



ELLINGTON VIEWS I

PROJECT BRIEF

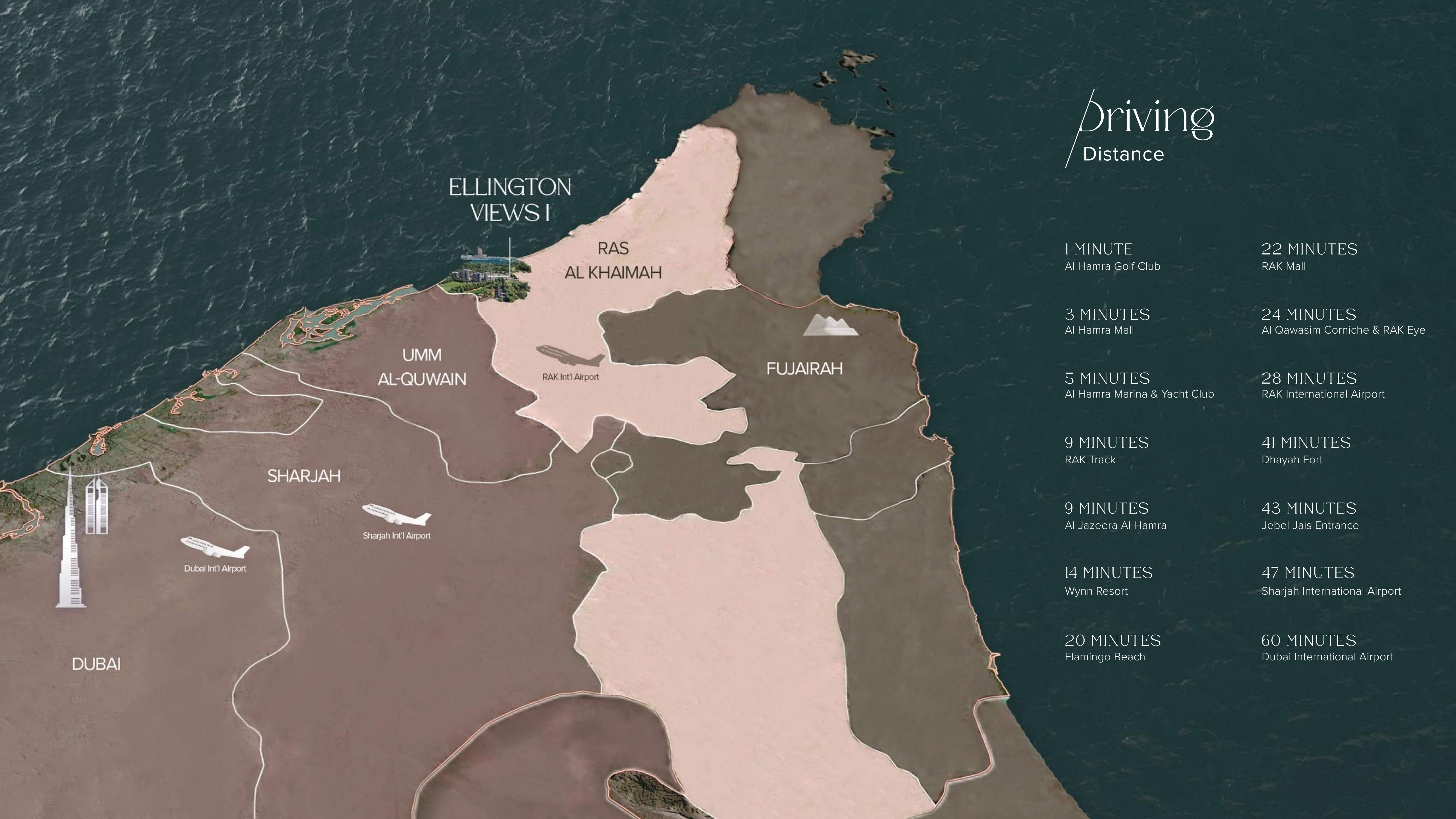
A beach and golf course serenity in
RAS AL KHAIMAH



