

# ELLINGTON COVE II

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

DUBAI INTERNATIONAL AIRPORT

DOWNTOWN DUBAI



PORT RASHID

ISLAND A

ISLAND D

ISLAND B

ISLAND E

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





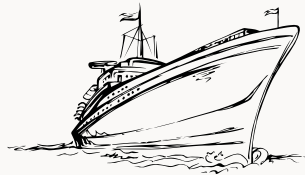
# LOCATION

★  
ELLINGTON  
COVE





# DRIVING DISTANCES



**2 mins.**

Island A Yacht Marina



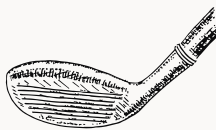
**4 mins.**

Island D Sports Country  
Club Golf Course



**5 mins.**

Dubai Islands Mall



**10 mins.**

Island C Golf Course



**11 mins.**

Waterfront Market



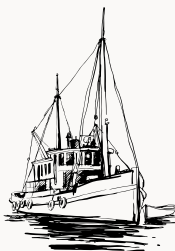
**18 mins.**

Dubai Festival City  
and Mall



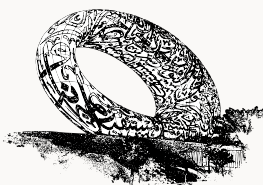
**18 mins.**

Dubai International Aiport



**20 mins.**

Port Rashid



**25 mins.**

Museum of the future



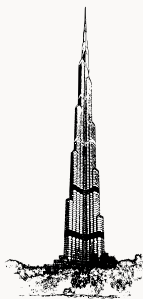
**30 mins.**

Dubai International  
Financial Centre (DIFC)



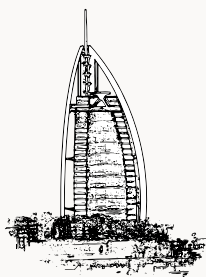
**31 mins.**

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



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E

SUMMER SUNRISE

SUMMER SUNSET

ELLINGTON COVE

WINTER SUNRISE

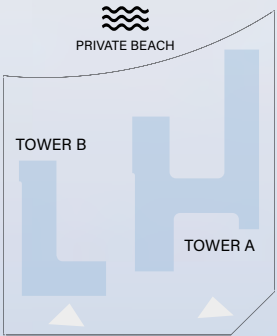
W

WINTER SUNSET

S



# ARCHITECTURAL SECTIONS



TOWER B

TOWER A



# TOWER A ELEVATIONS



SEA LEVEL



SIDE LEVEL



ENTRANCE



# TOWER B ELEVATIONS



SIDE LEVEL



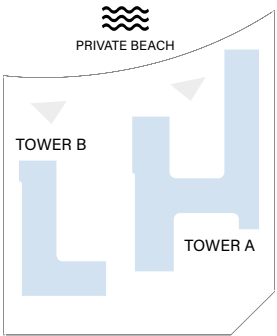
SEA LEVEL



ENTRANCE LEVEL



# 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
- 2 BR
- 2 BR + S
- 3 BR
- 3 BR deluxe
- 4 BR penthouse

from 800 sq. ft to 1,142 sq. ft  
from 1,172 sq. ft to 1,910 sq. ft  
from 1,373 sq. ft to 1,946 sq. ft  
from 1,732 sq. ft to 2,418 sq. ft  
from 1,760 sq. ft to 3,923 sq. ft  
from 5,964 sq. ft.

from 800 sq. ft to 1,172 sq. ft  
from 1,172 sq. ft to 1,304 sq. ft  
from 1,373 sq. ft to 1,918 sq. ft  
from 1,725 sq. ft to 2,404 sq. ft  
from 2,277 sq. ft to 2,363 sq. ft





A modern, multi-story building with balconies overlooking the ocean at sunset. The building features large glass windows and balconies with blue-tinted glass railings. The balconies are furnished with contemporary outdoor furniture, including armchairs and a small table. A large potted plant is visible on one of the balconies. The interior of the building is visible through the glass, showing a modern living space with a chandelier and comfortable seating. The ocean is a deep blue, and the sky is a mix of orange, yellow, and blue, with the sun setting on the horizon. The overall atmosphere is serene and luxurious.

