



THE SANCTUARY

By Ellington

THE LAKESHORE

PROJECT BRIEF



CONNECTING DESIGN AND NATURE

Welcome to a place where contemporary design, the beauty of nature, and the comfort of a secure community unite to create a truly extraordinary living experience. Join us as we embark on a journey that celebrates the wonders of modern living while honouring our deep-rooted connection to the natural world.

DIRECT ACCESS TO
THE CRYSTAL LAGOON







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 |

THE SANCTUARY
MASTER PLAN



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

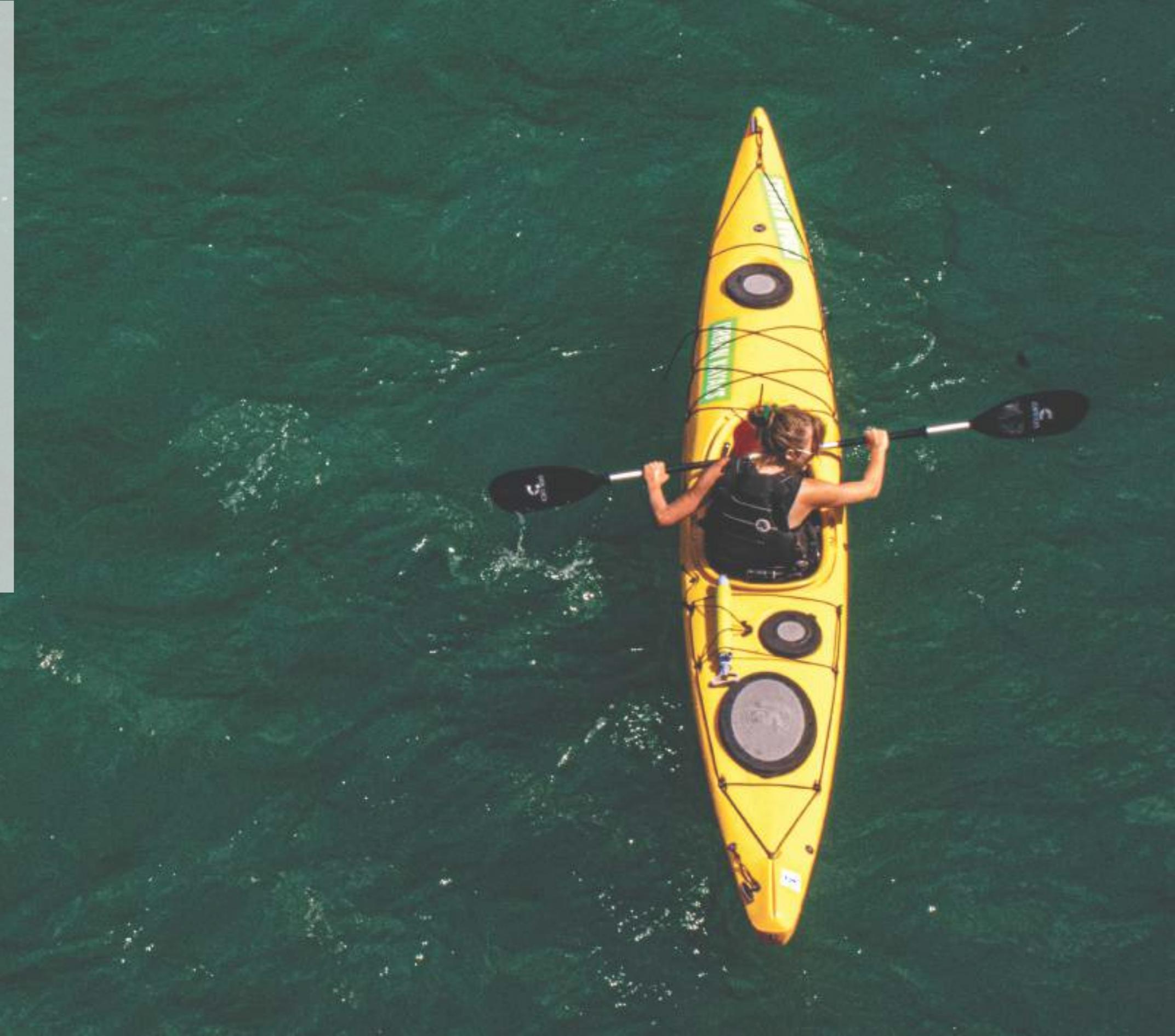
| | |
|------------------|----|
| 5-BEDROOM VILLAS | 19 |
| 4-BEDROOM VILLAS | 19 |
| TOTAL VILLAS | 38 |