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

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

AL HAMRA
WATERFRONT

CLUBHOUSE AND
SAILING ACADEMY

THE RITZ CARLTON,
AL HAMRA BEACH

AL HAMRA GOLF CLUB

SOFITEL AL HAMRA
BEACH RESORT

AL HAMRA
RESIDENCE HOTEL

AL HAMRA
GOLF COURSE

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

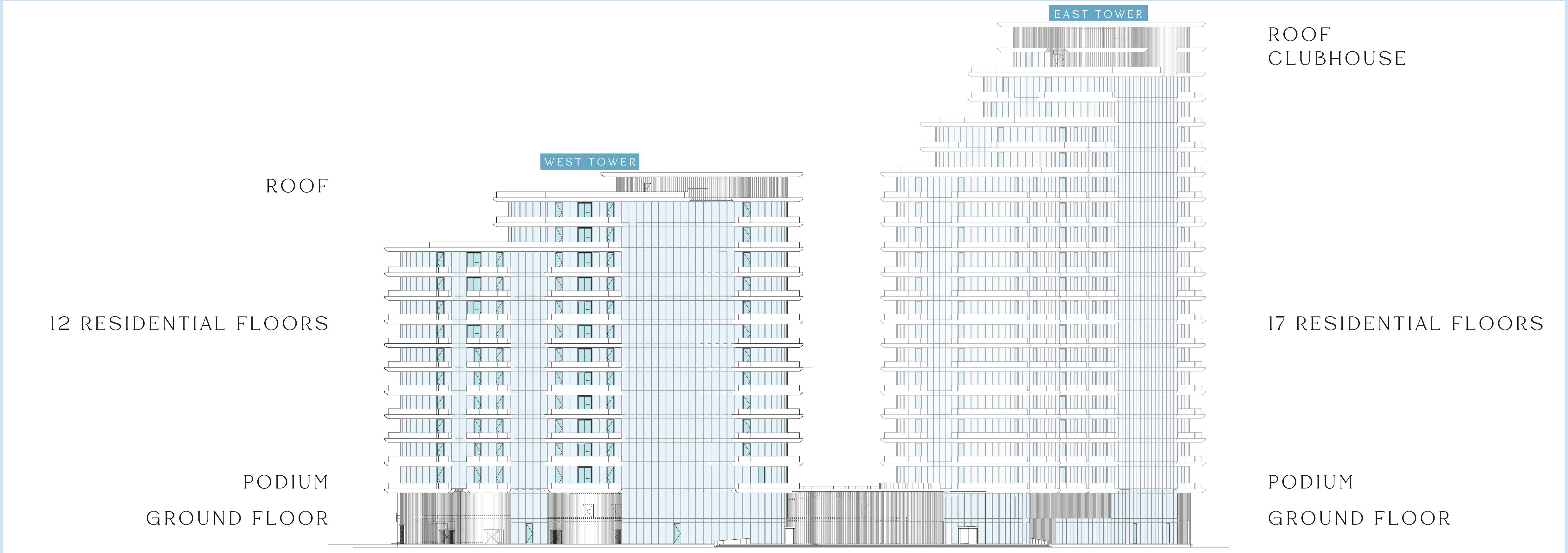




Al Hamra
Canal View

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



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

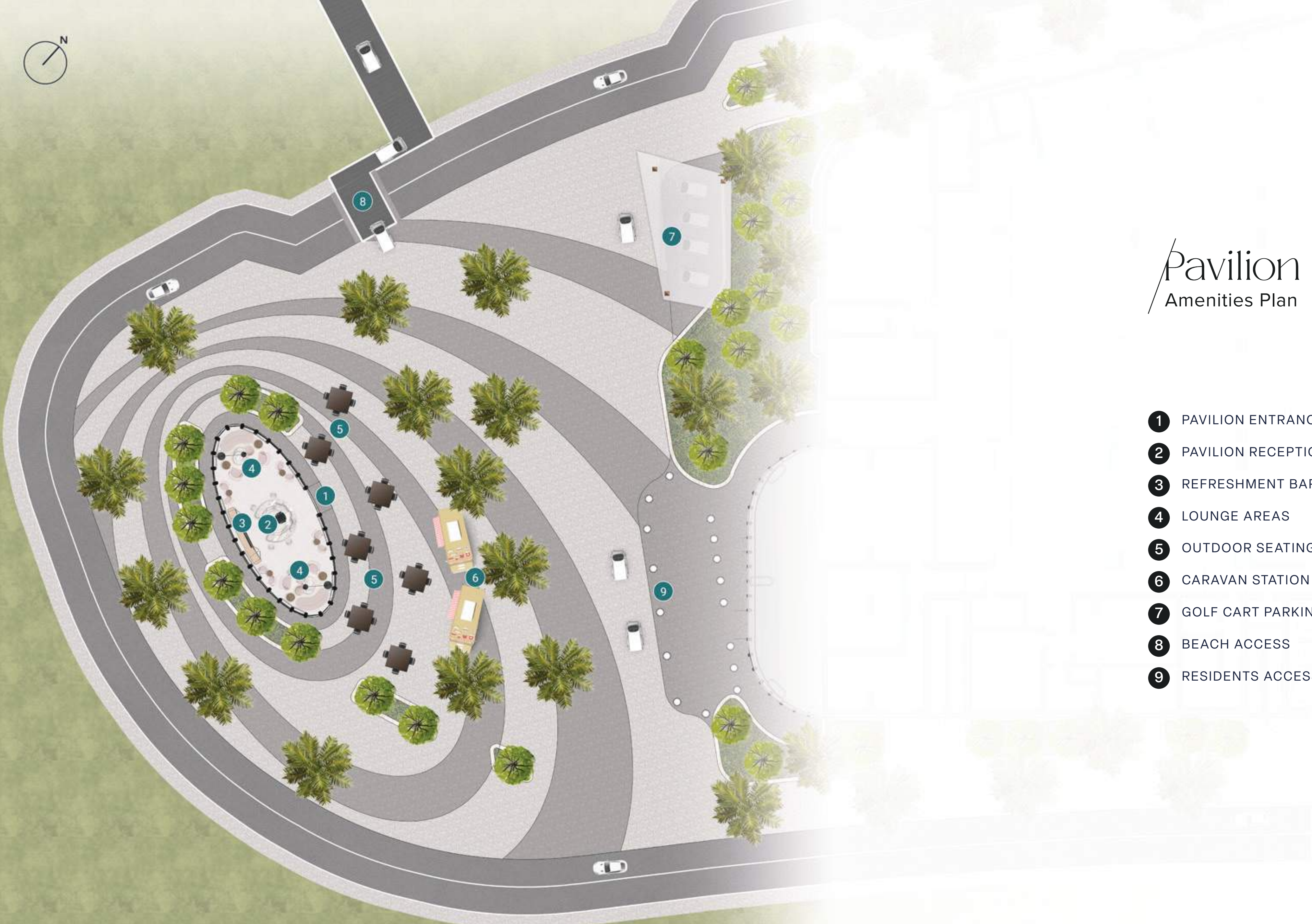
A serene and comfortable lounge where residents
can relax and soak in the tranquil atmosphere.

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

Beach Club

Pool





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





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

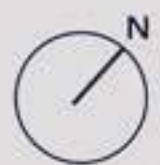
Clubhouse



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

Outdoor Roof Deck





18TH 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*



ELLINGTON
PROPERTIES

Own generous outdoor balconies
offer private, sunlit retreats.

Bedroom

Spa-like sanctuaries for
your daily rituals.

