



ELLINGTON

EBH

BEACH HOUSE

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

AN OCEAN

OF CHANGE

ELLINGTON

EBH

BEACH HOUSE

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.

ROBERT BOOTH

Robert D. Booth
Co-Founder & Managing Director

ELLINGTON
PROPERTIES

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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.

An aerial photograph of Palm Jumeirah, Dubai, taken at sunset. The image shows the artificial island's fronds extending into the sea, with residential buildings and a major highway visible. The Atlantis The Palm hotel is prominent in the background. The sky is a warm orange, and the water reflects the sunset light.

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
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

12
MINUTES
Dubai Media City

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

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

17

ELLINGTON BEACH HOUSE

THE ESSENCE OF HOME WITH
A BOLD DEPTH OF CHARACTER



19

ELLINGTON BEACH HOUSE

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

BALANCE

BETWEEN OUTSIDE
AND INSIDE

OCEAN

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.

An architectural rendering of a modern, multi-story beach house. The building features a mix of light-colored wood paneling and large glass windows. It has numerous balconies with glass railings, some of which are furnished with outdoor furniture and potted plants. In the foreground, there is a large, rectangular swimming pool with a light blue tiled interior. To the left of the pool, there is a covered outdoor bar area with a wooden pergola roof and several high-top stools. A few people are depicted in the scene: a man at the bar, a woman in a blue dress near the pool, and others on the balconies and in the pool. The background is filled with tall palm trees and a clear blue sky with a few birds flying. The overall atmosphere is one of a luxurious, secluded tropical retreat.

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.

25

ELLINGTON BEACH HOUSE

ELLINGTON BEACH HOUSE

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



ARRIVING AT
A LIFESTYLE ICON

THE OCEAN'S *DOORSTEP*

29

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



C L U B H O U S E

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.





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ELLINGTON BEACH HOUSE

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

WELLBEING

WELL DESIGNED

REJUVENATION
FOR

MIND &

BODY

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ELLINGTON BEACH HOUSE

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.

E N C H A N T M E N T

&

B E L O N G I N G

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.

