



# ELLINGTON VIEWS I

PROJECT BRIEF



A beach and golf course serenity in  
**RAS AL KHAIMAH**





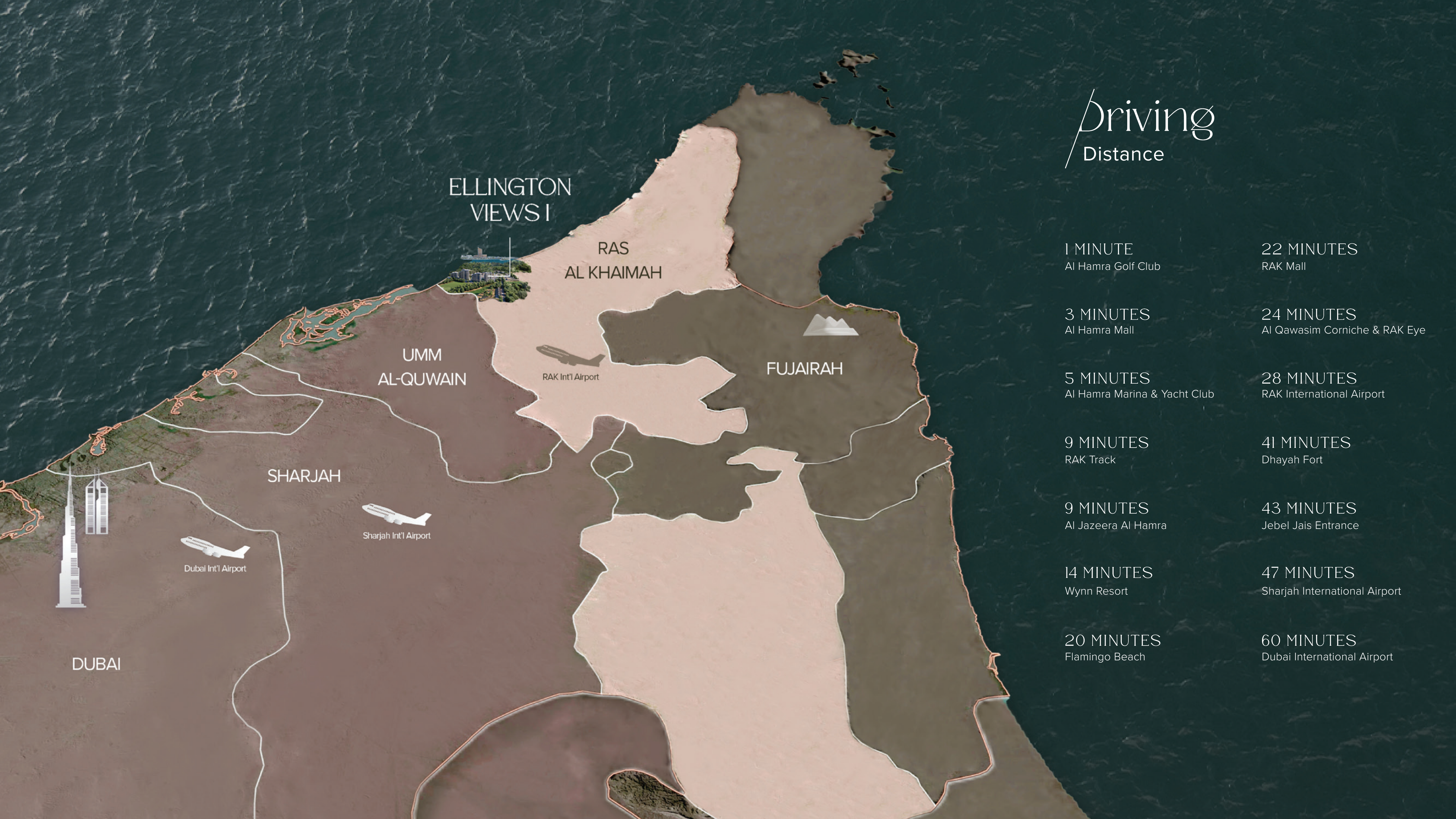
# FIND YOUR PERFECT VIEW

Ellington Views redesigns your senses and enhances residents' lifestyles through thoughtful design.  
Here, you can unwind and step into a world of amenities and resorts, all at your own pace.





# Driving Distance



ELLINGTON  
VIEWS I

RAS  
AL KHAIMAH

UMM  
AL-QUWAIN

RAK Int'l Airport

FUJAIRAH

SHARJAH

Sharjah Int'l Airport

Dubai Int'l Airport

DUBAI

1 MINUTE  
Al Hamra Golf Club

22 MINUTES  
RAK Mall

3 MINUTES  
Al Hamra Mall

24 MINUTES  
Al Qawasim Corniche & RAK Eye

5 MINUTES  
Al Hamra Marina & Yacht Club

28 MINUTES  
RAK International Airport

9 MINUTES  
RAK Track

41 MINUTES  
Dhayah Fort

9 MINUTES  
Al Jazeera Al Hamra

43 MINUTES  
Jebel Jais Entrance

14 MINUTES  
Wynn Resort

47 MINUTES  
Sharjah International Airport

20 MINUTES  
Flamingo Beach

60 MINUTES  
Dubai International Airport



# Al Hamra

Site Location

## ELLINGTON VIEWS I

CLUBHOUSE AND  
SAILING ACADEMY

AL HAMRA  
WATERFRONT

THE RITZ CARLTON,  
AL HAMRA BEACH

AL HAMRA GOLF CLUB

SOFITEL AL HAMRA  
BEACH RESORT

AL HAMRA  
GOLF COURSE

AL HAMRA  
RESIDENCE HOTEL

THE WALDORF  
ASTORIA

AL HAMRA MALL





# MAIN VIEWS

One of the standout features of Ellington Views is its spectacular vantage point, providing residents with sweeping views of the lush green fairways of the adjacent Al Hamra golf course on one side and Al Hamra Marina & Yacht Club, Marjan Island on the other.

BEACH VIEW

CANAL VIEW

GOLF COURSE  
VIEW



Al Hamra  
Golf Course







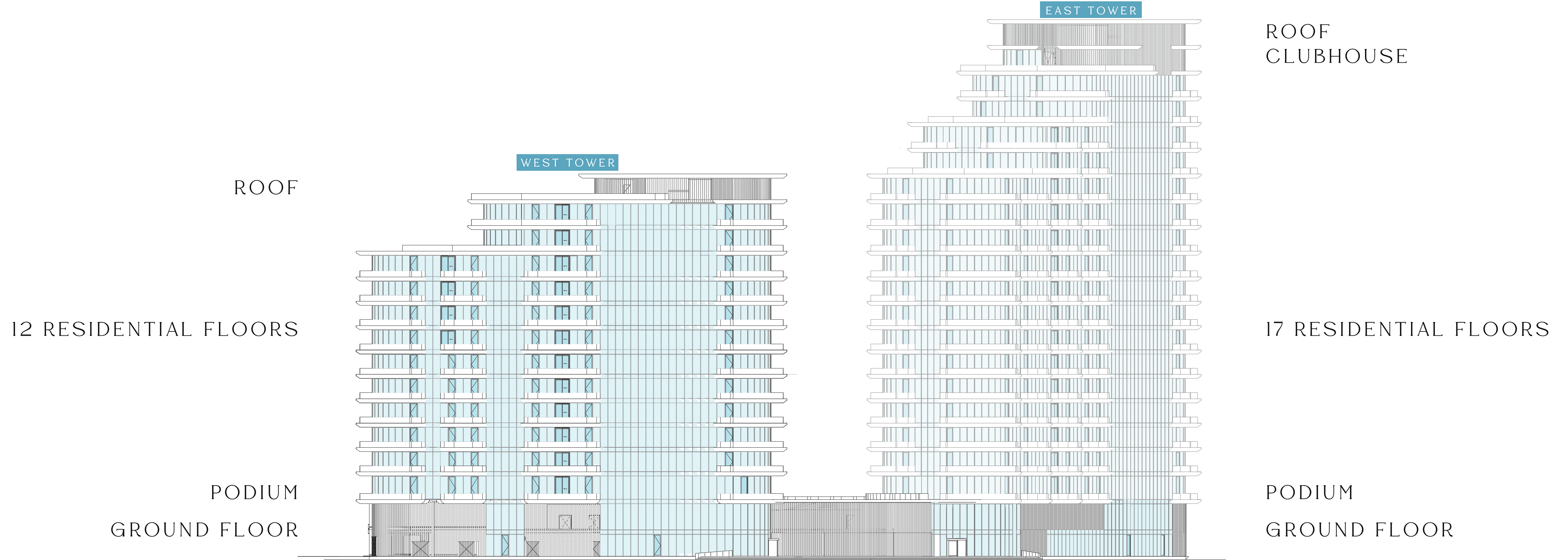
Al Hamra  
Canal View



Al Hamra Beach with view of  
**MARJAN ISLAND**







**OWNERSHIP**

Freehold

**PARKING SPACE**

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

**ANTICIPATED COMPLETION DATE**

Q1 2027

**ELEVATORS**

4 passenger elevators  
 2 service elevators

**ANTICIPATED SERVICE CHARGE**

AED 14 per sq. ft.





