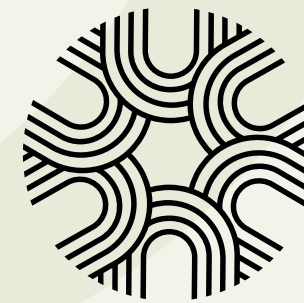




PORTO PLAYA

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



HAYAT ISLAND
AT A GLANCE



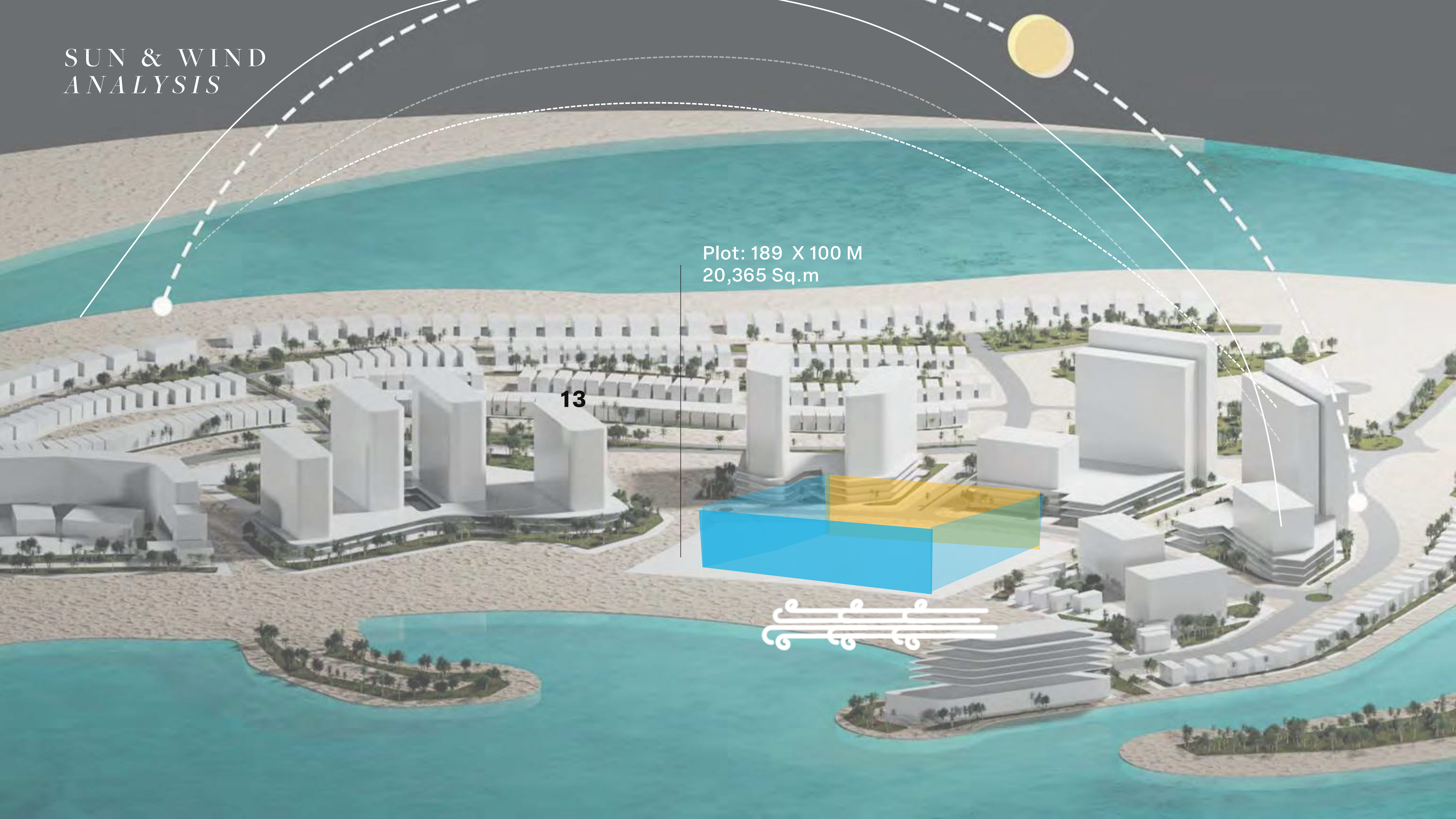
PORTO PLAYA



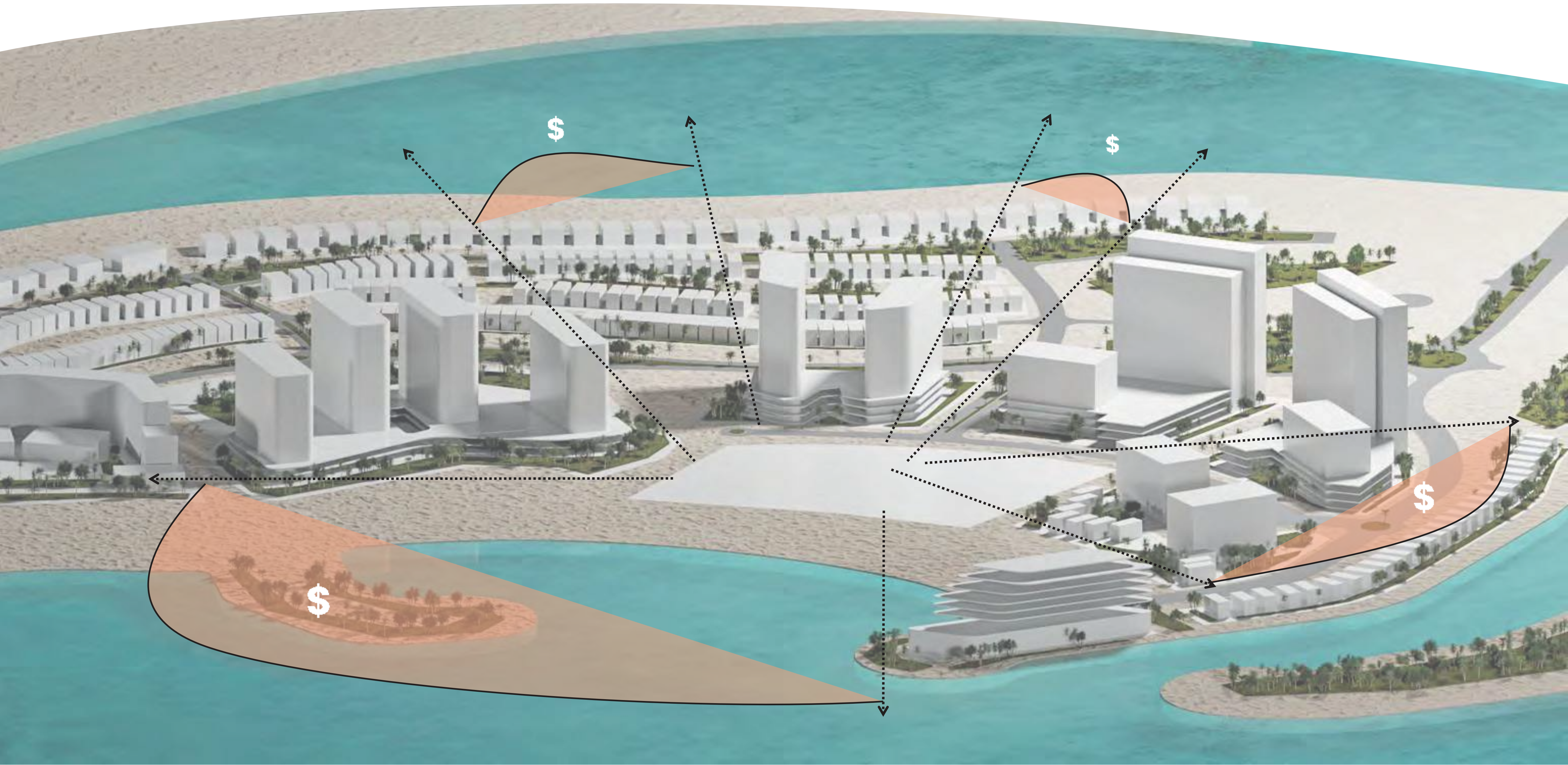
SUN & WIND
ANALYSIS

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

