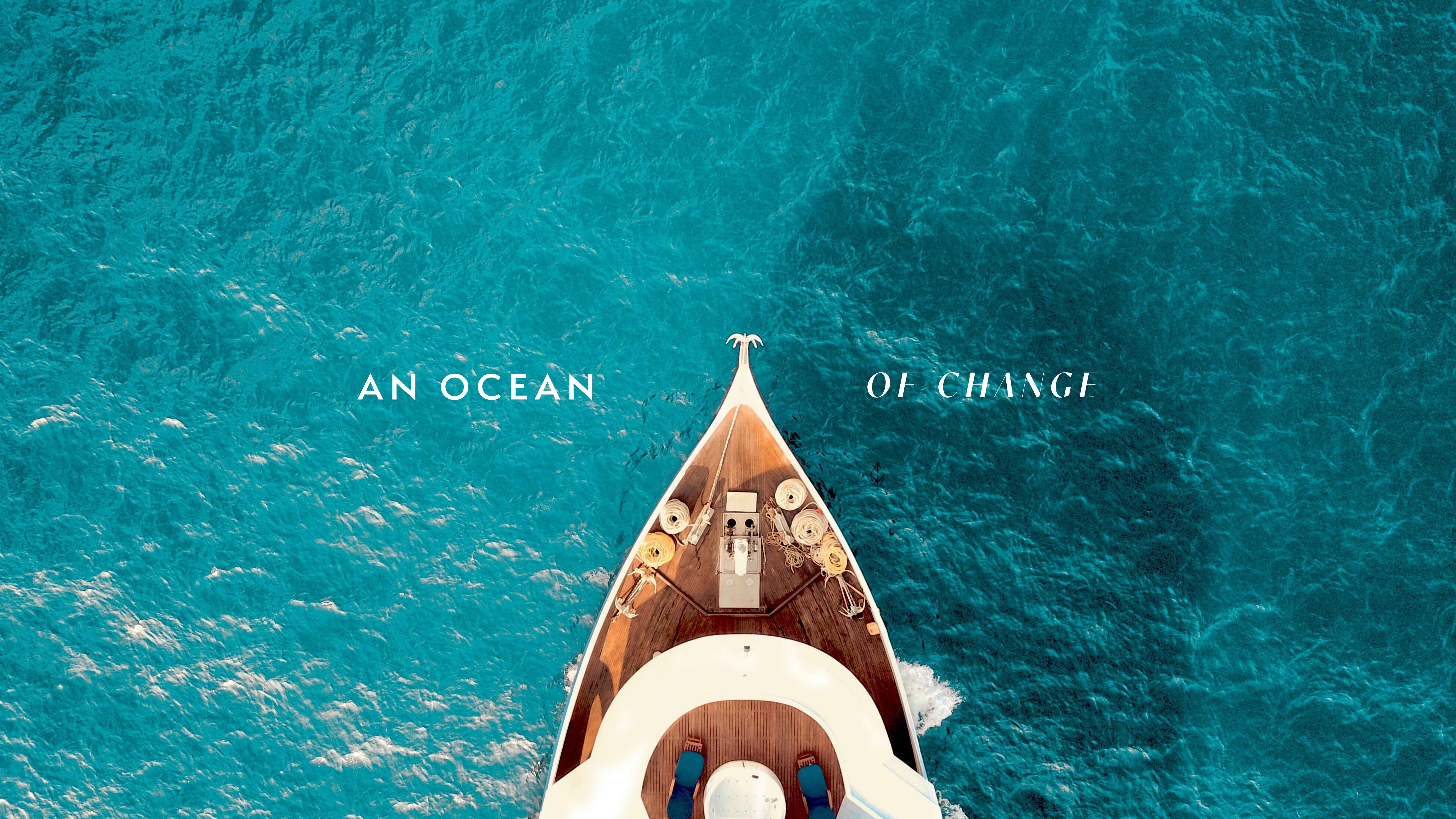




The logo for Ellington Beach House, consisting of the letters 'EBH' in a large, bold, white sans-serif font.

