ELLINGTON PROPERTIES | RAK PROPERTIES

PORTO PLAYA

PROJECT BRIEF

YOUR INVITATION TO

HAYAT ISLAND'S MOST UNIQUE

BEACHSIDE PROPERTY

ENTHRALLED BY THE OCEAN

ELLINGTON PROPERTIES | 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*

PORTO PLAYA

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

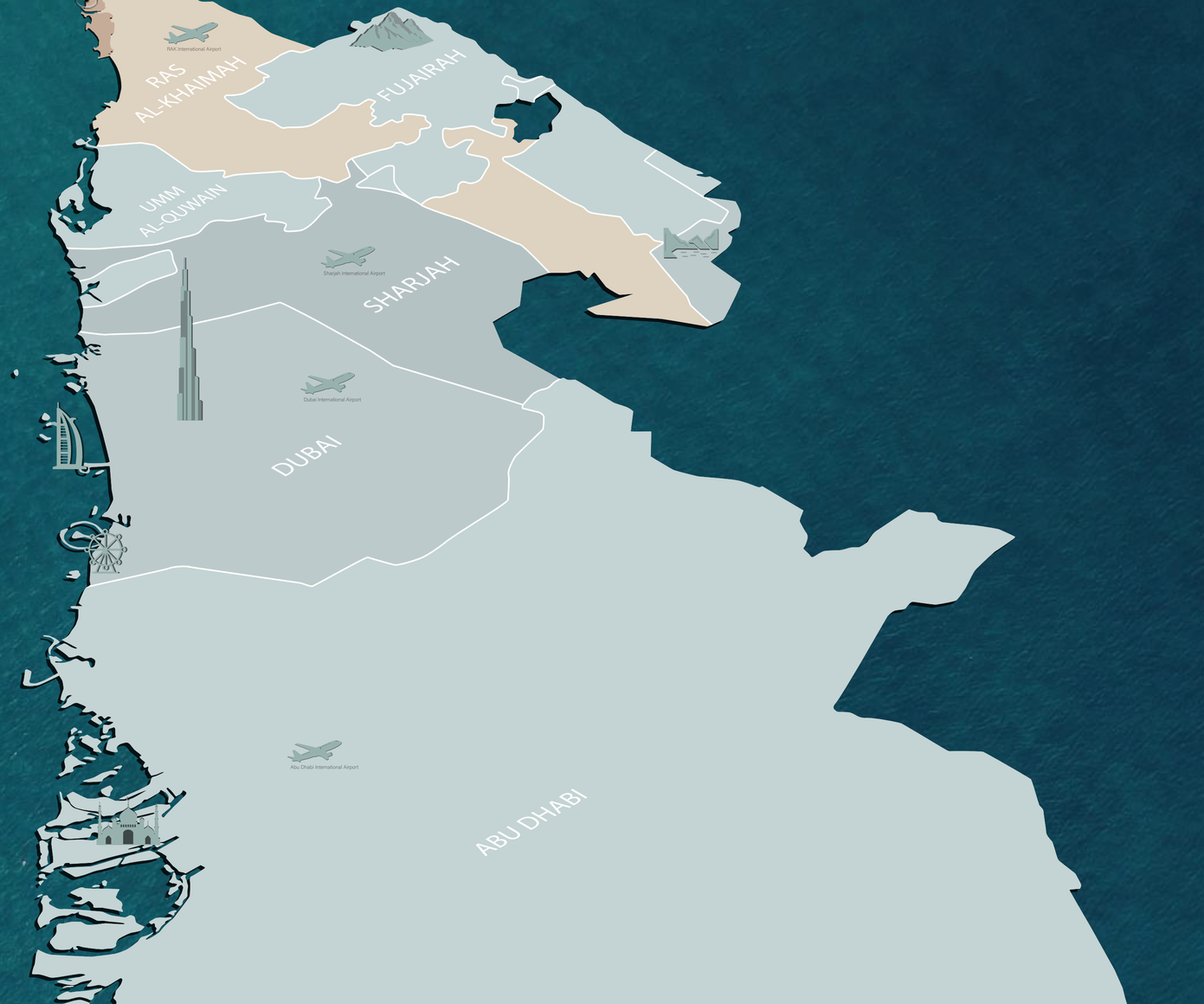
25 MINUTES
Saqr Park Lake

30 MINUTES
RAK International Airport

39 MINUTES
Dhayah Fort

