



ELLINGTON SANDS II

PROJECT BRIEF



ELLINGTON SANDS

Along the tranquil outer reaches of Dubai Islands, Ellington Sands awaits an exquisite retreat where life flows effortlessly with the rhythm of the sea. This exclusive development offers a harmonious blend of coastaleleganceandcontemporarydesign,reimagining beachfront living with unparalleled sophistication.

Ellington Sands promises more than just private beach access—it offers an immersive resort-inspired lifestyle designed for those who seek serenity without compromise. Here, you'll find everything you need for a life of leisure, relaxation, and connection—all within an exclusive development.

No need to plan escapes to holiday destinations; at Ellington Sands, the holiday comes to you.



DUBAI ISLANDS OVERVIEW

Dubai Islands comprises five distinctive islands, each offering distinct lifestyles and experiences.

Island A: A vibrant mixed-use hub with a mall, hotels, resorts, a marina, and private beach-access residences, home to Ellington Sands.

Island B: A tranquil blend of resorts and community-focused developments.

Island C: Oasis Island, a wellness-focused family retreat with lush green spaces and a golf course.

Island D: A sports haven featuring a country club, golf course, and marina.

Island E: A luxury estate enclave with exclusive beachfront villas.

Dubai Islands presents a masterfully planned coastal destination that embodies diversity, elegance, and sustainability, offering a lifestyle as unique as its residents and visitors.



DUBAI CREEK HARBOR

DUBAI INTERNATIONAL AIRPORT

DOWNTOWN DUBAI



PORT RASHID

ISLAND A

ISLAND D

ISLAND B

ISLAND E

ISLAND C

2040 دبی DUBAI

Dubai Islands is a visionary development aligned with the Dubai 2040 Urban Master Plan, creating sustainable, interconnected communities that enhance mobility, tourism, and quality of life while fostering economic growth and environmental stewardship.

Beach Access

12-kilometre beach length with Blue Flag Global Accreditation



Marinas

Total of 9 marinas including 6 marinas in Island A



Hotels & Resorts

Total of 86 resorts and hotels in Island A, B, C, and D



Malls

Located in Island A, the mall is designed for retail and entertainment



Golf Courses

18-hole golf course in Island C and 9-hole golf course in Island D



Parks & Open Spaces

A total of 1,987,294 sq. metre open spaces



DUBAI ISLAND A ZONES

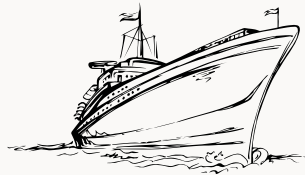


LOCATION



★
ELLINGTON
SANDS

DRIVING DISTANCES



2 mins.

Island A Yacht Marina



4 mins.

Island D Sports Country
Club Golf Course



5 mins.

Dubai Islands Mall



10 mins.

Island C Golf Course



11 mins.

Waterfront Market



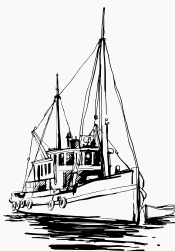
18 mins.

Dubai Festival City
and Mall



18 mins.

Dubai International Aiport



20 mins.

Port Rashid



25 mins.

Museum of the future



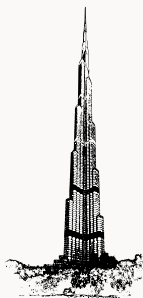
30 mins.

Dubai International
Financial Centre (DIFC)



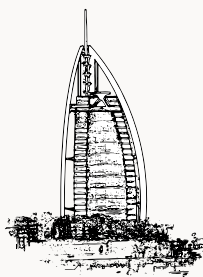
31 mins.

Business Bay



35 mins.

Burj Khalifa and
Dubai Mall



40 mins.

Burj Al Arab



45 mins.

Palm Jumeirah



60 mins.

Dubai World
Central Airport

SUN & VIEWS ANALYSIS



N

E

SUMMER SUNRISE

SUMMER SUNSET

ELLINGTON SANDS

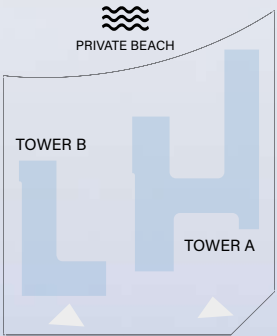
WINTER SUNRISE

W

WINTER SUNSET

S

ARCHITECTURAL SECTIONS



TOWER B

TOWER A



TOWER A ELEVATIONS



SEA LEVEL



SIDE LEVEL



ENTRANCE

TOWER B ELEVATIONS



SIDE LEVEL

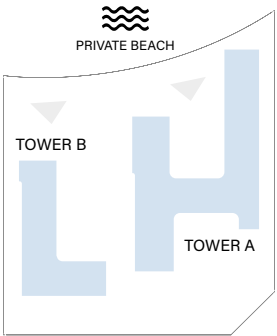


SEA LEVEL



ENTRANCE LEVEL

BUILDING CONFIGURATION





Click [HERE](#) to view
the walkthrough animation



ELEVATORS

TOWER A

7 PASSENGER ELEVATORS

1 SERVICE ELEVATOR

TOWER B

3 PASSENGER ELEVATORS

1 SERVICE ELEVATOR

LOCATION

DUBAI ISLANDS A

OWNERSHIP

FREEHOLD

PARKING

1 AND 2 BEDROOMS:

1 CAR PARKING SPACE

3 AND 4 BEDROOMS:

2 CAR PARKING SPACES

ANTICIPATED SERVICE CHARGE

AED 18 PER SQ. FT

ANTICIPATED COMPLETION DATE

Q2 2028

SIZE RANGE PER UNIT TYPE

UNIT TYPE

TOWER A


TOWER B

- 1 BR
- 2 BR
- 2 BR + S
- 3 BR
- 3 BR deluxe
- 4 BR penthouse

from 800 sq. ft to 1,142 sq. ft
from 1,172 sq. ft to 1,910 sq. ft
from 1,373 sq. ft to 1,946 sq. ft
from 1,732 sq. ft to 2,418 sq. ft
from 1,760 sq. ft to 3,923 sq. ft
from 5,964 sq. ft.

from 800 sq. ft to 1,172 sq. ft
from 1,172 sq. ft to 1,304 sq. ft
from 1,373 sq. ft to 1,918 sq. ft
from 1,725 sq. ft to 2,404 sq. ft
from 2,277 sq. ft to 2,363 sq. ft



A modern, multi-story building with balconies overlooking the ocean at sunset. The building features large glass windows and balconies with blue and white striped railings. The interior is visible through the glass, showing a living area with a large potted plant and a dining area with a chandelier. The ocean is visible in the background, with the sun setting on the horizon, creating a warm, orange glow in the sky. The text "Where sunsets sculpt serenity" is overlaid on the left side of the image.

Where sunsets
sculpt serenity

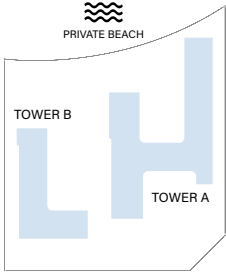
AMENITIES

Ellington Sands offers an exclusive living experience akin to a perpetual five star holiday, blending opulence with tranquility. Residents enjoy private beach access, pristine sands, and diverse water sports. Thoughtfully designed pools cater to every need, from a serene beach pool to a fitness lap pool, leisure pools, and tranquil garden pools amid lush greenery.

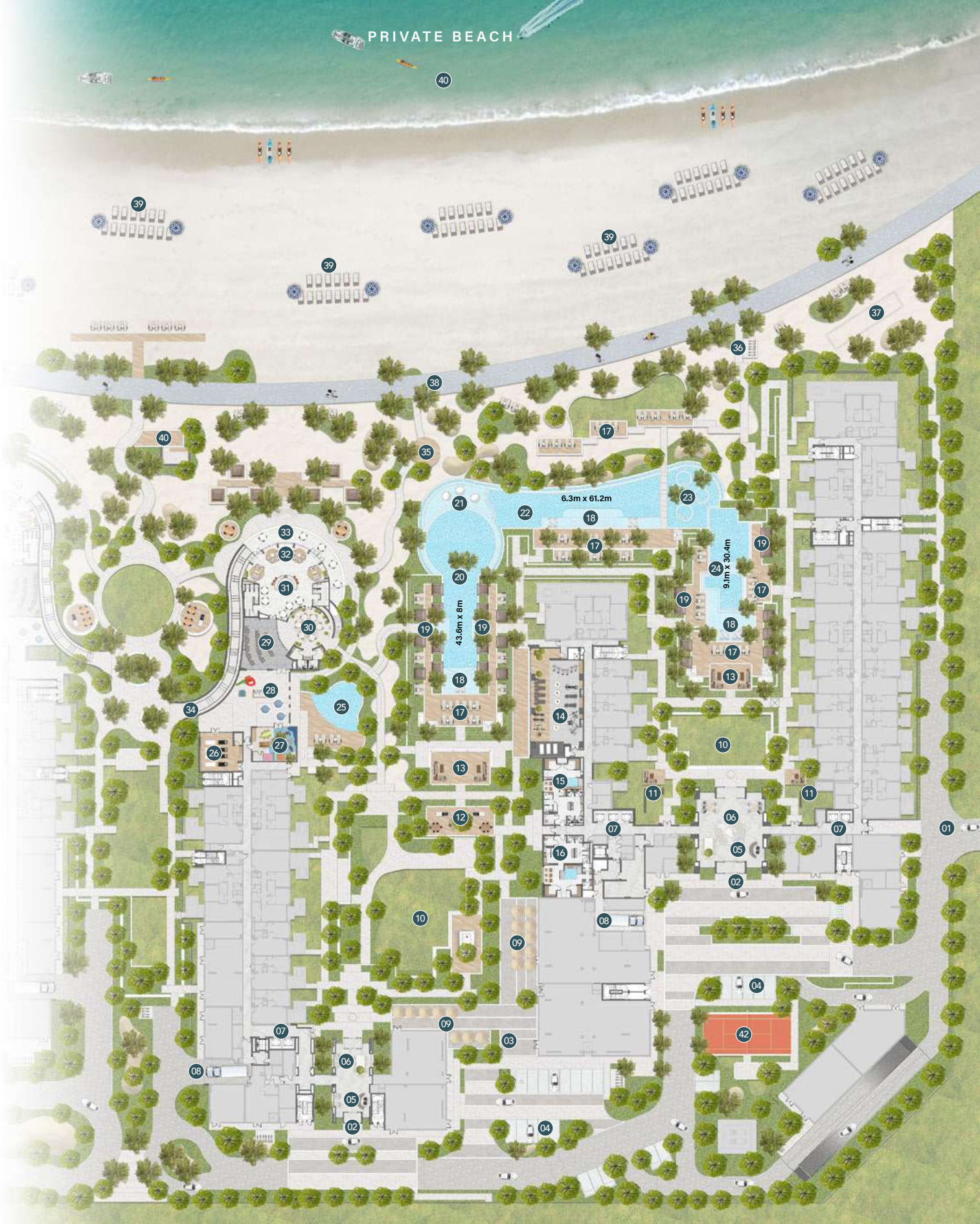
The wellness spa enhances relaxation with rejuvenating treatments, advanced massage chairs, and a private pool. At the heart of the community, the elegant clubhouse serves as a hub for socializing and entertainment, with sophisticated lounges, dining spaces, and ocean breeze seating.

