ELLINGTON PROPERTIES | RAK PROPERTIES

PORTO PLAYA

PROJECT BRIEF

YOUR INVITATION TO

HAYAT ISLAND'S MOST UNIQUE

BEACHSIDE PROPERTY



ENTHRALLED BY THE OCEAN

ELLINGTON PROPERTIES | RAK PROPERTIES

Ellington Properties and RAK Properties are bringing together their expertise in the development of Porto Playa, marking Ellington's debut venture in the picturesque emirate of Ras Al Khaimah. This collaboration brings forth a new era of beachfront living on Hayat Island, promising residents an unparalleled lifestyle experience. With Ellington's track record of creating exceptional residential developments and RAK Properties' deep-rooted expertise in crafting iconic projects, this beachfront property is set to redefine the real estate landscape in Ras Al Khaimah.

Together, we are poised to deliver a harmonious blend of contemporary design, world-class amenities, and the natural beauty of Ras Al Khaimah's coastline, ensuring that Porto Playa becomes an exceptional addition to the region's real estate portfolio.

A VIBRANT AND WELCOMING SOCIAL CIRCLE, INFORMED BY HUMAN-FIRST DESIGN, AND COMPLETED BY THE OCEAN



DRIVING *DISTANCES*

PORTO PLAYA

6 MINUTES
Al Jazeera Al Hamra

6 MINUTES
RAK Track

8 MINUTES
Al Hamra Mall

10 MINUTES
Al Hamra Golf Club

15 MINUTES
Flamingo Beach

18 MINUTES
RAK Mall

19 MINUTES
Action Flight Air Adventure

20 MINUTES
Al Qawasim Corniche & RAK Eye

25 MINUTES
Al Wadi Equestrain Adventure Centre

25 MINUTES
Saqr Park Lake

30 MINUTES
RAK International Airport

39 MINUTES
Dhayah Fort

60 MINUTES
Jais Adventure Park

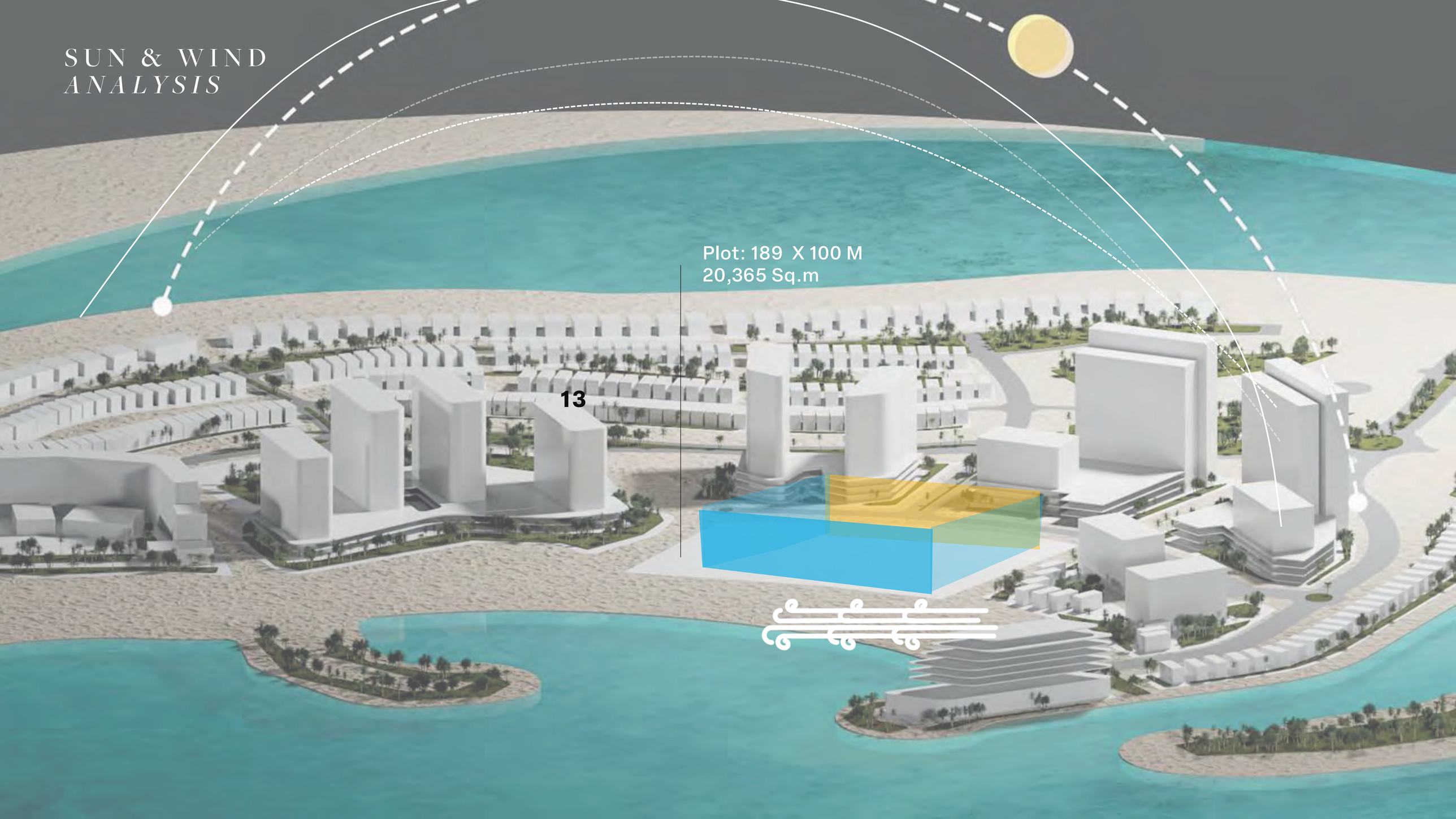
63 MINUTES
Dubai International Airport



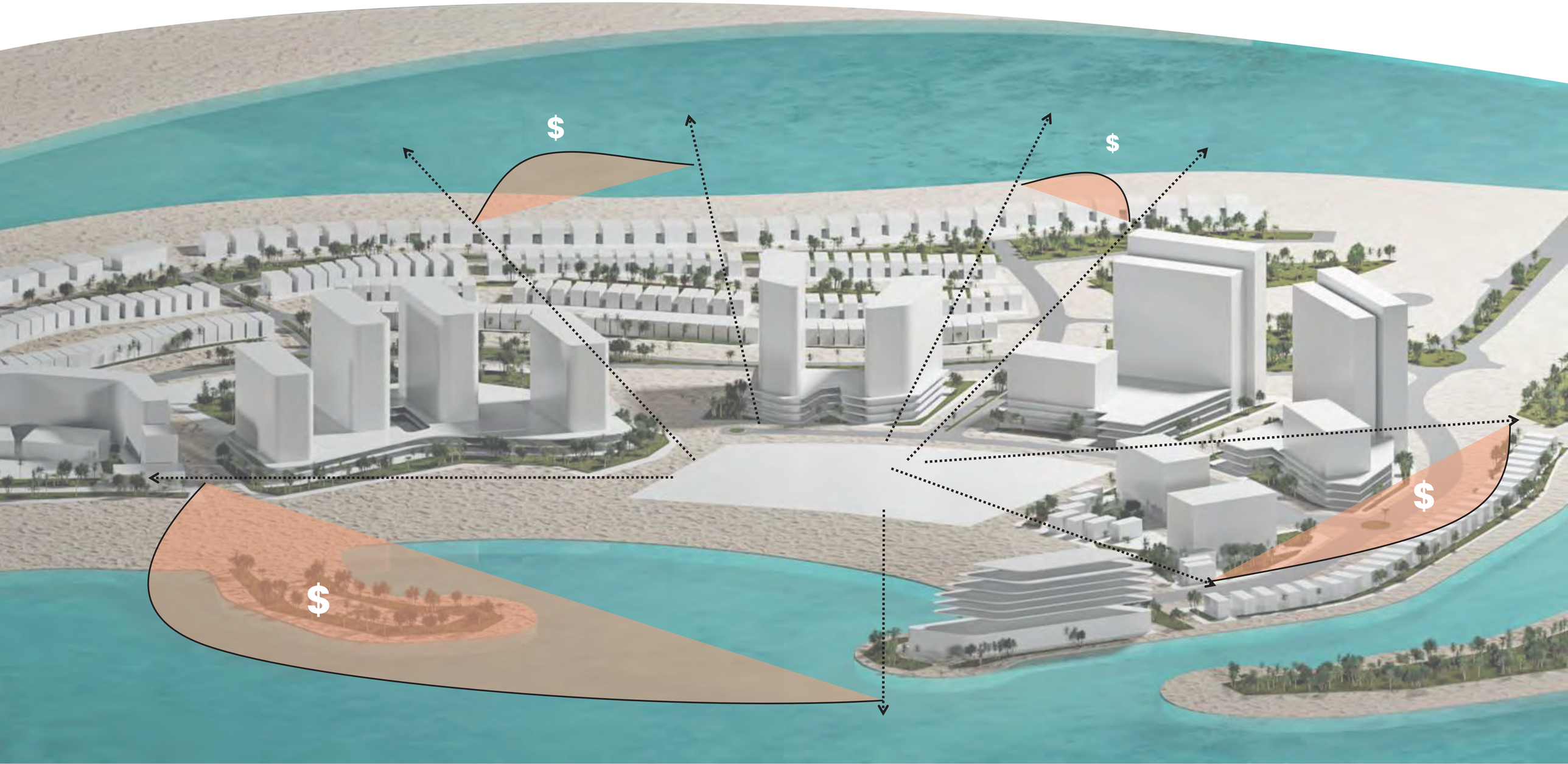
HAYAT ISLAND
AT A GLANCE



SUN & WIND *ANALYSIS*



THE PROPERTY OFFERS BEACHFRONT VIEWS AND SEA VIEWS
FROM THE BACK AND SIDES STARTING AT 9 METERS HEIGHT

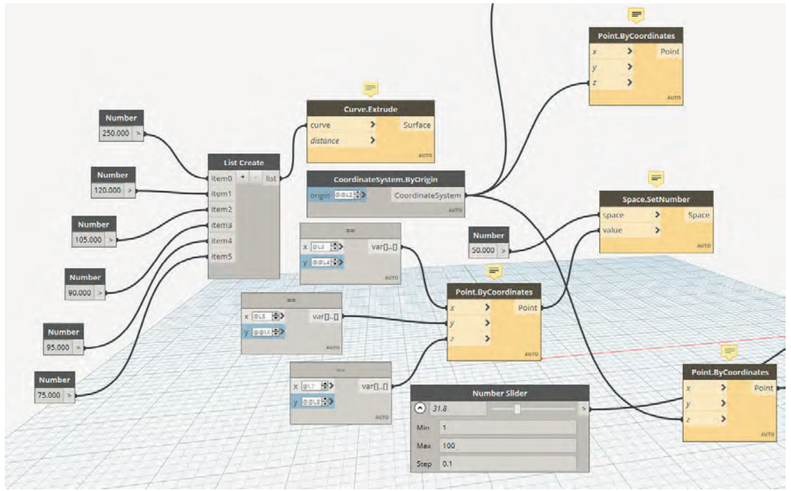


AI TO OPTIMIZE *VIEWS*

Presenting a revolutionary leap in architectural design, our contemporary residential project that seamlessly marries human creativity with cutting- edge technology.

Immerse yourself in a realm where the expertise of architectural artistry converges harmoniously with AI innovation.

Through a meticulous blend of the human artistry with the prowess of AI and Dynamo technology, we have curated a living experience that is truly exceptional.







BUILDING CONFIGURATION

Ground Floor
Mezzanine
8 Residential Floors

OWNERSHIP

Freehold

PARKING SPACE

Studio and 1-bed: 1 parking space
