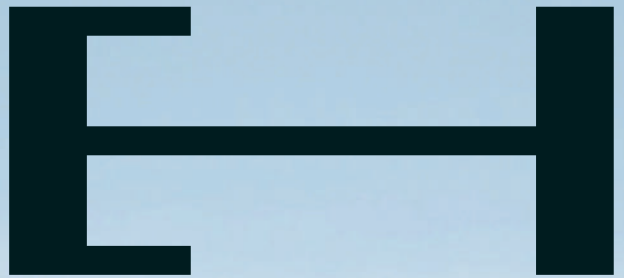


ELLINGTON HOUSE IV

To be home is a strong sense of familiarity and connection. It is to be completely at ease.

A **FRESH** PERSPECTIVE OF LIVING

As human beings, we instinctively seek out particular qualities in the surroundings we inhabit, such as space, security and comfort. But our natural desire for contentment goes beyond the physical — our environment also changes how we see the world in a psychological sense.

Light, space, sound and our closeness to nature alter mood and affect our state of being in the most profound ways. The place we can truly call home is found in the way it makes us feel.

ELLINGTON HOUSE IV

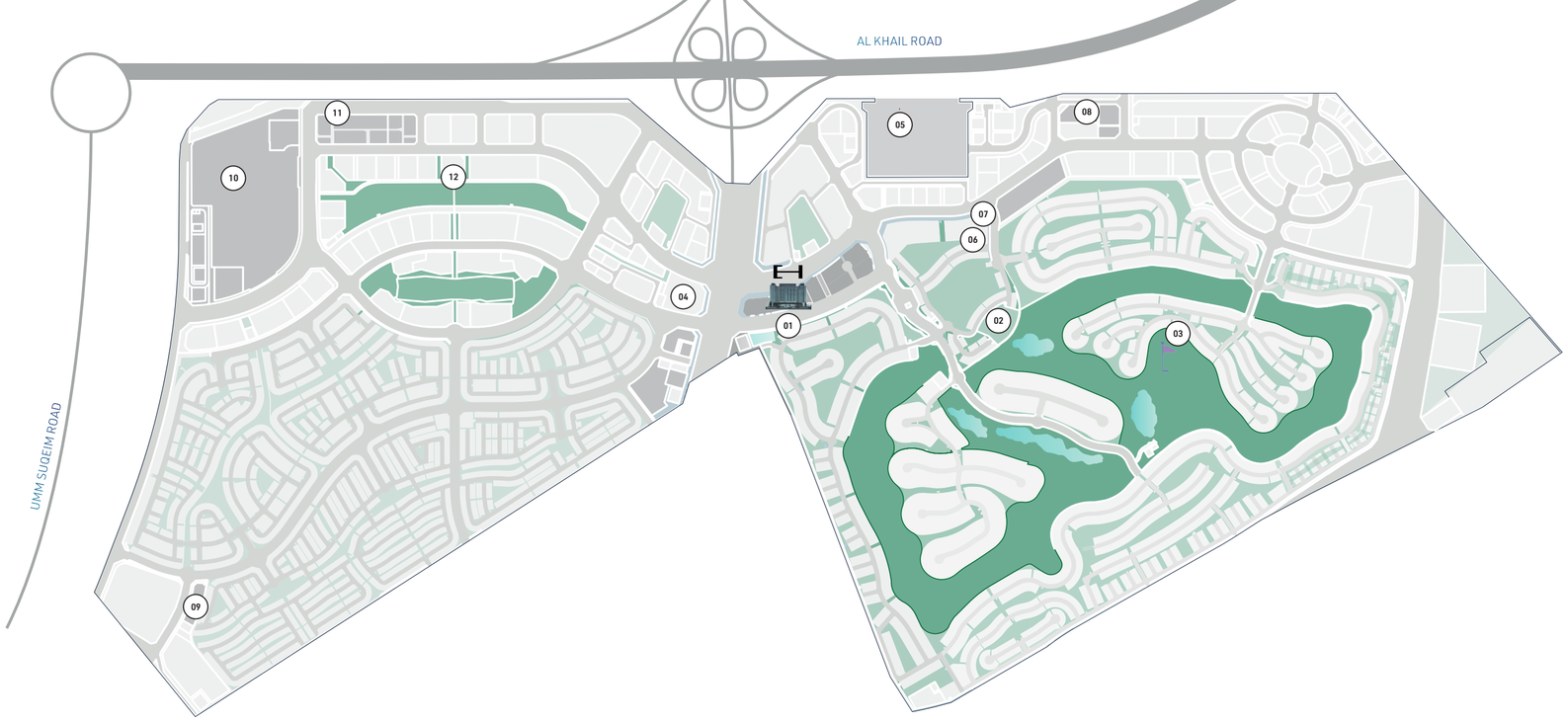
Ellington House IV is a modern residential building designed with a minimalist approach, drawing inspiration from classic design principles. Its exterior is characterized by a sleek and contemporary aesthetic that seamlessly blends into the natural surroundings. The design is marked by a cohesive quality that is reflected in its distinct character.

