



EBH

ELLINGTON BEACH HOUSE

PROJECT BRIEF



AN OCEAN

*OF CHANGE*











## 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*





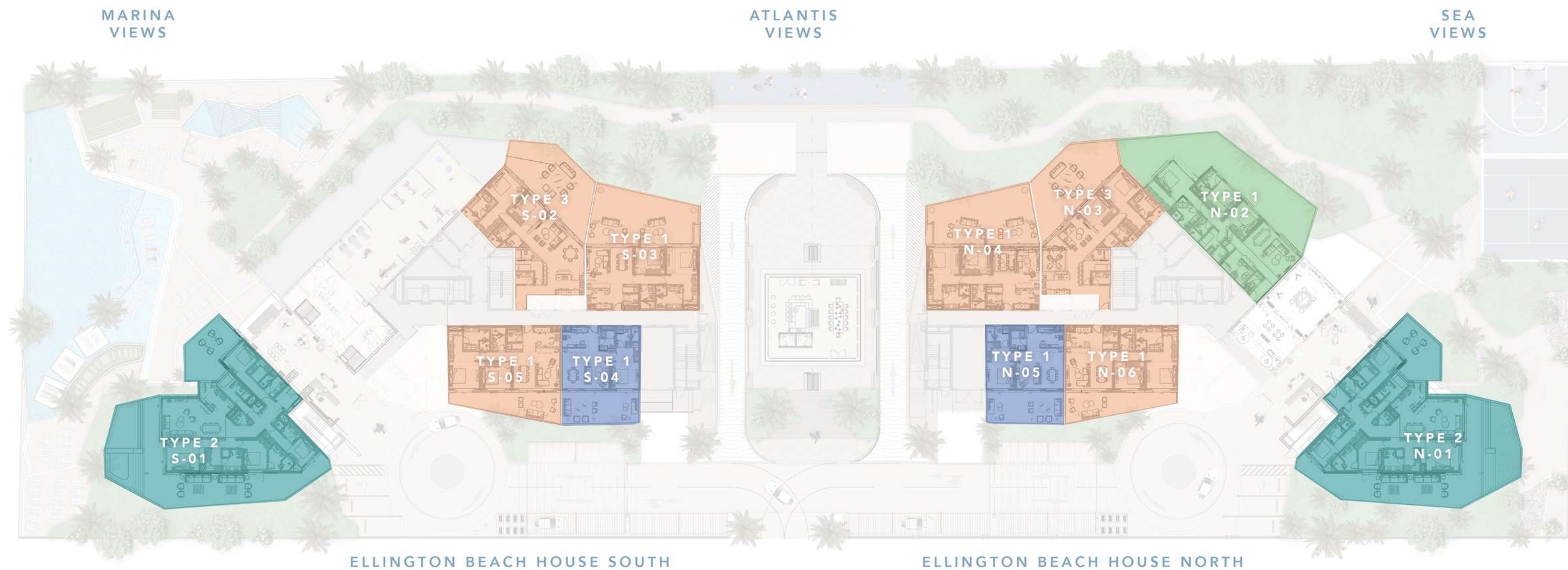




# APARTMENT *BEDROOMS*







## GROUND FLOOR LEVEL TYPICAL PLAN







## 1<sup>ST</sup> - 