

Main Lobby

- Textured and terrazzo look porcelain tile flooring
- Double height ceilings with full height transparent glazing
- Entry walk-off mats and digital security
- Original locally crafted art pieces throughout the property commissioned by the Ellington Art Foundation
- Ellington Hospitality scent throughout the public areas
- FM office directly off of reception (With pantry, workspace and toilet)
- A dedicated service lift on both sides of the building to cater to ease of movein/ move-out with delivery parking bay and moving room
- Large bookcase filled with board games and design, art, fashion and food related subjects
- Custom work/meeting table for 6 people with integrated plug points for touchdown, work, quick meetings or reading a book. Work from home concept – post covid friendly!
- Elegant lobby to gather, and meet work with hotel style lounge furnishings and coworking space with integrated plug points for touchdown, work, quick meetings or reading a book. Work from home concept – post covid friendly!
- Concierge and security desk

Pavilion

- Double height ceilings with full height transparent glazing
- Elegant Lounge space with kitchenette to gather, entertain and meet with hotel style lounge furnishings and co-working space with integrated plug points for touchdown, work, quick meetings or reading a book. Work from home concept – post covid friendly!
- Play area with pool table and ping pong table
- Male, female and accessible WC facilities on same floor
- Ellington Hospitality scent throughout the public areas
- Ample natural daylight
- Unobstructed pool view, direct walk-out to pool courtyard

Records Lounge

- Durable wood flooring
- Cozy space with a record player and high-end audio system
- Comfortable lounge furniture
- Acoustic ceiling
- Ample natural daylight

Cinema Room

- Bespoke cinema room with comfortable recliner lounge chairs and sofa for 8 people
- Acoustic floor, walls and ceiling
- Large quality screen with and sound

Fitness and Yoga Studio

- Commercial quality fitness equipment from a well-recognized and eco-conscious gym equipment brand
- Durable wood and rubber gym flooring
- Zoned areas for full body workout
- Layout reviewed and approved by leading fitness experts and trainers
- Ample natural daylight
- Unobstructed pool view, direct walk-out

Yoga Studio

- Durable wood flooring
- Ample natural daylight
- Acoustic ceiling
- Unobstructed pool view, direct walk-out to pool courtyard
- Balance bar with full height mirror



Male and Female Change Rooms

- Change rooms with Spa quality wet areas, including steam and sauna with hospitality inspired touchpoints
- Steam Shower with bench, Chroma therapy lights and various rain settings
- Change room bench and clothes hanging space
- Elegant washbasin/vanity area with touchless mixers, hand dryer, paper towel and garbage
- Durable and slip resistant Porcelain tiling throughout

Kids Play

- Kids scale furniture
- Interactive play area and games
- Kids bathroom designed for children with baby change
- Sustainable and durable, individually selected toys and games that meet criteria of Montessori and leading educational scientists' educational advice

Landscape area

- 1st floor: Pool area (approx. 3875 sq. ft); Hardscape (approx. 31,968 sq. ft)
- 22nd floor: Infinity pool (approx. 1248 sq. ft); Hardscape (approx. 2411 sq. ft)

Outdoor Pool deck

- Resort-style swimming pool (with 25m lap pool) on First floor
- Infinity pool on 22nd floor
- Baja shelf with wet loungers
- Central tiled entry steps and ladders
- Lifeguard stand
- Hospitality designed pool deck
- Single and double hospitality quality cushioned sun loungers and cabanas facing the pool and view
- Change rooms and shower
- Robust landscaping
- Commercial grade outdoor furniture including sun beds around the pool

Back Deck

- Kid's wet play area
- Kids outdoor play area
- Jogging track
- Outdoor BBQ/entertainment space
- Sun and Water Ledge Sunlounges
- Basketball court
- Paddle Tennis court
- Table games
- Outdoor exercise deck
- Herbs Garden
- Pets' area
- Community lawn

