ELLINGTON
PROPERTIES

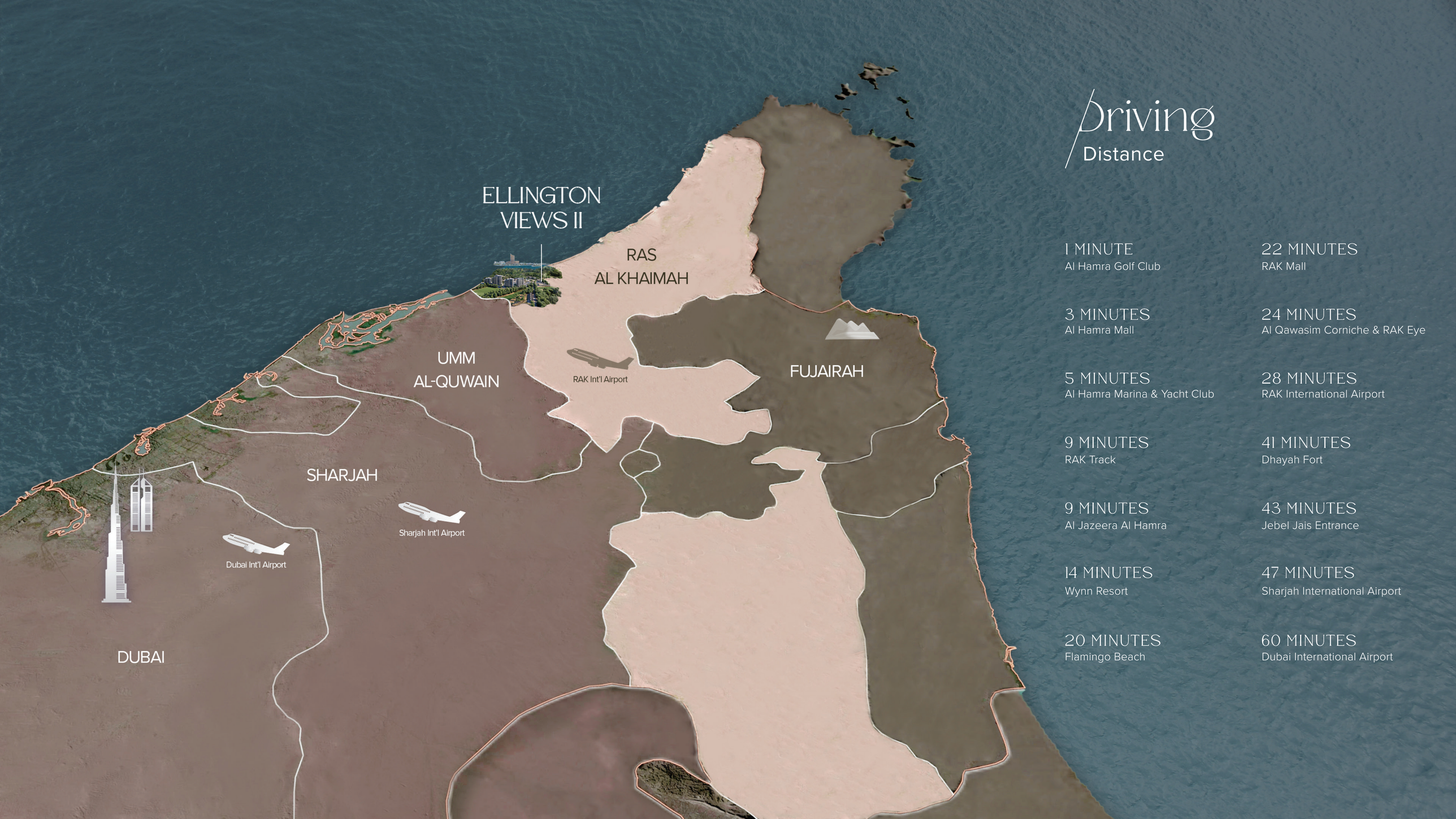


ELLINGTON

VIEWS II

PROJECT BRIEF


WELCOME TO
ELLINGTON
VIEWS II



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



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.





OWNERSHIP

Freehold

ANTICIPATED SERVICE CHARGE

AED 14 per sq. ft.

PARKING SPACE

Studio, 1 and 2-bed: 1 parking space
3-bed: 2 parking spaces

ELEVATORS

4 passenger elevators
2 service elevators



SIZE RANGE PER UNIT TYPE

EAST TOWER

STUDIO
From 465 sq. ft to 523 sq. ft

1 BEDROOM
From 933 sq. ft to 2,425 sq. ft

2 BEDROOM
From 1,402 sq. ft to 2,718 sq. ft

3 BEDROOM
From 2,271 sq. ft to 3,392 sq. ft

WEST TOWER

STUDIO
From 455 sq. ft

1 BEDROOM
From 1,108 sq. ft to 1,121 sq. ft

2 BEDROOM
From 1,401 sq. ft to 2,656 sq. ft

NUMBER OF UNITS PER TYPE

EAST TOWER

STUDIO = 41 units

1 BEDROOM = 76 units

2 BEDROOM = 37 units

3 BEDROOM = 18 units

WEST TOWER

STUDIO = 8 units

1 BEDROOM = 17 units

2 BEDROOM = 40 units

GROUND FLOOR

Amenities



This space exudes a sense of grand arrival reminiscent of a high-end hotel

Drop-off Area

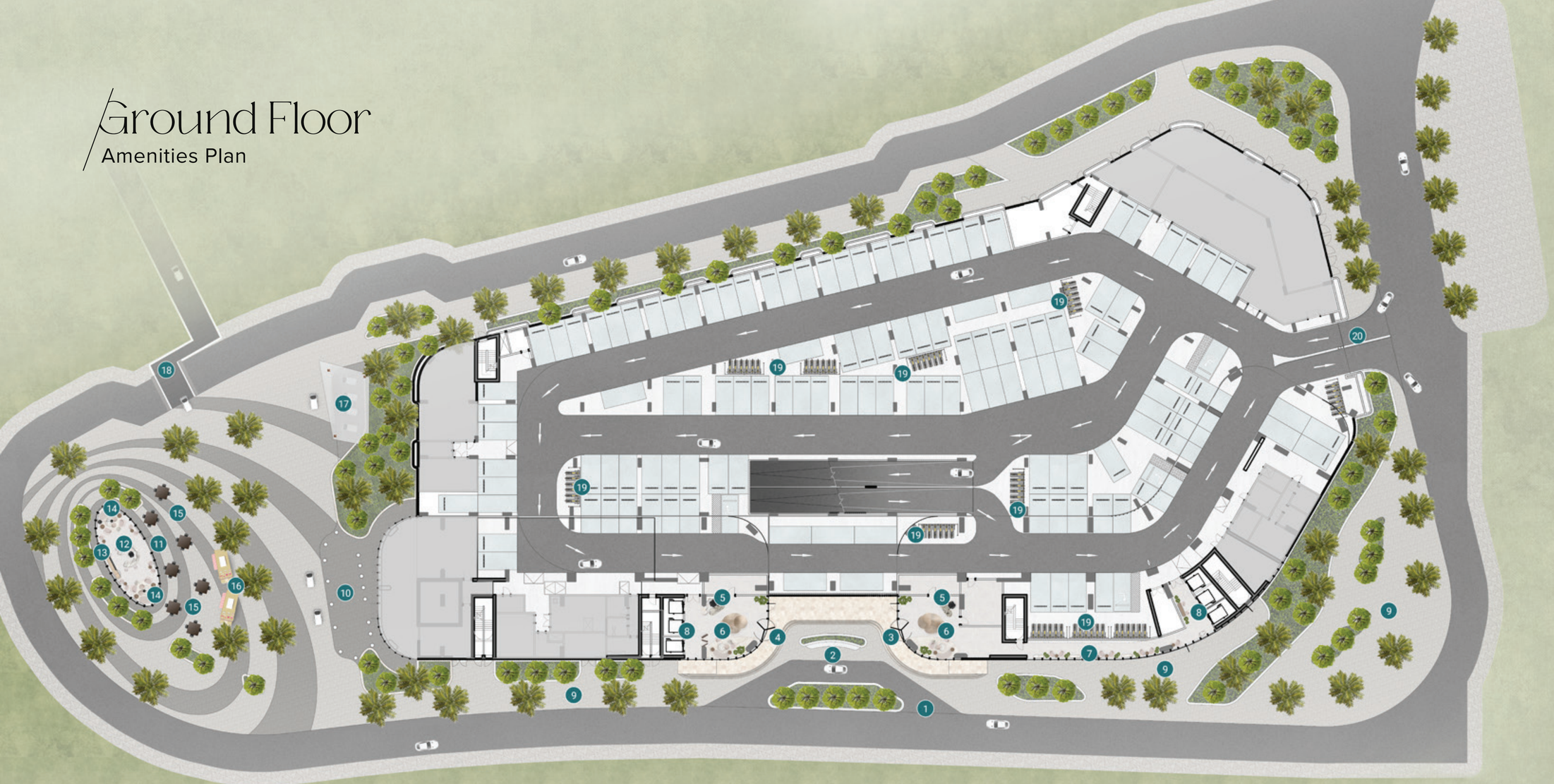


A captivating blend of modern
elegance and nature-inspired design

Lobby 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. PEDESTRIAN WALKWAY
10. RESIDENTS ACCESS TO PAVILION
11. PAVILION ENTRANCE
12. PAVILION RECEPTION
13. REFRESHMENT BAR
14. LOUNGE AREAS
15. OUTDOOR SEATING
16. CARAVAN STATION
17. GOLF CART PARKING
18. BEACH ACCESS
19. BICYCLE PARKING
20. RESIDENTS PARKING

