

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*

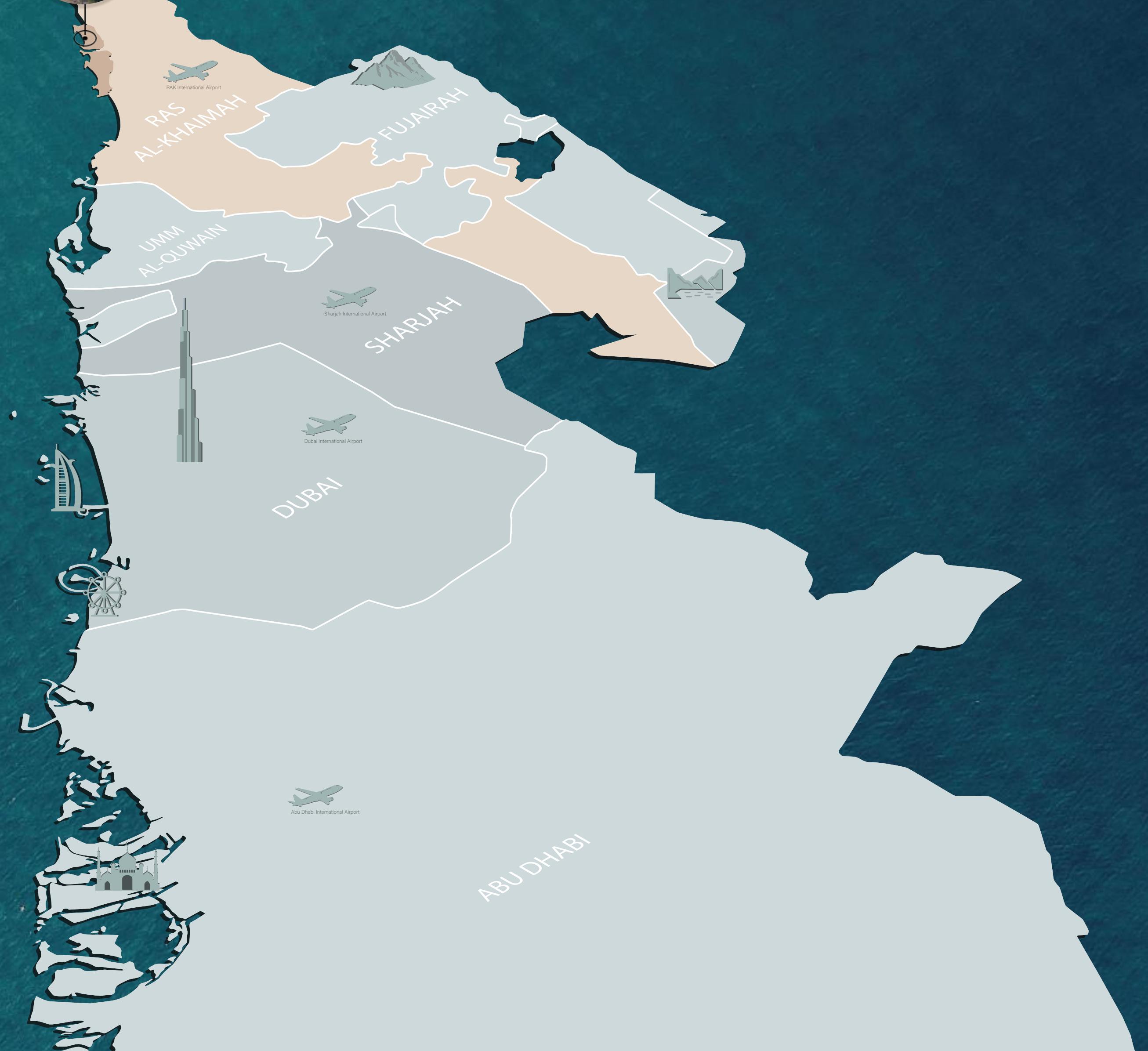
60 MINUTES

*Jais Adventure Park*

63 MINUTES

*Dubai International Airport*

PORTO PLAYA



HAYAT ISLAND  
AT A GLANCE



PORTO PLAYA



RAS  
ALKHAIMAH

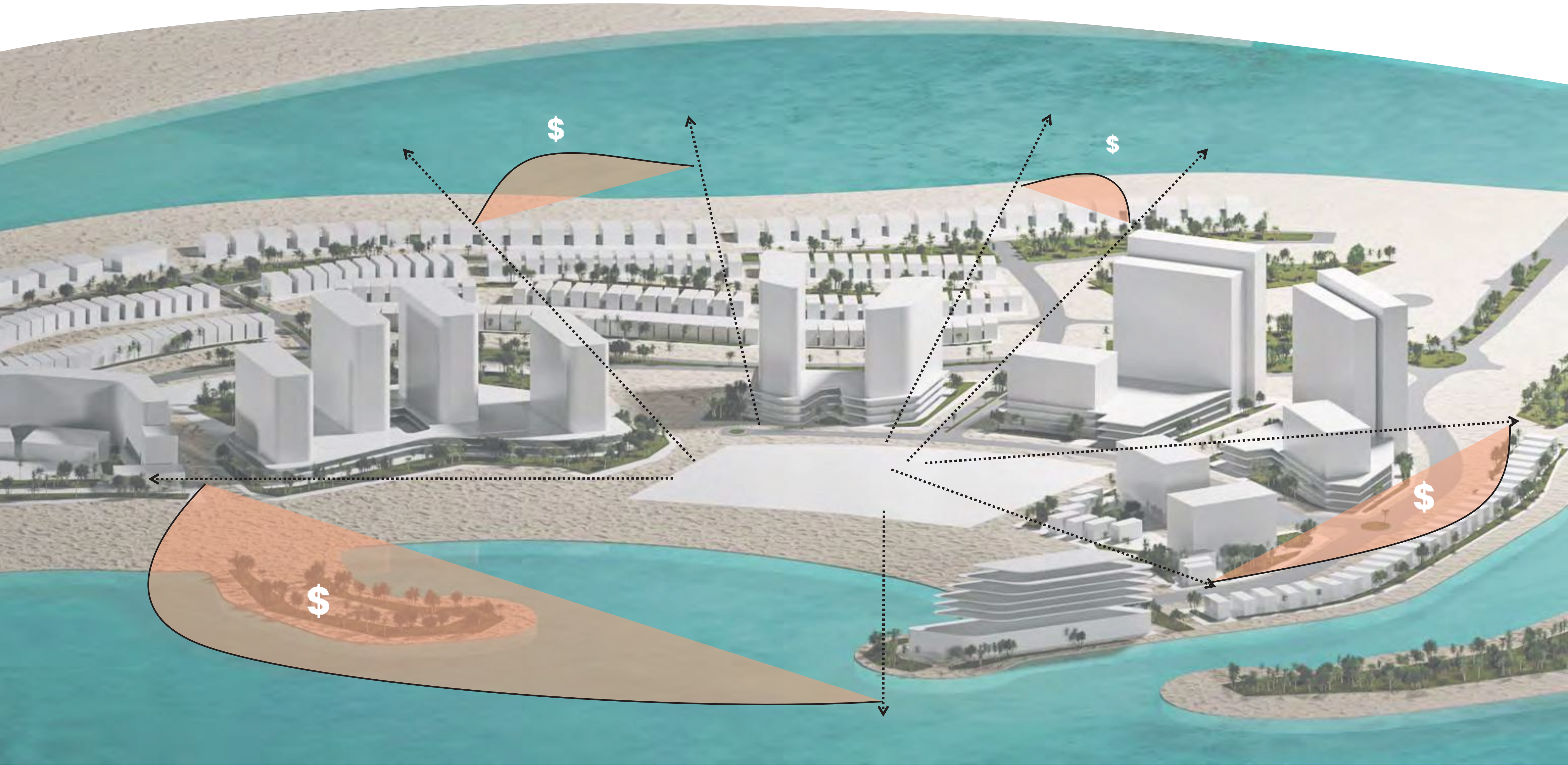
SUN & WIND  
ANALYSIS

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

