

ELLINGTON

EBH

BEACH HOUSE

THE STORY OF AN ICON ON
THE PALM'S EASTERN CRESCENT

An aerial photograph of a sailboat's bow and deck. The boat is white with a dark wood deck. The bow is pointed upwards, cutting through the water. The deck is visible with some equipment and ropes. The surrounding water is a vibrant turquoise color with small white caps from the boat's wake.

AN OCEAN

OF CHANGE

A high-angle, aerial photograph of a beach. The left side of the image shows the ocean with various shades of turquoise, teal, and blue, with white foam from breaking waves. The right side shows a wide expanse of light brown sand. The transition between the water and the sand is a sharp, curved line.

ELLINGTON

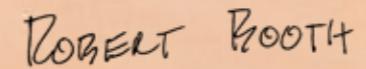
EBH

B E A C H H O U S E

A design legacy is unfolding across Dubai. Bringing with it a new era that calls for us to re-examine the human experience of living and elevate the modern expression of home.

Our vision is to transcend what's expected of a property developer in the UAE by going beyond the surface-level aesthetic and into design formed from deep-rooted human understanding. It's a philosophy we have been cultivating since 2014 in a portfolio of thriving communities that bring new perspectives to the city's most prestigious locations.

Embracing Dubai's insatiable appetite for aspiration and expansion, our latest collection of multi-family apartments ventures to the furthest reaches of a curated island paradise; the East Crescent of Palm Jumeirah.

A handwritten signature in black ink that reads "ROBERT BOOTH".

Robert D. Booth
Co-Founder & Managing Director

The logo for Ellington Properties. It features a stylized 'E' icon composed of three short, diagonal lines forming a triangular shape. To the right of the icon, the word "ELLINGTON" is written in a bold, sans-serif font, with "PROPERTIES" in a smaller font directly beneath it.

ELLINGTON
PROPERTIES

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ELLINGTON BEACH HOUSE

INHERENTLY EXCLUSIVE
YET EASY TO BELONG

A NEW BREED
OF *ICON*

Ellington Beach House is a new lifestyle icon perched on the tranquil east crescent of Palm Jumeirah. Capturing the essence and elegance of a sophisticated private members club, it is positioned to follow the solar pathway overhead — watching the sun rise over the Gulf and set over Dubai's skyline from its panoramic views.

Every detail flows in complete synergy with your life. Its superyacht-inspired architecture opens out to sea while, at the same time, inviting you inside to discover a world of elevated charm and a depth of character unlike anywhere else.

A CURATED
ISLAND PARADISE

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FRAMING THE GULF

Palm Jumeirah embodies a modern era of leisure and innovation. Yet through its relationship with the sea, it is forever linked to Dubai's maritime heritage by 17 fronds and a crescent-shaped outer beach reconnecting the city with the restorative effects of the ocean. Far more than an island, The Palm is a true marvel of engineering symbolic of the region's yearning for individualism and modernisation.

Boutique hotels, fine dining, malls and architectural landmarks are connected with a network of roads leading back into the heart of the city. However, it's when you approach from the water that Palm Jumeirah's full magnificence—framed by the Dubai skyline—is best poised to capture hearts and imaginations.

LIVE MOMENTS
FROM THE HEART
OF DUBAI

01	MINUTE	20	MINUTES
	The Boardwalk Palm Jumeirah		Burj Al Arab
02	MINUTES	25	MINUTES
	Atlantis The Palm		Ain Dubai
05	MINUTES	25	MINUTES
	The Pointe Palm Jumeirah		Mall of The Emirates
10	MINUTES	25	MINUTES
	The View at The Palm		Dubai Mall & Burj Khalifa
10	MINUTES	25	MINUTES
	Nakheel Mall		Museum of the Future
12	MINUTES	50	MINUTES
	Dubai Media City		Dubai International Financial Centre
15	MINUTES	55	MINUTES
	Dubai Marina		Dubai International Airport
15	MINUTES	58	MINUTES
	Dubai Harbour		Dubai World Central Airport
20	MINUTES		
	Emirates Golf Club		

CONNECTING
THE CITY
WITH THE SEA



**“EVERY DETAIL
FLOWS IN COMPLETE SYNERGY
WITH YOUR LIFE”**





IMMERSED IN A NEW WAY OF LIVING

Just like the ocean, Ellington Beach House immerses the senses to reveal a new perspective of the world beneath its surface. Its spaces and interactions flow between one another with ease, seamlessly adapting to the needs and preferences of every resident.