SIZE RANGE PER UNIT TYPE

EAST TOWER

**STUDIO**

From 464 sq. ft to 532 sq. ft

**1 BEDROOM**

From 926 sq. ft to 2,323 sq. ft

**2 BEDROOM**

From 1,407 sq. ft to 4,559 sq. ft

**3 BEDROOM**

From 2,274 sq. ft

WEST TOWER

**STUDIO**

From 449 sq. ft to 473 sq. ft

**1 BEDROOM**

From 934 sq. ft to 1,106 sq. ft

**2 BEDROOM**

From 1,382 sq. ft to 3,060 sq. ft

**2 BEDROOM DUPLEX PENTHOUSE**

From 3,764 sq. ft

NUMBER OF UNITS PER TYPE

EAST TOWER

STUDIO = 43 units

1 BEDROOM = 74 units

2 BEDROOM = 31 units

3 BEDROOM = 17 units

WEST TOWER

STUDIO = 12 units

1 BEDROOM = 47 units

2 BEDROOM = 43 units

2 BEDROOM DUPLEX PENTHOUSE = 1 unit



# GROUND FLOOR

Amenities



This space exudes a sense of grand arrival  
reminiscent of a high-end hotel

Drop-off  
Area

ELLINGTON  
VIEWS I  
WEST TOWER

ELLINGTON  
VIEWS I  
EAST TOWER





The premium lifestyle  
experience that awaits you within

Parking  
Entry

ELLINGTON  
VIEWS I





A captivating blend of modern  
elegance and nature-inspired design

Lobby  
Area

ELLINGTON  
VIEWS I  
WEST TOWER







Views of the lush surroundings, allowing you to feel connected to the natural world outside.

Lift  
Area





# Ground Floor

## Amenities Plan

- 1 MAIN ENTRANCE
- 2 DROP-OFF AREA
- 3 EAST TOWER LOBBY ENTRANCE
- 4 WEST TOWER LOBBY ENTRANCE
- 5 LOBBY RECEPTION
- 6 LOBBY LOUNGE
- 7 HALLWAY SEATING
- 8 LIFT LOBBY
- 9 SERVICE ROAD ENTRANCE
- 10 PEDESTRIAN WALKWAY
- 11 RESIDENTS PARKING
- 12 BICYCLE PARKING
- 13 VISITORS PARKING



PAVILION  
Amenities



A serene and comfortable lounge where residents  
can relax and soak in the tranquil atmosphere.

# Beach Pavilion

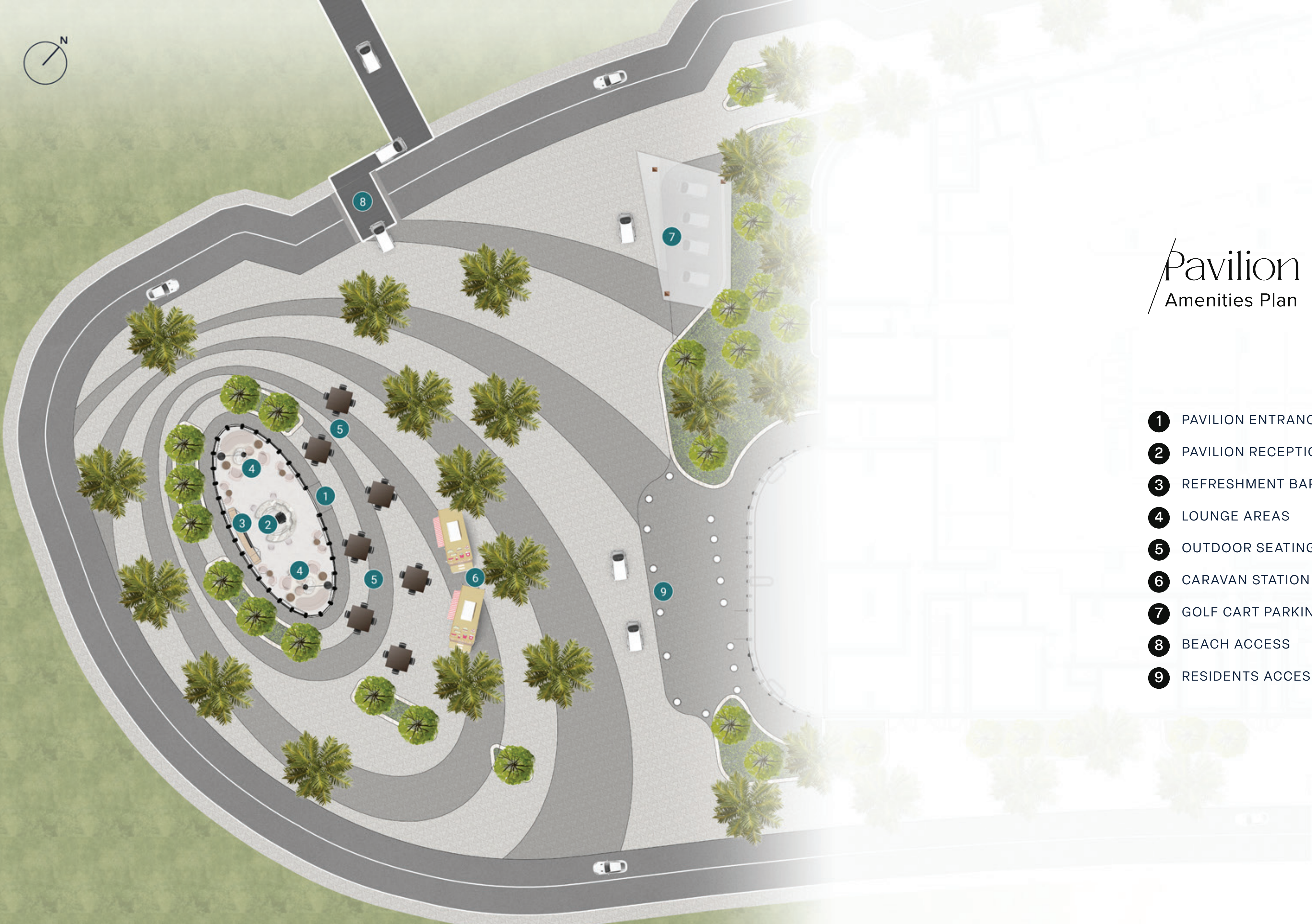






Beach  
Access





# Pavilion

Amenities Plan

- 1 PAVILION ENTRANCE
- 2 PAVILION RECEPTION
- 3 REFRESHMENT BAR
- 4 LOUNGE AREAS
- 5 OUTDOOR SEATING
- 6 CARAVAN STATION
- 7 GOLF CART PARKING
- 8 BEACH ACCESS
- 9 RESIDENTS ACCESS TO PAVILION



# FIRST FLOOR

Amenities



Beach Club  
Pool







Mini-  
Golf



Indoor  
Golf Simulator

TOTAL DISTANCE  
67 M  
OFFLINE  
3.9 M R  
DISTANCE TO PIN  
9.3 M  
PEAK HEIGHT  
13.6 M  
⚙️ ⏪







The contemporary design, premium finishes, and modern decor exude a truly exceptional fitness experience.

Fitness  
Studio





Outdoor  
Yoga





A vibrant and  
imaginative space

Kids  
Club





# First Floor

## Amenities Plan



- 1 INFINITY BEACH POOL
- 2 SAND BEACH
- 3 POOL SUN LOUNGERS
- 4 CABANAS
- 5 KIDS SPLASH PAD
- 6 SHADED KIDS PLAY
- 7 MULTIPURPOSE SPACE
- 8 MINI-GOLF
- 9 OUTDOOR FIRE PIT
- 10 OUTDOOR SEATING
- 11 BARBEQUE AREA
- 12 KIDS CLUB
- 13 FITNESS STUDIO
- 14 MALE CHANGE ROOM
- 15 FEMALE CHANGE ROOM
- 16 CHANGING ROOM FOR PEOPLE OF DETERMINATION
- 17 LIFT LOBBY



# 18<sup>TH</sup> FLOOR

Amenities



Clubhouse





The strategic location ensures  
that every day is a visual feast.

Outdoor  
Roof Deck







# 18<sup>TH</sup> Floor Amenities Plan

- 1 CLUBHOUSE ENTRANCE
- 2 CLUB LOUNGE
- 3 PRIVATE DINING
- 4 ROOFTOP BAR
- 5 ANALOGUE LIBRARY & DIGITAL PLAY
- 6 WASHROOM
- 7 VIEWING LOUNGE
- 8 STARGAZING AREA
- 9 OUTDOOR DINING
- 10 OUTDOOR TERRACE
- 11 LIFT LOBBY



Apartments





A harmonious blend of sophistication,  
comfort, and functionality.

Living  
Area









Custom cabinets, sintered stone counters, and high-end European appliances, serving as the home's centerpiece.

Kitchen





Own generous outdoor balconies offer private, sunlit retreats. *Bedroom*



Spa-like sanctuaries for  
your daily rituals.

