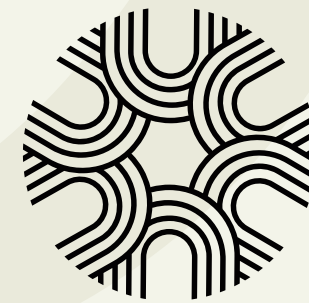


  
**ELLINGTON**  
PROPERTIES

**RAK**  
PROPERTIES



# PORTO PLAYA

PROJECT BRIEF

YOUR INVITATION TO  
*HAYAT ISLAND'S MOST UNIQUE*  
BEACHSIDE PROPERTY





ENTHRALLED BY THE OCEAN



**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

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*

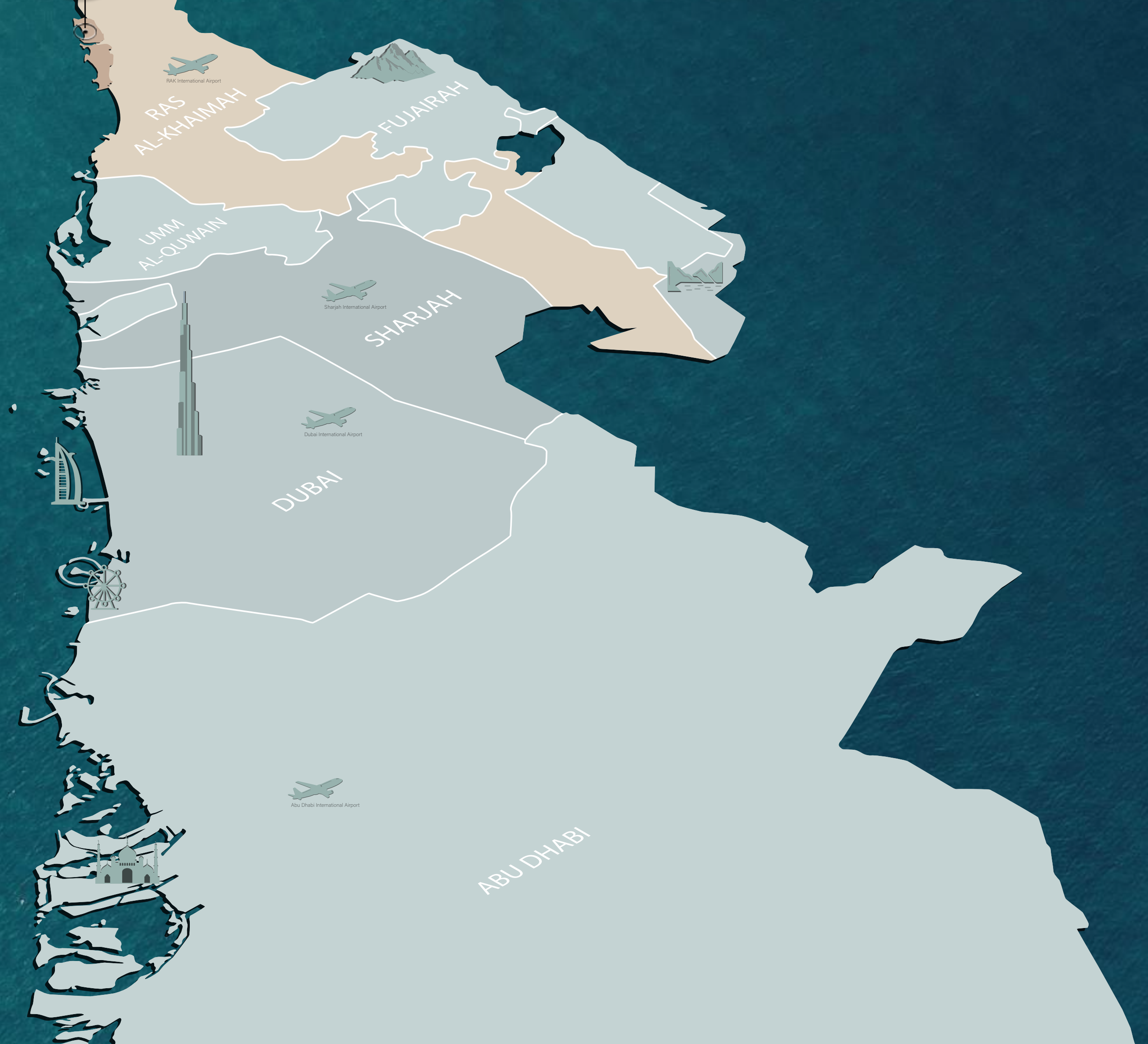
60 MINUTES

*Jais Adventure Park*

63 MINUTES

