



Crafting distinct living experiences since 2014, Ellington Properties stands as a curator of design-first residences across the Emirates. More than homes, we compose lifestyle narratives, where architecture is intentional, detail is deliberate, and communities are shaped with soul.

Riverton House is our latest expression, a boutique development where contemporary urban design flows seamlessly into the calm of natural surroundings. This is not just a place to live. It's a return to balance. A home of quiet distinction.

Welcome to life in balance.







LIFE IN BALANCE

Riverton House evokes a lifestyle of quiet elegance, where flow, community, and nature coexist in perfect rhythm. Set within the vibrant heart of Mohammed Bin Rashid City, this boutique residence is a sanctuary of mindful design where architecture doesn't just impress, it integrates.

Here, every line, texture, and finish is curated with intention. With panoramic views of the community lagoon and a seamless connection to its natural surroundings, Riverton House is an invitation to dwell in balance, a home where modernity meets stillness, and everyday living is elevated by design.



MINDFUL EVERYDAY MOMENTS



At Riverton House, nature flows through every space, creating a quiet dialogue between architecture and environment. Calming neutral tones, natural textures, and considered design details shape a serene atmosphere, a peaceful retreat nestled within the city. This is not simply a residence; it's a place of belonging. Exclusive, intimate, and attuned to the rhythm of mindful living.







The lobby unfolds as a serene threshold, a curated space where warmth meets refinement. Porcelain floors, textured walls, and thoughtfully selected art pieces speak to a quiet sophistication.

A palette of soft neutrals and gentle greens offers a soothing contrast to the building's urban exterior, creating a dialogue between nature and structure. With inviting lounge areas, attentive hospitality, and an integrated co-working nook, it's a space for quiet connection, calm productivity, and moments of considered pause.

L A Y E R S O F S T I L L N E S S





The Club Lounge is a curated space for quiet connection and considered downtime. Designed with warmth and intention, it invites moments of ease, whether gathered around the billiard table for playful camaraderie or enjoying a thoughtful game of chess. As the day draws to a close, the space offers a retreat for reflection, conversation, or simply the pleasure of unhurried time. A setting where leisure feels personal, and every detail speaks to a life well-lived.



UNWIND IN STYLE



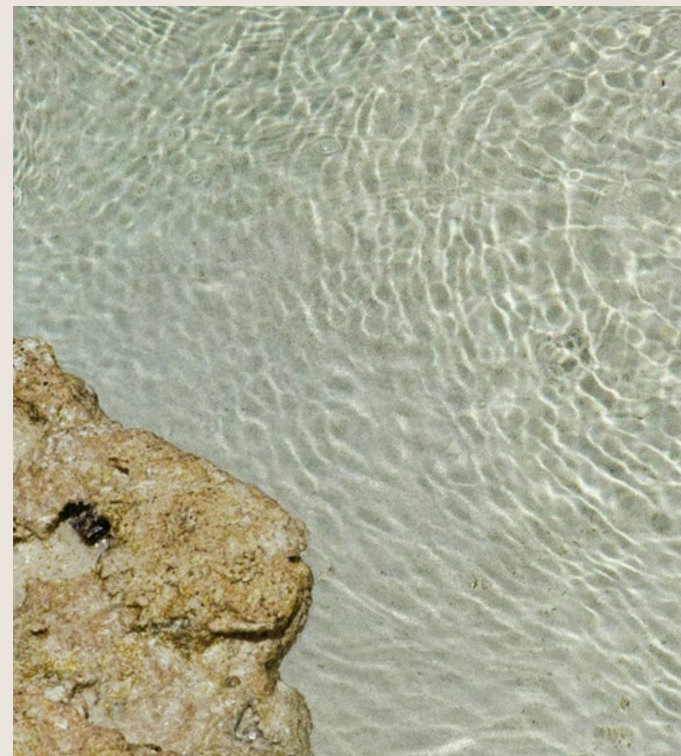


DINE IN DELIGHT

The Supper Club is an intimate expression of elevated dining, a space where form, materiality, and atmosphere come together effortlessly. Porcelain floors and sculptural dining tables set the stage for refined gatherings, while warm lighting and tactile accents create an inviting sense of ease. Lounge chairs offer comfort beyond the expected, encouraging lingering conversation. At its heart, a polished island with barstool seating anchors the space, perfect for casual moments and spontaneous connection, all framed by floor-to-ceiling views of the tranquil lagoon beyond.