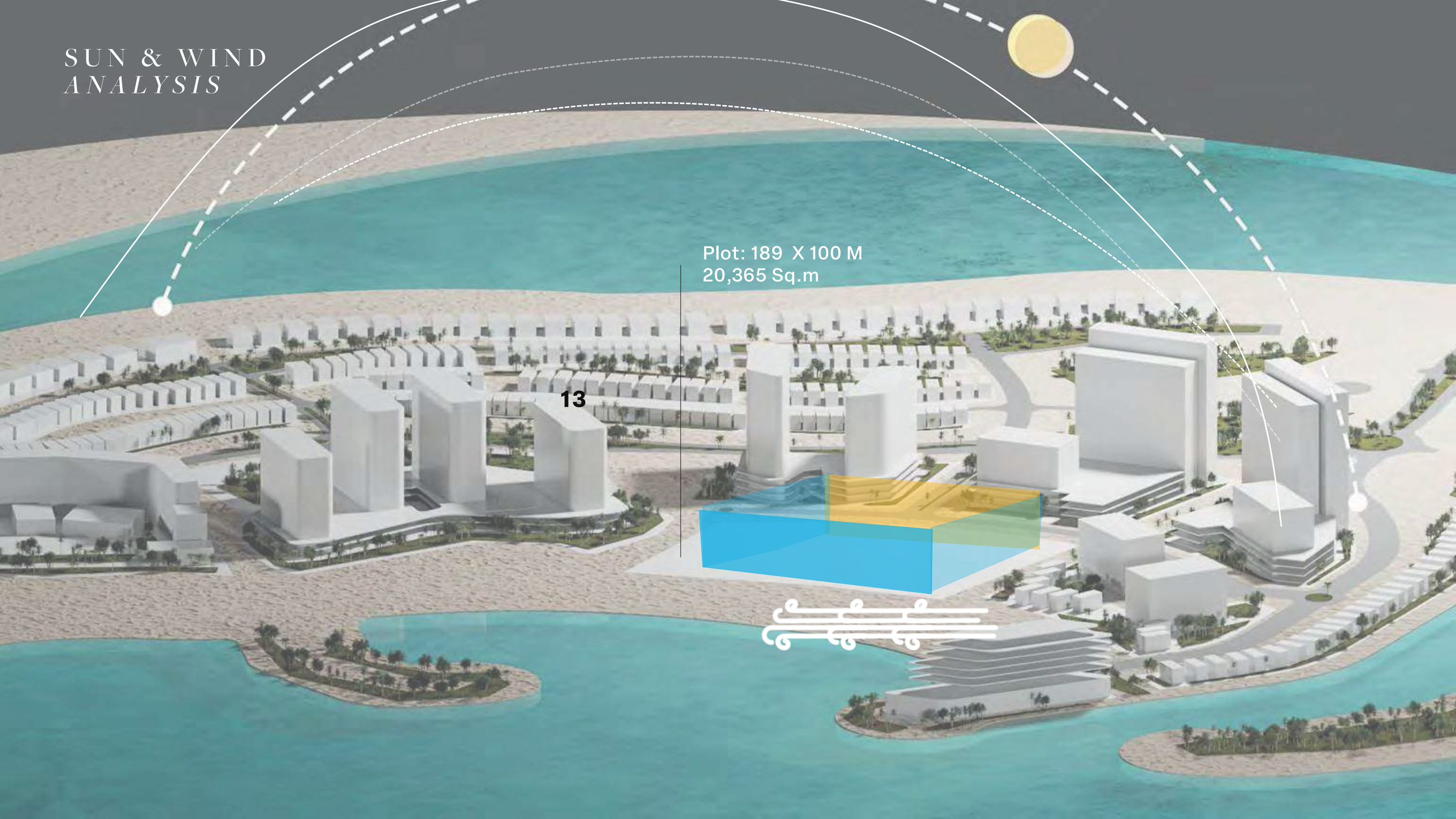
60 MINUTES
Jais Adventure Park

63 MINUTES
Dubai International Airport

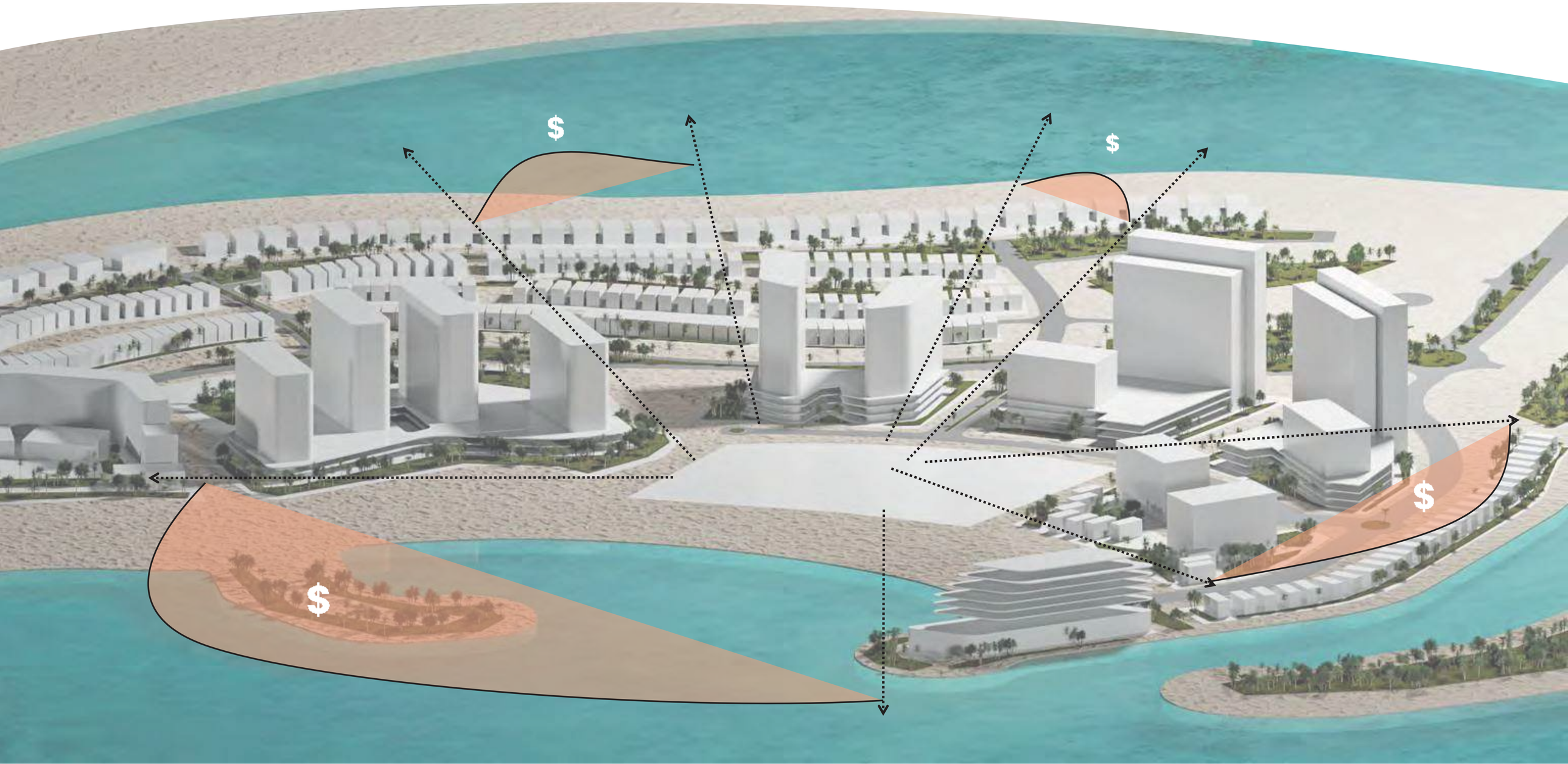


HAYAT ISLAND
AT A GLANCE

SUN & WIND *ANALYSIS*