DUBAI HILLS ESTATE

Set among a community of luxury and sustainability, Ellington House IV breathes new life into its idyllic surroundings. The residence 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.

A WELCOMING COMMUNITY

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 AL ARAB	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



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

COMFORT, STYLE & SERENITY
THAT CULMINATES FROM BEAUTY & DESIGN

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

The building's bright color palette further accentuates this feature, giving it a unique and unmistakable identity. The use of robust materials adds to the building's solidity, reinforcing its structural integrity and ensuring its longevity.

INDULGE IN THE ART OF ARRIVAL

The lobby is an elegant and comfortable welcoming space characterized by a minimalist aesthetic. The design philosophy is centered on the idea of creating a serene and uncluttered environment merging a hotel-inspired lobby, communal workspaces and a serene lounge area. The interiors are bright and airy, with large windows that allow ample natural light to flow. The clean and unadorned lines of the furniture, the glass ceiling, and floor-to-ceiling library further enhance the lobby's minimalist character.

ELLINGTON
PROPERTIES

WHERE EVERY SUNSET
IS A SPECTULAR SHOW

The pool is a stunning and tranquil retreat for residents to enjoy. With its serene turquoise water, sun loungers, and stunning views of the Dubai Hills Golf Course, it's the perfect place to relax and unwind. The infinity-edge pool adds an extra level of elegance and sophistication to the deck, making it a truly special oasis where residents can escape the hustle and bustle of city life and immerse themselves in a peaceful and beautiful environment.

ELEVATE YOUR FITNESS GAME

The fitness studio is a top-of-the-line facility designed to cater to the fitness needs of all residents. With a focus on functional and high-intensity training, the gym is equipped with a variety of cardio machines that allow residents to engage in quality fitness workouts that can help them improve their strength, flexibility, and cardiovascular health. Whether you are looking to build strength or maintain a healthy lifestyle, the fitness studio provides a well-equipped and welcoming space to help you achieve your fitness goals.

WHERE THE FUN
NEVER STOPS

The playful kids' play area at Ellington House IV is designed to spark children's imaginations and encourage creative play. The play area is set up with brightly colored tables and chairs while the walls of the play area are lined with bookshelves filled with a wide variety of children's books and are decorated with hot air balloon-inspired décor. The playroom also features plenty of games and toys to keep kids entertained for hours.

A BLEND OF COMFORT & COMMUNITY

The clubhouse is a well-appointed space that encourages community building and socializing among residents. The space is furnished with modern, hotel-style furniture, and includes a television, a pantry, and a pool table providing opportunities for entertainment and relaxation. The floor-to-ceiling windows and pivot doors allow natural light to flood the space, creating a bright and inviting atmosphere while making the indoors connected to the outdoors. Additionally, access to the exterior seating area provides residents with an opportunity to enjoy the outdoors and socialize with friends and family.

FAMILY LIVING WITH
A MODERN AESTHETIC

Great care and attention were taken in designing the kitchen at Ellington House IV. A well-crafted and thoughtfully designed space that combines both style and function. Its open-concept design that merges with the living room and the signature countertop made of marble adds elegance and sophistication to the kitchen. While the wood cabinets add warmth and depth to the design.

BEGIN EVERYDAY
TRULY RE-ENERGISED

The bedroom is an inviting and tranquil space to retreat after a long day. The use of high-quality natural materials creates a sense of comfort and warmth, while the floor-to-ceiling glass windows provide an abundance of natural light and a connection to the outdoors. The private balcony is a lovely addition, allowing for peaceful moments of relaxation and contemplation while enjoying a cup of coffee or taking in the views.

THOUGHTFUL TOUCHES IMBUE A FEELING OF SELF-CARE

The materials used throughout the bathrooms and powder rooms offer a clean and minimalist look, while the bespoke walnut vanity units add warmth and a touch of natural beauty. The combination of these elements adds a modern and sophisticated touch to the overall design and creates a functional yet relaxing space, where one can unwind in style.

