



OCEAN HOUSE

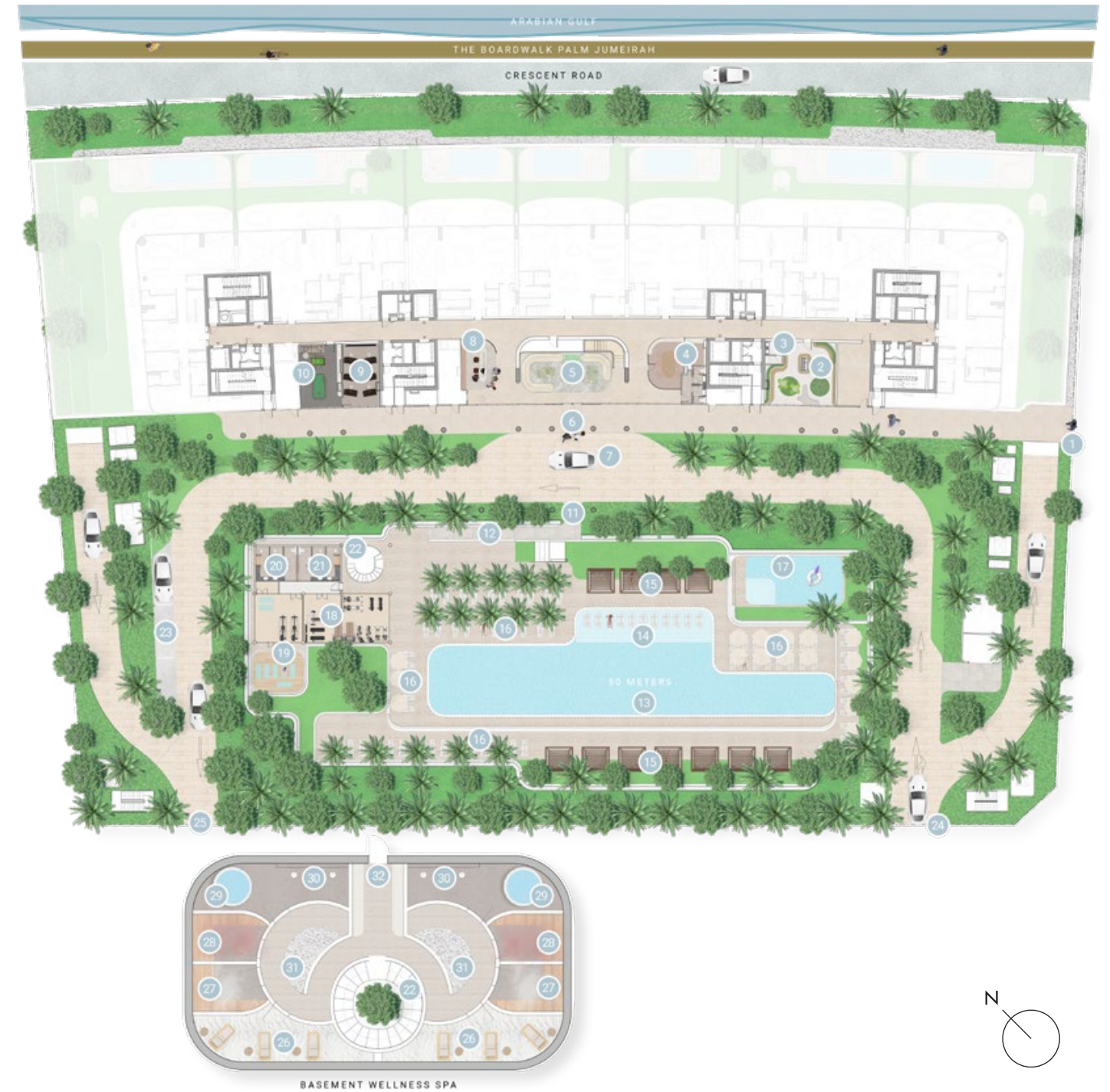
ELLINGTON

FLOOR
PLANS



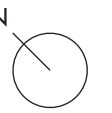
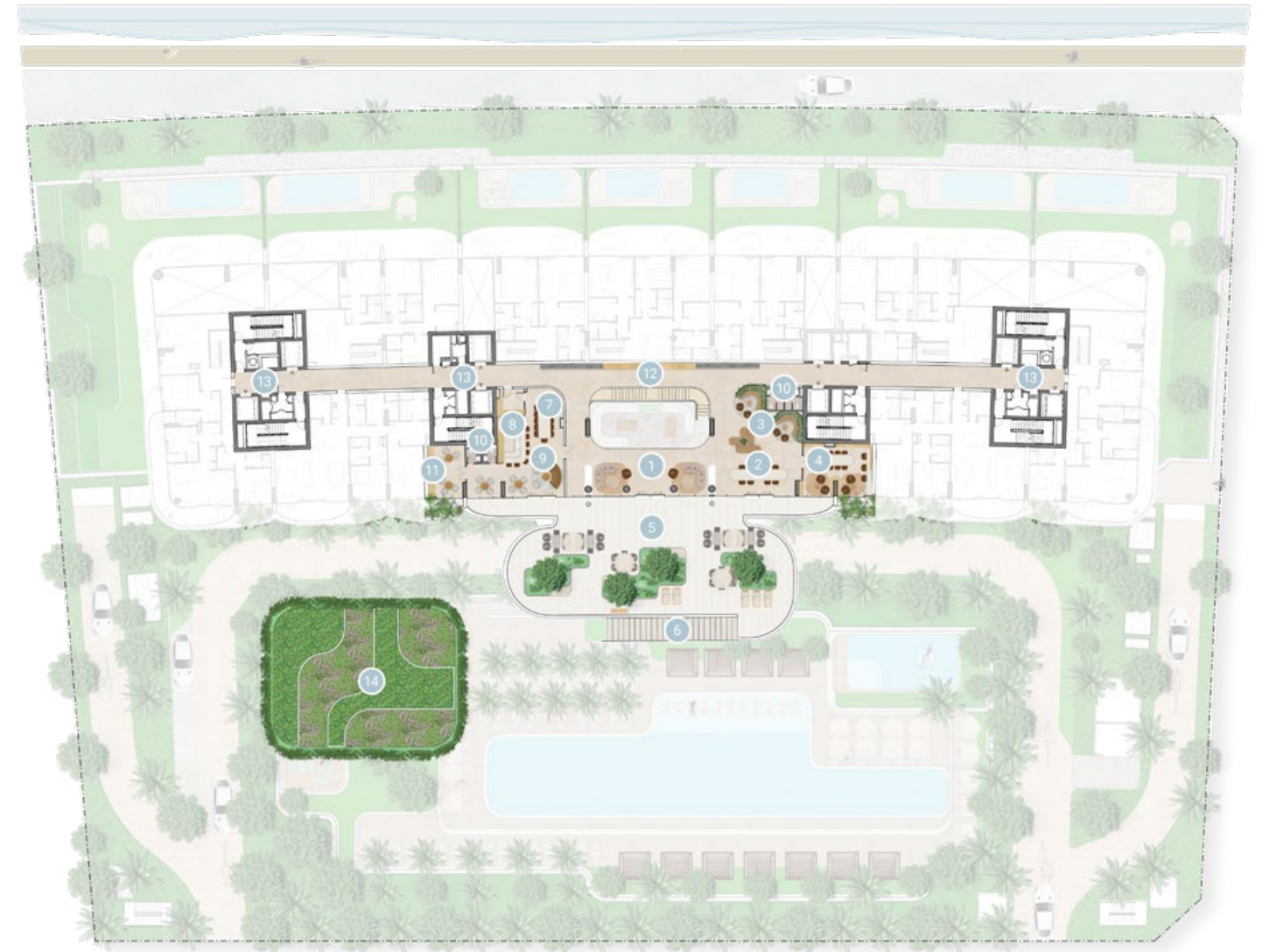
**GROUND FLOOR
AMENITIES PLAN**

- 01 MAIN ENTRANCE
- 02 KIDS PLAY AREA
- 03 KIDS BATHROOM
- 04 MEETING ROOM
- 05 LOBBY LOUNGE
- 06 LOBBY ENTRANCE
- 07 DROP-OFF AREA
- 08 LOBBY RECEPTION
- 09 CINEMA ROOM
- 10 GAMES ROOM
- 11 ACCESS TO THE POOL TERRACE
- 12 FEATURE STAIRCASE
- 13 OLYMPIC SIZE POOL
- 14 BAJA SHELF
- 15 CABANAS
- 16 SUN LOUNGERS' AREA
- 17 KIDS POOL
- 18 FITNESS STUDIO
- 19 OUTDOOR YOGA DECK
- 20 FEMALE CHANGE ROOM
- 21 MALE CHANGE ROOM
- 22 ACCESS TO WELLNESS SPA
- 23 VISITOR PARKING
- 24 VEHICLE ENTRANCE
- 25 VEHICLE EXIT
- 26 SALT CAVE
- 27 STEAM ROOM
- 28 INFRARED SAUNA ROOM
- 29 PLUNGE ROOM
- 30 AROMATHERAPY EXPERIENCE SHOWER
- 31 HYDROTHERAPY PATH WALK
- 32 ACCESS TO BASEMENT PARKING