Ellington Sands redefines waterfront living as the ultimate in resort style exclusivity.

GROUND FLOOR AMENITIES PLAN



- 01 VEHICLE ENTRANCE/EXIT
- 02 RESIDENTIAL DROP-OFF AREA
- 03 RETAIL / F&B DROP-OFF AREA
- 04 VISITOR PARKING
- 05 LOBBY RECEPTION
- 06 LOBBY LOUNGE & COMMUNAL TABLE
- 07 LIFT LOBBY
- 08 MOVE-IN TRUCK ZONE
- 09 F&B / RETAIL OUTDOOR SEATING
- 10 CENTRAL FAMILY GARDEN
- 11 OUTDOOR SEATING AREA
- 12 BARBEQUE DECK
- 13 OUTDOOR LOUNGE
- 14 FITNESS STUDIO
- 15 MALE CHANGE ROOM & SPA
- 16 FEMALE CHANGE ROOM & SPA
- 17 SUN LOUNGERS AREA
- 18 BAJA SHELF
- 19 CABANAS
- 20 LAP & LEISURE POOL
- 21 WATERFALL POOL
- 22 BEACH POOL
- 23 WATER LOUNGE POOL
- 24 GARDEN POOL
- 25 KIDS POOL
- 26 YOGA STUDIO
- 27 KIDS CLUB
- 28 OUTDOOR KIDS PLAY
- 29 CINEMA ROOM
- 30 OUTDOOR CLUB LOUNGE
- 31 LOUNGE BAR
- 32 CLUB LOUNGE
- 33 CLUB TERRACE
- 34 ACCESS TO UPPER LEVEL CLUB TERRACE
- 35 BEACH SHOWER AREA
- 36 BICYCLE PARKING
- 37 BEACH SPORT AREA
- 38 BEACH BOARDWALK
- 39 BEACH SUN LOUNGERS AREA
- 40 WATER SPORTS ACTIVITY ZONE
- 41 UPPER CLUB TERRACE
- 42 PADEL COURT



Clubhouse
Upper Level





Drop off Area & Lobby Entrance



Retail Terrace



Lobby Reception



Lobby Lounge



Communal Table



Clubhouse



Outdoor Terrace



Access to
Upper Level Clubhouse



Upper Level Clubhouse



ELLINGTON
SANDS

Beach Club



Beach Club Lounge



Garden Pool



Leisure Pool



Beach Pool



Beach Garden



Private Beach



Beach and water sports activity zone



Indoor Kids Play



Fitness Studio



Fitness Studio



Change Rooms, Spa & Hydrotherapy Pool

RESIDENCES

At Ellington Sands, each residence is an invitation to experience beachfront living at its finest. Thoughtfully designed with a harmonious blend of elegance, comfort, and functionality, these homes are crafted for those who seek to immerse themselves in the serenity of coastal life. Expansive windows and open layouts frame breathtaking ocean views, seamlessly connecting indoor and outdoor living.





Balconies



Beach View



Living Room



1 Bedroom Kitchen



3 Bedroom Kitchen



3 Bedroom Kitchen



Bedroom



Bathroom



Penthouse



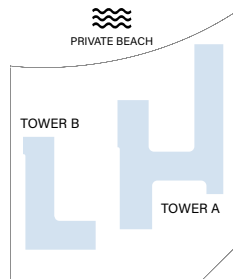
Penthouse Kitchen



Penthouse Kitchen

FLOOR PLANS

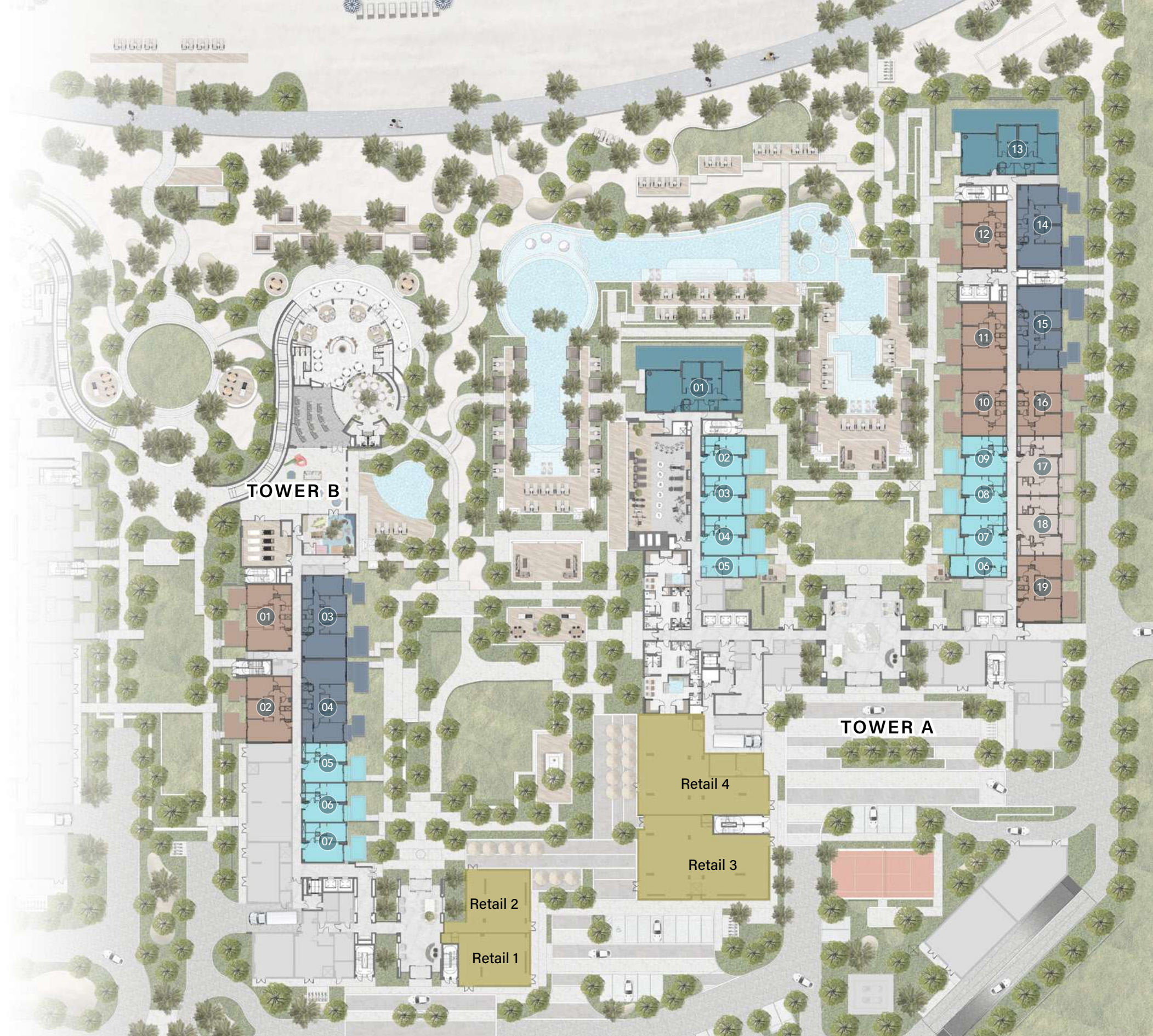
Ellington Sands offers a versatile selection of thoughtfully designed floor plans, including studios, one, two, and three bedroom residences, catering to a variety of lifestyles. For those seeking elevated living, premium layouts such as the three bedroom deluxe and the exclusive four bedroom penthouse provide an unparalleled blend of space, luxury, and sophistication. Each design maximizes natural light, functionality, and the serene coastal ambiance.

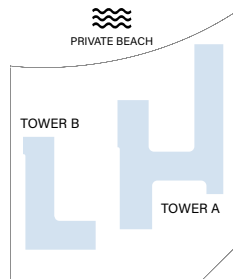


GROUND FLOOR
TYPICAL PLAN

- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom + S
- 3 - Bedroom
- 3 - Bedroom Deluxe

Disclaimer: All drawings and dimensions of this typical floor plan are approximate. This typical floor level plan and units numbering are provisional. The seller, master developer, and/or any other relevant authorities may amend, change, and/or designate a different number to the units. The final draft of the typical floor plan shall be available on signing the unit sale and purchase agreement.

