# THE SANCTUARY

By Ellington

MOHAMMED BIN RASHID CITY

# EMBRACE EXQUISITE LIVING

Exceptional design is not just about aesthetics. It is about the feelings evoked as you step into distinctive and inspirational spaces. Experiencing a deep sense of belonging, as you become a part of an exclusive gated community.

This curated collection of outstanding homes represents the pinnacle of design-led living. Tranquil, private, and the essence of contemporary living, each villa offers a haven of harmony, a spectacular place to belong for discerning connoisseurs of fine living.



# AT THE HEART OF IT ALL



Dubai is a city that never ceases to inspire. Set in the heart of a vibrant metropolis, Mohammed Bin Rashid City is a spectacular mega development providing eight million square feet of resort-style living, premium amenities, and verdant open spaces. An aspirational community that is home to outstanding schools, recreational facilities, and spacious parkland.

#### SEAMLESS & EASY ACCESS



ACADEMIC CITY

15 MINUTES



MEYDAN RACECOURSE

15 MINUTES



DUBAI CREEK HARBOUR & GOLF CLUB

20 MINUTES



DUBAI INTERNATIONAL AIRPORT
20 MINUTES



DUBAI HILLS GOLF CLUB
23 MINUTES



25 MINUTES



BURJ KHALIFA 25 MINUTES



BURJ AL ARAB
30 MINUTES



PALM JUMEIRAH
30 MINUTES

A
NEW
LEVEL OF
FAMILY LIVING

The Sanctuary is Ellington's first master community development. An exclusive collection of distinctively-designed villas with seamless access to everything Dubai has to offer, together with spectacular views of the iconic Dubai skyline and the Burj Khalifa.

Located in District 11 at the heart of Mohammed Bin Rashid City, this distinctive gated community nestles in green areas at one with nature. This highly sought-after destination radiates around a stunning central lagoon and enjoys a great location within easy reach of schools, shops, parks, and Downtown Dubai.

