

ELLINGTON  
PROPERTIES

ELLINGTON  
VIEWS II

PROJECT BRIEF

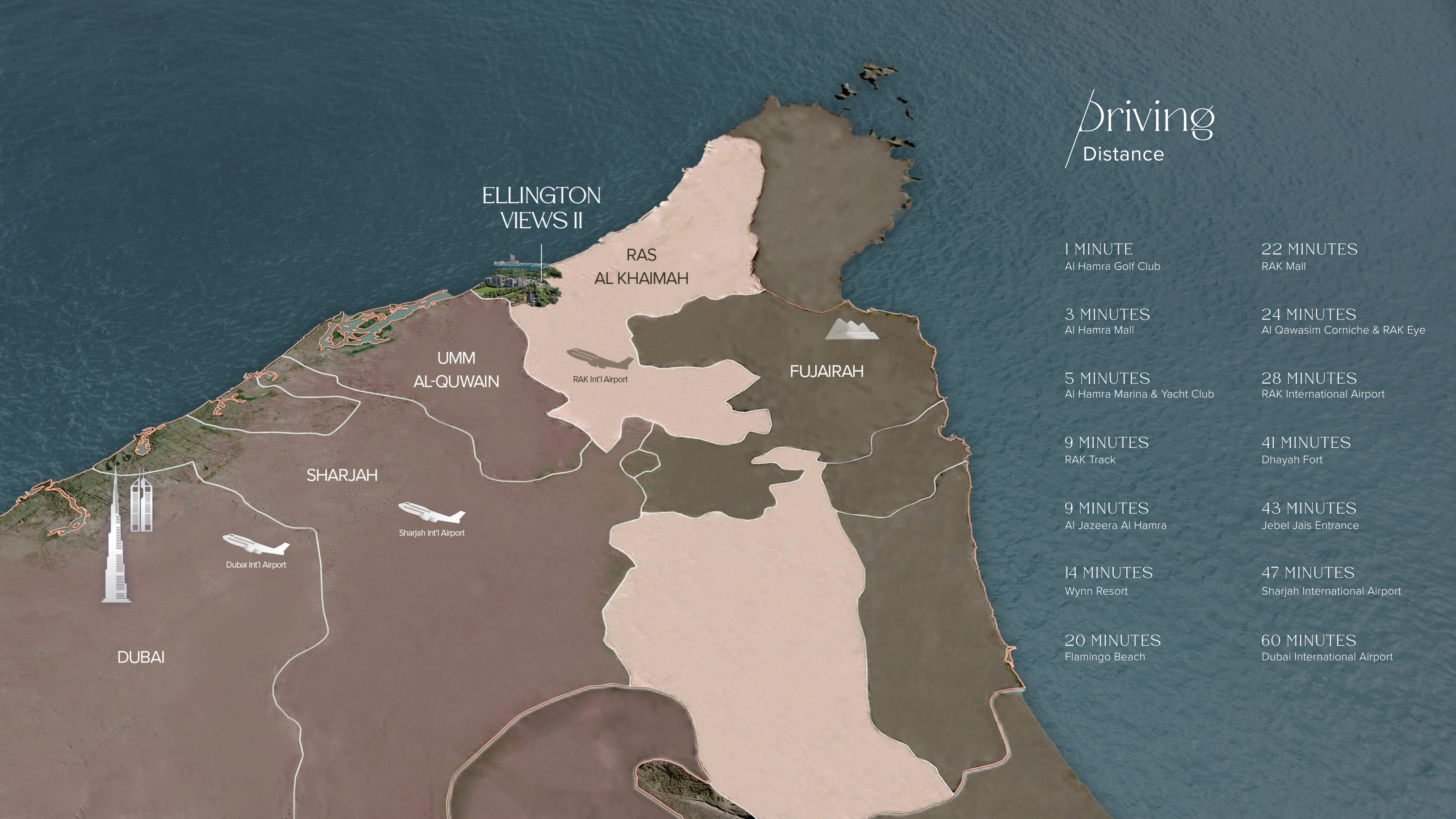


WELCOME TO  
ELLINGTON  
VIEWS II





# 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



ELLINGTON  
VIEWS II

AL HAMRA  
WATERFRONT

CLUBHOUSE AND  
SAILING ACADEMY

THE RITZ CARLTON,  
AL HAMRA BEACH

AL HAMRA GOLF CLUB

SOFITEL AL HAMRA  
BEACH RESORT

AL HAMRA  
RESIDENCE HOTEL

AL HAMRA  
GOLF COURSE

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





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

ELLINGTON  
VIEWS II  
WEST TOWER

ELLINGTON  
VIEWS II  
EAST TOWER







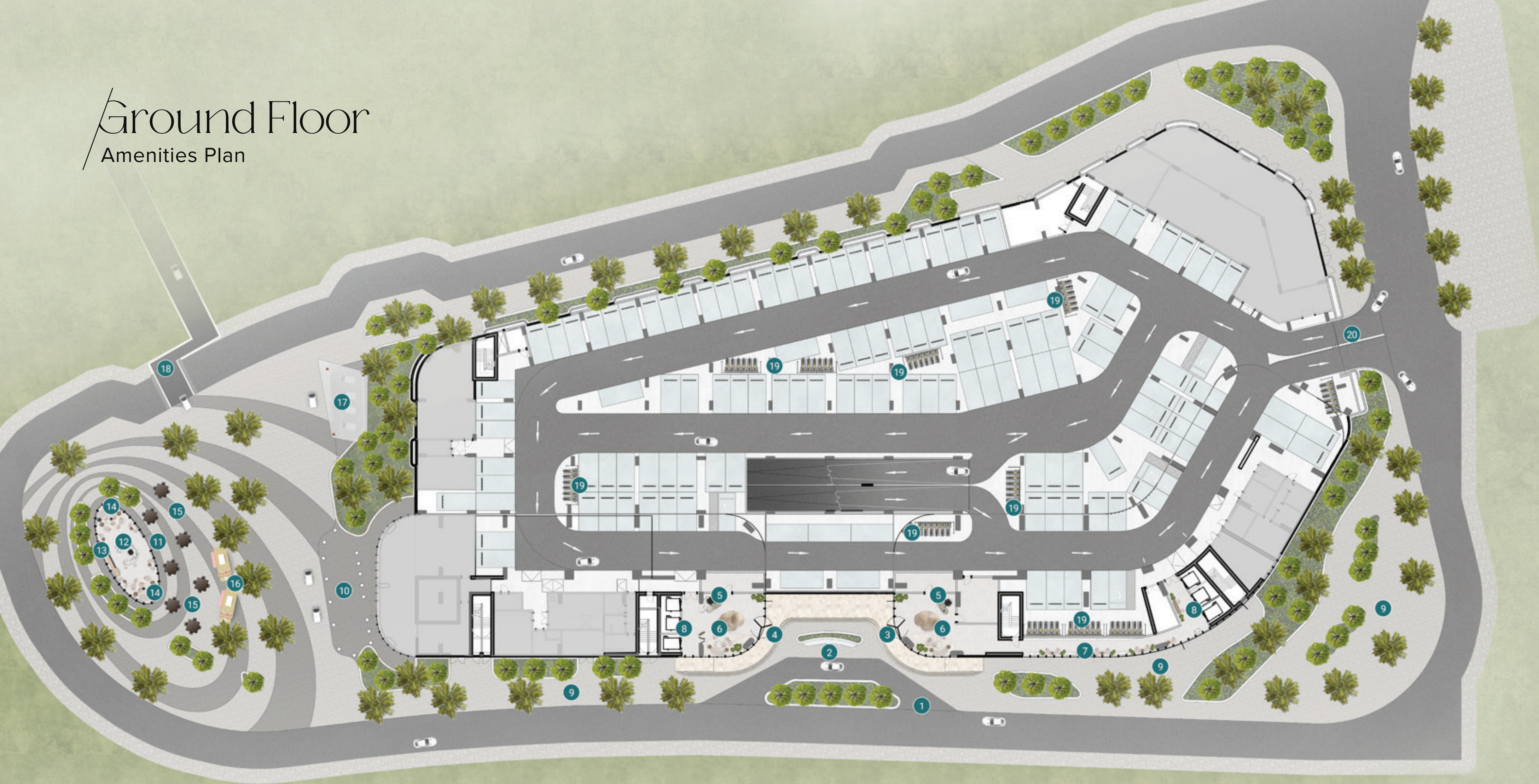
A captivating blend of modern  
elegance and nature-inspired design