ELLINGTON BEACH HOUSE

PROJECT BRIEF

An aerial photograph of a boat's bow cutting through turquoise blue ocean water. The boat's wooden deck is visible, featuring a white anchor and several coiled yellow ropes. The white hull of the boat is at the bottom of the frame. The ocean surface is textured with small white caps 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

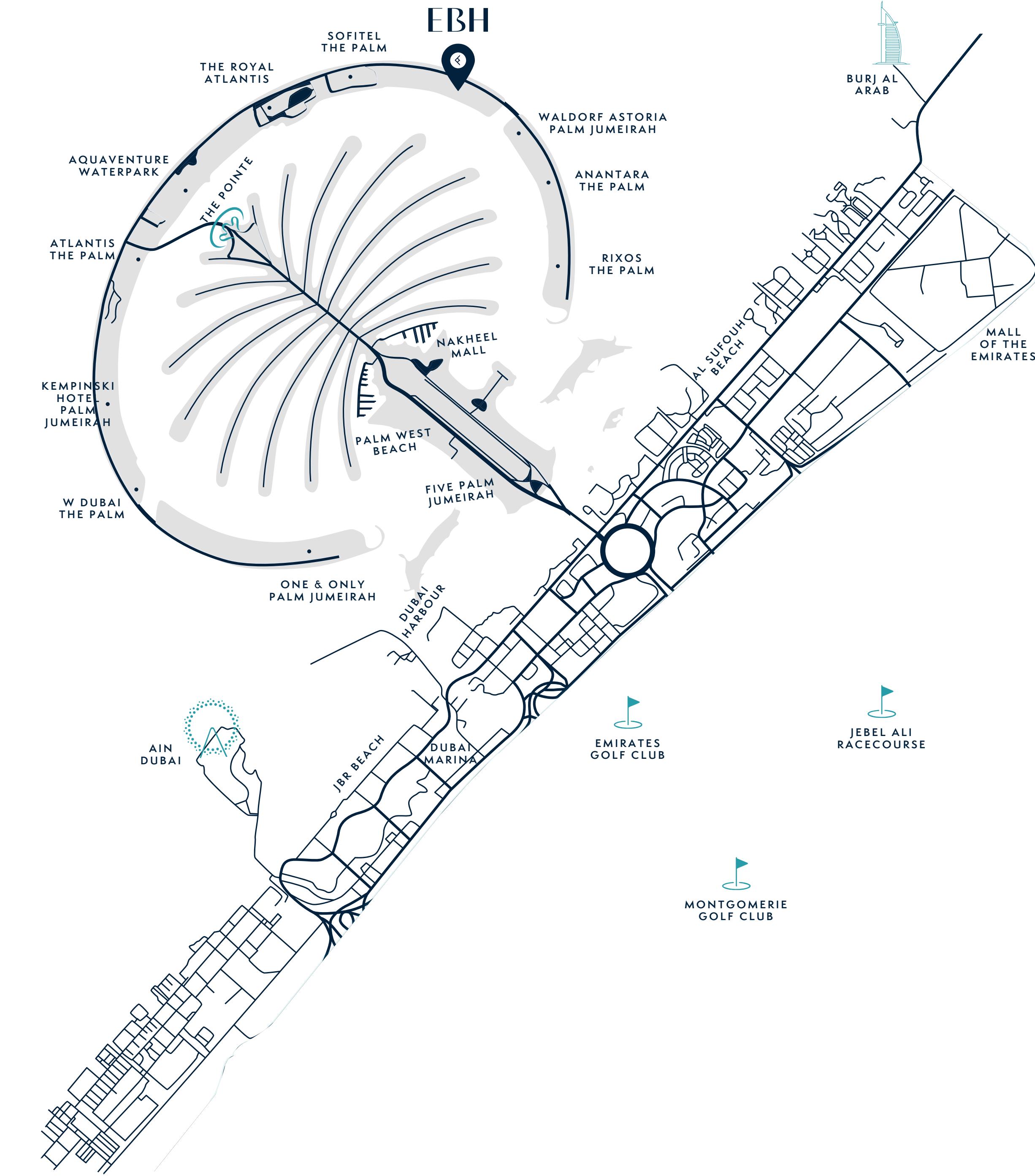
25
MINUTES
Dubai Mall & Burj Khalifa

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

- 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 BAJA SHELF
- 14 YOGA & PILATES STUDIO
- 15 URBAN FITNESS AREA
- 16 ACCESS TO POOL & DECK
- 17 BAJA SHELF
- 18 PALM JUMEIRAH BEACH

