



E L L I N G T O N   H O U S E   I I I





P R I S T I N E   F A I R W A Y S

J U S T   M O M E N T S   A W A Y





W E L C O M E   T O



Among the space and luxury of the Dubai Hills Estate, Ellington brings its influential design-led approach to a multifamily apartment building. With views over a championship golf course and the city skyline in the distance, it is a haven for those looking for a place to rejuvenate and feel at home in a sporting paradise.



# DUBAI HILLS ESTATE

Set among a community of luxury and sustainability, Ellington House III breathes new life into its idyllic surroundings. The residence has an innate quality of blending in and standing out simultaneously, with dreamy, light-filled multifamily apartments overlooking Dubai Hills Golf Course and out across the city.

From diverse restaurants that welcome you like a family; to plenty of parks and outdoor pet areas, Dubai Hills has it all. For the more functional side, a plethora of outstanding schools and some of Dubai's most prestigious medical practices all sit within walking distance.





MOMENTS AWAY FROM  
DUBAI'S THRIVING  
LEISURE LANDMARKS

- 02 Mins

DUBAI HILLS GOLF CLUB
- 02 Mins

KING'S COLLEGE HOSPITAL
- 02 Mins

GEMS INTERNATIONAL SCHOOL
- 06 Mins

DUBAI HILLS MALL
- 12 Mins

MALL OF THE EMIRATES
- 12 Mins

DUBAI MARINA
- 12 Mins

MEYDAN RACECOURSE
- 15 Mins

DUBAI MALL & BURJ KHALIFA
- 15 Mins

BURJ AL ARAB
- 17 Mins

AIN DUBAI
- 17 Mins

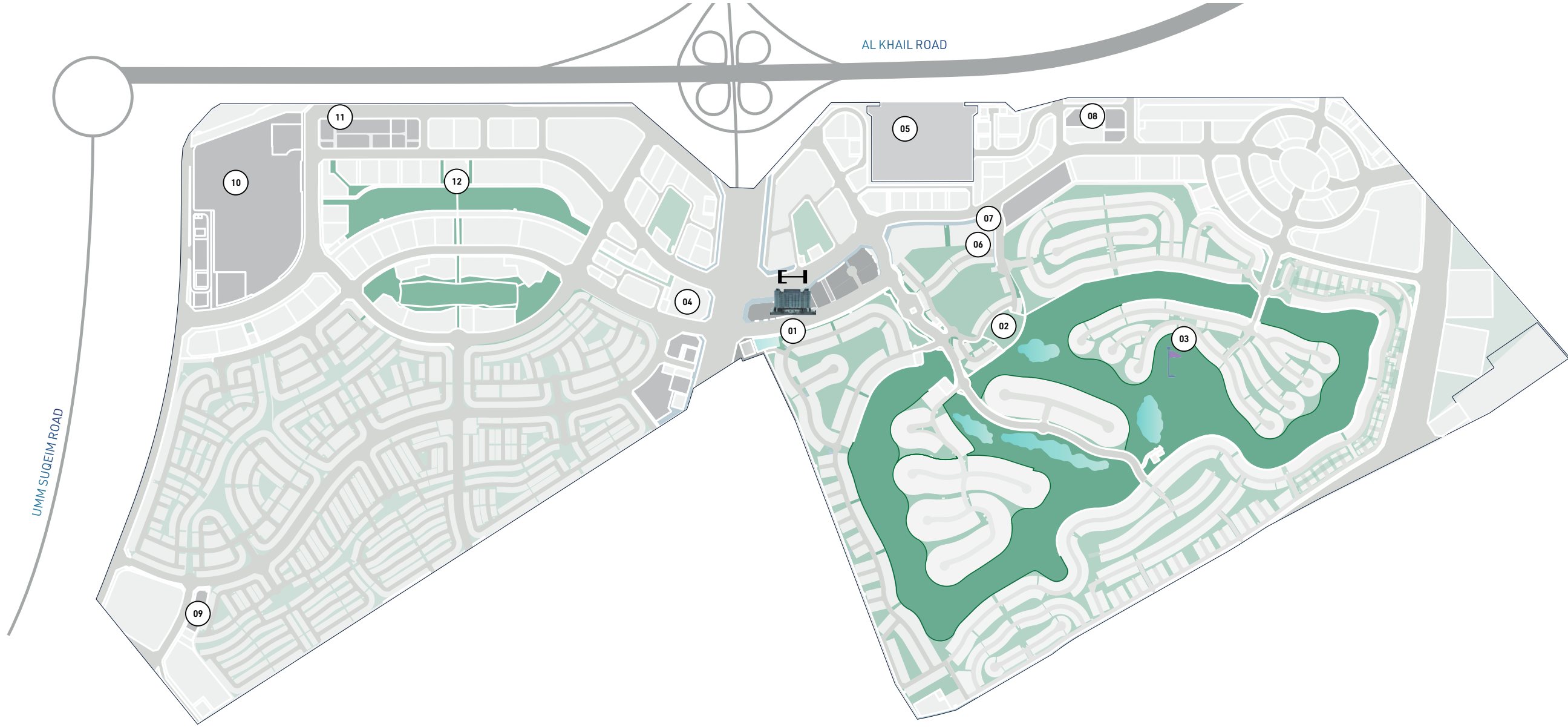
MUSEUM OF THE FUTURE
- 20 Mins

DUBAI INTERNATIONAL FINANCIAL CENTRE
- 21 Mins

DUBAI INTERNATIONAL AIRPORT
- 25 Mins

PALM JUMEIRAH
- 30 Mins

DUBAI WORLD CENTRAL AIRPORT



- 01

Ellington House III
- 02

Dubai Hills Golf Club
- 03

Dubai Hills Golf Course
- 04

King's College Hospital
- 05

Gems International Schools
- 06

Retail & Nursery
- 07

Geant Express
- 08

Service Station
- 09

Petrol Station
- 10

Dubai Hills Mall
- 11

Dubai Hills Business Park
- 12

Dubai Hills Park









## OPEN VIEWS AND SECLUDED SANCTUARIES

Ellington House III introduces residents to a contemporary interpretation of a classic minimalist design; it blends into its green surroundings with a subtle elegance that enhances its interior. Externally, the residence is a rich palette of perforated aluminum panels, with appealing yet robust textured metal cladding adding a modern sensibility to the design. Ellington House III was designed with a cohesive quality and a distinct character that is strengthened by the robustness of the materials and bright color palette.