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

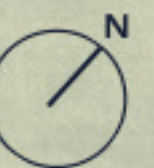
**16** CARAVAN STATION

**17** GOLF CART PARKING

**18** BEACH ACCESS

**19** BICYCLE PARKING

**20** RESIDENTS PARKING





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









# First Floor

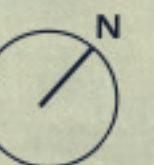
## Amenities Plan



- 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





# 8<sup>TH</sup> FLOOR

Amenities





ELLINGTON  
PROPERTIES

Cinema  
Room



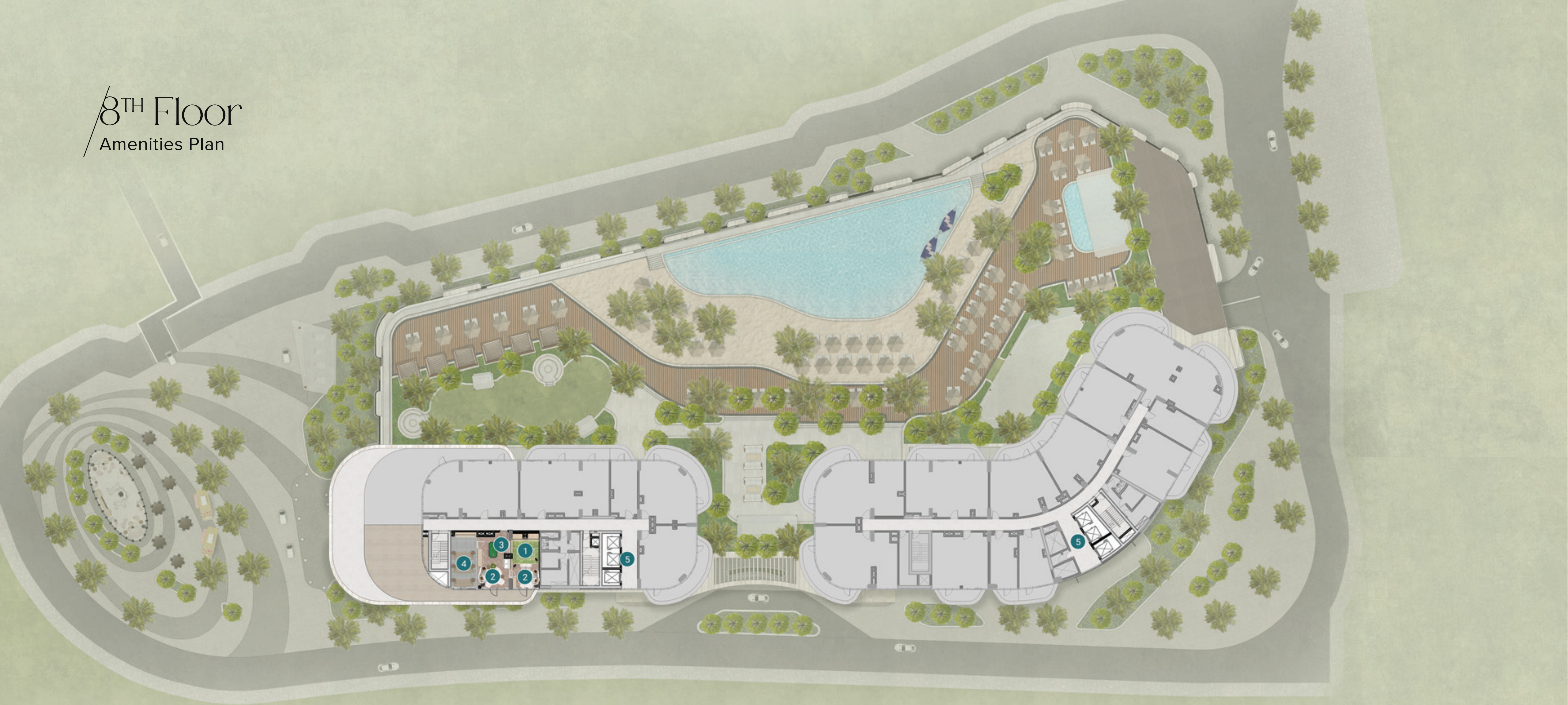
Indoor  
Golf Simulator





# 8<sup>TH</sup> Floor

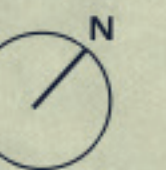
