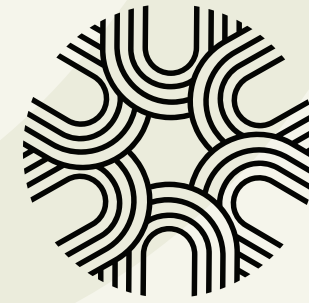



ELLINGTON
PROPERTIES

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

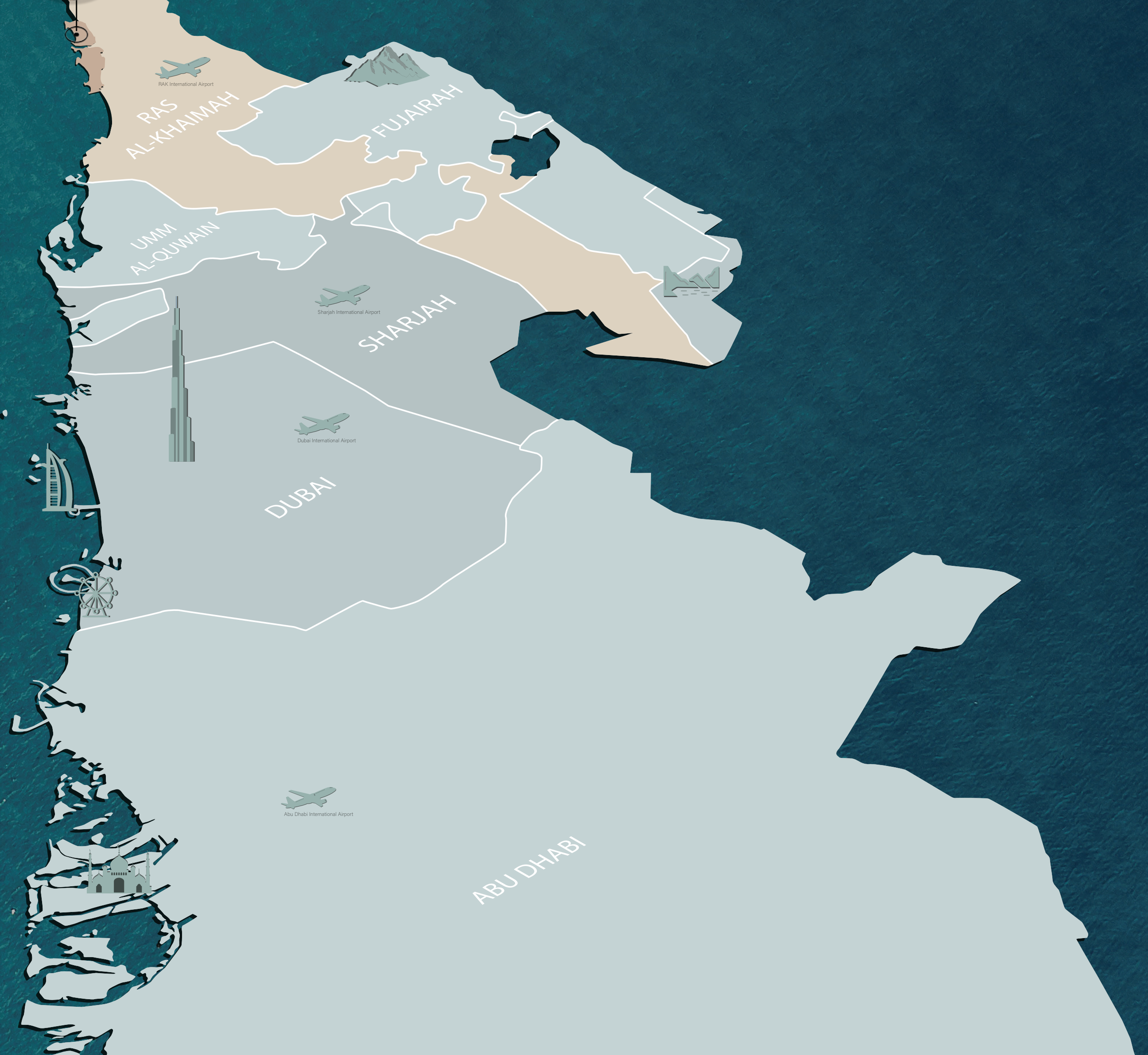
60 MINUTES

Jais Adventure Park

63 MINUTES

Dubai International Airport

PORTO PLAYA



HAYAT ISLAND
AT A GLANCE



PORTO PLAYA



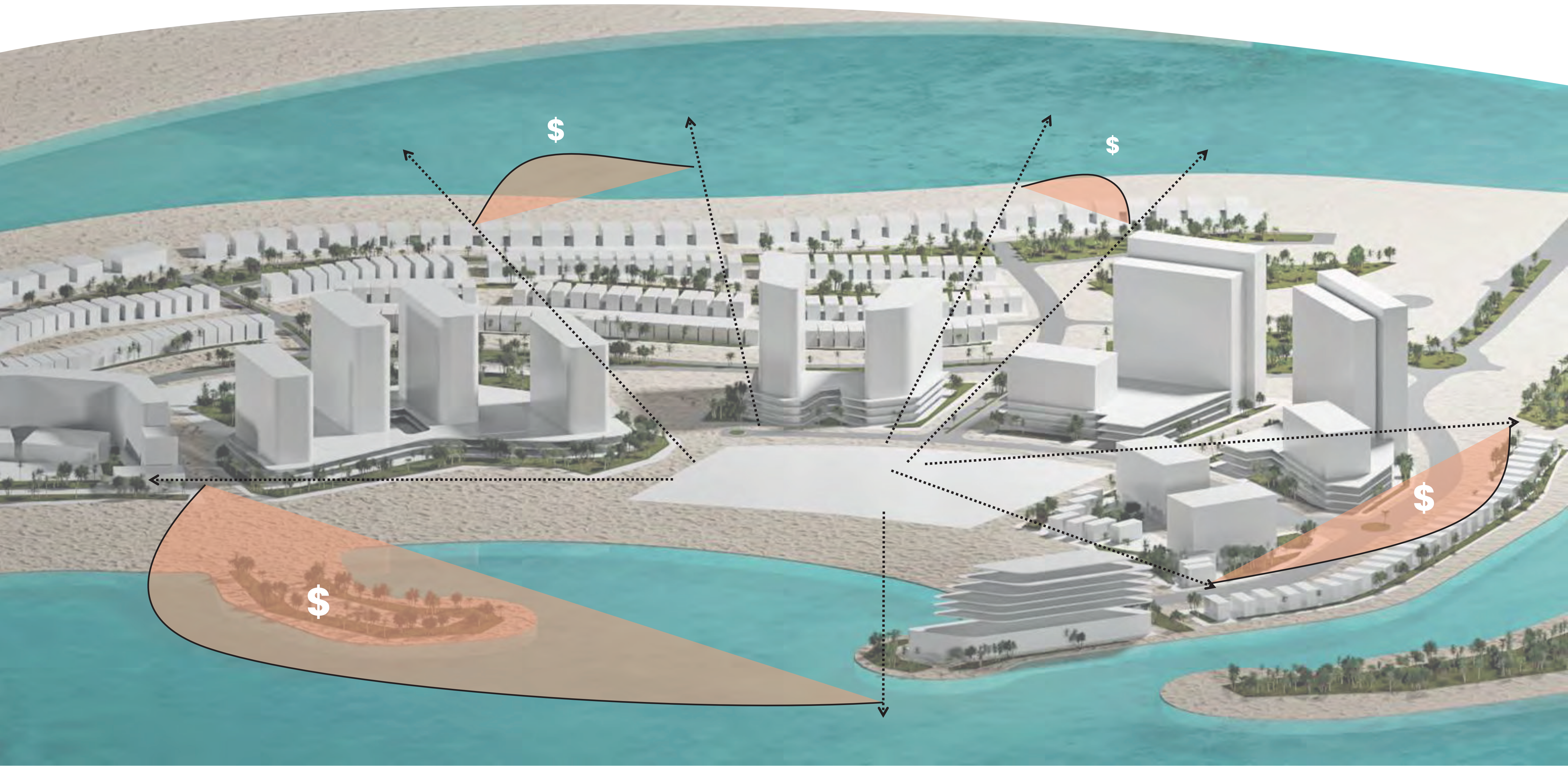
SUN & WIND
ANALYSIS

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

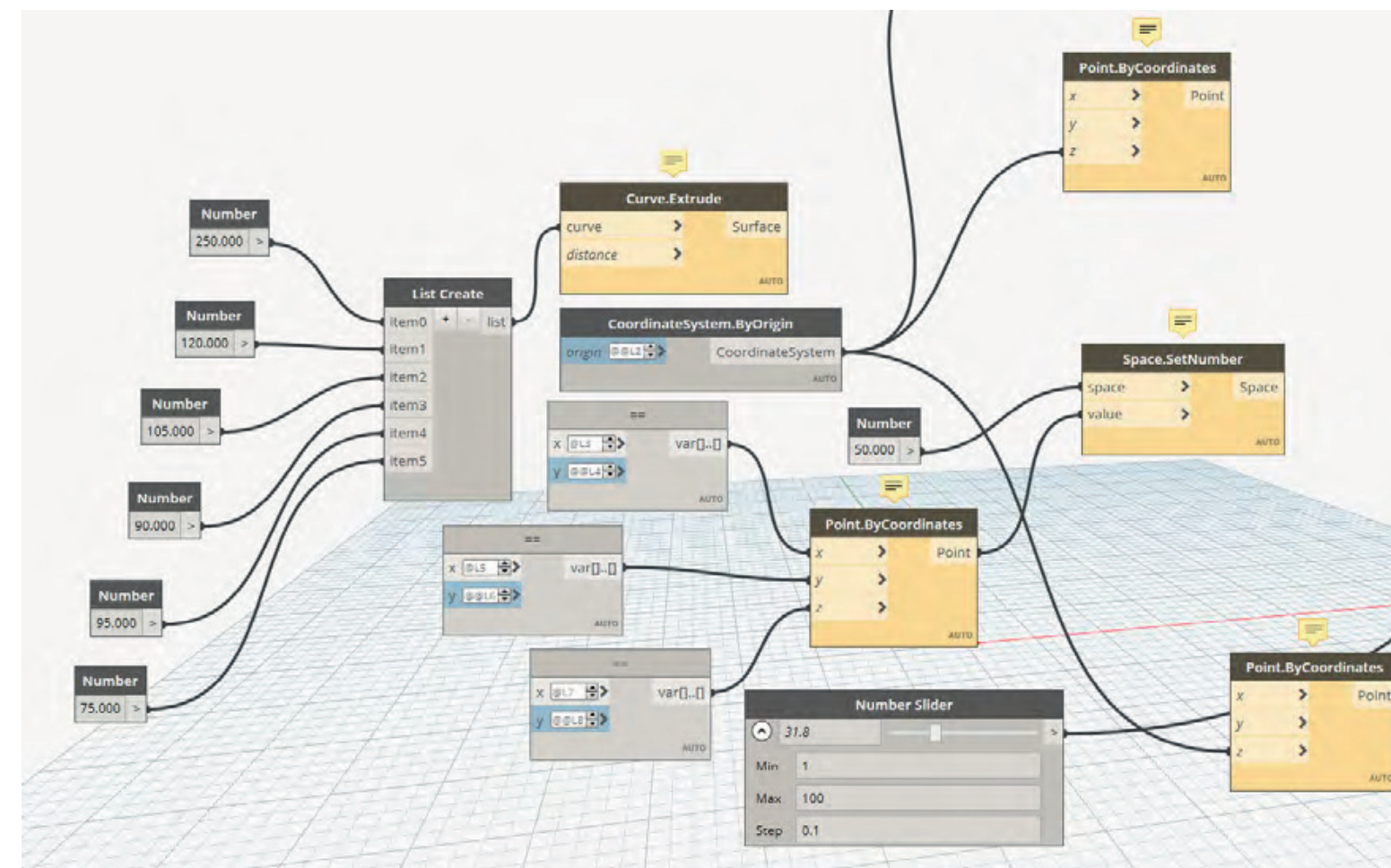


AI TO OPTIMIZE VIEWS

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*



