



THE SANCTUARY

By Ellington

MATERIALS & FINISHES

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Indoor Features



Villa

- Welcoming foyer showcasing the courtyard, & double-height space, for an impressive start to your journey
- Kone or equivalent, 4-person, passenger lift
- Dedicated spacious dining & family living area overlooking the pool area
- 4.0 meters clear ground floor ceiling height
- 3.4 meters clear basement, first-floor, and second-floor ceiling height
- High-quality natural marble stone flooring throughout the foyer, living, dining, show kitchen, and powder room
- High-quality wood-look flooring (SPC) for bedrooms & clubhouse
- Bespoke design and detailing for the natural marble staircase steps
- Home automation
- Dedicated maids room with bathroom
- Dedicated drivers room with bathroom
- Fitted laundry room (no washing/dryer machines)

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Show Kitchen

- High-end electrical hob, Miele, or equivalent
- High-end concealed extractor, Miele, or equivalent
- High-end fridge, Miele, or equivalent
- High-quality faucet with multifunction features (pull-out)
- High-quality countertop
- High-quality under-counter sink Franke or equivalent

Preparation Kitchen

- High-end gas hob, Siemens, or equivalent
- High-end concealed extractor, Siemens or equivalent
- High-end oven, Siemens or equivalent
- High-end microwave, Siemens, or equivalent
- High-end freezer, Siemens or equivalent
- High-end fridge, Siemens or equivalent
- High-end dishwasher, Siemens or equivalent
- High-quality countertop
- High-quality faucet with multifunction features (pull-out)
- Filtered water faucet

Bathrooms & Powder Room

- A premium combination of natural stones and high-end porcelain tiles for walls and floors, fully sealed to be suitable for wet area use
- Premium fully sealed vanity top with soft-closing drawers and integrated light
- High-quality sanitary ware from Geberit, Gessi, Grohe, or equivalent European grade.
- High-quality bathroom accessories from Geberit, Gessi, Grohe, or equivalent European grade.
- Bespoke medicine cabinets with integrated lighting
- The shower area will have a feature wall with a nicely designed niche with integrated light
- Glass door partitions to showers with linear stainless steel shower floor drain

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The Retreat: 6 Bedrooms

- Stunning arrival experience showcasing the double-height space and the two captivating courtyards bringing nature and natural light to the core of the space
- High ceiling levels in the living, dining, bedrooms, and a multi-purpose room on the second floor
- En-suite guest bedroom with an external terrace and a high-end fully fitted walk-in closet & a private bathroom
- 4 En-suite bedrooms with high-end fully fitted walk-in closets & a private bathroom
- Spacious master suite with a foyer, separate balcony, and living area, overlooking the internal courtyard, the Lagoon & Burj Khalifa
- Spacious European standards fully fitted his & hers walk-in closet with a dedicated space for the vanity/dresser, display shelves for the shoes & bags with integrated lights and island
- Master bathroom includes a wellness couples' rainfall shower and free-standing bathtub overlooking the Lagoon & Burj Khalifa, with generous storage space in the drawers and a separate wc area
- Study & library room on the first floor
- A clubhouse overlooking the Lagoon & Burj Khalifa, with a high-end fully fitted bar area and a spacious outdoor area
- Fully fitted pantry to serve the second floor & clubhouse area
- Basement with a multipurpose room overlooking the sunken garden
- Spa room with dedicated steam shower
- Beautifully-designed massage room overlooking the sunken garden with a fitted cabinet and sink to serve the purpose of the room

* All dimensions are in imperial and metric, and measured from core to core excluded construction tolerances. All materials, dimensions and drawings are approximate only. Information is subject to change without notice at developer's absolute discretion. Actual area may vary from the stated area. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, landscaping (including trees) and furnishings. The developer reserves the right to make revisions or alterations at its absolute discretion without any liability whatsoever.

