



E L L I N G T O N H O U S E I I



WHILE OTHERS TRY TO BE THE BIGGEST, WE FOCUS ON BEING THE BEST



Since 2014, we have approached every project with a deep understanding of the human experience. We believe our devotion to craft exceptional details is what makes our developments stand out among Dubai's expanding skyline in ways that few buildings can.

We are a boutique property developer but, at heart, we are a family who designs for other families. We nurture elevated living from the ground up. Instead of following trends, we follow our instinct for what will satisfy our customers and their fundamental need to belong.

It's a philosophy we call 'Live in Design' a way of thinking that creates homes, spaces and surroundings that are in complete synergy with your life.

The result is a portfolio of modern yet welcoming communities. Diverse living spaces that capture the true essence of home for every individual. Through our developments and connected initiatives, we continue to advocate for craft and design as a catalyst for growth within the Dubai art community.

“
A
CONCEPT
THAT
FEELS
IN
THE
CLOUDS
”

Set among a community of luxury and sustainability, Ellington House II breathes new life into its idyllic surroundings. The building has an innate quality of blending in and standing out simultaneously, with dreamy, light-filled multifamily apartments overlooking Dubai Hills Golf Course and out across the city.

From one of the Emirates' most prestigious locations, Ellington House II offers a fresh perspective on living well and investing wisely.



ELLINGTON HOUSE II

DUBAI HILLS ESTATE

Dubai Hills Estate is best known for the immaculately kept fairways of its sprawling golf course and an elegant clubhouse that's equally impressive. But as well as becoming a haven for golfers, the sheer beauty of Dubai Hills Estate and its lush green parks is what draws so many.

The area is a vibrant and inclusive community with many unique qualities that make it ideal for families who cherish connection with nature while being within easy reach of the city. Among its leafy lanes and natural fauna, there are fitness facilities, cycle lanes, children's play areas and nature reserves to discover, as well as three international schools, a hospital and the newly-opened Dubai Hills Mall.





A
W E L C O M I N G
C O M M U N I T Y

J U S T
M O M E N T S
F R O M
T H E
C I T Y

DUBAI HILLS ESTATE FROM ABOVE

- 01 Ellington House II
- 02 Dubai Hills Golf Club
- 03 Dubai Hills Golf Course
- 04 King's College Hospital
- 05 Gems International Schools
- 06 Retail & Nursery
- 07 Geant Express
- 08 Petrol Station
- 09 Petrol Station
- 10 Dubai Hills Mall
- 11 Dubai Hills Business Park
- 12 Dubai Hills Park





A LEAFY PARADISE IN A DREAM LOCATION

02^{Mins}

DUBAI HILLS GOLF CLUB

02^{Mins}

KING'S COLLEGE HOSPITAL

02^{Mins}

GEMS INTERNATIONAL SCHOOL

06^{Mins}

DUBAI HILLS MALL

12^{Mins}

MALL OF THE EMIRATES

12^{Mins}

DUBAI MARINA

12^{Mins}

MEYDAN RACECOURSE

15^{Mins}

DUBAI MALL & BURJ KHALIFA

15^{Mins}

BURJ ALARAB

17^{Mins}

AIN DUBAI

17^{Mins}

MUSEUM OF THE FUTURE

20^{Mins}

DUBAI INTERNATIONAL FINANCIAL CENTRE

21^{Mins}

DUBAI INTERNATIONAL AIRPORT

25^{Mins}

PALM JUMEIRAH

30^{Mins}

DUBAI WORLD CENTRAL AIRPORT

FOR THOSE WHO DREAM OF ELEVATED LIVING

Ellington House II reaches for the pinnacle of comfort, style and serenity that culminates from beauty by design. With minimalist cues throughout its interiors, the building demonstrates a masterful command of natural light and allows unhindered views from its spacious balconies.

Modern yet soft, natural yet accessible, the development is an experience of truly elevated living in both the physical and the emotional sense.



