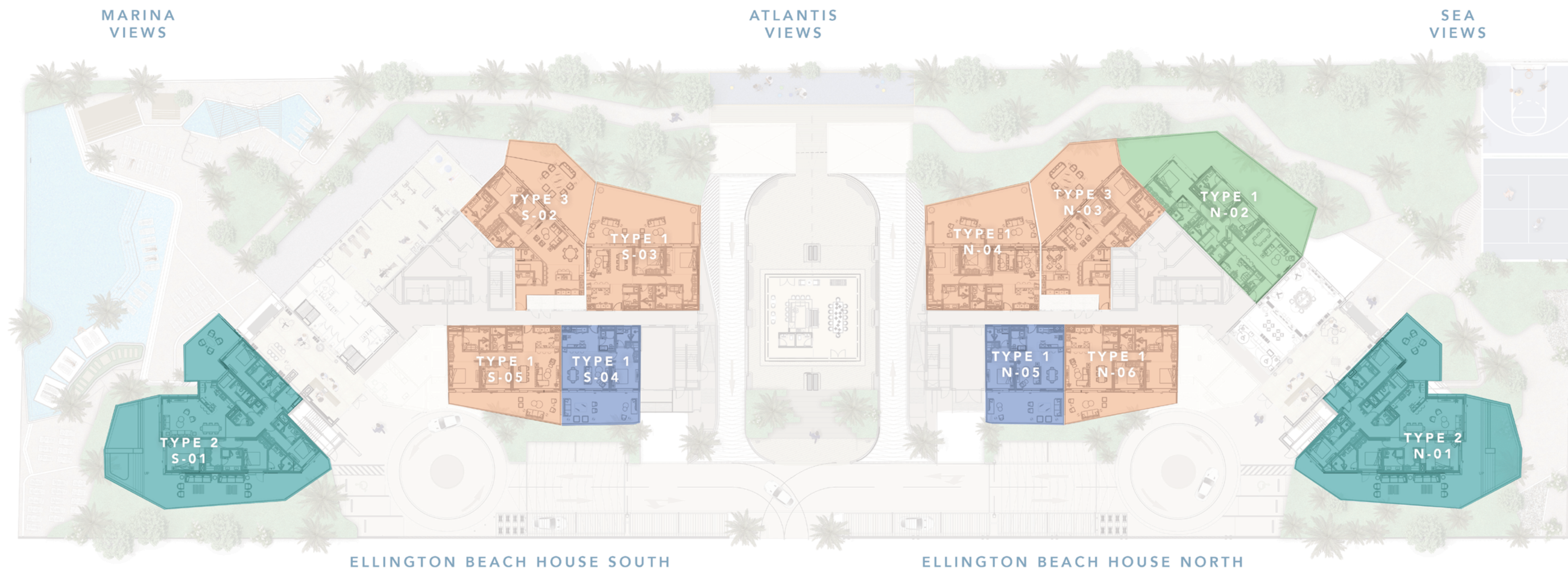
APARTMENT *BATHROOMS*





APARTMENT *BEDROOMS*





GROUND FLOOR LEVEL TYPICAL PLAN

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS
- 4 BEDROOM APARTMENTS (PRIVATE POOL)



