





# OCEAN HOUSE

ELLINGTON





A continuation of a design legacy  
on the Palm's Northeastern Crescent





WHERE THE CITY  
MEETS THE SEA

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

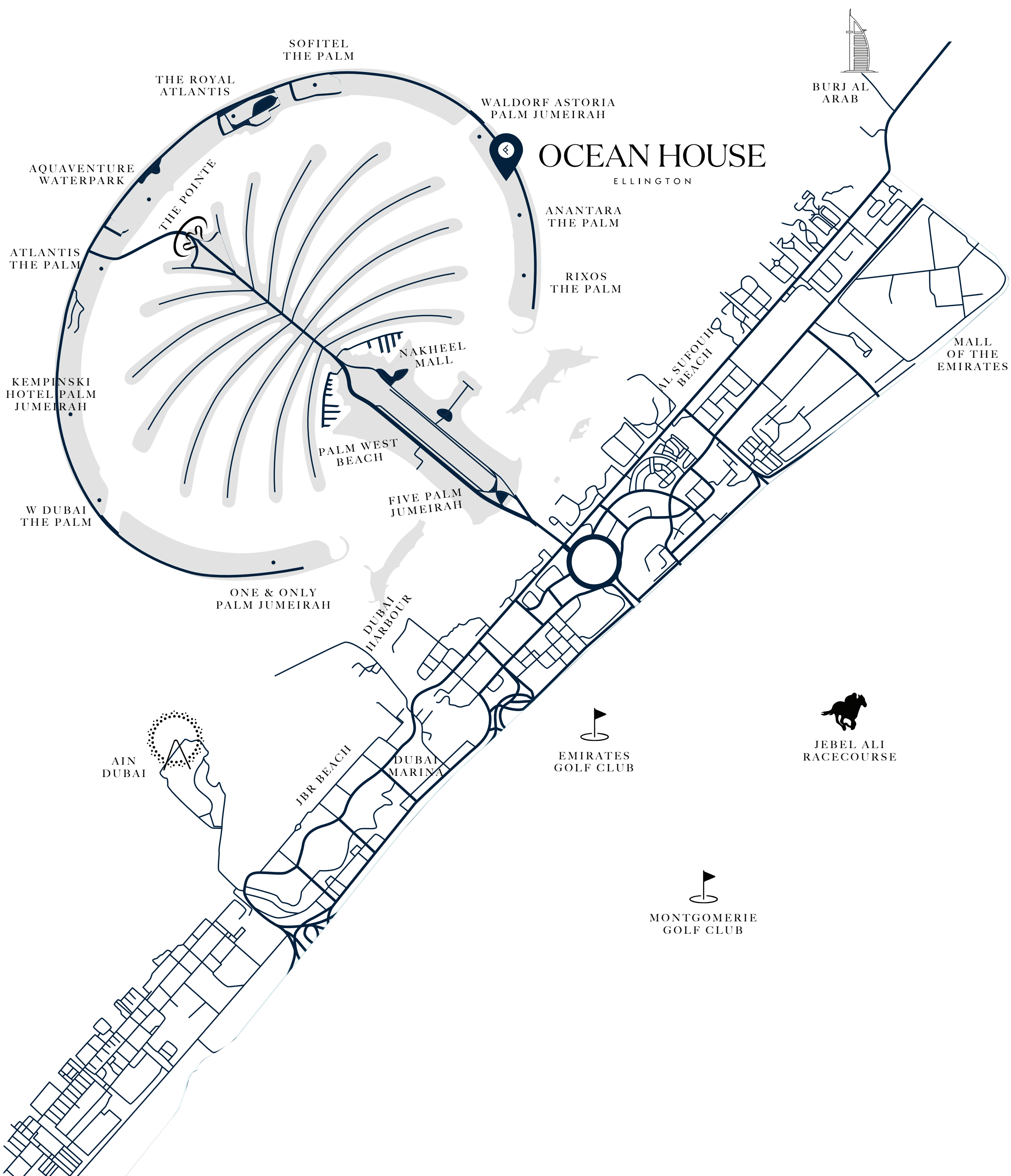
25  
MINUTES  
Dubai Mall & Burj Khalifa

25  
MINUTES  
Museum of the Future

30  
MINUTES  
Dubai International Financial Centre

35  
MINUTES  
Dubai International Airport

38  
MINUTES  
Dubai World Central Airport







Personalisation



Curation



Integration



Ultra-wellness



Understanding our  
residents' lifestyles



Uniqueness



Emotional value



Environment



Character



Welcome to

# OCEAN HOUSE

ELLINGTON

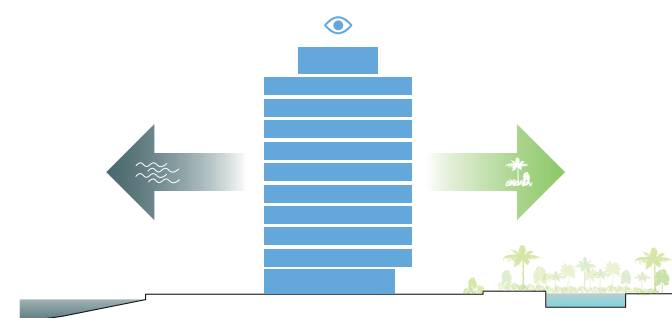
An exclusive collection of oceanfront residences surrounded by an oasis of palm trees and abundant flora and fauna delivering dramatic views of the ocean's turquoise water.





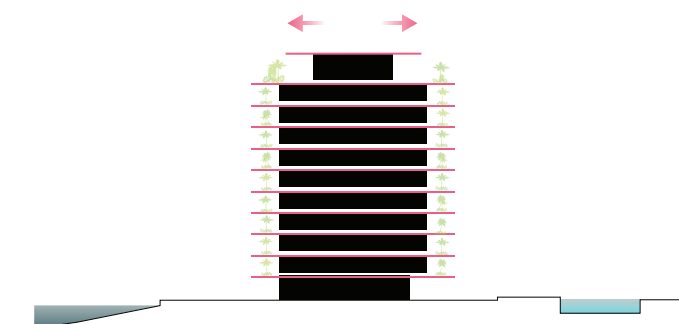


## Architectural Concept



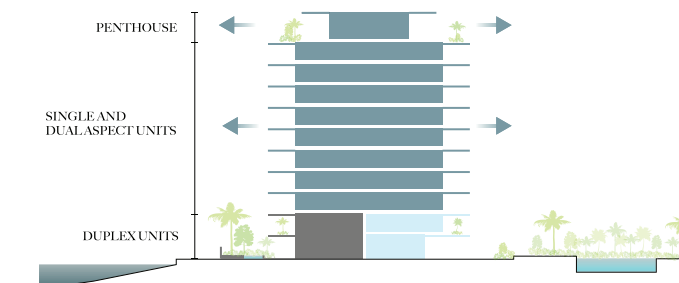
### OPTIMIZED VIEWS

The geometry of the building is based on a dual aspect scenario where the living spaces benefit from the sea view and the clear views of the Burj Al Arab, Burj Khalifa and Dubai skyline.



### VERTICAL GARDENS

The high-end residences are designed to be completely immersed into a lush and landscape context creating a feeling of privacy and tranquillity to resemble a vertical garden village.



### EXCLUSIVE UNITS

Residential duplex units with a private pool garden, thoroughly-lit higher floor units with private terrace on both corners and penthouses with private pool terrace.



## Building Configuration

9 Residential Floors  
Ground Floor  
Basement Floor

## Parking

2 bedrooms: 1 parking  
3 bedrooms: 2 parking spaces  
4 bedrooms: 3 parking spaces