TYPICAL
FLOOR PLANS

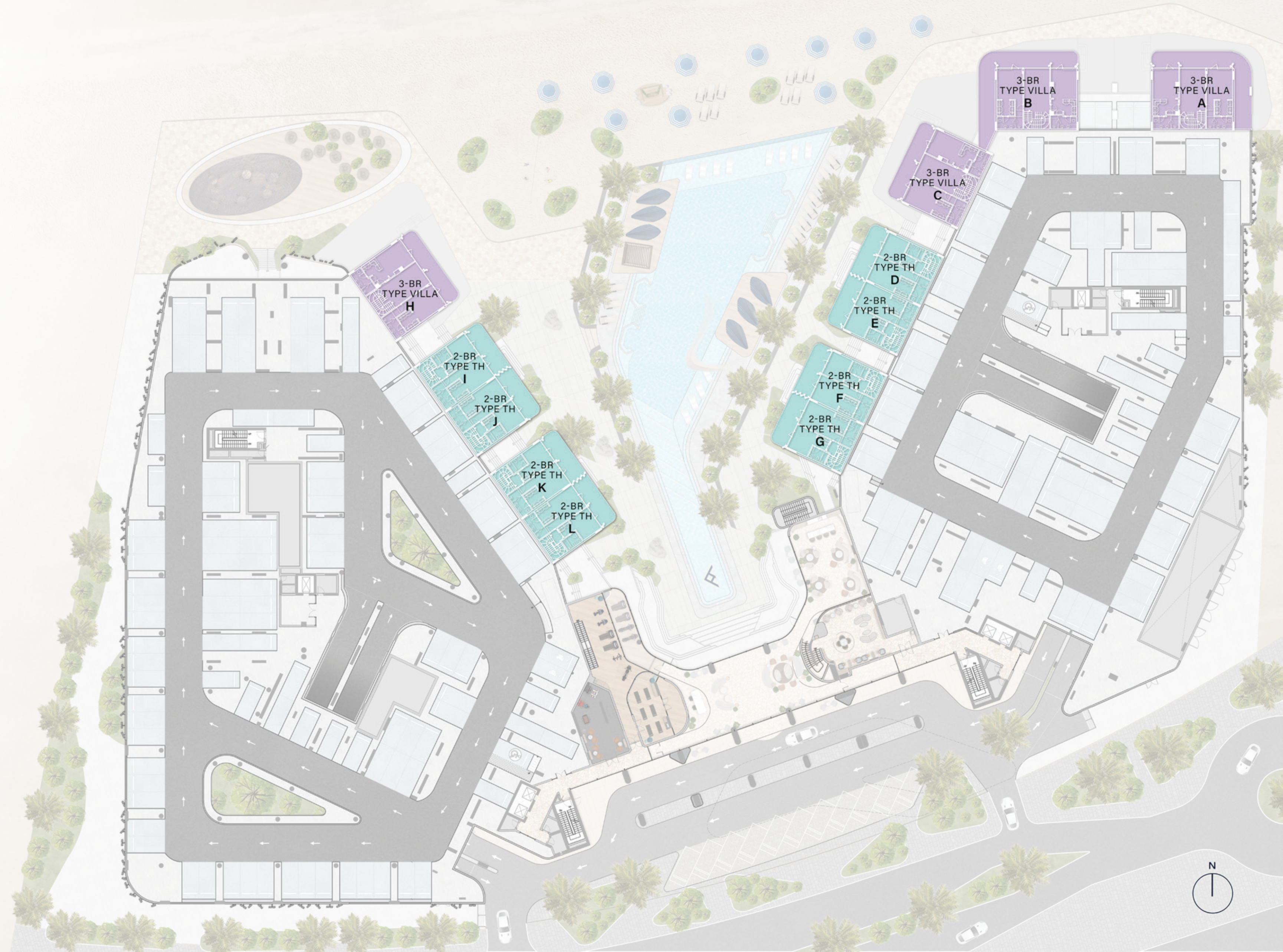
GROUND FLOOR TYPICAL PLAN

-  2 BEDROOM DUPLEX
LOWER LEVEL
-  3 BEDROOM DUPLEX
LOWER LEVEL

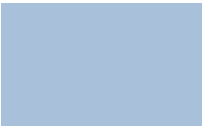

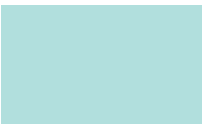



MEZZANINE FLOOR TYPICAL PLAN

-  2 BEDROOM DUPLEX
UPPER LEVEL
-  3 BEDROOM DUPLEX
UPPER LEVEL



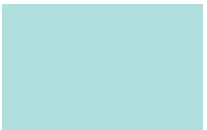



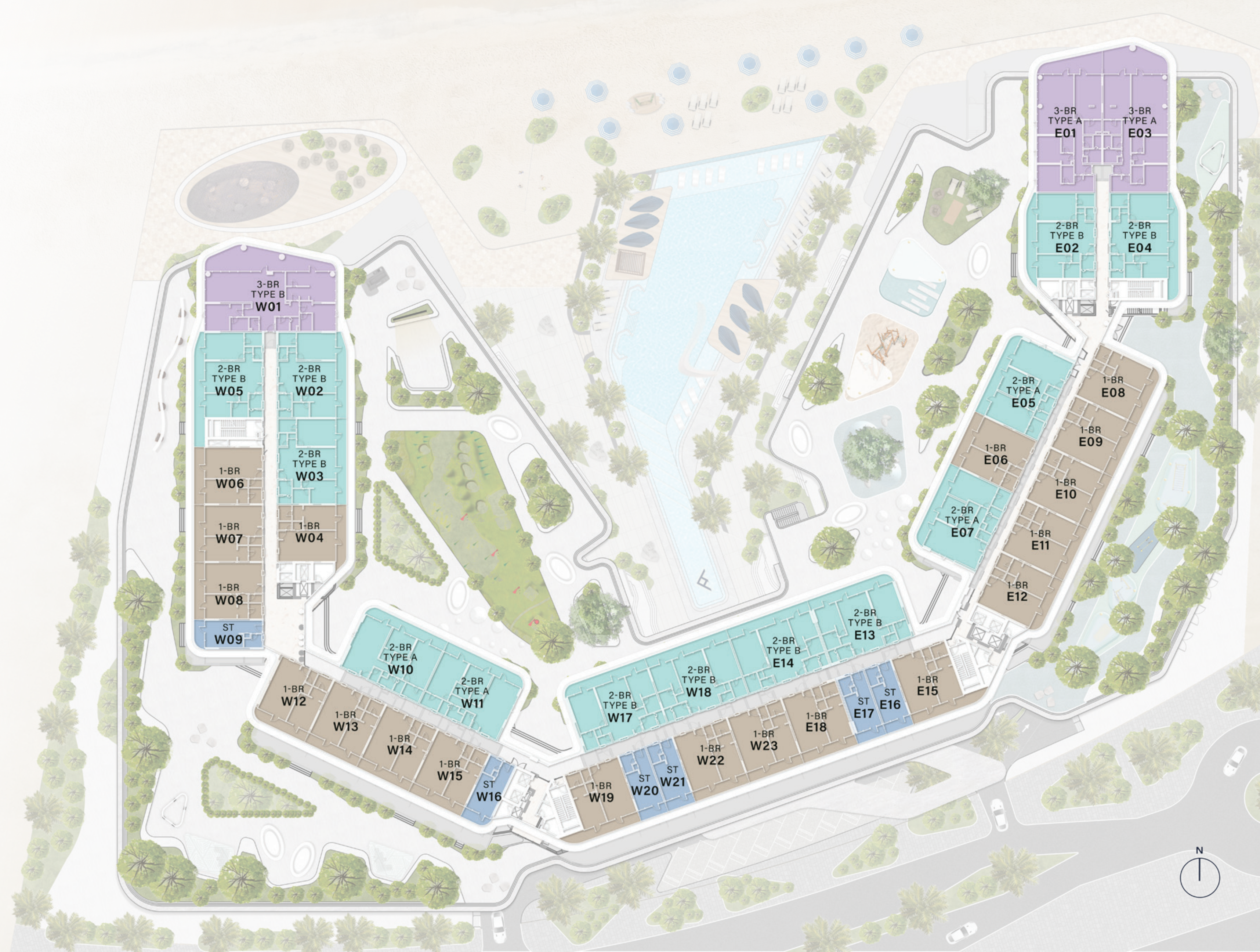
FIRST FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM

