



# ELLINGTON COVE I

PROJECT BRIEF



# ELLINGTON COVE

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

Ellington Cove 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 Cove, 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 Cove.

**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

DOWNTOWN DUBAI

DUBAI INTERNATIONAL AIRPORT

PORT RASHID

ISLAND A

ISLAND D

ISLAND B

ISLAND E

ELLINGTON COVE

ISLAND C

2040 دبي  
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  
COVE



# DRIVING DISTANCES



**2 mins.**

Island A Yacht Marina



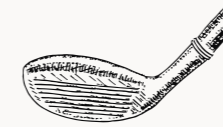
**4 mins.**

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 Airport



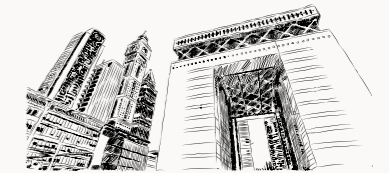
**20 mins.**

Port Rashid



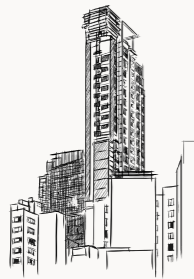
**25 mins.**

Museum of the future



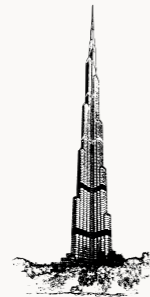
**30 mins.**

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 COVE

WINTER SUNRISE

WINTER SUNSET

W

S

# ARCHITECTURAL SECTIONS



TOWER A

TOWER B



ARABIAN GULF

BEACH

COMMUNITY ROAD

LOBBY

RETAIL TERRACE

LOBBY

BASEMENT PARKING

BASEMENT PARKING

BEACH



# TOWER A ELEVATIONS



SIDE ELEVATIONS



ENTRANCE LEVEL - ELEVATIONS



SEA LEVEL - ELEVATIONS

# TOWER B ELEVATIONS



SIDE ELEVATIONS

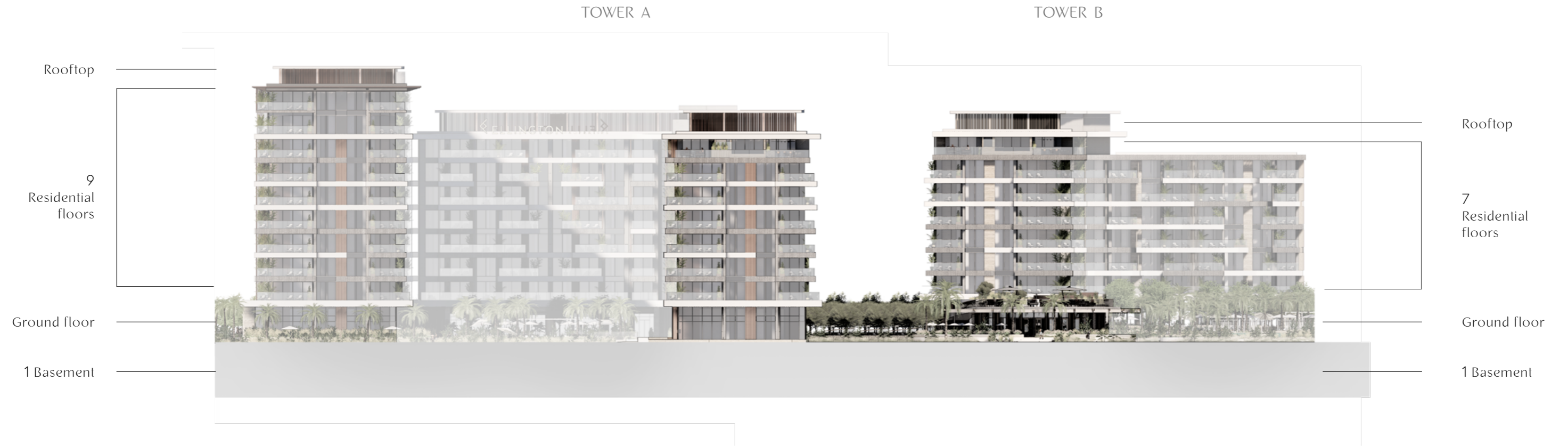


ENTRANCE LEVEL - ELEVATIONS



SEA LEVEL - ELEVATIONS

# 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

from 800 sq. ft to 1,142 sq. ft

from 800 sq. ft to 1,171 sq. ft

2 BR

from 1,172 sq. ft to 1,705 sq. ft

from 1,172 sq. ft to 1,304 sq. ft

2 BR + S

from 1,373 sq. ft to 1,946 sq. ft

from 1,373 sq. ft to 1,916 sq. ft

3 BR

from 1,732 sq. ft to 2,418 sq. ft

from 1,725 sq. ft to 2,404 sq. ft

3 BR deluxe

from 2,220 sq. ft to 3,922 sq. ft


from 2,277 sq. ft to 2,363 sq. ft

4 BR penthouse

from 5,964 sq. ft.

from 5,886 sq. ft.





Where sunsets  
sculpt serenity

# AMENITIES

Ellington Cove 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.

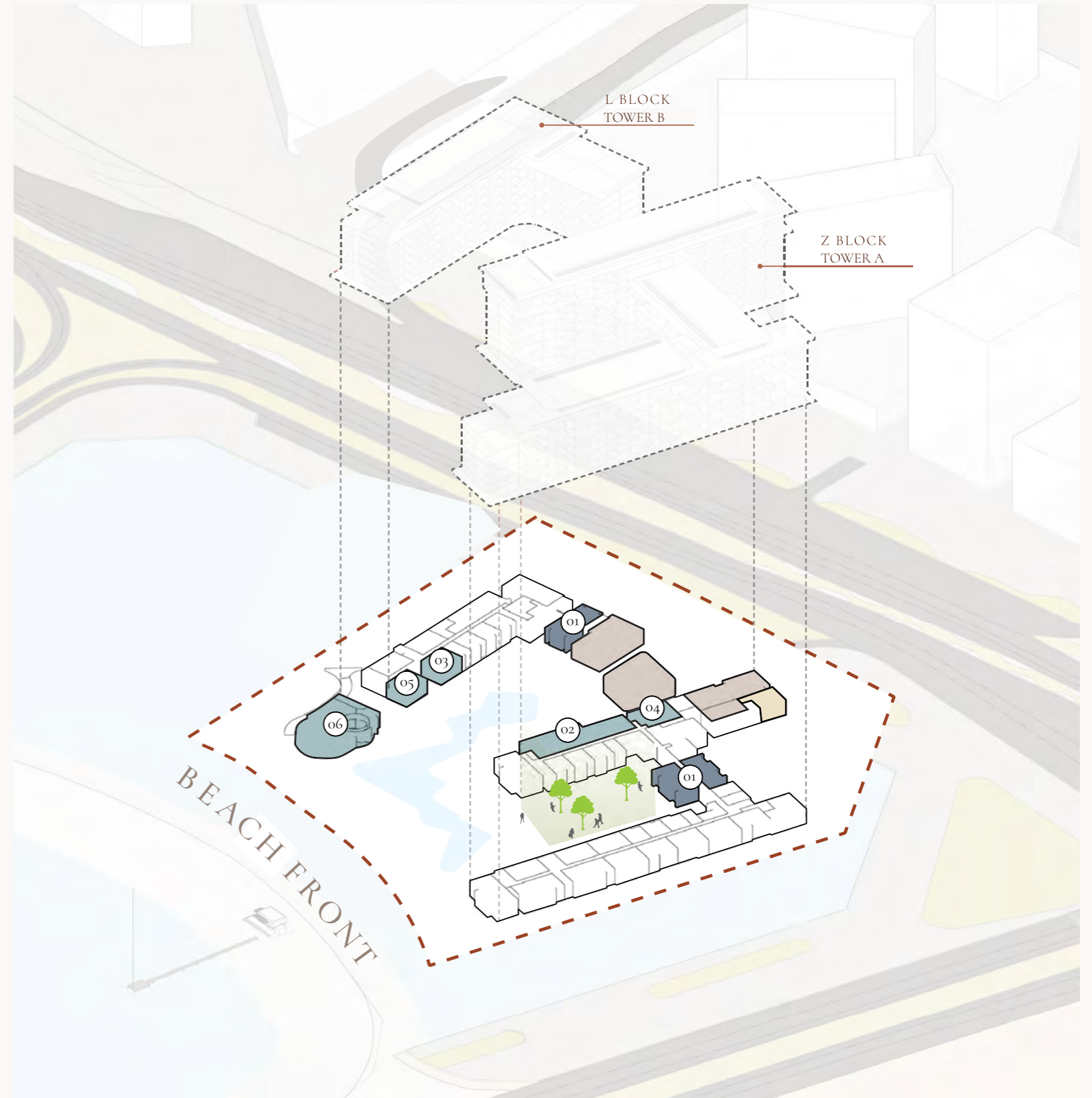
The wellness spa enhances relaxation with rejuvenating treatments, advanced massage chairs, and a private pool. At the heart of the community, the elegant clubhouse serves as a hub for socializing and entertainment, with sophisticated lounges, dining spaces, and ocean breeze seating.

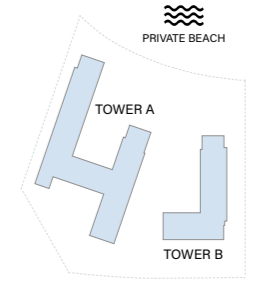
Ellington Cove redefines waterfront living as the ultimate in resort style exclusivity.



# AMENITIES STRATEGY

Ellington Cove's amenities are thoughtfully designed to mirror the experience of an exclusive island resort. From a welcoming, sophisticated entrance to wellness focused spaces and areas for relaxation and leisure, the design creates a seamless flow. The journey culminates at the shoreline, where water features enhance the sense of escape and exclusivity, offering a harmonious blend of elegance, privacy, and serene living.