2, 3 and 4-bed: 2 parking spaces

ELEVATORS

4 passenger elevators
2 service elevators

ANTICIPATED COMPLETION DATE

Q4 2026

ANTICIPATED SERVICE CHARGE

AED 12 per sq. ft.



SIZE RANGE PER UNIT TYPE

TYPICAL UNITS

STUDIO
From 455 sq. ft to 538 sq. ft

1 BEDROOM
From 892 sq. ft to 1,135 sq. ft

2 BEDROOM
From 1,376 sq. ft to 3,750 sq. ft

3 BEDROOM
From 2,046 sq. ft to 3,487 sq. ft

PREMIUM UNITS

2 BEDROOM TOWNHOUSE
From 1,712 sq. ft to 1,716 sq. ft

3 BEDROOM VILLA
From 3,423 sq. ft to 4,025 sq. ft

4 BEDROOM PRESIDENTIAL SUITE
From 6,323 sq. ft

NUMBER OF UNITS PER TYPE

TYPICAL UNITS

STUDIO = 32 units

1 BEDROOM = 138 units

2 BEDROOM = 82 units

3 BEDROOM = 17 units

PREMIUM UNITS

2 BEDROOM TOWNHOUSE = 8 units

3 BEDROOM VILLA = 4 units

4 BEDROOM PRESIDENTIAL SUITE = 1 unit



GROUND FLOOR *AMENITIES*



Everyday life feels like a five-star retreat



LOBBY *AREA*

A captivating and unforgettable introduction



POOL DECK

An infinity-edge pool that seamlessly blends with the horizon



A secluded retreat along the Arabian Gulf's shoreline



Enriching the lives of its residents



VOLLEYBALL
AREA

Encouraging residents to embrace an active coastal lifestyle



CLUBHOUSE *AREA*

Cozy nooks for conversations and relaxation

GROUND FLOOR
AMENITIES PLAN

1. VEHICLE ENTRANCE
2. DROP-OFF AREA
3. LOBBY ENTRANCE
4. LOBBY RECEPTION
5. LOBBY LOUNGE
6. LIFT LOBBY
7. SERVICE LIFT
8. COMMUNAL TABLE
9. CLUB LOUNGE
10. COFFEE BAR
11. INDOOR KIDS PLAY AREA
12. LOWER LEVEL FITNESS STUDIO
13. ACCESS TO POOL & BEACH
14. WALK-IN POOL
15. INFINITY-EDGE POOL
16. BAJA SHELF
17. POOL SLIDE
18. POOL SPA
19. CABANAS
20. SUN LOUNGERS AREA
21. BEACH VOLLEYBALL AREA
22. PEBBLE SEATS
23. BEACH CLUB
24. OUTDOOR LOUNGE
25. CHANGING ROOM
26. EV CHARGING STATION
27. BICYCLE PARKING
28. VEHICLE EXIT
29. VISITORS PARKING



MEZZANINE
LEVEL



FITNESS *STUDIO*

A sprint track offers high-intensity workouts with stunning views


YOGA
STUDIO

MEZZANINE FLOOR
AMENITIES PLAN

1. ACCESS TO LOBBY & CLUBHOUSE
2. BUSINESS HUB
3. YOGA STUDIO
4. MEDITATION SPACE
5. UPPER-LEVEL FITNESS STUDIO
6. ACCESS TO LOWER-LEVEL FITNESS STUDIO
7. TEEN'S ARCADE ROOM
8. LIFT LOBBY
9. SERVICE LIFT

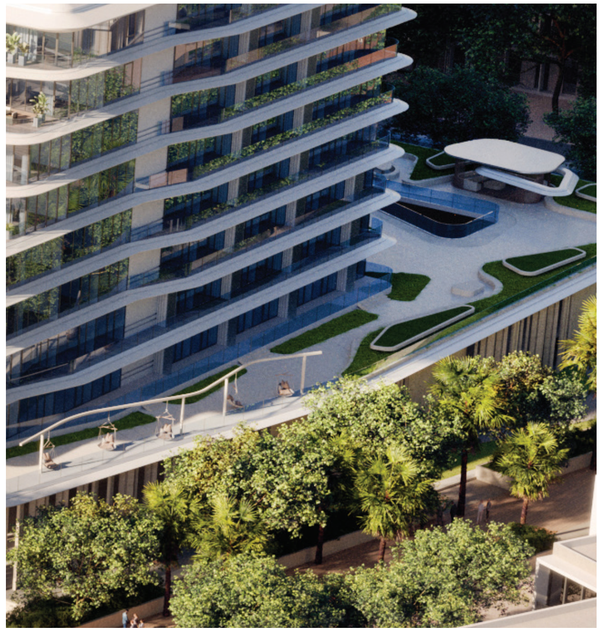




FIRST FLOOR *AMENITIES*

NATURE'S *PLAYGROUND*

From picnics on our spacious lawn to kids' water and sand play, barbeque spaces, a scenic viewing deck, an outdoor fitness, and a mini golf, our residential development offers a diverse array of outdoor experiences.









