



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

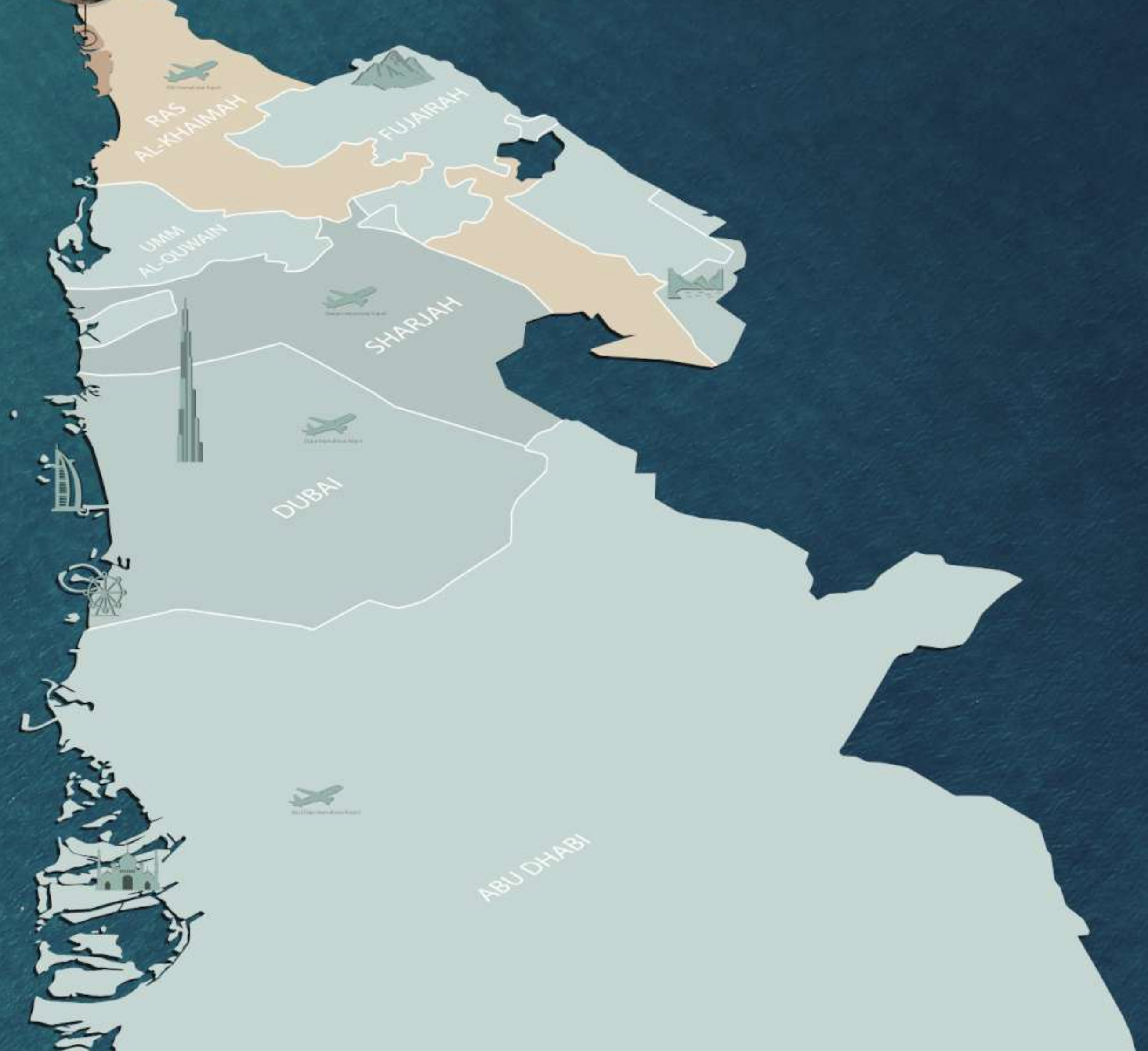
60 MINUTES

Jais Adventure Park

63 MINUTES

Dubai International Airport

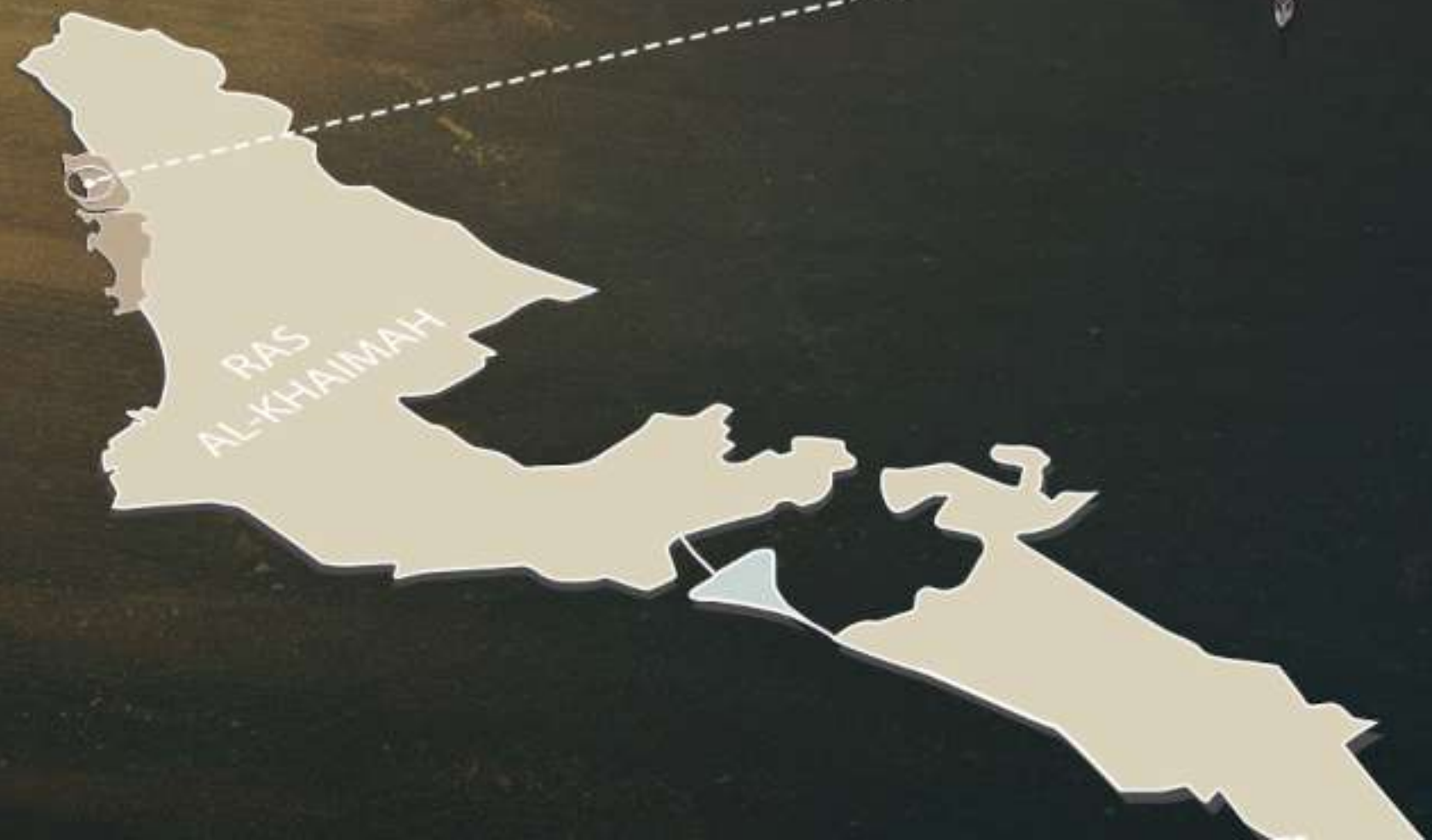