# 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





Drop off Area & Lobby Entrance



SPARROWS & ARROWS

Retail Terrace



Lobby Reception



Lobby Lounge



Communal Table



Clubhouse





Outdoor Terrace



Access to  
Upper Level Clubhouse



Upper Level Clubhouse



ELLINGTON  
COVE

Beach Club



Beach Club Lounge



Garden Pool



Leisure Pool



Beach Pool





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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 Cove, 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



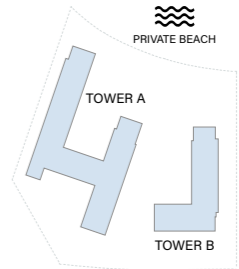
Penthouse Kitchen



Penthouse Kitchen

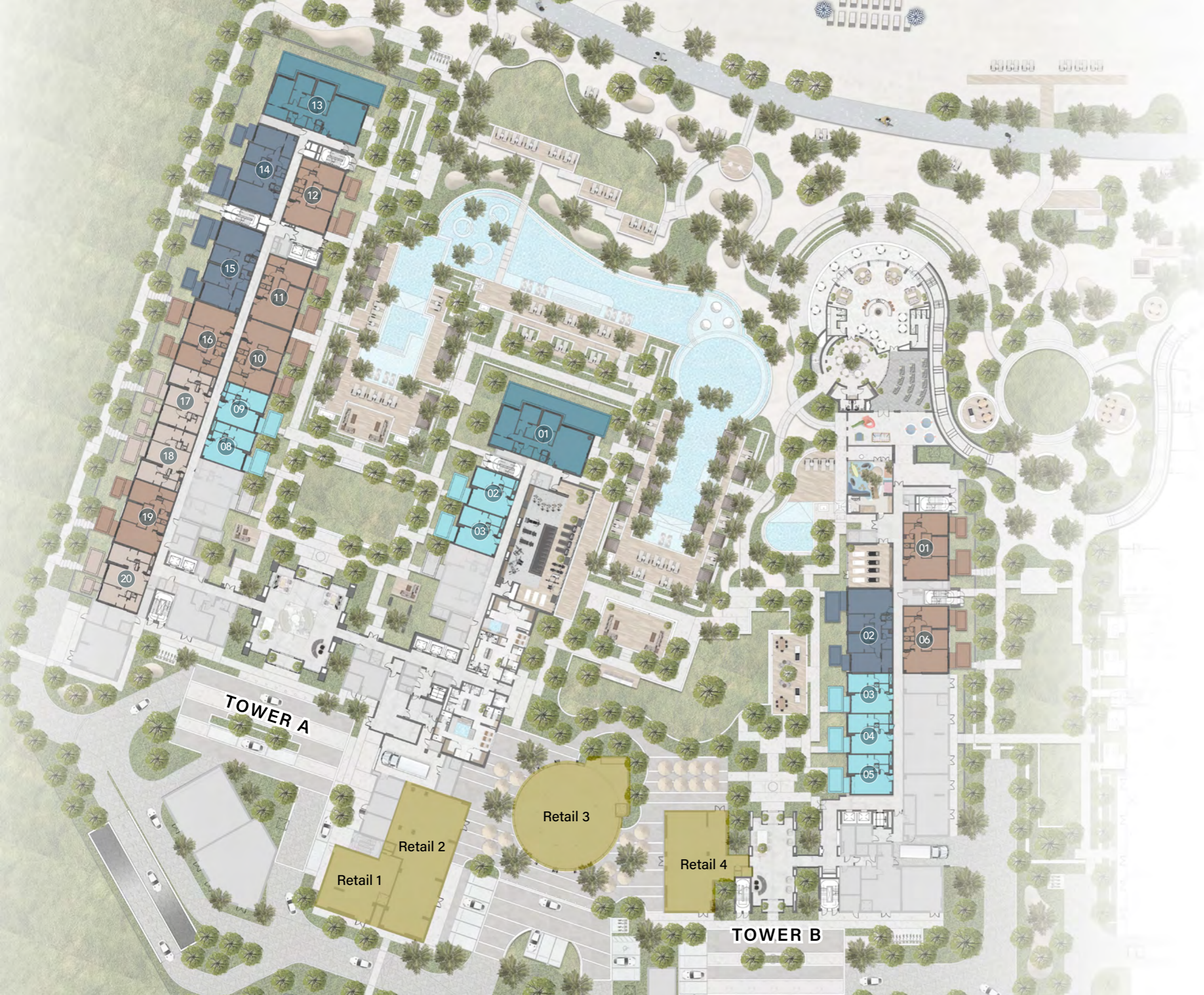
# FLOOR PLANS

Ellington Cove 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.

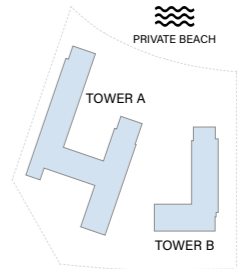


# GROUND FLOOR TYPICAL PLAN

- 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.

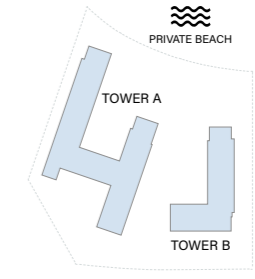


# 1<sup>st</sup> FLOOR TYPICAL PLAN

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

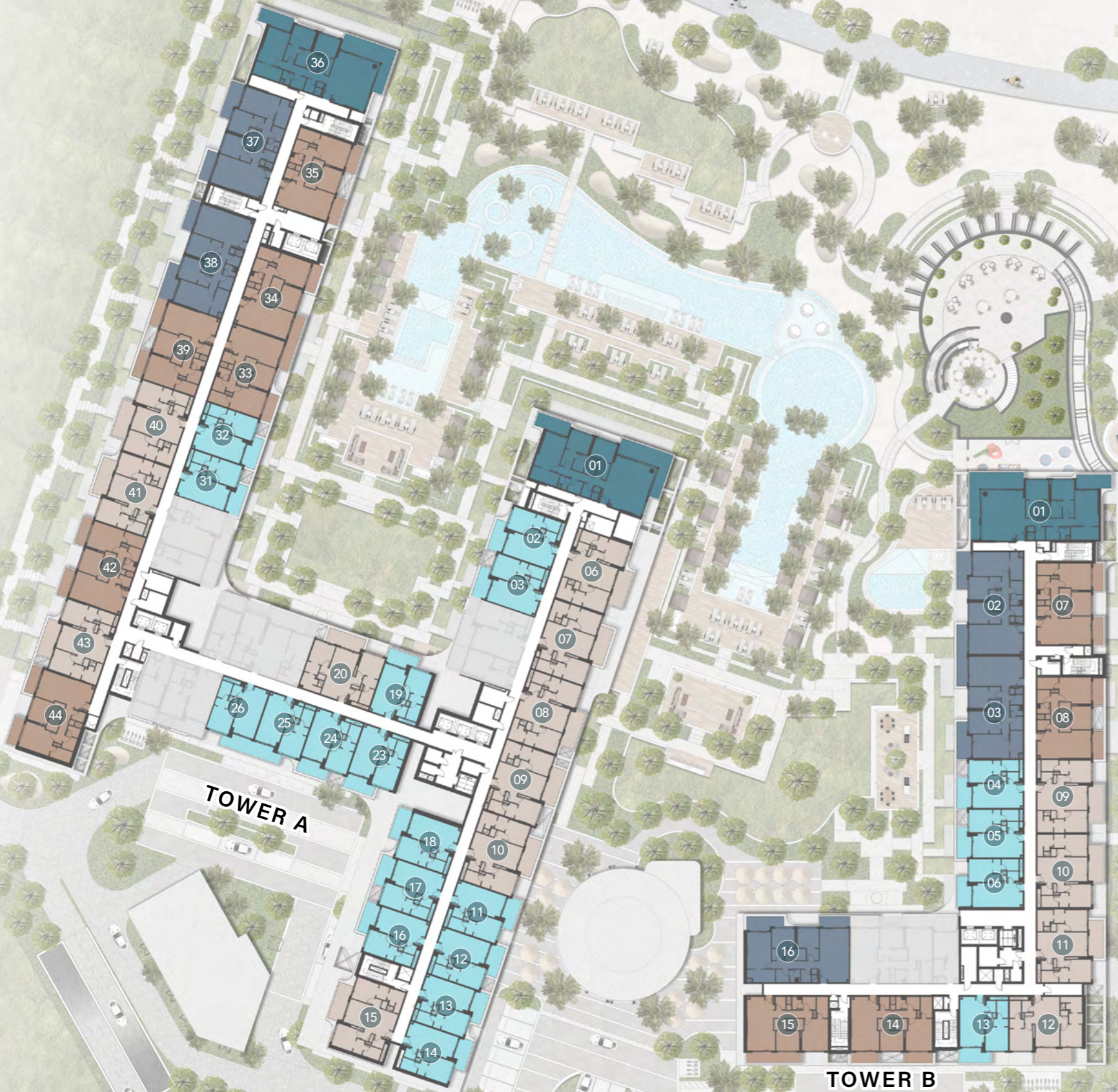


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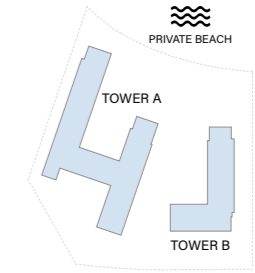
## 2<sup>nd</sup>, 4<sup>th</sup> & 6<sup>th</sup> FLOOR TYPICAL PLAN

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



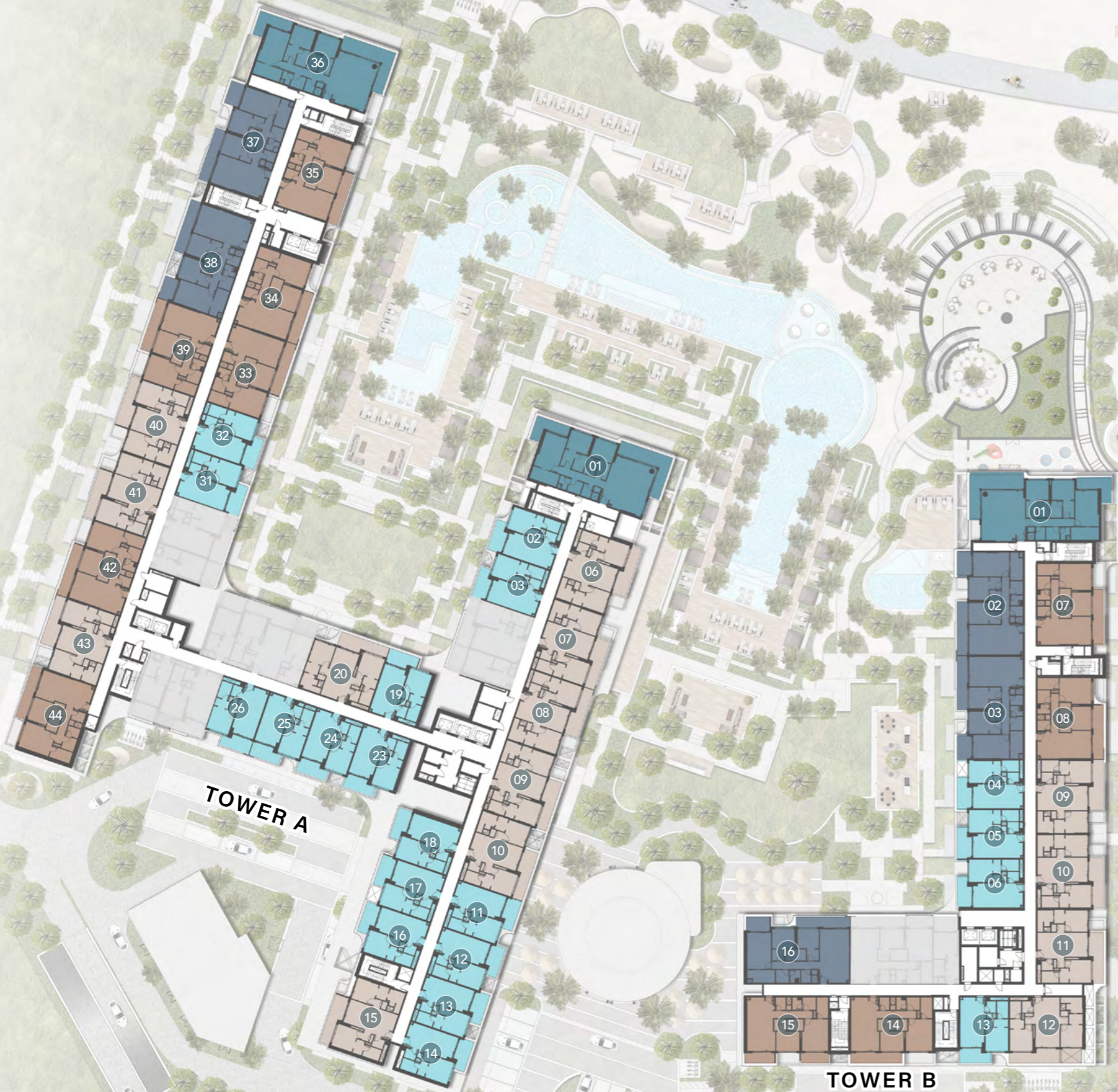
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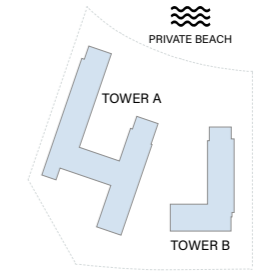


