

A photograph of a body of water with reeds in the foreground. The water is a deep teal color with gentle ripples. The reeds are golden-brown and occupy the bottom third of the frame. The text is centered over the water.

# THE SANCTUARY

*By Ellington*

THE WATERSIDE  
PROJECT BRIEF

EMBRACE  
*EXQUISITE*  
LIVING

Exceptional design is not just about aesthetics. It is about the feelings evoked as you step into distinctive and inspirational spaces. Experiencing a deep sense of belonging, as you become a part of an exclusive gated community.

This curated collection of outstanding homes represents the pinnacle of design-led living. Tranquil, private, and the essence of contemporary living, each villa offers a haven of harmony, a spectacular place to belong for discerning connoisseurs of fine living.





STEP INTO  
AN INSPIRED  
LIFESTYLE

This limited collection of exquisite homes is nestled in a private gated community that brings with it an inspirational lifestyle. These four-to-six-bedroom homes are presented in four different styles with distinctive designs and options. Each contemporary villa is meticulously curated with its pool, rooftop terrace, and courtyard and is a short stroll away from a beautiful central lagoon.





A  
NEW  
LEVEL OF  
*FAMILY LIVING*

The Sanctuary is Ellington's first master community development. An exclusive collection of distinctively-designed villas with seamless access to everything Dubai has to offer, together with spectacular views of the iconic Dubai skyline and the Burj Khalifa.

Located in District 11 at the heart of Mohammed Bin Rashid City, this distinctive gated community nestles in green areas at one with nature. This highly sought-after destination radiates around a stunning central lagoon and enjoys a great location within easy reach of schools, shops, parks, and Downtown Dubai.