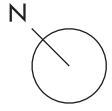


**1ST FLOOR
AMENITIES PLAN**

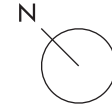
- 01 LOUNGE AREA
- 02 COMMUNAL TABLE
- 03 CO-WORKING AREA
- 04 LIBRARY ROOM
- 05 OUTDOOR TERRACE LOUNGE
- 06 ACCESS TO POOL DECK
- 07 PRIVATE DINING
- 08 SHOW KITCHEN
- 09 PRIVATE LOUNGE
- 10 WASHROOM
- 11 CIGAR ROOM
- 12 GALLERY WALL
- 13 LIFT LOBBIES
- 14 ROOFTOP GARDEN



2 BEDROOM SINGLE ASPECT

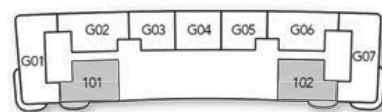


2 BEDROOM SINGLE ASPECT
TYPE A



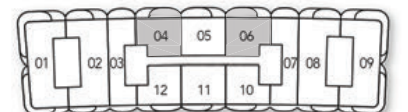
Internal Living Area	1895.42 sq.ft
Outdoor Living Area	153.82 sq.ft
Total Living Area	2049.23 sq.ft

1st Floor

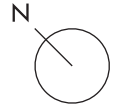


Internal Living Area	1519.22 sq.ft
Outdoor Living Area	266.62 sq.ft
Total Living Area	1785.84 sq.ft

2nd Floor — 7th Floor

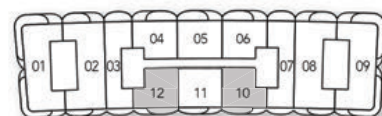


2 BEDROOM SINGLE ASPECT
TYPE B

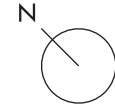


Internal Living Area	1470.78 sq.ft
Outdoor Living Area	171.47 sq.ft
Total Living Area	1642.25 sq.ft

2nd Floor — 7th Floor

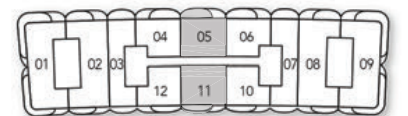


2 BEDROOM SINGLE ASPECT
TYPE C

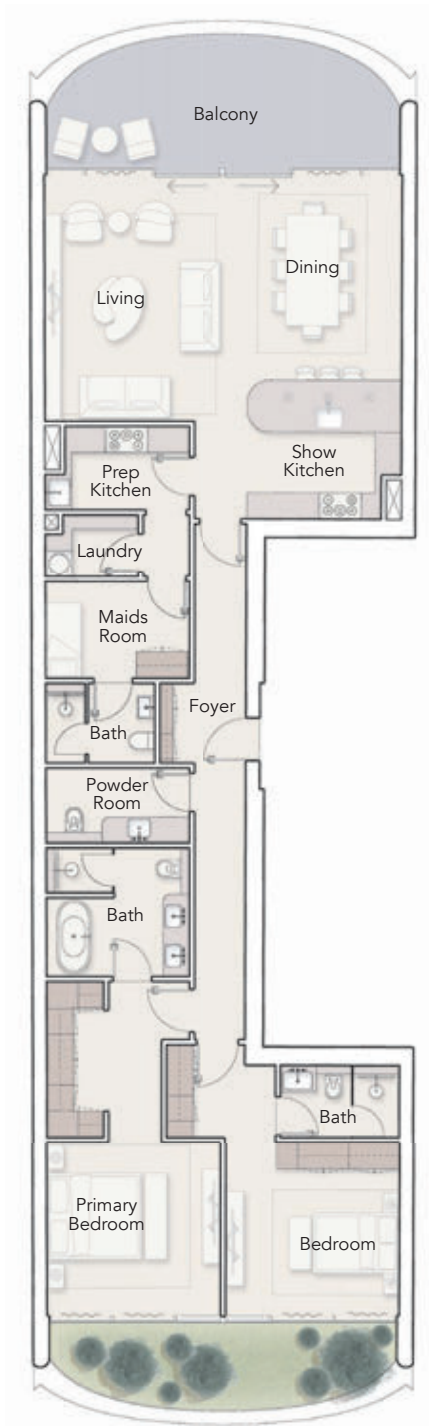
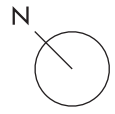


Internal Living Area	1665.28 sq.ft
Outdoor Living Area	261.67 sq.ft
Total Living Area	1926.95 sq.ft