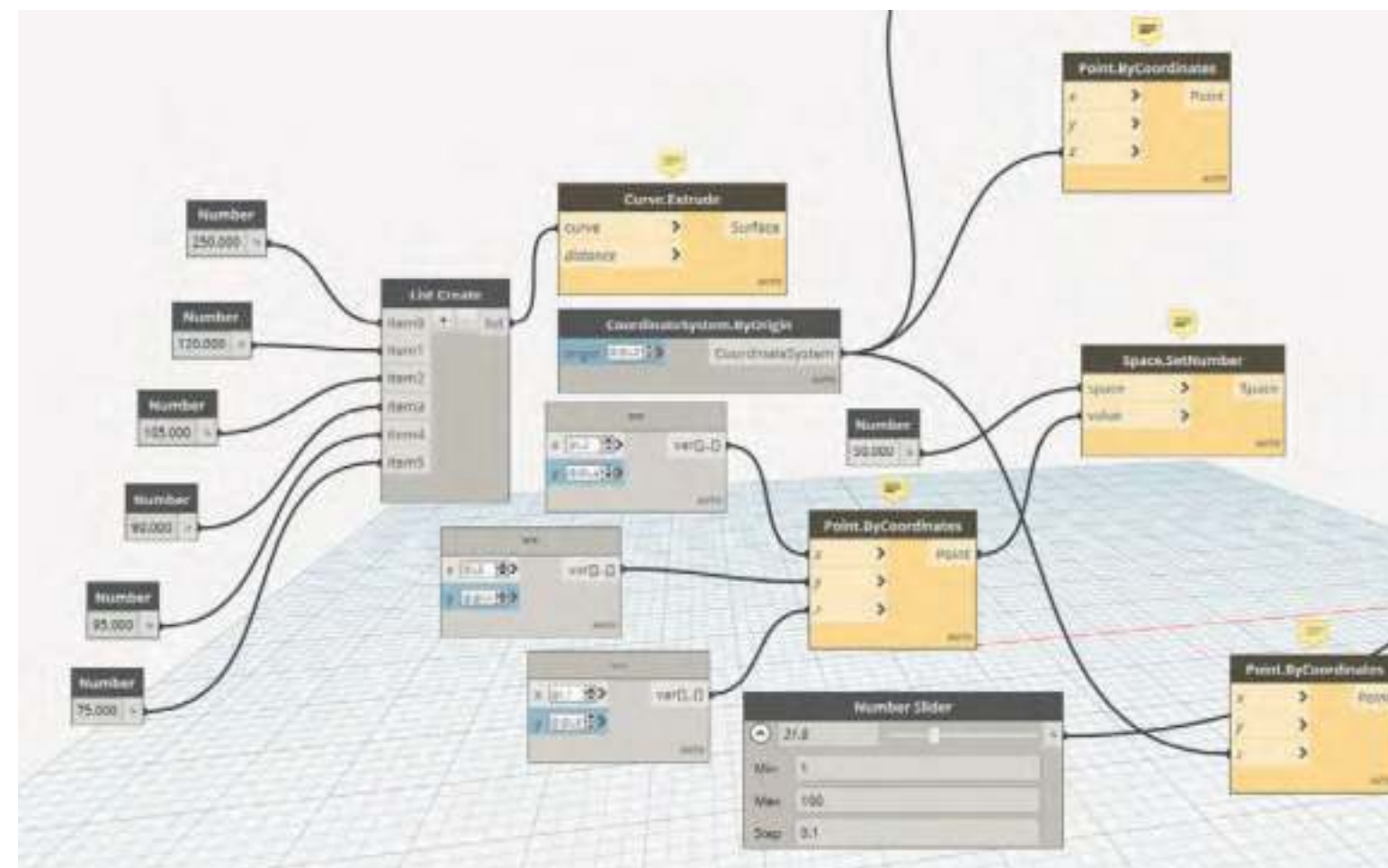


AI TO OPTIMIZE VIEWS

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

POOL SIDE

WALK-IN POOL

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



The image shows a spacious, modern fitness studio. On the left, there's a dark grey machine with wooden rollers. In the center, a sprint track is marked with white lines and numbers 4, 5, 6, 7, 8, 9, 10. To the right, a row of treadmills is positioned next to a large glass wall. The ceiling is white with curved, recessed lighting. In the background, there's a pool area with a white archway, palm trees, and a beach. The overall design is clean and contemporary.