FIRST FLOOR
AMENITIES PLAN

1. PICNIC LAWN
2. KIDS SPLASH PAD
3. SAND PIT PLAY AREA
4. PLAY MOUNDS
5. SOCIAL GATHERING SPACES
6. ACCESS TO POOL & BEACH
7. VIEWING DECK
8. OUTDOOR FITNESS AREA
9. MINI-GOLF
10. OUTDOOR CINEMA
11. POPCORN KIOSK
12. AMPHITHEATRE
13. SEATING AREAS
14. HAMMOCKS
15. BARBEQUE DECK
16. LIFT LOBBY
17. SERVICE LIFT



APARTMENTS



TERRACES


LIVING
ROOM



KITCHEN



BEDROOM



BALCONY
VIEW


BATHROOM


POWDER
ROOM

TYPICAL
FLOOR PLANS

GROUND FLOOR
TYPICAL PLAN

2 BEDROOM DUPLEX
LOWER LEVEL

3 BEDROOM DUPLEX
LOWER LEVEL



MEZZANINE FLOOR
TYPICAL PLAN

2 BEDROOM DUPLEX
UPPER LEVEL

3 BEDROOM DUPLEX
UPPER LEVEL



FIRST FLOOR
TYPICAL PLAN

STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM



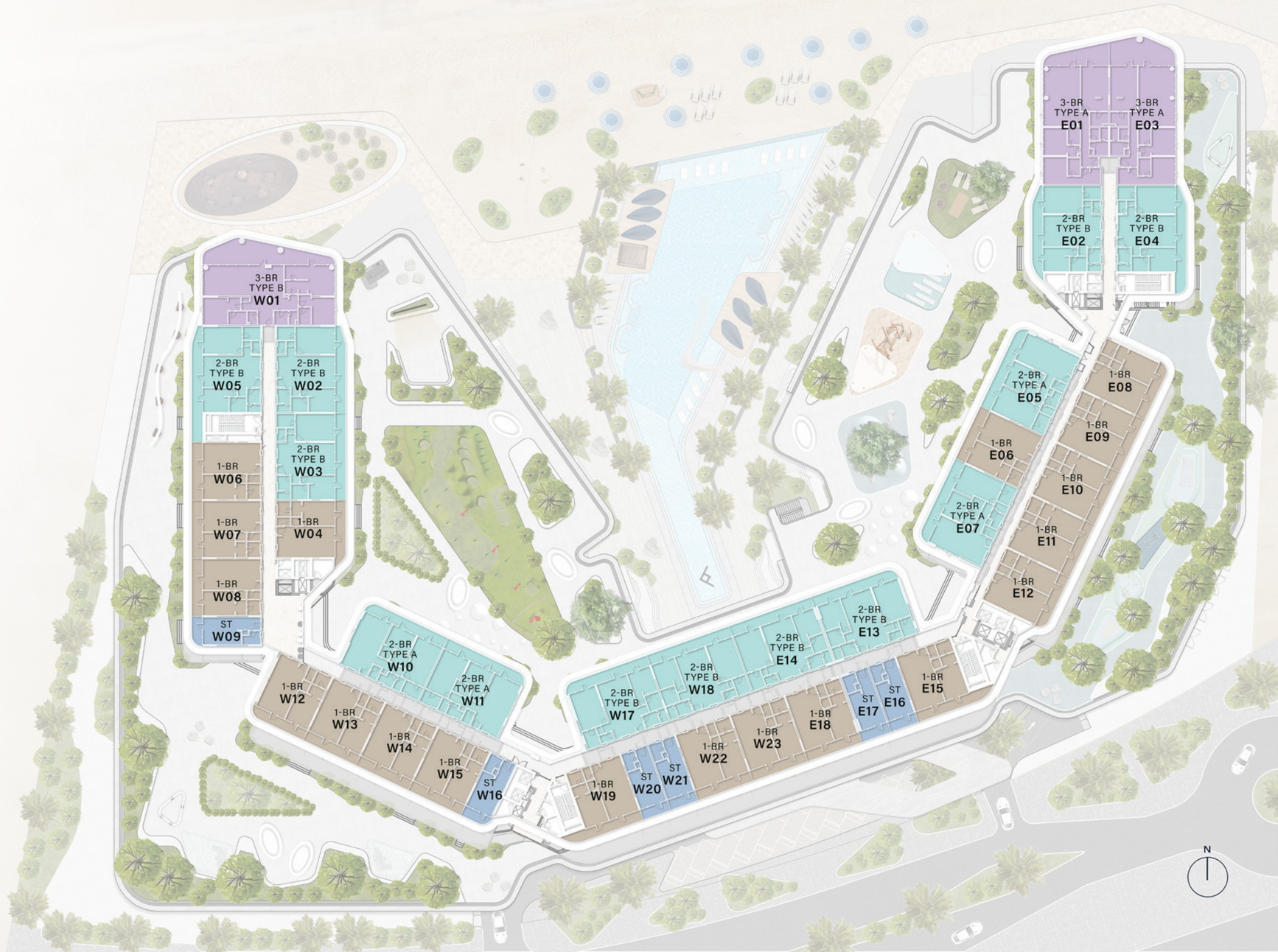
SECOND FLOOR
TYPICAL PLAN

STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM



THIRD FLOOR
TYPICAL PLAN

STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM



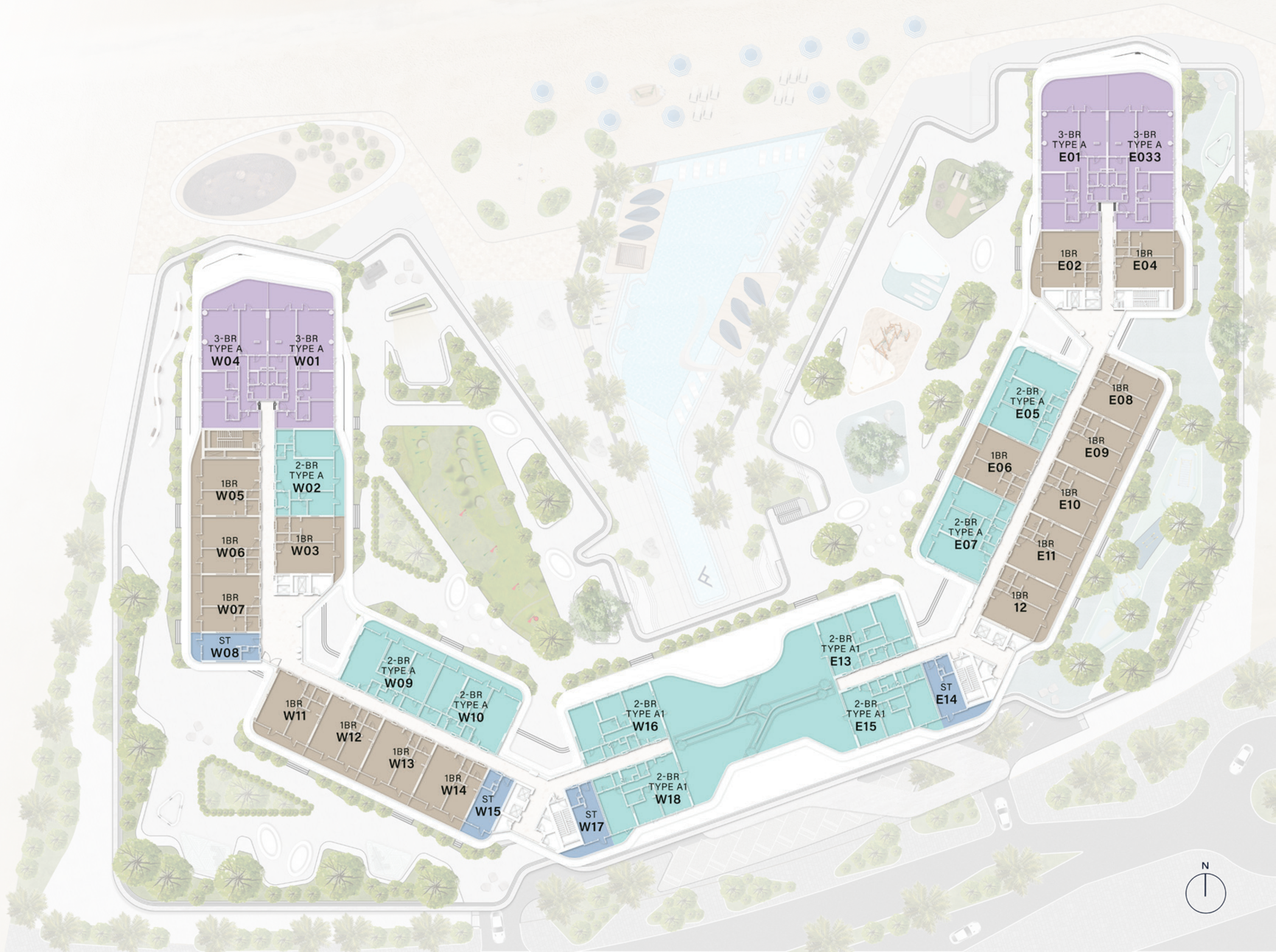
FOURTH FLOOR
TYPICAL PLAN

STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM



FIFTH FLOOR
