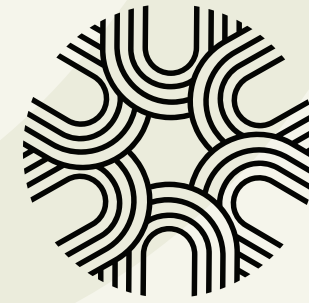



ELLINGTON
PROPERTIES

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

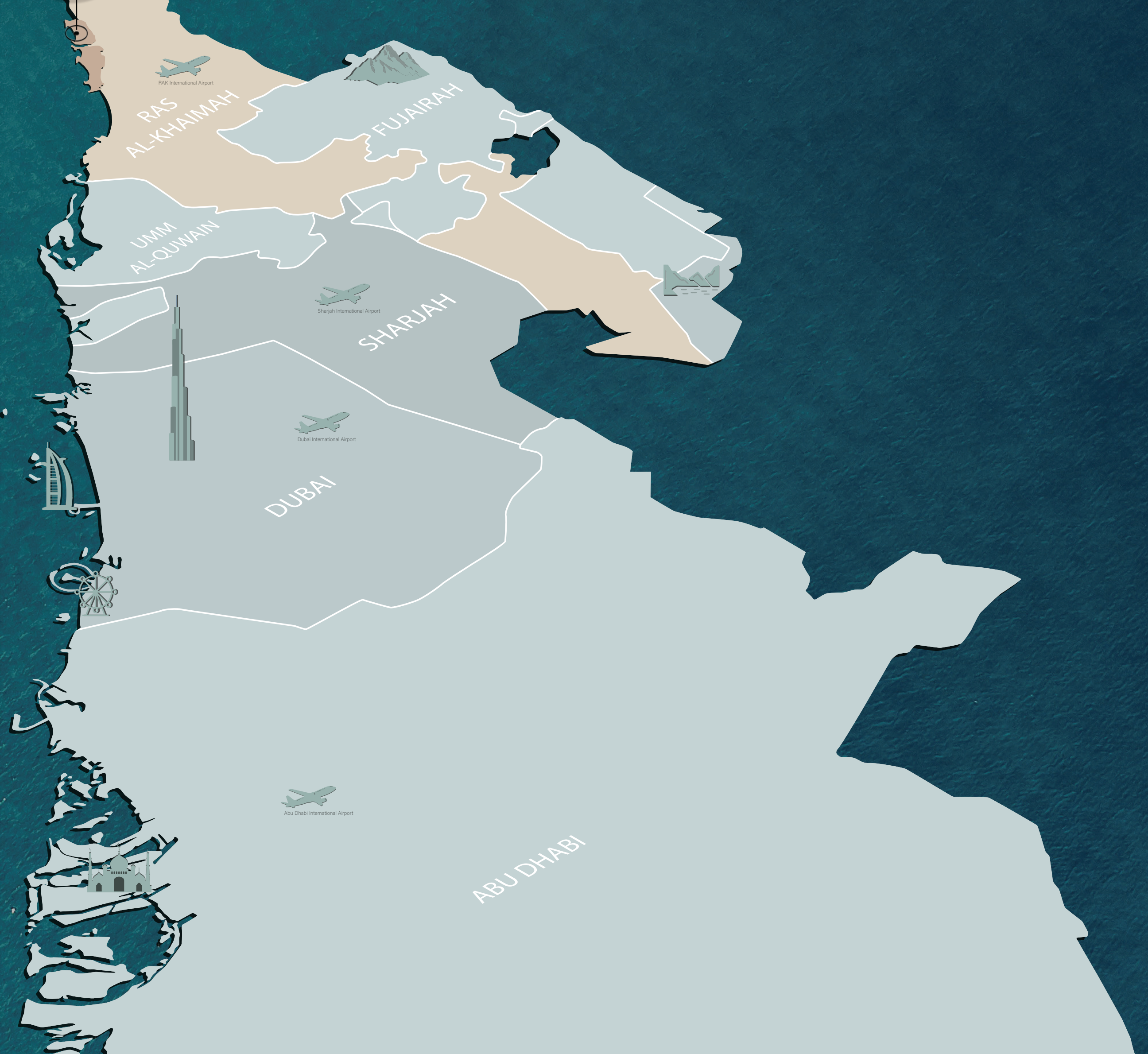
60 MINUTES

Jais Adventure Park

63 MINUTES

Dubai International Airport

PORTO PLAYA



HAYAT ISLAND
AT A GLANCE