Bathroom





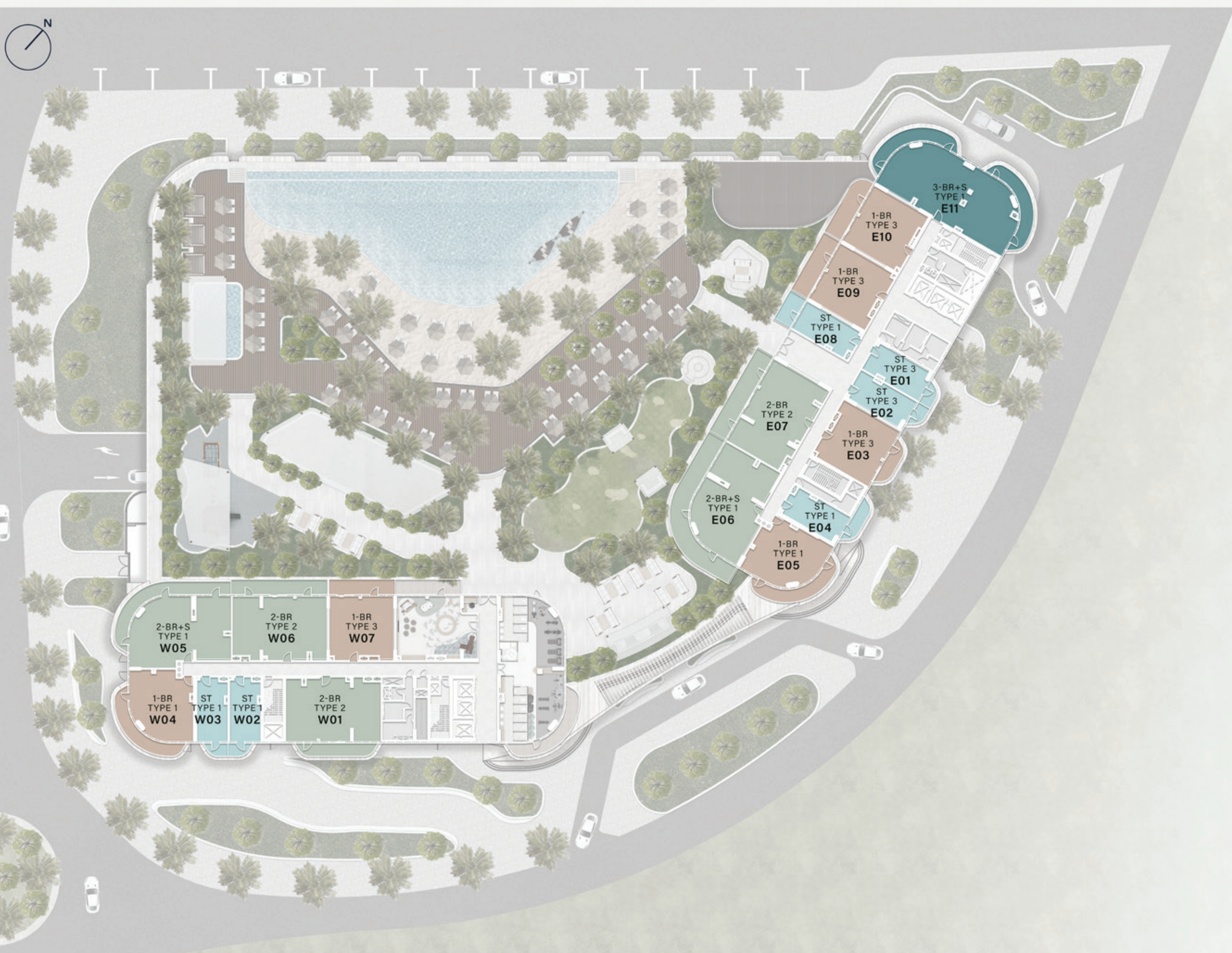


Terrace





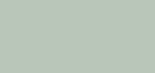

# /Typical Floor Plans





# 1<sup>ST</sup> Floor

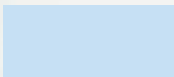



Typical Plan

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





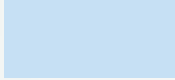



## 2<sup>ND</sup>-6<sup>TH</sup> Floor Typical Plan

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM







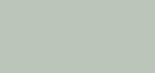


# 7<sup>TH</sup> - 10<sup>TH</sup> Floor Typical Plan

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM







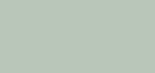


# 11<sup>TH</sup> Floor Typical Plan

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  DUPLEX PENTHOUSE  
LOWER LEVEL





# 12<sup>TH</sup> Floor Typical Plan



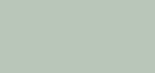

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  DUPLEX PENTHOUSE  
UPPER LEVEL





