



# ELLINGTON VIEWS I

PROJECT BRIEF

A beach and golf course serenity in  
RAS AL KHAIMAH



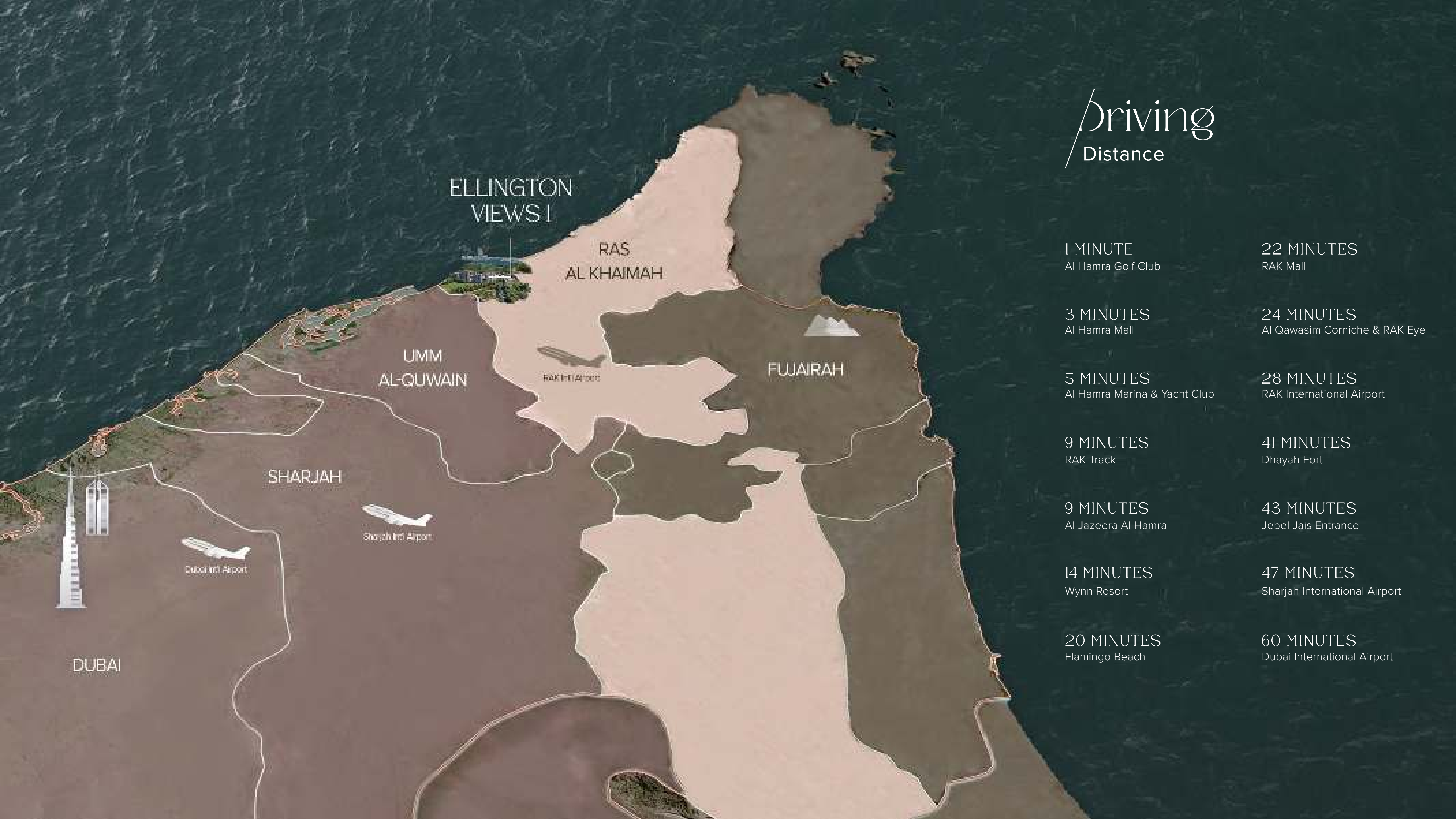


# FIND YOUR PERFECT VIEW

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<br>Al Hamra Golf Club            | 22 MINUTES<br>RAK Mall                      |
| 3 MINUTES<br>Al Hamra Mall                | 24 MINUTES<br>Al Qawasim Corniche & RAK Eye |
| 5 MINUTES<br>Al Hamra Marina & Yacht Club | 28 MINUTES<br>RAK International Airport     |
| 9 MINUTES<br>RAK Track                    | 41 MINUTES<br>Dhayah Fort                   |
| 9 MINUTES<br>Al Jazeera Al Hamra          | 43 MINUTES<br>Jebel Jais Entrance           |
| 14 MINUTES<br>Wynn Resort                 | 47 MINUTES<br>Sharjah International Airport |
| 20 MINUTES<br>Flamingo Beach              | 60 MINUTES<br>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  
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