Amenities Plan



- 1 GOLF SIMULATOR
- 2 LOUNGE AREA

- 3 GAMES AREA
- 4 CINEMA ROOM

- 5 LIFT LOBBY





# 18<sup>TH</sup> 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

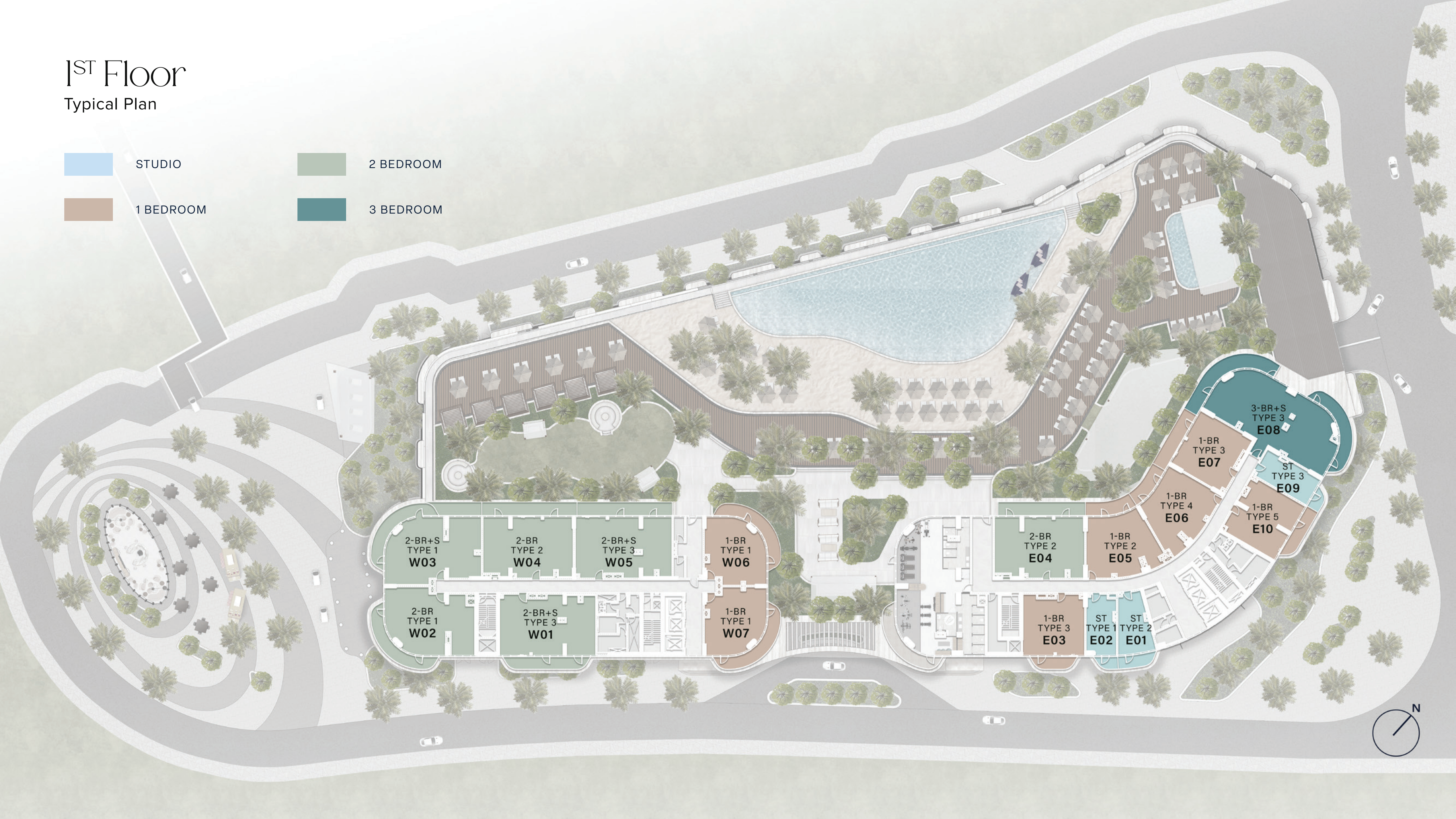


# /Typical Floor Plans



1<sup>ST</sup> Floor  
Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM





# 2<sup>ND</sup> - 7<sup>TH</sup> Floor

Typical Plan

- STUDIO
- 
- 2 BEDROOM

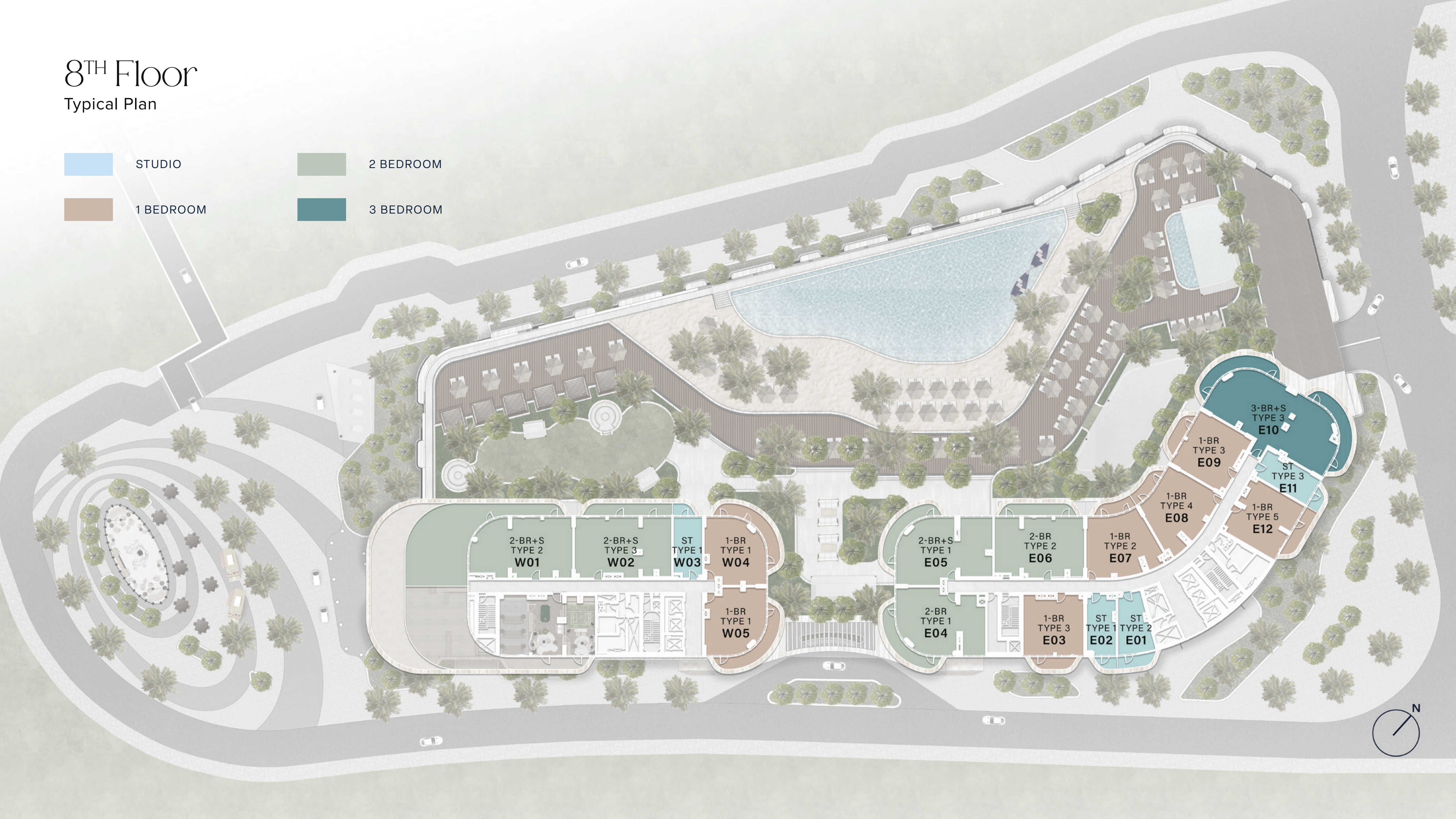
1 BEDROOM



# 8<sup>TH</sup> Floor

Typical Plan

- STUDIO
- 
- 2 BEDROOM

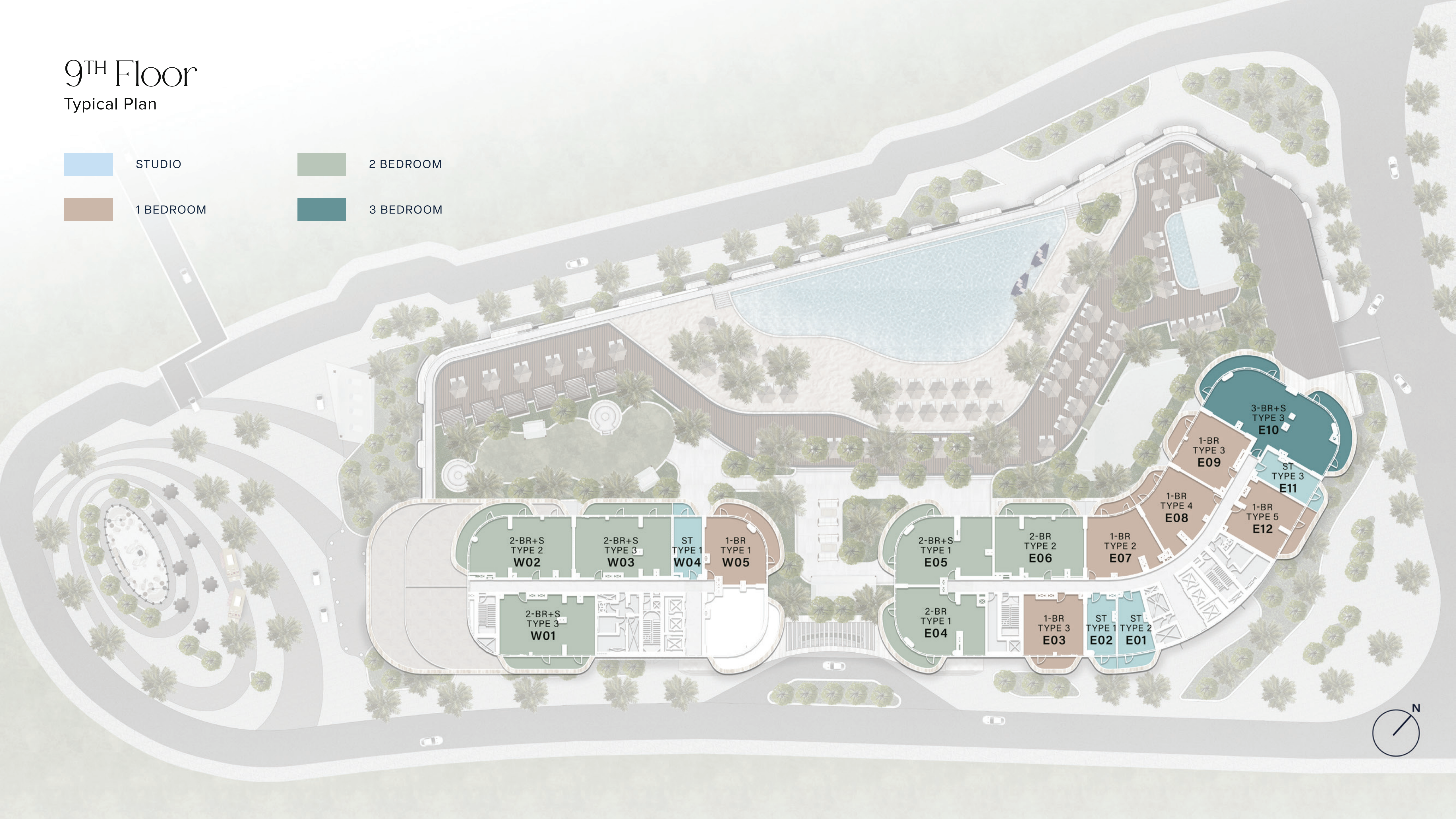
1 BEDROOM



