

ELLINGTON

EBH

BEACH HOUSE

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MATERIAL FINISHES

KITCHEN

- Large multifunction kitchen sink from Franke or Blanco or equivalent with accessories.
Pull out tap with aerator from Franke, Gessi or Kohler
- Kitchen countertops and backsplashes to be in a luxury grade marble with quality sealer.
Quarry selection and book matching required
- Kitchen cabinets, pull out garbage/recycling, pantry, integrated utensil trays, heavy-duty pull-out pot/pan drawers, and corner cabinet systems required
- Fridge, freezer, oven, microwave, gas range, recirculating hood, dishwasher, wine fridge, dryer is included

BATHROOM

- Sanitary brassware and Accessories in a colored finish likely champagne gold
- Sanitary whiteware toilets to be cantilevered rimless, low flow and silent operation, Geberit cisterns and plates
- UV stable, heat retaining, non-yellowing, freestanding bathtubs
- Marble tray with removeable water stable teak slats shower flooring
- All joinery to have MR MDF substrates, door panels to be 20mm thick. All front face finishes to be wrapped onto the back of the panel as well. Natural or engineered veneers by Tabu or equivalent with UV stable through body stain, open grain, with matte UV stable PU lacquer. Glass cabinet doors to have quality prefabricated aluminum frames with integrated hardware to the desired specification.

LIVING SPACES

- High Hide Ceiling paint to designer's color specifications
- Wall paint in low VOC, matte finish to designer's color specifications. Wet areas to receive antimicrobial, non-yellowing water-resistant acrylic
- General unit flooring including bathrooms in quality Marble as specified, fully sealed. Flush stone skirtings
- Unit Entry Doors to be full height, solid core with veneer face and solid wood veneered frame, integrated signage/lighting and discrete doorbell, door closer with hold open, with Hafele or equivalent hardware, concealed hinges, drop down door seal, stone threshold
- Unit Interior Doors to be as tall as possible with flush to wall door frames. Concealed hinges. Hafele or equivalent hardware

- LED strip lights at curtains, Dali system warm white LED trim less downlights throughout from a reputable European brand. Kitchens, bathrooms and wardrobes to have integrated LED strip lighting. Bathrooms to have backlit mirrors.
- Wardrobes to have integrated mirrors, safes and wide drawers
- Champagne gold finish metal electrical sockets by LeGrand, Jung, Modelec. USB

LOBBY

- Travertine flooring installed in chevron pattern and clear acrylic filler. Integrated walk-off mats
- All joinery ironmongery to be Hafele/Blum/Salice. Socket charging systems to be from Evoline
- Champagne gold finish metal electrical sockets by LeGrand, Jung, Modelec
- Digital security system with thumbprint, access card and dial systems and digital video screens
- Dedicated Valet Cart, Contract grade furniture from European brands
- High ceilings with floor to ceiling transparent glazing
- Ellington Signature Scent
- Ambient music through speaker system
- Free Wi-Fi
- Beautifully designed seating areas
- Custom work/meeting table for 6 people with integrated plug points for touchdown, work, quick meetings or reading a book. Work from home concept.
- Library wall filled with curated books on botany, tech, fashion, the environment as well as various games, puzzles and décor
- A seating zone for families with Kid friendly furniture and games
- A drinks station for coffee, tea, and purified drinking and sparkling water
- FM office directly off of reception (With pantry, workspace and toilet)

CLUBHOUSE

- Full professional indoor kitchen with cooking facilities for events, birthdays, catering etc.
- Bar area with ample display space, wine fridge, drinks fridges and cocktail sink.
- Expandable dining table for 12 persons
- Casual seating for 12 persons
- Bespoke Chandelier
- Large screen TV with video conferencing capabilities for bookable corporate requirements.
- Male and female toilets
- Engineered timber floors in chevron pattern
- Reeded glass and wood veneer display cabinets
- Luxury feature marble countertops
- Hospitality style furnishings
- Ellington Signature Scent
- Free Wi-Fi

KIDS PLAY AREA

- Bolon flooring with underlay (or equivalent)
- Montessori derived toys and activities throughout that are made of FSC certified wood
- STEM derived educational toys focusing on early learning and brain development
- Furniture and toys made of recycled ocean plastics
- Library with various age board books
- Dual height table for mixed ages
- Varied seating typologies
- Ambient music
- Free Wi-Fi

FITNESS CENTER

- Engineered hardwood flooring on wooden battens and Bolon with underlay. Liner under screed for full fitness area for sound isolation
- Acoustic Plaster ceiling with batting above
- Technogym contract range with large format interactive tv screens with internet connection, Pilates equipment by reputable contract grade supplier.
- Outdoor Equipment by Equilibria or equivalent
- Storage area for shoes/bag/keys and other personal items
- Ample natural daylight
- Motivational feature art wall
- Ellington Signature Scent
- Ambient music through speaker system
- Free Wi-Fi

CHANGING ROOMS

- All rooms to be fully moisture resistant, contract quality and low maintenance
Prefabricated commercial grade Steam and Sauna kit by EFFE or equivalent
- Experience Shower with Chroma therapy lights, various rain settings and wall jets
- Change room bench and clothes hanging space
- Durable and slip resistant Stone and Porcelain Tile throughout (floors and walls)
- Fully automatic or hands free sanitaryware
- Dolphin Mirror with integrated soap and towel dispenser
- Hairdryers by Dyson with antitheft holders
- Fully ADA compliant POD/Family Bathroom with in wall s/s baby change station and ADA sanitaryware. All items to be functional but design led, should not feel like a back of house space.

CORRIDORS

- Acoustic ceilings with appropriate level of access to services
- Low VOC high-hide ceiling paint
- Warm LED lighting ideally from ceiling and walls combined
- Walls to be a mix of wood joinery, stone and low VOC commercial grade Vinyl wallcovering