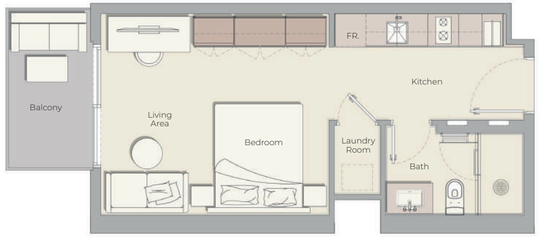
GROUND FLOOR AMENITIES PLAN

01	Main Entrance	10	Outdoor Seating Area
02	Bicycle Parking	11	Parking for People of Determination
03	Lobby Entrance	12	EV Charging Station
04	Communal Table	13	Lift Lobby
05	Lobby Lounge	14	Golf Wash Area
06	Lobby Reception	15	Dog Wash Area
07	Club Lounge	16	Golf Lockers
08	Indoor Kids Play Area	17	Vehicular Entrance / Exit
09	Outdoor Kids Play Area	18	Back Entrance

FIRST FLOOR AMENITIES PLAN

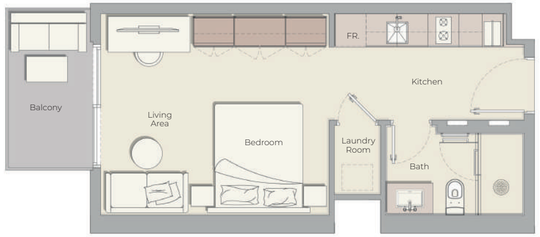
01	Leisure & Lounge Pool
02	Baja Shelf
03	Pool Sun Loungers Area
04	Outdoor Shower Area
05	Fitness Studio
06	Male Change Room with Steam and Shower
07	Female Change Room with Steam and Shower
08	Outdoor Lounge Area
19	Outdoor Dining Area
10	Shaded Kids' Pool
11	Shaded Kids' Play Area
12	Lift Lobby

STUDIO TYPE A



Internal Living Area 373.51 sq.ft.	Outdoor Living Area 58.02 sq.ft.	Total Living Area 431.53 sq.ft.

STUDIO TYPE B

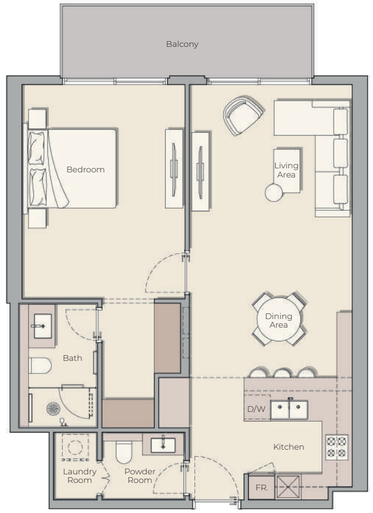


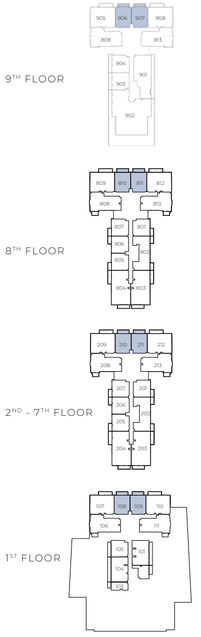
Internal Living Area 373.51 sq.ft.	Outdoor Living Area 58.02 sq.ft.	Total Living Area 431.53 sq.ft.

1 BEDROOM TYPE A

Internal Living Area 742.82 sq.ft.	Outdoor Living Area 70.07 sq.ft.	Total Living Area 817.09 sq.ft.

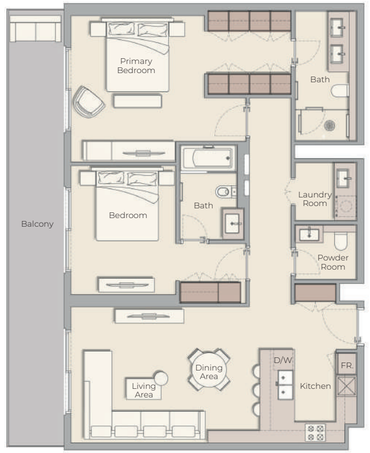
1 BEDROOM TYPE B





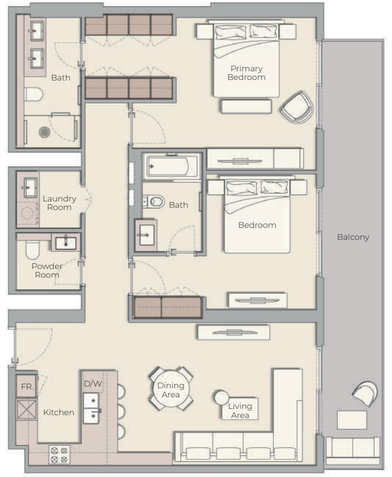
Internal Living Area 806.86 sq.ft.	Outdoor Living Area 106.78 sq.ft.	Total Living Area 913.64 sq.ft.

2 BEDROOM TYPE A



Internal Living Area 1132.26 sq.ft.	Outdoor Living Area 234.01 sq.ft.	Total Living Area 1366.26 sq.ft.