### 3<sup>th</sup> & 5<sup>th</sup> FLOOR TYPICAL PLAN

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

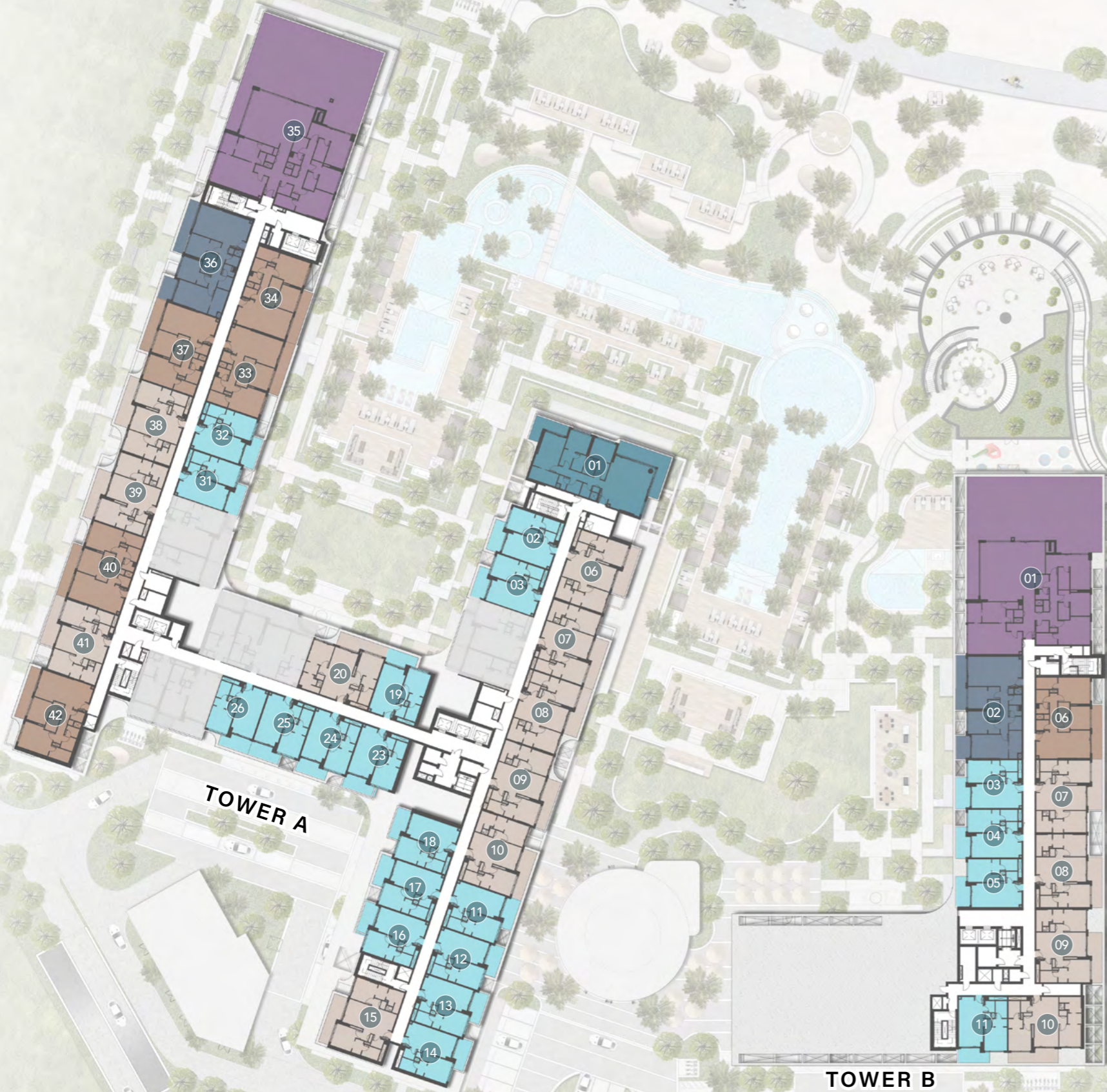


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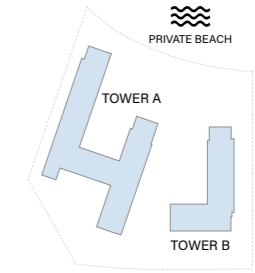


## 7<sup>th</sup> FLOOR TYPICAL PLAN

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



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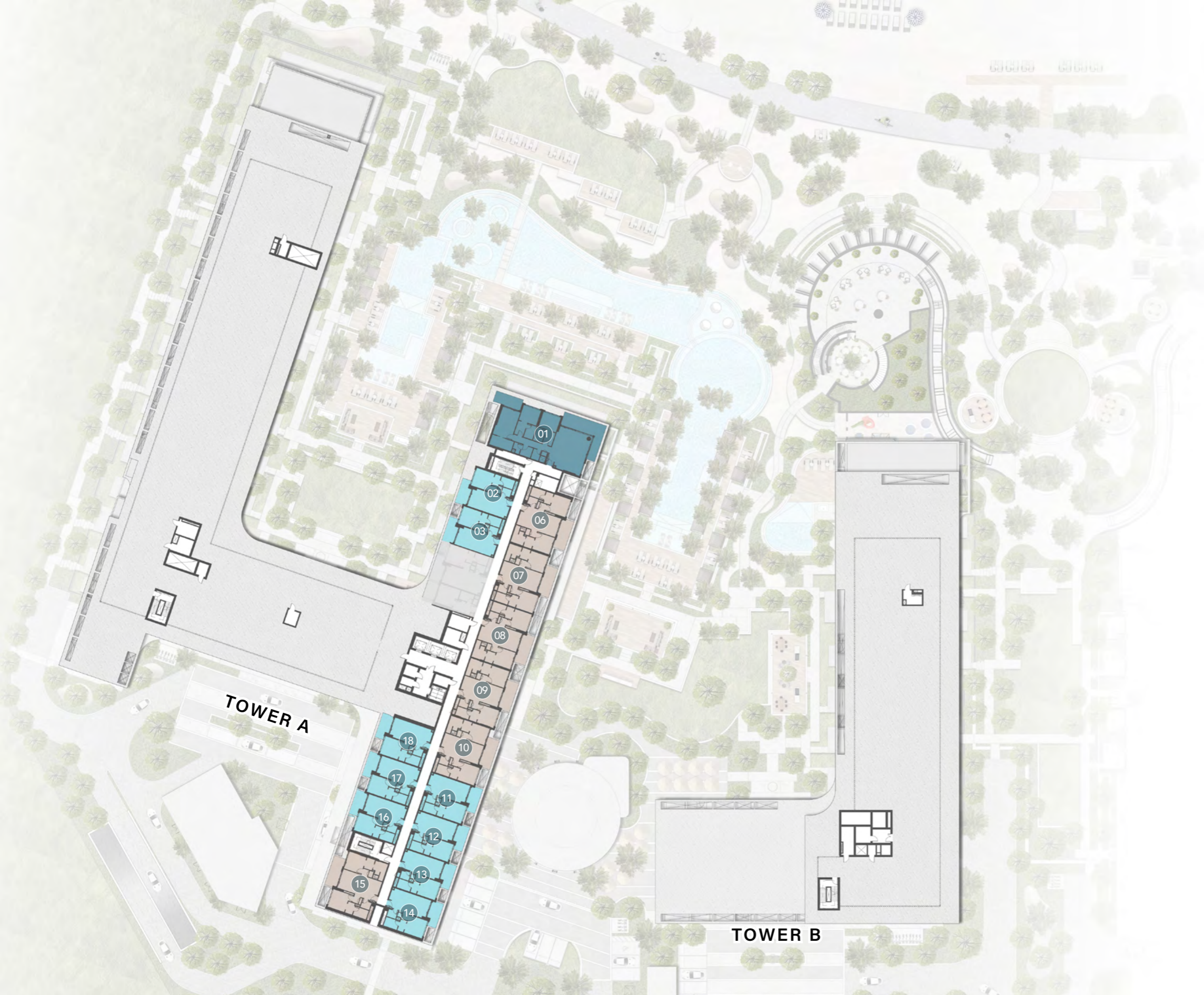