PORTO PLAYA



HAYAT ISLAND
AT A GLANCE



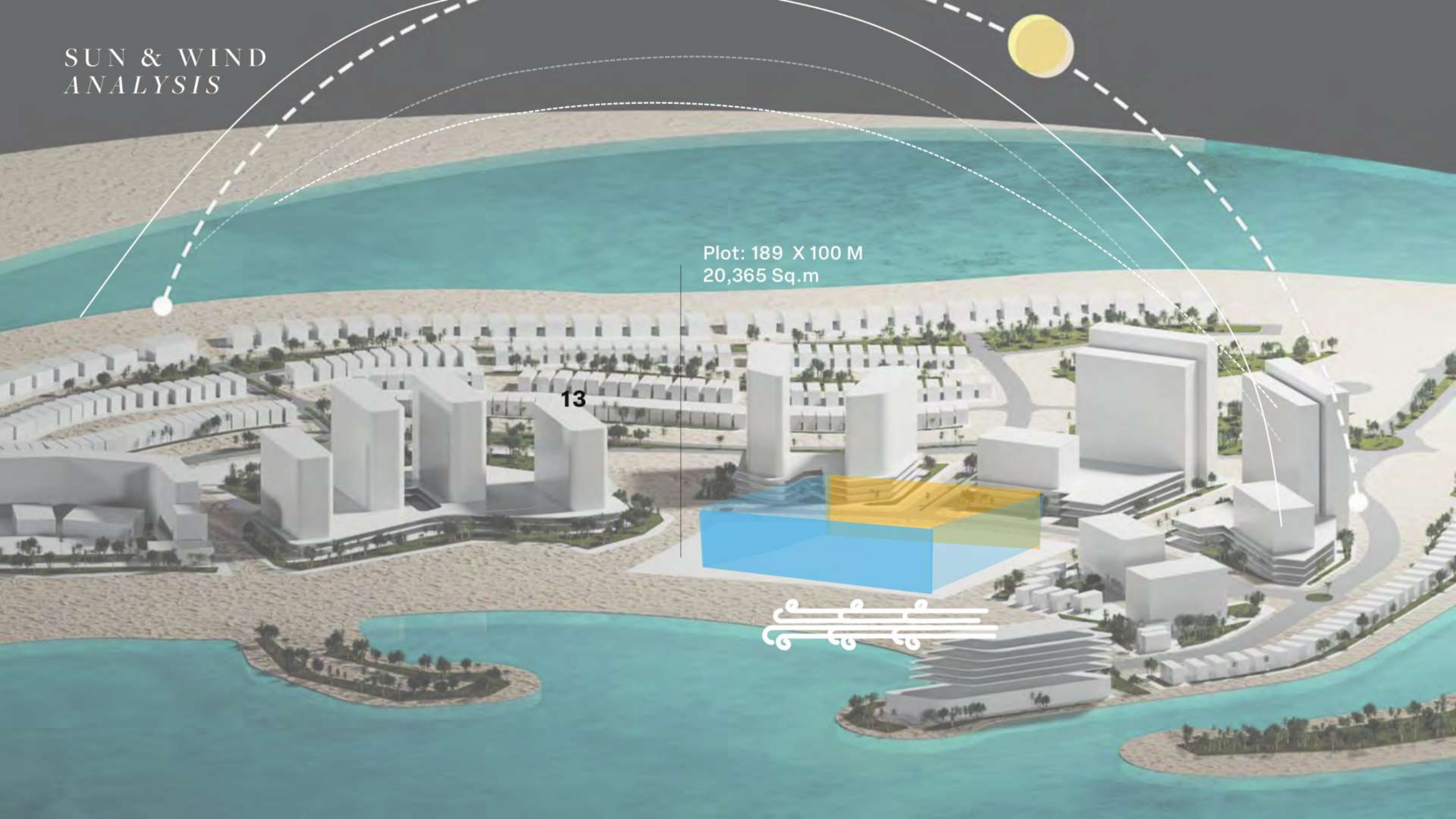
PORTO PLAYA



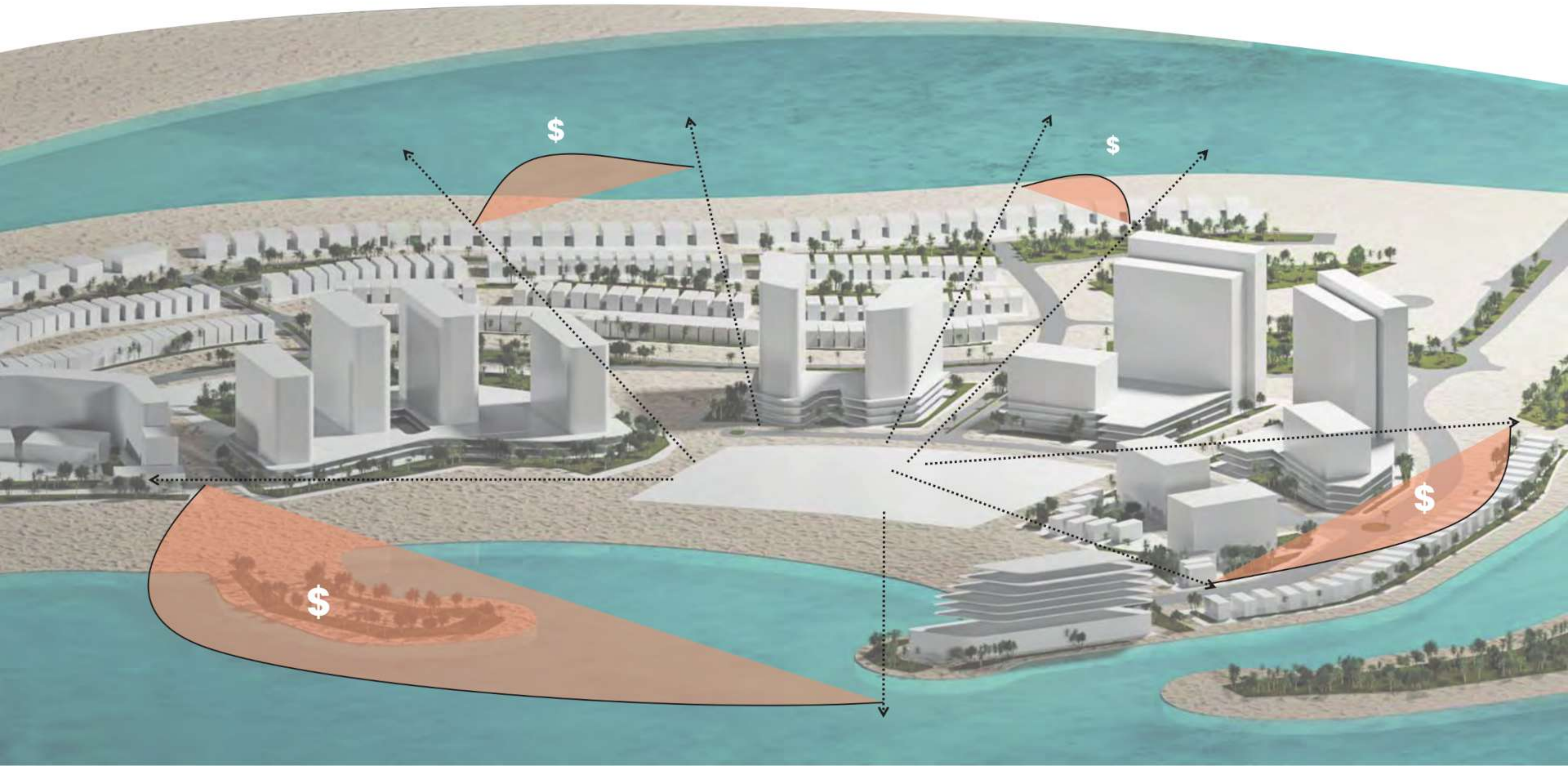
SUN & WIND ANALYSIS

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

