



ELLINGTON SANDS



MATERIALS & FINISHES



MAIN LOBBY

- The ceiling boasts intricate architectural details, such as soft lighting, sleek materials, creating a sense of grandeur and openness. This feature serves as a focal point, drawing the eye upwards and enhancing the overall spacious feel of the lobby.
- Large format porcelain tile flooring and skirting.
- Centerpiece table for decorative purpose, featuring items like floral arrangements, sculptures or seasonal decorations.
- Light filters through the floor to ceiling windows forging a connection between the world outside and the sanctuary within.
- The reception desk is offering a clean, professional, and inviting atmosphere. Equipped with modern furnishings and ample space for staff, it is designed to provide a warm greeting upon arrival.
- A large, stylish communal table is placed in the center of the lobby, ideal for collaborative work, informal meetings, or casual gatherings. Crafted from high-quality materials, the table serves as both a functional and aesthetic element that encourages interaction and connection among guests or residence.
- Hospitality inspired Lobby Lounge with varied seating configurations to lounge, gather, and work.
- Contemporary furniture with textural upholstery in a cool, muted base palette, featuring back-to-back sofas.
- Soft landscape using planters is used to highlight the custom communal table.
- Original locally crafted art pieces throughout the property commissioned by the Ellington Art Foundation.
- Ellington Hospitality scent throughout the public areas.
- A dedicated service lift to cater to ease of move-in/move-out with delivery parking bay and moving room.
- Entry walk-off mats and digital security. Concierge and security desk.
- The overall design of the lobby emphasizes both functionality and elegance, making it a versatile space that can accommodate a range of activities while providing an inviting and pleasant environment for all who enter.

BEACH CLUB

- The Beach club is designed with multiple seating areas and book display units. This setup provides an ideal space for hosting presentations, events and meetings.
- Beach club overlooks and provides a direct walk-out to the beach and overlooking the pool.
- Separated Men/Female toilets.
- Full height glazing with bifold glass doors providing ample lighting softened by sheer curtains.
- High quality furniture with lounge chairs and dining areas.
- Ellington Hospitality scent throughout the public areas.



FITNESS STUDIO

- Fitness Studio overlooking pool/landscape view.
- High quality fitness equipment from a well-recognized and eco-conscious gym equipment brand. Layout reviewed and approved by leading fitness experts and trainers with zoned areas for full body workout.
- Non-slip flooring and easily cleanable with good acoustic performance and promotes indoor air quality.
- Full height glazing and bifold doors providing ample natural daylight equipped with roller blinds to heat and shading when required.
- Punching bags.
- Ambient music through speaker system.
- Ellington Hospitality scent throughout the public areas.





YOGA STUDIO

- Yoga Studio overlooking the landscape.
- Yoga balls and a dedicated holder for yoga mats.
- Ambient music through speaker system.
- The room is equipped with high-quality yoga mats, bolsters, blocks, straps, blankets, and other props that help enhance the practice and accommodate various yoga styles.
- An integrated sound system or Bluetooth speakers for soothing music or guided meditation.
- Adjustable lighting options, like dimmable lights, sconces, or even candles, to create a soothing and adaptable environment. During evening sessions, gentle lighting helps promote a sense of peace and relaxation.
- Shelving or cabinets for neatly storing yoga equipment and props when not in use. This helps maintain a tidy, uncluttered environment, crucial for mindfulness and focus.
- For yoga and meditation to be truly effective, the room is usually soundproofed to minimize outside distractions, ensuring that users can focus on their practice.
- While the room is designed for yoga and meditation, it may also be adaptable for other wellness-related activities, such as Pilates, barre classes, or small group fitness sessions.

MALE AND FEMALE CHANGING ROOM- SPA

- The change rooms are equipped with spa-quality wet areas, including Pool, sauna & steam room, all designed with hospitality-inspired touchpoints to provide a luxurious and rejuvenating experience.
- Elegant washbasin/vanity area with touchless mixers, integrated hand dryer, paper towel and garbage bins for easy maintenance and no-drip mess.
- Dedicated ADA/POD family bathroom with baby change station.
- Durable and slip resistant porcelain tiling throughout the wall and floor.
- European grade lockers and toilet door cubicles suitable for wet areas.
- Small pool or hydrotherapy area might be available for relaxation or rehabilitation, with temperature-controlled water and jets for therapeutic purposes. This could be a multi-functional area designed to relieve tension and stress while promoting circulation.
- A comfortable space with plush seating where residents can unwind before or after treatments.



KID'S PLAY

- A vibrant indoor play area for kids offering many play options.
- Kid's size seating area feature that allows them to read and play.
- Kids play designed to educate and engage children in the basics of social interaction and communication with others.
- Kid's scale WC and sink and a baby change area.
- The play area features a soft, soothing color scheme inspired by the beach—light blues, sandy beige, oceanic greens, and sunny yellows. These colors create a bright, inviting space that mimics the calm and cheerful atmosphere of a beach house.
- The space is decorated with beach-themed elements such as surfboards, beach balls, seashells, starfish, and sand dunes. These decorative accents are scattered around the area, bringing the beach vibe to life.
- Large windows allow natural light to flood the area, simulating the sunny, open feeling of a beachside setting. If possible, the space is designed with easy access to outdoor areas or views of greenery, enhancing the airy, open atmosphere.
- To mimic the feeling of walking on soft sand, the flooring might feature cushioned, sand-colored mats or rubberized flooring that's both safe and soft for active play. Sections of the flooring might even resemble sand dunes or gentle waves, giving the kids the sense of playing directly on the beach.



THE RESIDENCES

- Porcelain tile flooring for the main circulation areas and bedroom areas.
- Generous outside living balcony areas.
- High Quality door hardware and ironmongery.

WARDROBES

- Full length wardrobes with durable and easy to clean glass and laminated cabinet doors and carcasses.
- Integrated mirror within the wardrobe.
- Ample hanging, drawer, and shelf spaces.
- Undermount soft self-closing drawer runners from a reputable European brand.
- Durable oval hanging rails with integrated lighting

LAUNDRY ROOMS

- Porcelain floor tile.
- Exhaust fan for moisture/humidity control.
- Mold/mildew and moisture resistant low VOC wall and ceiling paint.
- Space for washer/dryer.



KITCHENS

- Large format porcelain tile flooring and skirting
- Custom-designed contemporary kitchen cabinetry.
- High standard European brand appliances - Gas cooktop, Anti-frost combination fridge freezer, Stainless steel hidden re-circulated exhaust hood.
- Energy efficient integrated appliances featuring electric oven, dishwasher and microwave.
- Durable manufactured countertops with waterfall edge
- Durable, sustainable, and elegant laminate cabinets and melamine carcasses.
- Under-mount kitchen sink.
- Pull out chrome mixer.
- Warm light LED under cabinet
- Ellington signature tip out tray



BATHROOMS AND POWDER ROOMS

- High quality faucets and accessories.
- Porcelain floor and wall tile.
- 2.4 ceiling height.
- Bespoke mirror medicine cabinets and under sink storage with concealed lighting
- Glass door partitions into the showers with metal framing.
- Linear stainless steel shower floor drain.
- Premium, durable stone countertops.