Angular lines and contemporary colorways are brimming with personality, welcoming you to a place that eludes any preconceived notions of how a refined private beach lifestyle should be expressed.



ASPIRATION

THE ESSENCE OF HOME WITH
A BOLD DEPTH OF CHARACTER



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While maximising panoramic views, the interiors of Ellington Beach House connect residents to the sea through free-flowing textures, natural materials and open spaces. Cues from the surrounding environment bring an abundant sense of peace to a modern and expressive design consisting of graphic forms and contrasting accents of color.

Outside, carved trapezoidal masses expand across the grounds, allowing plants, trees and flowerbeds to find a home among their crystalline pattern.

AN ETHERAL

B A L A N C E

BETWEEN OUTSIDE
AND INSIDE

A photograph of a woman with her back to the viewer, floating in a large, calm body of water. The water is a deep, clear blue. The woman's hair is pulled back in a bun. The word "OCEAN" is overlaid in a white, sans-serif font in the upper left quadrant of the image.

OCEAN

360°



PARADISE

REDEFINED

DESIGN INTERTWINED
WITH THE SEA

The individuality of such a unique location deserves the opportunity to be experienced to its fullest. Panoramic views from the building accentuate the wonder of Palm Jumeirah, while minimal framing with subtle beach-inspired screening allows residents to take in spectacular sunrises and sunsets in privacy.



SECLUDED
FROM THE WORLD.
MADE FOR YOU

The centrepiece of Ellington Beach House is a vibrant stretch of pristine shoreline offering cabanas, an outdoor refreshment area and the property's iconic sun loungers. Exclusively yours, it is a place to relax and recalibrate yourself with the calming pace of island life.

ELLINGTON BEACH HOUSE

"A NEW MEANING
OF CALM CAN BE FOUND
ON THE HORIZON"

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ARRIVING AT
A LIFESTYLE ICON

THE OCEAN'S
DOORSTEP

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ELLINGTON BEACH HOUSE

Ellington Beach House welcomes you with gentle refractions of light across the water, creating an immediate and unmistakable sensation of being moments from the ocean. There are two main entrances that invite you into the natural flow of the building, each with a spacious lobby area and its own understated charm.

Whichever grand entrance you arrive at, Ellington Beach House valets and porters will be waiting — at your service to make returning home a special experience each and every time.

**"ELEGANCE THAT
BELONGS BY THE OCEAN"**

From the Crescent Road side, you will be greeted with a sumptuous lounge area with art features and games just past the reception desk. Children have a dedicated playroom area, while professionals can be at peace when making use of contemporary workstations.

From your private beach entrance, the reception desk marks the beginning of a dynamic space with a lounge filled with artwork, a kids' zone and games. Its openness embraces the full view of the ocean, complimenting the beach aesthetic with warm timbers, textured fabrics and natural stone elevated with bronze and black metal detailing.



BEGIN A
NEW LIFESTYLE

33

CLUBHOUSE



At the heart of Ellington Beach House is a sumptuous lifestyle venue for private functions, meetings and presentations. With an open bar and show kitchen for private chefs, the Clubhouse is the perfect place for business occasions and secluded entertainment.

To captivate residents and their guests with the beauty of the ocean, the sumptuous lounge area extends outside to a shaded terrace overlooking the sea.





**"A PLACE DESIGNED TO
ENCHANT RESIDENTS & THEIR GUESTS"**

WELLBEING

WELL DESIGNED

BODY

REJUVENATION
FOR

MIND &

IDYLLIC ENVIRONMENTS
FOR RITUALS OF SELF CARE



As a commitment to your health and wellness, the high-performance gym at Ellington Beach House retains the same openness as the rest of the interior. The space is designed to help you channel the uplifting energy of the sea with state-of-the-art fitness equipment, yoga, and pilates studio. To help replenish your body after a workout, the change rooms are equipped with a hydrotherapy pool, steam showers and saunas.

IN THE FLOW OF NATURE

Wellness spaces at Ellington Beach House extend from the indoor fitness centre and into the grounds of its nature-filled gardens. Here you will have a variety of sports facilities at your disposal. Including padel and tennis courts, a yoga space and an urban basketball area.





A DROP OF PEACE *IN THE OCEAN*

SECLUDED POOLS AMONG TRANQUIL GARDENS

Surrounded by nature, the adults' and children's swimming pools take design cues from superyacht decking and the striking shape of the building. Tucked away from the openness of the beach, the adults' infinity lap pool looks out across the ocean and features submerged loungers.