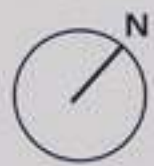
Bathroom





/terrace

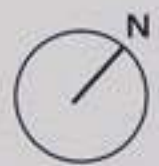
/Typical Floor Plans



1ST Floor

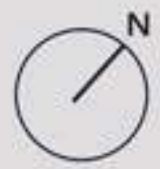
Typical Plan

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

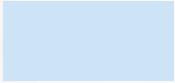


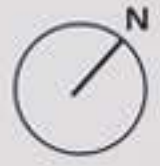
2ND-6TH Floor
Typical Plan

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

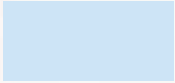


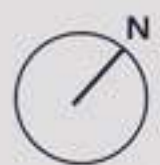
7TH - 10TH Floor Typical Plan

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



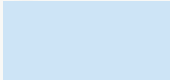
11TH Floor Typical Plan

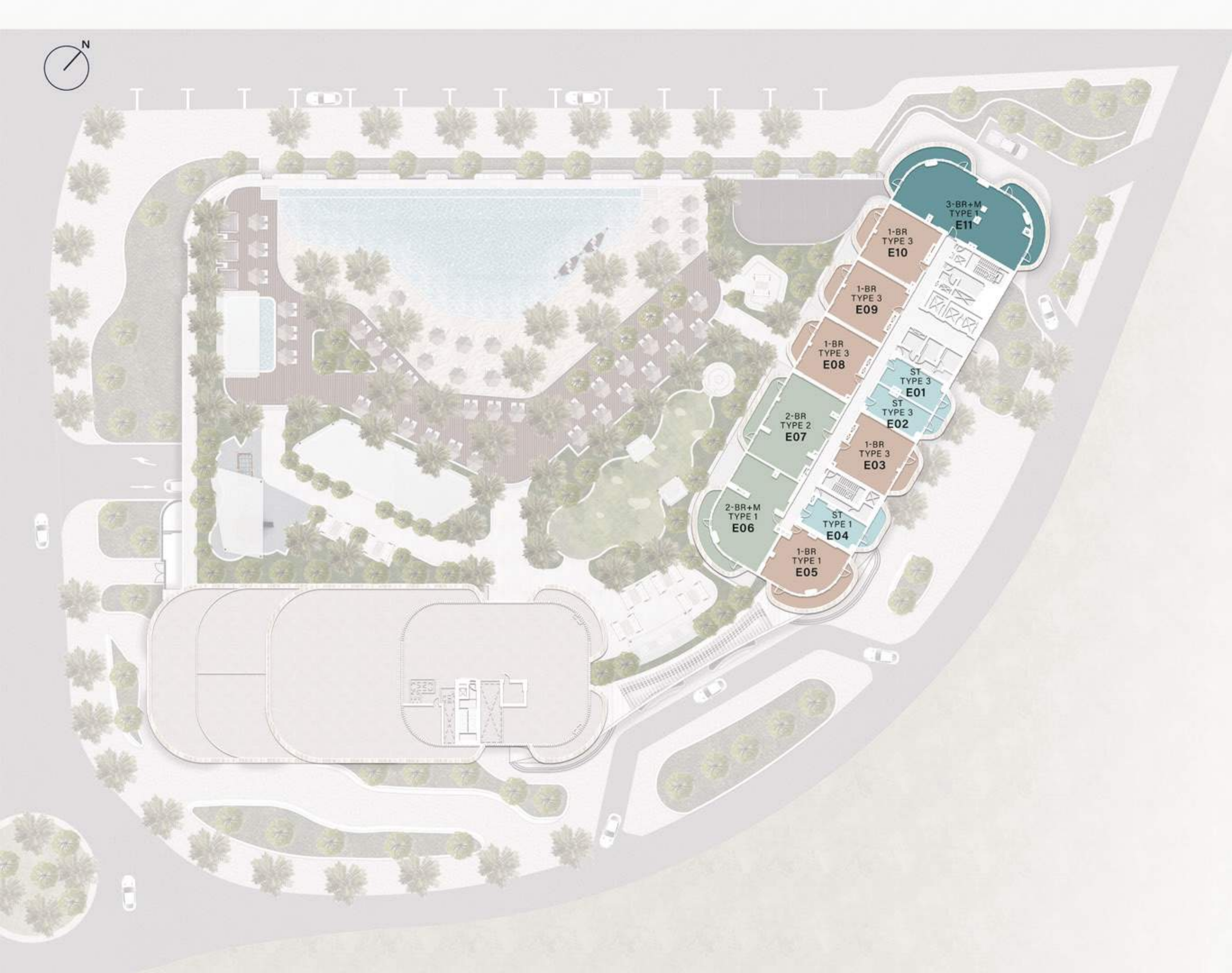
-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  DUPLEX PENTHOUSE
LOWER LEVEL



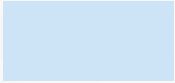
12TH Floor

Typical Plan

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

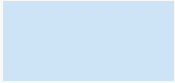


13TH Floor Typical Plan

	STUDIO
	1 BEDROOM
	2 BEDROOM
	3 BEDROOM

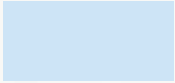


14TH Floor Typical Plan

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



15TH Floor Typical Plan

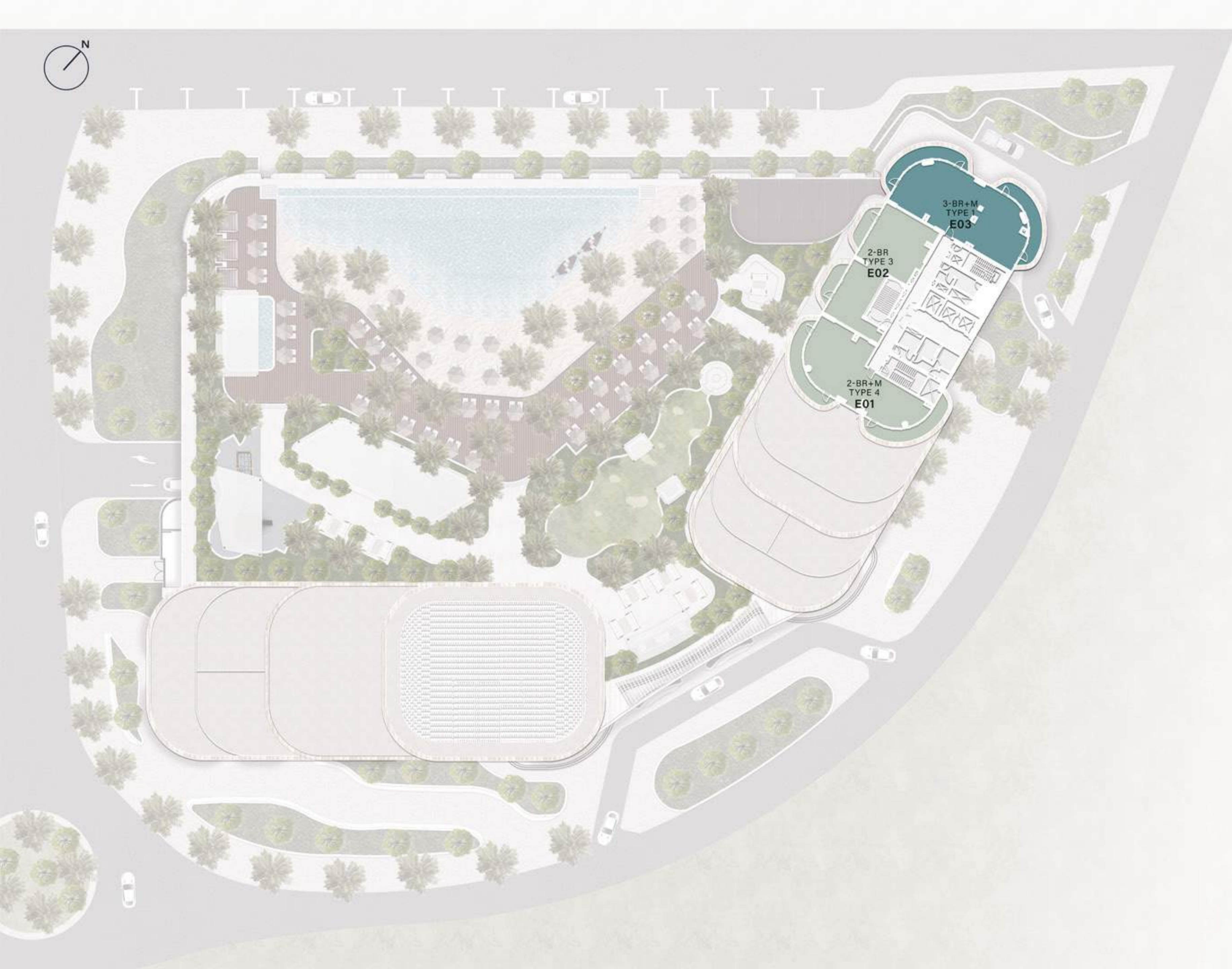
	STUDIO
	1 BEDROOM
	2 BEDROOM
	3 BEDROOM



