


ELLINGTON
PROPERTIES

RAK
PROPERTIES



PORTO PLAYA



PORTO PLAYA

Enthralled by the ocean

In partnership with Rak Properties, Ellington brings design-led living to Hayat Island, Ras Al-Khaimah. Porto Playa is fittingly positioned under the solar pathway and optimised with artificial intelligence (AI) for expansive views of the sea. The layered architecture has the illusion of weightlessness, as if it is floating above the beach — bringing a new personality and captivating vibrancy to island life.

The property is an ode to the effortless sophistication you'd expect from the world's most exclusive beach clubs. A destination in its own right, Porto Playa blends a collection of active and social spaces with liberating ocean calm.



Your
very own
stretch of
shoreline








Vibrant and sophisticated,
with a restless sense of adventure

From the moment you arrive at Porto Playa's hotel-style drop-off area, you are entranced within the building's naturally flowing layers. Extending inside and out, we have created an ecosystem of amenities designed to fulfil your lifestyle and enhance every part of it.

Desert,
mountains
and a
pristine
coastline

An aerial architectural rendering of the Porto Playa resort. The central focus is a large, modern building with multiple wings, each featuring a series of cantilevered balconies and terraces. The building's design is organic and flowing, with a mix of glass and light-colored panels. It is situated on a sandy beach that stretches along the bottom left of the frame. To the left of the main building, there is a swimming pool with a curved, modern design. The beach is populated with numerous lounge chairs, palm trees, and small groups of people. In the background, the turquoise ocean meets a sandy shore lined with more palm trees. To the right of the main building, there are several smaller, modern villas or townhouses. The overall scene is bright and sunny, with clear blue skies and vibrant colors.

Emboldened by the ocean

Porto Playa is set to become a lifestyle icon — famous for not only its direct beach access and dynamic social spaces but also the way it celebrates individuality and adventure. The building itself is a unique creative expression, with a personality much like the stylish, sociable, and residents it appeals to.

Experience every possibility

Ras Al Khaimah is set between desert mountains and a pristine coastline, making it a hotspot for elevated hotels, beach clubs, and resorts. Porto Playa is set on one of the more calm and secluded areas, Hayat Island. But while there are uninhibited views of nature and outdoor activities such as hiking, horseriding, and kayaking, there is also easy access to an eclectic selection of tourist attractions.

Just across the water, residents will find lively bars and restaurants, boutique shopping malls, and the soon-to-be-completed, Wynn Resort.