THE PROPERTY OFFERS BEACHFRONT VIEWS AND SEA VIEWS
FROM THE BACK AND SIDES STARTING AT 9 METERS HEIGHT

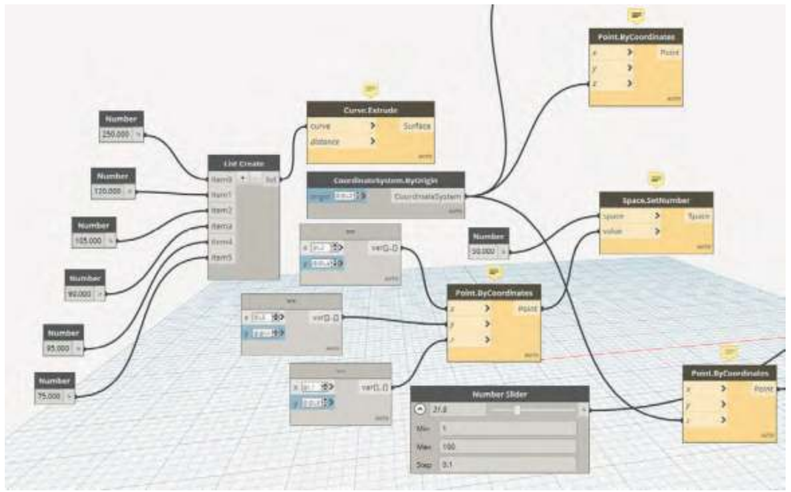


AI TO OPTIMIZE *VIEWS*

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.



