

The background of the entire page is a light-colored, marbled paper with subtle, organic patterns in shades of grey and white.

ELLINGTON

VILLA COLLECTION

LA MER

PROJECT BRIEF

ENRICHED TASTE & A HIGH-QUALITY LIFESTYLE

A modern beachside living inspired by seashell colors and soft forms, harmonize with sleek white spaces and palm trees.

The design of this beautiful villa is inspired by enriched taste and a high-quality lifestyle. The interior spaces are opulent, yet warm and welcoming. Each space is elegant and thoughtfully detailed, a clear representation of a unique and refined sumptuous residence.

This architecturally compelling villa infuses fashion, art, and trends. A minimalist light-colored yet textured base palette is used in line with the architectural design, accentuating the double-height spaces and stunning volumes throughout the villa. This base aesthetic is enhanced with textures and colors of feature finishes, high-quality fittings, and features that are considered a harmonizing and enriching secondary palette to the base materials used throughout.



VILLA LOCATION



ELLINGTON VILLA COLLECTION *LA MER*



AREA SIZES

Plot area: 21,934 sq. ft
Total villa area: 33,044 sq. ft

VILLA CONFIGURATION

Basement Floor
Ground Floor
First Floor
Roof Floor

NUMBER OF BEDROOMS

7 ensuite bedrooms
1 chef room
4 staff rooms

CEILING HEIGHTS

Basement Floor ± 4000mm (Common Area)
Ground Floor ± 4000mm (Common Area)
First Floor ± 3350mm (Bedrooms & Walk-in closet)
Roof Floor ± 3200mm (Seating & Dining Area)

ANTICIPATED
COMPLETION DATE

Q4 2024



STREET-LEVEL VIEW



VILLA ENTRANCE

Double-height entrance
2 covered car parking garage



POOL-LEVEL VIEW

Infinity-edge pool with sun loungers area and Baja shelf
Sunken seating and outdoor lounge terrace