ANTICIPATED COMPLETION DATE

Q4 2026

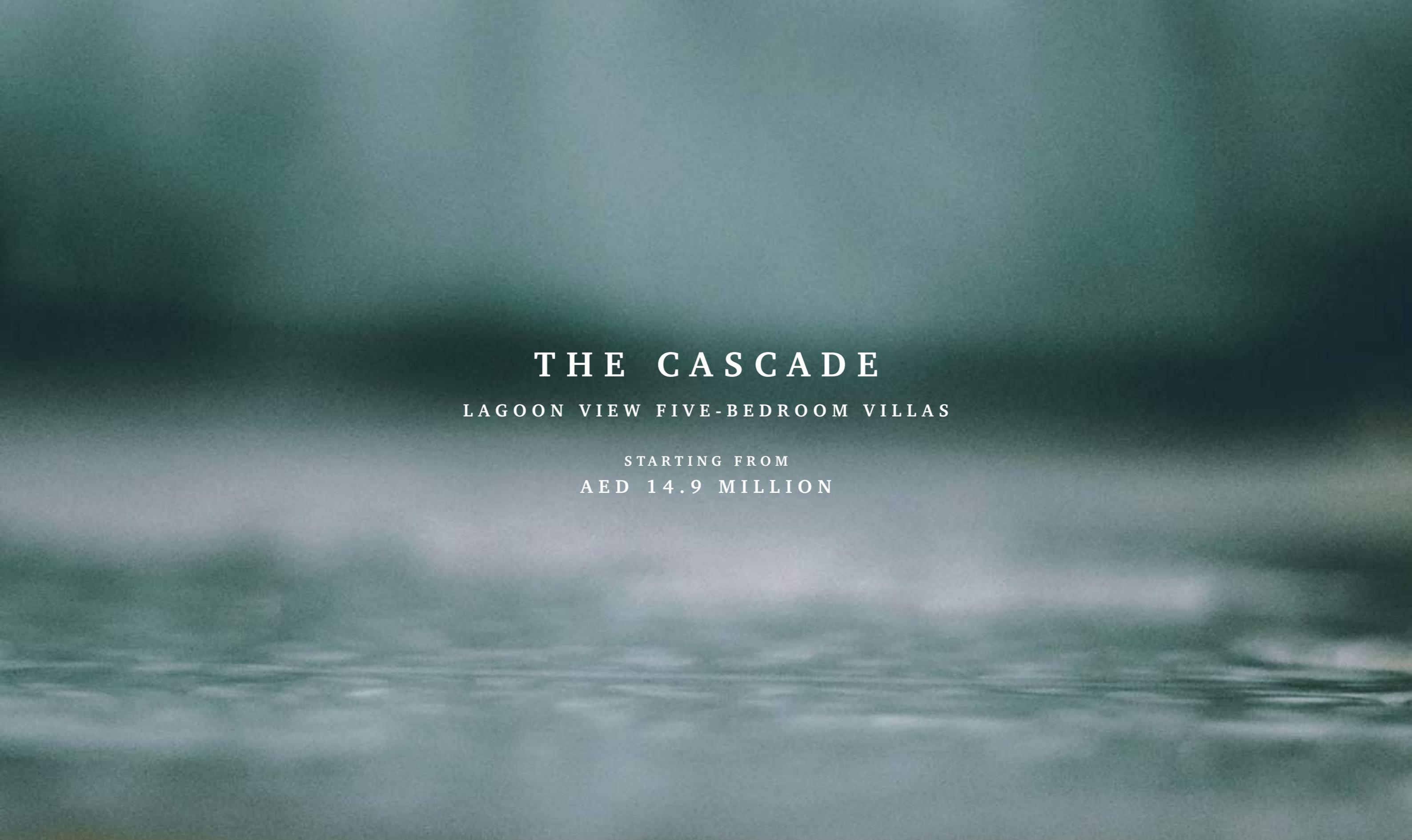
ANTICIPATED SERVICE CHARGE

AED 4 per sq. ft



A nighttime aerial photograph of a residential complex. The foreground shows a large, well-maintained lawn with a pattern of paths or irrigation lines. In the middle ground, several villas with illuminated windows are visible, arranged around a golf course with a green and a nearby body of water. The background is a dark, hilly landscape under a clear sky.