2nd Floor — 7th Floor

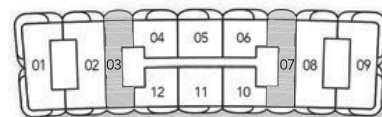


2 BEDROOM DUAL ASPECT

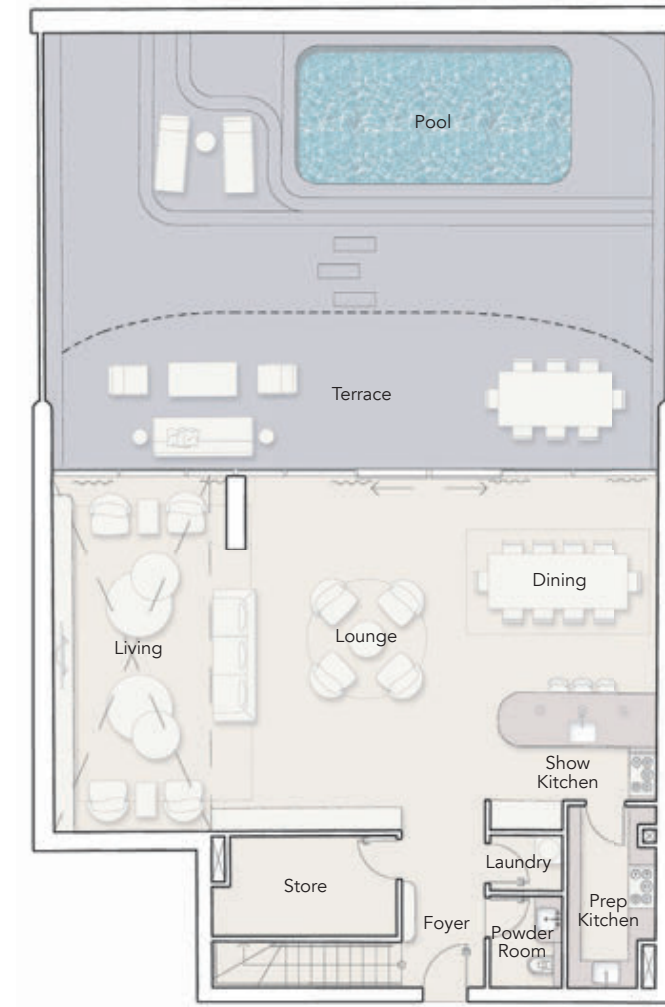
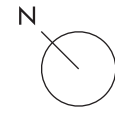


Internal Living Area	1879.27 sq.ft
Outdoor Living Area	238.96 sq.ft
Total Living Area	2118.23 sq.ft

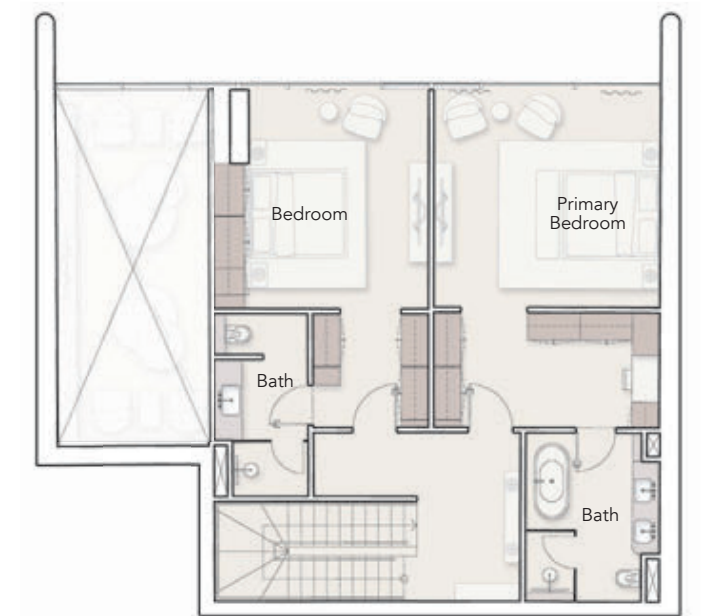
2nd Floor — 7th Floor



2 BEDROOM DUAL DUPLEX



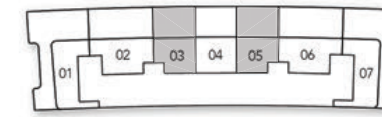
Lower Level



Upper Level

Internal Living Area	2770.41 sq.ft
Outdoor Living Area	1443.44 sq.ft
Total Living Area	4213.85 sq.ft