A SHARED OASIS OF CALM



Tucked within the heart of the community, the lagoon is more than a body of water, it's a reflective landscape, alive with stillness and subtle motion. Fringed by shaded promenades and native flora, it offers a quiet escape where mornings unfold in soft light and evenings settle into calm introspection. Both intimate and communal, the lagoon is a shared sanctuary, a place to pause, to gather, and to rediscover rhythm in the gentle ebb and flow of life beside the water.







The infinity pool offers a serene escape, a resort-style retreat exclusively for residents. Oriented toward uninterrupted views of the community lagoon, it invites moments of calm under the sun or in motion. Softly cushioned sunbeds line the water's edge, while a tranquil baja shelf provides a shallow haven for restful lounging.

More than an amenity, it's a fluid extension of the surrounding landscape, where water, light, and stillness converge in effortless harmony.

INFINITY IN REVERIE

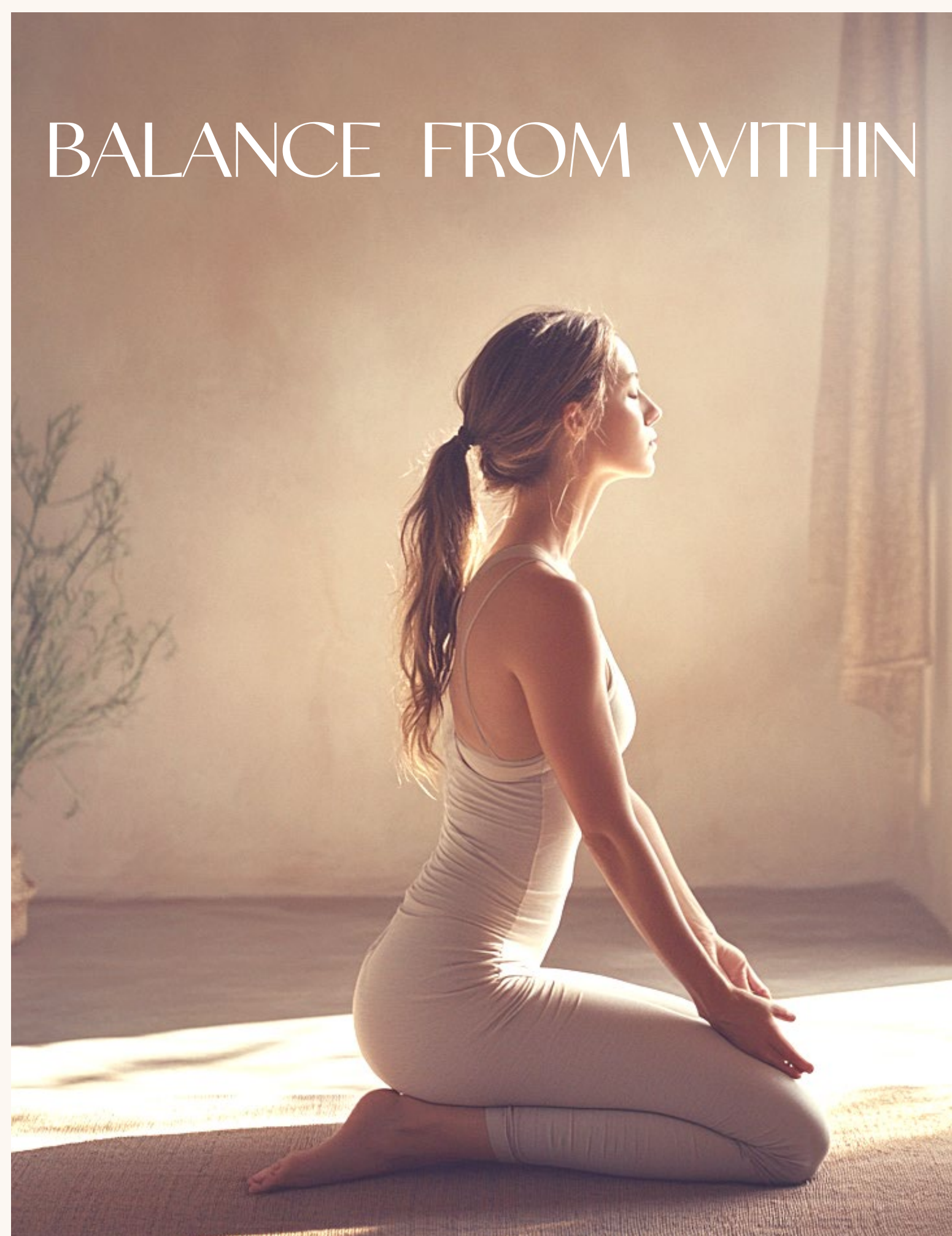




BALANCE FROM WITHIN

The yoga studio at Riverton House is a serene retreat, a space suspended between stillness and light. Framed by warm wooden flooring and tranquil pool views, it offers an atmosphere of quiet grounding. As sunset washes over the city beyond, the studio becomes a canvas for breath, balance, and mindful flow.

Just beyond, an outdoor floating yoga deck invites deeper connection, where movement merges with water and the rhythm of nature shapes every pose. With soft illumination and a calming spatial rhythm, every detail invites presence, a place where movement feels meditative and stillness feels alive.