N

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

Beach Pavilion






Beach
Access

FIRST FLOOR

Amenities

Beach Club

Pool





Mini-
Golf

First Floor
Amenities Plan



1. INFINITY BEACH POOL
2. SAND BEACH
3. POOL SUN LOUNGERS
4. CABANAS
5. KIDS SPLASH PAD
6. MULTI-PURPOSE SPACE
7. MINI-GOLF
8. OUTDOOR FIRE PIT
9. BARBEQUE AREA
10. FITNESS STUDIO
11. YOGA AREA
12. FEMALE CHANGE ROOM
13. MALE CHANGE ROOM
14. LIFT LOBBY

N

8TH FLOOR

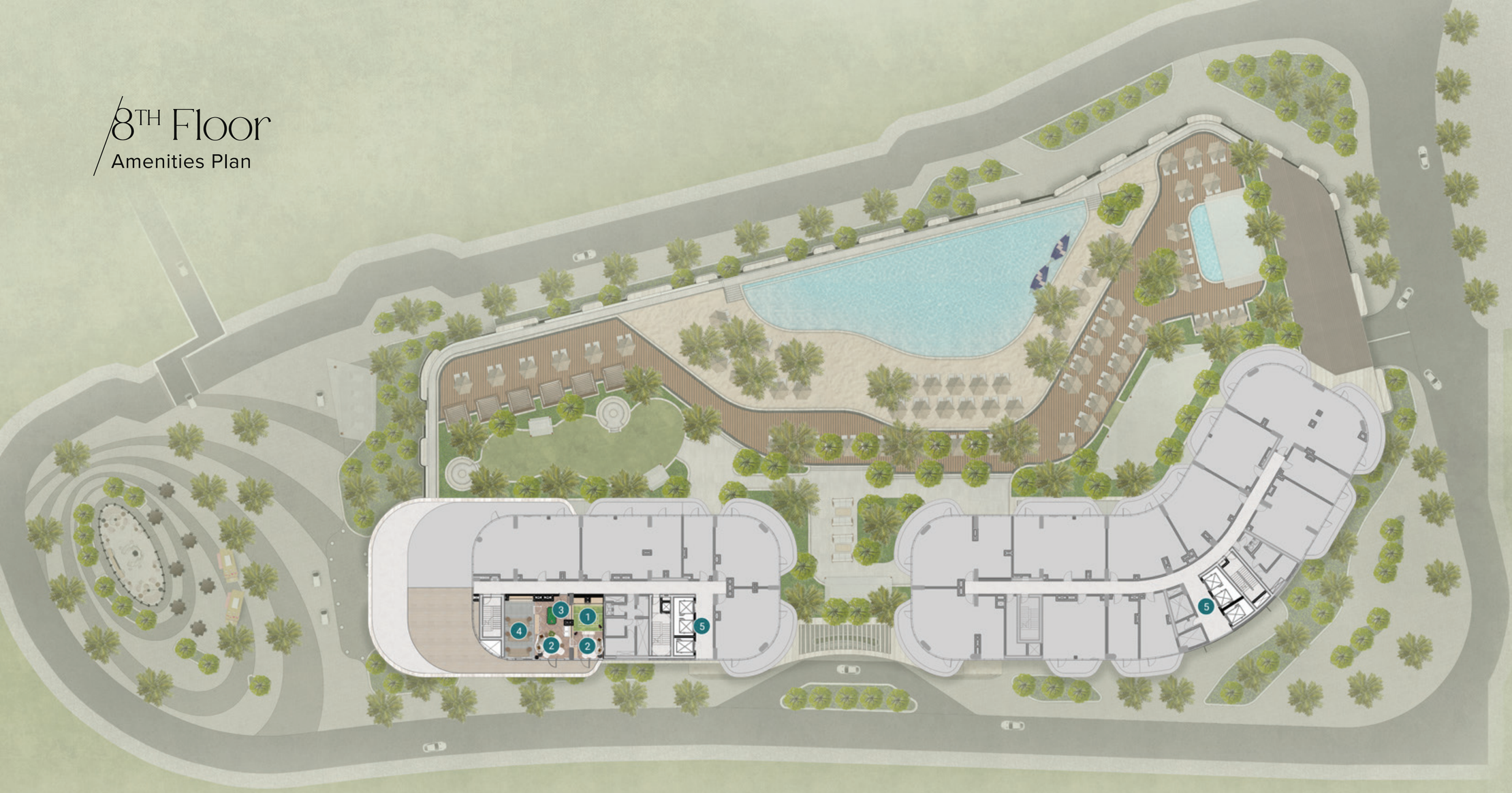
Amenities



Cinema
Room


Indoor
Golf Simulator

8TH Floor
Amenities Plan



1 GOLF SIMULATOR

2 LOUNGE AREA

3 GAMES AREA

4 CINEMA ROOM

5 LIFT LOBBY

N

18TH FLOOR

Amenities


Club Lounge