*Dubai International Airport*

PORTO PLAYA





HAYAT ISLAND  
AT A GLANCE



PORTO PLAYA



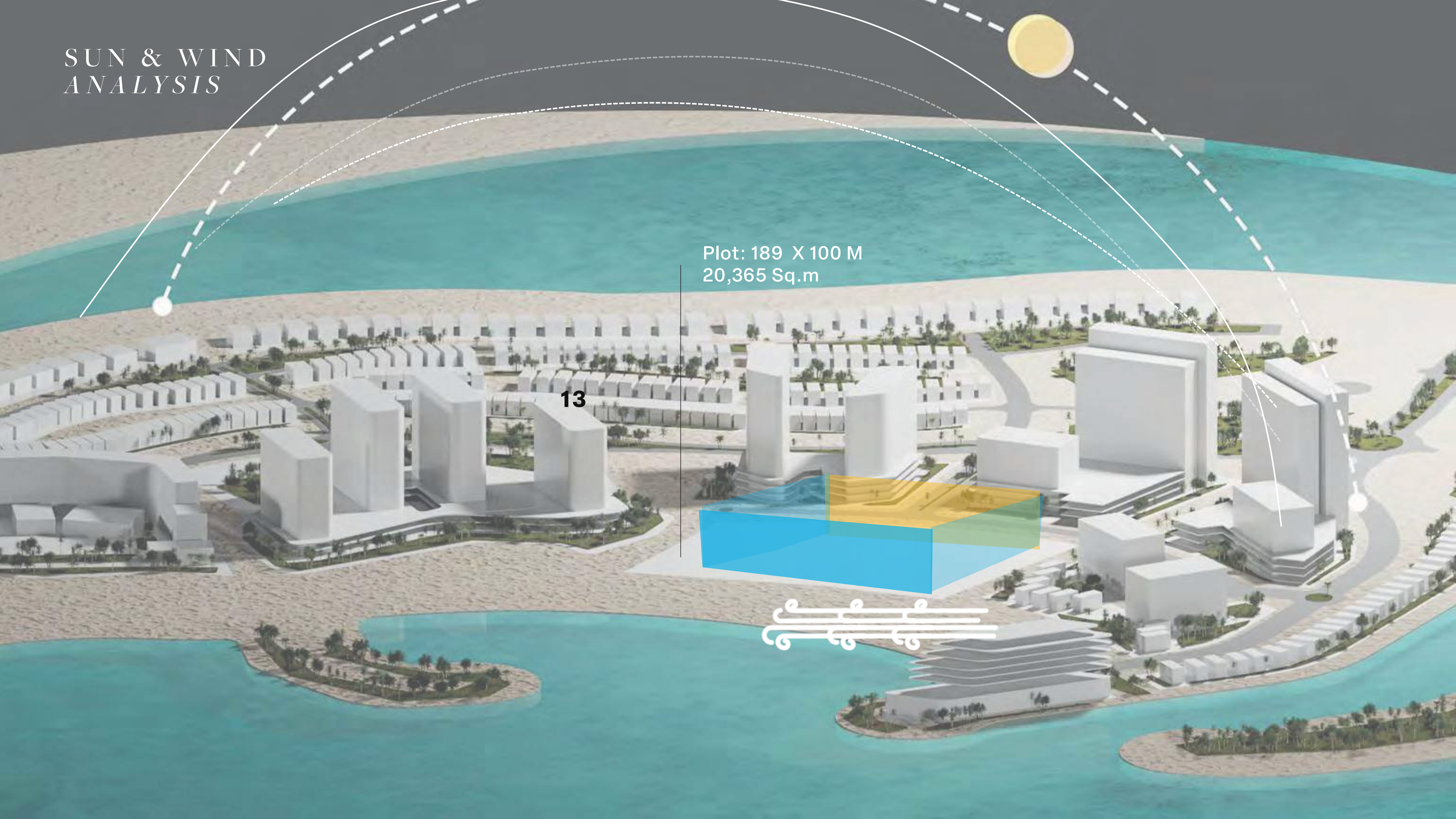
RAS  
ALKHAIMAH



SUN & WIND  
ANALYSIS

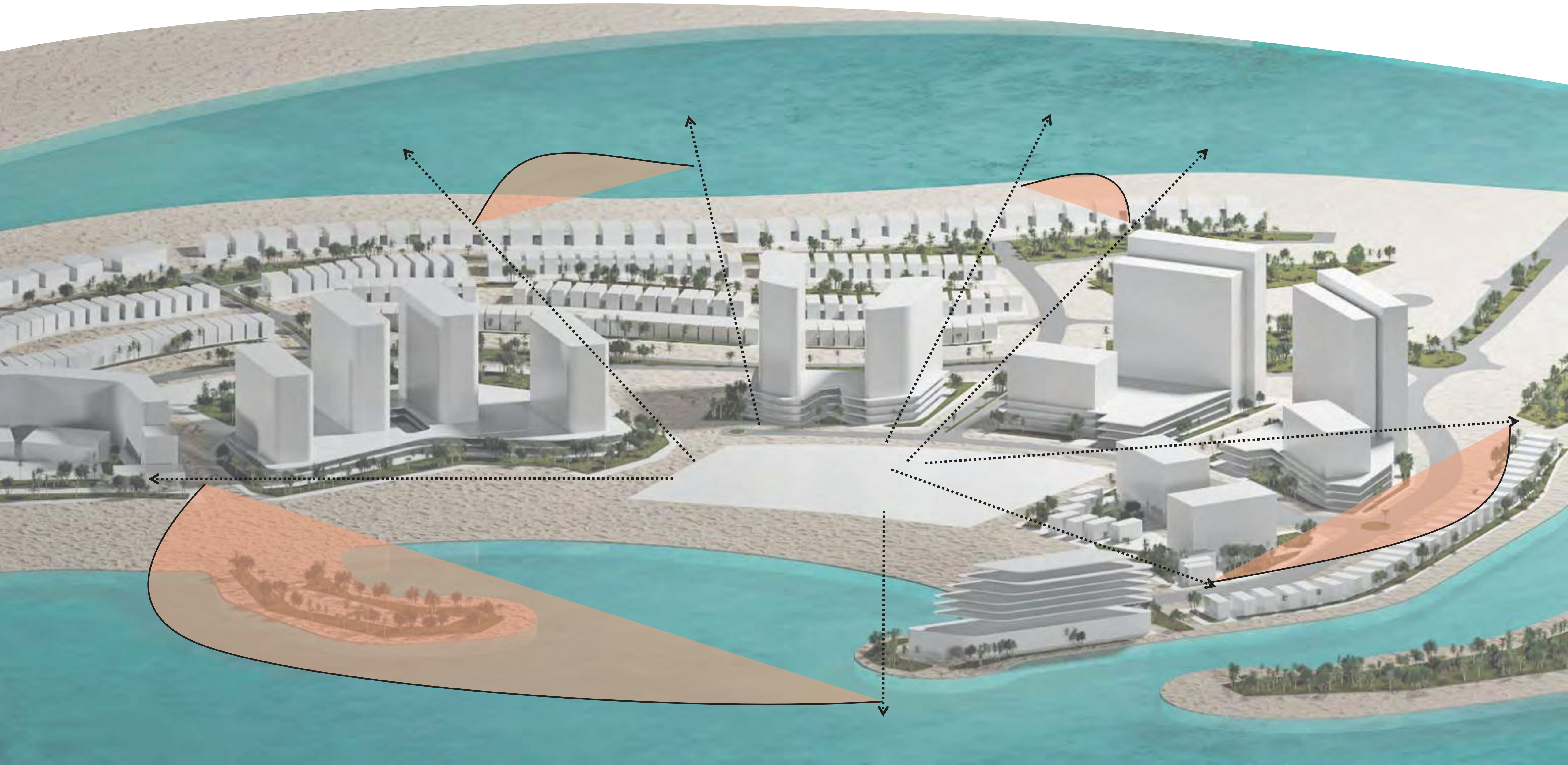
