



# OCEAN HOUSE

ELLINGTON



A STATE OF FLOW

THE ART  
OF PALM  
ISLAND  
LIVING

Since 2014, we have approached every project with a deep understanding of the human experience. We believe our devotion to craft and exceptional detail is what makes our developments stand out among Dubai's expanding skyline, and beautiful islands, in ways that few buildings can.

Ocean House epitomises this philosophy at the highest level yet. Our second development on Palm Jumeirah, it perfects the art of island living.

LIVE IN DESIGN





An aerial photograph of Palm Jumeirah, an artificial island in Dubai, United Arab Emirates. The island is crescent-shaped and extends into the Arabian Gulf. In the foreground, the deep blue water of the sea is visible. The island is densely packed with buildings, including the iconic Atlantis The Palm hotel with its central tower. In the background, the Dubai city skyline is visible across the water, with numerous skyscrapers under a sky filled with soft, golden clouds from a setting or rising sun.

## A MASTERPIECE OF OCEAN EXPANSION

The 17 fronds of Palm Jumeirah reach into the Arabian Gulf, immersing themselves in the ocean's ethereal charm. With views out to sea and back across the city skyline, the island connects Dubai's rich maritime heritage with its insatiable appetite for innovation, expansion and limitless possibilities.



DRIVING DISTANCES

THE PALM JUMEIRAH

**01**  
MINUTES  
The Boardwalk Palm Jumeirah

**02**  
MINUTES  
Atlantis The Palm

**05**  
MINUTES  
The Pointe Palm Jumeirah

**10**  
MINUTES  
The View at The Palm

**10**  
MINUTES  
Nakheel Mall

**15**  
MINUTES  
Dubai Marina

**15**  
MINUTES  
Dubai Harbour

**20**  
MINUTES  
Emirates Golf Club

**20**  
MINUTES  
Burj Al Arab

**25**  
MINUTES  
Ain Dubai

**25**  
MINUTES  
Mall of The Emirates

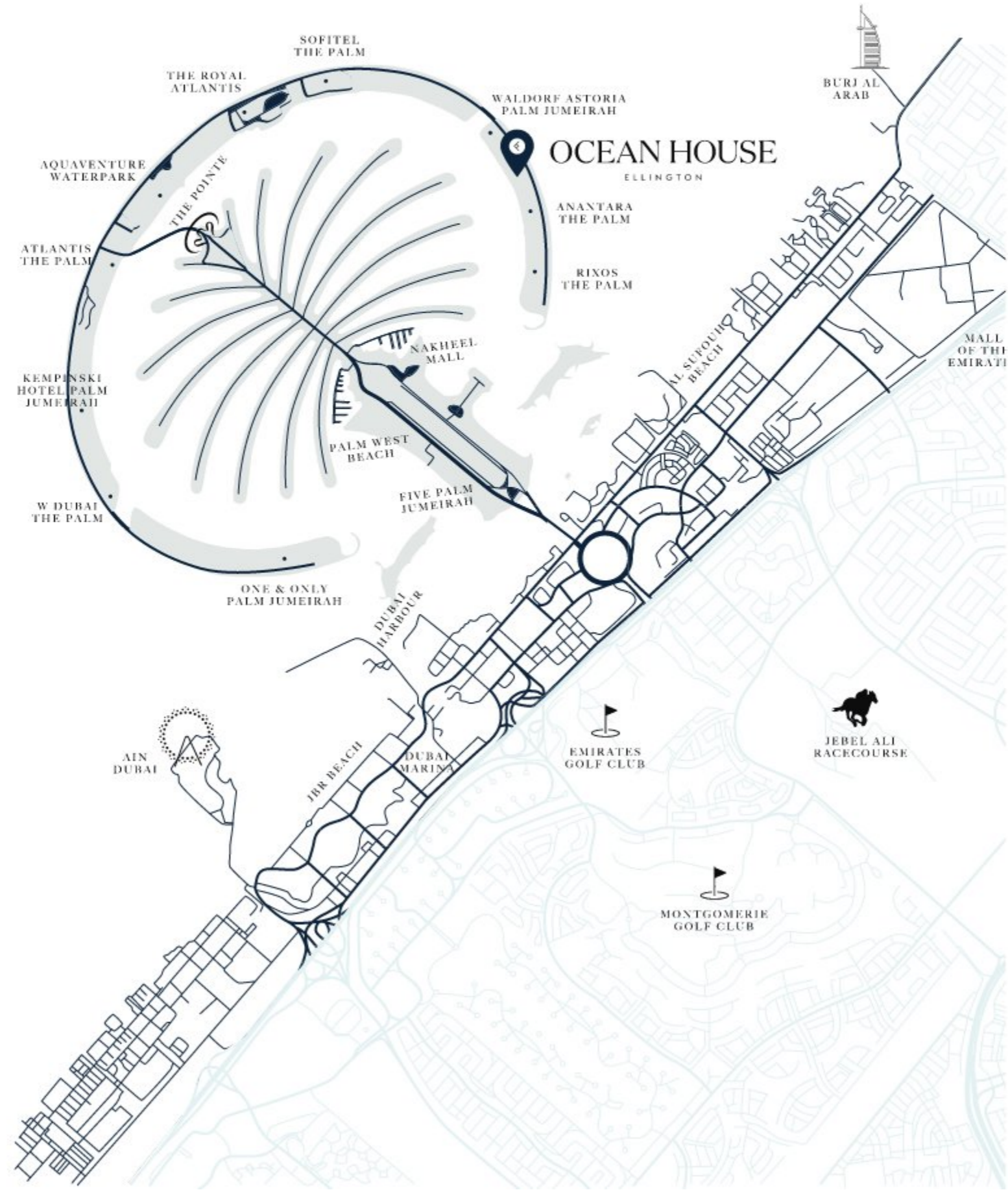
**25**  
MINUTES  
Dubai Mall & Burj Khalifa

