ELLINGTON
PROPERTIES
THE LAKESHORE
A SANCTUARY VILLA COLLECTION
MOHAMMED BIN RASHID CITY

A NEW STANDARD OF EXCLUSIVE GATED LIVING

The latest phase of our bespoke, exceptionally designed villas, The Lakeshore fuses beautiful, inspirational aesthetics with natural elements, to create a new standard of living experiences.

The Lakeshore represents the very essence of fine living with design-led and inspirational spaces, surrounded by nature to create a tranquil waterside community. It reflects our innate understanding of the unique demands of our discerning clientele and connoisseurs of fine living.

INSPIRED BY THE CITY

In the heart of Dubai, the remarkable city of dreams, Mohammed Bin Rashid City is a spectacular mega development providing eight million square feet of resort-style living, premium amenities, and verdant open spaces. An aspirational community that is home to outstanding schools, recreational facilities, and spacious parkland.

EFFORTLESS CONNECTIONS

Closely connected to the myriad experiences that Dubai offers, The Lakeshore is never far from the action, whether it's the finest schools, luxury retail, or a round of golf on one of Dubai's exceptional courses.

ACADEMIC CITY
15 MINUTES

MEYDAN RACECOURSE
15 MINUTES

DUBAI CREEK HARBOUR & GOLF CLUB
20 MINUTES

DUBAI INTERNATIONAL AIRPORT
20 MINUTES

DUBAI HILLS GOLF CLUB
25 MINUTES

DIFC
20 MINUTES

BURJ KHALIFA
20 MINUTES

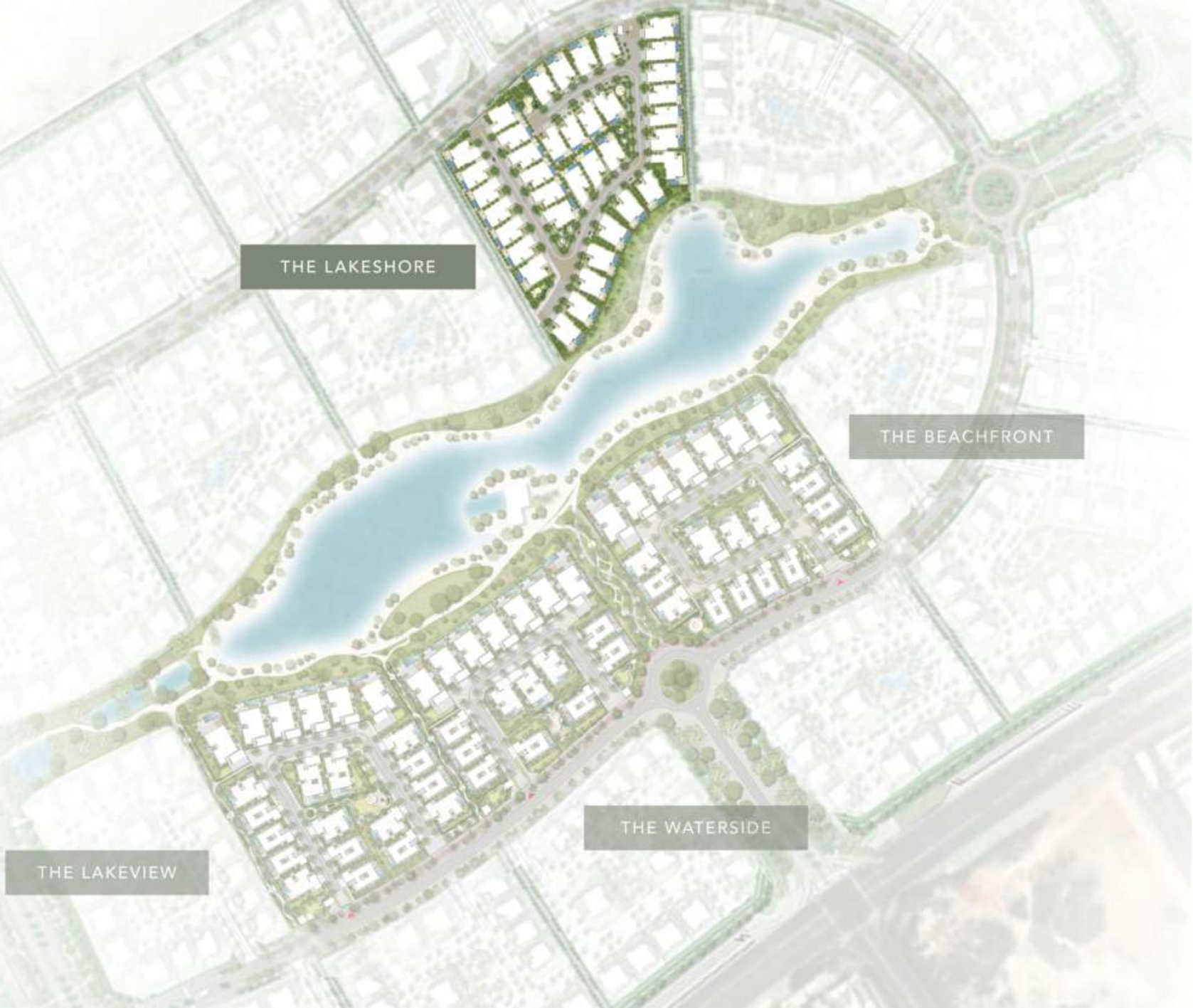
BURJ AL ARAB
30 MINUTES

PALM JUMEIRAH
30 MINUTES

HARMONIOUS FAMILY LIFE

The Sanctuary is formed of four clusters of exclusive, distinctively designed villas. Each cluster offers a unique community experience centred on nature and waterside living with seamless access to everything Dubai has to offer, together with spectacular views of the iconic skyline.

Located in District 11 of Mohammed Bin Rashid City, our latest cluster, The Lakeshore, offers a gated community with 38 modern private homes, where contemporary design and a natural environment come together to create a harmonious living experience.