16TH Floor

Typical Plan

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



17TH Floor

Typical Plan

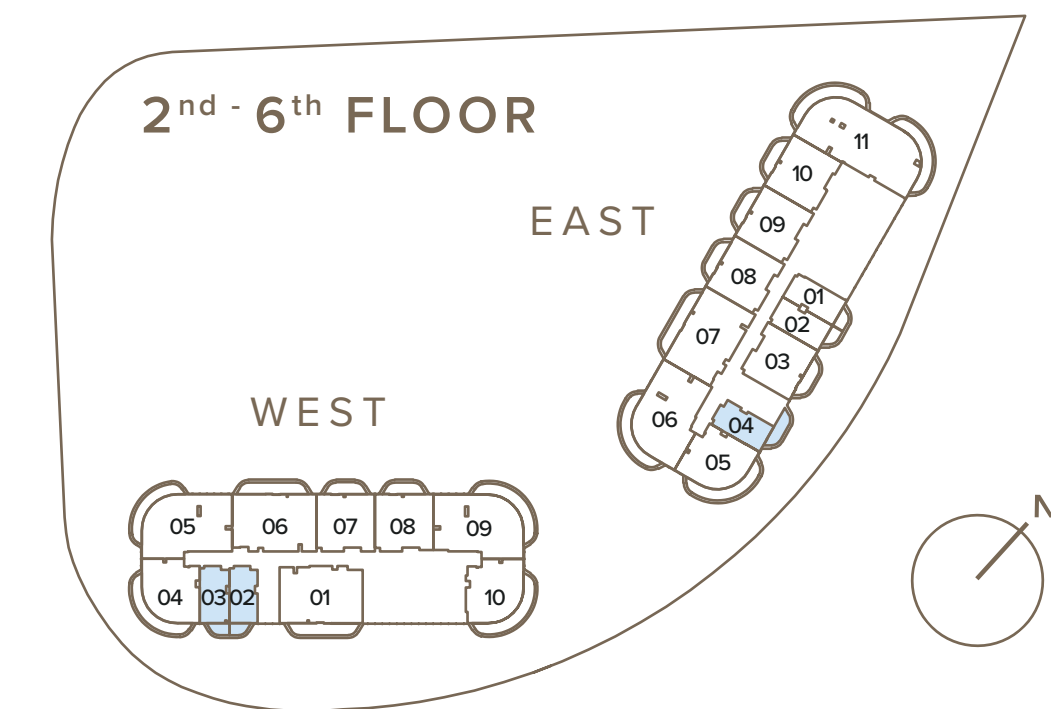
- 2 BEDROOM
- 3 BEDROOM

/Floor Plans



STUDIO

TYPE 1



1st FLOOR

W102 E104
W103 E108

2nd - 6th FLOOR

W202 E204
W203

7th - 10th FLOOR

E704

11th FLOOR

E1104

12th FLOOR

E1204

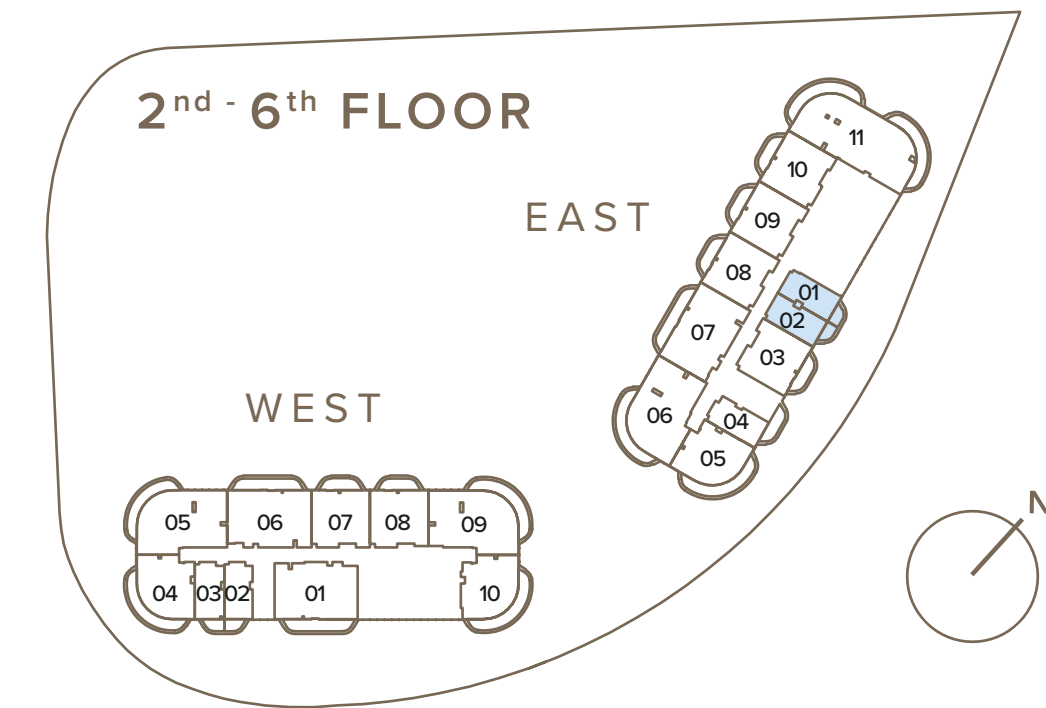
13th FLOOR

E1304

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



1st FLOOR

E101
E102

2nd - 6th FLOOR

E201
E202

7th - 10th FLOOR

E701
E702

11th FLOOR

E1101
E1102

12th FLOOR

E1201
E1202

13th FLOOR

E1301