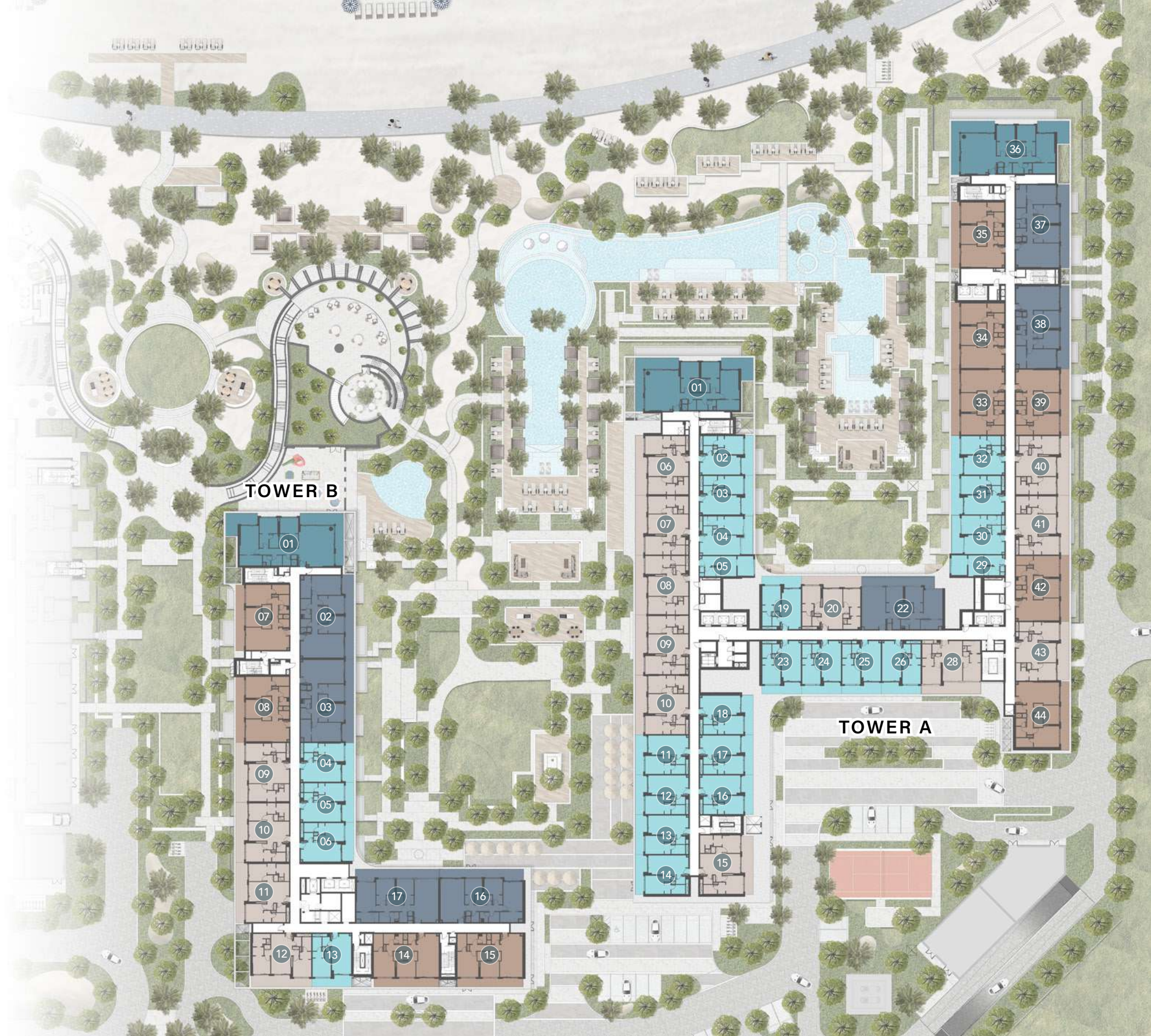


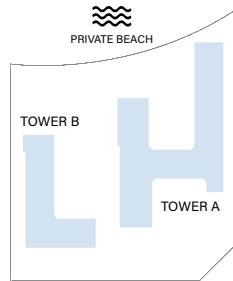


1st FLOOR TYPICAL PLAN

- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom + S
- 3 - Bedroom
- 3 - Bedroom Deluxe

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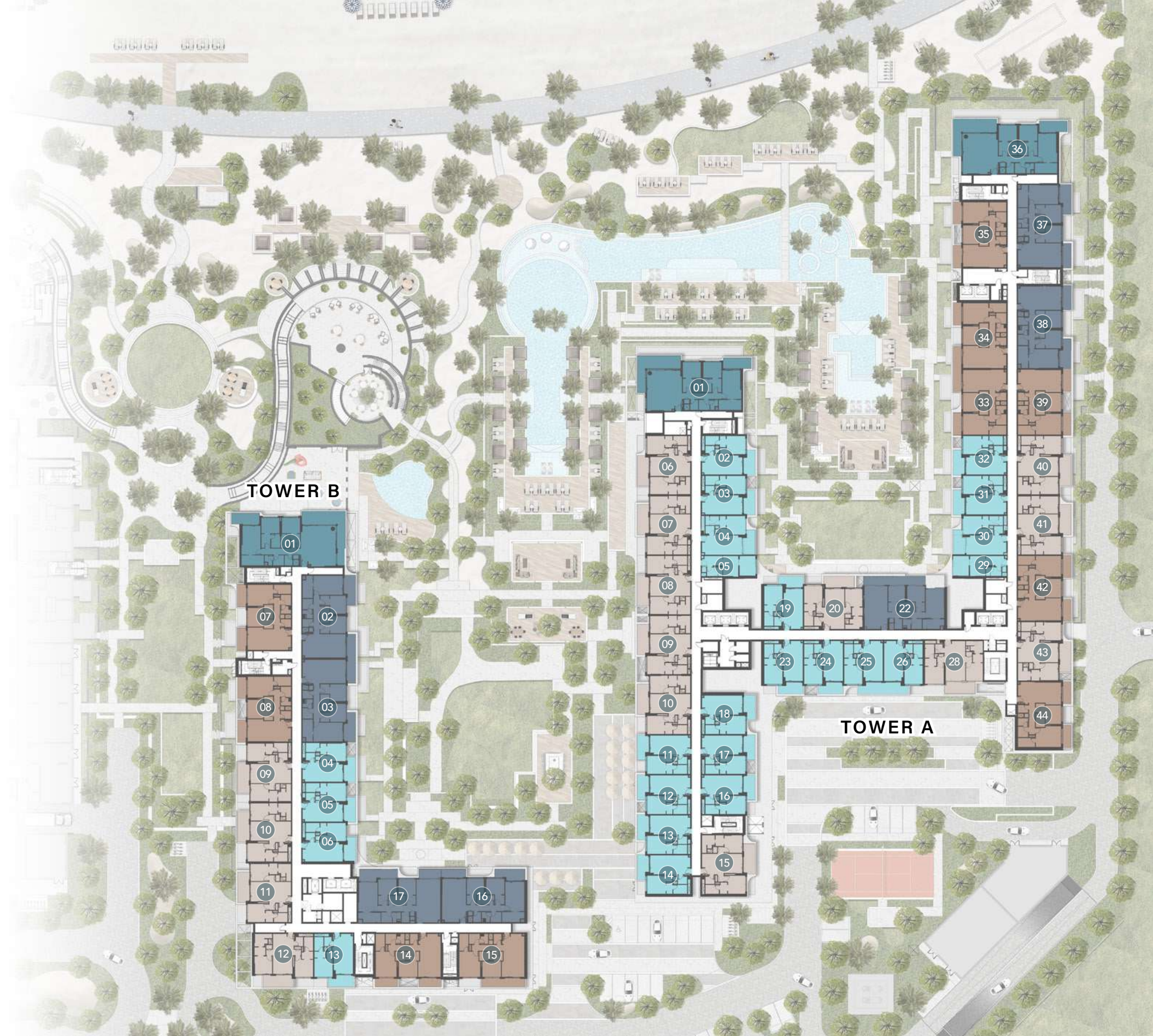


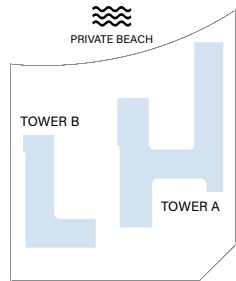


2nd, 4th & 6th FLOOR TYPICAL PLAN

- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom + S
- 3 - Bedroom
- 3 - Bedroom Deluxe