## U R B A N E X T R A V A G A N C E

Ellington House III merges clean, minimalist design cues with thoughtful touches for family life. The modern design of the development features the residences' communal areas, from lobby and pool deck to the apartments, Ellington House III is filled with thoughtful touches and impeccable craft.







# A WELCOME HOME UNLIKE ANY OTHER

The spacious, elegant lobby at Ellington House III is a welcoming retreat for residents with its hospitality-inspired lounge area, floor-to-ceiling library, and community table. Its contemporary corridors leading to your apartment blend into the overall bright and airy space with subtle modernity while floor-to-ceiling glass windows and spacious balconies overlook the green surroundings. No matter the season, enjoy your private oasis in the middle of a distinctive community.







## S L E E K   & M O D E R N

The Pool Deck at Ellington House III is perhaps a calming oasis that graces residents with unmatched views from both the deck and its exhilarating glass edge. The turquoise water, Baja shelves, sun loungers, and Dubai Hills Golf Course views—set the ultimate scene for soaking in the infinity-edge pool.







A M U L T I T U D E  
O F C A R D I O  
M A C H I N E S

The highly-equipped fitness studio at Ellington House III is the ultimate space for functional and high-intensity training. The gym has been specifically designed with a multitude of cardio machines providing exceptionally quality fitness workouts where residents can elevate their strength, flexibility, and cardiovascular health.







## A SENSE OF GET-TOGETHERS

Paved with nature and lined with trees, the airy outdoor activity area is your sanctuary allowing for various entertainment yet relaxing options. The space features seating areas and a barbecue corner contributing to the sense of get-togethers and outdoor dining. Your move from the sun-kissed outdoor area to the other open-air amenities or the comfort of your apartment becomes a seamless transition and daily delight.





## ELEGANT & TIMELESS QUALITY

The kitchen at Ellington House III offers an elegant and timeless quality with its premium finishes and exquisite details. The kitchen is an open concept that merges simultaneously with the living room making the space look and feel smoothly unified. The signature countertop is made of marble, elevating the interior to give it a classic feel while the wood cabinets add warmth and depth to the design.