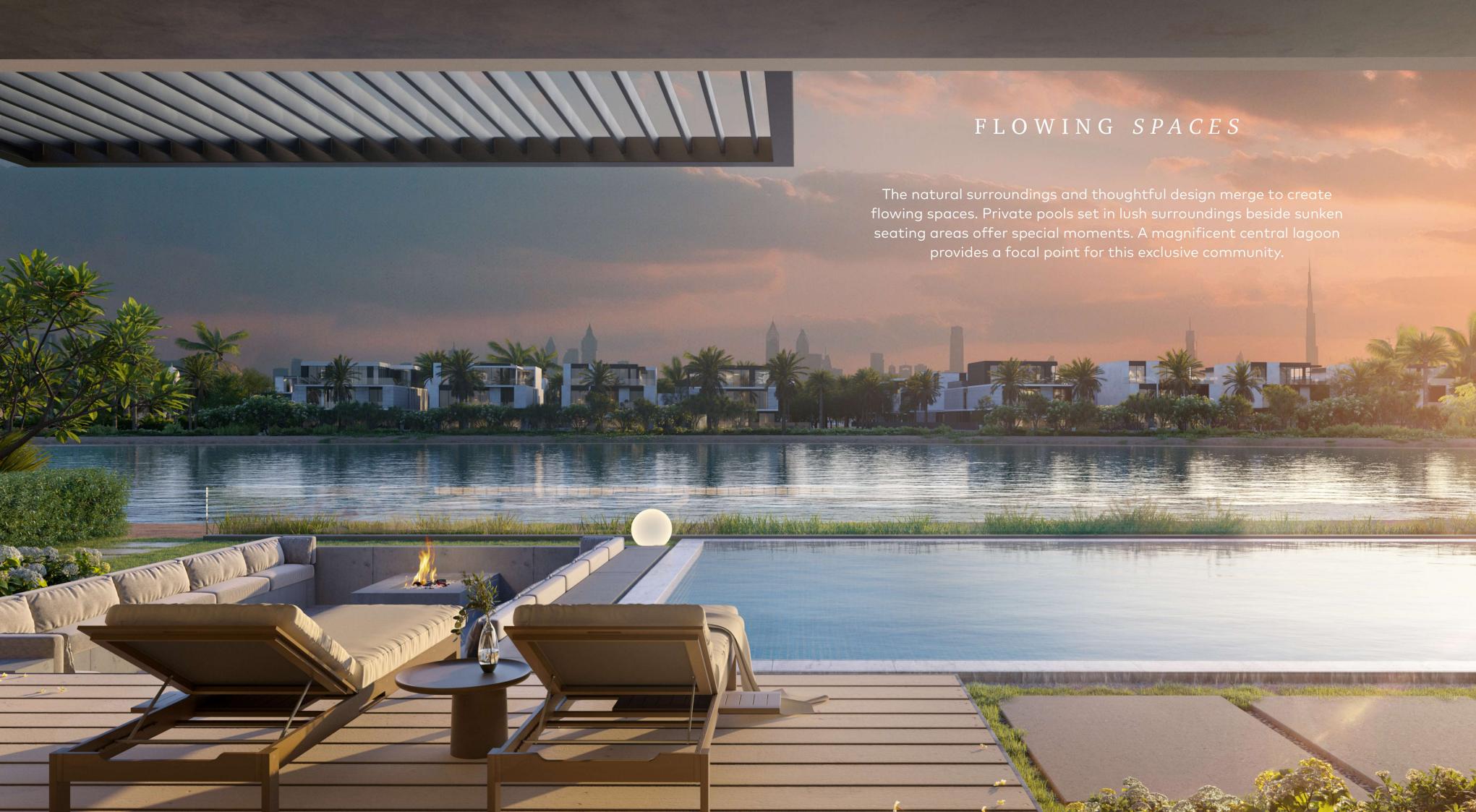
























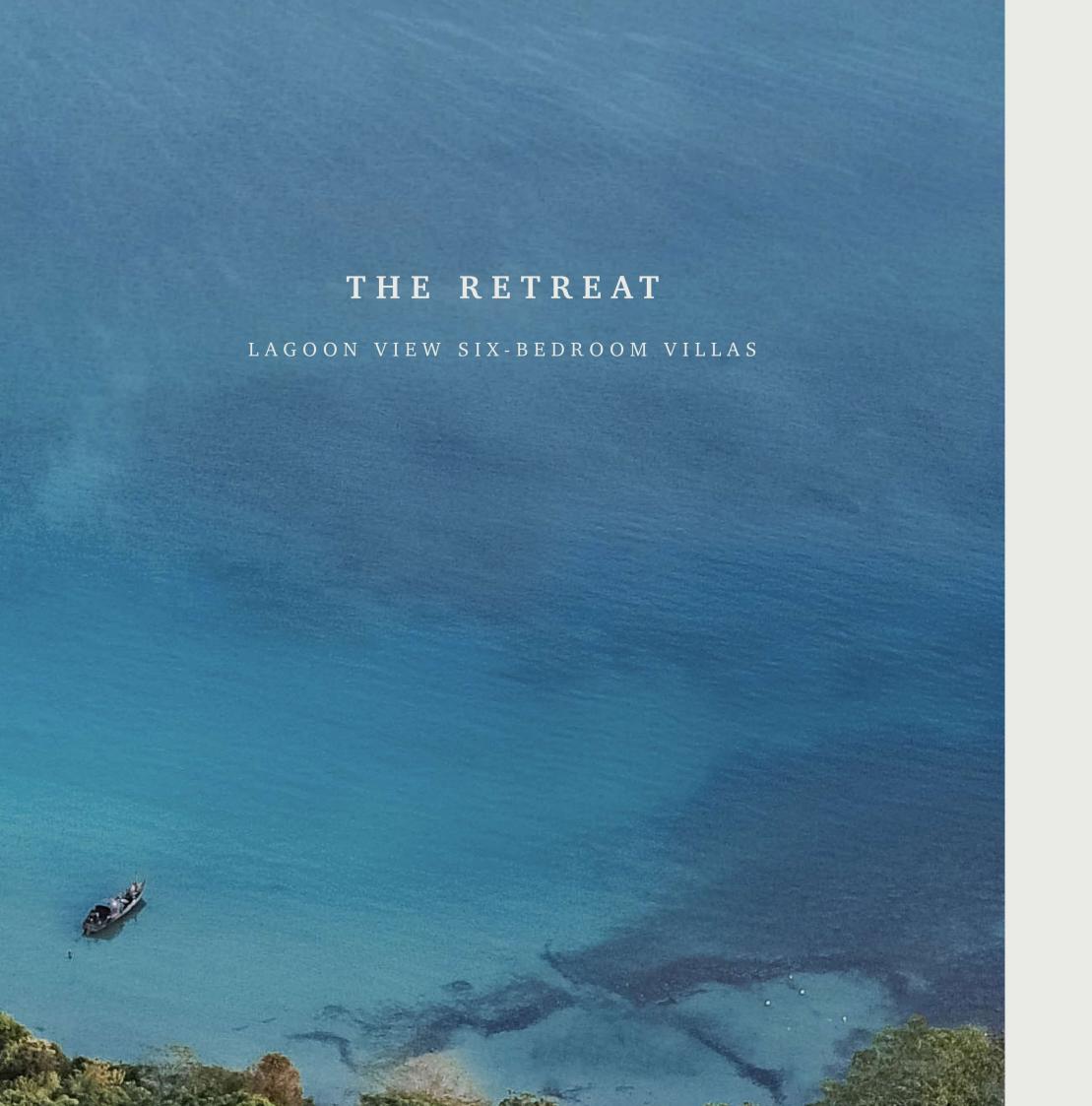












# DISCOVER DISTINCTIVE DESIGN

Experience contemporary sixbedroom homes with sleek interiors and private courtyards that carefully consider both space and design. The private spa with a dedicated steam room and a massage area overlooks a sunken garden and offers ultimate relaxation. Floor-to-ceiling windows, private elevators, generous ensuite bedrooms, and rooftop terraces with views of Burj Khalifa create the ultimate home.



### THE RETREAT VILLAS

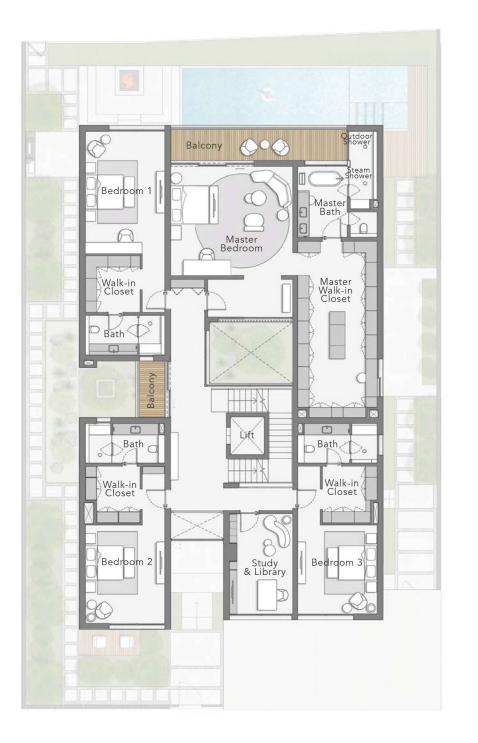
SIX-BEDROOM

Total Area: 14,605.6 sq. ft

Plot Area Range: from 8,335.9 to 14,383.8 sq. ft









BASEMENT GROUND FLOOR FIRST FLOOR SECOND FLOOR