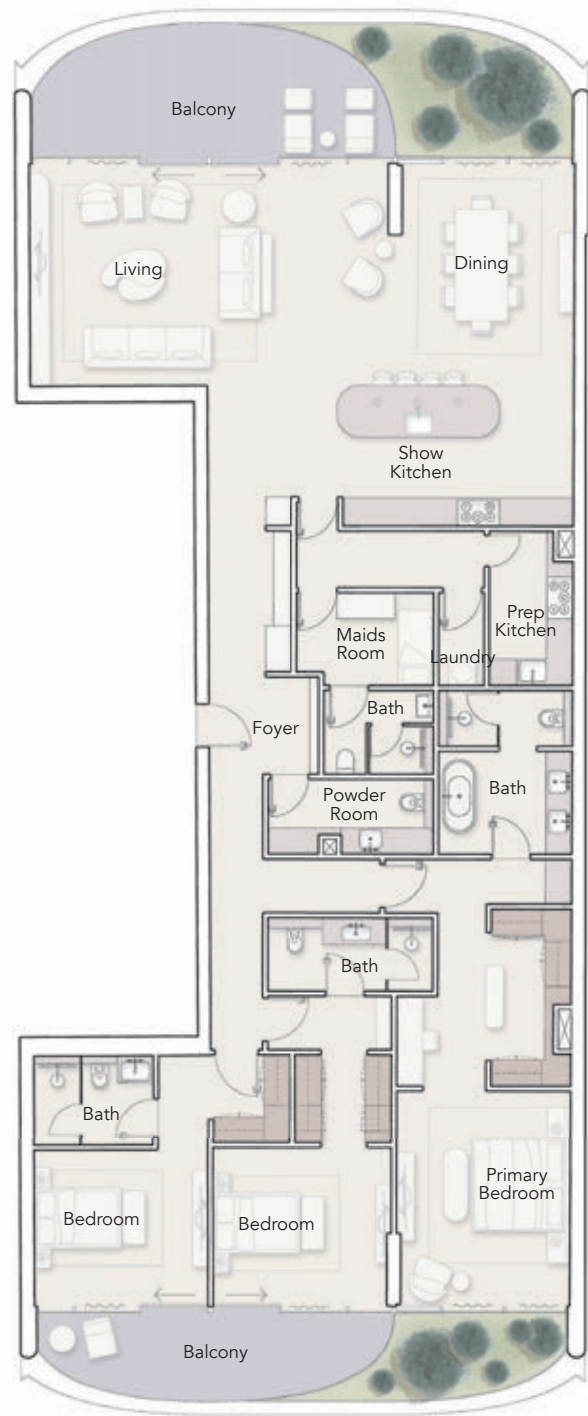
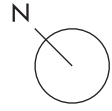
Ground Floor



1st Floor (Upper Level)

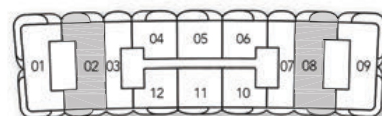


3 BEDROOM DUAL ASPECT

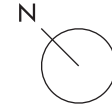


Internal Living Area	2841.02 sq.ft
Outdoor Living Area	392.56 sq.ft
Total Living Area	3233.58 sq.ft

2nd Floor — 7th Floor

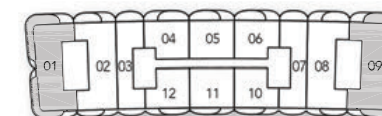


3 BEDROOM DUAL ASPECT
CORNER UNIT

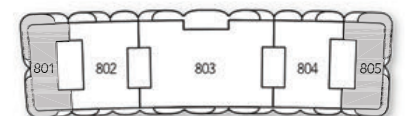


Internal Living Area	1665.28 sq.ft
Outdoor Living Area	261.67 sq.ft
Total Living Area	1926.95 sq.ft