1ST - 3RD FLOOR LEVEL TYPICAL PLAN



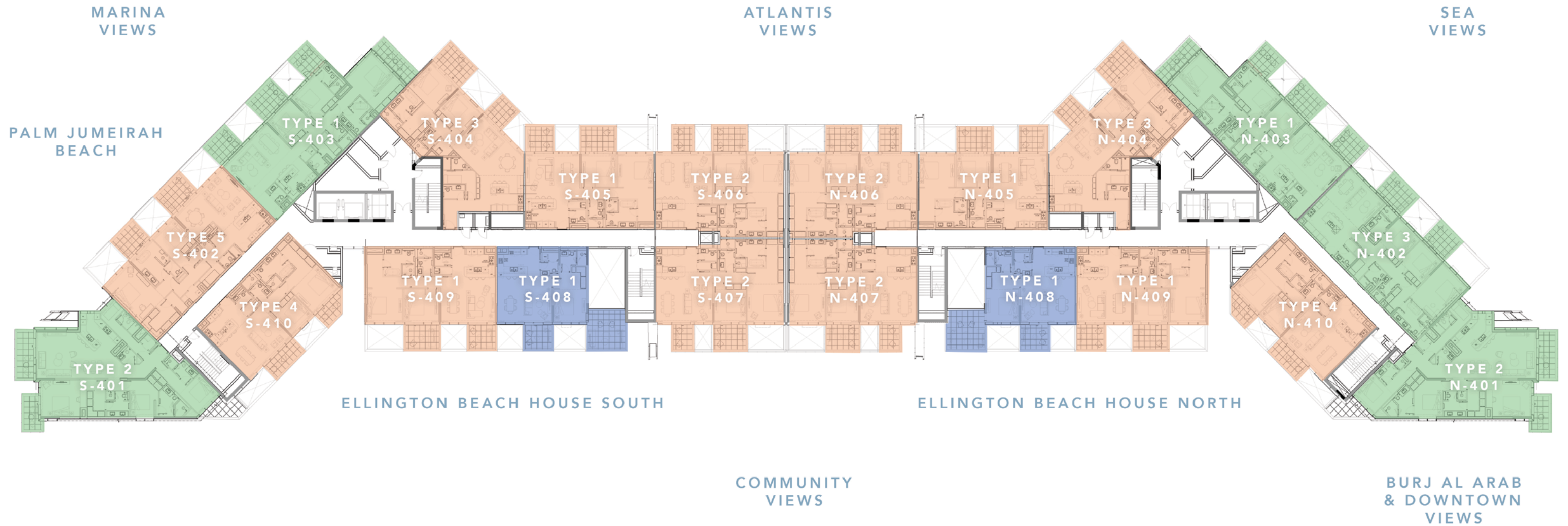
1 BEDROOM APARTMENTS



2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS



4TH - 6TH FLOOR LEVEL TYPICAL PLAN



1 BEDROOM APARTMENTS



2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS



PENTHOUSE FLOOR LEVEL TYPICAL PLAN



4 BEDROOM APARTMENTS

ONE *BEDROOM*

From 1,028 sq. ft to 1,251 sq. ft



TWO BEDROOMS

From 1,334 sq. ft to 2,306 sq. ft

2 BEDROOM TYPE 1



2 BEDROOM TYPE 2



2 BEDROOM TYPE 3



2 BEDROOM TYPE 4



2 BEDROOM TYPE 5



THREE *BEDROOMS*

From 1,715 sq. ft to 1,868 sq. ft

3 BEDROOM TYPE 1



3 BEDROOM TYPE 2



3 BEDROOM TYPE 3



FOUR *BEDROOMS*

From 3,305 sq. ft to 4,379 sq. ft

4 BEDROOM TYPE 1



4 BEDROOM TYPE 2



4 BEDROOM TYPE 3



PAYMENT PLAN

30 %

Down
payment

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

50 %

On
completion

ESCROW DETAILS

Account Name: Ellington Beach House

Bank Name: Abu Dhabi Commercial Bank (ADCB)

Account No: 12511464920002

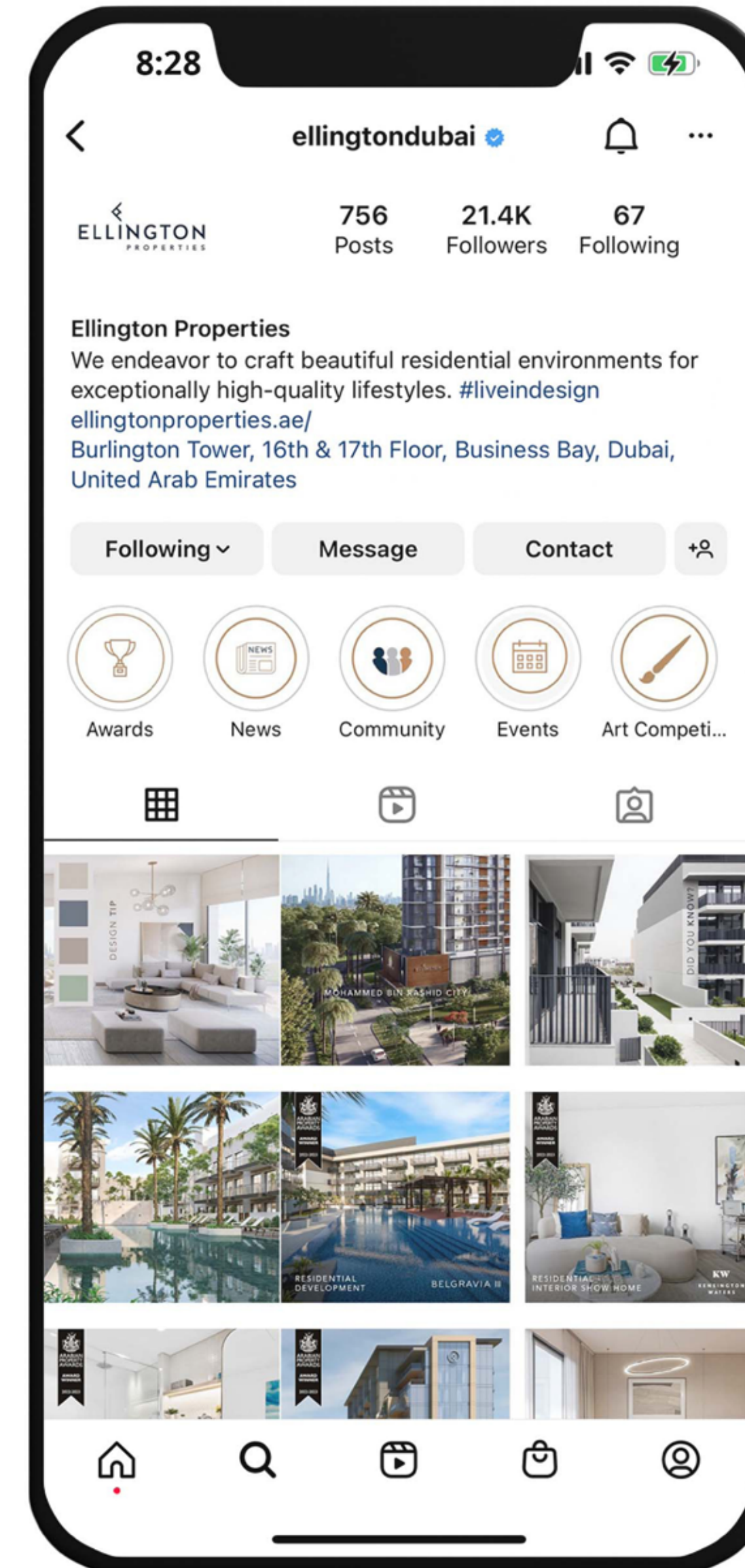
IBAN: AE58 0030 0125 1146 4920 002

Swift Code: ADCBAEAAXXX

Bank Address: Ittihad Branch, Dubai, UAE

FOLLOW AND DOWNLOAD

Follow our Instagram page and get access to Ellington Beach House marketing materials through the link in our bio.





LIVE IN *DESIGN*

ELLINGTONPROPERTIES.AE