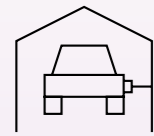


C L E A N M O D E R N L I N E S

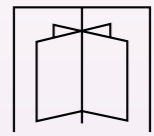


L U S H G R E E N S P A C E S

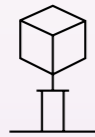
A U N I F I C A T I O N O F



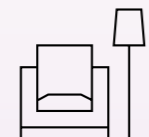
EV CHARGING STATIONS



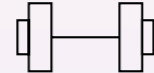
LOBBY & LOUNGE



ART INSTALLATIONS



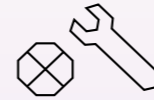
CLUBHOUSE



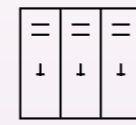
FITNESS CENTRE



BICYCLE PARKING



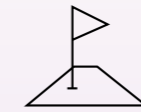
BIKE MAINTENANCE & WASH



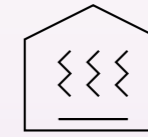
GOLF LOCKERS



YOGA ROOM



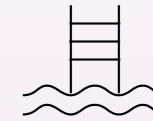
MINI PUTT



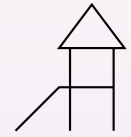
STEAM ROOM & SAUNA



ACTIVITY GARDEN



LEISURE & LOUNGE POOL



CHILDREN'S PLAY AREA

M O D E R N I T Y , W E L L B E I N G A N D P R A G M A T I S M

I N T R O D U C I N G

E H

E L L I N G T O N H O U S E I I



L O B B Y &

L O U N G E

Merging a hotel concierge, a communal workspace and a welcoming lounge area, the grand vestibule to Ellington House II is a fully-connected hub that looks out across the gardens through floor-to-ceiling windows. Split across a ground floor and a mezzanine, the space offers coffee and refreshments, bookshelves filled with inspiring reads, modern workstations and areas for socialising.

This is a place designed to grow and adapt to the needs of its residents, as well as somewhere to dwell and take in the beauty of its surroundings.

G R O W



B E L O N G





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D E S I G N E D T O

The Clubhouse offers a break from technology with quiet spots to read as well as indoor and outdoor spaces for more sociable activities such as a games table and a gaming zone. It is the perfect venue to unwind and reconnect with those close to you.

R E C H A R G E

K I D S ' C L U B H O U S E

Children at Ellington House II will discover theatrical, nature-inspired play areas that delight their imaginations. The space features a child-size bathroom, a multi-tier climbing structure made from eco-friendly wood, as well as award-winning internationally recognised toys, play structures and books. Using scale, and tactile elements, it is an energetic hub of learning, socialising and creating all-important early memories.





F I T N E S S C E N T R E

Enlisting the knowledge of leading fitness experts and trainers, we have created a vibrant space connected to the outdoors to instill energy and motivation. As well as dedicated zones for yoga and stretching, there are indoor and outdoor fitness areas featuring acoustic flooring and high-performance eco-conscious equipment for full-body workouts.





P O O L D E C K

The Pool Deck is perhaps the most beautiful hidden secret of Ellington House II, boasting an illuminated infinity lap pool, Baja shelf, in-built seating, jetted pool, a children's pool and an elevated spa. Looking out across Dubai Hills Golf Course, it is a unique venue for celebrations and entertaining guests, or to simply unwind as the sun sets behind the city skyline.

CHANGE ROOMS

To help you rejuvenate after your swim, the change rooms include steam showers, Chromotherapy lights as well as traditional wood saunas.

R E L A X



& R E J U V E N A T E



TRANQUILITY

ACTIVITY

The Activity Garden of Ellington House II is a quiet outdoor area that offers protection from the sun. It features thoughtfully designed cooking and dining areas for BBQs, as well as relaxed activities for all ages including mini-putt, a children's outdoor play area and dedicated space for outdoor yoga.

GARDEN

P A R K I N G
S P A C E S ,
C Y C L E
S T O R A G E
&
T R A N S P O R T
L I N K S

In addition to the hotel-style entrance to the lobby, there is a car park with e-vehicle charging stations and dedicated cycle parking areas for eco-conscious residents. Golf enthusiasts will also benefit from dedicated lockers and washing stations for their sports equipment.

As part of Dubai's 2040 vision to encourage healthy, sustainable transport, Ellington House II is connected with the city and local amenities via pedestrian walkways, cycle lanes and, a bus stop.