Plot: 189 X 100 M  
20,365 Sq.m

13





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



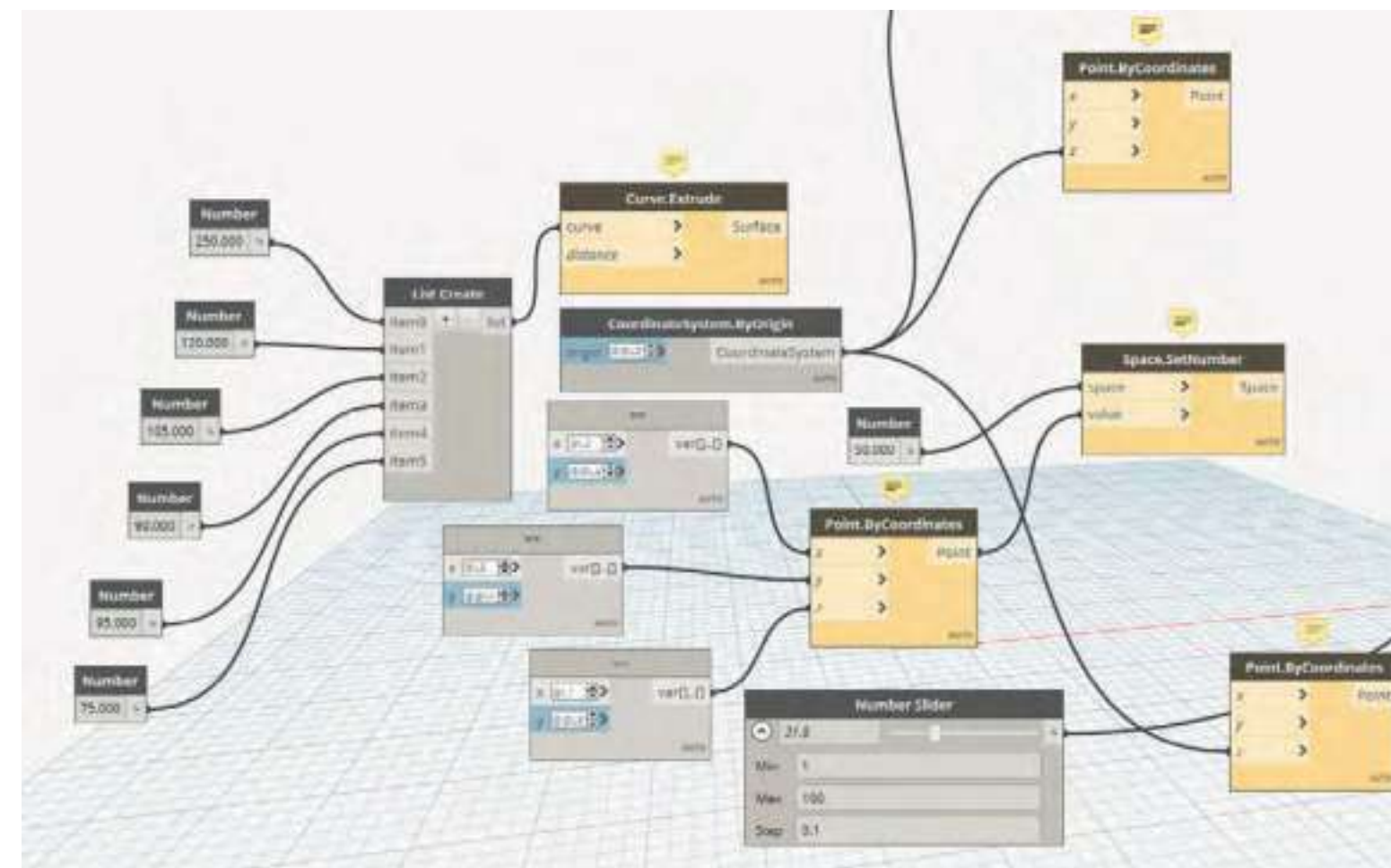


# AI TO OPTIMIZE VIEWS

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.







