

The background of the entire page is a light-colored, marbled paper with subtle, organic patterns in shades of grey and white. The text is centered horizontally and vertically.

ELLINGTON  
VILLA COLLECTION

LA MER

PROJECT BRIEF

# ENRICHED TASTE & A HIGH-QUALITY LIFESTYLE

A modern beachside living inspired by seashell colors and soft forms, harmonize with sleek white spaces and palm trees.

The design of this beautiful villa is inspired by enriched taste and a high-quality lifestyle. The interior spaces are opulent, yet warm and welcoming. Each space is elegant and thoughtfully detailed, a clear representation of a unique and refined sumptuous residence.

This architecturally compelling villa infuses fashion, art, and trends. A minimalist light-colored yet textured base palette is used in line with the architectural design, accentuating the double-height spaces and stunning volumes throughout the villa. This base aesthetic is enhanced with textures and colors of feature finishes, high-quality fittings, and features that are considered a harmonizing and enriching secondary palette to the base materials used throughout.

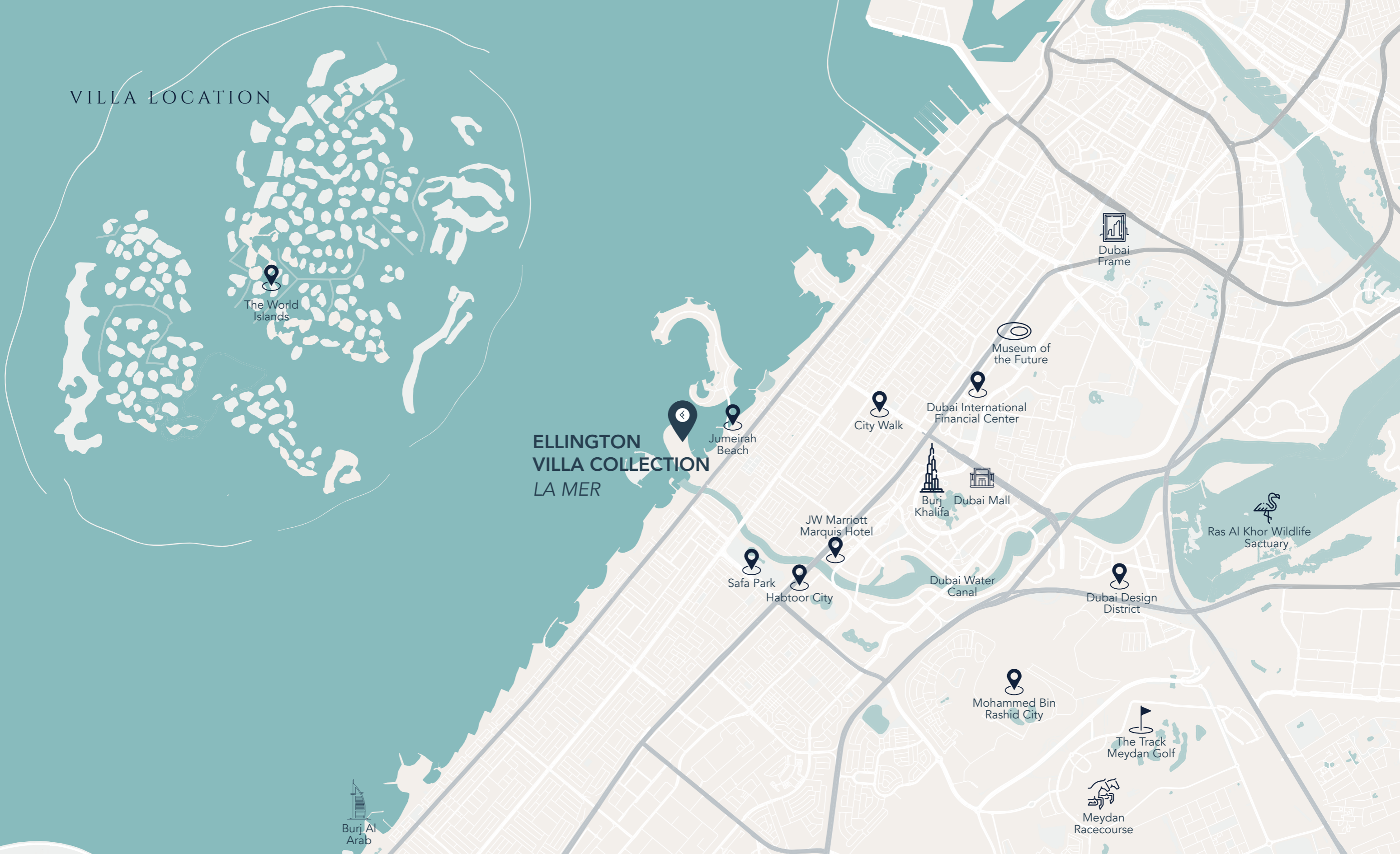


VILLA LOCATION



The World Islands

ELLINGTON  
VILLA COLLECTION  
LA MER



Jumeirah Beach

City Walk

Dubai International Financial Center

Museum of the Future

Dubai Frame

Burj Khalifa

Dubai Mall

JW Marriott Marquis Hotel

Ras Al Khor Wildlife Sactuary

Safa Park

Habtoor City

Dubai Water Canal

Dubai Design District

Mohammed Bin Rashid City

The Track Meydan Golf

Meydan Racecourse



## AREA SIZES

Plot area: 21,934 sq. ft

Total villa area: 33,044 sq. ft

## VILLA CONFIGURATION

Basement Floor

Ground Floor

First Floor

Roof Floor

## NUMBER OF BEDROOMS

7 ensuite bedrooms

1 chef room

4 staff rooms

## CEILING HEIGHTS

Basement Floor ± 4000mm (Common Area)

Ground Floor ± 4000mm (Common Area)

First Floor ± 3350mm (Bedrooms & Walk-in closet)

Roof Floor ± 3200mm (Seating & Dining Area)

## ANTICIPATED

## COMPLETION DATE

Q4 2024



STREET-LEVEL VIEW



# VILLA ENTRANCE

Double-height entrance  
2 covered car parking garage



## POOL-LEVEL VIEW

Infinity-edge pool with sun loungers area and Baja shelf  
Sunken seating and outdoor lounge terrace



