



BERKELEY PLACE

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Architecture

- Dual-pane E-tinted UV glass (sustainability note) with metal vertical architectural features and light tone rendered wall finishes
- The building lighting accents the vertical façade features and provides a wash of warm light to the building, elegantly standing out in the community
- Ellington signature tall metal and glass balustrades on balconies with wood look porcelain tile flooring
- Central staircases with windows for daylight
- Garbage rooms with recycling centers on every floor
- Natural daylight in all corridors
- Large terraces on podium level
- 1.8 depth balconies in most units, adequate for varied seating arrangements
- Pedestrian pathways, park, cycling track and bus stop all immediately adjacent the building. Walking distance to the canal and future public transport metro station. Close access to city center, nature reserve, malls etc. (all great sustainability points)

Ellington Art Foundation

- Sculptures, paintings throughout the building. All custom created from regional artists

Fitness Center

- 3-3.3m tiered ceiling height
- Commercial quality fitness equipment from a well-recognized and eco-conscious gym equipment brand. Both indoor and outdoor
- Thick Rubber flooring for acoustics and performance
- Zoned areas for full body workout
- Layout reviewed and approved by leading fitness experts and trainers
- Acoustic ceiling
- Sanitization point with cleaning agents, towels and disposal
- Storage area for shoes/bag/keys and other personal items
- Ample natural daylight
- Dual aspect glazing and mirrored back wall
- Motivational feature art wall
- Ellington Signature Scent
- Ambient music through speaker system
- Free WiFi

Lobbies

- A grand vestibule with walk off mat, entering to a dramatic foyer with seasonal décor and art
- Feature luxury marble reception desk with a leather signing pad and feature lighting
- Dedicated valet cart for ease of taking large items to your unit
- Paintings are highlighted through the lobby gallery
- 3D wall mural from regional artist behind reception desk
- Travertine effect large format porcelain flooring
- 4.3m high ceilings with floor to ceiling transparent glazing
- Ellington Signature Scent
- Ambient music through speaker system
- Free WiFi
- Beautifully designed seating area overlooking the park
- Dramatic custom work/meeting table for 10 people with integrated lighting and plug points for touchdown, work, quick meetings or reading a book, work from home concept – post covid friendly
- Library wall filled with curated books on botany, tech, fashion, the environment as well as various games, puzzles and décor
- A small seating zone for kids with a TV and toys
- A drinks station for coffee, tea, and purified drinking and sparkling water
- 2 dedicated accessible bathrooms
- FM offices directly off of reception
- A dedicated dual aspect service lift to cater to ease of move-in/move-out with delivery parking bay and moving room
- 2 Ellington standard stainless-steel passenger lift cabs with high internal height and wide lift jambs

Change Rooms

- Steam Shower with bench, Chromotherapy lights and various rain settings for 1 person in each gender change room
- Traditional wood sauna for 2-3 persons in each gender change room
- Change room bench and clothes hanging space
- Elegant washbasin/vanity area with touchless mixers, hand dryer, paper towel and garbage
- Durable and slip resistant Porcelain tiling throughout
- Dedicated family bathroom with babychange station and ADA/POD facilities

Ground level entry and surrounding landscape

- A hotel style drop-off at the main entry
- Pedestrian and cyclist ramp access to the main road
- Lush gardens
- Ample outdoor seating
- Outdoor urban basketball area
- Monitored Bicycle parking
- Bike maintenance area with air pump, water hose, tools and maintenance stand
- 2 EV (electric vehicle) charging stations
- 130 parking bays
- Disabled bays
- Visitor bays
- 1 moving/truck delivery and unloading bay with storage lobby
- 1 ground and 2 above ground parking levels

Clubhouse/Arcade

- 3m ceiling height
- Lounge, library, games tables and arcade machines
- Indoor/outdoor lounge and games tables that are easy to reconfigure for various events
- Music system
- Acoustics
- Ample glazing for natural daylight
- Ellington Signature Scent
- Free WiFi

Living Rooms + Dining Rooms

- 3m high ceilings
- Matte white low VOC wall and ceiling paint
- Large windows with plenty of daylight and fresh air
- Wood look porcelain floor tile

Pool Deck

- 15.5m x 8.75m 1.4m depth tiled temperature-controlled, illuminated infinity lap pool facing city view
- Baja shelf with wet loungers
- Central tiled entry steps and ladders
- Feature elevated 3.8m x 2.6m pool spa for 6 people with hydrotherapy jets
- Lifeguard stand
- Hospitality designed pool deck
- Single and double hospitality quality cushioned sun loungers facing the pool and city view
- Change rooms and showers
- Free WiFi
- Outdoor speakers
- Shaded outdoor kitchen with sink, fridge, BBQ and waste disposal with ample preparation space
- Shaded outdoor dining table and lounge for 10 overlooking the pool and city views

Units

Studio apartments are wide with large fully equipped kitchens, enclosed laundry/store rooms, generous balconies, and an open play layout making them the ideal bachelor pad or vacation rental.

