

An aerial photograph of a modern residential development, Ellington Views I, featuring four curved high-rise buildings with glass and light-colored facades. The complex is situated on a lush green golf course, with a large, irregularly shaped pond in the foreground. The background shows a vast body of water, likely a bay or ocean, under a bright blue sky with scattered white clouds. The overall scene conveys a sense of luxury and coastal living.

ELLINGTON VIEWS I

MATERIALS AND FINISHES

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Lobby & Corridors

- Porcelain tile flooring
- A vestibule with walk off mats and digital security
- High ceilings with floor to ceiling transparent glazing (double-height entrance)
- Ellington Hospitality Scent through the public areas
- 2 lounge seating areas with comfortable seating
- FM office directly off of reception
- A service lift that caters for 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
- Concierge & security desk
- Open Shelving with curated books + decor

Clubhouse

- Private dining table to cater for private events with a prep area
- A seating zone for families with Kid friendly furniture
- A digital playroom for reading, taking meetings
- A coffee bar with a coffee machine catering for all day long self- service coffee

Fitness Studio

- Commercial quality fitness equipment from a well-recognized and eco-conscious gym equipment Brand (cardio, free weight, yoga)
- Thick Rubber flooring for acoustics and performance
- Zoned areas for full-body workouts overlooking the pool deck
- Outdoor Workout areas including yoga
- Layout reviewed and approved by leading fitness experts and trainers
- Acoustic materials throughout
- Ample natural daylight

Change Rooms

- Steam Shower with bench, chromatherapy lights, and various rain settings for 1 person in each change room
- Elegant washbasin/vanity area with touchless mixers, hand dryer, paper towel and garbage
- Durable and slip resistant Porcelain tiling throughout
- Lockers for placing personal items
- ADA room with shower and baby changing

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Kids Play Area

- Kids scale furniture promoting Montessori methods
- Durable and kids friendly flooring
- Interactive play zones including karaoke, quiet reading corners, video games zone and pretend play
- Sustainable and durable, individually selected toys and games that meet criteria of Montessori and leading educational scientists' educational advice

Outdoor Pool Deck

- Resort style swimming pool
- Central tiled entry steps and ladders
- Lifeguard stand
- Hospitality designed pool deck

Landscape Area

- Outdoor integrated Gym and yoga area
- Seating areas
- Walkways
- Soft scape
- Mini golf

The Residence Apartments

- Heightened ceilings in Living, Dining and Bedrooms
- Beautiful & strong wood-look flooring
- Generous outside living balcony areas
- Finely crafted and fitted wardrobes and walk-in closets
- High Quality door hardware and ironmongery
- Solid core acoustically rated entry doors
- Low VOC wall and ceiling paint

Wardrobes

- 2.7m+ full length wardrobes
- Durable and easy clean plastic wood looking laminate cabinet doors, linen effect melamine carcasses
- 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

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Kitchens

- Custom-designed contemporary kitchen cabinetry
- High standard European brand appliances that are energy-efficient
- Electric cooktop and oven
- Microwave (except in studio units)
- Integrated dishwasher, quiet and energy saving (except in studio units)
- Anti-frost combination fridge freezer
- Stainless steel hidden recirculated exhaust hood
- Premium, durable sintered stone countertops
- Under-mount, stainless steel kitchen sink with overflow
- Tasteful wood-look flooring
- Ample storage

Bathrooms and Powder Rooms

- High quality faucets, sinks, and accessories from international brand
- Porcelain tiled step-down walk-in showers.
- Ceramic wall tiles
- Bespoke medicine cabinets and under sink storage
- Glass door partitions into the showers
- Undermount white ceramic sink
- Linear stainless steel shower floor drain

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 and household utility items such as mop, broom, ladder, ironing board, etc.

Lighting & Technology

- Top quality LED lighting
- Premium, quiet fan coil air conditioning and ventilation system. VRF A/C System used
- Residences are fully pre-wired for high-speed internet/phone/data