E1302

14th FLOOR

E1401
E1402

15th FLOOR

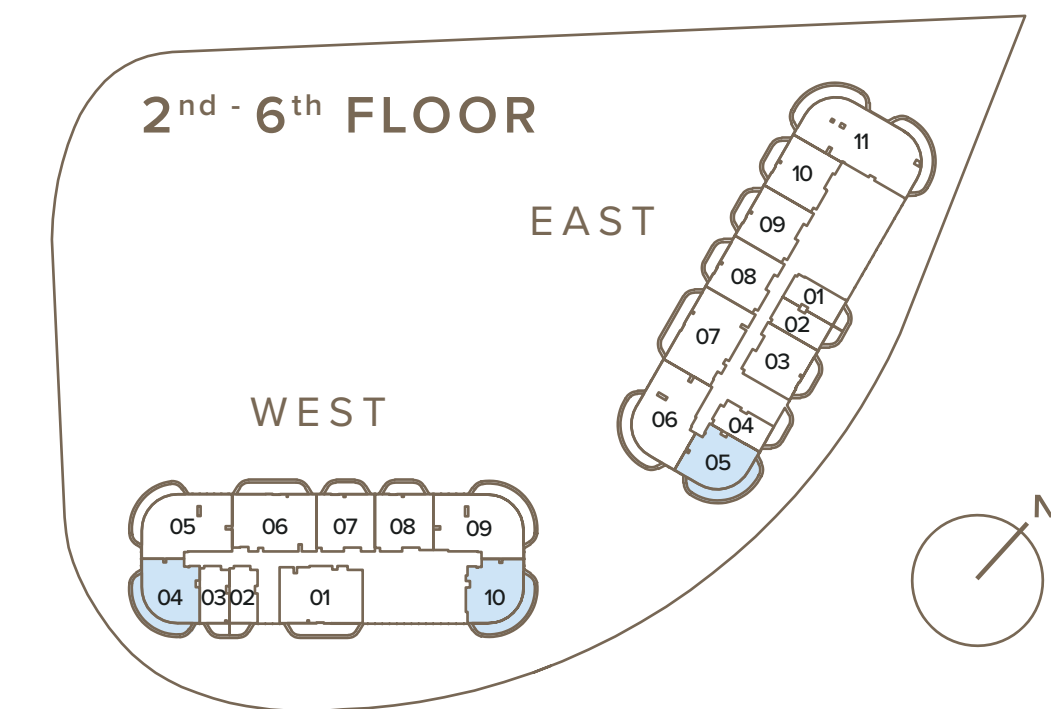
E1501

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



1st FLOOR

W104 E105

2nd - 6th FLOOR

W204 E205
W210

7th - 10th FLOOR

W703 E705
W709

11th FLOOR

W1106 E1105

12th FLOOR

E1205

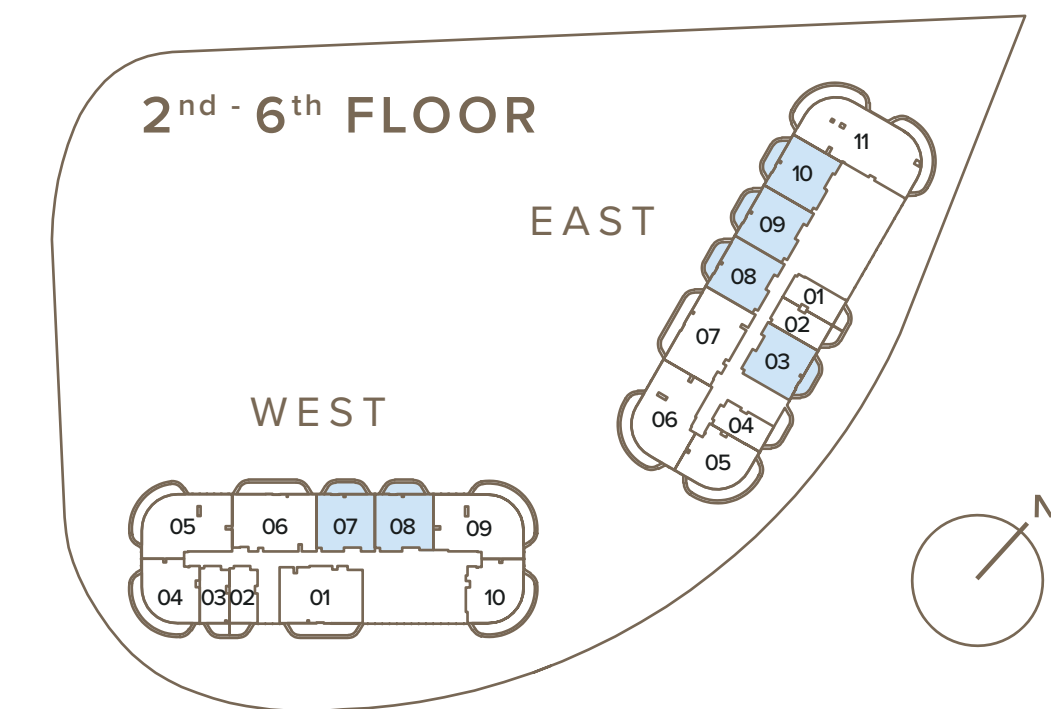
13th FLOOR

E1305

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



1 B E D R O O M T Y P E 3



1st FLOOR

W107 E103
E109
E110

2nd - 6th FLOOR

W207 E203
W208 E208
E209
E210

7th - 10th FLOOR

W702 E703
W706 E708
W707 E709
E710

11th FLOOR

W1103 E1103
W1104 E1108