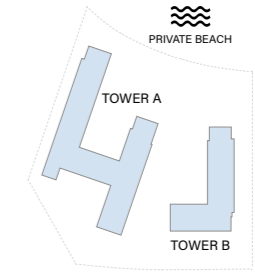
### 8<sup>th</sup> FLOOR TYPICAL PLAN

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



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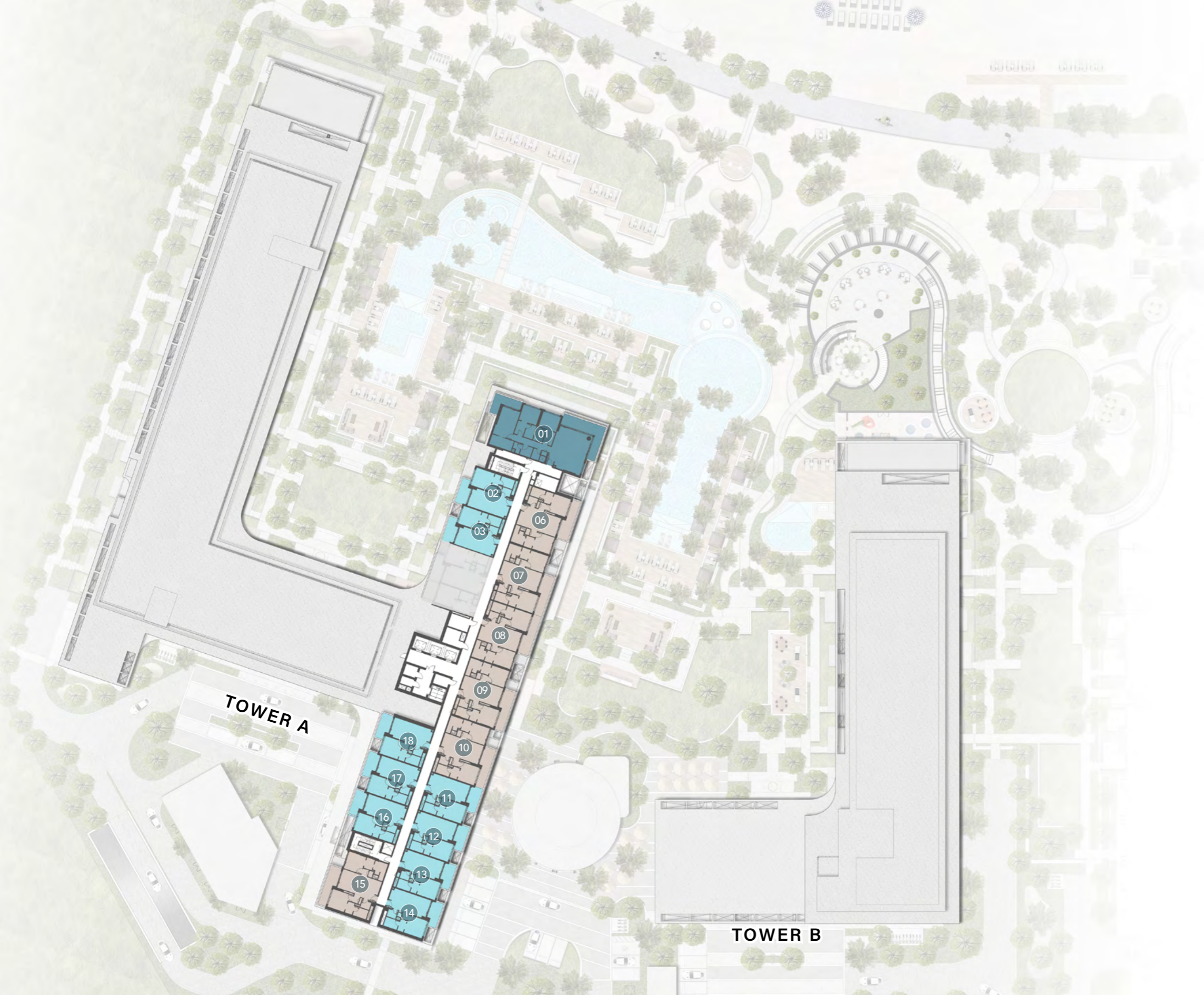


### 9<sup>th</sup> FLOOR TYPICAL PLAN

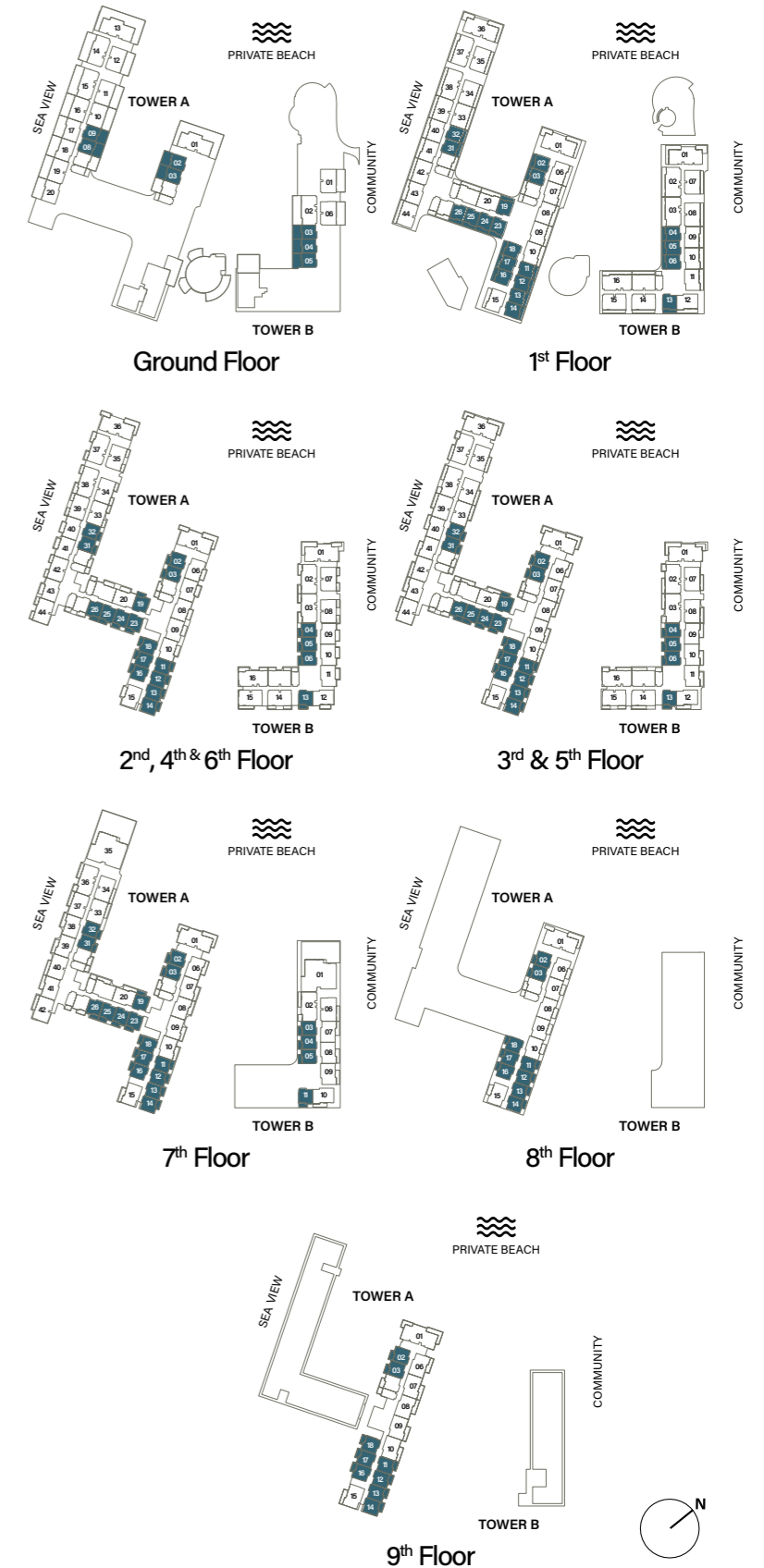
- 1 - Bedroom
- 2 - Bedroom
- 3 - Bedroom  
Deluxe