## Elevators

4 passenger elevators  
4 service elevators

## Anticipated service charge

AED 25 per sq.ft





## Size range per unit type

### **2 Bedrooms**

From 1,642 sq. ft to 4,214 sq. ft

### **3 Bedrooms**

From 3,233 sq. ft to 4,770 sq. ft

### **4 Bedrooms**

From 5,352 sq. ft to 9,917 sq. ft

## Number of units per type

2 Bedrooms = 55 units

3 Bedrooms = 33 units

4 Bedrooms = 8 units









# Ground Floor Amenities Plan

- 01

Main Entrance
- 02

Kids play area
- 03

Kids Bathroom
- 04

Meeting Room
- 05

Lobby Lounge
- 06

Lobby Entrance
- 07

Drop-off area
- 08

Lobby Reception
- 09

Cinema Room
- 10

Games Room
- 11

Access to the Pool Terrace
- 12

Feature Staircase
- 13

Olympic Size Pool
- 14

Baja Shelf
- 15

Cabanas
- 16

Sun Loungers' Area
- 17

Kids Pool
- 18

Fitness Studio
- 19

Outdoor Yoga Deck
- 20

Female Change Room
- 21

Male Change Room
- 22

Access to Wellness Spa
- 23

Visitor Parking
- 24

Vehicle Entrance
- 25

Vehicle Exit
- 26

Salt Cave
- 27

Steam Room
- 28

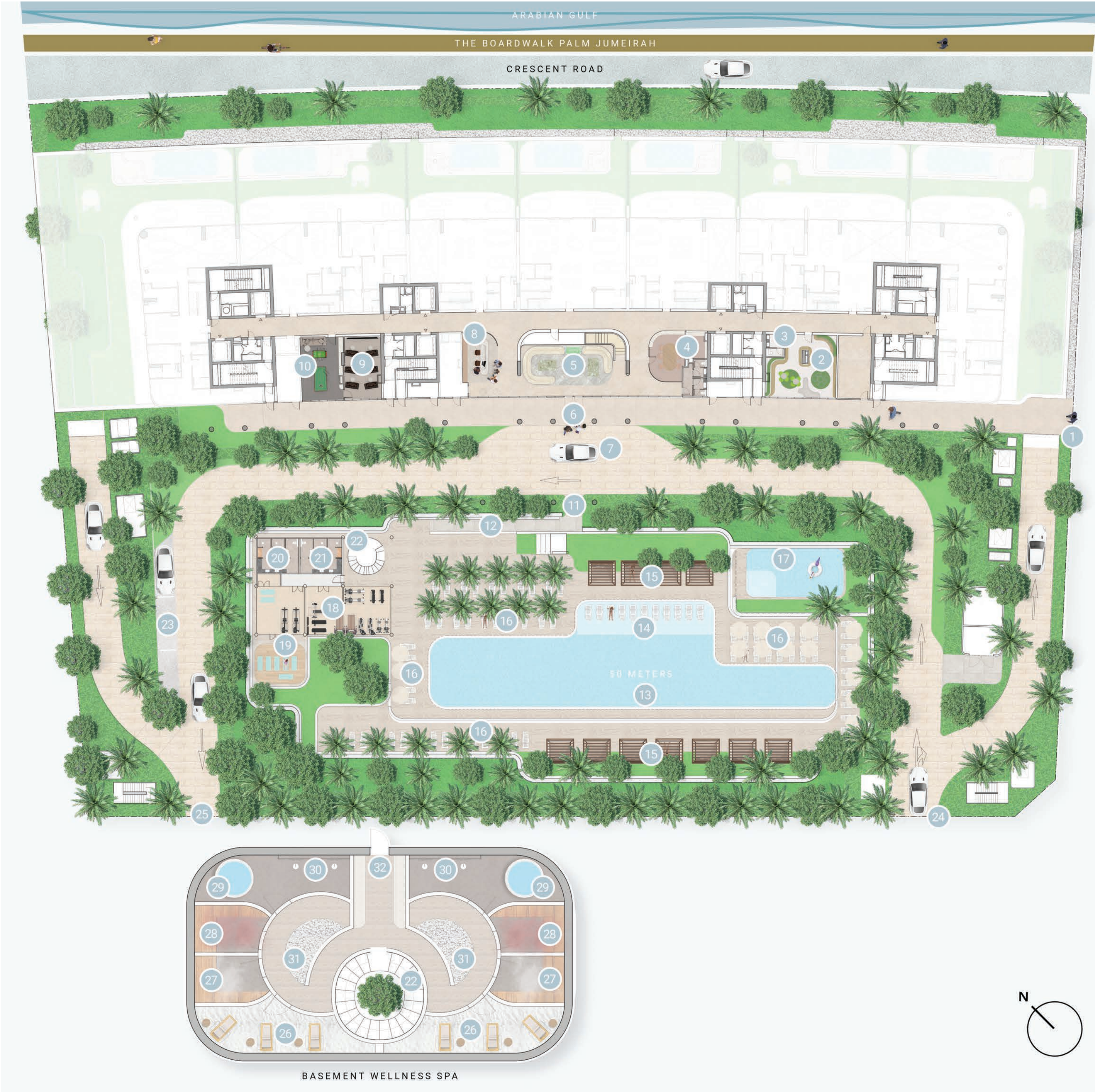
Infrared Sauna Room
- 29

Plunge Pool
- 30

Aromatherapy Experience Shower
- 31

Hydrotherapy Path Walk
- 32

Access to Basement Parking







A grand space with lush greenery  
creating a sense of arrival





Double-height atrium with hospitality-inspired lounge and meeting areas





50-metre Olympic pool with  
lounge zones and gardens



Activity-filled and kid-centric  
water entertainment







Fitness and yoga studio with direct views of the pool and gardens





Designed to mimic the movie-theatre  
going experience







Fun and engaging space for  
the young at heart





Imaginative space for physical  
and social development







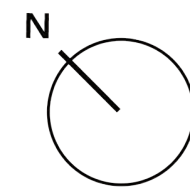
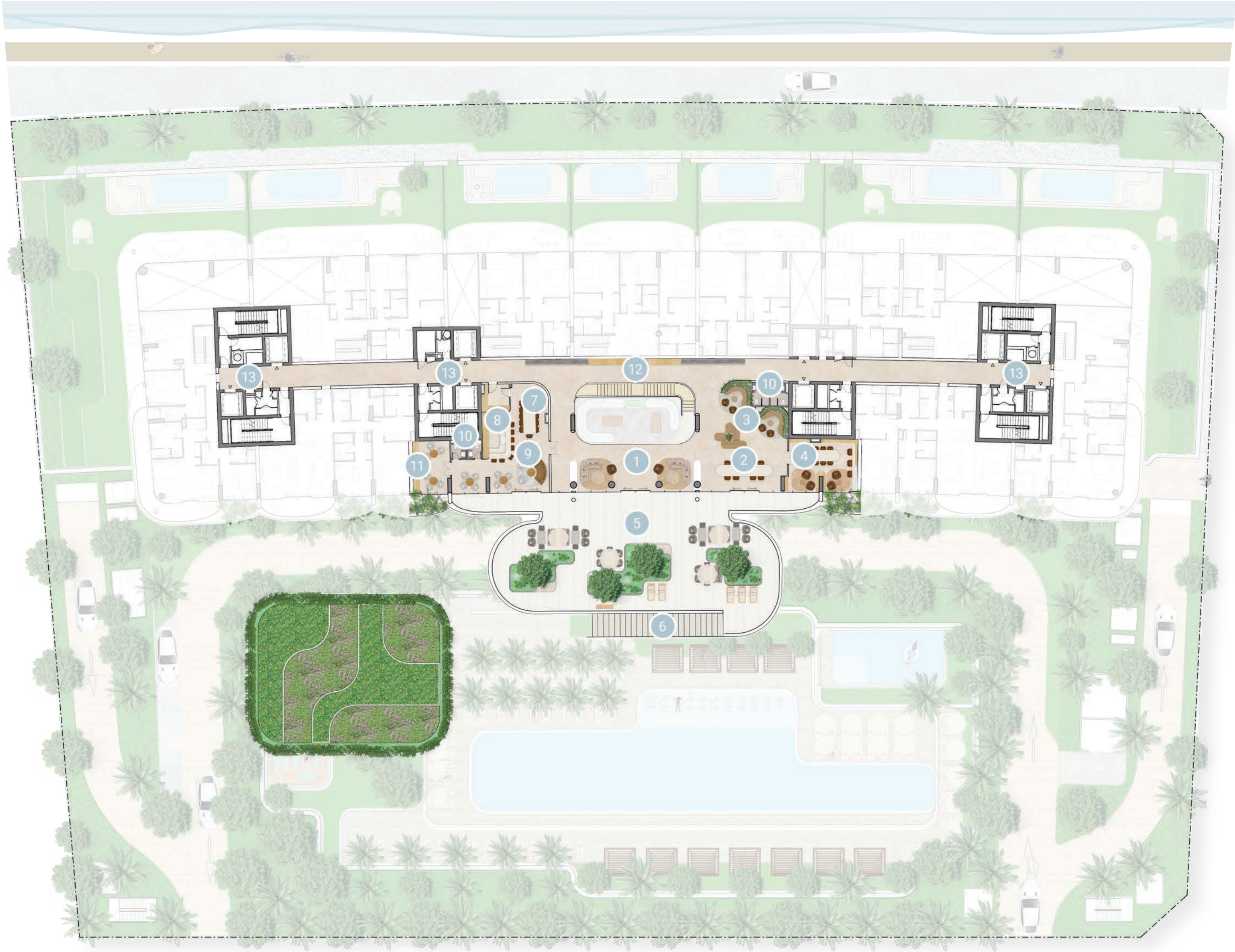
Wholly designed wellness retreats with salt cave, hydrotherapy path and aromatherapy showers





# First Floor Amenities Plan

- 01 Lounge Area
- 02 Communal Table
- 03 Co-working Area
- 04 Library Room
- 05 Outdoor Terrace Lounge
- 06 Access to Pool Deck
- 07 Private Dining
- 08 Show Kitchen
- 09 Private Lounge
- 10 Washroom
- 11 Cigar Room
- 12 Gallery Wall
- 13 Lift Lobbies





A modern lounge interior featuring a curved bar with a white marble top and a gold base. The bar is illuminated with warm, golden light. In the foreground, a round, woven coffee table holds several glasses and a small vase with dried flowers. To the left, a large potted plant with green leaves adds a touch of nature. The background shows a wall with a grid pattern and a large mirror. The overall atmosphere is warm and sophisticated.

Dedicated space for a private-club inspired experience





Intimate dining experiences to  
hire private chefs





Flexible workspaces for  
networking and creativity



A high-end architectural rendering of a modern duplex unit. The building features a curved, white concrete facade with large, arched glass windows and doors. The interior is visible through the glass, showing a dining area with a wooden table and chairs, and a living area with a sofa. The unit is surrounded by a lush green lawn and a private swimming pool. In the foreground, two lounge chairs with white cushions are positioned on the grass. The background shows more of the building and some tropical landscaping, including palm trees and a hedge.

Duplex Units with private  
pools and gardens





Duplex Units  
living area





Contemporary unprecedented  
layers and shapes





Presidential suite  
formal living and dining area





Duplex units, Presidential  
suites and Penthouses





Typical kitchens





Bedrooms





Bathrooms





Penthouse bathrooms





Typical bathrooms







Sweeping views of Burj Khalifa, Burj Al Arab, Dubai  
Marina Skyline, Palm Jumeirah and Arabian Gulf