TYPICAL PLAN

STUDIO

1 BEDROOM

2 BEDROOM

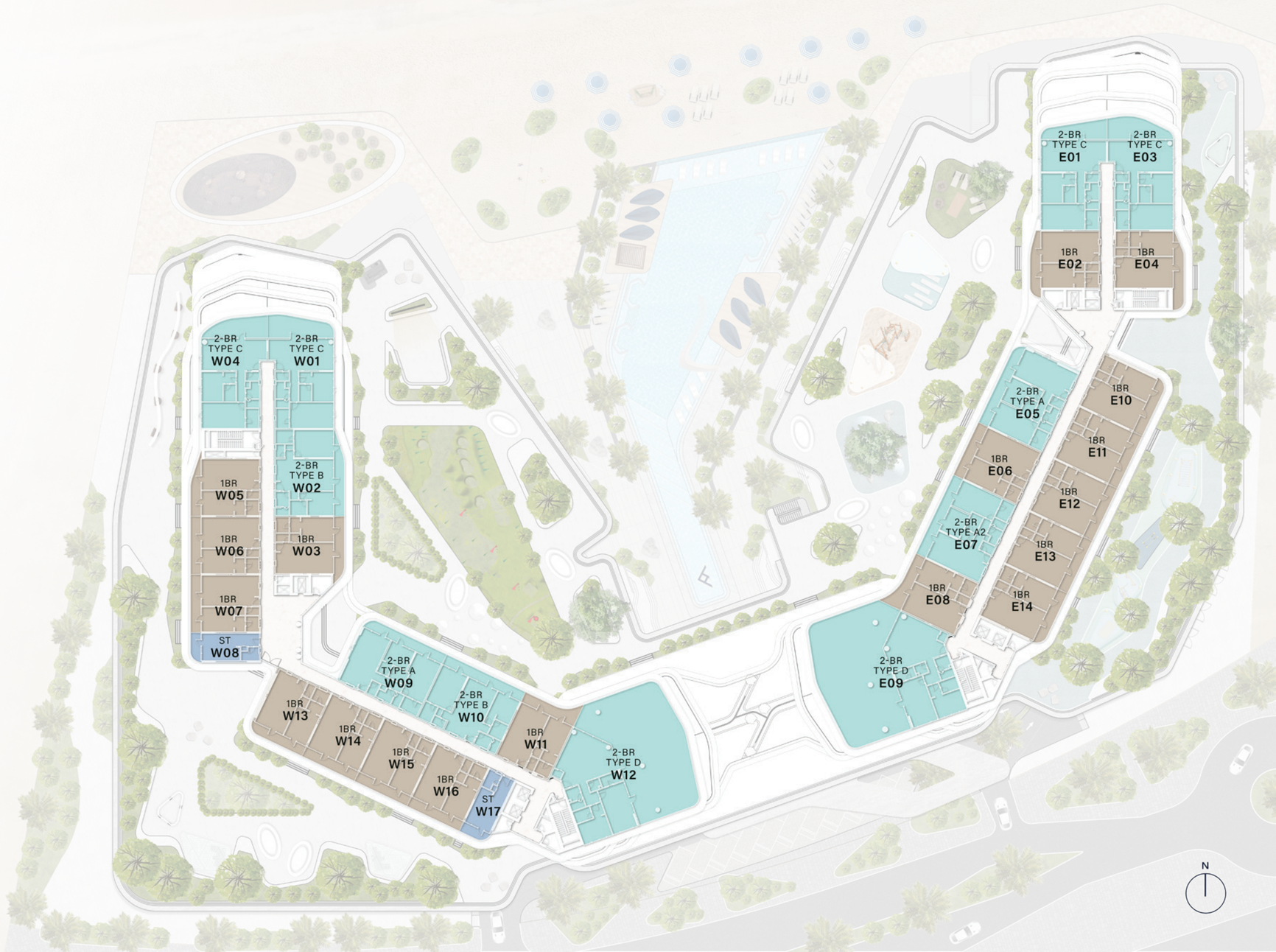


SIXTH FLOOR
TYPICAL PLAN

STUDIO

1 BEDROOM

2 BEDROOM



SEVENTH FLOOR
TYPICAL PLAN

STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM



EIGHT FLOOR
TYPICAL PLAN

STUDIO

1 BEDROOM

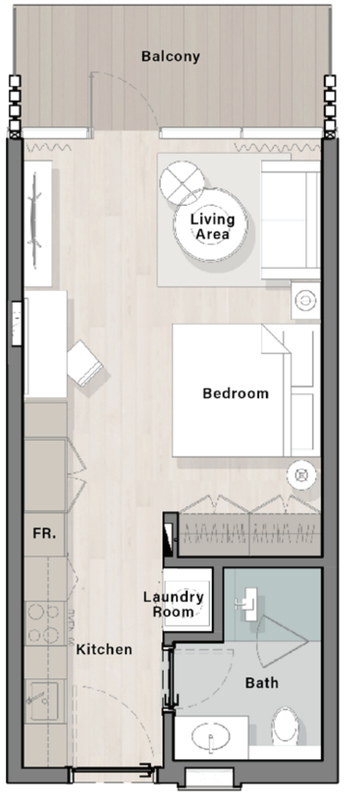
2 BEDROOM

3 BEDROOM



FLOOR
PLANS

STUDIO



1st Floor

E116 W109
E117 W116
W120
W121

2nd Floor

E216 W209
E217 W216
E221 W220

3rd Floor

E315 W308
E316 W315
W318
W319

4th Floor

E414 W408
W415
W417

5th Floor

E514 W508
W515
W517

6th Floor

W608
W617

7th Floor

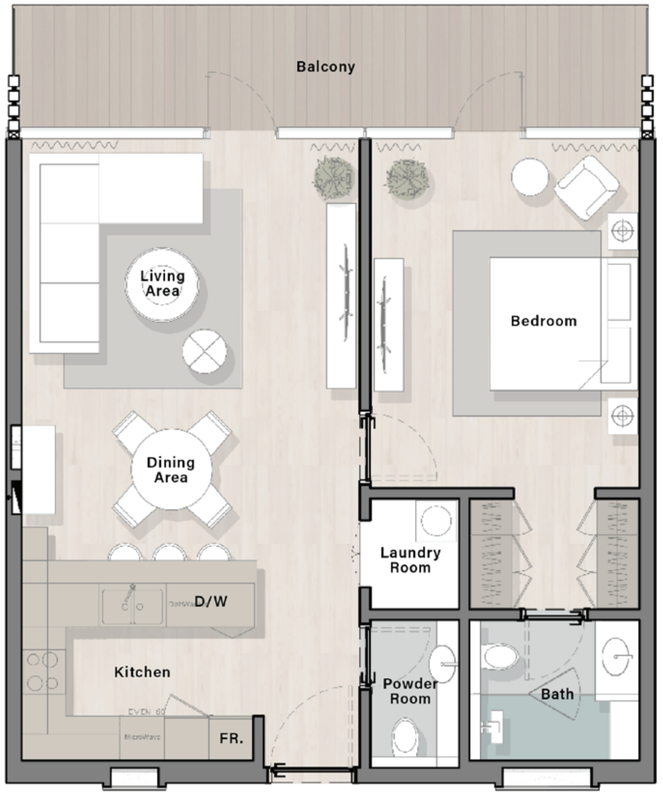
W707
W716

8th Floor

W807
W816

Internal Living Area	:	**368.32 Sq. Ft**
Outdoor Living Area	:	**69 Sq. Ft**
Total Living Area	:	**437.32 Sq. Ft**

1 BEDROOM



1st Floor

E106	W104	W119
E108	W106	W122
E109	W107	W123
E110	W108	
E111	W112	
E112	W113	
E115	W114	
E118	W115	

2nd Floor

E206	W204	W219
E208	W206	W222
E209	W207	W223
E210	W208	
E211	W212	
E212	W213	
E215	W214	
E218	W215	

3rd Floor

E302	W303
E304	W305
E306	W306
E308	W307
E309	W311
E310	W312
