



THE SANCTUARY

By Ellington

INVESTMENT GUIDE

COMMUNITY DETAILS

A PREMIUM GATED COMMUNITY

The Beachfront
The Waterside
The Lakeview

ELEVATORS

1 passenger elevator on each villa

ANTICIPATED COMPLETION DATE

Q4 2025

ANTICIPATED SERVICE CHARGE

AED 4 per sq. ft

PARKING

4 bedroom villas: 2 parking spaces
5 and 6 bedroom villas: 3 parking spaces

LOCATION

District 11, Mohammed Bin Rashid City

OWNERSHIP

Freehold

AMENITIES WITHIN THE COMMUNITY



CRYSTAL LAGOON



COURTYARD SPACES



LANDSCAPE GARDEN



KIDS PLAY AREA



COMMUNITY PARKS



PICNIC AREAS



DOG PARK



SEATING AREAS





DUBAI INTERNATIONAL
AIRPORT
20 MINS

THE WORLD ISLANDS

DUBAI FRAME
25 MINS

MUSEUM OF THE FUTURE
25 MINS

DIFC
25 MINS

BURJ KHALIFA
25 MINS

DUBAI MALL
25 MINS

DUBAI CREEK
HARBOUR
20 MINS

RAS AL KHOR WILDLIFE
SANCTURAY
18 MINS

MEYDAN RACECOURSE
15 MINS

BURJ AL ARAB
30 MINS

MALL OF EMIRATES
25 MINS

DUBAI HILLS
GOLF CLUB
23 MINS

DUBAI HILLS MALL
20 MINS

KENT COLLEGE DUBAI
20 MINS

CONVENIENTLY
LOCATED

PALM JUMEIRAH
30 MINS

10Km

5Km

SHEIK ZAYED ROAD E11

AL KHAIL ROAD E44

AL AIN DUBAI ROAD E66

SHEIK MOHAMMED BIN ZAYED ROAD

CLOSER
TO NATURE

THE
LAKEVIEW

THE
WATERSIDE

THE
BEACHFRONT



THE RETREAT
VILLAS
LAGOON VIEW



NUMBER OF BEDROOMS

6 Bedrooms

OUTDOOR FEATURES

- 01 Accessible Zen Gardens & Courtyards
- 04 Garden with Pool & Sunken Seating

- 02 Rooftop Terrace
- 03 Floor-to-ceiling Sliding Windows
- 05 Pool Lounge Terrace
- 06 3 Covered Car Parking

VILLA SIZE

Total Area:

14,605.6 sq. ft

Plot Area Range:

From 8,335.9 sq. ft
to 14,383.8 sq. ft

INDOOR FEATURES

- 01 Elevator
- 02 Maids Room
- 03 Drivers Room
- 04 Laundry Room
- 05 Library & Office
- 06 Filtered Water Faucet
- 07 Double-Height Entrance
- 08 Premium Stone Surfaces
- 09 Wellness Couples Shower
- 10 Bespoke Joinery Detailing
- 11 Home Automation System
- 12 Pantry on the 2nd Floor & Roof
- 13 Show Kitchen with Miele Appliances
- 14 Master Bathroom with Lagoon & Burj Khalifa Views

- 15 High-Quality Stone Vanity Tops in the Bathrooms
- 16 Working Kitchen with Gas Burner & Oven
- 17 En-Suite Bedrooms with Walk-in Wardrobes
- 18 En-Suite Guest Bedroom on the Ground Floor
- 19 Roof Terrace with Bar Overlooking Burj Khalifa
- 20 High-Quality International Brands for Sanitaryware
- 21 Working Kitchen with Siemens Appliances
- 22 Unique 2nd Floor/Rooftop Clubhouse and Burj Khalifa View
- 23 Beautiful Marble Flooring on the Ground Floor & Staircase
- 24 Basement with Multipurpose Room Overlooking a Sunken Garden
- 25 High-Quality Faucets, Sinks & Accessories from International Brands
- 26 Master Bathroom with "Outdoor Experience Shower & Free-Standing Bathtub
- 27 Spa with a Dedicated Steam Shower & Massage Room Overlooking the Sunken Garden
- 28 Expansive Master Suite Overlooking Internal Courtyard Garden, Lagoon & Burj Khalifa
with Larger His & Hers Walk-in Closet

THE RETREAT VILLAS
STYLE 1



THE RETREAT VILLAS
STYLE 2



THE RETREAT VILLAS
STYLE 1



THE RETREAT VILLAS
STYLE 2



THE HIDEAWAY
VILLAS
PARK VIEW

NUMBER OF BEDROOMS

5 Bedrooms

VILLA SIZE

Total Area:

12,380.21 sq. ft

Plot Area Range:

8,288.2 sq. ft

OUTDOOR FEATURES

- 01 Accessible Zen Gardens & Courtyards

04 Garden with Pool & Sunken Seating
- 02 Rooftop Terrace

05 Pool Lounge Terrace
- 03 Floor-to-ceiling Sliding Windows

06 3 Covered Car Parking

INDOOR FEATURES

- 01 Elevator

02 Maids Room

03 Drivers Room

04 Laundry Room

05 Filtered Water Faucet

06 Double-Height Entrance

07 Premium Stone Surfaces

08 Bespoke Joinery Detailing

09 Home Automation System

10 TV Lounge Space on the First Floor

11 Show Kitchen with Miele Appliances

12 Working Kitchen with Siemens Appliances

13 Multipurpose Room that can be converted to a Bedroom or Fitness Studio on the 2nd Floor
- 14 En-Suite Bedrooms with Walk-in Wardrobes

15 Working Kitchen with Gas Burner and Oven

16 En-Suite Guest Bedroom on the Ground Floor

17 High-Quality Stone Vanity Top in the Bathrooms

18 High-Quality International Brands for Sanitaryware

19 Large Master Suite Overlooking Internal Courtyard

20 Spa with a Dedicated Steam Shower on the 2nd Floor

21 Large Living Room & Games Room on the 2nd Floor

22 Beautiful Marble Flooring on the Ground Floor & Staircase

23 Bathroom with Outdoor Experience Shower and Free-Standing Bathtub

24 High-Quality Faucets, Sinks & Accessories from International Brands

25 Roof Terrace Overlooking Community Gardens with Built-in Bar Counter & a Large Seating Area

THE HIDEAWAY VILLAS
STYLE 1



THE HIDEAWAY VILLAS
STYLE 2



THE HIDEAWAY VILLAS
STYLE 1



THE HIDEAWAY VILLAS
STYLE 2



THE ESCAPE
VILLAS

PARK & GARDEN VIEWS

NUMBER OF BEDROOMS

5 Bedrooms

STYLE 1

Total Area:

9,984.9 sq. ft

Plot Area Range:

From 8,763.7 sq. ft
to 9,025.1 sq. ft

STYLE 2

Total Area:

10,028.6 sq. ft

Plot Area Range:

From 8,763.7 sq. ft
to 9,025.1 sq. ft

OUTDOOR FEATURES

- 01 Accessible Zen Gardens & Courtyards

02 Rooftop Terrace

03 Floor-to-ceiling Sliding Windows
- 04 Garden with Pool & Sunken Seating

05 Pool Lounge Terrace

06 3 Covered Car Parking

INDOOR FEATURES

- 01 Elevator

02 Maids Room

03 Drivers Room

04 Laundry Room

05 Rooftop Yoga Area

06 Filtered Water Faucet

07 Double-Height Entrance

08 Bespoke Joinery Detailing

09 Home Automation System

10 Premium Stone Surfaces

11 Show Kitchen with Miele Appliances

12 Large Master Suite with Lounge Area
- 13 Working Kitchen with Siemens Appliances

14 Working kitchen with Gas Burner & Oven

15 En-Suite Bedrooms with Walk-in Wardrobes

16 En-Suite Guest Bedroom on the Ground Floor

17 Spa with Dedicated Steam Shower on the Roof

18 High-Quality Stone Vanity Tops in the Bathrooms

19 High-Quality International Brands for Sanitaryware

20 Bathroom with Large Shower & Free-Standing Bathtub

21 Beautiful Marble Flooring on the Ground Floor & Staircase

22 High-Quality Faucets, Sinks & Accessories from International Brands

23 Multipurpose Room that can be converted into an Additional Bedroom or a Fitness Studio

THE ESCAPE VILLAS
STYLE 1



THE ESCAPE VILLAS
STYLE 2



THE ESCAPE VILLAS
STYLE 1



THE ESCAPE VILLAS
STYLE 2



THE STRAND
VILLAS

PARK & GARDEN VIEWS

NUMBER OF BEDROOMS

5 Bedrooms

STYLE 1

Total Area:

7,844.4 sq. ft

Plot Area Range:

From 5,726.4 sq. ft
to 7,848.5 sq. ft

STYLE 2

Total Area:

7,952.0 sq. ft

Plot Area Range:

From 5,726.4 sq. ft
to 7,848.5 sq. ft

OUTDOOR FEATURES

01 Accessible Zen Gardens & Courtyards

04 Garden with Pool & Sunken Seating

02 Rooftop Terrace

05 Pool Lounge Terrace

03 Floor-to-ceiling Sliding Windows

06 3 Covered Car Parking

INDOOR FEATURES

01 Elevator

02 Maids Room

03 Drivers Room

04 Laundry Room

05 Filtered Water Faucet

06 Double-Height Entrance

07 Bespoke Joinery Detailing

08 Home Automation System

09 Premium Stone Surfaces

10 Show Kitchen with Miele Appliances

11 Library & Office Space on the Ground Floor

12 Working Kitchen with Siemens Appliances

13 En-Suite Bedrooms with Walk-in Wardrobes

14 Working Kitchen with Gas Burner & Oven

15 High-Quality Stone Vanity Top in the Bathrooms

16 High-Quality International Brands for Sanitaryware

17 High-Quality Faucets, Sinks & Accessories from International Brands

18 Beautiful Marble Flooring on the Ground Floor & Staircase

19 Large Master Bathroom with Shower & Free-Standing Bathtub

20 Large Master Suite with Living Room Space Overlooking Internal Garden

THE STRAND VILLAS
STYLE 1



THE STRAND VILLAS
STYLE 2



THE STRAND VILLAS
STYLE 1



THE STRAND VILLAS
STYLE 2





THE OASIS
VILLAS

PARK & GARDEN VIEWS

NUMBER OF BEDROOMS

4 Bedrooms

STYLE 1

Total Area:
7,844.4 sq. ft
Plot Area Range:
From 5,726.4 sq. ft to 7,848.5 sq. ft

STYLE 2

Total Area:
7,952.0 sq. ft
Plot Area Range:
From 5,726.4 sq. ft to 7,848.5 sq. ft

OUTDOOR FEATURES

- 01

Accessible Zen Gardens & Courtyards
- 02

Rooftop Terrace
- 03

Floor-to-ceiling Sliding Windows
- 04

Garden with Pool & Sunken Seating
- 05

Pool Lounge Terrace
- 06

3 Covered Car Parking

INDOOR FEATURES

- 01

Elevator
- 02

Maids Room
- 03

Drivers Room
- 04

Laundry Room
- 05

Filtered Water Faucet
- 06

Double-Height Entrance
- 07

Bespoke Joinery Detailing
- 08

Home Automation System
- 09

Premium Stone Surfaces
- 10

Show Kitchen with Miele Appliances
- 11

Library & Office Space on the Ground Floor
- 12

Working Kitchen with Siemens Appliances
- 13

En-Suite Bedrooms with Walk-in Wardrobes
- 14

Working Kitchen with Gas Burner & Oven
- 15

High-Quality Stone Vanity Top in the Bathrooms
- 16

High-Quality International Brands for Sanitaryware
- 17

High-Quality Faucets, Sinks & Accessories from International Brands
- 18

Beautiful Marble Flooring on the Ground Floor & Staircase
- 19

Large Master Bathroom with Shower & Free-Standing Bathtub
- 20

Large Master Suite with Living Room Space Overlooking Internal Garden
- 21

Multipurpose Room on the 2nd Floor & Roof that can be converted into an Additional Bedroom