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



Bathroom



Powder Room

Typical Floor Plans

1ST Floor

Typical Plan

STUDIO

2 BEDROOM

1 BEDROOM

3 BEDROOM



2ND - 7TH Floor

Typical Plan

STUDIO

2 BEDROOM

1 BEDROOM

3 BEDROOM



8TH Floor

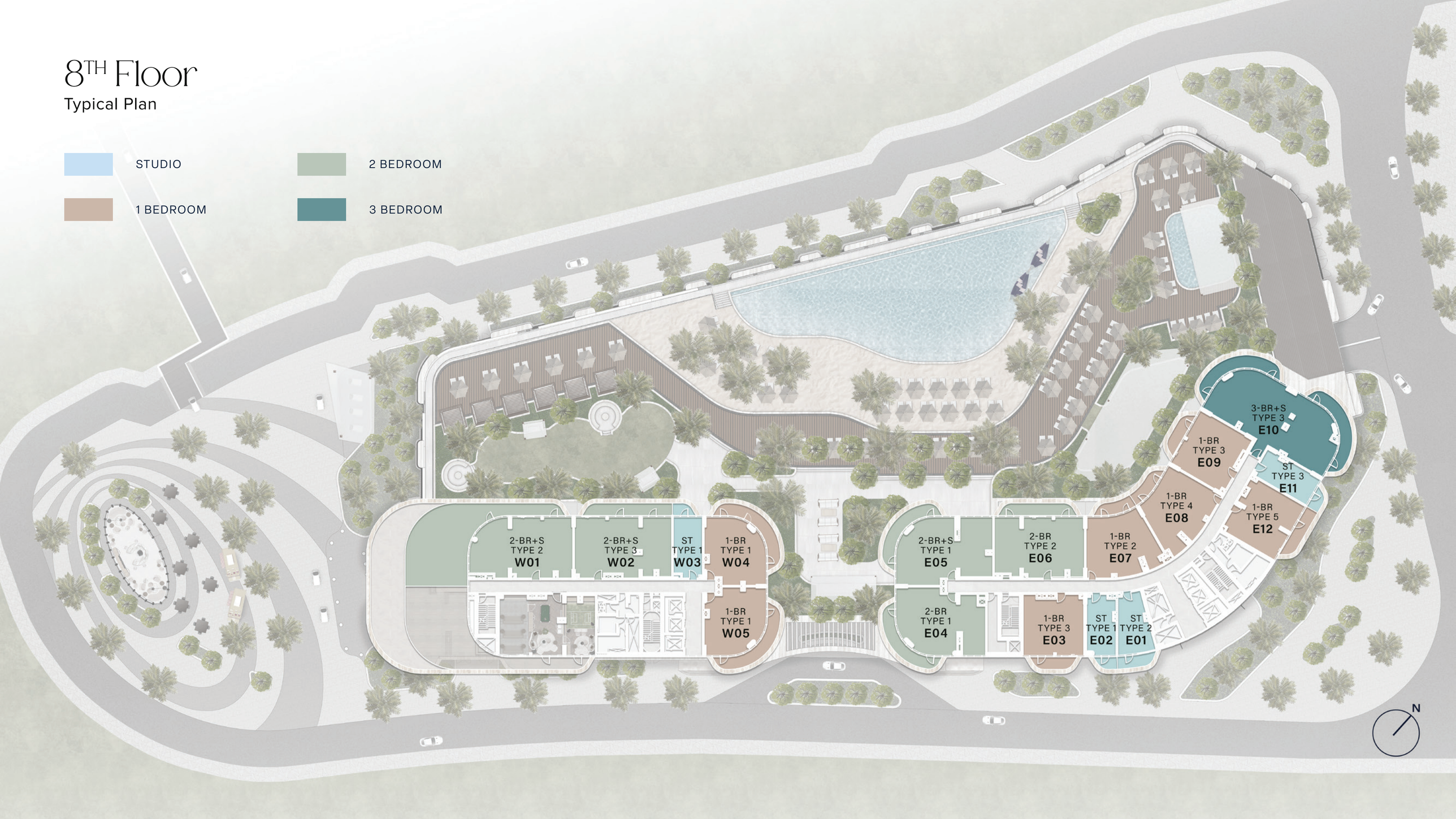
Typical Plan

STUDIO

2 BEDROOM

1 BEDROOM

3 BEDROOM



9TH Floor

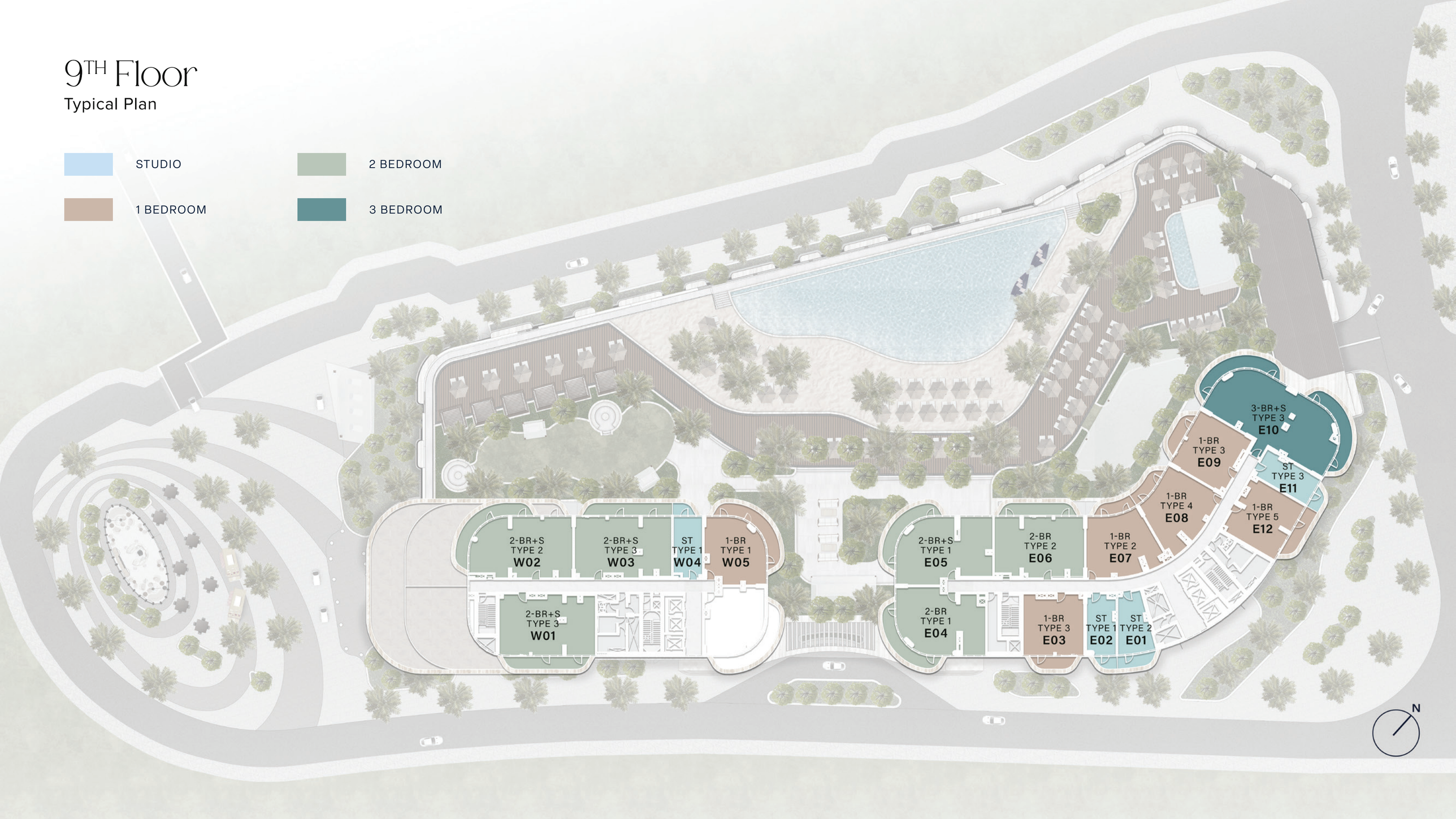
Typical Plan

STUDIO

2 BEDROOM

1 BEDROOM

3 BEDROOM



10TH Floor

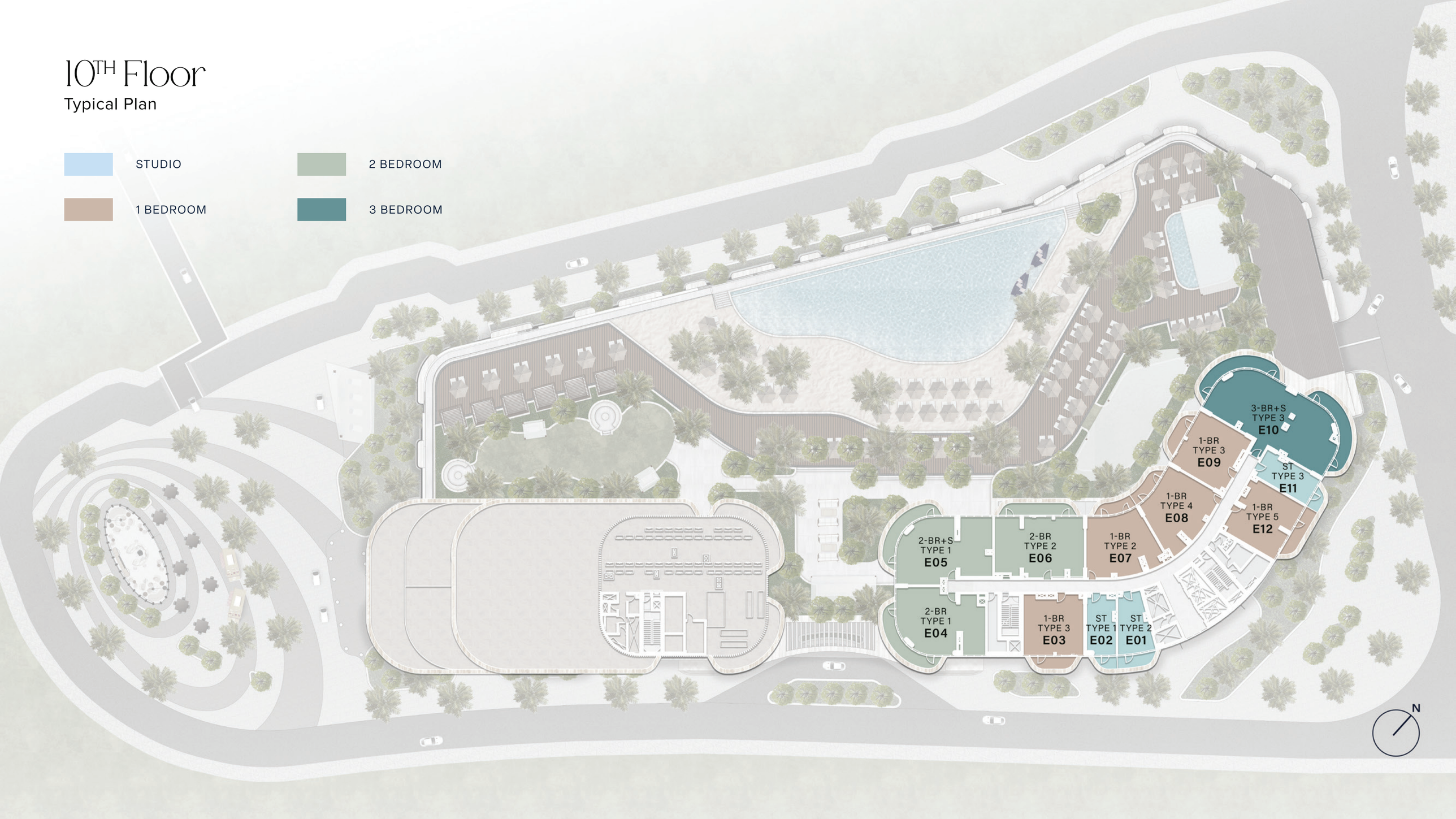
Typical Plan

STUDIO

2 BEDROOM

1 BEDROOM

3 BEDROOM



11TH Floor

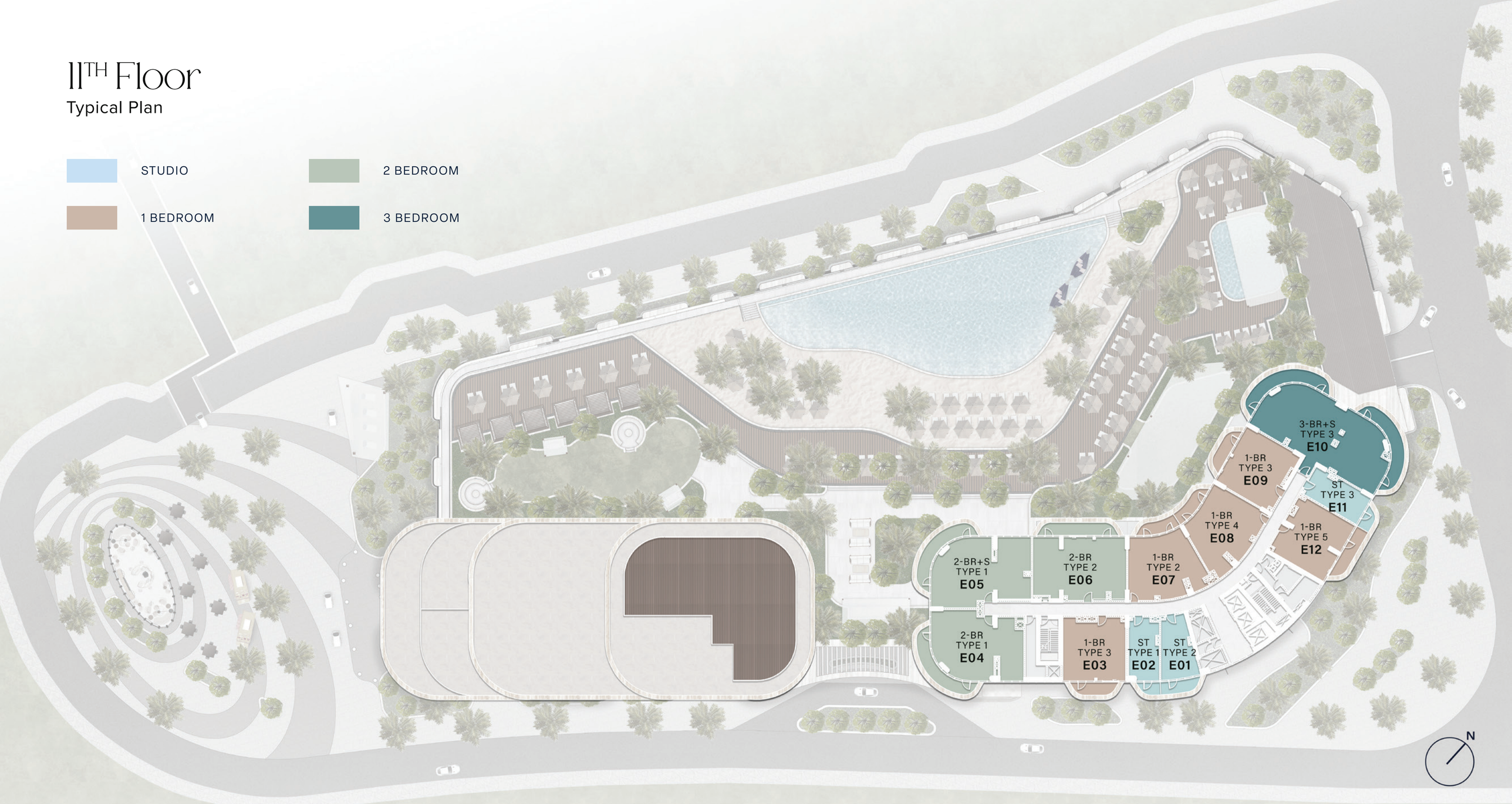
Typical Plan

STUDIO

2 BEDROOM

1 BEDROOM

3 BEDROOM



12TH Floor

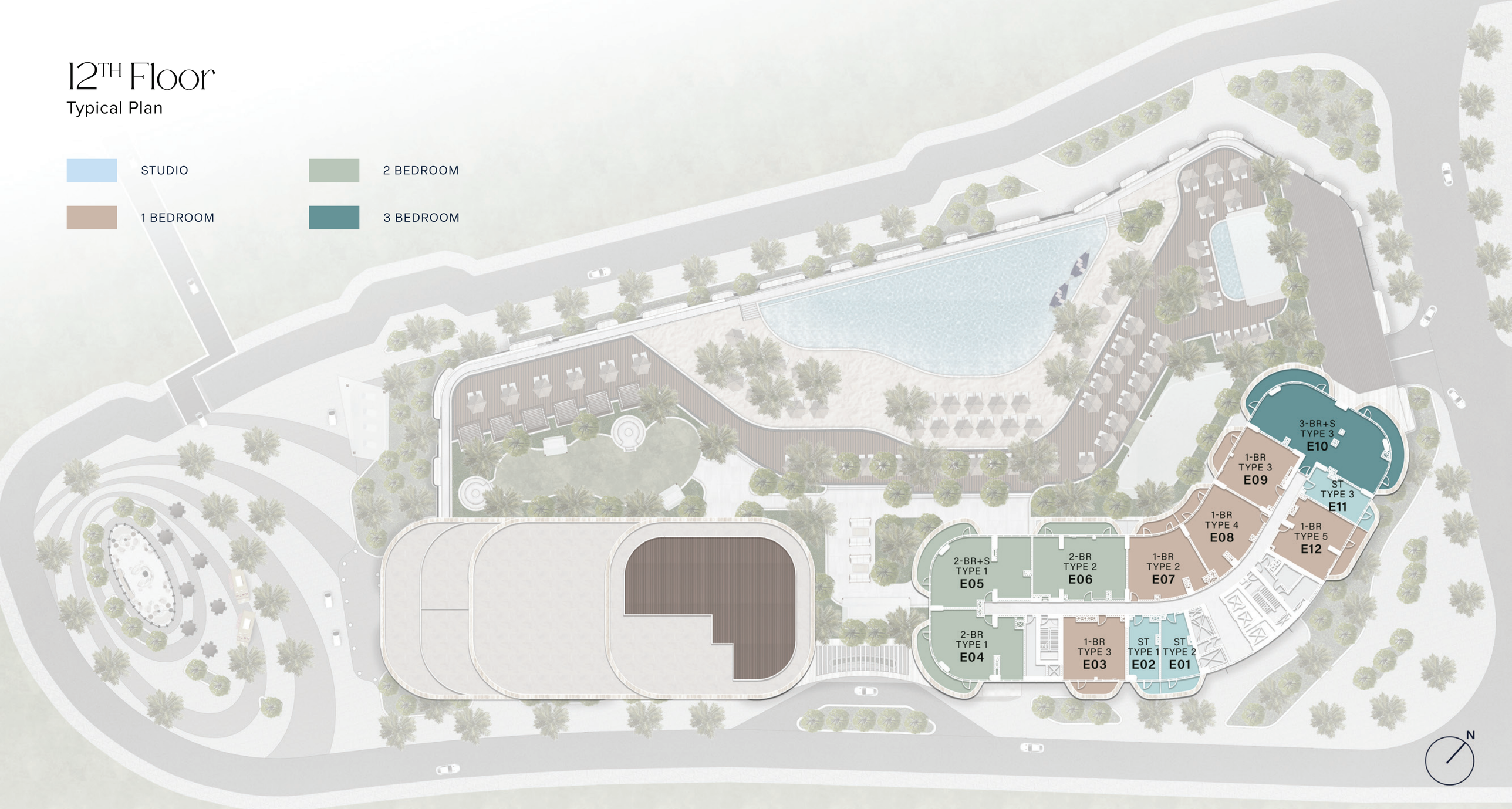