Where sunsets  
sculpt serenity



# AMENITIES

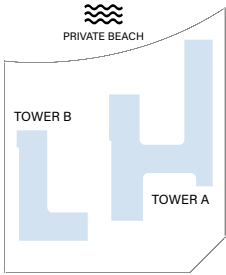
Ellington Cove offers an exclusive living experience akin to a perpetual five star holiday, blending opulence with tranquility. Residents enjoy private beach access, pristine sands, and diverse water sports. Thoughtfully designed pools cater to every need, from a serene beach pool to a fitness lap pool, 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.



# 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

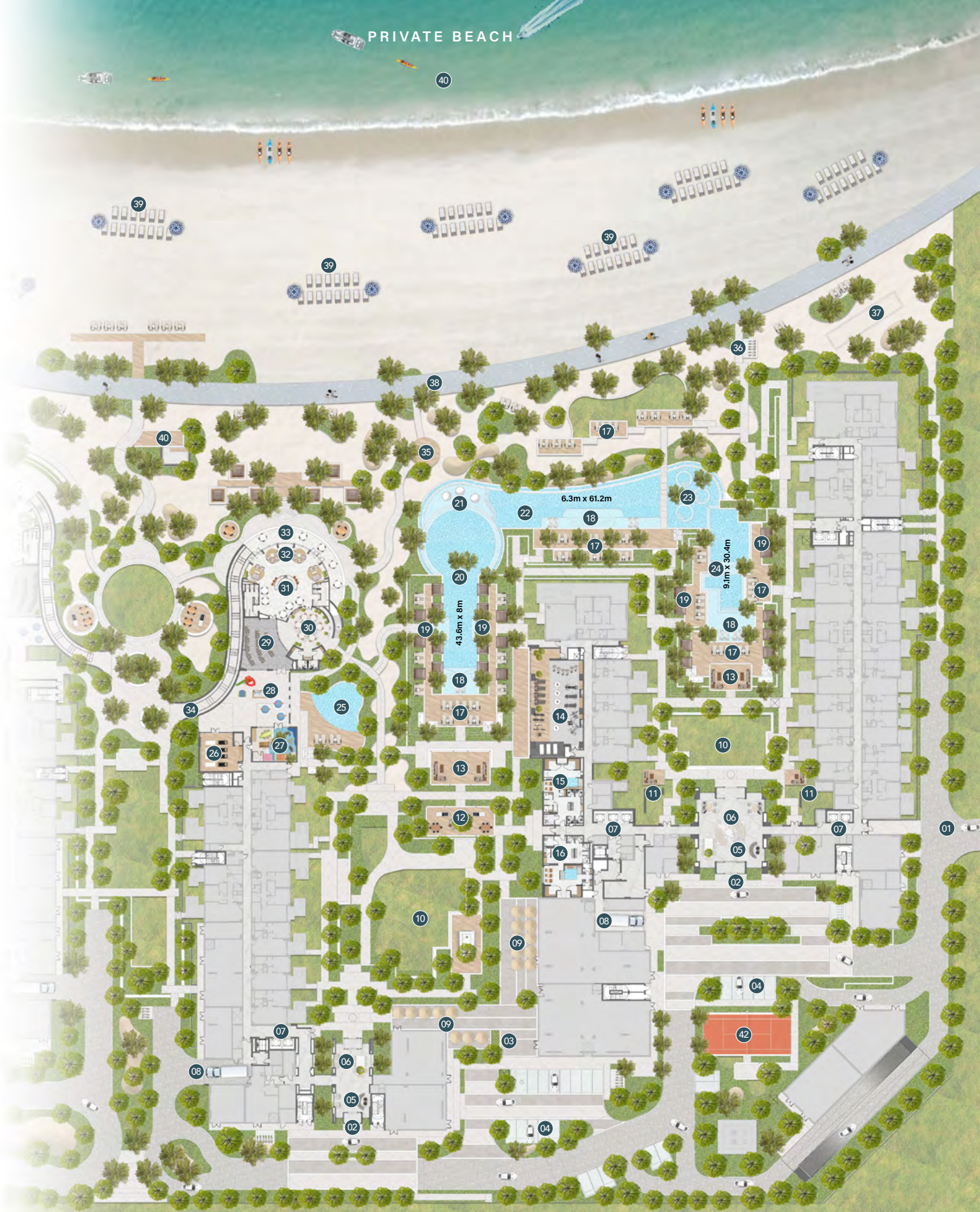
40 WATER SPORTS ACTIVITY ZONE

41 UPPER CLUB TERRACE

42 PADEL COURT



Clubhouse  
Upper Level







Drop off Area & Lobby Entrance





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





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