# 13<sup>TH</sup> Floor

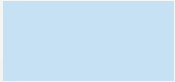



Typical Plan

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM







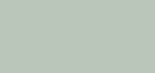

# 14<sup>TH</sup> Floor Typical Plan

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





# 15<sup>TH</sup> Floor Typical Plan




-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





# 16<sup>TH</sup> Floor

Typical Plan



-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





# 17<sup>TH</sup> Floor

Typical Plan

-  2 BEDROOM
-  3 BEDROOM

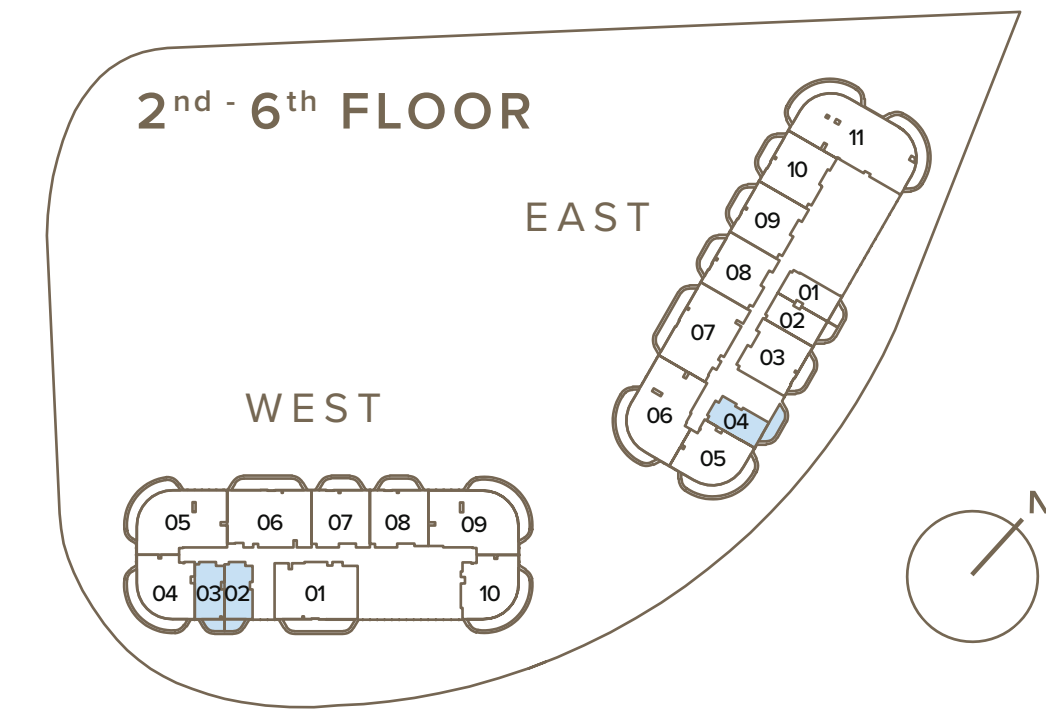


# /Floor Plans





**S T U D I O**  
T Y P E 1



**1<sup>st</sup> FLOOR**

W102 E104  
W103 E108

**2<sup>nd</sup> - 6<sup>th</sup> FLOOR**

W202 E204  
W203

**7<sup>th</sup> - 10<sup>th</sup> FLOOR**

E704

**11<sup>th</sup> FLOOR**

E1104

**12<sup>th</sup> FLOOR**

E1204

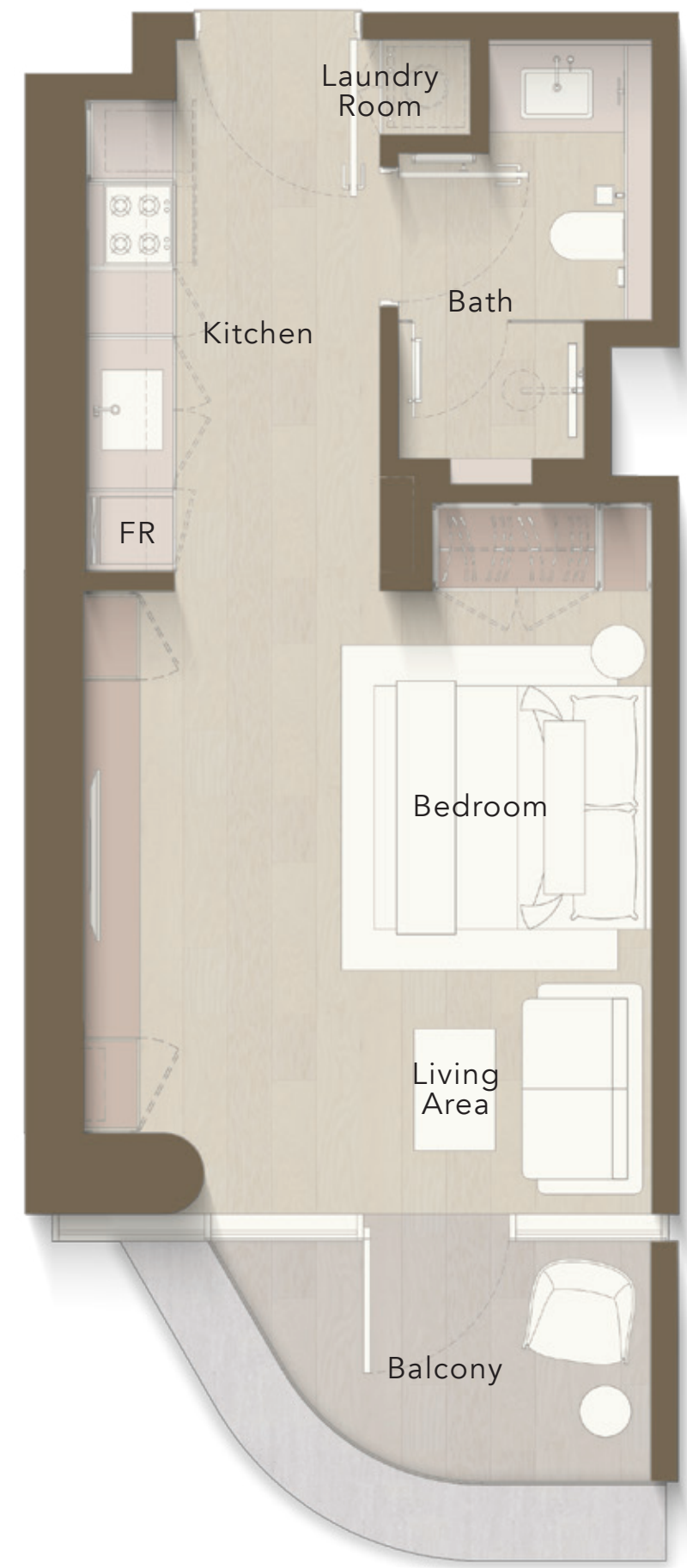
**13<sup>th</sup> FLOOR**

E1304

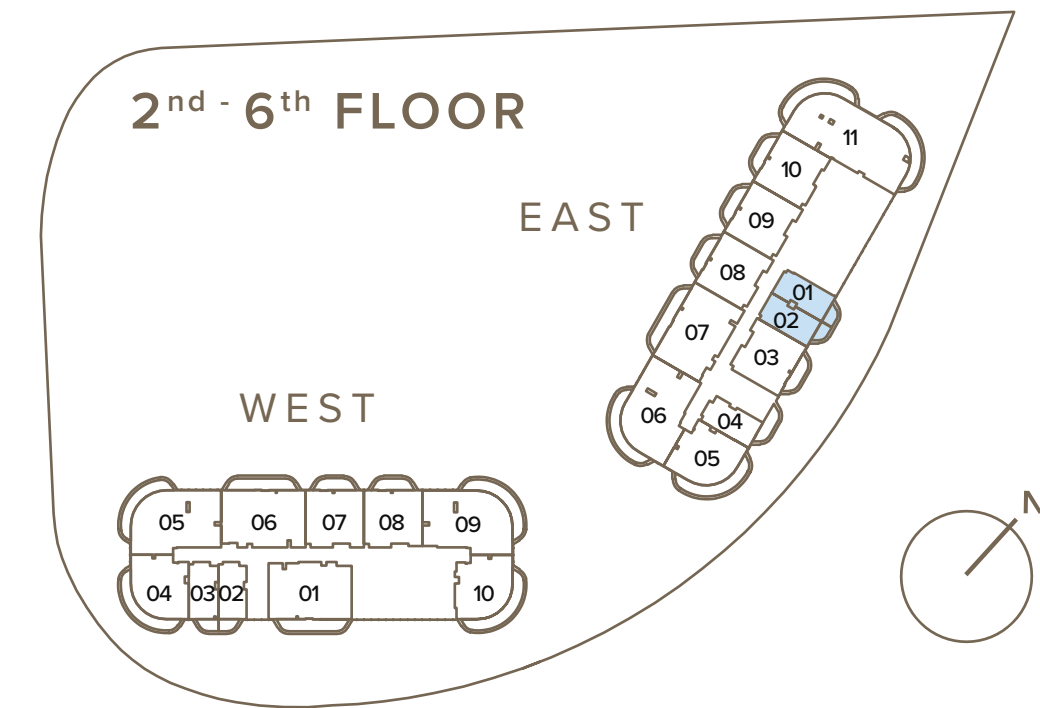
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Internal Living Area : **413.12 Sq. Ft**  
 Outdoor Living Area : **109.36 Sq. Ft**  
 Total Living Area : **522.48 Sq. Ft**





**S T U D I O**  
T Y P E 3



**1<sup>st</sup> FLOOR**

E101  
E102

**2<sup>nd</sup> - 6<sup>th</sup> FLOOR**

E201  
E202

**7<sup>th</sup> - 10<sup>th</sup> FLOOR**

E701  
E702

**11<sup>th</sup> FLOOR**

E1101  
E1102

**12<sup>th</sup> FLOOR**

E1201  
E1202

**13<sup>th</sup> FLOOR**

E1301  
E1302

**14<sup>th</sup> FLOOR**

E1401  
E1402

**15<sup>th</sup> FLOOR**

E1501

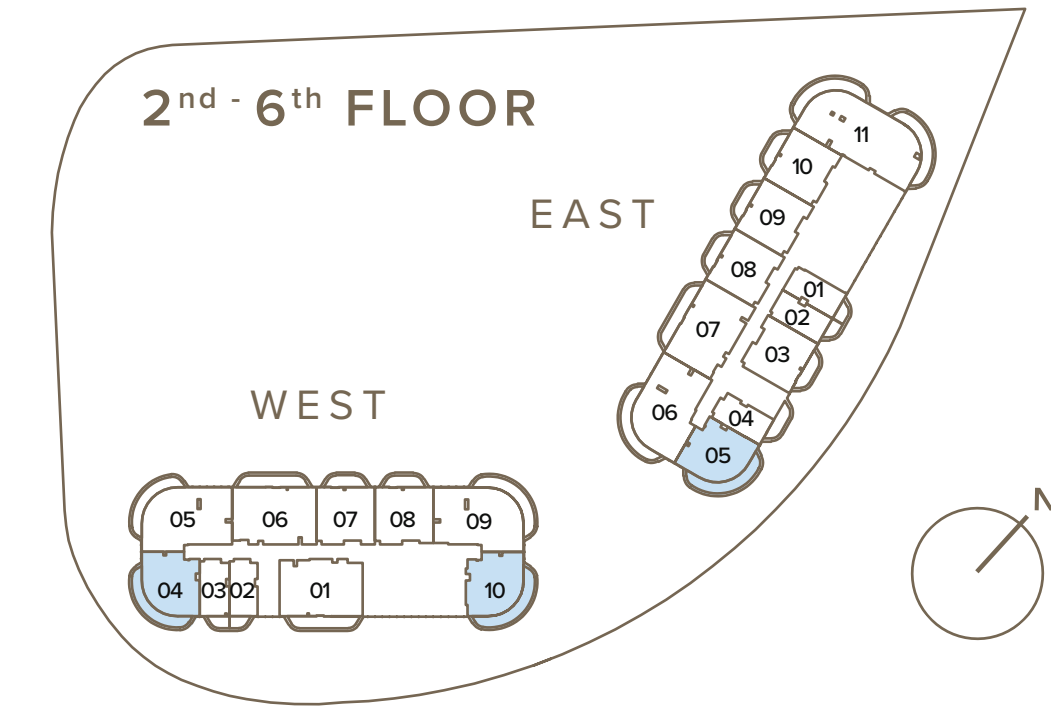
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Internal Living Area : **409.35 Sq. Ft**  
 Outdoor Living Area : **55.11 Sq. Ft**  
 Total Living Area : **464.46 Sq. Ft**





**1 BEDROOM**  
TYPE 1



**1<sup>st</sup> FLOOR**  
W104 E105

**2<sup>nd</sup> - 6<sup>th</sup> FLOOR**  
W204 E205  
W210

**7<sup>th</sup> - 10<sup>th</sup> FLOOR**  
W703 E705  
W709

**11<sup>th</sup> FLOOR**  
W1106 E1105

**12<sup>th</sup> FLOOR**  
E1205

**13<sup>th</sup> FLOOR**  
E1305

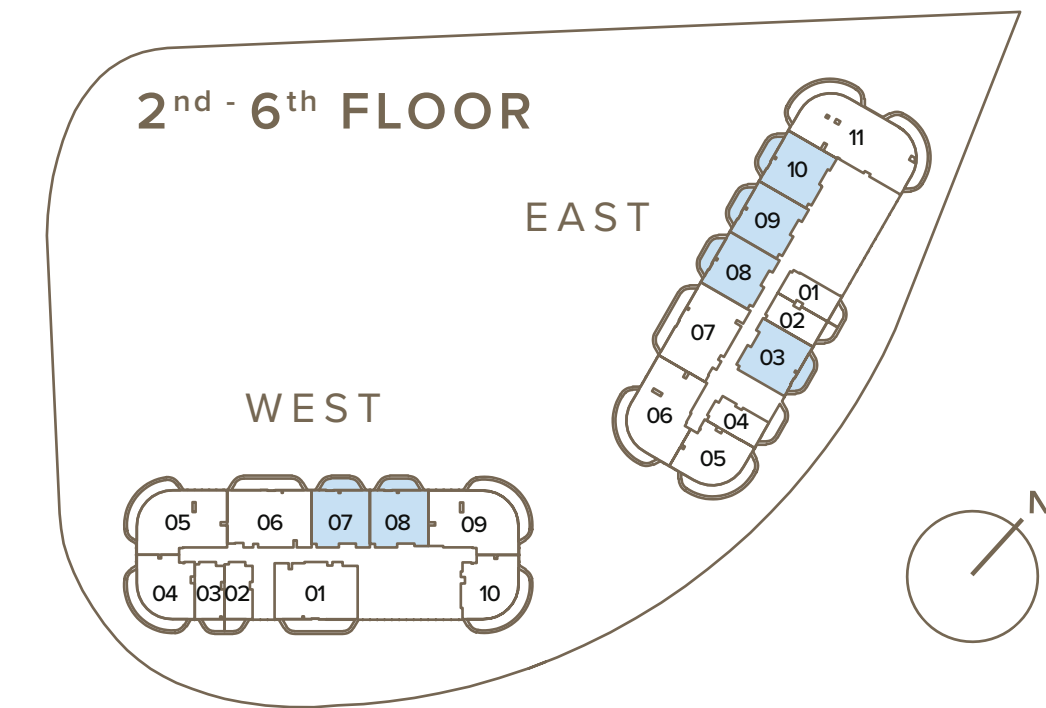
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Internal Living Area : **849.81 Sq. Ft**  
 Outdoor Living Area : **255.00 Sq. Ft**  
 Total Living Area : **1104.81 Sq. Ft**