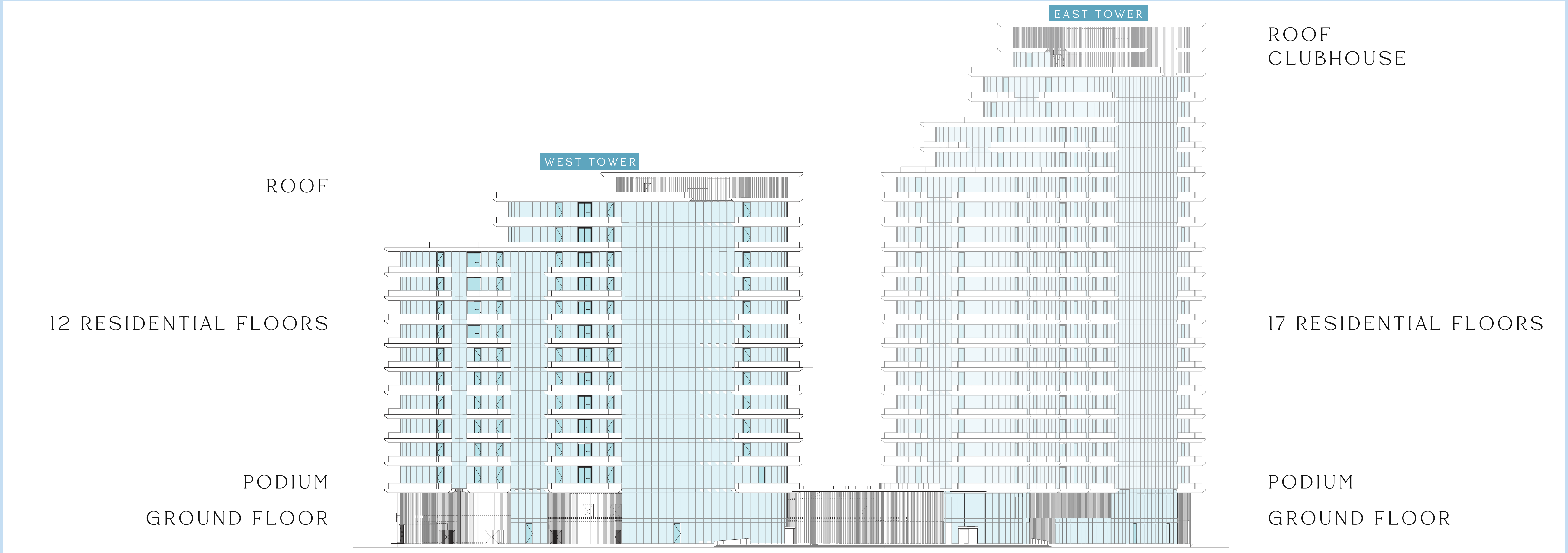


Al Hamra  
Canal View



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

ELEVATORS

4 passenger elevators  
2 service elevators

ANTICIPATED  
COMPLETION DATE

Q1 2027

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







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







Indoor  
Golf Simulator

TOTAL DISTANCE  
157 M  
OFFLINE  
3.9 M R  
DISTANCE TO PIN  
9.3 M  
PEAK HEIGHT  
19.6 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