ELLINGTON BEACH HOUSE NORTH

- 19 SUN LOUNGERS AREA
- 20 OUTDOOR REFRESHMENT AREA
- 21 SHADED KIDS' POOL
- 22 OUTDOOR KIDS' PLAY AREA
- 23 BOCCE BALL COURT
- 24 CLUBHOUSE
- 25 BARBECUE AREA
- 26 OUTDOOR ENTERTAINMENT & CIGAR TERRACE
- 27 OUTDOOR LOUNGE TERRACE
- 28 NORTH LOBBY ENTRANCE
- 29 NORTH LOBBY RECEPTION
- 30 BATHROOM FOR PEOPLE OF DETERMINATION
- 31 NORTH LOBBY LOUNGE AREA
- 32 COMMUNAL OFFICE & WORKSPACES
- 33 BAJA SHELF
- 34 INDOOR KIDS' PLAY AREA
- 35 BAJA SHELF
- 36 BAJA SHELF
- 37 BAJA SHELF
- 38 BAJA SHELF
- 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

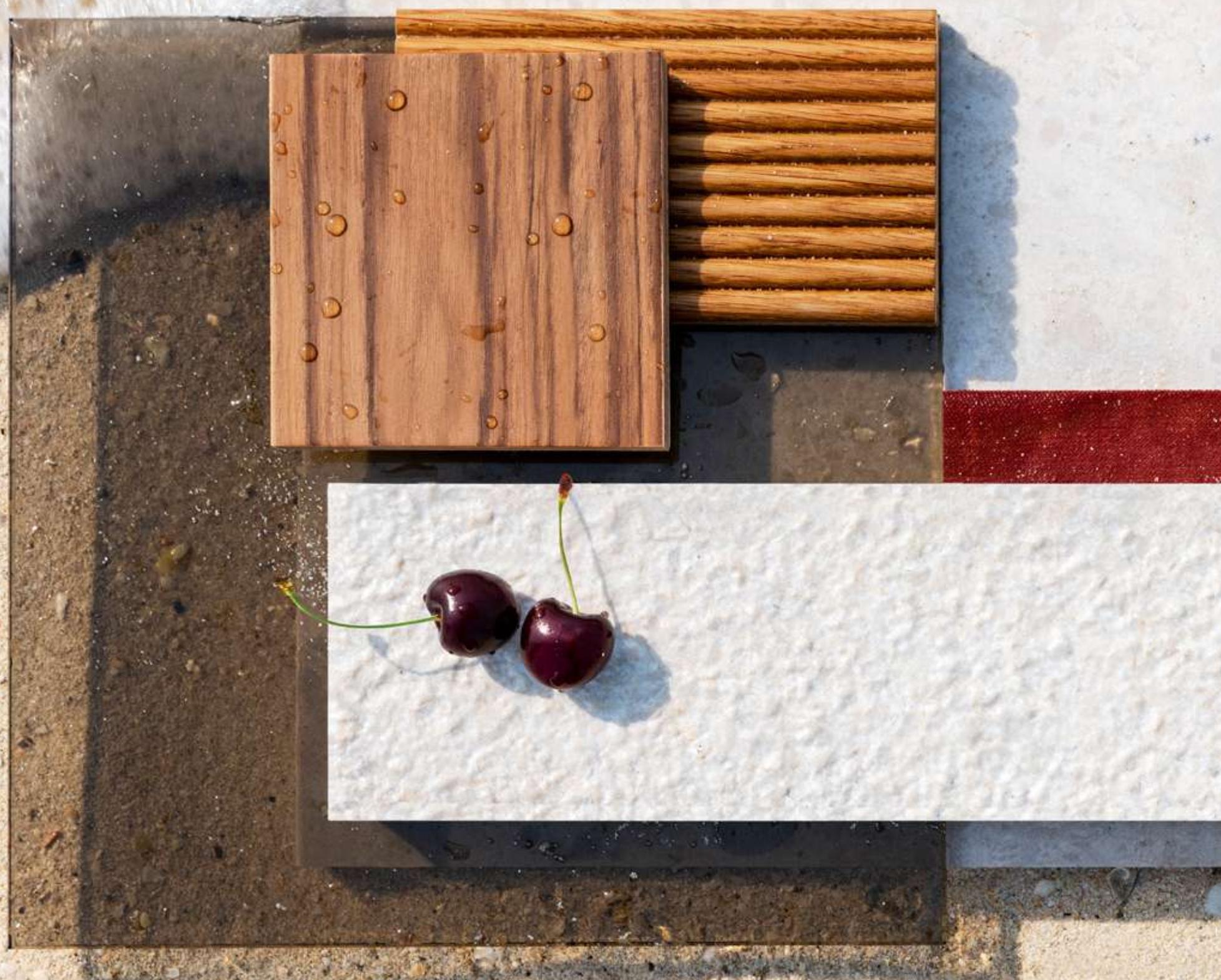
Padel tennis court, urban basketball area, and a Bocce ball court