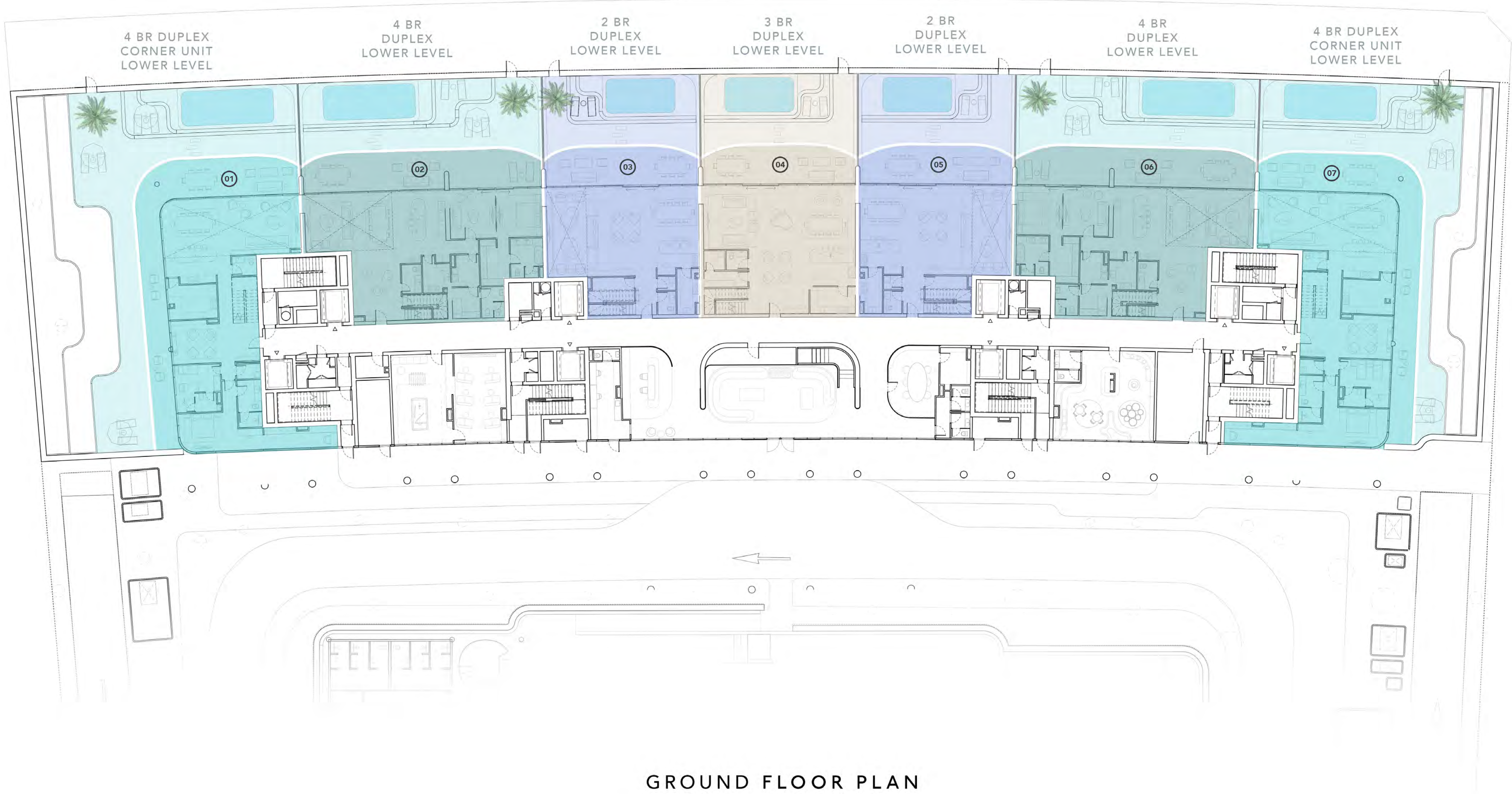
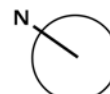






DOWNTOWN DUBAI VIEWS

BURJ AL ARAB VIEWS



2 BEDROOM DUPLEX  
APARTMENTS  
WITH PRIVATE POOL



3 BEDROOM DUPLEX  
APARTMENT  
WITH PRIVATE POOL



4 BEDROOM CORNER  
DUPLEX APARTMENTS  
WITH PRIVATE POOL

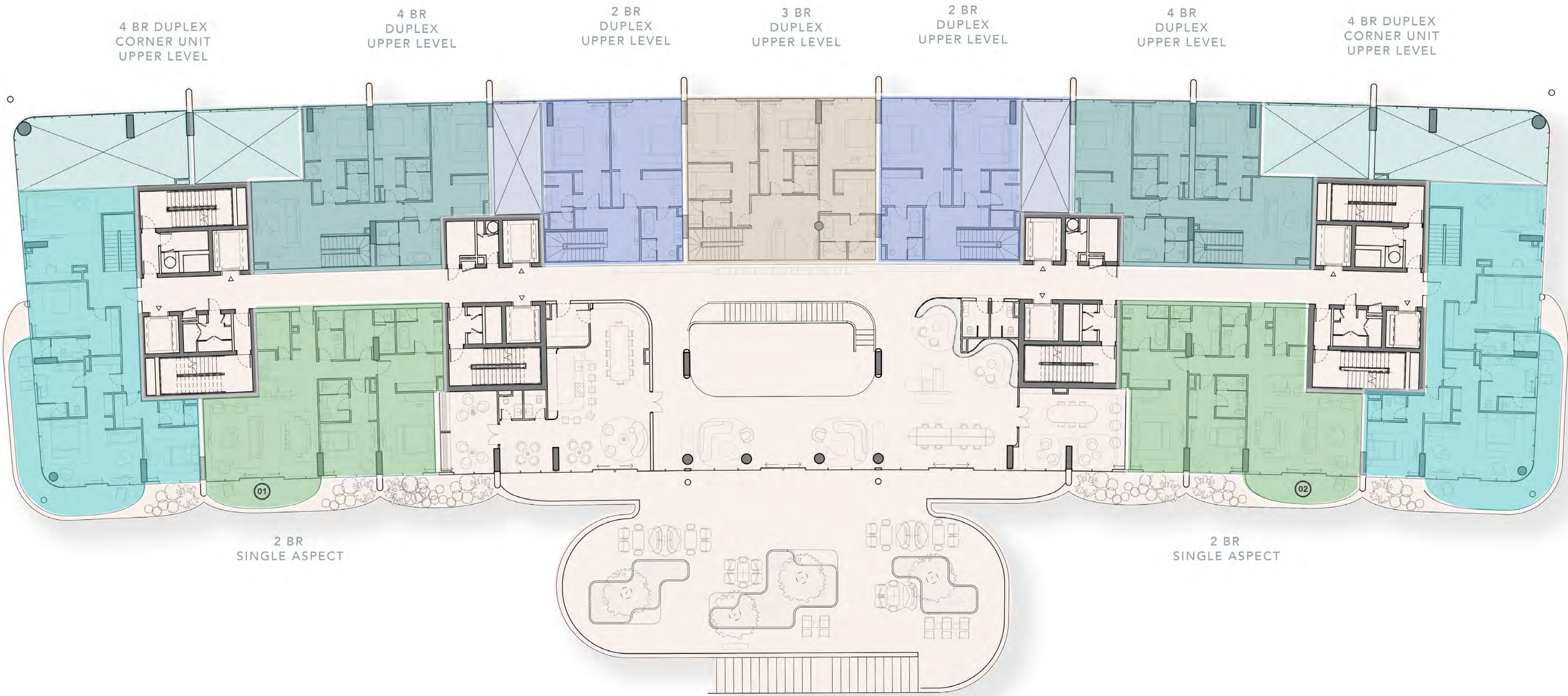
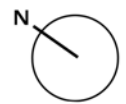


4 BEDROOM DUPLEX  
APARTMENTS  
WITH PRIVATE POOL



DOWNTOWN DUBAI VIEWS

BURJ AL ARAB VIEWS



OCEAN HOUSE POOL VIEWS

LEVEL 01 FLOOR PLAN



2 BEDROOM DUPLEX  
APARTMENTS  
WITH PRIVATE POOL



2 BEDROOM SINGLE  
ASPECT APARTMENTS



3 BEDROOM DUPLEX  
APARTMENT  
WITH PRIVATE POOL



4 BEDROOM CORNER  
DUPLEX APARTMENTS  
WITH PRIVATE POOL

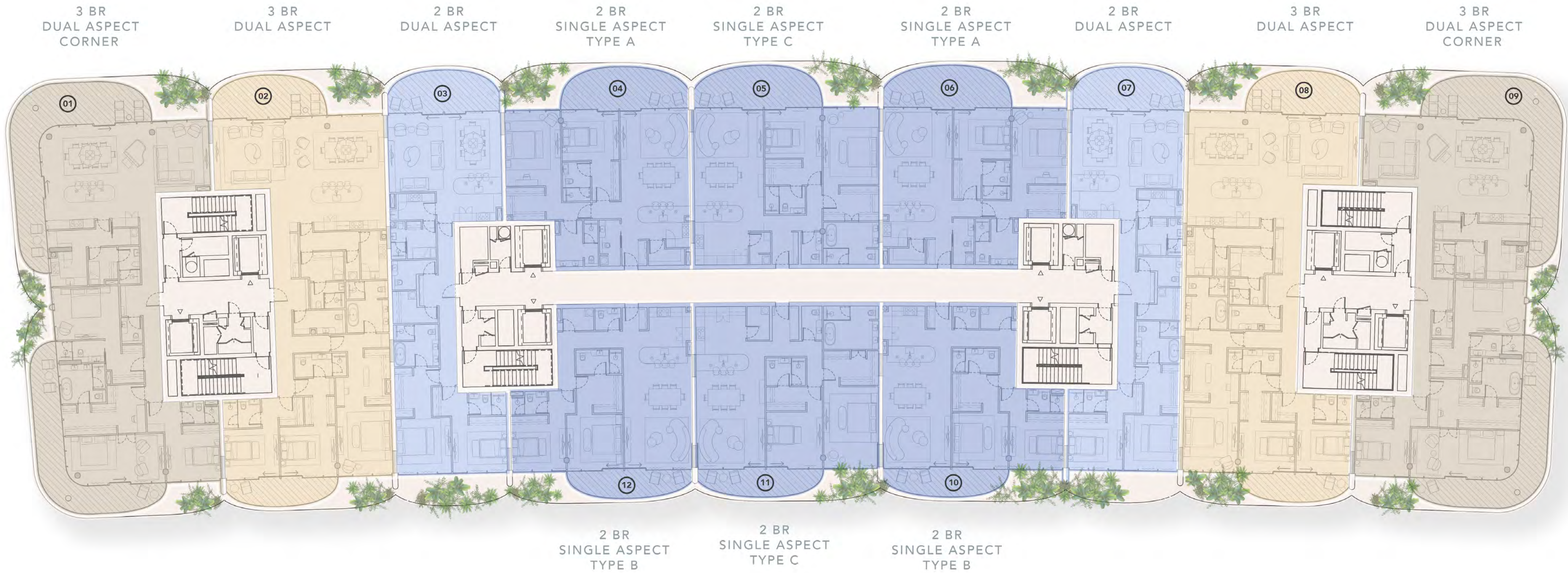
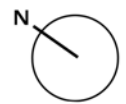