C O N N E C T E D



& C O N V E N I E N T



A
REFLECTION
OF
NATURE

Combining reflective surfaces and soft textures, Ellington House II produces warm, homely tones and shadows through its spaces, apartments and penthouses. We have used locally-sourced glass, stone and metal, with a natural colour palette that beautifully complements the light-tone rendered wall finishes.

K I T C H E N S



THE
HEART
OF
THE
HOME

For many, the kitchen is considered the heart of the home. A place for entertaining, cooking and spending time together each day, our kitchens are crafted with meticulous detail and feature high-quality fittings, including a fridge and freezer, oven and gas cooktop.





CRAFTED WITH
METICULOUS DETAIL

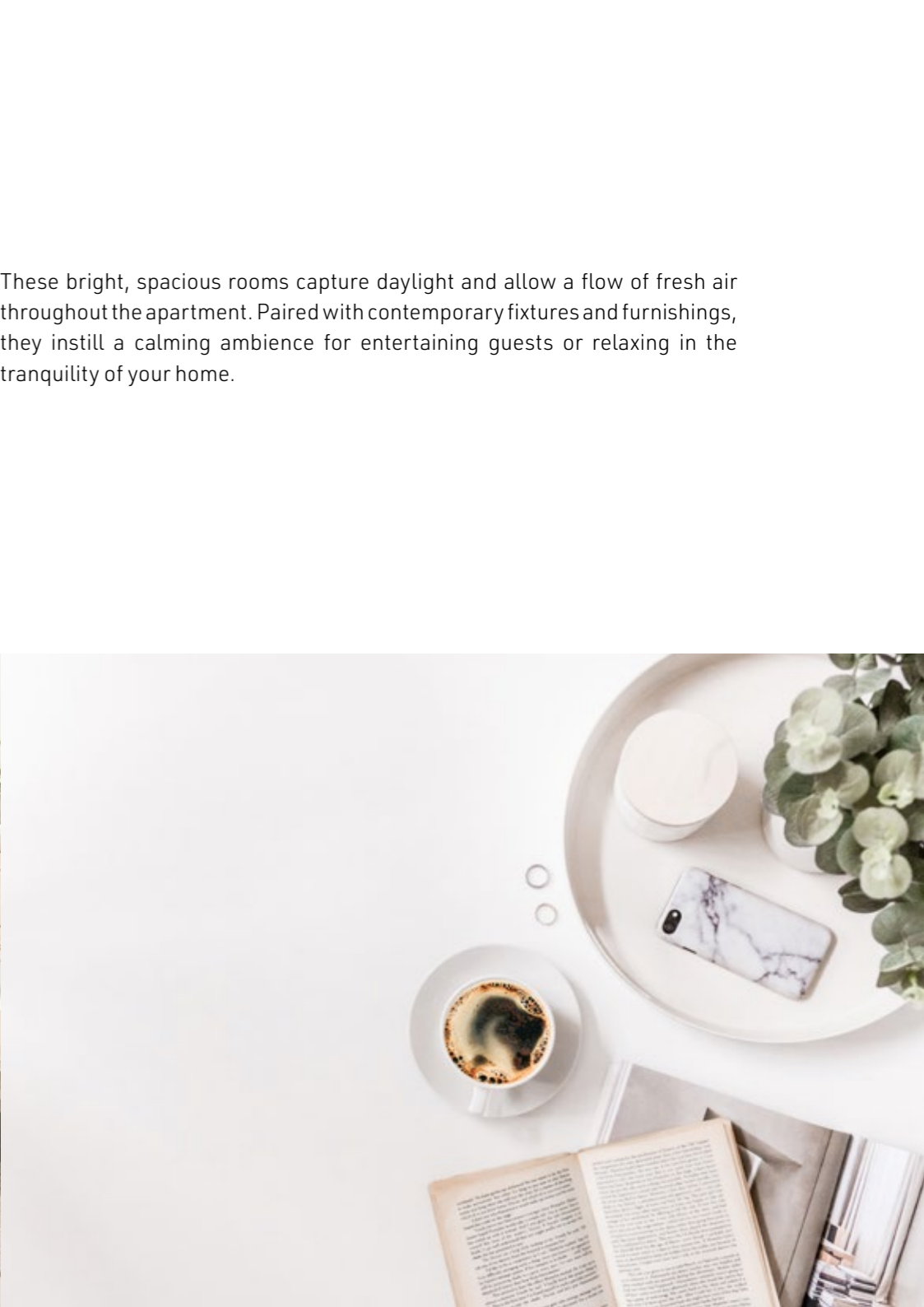


LIVING ROOMS & DINING ROOMS





These bright, spacious rooms capture daylight and allow a flow of fresh air throughout the apartment. Paired with contemporary fixtures and furnishings, they instill a calming ambience for entertaining guests or relaxing in the tranquility of your home.