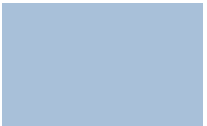

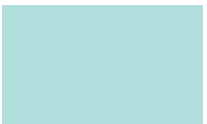




SECOND FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM

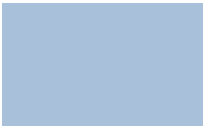

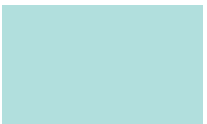



THIRD FLOOR TYPICAL PLAN

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



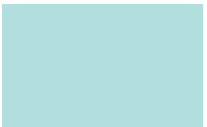


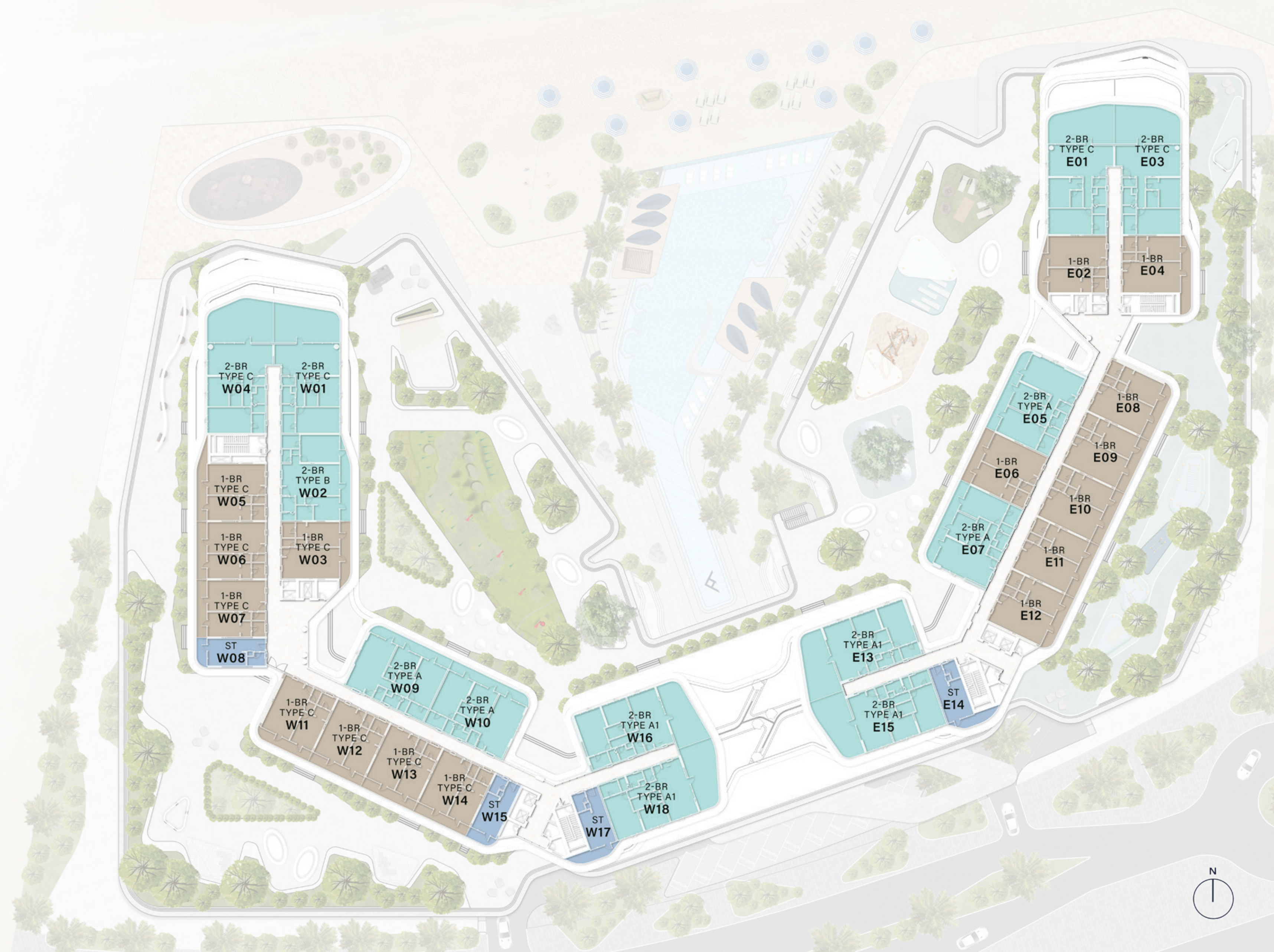
FOURTH FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM

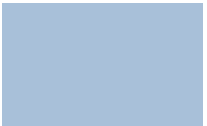

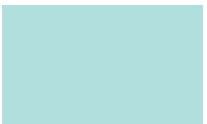


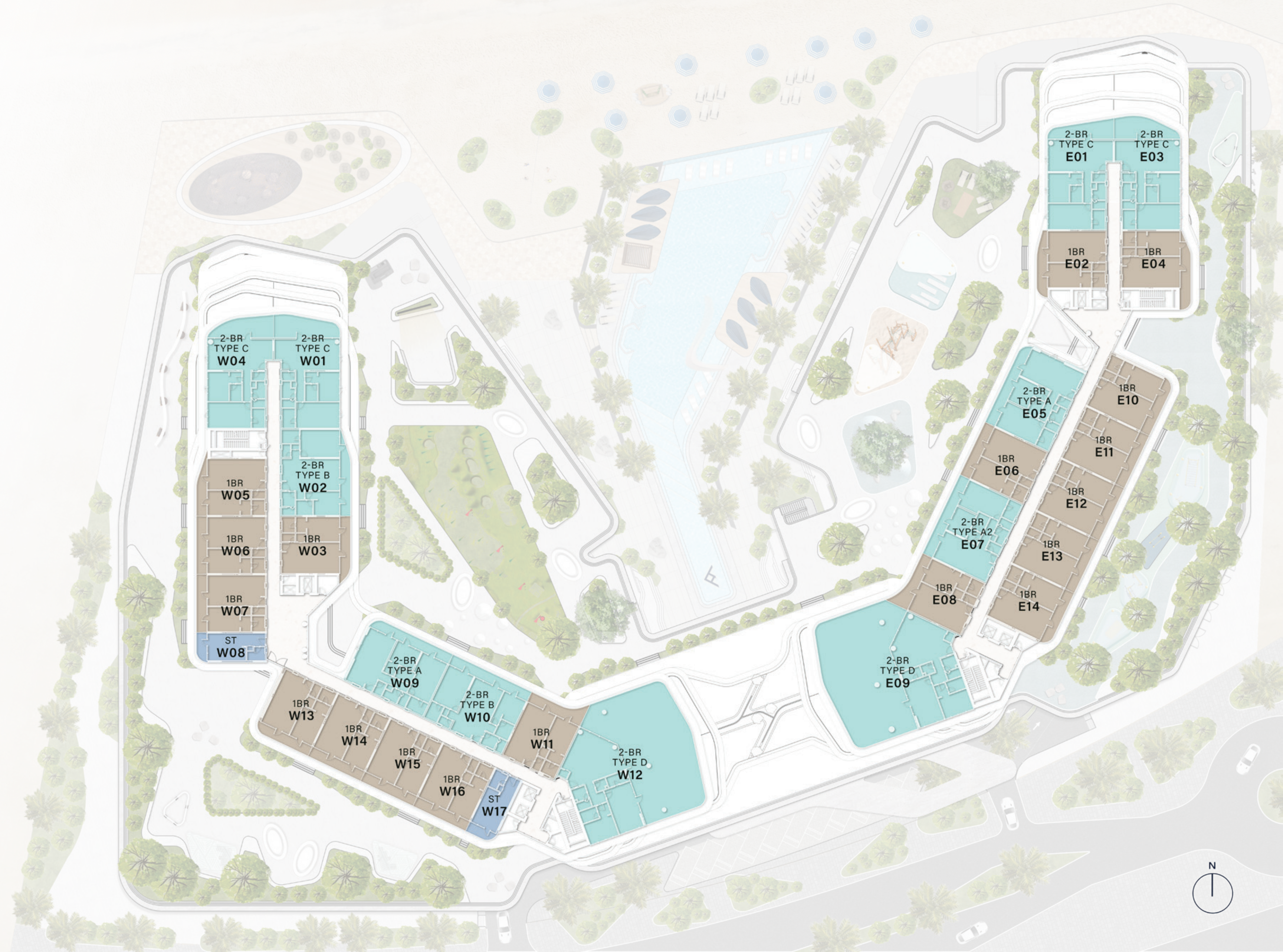
FIFTH FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM

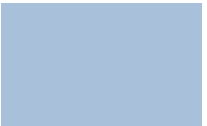

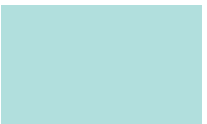



SIXTH FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM

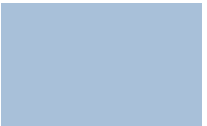

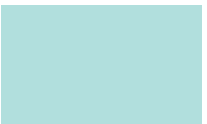



SEVENTH FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



EIGHT FLOOR TYPICAL PLAN

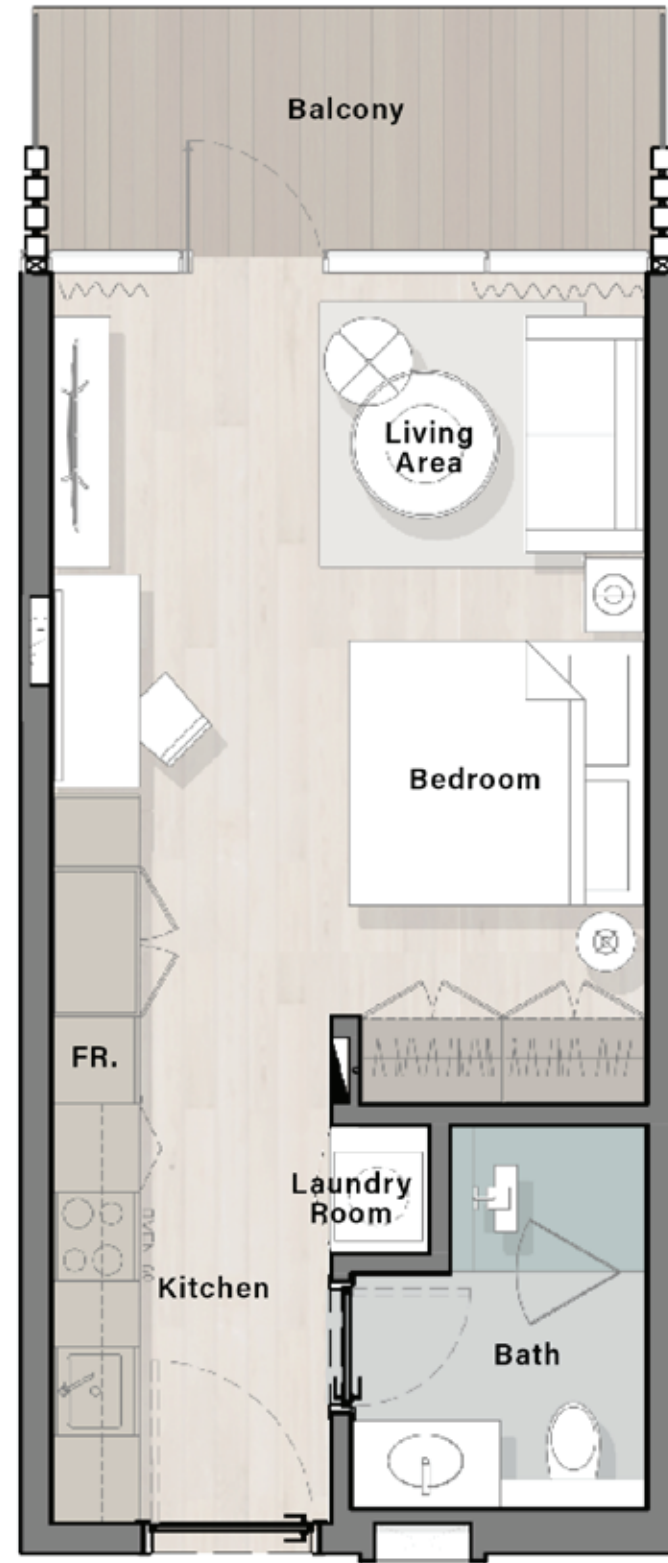
-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





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 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

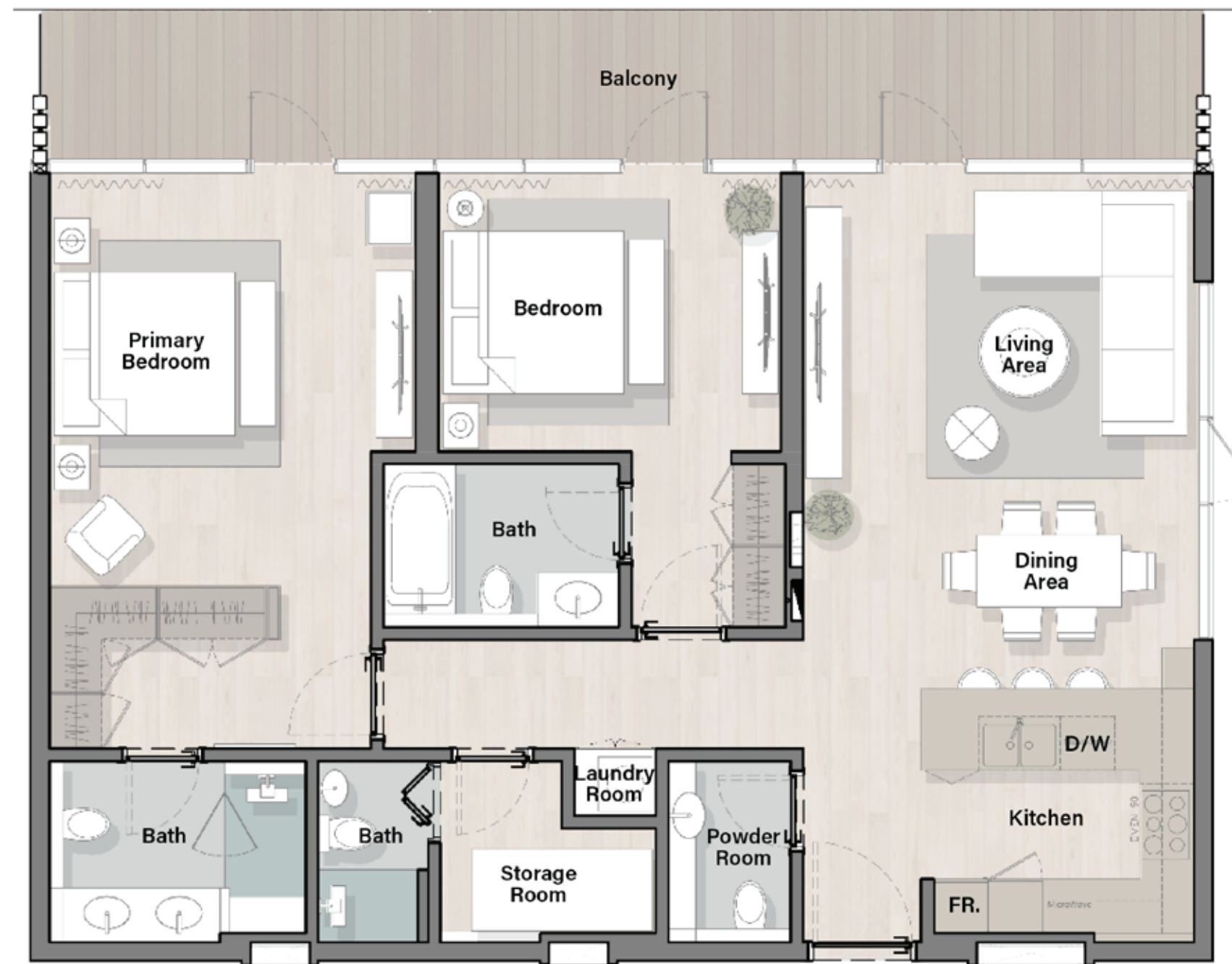
E803 W803
 E804 W804
 E805 W805
 E806 W806
 E810 W810
 E812 W812
 E813 W813
 E814 W814
 E815 W815