BASEMENT FLOOR - ACCESS

6-car parking garage with car lift and car turntable





## BASEMENT FLOOR - POOL

Pool and pool spa with hot and cold plunges, with recessed covers

Fully-equipped pool bar

9M x 3M pool with 1.8M depth



# BASEMENT FLOOR - FITNESS STUDIO

Fitness studio overlooking the pool deck



# BASEMENT FLOOR - CINEMA ROOM

8 to 10 fully-equipped cinema with acoustic fittings



— BASEMENT FLOOR PLAN



# GROUND FLOOR - MAIN ENTRANCE

Features marble staircase  
Aquarium experience show entrance

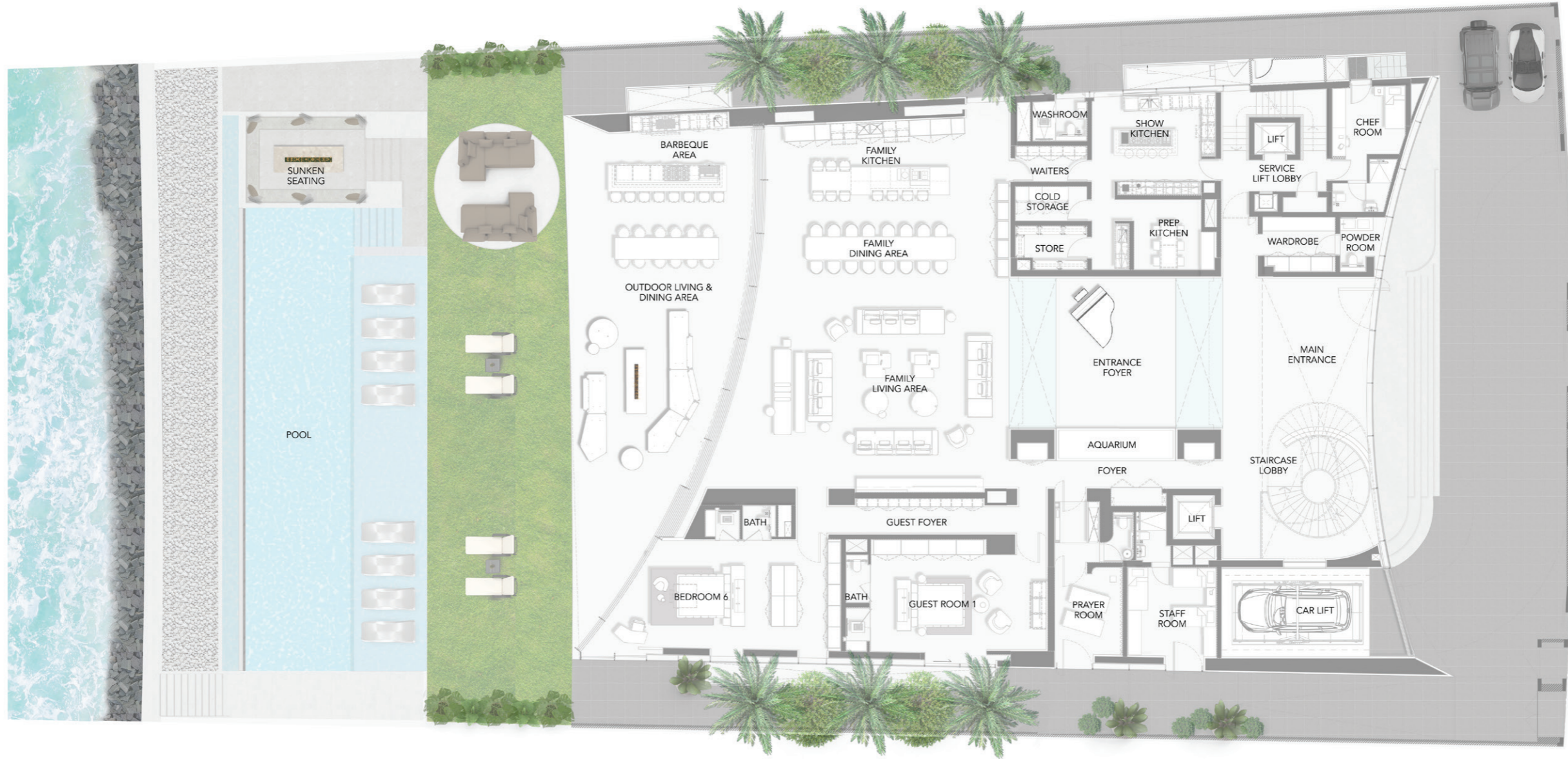


GROUND FLOOR - FAMILY DINING & KITCHEN

Show and prep kitchen fitted with European branded appliances



— GROUND FLOOR PLAN



FIRST FLOOR - MASTER BEDROOM

Ensuite bedroom overlooking the sea and the pool with fully-openable windows





# FIRST FLOOR - MASTER BATHROOM

With jacuzzi, electric built-in fireplace and glass ceilings



FIRST FLOOR - MASTER WALK-IN WARDROBE

With branded wardrobe fittings with two closet islands



# FIRST FLOOR - BEDROOM

Open-plan bedrooms overlooking the sea

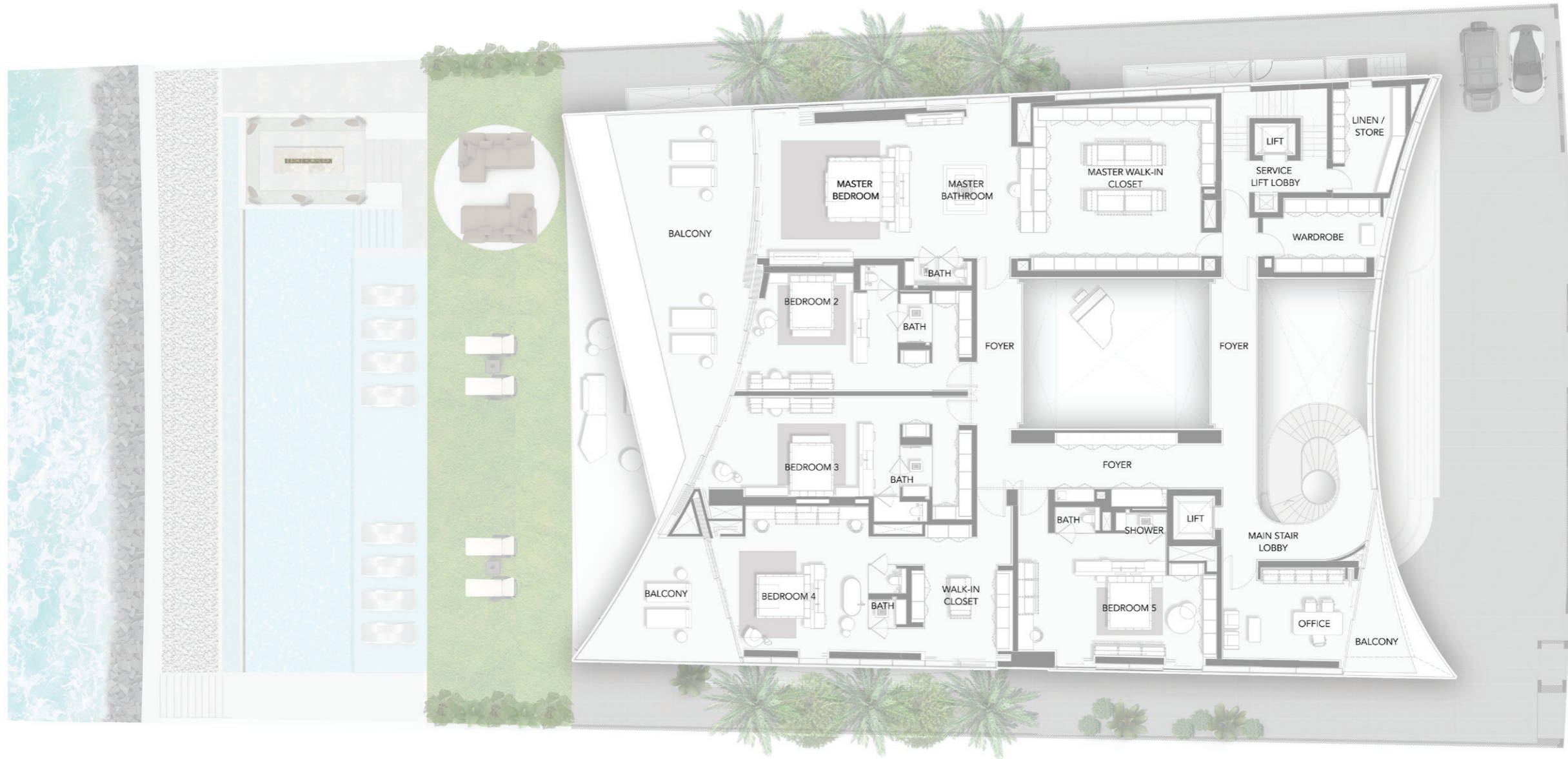


FIRST FLOOR - WARDROBE

Customised vanities and branded wardrobe fittings



FIRST FLOOR PLAN



## ROOF TERRACE

Pool with pool spa and bar  
Lounge area with built-in electrical fireplace  