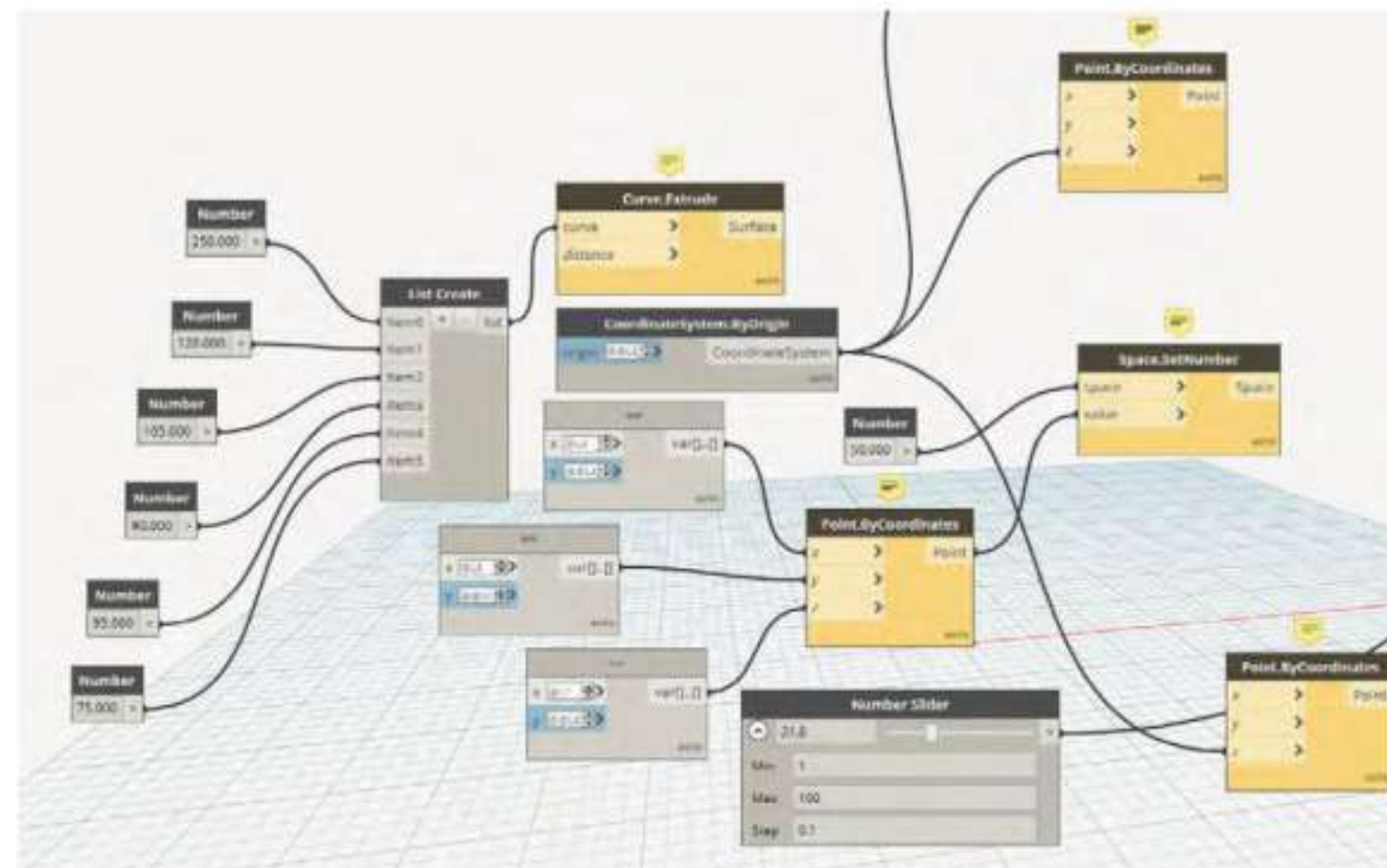


AI TO OPTIMIZE VIEWS

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.





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

The image shows a bright, modern fitness studio. On the left, there's a wooden slatted wall and a piece of gym equipment. In the center, a dark floor has white lane markings for a sprint track, with numbers 4, 5, 6, 7, and 8 visible. To the right, a row of treadmills is positioned next to a large glass wall. Through the glass, an outdoor pool, palm trees, and a beach are visible. The ceiling has curved white panels with recessed lighting.