# 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

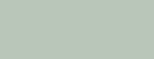
Typical Plan

-  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

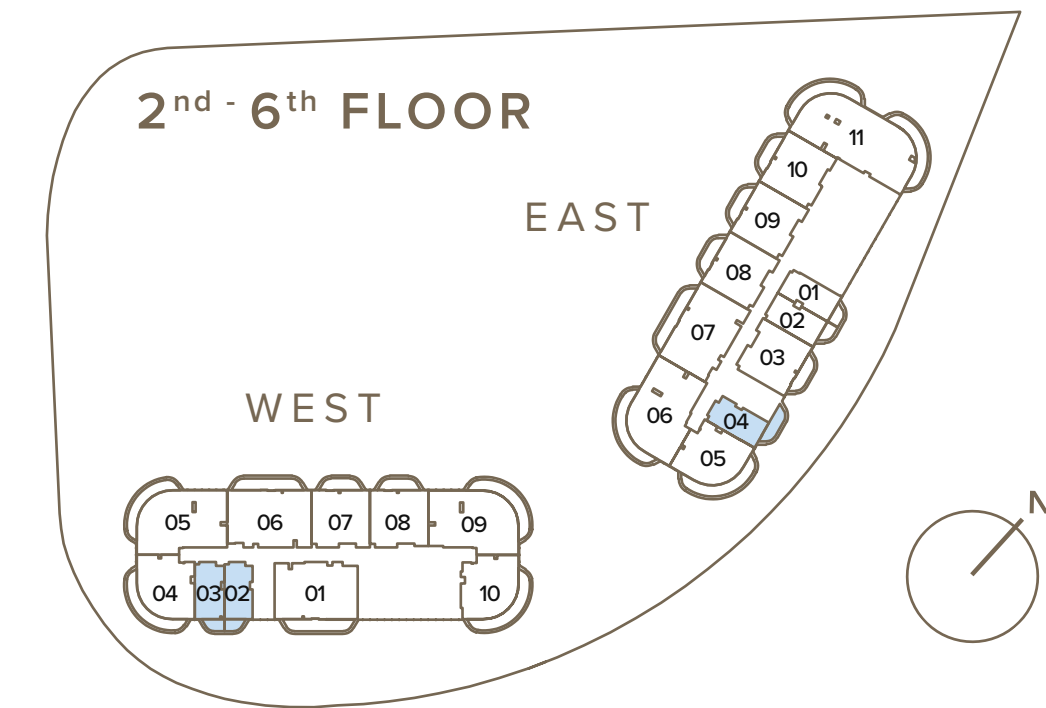


/Floor Plans



## STUDIO

TYPE 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

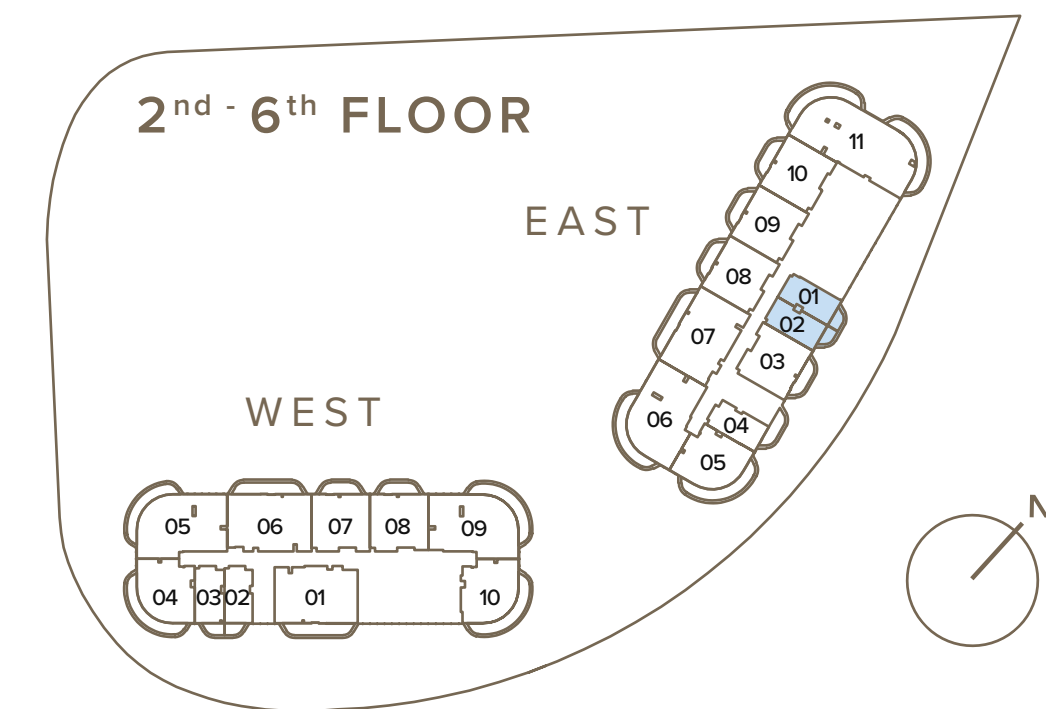
E1304

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



# STUDIO

## TYPE 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

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