Typical Plan

STUDIO

2 BEDROOM

1 BEDROOM

3 BEDROOM



13TH Floor

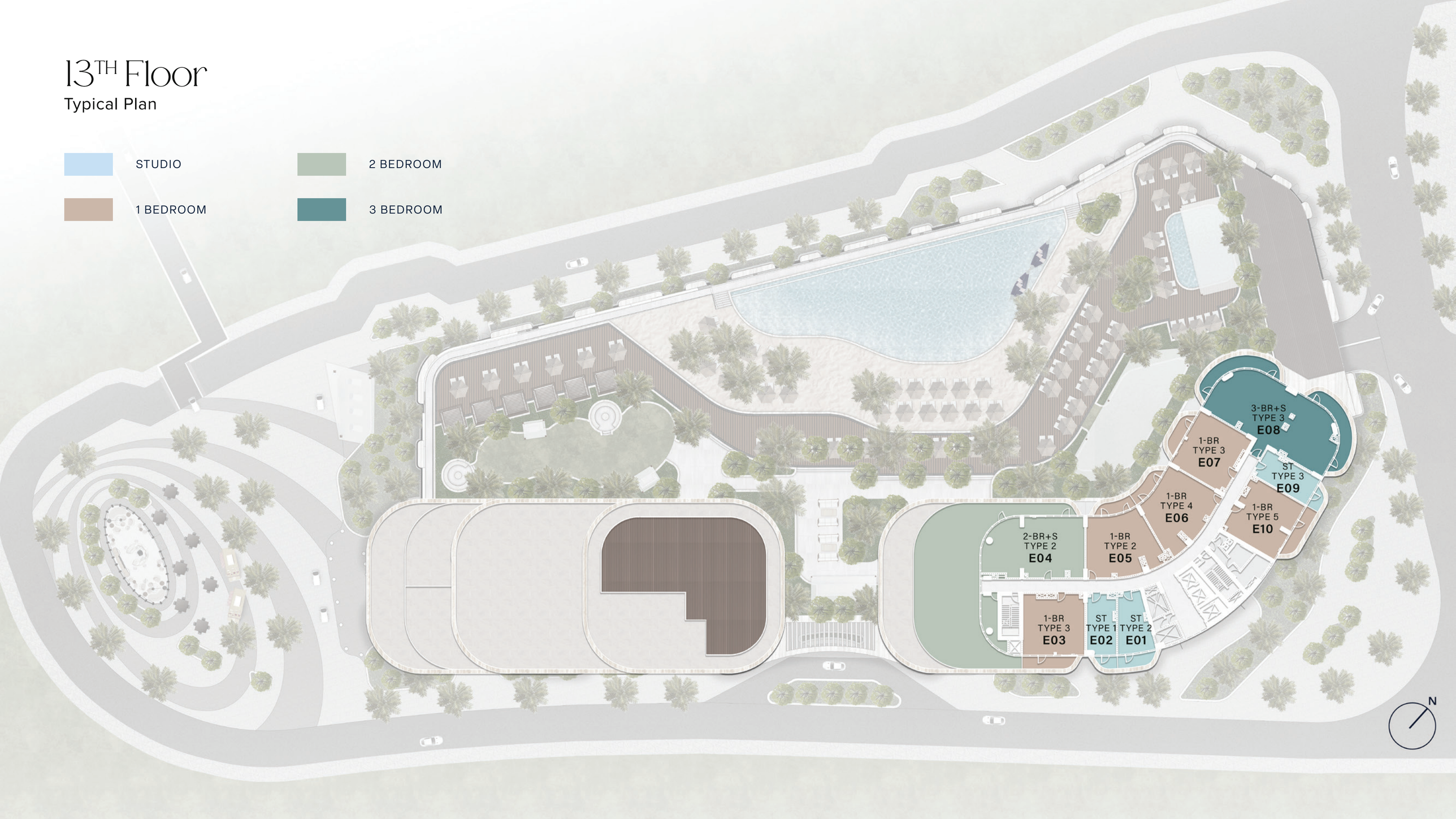
Typical Plan

STUDIO

2 BEDROOM

1 BEDROOM

3 BEDROOM



14TH Floor

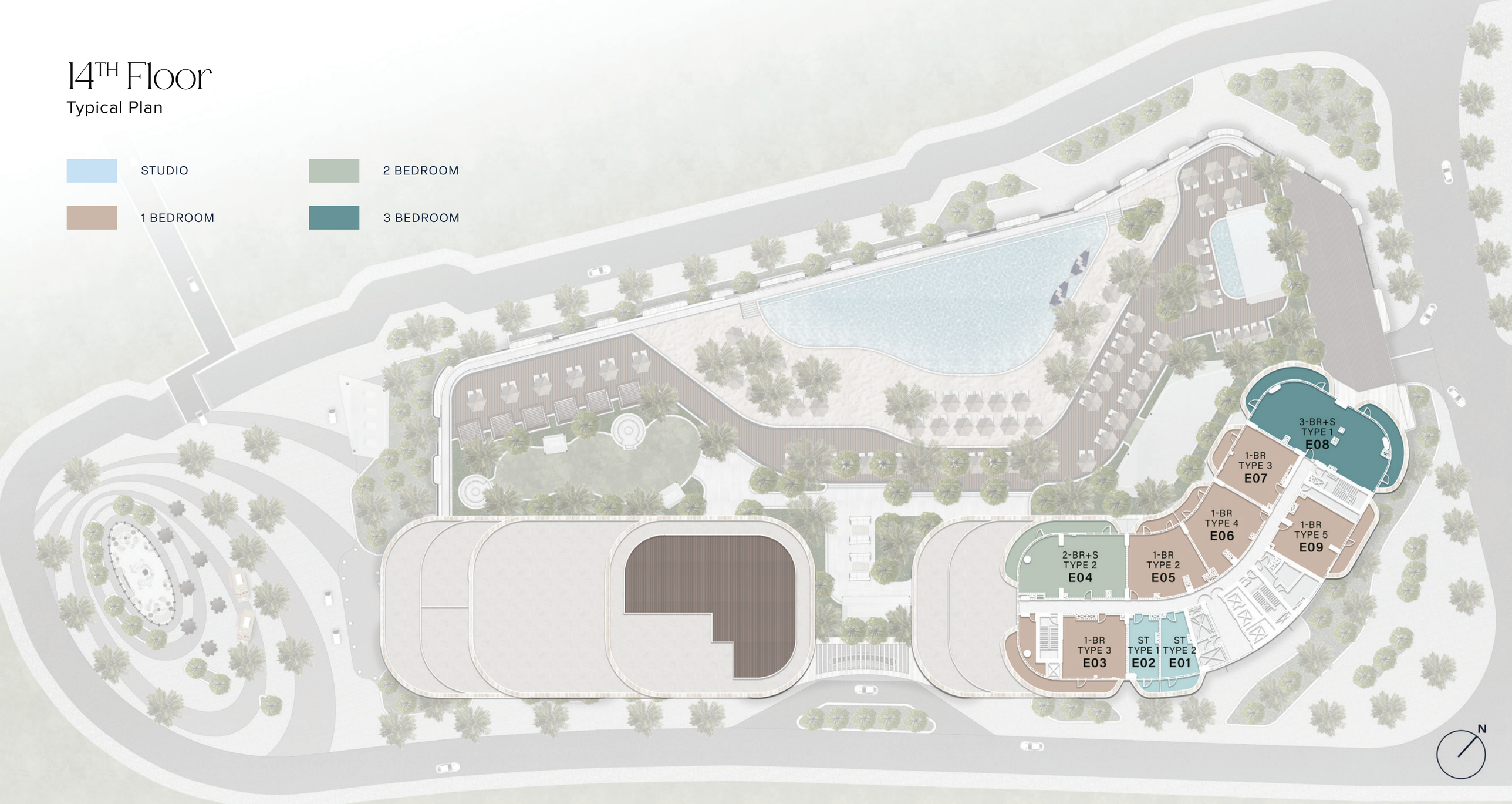
Typical Plan

STUDIO

2 BEDROOM

1 BEDROOM

3 BEDROOM



15TH Floor

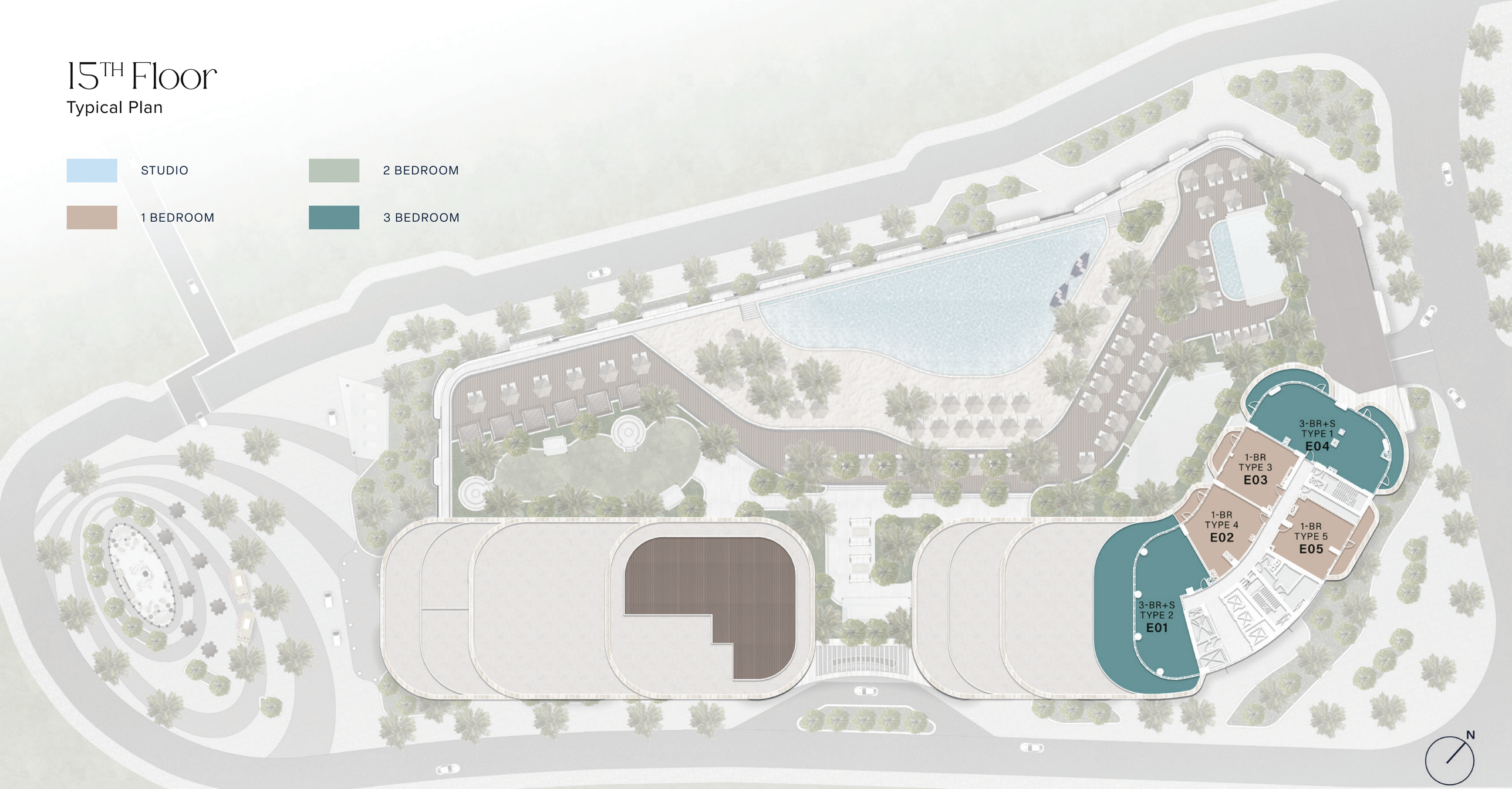
Typical Plan

STUDIO

2 BEDROOM

1 BEDROOM

3 BEDROOM



16TH Floor

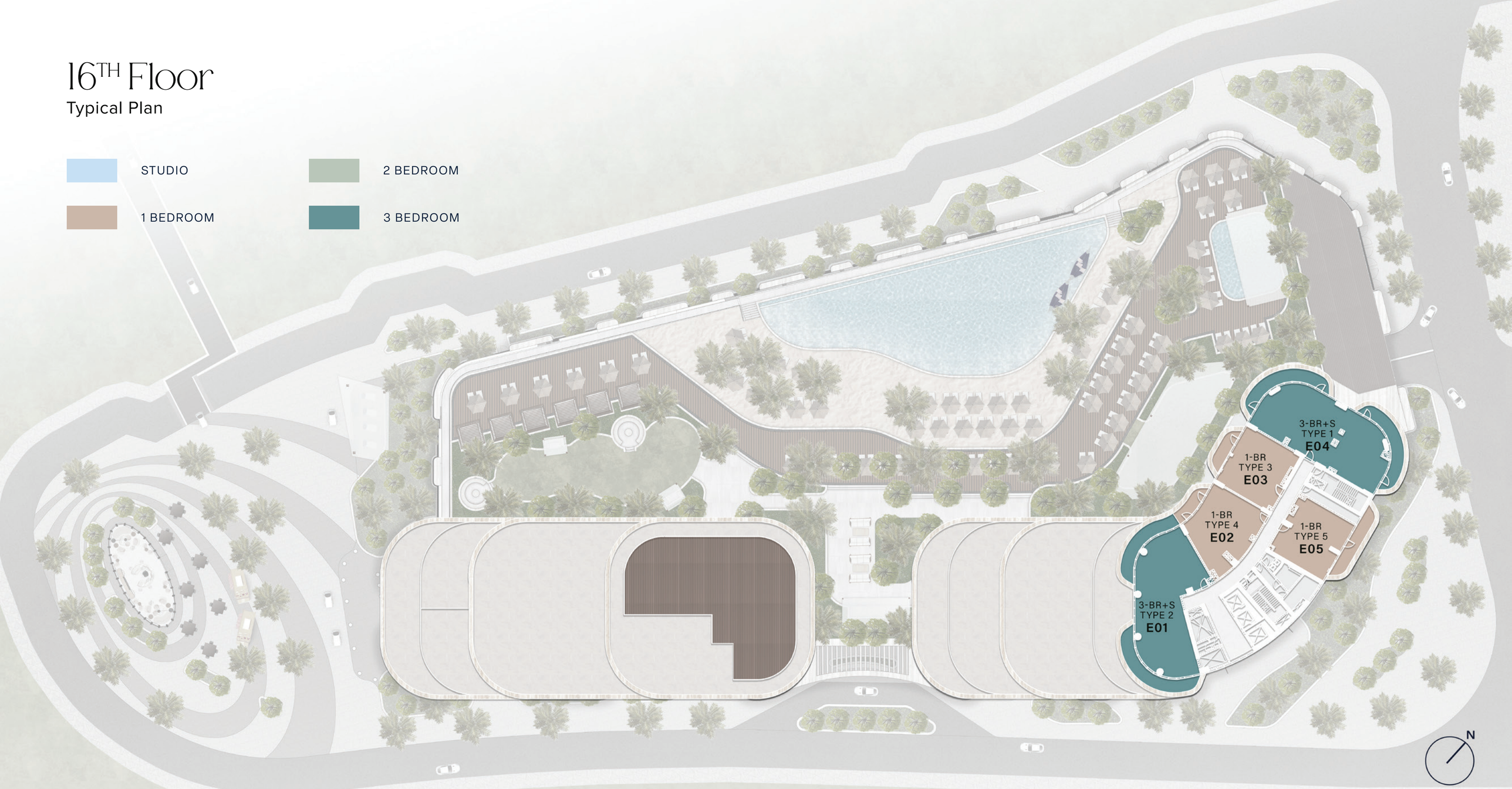
Typical Plan

STUDIO

2 BEDROOM

1 BEDROOM

3 BEDROOM



17TH Floor

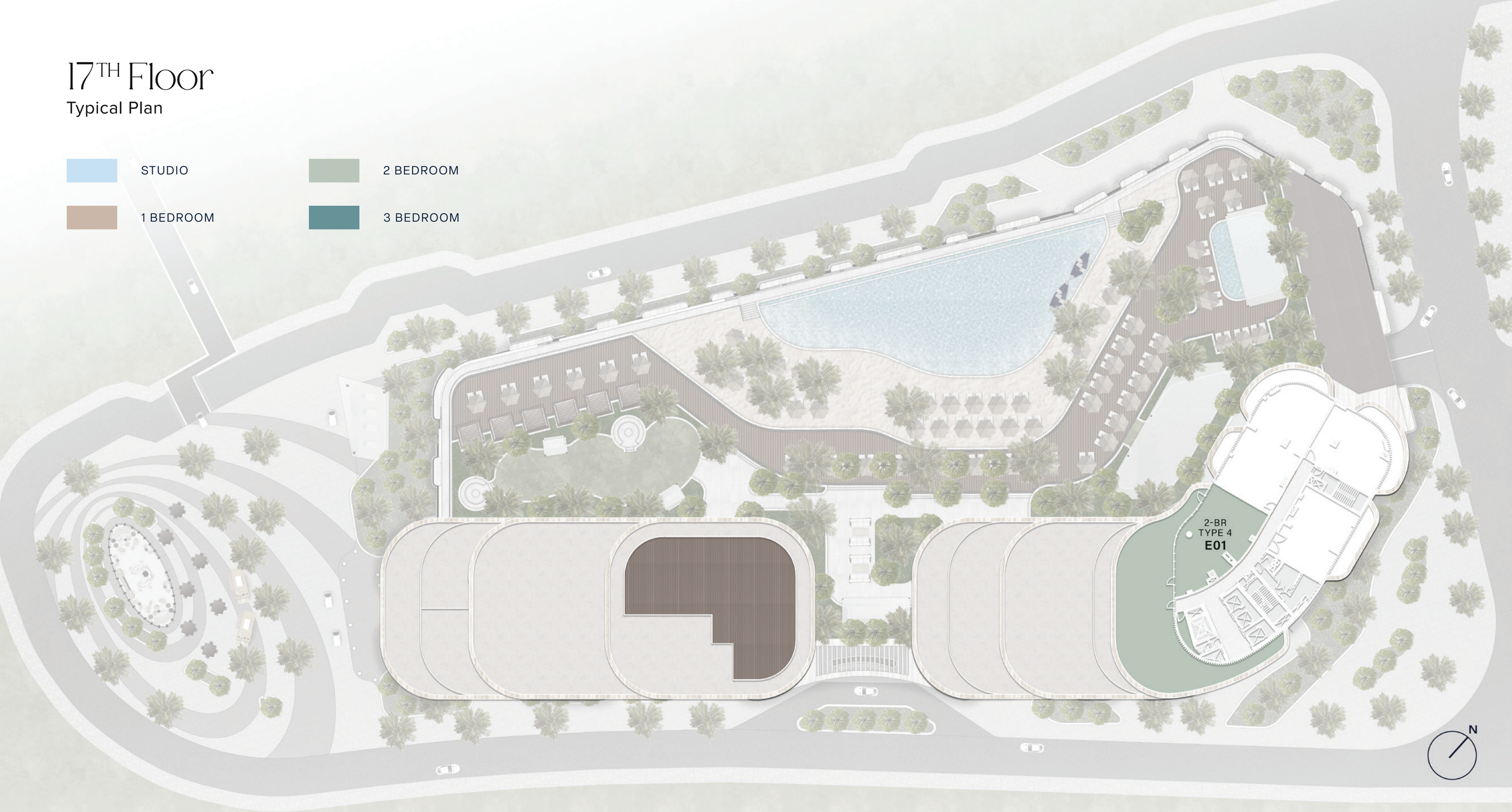
Typical Plan

STUDIO

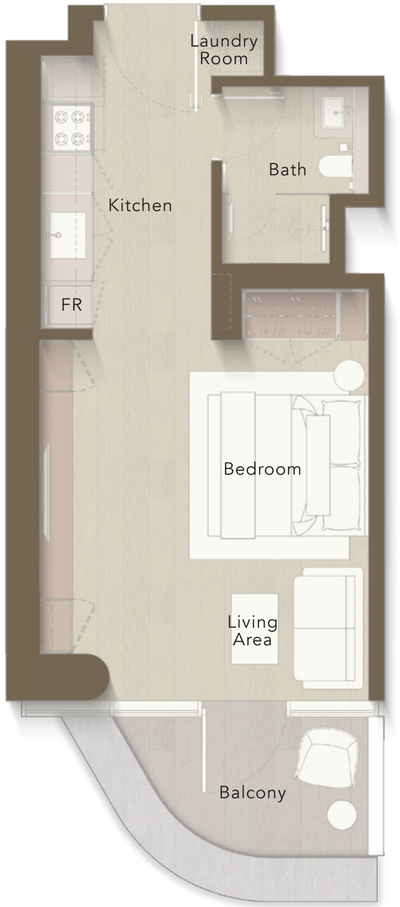
1 BEDROOM

2 BEDROOM

3 BEDROOM

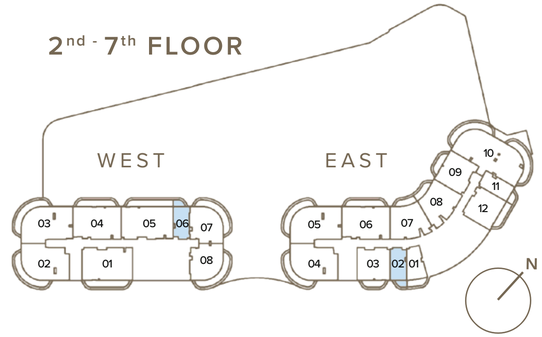


Floor Plans



STUDIO