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 BEDROOM TYPE A1



4th Floor

E413 W116
E415 W118

5th Floor

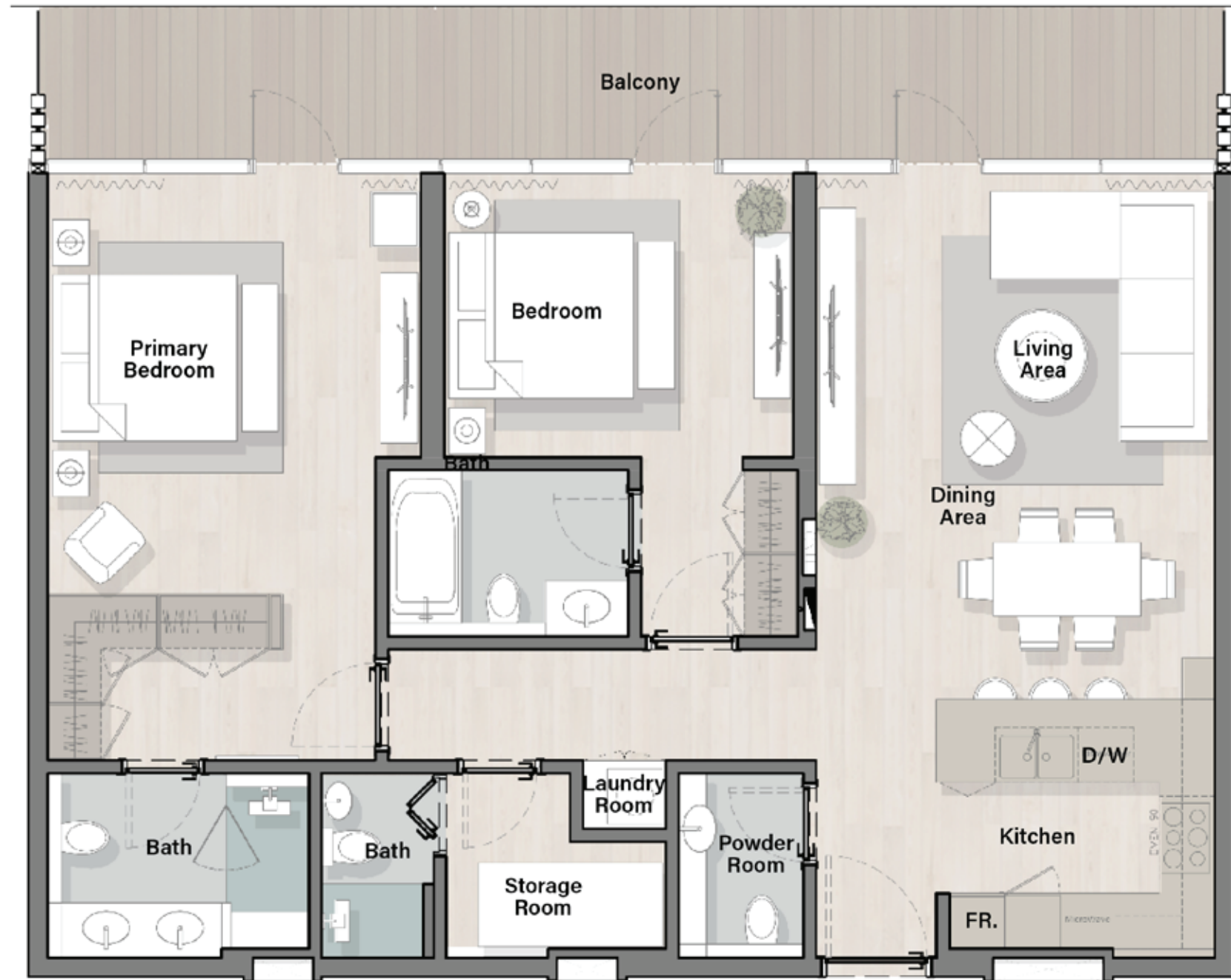
E213 W216
E215 W218

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 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