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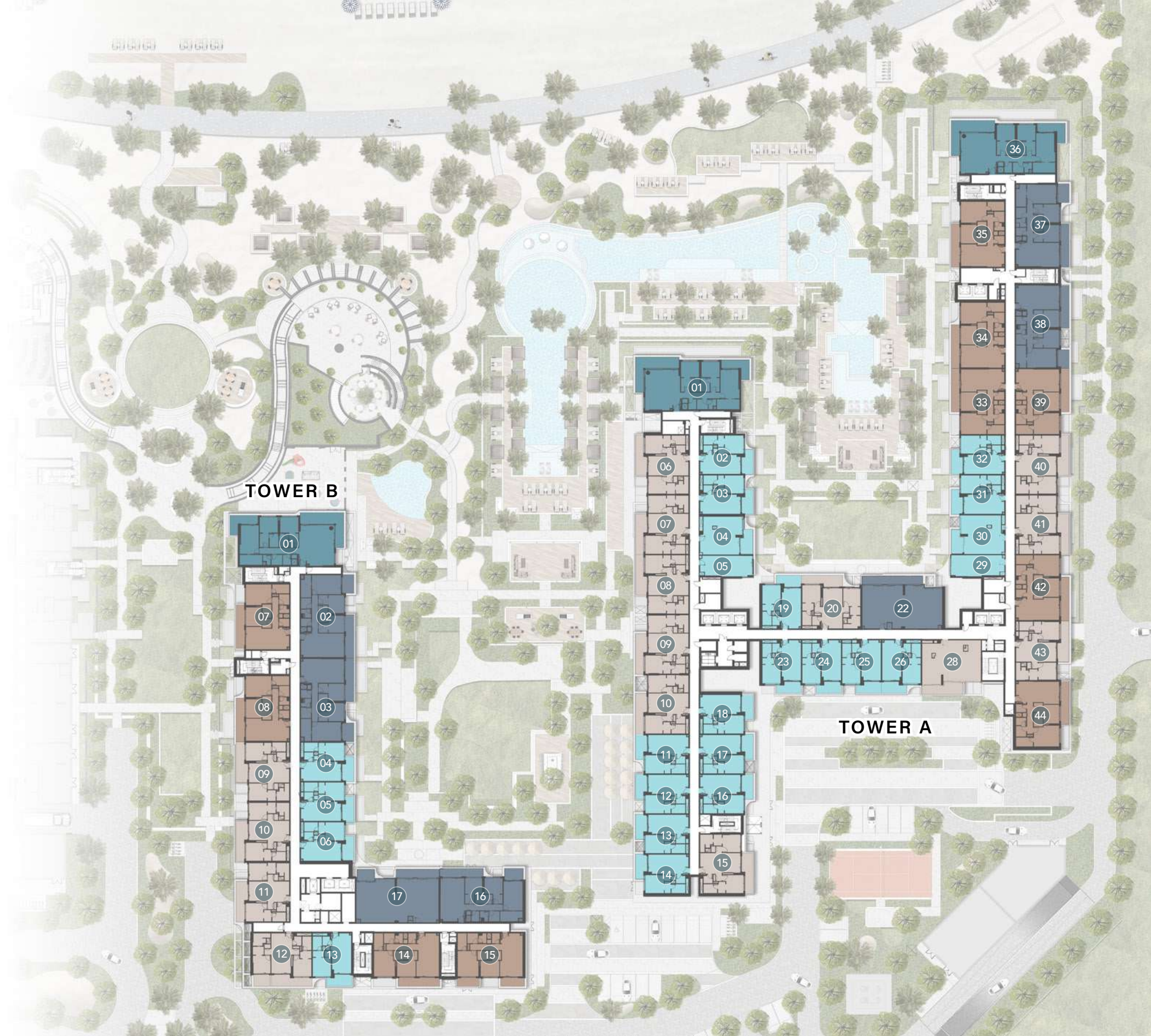


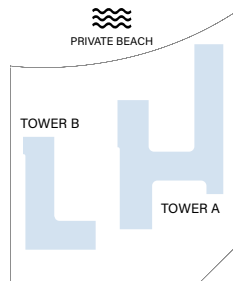


3th & 5th FLOOR TYPICAL PLAN

- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom + S
- 3 - Bedroom
- 3 - Bedroom Deluxe

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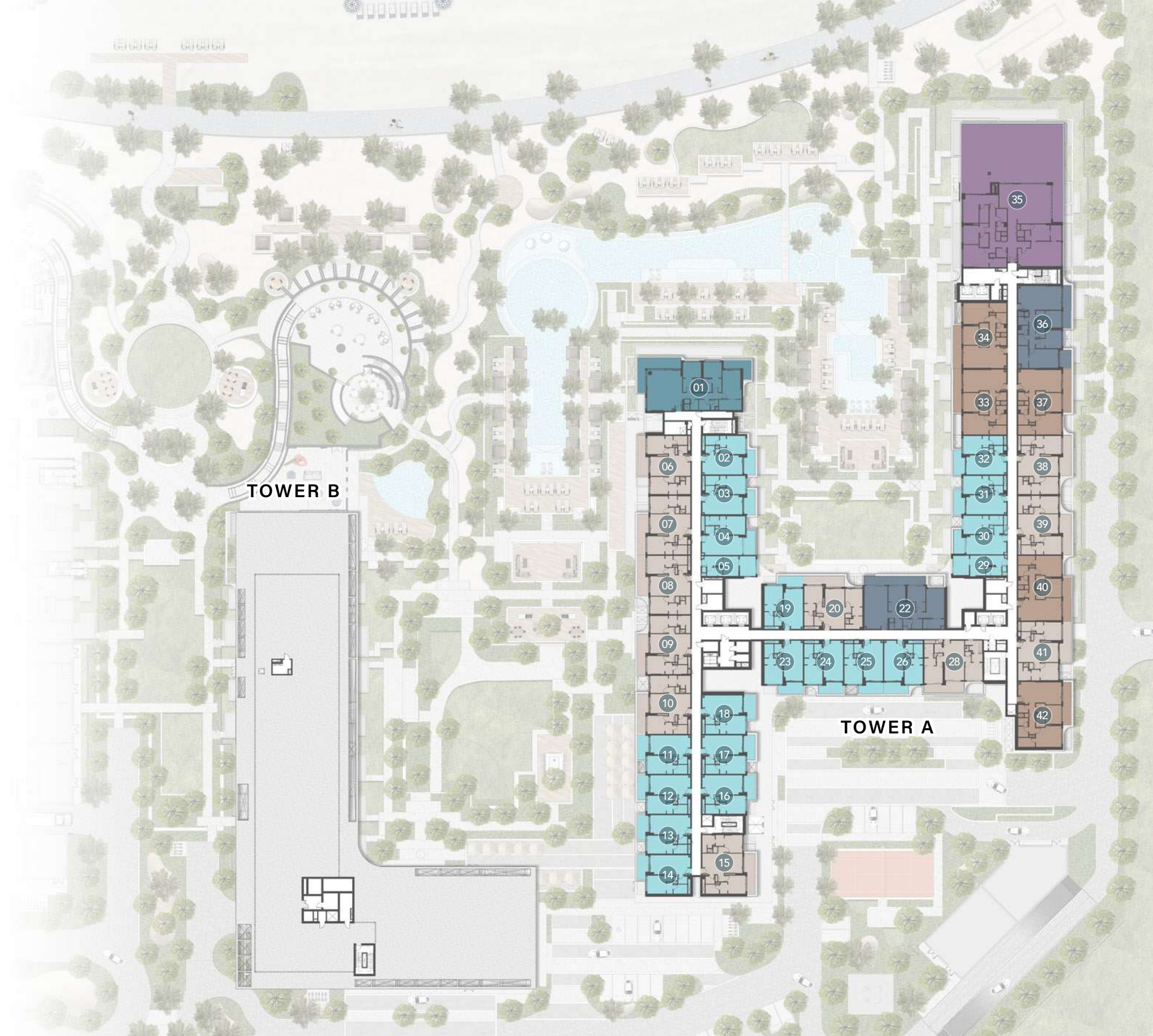


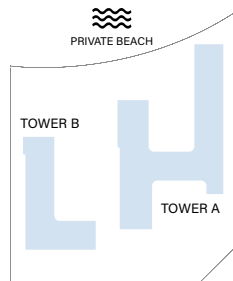


7th FLOOR TYPICAL PLAN

- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom + S
- 3 - Bedroom
- 3 - Bedroom Deluxe
- 4 - Bedroom Penthouse

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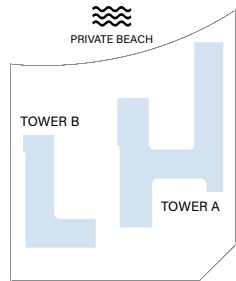


8th FLOOR
TYPICAL PLAN

- 1 - Bedroom
- 2 - Bedroom
- 3 - Bedroom
Deluxe

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9th FLOOR
TYPICAL PLAN

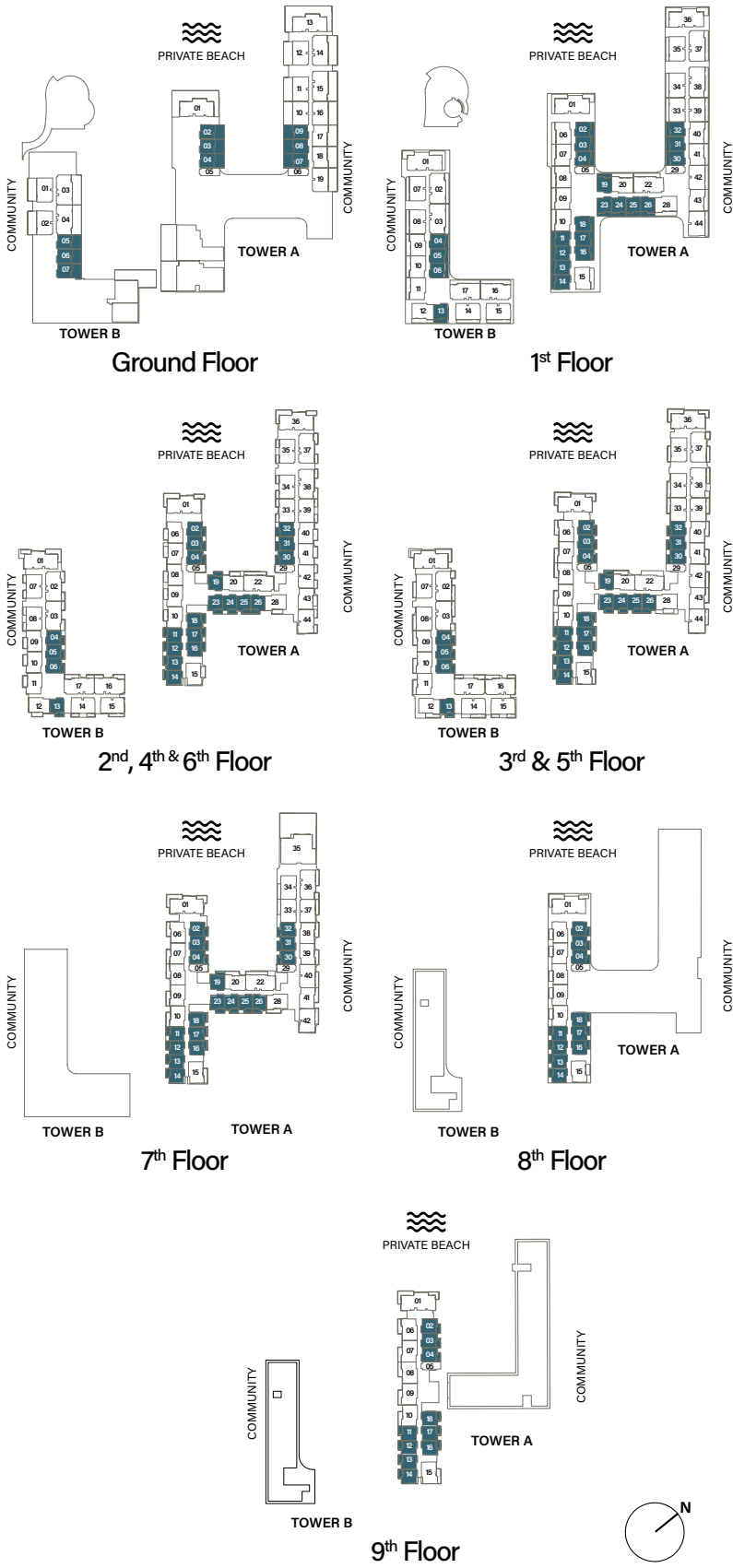
- 1 - Bedroom
- 2 - Bedroom
- 3 - Bedroom
Deluxe