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. A journey that celebrates the wonders of modern living while honouring our deep-rooted connection to the natural world.

ENVELOP YOUR SENSES

Wake up to the soothing sounds of nature and embracing views through your expansive floor-to-ceiling glass windows. The abundance of natural light enhances the spaciousness of each residence, creating an inviting and uplifting atmosphere for you and your family to thrive.

Located amongst lush, natural environments, these villas boast beautiful views of the surrounding landscaped gardens. The community gardens provide the residents with a dynamic yet private natural space enhanced with walking trails, seating areas, flexible lawns and recreational amenities for all ages, along with thoughtfully designed dog parks.

BEAUTIFUL, CRAFTED SPACES

At the heart of The Lakeshore, the lagoon access allows its residents to indulge themselves in any number of water-based activities from a gentle paddle-board to simply enjoying the cool breeze whilst strolling by the lakeside. The Lakeshore is truly nature at its most serene.

SPACES THAT *ENTERTAIN*

Designed with family gatherings and entertainment in mind, the villas feature generous room sizes that effortlessly accommodate large groups, ensuring every moment spent with loved ones is memorable. The highlight of these remarkable residences is the pool terrace, where residents can indulge in leisurely barbecues while relishing panoramic vistas.

THE BEST OF OUTDOOR LIVING

For those seeking relaxation, a sunbathing area and a beautiful swimming pool await, beckoning residents to unwind and rejuvenate.

The outdoor seating area provides the perfect setting for intimate conversations or al fresco dining, while the guest room with its private patio ensures a comfortable and secluded retreat for visitors.

The Lakeshore redefines the concept of indoor-outdoor living, allowing residents to seamlessly blur the lines between interior and exterior spaces, resulting in a harmonious and enchanting living experience.