PORTO PLAYA



DRIVING DISTANCE

6 MINUTES

Al Jazeera Al Hamra

20 MINUTES

Al Qawasim Corniche & RAK Eye

6 MINUTES

RAK Track

25 MINUTES

Al Wadi Equestrain Adventure Centre

8 MINUTES

Al Hamra Mall

25 MINUTES

Saqr Park Lake

10 MINUTES

Al Hamra Golf Club

30 MINUTES

RAK International Airport

15 MINUTES

Flamingo Beach

39 MINUTES

Dhayah Fort

18 MINUTES

RAK Mall

60 MINUTES

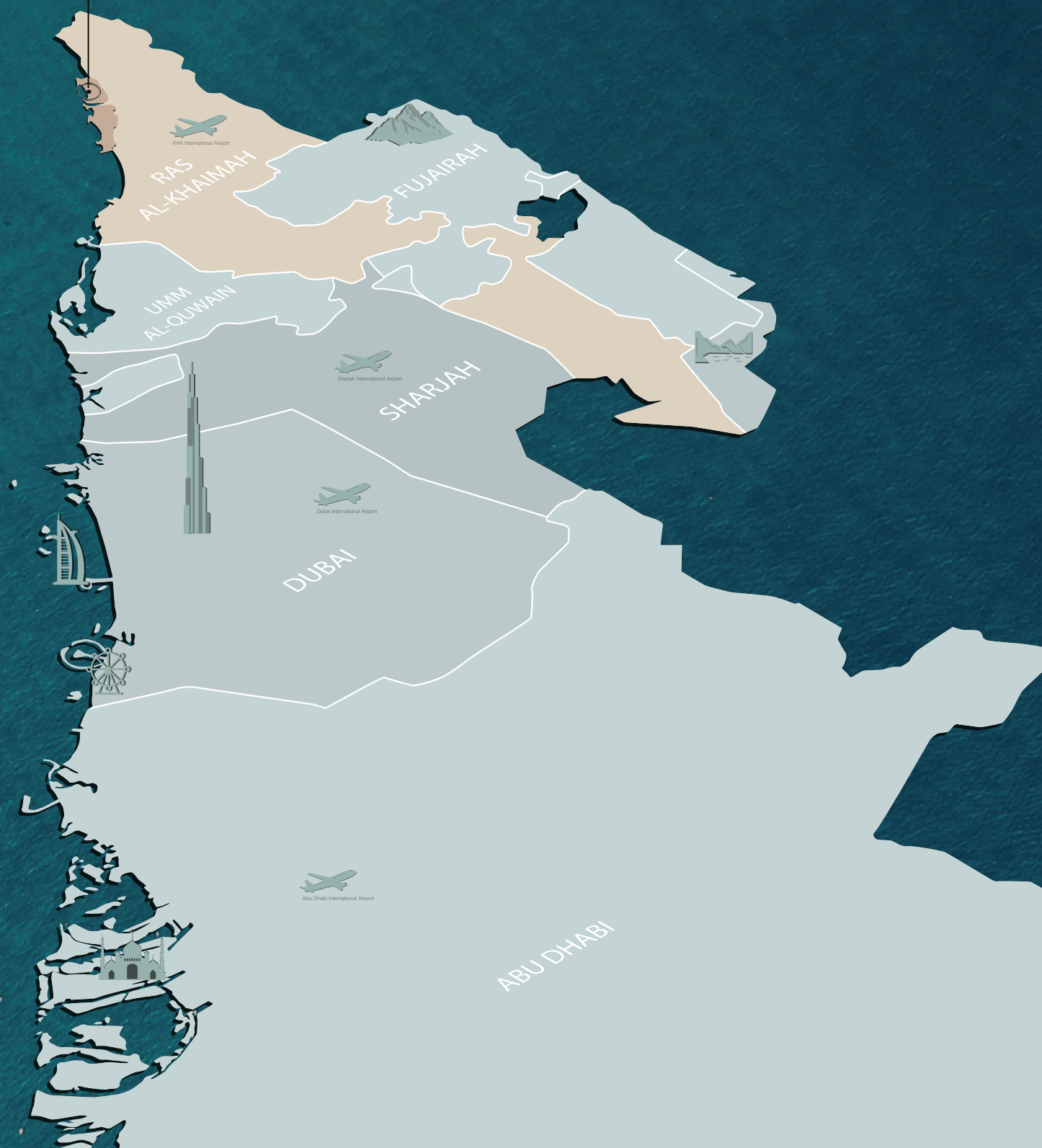
Jais Adventure Park

19 MINUTES

Action Flight Air Adventure

63 MINUTES

Dubai International Airport



Always
on
always
original



Drop-off Area



Make an Entrance

With its south-facing main entrance, Porto Playa is poised between the road and the ocean — holding your invitation to immediate beachfront access. Both visitors and guests are welcomed with a seamless arrival, whether they choose the convenient hidden underground parking or the smooth hotel-style drop-off location in front of the main lobby.



PORTO PLAYA

Main Lobby



The Clubhouse & Games Room

For relaxed entertainment that extends the sociable beach club atmosphere, the Clubhouse offers time to relax on Porto Playa's first floor. Just above the reception lobby and with the ocean in view, it features a coffee bar, table games and sumptuous chairs and sofas to sink into with a book.

For younger residents, Porto Playa has an arcade games room opposite the Clubhouse. Here, teenagers will find a selection of popular games including Vray and Basketball Twin.

Embrace
the
ocean





An elegant arrival

The reception introduces you to a modern, open space, leading directly to the swimming pool.

With elegant minimalist detailing and high floor-to-ceiling windows, the entire lobby area accentuates the dramatic ocean views and the beauty of water. It is the ideal place for relaxing at the coffee bar, working or reading in peace.



Swimming Pool

Immersed in Island Life

Just beside the main lobby, Porto Playa's Lounge is a place to relax and socialise, with the ocean horizon just within view.

Of course, relaxation is not confined to the indoors. In a secluded space beyond the pool and before the sand, an outdoor lounge offers moments of tranquillity, comfort, and uninhibited ocean views.



Enchanted by the Ocean

Along Hayat Island's untouched shoreline is a pristine stretch of private beach that belongs exclusively to the residents of Porto Playa. Every day begins with a new tide and new opportunities to let the ocean energise, enchant and heal the senses.

The
ultimate
beachfront
activity



Coastal
Experience

No private beach is truly complete without volleyball. The game epitomises the property's focus on health, entertainment and its sociable atmosphere.



Terraces &
Viewing Deck



Fitness & Wellness

Wellbeing is at the heart of Porto Playa. In addition to calm and relaxation, residents have access to a double decked fitness centre, featuring state-of-the-art equipment for a range of different workouts.

To complete the wellness ritual, Porto Playa houses tranquil meditation spaces and a yoga studio with ocean views.