E311	W313
E312	W314
E314	W317

4th Floor

E402	W403
E404	W405
E406	W406
E408	W407
E409	W411
E410	W412
E411	W413
E412	W414

5th Floor

E502	W503
E504	W505
E506	W506
E508	W507
E509	W511
E510	W512
E511	W513
E512	W514

6th Floor

E602	W603
E604	W605
E606	W606
E608	W607
E610	W611
E611	W613
E612	W614
E613	W615
E614	W616

7th Floor

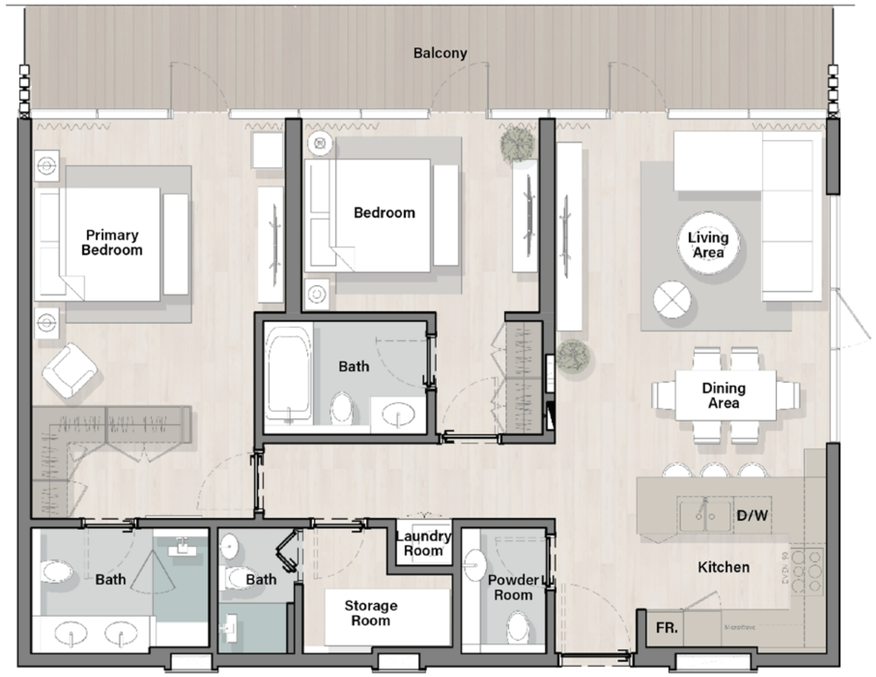
E704	W703
E706	W704
E708	W705
E709	W706
E710	W710
E711	W712
E712	W713
	W714
	W715

8th Floor

E803	W803
E804	W804
E805	W805
E806	W806
E810	W810
E812	W812
E813	W813
E814	W814
E815	W815

Internal Living Area	:	**783.18 Sq. Ft**
Outdoor Living Area	:	**107.85 Sq. Ft**
Total Living Area	:	**891.03 Sq. Ft**

2 BEDROOM
TYPE A



1st Floor

E105 W110
E107 W111

2nd Floor

E205 W210
E207 W211

3rd Floor

E305 W309
E307 W310

4th Floor

E405 W409
E407 W410

5th Floor

E505 W509
E507 W510

6th Floor

E605 W609

7th Floor

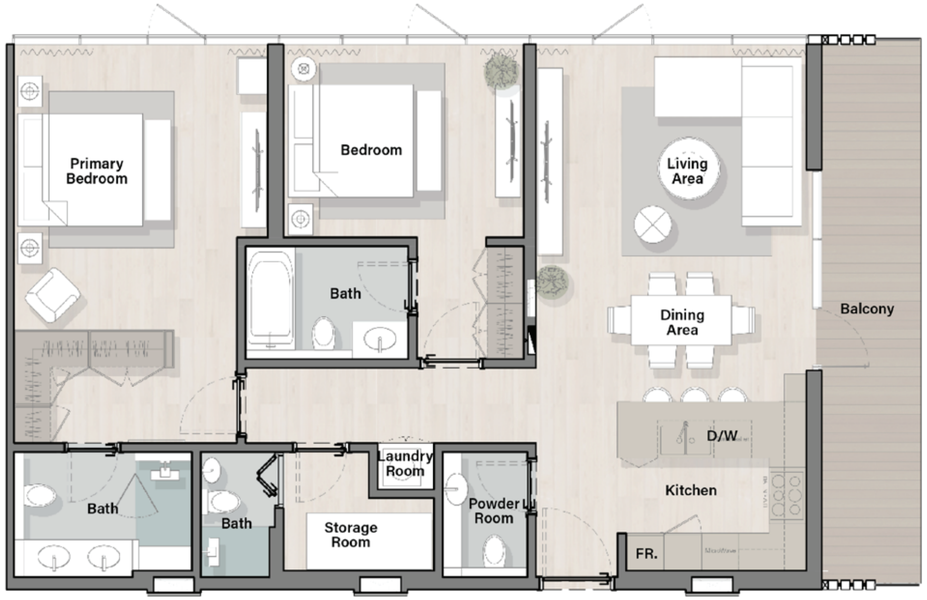
E703 W708

8th Floor

E802 W808

Internal Living Area	:	**1,197.59 Sq. Ft**
Outdoor Living Area	:	**214.20 Sq. Ft**
Total Living Area	:	**1,411.79 Sq. Ft**

