ELLINGTON
PROPERTIES

ELLINGTON SANDS I

INVESTMENT GUIDE

LIVING
BY WAVES

Ellington Cove rests gracefully along the pristine shores of Dubai Islands, a place where the gentle rhythm of the waves meets the artistry of design. This beachfront residence, Ellington's debut in the community, is a haven of refined coastal living. Offering thoughtfully crafted homes with innovative amenities, it weaves together elegance, serenity, and an immersive connection to nature.



AMENITIES WITHIN THE PROJECT

- Arrival gardens and drop-off area
- F & B and retail terrace
- Lobby reception and courtyard
- Family garden and lawn
- Barbeque deck
- Leisure and lap pool
- Waterfall pool
- Sanctuary pool
- Beach pool
- Private beach
- Sun lounger areas
- Kids pool with splash pad
- Indoor and outdoor kids play area
- Fitness studio
- Yoga studio
- Change rooms
- Beach clubhouse with terrace
- Beach sports
- Beachfront gardens
- Water sports pavilion
- Water activity zone

BUILDING CONFIGURATION

ELLINGTON COVE I



TOWER A

TOWER B

Rooftop

9
Residential
floors

Ground floor

1 Basement



Rooftop

7
Residential
floors

Ground floor

1 Basement

ELEVATORS

TOWER A

7 PASSENGER ELEVATORS

1 SERVICE ELEVATOR

TOWER B

3 PASSENGER ELEVATORS

1 SERVICE ELEVATOR

ANTICIPATED SERVICE CHARGE

AED 18 PER SQ. FT

PARKING

1 AND 2 BEDROOMS:

1 CAR PARKING SPACE

3 AND 4 BEDROOMS:

2 CAR PARKING SPACES

LOCATION

ISLAND A

OWNERSHIP

FREEHOLD

A COASTAL HAVEN

Set within Dubai Islands, Ellington Cove offers more than a residence—it's a sanctuary by the sea. The shimmering waters and sweeping beaches form a timeless backdrop to a community that thrives on connection and tranquillity. Here, each sunrise inspires, and every sunset soothes, creating a rhythm of life in harmony with the ocean.

UNIT TYPE AND SIZES

TOWER A

APARTMENTS	SIZE RANGE
1 Bedroom	From 800 sq. ft to 1,142 sq. ft
2 Bedrooms	From 1,172 sq. ft to 1,705 sq. ft
2 Bedroom + Study	From 1,373 sq. ft to 1,946 sq. ft
3 Bedrooms	From 1,732 sq. ft to 2,418 sq. ft
3 Bedroom Duplex	From 2,220 sq. ft to 3,933 sq. ft
4 Bedrooms Penthouse	From 5,964 sq. ft.

TOWER B

APARTMENTS	SIZE RANGE
1 Bedroom	From 800 sq. ft to 1,171 sq. ft
2 Bedrooms	From 1,172 sq. ft to 1,304 sq. ft
2 Bedroom + Study	From 1,373 sq. ft to 1,916 sq. ft
3 Bedrooms	From 1,725 sq. ft to 2,404 sq. ft
3 Bedroom Duplex	From 2,277 sq. ft to 2,363 sq. ft
4 Bedrooms Penthouse	From 5,886 sq. ft.

BOOKING STEPS

01. Customer will pay the booking amount and submit the required documents to initiate the unit reservation

02. Customer will receive a receipt from customercare@ellingtongroup.com along with the booking form

03. Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign

04. Customer will send back the signed SPAs for execution to Ellington Properties

05. Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

DOCUMENTS NEEDED TO BOOK A UNIT

01. Buyer's Passport Copy

02. Home address, email address, including the contact number (should be the same as the home address)

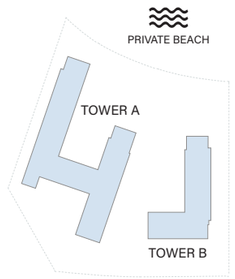
03. AED 40,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card on https://pay.ellingtonproperties.ae



TOGETHER BY DESIGN

Ellington Cove is a canvas for cherished moments and meaningful connections. Designed to reflect the easy elegance of beachside living, its open spaces invite laughter, conversations, and quiet reflection. With views stretching to the horizon and soft coastal tones, it is a residence to gather, unwind, and celebrate the beauty of togetherness.

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



Clubhouse
Upper Level

N

HARMONY IN FORM

Ellington Cove's facade speaks a language of simplicity and grace. Palm-lined paths embrace a structure that feels rooted in its natural surroundings, where clean lines meet verdant greenery. It's more than architecture-it's an expression of harmony, offering a quiet invitation to step into a world where design flows effortlessly into life



THE LOBBY

Graceful, Welcoming Entrance

The lobby is a story of elegance unfolding. Light streams through towering windows, weaving a connection between the calm interiors and the vibrant outdoors. With curated art, refined textures, and welcoming spaces, it's not just an entrance–it's a prelude to what lies ahead, setting the tone for a life well-lived.



BEACH CLUBHOUSE

Soulful Beachside Living

A retreat infused with the essence of the shore, the beach clubhouse welcomes residents with its warm materials and flowing lines. Its bohemian charm, coupled with thoughtful details like curated displays and relaxed seating, offer a tranquil escape. From breezy afternoons to starlit gatherings, the clubhouse is where memories are created.



KIDS PLAY

Imagination Runs free

The kids play area is a whimsical world of color and light, inspired by the sea and sky. With beach themed elements and thoughtful touches, it's a space where children's imaginations take flight. Surrounded by natural light and playful designs, it's a joyful haven for exploration, learning, and laughter.



FITNESS STUDIO

Strength in Motion

Step into a fitness studio that inspires movement and mindfulness. With panoramic views of the pool and landscape, the space invites you to reconnect with yourself. Every detail, from the rhythmic lighting of the cycling corner to the energy of the boxing zone, creates a flow of vitality and purpose.



INTERIORS THAT INSPIRE

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.



LIVING ROOM

Light Filled Living

Framed by expansive windows, the living room is a sanctuary of light and openness. It's a space where the outdoors feel closer, and each moment feels brighter. The living rooms are the heart of each residence—spaces designed to bring people together.



KITCHEN

Crafted with Care

The kitchen is where form meets function in perfect balance. Marble finishes, a curvy island, and hidden cabinetry blend effortlessly to create a space that inspires creativity and connection. Every feature, from the pull-down cabinetry to the warm LED lighting, is created with precision, offering a blend of practicality and beauty.



BEDROOM

Dreams by the Sea

Each bedroom is a retreat of comfort and warmth. Overlooking the beach, they are bathed in natural light and offer seamless connections to private balconies. With integrated wardrobes and soft finishes, it feels like a personal oasis.



BATHROOM

Moments of Calm

The bathrooms exude quiet refinement, combining high-quality finishes with functional elegance. From bespoke mirrors and premium stone countertops to soft lighting and glass partitions, every element is designed to evoke a spa-like tranquillity.

LIFE,
ELEVATED NATURALLY

The outdoor spaces at Ellington Cove are a tapestry of beauty and connection. Meandering paths, shaded greenery, and expansive beach views invite moments of serenity.



PAYMENT PLAN

20%
At the time of booking

10%
60 days after the reservation date

10%
120 days after the reservation date

5%
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

OUTDOOR LIVING REDEFINED

Blurring the line between leisure and lifestyle, the retail and terrace areas are vibrant spaces to connect, unwind, and explore. Here, every visit feels like a journey worth taking.

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800 8288
info@ellingtongroup.com

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