**25**  
MINUTES  
Museum of the Future

**30**  
MINUTES  
Dubai International Financial Centre

**35**  
MINUTES  
Dubai International Airport

**38**  
MINUTES  
Dubai World Central Airport





WELCOME TO A SEAMLESS STATE OF FLOW

WHERE  
EXPERIENCES  
BECOME  
LIFESTYLES

Follow the call of the ocean and discover a modernist way of life, led by design. The building's flowing physical facade is akin to the way the interiors fit seamlessly with the lives and lifestyles of its residents — a place to find a new way to co-exist with the ocean.







ARCHITECTURAL  
SYNERGY





ARCHITECTURAL SYNERGY

ALWAYS  
IN  
MOTION

Emulating the undulation of waves and tides, the architectural form of Ocean House appears always in motion. Its curves have a fluidity that draws your eye to the building's connection with the Gulf and the calming nature of its beachside location.





A NEW ARRIVAL



## THE LOBBY

WHERE  
THE  
OCEAN  
MEETS  
THE  
SAND

Residents are welcomed home to a vast double-height lobby with a hotel-style pick-up and drop-off. Spanning two floors of the building, the Lobby features a beautiful carved stone reception desk, inviting you to discover a comfortable lounge and private co-working spaces.

A wooden sculptural staircase takes you to the first floor, where an art gallery and skyline views from the terrace await. At this upper level, there is also access to the property's exclusive spa and salt caves via the privacy of a corridor with curved walls in natural stone.







FOLLOW THE OCEAN

At Ocean House, a 'lifestyle' is not defined by how many amenities are on offer, or even by how exclusive they are. Here, they are transformed into experiences, made unforgettable by design.





## WATER

Next in your odyssey through the elements, the refreshing cascades of rain showers, soothing hydromassage and chromotherapy showers trigger a multitude of rejuvenating senses — combined with aromatherapy steam showers and mineral-enriched power showers, you are left feeling renewed.







## SALT

Health and well being is at the heart of Ocean House.  
And the wellness studio is the pulse. Embark on a journey through the  
healing properties of salt and water with halo therapy salt cave and kneip  
path walks, infrared sauna and steam rooms.







WELLNESS SPA

Salt Cave

Steam

Infrared  
Sauna



## AIR

Wellness at Ocean House flows through the building like a sea breeze. Accessible from the lobby, residents have private access to an outdoor yoga area with a calming water feature, a fitness gym looking out over the swimming pool view and changing areas featuring steam rooms, a sauna and an enclosed outdoor shower.