E1109
E1110

12th FLOOR

W1203 E1203
W1204 E1208
E1209
E1210

13th FLOOR

E1303
E1308
E1309
E1310

14th FLOOR

E1403
E1405
E1406
E1407

15th FLOOR

E1502
E1504
E1505
E1506

16th FLOOR

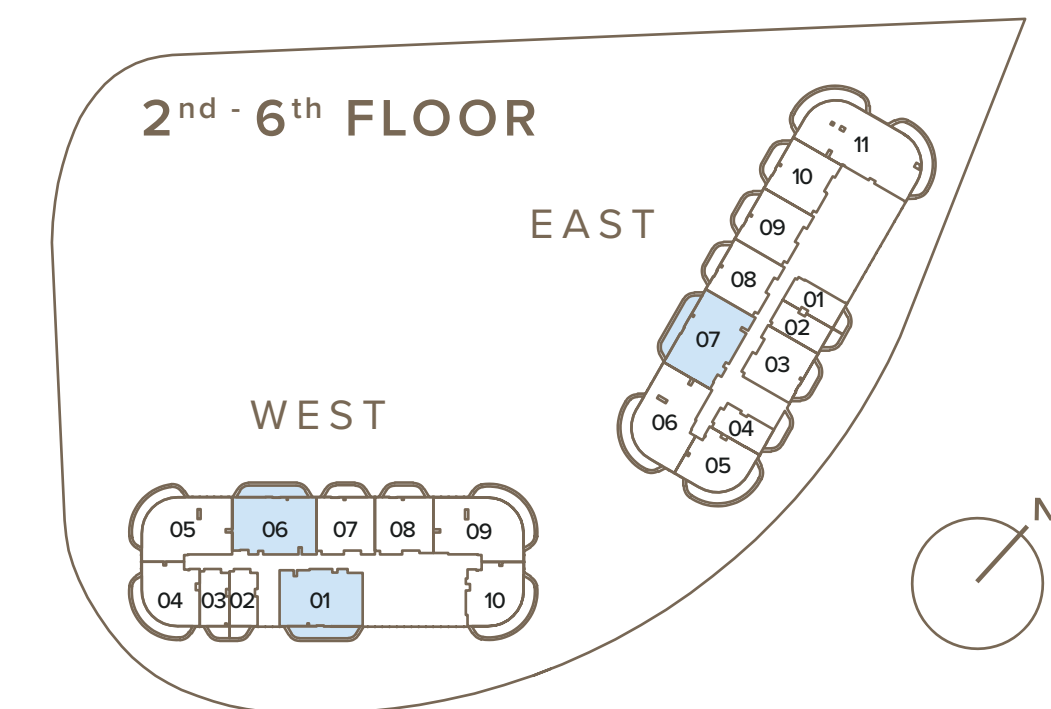
E1602
E1603

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



1st FLOOR

W101 E107
W106

2nd - 6th FLOOR

W201 E207
W206

7th - 10th FLOOR

W701 E707
W705

11th FLOOR

W1101 E1107

12th FLOOR

W1201 E1207

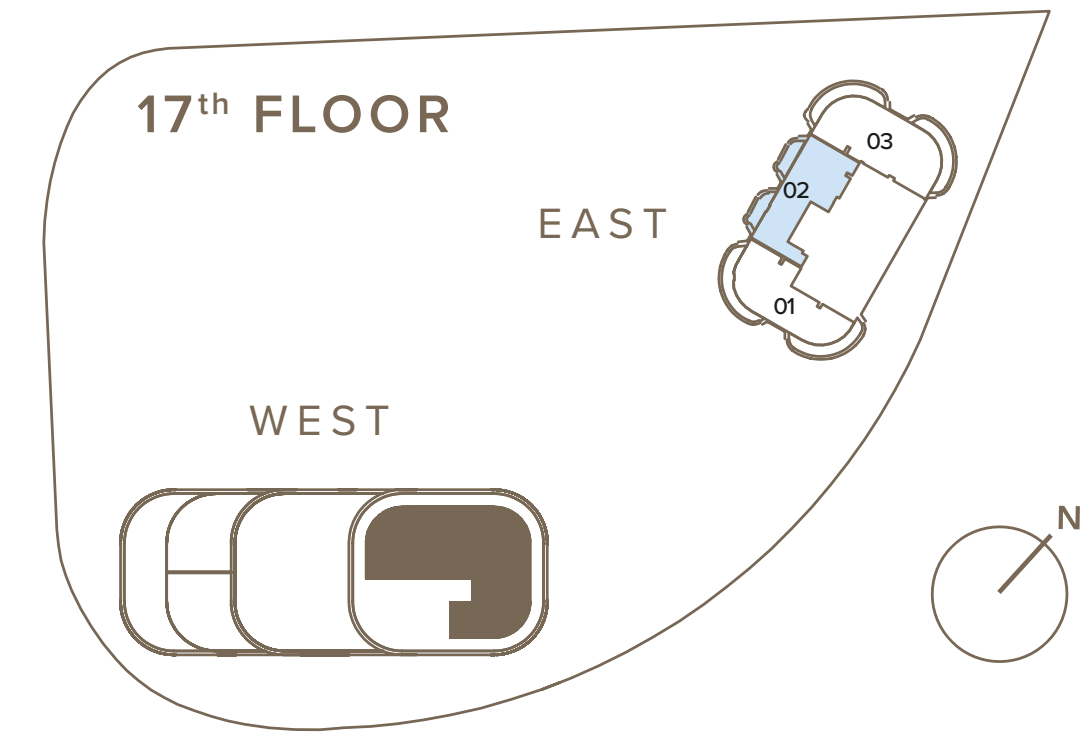
13th FLOOR

E1307

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



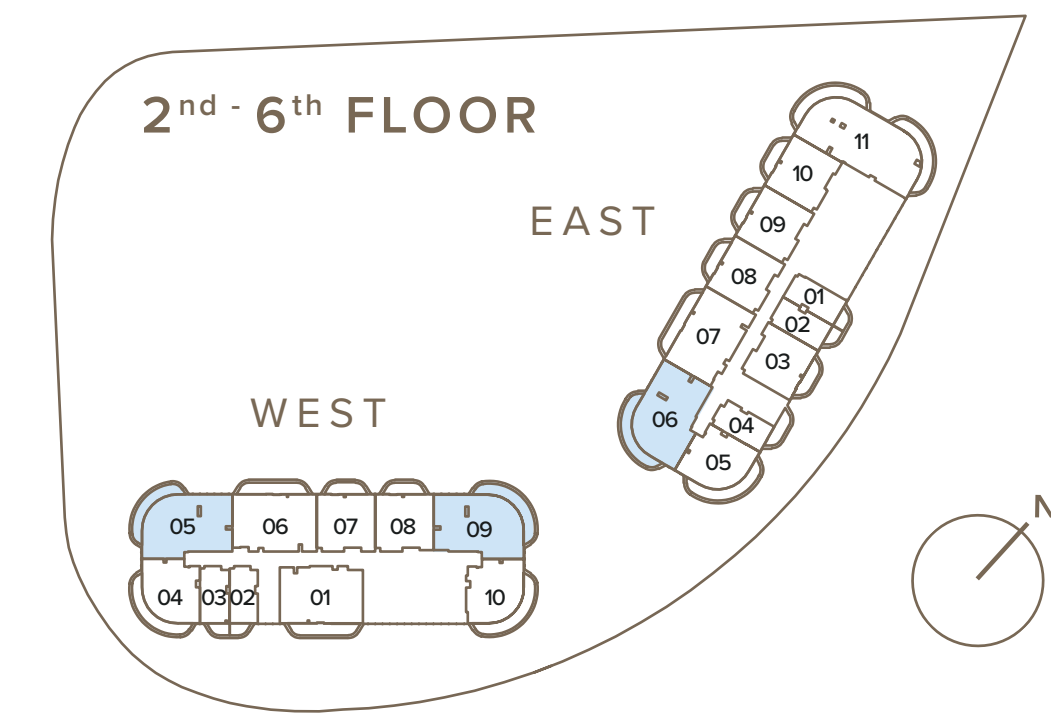
