



MATERIALS & FINISHES



## MAIN LOBBY

- The reception area features sleek, polished large-format porcelain tiles, harmoniously paired with warm timber tones throughout. A tall timber-effect European-grade laminate bookcase showcases a curated selection of decor, board games, and books on design, art, fashion, and food.
- Textured vinyl wallpaper adds a subtle yet luxurious touch to the walls, further elevated by commissioned artwork from the Ellington Art Foundation, creating a unique and personalized ambiance.
- Designed with hospitality in mind, the lounge area is furnished with plush seating that invites relaxation. Stylish shelving units display thoughtfully selected decor pieces, adding charm and character to the space.
- The expansive ceiling is a standout feature, adorned with pendant lights that highlight sophisticated design details. These elements add depth and dimension while providing a soft, ambient glow to enhance the lobby's overall aesthetic. The signature Ellington Hospitality scent creates a welcoming and memorable atmosphere throughout the public areas.
- A dedicated facility management office, located just off the reception area, is fully equipped with a pantry, workspace, lockers, and a toilet for convenience.
- A dedicated service lift, complete with a delivery parking bay and moving room, ensures smooth and efficient move-ins and deliveries.
- A concierge and security desk ensures seamless service and enhanced safety. Entry walk-off mats and digital security features maintain a clean, secure, and welcoming environment.



## CO-WORKING HUB

- **Tiered Seating:** The tiered seating arrangement fosters an open, collaborative environment while maximizing space efficiency and encouraging group interaction.
- **Private Phone Booths and Quiet Rooms:** Dedicated soundproof phone booths and quiet rooms offer secluded areas for focused work or confidential discussions, ensuring privacy without sacrificing connectivity.
- **Shared Desks with Integrated Power Solutions:** Modern shared desks are equipped with built-in power outlets and charging stations, catering to the needs of professionals and facilitating seamless workflow.
- **Individual Seating Niches:** Personalized seating areas are thoughtfully designed for those seeking tranquillity and focus, combining ergonomic comfort with aesthetic charm.
- **Feature Lighting Installation:** A striking lighting installation, inspired by floating books, serves as a centerpiece, adding a sense of creativity and inspiration to the space.
- **Minimalistic Aesthetic:** The design prioritizes clean lines, premium materials, and subtle textures, creating a sophisticated yet inviting ambiance.
- **Natural Elements:** Integrated greenery and natural light bring warmth and vitality to the space, promoting a sense of well-being and enhancing productivity.
- **Flexible and Functional Layout:** The layout is designed to accommodate various working styles, from individual focus zones to collaborative group areas, making it ideal for diverse professional needs.
- **Focus on Connectivity and Comfort:** Seamless integration of technology and comfortable furniture ensures an optimal working environment.



## CLUBHOUSE

- Expansive ceiling heights with full height transparent glazing overlooking the city skyline. The ceiling is complemented
- by large format porcelain tiles highlighting the expanse of the area. Bi-fold doors for space to open the lounge to the
- garden on the cooler months. Elegant Lounge and majlis inspired space furnished with comfortable furniture for
- individual or a group setting.
- The lounge area features plush seating upholstered in rich, velvety fabrics, complemented by warm-toned timber accents that add a touch of natural sophistication. Soft, handwoven rugs in earthy hues cover the floors, providing comfort and style underfoot.
- Architectural Centerpiece: The feature staircase at the entrance serves as a sculptural focal point, its elegant spiral form adding a touch of sophistication and grandeur to the space.
- Bar and Show Kitchen Area: A modern, streamlined bar and kitchen offer the perfect venue for hosting and entertaining, seamlessly blending functionality with timeless aesthetic appeal.
- Private Dining Space: A dedicated private dining area creates an intimate setting for exclusive gatherings, special occasions, or private meetings, offering a sense of exclusivity and refinement.
- Expansive Ceilings and Lighting: High ceilings accentuated with elegant lighting fixtures create an airy and
- inviting ambiance while highlighting the sophisticated design elements.
- Material Palette: Premium materials, including marble finishes, polished wood, and metal accents, enhance the space's refined and luxurious aesthetic.
- Textural Balance: A harmonious blend of textures—from sleek surfaces to soft furnishings—creates visual interest while maintaining a minimalist elegance.
- Curated Décor: Carefully selected design elements and artwork contribute to the overall atmosphere, reflecting sophistication and creativity.
- Functionality and Flow: The layout emphasizes intuitive navigation and multi-functional spaces, catering to various social and private needs.
- Connection with Surroundings: Floor-to-ceiling windows in the dining area enhance the sense of openness, offering views of the exterior and bringing natural light into the space.
- Toilet facilities on same floor in porcelain floor and wall tile with sintered stone integrated vanity/sink.
- Ellington Hospitality scent throughout.