TYPE 1



1st FLOOR
E102

2nd - 7th FLOOR
W206 E202

8th FLOOR
W803 E802

9th FLOOR
W904 E904

10th FLOOR
E1002

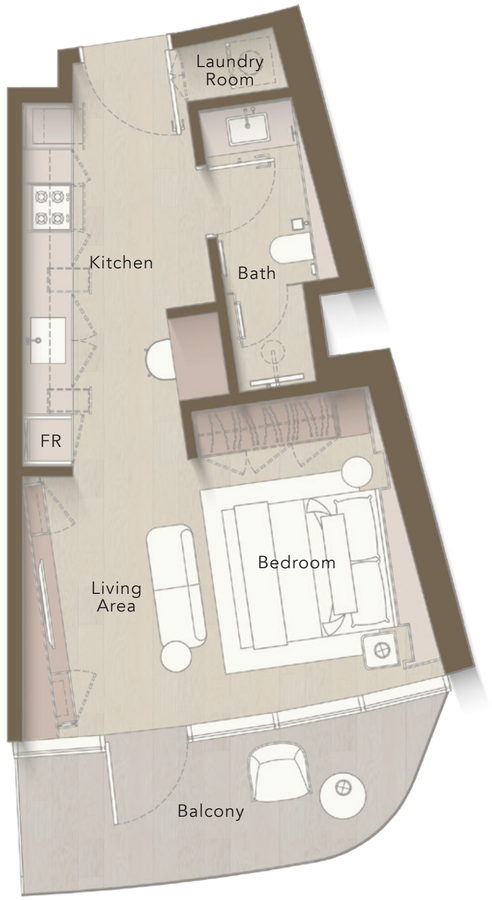
11th FLOOR
E1102

12th FLOOR
E1202

13th FLOOR
E1302

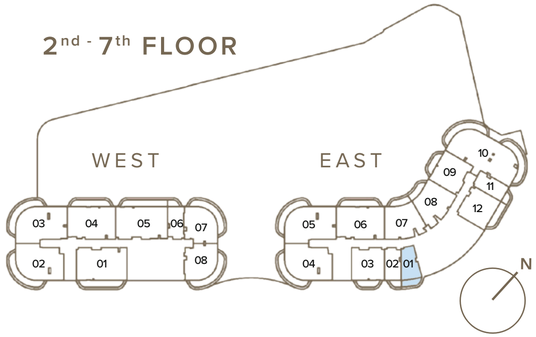
14th FLOOR
E1402

Internal Living Area	:	**410.86 Sq. Ft**
Outdoor Living Area	:	**54.47 Sq. Ft**
Total Living Area	:	**465.32 Sq. Ft**



STUDIO

TYPE 2



1st FLOOR
E101

2nd - 7th FLOOR
E201

8th FLOOR
E801

9th FLOOR
E901

10th FLOOR
E1001

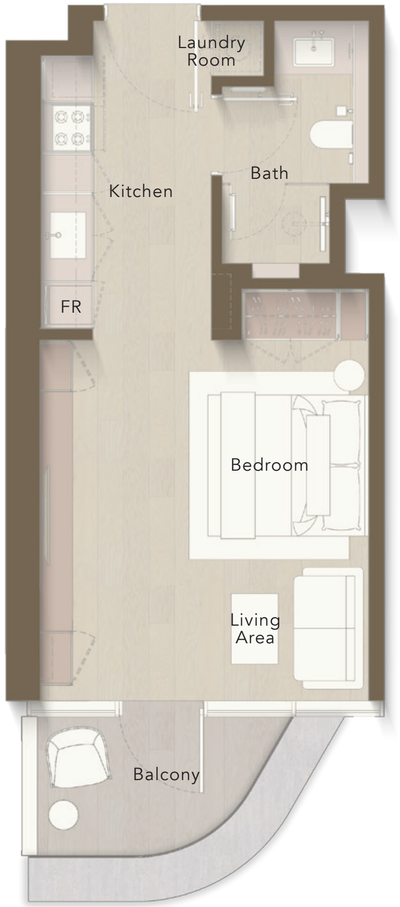
11th FLOOR
E1101

12th FLOOR
E1201

13th FLOOR
E1301

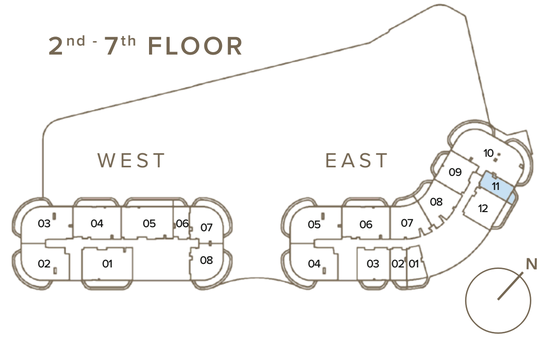
14th FLOOR
E1401

Internal Living Area	:	**422.05 Sq. Ft**
Outdoor Living Area	:	**101.18 Sq. Ft**