2 B E D R O O M
T Y P E 3



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



2 BEDROOM + M
TYPE 1



1st FLOOR

W105 E106

2nd - 6th FLOOR

W205 E206
W209

7th - 10th FLOOR

W704 E706
W708

11th FLOOR

W1105 E1106

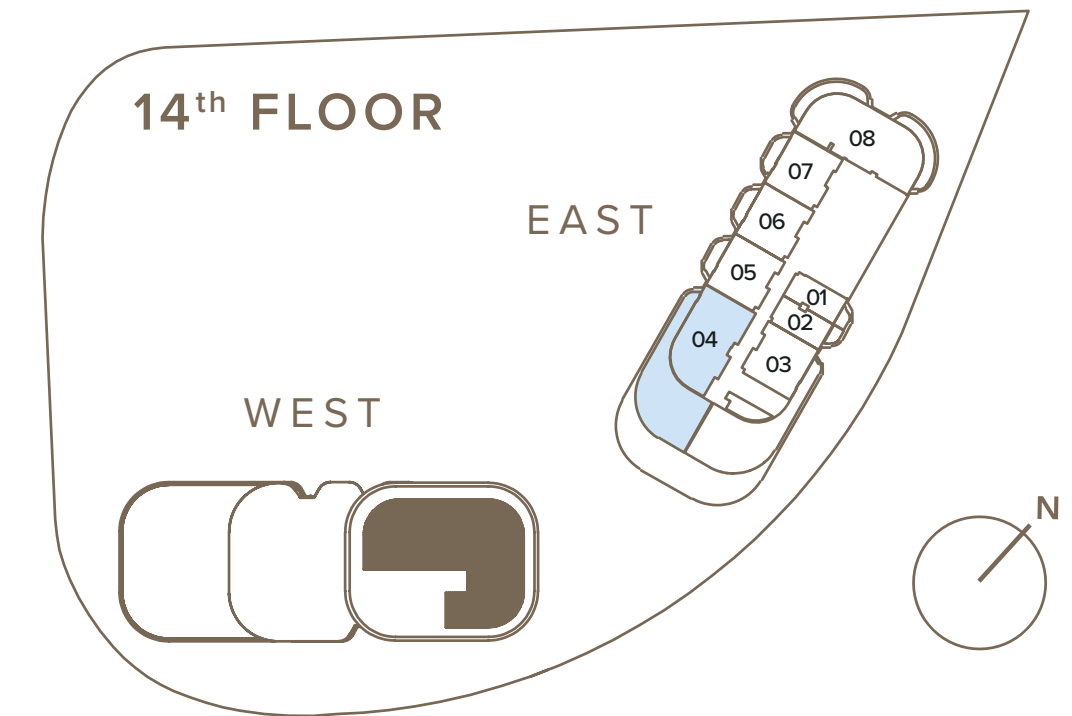
12th FLOOR

W1205 E1206

13th FLOOR

E1306

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



14th FLOOR
E1404

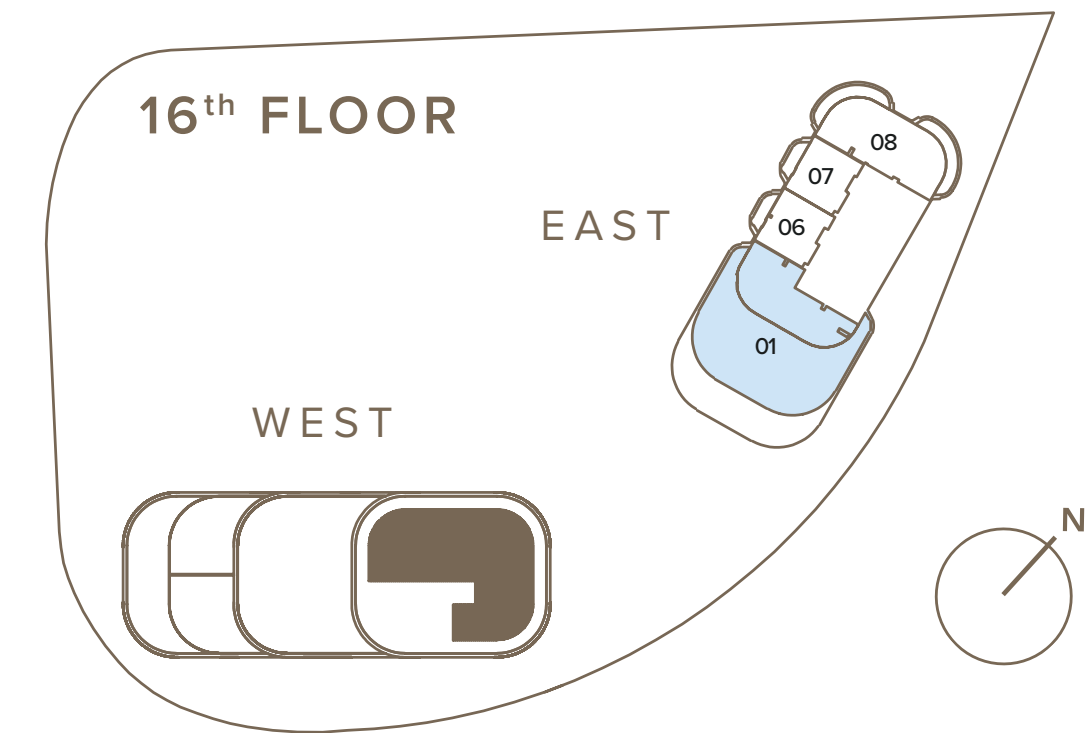
15th FLOOR
E1503

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

2 BEDROOM + M
TYPE 2



2 BEDROOM + M
TYPE 4



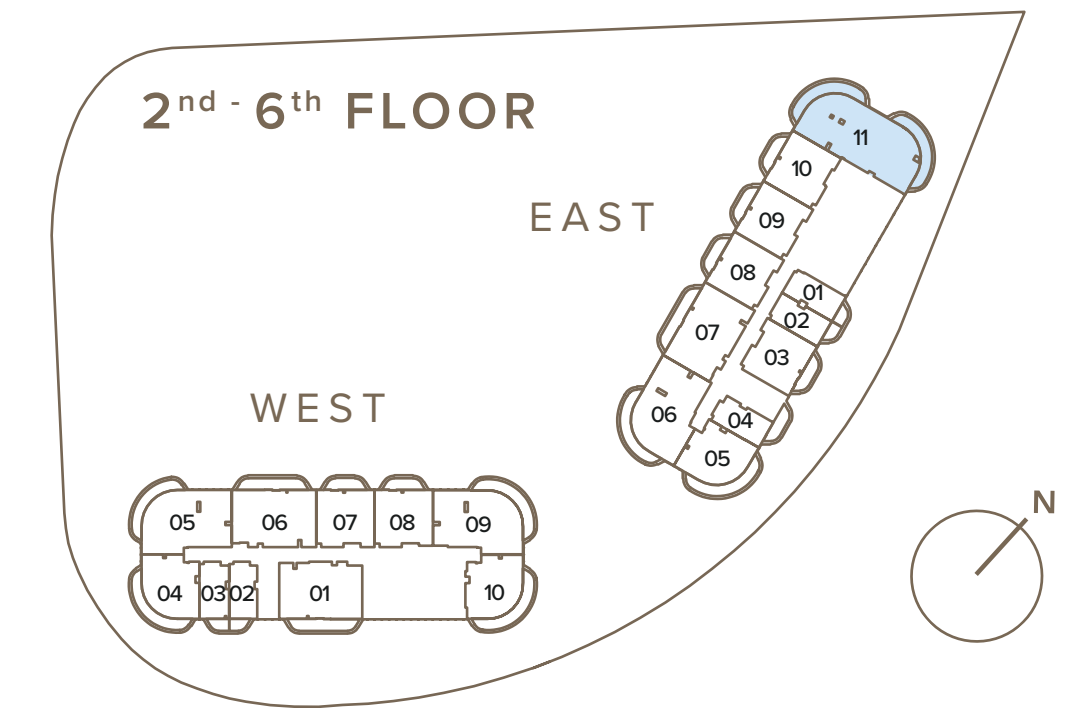
16th FLOOR