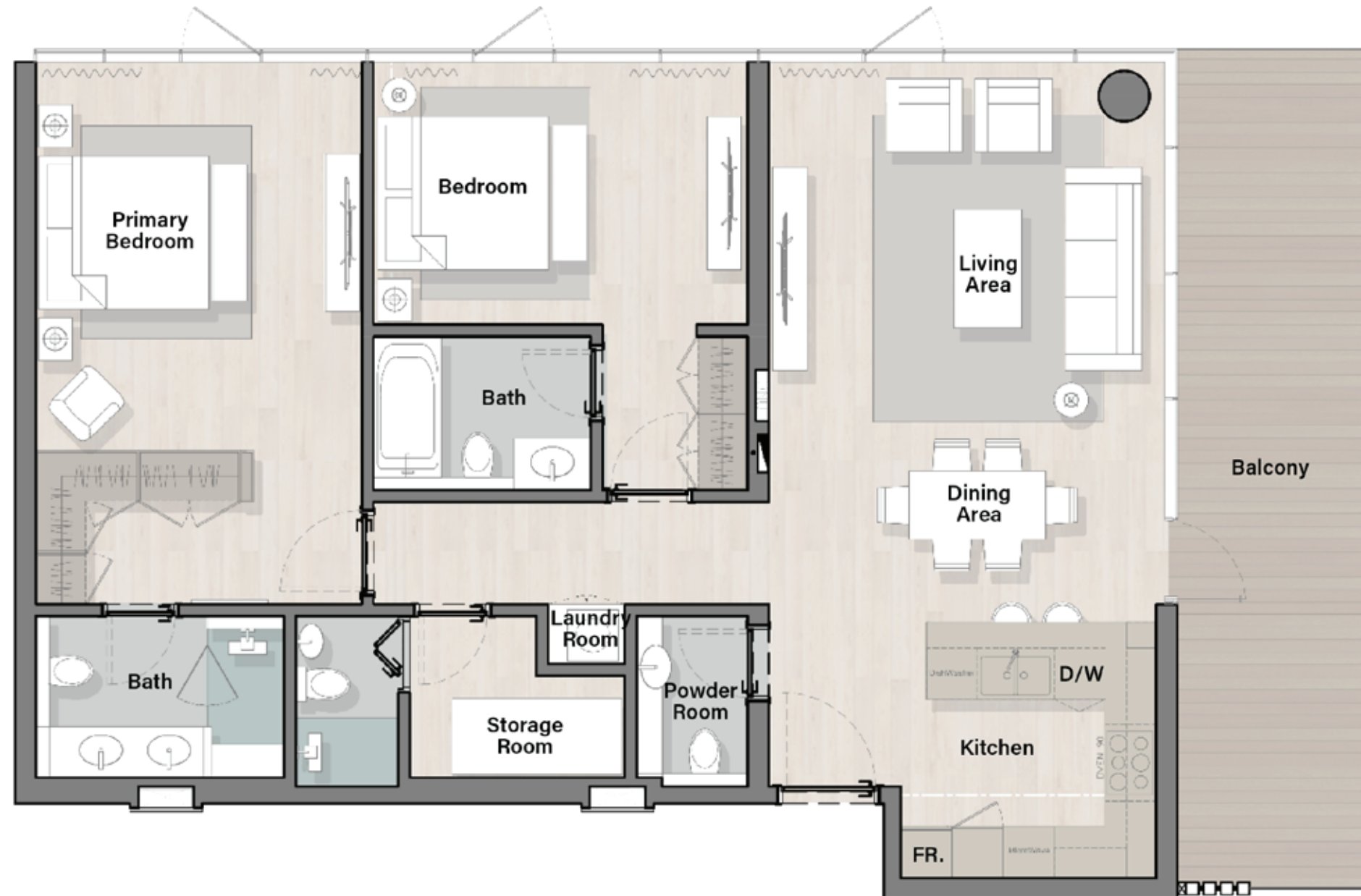
W802
W809

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**

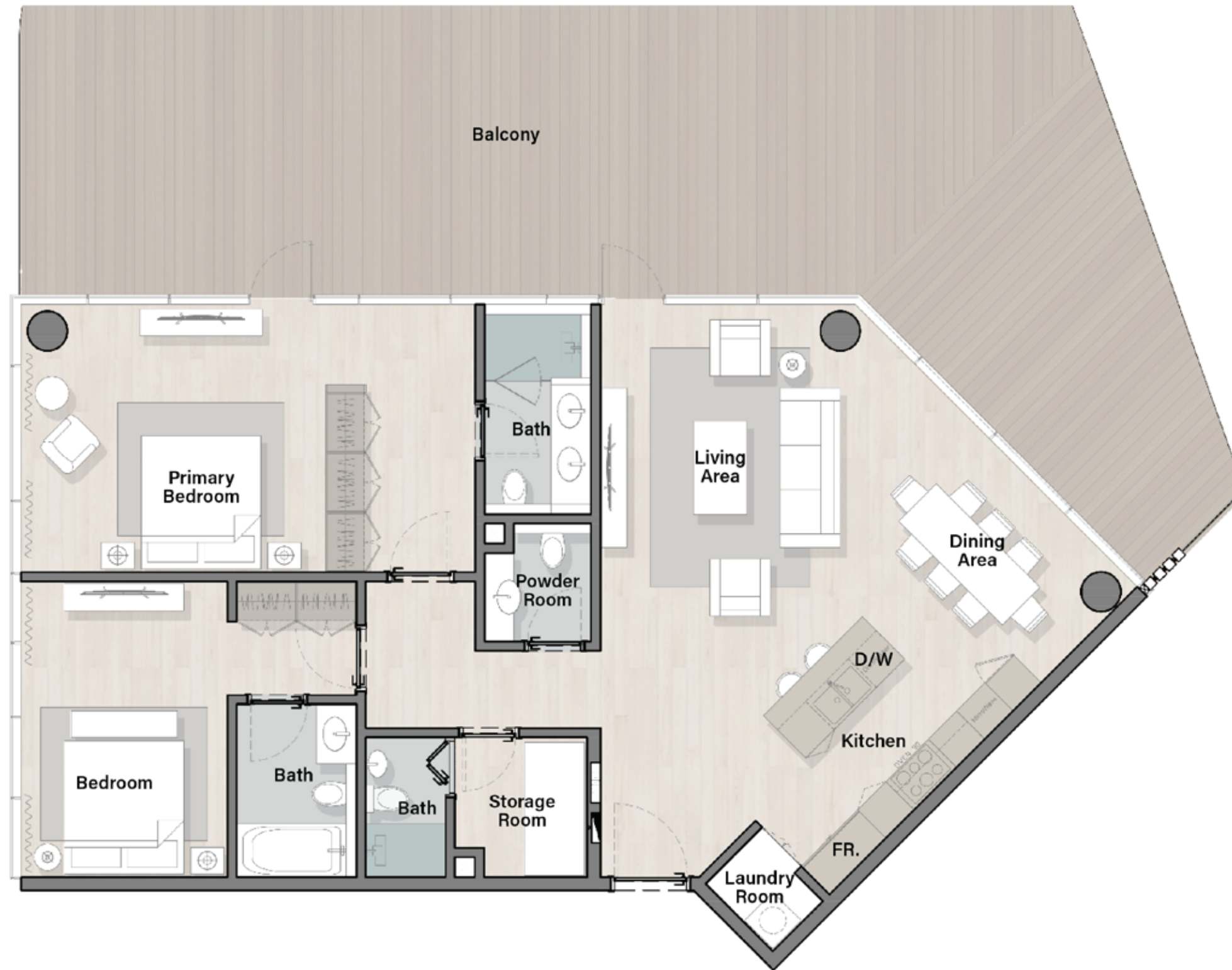
Total Living Area : **1,517.07 Sq. Ft**

2 BEDROOM TYPE D

6th Floor
E609 W612

7th Floor
E707 W711

8th Floor
E806 W811

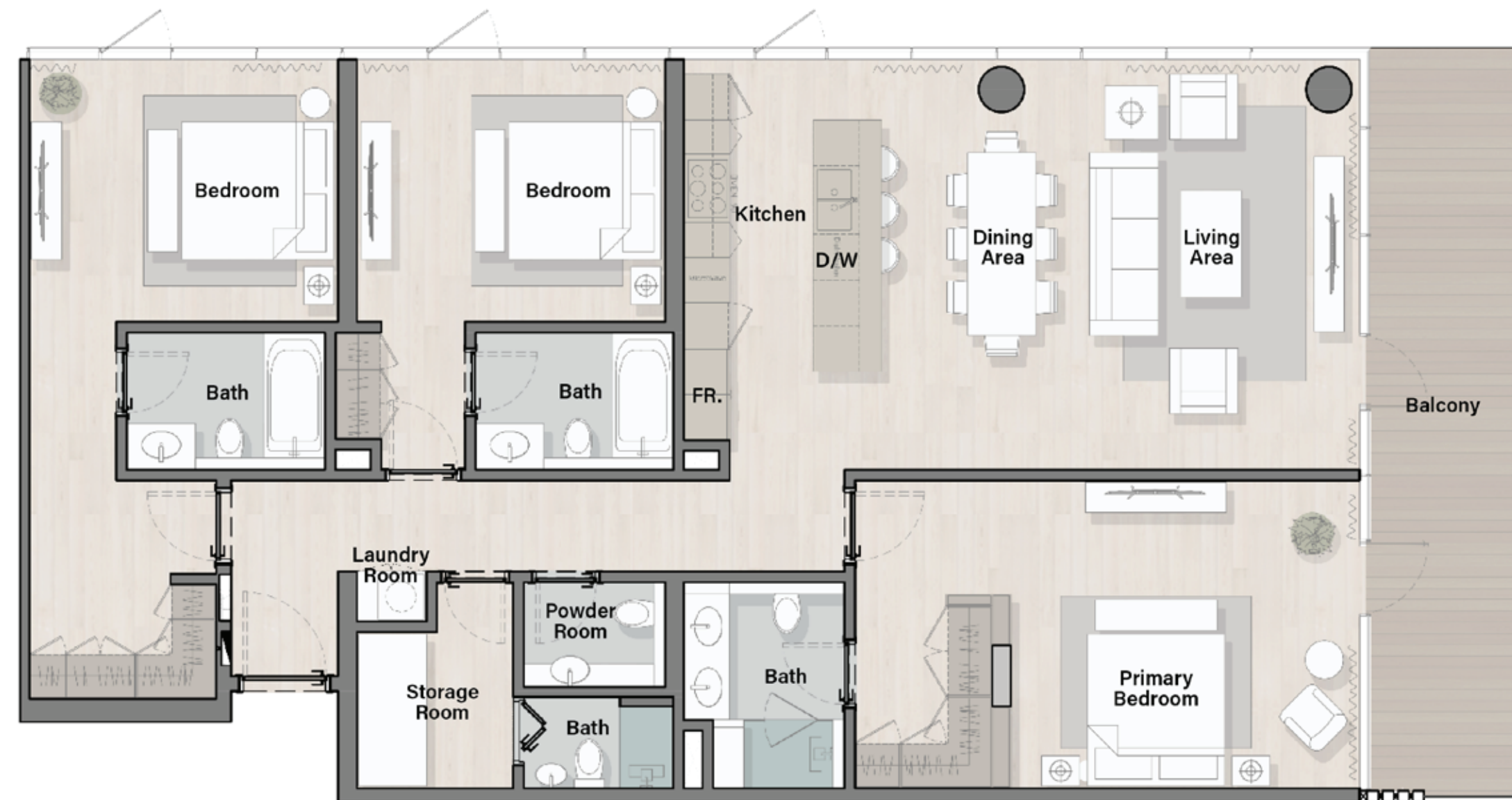


Internal Living Area : **1,407.27 Sq. Ft**

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

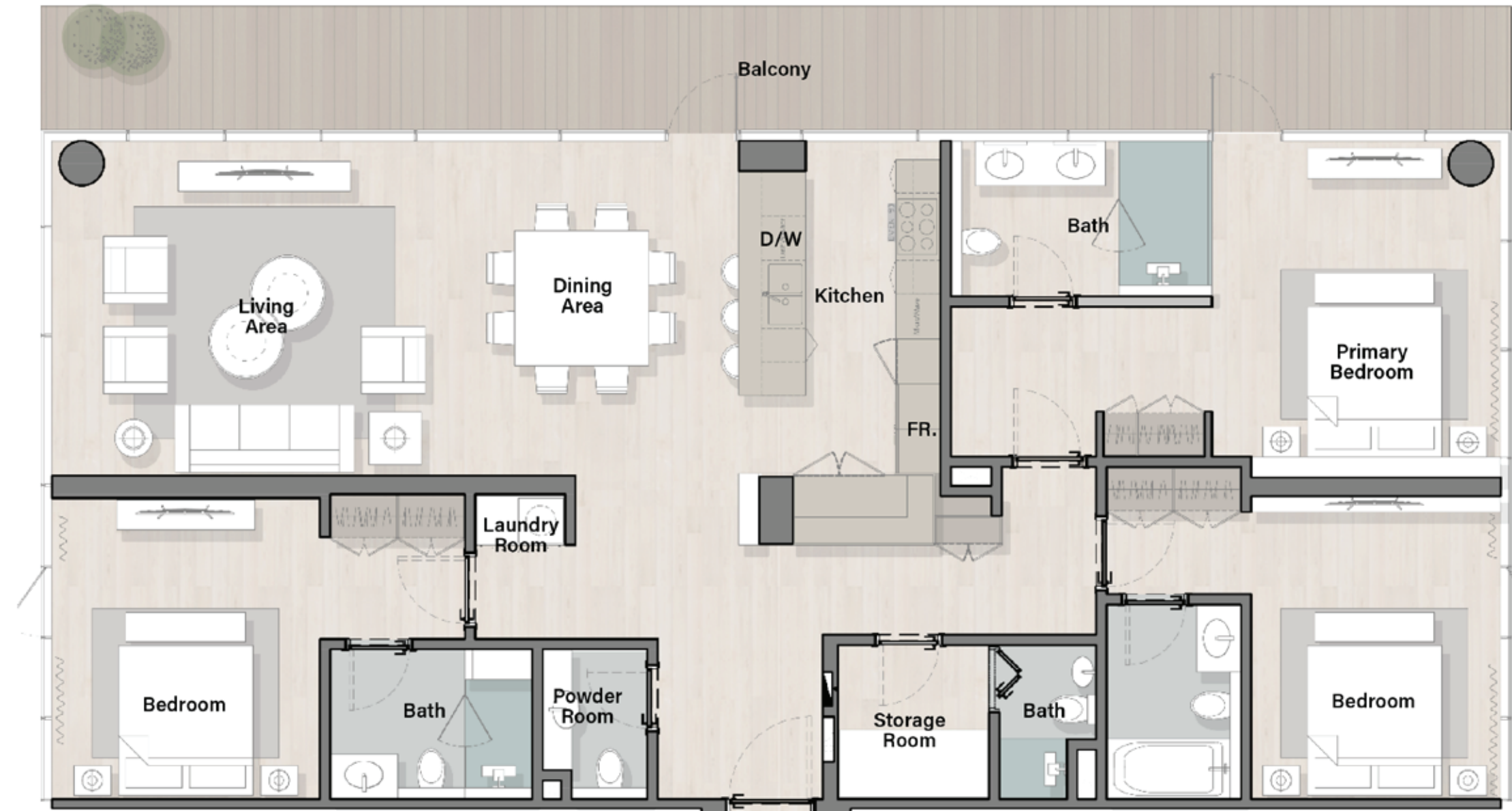
E401 W401
E403 W404

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**