THE  
WATERSIDE

AT  
*THE HEART*  
OF IT ALL



ACADEMIC CITY  
15 MINUTES



BURJ KHALIFA  
25 MINUTES



MEYDAN RACECOURSE  
15 MINUTES



DIFC  
25 MINUTES



DUBAI INTERNATIONAL AIRPORT  
20 MINUTES



BURJ AL ARAB  
30 MINUTES



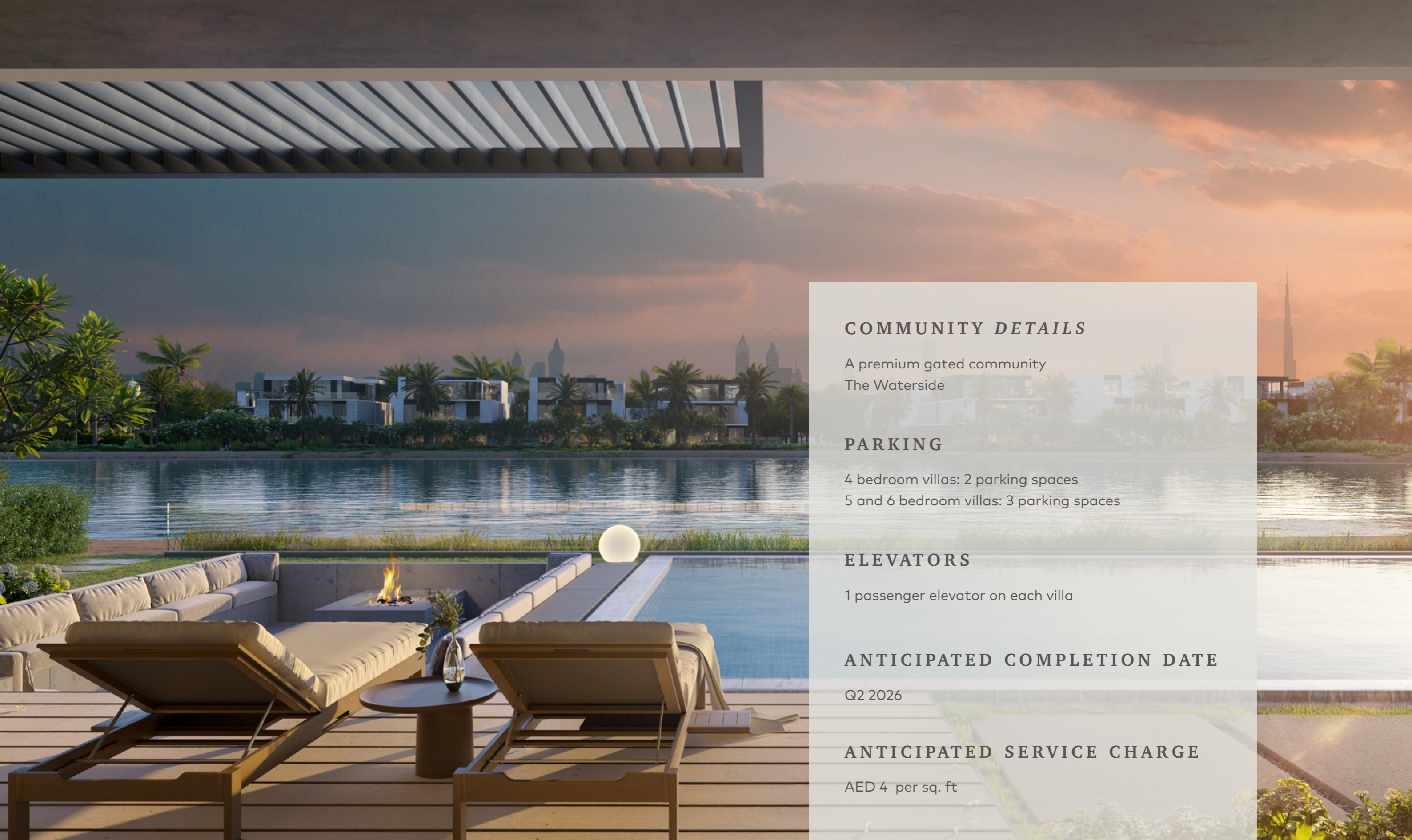
DUBAI CREEK HARBOUR & GOLF CLUB  
20 MINUTES



PALM JUMEIRAH  
30 MINUTES



DUBAI HILLS GOLF CLUB  
23 MINUTES



## COMMUNITY *DETAILS*

A premium gated community  
The Waterside

## PARKING

4 bedroom villas: 2 parking spaces  
5 and 6 bedroom villas: 3 parking spaces

## ELEVATORS

1 passenger elevator on each villa

## ANTICIPATED COMPLETION DATE

Q2 2026

## ANTICIPATED SERVICE CHARGE

AED 4 per sq. ft



THE WATERSIDE

MAP



THE RETREAT VILLAS



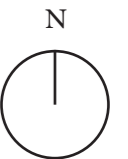
THE HIDEAWAY VILLAS



THE ESCAPE VILLAS



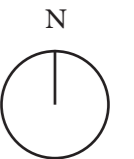
THE OASIS VILLAS



# AMENITIES

## WITHIN THE COMMUNITY

- 01 MAIN ENTRANCE
- 02 SIKKA CONNECTION
- 03 LAGOON CONNECTION
- 04 PLATFORM SEATING DECK
- 05 POCKET SEATING
- 06 NATURE PLAYGROUND
- 07 PLAZA AREA
- 08 DOG PARK
- 09 STREETScape
- 10 COMMUNAL PARKING



# VILLA TYPES & SPECIFICATIONS



An aerial photograph of a tropical lagoon. The water is a vibrant turquoise color, transitioning to a deeper blue as it extends into the distance. In the lower-left corner, there is a lush green coastline with dense tropical vegetation. A small, dark boat is visible in the middle of the lagoon. In the lower-right corner, the seabed is visible through the clear water, showing dark coral reefs and sandy patches. The overall scene is serene and idyllic.