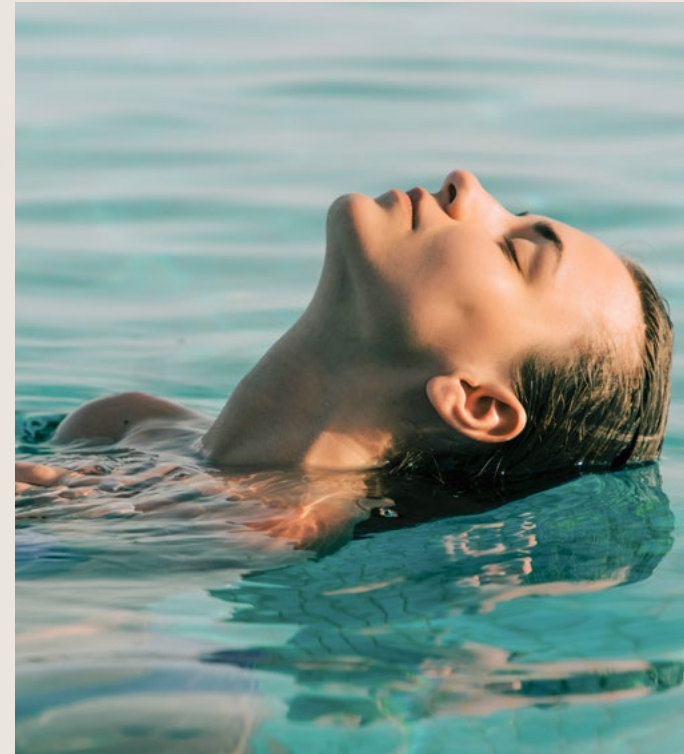


GRACE IN MOTION

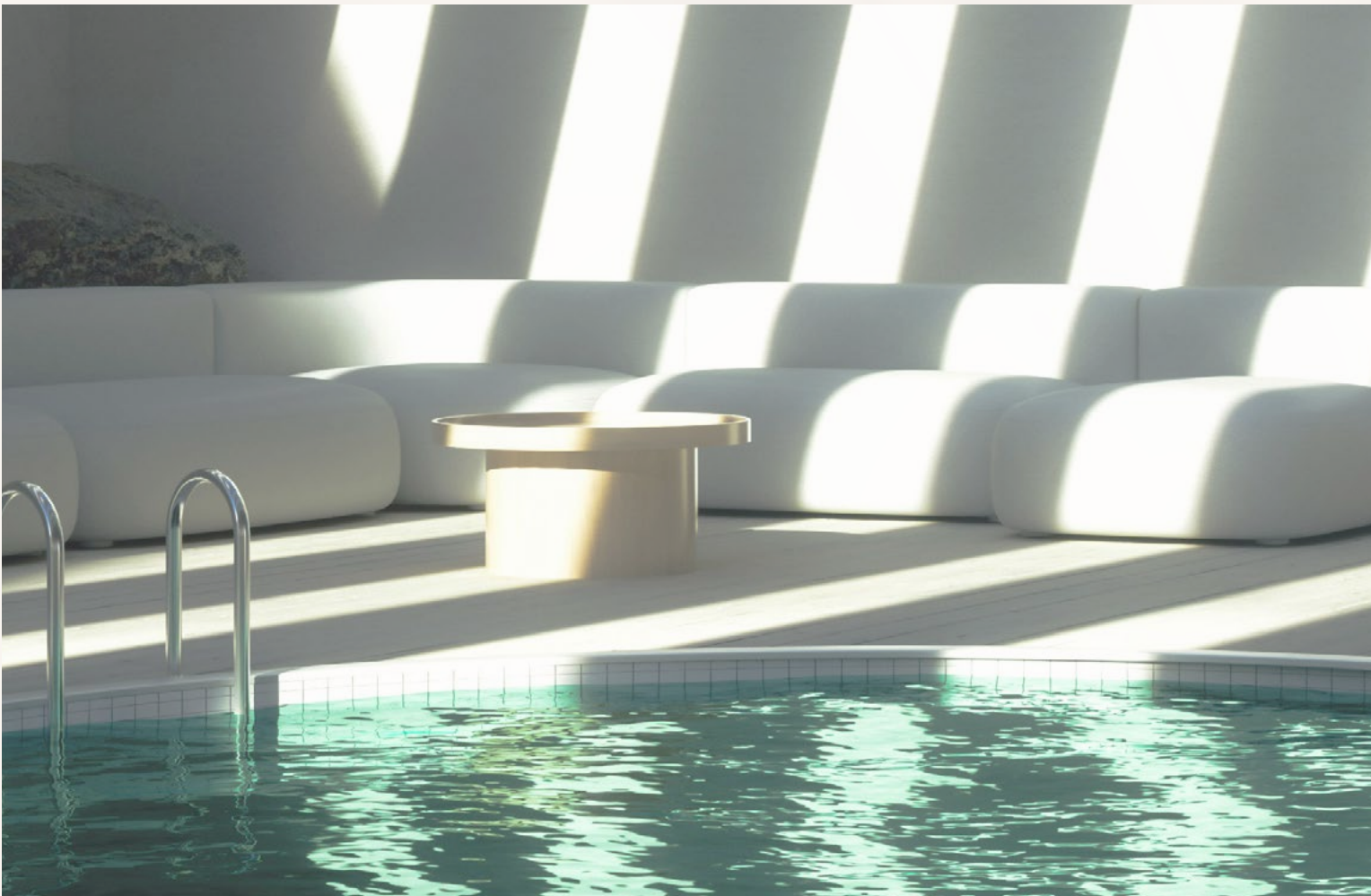
The fitness studio at Riverton House is a thoughtfully curated environment where form meets function, designed to energize, restore, and inspire. Outfitted with state-of-the-art, eco-conscious equipment, it features a dynamic training zone and a sculptural climbing wall that adds both challenge and visual intrigue. Natural light floods the space, while panoramic views create a sense of openness and flow. Just beyond, an outdoor workout terrace extends the experience, offering fresh air, movement, and motivation in equal measure. Every detail is shaped to support a conscious, balanced lifestyle.