8  
RESIDENTIAL  
FLOORS

MEZZANINE  
GROUND  
FLOOR

**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

PRIVATE BEACH

INFINITY EDGE  
POOL

VOLLEYBALL AREA

WALK-IN POOL

POOL SIDE

LOBBY

BEACH CLUB

DROP OFF





DROP-OFF  
AREA

*Everyday life feels like a five-star retreat*





PORTO PLAYA

LOBBY  
AREA

*A captivating and unforgettable introduction*





POOL  
DECK

*An infinity-edge pool that seamlessly blends with the horizon*





PRIVATE  
BEACH

*A secluded retreat along the Arabian Gulf's shoreline*





BEACH  
CLUB

*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







PICNIC LAWN

KIDS PLAYGROUND

MINI GOLF

BBQ DECK

HAMMOCKS

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

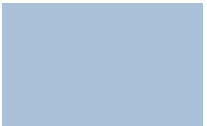

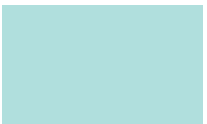



3 BEDROOM DUPLEX  
UPPER LEVEL





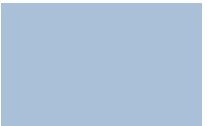

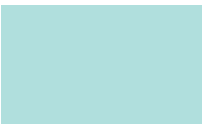

# FIRST FLOOR TYPICAL PLAN

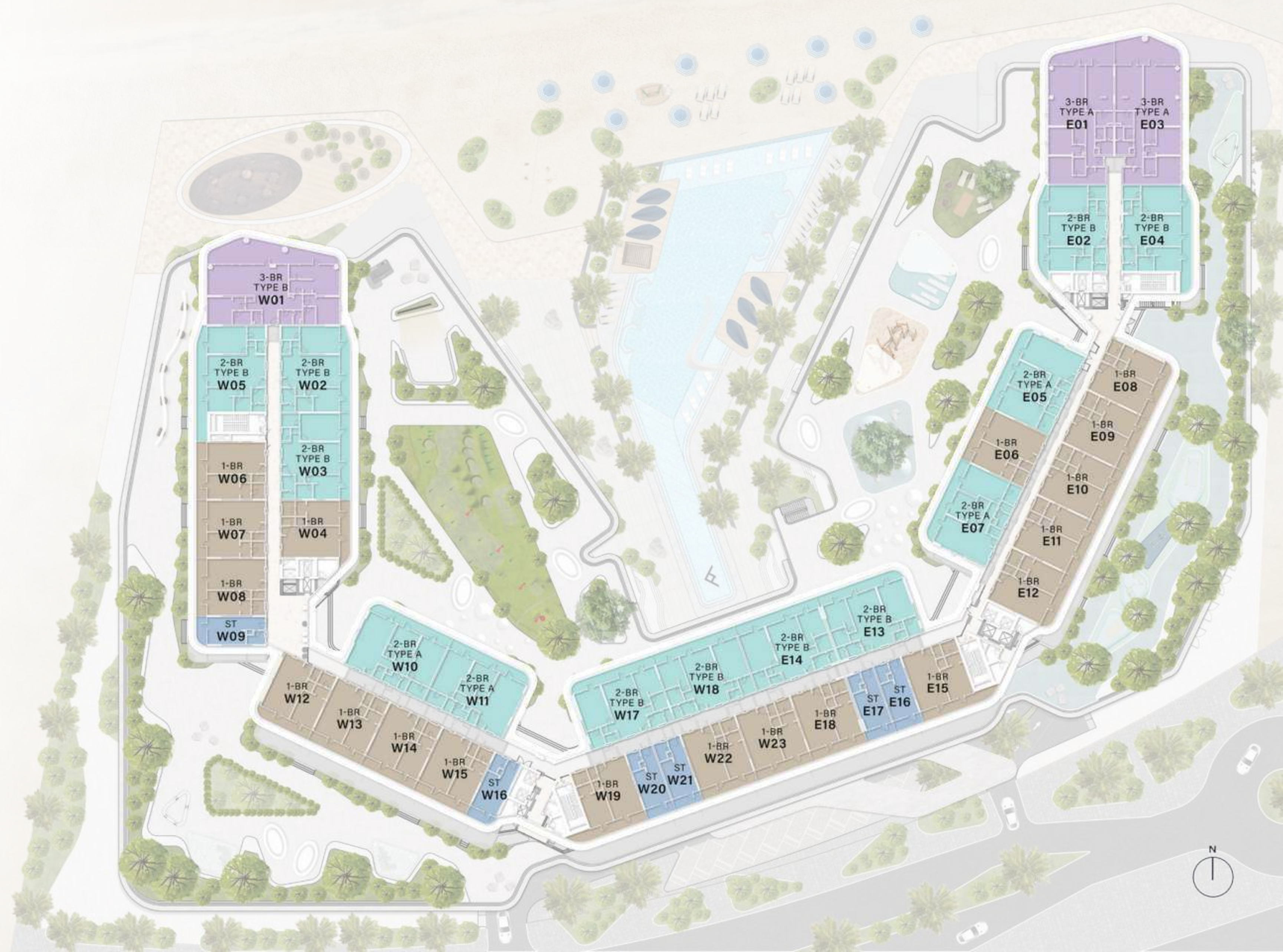
-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