## THE CLUBHOUSE

EXCELLENCE  
FOR  
ALL  
TASTES

The decadence of The Clubhouse is an invitation for all tastes and occasions to excel. The space is a reconfigurable lounge and dining area complete with a show kitchen for private chefs, wine and cigar rooms, as well as a bar with games tables and a plush private cinema room.







CHILDREN'S PLAY AREA

AN  
OCEAN  
ADVENTURE  
FOR  
KIDS

Fun and games for our younger residents are not forgotten. On the ground floor they will find a unique play area with a climbing wall, storybooks, art areas, sensory walls and a motor skills busy board.









A high-end architectural rendering of a modern residence. The building features a prominent curved glass facade with large, arched windows and a white, sculptural exterior. The interior is visible through the glass, showing a dining area with a table and chairs, and a lounge area with sofas. Outside, there is a swimming pool, a lawn with lounge chairs, and a garden area. The text "INTERIOR ENCHANTMENT" is overlaid in the center of the image.

INTERIOR  
ENCHANTMENT





The vast interiors of Ocean House introduce textures and funnels of light that speak the language of the sea: calming, refreshing, soothing and powerful. White marble, travertine, warm oak and earthy upholstery bring a natural harmony to open and intimate spaces. This counteracts the patterned rugs and champagne gold fixtures that exude the property's unique modern character.



## LIVING ROOMS

### A LIFE BY THE OCEAN

Upon an expanse of natural marble that extends through the apartments, sumptuous living spaces look out across the water from curved balconies – with Royal Atlantis to the West and Burj Al Arab to the North East. These stunning rooms are adorned in plush furnishing and the finer details of living.









## KITCHENS



OPEN  
PLAN  
OPEN  
MIND

Blending seamlessly into living spaces, the kitchen follows the line-of-sight from out at sea. It is centred around a grand island in natural stone and surrounded by soft-toned cabinetry. Subtle metallic finishes can be found in fittings and appliances, showcasing a level of detailing that's become synonymous with Ellington Properties.







## BEDROOMS

### YOUR PRIVATE VIEW OF THE OCEAN

The most intimate spaces in the building, bedrooms can be soothing, rejuvenating, awakening and nourishing over 24 hours. They are designed to give every resident a unique sense of belonging by harmonising with their lifestyles as seamlessly as the sun rising over the ocean and setting over the Dubai skyline.











## BATHROOMS

### WELLNESS RITUALS

Living In an ocean paradise, apartments are gifted with bathrooms designed to promote rituals of wellness. Taking inspiration from nature with textured stone and marble, the bathrooms feature large UV stable free-standing bathtubs designed to retain heat, fully sealed flush stone counters and sensor-touch wellness spa areas built-in.