E1601

17th FLOOR
E1701

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



3 B E D R O O M + M
T Y P E 1



1st FLOOR
E111

2nd - 6th FLOOR
E211

7th - 10th FLOOR
E711

11th FLOOR
E1111

12th FLOOR
E1211

13th FLOOR
E1311

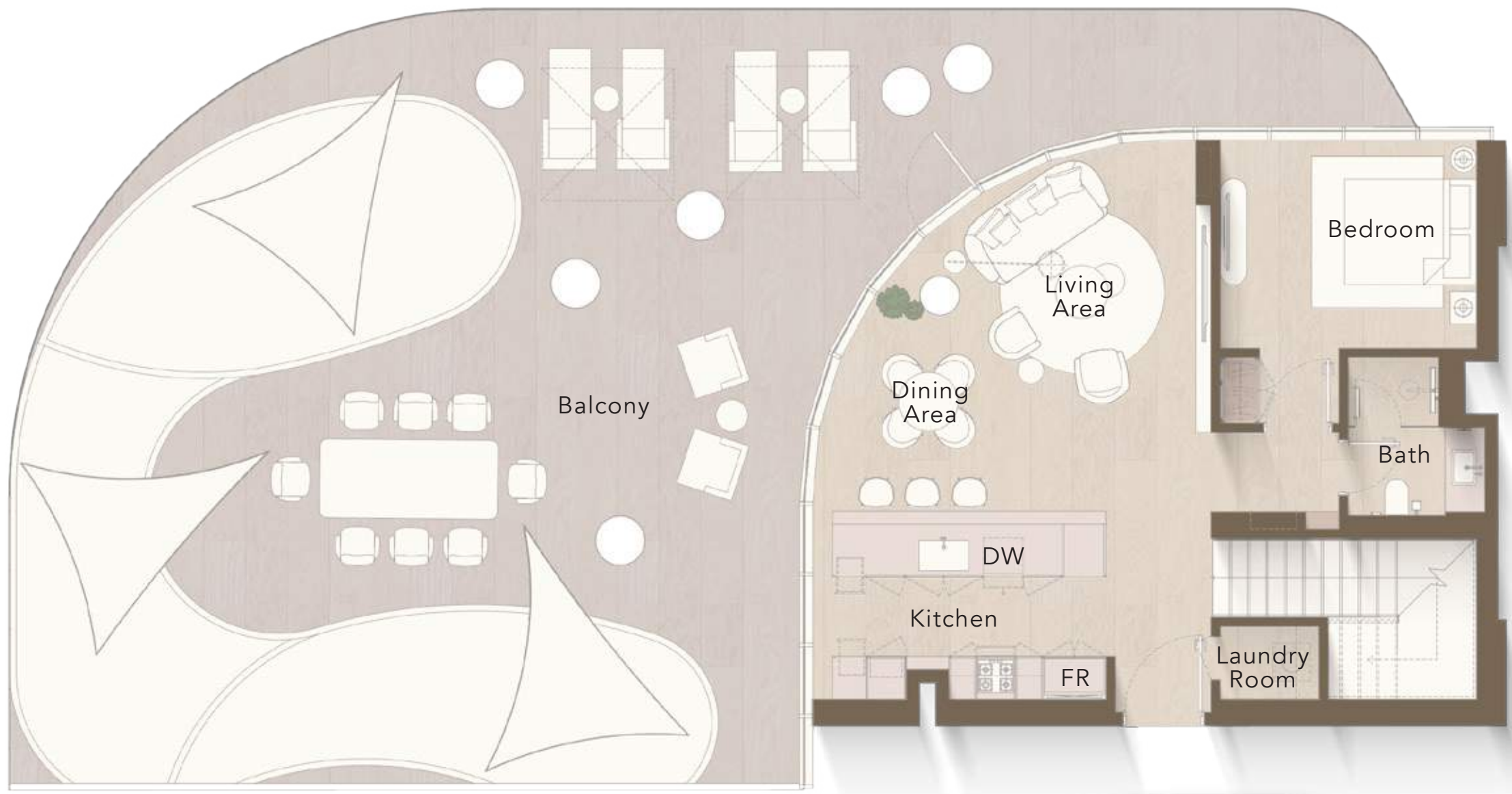
14th FLOOR
E1408

15th FLOOR
E1507

16th FLOOR
E1604

17th FLOOR
E1703

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

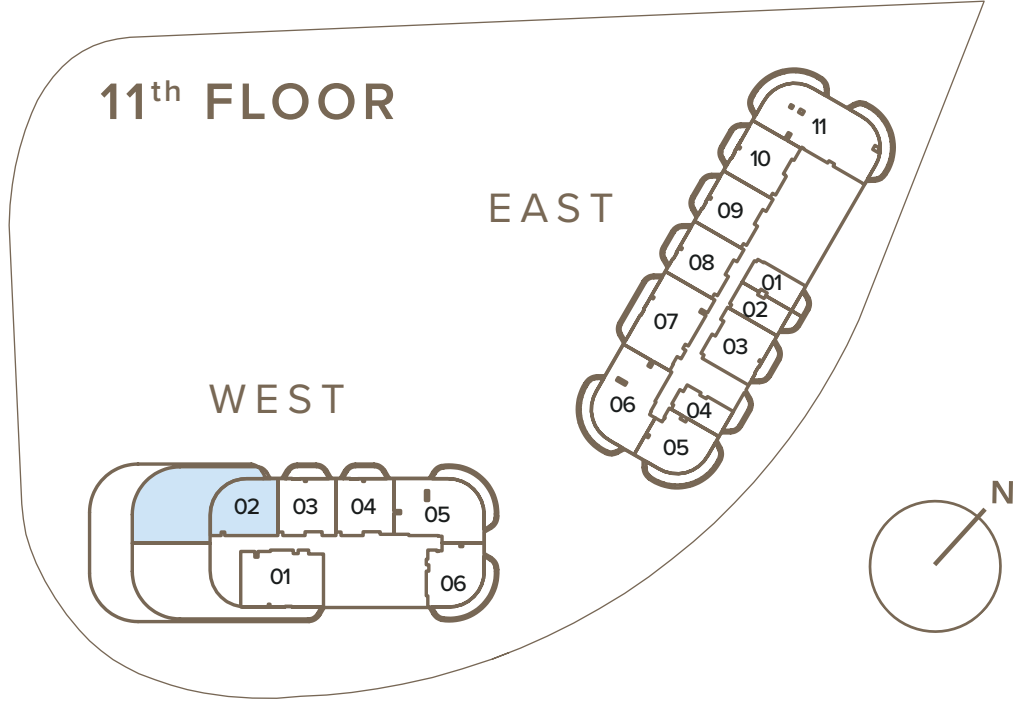


LOWER LEVEL



UPPER LEVEL

PENTHOUSE DUPLEX



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



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