

MATERIALS AND FINISHES

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MAIN LOBBY

- Large-format polished porcelain tiles underfoot create a serene and elegant foundation.
- The walls are expansive and light-colored, offering a clean aesthetic that enhances spaciousness. A feature wall of white marble with soft veining introduces texture and contrast, complementing the sleek steel elements.
- The reception area is thoughtfully designed with two distinct zones: a reception lobby and a lounge seating area with a communal table. Both spaces are furnished with plush seating that invites relaxation. The lounge overlooks a lush garden and features carefully selected decor pieces that add character and charm.
- The co-working space is a haven of comfort and convenience. Equipped with integrated sockets, it allows for seamless work and connectivity.

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MAIN LOBBY

- The lofty ceiling in the lobby serves as a grand canvas, elegantly showcasing designer pendants and suspended downlights. These fixtures not only illuminate the space but also highlight the entrance feature wall and the round table in the lounge area, enhancing the overall ambiance.
- Ellington Hospitality signature scent permeates all public areas.
- FM office located directly off the reception area, complete with a pantry, workspace, lockers, and toilet.
- A dedicated service lift facilitates smooth move-ins and move-outs, supported by a delivery parking bay and moving room.
- Concierge and security reception desk.
- Entry walk-off mats and digital security system for enhanced safety and cleanliness.

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CLUBHOUSE

- Expansive ceiling heights with full-height transparent glazing overlooking the pool.
- The ceiling is complemented by large-format porcelain tiles that emphasize the spaciousness of the area.
- Bi-fold doors allow the lounge to open seamlessly to the garden and pool during the cooler months.
- Several elegant lounge spaces are furnished with comfortable seating for both individual and group settings. These areas feature plush upholstery in rich fabrics, accented by warm-toned timber elements that introduce a touch of natural sophistication. Soft, handwoven rugs in earthy hues provide comfort and style underfoot.
- For those who enjoy a bit of friendly competition, the lounge is designed to accommodate groups for board games. Custom shelving displays a curated selection of classic and contemporary games, along with books and lifestyle magazines, neatly arranged on European-grade timber veneer shelves.
- A coffee bar features sleek sintered stone countertops and top-of-the-line stainless steel appliances.

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CLUBHOUSE

- Hand-selected artwork and accessories are thoughtfully arranged on the expansive shelving behind the banquette lounge seating.
- Powder room facilities within the clubhouse feature porcelain floor and wall tiles, with an integrated sintered stone vanity and sink.
- A back-of-house kitchen includes durable stainless-steel countertops and appliances, ensuring functionality and easy maintenance for hosting events.
- A dedicated podcast room is outfitted with acoustic foam or fabric-wrapped panels in neutral tones to optimize sound quality, along with a desk and ergonomic leather chairs for a creative and comfortable workspace.
- The karaoke and theatre room includes plush upholstered lounge seating for a cozy, immersive atmosphere, complemented by acoustic paneling to enhance sound quality.
- Ellington Hospitality's signature scent infuses the entire space.

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KIDS PLAY AREA

- **Mystical Nature Aesthetic:** A vibrant, fantasy-inspired environment brought to life through natural motifs and lively colors. Key elements include oversized mushrooms, stardust effects, and bright floral designs to create an enchanting, cohesive theme.
- **Oversized Mushrooms:** Constructed from foam or soft wood for safety and covered with textured vinyl or fabric. Integrated LED lighting enhances the magical ambiance, making the mushrooms a standout feature.
- **Grass Flooring:** The installation features soft, padded rubber flooring with a non-slip surface to ensure both comfort and safety during play.
- **Interactive Flooring and Walls:** Dynamic projection lighting systems, equipped with durable tempered glass lenses, cast playful scenes and patterns on floors and walls to stimulate sensory engagement.

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KIDS PLAY AREA

- Accents and Decor: Wall murals featuring soft, nature-inspired designs are applied using vinyl or eco-friendly paint to spark imagination without overwhelming the senses.
- Lighting: Slightly colored LED lighting is embedded in ceiling structures using flexible silicone, casting a whimsical, ever-changing glow in shades of blue, pink, and orange.
- Private Kids' Toilet: Designed with child-friendly fixtures and colorful tiles that reflect the mystical theme. Non-slip flooring ensures safety
- Open Pantry Area: Features durable, easy-to-clean surfaces and child-friendly storage solutions for snacks and drinks. Colorful cabinetry complements the overall theme.
- Safety Considerations: All materials used are non-toxic, easy to maintain, and include rounded edges to minimize injury risks. Low-VOC wall paint and acoustic ceiling panels are incorporated to promote both safety and comfort.

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FITNESS STUDIO

- Commercial-grade fitness equipment from a reputable, eco-conscious gym equipment brand ensures performance and sustainability.
- Durable Bolon gym flooring spans the entire space, promoting a safe workout environment while adding warmth and texture. Vivid color tones energize the atmosphere and enhance the active zones.
- Zoned workout areas include dedicated spaces for full-body training, along with a serene, separate Yoga and Pilates zone for a complete, mindful fitness experience.
- Central boxing zone thoughtfully positioned within the gym area, encouraging focused, high-intensity training.
- Layout reviewed and endorsed by leading fitness experts and trainers to optimize flow, functionality, and user experience.
- Floor-to-ceiling glass walls provide panoramic views and abundant natural light, promoting wellness and offering an uninterrupted view of the pool, complemented by nature-inspired design features.
- Balance bar with full-height mirror, framed with angled timber accents to add depth and warmth to the space.
- Integrated water dispenser and waste bin touchpoints, finished in durable European-grade laminates, ensure cleanliness and convenience.
- Ambient music system delivers curated sound throughout the space to enhance motivation and mood.