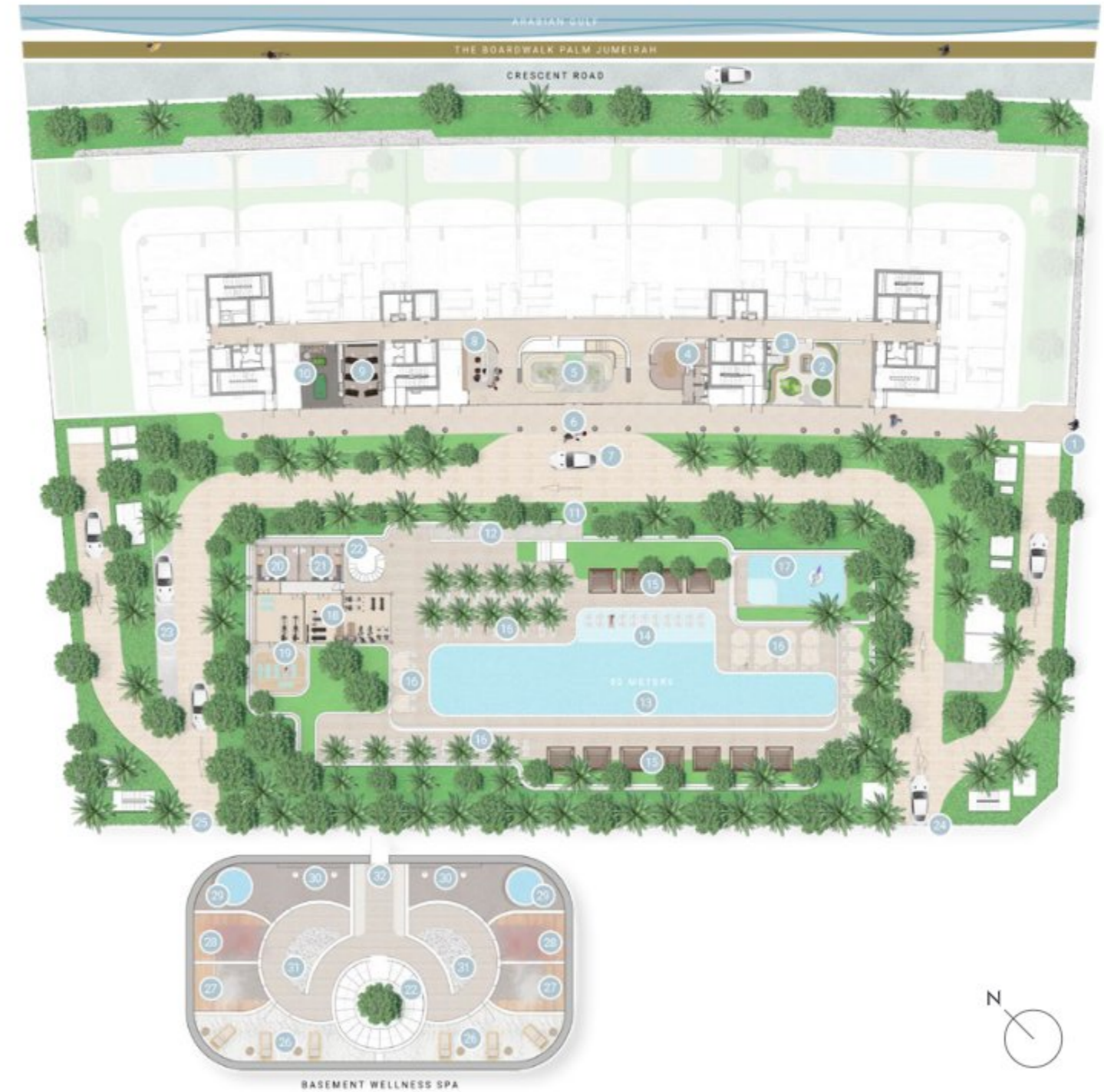
FLOOR  
PLANS





## GROUND FLOOR AMENITIES PLAN

- 01 MAIN ENTRANCE
- 02 KIDS PLAY AREA
- 03 KIDS BATHROOM
- 04 MEETING ROOM
- 05 LOBBY LOUNGE
- 06 LOBBY ENTRANCE
- 07 DROP-OFF AREA
- 08 LOBBY RECEPTION
- 09 CINEMA ROOM
- 10 GAMES ROOM
- 11 ACCESS TO THE POOL TERRACE
- 12 FEATURE STAIRCASE
- 13 OLYMPIC SIZE POOL
- 14 BAJA SHELF
- 15 CABANAS
- 16 SUN LOUNGERS' AREA
- 17 KIDS POOL
- 18 FITNESS STUDIO
- 19 OUTDOOR YOGA DECK
- 20 FEMALE CHANGE ROOM
- 21 MALE CHANGE ROOM
- 22 ACCESS TO WELLNESS SPA
- 23 VISITOR PARKING
- 24 VEHICLE ENTRANCE
- 25 VEHICLE EXIT
- 26 SALT CAVE
- 27 STEAM ROOM
- 28 INFRARED SAUNA ROOM
- 29 PLUNGE ROOM
- 30 AROMATHERAPY EXPERIENCE SHOWER
- 31 HYDROTHERAPY PATH WALK
- 32 ACCESS TO BASEMENT PARKING





**1<sup>ST</sup> FLOOR  
AMENITIES PLAN**

- 01 LOUNGE AREA
- 02 COMMUNAL TABLE
- 03 CO-WORKING AREA
- 04 LIBRARY ROOM
- 05 OUTDOOR TERRACE LOUNGE
- 06 ACCESS TO POOL DECK
- 07 PRIVATE DINING
- 08 SHOW KITCHEN
- 09 PRIVATE LOUNGE
- 10 WASHROOM
- 11 CIGAR ROOM
- 12 GALLERY WALL
- 13 LIFT LOBBIES
- 14 ROOFTOP GARDEN