1 bedroom apartments feature a signature kitchen with integrated dining table, making the kitchen the center of the social home - ideal for working, entertaining and cooking. With L shaped walk through wardrobes there is ample bedroom storage. All 1 bedroom apartments have powder rooms and closed laundry/store rooms.

2 bedroom apartments are all on the building corners providing expansive window walls with natural daylight and fresh air. They have large open plan kitchen and living spaces with island countertops and generous storage throughout. All 2 bedroom apartments have powder rooms and closed laundry/store rooms.

Typical Unit Primary Bathrooms

- 2.4m ceiling height
- Durable Manufactured Quartz Countertop with high sustainability points
- Durable, sustainable and elegant plastic laminate cabinets, melamine carcasses. This material has a great sustainability story regarding using FSC certified woods and not using endangered or precious species to achieve the beautiful aesthetic
- Exposed chrome cabinet handles
- Ellington signature tip out stainless-steel under-sink tray
- Full height pull-out pantry cabinets (in 1 and 2 bed units)
- European standard drawer boxes
- Warm white LED undercabinet lighting
- Energy efficient integrated appliances
- Gas oven and cooktop with recirculating hidden illuminated filter hood
- Undermount stainless steel kitchen sink with overflow
- Wood look porcelain floor tile

Main Bathrooms

- 2.4m ceiling height
- Durable manufactured Quartz Countertop and thresholds
- Durable, sustainable and elegant plastic laminate cabinets, melamine carcasses. This material has a great sustainability story regarding using FSC certified woods and not using endangered or precious species to achieve the beautiful aesthetic
- Mirror medicine cabinet with adjustable storage
- Warm white LED undercabinet lighting
- Ample storage
- Water saving sanitary fixtures that meet or exceed Dubai Green Building standards
- Wall mounted toilet for ease of cleaning and European aesthetic
- Shower bar for washing and shaving
- Glass door partitions into the showers
- Undermount white ceramic sink
- Linear stainless-steel shower floor drain
- Porcelain floor and wall tile

Powder Rooms

- 2.4m ceiling height
- Elegant vanity and illuminated tall mirror
- Quartz Countertop
- Plastic laminate cabinets, Melamine carcasses
- Storage space
- Water saving, wall mounted toilet and sanitary fixtures for ease of cleaning and European aesthetic
- Porcelain floor and wall tile

Laundry Rooms

- 2.4m ceiling height
- Available in all units including studios
- Porcelain floor tile
- Exhaust fan for moisture/humidity control
- Mold/mildew and moisture resistant low VOC wall and ceiling paint
- Stone threshold and drain for maintenance and peace of mind
- Lighting for ease of room use
- Space for washer/dryer and for household utility items such as mop, broom, ladder, ironing board etc.

Wardrobes

- 2.4m cabinets
- Durable and easy clean plastic laminate cabinet doors, linen effect melamine carcasses
- Full height integrated exposed mirror
- Ample hanging, drawer, and shelf spaces
- Undermount soft self-closing drawer runners from a reputable European brand
- Durable oval hanging rails from a reputable European brand
- Wood look porcelain floor tile in a warm grey color

Bedrooms

- 3m high ceilings
- Matte white low VOC wall and ceiling paint
- Power sockets with USB on both sides of the bed
- 2-way lighting controls
- Large windows with plenty of daylight and fresh air
- Wood look porcelain floor tile

Sustainability

Our buildings are designed around the health, safety and wellness of the user and community. Berkeley Place follows Dubai Green Building regulations and Wellness initiatives and go the extra mile when possible, on sustainable product selections – with items sourced/manufactured locally, products made of recycled materials and/or manufactured using sustainable practices.

We use low flow sanitaryware, LED lighting, A and A+ rated Energy efficient appliances, sustainably manufactured laminates (FSC certified woods, Greengard compliant product), Low VOC paints, E-glass and low openable area ratio facades, high light reflectance façade finishing, the orientation helps to decrease solar gain, The design of a smaller tower provides more shade and cooler temperatures at the podiums, entry and landscaping. Condensation from the AC systems is collected and used for irrigation.

We are installing Technogym fitness equipment (a leader in sustainably produced, Italian made gym equipment), Outdoor kids play equipment (sustainably produced, long lifecycle products), we have bicycle parking in convenient locations, recycling stations, access to public transportation, the buildings are directly backing onto the Sobha Hartland Greens East Park which is lush with flora and fauna and we are surrounded by walkways and cycling paths.

The building also focuses on accessibility for People or Determination and provides useable facilities for families. We are happy to state that by buying an Ellington product the reduction of waste from renovation work due to poor craftsmanship, irrelevant design or unpractical interiors is dramatically reduced, saving countless materials from the landfill.