PORTO PLAYA



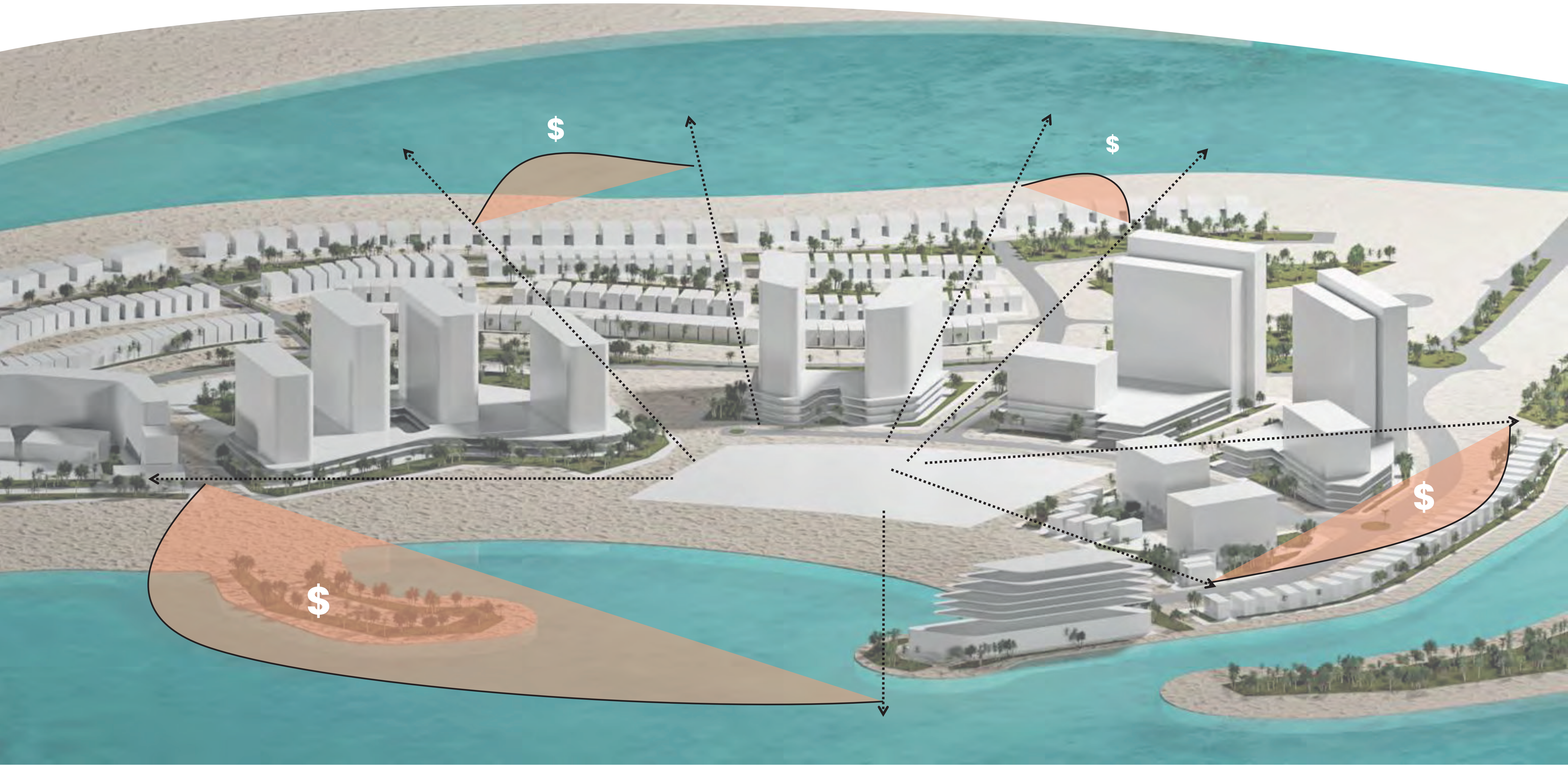
SUN & WIND
ANALYSIS

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

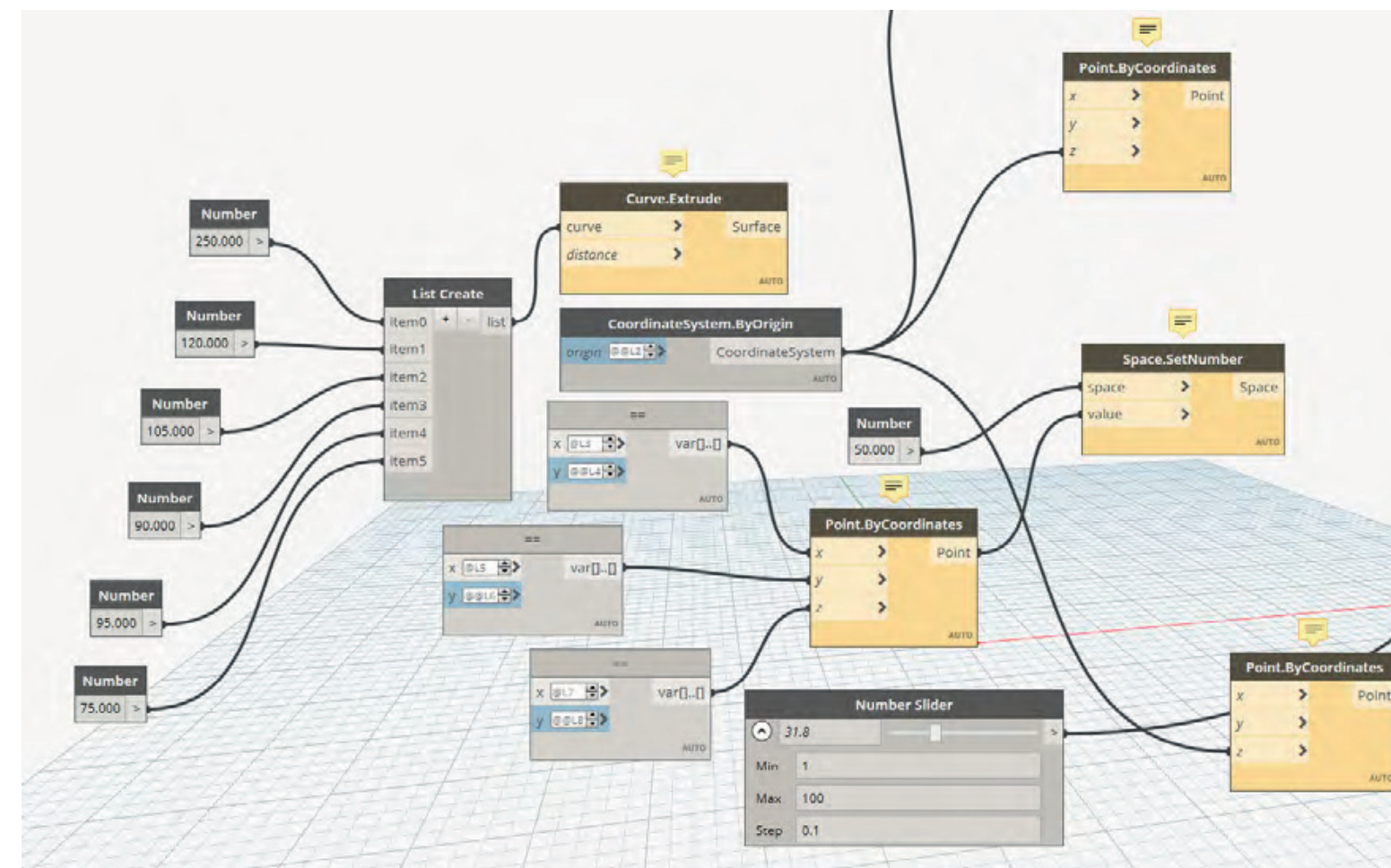


AI TO OPTIMIZE VIEWS

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

DROP OFF

POOL SIDE

LOBBY

INFINITY EDGE
POOL

WALK-IN POOL

VOLLEYBALL AREA

BEACH CLUB

PRIVATE BEACH



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

HAMMOCKS

BBQ DECK

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*

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.