**1 BEDROOM**  
TYPE 3



**1<sup>st</sup> FLOOR**

W107 E103  
E109  
E110

**2<sup>nd</sup> - 6<sup>th</sup> FLOOR**

W207 E203  
W208 E208  
E209  
E210

**7<sup>th</sup> - 10<sup>th</sup> FLOOR**

W702 E703  
W706 E708  
W707 E709  
E710

**11<sup>th</sup> FLOOR**

W1103 E1103  
W1104 E1108  
E1109  
E1110

**12<sup>th</sup> FLOOR**

W1203 E1203  
W1204 E1208  
E1209  
E1210

**13<sup>th</sup> FLOOR**

E1303  
E1308  
E1309  
E1310

**14<sup>th</sup> FLOOR**

E1403  
E1405  
E1406  
E1407

**15<sup>th</sup> FLOOR**

E1502  
E1504  
E1505  
E1506

**16<sup>th</sup> FLOOR**

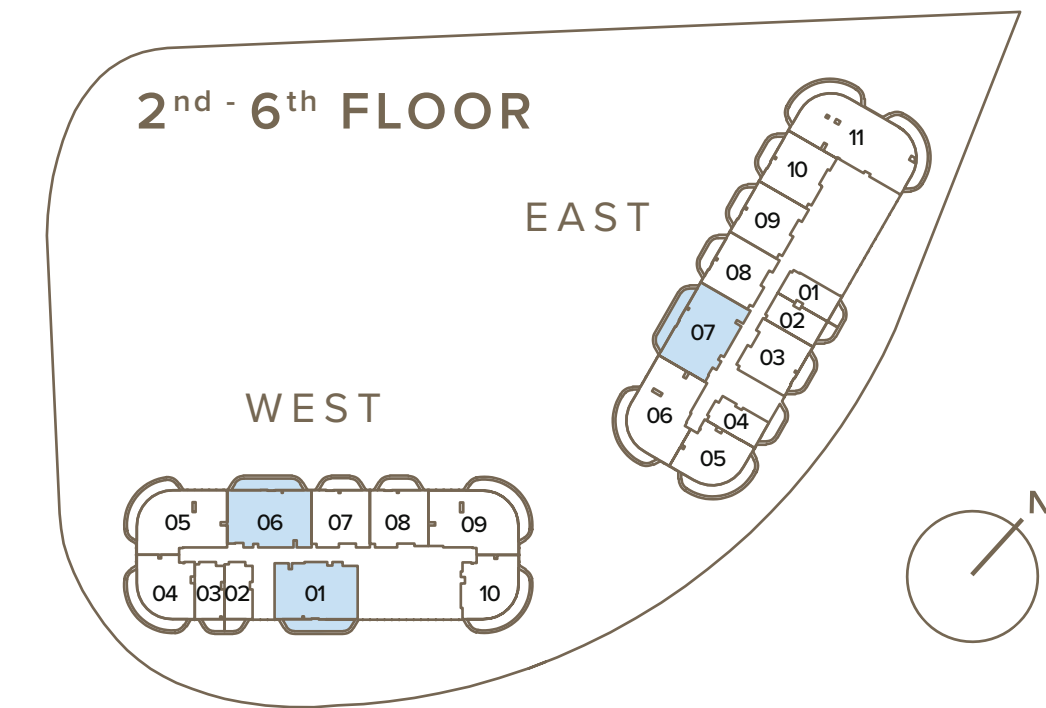
E1602  
E1603

Internal Living Area : **833.34 Sq. Ft**  
 Outdoor Living Area : **111.51 Sq. Ft**  
 Total Living Area : **944.86 Sq. Ft**





**2 BEDROOM**  
TYPE 2



**1<sup>st</sup> FLOOR**

W101 E107  
W106

**2<sup>nd</sup> - 6<sup>th</sup> FLOOR**

W201 E207  
W206

**7<sup>th</sup> - 10<sup>th</sup> FLOOR**

W701 E707  
W705

**11<sup>th</sup> FLOOR**

W1101 E1107

**12<sup>th</sup> FLOOR**

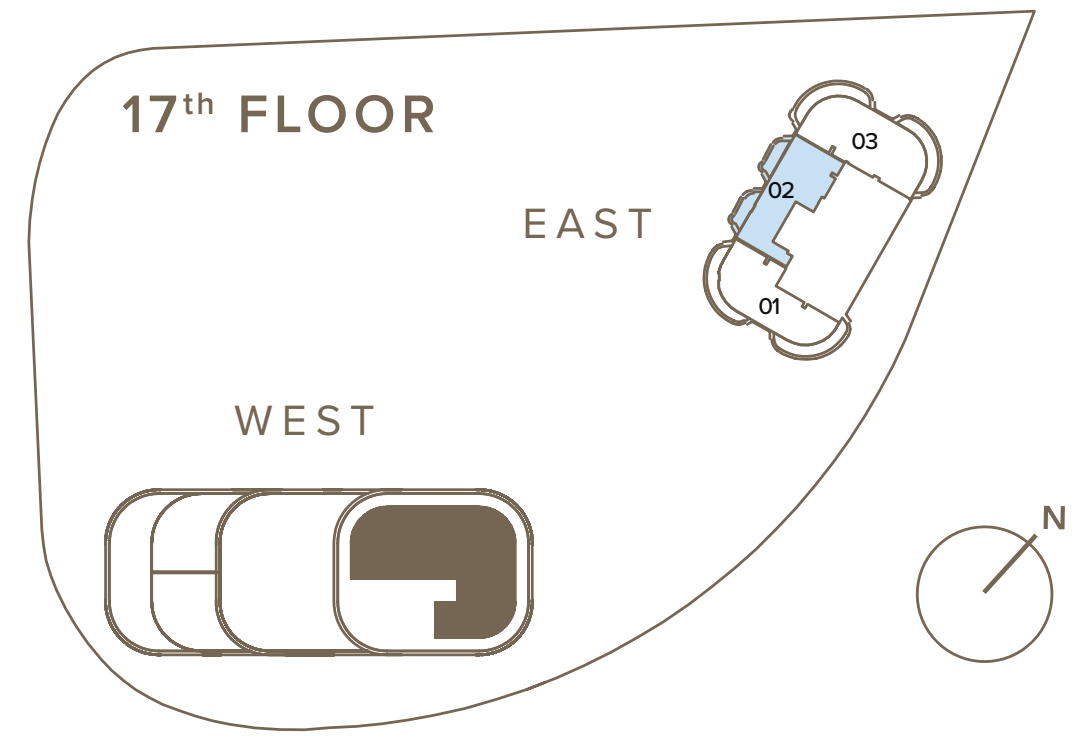
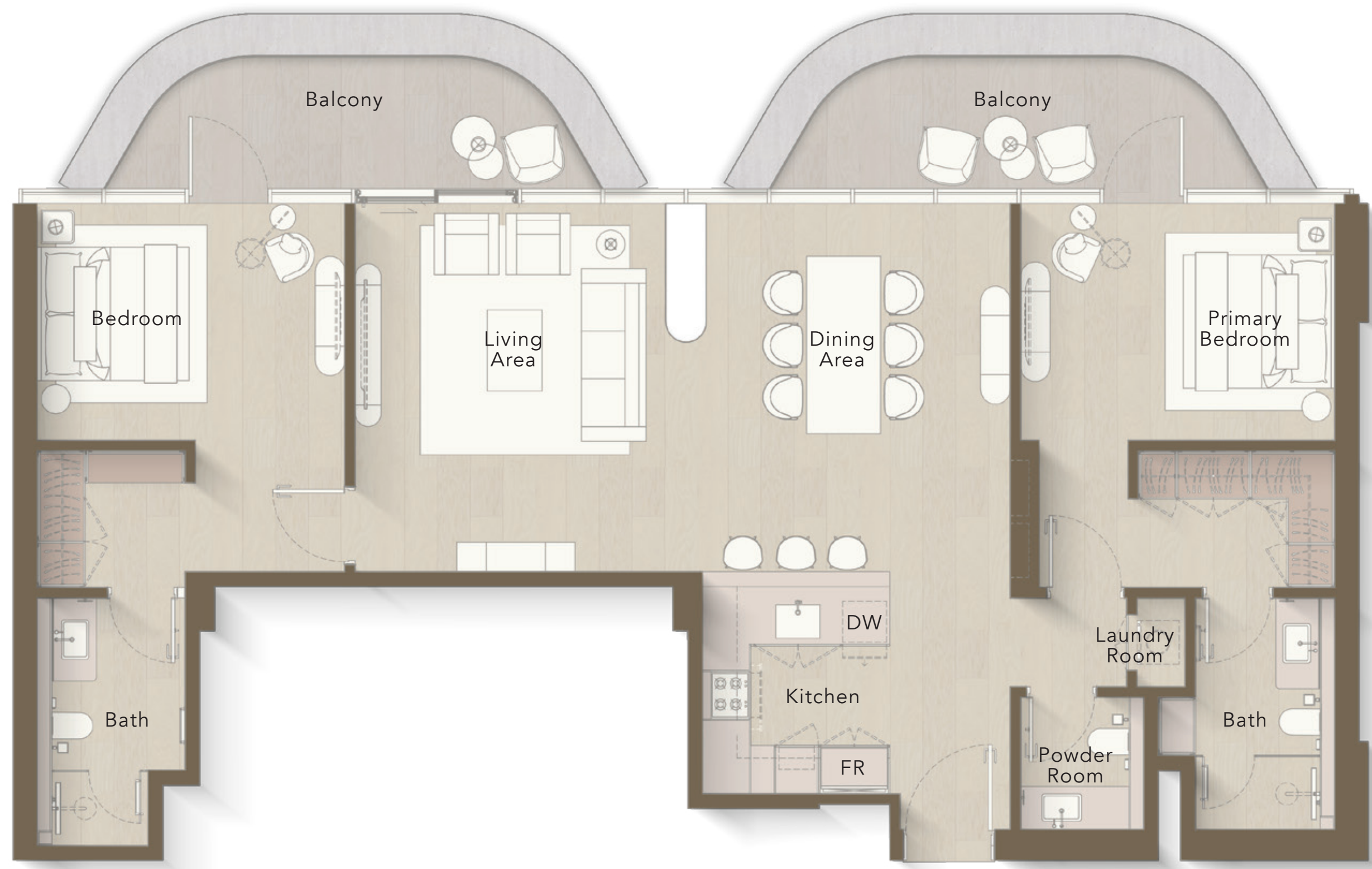
W1201 E1207