2 BEDROOM
TYPE A1



4th Floor

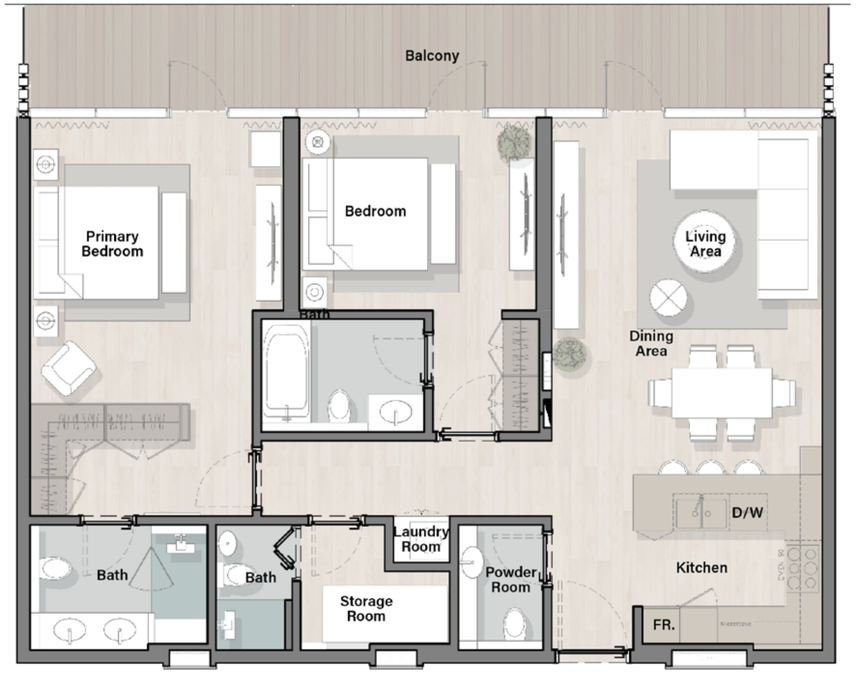
E413 W116
E415 W118

5th Floor

E213 W216
E215 W218

Internal Living Area	:	**1,186.40 Sq. Ft**
Outdoor Living Area	:	**450.47 Sq. Ft**
Total Living Area	:	**1,636.87 Sq. Ft**

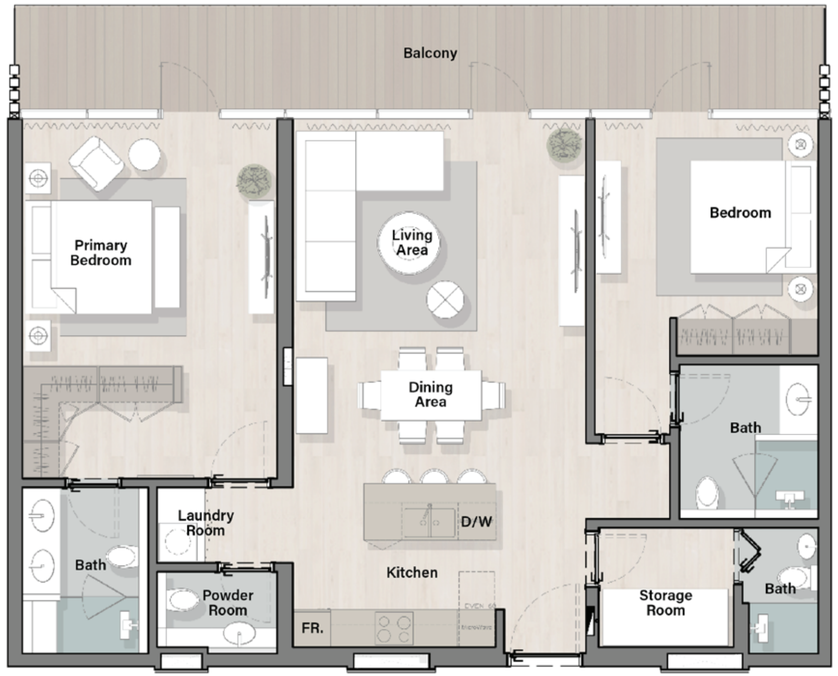
2 BEDROOM
TYPE A2



6th Floor	7th Floor	8th Floor
E607	E705	E804

Internal Living Area	:	**1,193.83 Sq. Ft**
Outdoor Living Area	:	**217.86 Sq. Ft**
Total Living Area	:	**1,411.69 Sq. Ft**

2 BEDROOM
TYPE B



1st Floor

E102 W102
E104 W103
E113 W105
E114 W117
W118

2nd Floor

E202 W202
E204 W203
E213 W205
E214 W217
W218

3rd Floor

E313 W302
W316

4th Floor

W402

5th Floor

W502

6th Floor

W602
W610

7th Floor

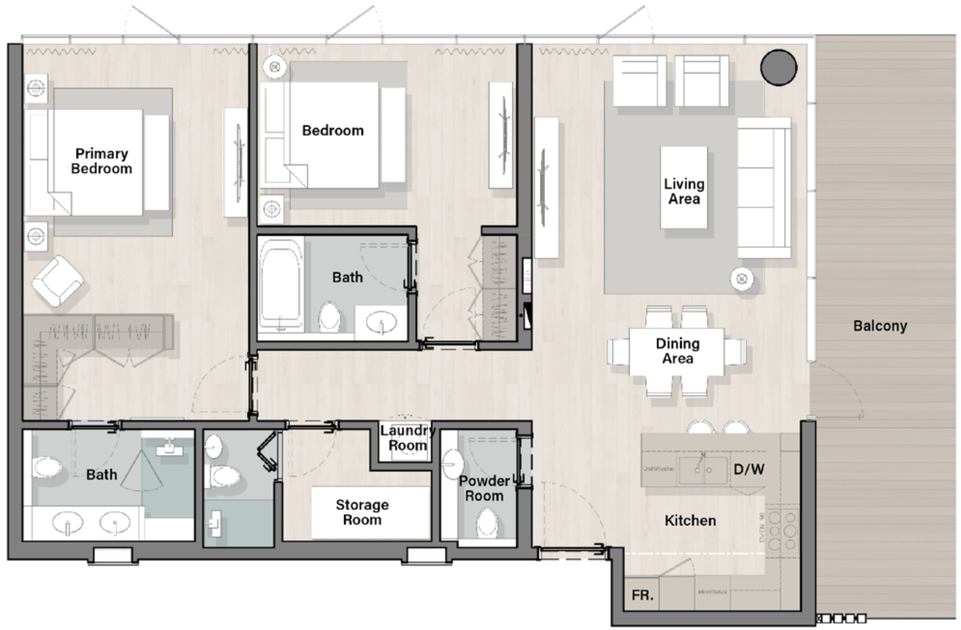
W702
W709

8th Floor

W802
W809

Internal Living Area	:	**1,180.05 Sq. Ft**
Outdoor Living Area	:	**181.91 Sq. Ft**
Total Living Area	:	**1,361.96 Sq. Ft**

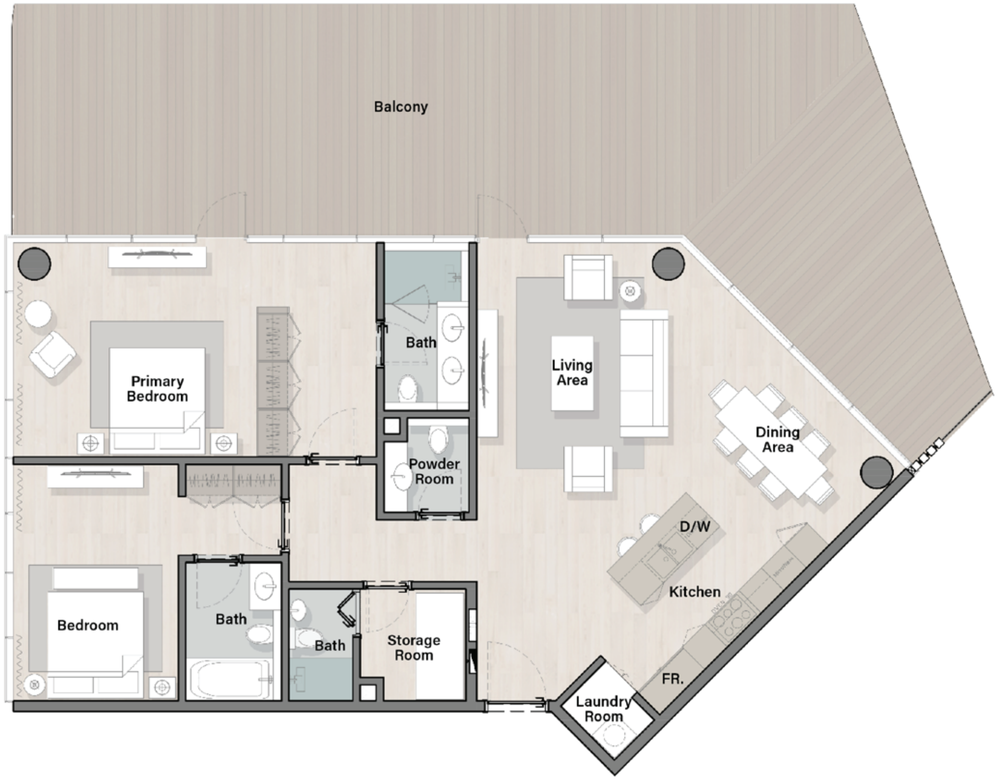
2 BEDROOM
TYPE C



5th Floor	6th Floor	7th Floor
E501 W501	E601 W601	E701
E503 W504	E603 W604	E702

Internal Living Area	:	**1,273.05 Sq. Ft**
Outdoor Living Area	:	**244.02 Sq. Ft**
Total Living Area	:	**1,517.07 Sq. Ft**