BASEMENT FLOOR - ACCESS

6-car parking garage with car lift and car turntable



BASEMENT FLOOR - POOL

Pool and pool spa with hot and cold plunges, with recessed covers

Fully-equipped pool bar

9M x 3M pool with 1.8M depth



BASEMENT FLOOR - FITNESS STUDIO

Fitness studio overlooking the pool deck

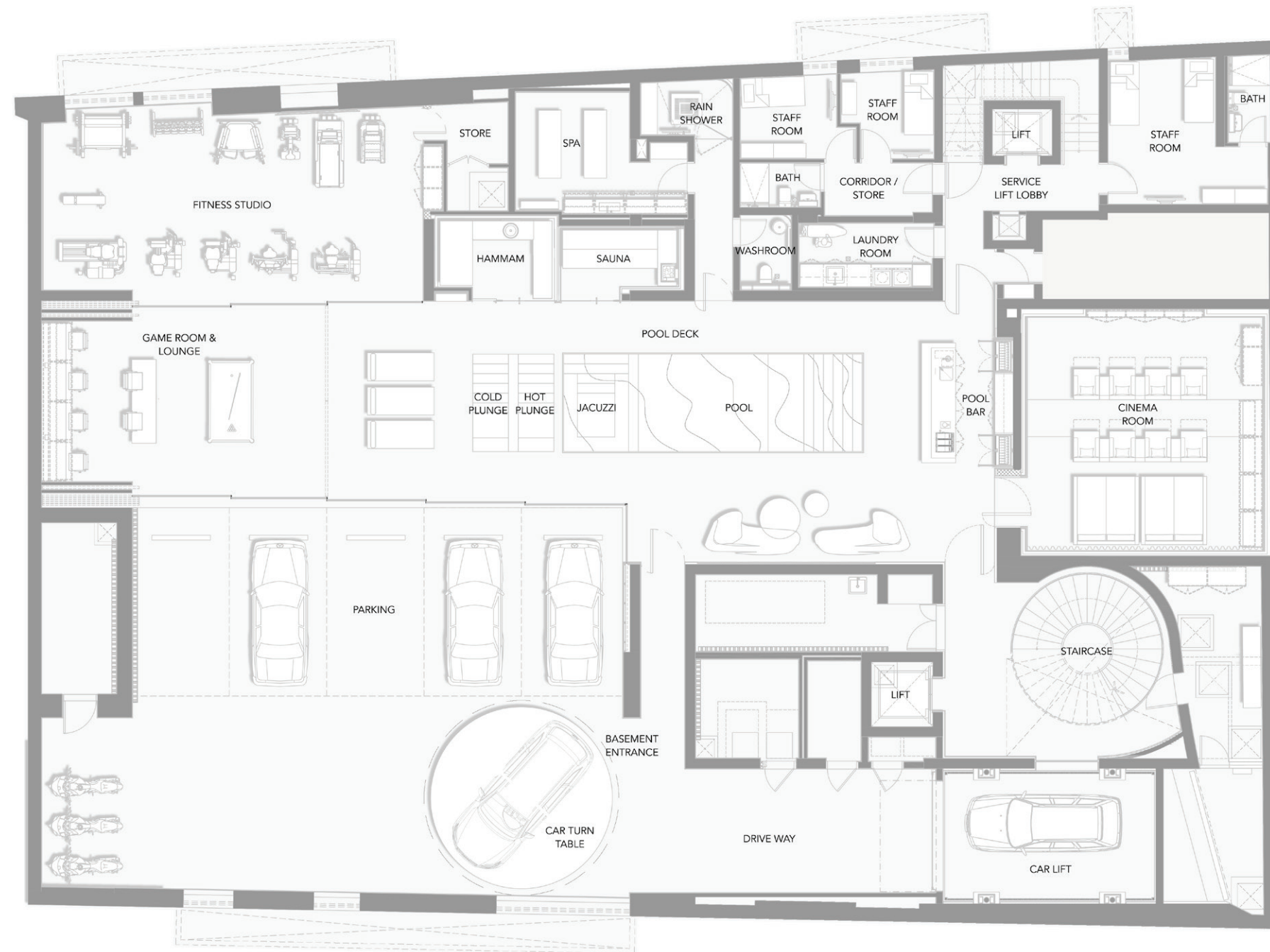


BASEMENT FLOOR - CINEMA ROOM

8 to 10 fully-equipped cinema with acoustic fittings



— BASEMENT FLOOR PLAN



GROUND FLOOR - MAIN ENTRANCE

Features marble staircase
Aquarium experience show entrance

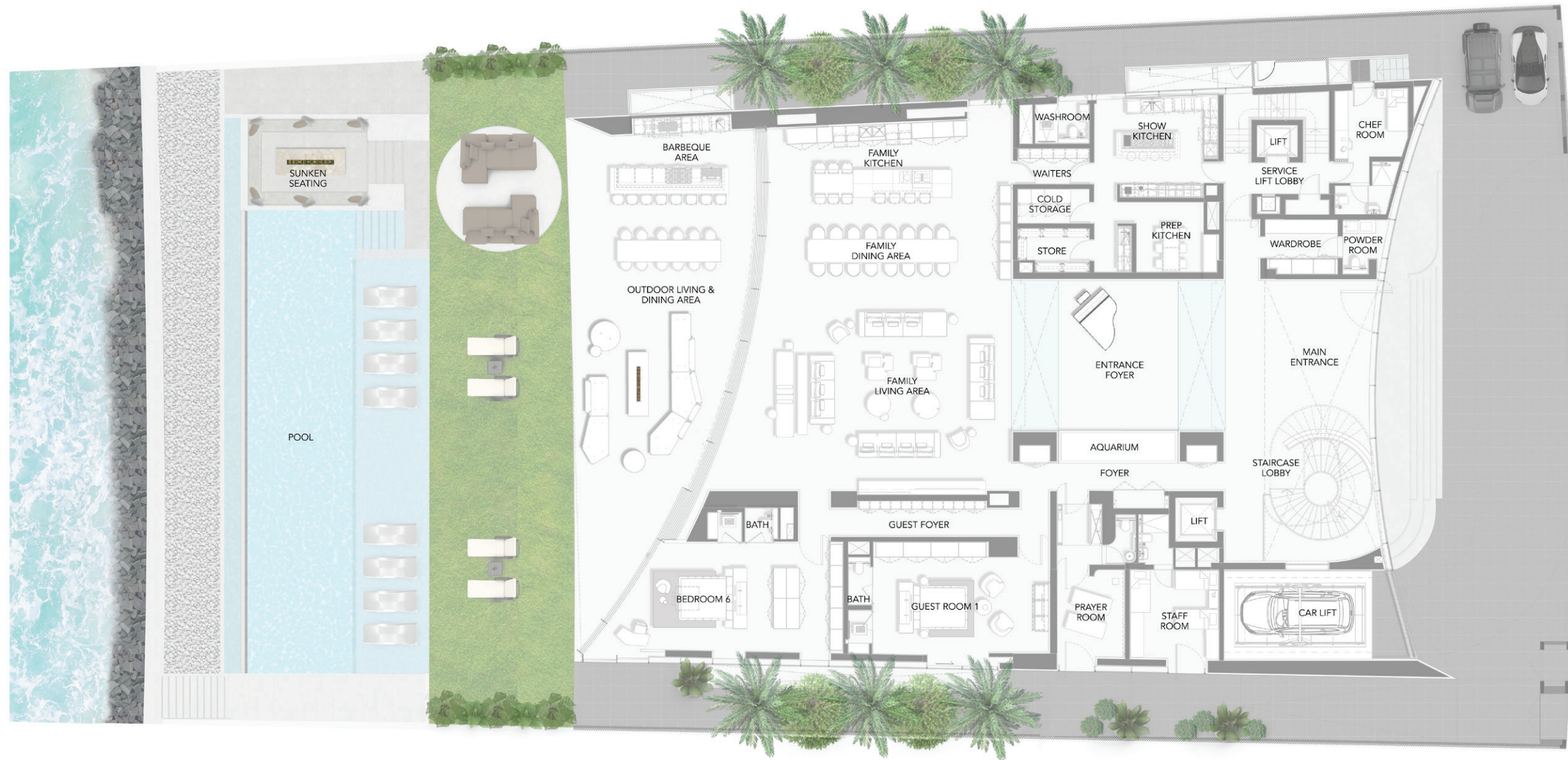


GROUND FLOOR - FAMILY DINING & KITCHEN