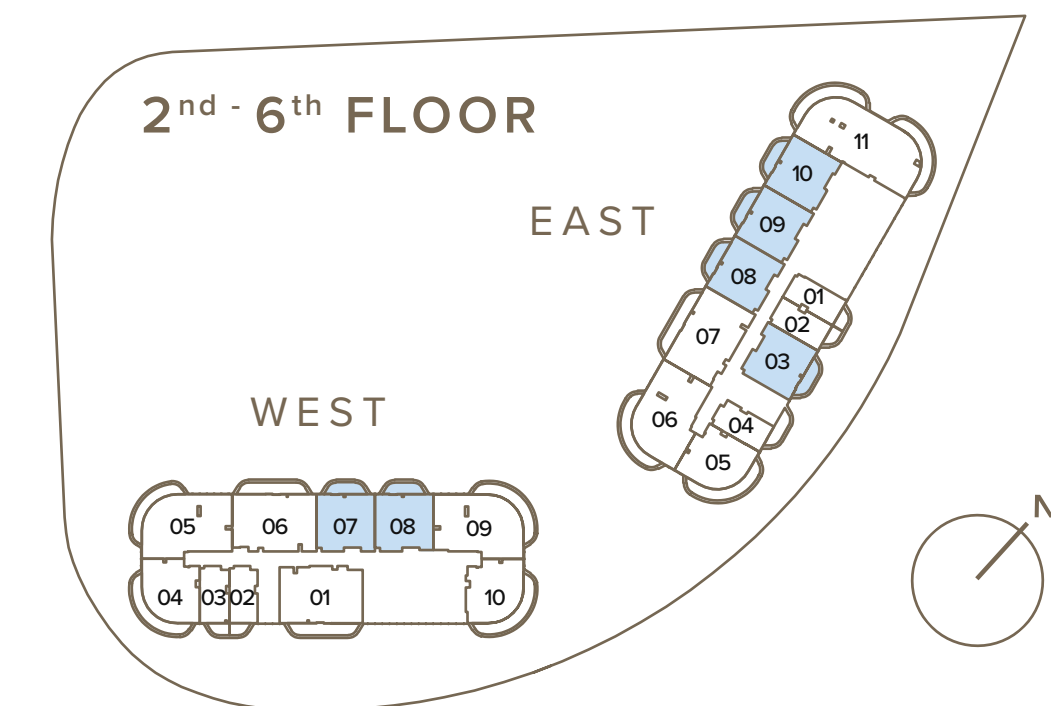








1 B E D R O O M  
T Y P E 3



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

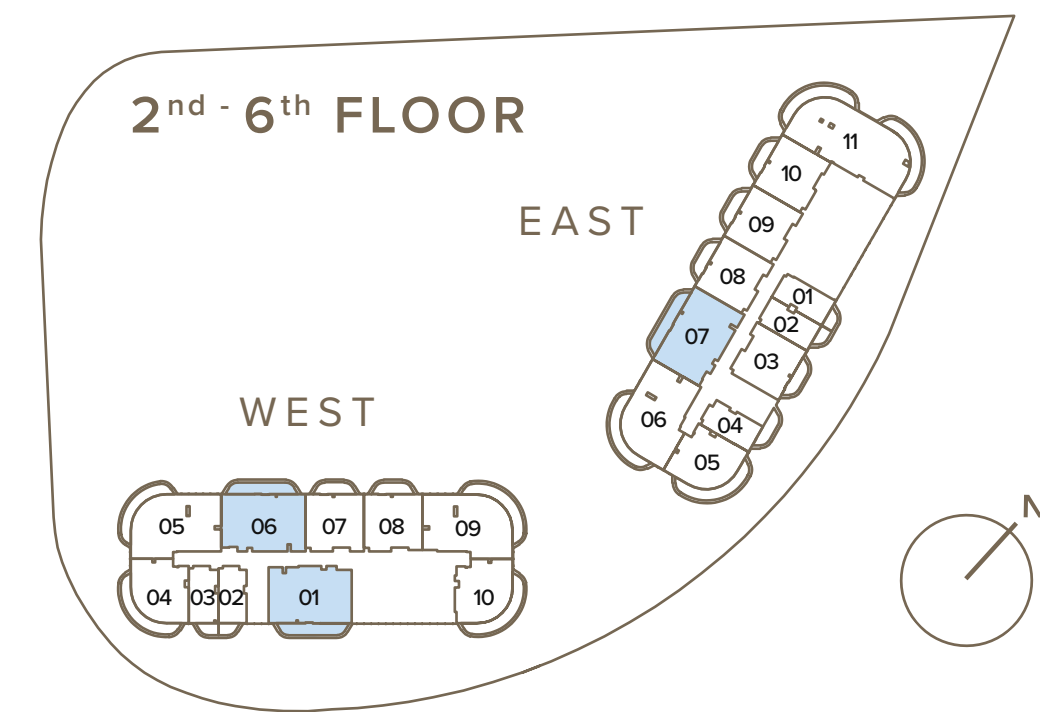
E1602  
E1603

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

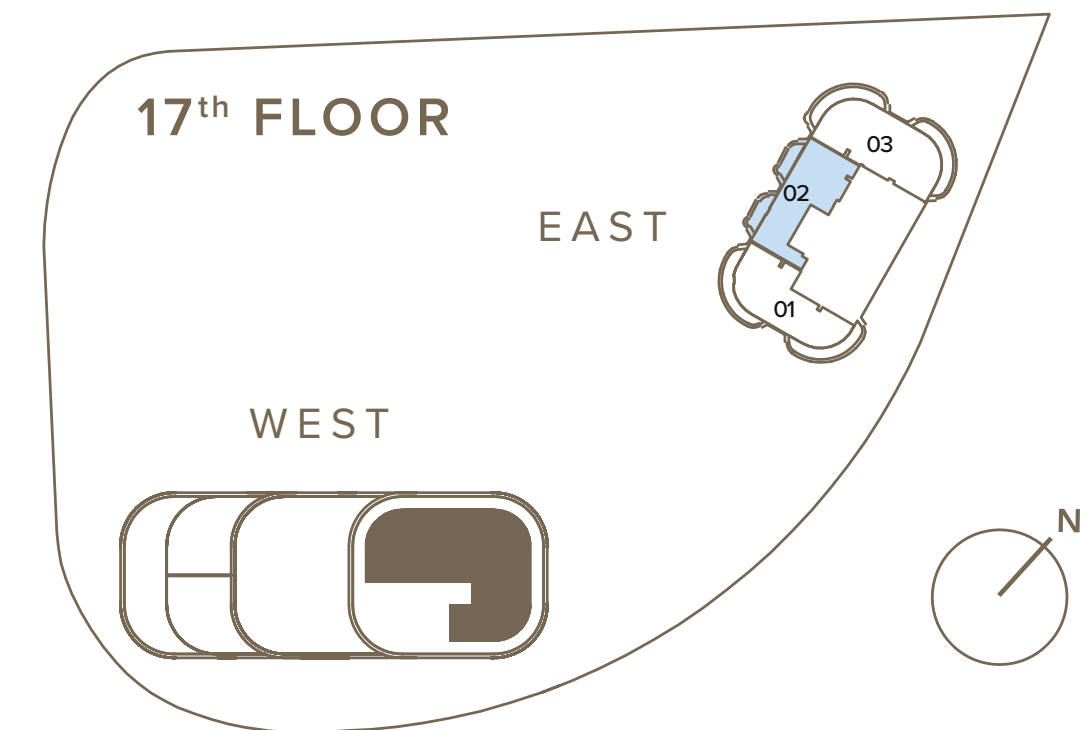
### 13<sup>th</sup> FLOOR

E1307

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



2 BEDROOM  
TYPE 3

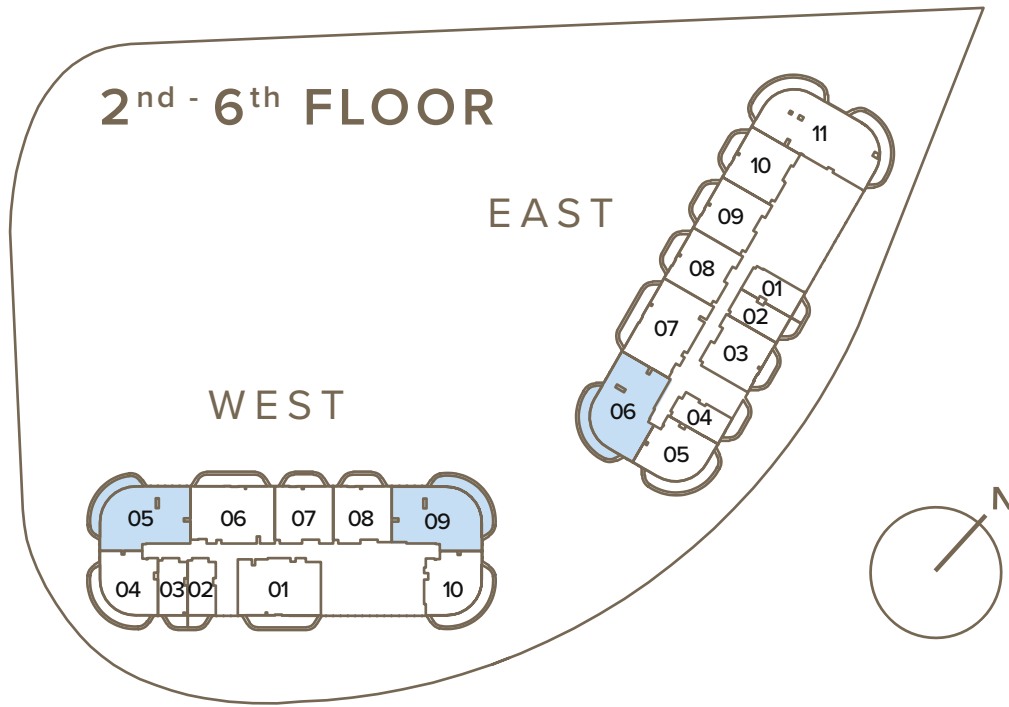


Internal Living Area : 1394.79 Sq. Ft  
Outdoor Living Area : 219.48 Sq. Ft  
Total Living Area : 1614.26 Sq. Ft