Barbeque and outdoor kitchen



— ROOF FLOOR PLAN



# FACADE ENTRANCE MATERIALS



**HIRT - Descending glass doors**  
HIRT kinetics® Type SF XL special

**Laminam - Verde Alpi**  
Bespoke detailing of laminam slab behind the single ventilated glass panel.

**Vitrocsa TH+ - fixed**  
Contemporary and minimal profile system for large size of the glazing surfaces.

**GLASS - Fritted Glass**  
Bespoke fritted glass with the grading effect.

**Caparol ETICS - Capatec system**  
External Insulation Finish System in a Capastructure for White seamless finish.

**Vitrocsa TH+ - Pivot**  
Contemporary and minimal profile system for large size of the glazing pivot doors

**Vitrocsa TH+ - fixed**  
Contemporary and minimal profile system for large size of the glazing surfaces. Thermal insulation and large surface areas. Available in a 32mm double-glazed version, the Vitrocsa TH+ range is for sliding window surfaces of up to 18 m2, with scope for larger panes, depending on the supplier of the glass. The excellent insulating properties of the profiles, in combination with the glass, enable current low energy consumption standards to be met



# FACADE BACK DECK MATERIALS

**Caparol ETICS - Capatec system**  
External Insulation Finish  
System in a Capastructure for  
White seamless finish.

**Vitrocsa TH+ - fixed**  
Contemporary and minimal profile system for large size of the glazing surfaces.  
Thermal insulation and large surface areas  
Available in a 32mm double-glazed version, the Vitrocsa TH+ range is for sliding  
window surfaces of up to 18 m2, with scope for larger panes, depending on the  
supplier of the glass. The excellent insulating properties of the profiles, in combination  
with the glass, enable current low energy consumption standards to be met

**Vitrocsa TH+ - sliding**  
Contemporary and minimal profile system for  
the Sliding and pocket sliding configurations.  
Contemporary and minimal profile system for large size  
of the glazing surfaces. Thermal insulation and large  
surface areas. Motorization for numerous number of  
panels.



**Vitrocsa TH+ - Curved Sliding**  
Contemporary and minimal profile system for the  
Curved Sliding and pocket sliding configurations.  
Motorisation available for up to 3 panels. Vitrocsa  
is currently developing motorisation for the higher  
number of sliding curved panels.

**Laminam - Verde Alpi**  
Bespoke detailing of laminam  
slab behind the single  
ventilated glass panel.

**Caparol ETICS - Capatec system**  
External Insulation Finish  
System in a Capastructure for White  
seamless finish.