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YOGA

- Natural materials are used for accent walls to create a calming atmosphere that aligns with themes of nature and tranquility.
- Balance bar with full-height mirror, framed with angled timber accents, adds both functionality and aesthetic warmth.
- Integrated water dispenser and waste bin touchpoints, finished in durable European-grade laminates, promote cleanliness and safety within the workout area.
- Floor-to-ceiling glass walls can be fully opened to create a seamless transition between indoor and outdoor spaces, enhancing connection with the surrounding environment.

MALE AND FEMALE CHANGE ROOMS

- Changing rooms featuring spa-quality wet areas and hospitality-inspired touchpoints for a relaxing and rejuvenating experience.
- Experience shower rooms designed to elevate the post-workout routine.
- Lockers and dry vanity area with stools, finished in durable European-grade laminates suitable for humid and wet environments.
- Elegant, integrated engineered stone washbasin and vanity with touchless mixers, hand dryer, paper towel dispenser, and waste bin—all within a single counter to minimize water spillage and maintain cleanliness.
- Durable, slip-resistant porcelain tiling throughout ensures both safety and long-term performance.
- Separate ADA/POD facilities, including baby-changing amenities, to support accessibility and convenience for all users.

WELLNESS SPA

- Sauna constructed with wood that is naturally moisture-resistant and emits a pleasant, calming aroma.
- Emotional showers clad in luxurious porcelain tiles for a refined look and easy maintenance. Equipped with water-saving showerheads and mood-enhancing lighting to elevate the sensory experience.
- Treatment room designed with sound-absorbing wall panels to foster a serene and calming environment.
- Hairdresser and barber rooms feature easy-to-clean surfaces and ergonomically designed chairs upholstered in eco-friendly fabrics for comfort and sustainability.
- Japanese onsen bath and vitality pools contribute to a holistic spa and wellness experience.
- Tranquil lounge area furnished with sustainable wood elements and natural textiles, creating a warm and inviting ambiance.

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OUTDOOR DINING

- Durable, non-slip porcelain flooring in light tones to harmonize with the natural surroundings.
- Countertops and work surfaces made of engineered stone, offering durability, heat resistance, and a sleek, modern appearance.
- Built-in BBQ appliances crafted from high-end stainless steel for performance and longevity.
- Modern seating and furniture featuring cushioned outdoor sofas and dining chairs upholstered in UV-resistant fabrics in warm neutral tones, perfectly complementing the surrounding greenery.

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POOL DECK AND LANDSCAPED AREA

- Resort-style adult and kids pool.
- Outdoor dining pavilion/ Orangery.
- Outdoor yoga deck.
- Outdoor kids garden.
- Pet wash and play area.
- Barbeque area and outdoor dining.
- Landscape podium with lush greenspaces.

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THE RESIDENCES

Apartments

- Heightened ceilings in Living, Dining and Bedrooms.
- Large format light marble look porcelain tile flooring.
- Generous outside living balcony areas.
- High Quality door hardware and ironmongery.
- Solid core acoustically rated entry doors.
- Entry niche greeting corner with intricate details.
- Low VOC wall and ceiling paint.

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THE RESIDENCES

Lighting & Technology

- Top quality LED lighting.
- Premium, quiet fan coil air conditioning and ventilation connected to a district cooling system for a more environmentally friendly cooling.
- Residences are fully pre-wired for high-speed internet/phone/data.
- Home automation.

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SUSTAINABILITY

Our buildings are designed around the health, safety and wellness of the user and community. None of our buildings are LEED certified, however, we have 4 in house Ellington team members who are LEED AP's. DHE follows Dubai Green Building regulations and Wellness initiatives and go the extra mile, when possible, on sustainable product selections – with items sourced/manufactured locally, products made of recycled materials and/or manufactured using sustainable practices. We use low flow sanitaryware, LED lighting, A and A+ rated Energy efficient appliances, sustainably manufactured laminates (FSC certified woods, Green Guard compliant product), Low VOC paints, E-glass facades, high light reflectance façade and roof finishes. Condensation from the AC systems is collected and used for irrigation. We are installing European fitness equipment (by leaders in sustainably produced gym equipment), Outdoor kids play equipment (sustainably produced, long lifecycle products), we have bicycle parking in convenient locations, recycling stations, access to public transportation, the building is situated withing Dubai Hills which is lush with flora and fauna and surrounded by walkways and cycling paths. We always aim to reduce the heat island effect in our projects by providing sufficient shading through soft-scaping and reduced concrete surfaces. The building also focuses on accessibility for People or Determination and provides useable facilities for families. We are happy to state that by buying an Ellington product the reduction of waste from renovation work due to poor craftsmanship, irrelevant design or unpractical interiors is dramatically reduced, saving countless materials from the landfill.

HOMEOWNER CARE

Each home is thoroughly inspected several times prior to customer handover to ensure the quality we demand and that you expect is delivered. Feel assured that your home is protected for 2 years under material, labor, MEP, façade and structural warranties.