Disclaimer: All drawings and dimensions of this typical floor plan are approximate. This typical floor level plan and units numbering are provisional. The seller, master developer, and/or any other relevant authorities may amend, change, and/or designate a different number to the units. The final draft of the typical floor plan shall be available on signing the unit sale and purchase agreement.



1 - BEDROOM

TYPE A



Internal Living Area : **692.44 sq. ft** Outdoor Living Area : **123.68 sq. ft** Total Living Area : **816.12 sq. ft**

1 - BEDROOM

TYPE B



Internal Living Area : **482.33 sq. ft**

Outdoor Living Area : **6.67 sq. ft**

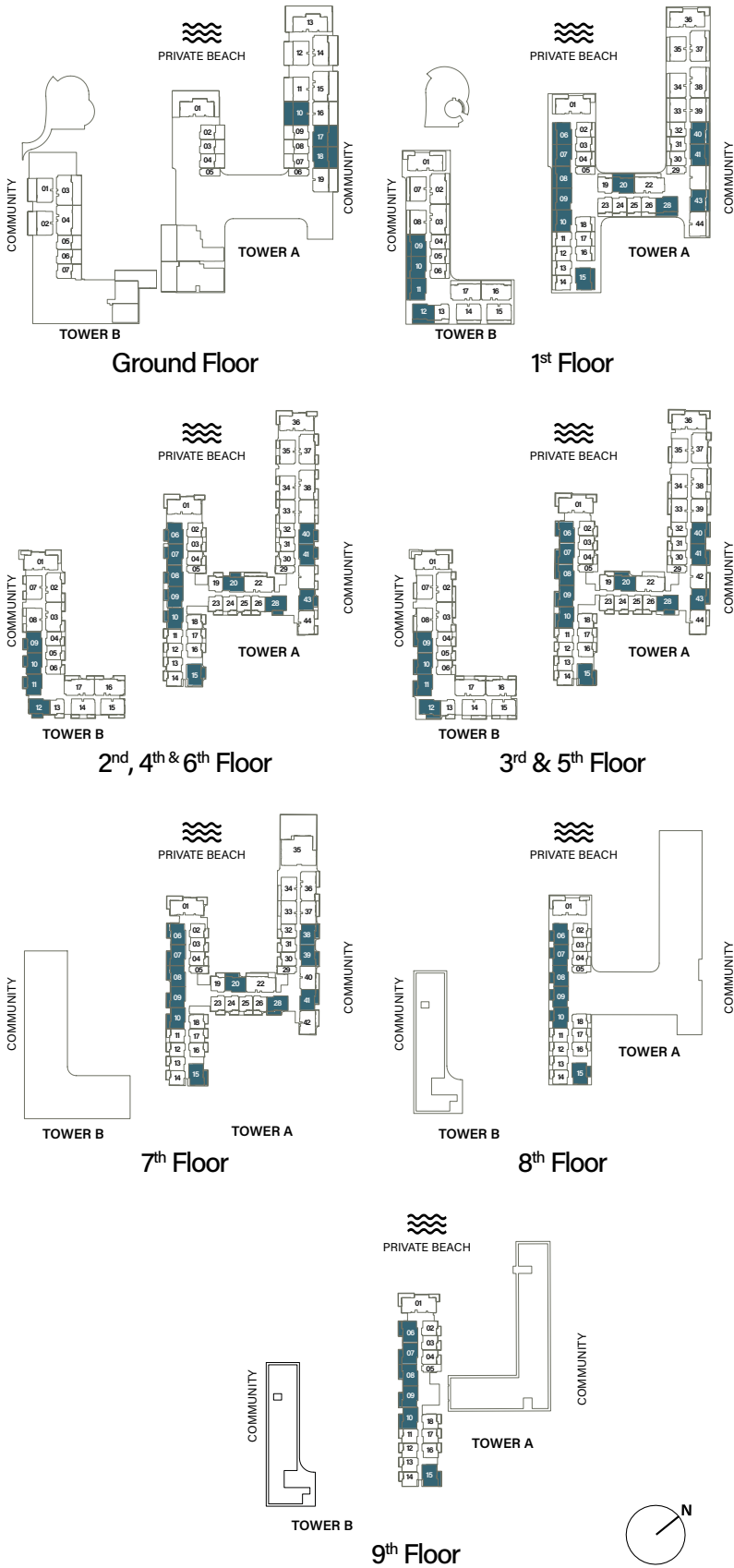
Total Living Area : **489.00 sq. ft**



2 - BEDROOM



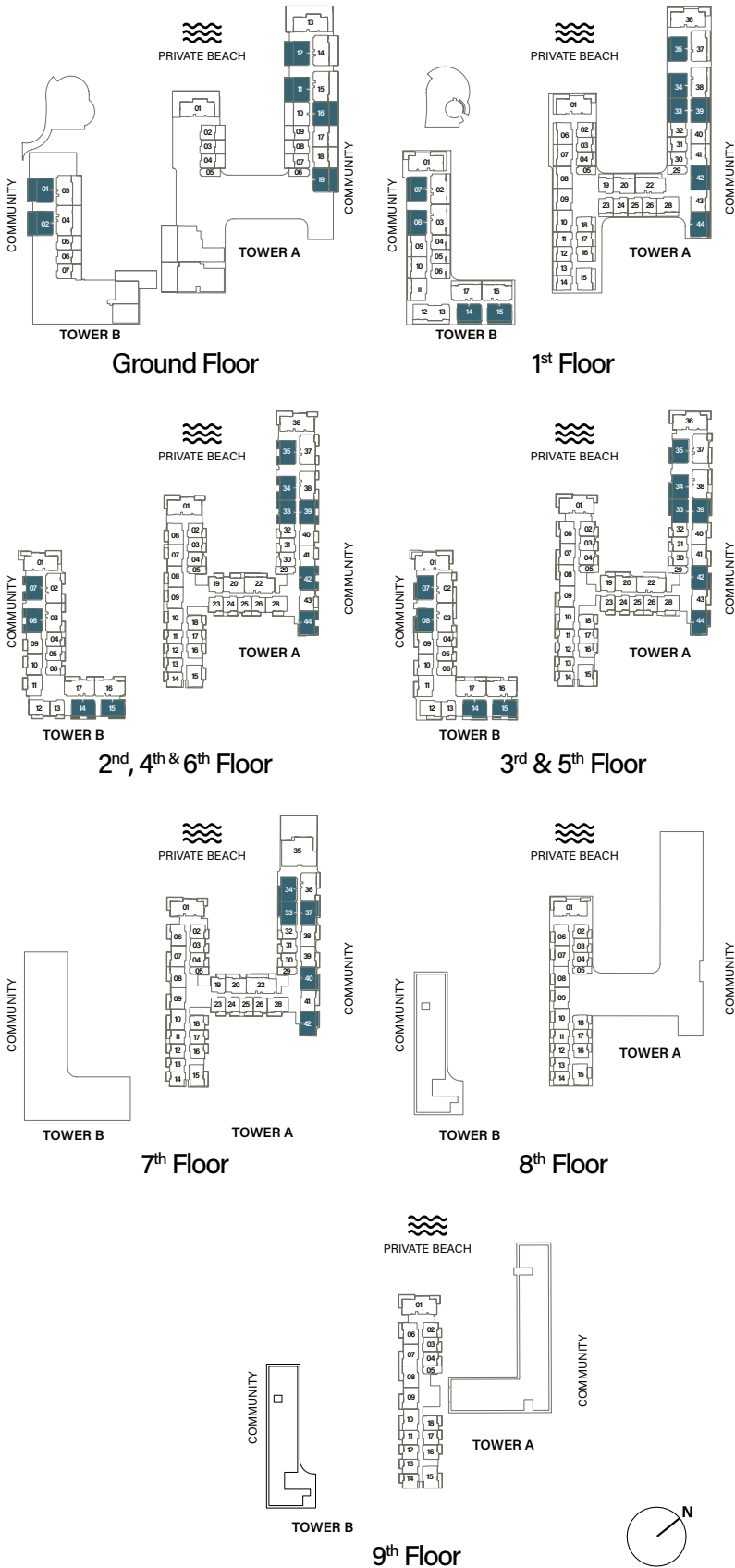
Internal Living Area : 1017.94 sq. ft Outdoor Living Area : 154.35 sq. ft Total Living Area : 1172.30 sq. ft