THE HEART OF WELLNESS



A serene wellness room interior designed in Ellington style, refined contemporary aesthetic, soft neutral palette with warm beige and muted greens, biophilic design elements, curved organic furniture, textured walls, ambient indirect lighting, natural wood accents, soft linen drapes, minimalist decor, tranquil atmosphere, indoor plants, wellness-inspired artwork, wellness sanctuary design, luxury residential space, high-end interior styling







Step into a sanctuary of calm, a space where every texture, tone, and temperature is curated to quiet the senses. Here, warmth radiates from the walls and serenity settles into every surface. The rhythm of touch flows in tune with breath, creating moments of deep release.

Designed for restoration and ritual, this is where the body unwinds, the mind softens, and healing begins to take root.

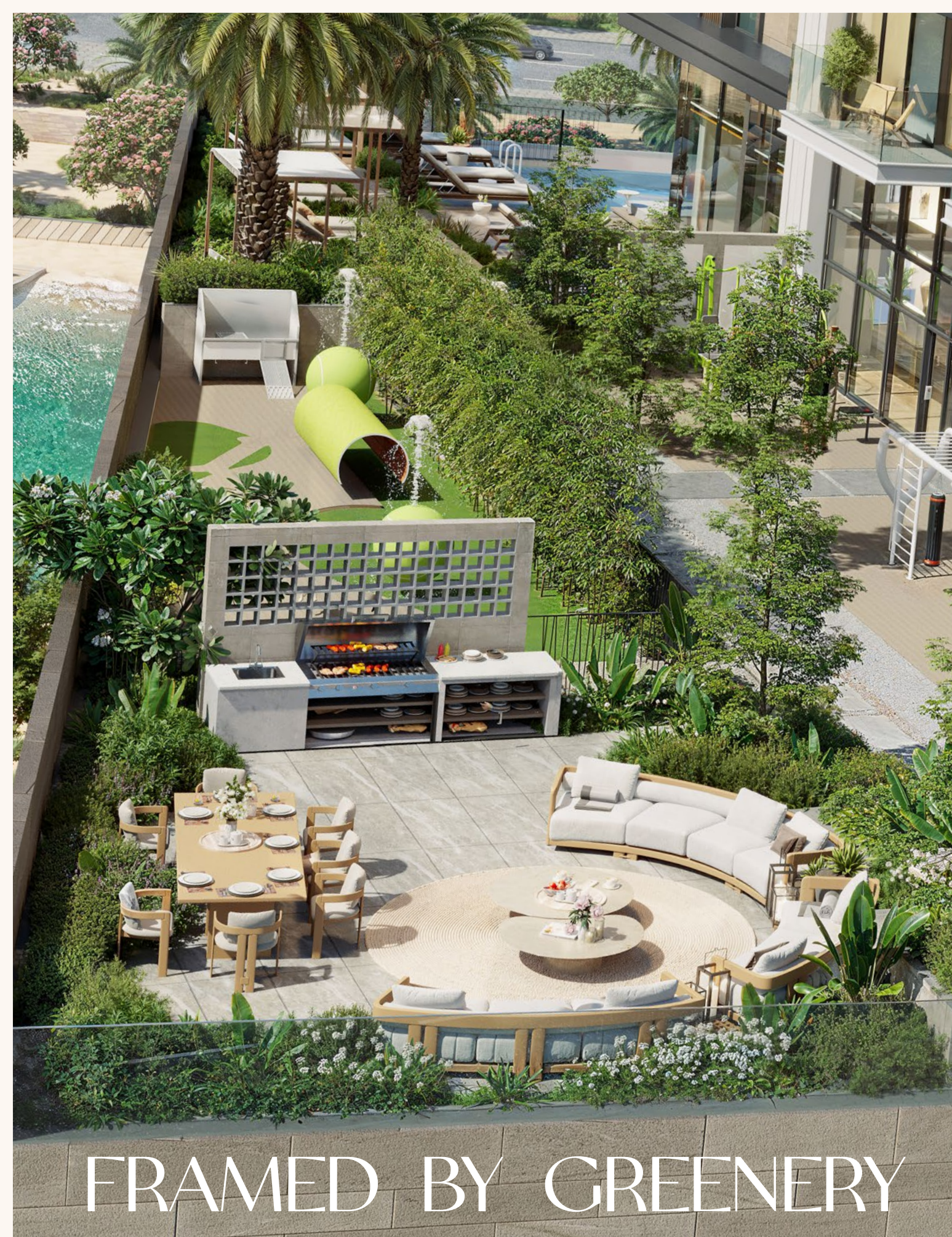
A R I T U A L O F C A R E





The outdoor dining area is a serene haven where connection and calm unfold effortlessly. Overlooking golden skyline sunsets, it invites shared moments from artisanal pizzas fresh from the oven to slow-grilled fare from the in-house barbecue.

Designed for togetherness, the communal seating blends comfort with quiet elegance, offering space to gather, unwind, and linger. Whether under open skies or the soft glow of evening, it's a setting where time stretches and conversation flows, a curated backdrop for intimate gatherings and relaxed rituals.







PLAY IN WONDER

Rooted in the rhythm of the region, the children's play area reimagines the desert as a landscape of wonder. Inspired by the gentle curves of sand dunes and the spirited path of camel racetracks, it invites little explorers to play, climb, and discover. A splash zone glistens like an oasis, offering moments of joy beneath the sun. Wrapped in warm terracotta tones and natural textures, the space features child-safe flooring, interactive play elements, a 24-hour crèche, and thoughtfully placed changing rooms, creating a sanctuary of safety, imagination, and delight.



HSIN

RESIDENCES



HEART OF YOUR HOME