2 BEDROOM SINGLE ASPECT

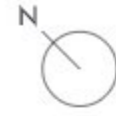


Internal Living Area	1895.42 sq.ft
Outdoor Living Area	153.82 sq.ft
Total Living Area	2049.23 sq.ft

1<sup>st</sup> Floor



2 BEDROOM SINGLE ASPECT  
TYPE A



Internal Living Area	1519.22 sq.ft
Outdoor Living Area	266.62 sq.ft
Total Living Area	1785.84 sq.ft

2<sup>nd</sup> Floor — 7<sup>th</sup> Floor





2 BEDROOM SINGLE ASPECT  
TYPE B

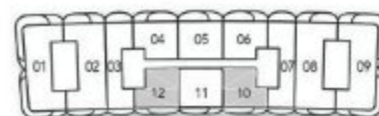


2 BEDROOM SINGLE ASPECT  
TYPE C



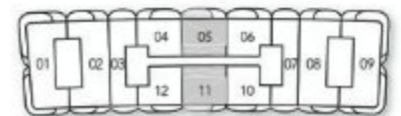
Internal Living Area	1470.78 sq.ft
Outdoor Living Area	171.47 sq.ft
Total Living Area	1642.25 sq.ft

2<sup>nd</sup> Floor — 7<sup>th</sup> Floor



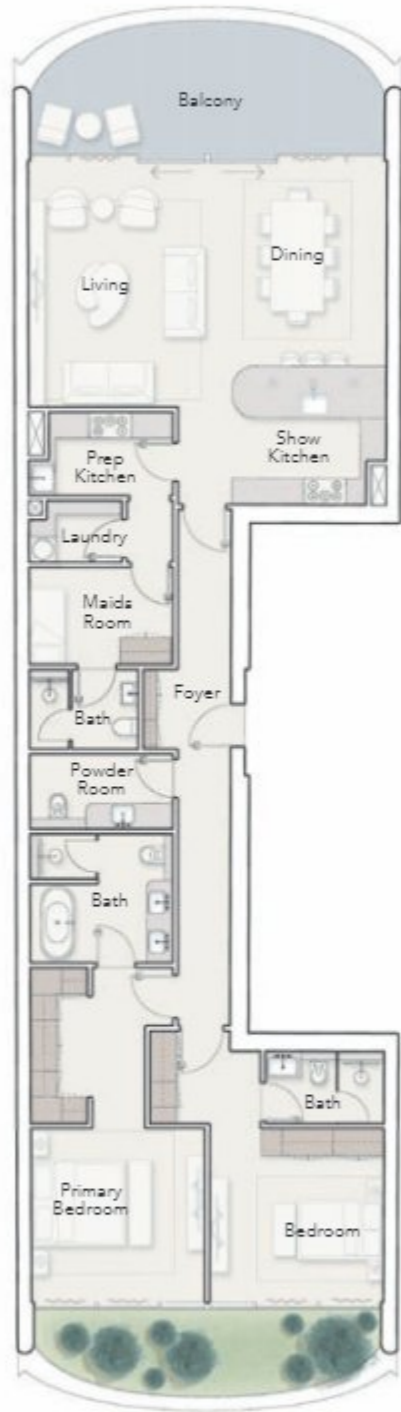
Internal Living Area	1665.28 sq.ft
Outdoor Living Area	261.67 sq.ft
Total Living Area	1926.95 sq.ft