# SERENE SANCTUARIES

These contemporary five-bedroom villas feature large light-filled living spaces which begin as soon as you step through the double-height entrance. Exceptional finishing throughout creates an exquisite home designed for the discerning. While unique features include the multipurpose room situated on the second floor that can be converted into a bedroom or a fitness studio.

### THE HIDEAWAY VILLAS

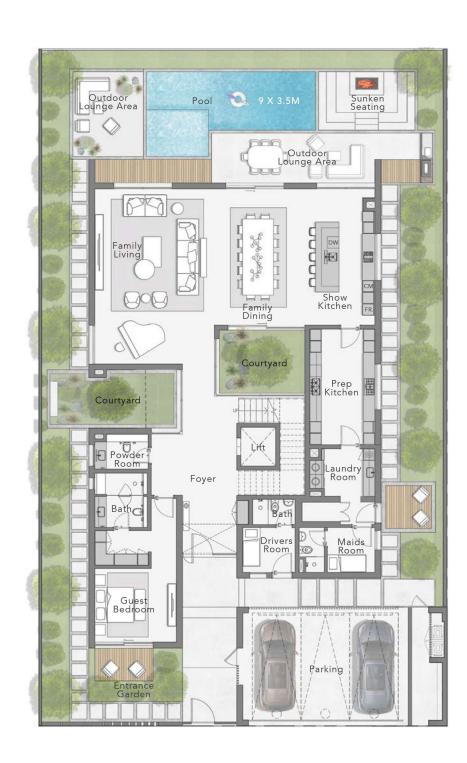
FIVE-BEDROOM

Total Area:

12,380.21 sq. ft

Plot Area:

8,288.2 sq. ft







GROUND FLOOR FIRST FLOOR SECOND FLOOR











# EMBRACE THE INSPIRED

These five-bedroom homes exude modern style. The premium finishes, color palette and a sense of space create an urban haven. Customized features such as the rooftop multipurpose room can be designed to reflect your and your family's lifestyle. Large floor-to-ceiling windows create light-filled interiors which lead out to lush Zen Gardens.