## JUICE BAR

- **Translucent Divider Screens:** Strategically placed screens create subtle separations between zones, balancing privacy and openness while maintaining a sleek, modern look.
- **Group Seating Arrangements:** Comfortable group seating fosters social interaction and creates a welcoming environment for communal gatherings or casual meetings.
- **Feature Bar with Metallic Finish:** The central bar, with its polished metallic surface, serves as a striking focal point, adding a contemporary and luxurious vibe to the space.
- **Integrated Drinks Caddy:** A seamlessly built-in drinks caddy provides convenience and organization, catering to both casual refreshment needs and more formal settings.
- **Sophisticated Material Palette:** The combination of metallic accents, terrazzo finishes, and refined textures enhances the visual appeal, creating a space that is both functional and stylish.
- **Natural Accents and Lighting:** Thoughtfully incorporated greenery and soft, ambient lighting bring warmth and balance to the modern aesthetic, ensuring a relaxing atmosphere.
- **Multi-Functional Design:** Designed to serve as more than just a juice bar, the space functions as a hub for relaxation, connection, and informal meetings, offering versatility and style.



## STATE OF THE ART CINEMA

- **Acoustic Door with Integrated Lighting:** The cinema entrance is equipped with a soundproof acoustic door, complemented by integrated lighting that sets the tone for a luxurious and immersive experience.
- **Cinematic Lighting Design:** A striking arrangement of cinematic bulb lights provides a warm, dramatic glow that enhances the room's theatrical ambiance and evokes a classic cinema feel.
- **Digital Screen with "Now Showing" Feature:** The state-of-the-art digital screen is equipped with the latest technology, while the "Now Showing" feature adds a professional and dynamic touch to the viewing experience.
- **Lounge-Style Seating:** Comfortable and stylish lounge chairs are thoughtfully arranged to ensure an optimal viewing angle for every guest. The plush seating encourages relaxation, making it perfect for extended screenings.
- **Dedicated Popcorn Area:** A designated popcorn station near the entrance enhances convenience, adding a touch of classic movie-going nostalgia.
- **Cozy Yet Luxurious Atmosphere:** The cinema design balances coziness with modern luxury, creating an inviting environment for private screenings, movie nights, or social gatherings.
- **Attention to Acoustics:** Every detail of the space is optimized for sound quality, ensuring an immersive audio experience that complements the high-definition visuals.
- **Material Palette:** The use of rich materials, including dark wood panels and soft textiles, adds to the overall sophistication and comfort of the room.



## FITNESS AND YOGA STUDIO

- **Panoramic Views:** The studio features expansive glazing, offering stunning views of the pool and city skyline, enhancing the workout experience with natural light and inspiring vistas.
- **Technogym Equipment:** Equipped with state-of-the-art fitness machines and tools from Technogym, the space caters to a wide range of exercise routines and fitness goals.
- **Immersive VR Bike:** A VR bike adds a modern, interactive element, transforming traditional cycling workouts into engaging virtual journeys that combine fitness and entertainment.
- **Acrylic Backlit Entry:** A striking acrylic backlit entry welcomes users into the space, setting the tone for a sleek and contemporary fitness experience.
- **Neon Lighting:** Energetic neon lighting creates a vibrant and dynamic atmosphere, complementing the studio's modern aesthetic.
- **Feature Juice Bar with Metallic Finish:** The central bar, with its polished metallic surface, serves as a striking focal point, adding a contemporary and luxurious vibe to the space.
- **Integrated Drinks Caddy:** A seamlessly built-in drinks caddy provides convenience and organization, catering to both casual refreshment needs and more formal settings.
- **Dedicated Yoga Area:** A tranquil yoga zone provides a serene space for mindfulness, stretching, and relaxation, balancing the high-energy atmosphere of the gym.
- **Functional Layout:** The studio's spacious and efficient layout supports diverse fitness activities, from cardio and strength training to group classes and personal workouts.
- **Premium Flooring and Finishes:** Durable vinyl and rubber gym flooring all throughout the space promotes a safe work-out environment while modern finishes add a touch of sophistication.
- **Integrated Design:** The studio seamlessly blends aesthetics and functionality, offering a motivating environment that encourages wellness and fitness.
- **Customizable Workouts:** The versatile setup accommodates individual, group, and virtual fitness routines, ensuring inclusivity and flexibility for all users.
- **Integrated water dispenser and bin touch points for a cleaner and safer work-out area finishes in durable European grade laminates.**
- **Ambient music throughout the area via an integrated music system.**
- **Layout reviewed and approved by leading fitness experts and trainers.**