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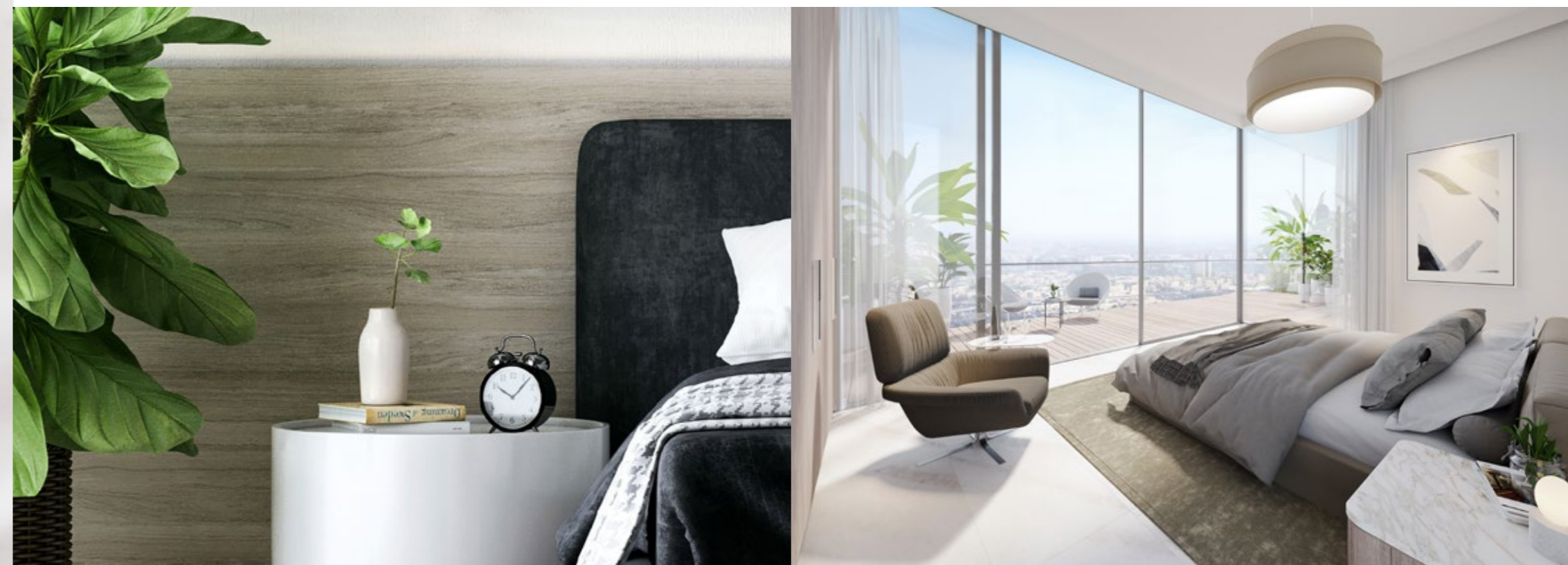
M

S



R E - E N E R G I S E D

Begin every day truly re-energised, as natural light floods through large open windows and creates gentle reflections on bright contemporary detailing. A staple for any stylish resident, the wardrobe includes intelligent design features such as high-quality soft-close drawers and luxurious full-height integrated mirrors.



A S T A P L E F O R A N Y



S T Y L I S H R E S I D E N T



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BATHROOMS &

POWDER ROOMS

Simplicity, elegance and quality are the key ingredients to our beautifully minimalist bathrooms. The layouts are carefully considered to maximise space and light, while thoughtful touches for storage and cleanliness imbue a feeling of self-care. Our immaculate powder rooms offer a sense of calm while seamlessly integrating water-saving fixtures with high-quality detailing.





L I V I N G I S M O R E M E A N I N G F U L

Ellington House II demonstrates its contribution to the shared experience of living with communal spaces and thoughtful detailing throughout the building.