Total Living Area	:	**523.23 Sq. Ft**



STUDIO

TYPE 3



1st FLOOR
E109

2nd - 7th FLOOR
E211

8th FLOOR
E811

9th FLOOR
E911

10th FLOOR
E1011

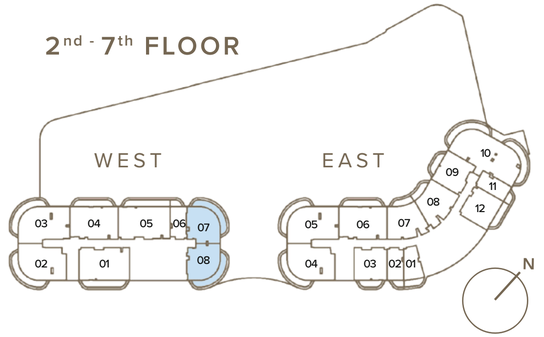
11th FLOOR
E1111

12th FLOOR
E1211

13th FLOOR
E1309

Internal Living Area	:	**420.44 Sq. Ft**
Outdoor Living Area	:	**54.68 Sq. Ft**
Total Living Area	:	**475.12 Sq. Ft**





1st FLOOR

W106
W107

2nd - 7th FLOOR

W207
W208

8th FLOOR

W804
W505

9th FLOOR

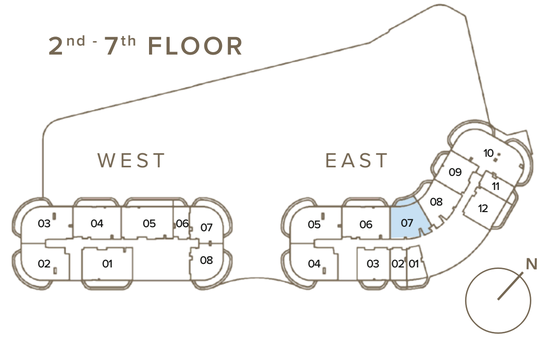
W905

1 BEDROOM

TYPE 1

Internal Living Area	:	**854.76 Sq. Ft**
Outdoor Living Area	:	**266.41 Sq. Ft**
Total Living Area	:	**1121.17 Sq. Ft**





1st FLOOR
E105

2nd - 7th FLOOR
E207

8th FLOOR
E807

9th FLOOR