ELLINGTON BEACH HOUSE

IMMACULATE
GARDENS THAT

THRIVE

ON
DISCOVERY



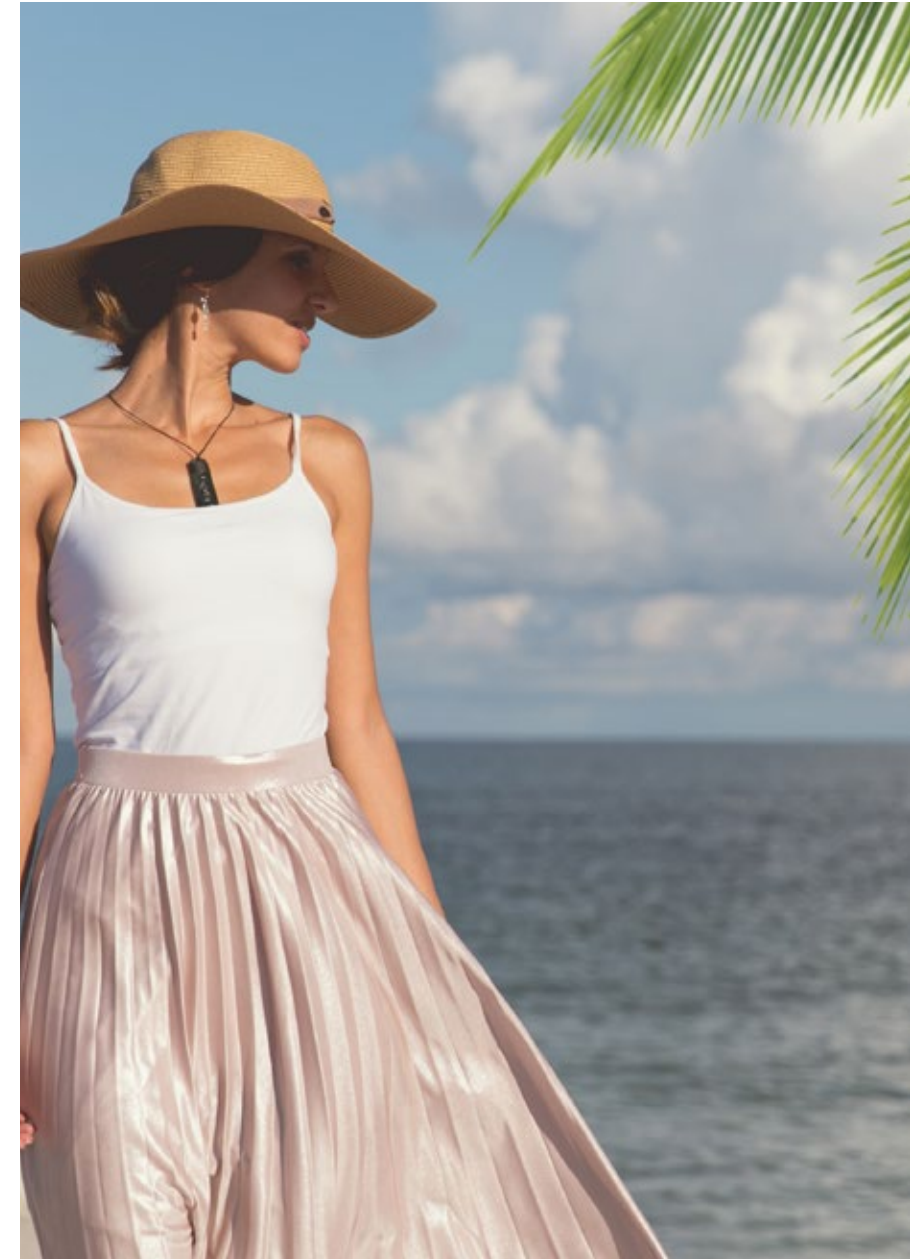


A LIFE

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.





APARTMENT
LIVING AREAS

55



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.







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.



APARTMENT BATHROOMS

63



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.





APARTMENT
BEDROOMS

67



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 SOUTH

ELLINGTON BEACH HOUSE NORTH

01
MAIN
ENTRANCE

02
DROP-OFF
AREAS

03
VALET
PARKING

04
COVERED VISITORS
PARKING

05
SOUTH LOBBY
ENTRANCE

06
SOUTH LOBBY
RECEPTION

07
SOUTH LOBBY
LOUNGE AREA

08
LIFT
LOBBIES

09
CHANGE, STEAM
SHOWER & SAUNA
ROOMS

10
HYDROTHERAPY
POOL

11
INDOOR
FITNESS AREA

12
OUTDOOR
FITNESS AREA

13
URBAN
FITNESS TREE

14
YOGA & PILATES
STUDIO

15
ACCESS TO POOL
AND DECK

16
LEISURE AND
LOUNGE POOL

17
BAJA
SHELF

18
PALM JUMEIRAH
BEACH

19
SUN LOUNGERS
AREA

20
OUTDOOR
REFRESHMENT AREA

21
SHADED KIDS'
POOL

22
OUTDOOR KIDS'
PLAY AREA

23
BARBECUE AREA

24
CLUBHOUSE

25
KITCHEN/BAR
FOR PRIVATE
FUNCTIONS

26
OUTDOOR
ENTERTAINMENT
& CIGAR TERRACE

27
OUTDOOR LOUNGE
TERRACE

28
BOCCE BALL COURT

29
NORTH LOBBY
ENTRANCE

30
NORTH LOBBY
RECEPTION&

31
NORTH LOBBY
LOUNGE AREA

32
COMMUNAL OFFICE
& WORKSPACES

33
NORTH LOBBY
TERRACE

34
INDOOR KIDS' PLAY
AREA

35
BATHROOM
FOR PEOPLE OF
DETERMINATION

36
ACCESS TO
OUTDOOR ACTIVITY
ZONE

37
VIEWING DECK

38
OUTDOOR GAMES
TABLE ZONE

39
URBAN BASKETBALL
AREA

40
PADEL TENNIS
COURT

THE QUALITY OF OUR CRAFT ALONE SAVES
COUNTLESS WASTED MATERIALS



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.



ELLINGTON

SUSTAINABILITY

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.



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ELLINGTON BEACH HOUSE

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.