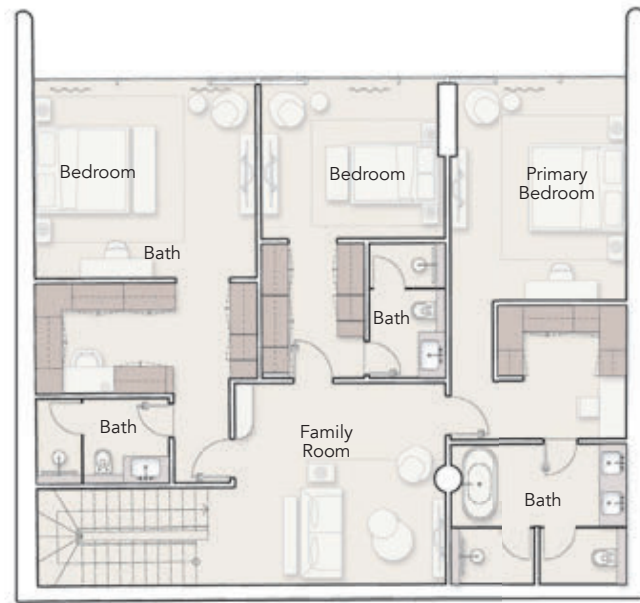
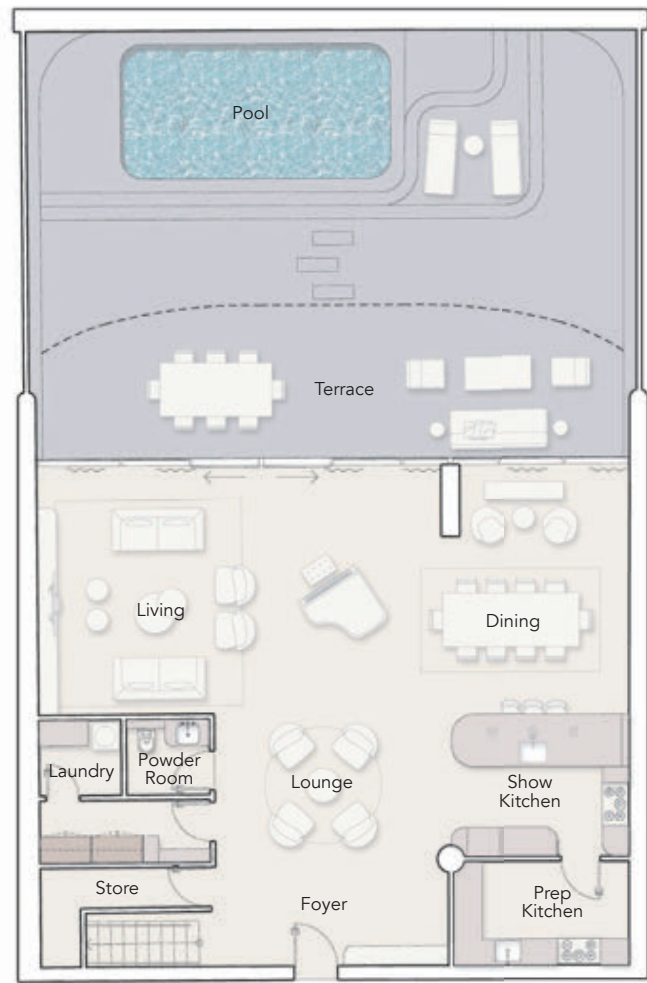
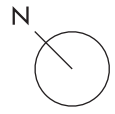
2nd Floor — 7th Floor



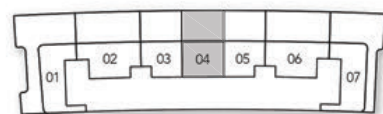
8th Floor



3 BEDROOM DUPLEX



Ground Floor (Lower Level)

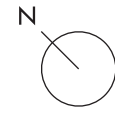


1st Floor (Upper Level)



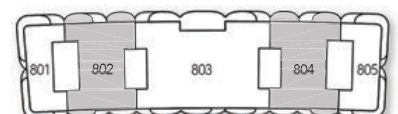
Internal Living Area	3325.94 sq.ft
Outdoor Living Area	1443.98 sq.ft
Total Living Area	4769.91 sq.ft

4 BEDROOM DUAL ASPECT

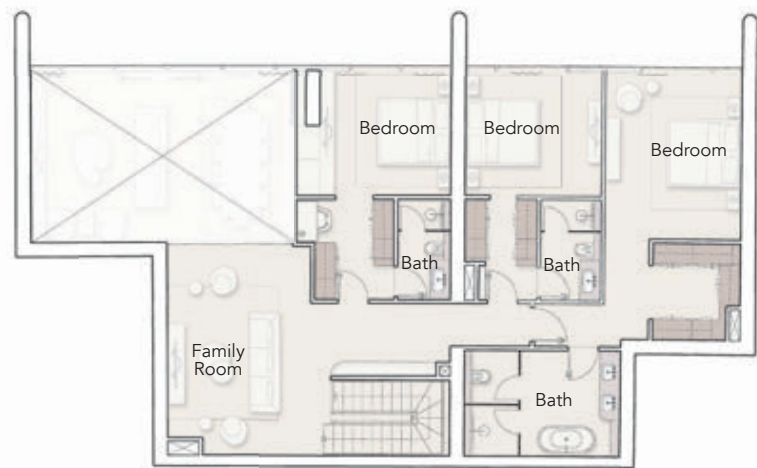
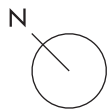


Internal Living Area	4720.83 sq.ft
Outdoor Living Area	631.52 sq.ft
Total Living Area	5352.35 sq.ft

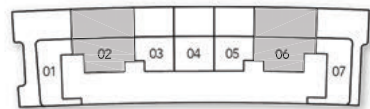
8th Floor



4 BEDROOM DUPLEX



Ground Floor (Lower Level)