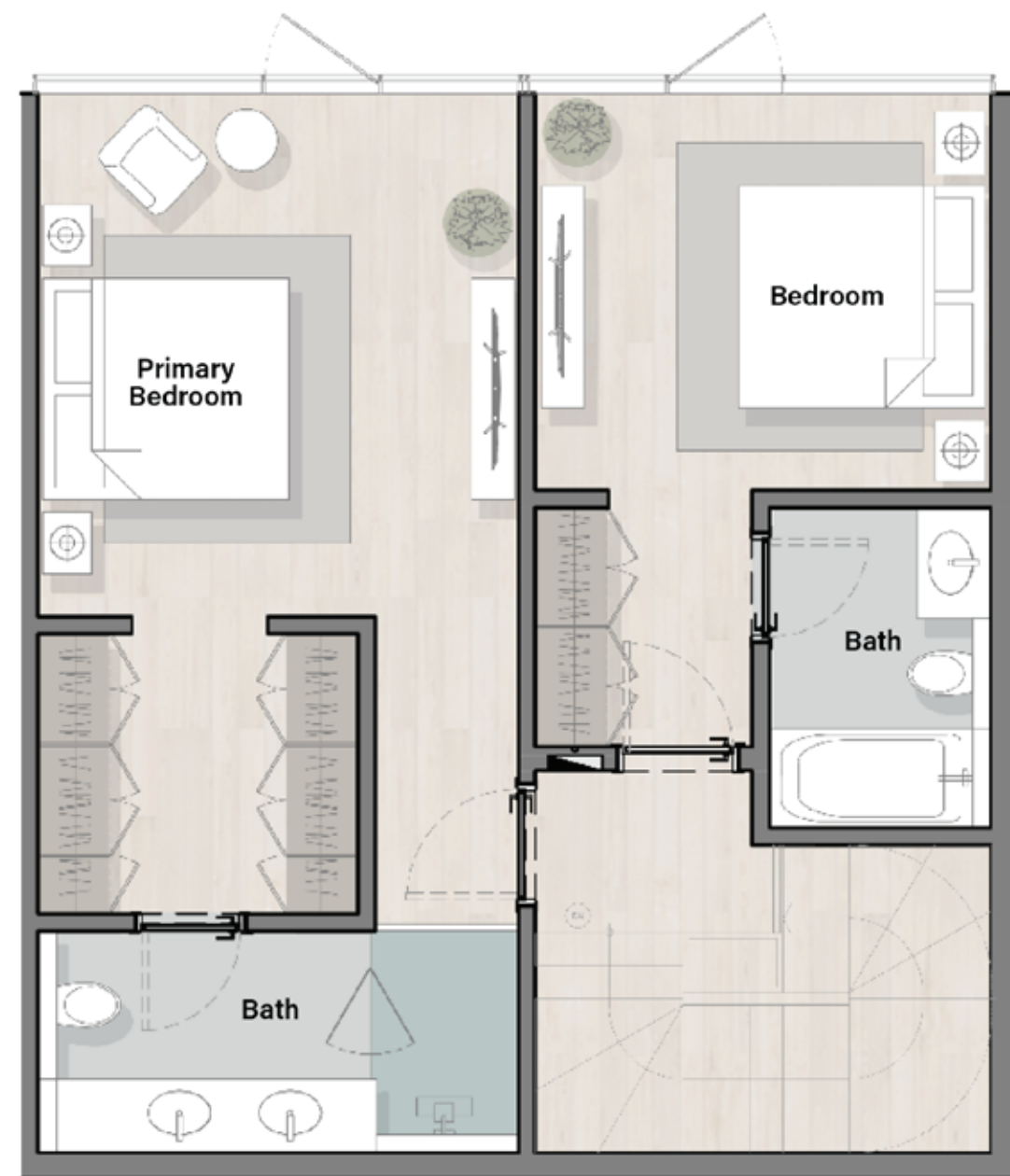
Outdoor Living Area : **452.08 Sq. Ft**

Total Living Area : **2,328.44 Sq. Ft**

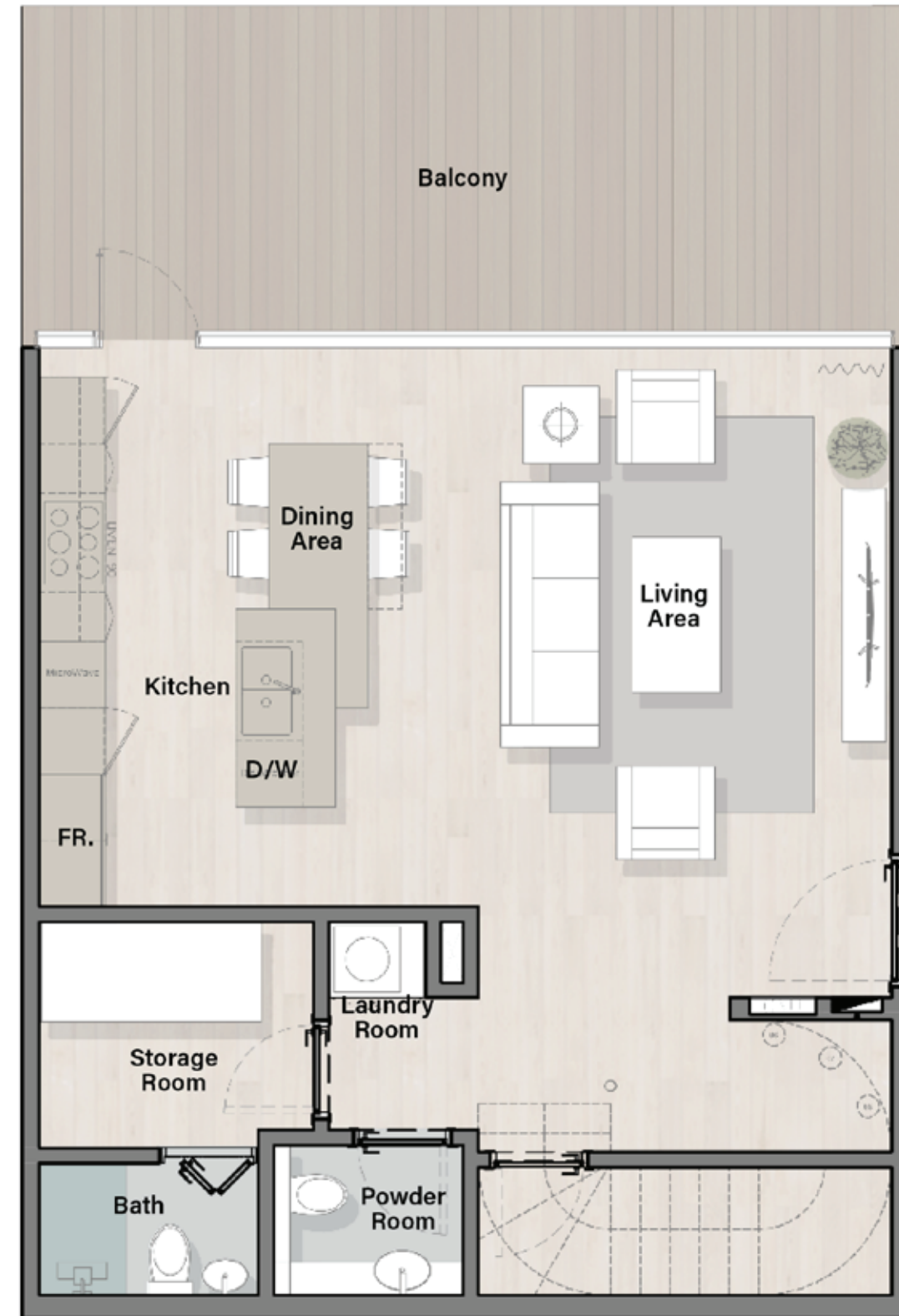


PREMIUM
UNITS

2 BEDROOM TOWNHOUSE



UPPER LEVEL



LOWER LEVEL

Ground Floor



Mezzanine Floor

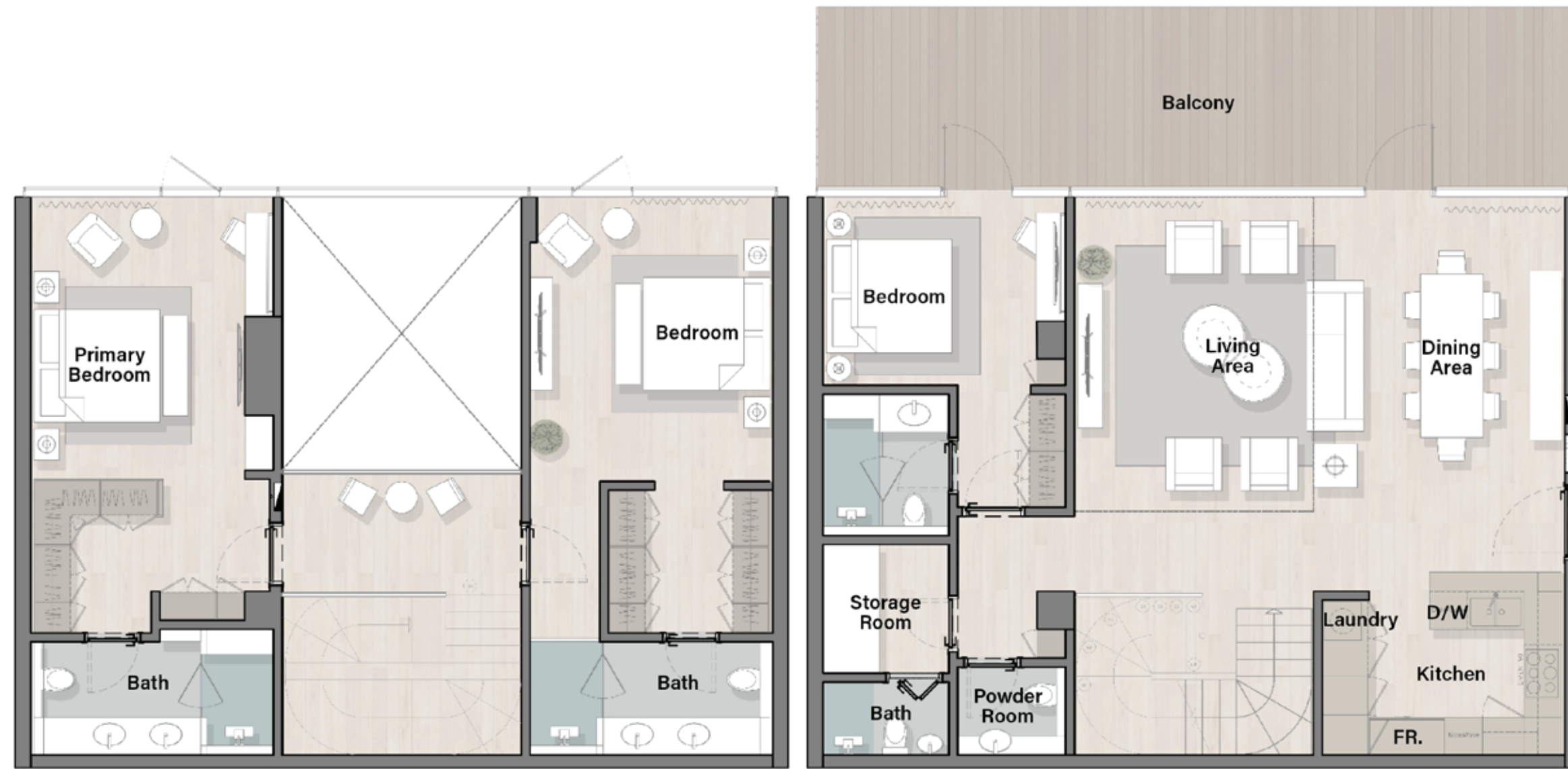


Internal Living Area : **1,497.04 Sq. Ft**

Outdoor Living Area : **214.85 Sq. Ft**

Total Living Area : **1,711.89 Sq. Ft**

3 BEDROOM VILLA



UPPER LEVEL

LOWER LEVEL

Ground Floor