E907

10th FLOOR
E1007

11th FLOOR
E1107

12th FLOOR
E1207

13th FLOOR
E1305

14th FLOOR
E1405

1 BEDROOM

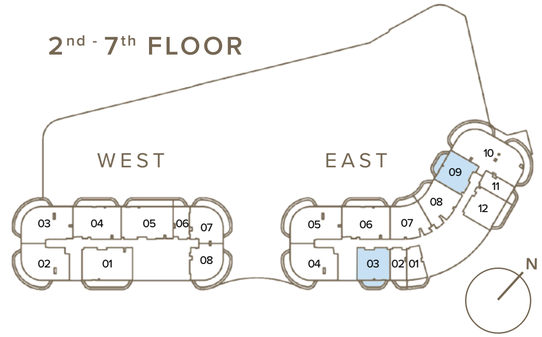
TYPE 2

Internal Living Area	:	**933.02 Sq. Ft**
Outdoor Living Area	:	**104.20 Sq. Ft**
Total Living Area	:	**1037.21 Sq. Ft**



1 BEDROOM

TYPE 3



1st FLOOR
E103
E107

2nd - 7th FLOOR
E203
E209

8th FLOOR
E803
E809

9th FLOOR
E903
E909

10th FLOOR
E1003
E1009

11th FLOOR
E1103
E1109

12th FLOOR
E1203
E1209

13th FLOOR
E1303
E1307

14th FLOOR
E1403
E1407

15th FLOOR
E1503

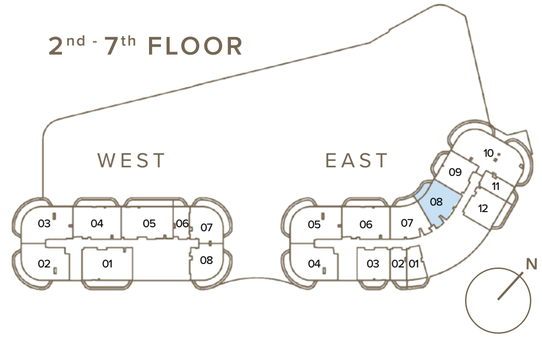
16th FLOOR
E1603

Internal Living Area	:	**823.01 Sq. Ft**
Outdoor Living Area	:	**110.65 Sq. Ft**
Total Living Area	:	**933.66 Sq. Ft**