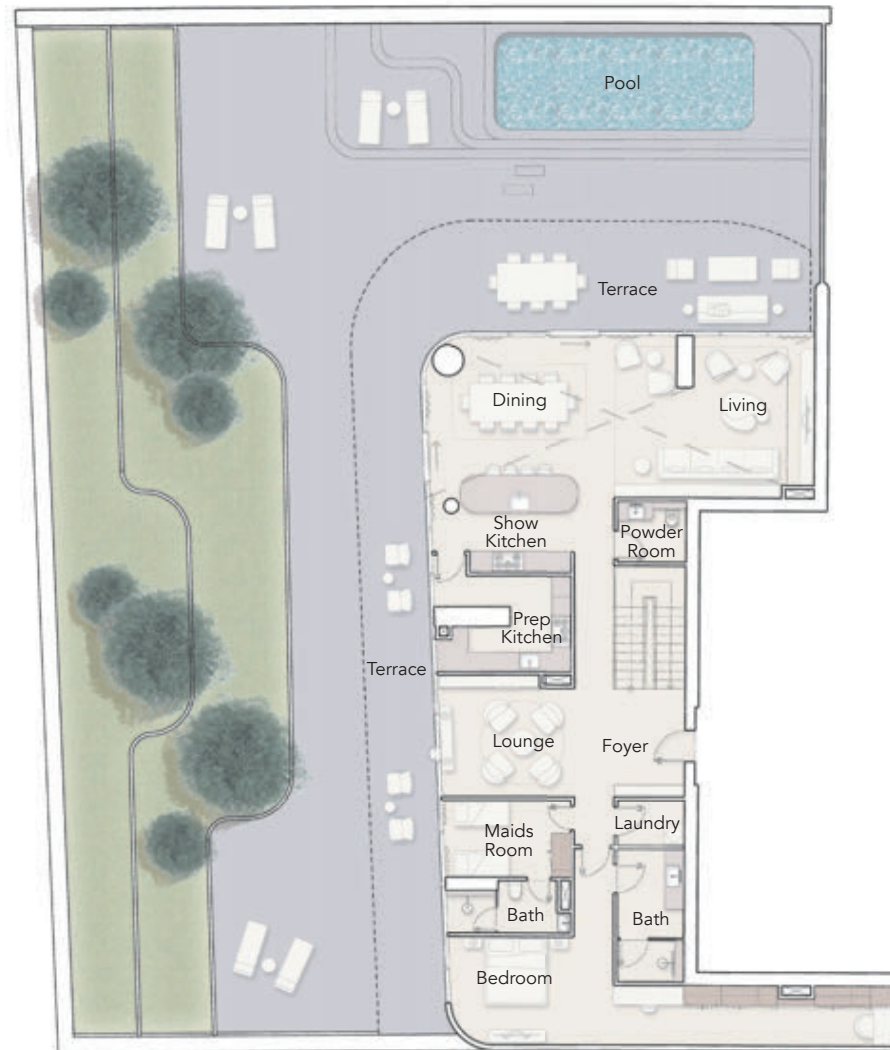
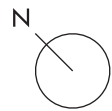


1st Floor (Upper Level)

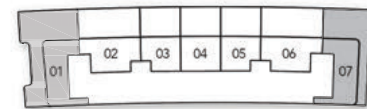


Internal Living Area	3909.45 sq.ft
Outdoor Living Area	2230.28 sq.ft
Total Living Area	6139.73 sq.ft

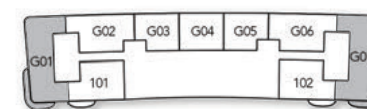
4 BEDROOM DUPLEX
CORNER UNIT



Ground Floor (Lower Level)

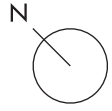


1st Floor (Upper Level)



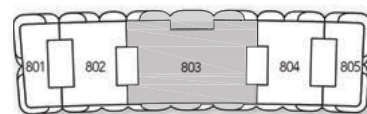
Internal Living Area	4207.29 sq.ft
Outdoor Living Area	5710.03 sq.ft
Total Living Area	9917.32 sq.ft