## THE ESCAPE VILLAS

FIVE-BEDROOM

### STYLE 1

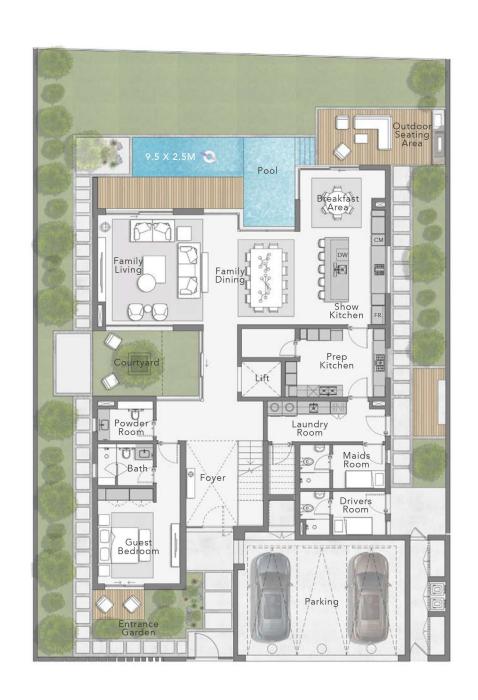
Total Area: 9,984.9 sq. ft

Plot Area Range: from 8,763.7 to 9,025.1 sq. ft

### STYLE 2

Total Area: 10,028.6 sq. ft

Plot Area Range: from 8,763.7 to 9,025.1 sq. ft







GROUND FLOOR FIRST FLOOR SECOND FLOOR











# CAREFULLY CRAFTED SPACES

The design of these five-bedroom villas is intricate, featuring a central courtyard bathed in sunlight that serves as an uplifting and unique feature. The premium finishes, color palette, and a feeling of spaciousness combine to establish an urban sanctuary. Expansive floorto-ceiling windows contribute to well-lit interiors.

#### THE STRAND VILLAS

FIVE-BEDROOM

#### STYLE 1

Total Area: 7,844.4 sq. ft

Plot Area Range: from 5,726.4 to 7,848.5 sq. ft

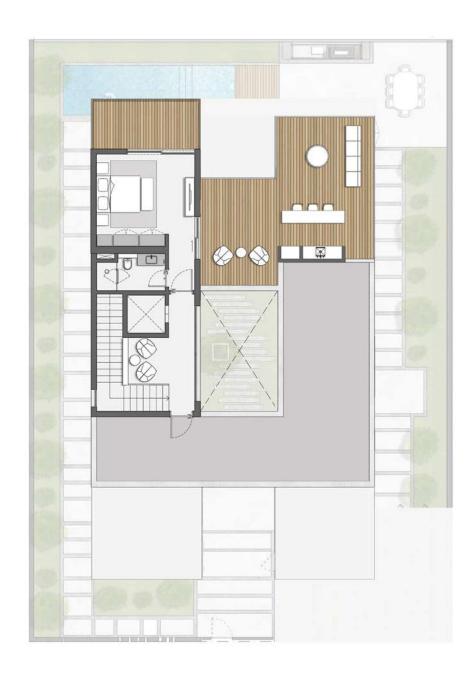
STYLE 2

Total Area: 7,952.0 sq. ft

Plot Area Range: from 5,726.4 to 7,848.5 sq. ft







GROUND FLOOR FIRST FLOOR SECOND FLOOR











### SPACE TO EMBRACE LIFE

These four-bedroom villas are designed around a central courtyard area bathed in the sunlight creating an uplifting central feature. An impressive master suite overlooks this beautifully designed feature, and an appealing rooftop room offers an additional personalized living area tailored to your lifestyle.

#### THE OASIS VILLAS

FOUR-BEDROOM

#### STYLE 1

Total Area: 7,844.4 sq. ft

Plot Area Range: from 5,726.4 to 7,848.5 sq. ft

STYLE 2

Total Area: 7,952.0 sq. ft

Plot Area Range: from 5,726.4 to 7,848.5 sq. ft







GROUND FLOOR FIRST FLOOR SECOND FLOOR













#### PAYMENT PLAN

20%
At the time of booking

240 days after the reservation date

5% 540 days after the reservation date **10%** 60 days after the

reservation date

5% 360 days after the reservation date

5% 720 days after the reservation date

30% On completion 10% 120 days after the reservation date

5% 450 days after the reservation date

5% 900 days after the reservation date

## SIKANDAR SIKANDAR

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