3<sup>RD</sup> FLOOR LEVEL TYPICAL PLAN



1 BEDROOM APARTMENTS

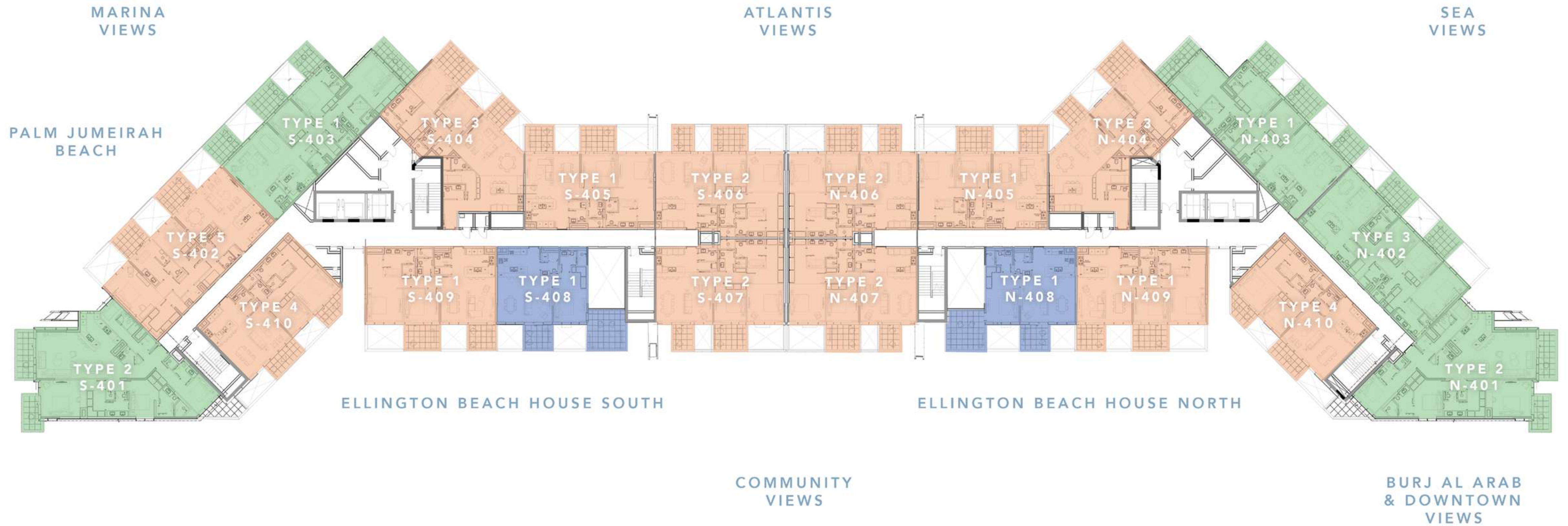


2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS





## 4<sup>TH</sup> - 6<sup>TH</sup> FLOOR LEVEL TYPICAL PLAN



1 BEDROOM APARTMENTS

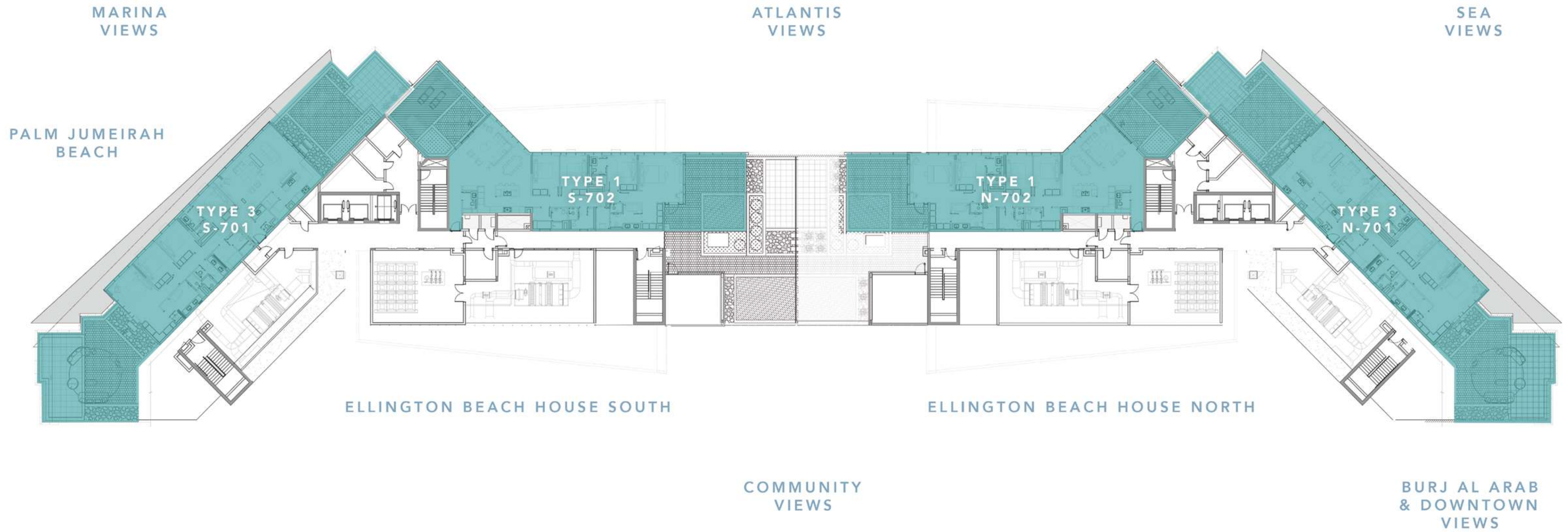


