ELTIERA

HEIGHTS

Crafted
from
contrast

A dialogue of rhythm and form

A curated architectural statement nestled within the storied beauty of Jumeirah Islands. Known for its tranquil waterways, sculpted greenery, and discreet prestige, this enclave becomes the new canvas for Ellington's evolving design language.

Here, our signature aesthetic, defined by clean lines, expressive materials, and a reverence for form and function finds new expression. Framed by reflective waters and layered foliage, Eltiera Heights is not just a place to live; it is a place to observe, breathe, and belong.

Every residence is attuned to its setting, with spatial choreography that embraces dual aspects, soft light, and curated perspectives, making each view not just a sightline, but a moment of clarity.

This is urban living,
reimagined by Ellington.

Singular. Subtle.
Seamlessly serene.

Geometric
meets
geographic

ECHOED IN LIGHT.

This is elevation,
articulated in light.

Luminous. Layered.
Lasting.

GROUNDED IN ARCHITECTURE.

Radiance in structure

A sculptural residential tower where light becomes architecture. With a rhythmic façade of glazing, screens, and metallic accents, the building responds to the sun's movement, creating a luminous, ever–shifting exterior. Its organic silhouette and layered materials invite passive cooling and visual calm. Inside, expansive windows and reflective surfaces choreograph natural light, fostering serenity.

Rooftop and communal spaces deepen the dialogue between light, form, and wellbeing, offering an immersive living experience shaped by elegance and atmosphere.

Serene
first step

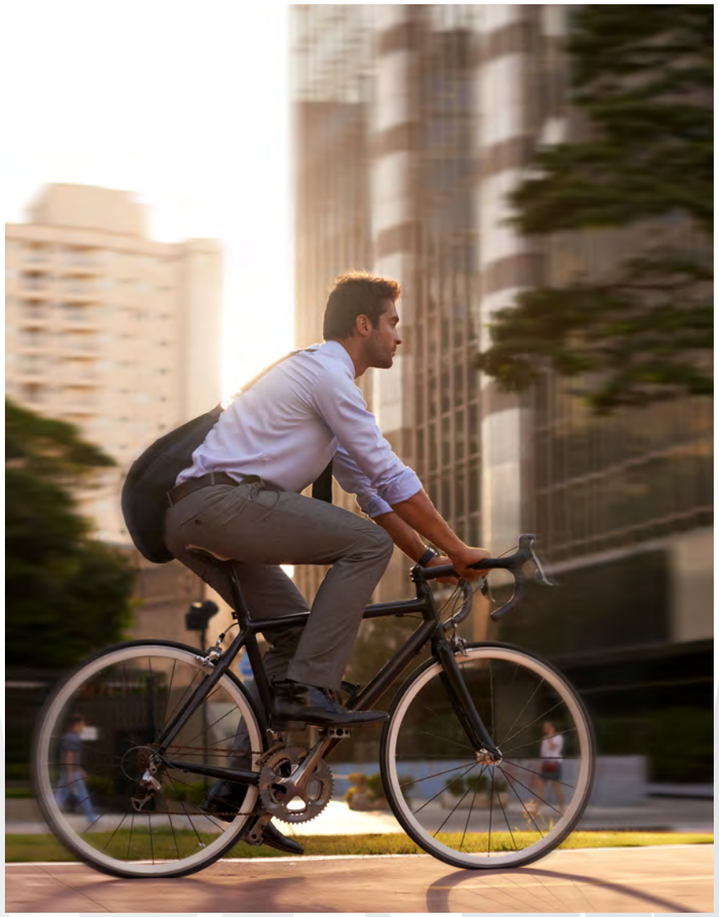
Arrival as experience

A serene threshold between city and sanctuary, the drop–off unfolds as a landscaped forecourt defined by rhythm, materiality, and movement. Framed by curated greenery and sculpted hardscape, the arrival plaza offers a moment of pause, where textured paving, soft lighting, and layered planting guide the journey inward.

Discrete visitor parking bays are seamlessly integrated within the natural flow of the entry sequence, maintaining clarity while preserving the visual quiet of the space. The drop–off zone itself is sheltered and deliberate, an architectural gesture of welcome, where scale, proportion, and planting create an atmosphere of composed elegance.

Where first impressions
are grounded in belonging.

Composed. Sheltered.
Sculpted.



Refined transitional space

Elevated by
effortless beauty.

Simple. Elegant.
Timeless.

Framed by purposeful design

The lobby is conceived as a refined transitional space, offering a serene passage from the dynamic urban environment to the intimate comfort of home. Every element is carefully curated to embody quiet sophistication from the soft, tone–on–tone flooring and expansive white portals to the sculpted, organic forms that ease the spatial flow.

Minimal furnishings emphasize clarity and calm, while material contrasts introduce depth and balance. Blackened steel frames and a striking burned orange marble reception desk lend an urban boldness, juxtaposed against the softness of curved forms and diffused ambient lighting. White marble feature walls and gentle natural light streaming from the verdant outdoors soften the composition, blurring the line between exterior and interior.