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The Hideaway: 5 Bedrooms

- Stunning arrival experience showcasing the double-height space and the two captivating courtyards bringing nature and natural light to the core of the space
- High ceiling levels in the living, dining, bedrooms, and multi-purpose room on the second floor
- En-suite guest bedroom with an external terrace and high-end fully fitted walk-in closet & a private bathroom
- 3 En-suite bedrooms with high-end fully fitted walk-in closets & a private bathroom
- Spacious master suite with a separate balcony and living area, overlooking the internal courtyard garden & back garden
- Spacious European standards fully fitted his & hers walk-in closet with a dedicated space for the Vanity /dresser, display shelves for the shoes & bags with integrated lights, and an island
- Master bathroom includes a wellness couples' rainfall shower and a free-standing bathtub overlooking the garden and pool area with generous storage space and a separate walk-in closet area
- TV lounge on the first floor
- Spa room with dedicated steam shower on second floor
- A spacious multi-purpose room (living & game room) with a large outdoor terrace on the second floor
- Gym area with spa & external yoga terrace
- Outdoor pantry area on the roof terrace

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The Escape: 5 Bedrooms

- Stunning arrival experience showcasing the double-height space and the captivating courtyard bringing nature and natural light to the core of the space
- A dedicated breakfast area in the show kitchen, with a view of the garden and pool
- High ceiling levels in the living, dining, bedrooms, and multi-purpose room on the second floor
- A dedicated breakfast area in the show kitchen, with views of the garden and pool
- A fully fitted pantry in the preparation kitchen
- An external garden storage area
- En-suite guest bedroom with an external terrace and a high-end fully fitted wardrobe & a private bathroom
- 3 en-suite bedrooms with high-end fully fitted walk-in closets & a private bathroom
- Spacious master suite with a foyer, separate balcony, and living area, overlooking the back garden & pool area
- Master bathroom includes a wellness couples rainfall shower and a free-standing bathtub overlooking the garden with generous storage spaces and a separate walk-in closet area
- Spacious European standards fully fitted his & hers walk-in closet with island
- Multipurpose room with an outdoor terrace
- Spa room with dedicated steam shower on second floor
- Gym area with spa & external yoga terrace
- Fitted pantry to serve the multipurpose area on the second floor

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The Oasis: 4 Bedrooms

- Stunning arrival experience showcasing the double height space and a large captivating central courtyard bringing nature and natural light to the core of the space
- High ceiling levels in the living, dining, bedrooms, and multi-purpose room on the second floor
- Study & library with an external terrace on the ground floor
- 3 en-suite bedrooms with high-end fully fitted walk-in closet
- Spacious master suite with a separate lounge area and a balcony overlooking the internal courtyard garden and the back garden/pool area
- Master bathroom includes steam showers and a free-standing bathtub with generous storage spaces and a separate walk-in closet area
- Multipurpose room with an additional yoga terrace and an en-suite bathroom that can be converted to an extra bedroom or gym on the second floor
- A large outdoor terrace on the second floor
- Outdoor pantry area on the roof terrace
- A well-lit reading area on the second floor lobby, overlooking the internal courtyard

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Community Features

- An exclusive community with around-the-clock security and a dedicated Guardhouse
- Every community has a welcoming arrival plaza
- Parks are equipped with kids' play areas
- Outdoor working stations with public WIFI & charging points to enjoy working in the outdoors
- Pocket seating
- BBQ areas for large gatherings
- Open lawns
- Dedicated outdoor workout areas for yoga, meditation, and fitness activities
- Dog parks
- Dog washing stations
- Bicycle racks

Villa Architecture & Landscape Features

- The internal and external Zen courtyards within the villas
- Entrance pathways / Stepping stones
- Dedicated grass lawns in the garden
- Villa terrace and outdoor seating area
- A dedicated BBQ area in the garden
- A private swimming pool and pool deck
- Floor-to-ceiling sliding doors
- Outdoor pocket seating areas in the garden
- A private sunken seating area in the basement (The Retreat and The Hideaway)
- 3-Car covered parking (2-Car covered parking in The Oasis)
- Electric vehicle charging station

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MEP Features

- VRF air-conditioning system
- Lighting control through home automation
- Soundproof drainage piping system
- Home automation (includes lighting control and AC)
- Provisions include curtain motors, background music speakers, CCTV for boundary wall and entrance lobby



Sustainability Features

- EV charging station
- Solar water heater
- Energy-efficient LED light fittings
- Fan Coil Unit(FCU's) with EC motors
- Fresh Air Handling Units (FAHU) are equipped with energy recovery wheel
- Condensate drain from Fresh Air Handling Unit (FAHU's) is collected in a tank and used for irrigation
- Variable frequency drive in all pumps and fans
- Only water-efficient fittings
- Low VOC adhesives and paintings