4 BEDROOM DUPLEX  
APARTMENTS  
WITH PRIVATE POOL



DOWNTOWN DUBAI VIEWS

BURJ AL ARAB VIEWS



LEVEL 02-07 TYPICAL FLOOR PLAN



2 BEDROOM SINGLE  
ASPECT APARTMENTS



2 BEDROOM DUAL  
ASPECT APARTMENTS



3 BEDROOM DUAL ASPECT  
CORNER APARTMENTS

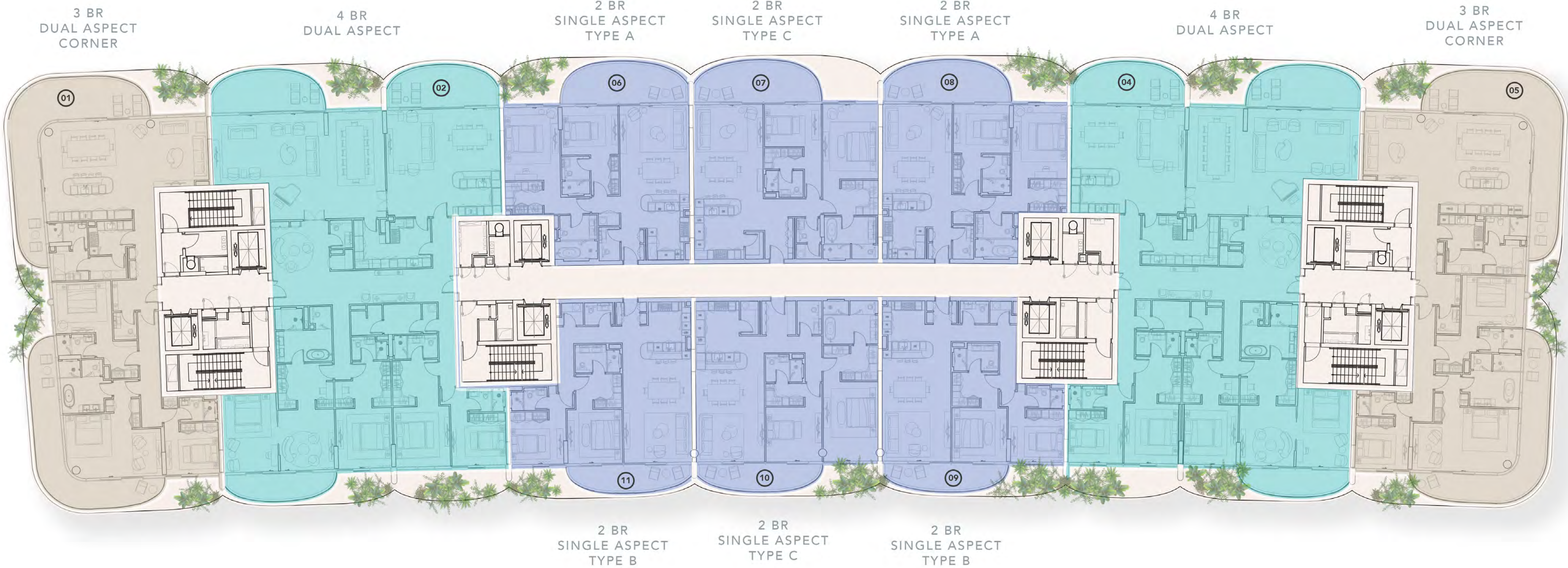
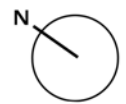