Arriving through the double-storey entrance lobby, with its bright open mezzanine, or when wandering through elegant backdrops and flourishing gardens, there are BBQ areas for entertaining guests and intimate moments to savour among nature, including yoga, children's play areas and shaded seating.

A S A S H A R E D E X P E R I E N C E



DT1 is a trendsetter for the new market standard, incorporating art and amenities in the heart of Dubai. The project reflects the unique and luxurious expression of residences, wrapped in an understated yet elegant facade, and offering a truly distinct setting inside out.

WILTON — TERRACES —

Wilton Terraces creates an atmosphere where young families can connect, share and grow. The project includes a fitness centre and yoga room, a children's pool and a family pool with a full lap, indoor and outdoor children's play areas, and BBQ areas.



The project is designed for balanced lifestyles, where the apartments and residences flow uninterrupted into outdoor spaces and parks, seamlessly extending the interiors. It features a London-inspired aesthetic and an infinity edge swimming pool overlooking the park.

Harrington HOUSE

Harrington House exemplifies a comprehensive and balanced approach to urban living, inspired by the breathtaking Arabian Desert and its natural richness, via a plethora of interwoven features that cater to a happy and healthy existence. It is a development that embodies wellbeing, pleasure, and health thanks to neutral tones and a warm color palette.

BELGRAVIA

Belgravia is a building enveloped by a new 'Residential Rhythm', using precisely balanced proportions and bespoke details in its design. The project includes 181 units, ranging from 1 - to 3-bedroom apartments. Home to a resort-style swimming pool, gym, elegant lobbies, and kids' indoor and outdoor playing areas, along with an expansive courtyard and elegant landscaping, Belgravia provides well-equipped amenities for all its residents.

BELGRAVIA HEIGHTS I

With a Scandinavian design approach, a timeless grey palette and beautiful accents of white and warm beige tones, the look and feel of this development invites minimalism, simplicity and functionality, creating a more holistic living experience for our residents.

BELGRAVIA II

Belgravia II offers its residents a quality of life with a colour scheme that is intentionally neutral, with a calm but strong monochromatic and contemporary palette, accentuated by Armani Grey marble inside and out. The project includes two elegant lobbies decked with signature art pieces made by local artists and commissioned by the Ellington Art Foundation.

BELGRAVIA *Square*

An icon of contemporary architecture designed for optimum community living, Belgravia Square encompasses 225 beautifully crafted studios, 1 and 2-bedroom apartments. With amenities such as two double-heighted lobbies, dramatic staircases and bespoke art installations, it's the perfect home to lead a fulfilling life.

BELGRAVIA III

Belgravia III comes with a fresh, cool palette with penny-round tiles, white joinery and light wood accents. The project is home to our largest courtyard yet, alongside two spacious, double-heighted lobbies. As a uniquely designed community, it offers 260 modern studios, 1 and 2-bedroom apartments, and townhouses, with a host of excellent amenities.

THE SLOANE by BELGRAVIA HEIGHTS

The Sloane by Belgravia Heights is a Miami-inspired residential tower that echoes coastal vibes and a beachside lifestyle. The project encompasses an active and dramatic indoor and outdoor fitness centre, an outdoor cinema, an outdoor BBQ, kitchen and picnic areas, a lounge and lap pool, a dramatic and bright lobby, and a rooftop pet park.



Kensington Waters serves as the perfect backdrop to lead a contented, modern, and fulfilling life. The development's design and architecture offer residents a unique space where they can experience life in full, grow, expand and thrive. Heightened ceilings, generous outdoor areas, generous storage spaces and wide windows provide room to energise, refresh and reboot, increasing productivity and encouraging self-initiative and an active lifestyle.



Berkeley Place is Ellington Properties' latest design-led project that raises the bar in exceptional living. The residence features a slew of wellness and entertainment amenities that add to its exclusivity. Berkeley Place stands out for its distinct geometries as it soars against Dubai's dazzling city views. The elegant building features an eye-catching façade that's punctuated by balconies with their Ellington signature tall metal and glass balustrades. The rooftop captures the exclusivity of the residence with a slew of amenities including an infinity pool, a lavish lounge with viewing deck.