**13<sup>th</sup> FLOOR**

E1307

Internal Living Area : **1178.54 Sq. Ft**  
 Outdoor Living Area : **203.65 Sq. Ft**  
 Total Living Area : **1382.19 Sq. Ft**





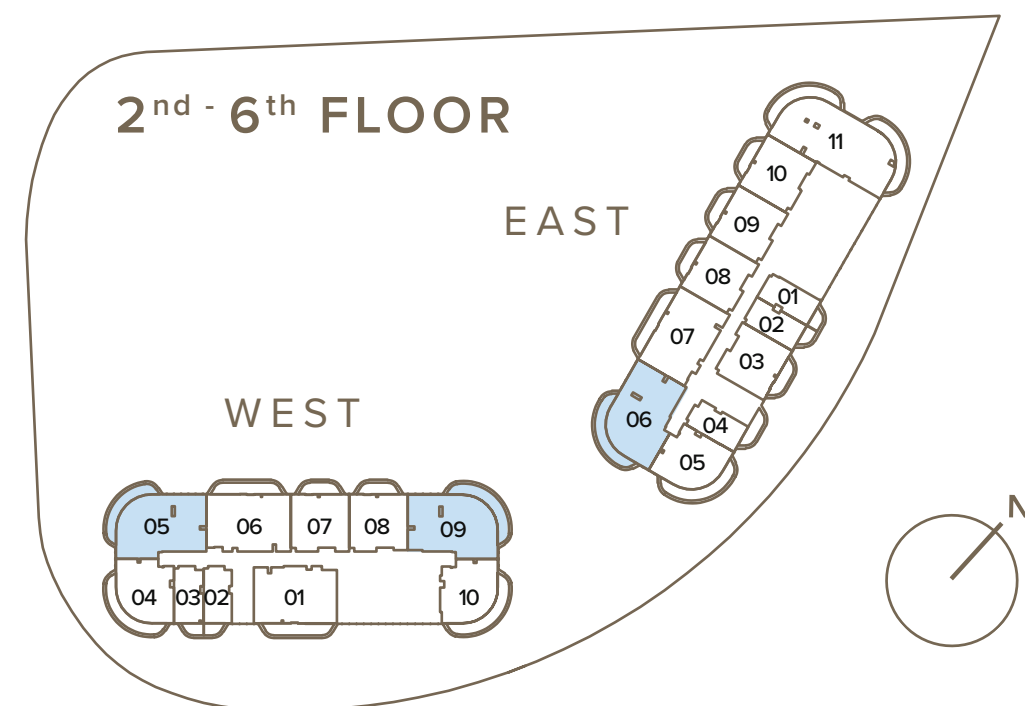
Internal Living Area : 1394.79 Sq. Ft  
 Outdoor Living Area : 219.48 Sq. Ft  
 Total Living Area : 1614.26 Sq. Ft

2 BEDROOM  
 TYPE 3





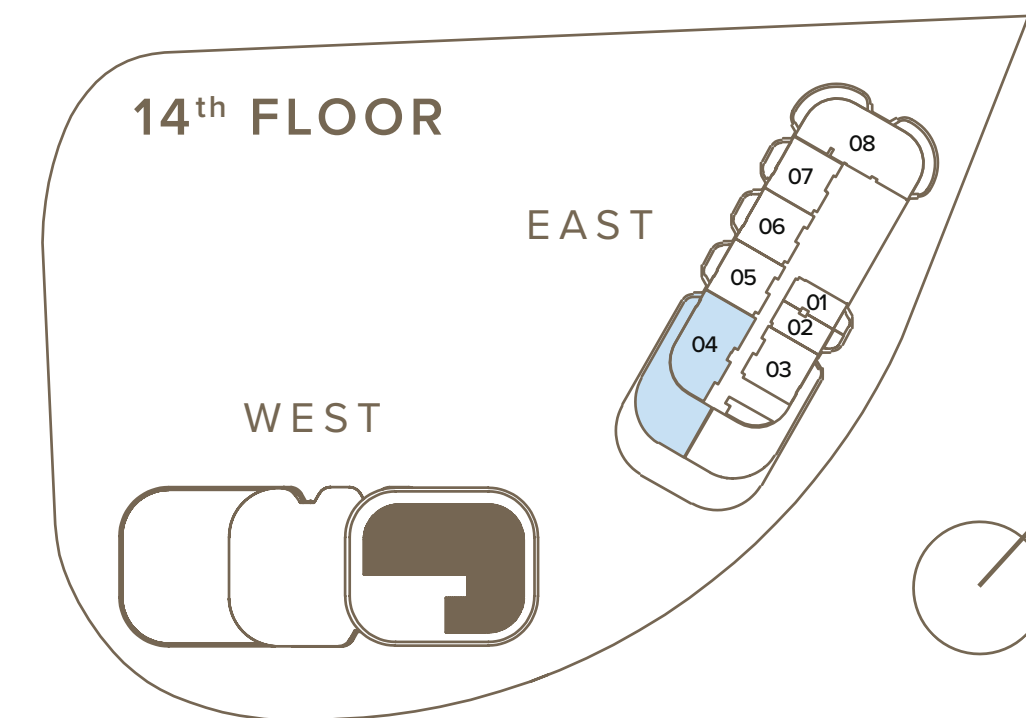
**2 BEDROOM + S**  
TYPE 1



- 1<sup>st</sup> FLOOR**  
W105 E106
- 2<sup>nd</sup> - 6<sup>th</sup> FLOOR**  
W205 E206  
W209
- 7<sup>th</sup> - 10<sup>th</sup> FLOOR**  
W704 E706  
W708
- 11<sup>th</sup> FLOOR**  
W1105 E1106
- 12<sup>th</sup> FLOOR**  
W1205 E1206
- 13<sup>th</sup> FLOOR**  
E1306

Internal Living Area : **1310.83 Sq. Ft**  
 Outdoor Living Area : **264.68 Sq. Ft**  
 Total Living Area : **1575.51 Sq. Ft**