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



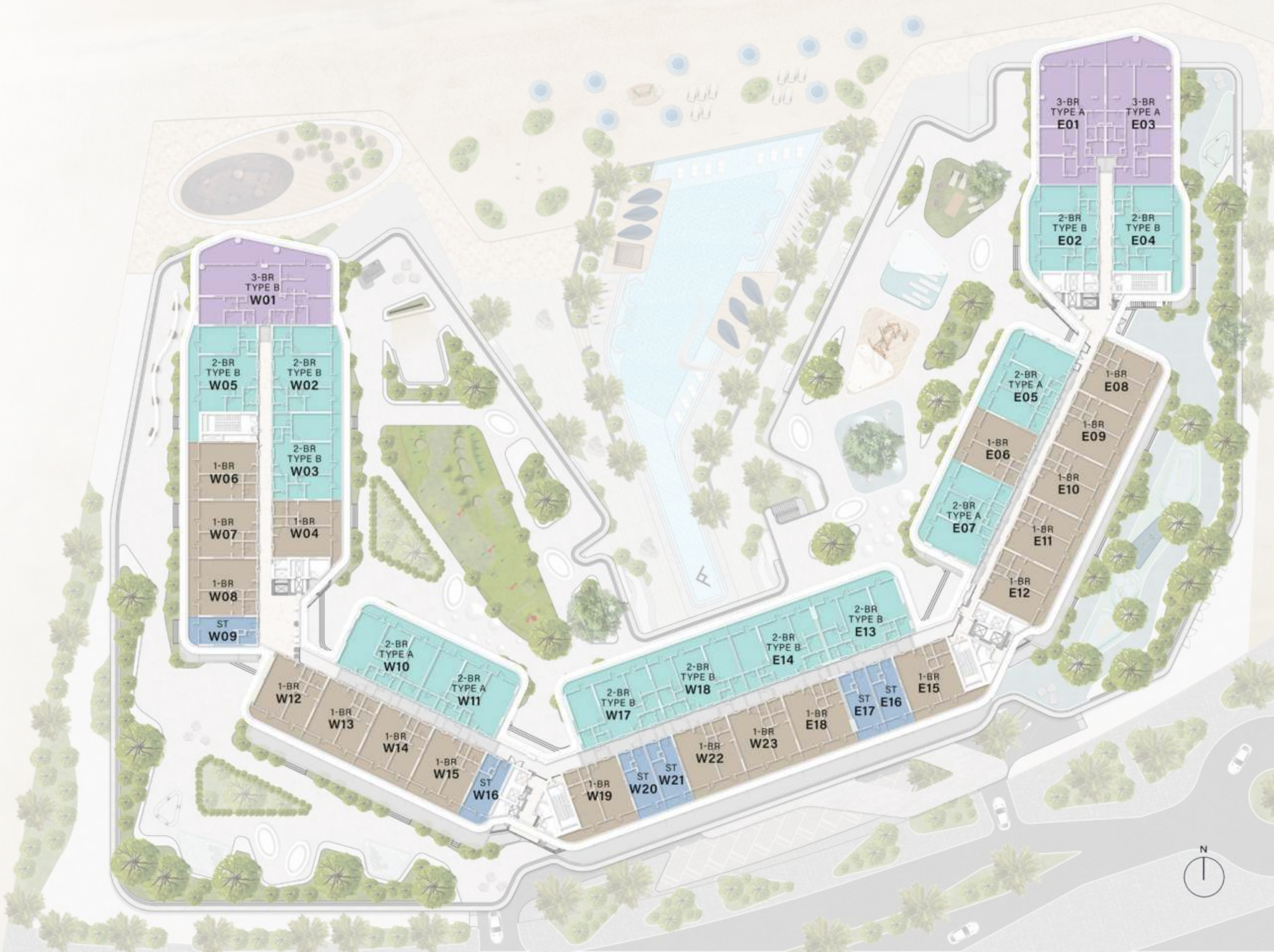
FIRST FLOOR
TYPICAL PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



SECOND FLOOR
TYPICAL PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

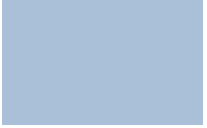


THIRD FLOOR
TYPICAL PLAN

- 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		2nd Floor		3rd Floor	
E116	W109	E216	W209	E315	W308
E117	W116	E217	W216	E316	W315
	W120	E221	W220		W318
	W121				W319