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



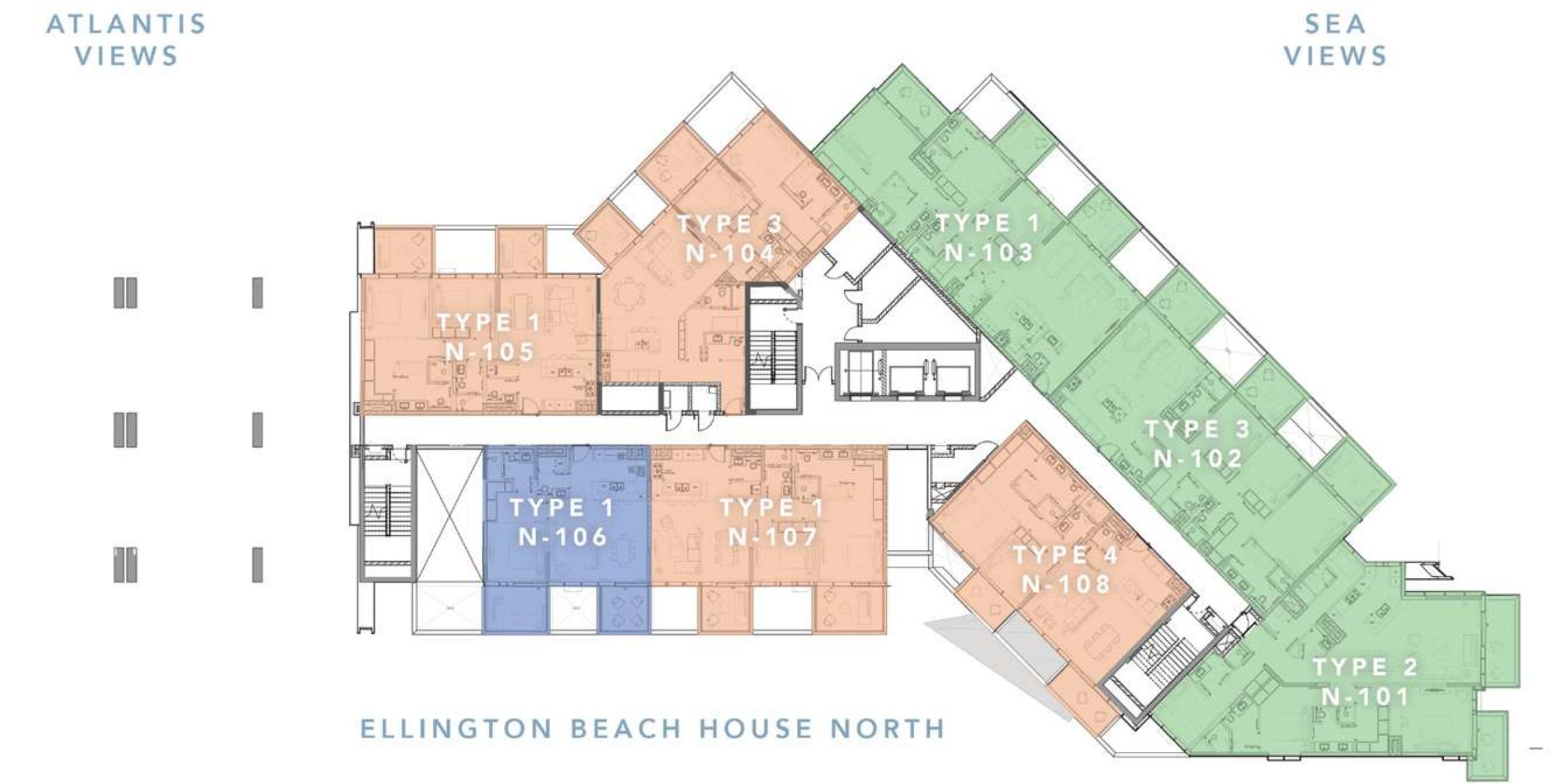
2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS



4 BEDROOM APARTMENTS
(PRIVATE POOL)



1ST - 3RD FLOOR LEVEL TYPICAL PLAN



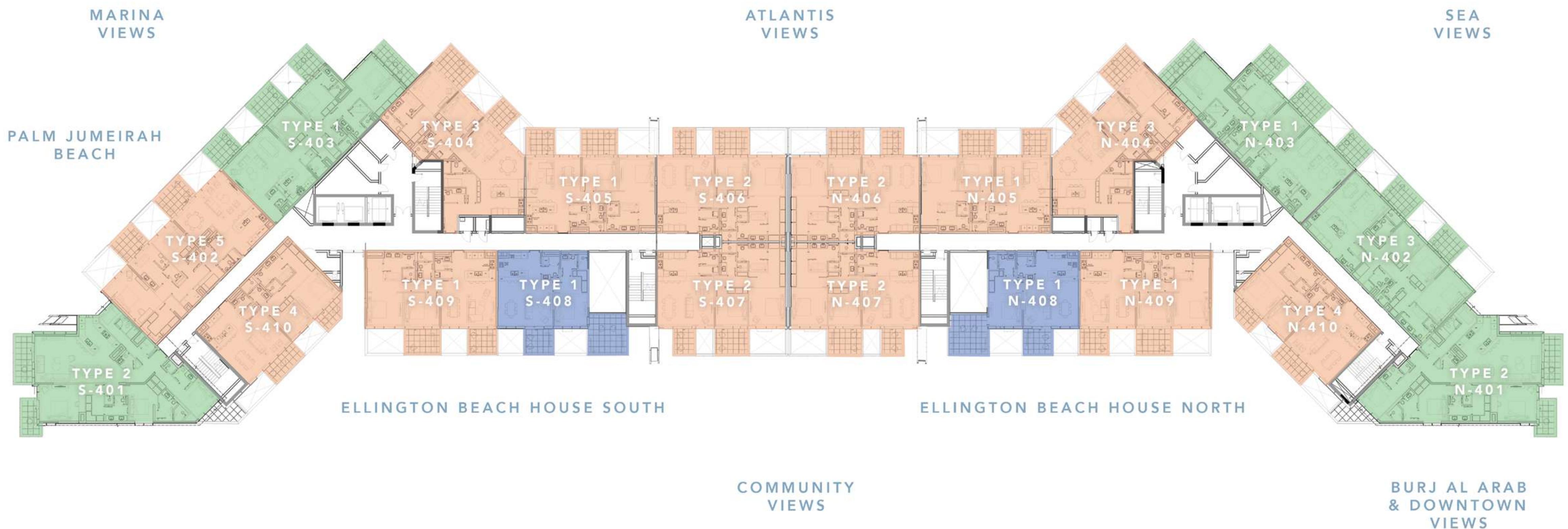
1 BEDROOM APARTMENTS