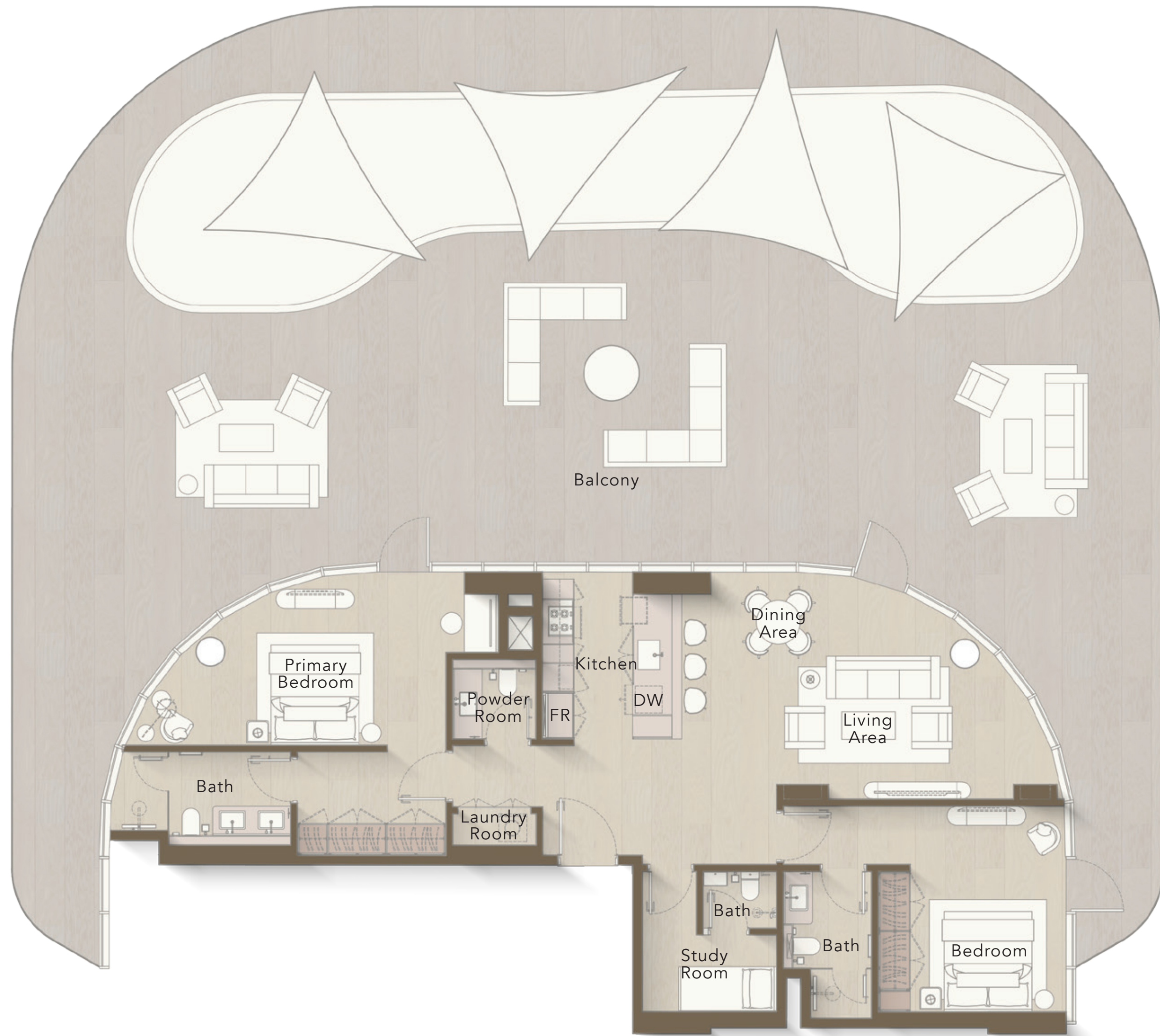
14<sup>th</sup> FLOOR  
E1404

15<sup>th</sup> FLOOR  
E1503

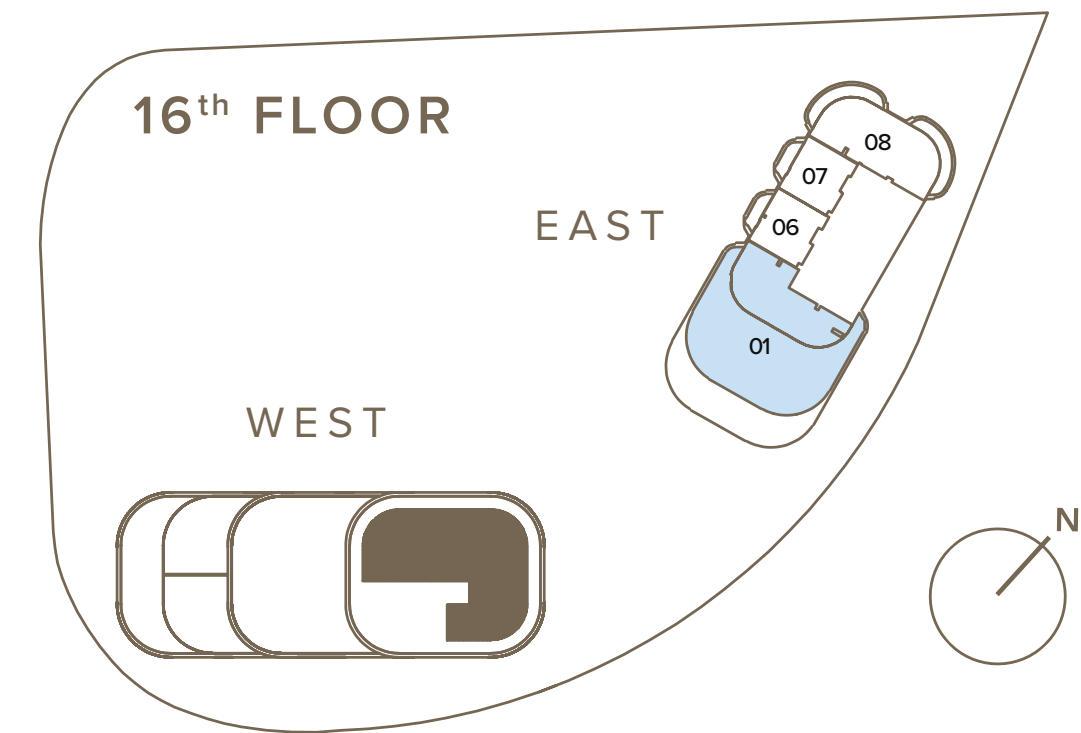
Internal Living Area : 1315.03 Sq. Ft  
 Outdoor Living Area : 1323.75 Sq. Ft  
 Total Living Area : 2638.57 Sq. Ft

2 BEDROOM + S  
 TYPE 2





2 BEDROOM + S  
TYPE 4



16<sup>th</sup> FLOOR  
E1601

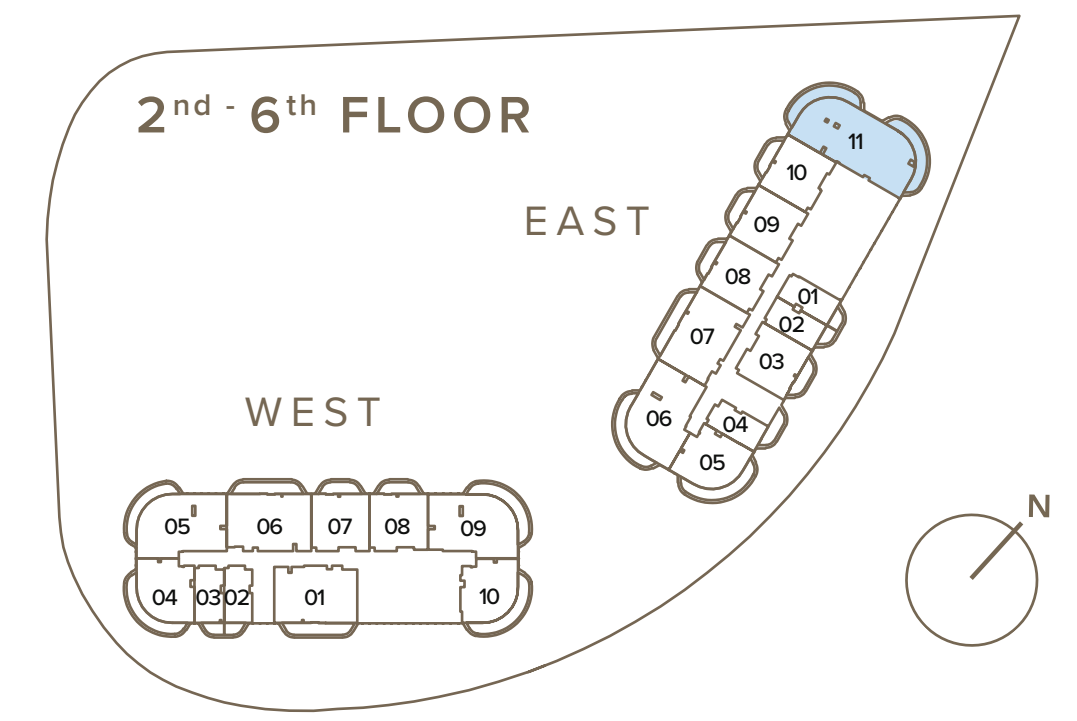
17<sup>th</sup> FLOOR  
E1701

Internal Living Area : 1476.81 Sq. Ft  
 Outdoor Living Area : 3083.00 Sq. Ft  
 Total Living Area : 4559.81 Sq. Ft