VILLA TYPES
& *SPECIFICATIONS*



THE CASCADE

LAGOON VIEW FIVE-BEDROOM VILLAS

STARTING FROM
AED 14.9 MILLION

THE CASCADE VILLAS

FIVE - BEDROOM

Total Area:

7,610.9 sq. ft

Plot Area Range:

from 4,922.3 to 7,831.8 sq. ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE CASCADE VILLAS

ARCHITECTURAL SECTION



OUTDOOR FEATURES

- 01** Villa garden and outdoor seating areas
- 02** Dedicated barbecue 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

STYLE 1

POOL VIEW



STYLE 1

STREET VIEW



STYLE 2

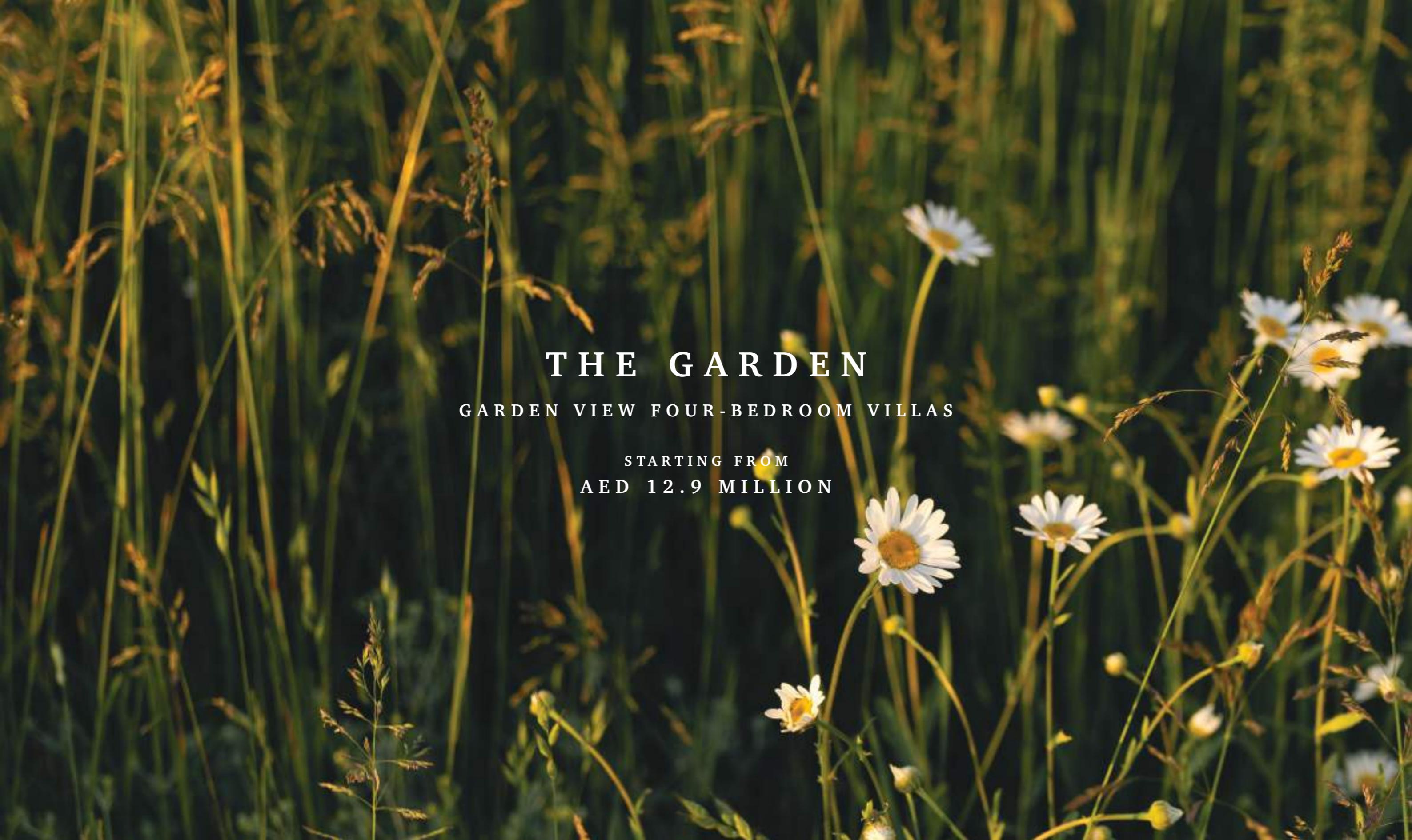
POOL VIEW



STYLE 2

STREET VIEW





THE GARDEN

GARDEN VIEW FOUR-BEDROOM VILLAS

STARTING FROM
AED 12.9 MILLION

THE GARDEN VILLAS

FOUR - BEDROOM

Total Area:

6,417.4 sq. ft

Plot Area Range:

from 4,477.8 to 5,829.7 sq. ft



GROUND FLOOR



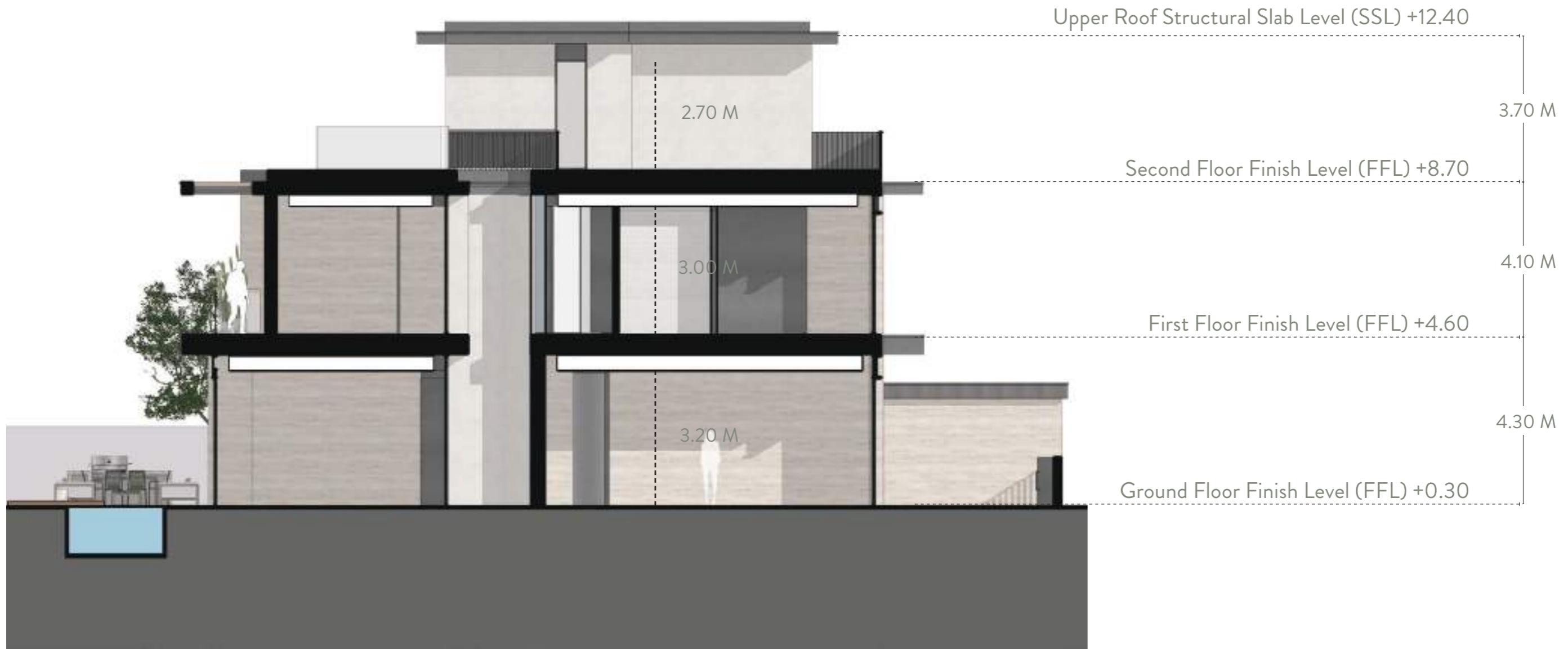
FIRST FLOOR



SECOND FLOOR

THE GARDEN VILLAS

ARCHITECTURAL SECTION



LONG SECTION

OUTDOOR FEATURES

- 01 Villa garden and outdoor seating areas
- 02 Dedicated barbecue 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

STYLE 1

POOL VIEW



STYLE 1

STREET VIEW



STYLE 2

POOL VIEW



STYLE 2

STREET VIEW





LIVING SPACES

Dedicated spacious space combining the show kitchen, dining area and family living space overlooking the lagoon, garden and pool



SPACES FILLED
WITH NATURAL LIGHT

The spaces are designed to combine the outdoor and indoor experience across the garden and the living space on the Ground Floor.