Show and prep kitchen fitted with European branded appliances



— GROUND FLOOR PLAN



FIRST FLOOR - MASTER BEDROOM

Ensuite bedroom overlooking the sea and the pool with fully-openable windows



FIRST FLOOR - MASTER BATHROOM

With jacuzzi, electric built-in fireplace and glass ceilings



FIRST FLOOR - MASTER WALK-IN WARDROBE

With branded wardrobe fittings with two closet islands



FIRST FLOOR - BEDROOM

Open-plan bedrooms overlooking the sea

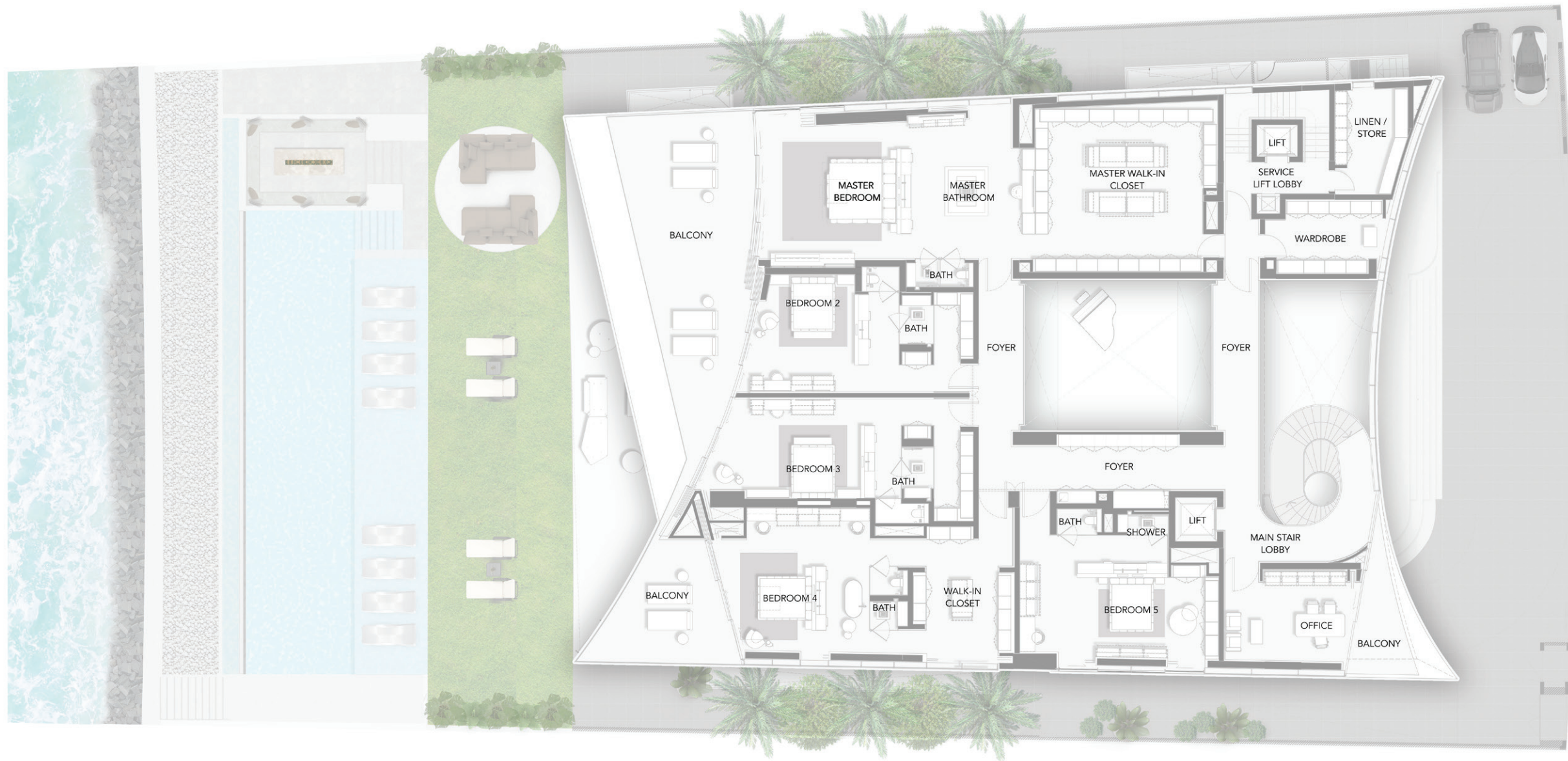


FIRST FLOOR - WARDROBE

Customised vanities and branded wardrobe fittings



— FIRST FLOOR PLAN



ROOF TERRACE

Pool with pool spa and bar
Lounge area with built-in electrical fireplace
Barbeque and outdoor kitchen



— ROOF FLOOR PLAN



FACADE ENTRANCE MATERIALS



HIRT - Descending glass doors
HIRT kinetics® Type SF XL special

Laminam - Verde Alpi
Bespoke detailing of laminam slab behind the single ventilated glass panel.

Vitrocsa TH+ - fixed
Contemporary and minimal profile system for large size of the glazing surfaces.

GLASS - Fritted Glass
Bespoke fritted glass with the grading effect.

Caparol ETICS - Capatec system
External Insulation Finish
System in a Capastructure for
White seamless finish.