# THE RETREAT

LAGOON VIEW SIX-BEDROOM VILLAS

STARTING FROM  
AED 38 MILLION

# THE RETREAT VILLAS

## SIX-BEDROOM

Total Area:  
14,605.6 sq. ft

Plot Area Range:  
from 8,335.9 to 14,383.8 sq. ft



BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## OUTDOOR FEATURES

- 01 Accessible Zen Gardens & Courtyards
- 02 Rooftop Terrace
- 03 Floor-to-ceiling Sliding Windows
- 04 Garden with Pool & Sunken Seating
- 05 Pool Lounge Terrace
- 06 3 Covered Car Parking

## INDOOR FEATURES

- 01 Elevator
- 02 Maids Room
- 03 Drivers Room
- 04 Laundry Room
- 05 Library & Office
- 06 Filtered Water Faucet
- 07 Double-Height Entrance
- 08 Premium Stone Surfaces
- 09 Wellness Couples Shower
- 10 Bespoke Joinery Detailing
- 11 Home Automation System
- 12 Pantry on the 2nd Floor & Roof
- 13 Show Kitchen with Miele Appliances
- 14 Master Bathroom with Lagoon & Burj Khalifa Views
- 15 High-Quality Stone Vanity Tops in the Bathrooms
- 16 Working Kitchen with Gas Burner & Oven
- 17 En-Suite Bedrooms with Walk-in Wardrobes
- 18 En-Suite Guest Bedroom on the Ground Floor
- 19 Roof Terrace with Bar Overlooking Burj Khalifa
- 20 High-Quality International Brands for Sanitaryware
- 21 Working Kitchen with Siemens Appliances
- 22 Unique 2nd Floor/Rooftop Clubhouse and Burj Khalifa View
- 23 Beautiful Marble Flooring on the Ground Floor & Staircase
- 24 Basement with Multipurpose Room Overlooking a Sunken Garden
- 25 High-Quality Faucets, Sinks & Accessories from International Brands
- 26 Master Bathroom with "Outdoor Experience Shower & Free-Standing Bathtub
- 27 Spa with a Dedicated Steam Shower & Massage Room Overlooking the Sunken Garden
- 28 Expansive Master Suite Overlooking Internal Courtyard Garden, Lagoon & Burj Khalifa with Larger His & Hers Walk-in Closet

# STYLE 1







# STYLE 2







# THE HIDEAWAY

PARK VIEW FIVE-BEDROOM VILLAS

STARTING FROM  
AED 25 MILLION

# THE HIDEAWAY VILLAS

## FIVE-BEDROOM

Total Area:  
12,380.21 sq. ft

Plot Area:  
8,288.2 sq. ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## OUTDOOR FEATURES

- 01 Accessible Zen Gardens & Courtyards
- 02 Rooftop Terrace
- 03 Floor-to-ceiling Sliding Windows
- 04 Garden with Pool & Sunken Seating
- 05 Pool Lounge Terrace
- 06 3 Covered Car Parking

## INDOOR FEATURES

- 01 Elevator
- 02 Maids Room
- 03 Drivers Room
- 04 Laundry Room
- 05 Filtered Water Faucet
- 06 Double-Height Entrance
- 07 Premium Stone Surfaces
- 08 Bespoke Joinery Detailing
- 09 Home Automation System
- 10 TV Lounge Space on the First Floor
- 11 Show Kitchen with Miele Appliances
- 12 Working Kitchen with Siemens Appliances
- 13 Multipurpose Room that can be converted to a Bedroom or Fitness Studio on the 2nd Floor
- 14 En-Suite Bedrooms with Walk-in Wardrobes
- 15 Working Kitchen with Gas Burner and Oven
- 16 En-Suite Guest Bedroom on the Ground Floor
- 17 High-Quality Stone Vanity Top in the Bathrooms
- 18 High-Quality International Brands for Sanitaryware
- 19 Large Master Suite Overlooking Internal Courtyard
- 20 Spa with a Dedicated Steam Shower on the 2nd Floor
- 21 Large Living Room & Games Room on the 2nd Floor
- 22 Beautiful Marble Flooring on the Ground Floor & Staircase
- 23 Bathroom with Outdoor Experience Shower and Free-Standing Bathtub
- 24 High-Quality Faucets, Sinks & Accessories from International Brands
- 25 Roof Terrace Overlooking Community Gardens with Built-in Bar Counter & a Large Seating Area