PORTO PLAYA

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





PORTO PLAYA

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





PORTO PLAYA

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



Live
beachside
by design



Homes at Porto Playa range from beautifully designed apartments across eight floors – including two exclusive penthouses – to beachfront townhouses with direct access to the private beach on the ground floor.

Using artificial intelligence (AI), we have curated a collection of sumptuous living spaces that all have uninhibited ocean views.



The Residences

The interior design palette is carefully curated to mirror the soft hues of sand to reflect outside and inside. It creates a soothing canvas that complements the ocean views with gentle tones. — evoking a sense of calmness that is further heightened by the abundant natural light streaming through expansive windows. The result is an interior that feels like an extension of the shoreline.

Each home consists of high ceilings and elegance that continues through each room and out onto terraces overlooking the ocean. Carefully designed spaces prioritise comfort while maintaining practicality with high-quality materials, including wood-finish flooring to ensure the beachfront lifestyle can be fully embraced.



Living Room

The living and dining area in these residences offer modern elegance with floor-to-ceiling windows that flood the space with light, framing breathtaking ocean views. Spacious balcony terraces seamlessly extend from the living area, offering an ideal spot for relaxation and outdoor dining. The soothing sound of waves enhances the ambiance, creating a perfect fusion of indoor and outdoor living.



Bedroom

The bedrooms offer breathtaking ocean views and an abundance of natural light. A well-designed built-in wardrobe provides ample storage without sacrificing aesthetics. Waking up to the soothing sound of waves and mesmerizing sea vistas, this bedroom seamlessly combines luxury, comfort, and the beauty of the ocean, promising a rejuvenating living experience.



Kitchen

The spacious, open kitchens at Porto Playa provide a sociable outgoing space for all the family to connect. The space features wood-finish flooring and is fitted with custom-designed contemporary cabinetry, integrated facilities, and ample storage.



Bathroom &
Powder Room

Contemporary porcelain tiles and high-end fittings create moments of calm and tranquillity, while the convenience of a glass door partition, bespoke storage, accessories, and a linear stainless steel shower floor drain offer an extra feeling of comfort.

Enhance
every
moment

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 B E D R O O M



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 B E D R O O M
T Y P E 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 B E D R O O M
T Y P E A 1