2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS



4TH - 6TH FLOOR LEVEL TYPICAL PLAN



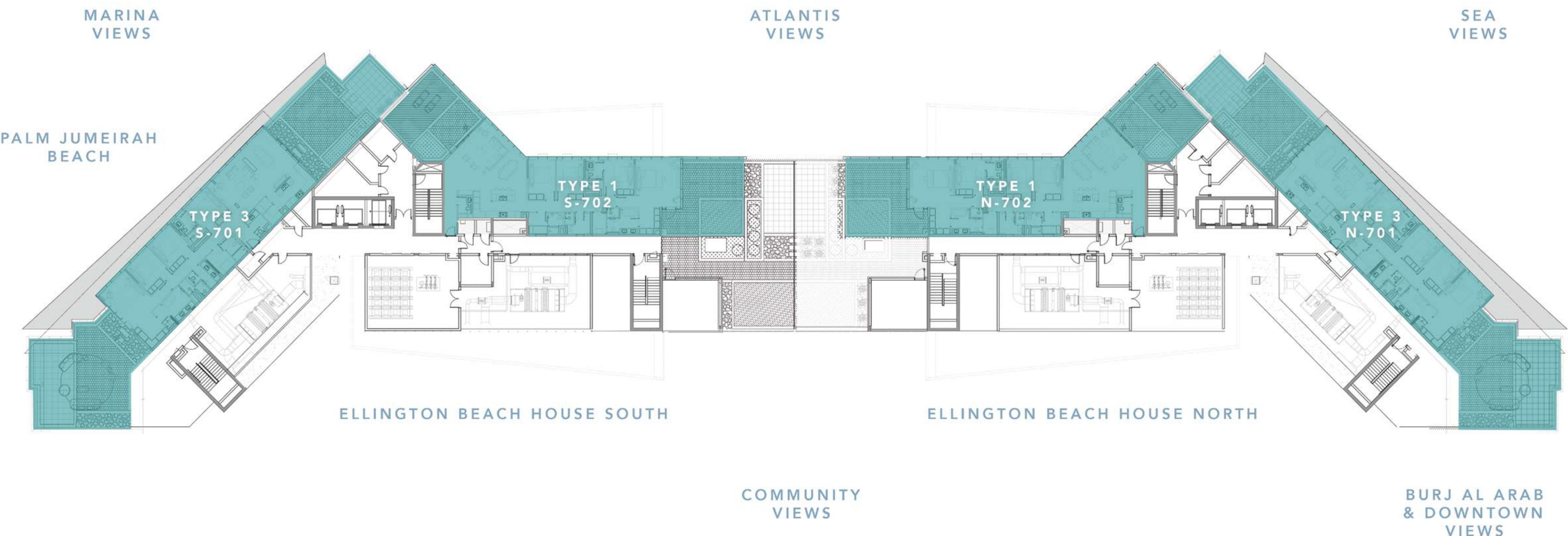
1 BEDROOM APARTMENTS