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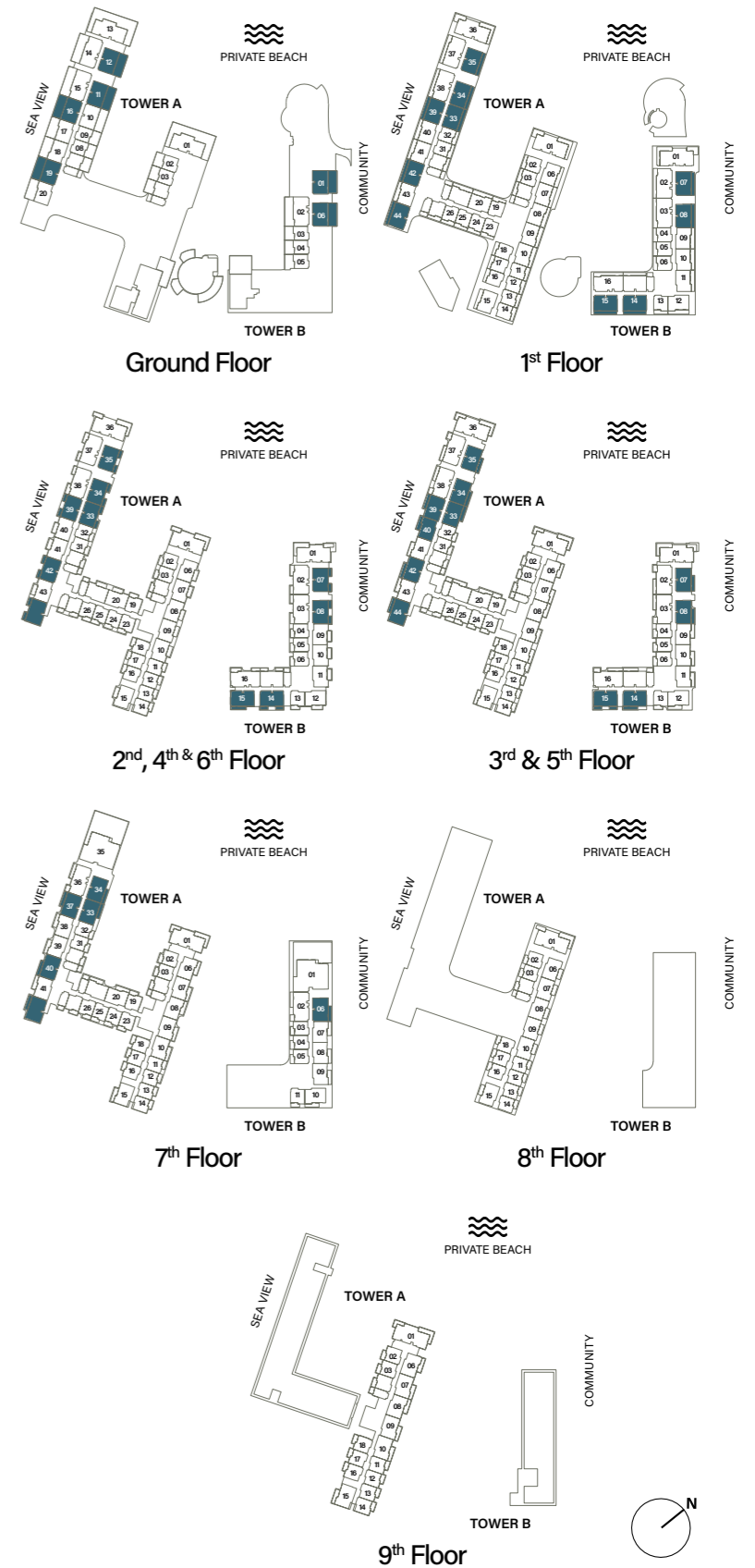
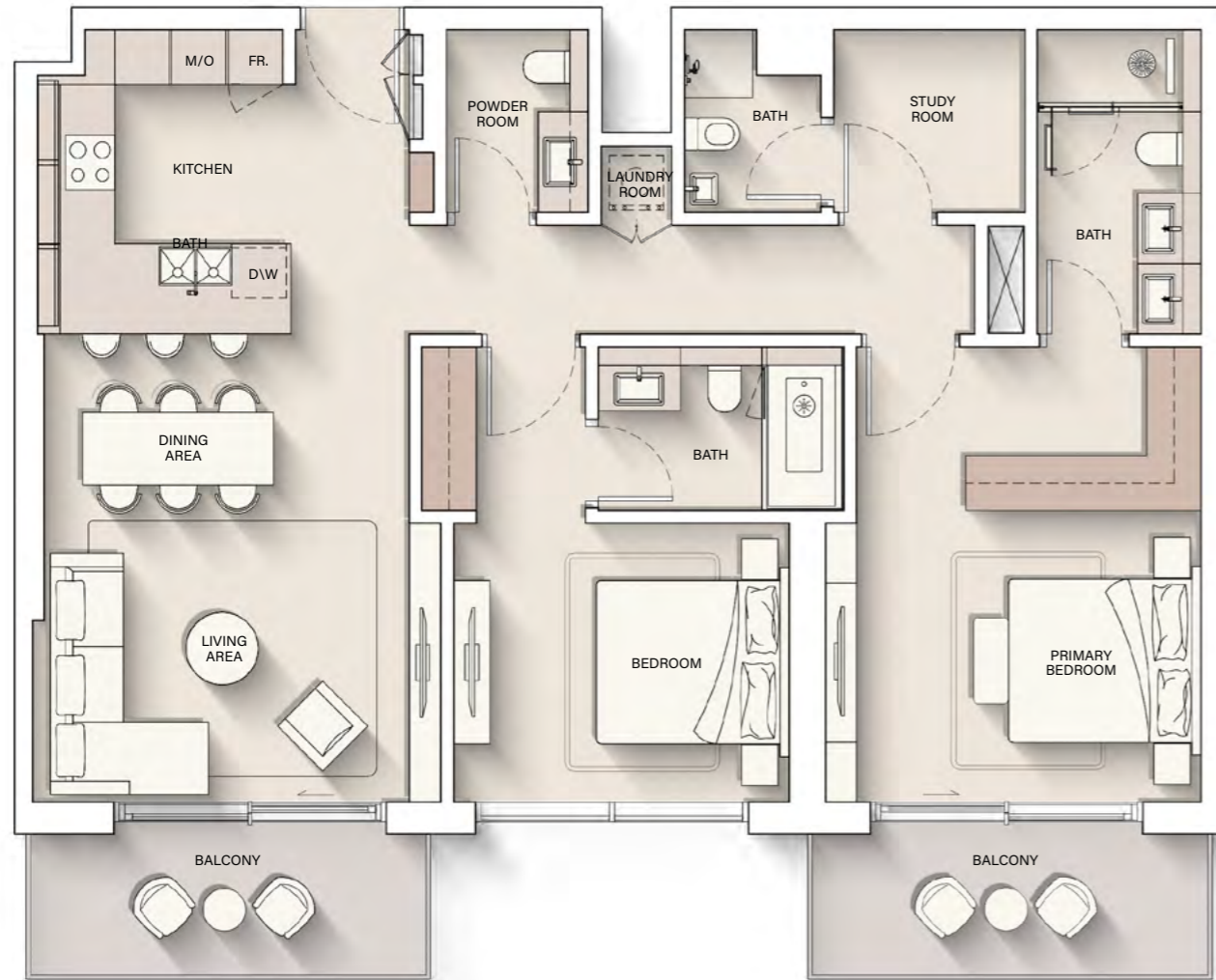
# 1 - BEDROOM