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

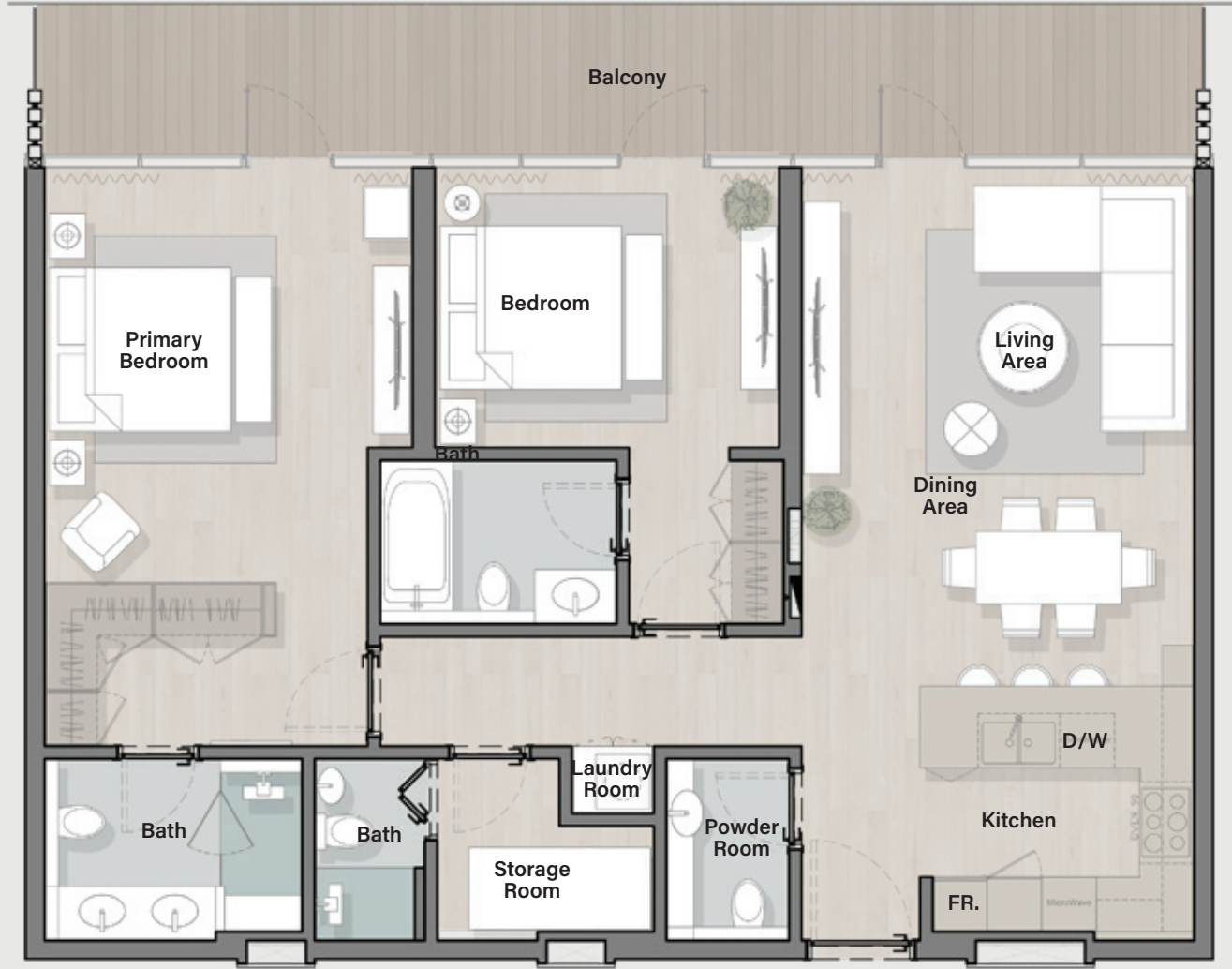
Total Living Area : 1,636.87 Sq. Ft

2 BEDROOM
TYPE A 2

6th Floor
E607

7th Floor
E705

8th Floor
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 B E D R O O M
T Y P E 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 B E D R O O M
T Y P E C



5th Floor

E501 W501
E503 W504

6th Floor

E601 W601
E603 W604

7th Floor

E701
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 B E D R O O M
T Y P E D