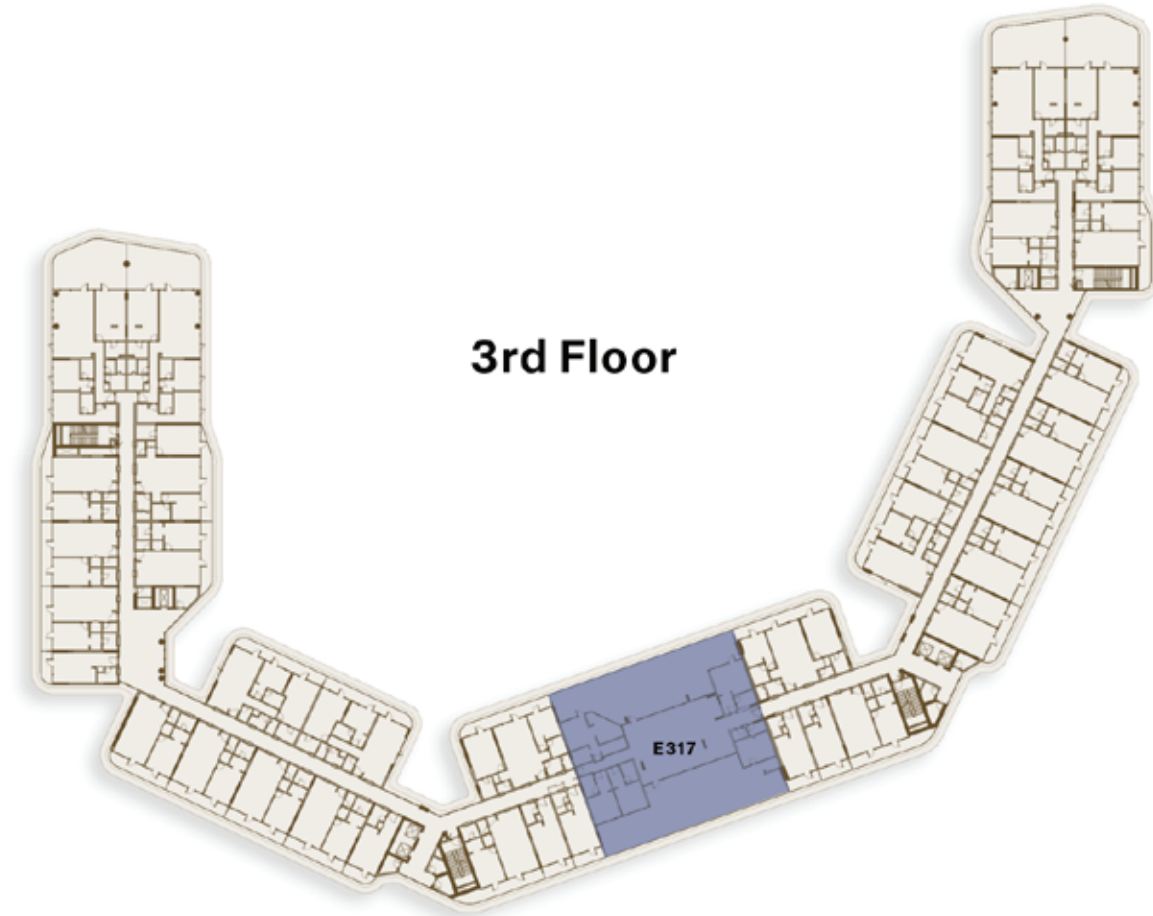
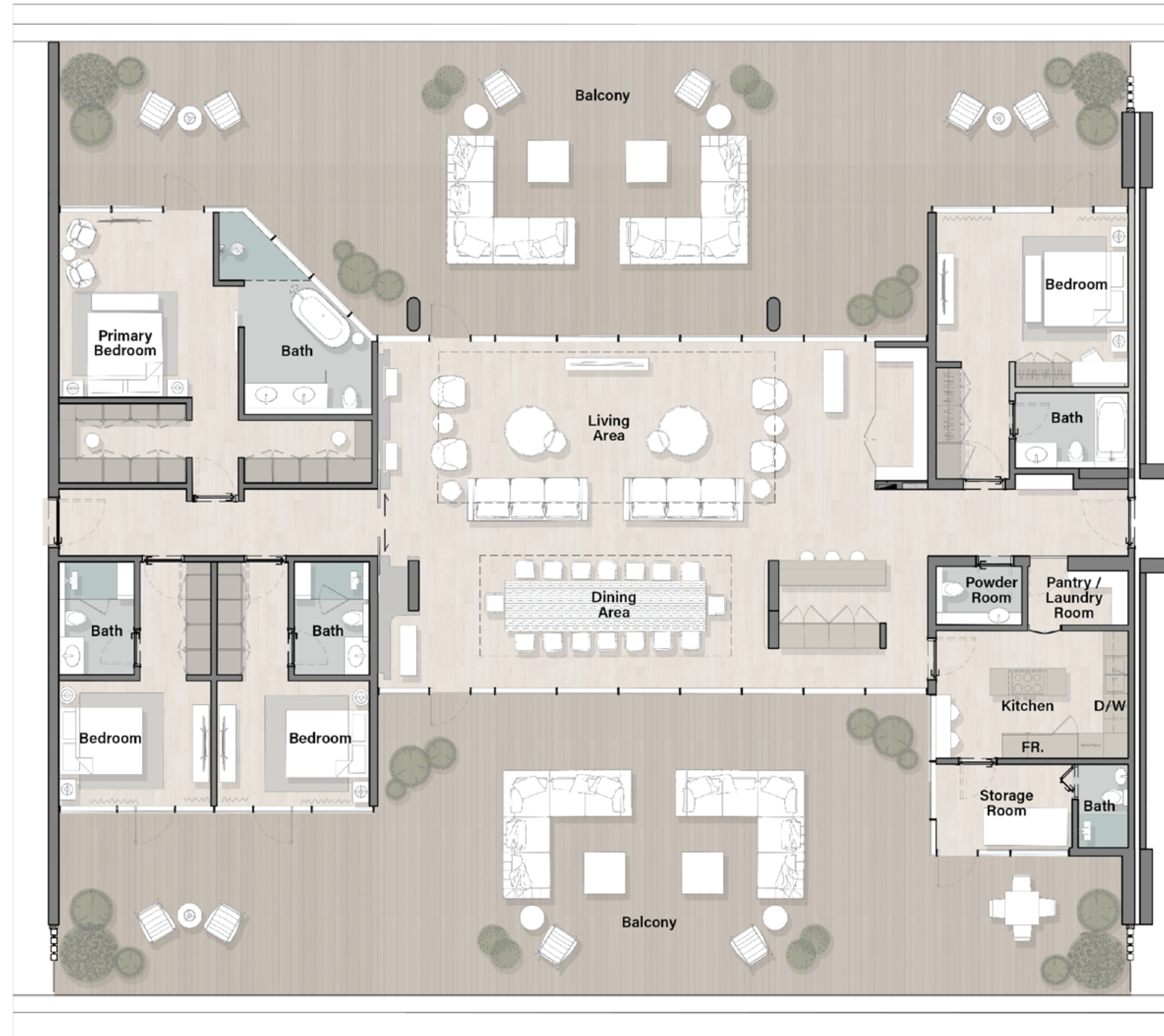


Mezzanine Floor



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.

The logo for Ellington Properties features a stylized 'E' icon above the word 'ELLINGTON' in a bold, sans-serif font, with 'PROPERTIES' in a smaller font below it.

ELLINGTON
PROPERTIES

The logo for Rak Properties consists of the word 'RAK' in a bold, sans-serif font above the word 'PROPERTIES' in a smaller font, separated by a vertical line.

RAK
PROPERTIES

PORTOPLAYA.AE