2 BEDROOM + M  
TYPE 1



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

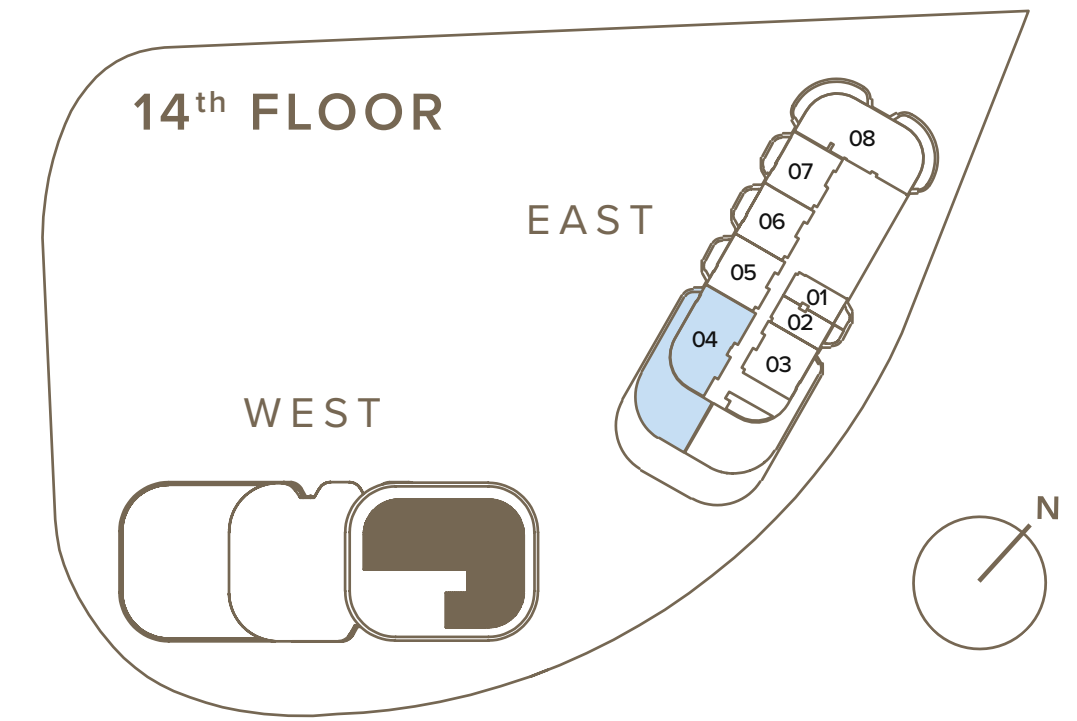
W1205 E1206

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

EAST

WEST

14<sup>th</sup> FLOOR

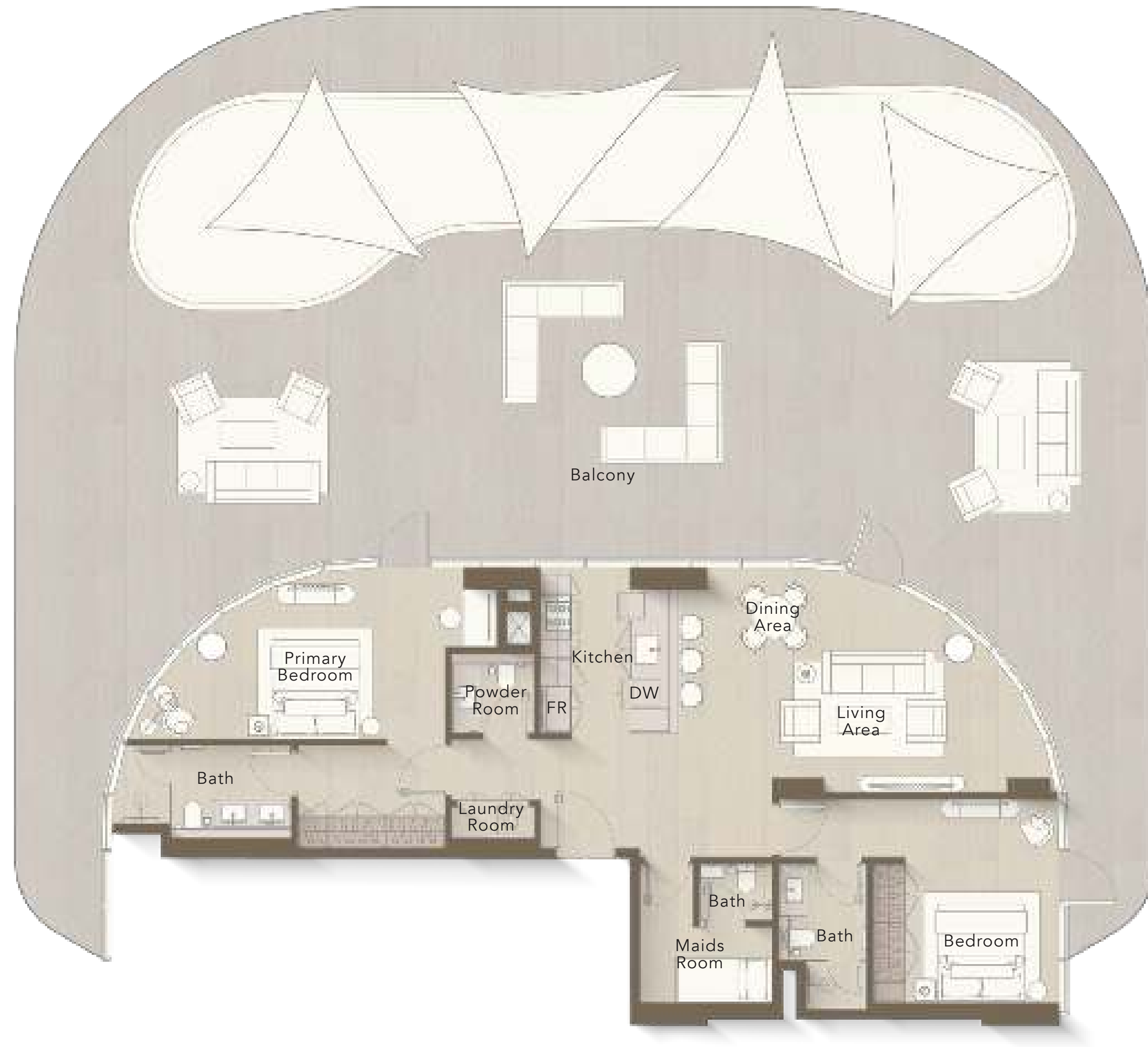
E1404

15<sup>th</sup> FLOOR

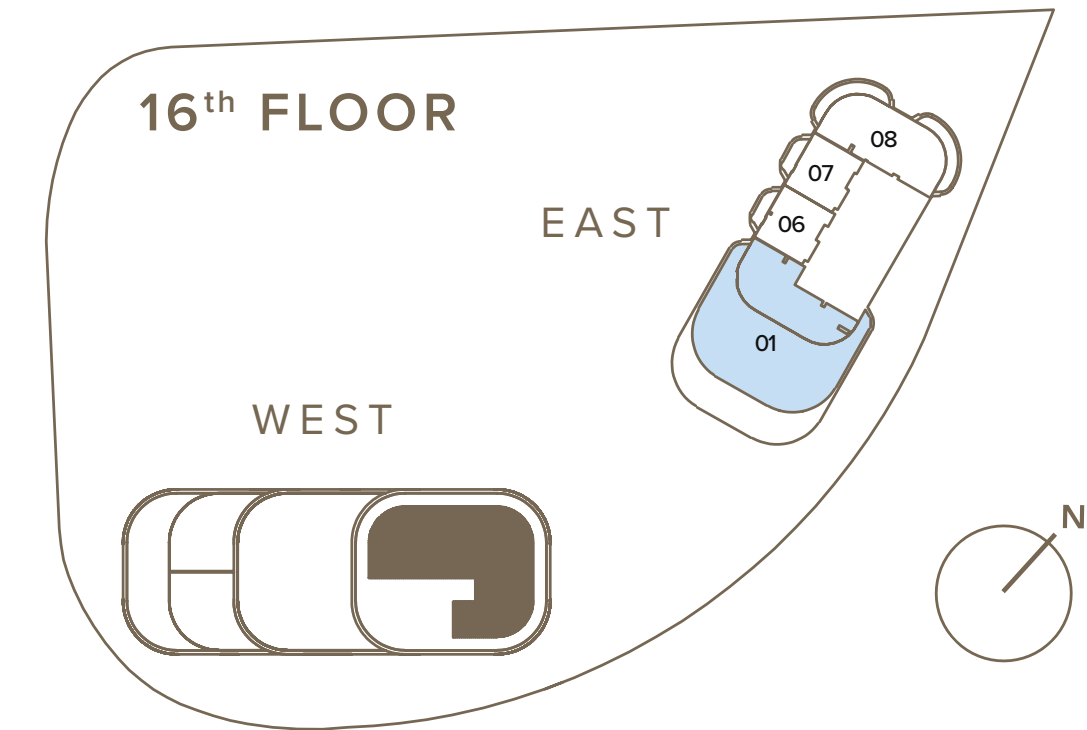
E1503

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