# 9<sup>TH</sup> Floor

Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM

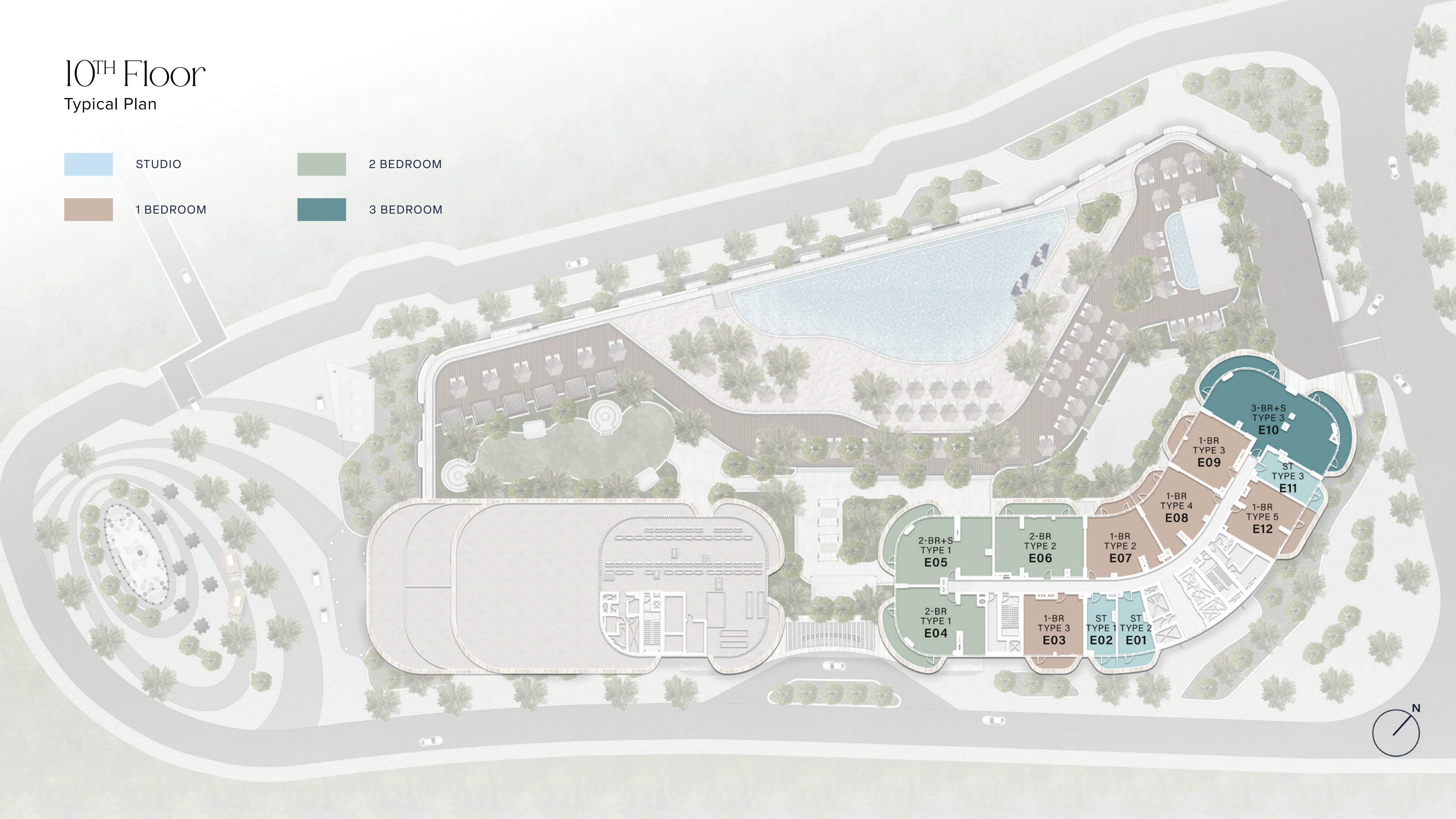




# 10<sup>TH</sup> Floor

Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM

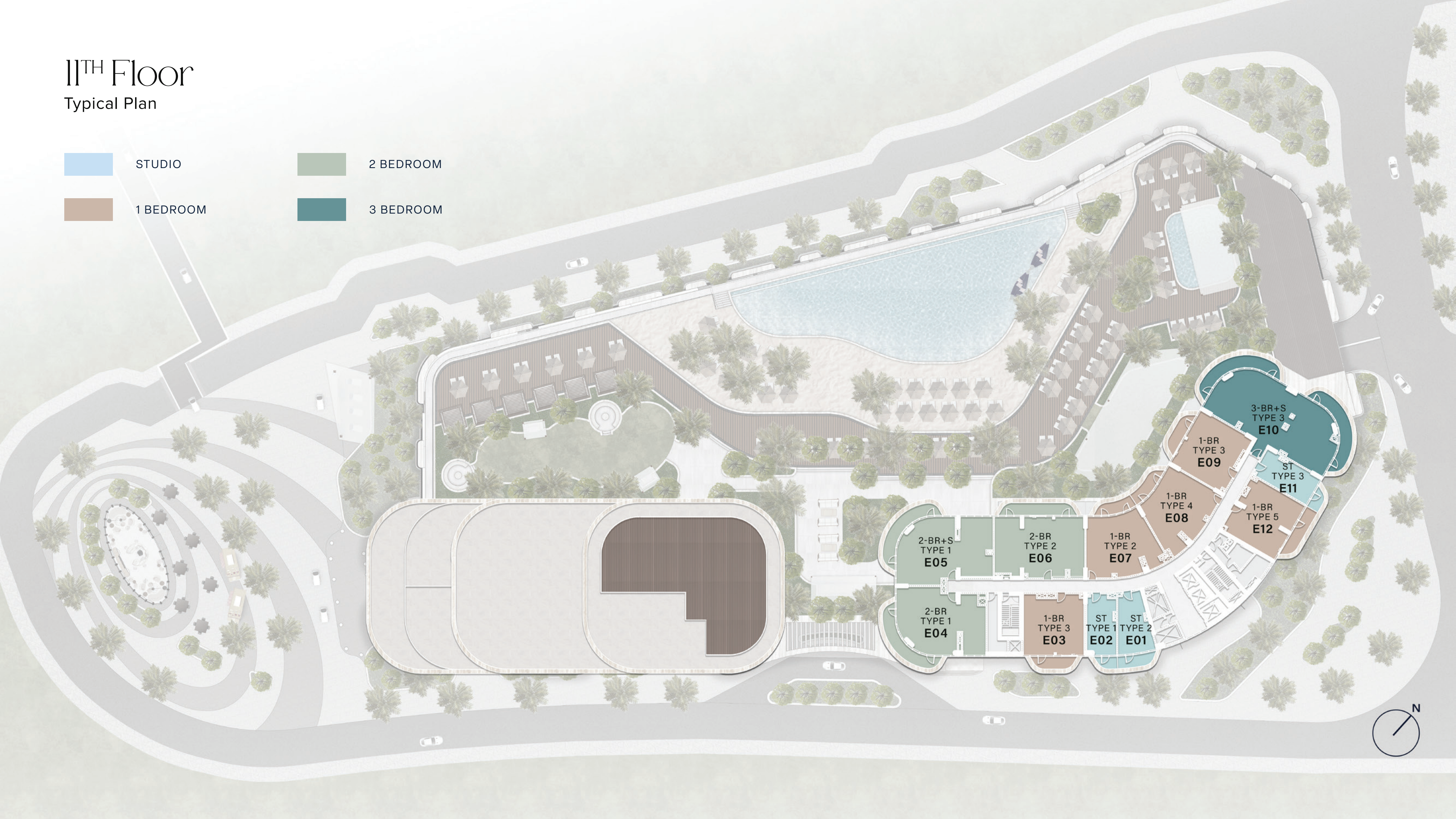




# 11<sup>TH</sup> Floor

Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM

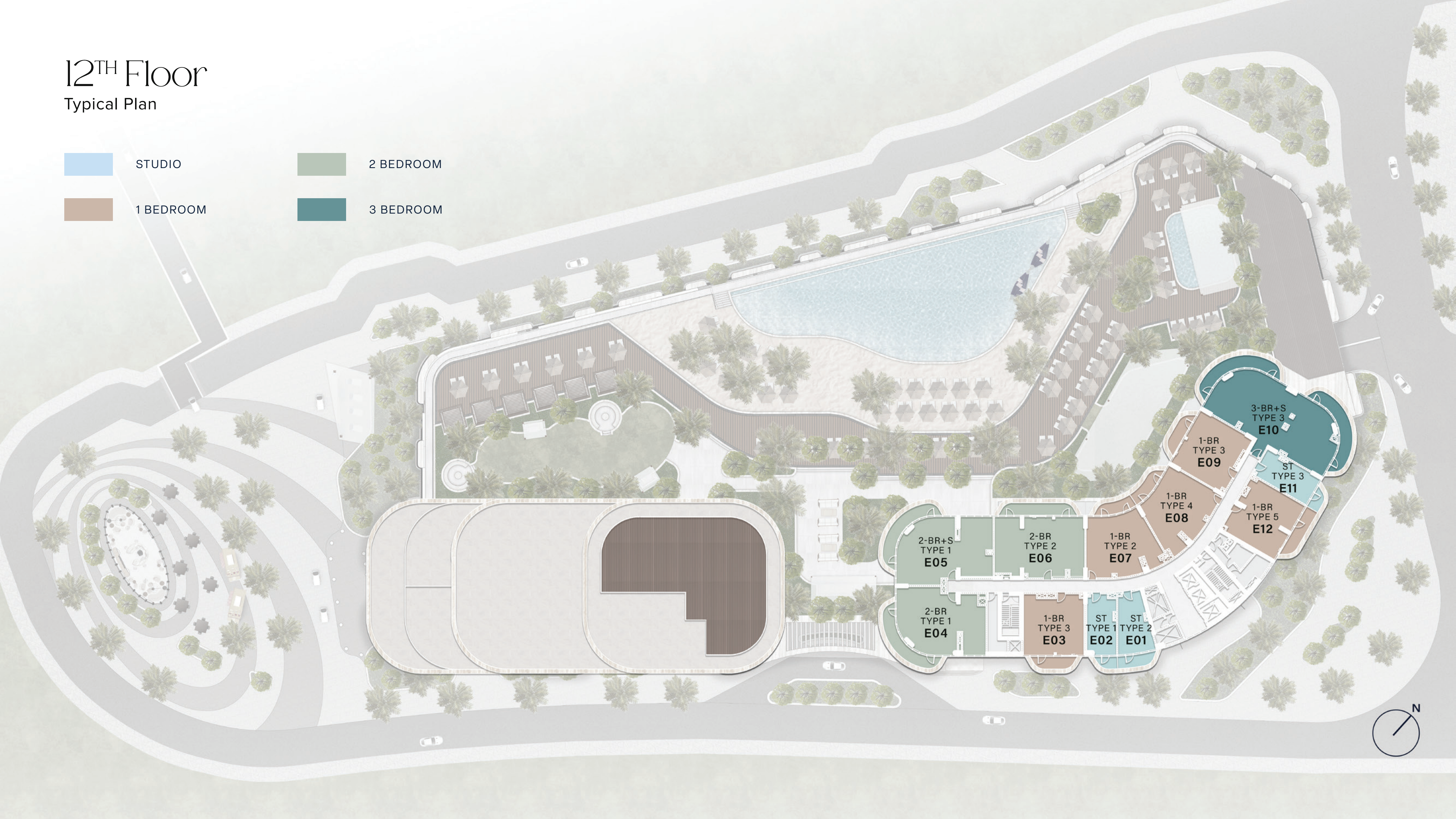




# 12<sup>TH</sup> Floor

Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM

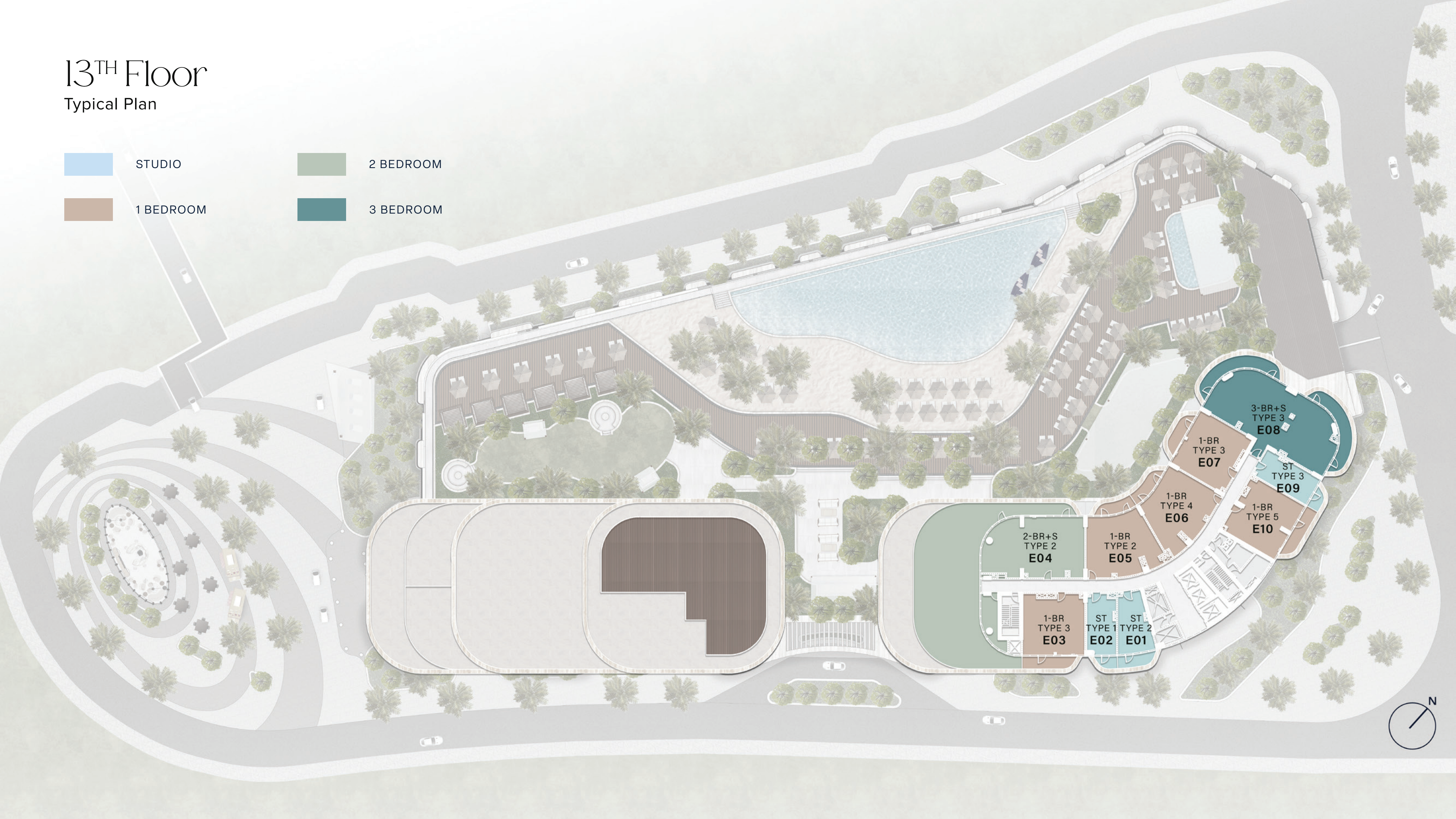




# 13<sup>TH</sup> Floor

Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM

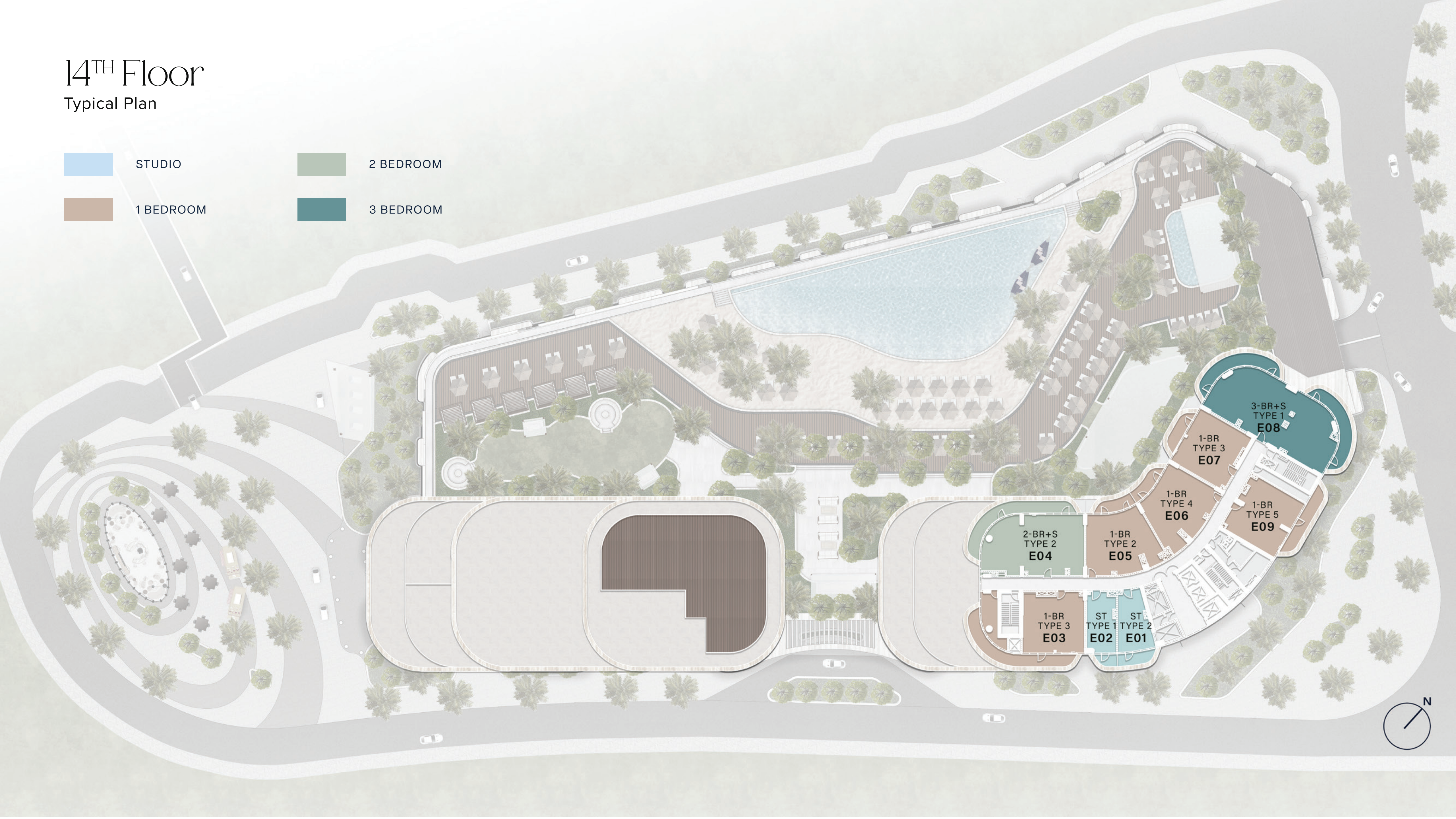