# STYLE 1



202  
PALISADES  
GATE



# STYLE 2



202

PALISADES  
GATE









# THE ESCAPE

PARK & GARDEN VIEW FIVE-BEDROOM VILLAS

STARTING FROM  
AED 21 MILLION

# THE ESCAPE VILLAS

## FIVE-BEDROOM

### STYLE 1

Total Area:  
9,984.9 sq. ft

Plot Area Range:  
from 8,763.7 to 9,025.1 sq. ft

### STYLE 2

Total Area:  
10,028.6 sq. ft

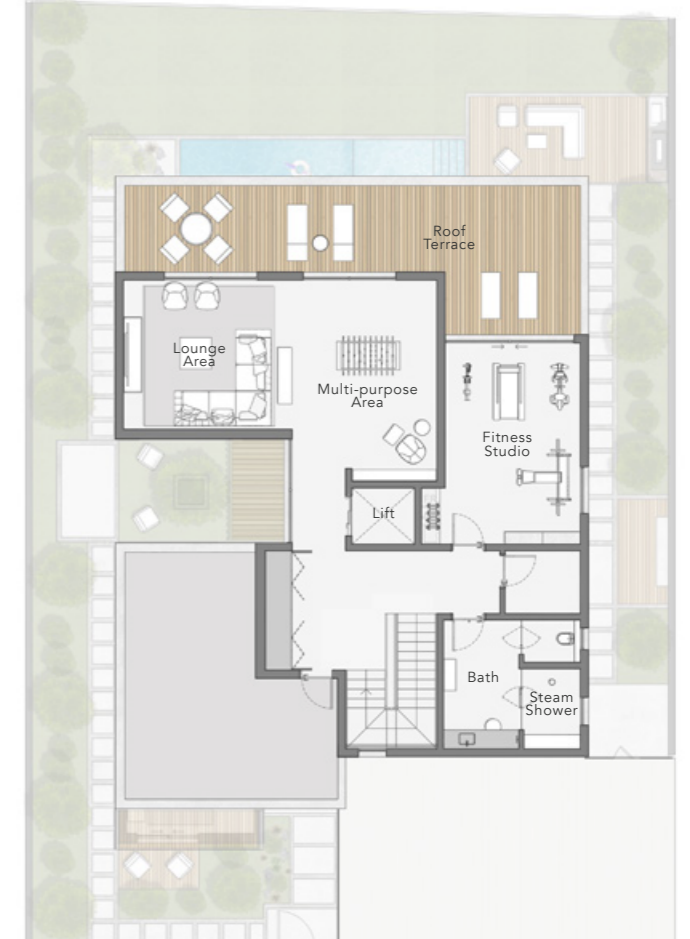
Plot Area Range:  
from 8,763.7 to 9,025.1 sq. ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## OUTDOOR FEATURES

- 01 Accessible Zen Gardens & Courtyards
- 02 Rooftop Terrace
- 03 Floor-to-ceiling Sliding Windows
- 04 Garden with Pool & Sunken Seating
- 05 Pool Lounge Terrace
- 06 3 Covered Car Parking