2<sup>nd</sup> Floor — 7<sup>th</sup> Floor



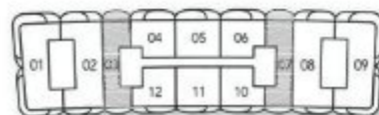


2 BEDROOM DUAL ASPECT

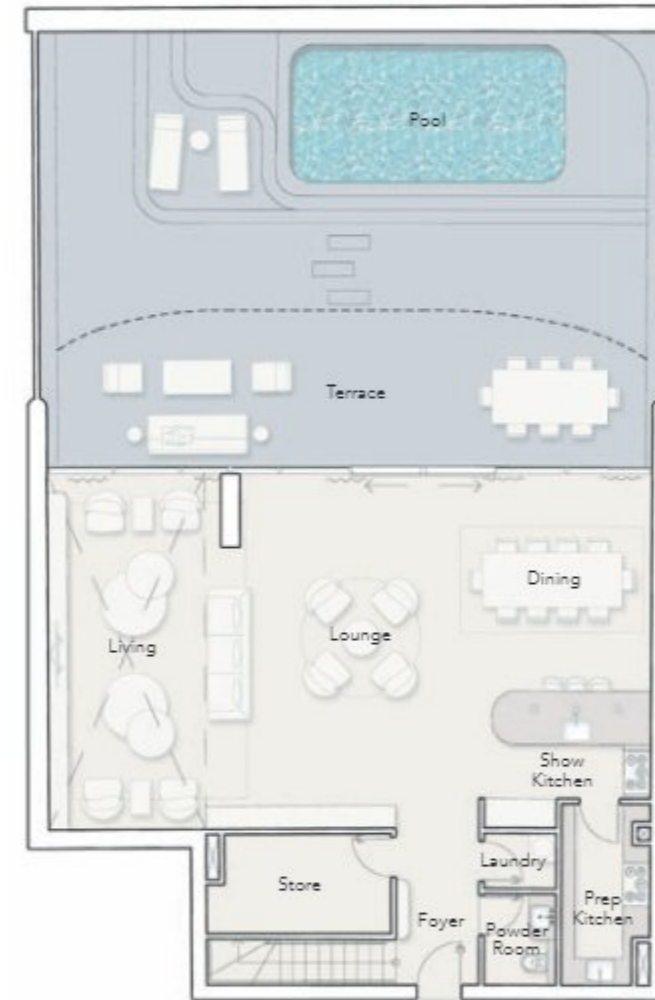
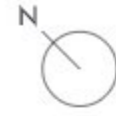


Internal Living Area	1879.27 sq.ft
Outdoor Living Area	238.96 sq.ft
Total Living Area	2118.23 sq.ft

2<sup>nd</sup> Floor — 7<sup>th</sup> Floor



2 BEDROOM DUAL DUPLEX



Lower Level



Upper Level

Internal Living Area	2770.41 sq.ft
Outdoor Living Area	1443.44 sq.ft
Total Living Area	4213.85 sq.ft