## CHANGING ROOMS AND WELLNESS AREAS

- Changing Rooms and Lockers: Dedicated changing areas with ample lockers ensure convenience, privacy, and secure storage for users.
- Floor-to-Skirting Height Tiles: The use of full-height tiles adds durability, ease of maintenance, and a sleek, modern aesthetic to the space.
- Ganbanyoku Hot Stone Beds: These therapeutic beds provide a deeply relaxing experience, leveraging gentle heat to soothe muscles, improve circulation, and detoxify the body.
- Sauna and Steam Rooms: Separate sauna and steam rooms for males and females offer spaces for detoxification and relaxation, enhancing the wellness experience.
- Harmonious Layout: The thoughtful arrangement of spaces ensures a seamless flow between activities, from relaxation to active recovery.
- Elegant integrated sintered stone washbasin/vanity area with touchless mixers, hand dryer, paper towel and garbage within the same counter to minimize water spillage.
- Natural Lighting and Design Elements: Strategic use of light and nature-inspired textures fosters an environment of tranquility and renewal.
- Inclusive Wellness Approach: Designed to support diverse wellness needs, from relaxation and meditation to fitness and therapy, the studio serves as a comprehensive retreat for holistic self-care.
- Durable and slip resistant Porcelain tiling throughout.
- Separate ADA /POD facilities with baby change.



## CHILDREN'S PLAY ROOM

- European grade laminated shelving is thoughtfully designed to inspire and entertain while a collection of kids' board games awaits on the kid-scale work desk, ready for friendly competition and collaborative play.
- Sustainable and durable, individually selected toys and games that meet criteria of Montessori and leading educational scientists' educational advice.
- Low VOC wall paint is used with acoustic panels and the ceiling.
- Writable and Erasable Walls: Large surfaces allow children to unleash their creativity, fostering artistic expression in a playful and interactive way.
- Jungle inspired Wallcovering: Vibrant and colorful wallpaper enhances the room's cheerful atmosphere, filling the space with natural light and stimulating visual interest.
- Grass-Effect Play Area: A soft, textured play zone mimics the feel of natural grass, offering children a tactile and imaginative space for exploration and fun.
- Nursing Station: A dedicated nursing area provides privacy and convenience for parents and caregivers, ensuring a seamless experience. Porcelain tiles line the floor and wall for easy cleaning and maintenance.
- Dedicated Kid's Toilet: Child-friendly restroom facilities promote independence while maintaining comfort and hygiene. Porcelain tiles line the floor and wall for easy cleaning and maintenance.
- Shoe Caddy: Strategically placed to separate clean areas, ensuring the play zone remains hygienic and well-maintained.
- Soft Play Structures: Rounded, cushioned elements in the play area enhance safety while adding to the room's whimsical design.
- Comic-Inspired Graphic Walls: Bold and engaging comic-themed murals stimulate imagination, inspiring storytelling and creative play.
- Interactive Play Elements: Thoughtfully designed features, such as sensory walls and climbing areas, encourage motor skill development and active engagement.
- Child-Centric Design: Every aspect of the room prioritizes safety, accessibility, and functionality, ensuring a space where children can play freely while parents feel reassured.



## CRECHE / NAP STATION

- **Bed with Safety Balustrades:** Provides a secure, intimate setting for relaxation, storytelling, or group activities, designed with both comfort and safety in mind.
- **Sofa Beds for Sleepovers:** Flexible seating that doubles as sleeping arrangements for moms and nannies, ideal for accommodating group sleepovers or casual lounging making the space adaptable for daytime use or nighttime stays. Feature **Cloud Pendant Lighting:** Unique lighting fixtures create a whimsical and playful ambiance, enhancing the sense of comfort and wonder.
- **Graphic Walls:** Eye-catching murals and artistic designs add visual interest, inspiring creativity and imagination for children and adults alike.
- **Dedicated Guardian Nap Areas:** Comfortable spaces tailored for guardians to rest while keeping an eye on the children, ensuring convenience and inclusivity.
- **Nursing Room and Toilet Facilities:** Thoughtfully integrated private nursing room and toilet ensure accessibility and convenience for families.
- **Shoe Rack Storage:** A practical addition to keep the area organized and clutter-free, promoting cleanliness and functionality.
- **Warm and Inviting Aesthetic:** The overall design combines soft textures, neutral tones, and imaginative details, creating a family-friendly environment that feels both functional and magical.