6th Floor

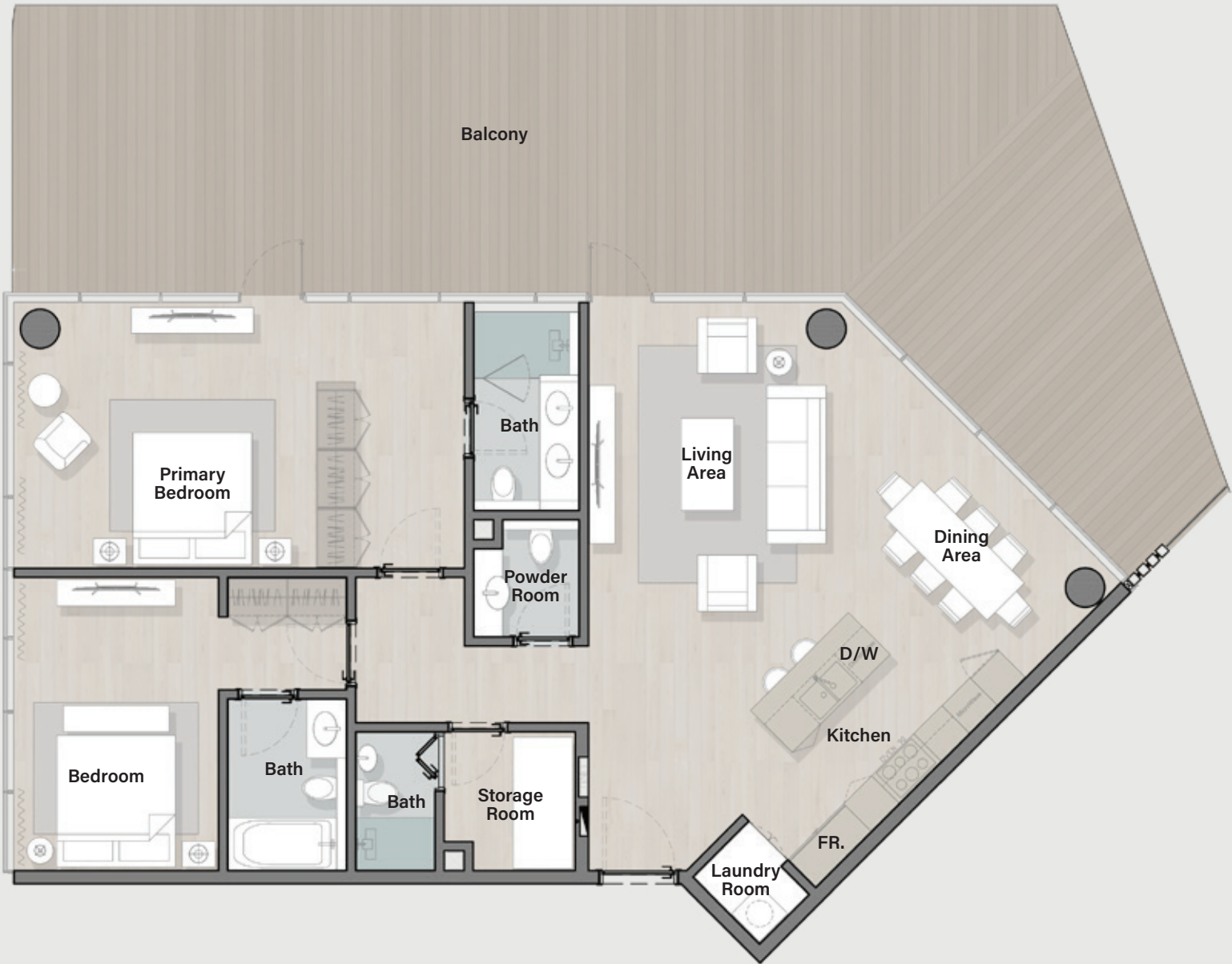
E609 W612

7th Floor

E707 W711

8th Floor

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 B E D R O O M