The Residences - Typical Apartments

- Heightened ceilings in Living, Dining and Bedrooms
- Beautiful & strong wood-look porcelain tile flooring
- Generous outside living balcony areas
- High Quality door hardware and ironmongery
- Solid core acoustically rated entry doors
- Premium Apartments and Penthouse
- Heightened ceilings in Living, Dining and Bedrooms
- Beautiful & strong wood-look porcelain tile flooring
- Generous outside living balcony areas
- High Quality door hardware and ironmongery
- Solid core acoustically rated entry doors

The Residences - Typical Apartments

- Full length wardrobes
- Durable and easy clean plastic wood look cabinet doors with linen effect carcasses
- Integrated mirror
- Ample hanging, drawer, and shelf spaces
- Undermount soft self-closing drawer runners from a reputable European brand
- Durable oval hanging rails with integrated lighting from a reputable European brand

Premium Apartments and Penthouse

- Full length wardrobes
- Durable and easy clean wood look cabinet doors with linen effect carcasses
- Integrated mirror
- Ample hanging, drawer, and shelf spaces
- Integrated lighting with hanging rods
- Undermount soft self-closing drawer runners from a reputable European brand
- Durable oval hanging rails with integrated lighting from a reputable European brand
- Walk-in closet rooms with storage for selected 4-bedroom apartments and penthouse

Laundry Rooms

- Porcelain floor tile
- Exhaust fan for moisture/humidity control
- Mold/mildew and moisture resistant low VOC wall and ceiling paint
- Space for washer/dryer and for household utility items such as mop, broom, ladder, ironing board etc

Premium Apartments and Penthouse

- Porcelain floor tile
- Exhaust fan for moisture/humidity control
- Mold/mildew and moisture resistant low VOC wall and ceiling paint
- Space for washer/dryer and for household utility items such as mop, broom, ladder, ironing board etc
- Fitted laundry rooms with premium and durable sintered stone countertops for selected 4-bedroom apartments and penthouse

Kitchens - Typical Apartments

- Tasteful porcelain wood-look tile flooring
- Custom-designed contemporary kitchen cabinetry
- High standard European brand appliances
- Gas cooktop
- Anti-frost combination fridge freezer
- Stainless steel hidden recirculated exhaust hood
- Premium, durable sintered stone countertops
- Under-mount, stainless steel kitchen sink
- Pull-out stainless-steel faucet premium branded
- Tasteful porcelain wood-look tile flooring

Premium Apartments and Penthouse

- Tasteful porcelain wood-look tile flooring
- Custom-designed contemporary kitchen cabinetry
- High standard European brand appliances
- Gas cooktop
- Decorative suspended linear light above kitchen island
- Anti-frost combination fridge freezer.
- Full height fridge and full height freezer for selected 4-bedroom apartments
- Walk in pantry for selected 4-bedroom apartments
- BOH kitchen for penthouse only
- Integrated wine-cooler fridge for selected 4-bedroom duplex and penthouse
- Stainless steel hidden recirculated exhaust hood
- Premium, durable sintered stone countertops
- Under-mount, stainless steel kitchen sink with integrated chopping board
- Pull-out stainless-steel faucet premium branded

Bathrooms and Powder rooms - Typical Apartments

- High quality faucets and accessories from international brand
- Porcelain tiled step-down walk-in showers
- Porcelain wall and floor tiles
- Bespoke medicine cabinets and under sink storage
- Glass door partitions into the showers
- Linear stainless steel shower floor drain
- Premium, durable porcelain stone countertops with integrated porcelain sinks

Bathrooms and Powder rooms - Typical Apartments

- High quality faucets and accessories from international brand
- Mesh step-down walk-in showers
- Porcelain wall and floor tiles
- Feature shower wall
- Bespoke medicine cabinet with integrated light and under sink storage
- Magnifying mirror with integrated light
- Glass door partitions into the showers
- Linear stainless steel shower floor drain
- Premium, durable porcelain stone countertops with integrated porcelain sinks

Lighting & Technology

- Top quality LED lighting
- Premium, quiet fan coil air conditioning and ventilation system. VRF A/C System used
- Residences are fully pre-wired for high-speed internet/phone/data