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

BBQ DECK

HAMMOCKS

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

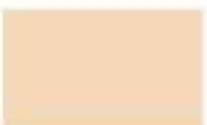


SECOND FLOOR TYPICAL PLAN

- 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		2nd Floor		3rd Floor	
E116	W109	E216	W209	E315	W308
E117	W116	E217	W216	E316	W315
	W120	E221	W220		W318
	W121				W319

4th Floor		5th Floor		6th Floor	
E414	W408	E514	W508		W608
	W415		W515		W617
	W417		W517		

7th Floor		8th Floor	
	W707		W807
	W716		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	2nd Floor	3rd Floor
E106 W104 W119	E206 W204 W219	E302 W303
E108 W106 W122	E208 W206 W222	E304 W305
E109 W107 W123	E209 W207 W223	E306 W306
E110 W108	E210 W208	E308 W307
E111 W112	E211 W212	E309 W311
E112 W113	E212 W213	E310 W312
E115 W114	E215 W214	E311 W313
E118 W115	E218 W215	E312 W314
		E314 W317
4th Floor	5th Floor	6th Floor
E402 W403	E502 W503	E602 W603
E404 W405	E504 W505	E604 W605
E406 W406	E506 W506	E606 W606
E408 W407	E508 W507	E608 W607
E409 W411	E509 W511	E610 W611
E410 W412	E510 W512	E611 W613
E411 W413	E511 W513	E612 W614
E412 W414	E512 W514	E613 W615
		E614 W616
7th Floor	8th Floor	
E704 W703	E803 W803	
E706 W704	E804 W804	
E708 W705	E805 W805	
E709 W706	E806 W806	
E710 W710	E810 W810	
E711 W712	E812 W812	
E712 W713	E813 W813	
W714	E814 W814	
W715	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

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 BEDROOM TYPE B



1st Floor	2nd Floor	3rd Floor
E102 W102	E202 W202	E313 W302
E104 W103	E204 W203	W316
E113 W105	E213 W205	
E114 W117	E214 W217	
W118	W218	

4th Floor	5th Floor	6th Floor
W402	W502	W602
		W610

7th Floor	8th Floor
W702	W802
W709	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

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	2nd Floor	3rd Floor
E101	E201	E301 W301
E103	E203	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**