T Y P E A



1st Floor

E101
E103

2nd Floor

E201
E203

3rd Floor

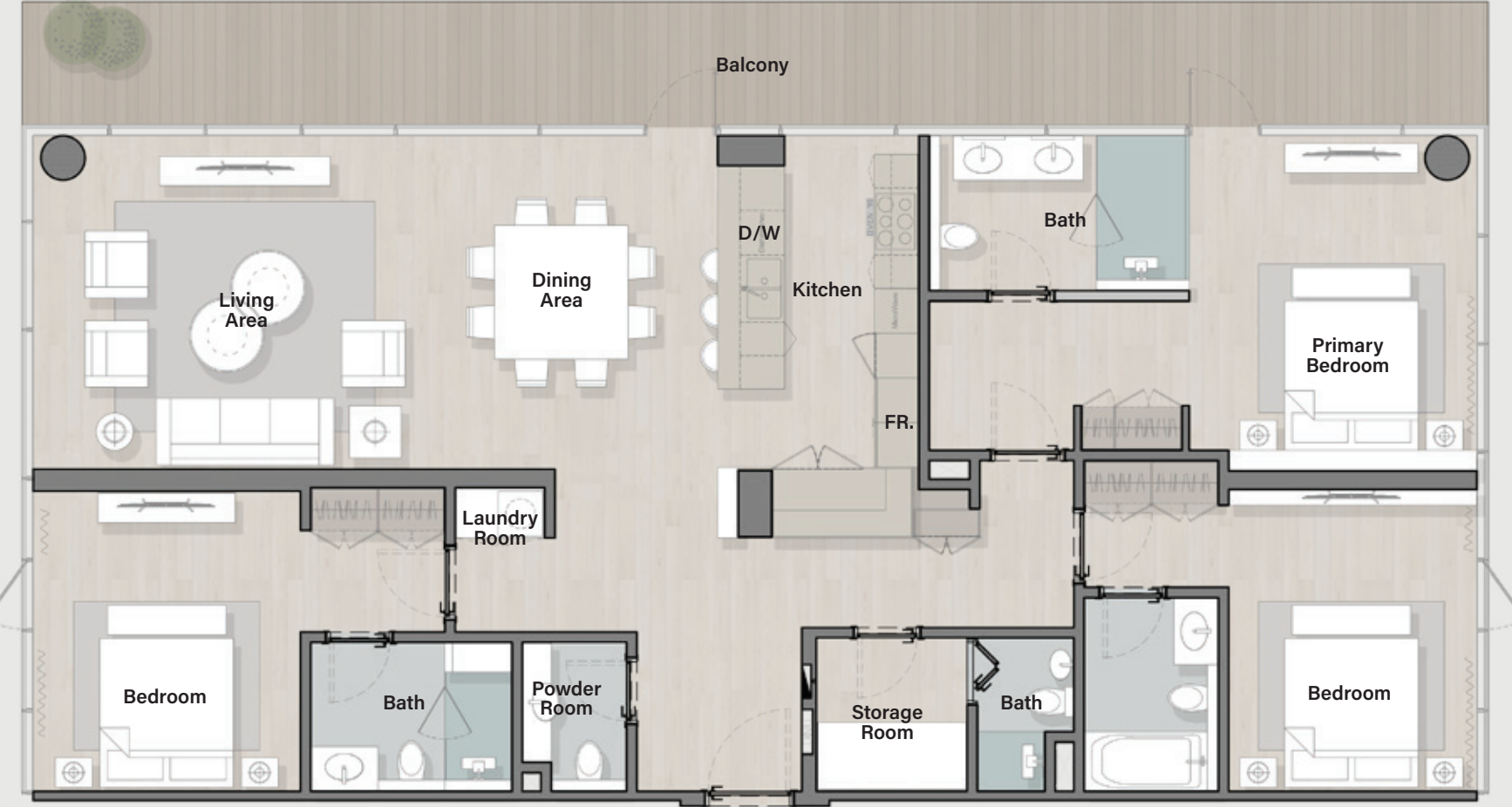
E301 W301
E303 W314

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