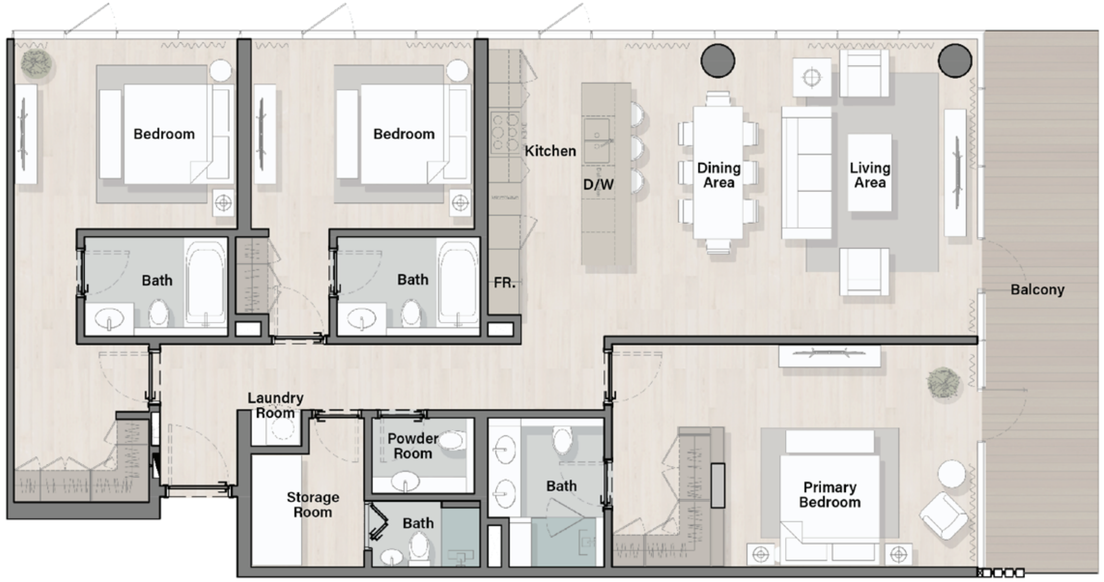
2 BEDROOM
TYPE D



6th Floor	7th Floor	8th Floor
E609 W612	E707 W711	E806 W811

Internal Living Area	:	**1,407.27 Sq. Ft**
Outdoor Living Area	:	**550.79 Sq. Ft**
Total Living Area	:	**1,958.06 Sq. Ft**

3 BEDROOM
TYPE A



1st Floor

E101
E103

2nd Floor

E201
E203

3rd Floor

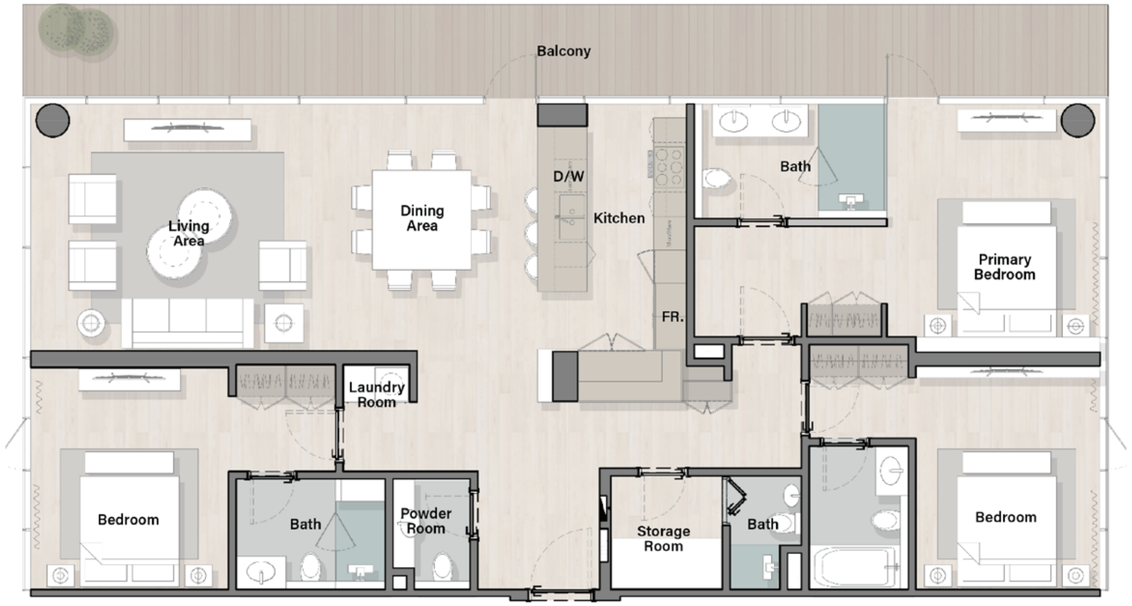
E301 W301
E303 W314

4th Floor

E401 W401
E403 W404

Internal Living Area	:	**1,783.36 Sq. Ft**
Outdoor Living Area	:	**251.44 Sq. Ft**
Total Living Area	:	**2,034.80 Sq. Ft**

3 BEDROOM
TYPE B



1st Floor
W101

2nd Floor
W201

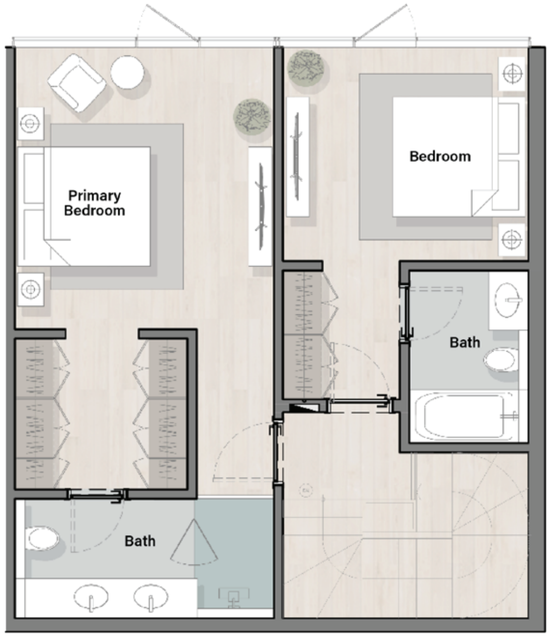
7th Floor
W701

8th Floor
E801 W801

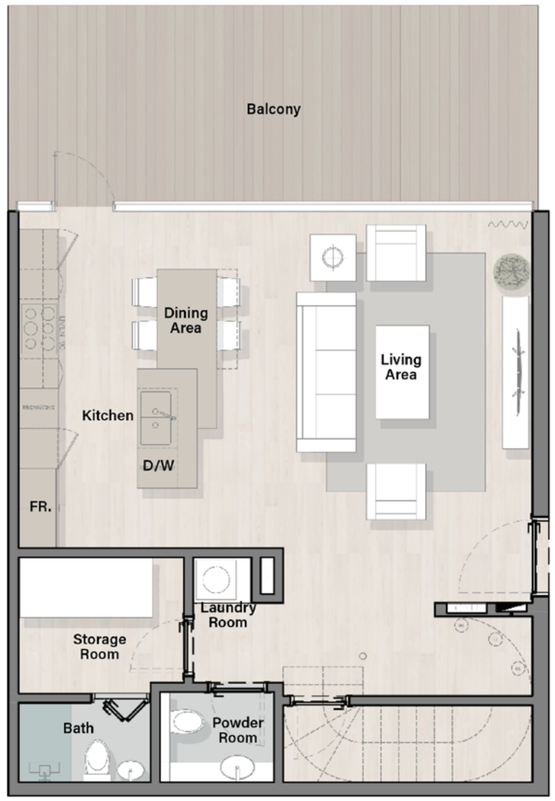
Internal Living Area	:	**1,876.36 Sq. Ft**
Outdoor Living Area	:	**452.08 Sq. Ft**
Total Living Area	:	**2,328.44 Sq. Ft**