A BALANCE OF TONES
AND COLOURS

THOUGHTFUL AND *ORIGINAL SPACES*

The relationship between form and light is a key part of the interior concept, an intentional gesture was made to create an unusual aperture somewhere within the nucleus of the home. The lighting layouts within the villas have been carefully placed to ensure practicality and ambience.

PURE AND AUTHENTIC MATERIALS

The main theme is reflected in the selection of finishes, color tones, and textures that are pure and authentic. The villa's interior is punctuated by timeless features like soft timbers and stones that truly enrich the quality of life.

HARMONY IN DESIGN

The approach towards the interior spaces is multi-sensory and holistic, where the materiality of each space contributes to that concept. Bathed in natural light, the interior spaces are curated to impress and showcase exceptional materials and craftsmanship. The mixture of raw finishes and materials, sculptural forms in the marbles, and the channelled upholstery create a dialogue between hard and soft; therefore, a respectful contrast is formed naturally.

A SENSE OF BALANCE

Each bathroom is appointed with contemporary features and a soft colour palette enhanced by subtle lighting.

ENHANCED LIVING ENVIRONMENTS

The design philosophy of the Lakeshore needed to be emphasized within different parts of the villas. This is reflected by adding spa-like accents and fixtures in the master bathrooms. A place to unwind in a soaker tub or awakening the senses with a rain shower, the bathroom materials feel elegant and luxurious.

A DESIGN STATEMENT

Step into a welcoming powder room with floor-to-ceiling windows that offer natural views

A PRIVATE SANCTUARY

Warm colours, natural themes and hand-selected materials have been carefully blended to create a sanctuary that inspires inner peace and a feeling of calm. This feeling encroaches on you as you enter the community gates, drive calmly into your private garage, and finally walk into your home.

DESIGN INSPIRED BY NATURE

Each villa type has a unique modern contemporary architectural style. Drawing inspiration from the beauty of nature, the first architectural style utilizes natural materials and features a prominent dark-toned horizontal band, creating a visually striking and harmonious design.

The second architectural style blends horizontal and vertical elements, showcasing a lighter color palette and emphasizing texture, resulting in a captivating aesthetic that seamlessly merges contemporary elements with timeless charm.

DISCOVER DISTINCTIVE DESIGN

Experience contemporary five-bedroom homes with sleek interiors and private gardens that carefully consider both space and design. The generous-sized swimming pool with a pool deck overlooks a dedicated BBQ area for entertainment. Floor-to-ceiling windows, statement entrance doors, generous ensuite bedrooms, and open terraces on all levels create the ultimate home.

THE CASCADE

LAGOON VIEW
FIVE-BEDROOM VILLAS

THE CASCADE VILLAS

FIVE–BEDROOM

Total Area:
7,610.9 sq.ft

Plot Area Range:
from 4,922.3 sq.ft – 7,831.8 sq.ft

Ground Floor

First Floor

Second Floor

THE CASCADE VILLA
STYLE 1

THE CASCADE VILLA
STYLE 1

THE CASCADE VILLA
STYLE 2

THE CASCADE VILLA
STYLE 2

SERENE SANCTUARIES

The four-bedroom villas are designed to combine the outdoor and indoor living experience across the pool gardens and the living spaces on the Ground Floor. The villa floor levels are filled with natural light from its floor-to-ceiling windows, with the master terrace overlooking the garden.

THE GARDEN

GARDEN VIEW
FOUR-BEDROOM VILLAS

THE GARDEN VILLAS

FOUR–BEDROOM

Total Area:
6,417.4 sq.ft

Plot Area Range:
from 4,477.8 sq.ft – 5,829.7 sq.ft

Ground Floor

First Floor

Second Floor

THE GARDEN VILLA
STYLE 1

THE GARDEN VILLA
STYLE 1

THE GARDEN VILLA
STYLE 2

THE GARDEN VILLA
STYLE 2