## INDOOR FEATURES

- 01 Elevator
- 02 Maids Room
- 03 Drivers Room
- 04 Laundry Room
- 05 Rooftop Yoga Area
- 06 Filtered Water Faucet
- 07 Double-Height Entrance
- 08 Bespoke Joinery Detailing
- 09 Home Automation System
- 10 Premium Stone Surfaces
- 11 Show Kitchen with Miele Appliances
- 12 Large Master Suite with Lounge Area
- 13 Working Kitchen with Siemens Appliances
- 14 Working kitchen with Gas Burner & Oven
- 15 En-Suite Bedrooms with Walk-in Wardrobes
- 16 En-Suite Guest Bedroom on the Ground Floor
- 17 Spa with Dedicated Steam Shower on the Roof
- 18 High-Quality Stone Vanity Tops in the Bathrooms
- 19 High-Quality International Brands for Sanitaryware
- 20 Bathroom with Large Shower & Free-Standing Bathtub
- 21 Beautiful Marble Flooring on the Ground Floor & Staircase
- 22 High-Quality Faucets, Sinks & Accessories from International Brands
- 23 Multipurpose Room that can be converted into an Additional Bedroom or a Fitness Studio

# STYLE 1



305  
PALISADES  
GATE



# STYLE 2



301  
FALLSACKS  
GATE





A close-up photograph of several large, vibrant green leaves, likely from a tropical plant like a Monstera. The leaves are covered in numerous small, glistening water droplets, suggesting a recent rain or mist. The lighting is dramatic, with some areas in deep shadow and others brightly lit, highlighting the texture and veins of the leaves. The overall mood is fresh, lush, and serene.

# THE OASIS

PARK & GARDEN VIEW FOUR-BEDROOM VILLAS

STARTING FROM  
AED 17 MILLION

# THE OASIS VILLAS

## FOUR-BEDROOM

### STYLE 1

**Total Area:**  
7,844.4 sq. ft

**Plot Area Range:**  
from 5,726.4 to 7,848.5 sq. ft

### STYLE 2

**Total Area:**  
7,952.0 sq. ft

**Plot Area Range:**  
from 5,726.4 to 7,848.5 sq. ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## OUTDOOR FEATURES

01 Accessible Zen Gardens & Courtyards

02 Rooftop Terrace

03 Floor-to-ceiling Sliding Windows

04 Garden with Pool & Sunken Seating

05 Pool Lounge Terrace

06 2 Covered Car Parking

## INDOOR FEATURES

01 Elevator

02 Maids Room

03 Drivers Room

04 Laundry Room

05 Filtered Water Faucet

06 Double-Height Entrance

07 Bespoke Joinery Detailing

08 Home Automation System

09 Premium Stone Surfaces

10 Show Kitchen with Miele Appliances

11 Library & Office Space on the Ground Floor

12 Working Kitchen with Siemens Appliances

13 En-Suite Bedrooms with Walk-in Wardrobes

14 Working Kitchen with Gas Burner & Oven

15 High-Quality Stone Vanity Top in the Bathrooms

16 High-Quality International Brands for Sanitaryware

17 High-Quality Faucets, Sinks & Accessories from International Brands

18 Beautiful Marble Flooring on the Ground Floor & Staircase

19 Large Master Bathroom with Shower & Free-Standing Bathtub

20 Large Master Suite with Living Room Space Overlooking Internal Garden

21 Multipurpose Room on the 2nd Floor & Roof that can be converted into an Additional Bedroom

# STYLE 1





# STYLE 2



303  
PALISADES  
GATE

10428

10688



# PAYMENT PLAN

**20 %**

At the time of  
booking

**5 %**

60 days after the  
reservation date

April 2023

**5 %**

120 days after the  
reservation date

June 2023

**5 %**

240 days after the  
reservation date

October 2023

**5 %**

360 days after the  
reservation date

February 2024

**5 %**

450 days after the  
reservation date

May 2024

**5 %**

540 days after the  
reservation date

August 2024

**5 %**

720 days after the  
reservation date

February 2025

**5 %**

900 days after the  
reservation date

August 2025

**40 %**

On completion



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