The living rooms unfold into expansive volumes, where high ceilings, generous glazing, and integrated lighting create a luminous, breathable atmosphere. Porcelain flooring grounds the space with quiet sophistication, while soft transitions lead to a spacious balcony, a private perch to pause, unwind, and take in the serenity beyond. Within, textured fabrics, sculpted furnishings, and considered finishes come together in gentle harmony, crafting a living environment that is as inviting as it is intentional, a shared space shaped for quiet moments and meaningful connection.







More than a space for preparation, the kitchen is a crafted ritual, a place where the rhythm of daily life meets quiet connection. Thoughtfully composed with soft materials, concealed storage, and generous natural light, it invites both culinary expression and conversation to unfold with ease. Every surface, every detail is designed with intention, creating a setting where functionality feels effortless and togetherness becomes instinctive.

WHERE STORIES BEGIN





Where wellness quietly begins and gently concludes the day, the bathroom is a retreat shaped by sensory intention. Soft textures, warm finishes, and sculpted surfaces come together in quiet cohesion, while ambient lighting casts a gentle glow that soothes and centers. More than a functional space, it's a ritual setting, one that transforms the everyday into moments of presence, reflection, and quiet renewal.

A CANVAS OF CALM







STILLNESS IN FOLDS

Thoughtfully designed to be a private retreat, the bedrooms at Riverton House exude calm and comfort. Expansive windows invite natural light to gently illuminate the interiors, while warm, muted tones and soft textures create a soothing ambiance. Each bedroom offers ample space, with refined detailing that enhances both functionality and aesthetics.

Integrated seamlessly within the layout, the built-in wardrobes offer generous storage behind sleek, contemporary finishes. With clever organization and premium fixtures, the wardrobes are designed to keep everyday essentials tucked away, preserving the serenity of the space.