2 BEDROOM TYPE B

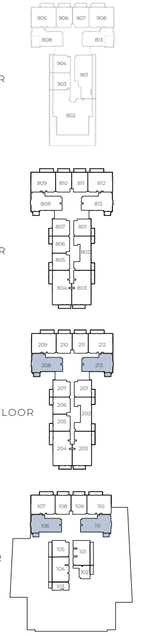


Internal Living Area 1118.69 sq.ft.	Outdoor Living Area 218.72 sq.ft.	Total Living Area 1337.42 sq.ft.

2 BEDROOM TYPE C

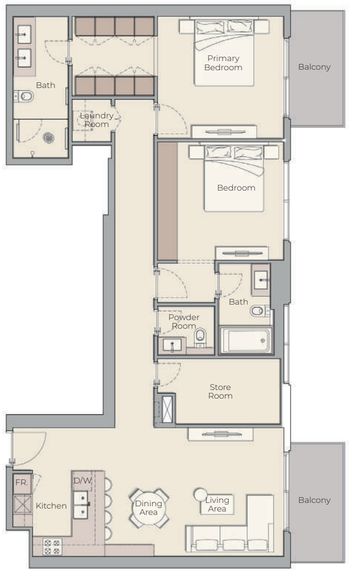
Internal Living Area 1246.89 sq.ft.	Outdoor Living Area 123.14 sq.ft.	Total Living Area 1370.03 sq.ft.

2 BEDROOM TYPE D



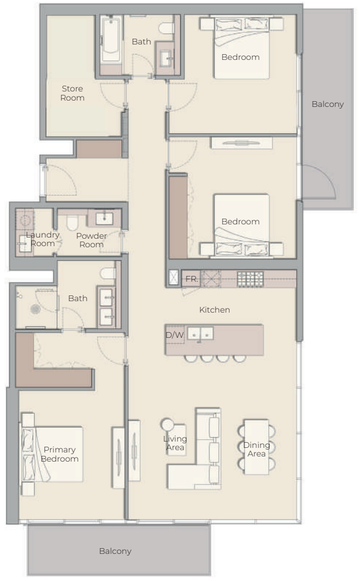
Internal Living Area 1294.36 sq.ft.	Outdoor Living Area 65.12 sq.ft.	Total Living Area 1359.48 sq.ft.

2 BEDROOM TYPE E



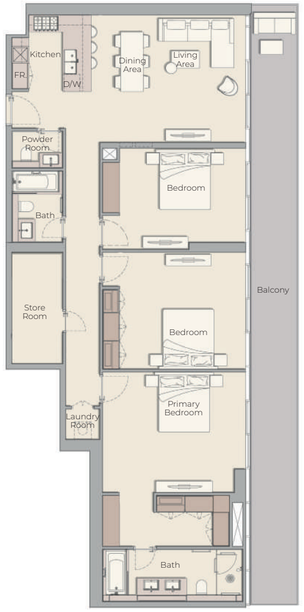
Internal Living Area 1252.27 sq.ft.	Outdoor Living Area 132.83 sq.ft.	Total Living Area 1385.10 sq.ft.

3 BEDROOM TYPE A



Internal Living Area 1635.25 sq.ft.	Outdoor Living Area 232.07 sq.ft.	Total Living Area 1867.32 sq.ft.

3 BEDROOM TYPE B

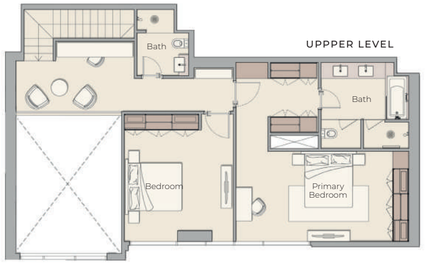


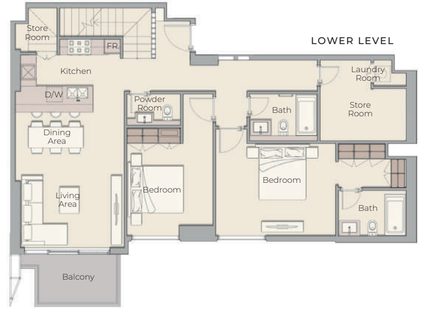
Internal Living Area 1639.77 sq.ft.	Outdoor Living Area 401.39 sq.ft.	Total Living Area 2041.16 sq.ft.

3 BEDROOM PENTHOUSE

Internal Living Area 3513.34 sq.ft.	Outdoor Living Area 2313.92 sq.ft.	Total Living Area 5827.26 sq.ft.

4 BEDROOM TYPE DUPLEX





Internal Living Area 2362.03 sq.ft.	Outdoor Living Area 65.23 sq.ft.	Total Living Area 2427.26 sq.ft.