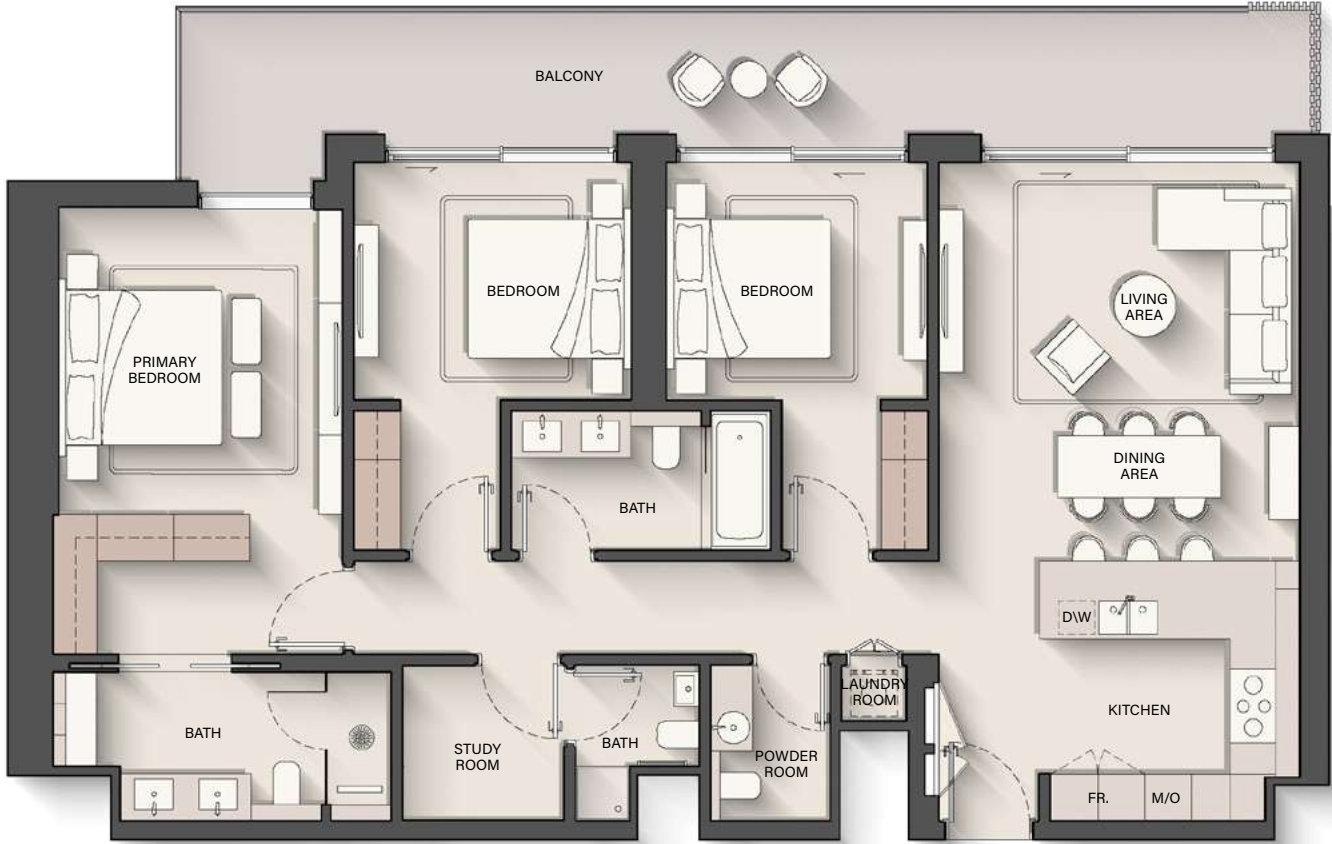
2 - BEDROOM + S



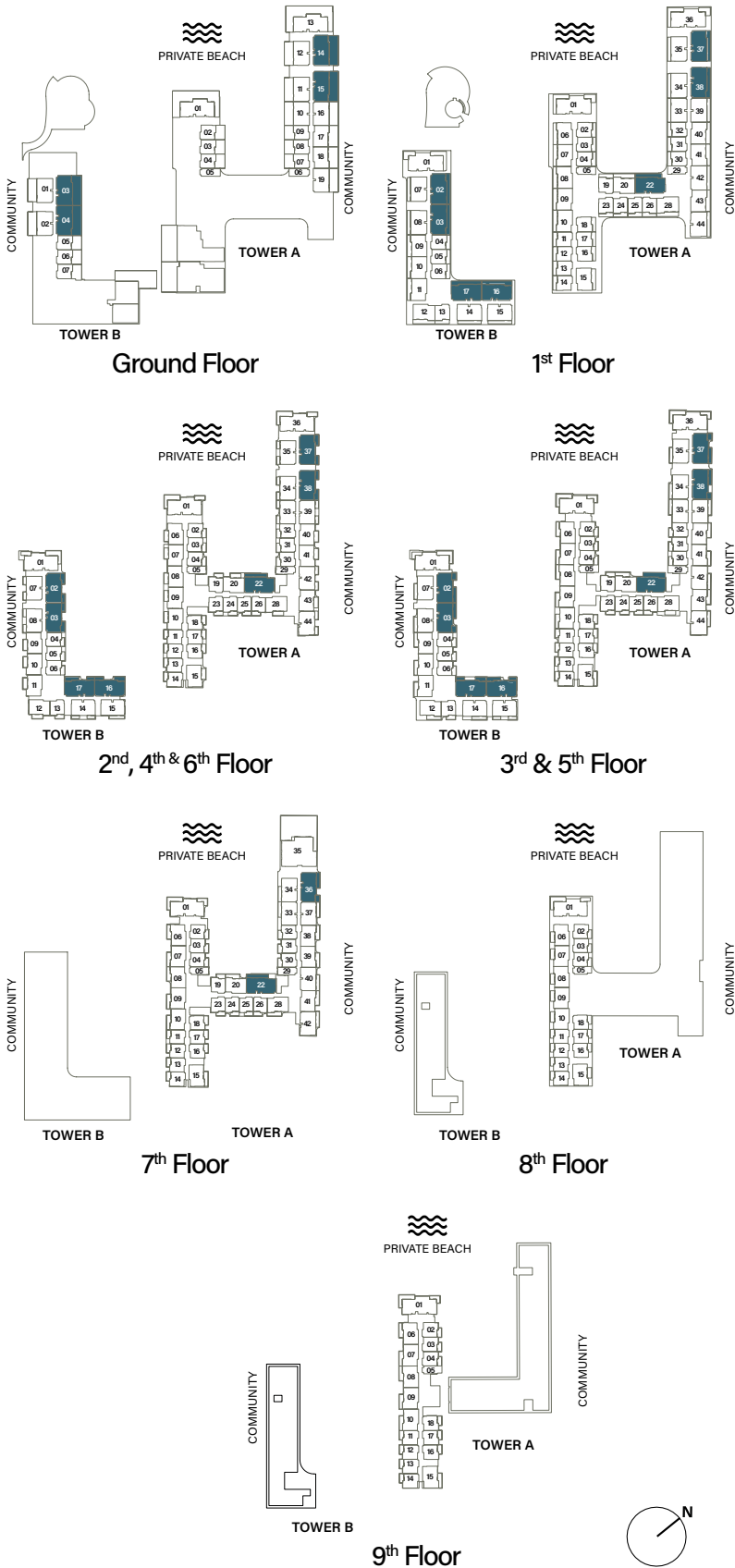
Internal Living Area : 1231.07 sq. ft Outdoor Living Area : 168.13 sq. ft Total Living Area : 1399.20 sq. ft



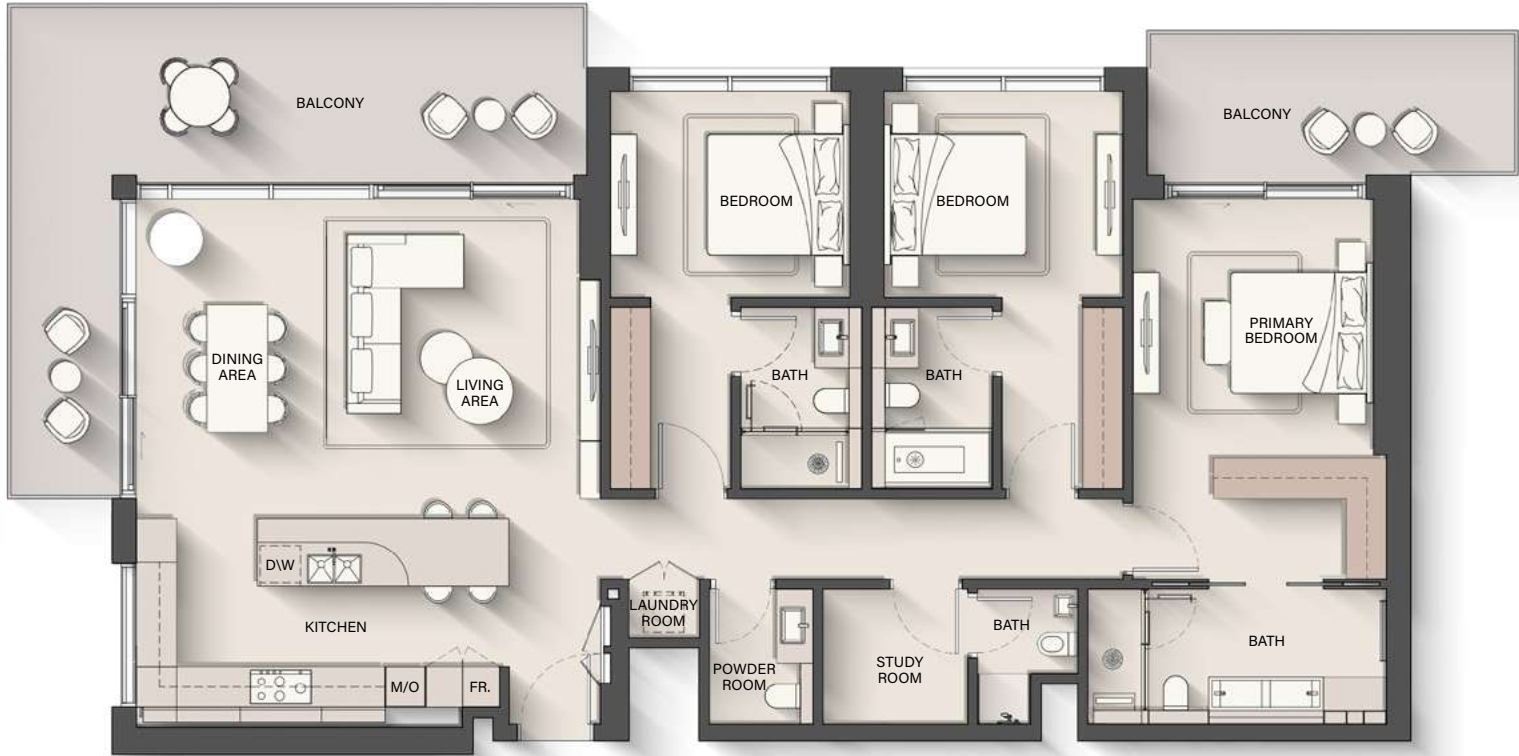
3 - BEDROOM



Internal Living Area : 1500.17 sq. ft Outdoor Living Area : 230.46 sq. ft Total Living Area : 1730.62 sq. ft