ENCHANTMENT &

BELONGING

A GEOMETRIC LANDSCAPE
THAT MERGES NATURE WITH DESIGN

47

"SPACE TO BELONG IN NATURE
AND EXPLORE"



The surrounding landscape of Ellington Beach House offers the shade of trees and cabanas, together with trapezoidal forms that reflect the building's contemporary architecture. It offers space to belong in nature and explore quiet seating areas, a covered outdoor refreshment area, BBQ areas and opportunities to stay active with game tables, children's play equipment, a half basketball area, Bocce Ball, Padel tennis and more.

IMMACULATE
GARDENS THAT

THRIVE

ON
DISCOVERY



A LIFE

IN TUNE WITH

NATURE

The apartments and penthouses of Ellington Beach House go beyond what is expected of private beach living as part of the ever-expanding island community of Palm Jumeirah.





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Directly adjacent to the dining room, living areas perfectly frame the horizon. Filtered through wide bronze-tinted windows, with curtain pockets and slim profile mullions, sunlight is gently introduced to the apartment, blanketing the stone floors in warm and welcoming tones.







These Raspberry & Vanilla Lollipops are still in shot glasses, showing frost, to indicate they were frozen.
135.B0 125, 100mm, Macro L

For the photo of Pineapple because the art director had a frosted or dewy look. Yes

APARTMENT KITCHENS



The building's modern kitchens will be treasured by those who crave a life intertwined with design. Mid-tone wood cabinets demonstrate the apartment's impeccable craft while reflective glass, metal signature cabinets, Miele appliances and champagne-gold pull-out tap along with signature hardware and bespoke storage features make an unmistakable statement of refined elegance.





Bathrooms bring elements of natural beauty into your home with slatted teak shower flooring, stone-faced drawers, stone walls and floors, and a bush hammered feature wall. The bathroom treats you to a rain shower with a hand spray, as well as a contemporary free-standing bath with a floor-mounted tub filler. The feeling of calm and space is elevated further with backlit mirrors and a glazing wall in the bedroom.







Bedrooms follow the flow of the ocean while looking out across its vast expanse of blue. A sophisticated yet cosy interior opens up to your island surroundings with a curtain cove that reveals the beauty of the Gulf to begin every day.