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

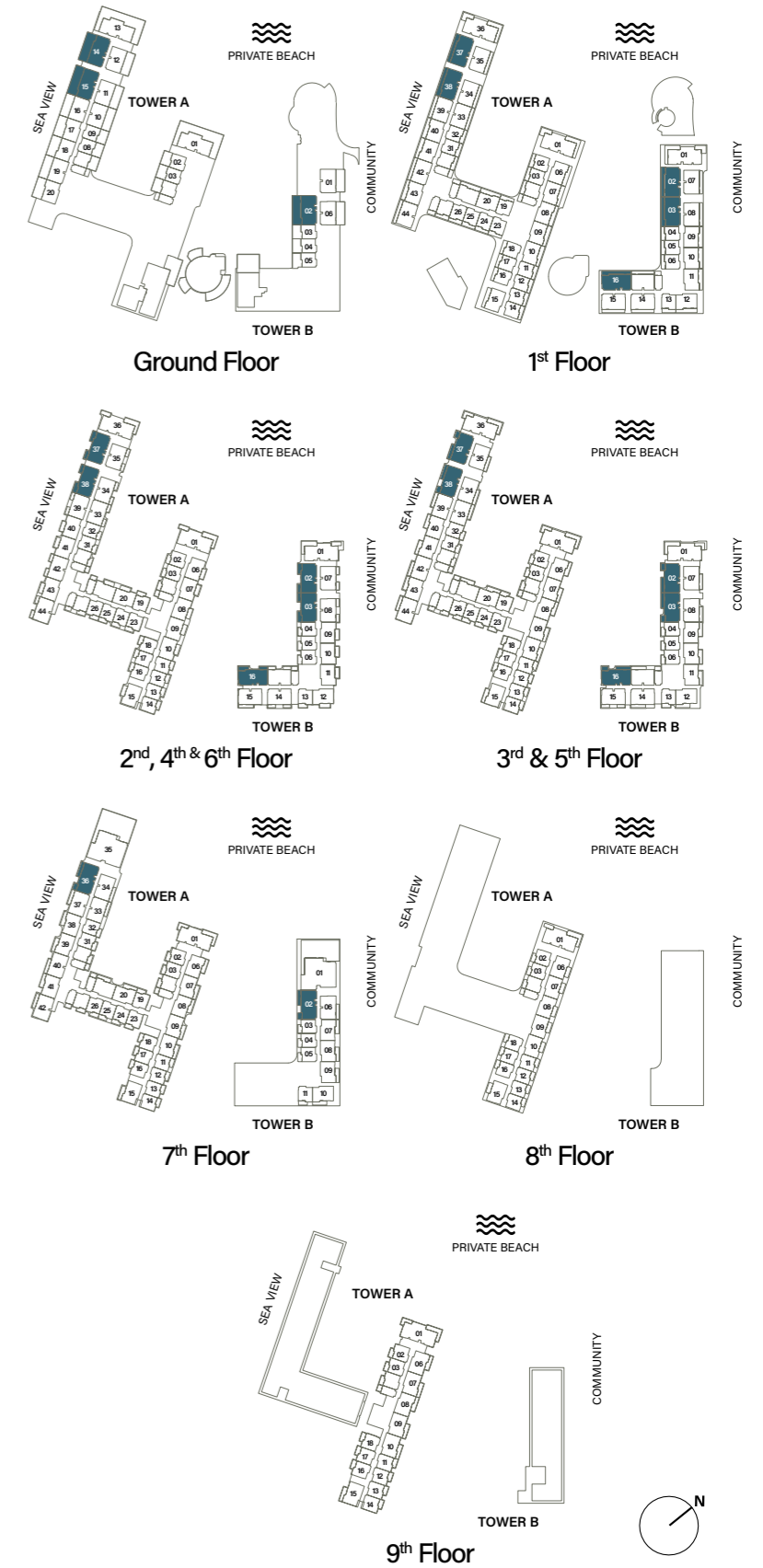
# 3 - BEDROOM



Internal Living Area : **1500.17 sq. ft**

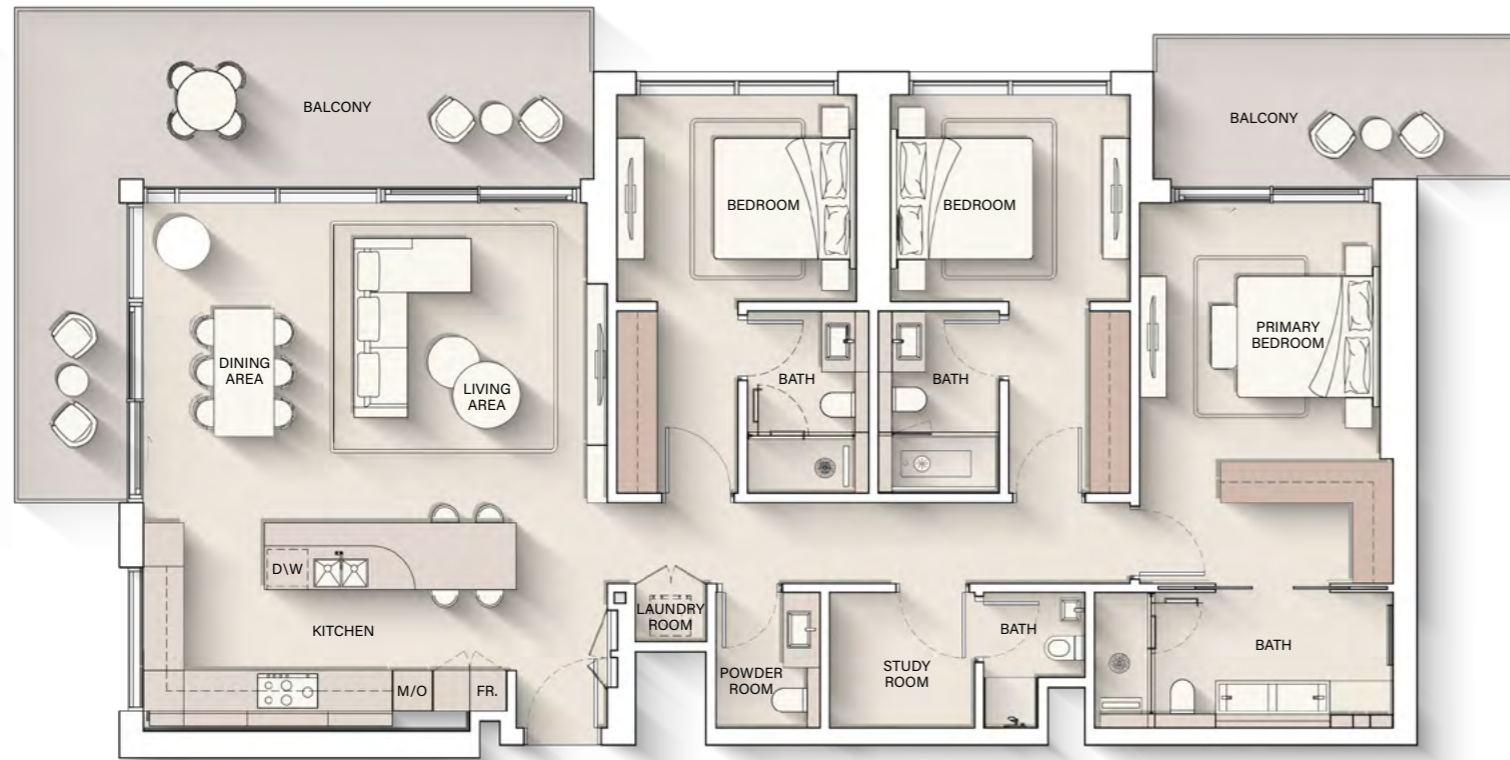
Outdoor Living Area : **230.46 sq. ft**

Total Living Area : **1730.62 sq. ft**

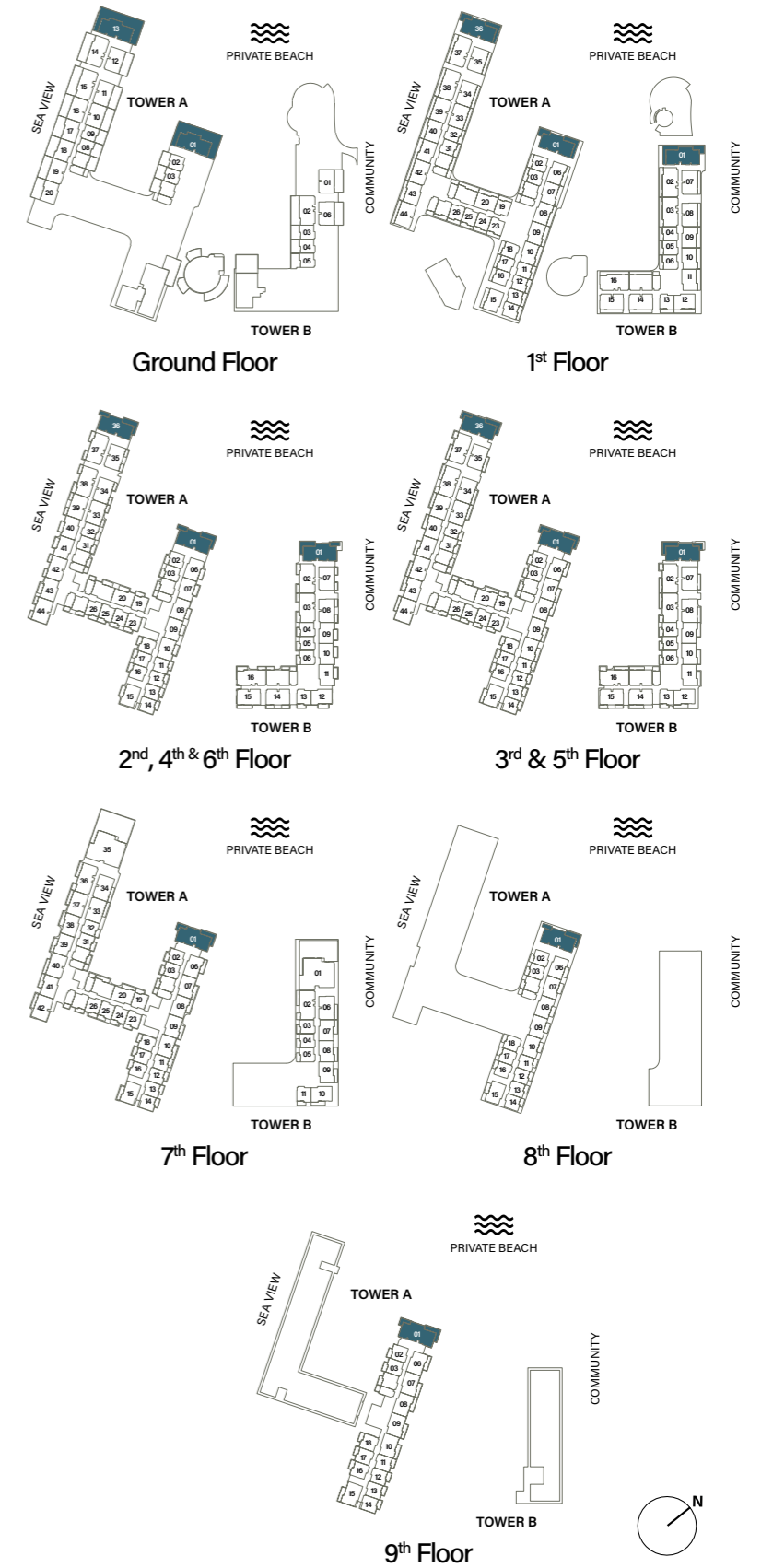




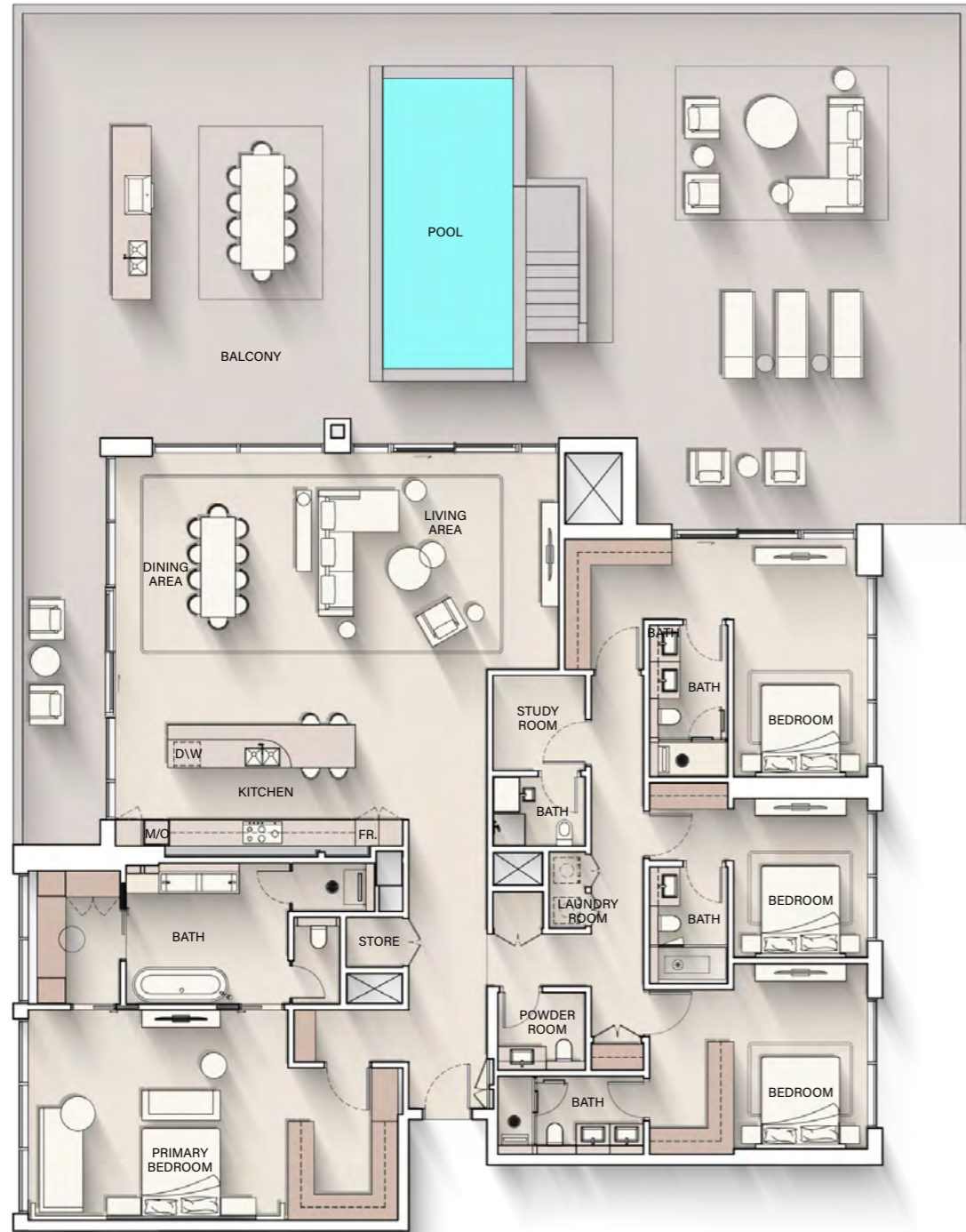
# 3 - BEDROOM DELUXE



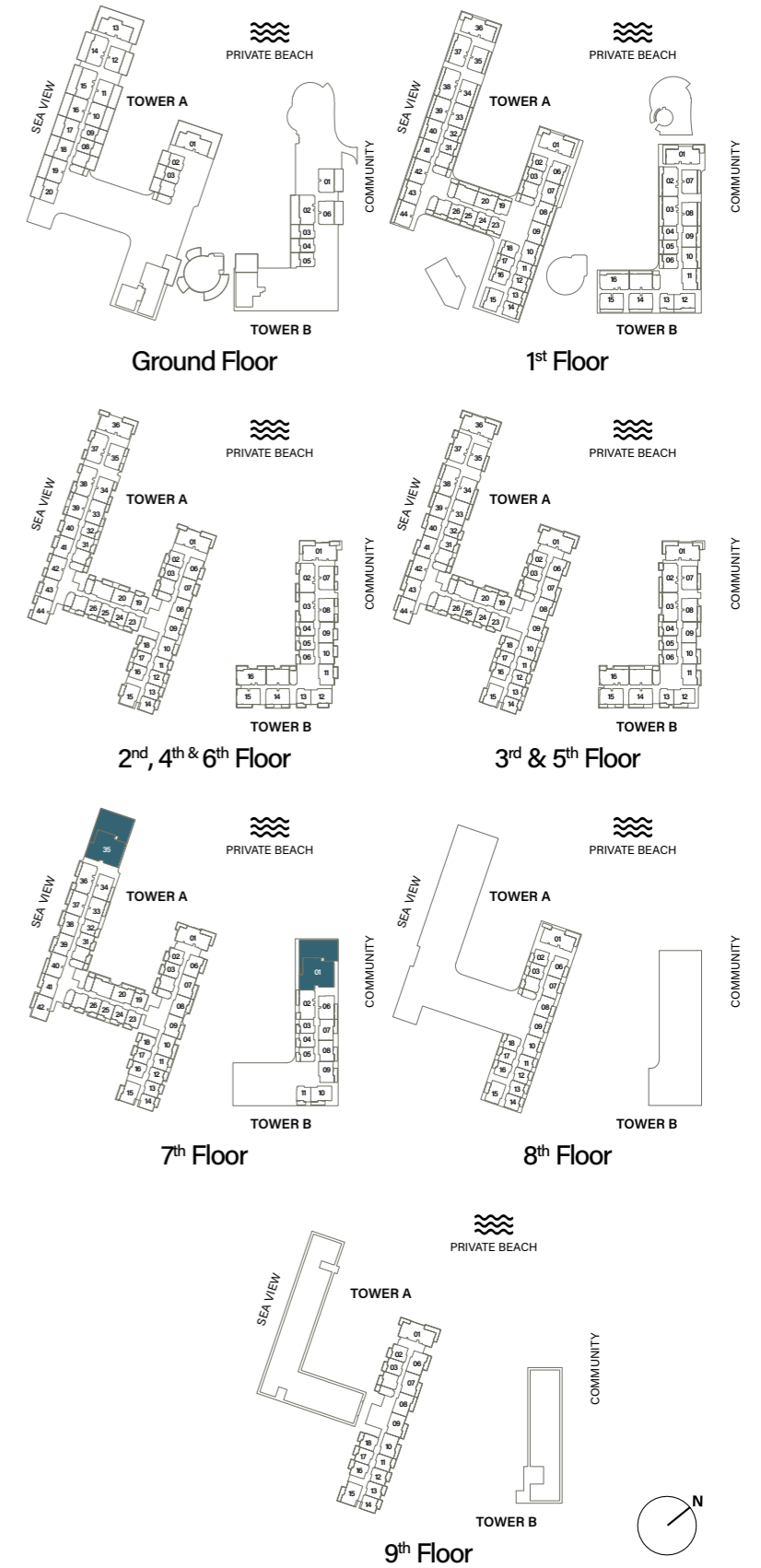