# 14<sup>TH</sup> Floor

Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM

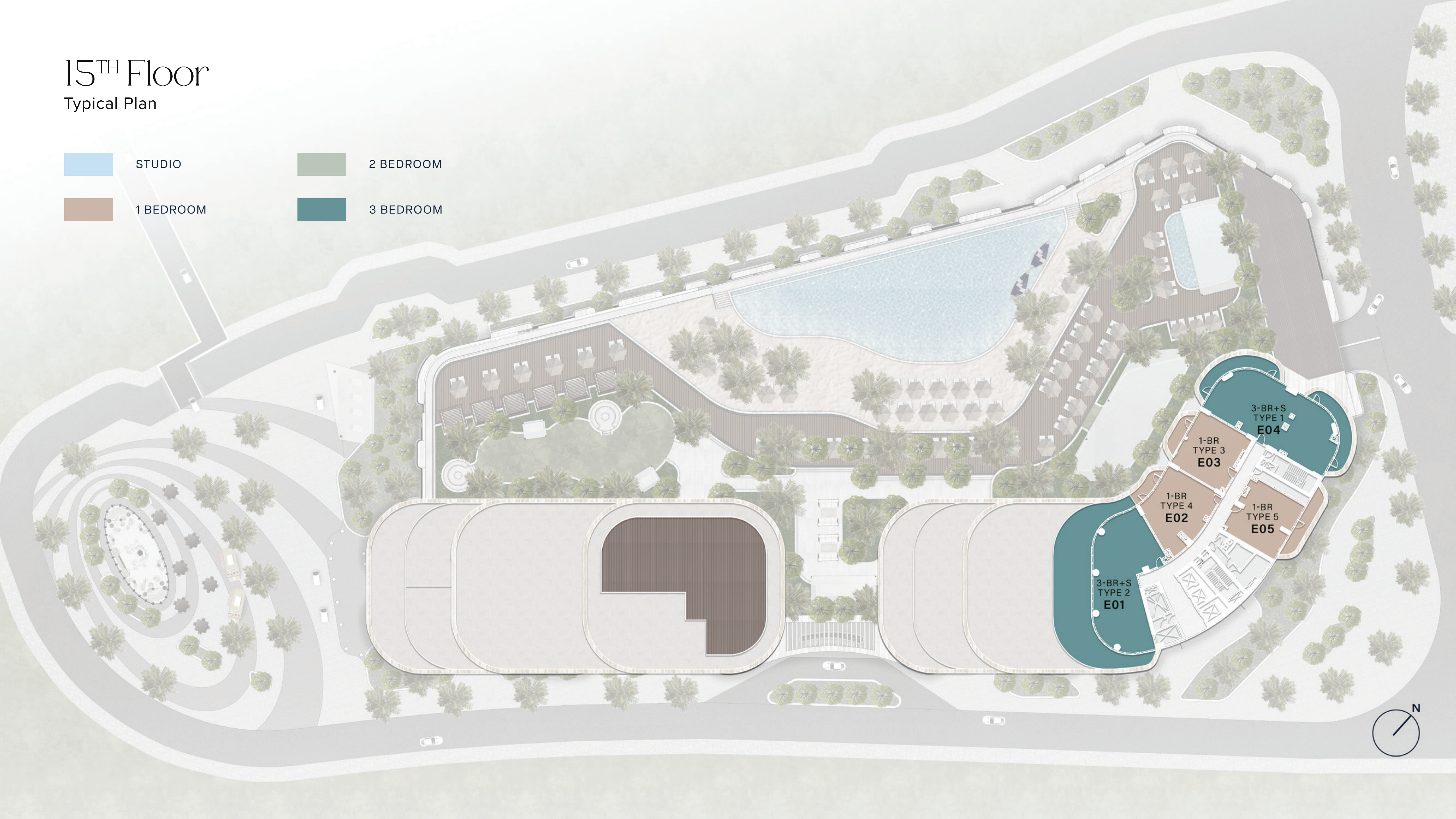




# 15<sup>TH</sup> Floor

Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM

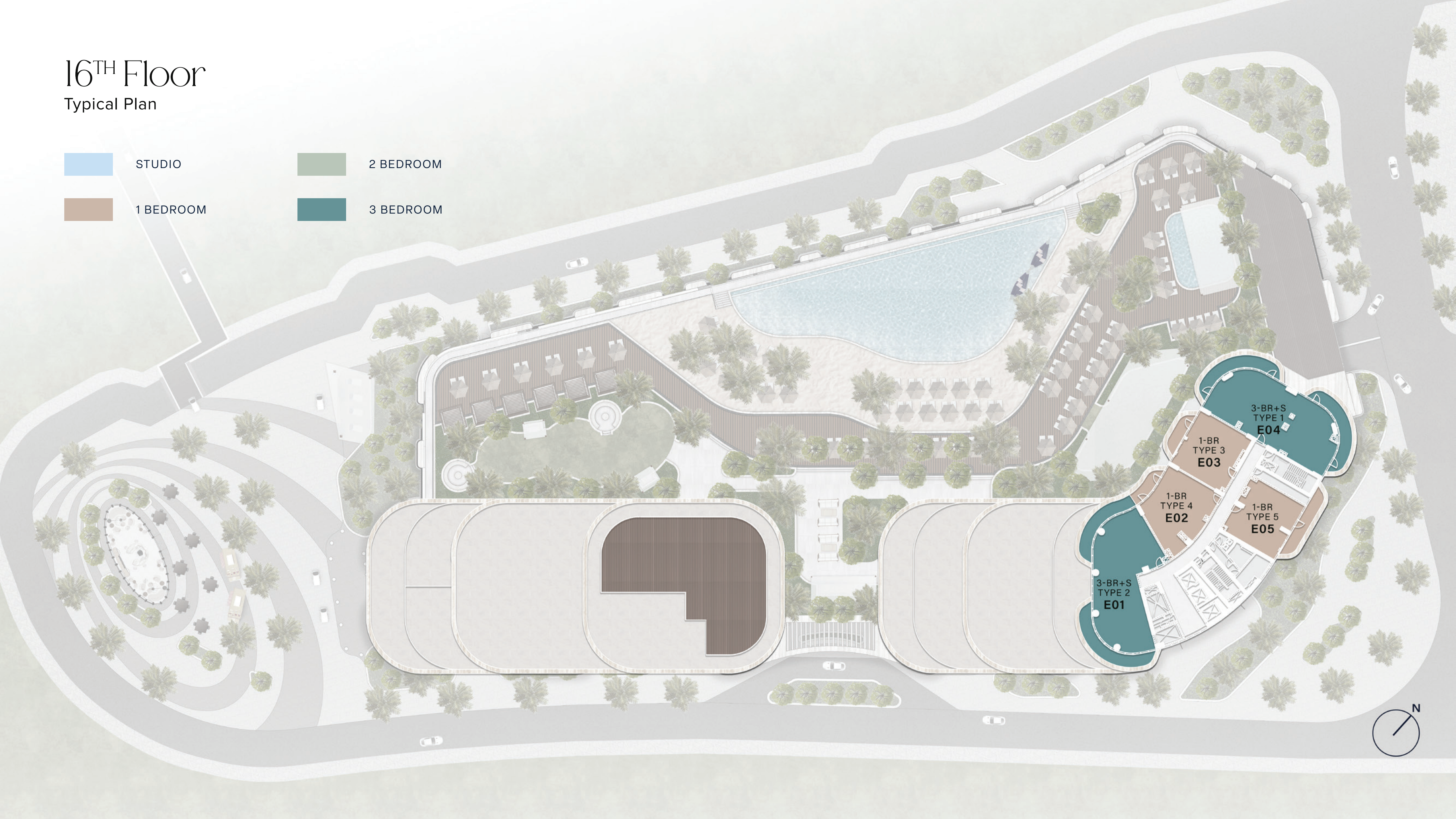




# 16<sup>TH</sup> Floor

Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM

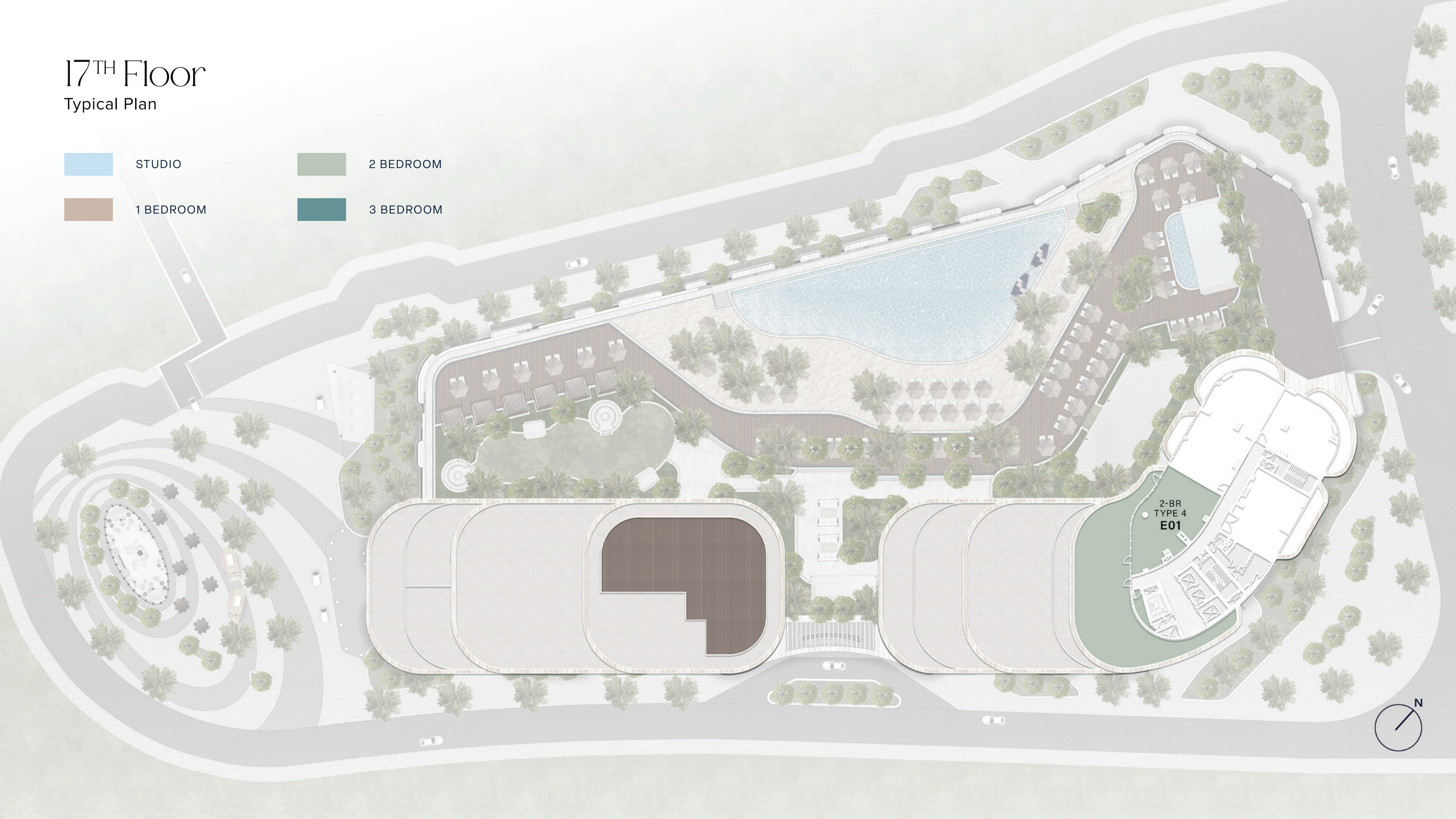




# 17<sup>TH</sup> Floor

Typical Plan

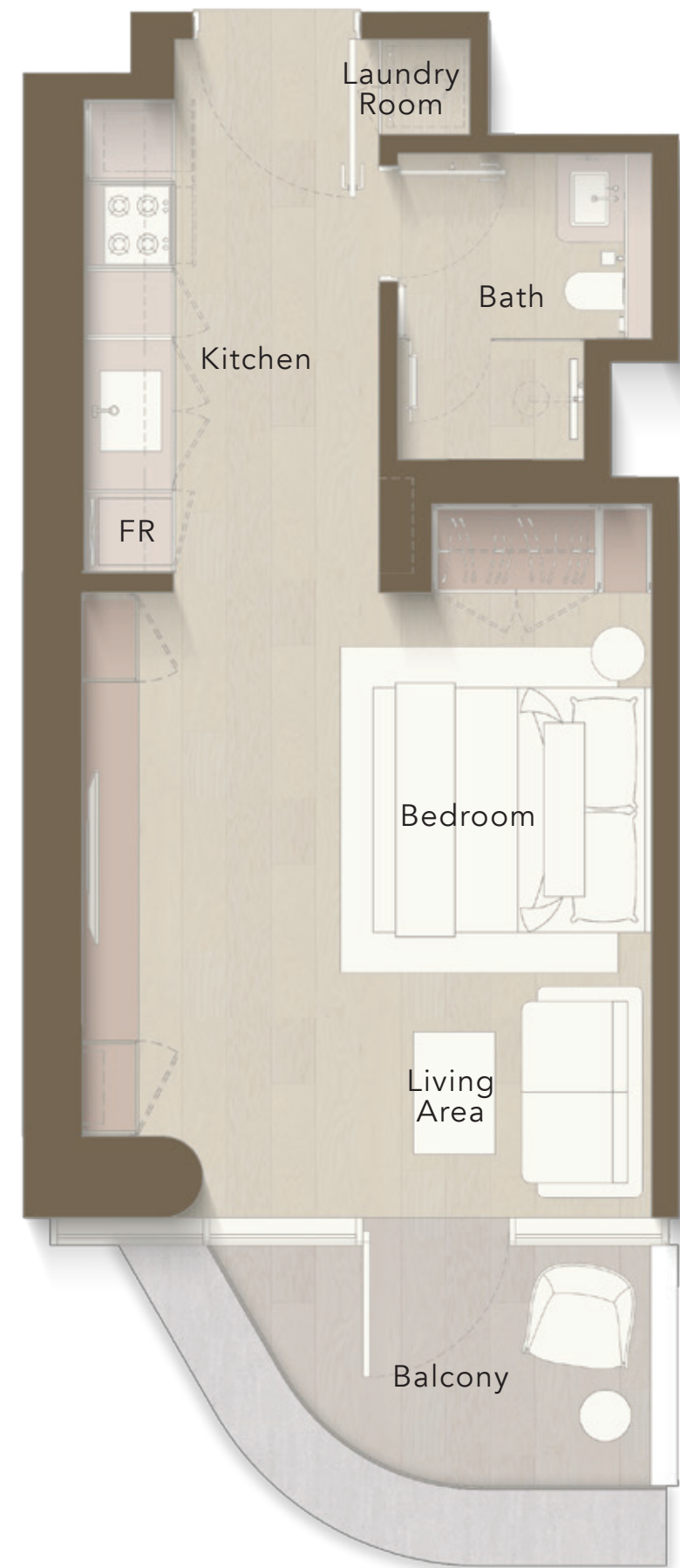
- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM



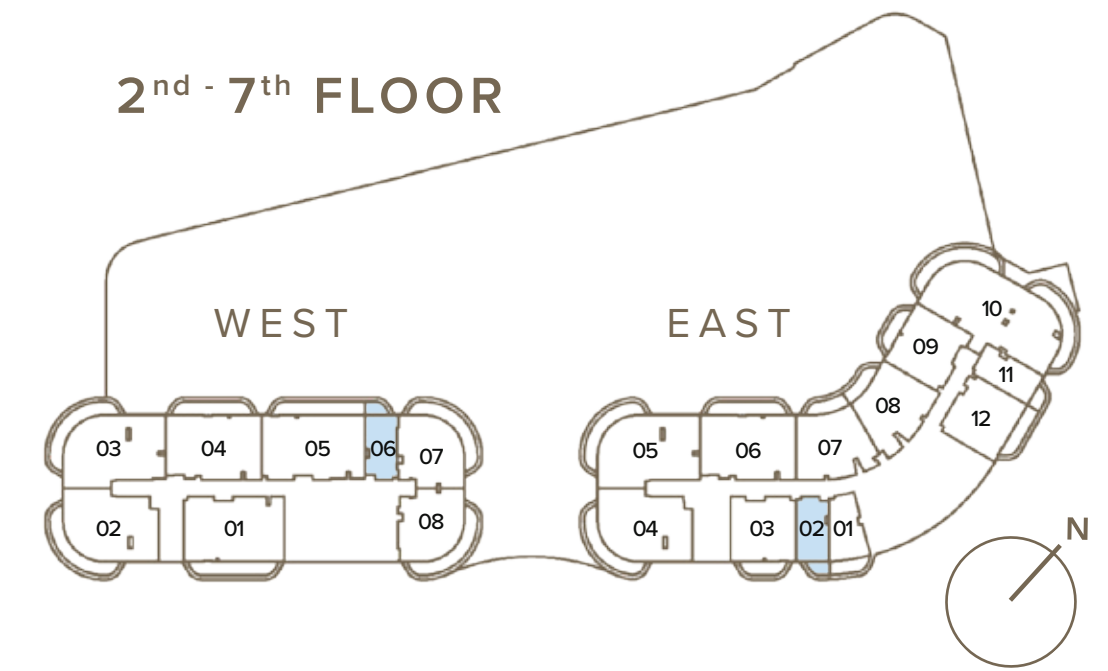


/Floor Plans





**S T U D I O**  
T Y P E 1