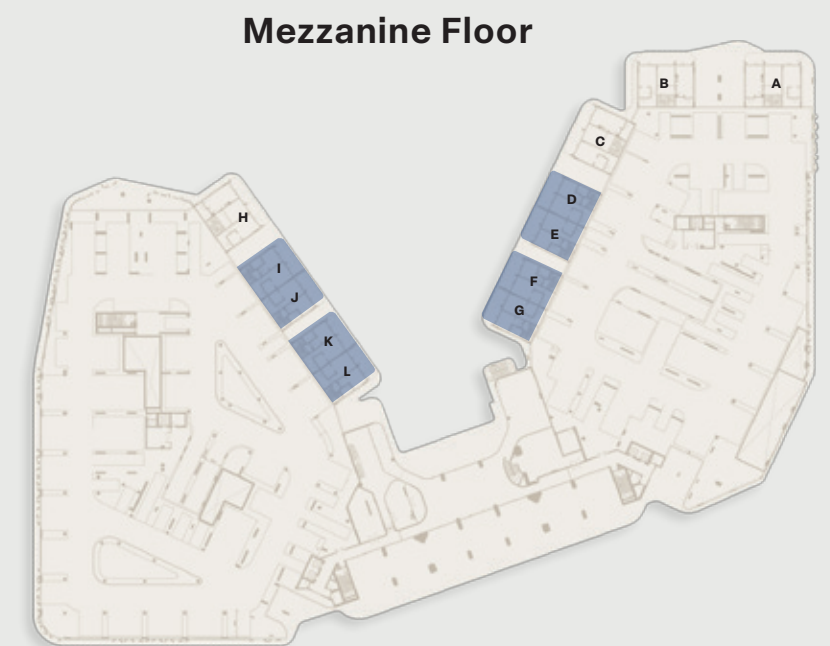
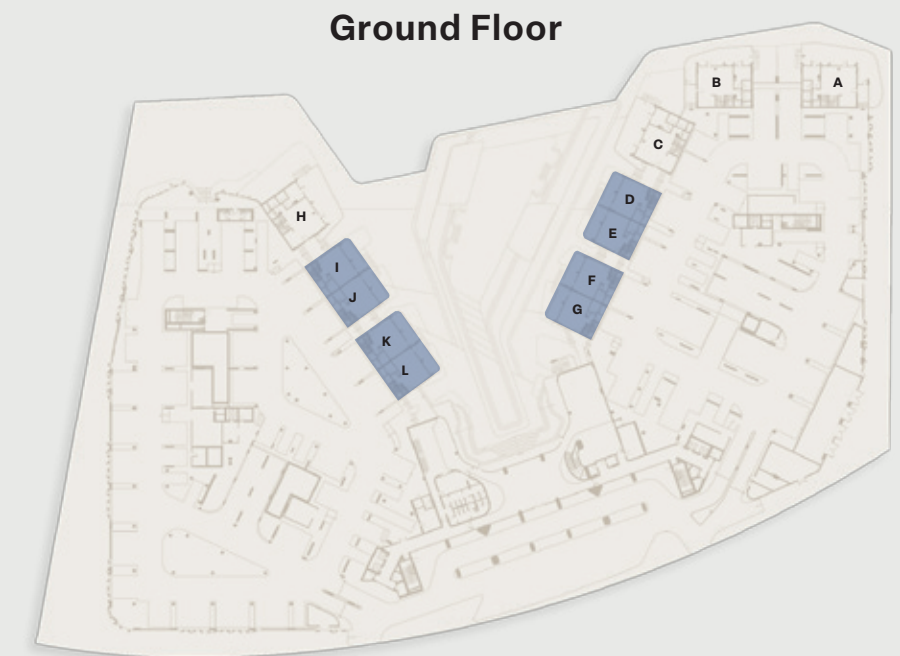
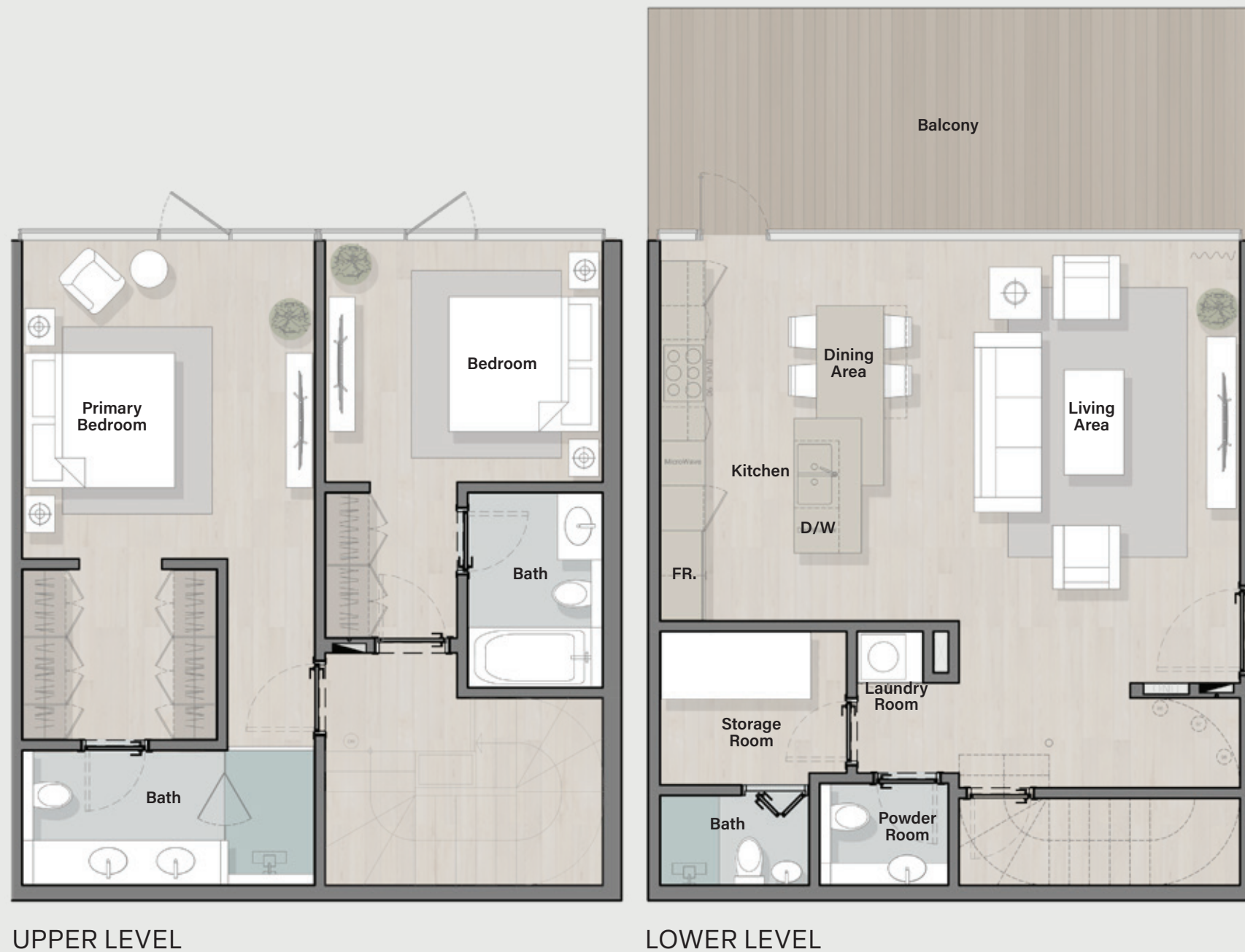
2nd Floor
W201