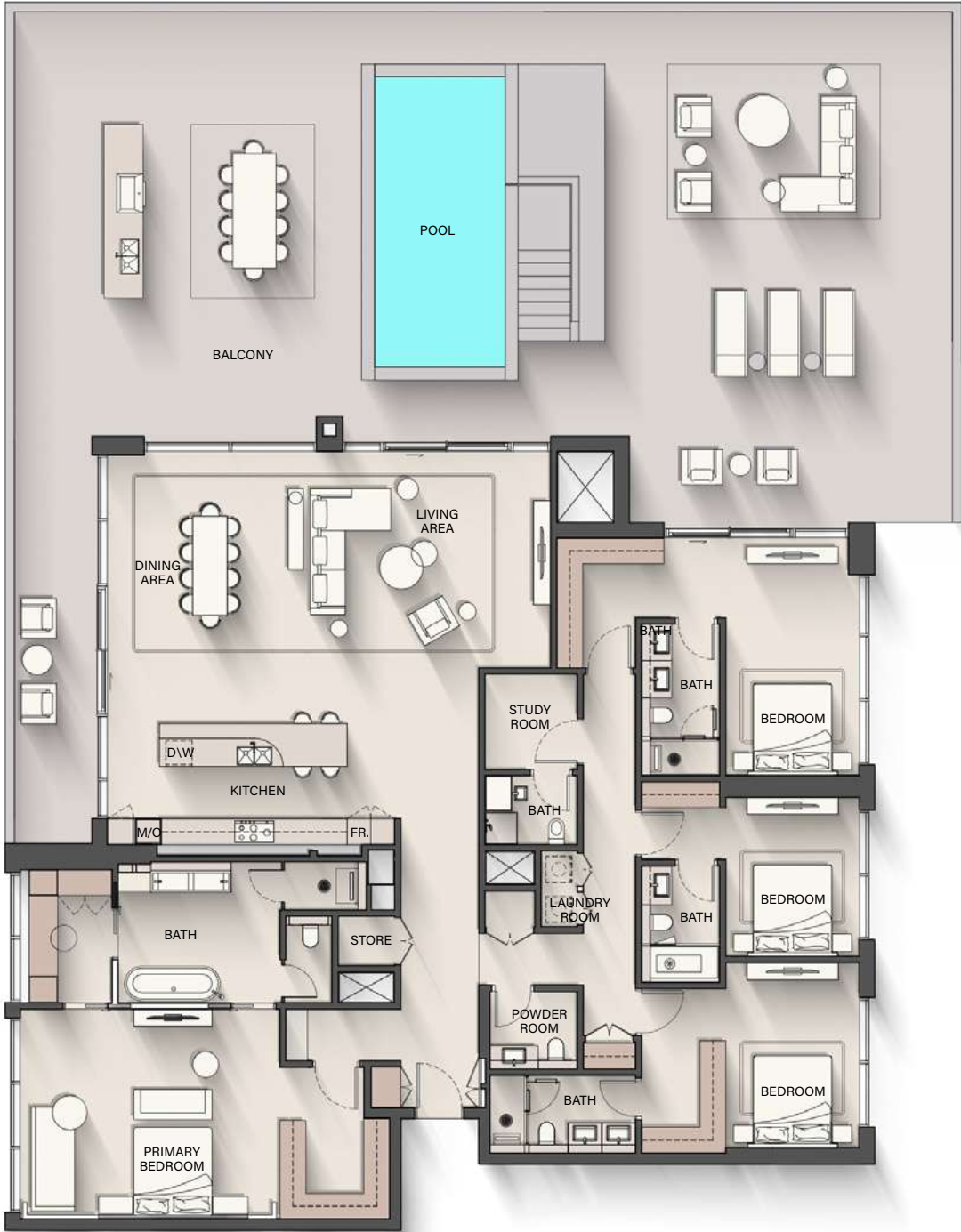
3 - BEDROOM DELUXE



Internal Living Area : **1771.85 sq. ft** Outdoor Living Area : **477.06 sq. ft** Total Living Area : **2248.90 sq. ft**

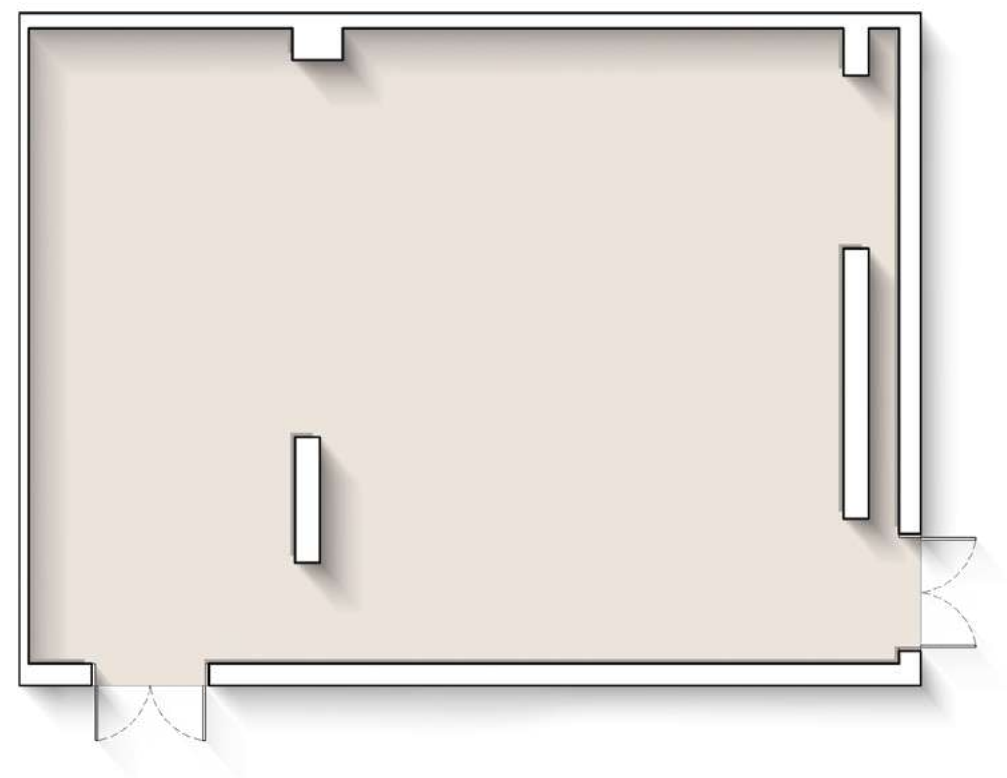


4 - BEDROOM PENTHOUSE

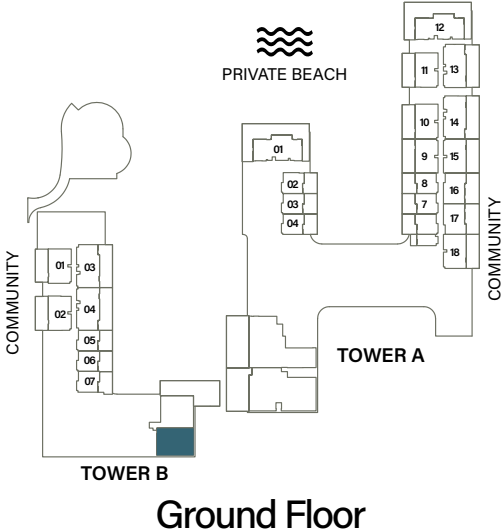


Internal Living Area : 3222.50 sq. ft Outdoor Living Area : 2663.64 sq. ft Total Living Area : 5886.14 sq. ft

