



THE SANCTUARY

By Ellington



INVESTMENT GUIDE



HARMONIOUS FAMILY LIFE

The Sanctuary is formed of four clusters of exclusive, distinctively designed villas. Each cluster offers a unique community experience centred on nature and waterside living with seamless access to everything Dubai has to offer, together with spectacular views of the iconic skyline.

Located in District 11 of Mohammed Bin Rashid City, our latest cluster, The Lakeshore, offers a gated community with 38 modern private homes, where contemporary design and a natural environment come together to create a harmonious living experience.

THE LAKESHORE

THE BEACHFRONT

THE WATERSIDE

THE LAKEVIEW





AT THE HEART
OF IT ALL

- 15 Mins ACADEMIC CITY
- 15 Mins MEYDAN RACECOURSE
- 20 Mins DUBAI INTERNATIONAL AIRPORT
- 20 Mins DUBAI CREEK HARBOUR & GOLF CLUB
- 23 Mins DUBAI HILLS GOLF CLUB
- 25 Mins BURJ KHALIFA
- 25 Mins DUBAI INTERNATIONAL FINANCIAL CENTRE
- 30 Mins BURJ AL ARAB
- 30 Mins PALM JUMEIRAH

World Islands

Dubai Airport

Dubai World Trade Centre

Dubai Creek

Dubai Festival City

Ras al Khor Wildlife Sancturay

Meydan Racecourse

Burj Al Arab

Madinat Jumeirah

Sheikh Zayed Road

Mall of the Emirates

Deep Dive Dubai

District 11

5km

10km

20km

Academic City

Dubai Hills

Al Barari

Zayed University

Dubai Marina

Emirates Hills

Jumeirah Village Circle

Global Village

Sheikh Mohammed Bin Zayed Road

Jumeirah Golf Estates

Dubai - Al Ain Road

Qudra Desert

EXPO City

AMENITIES

WITHIN THE COMMUNITY

- 01 MAIN ENTRANCE
- 02 SIKKA CONNECTION
- 03 NATURE PLAYGROUND
- 04 PLAZA AREA
- 05 DOG PARK
- 06 COMMUNAL PARKING
- 07 WATER ACTIVITY ZONE
- 08 COMMUNITY LAGOON



THE LAKESHORE

VILLA TYPES



THE CASCADE VILLAS



THE GARDEN VILLAS

THE COMMUNITY

5-BEDROOM VILLAS	19
4-BEDROOM VILLAS	19
TOTAL VILLAS	38

ANTICIPATED COMPLETION DATE

Q4 2026

ANTICIPATED SERVICE CHARGE

AED 4 per sq. ft



THE CASCADE

LAGOON VIEW
FIVE-BEDROOM VILLAS

DISCOVER DISTINCTIVE DESIGN

Experience contemporary five-bedroom homes with sleek interiors and private gardens that carefully consider both space and design. The generous-sized swimming pool with a pool deck overlooks a dedicated BBQ area for entertainment. Floor-to-ceiling windows, statement entrance doors, generous ensuite bedrooms, and open terraces on all levels create the ultimate home.

THE CASCADE VILLAS

FIVE-BEDROOM

Total Area:
7,610.9 sq.ft

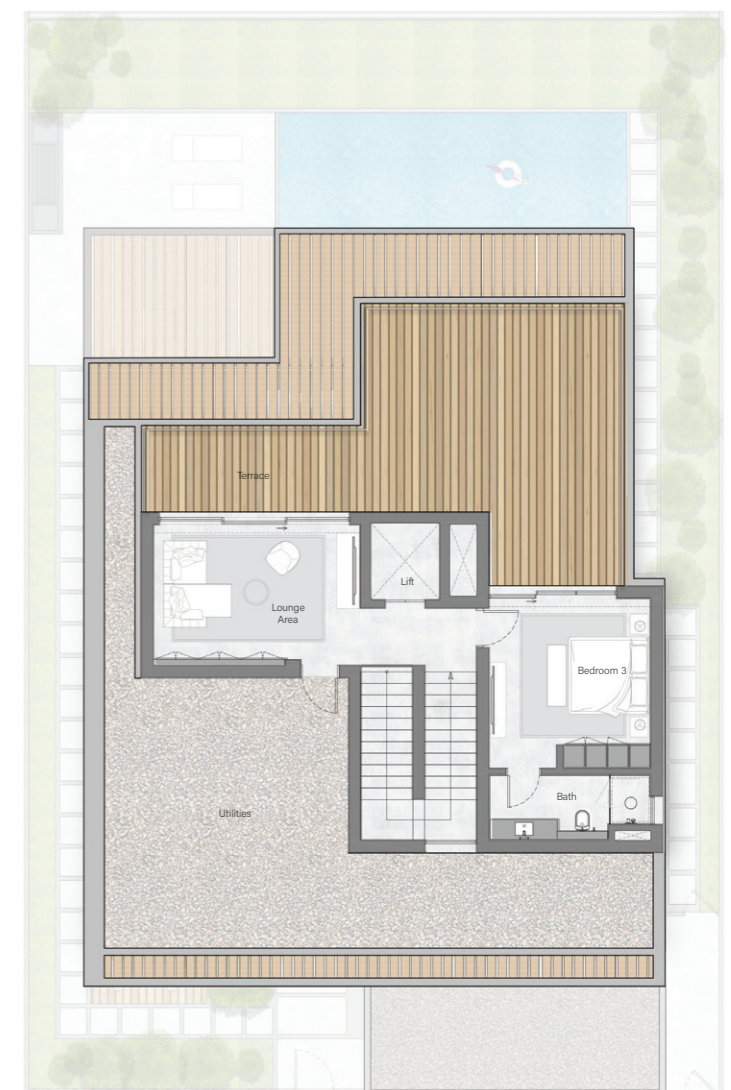
Plot Area Range:
from 4,922.3 sq.ft – 7,831.8 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTDOOR FEATURES