3 BEDROOM DUAL  
ASPECT APARTMENTS



DOWNTOWN DUBAI VIEWS

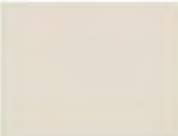
BURJ AL ARAB VIEWS



LEVEL 08 FLOOR PLAN



2 BEDROOM SINGLE  
ASPECT APARTMENTS



3 BEDROOM DUAL ASPECT  
CORNER APARTMENTS

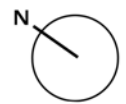


4 BEDROOM DUAL  
ASPECT APARTMENTS



DOWNTOWN DUBAI VIEWS

BURJ AL ARAB VIEWS



3 BR  
DUAL ASPECT  
CORNER PENTHOUSE

3 BR  
DUAL ASPECT  
PENTHOUSE

3 BR  
DUAL ASPECT  
PENTHOUSE

3 BR  
DUAL ASPECT  
CORNER PENTHOUSE



ROYAL ATLANTIS VIEWS

DUBAI MARINA VIEWS

LEVEL 09 FLOOR PLAN



3 BEDROOM DUAL ASPECT  
CORNER PENTHOUSE



3 BEDROOM DUAL  
ASPECT PENTHOUSE



2 BEDROOM SINGLE ASPECT



2 BEDROOM SINGLE ASPECT  
TYPE A

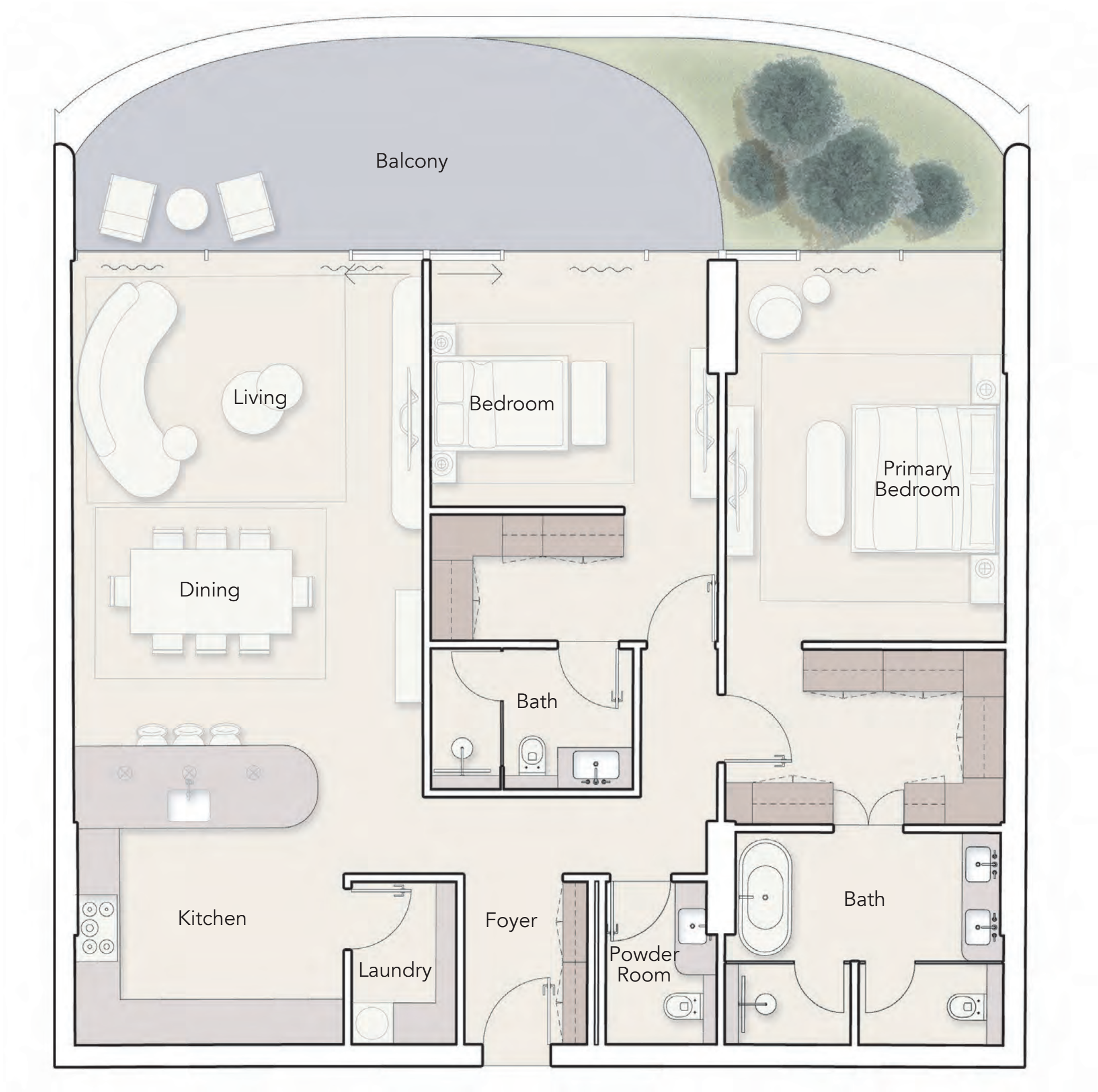




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TYPE B

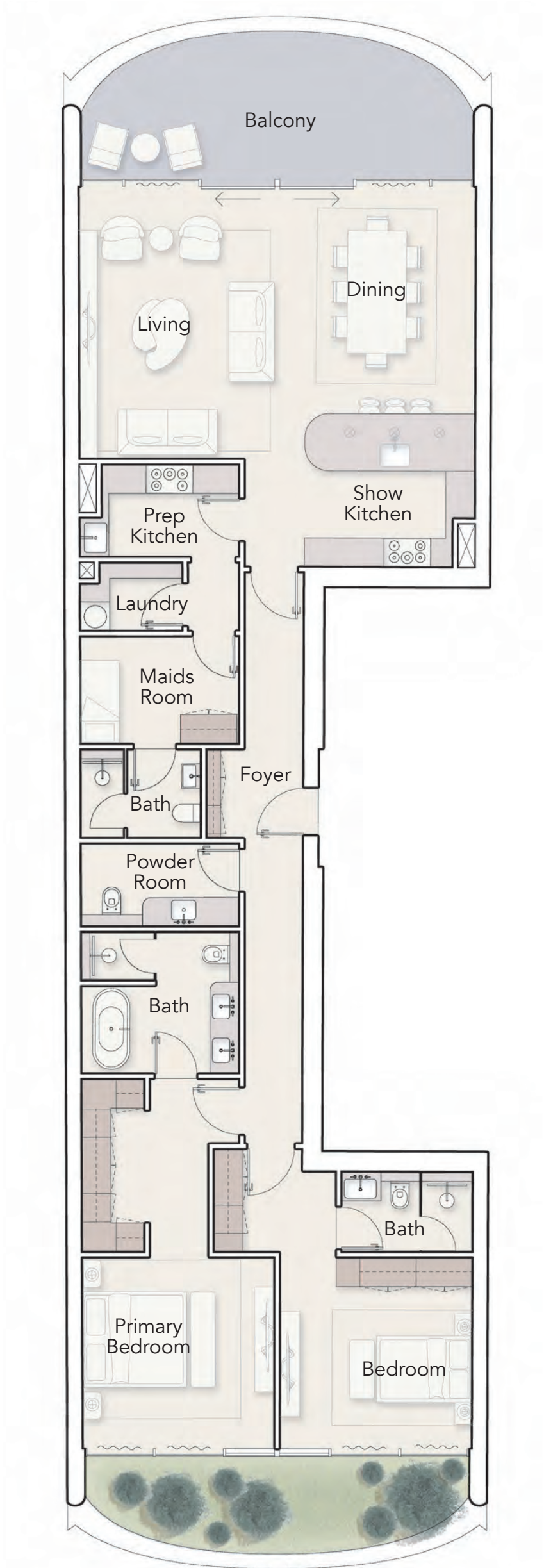


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TYPE C

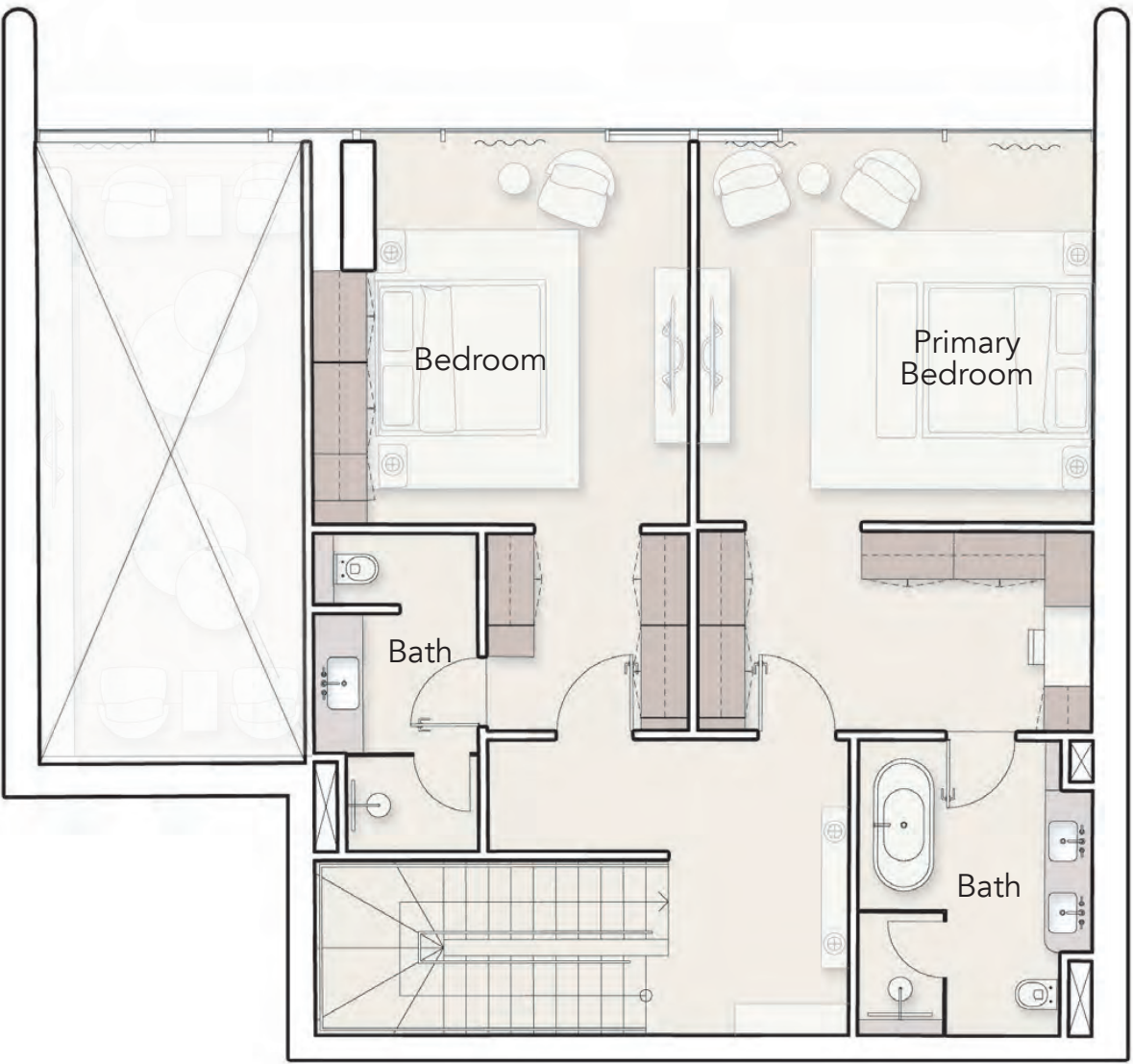
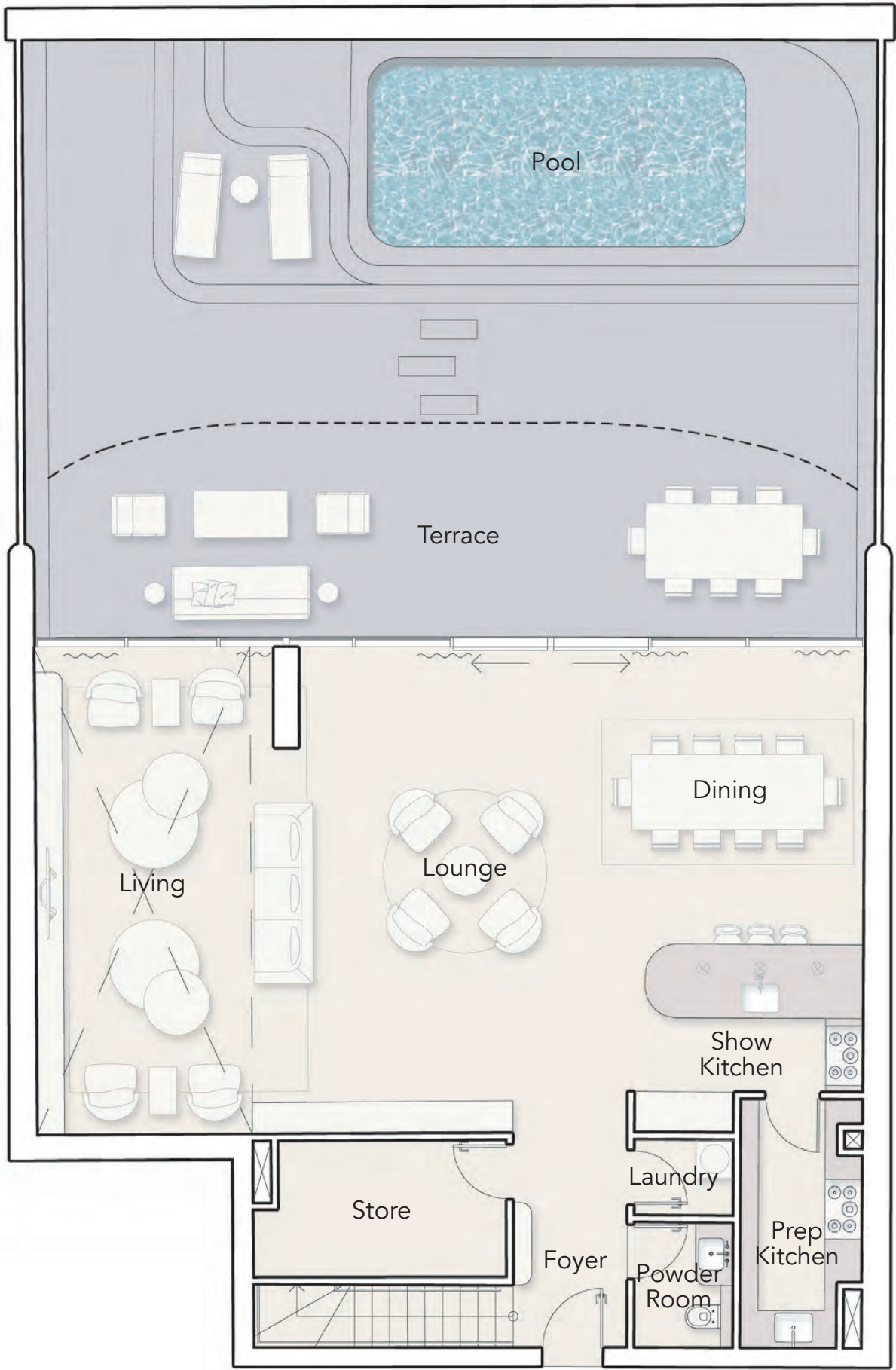