Vitrocsa TH+ - Pivot
Contemporary and minimal
profile system for large size of
the glazing pivot doors

Vitrocsa TH+ - fixed
Contemporary and minimal profile system for large size of the glazing surfaces.
Thermal insulation and large surface areas.
Available in a 32mm double-glazed version, the Vitrocsa TH+ range is for sliding window surfaces of up to 18 m2, with scope for larger panes, depending on the supplier of the glass. The excellent insulating properties of the profiles, in combination with the glass, enable current low energy consumption standards to be met

— FACADE BACK DECK MATERIALS

Caparol ETICS - Capatec system
External Insulation Finish
System in a Capastructure for
White seamless finish.

Vitrocsa TH+ - fixed
Contemporary and minimal profile system for large size of the glazing surfaces.
Thermal insulation and large surface areas
Available in a 32mm double-glazed version, the Vitrocsa TH+ range is for sliding window surfaces of up to 18 m2, with scope for larger panes, depending on the supplier of the glass. The excellent insulating properties of the profiles, in combination with the glass, enable current low energy consumption standards to be met

Vitrocsa TH+ - sliding
Contemporary and minimal profile system for the Sliding and pocket sliding configurations.
Contemporary and minimal profile system for large size of the glazing surfaces. Thermal insulation and large surface areas. Motorization for numerous number of panels.



Vitrocsa TH+ - Curved Sliding
Contemporary and minimal profile system for the Curved Sliding and pocket sliding configurations.
Motorisation available for up to 3 panels. Vitrocsa is currently developing motorisation for the higher number of sliding curved panels.

Laminam - Verde Alpi
Bespoke detailing of laminam
slab behind the single
ventilated glass panel.

Caparol ETICS - Capatec system
External Insulation Finish
System in a Capastructure for White
seamless finish.

— VILLA FEATURES & SPECIFICATIONS

GENERAL FEATURES

7-bedroom mansion with 2 outdoor pools, indoor pool with pool spa, cinema room, fitness studio and 8-car parking spaces
Bespoke floor-to-ceiling sliding pocket windows allow indoors to become part of outdoor
2 passenger lifts, dedicated car lift and car turn table
Fully-automated smart technology system
Lush outdoor landscaping

BASEMENT FLOOR

Car lift with underground showroom
Car turn table to display the car with a light effect on top
Fully-equipped cinema room with acoustic materials
Fully equipped Fitness Studio by European manufacturer
Spa area with Massage Room, Steam, Sauna Room and Rain Shower
Pool with separate Jacuzzi, hot and cold plunge pools with recessed covers
Automated sliding glass panels to separate the pool and game area from the parking and gym
Back of house area with 3 ensuite staff bedrooms and laundry room

GROUND FLOOR

Features spiral staircase clad with marble
Fully functional aquarium entrance area
Partial glass flooring that shows the Basement level from the Ground floor
Prep kitchen with preparation area, store, cold store and staff area
Prayer room with ablution
5m x 19m infinity-edge pool with 8 built-in sub loungers

Electric built-in fireplace integrated into the living room wall
Pool deck with sun loungers and sunken seating
Outdoor lounge area with built-in fireplace and pop-up TV
Fully-equipped barbeque area
Outdoor home automated audio and speaker system
Outdoor security system
In-floor TV lift

FIRST FLOOR

Open-plan master ensuite bedrooms
Master bathroom with Jacuzzi, electric built-in fireplace and glass ceiling
Office with high-end fitted wall unit
Bedrooms with custom-made vanities, branded walk-in closets
Built-in kitchenette

ROOF FLOOR

Outdoor pool with Jacuzzi and glass bottom
Outdoor shower area and indoor bathroom
Indoor/outdoor seating and dining area and bar with automated sliding glass
Seating area with a built-in electrical fireplace
Fully-equipped barbeque area and outdoor kitchen

800 8288
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

The renderings and visualizations contained in this brochure are provided for illustrative and marketing purposes. While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in the final Sales and Purchase Agreement will have any legal effect.



SIKANDAR

a RERA-certified Dubai realtor



+971 58 561 3700

www.sikandar.ae



sikandar



sikandar369



syedsikandar369



@syedsikandar369