1 BEDROOM

TYPE 4



1st FLOOR
E106

2nd - 7th FLOOR
E208

8th FLOOR
E808

9th FLOOR
E908

10th FLOOR
E1008

11th FLOOR
E1108

12th FLOOR
E1208

13th FLOOR
E1306

14th FLOOR
E1406

15th FLOOR
E1502

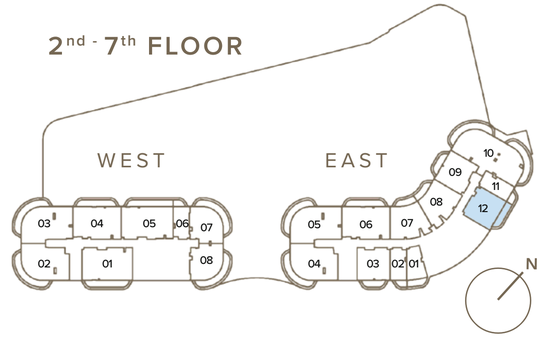
16th FLOOR
E1602

Internal Living Area	:	**823.01 Sq. Ft**
Outdoor Living Area	:	**110.65 Sq. Ft**
Total Living Area	:	**933.66 Sq. Ft**



1 BEDROOM

TYPE 5



1st FLOOR
E110

2nd - 7th FLOOR
E212

8th FLOOR
E812

9th FLOOR
E912

10th FLOOR
E1012

11th FLOOR
E1112

12th FLOOR
E1212

13th FLOOR
E1310

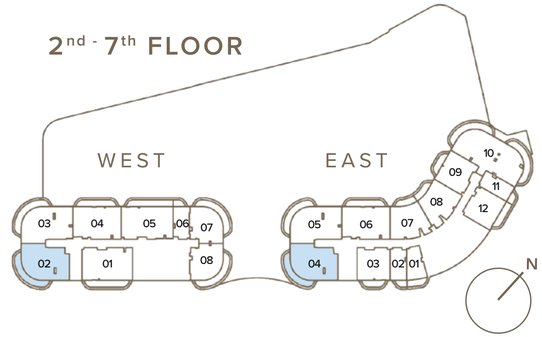
14th FLOOR
E1409

15th FLOOR
E1505

16th FLOOR
E1605

Internal Living Area	:	**828.71 Sq. Ft**
Outdoor Living Area	:	**144.34 Sq. Ft**
Total Living Area	:	**973.05 Sq. Ft**





1st FLOOR
W102

2nd - 7th FLOOR
W202 E204

8th FLOOR
E804

9th FLOOR
E904

10th FLOOR
E1004

11th FLOOR
E1104

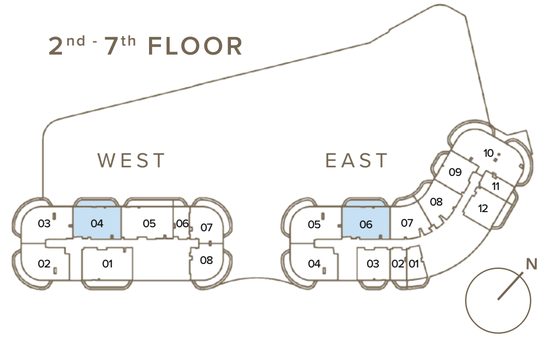
12th FLOOR
E1204

2 BEDROOM

TYPE 1

Internal Living Area	:	**1201.58 Sq. Ft**
Outdoor Living Area	:	**244.34 Sq. Ft**
Total Living Area	:	**1445.92 Sq. Ft**





1st FLOOR
W104 E104

2nd - 7th FLOOR
W204 E206

8th FLOOR
E806

9th FLOOR
E906

10th FLOOR
E1006

11th FLOOR
E1106

12th FLOOR
E1206

2 BEDROOM

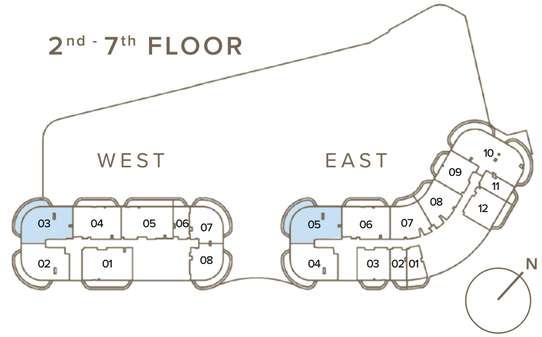
TYPE 2

Internal Living Area	:	**1203.41 Sq. Ft**
Outdoor Living Area	:	**198.92 Sq. Ft**
Total Living Area	:	**1402.32 Sq. Ft**



2 BEDROOM + S

TYPE 1



1st FLOOR
W103

2nd - 7th FLOOR
W203 E205

8th FLOOR
E805

9th FLOOR
E905

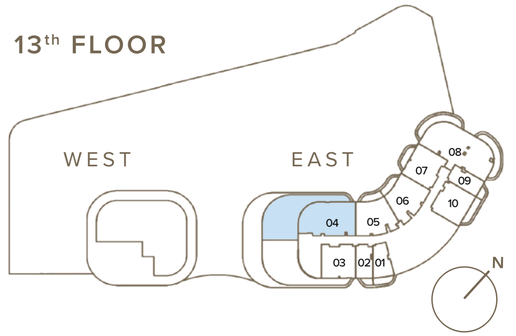
10th FLOOR
E1005

11th FLOOR
E1105

12th FLOOR
E1205

Internal Living Area	:	**1201.58 Sq. Ft**
Outdoor Living Area	:	**244.34 Sq. Ft**
Total Living Area	:	**1445.92 Sq. Ft**





8st FLOOR
W801

9th FLOOR
W902

13th FLOOR
E1304

14th FLOOR
E1404

2 BEDROOM + S

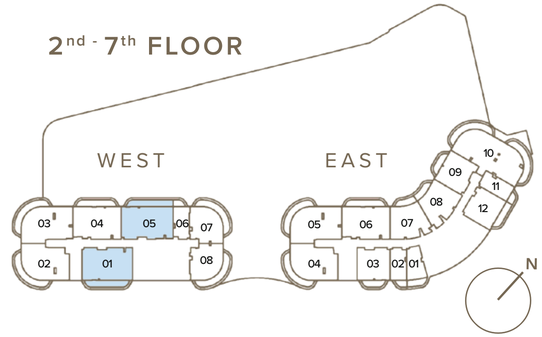
TYPE 2

Internal Living Area	:	**1312.55 Sq. Ft**
Outdoor Living Area	:	**1405.55 Sq. Ft**
Total Living Area	:	**2718.10 Sq. Ft**



2 BEDROOM + S

TYPE 3



1st FLOOR

W101
W105

2nd - 7th FLOOR

W201
W205

8th FLOOR

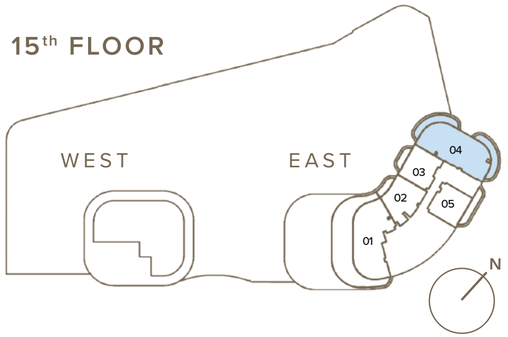
W802

9th FLOOR

W901
W903

Internal Living Area	:	**1289.19 Sq. Ft**
Outdoor Living Area	:	**241.00 Sq. Ft**
Total Living Area	:	**1530.19 Sq. Ft**





14th FLOOR
E1408

15th FLOOR
E1504

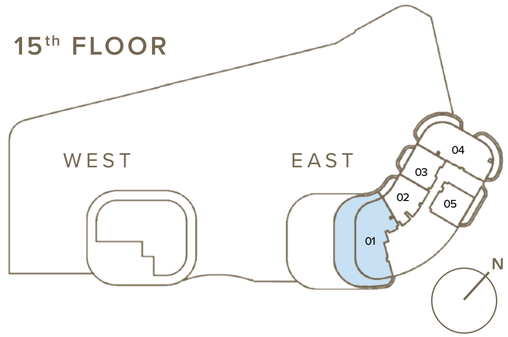
16th FLOOR
E1604

3 BEDROOM + S

TYPE 1

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





15th FLOOR
E1501

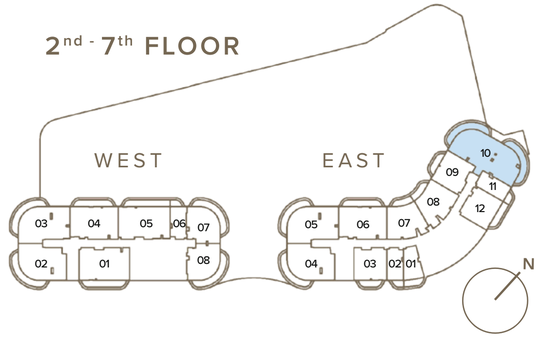
16th FLOOR
E1601

3 BEDROOM + S

TYPE 2

Internal Living Area	:	**1793.48 Sq. Ft**
Outdoor Living Area	:	**1598.98 Sq. Ft**
Total Living Area	:	**3392.46 Sq. Ft**





1st FLOOR
E108

2nd - 7th FLOOR
E210

8th FLOOR
E810

9th FLOOR
E910

10th FLOOR
E1010

11th FLOOR
E1110

12th FLOOR
E1210

13th FLOOR
E1308

3 BEDROOM + S

TYPE 3

Internal Living Area	:	**1795.42 Sq. Ft**
Outdoor Living Area	:	**533.78 Sq. Ft**
Total Living Area	:	**2329.20 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.

ELLINGTON
PROPERTIES

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