Internal Living Area : **1771.85 sq. ft**      Outdoor Living Area : **477.06 sq. ft**      Total Living Area : **2248.90 sq. ft**



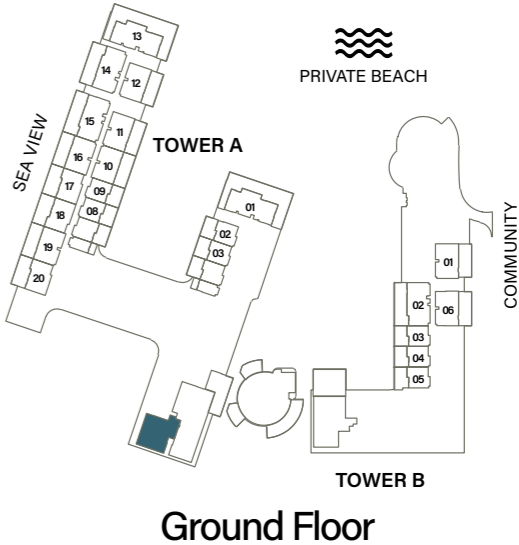
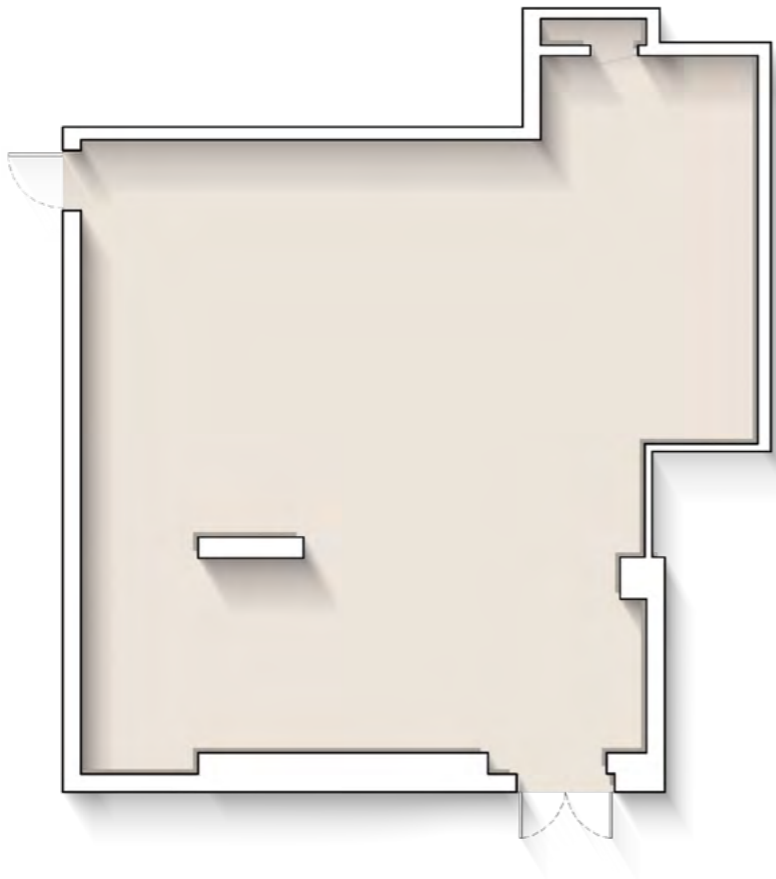
# 4 - BEDROOM PENTHOUSE



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



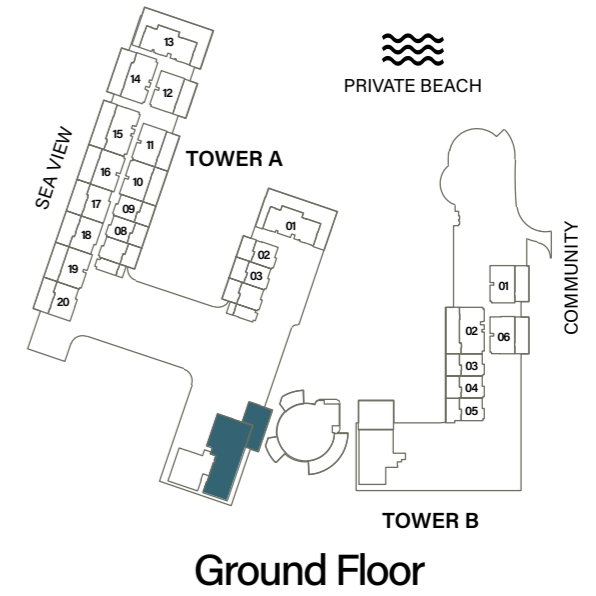
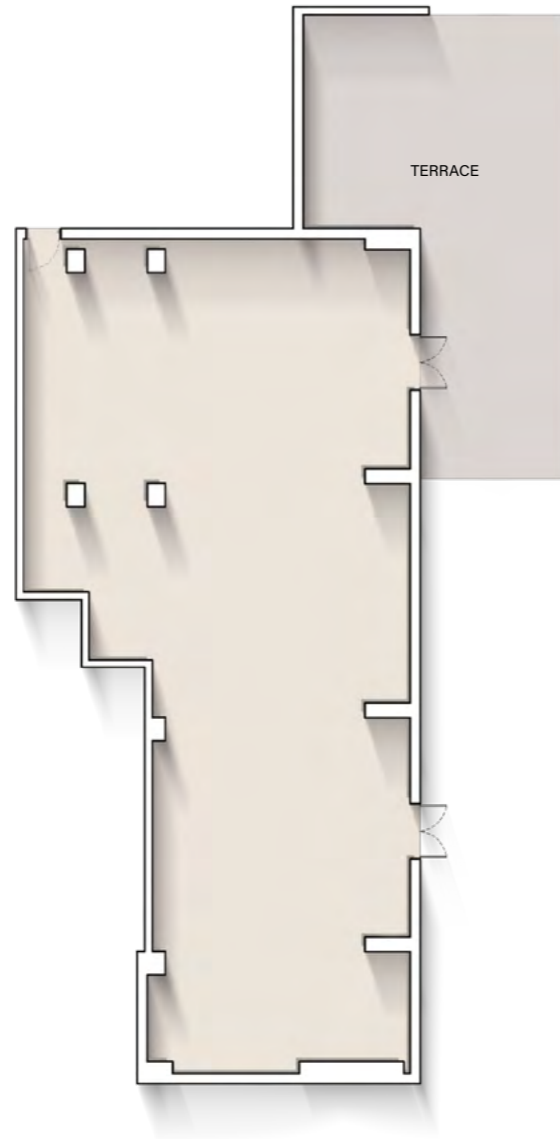
# RETAIL - 1