2 BEDROOM DUAL ASPECT

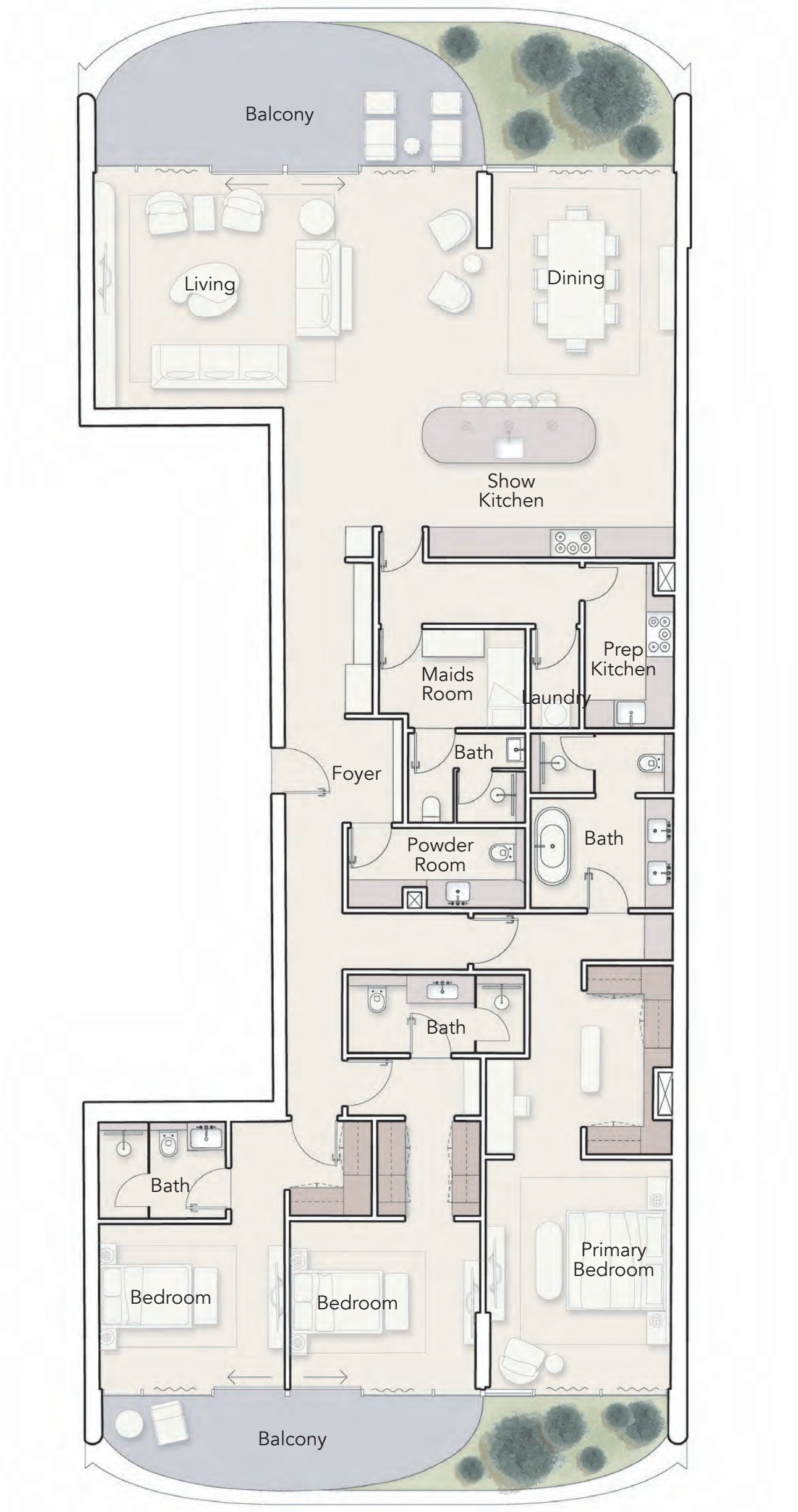


2 BEDROOM DUPLEX

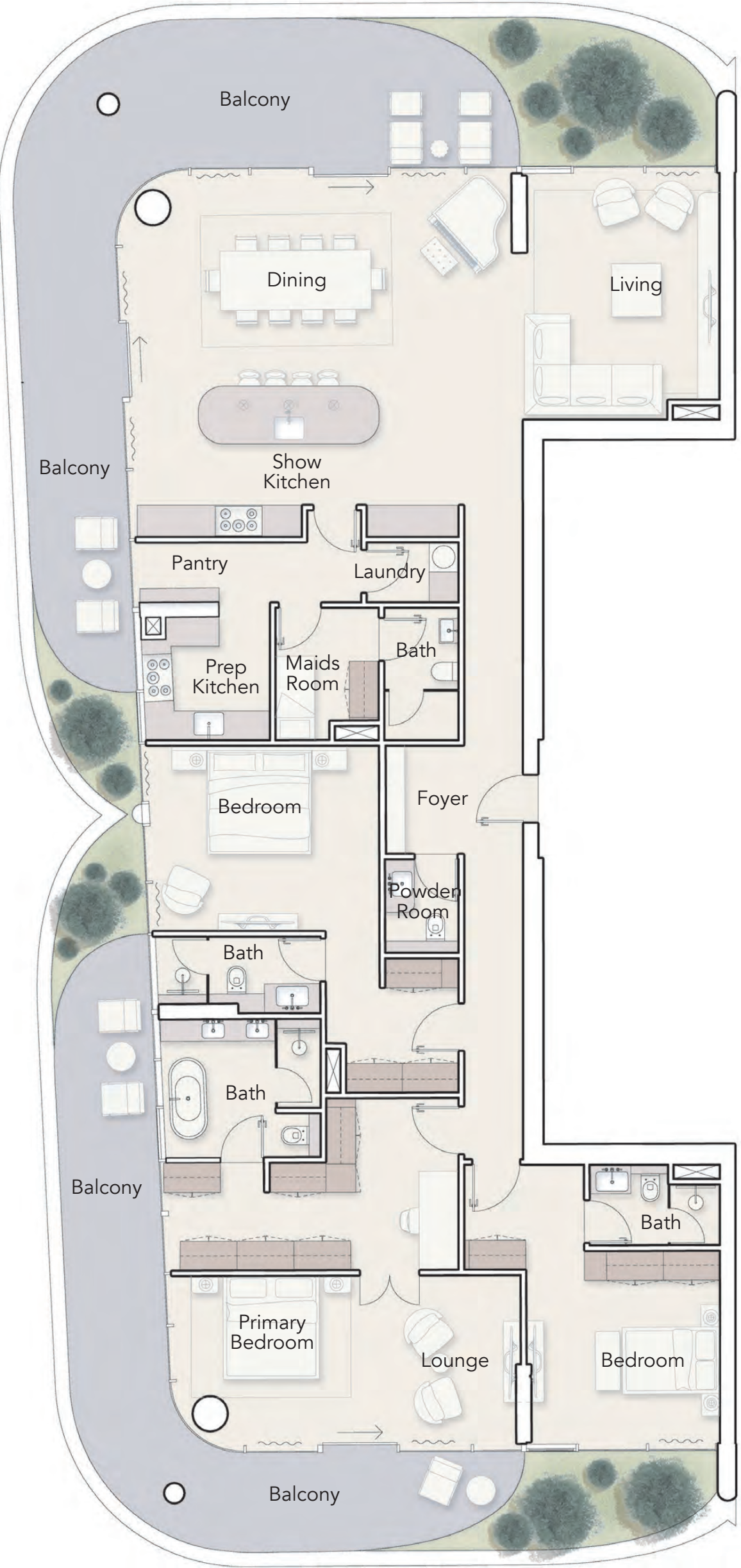




3 BEDROOM DUAL ASPECT

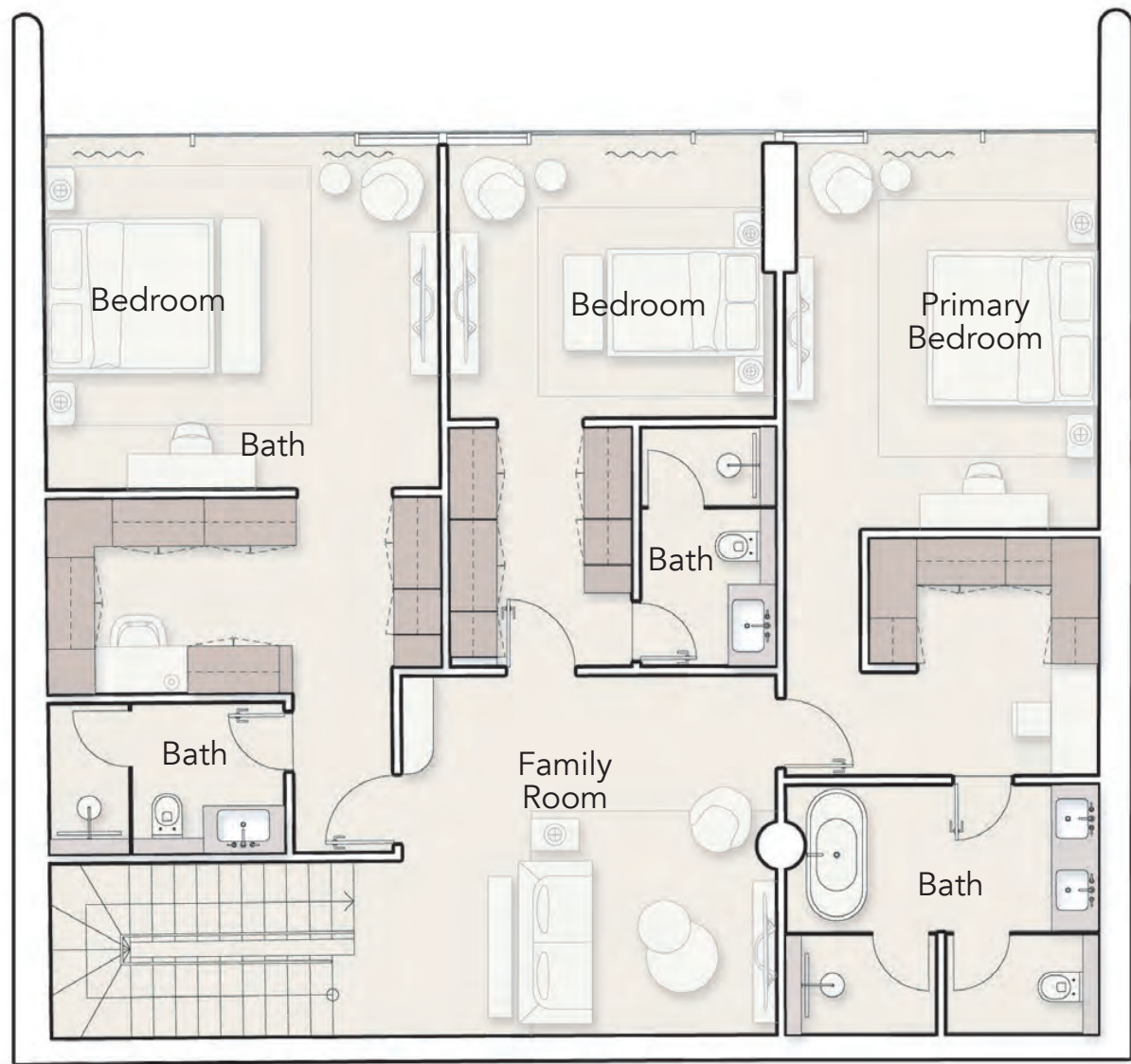
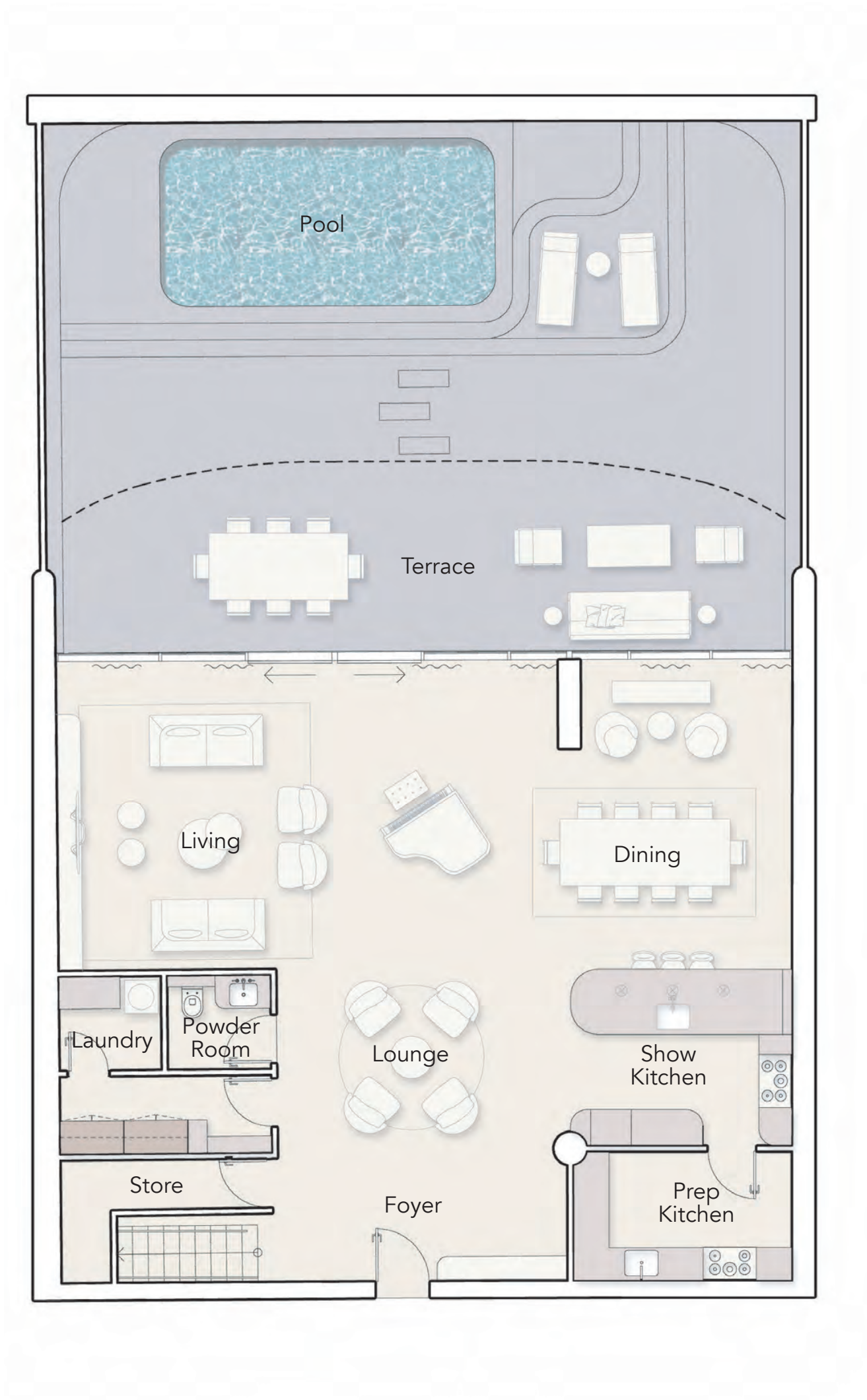