**1<sup>st</sup> FLOOR**  
E102

**2<sup>nd</sup> - 7<sup>th</sup> FLOOR**  
W206 E202

**8<sup>th</sup> FLOOR**  
W803 E802

**9<sup>th</sup> FLOOR**  
W904 E904

**10<sup>th</sup> FLOOR**  
E1002

**11<sup>th</sup> FLOOR**  
E1102

**12<sup>th</sup> FLOOR**  
E1202

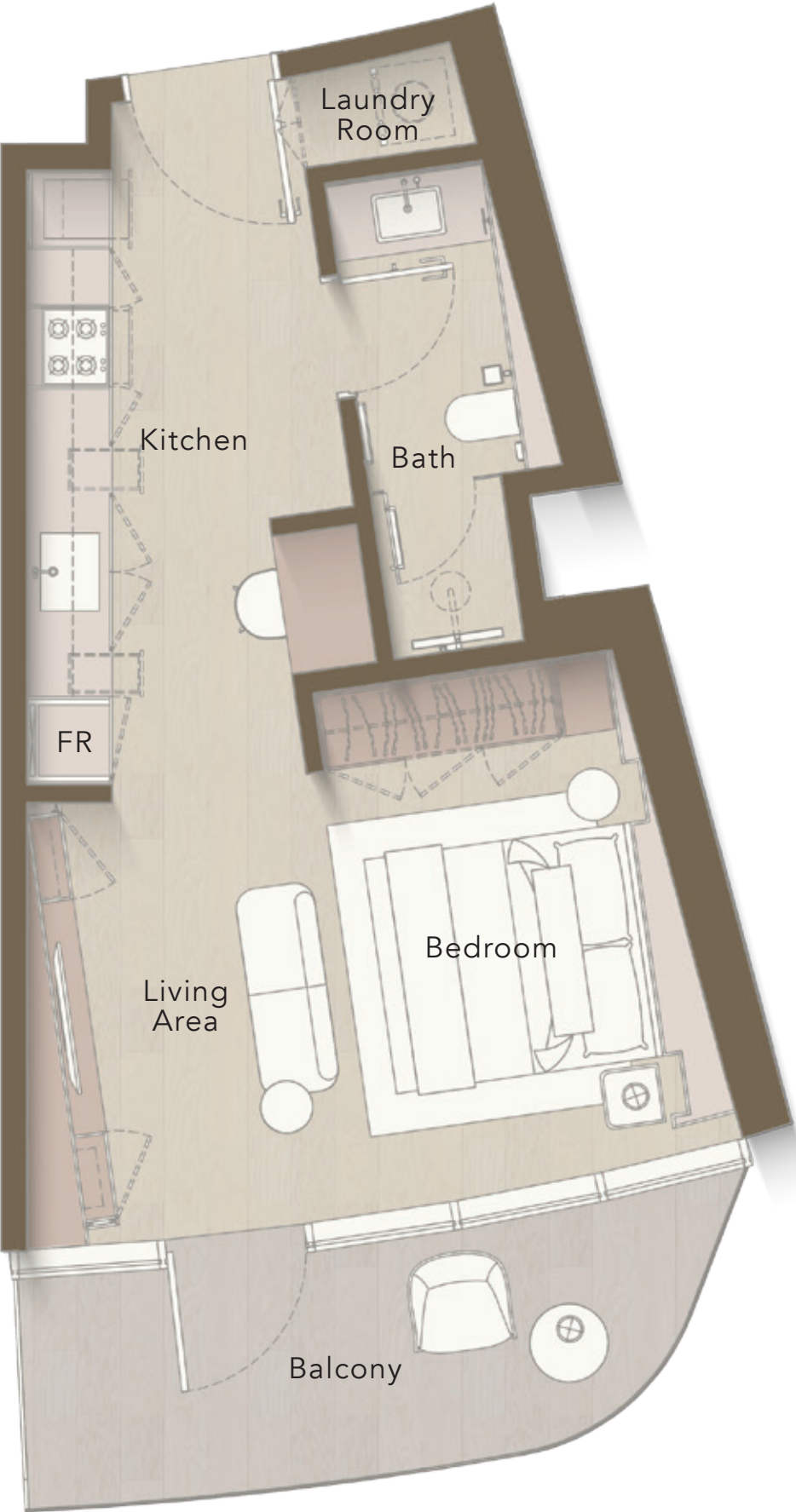
**13<sup>th</sup> FLOOR**  
E1302

**14<sup>th</sup> FLOOR**  
E1402

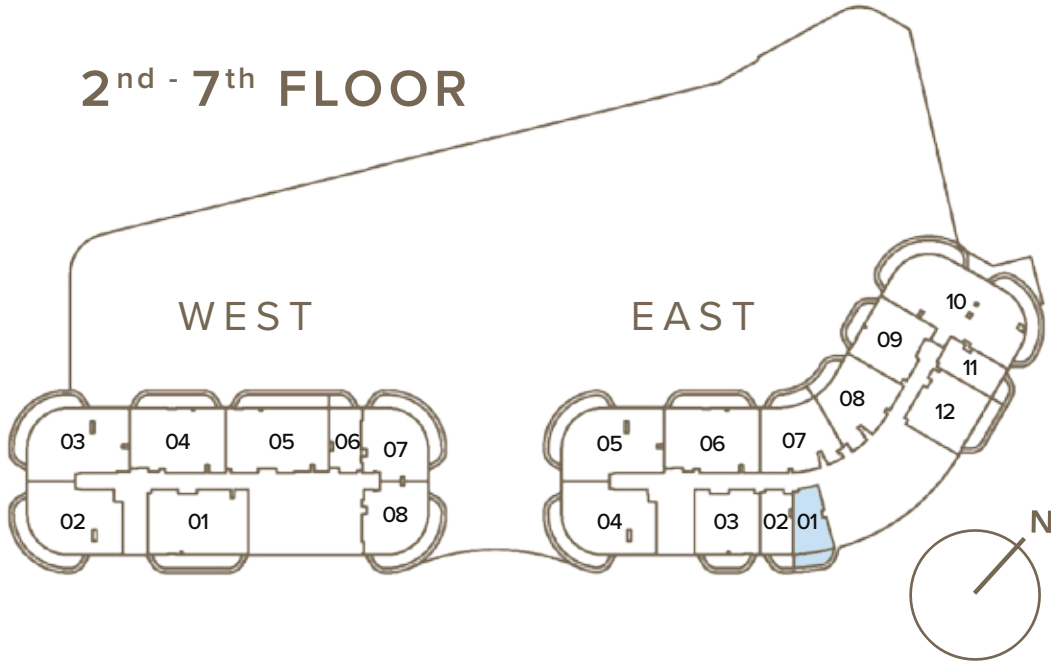
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Internal Living Area : **410.86 Sq. Ft**  
 Outdoor Living Area : **54.47 Sq. Ft**  
 Total Living Area : **465.32 Sq. Ft**