Ground Floor

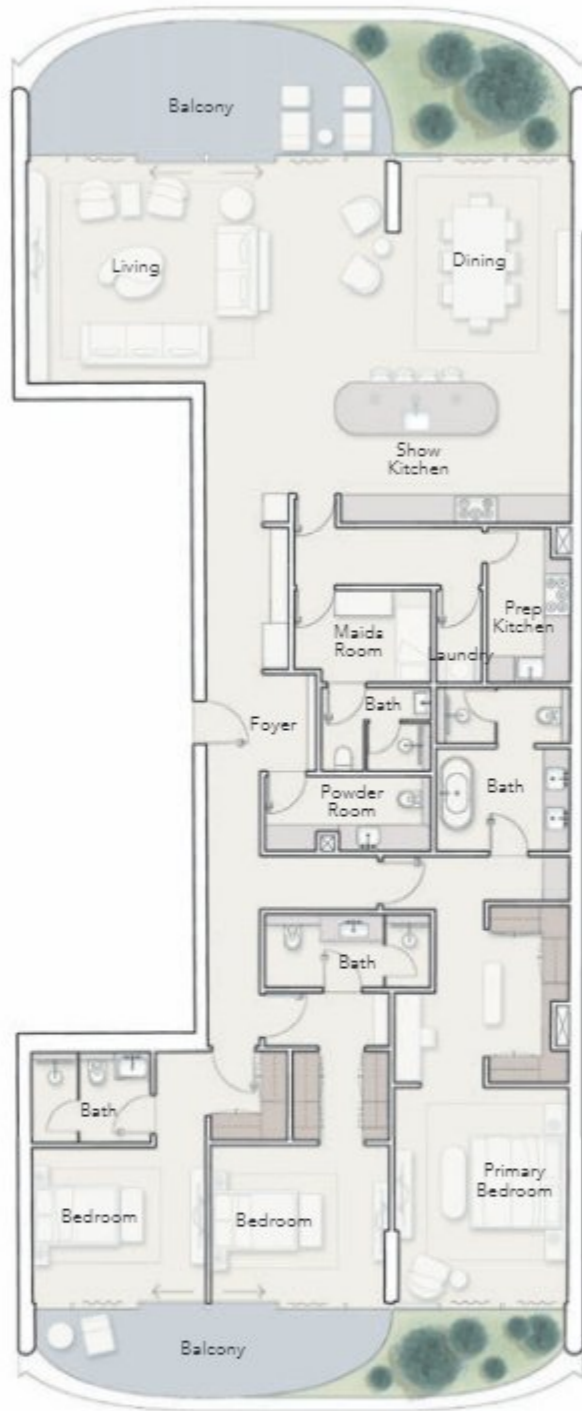


1<sup>st</sup> Floor (Upper Level)



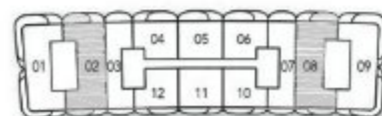


### 3 BEDROOM DUAL ASPECT



Internal Living Area	2841.02 sq.ft
Outdoor Living Area	392.56 sq.ft
<b>Total Living Area</b>	<b>3233.58 sq.ft</b>

2<sup>nd</sup> Floor — 7<sup>th</sup> Floor

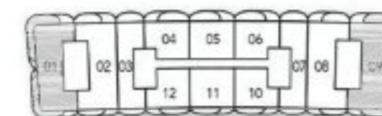


### 3 BEDROOM DUAL ASPECT CORNER UNIT

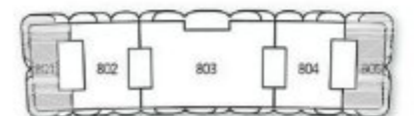


Internal Living Area	1665.28 sq.ft
Outdoor Living Area	261.67 sq.ft
<b>Total Living Area</b>	<b>1926.95 sq.ft</b>

2<sup>nd</sup> Floor — 7<sup>th</sup> Floor



8<sup>th</sup> Floor

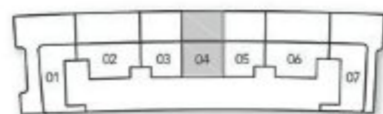




### 3 BEDROOM DUPLEX



Ground Floor (Lower Level)



1<sup>st</sup> Floor (Upper Level)

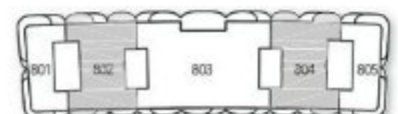


Internal Living Area	3325.94 sq.ft
Outdoor Living Area	1443.98 sq.ft
Total Living Area	4769.91 sq.ft

### 4 BEDROOM DUAL ASPECT



8<sup>th</sup> Floor



Internal Living Area	4720.83 sq.ft
Outdoor Living Area	631.52 sq.ft
Total Living Area	5352.35 sq.ft



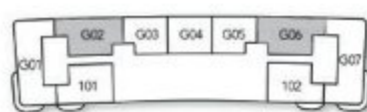
### 4 BEDROOM DUPLEX



Ground Floor (Lower Level)