3 BEDROOM DUAL ASPECT  
CORNER UNIT





3 BEDROOM DUPLEX

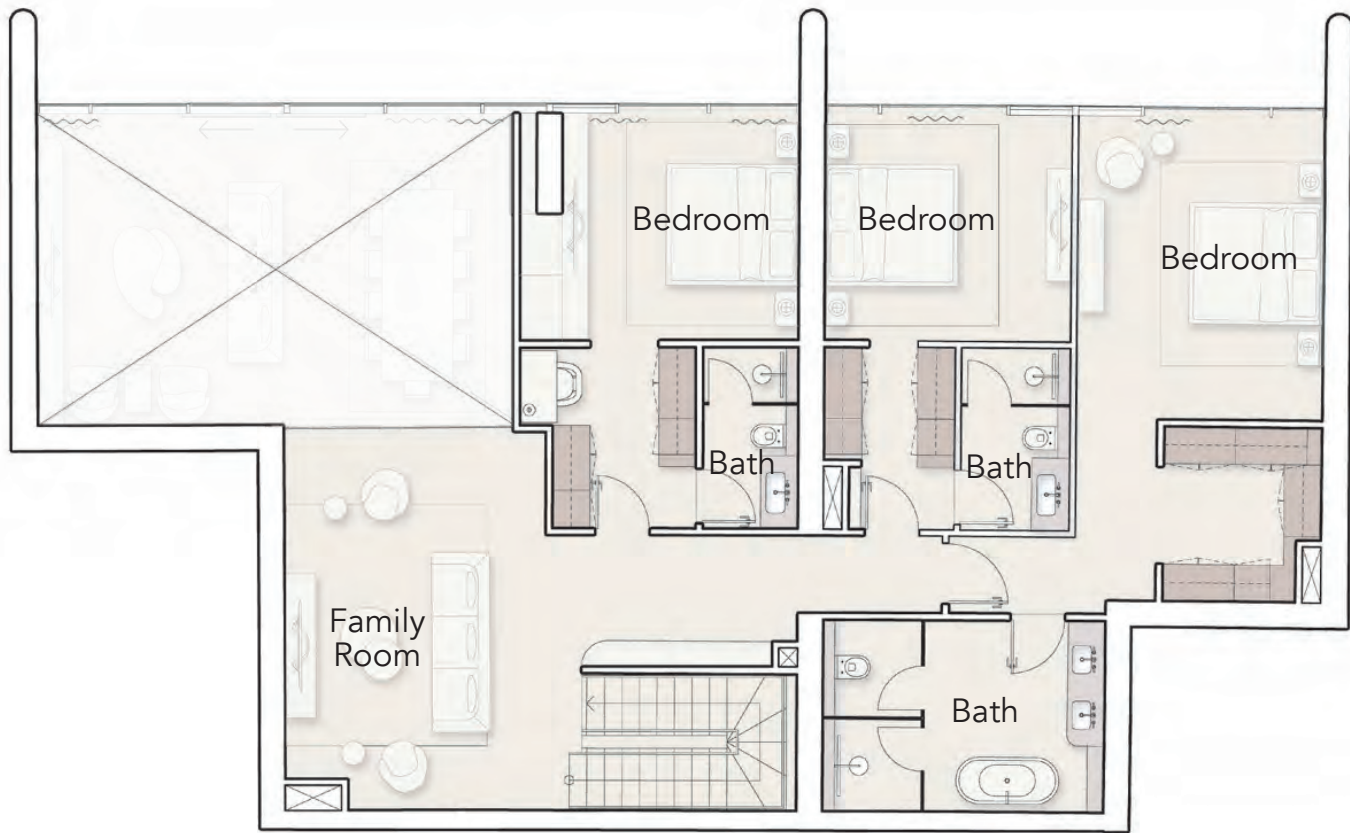


4 BEDROOM DUAL ASPECT

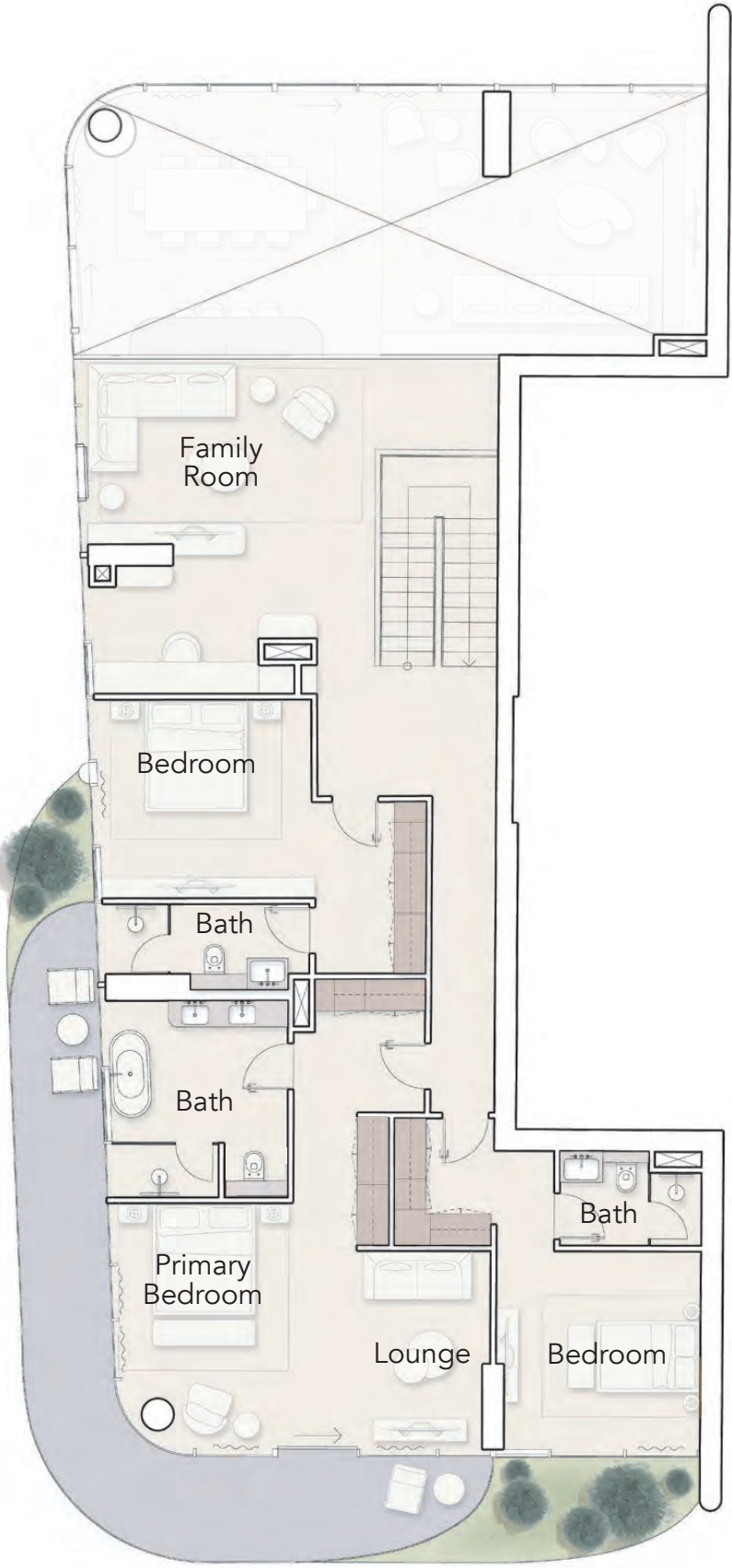
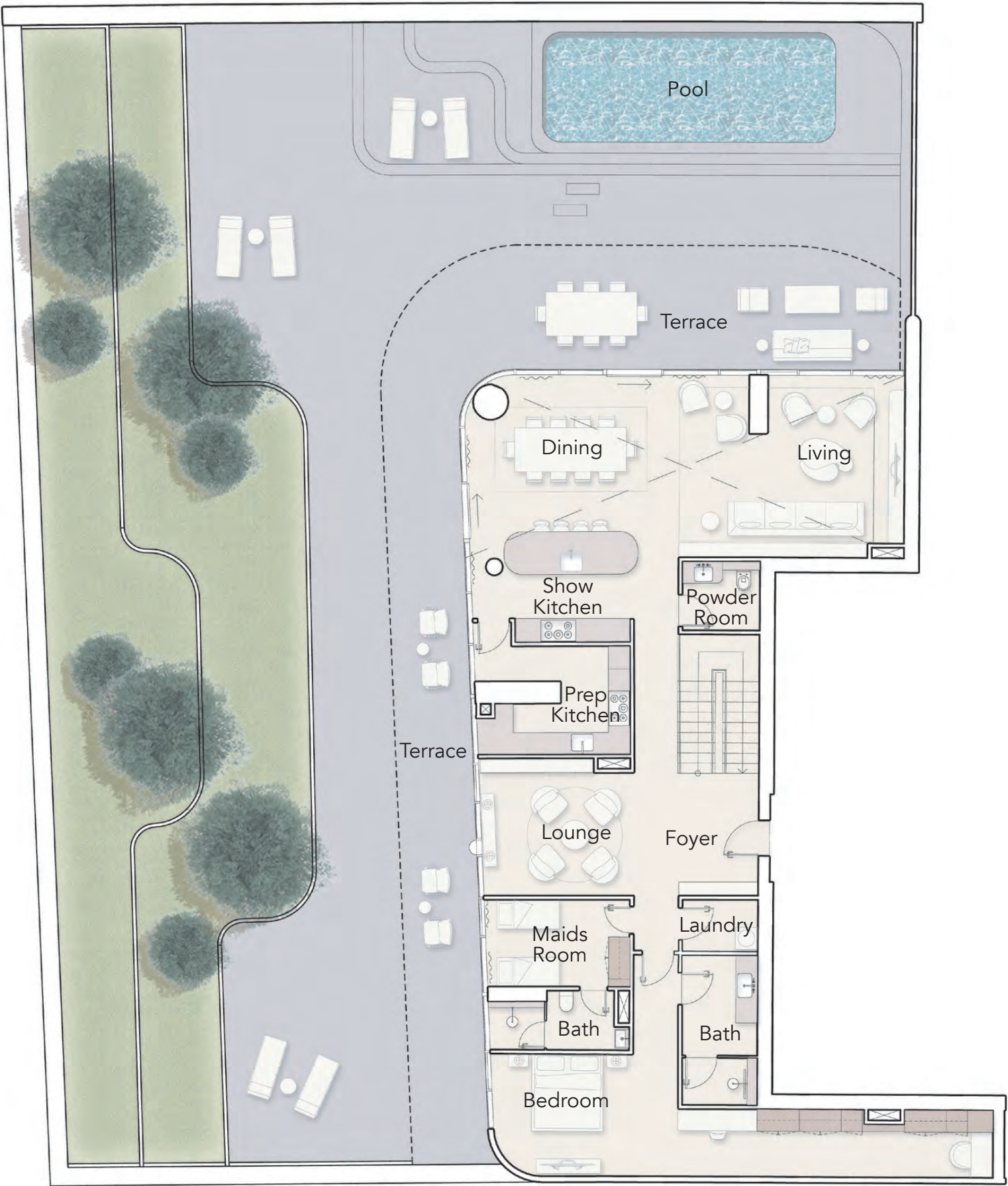




4 BEDROOM DUPLEX



4 BEDROOM DUPLEX  
CORNER UNIT





3BR DUAL ASPECT  
CORNER PENTHOUSE



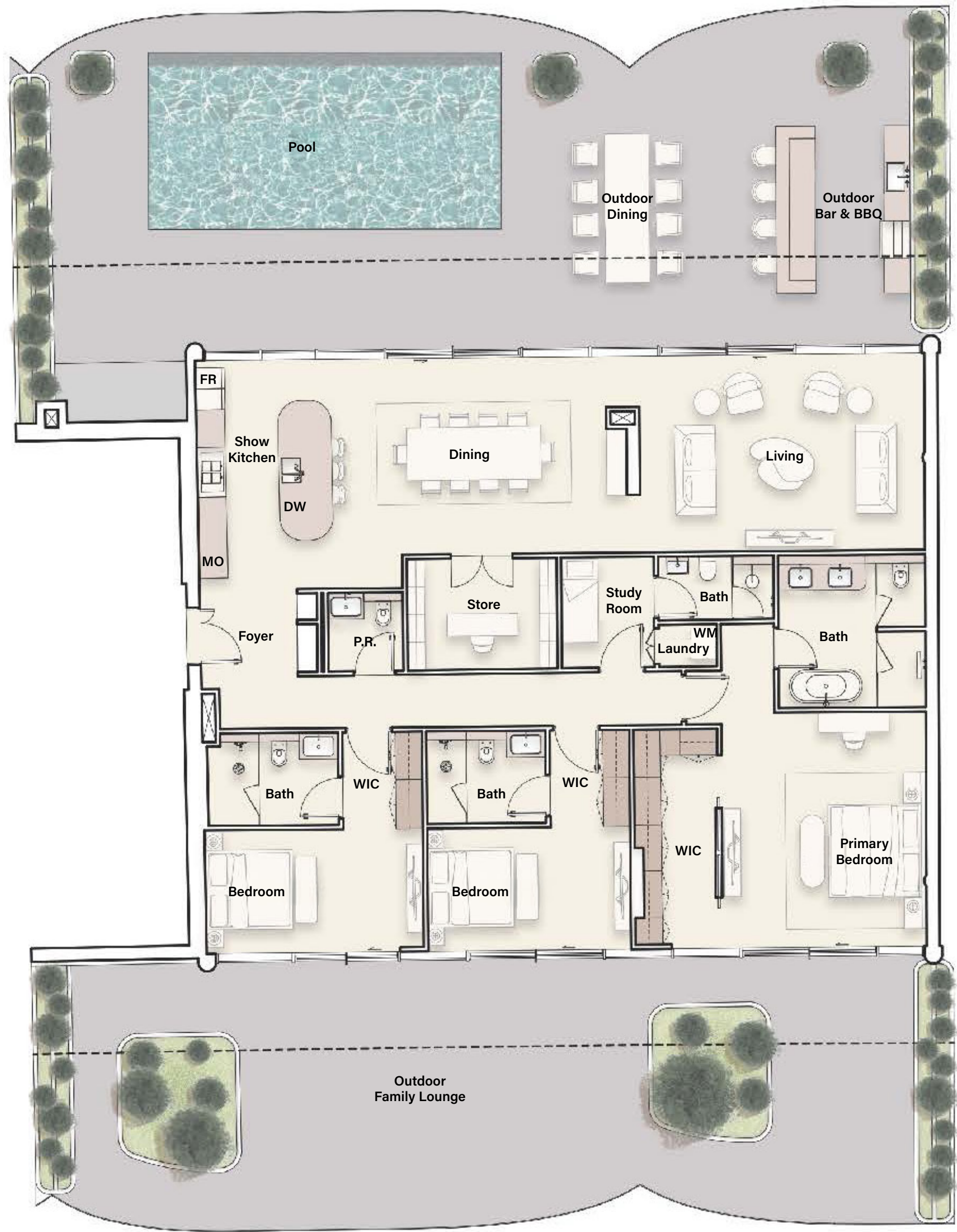


3BR DUAL ASPECT  
CORNER PENTHOUSE





3BR DUAL ASPECT  
PENTHOUSE





3BR DUAL ASPECT  
PENTHOUSE





PAYMENT PLAN

20 %

At the time of  
booking

5 %

60 days after the  
reservation dates

5 %

120 days after the  
reservation dates

5 %

On completion of 20%  
construction of the project

5 %

On completion of 30%  
construction of the project

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

40 %

On  
completion