7th Floor
W701

8th Floor
E801 W801

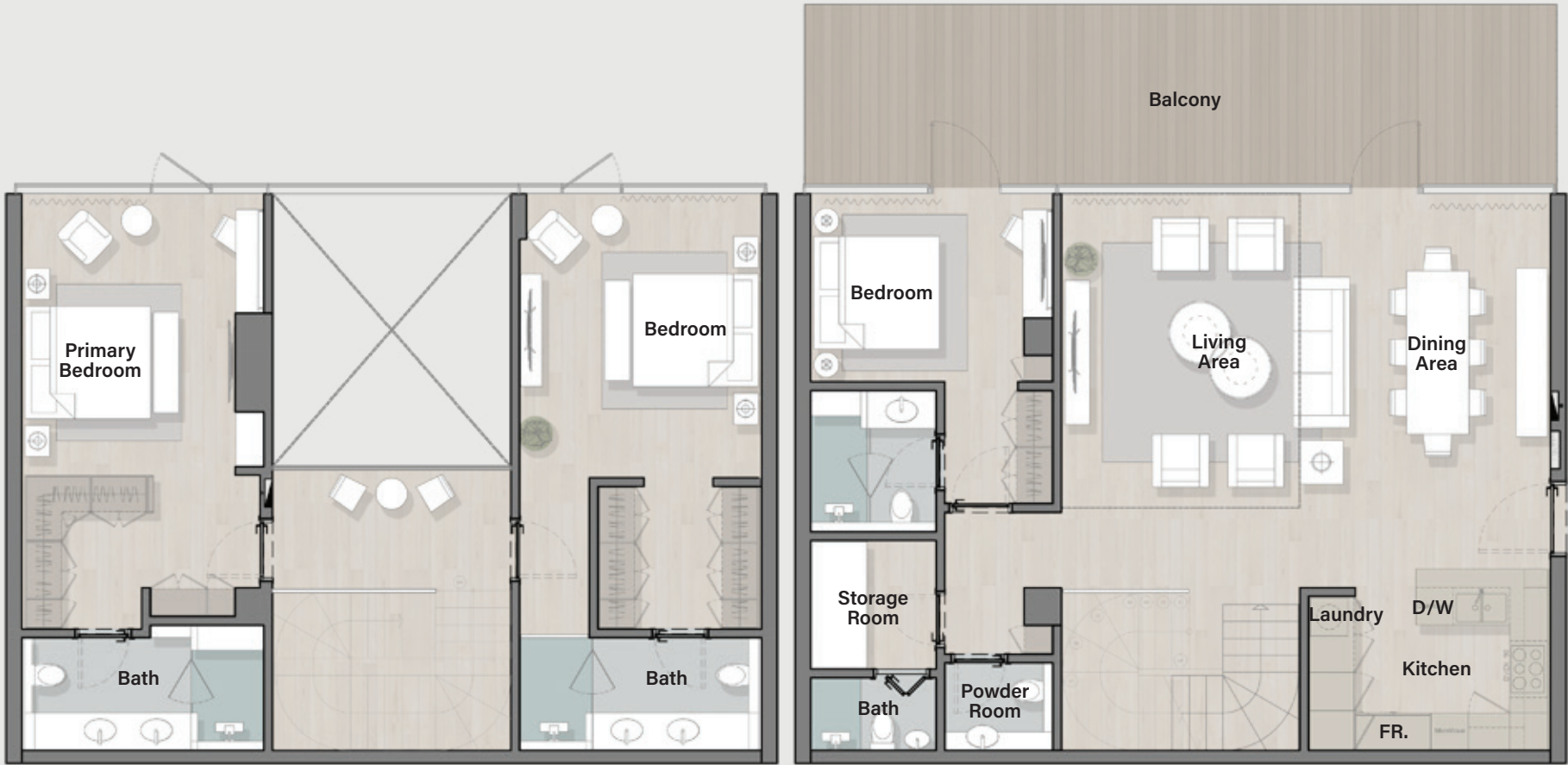
Internal Living Area : 1,876.36 Sq. Ft
Outdoor Living Area : 452.08 Sq. Ft
Total Living Area : 2,328.44 Sq. Ft

2 BEDROOM TOWNHOUSE



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

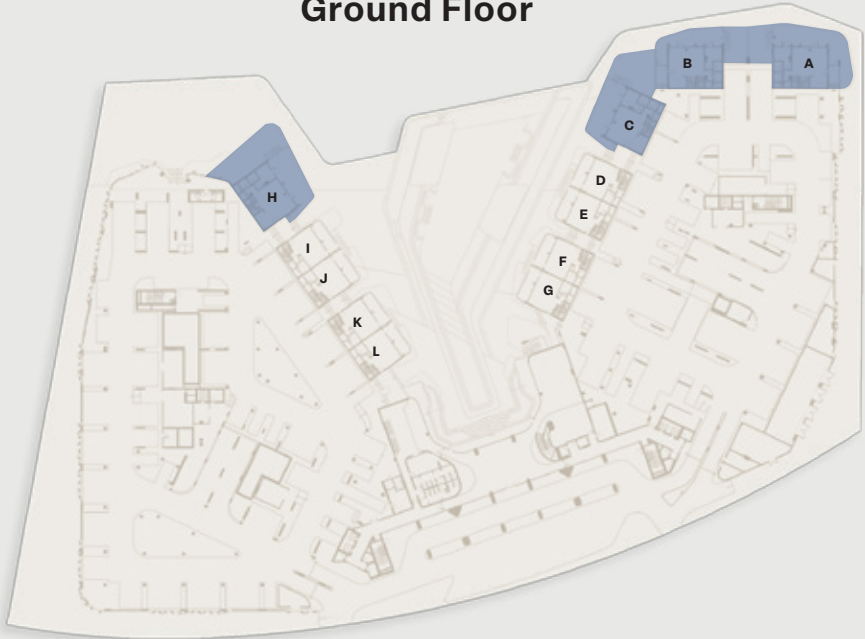
3 BEDROOM
VILLA



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 B E D R O O M



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



PORTO PLAYA