PREMIUM
UNITS

2 BEDROOM
TOWNHOUSE

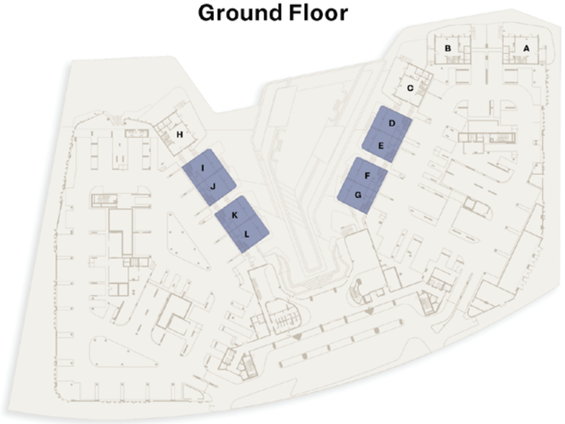


UPPER LEVEL

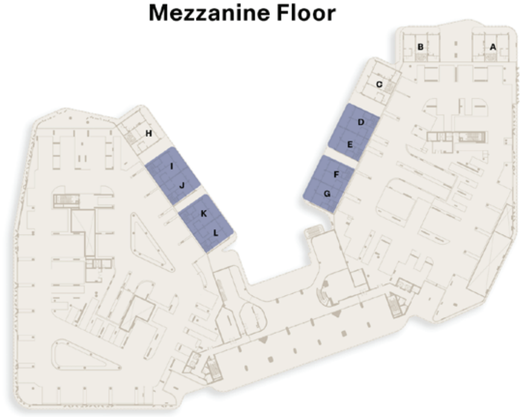


LOWER LEVEL

Ground Floor

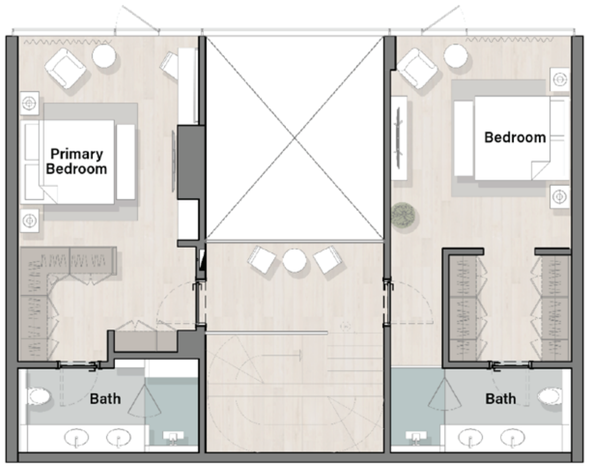


Mezzanine Floor

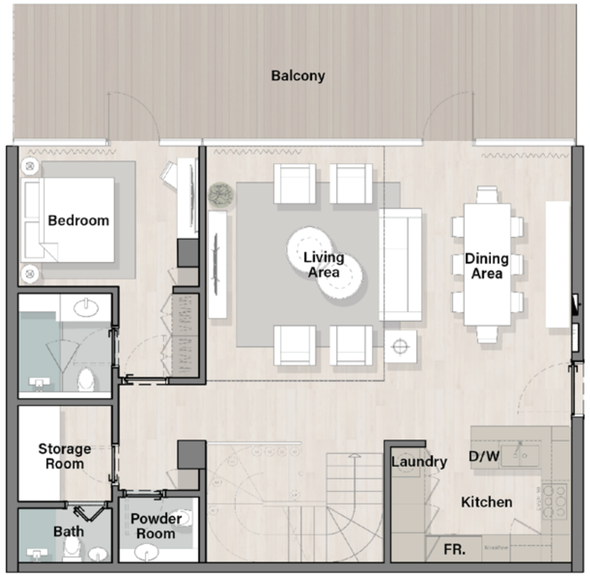


Internal Living Area	:	**1,497.04 Sq. Ft**
Outdoor Living Area	:	**214.85 Sq. Ft**
Total Living Area	:	**1,711.89 Sq. Ft**

3 BEDROOM
VILLA

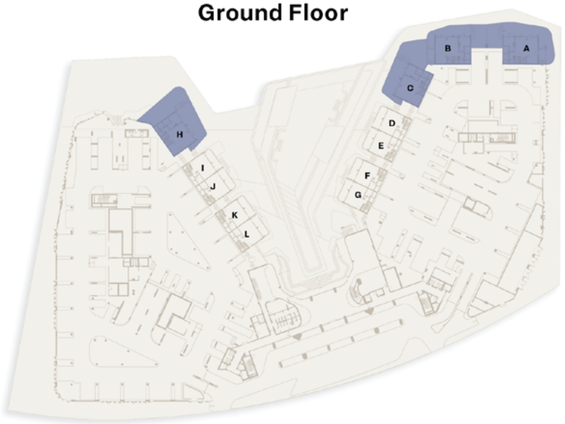


UPPER LEVEL

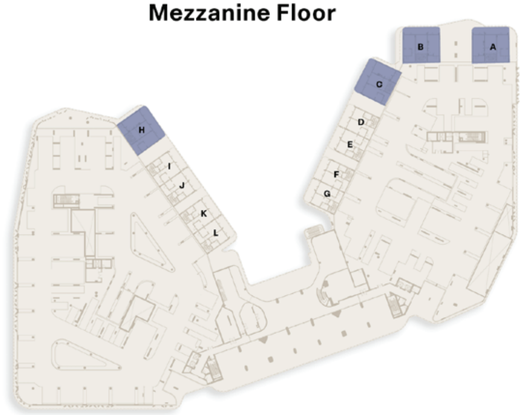


LOWER LEVEL

Ground Floor



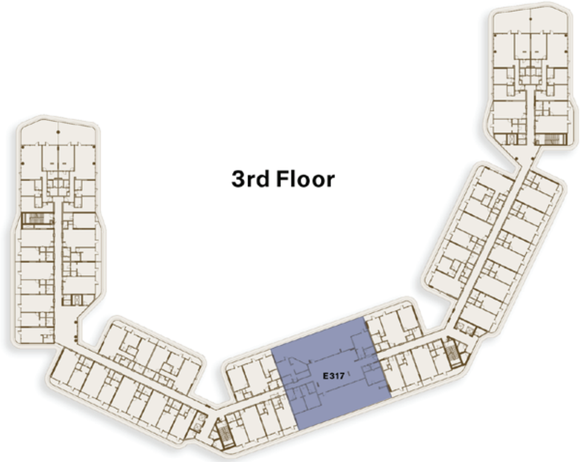
Mezzanine Floor



Internal Living Area	:	**2,135.34 Sq. Ft**
Outdoor Living Area	:	**1,288.12 Sq. Ft**
Total Living Area	:	**3,423.46 Sq. Ft**

4 BEDROOM





Internal Living Area	:	**3,156.19 Sq. Ft**
Outdoor Living Area	:	**3,166.85 Sq. Ft**
Total Living Area	:	**6,323.04 Sq. Ft**

PAYMENT *PLAN*

20%
At the time of booking
+AED 3,000 RERA registration fee

5%
90 days after the
reservation date

5%
180 days after the
reservation date

5%
On completion of 20%
construction of the project

5%
On completion of 30%
construction of the project

5%
On completion of 40%
construction of the project

5%
On completion of 50%
construction of the project

50%
On
completion*

*plus 4% upon completion and this amount is earmarked specifically to cover expenses related to the title deed registration process.

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