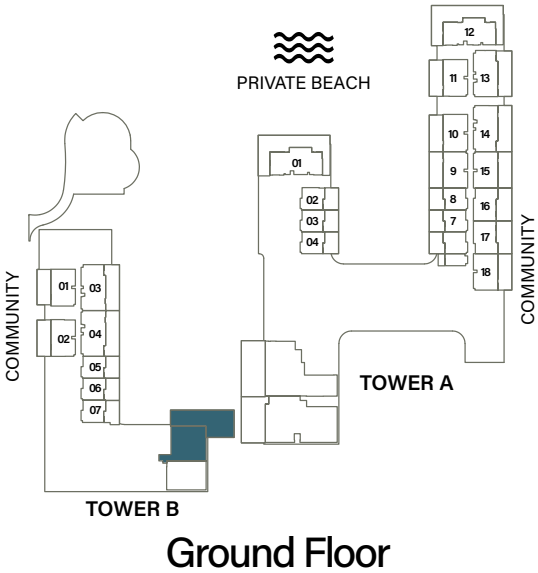
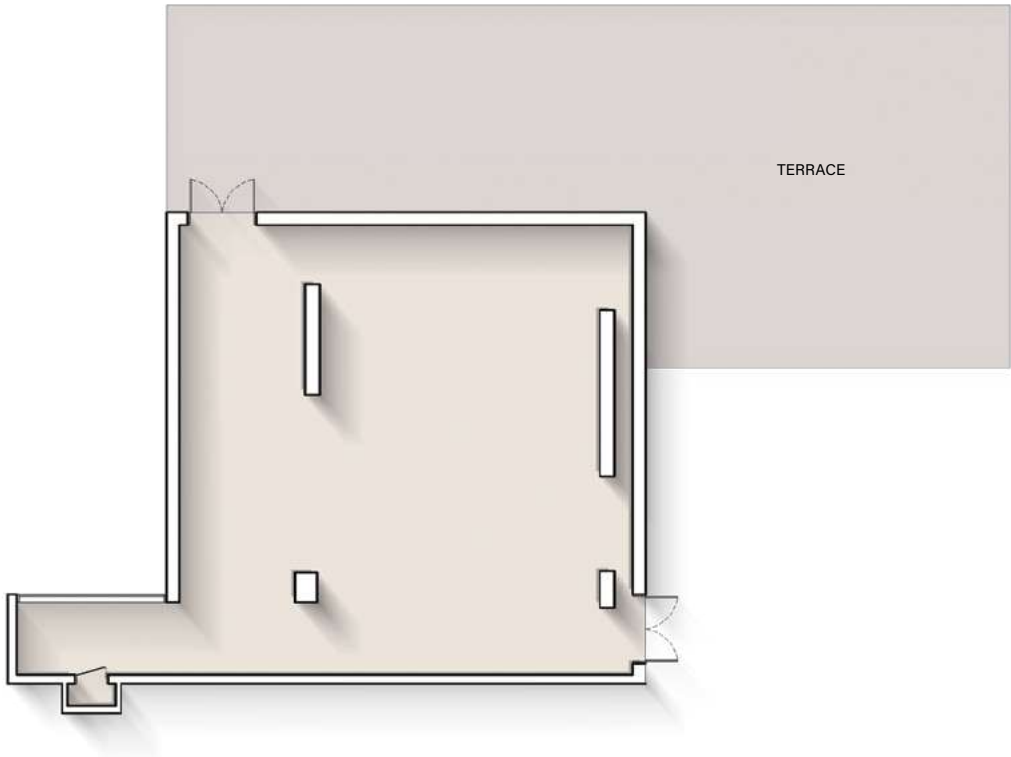
RETAIL - 1



Internal Living Area : **1585.20 sq. ft**



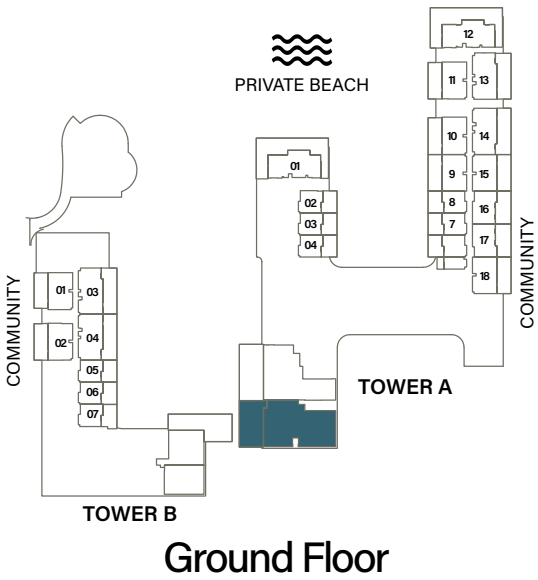
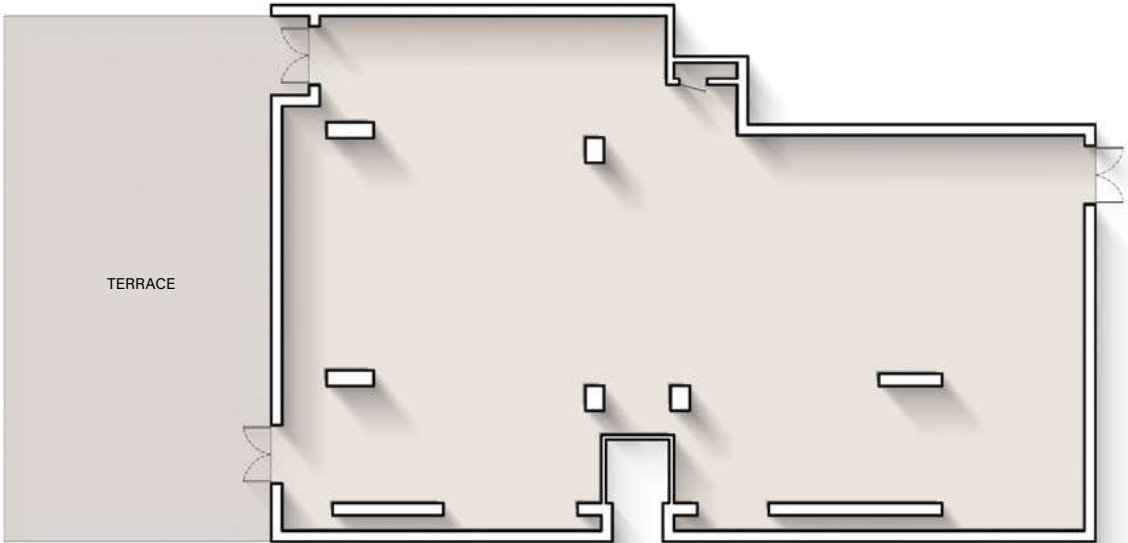
RETAIL - 2



Internal Living Area : **1807.80 sq. ft** Outdoor Living Area : **1854.41 sq. ft** Total Living Area : **3662.21 sq. ft**



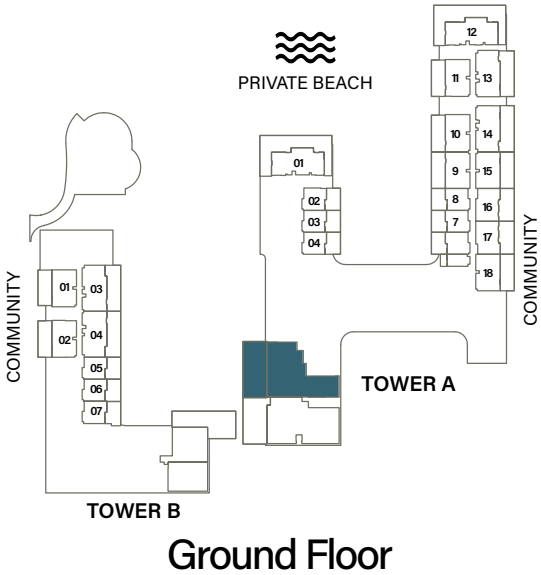
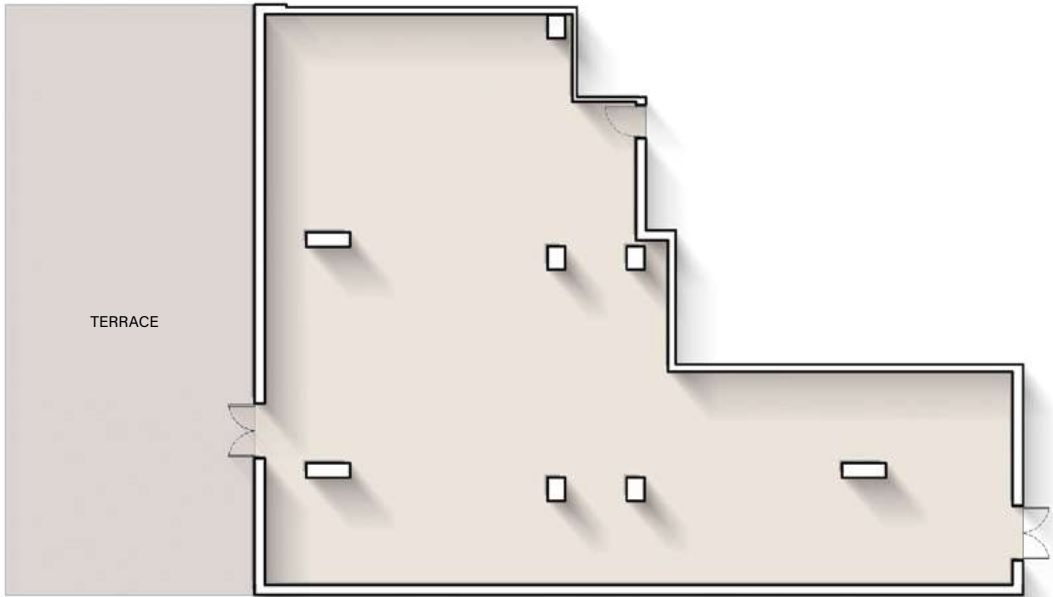
RETAIL - 3



Internal Living Area : **4016.55 sq. ft** Outdoor Living Area : **1578.42 sq. ft** Total Living Area : **5594.97 sq. ft**



RETAIL - 4



Internal Living Area : 3763.49 sq. ft Outdoor Living Area : 1863.77 sq. ft Total Living Area : 5627.26 sq. ft



PAYMENT PLAN

20%	At the time of booking
10%	60 days after the reservation date
10%	120 days after the reservation date
10%	240 days after the reservation date
5%	360 days after the reservation date
5%	On completion of 20% construction of the project
5%	On completion of 30% construction of the project
5%	On completion of 40% construction of the project
5%	On completion of 50% construction of the project
30%	On completion