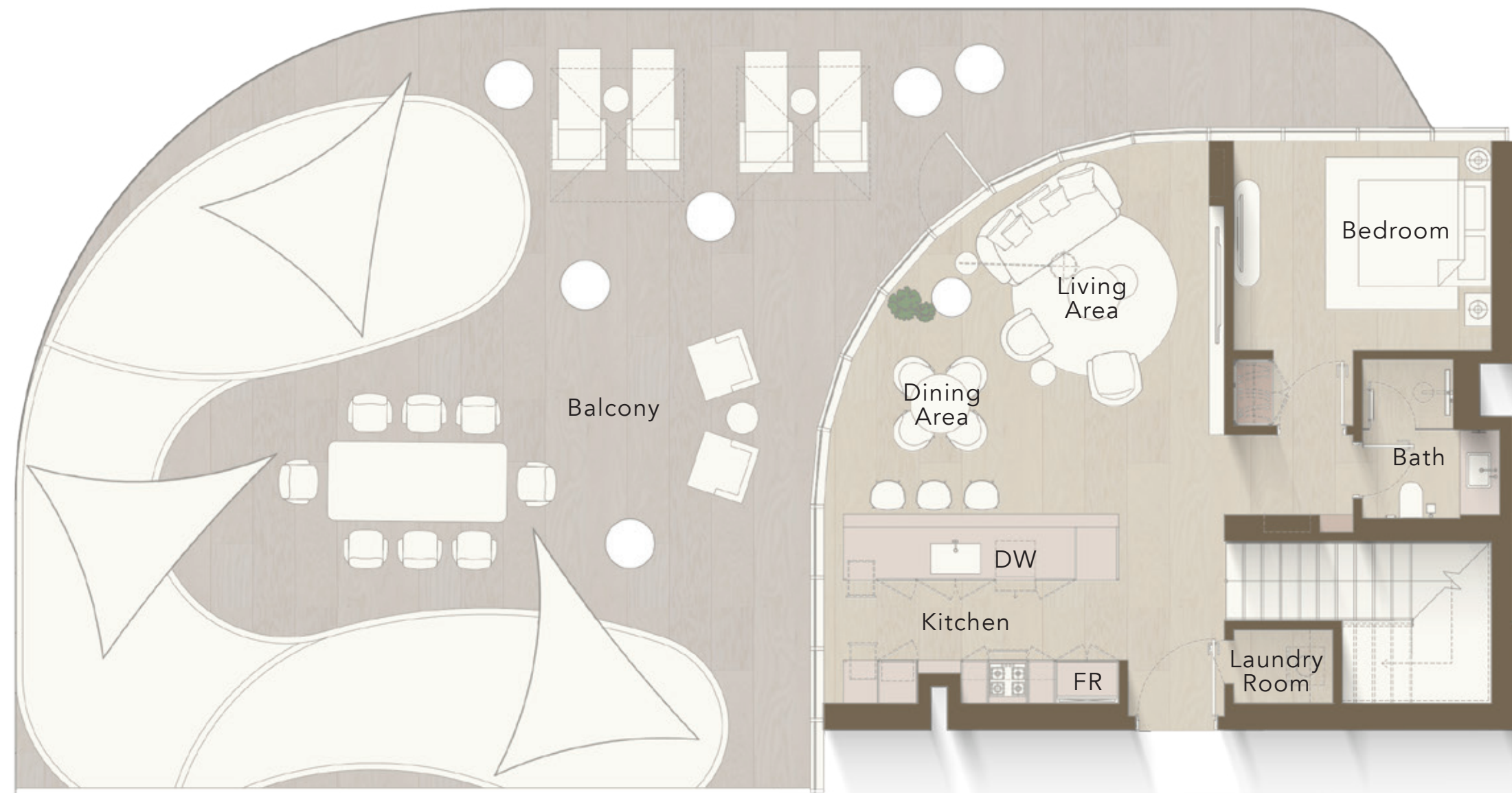
**3 BEDROOM + S**  
TYPE 1



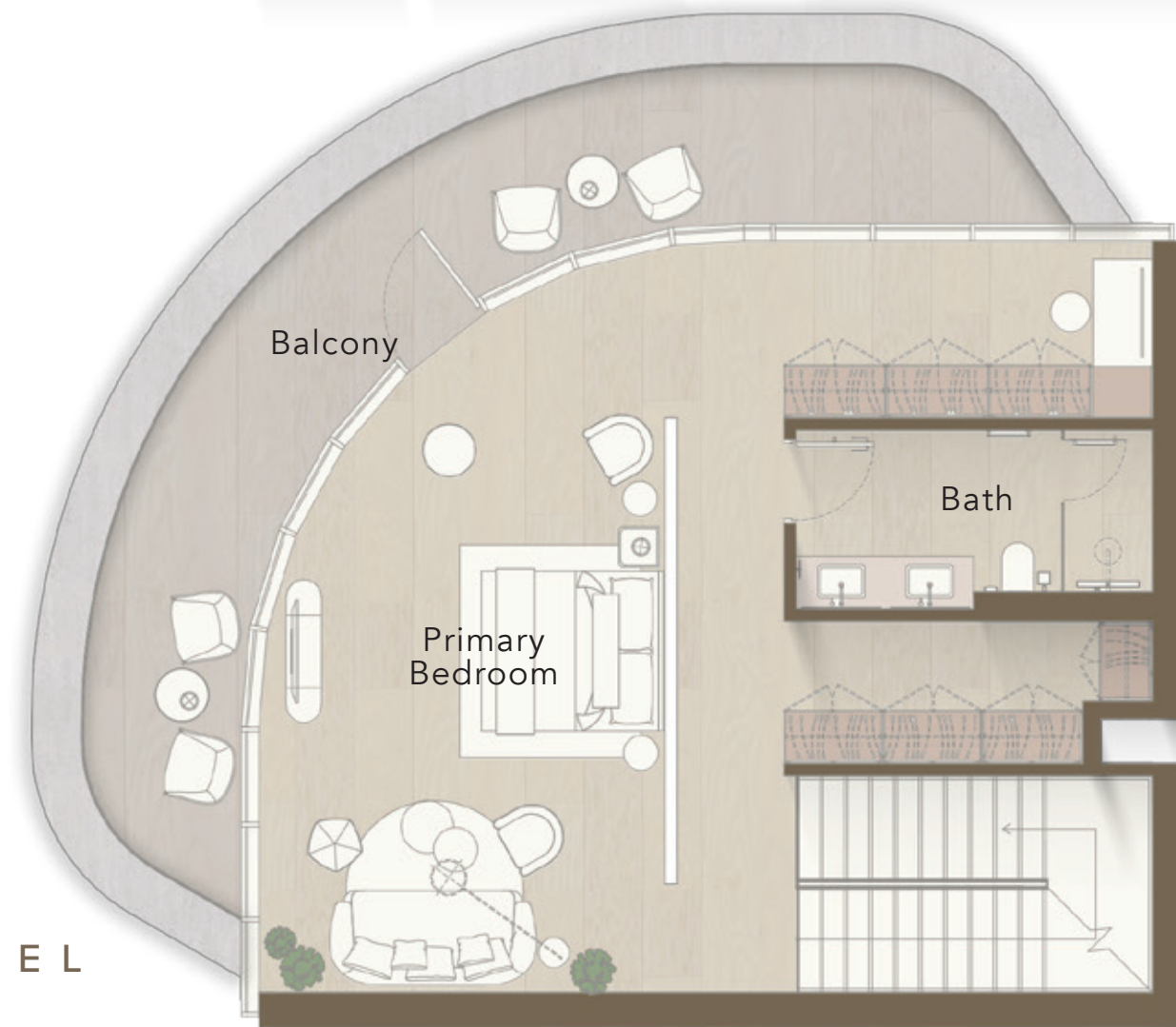
- |   |  |
|---|--|
| <b>1<sup>st</sup> FLOOR</b><br>E111                   | <b>2<sup>nd</sup> - 6<sup>th</sup> FLOOR</b><br>E211 |
| <b>7<sup>th</sup> - 10<sup>th</sup> FLOOR</b><br>E711 | <b>11<sup>th</sup> FLOOR</b><br>E1111                |
| <b>12<sup>th</sup> FLOOR</b><br>E1211                 | <b>13<sup>th</sup> FLOOR</b><br>E1311                |
| <b>14<sup>th</sup> FLOOR</b><br>E1408                 | <b>15<sup>th</sup> FLOOR</b><br>E1507                |
| <b>16<sup>th</sup> FLOOR</b><br>E1604                 | <b>17<sup>th</sup> FLOOR</b><br>E1703                |

Internal Living Area : **1747.63 Sq. Ft**  
 Outdoor Living Area : **516.45 Sq. Ft**  
 Total Living Area : **2264.08 Sq. Ft**



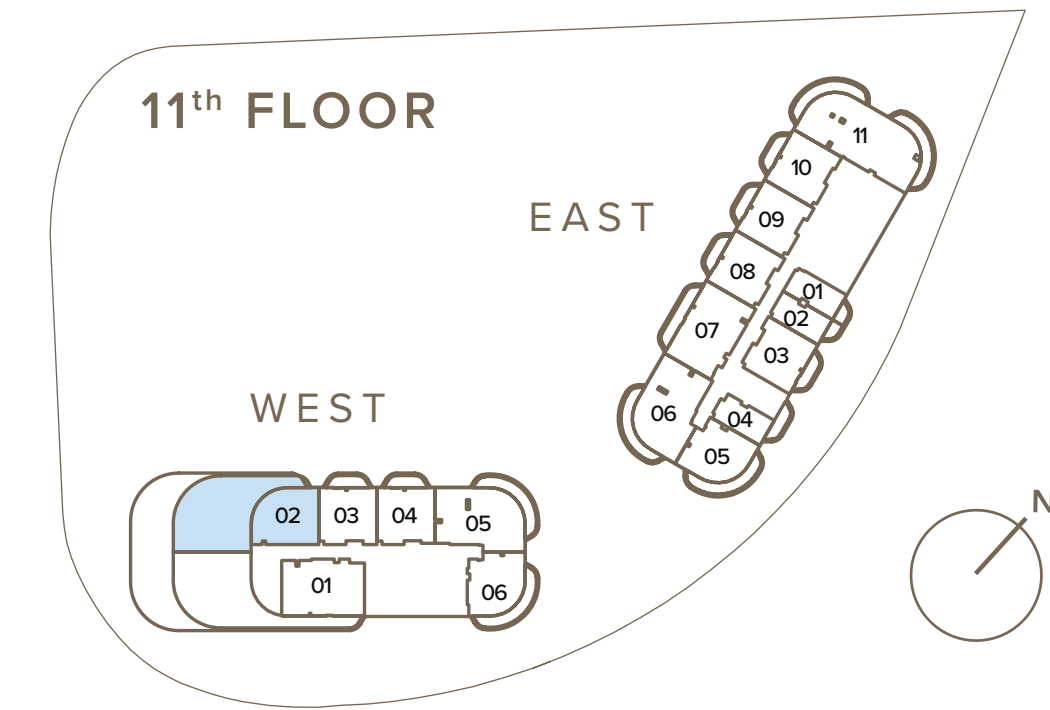


LOWER LEVEL



UPPER LEVEL

PENTHOUSE  
DUPLICATE



Internal Living Area : 1815.66 Sq. Ft  
 Outdoor Living Area : 1949.02 Sq. Ft  
 Total Living Area : 3764.68 Sq. Ft









ELLINGTONVIEWS.AE