2 BEDROOM APARTMENTS



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

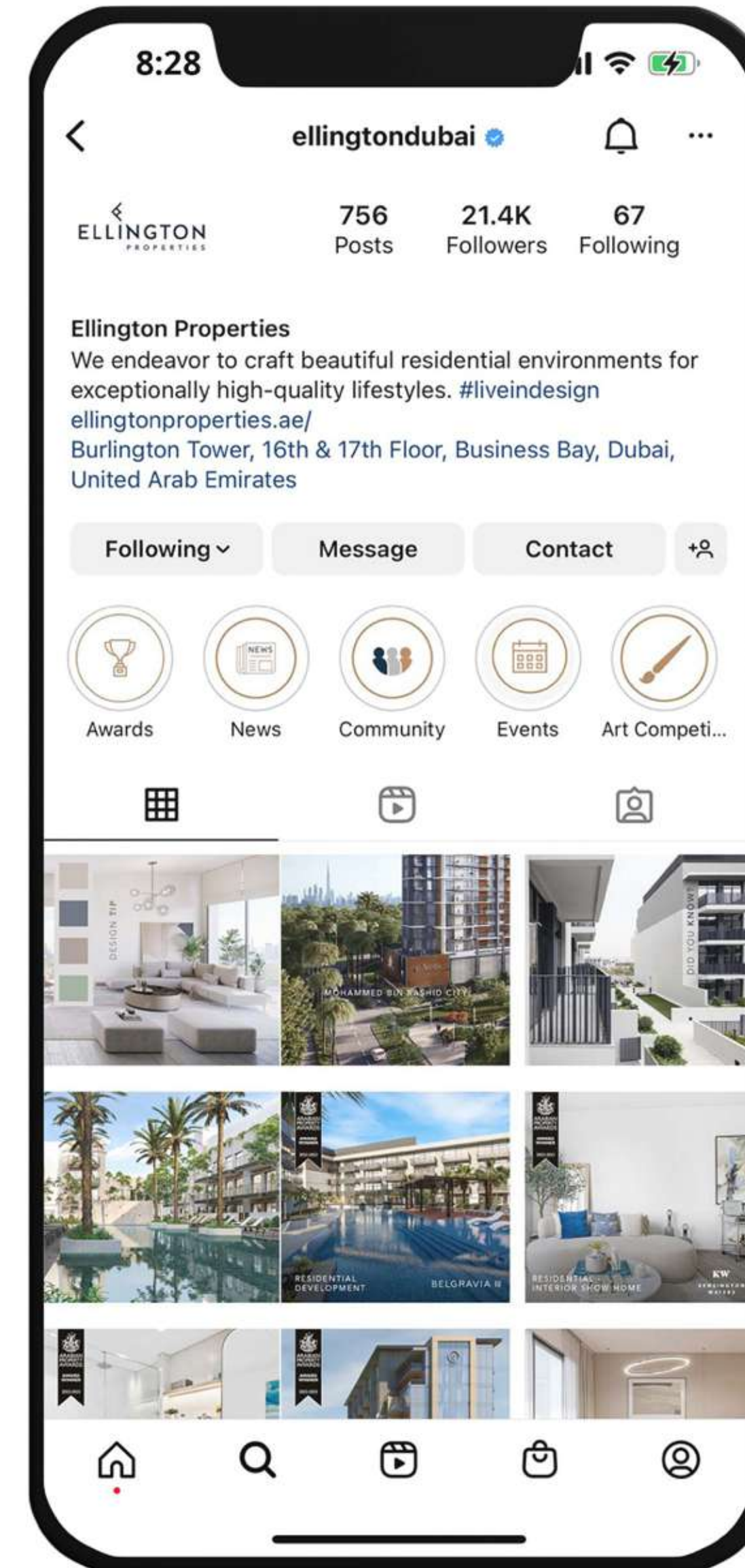
**Swift Code:** ADCBAEAAXXX

**Bank Address:** Ittihad Branch, Dubai, UAE



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LIVE IN *DESIGN*

ELLINGTONPROPERTIES.AE