2 BEDROOM + M  
TYPE 2



2 BEDROOM + M  
TYPE 4



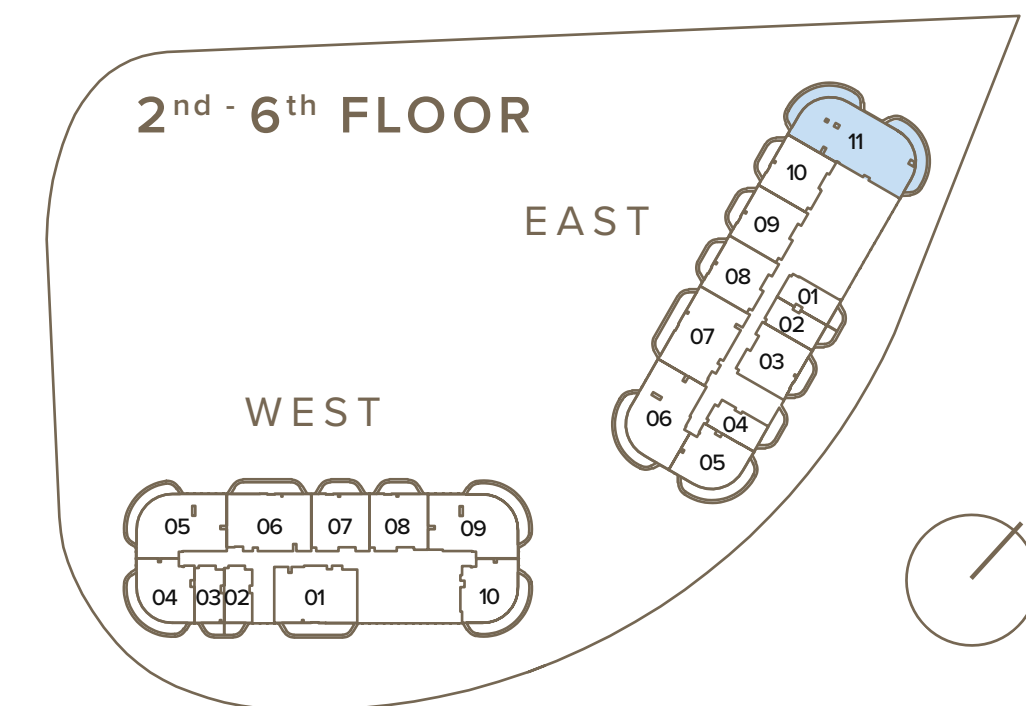
16<sup>th</sup> FLOOR  
E1601

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



1<sup>st</sup> FLOOR  
E111

2<sup>nd</sup> - 6<sup>th</sup> FLOOR  
E211

7<sup>th</sup> - 10<sup>th</sup> FLOOR  
E711

11<sup>th</sup> FLOOR  
E1111

12<sup>th</sup> FLOOR  
E1211