## GAME STATION

- **Electronic Gaming Table:** Offers a digital and versatile gaming experience, catering to users who enjoy modern and interactive games.
  - **Table Tennis and Billiards:** Classic games that promote friendly competition and skill development, providing options for both casual and experienced players.
  - **Dedicated Board Game Area:** A space specifically designed for group board games, fostering strategic thinking, creativity, and social interaction.
  - **Mini-Golf Setup:** A compact yet engaging mini-golf area adds a leisure activity that combines focus and fun, perfect for individuals and groups.
  - **Sub Soccer Table and Chair:** A unique, active game setup that introduces a blend of soccer and table sports, encouraging teamwork and dynamic play.
  - **Feature Plinko Wall:** A visually striking and interactive game element that challenges participants' timing and precision, adding an extra layer of excitement.
  - **Flexible Layout:** The room's arrangement maximizes usability and accessibility, ensuring that multiple activities can take place simultaneously without crowding.
  - **Social Hub:** Designed to foster camaraderie and connection, the station provides an inviting space for families, friends, and groups to bond over shared experiences.
- Modern Aesthetic: Sleek materials and vibrant accents create a stylish environment that appeals to users of all ages.



## THE RESIDENCE APARTMENTS

- Heightened ceilings in Living, Dining and Bedrooms.
- Large format stone-effect porcelain tile flooring.
- Generous outside living balcony areas.
- High Quality door hardware and ironmongery.
- Solid core acoustically rated entry doors.
- Entry niche greeting corner with intricate details.
- Low VOC wall and ceiling paint

## WARDROBES

- Full length wardrobes with durable and easy clean cabinet doors and carcasses in laminate finish.
- The walk-in closet includes recessed finger pull wardrobe doors for a sleek look.
- Open shelving offers accessible storage, perfect for displaying decor or essentials.
- A dedicated vanity area for 3 bedrooms with a wall-mounted mirror enhances convenience and style.
- Feature lighting inside the closet highlights accessories, bags, and shoes beautifully.
- Full length mirror within the cabinet doors.
- Ample hanging, drawer, and shelf spaces.
- Undermount soft self-closing drawer runners and hinges from a reputable European brand.
- Durable oval hanging rails with integrated lighting from a reputable European brand.



## KITCHENS

- Natural light from floor-to-ceiling windows, creating a bright and inviting space.
- Large format wood-effect porcelain tile flooring.
- Modern design combined with luxury and practicality in a clean, minimalistic aesthetic.
- Custom-designed kitchen cabinetry with sophisticated details, all finishes in durable and easy to clean laminated doors and carcasses.
- Feature open shelving and countertop in durable sintered stone material.
- High standard European brand appliances and mechanisms.
- Gas cooktop and Oven with electric microwave.
- Anti-frost combination fridge / freezer.
- Stainless steel hidden re-circulated exhaust hood.
- Integrated Dishwasher.
- Clever storage options, including spice ledges and spacious cabinets, keep the kitchen organized and functional.
- Timber and stone finishes add warmth and elegance to the design.
- Recessed sink drain enhances the countertop's sleek and modern appearance.
- Layered lighting ensures practicality while creating a welcoming atmosphere.
- The layout supports both everyday tasks and entertaining, making the kitchen a social hub.



## BATHROOMS AND POWDER ROOMS

- High quality sanitaryware and accessories from an international brand.
- Porcelain floor and wall tile with an accent textured wall.
- Bespoke medicine cabinets with integrated light and under sink drawer storage in durable laminate material suitable for wet areas.
- Glass door partitions into the showers with durable hinges and rubber inserts preventing water spillage from the shower to the toilet area.
- Linear stainless steel shower floor drain.
- Premium, durable sintered stone countertops with inset ceramic sinks.
- Trays on hooks offer a stylish display for accessories and daily essentials.
- Glass vanities in powder rooms add a modern and reflective sophistication.
- Wall-mounted shower trays optimize tight spaces with smart functionality.
- Subtle strip tile details above medicine cabinets add texture and depth.
- Minimalist lines ensure a tranquil, uncluttered environment for relaxation.
- Every detail invites moments of rejuvenation and indulgence.

## LAUNDRY AREA

- Porcelain floor tile and skirting.
- Exhaust fan for moisture and humidity control.
- Hygiene low VOC wall and ceiling paint suitable for mold and mildew prone areas.