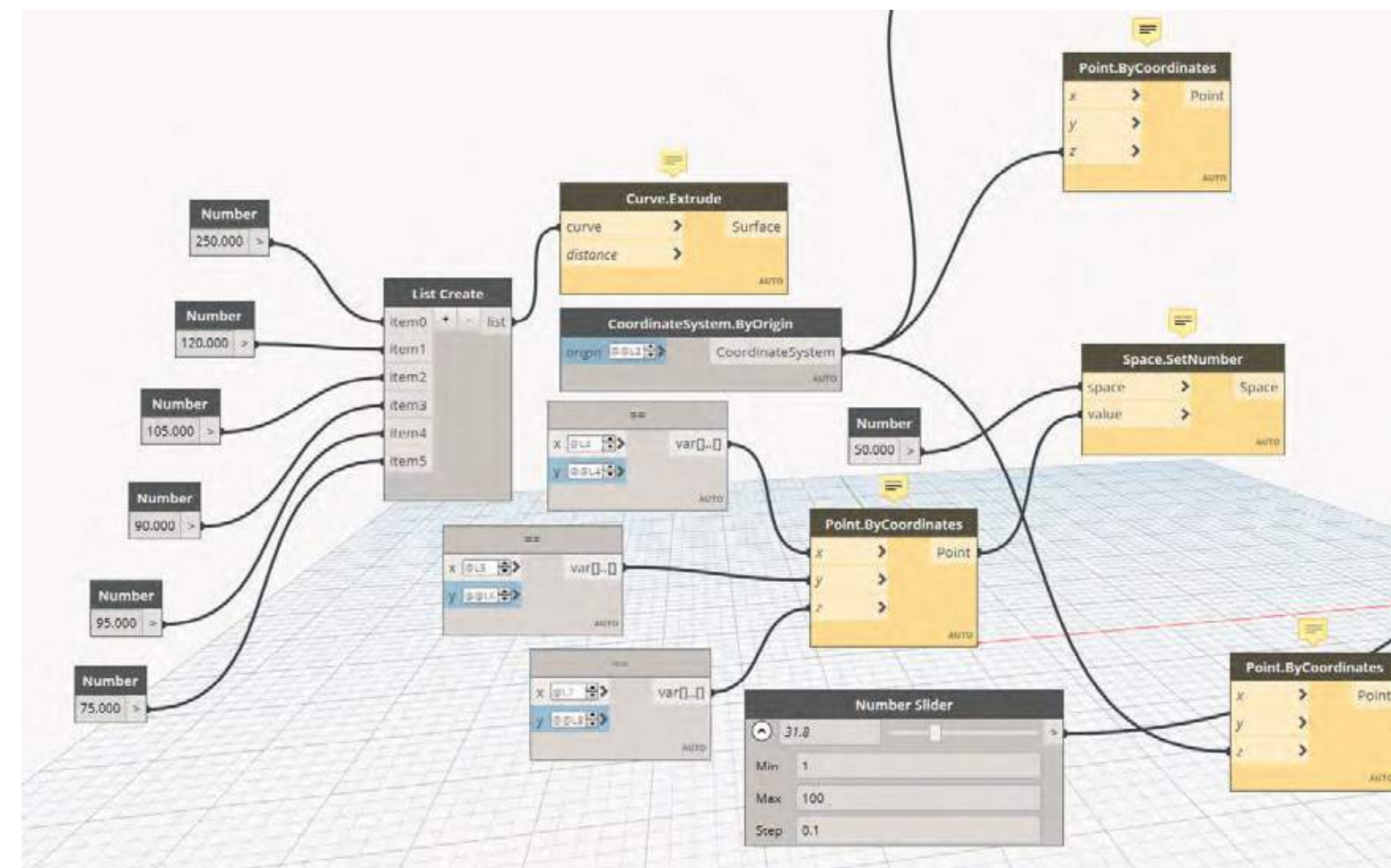


# AI TO OPTIMIZE VIEWS

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.





**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

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### 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

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### 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



PORTO PLAYA

LOBBY  
AREA

*A captivating and unforgettable introduction*



POOL  
DECK

*An infinity-edge pool that seamlessly blends with the horizon*



BEACH  
CLUB

*Enriching the lives of its residents*



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



# 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