# SECOND FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





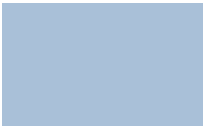

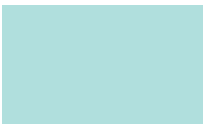

# THIRD FLOOR TYPICAL PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM





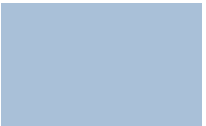

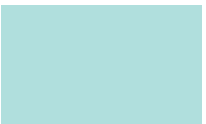
# FOURTH FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





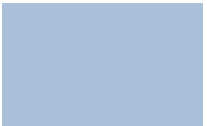

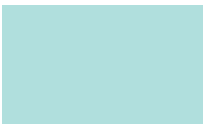
# FIFTH FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM





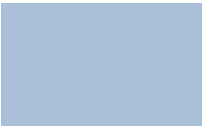

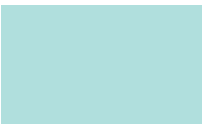

# SIXTH FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM





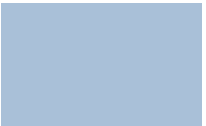

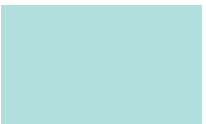

# SEVENTH FLOOR TYPICAL PLAN

-  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

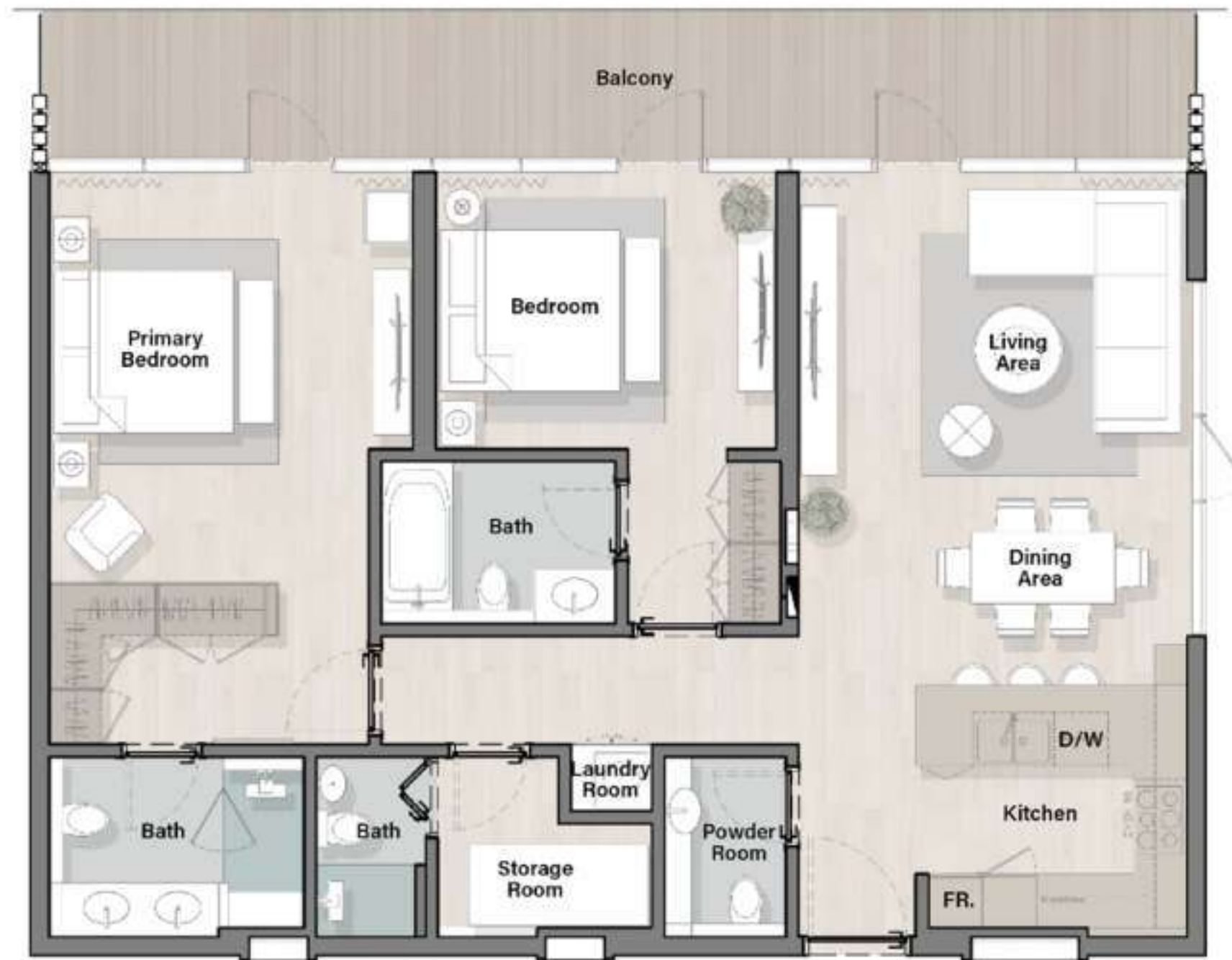
Internal Living Area : **783.18 Sq. Ft**