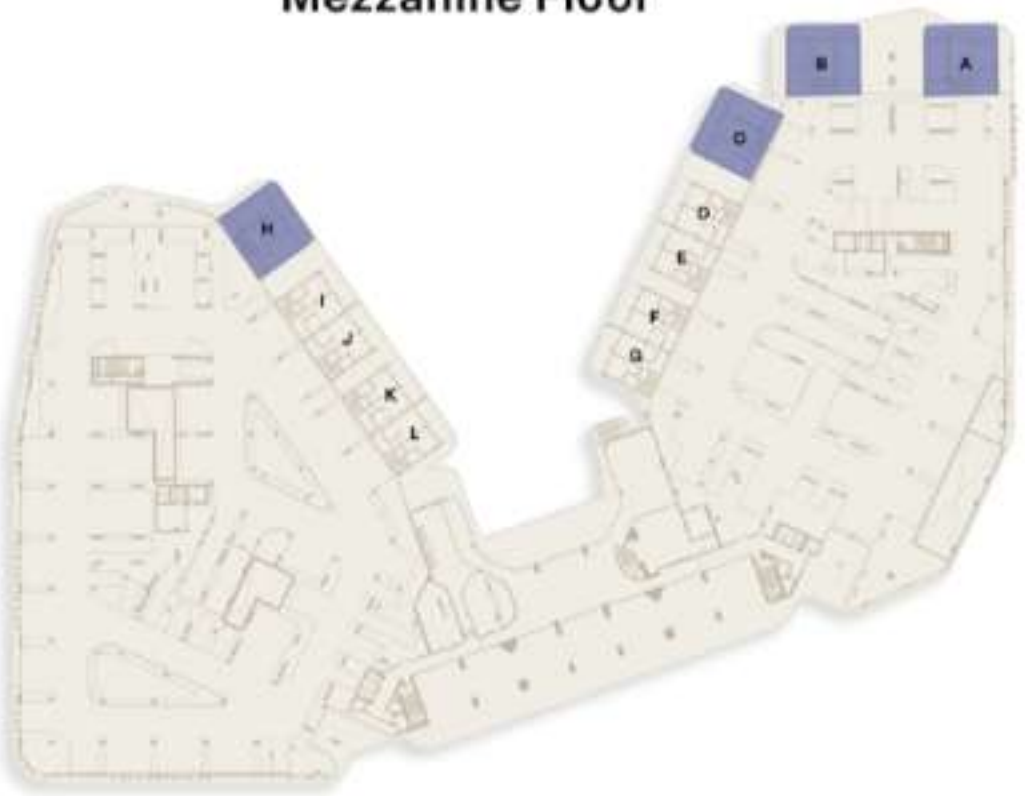
3 BEDROOM
VILLA



Ground Floor

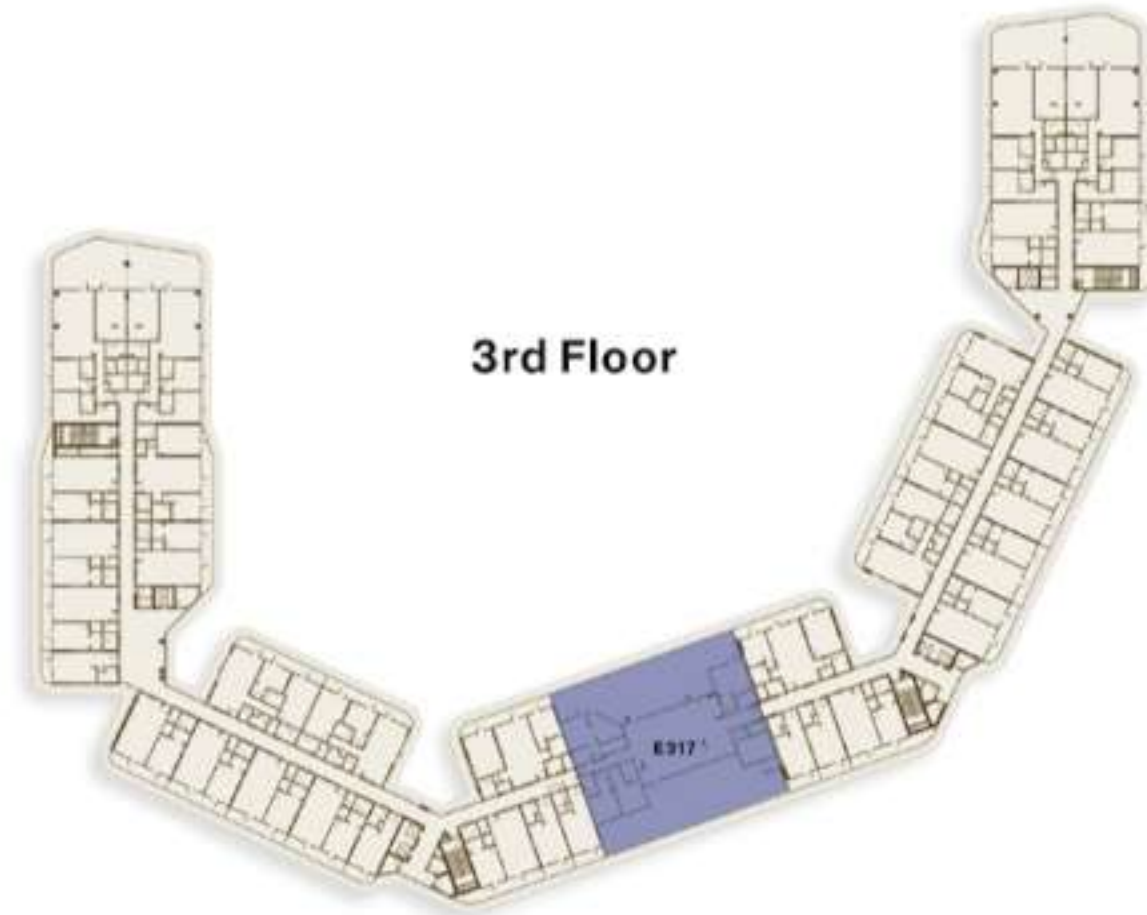


Mezzanine Floor



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**