Anchored in elegance

BATHED IN SOFT GLOW.

Composed for conversation

Organic gestures soften the geometry, curved furniture, statement pendants, and graceful chairs invite pause and connection. Soft, diffused lighting gently highlights these details, while daylight from lush outdoor views seamlessly integrates nature's richness.

Tactile yet understated, the materiality speaks softly. Warm greys and deep oranges create a delicate dialogue with sleek finishes. This is a space both composed and dynamic where restful luxury is balanced with an urban edge.

DEFINED BY CONTRAST.

Every connection
framed through form.

Quiet. Refined.
Enduring.

Daily escape defined

MADE FOR MOMENTS.

Framing life
in rarefied calm.

Private. Seamless.
Sublime.

PERFECT FOR PAUSE.

Calm in every ripple

Nestled within sculpted curves, the 40–meter natural infinity pool emerges as a quiet masterpiece, a liquid terrace where form dissolves into reflection. Its vanishing edge captures fleeting silhouettes of the skyline, gently mirrored across still waters. More than a recreational space, it offers a ritual of presence: dawn swims, sunlit afternoons adrift, and twilight moments lit by city glow.

Seamlessly integrated into the landscape, the pool links residents to shaded promenades and intimate garden retreats, where nature and design exist in perfect balance. It is not merely an amenity, but an elevated threshold where solitude, connection, and beauty converge in daily life.

For cultivated gatherings

SANCTUARY FOR SOCIAL RITUALS.

Connection built by moments

The clubhouse is where the art of gathering finds its finest expression. Thoughtfully designed for both quiet moments and vibrant connections, it offers a series of intimate and social spaces that evolve throughout the day. From sunlit lounges ideal for relaxed mornings, to private nooks for focused work or quiet reflection, and elegant settings perfect for evening conversations every corner is crafted to feel personal and effortless.

Positioned as the heart of the community, it offers residents a seamless blend of privacy and belonging. Whether hosting, unwinding, or simply passing through, the clubhouse transforms daily rituals into meaningful experiences, elevating lifestyle into artful living.

FOR ELEVATED EXCHANGES.

An address
within an address.

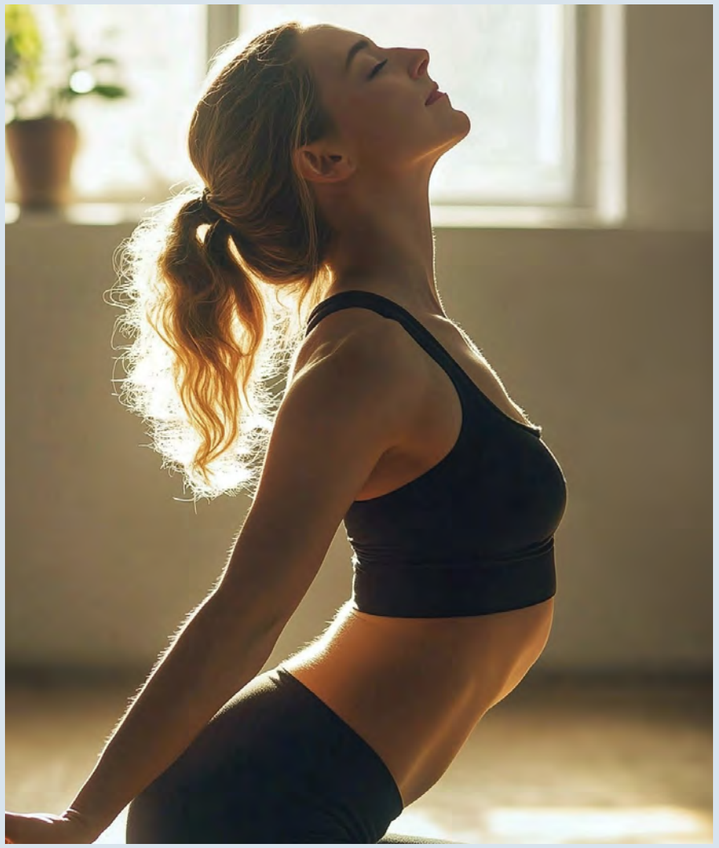
Gather. Connect. Belong.

Wellness meets intention

SPACE FOR DAILY RITUALS.

A rhythm
within your day.

Stretch. Strengthen.
Thrive.



FOR BALANCED LIVING.

Strength in every move

The fitness studio is more than a place to move, it is a sanctuary of focus and renewal. Bathed in natural light and framed by refined materials, the space invites residents to engage both body and mind. State–of–the–art equipment supports every goal, from mindful movement to high–performance training, while curated zones cater to personal routines and guided sessions alike.

Here, wellness is not rushed it is cultivated. The studio offers a seamless blend of function and serenity, encouraging residents to elevate everyday practice into a ritual of personal clarity and strength.

Discovery
meets play

FOR YOUNG EXPLORERS.