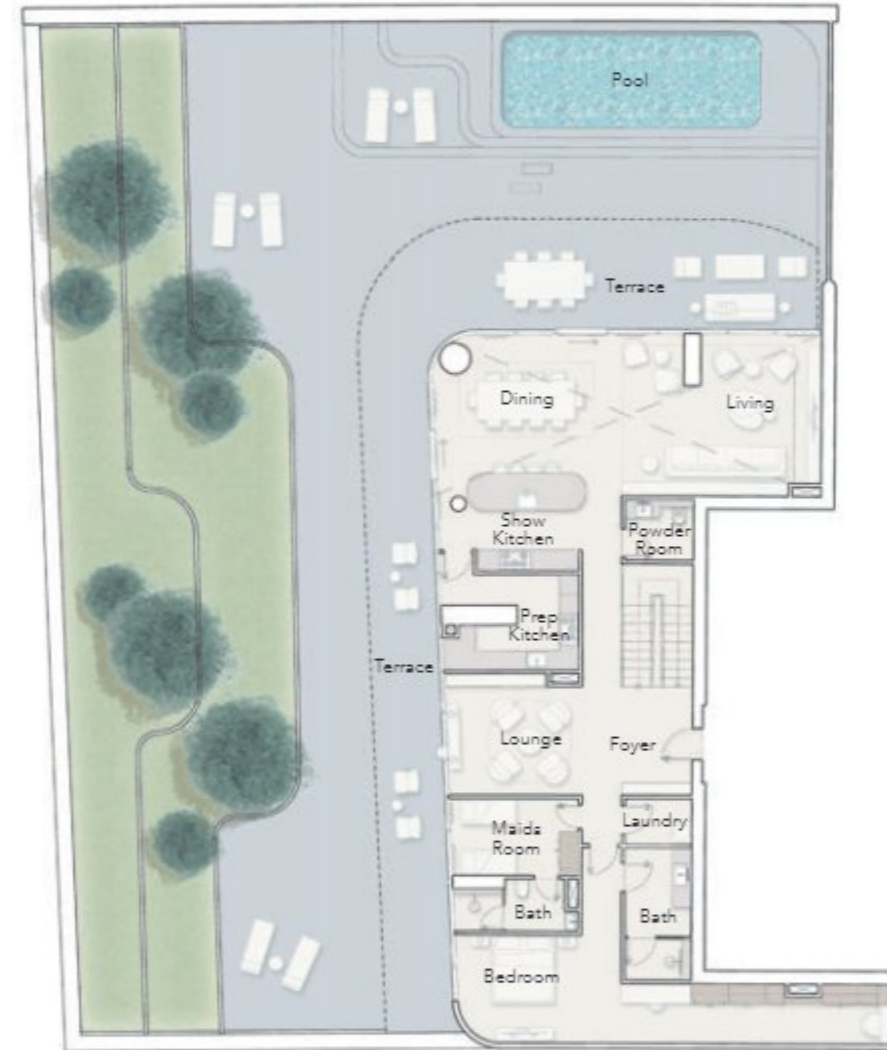


1<sup>st</sup> Floor (Upper Level)

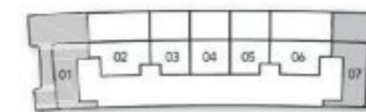


Internal Living Area	3909.45 sq.ft
Outdoor Living Area	2230.28 sq.ft
<b>Total Living Area</b>	<b>6139.73 sq.ft</b>

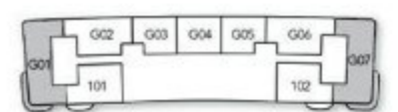
### 4 BEDROOM DUPLEX CORNER UNIT



Ground Floor (Lower Level)



1<sup>st</sup> Floor (Upper Level)



Internal Living Area	4207.29 sq.ft
Outdoor Living Area	5710.03 sq.ft
<b>Total Living Area</b>	<b>9917.32 sq.ft</b>







A still life composition featuring a white ceramic vase, a lit candle, and a stack of papers on a textured surface. The vase is the central focus, with a candle to its right and papers in the foreground. The background is a dark, textured wall.

# SUSTAINABILITY

Our buildings are cooled and heated with low noise energy-efficient FCUs, with a system that collects condensation for irrigation. Our fitness centres are equipped with eco-conscious facilities. Our parking spaces accommodate charging points for electric vehicles. As our developments continue to expand across Dubai, our focus is on going above and beyond best practices to support environmentally-friendly living with beautiful design.



The image shows a wall-mounted sculpture consisting of numerous stylized, overlapping leaf-like shapes. The leaves are rendered in various shades of gold, brown, and white, creating a sense of depth and movement. They are arranged in a way that suggests a cluster of leaves or a branch. The background is a plain, light-colored wall.

# ELLINGTON ART FOUNDATION

Ellington Art Foundation aims to nurture the UAE's emerging talent across painting, photography, sculpture, installation and mixed media. Through workshops and competitions, we use our position as a leading design-led developer to help raise the profile of regional artists by showcasing their work in our buildings. In our latest project, Ellington House displays a bespoke mural across the reception area as well as paintings and sculptures throughout.





ELLINGTON  
PROPERTIES

NORTHACRE

SOL  
PROPERTIES