P R E M I U M  
F I N I S H E S &  
E X Q U I S I T E  
D E T A I L S









CAREFULLY CHOSEN  
& EXQUISITELY  
CRAFTED

A generous space and a neutral color palette define the living room at Ellington House III. To create a calming atmosphere, the living room is also characterized by floor-to-ceiling windows, which, together with a stream of natural light, bring the space to life.







## A CALMING OASIS

The bedroom is spacious and elegantly crafted using high-quality natural materials. Floor-to-ceiling glass windows open out onto a private balcony, which invites an influx of natural light into the room. For an early morning coffee or a late evening wind-down, it is the perfect place to relax.







## UNDERSTATED ELEGANCE

The bathroom features exquisite materials, which are characterized by their light grey surface and modern details. Bespoke walnut vanity units and contemporary brassware complement the overall design, creating a functional yet relaxing space.





GROUND FLOOR AMENITIES

- 01

Main Entrance
- 02

Lobby Entrance
- 03

Communal Table
- 04

Lobby Lounge
- 05

Lobby Reception
- 06

Clubhouse
- 07

Indoor Kids' Play Area
- 08

Outdoor Kids' Play Area
- 09

Bicycle Parking
- 10

Parking For People Of Determination
- 11

EV Charging Station
- 12

Golf Lockers
- 13

Pet Wash Area
- 14

Golf Wash Area
- 15

Vehicle Entrance
- 16

Vehicle Exit
- 17

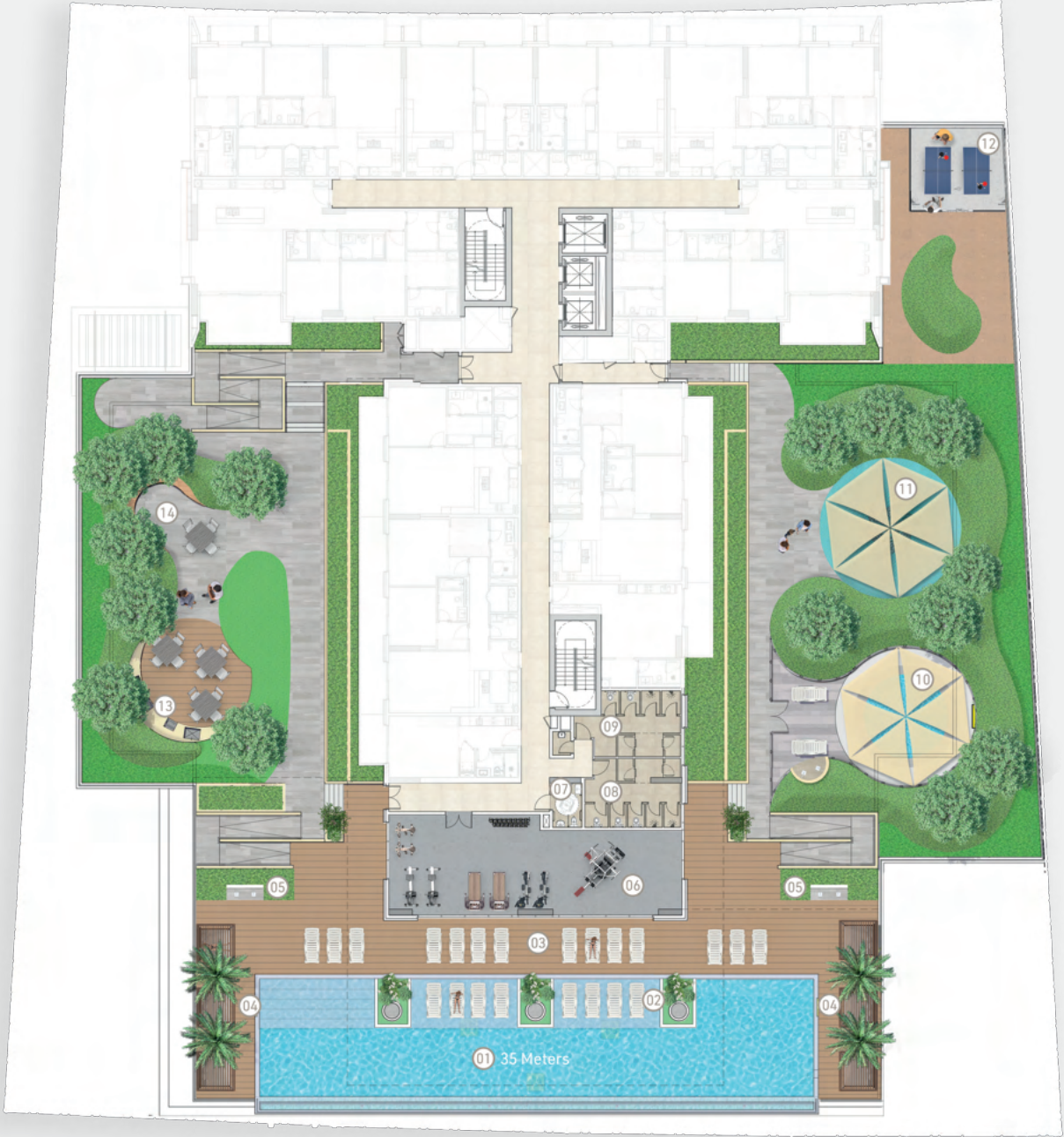
Back Deck Entrance





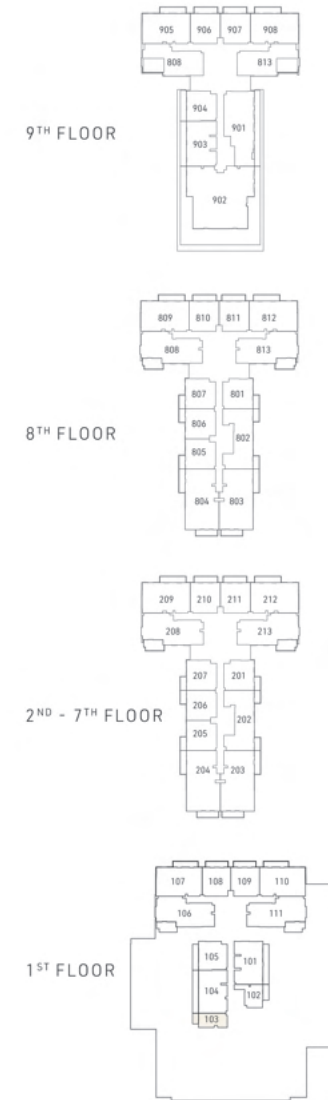
FIRST FLOOR AMENITIES

- |    |                                              |    |                        |
|----|----------------------------------------------|----|------------------------|
| 01 | Leisure & Lap Pool                           | 08 | Female Changing Room   |
| 02 | Baja Shelf                                   | 19 | Male Changing Room     |
| 03 | Sun Loungers Area                            | 10 | Shaded Kids' Pool      |
| 04 | Cabanas                                      | 11 | Shaded Kids' Play Area |
| 05 | Outdoor Shower Area                          | 12 | Games Table Zone       |
| 06 | Fitness Studio                               | 13 | Barbeque Area          |
| 07 | Family & People of Determination Change Room | 14 | Outdoor Seating Area   |





## STUDIO TYPE A

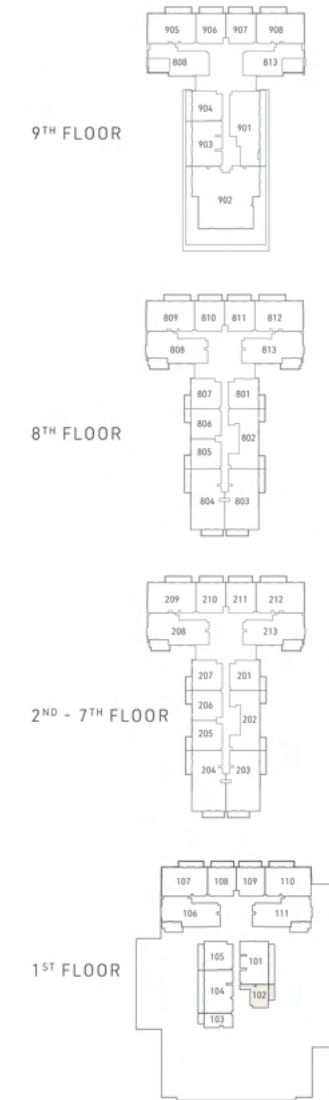


Internal Living Area 373.51 sq.ft.