Outdoor Living Area : **107.85 Sq. Ft**

Total Living Area : **891.03 Sq. Ft**



## 2 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 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  
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 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

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 BEDROOM TYPE 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 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**

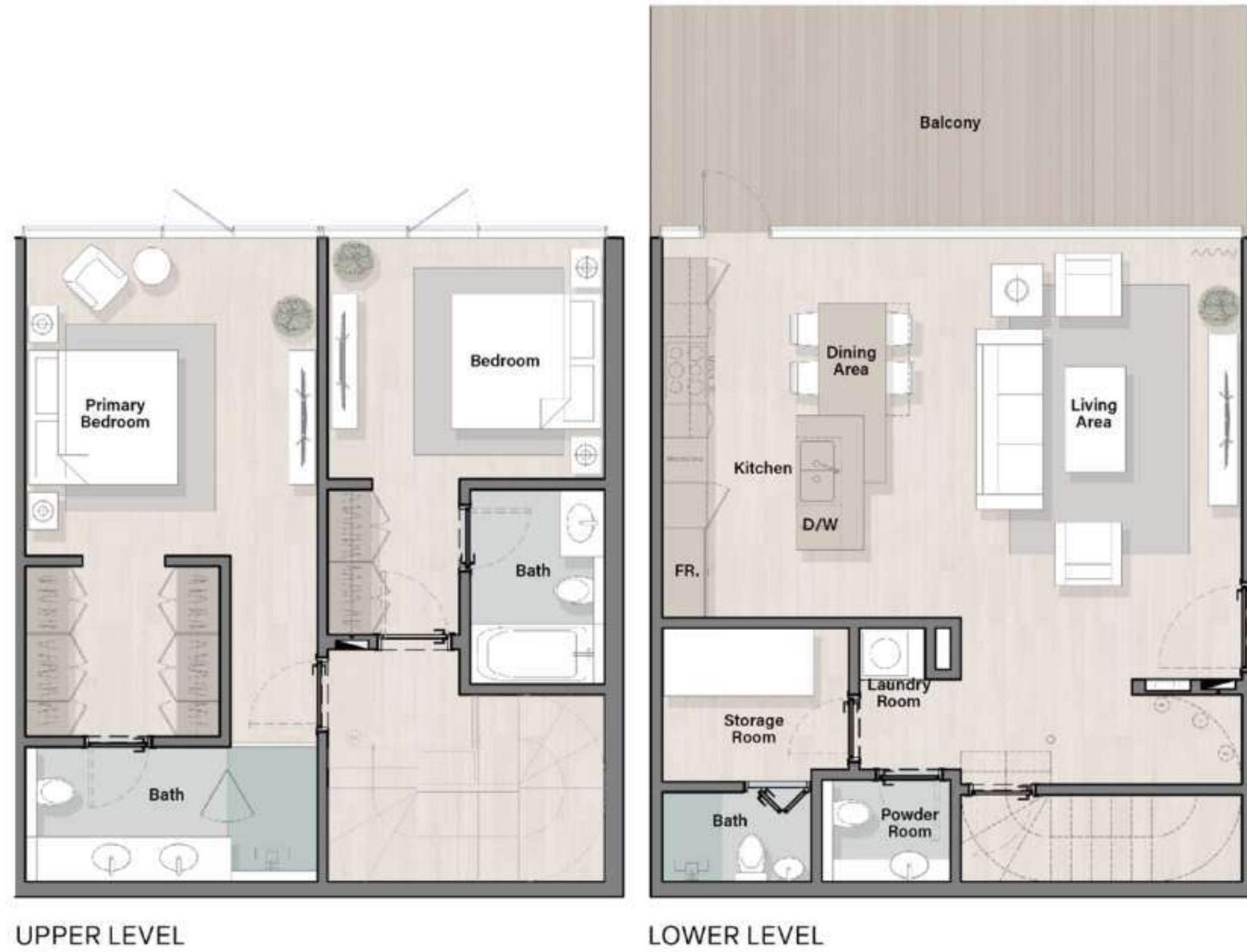




PREMIUM  
*UNITS*



# 2 BEDROOM TOWNHOUSE



Internal Living Area	:	<b>1,497.04 Sq. Ft</b>
Outdoor Living Area	:	<b>214.85 Sq. Ft</b>
Total Living Area	:	<b>1,711.89 Sq. Ft</b>



# 3 BEDROOM VILLA



UPPER LEVEL

LOWER LEVEL



Ground Floor

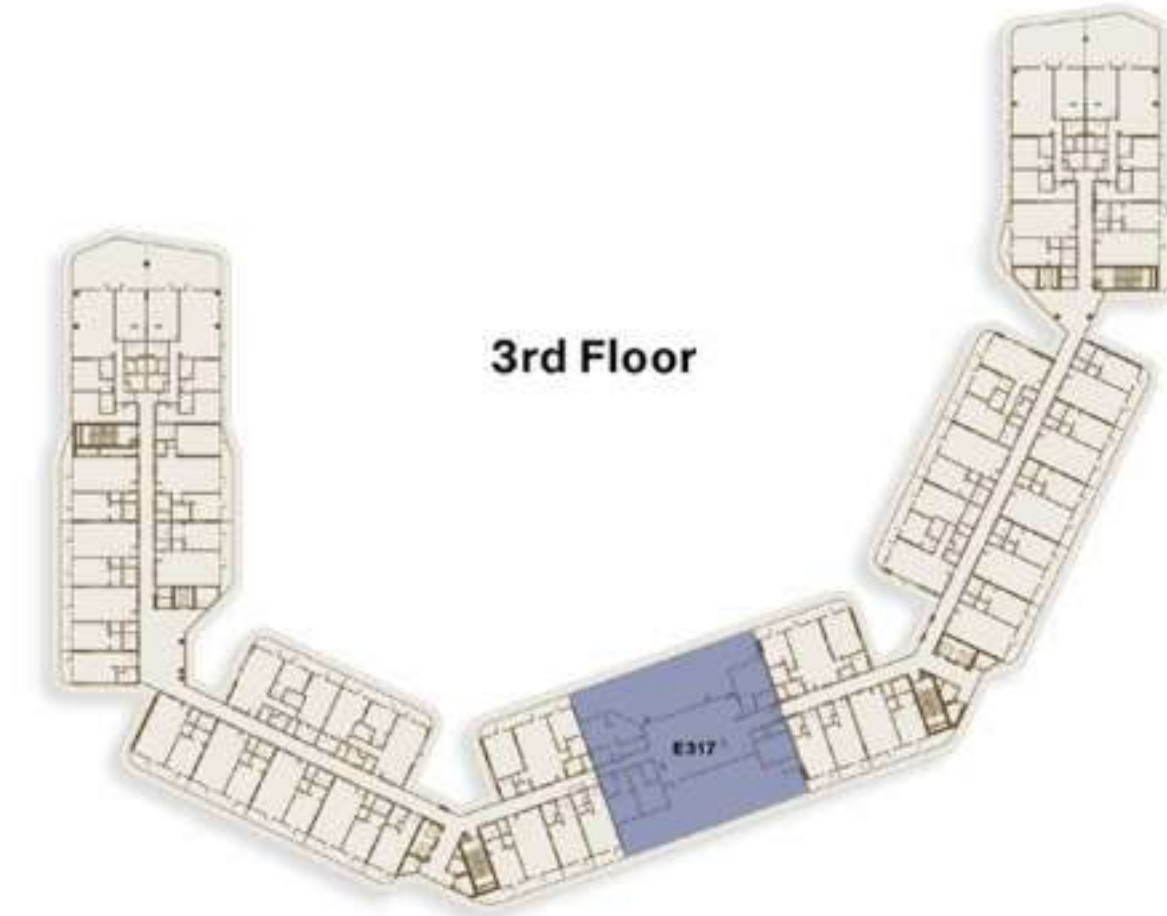


Mezzanine Floor

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.