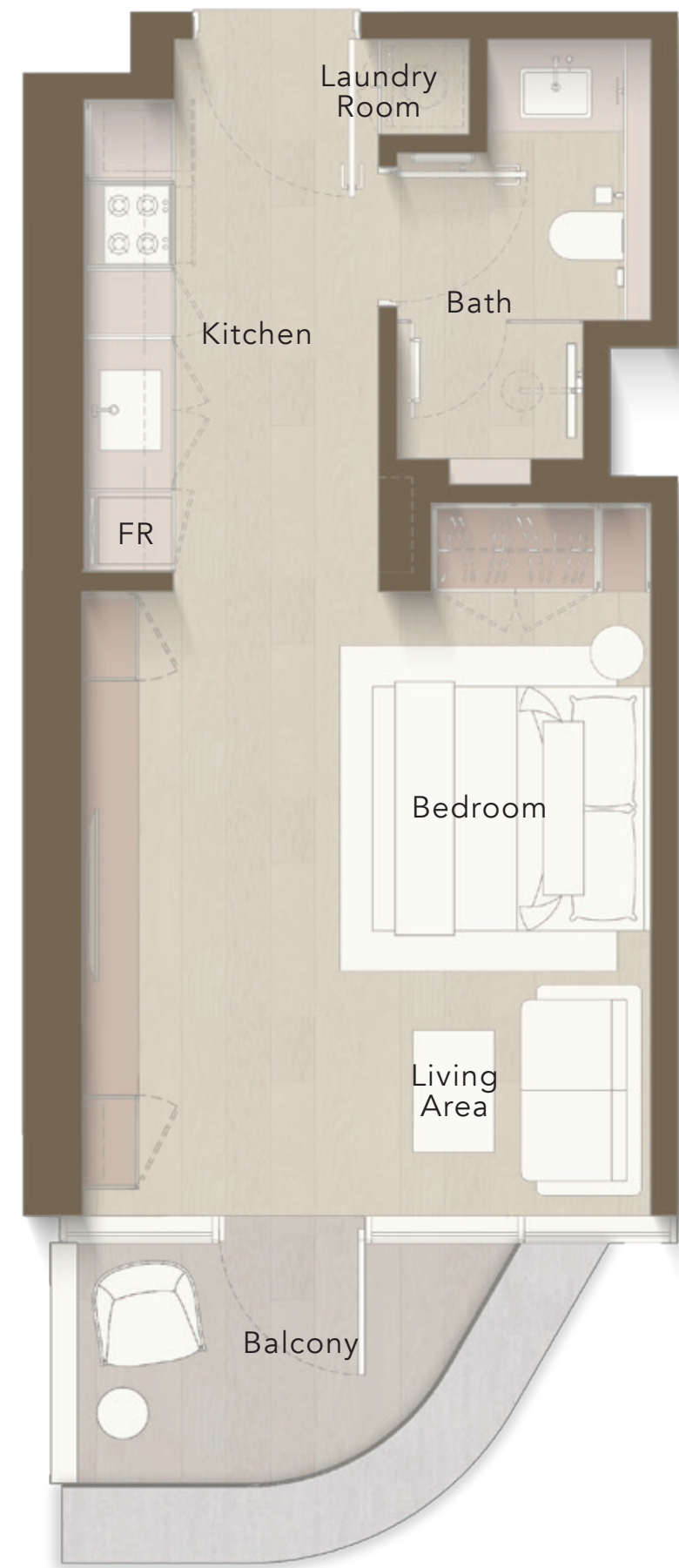
**S T U D I O**  
T Y P E 2



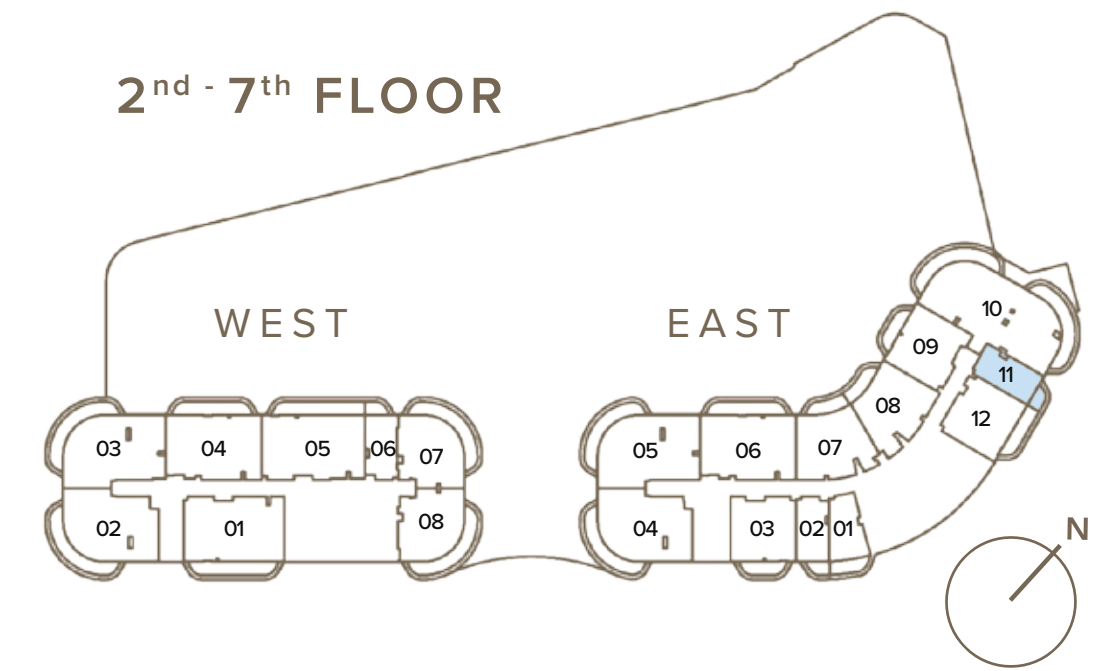
|                                       |                                                      |
|---------------------------------------|------------------------------------------------------|
| <b>1<sup>st</sup> FLOOR</b><br>E101   | <b>2<sup>nd</sup> - 7<sup>th</sup> FLOOR</b><br>E201 |
| <b>8<sup>th</sup> FLOOR</b><br>E801   | <b>9<sup>th</sup> FLOOR</b><br>E901                  |
| <b>10<sup>th</sup> FLOOR</b><br>E1001 | <b>11<sup>th</sup> FLOOR</b><br>E1101                |
| <b>12<sup>th</sup> FLOOR</b><br>E1201 | <b>13<sup>th</sup> FLOOR</b><br>E1301                |
| <b>14<sup>th</sup> FLOOR</b><br>E1401 |                                                      |

|                      |   |                      |
|----------------------|---|----------------------|
| Internal Living Area | : | <b>422.05 Sq. Ft</b> |
| Outdoor Living Area  | : | <b>101.18 Sq. Ft</b> |
| Total Living Area    | : | <b>523.23 Sq. Ft</b> |





**S T U D I O**  
T Y P E 3



**1<sup>st</sup> FLOOR**  
E109

**2<sup>nd</sup> - 7<sup>th</sup> FLOOR**  
E211

**8<sup>th</sup> FLOOR**  
E811

**9<sup>th</sup> FLOOR**  
E911

**10<sup>th</sup> FLOOR**  
E1011

**11<sup>th</sup> FLOOR**  
E1111

**12<sup>th</sup> FLOOR**  
E1211

**13<sup>th</sup> FLOOR**  
E1309

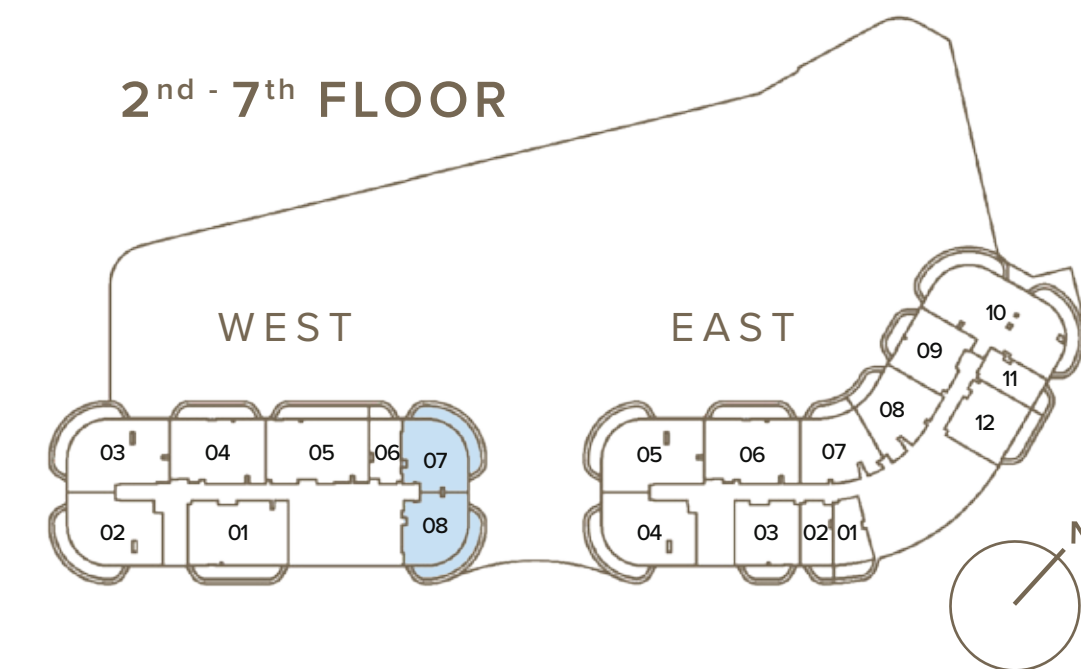
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Internal Living Area : **420.44 Sq. Ft**  
 Outdoor Living Area : **54.68 Sq. Ft**  
 Total Living Area : **475.12 Sq. Ft**