Outdoor Living Area 58.02 sq.ft.

Total Living Area 431.53 sq.ft.

## STUDIO TYPE B



Internal Living Area 434.11 sq.ft.

Outdoor Living Area 85.90 sq.ft.

Total Living Area 520.00 sq.ft.

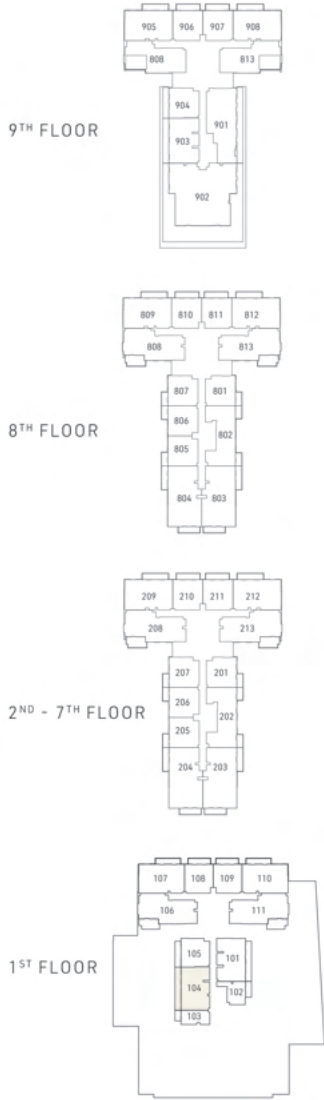


1 BEDROOM TYPE A



Internal Living Area 746.05 sq.ft.	Outdoor Living Area 120.66 sq.ft.	Total Living Area 866.71 sq.ft.
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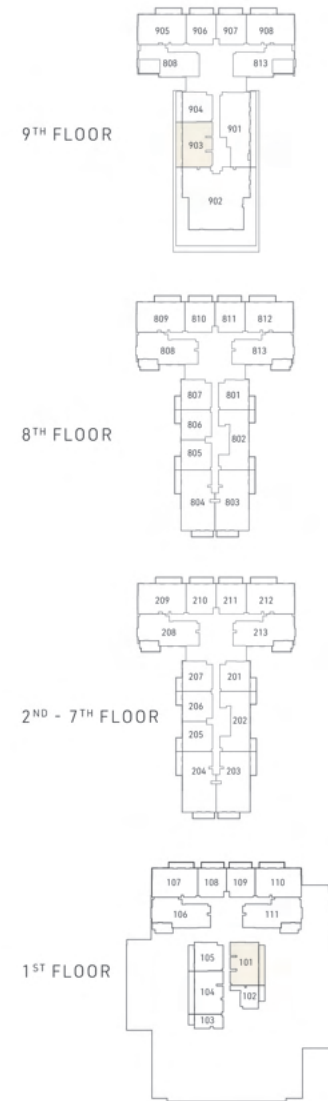
2 BEDROOM TYPE A



Internal Living Area 1131.72 sq.ft.	Outdoor Living Area 234.01 sq.ft.	Total Living Area 1365.72 sq.ft.
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2 B E D R O O M   T Y P E   B

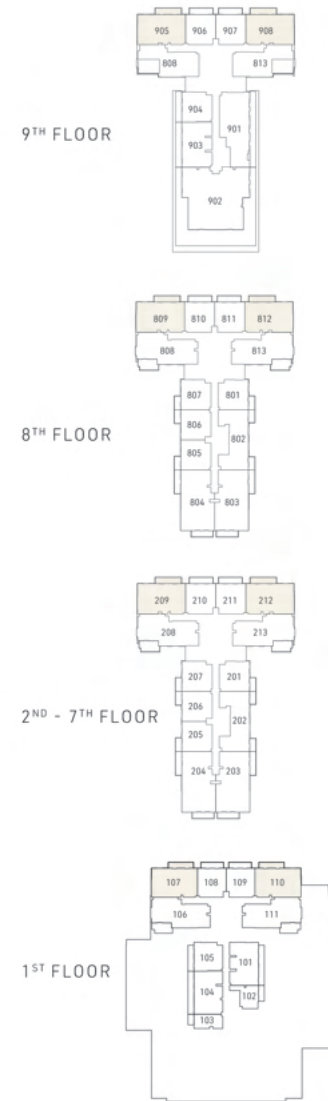


Internal Living Area 1118.69 sq.ft.