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

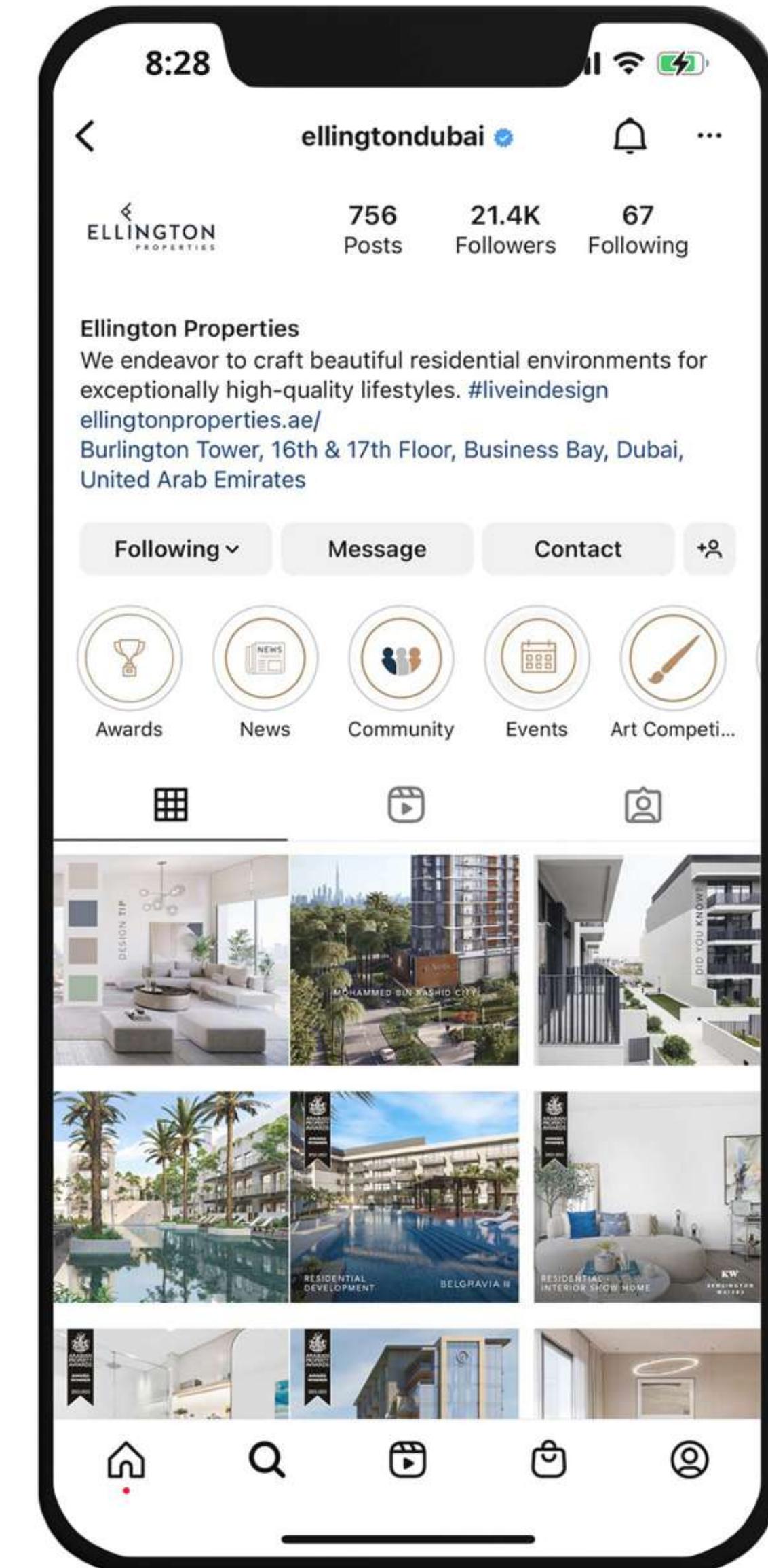
IBAN: AE58 0030 0125 1146 4920 002

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