THE OASIS VILLAS
STYLE 1



THE OASIS VILLAS
STYLE 2



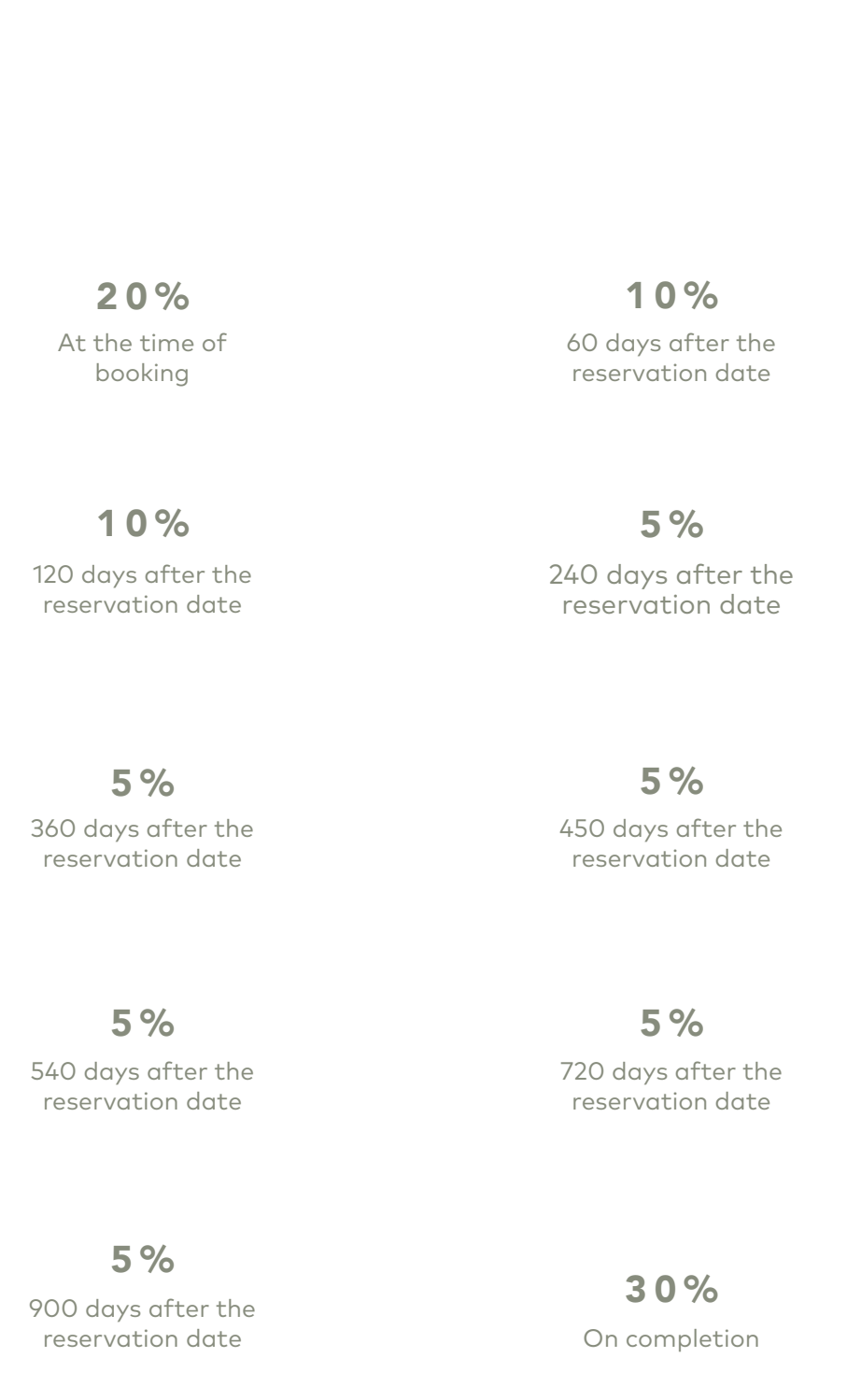
THE OASIS VILLAS
STYLE 1



THE OASIS VILLAS
STYLE 2



PAYMENT PLAN



DOCUMENTS NEEDED TO BOOK A UNIT

- 01 Buyer's Passport Copy
- 02 Home address, email address, including the contact number (should be the same as the home address)
- 03 AED 200,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card or cryptocurrency on <https://pay.ellingtonproperties.ae>



BOOKING STEPS

- 01. Customer will pay the booking amount and submit the required documents to initiate the unit reservation
- 02. Customer will receive a receipt from customercare@ellingtongroup.com along with the booking form
- 03. Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign
- 04. Customer will send back the signed SPAs for execution to Ellington Properties
- 05. Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

For booking or any further enquiries contact us on info@ellingtongroup.com or contact your Property Consultant directly.



WHY INVEST *IN DUBAI?*



High rental returns compared to major world cities

0%

0% tax on residential real estate



Fixed exchange rate (US Dollar and UAE Dirham)



Stable economy and currency



Residence visa



Safe and reliable investment environment



Sustained economic growth



World-class COVID-19 management



World-class education



Readily available financing options



Ease of doing business – 1st in MENA*



Consistently growing population



DIFC – 1st Best Financial Center in MEASA region
& 8th Best Global Financial Center **

*Ease Of Doing Business Report – 2021

** The Global Financial Centres Index - 2019

WHY INVEST WITH ELLINGTON PROPERTIES?



Award-winning
boutique developer



Hotel-inspired amenities



Prime locations

ROI

High return on investment
of up to 9%*

30%

Premium on average
rental returns**



High tenant retention

96%

Occupancy rate*



High capital appreciation
upon handover



Quicker return of capital
compared to market average*



Multiple payment options
available including
cryptocurrency



Transparent and reliable
customer care



Sustainability compliance with
Dubai Green Building Regulations

*ReidIn Market Data

**JVC projects as per ReidIn report in Q4 2021

ELLINGTON



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