Outdoor Living Area 218.72 sq.ft.

Total Living Area 1337.42 sq.ft.

2 B E D R O O M   T Y P E   C



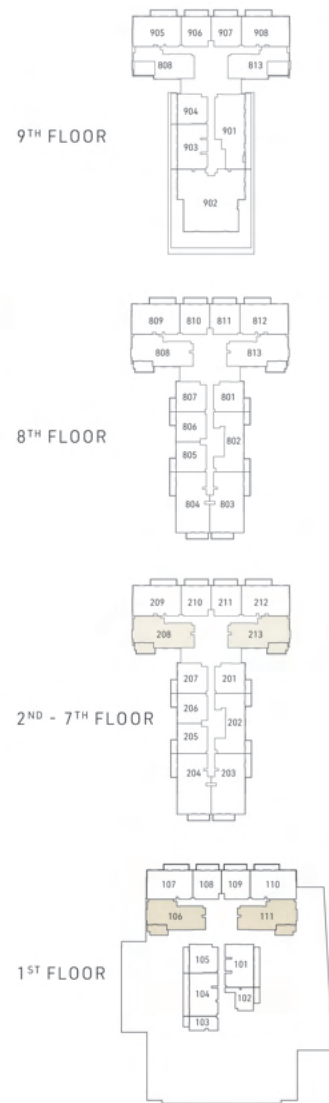
Internal Living Area 1210.40 sq.ft.

Outdoor Living Area 133.58 sq.ft.

Total Living Area 1343.98 sq.ft.



2 BED ROOM TYPE D



Internal Living Area 1360.24 sq.ft.

Outdoor Living Area 178.68 sq.ft.

Total Living Area 1538.92 sq.ft.

2 BED ROOM TYPE E



Internal Living Area 1250.44 sq.ft.

Outdoor Living Area 133.26 sq.ft.

Total Living Area 1383.70 sq.ft.

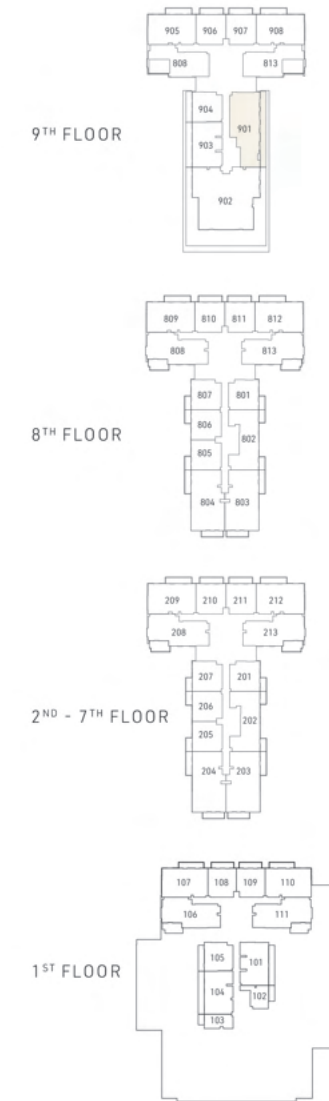
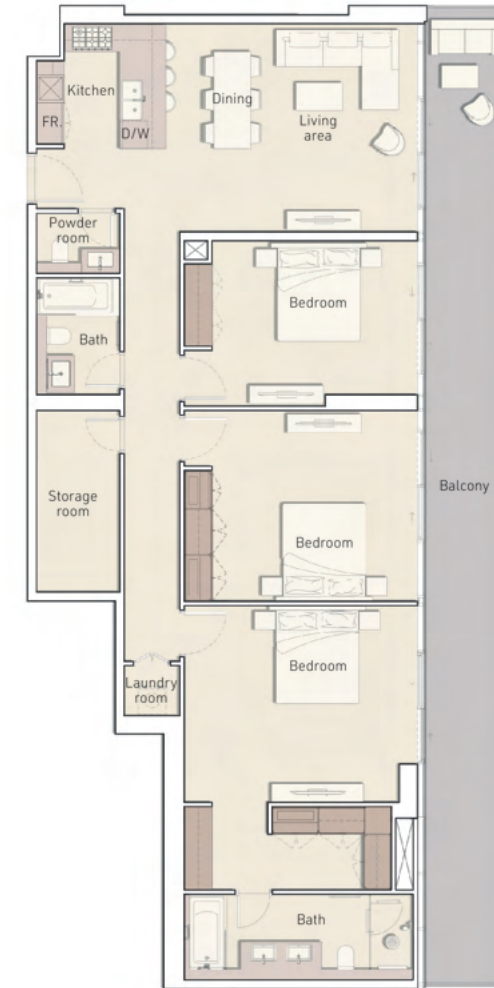