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*

Everyday life feels like a five-star retreat

LOBBY *AREA*

A captivating and unforgettable introduction

POOL *DECK*

An infinity-edge pool that seamlessly blends with the horizon

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

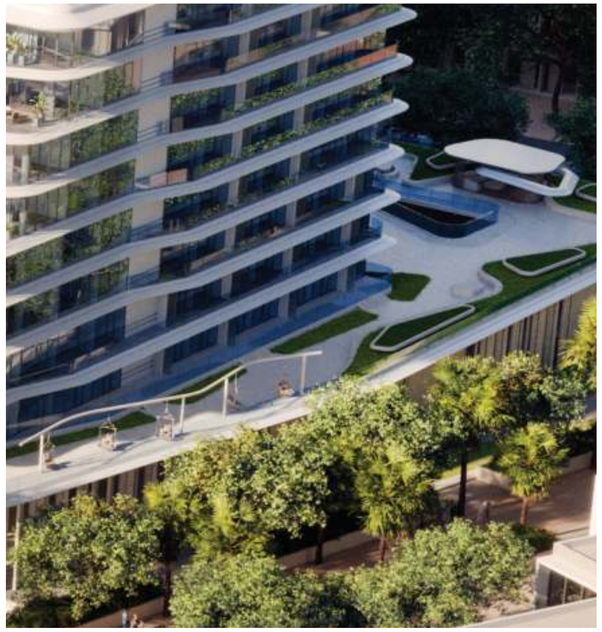
MEZZANINE FLOOR
AMENITIES PLAN

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

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

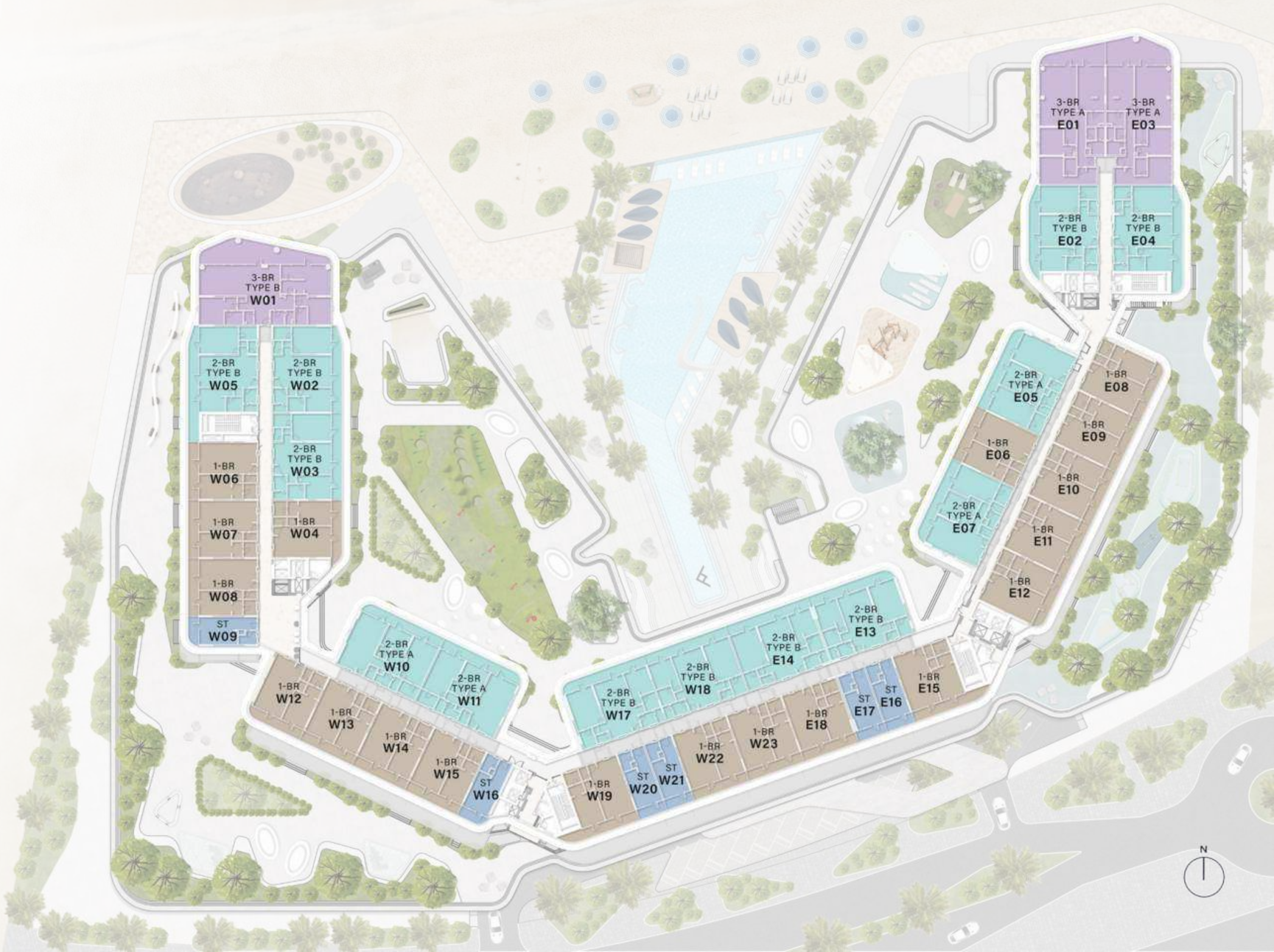
SECOND FLOOR
TYPICAL PLAN

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 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