- 01 Villa garden and outdoor seating areas
- 02 Dedicated barbeque space
- 03 Lounge pool with shallow seating
- 04 Outdoor lounge terrace
- 05 Floor-to-ceiling sliding windows
- 06 2 covered car parking space
- 07 Electrical vehicle charging dock

INDOOR FEATURES

- 01 Elevator
- 02 Maids Room
- 03 Drivers Room
- 04 Laundry Room
- 05 Powder Room
- 06 Double-height entrance foyer
- 07 Home automation system and room
- 08 Family living and lounge area
- 09 Family dining and show kitchen with kitchen counter island
- 10 Show kitchen with integrated appliances
- 11 Preparations kitchen with integrated appliances
- 12 Bespoke joinery detailing and premium stone surfaces
- 13 En-suite guest bedroom on the Ground Floor
- 14 4 En-suite bedrooms with walk-in wardrobes
- 15 Detailed wardrobes with high-end ironmongery and accessories
- 16 Master bathroom with free-standing bathtub
- 17 High-quality European sanitaryware and fittings
- 18 High quality faucet with multifunction features
- 19 Marble stone flooring on the Ground Floor and staircase
- 20 Natural wood-look flooring on bedrooms
- 21 Indoor lounge area for entertainment with access to the outdoor terrace on the Second Floor

— THE CASCADE VILLAS

STYLE 1

POOL VIEW



STYLE 1

STREET VIEW



— THE CASCADE VILLAS

STYLE 2

POOL VIEW



STYLE 2

STREET VIEW





THE GARDEN
GARDEN VIEW
FOUR-BEDROOM VILLAS

**SERENE
SANCTUARIES**

The four-bedroom villas are designed to combine the outdoor and indoor living experience across the pool gardens and the living spaces on the Ground Floor. The villa floor levels are filled with natural light from its floor-to-ceiling windows, with the master terrace overlooking the garden.

THE GARDEN VILLAS

FOUR-BEDROOM

Total Area:
6,417.4 sq.ft

Plot Area Range:
from 4,477.8 sq.ft – 5,829.7 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTDOOR FEATURES

- 01 Villa garden and outdoor seating areas
- 02 Dedicated barbeque space
- 03 Lounge pool with shallow seating
- 04 Outdoor lounge terrace
- 05 Floor-to-ceiling sliding windows
- 06 2 covered car parking space
- 07 Electrical vehicle charging dock

INDOOR FEATURES

- 01 Elevator
- 02 Maids Room
- 03 Drivers Room
- 04 Laundry Room
- 05 Powder Room
- 06 Store room
- 07 Double-height entrance foyer
- 08 Home automation system and room
- 09 Family living and lounge area
- 10 Family dining and show kitchen
- 11 Show kitchen with integrated appliances
- 12 Preparations kitchen with integrated appliances
- 13 Bespoke joinery detailing and premium stone surfaces
- 14 En-suite guest bedroom on the Ground Floor
- 15 3 En-suite bedrooms with walk-in wardrobes
- 16 Detailed wardrobes with high-end ironmongery and accessories
- 17 Master bathroom with free-standing bathtub
- 18 High-quality European sanitaryware and fittings
- 19 High quality faucet with multifunction features
- 20 Marble stone flooring on the Ground Floor and staircase
- 21 Natural wood-look flooring on bedrooms
- 22 Indoor lounge area with access to the outdoor terrace on the Second Floor
- 23 Multipurpose space for entertainment on the Second Floor

— THE GARDEN VILLAS

STYLE 1

GARDEN VIEW



STYLE 1

STREET VIEW



— THE GARDEN VILLAS

STYLE 2

GARDEN VIEW



STYLE 2

POOL VIEW





ELLINGTON
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