Internal Living Area : 1695.85 sq. ft



# RETAIL - 2



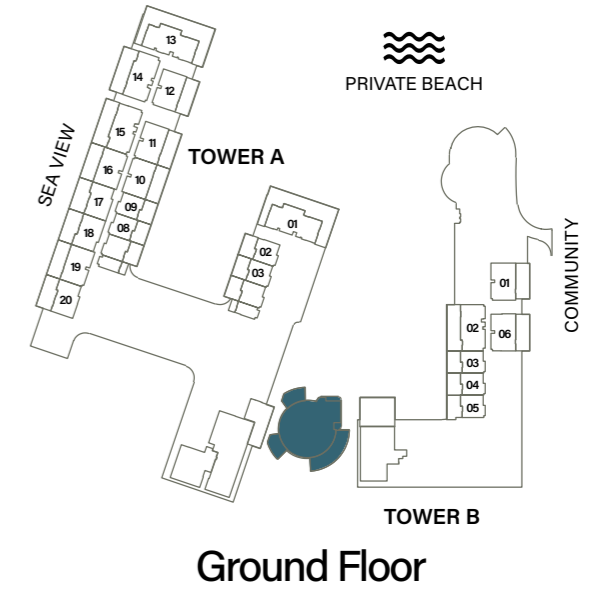
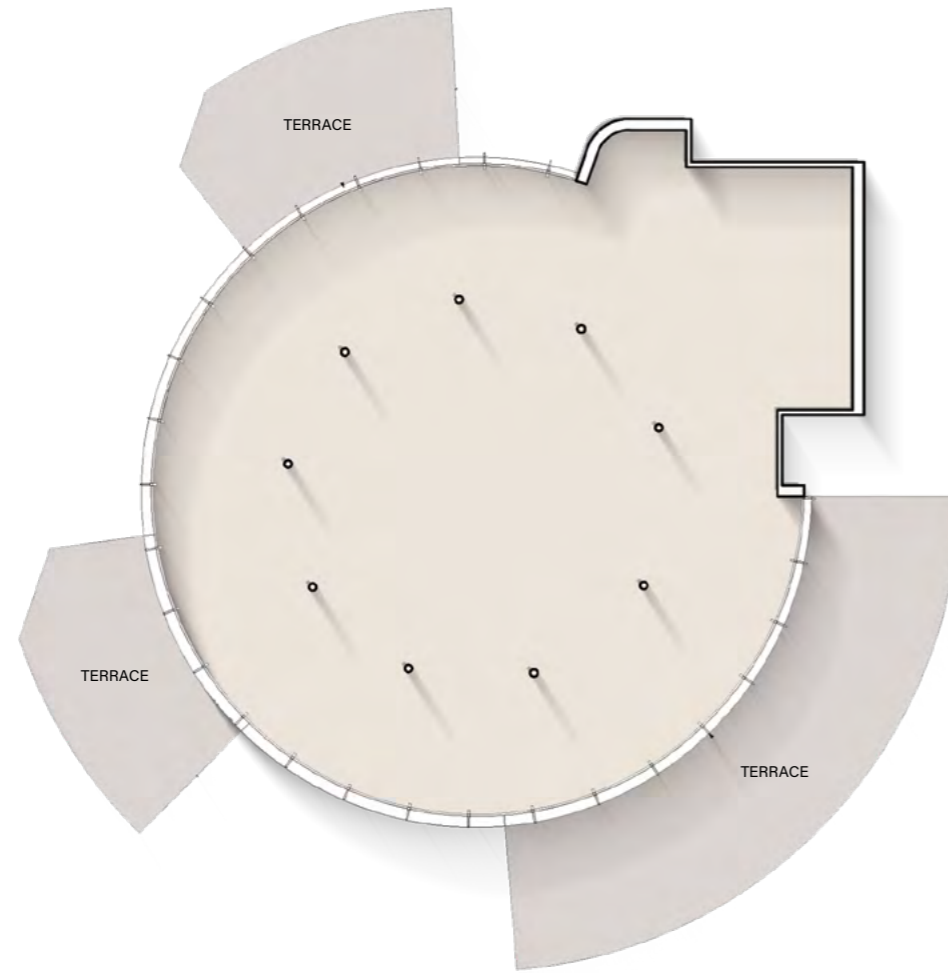
Internal Living Area : **3346.93 sq. ft**

Outdoor Living Area : **1151.42 sq. ft**

Total Living Area : **4498.35 sq. ft**



# RETAIL - 3



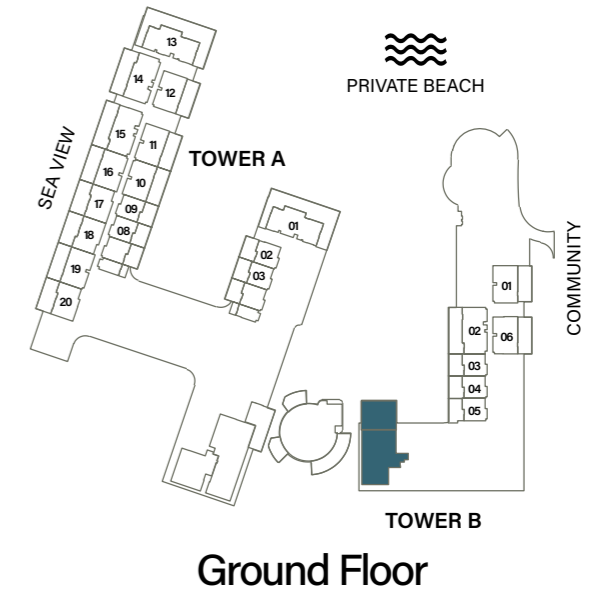
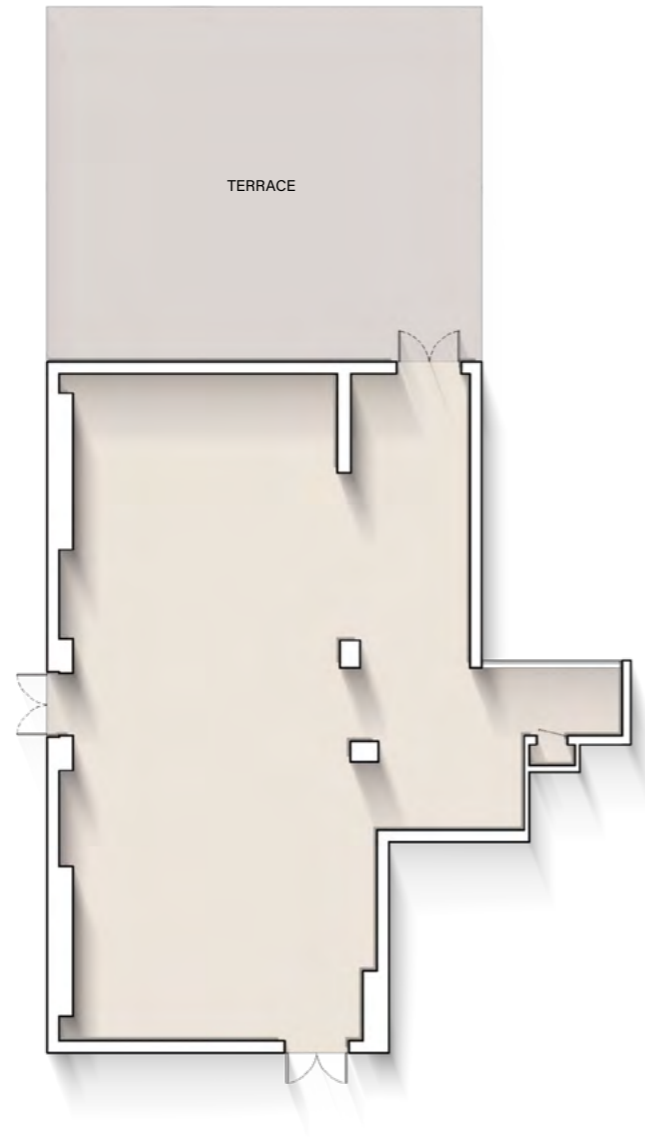
Internal Living Area : **3913.11 sq. ft**

Outdoor Living Area : **1845.90 sq. ft**

Total Living Area : **5759.01 sq. ft**



# RETAIL - 4



Internal Living Area : **2535.12 sq. ft**

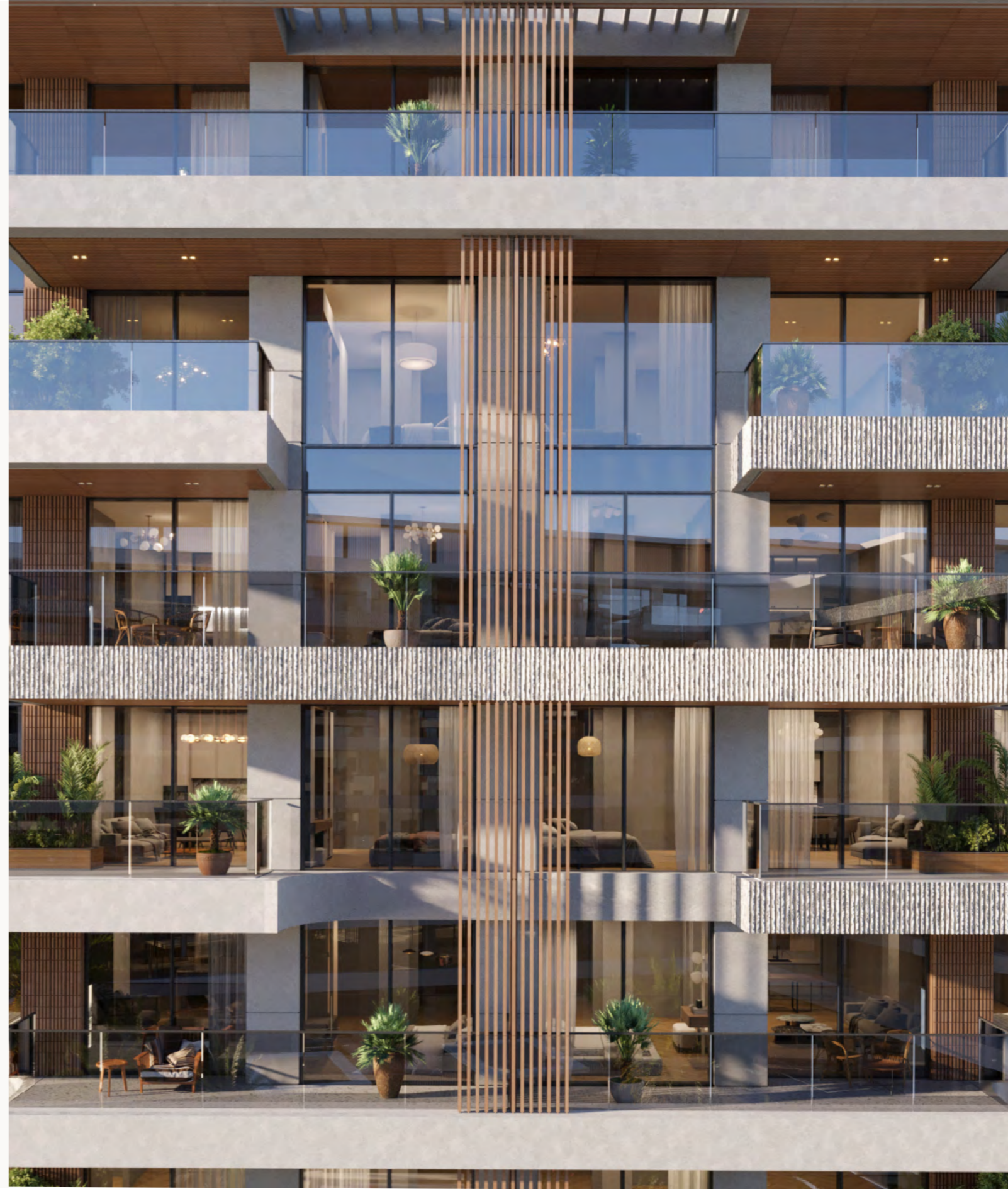
Outdoor Living Area : **1393.71 sq. ft**

Total Living Area : **3928.83 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



# Project Interactive Page

To navigate the project interactive web page of Ellington Cove, click [HERE](#) or scan the QR code:



SCAN THE QR CODE







800 8288

[info@ellingtongroup.com](mailto:info@ellingtongroup.com)

[ELLINGTONPROPERTIES.AE](http://ELLINGTONPROPERTIES.AE)