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		5th Floor	
E413	W116	E213	W216
E415	W118	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	7th Floor	8th Floor
E607	E705	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
E501 W501	E601 W601	E701
E503 W504	E603 W604	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	7th Floor	8th Floor
E609 W612	E707 W711	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

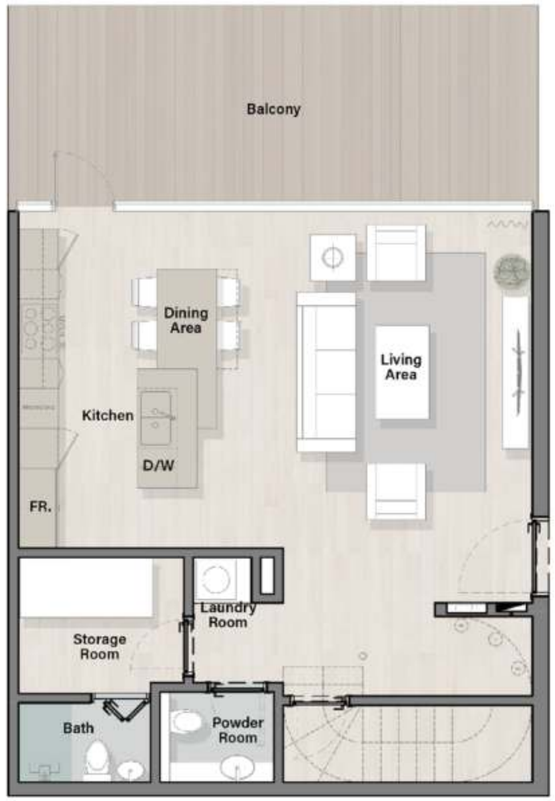
8th Floor
E801 W801

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

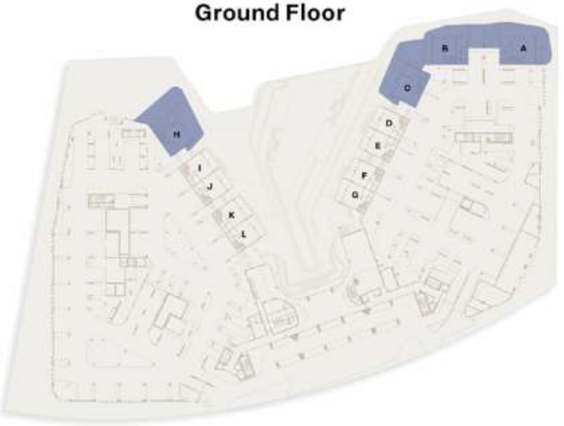
Internal Living Area	:	**1,497.04 Sq. Ft**
Outdoor Living Area	:	**214.85 Sq. Ft**
Total Living Area	:	**1,711.89 Sq. Ft**

3 BEDROOM
VILLA

UPPER LEVEL

LOWER LEVEL

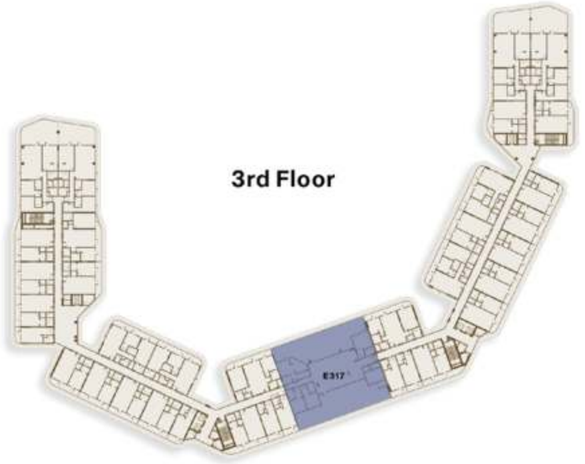
Ground Floor



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.