A world of wonders

A thoughtfully designed space where young minds are free to explore, imagine, and connect. From moments of joyful discovery to shared laughter and creative play, every corner encourages growth through curiosity and interaction. Safe, inviting, and crafted with care, it's a place where childhood unfolds naturally and every day brings new stories to share.

Because every moment matters.

CURIOSITY MEETS CREATIVITY.

A world within a world.

Imagine. Explore. Delight.

Where
home
inspires

LIVING FEELS EFFORTLESS.

A landscape of untold calm.

Gather. Reflect.
Restore.

STORIES SOFTLY UNFOLD.

A celebration of daily living

The living area is thoughtfully conceived as the heart of the home, a space where comfort and design flow seamlessly together. Awash with natural light and framed by refined materials, it invites moments both social and personal. Whether hosting intimate gatherings, sharing quiet family time, or simply pausing to reflect, every detail is crafted to offer ease and elegance.

Here, living is effortless. Where beauty does not shout, but softly surrounds offering a canvas for connection, comfort, and the simple joy of feeling at home.

Where moments are prepared

FOR INSPIRED CREATIONS.

Function meets craft

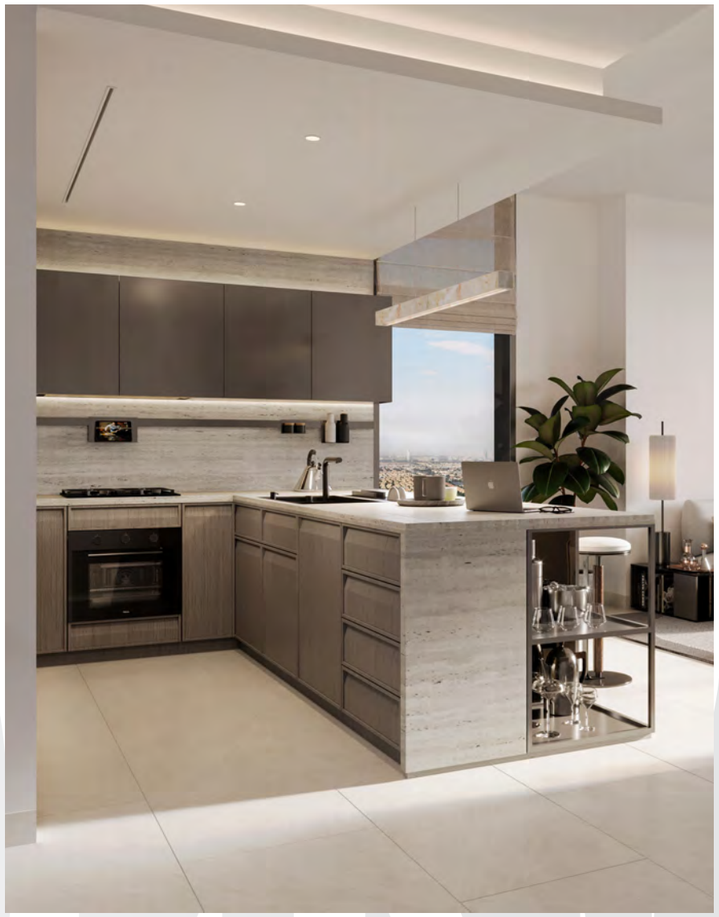
The kitchen is thoughtfully designed as both a functional space and a social heart of the home. Seamlessly blending clean lines with considered details, it invites moments of creativity and connection from morning rituals to evening gatherings. Premium materials, intuitive layouts, and integrated appliances offer effortless usability, while the ambiance remains warm, elegant, and enduring.

Here, every element serves a purpose elevating the simple act of preparing and sharing into an experience of understated sophistication.

FOR EFFORTLESS ROUTINES.

Refined for modern tastes.

Seamless. Purposeful. Distinct.



Immersed
in comfort

FRAMED BY TRANQUILITY.

Designed for
quiet moments.

Calm. Warm.
Restorative.

FILLED WITH LIGHT.

A pause between days

The bedroom is thoughtfully designed as a private sanctuary, a space where the day gently dissolves into night. Soft textures, warm tones, and curated details create an atmosphere of comfort and calm. Natural light by day and ambient softness by night offer a setting that soothes, restores, and invites stillness.

More than a place to rest, it becomes a retreat for personal rituals, where presence feels natural, and tranquility defines the essence of home.

Where serenity is innate

SOFTENED BY TEXTURE.

The essence of ease

The bathroom is envisioned as a serene escape, a space where daily rituals are elevated through thoughtful design and calming details. Soft textures, clean lines, and a gentle palette create an atmosphere of stillness and clarity. Every element is intentionally placed, from seamless surfaces to refined fixtures, ensuring that beauty and function flow effortlessly together.

More than a space for routine, it becomes a private retreat. A place where water soothes, light softens, and moments of solitude unfold naturally turning everyday preparation into a ritual of renewal.

REFINED THROUGH FORM.

Built for graceful renewal.

Soft. Fluid.
Balanced.

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