4th Floor		5th Floor		6th Floor	
E414	W408	E514	W508		W608
	W415		W515		W617
	W417		W517		

7th Floor		8th Floor	
	W707		W807
	W716		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	2nd Floor	3rd Floor
E105 W110	E205 W210	E305 W309
E107 W111	E207 W211	E307 W310

4th Floor	5th Floor	6th Floor
E405 W409	E505 W509	E605 W609
E407 W410	E507 W510	

7th Floor	8th Floor
E703 W708	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		6th Floor		7th Floor
E 501	W 501	E 601	W 601	E 701
E 503	W 504	E 603	W 604	E 702

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	2nd Floor	3rd Floor
E101	E201	E301 W301
E103	E203	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

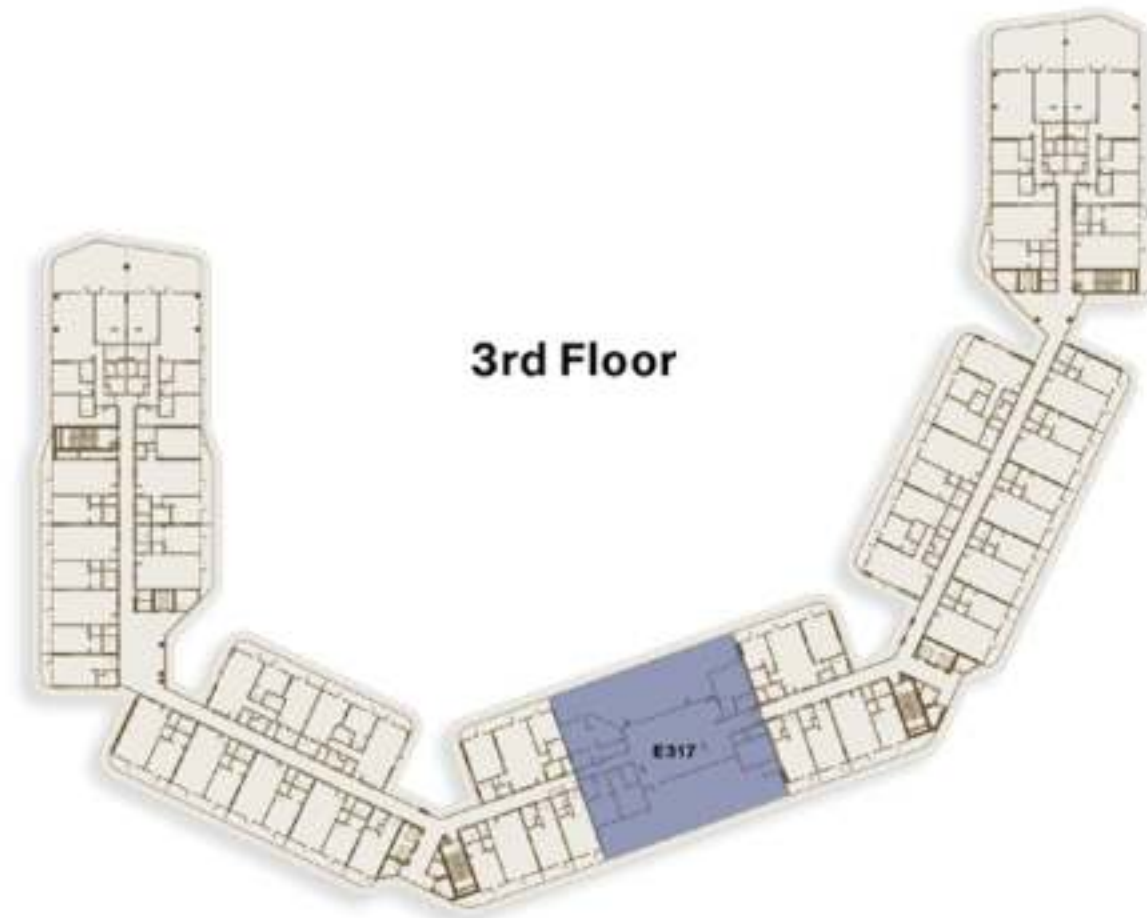


Internal Living Area : 2,135.34 Sq. Ft

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.