13<sup>th</sup> FLOOR  
E1311

14<sup>th</sup> FLOOR  
E1408

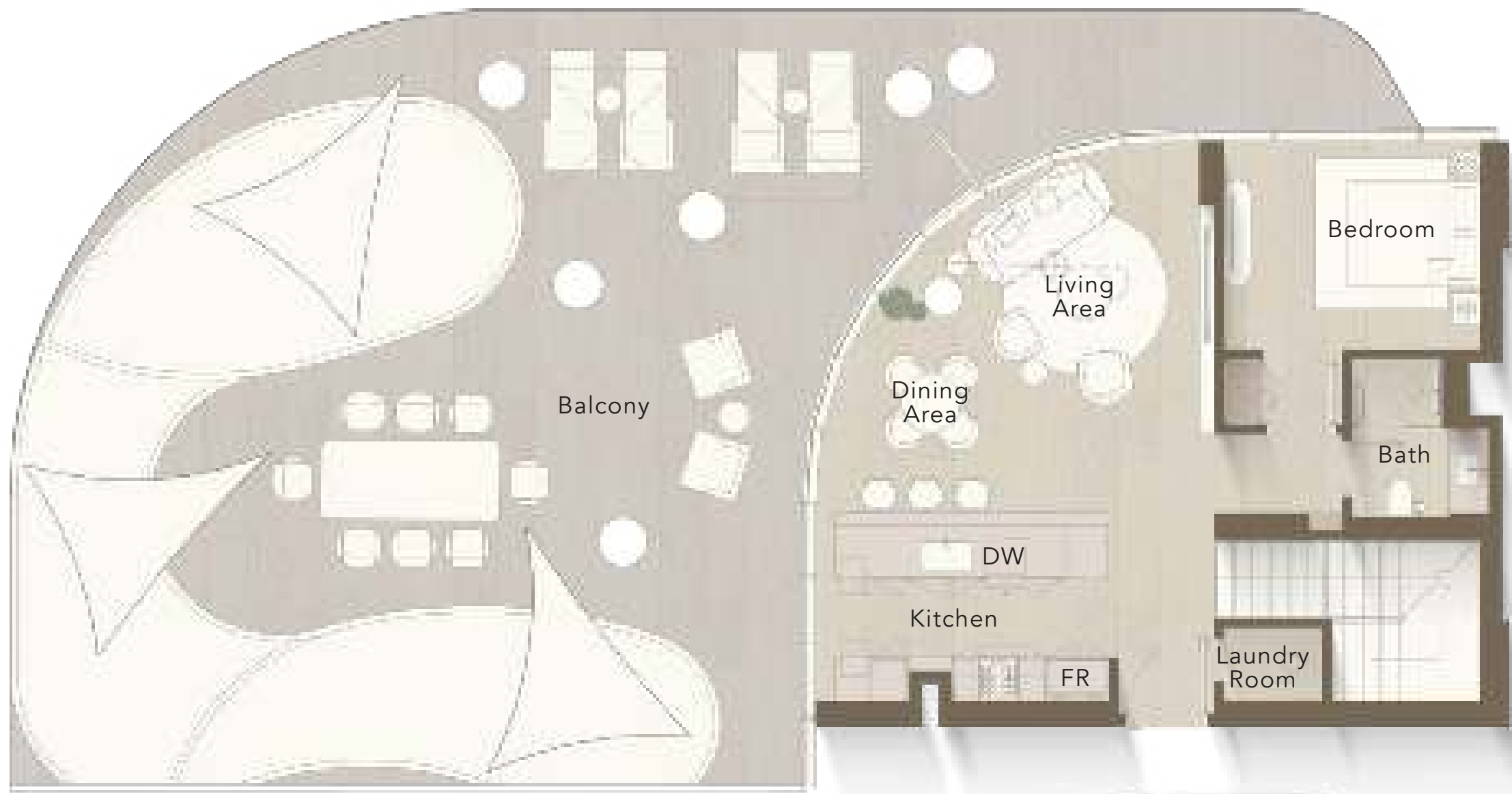
15<sup>th</sup> FLOOR  
E1507

16<sup>th</sup> FLOOR  
E1604

17<sup>th</sup> FLOOR  
E1703

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



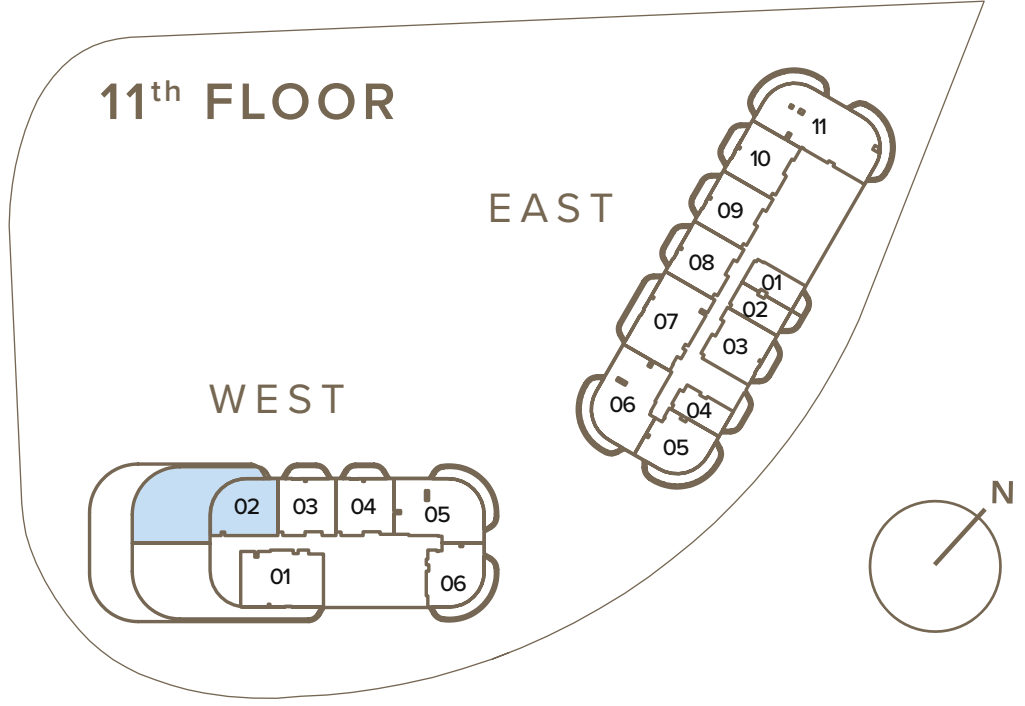


LOWER LEVEL



UPPER LEVEL

PENTHOUSE  
DUPLEX

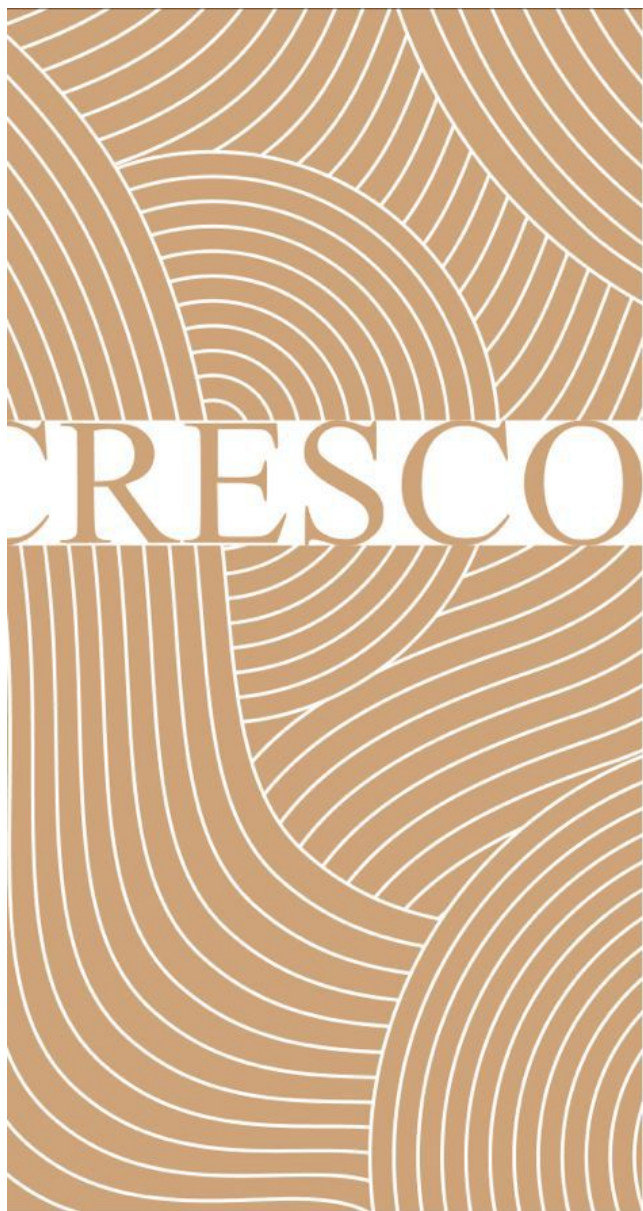


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|                      |   |                       |
|----------------------|---|-----------------------|
| Internal Living Area | : | <b>1815.66 Sq. Ft</b> |
| Outdoor Living Area  | : | <b>1949.02 Sq. Ft</b> |
| Total Living Area    | : | <b>3764.68 Sq. Ft</b> |







# CRESCO

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