ELLINGTON BEACH HOUSE



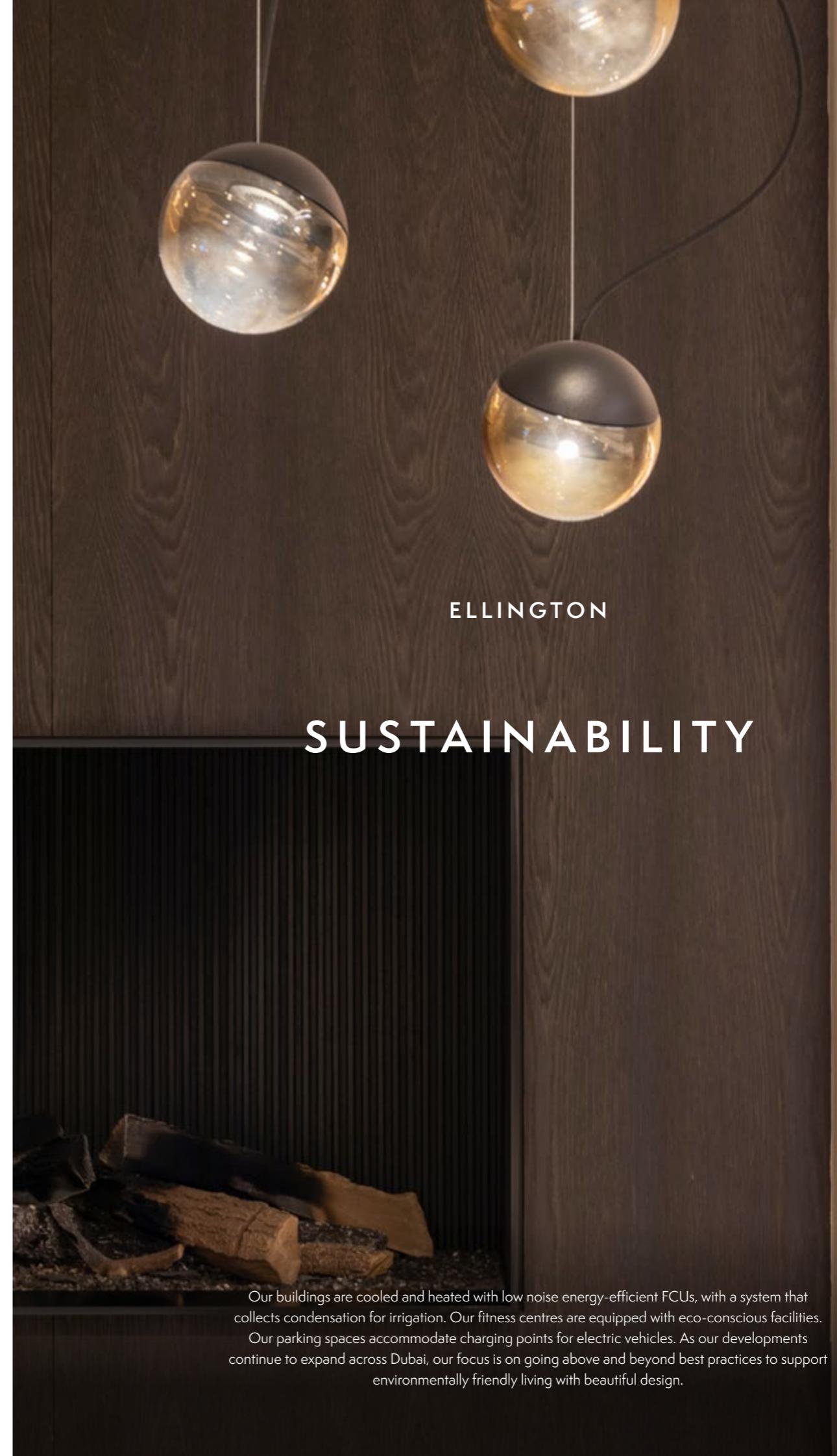
01	MAIN ENTRANCE	06	SOUTH LOBBY RECEPTION	11	INDOOR FITNESS AREA	16	LEISURE AND LOUNGE POOL	21	SHADED KIDS' POOL	26	OUTDOOR ENTERTAINMENT & CIGAR TERRACE	51	NORTH LOBBY LOUNGE AREA	56	ACCESS TO OUTDOOR ACTIVITY ZONE
02	DROP-OFF AREAS	07	SOUTH LOBBY LOUNGE AREA	12	OUTDOOR FITNESS AREA	17	BAJA SHELF	22	OUTDOOR KIDS' PLAY AREA	27	OUTDOOR LOUNGE TERRACE	52	COMMUNAL OFFICE & WORKSPACES	57	VIEWING DECK
05	VALET PARKING	08	LIFT LOBBIES	15	URBAN FITNESS TREE	18	PALM JUMEIRAH BEACH	25	BARBECUE AREA	28	BOCCIE BALL COURT	55	NORTH LOBBY TERRACE	58	OUTDOOR GAMES TABLE ZONE
04	COVERED VISITORS PARKING	09	CHANGE, STEAM SHOWER & SAUNA ROOMS	14	YOGA & PILATES STUDIO	19	SUN LOUNGERS AREA	24	CLUBHOUSE	29	NORTH LOBBY ENTRANCE	54	INDOOR KIDS' PLAY AREA	59	URBAN BASKETBALL AREA
05	SOUTH LOBBY ENTRANCE	10	HYDROTHERAPY POOL	15	ACCESS TO POOL AND DECK	20	OUTDOOR REFRESHMENT AREA	25	KITCHEN/BAR FOR PRIVATE FUNCTIONS	50	NORTH LOBBY RECEPTION & BATHROOM FOR PEOPLE OF DETERMINATION	55		40	PADEL TENNIS COURT



As a leading design-led developer, we believe that sustainability must be at the heart of our thinking. In addition to following Dubai Green Building regulations and Wellness Initiatives, we begin with floor plans that encourage natural lighting and use locally sourced materials and sustainable manufacturing processes wherever possible.

This includes products made from recycled materials, energy-efficient lighting and appliances, water-saving sanitary ware, FSC-certified wood, low VOC paints, and light-reflective facades.

THE QUALITY OF OUR CRAFT ALONE SAVES
COUNTLESS WASTED MATERIALS



Our buildings are cooled and heated with low noise energy-efficient FCUs, with a system that collects condensation for irrigation. Our fitness centres are equipped with eco-conscious facilities. Our parking spaces accommodate charging points for electric vehicles. As our developments continue to expand across Dubai, our focus is on going above and beyond best practices to support environmentally friendly living with beautiful design.



ELLINGTON

ART FOUNDATION

THE NEXT GENERATION
OF NEW IDEAS

We nurture the UAE's emerging talent across painting, photography, sculpture, installation and mixed media. Through workshops and competitions, we use our position as a leading design-led developer to help raise the profile of regional artists by showcasing their work in our buildings.