PRESIDENTIAL SUITE
6 BEDROOM DUAL ASPECT

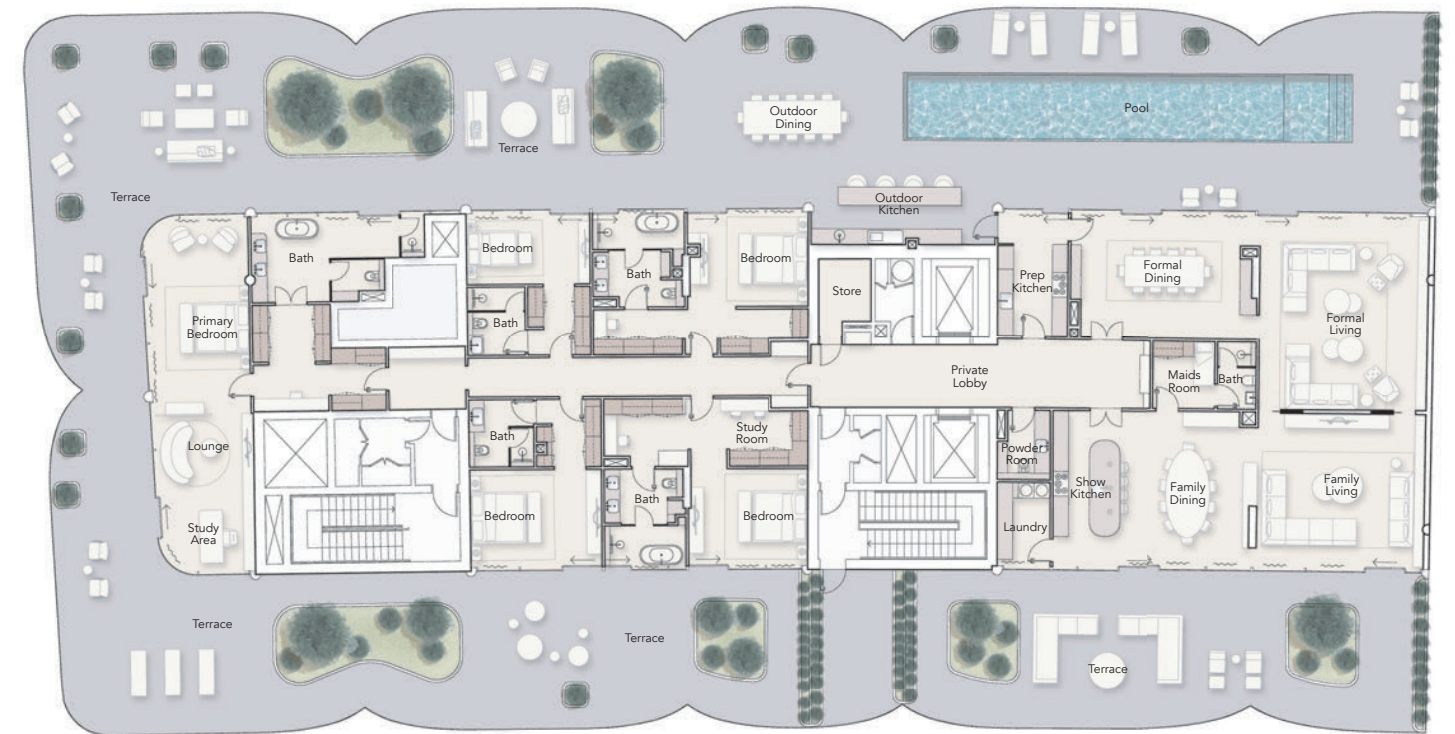
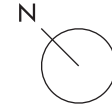


Internal Living Area	9917.32 sq.ft
Outdoor Living Area	1852.79 sq.ft
Total Living Area	11770.11 sq.ft

8th Floor



PENTHOUSE
5 BEDROOM CORNER ASPECT



Internal Living Area	5952.97 sq.ft
Outdoor Living Area	8083.90 sq.ft
Total Living Area	14036.88 sq.ft

9th Floor



A still life composition featuring a white ceramic vase, a lit candle, and folded linens on a textured surface. The scene is dimly lit, with the candle providing a warm glow. The vase is the central focus, with the candle to its right and linens in the foreground and background. The overall mood is serene and minimalist.

SUSTAINABILITY

Our buildings are cooled and heated with low noise energy-efficient FCUs, with a system that collects condensation for irrigation. Our fitness centres are equipped with eco-conscious facilities. Our parking spaces accommodate charging points for electric vehicles. As our developments continue to expand across Dubai, our focus is on going above and beyond best practices to support environmentally-friendly living with beautiful design.

A wall-mounted sculpture consisting of numerous stylized flower-like forms. Each form is made of thin, metallic-looking sheets in shades of gold, brown, and white. They are arranged in a dense, overlapping pattern across the wall, creating a sense of depth and movement. The background is a plain, light-colored wall.

ELLINGTON ART FOUNDATION

Ellington Art Foundation aims to nurture the UAE's emerging talent across painting, photography, sculpture, installation and mixed media. Through workshops and competitions, we use our position as a leading design-led developer to help raise the profile of regional artists by showcasing their work in our buildings. In our latest project, Ellington House displays a bespoke mural across the reception area as well as paintings and sculptures throughout.



ELLINGTON
PROPERTIES

NORTHACRE

SOL
PROPERTIES