### 3 BED ROOM TYPE A



Internal Living Area 1632.24 sq.ft. Outdoor Living Area 232.61 sq.ft. Total Living Area 1864.85 sq.ft.

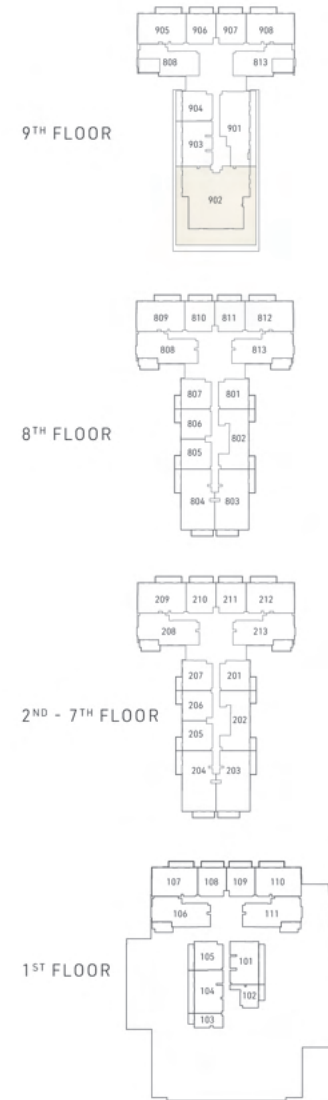
### 3 BED ROOM TYPE B



Internal Living Area 1637.94 sq.ft. Outdoor Living Area 393.85 sq.ft. Total Living Area 2031.80 sq.ft.



## 4 BEDROOM TYPE 1

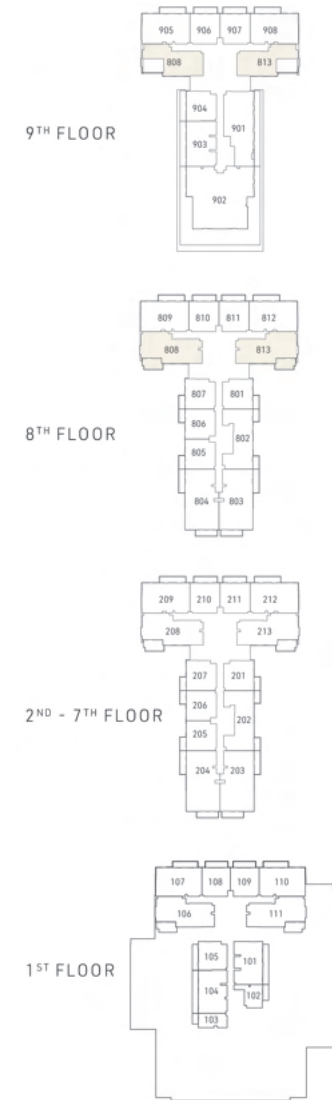


Internal Living Area 3117.98 sq.ft.

Outdoor Living Area 2078.94 sq.ft.

Total Living Area 2667.08 sq.ft.

## 4 BEDROOM TYPE DUPLEX



Internal Living Area 2530.16 sq.ft.

Outdoor Living Area 136.92 sq.ft.

Total Living Area 2667.08 sq.ft.