KITCHEN AND DINING

Fully fitted show and preparation kitchens with branded appliances. The show kitchen is designed with a fixed window that is centered with the hob and overlooking the outdoor area, for a naturally lit space and a better cooking experience.



360 - DEGREE LIVING & KITCHEN



MASTER BEDROOM

Spacious master suite with lounge area and terrace, overlooking the pool and garden with a nicely designed and detailed fitted desk that can function as a home office or dresser desk that comes with a soft closing drawers to store makeup, accessories or stationery.



MASTER BATHROOM

A free-standing bathtub overlooking the lagoon and the garden, with Ellington standard generous storage spaces and a separate walk-in shower with glass partition



MASTER WALK-IN CLOSET

Bespoke joinery detailing with high-end fixtures and fittings



T Y P I C A L B A T H R O O M

High-end porcelain floor and wall tiles
with high-quality European sanitary
ware and accessories

POWDER ROOM

Premium combination of natural stones and high-end porcelain wall and floor tiles

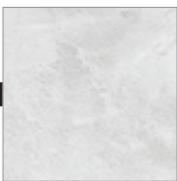




VILLA EXTERIORS
MATERIAL SELECTION

STYLE 1 - STREET VIEW

MATERIAL SELECTION



GREY TEXTURED
PAINT CLAY FINISH



CLEAR GLASS
DOUBLE GLAZING



HPL WOOD FINISH
TRESPA GREYED CEDAR



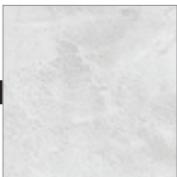
GREY POWDER
COATED ALUMINUM



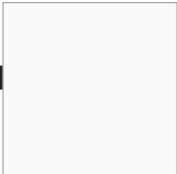
ANTHRACTITE GREY
PORCELAIN TILES

STYLE 1 - GARDEN VIEW

MATERIAL SELECTION



GREY TEXTURED
PAINT CLAY FINISH



CLEAR GLASS
DOUBLE GLAZING



CLEAR GLASS DOUBLE
LAMINATED FOR HANDRAILS
(LOW IRON)



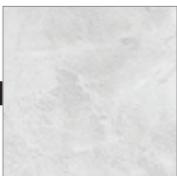
GREY POWDER
COATED ALUMINUM



ANTHRACTITE GREY
PORCELAIN TILES

STYLE 2 - STREET VIEW

MATERIAL SELECTION



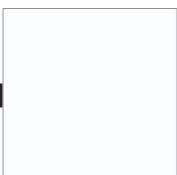
GREY TEXTURED
PAINT CLAY FINISH



HPL WOOD FINISH
TRESPA CORE



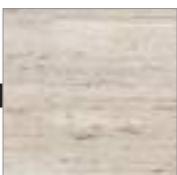
CLEAR GLASS
DOUBLE GLAZING



CLEAR GLASS DOUBLE
LAMINATED FOR HANDRAILS
(LOW IRON)



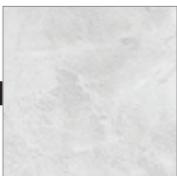
GREY POWDER
COATED ALUMINUM



ARIOSTEA
CREMO DELICATO
PORCELAIN GLAZE

STYLE 2 - GARDEN VIEW

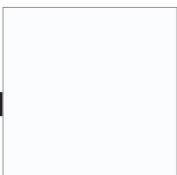
MATERIAL SELECTION



GREY TEXTURED
PAINT CLAY FINISH



HPL WOOD FINISH
TRESPA CORE



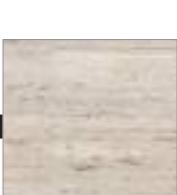
CLEAR GLASS DOUBLE
LAMINATED FOR HANDRAILS
(LOW IRON)



GREY POWDER
COATED ALUMINUM



CLEAR GLASS
DOUBLE GLAZING



ARIOSTEA
CREMO DELICATO
PORCELAIN GLAZE

P A Y M E N T *P L A N*

2 0 %

At the time of
booking

1 0 %

60 days after the
reservation date

November 2023

1 0 %

120 days after the
reservation date

January 2024

5 %

240 days after the
reservation date

May 2024

5 %

360 days after the
reservation date

September 2024

5 %

450 days after the
reservation date

December 2024

5 %

540 days after the
reservation date

Marc 2025

5 %

720 days after the
reservation date

September 2025

5 %

900 days after the
reservation date

March 2026

3 0 %

On completion



800 8288

info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

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