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



1<sup>st</sup> FLOOR

W106  
W107

2<sup>nd</sup> - 7<sup>th</sup> FLOOR

W207  
W208

8<sup>th</sup> FLOOR

W804  
W505

9<sup>th</sup> FLOOR

W905

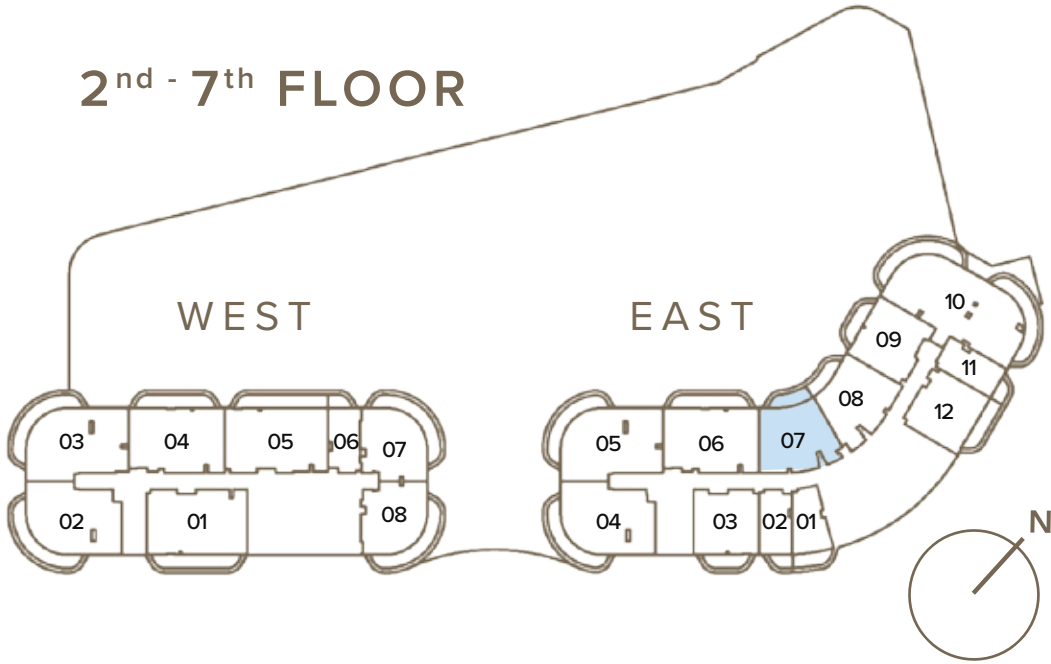
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Internal Living Area : 854.76 Sq. Ft  
Outdoor Living Area : 266.41 Sq. Ft  
Total Living Area : 1121.17 Sq. Ft





1 B E D R O O M  
T Y P E 2



1<sup>st</sup> FLOOR  
E105

2<sup>nd</sup> - 7<sup>th</sup> FLOOR  
E207

8<sup>th</sup> FLOOR  
E807

9<sup>th</sup> FLOOR  
E907

10<sup>th</sup> FLOOR  
E1007

11<sup>th</sup> FLOOR  
E1107

12<sup>th</sup> FLOOR  
E1207

13<sup>th</sup> FLOOR  
E1305

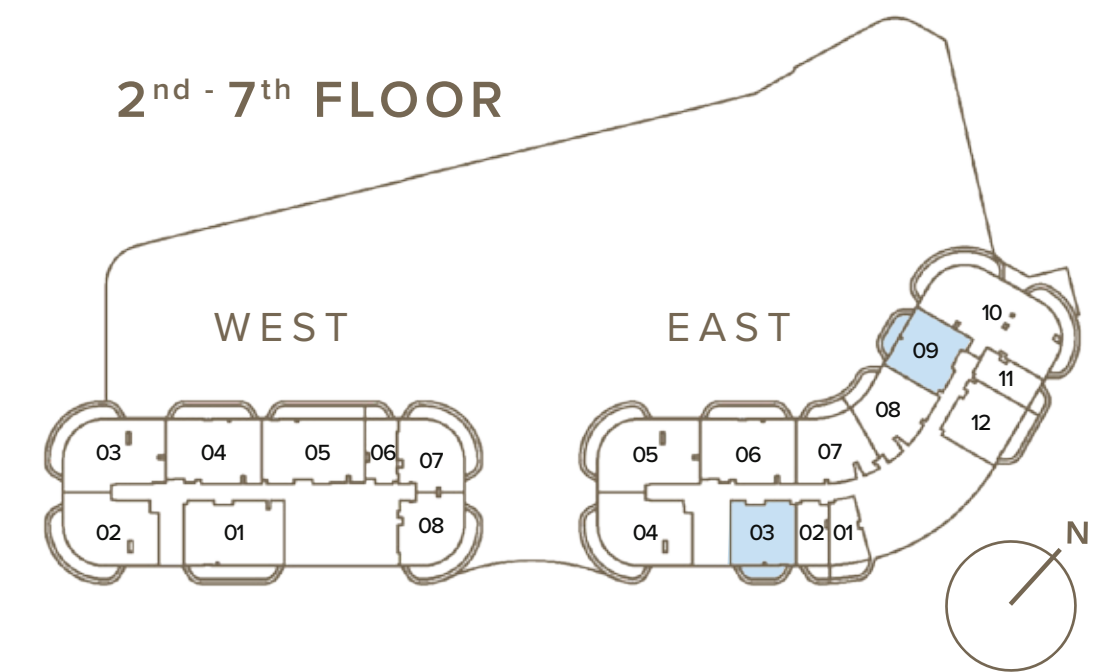
14<sup>th</sup> FLOOR  
E1405

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





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



## 1<sup>st</sup> FLOOR

E103  
E107

## 2<sup>nd</sup> - 7<sup>th</sup> FLOOR

E203  
E209

## 8<sup>th</sup> FLOOR

E803  
E809

## 9<sup>th</sup> FLOOR

E903  
E909

## 10<sup>th</sup> FLOOR

E1003  
E1009

## 11<sup>th</sup> FLOOR

E1103  
E1109

## 12<sup>th</sup> FLOOR

E1203  
E1209

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

E1303  
E1307

## 14<sup>th</sup> FLOOR

E1403  
E1407

## 15<sup>th</sup> FLOOR

E1503

## 16<sup>th</sup> FLOOR

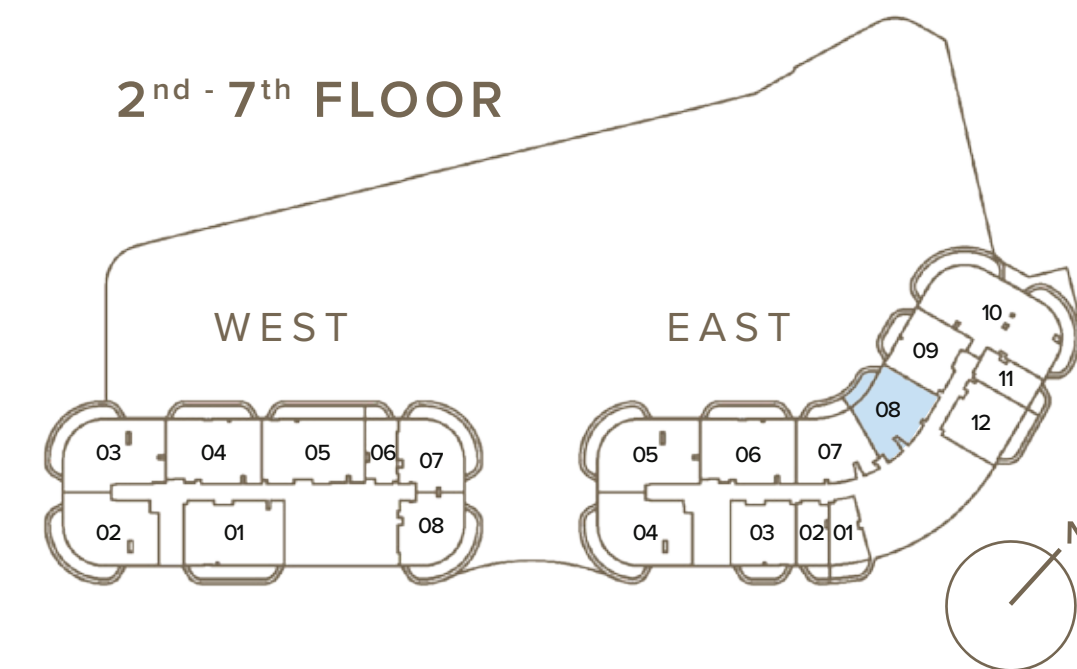
E1603

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





# 1 B E D R O O M T Y P E 4



1<sup>st</sup> FLOOR  
E106

2<sup>nd</sup> - 7<sup>th</sup> FLOOR  
E208

8<sup>th</sup> FLOOR  
E808

9<sup>th</sup> FLOOR  
E908

10<sup>th</sup> FLOOR  
E1008

11<sup>th</sup> FLOOR  
E1108

12<sup>th</sup> FLOOR  
E1208

13<sup>th</sup> FLOOR  
E1306

14<sup>th</sup> FLOOR  
E1406

15<sup>th</sup> FLOOR  
E1502

16<sup>th</sup> FLOOR  
E1602

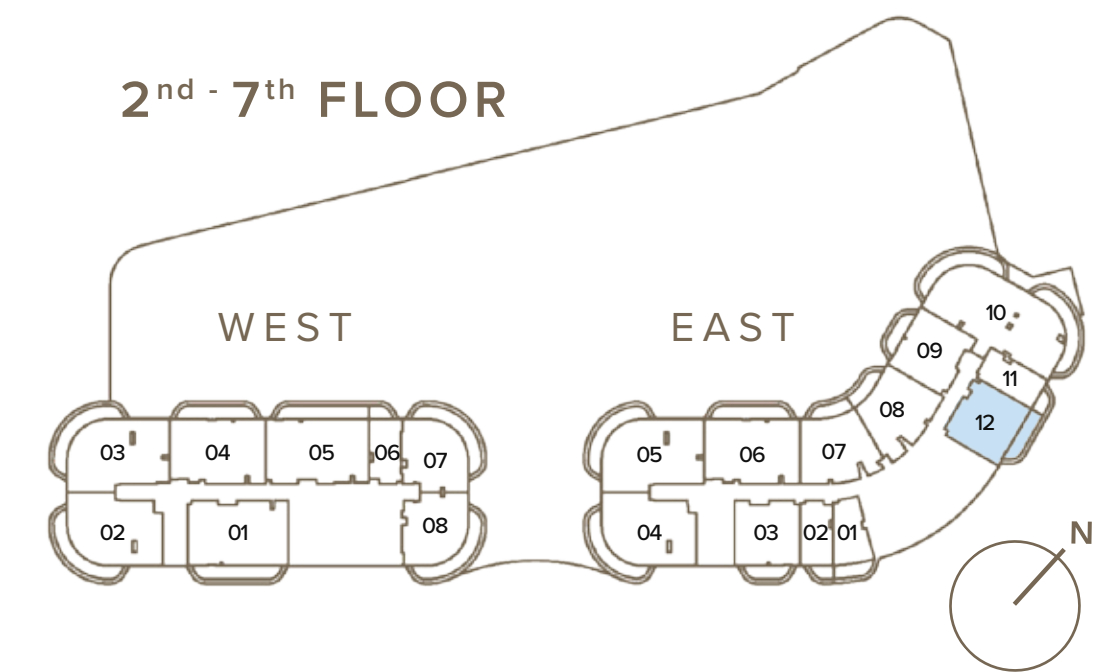
Internal Living Area : 823.01 Sq. Ft  
Outdoor Living Area : 110.65 Sq. Ft  
Total Living Area : 933.66 Sq. Ft





# 1 BEDROOM

TYPE 5



1<sup>st</sup> FLOOR  
E110

2<sup>nd</sup> - 7<sup>th</sup> FLOOR  
E212

8<sup>th</sup> FLOOR  
E812

9<sup>th</sup> FLOOR  
E912

10<sup>th</sup> FLOOR  
E1012

11<sup>th</sup> FLOOR  
E1112

12<sup>th</sup> FLOOR  
E1212

13<sup>th</sup> FLOOR  
E1310

14<sup>th</sup> FLOOR  
E1409

15<sup>th</sup> FLOOR  
E1505

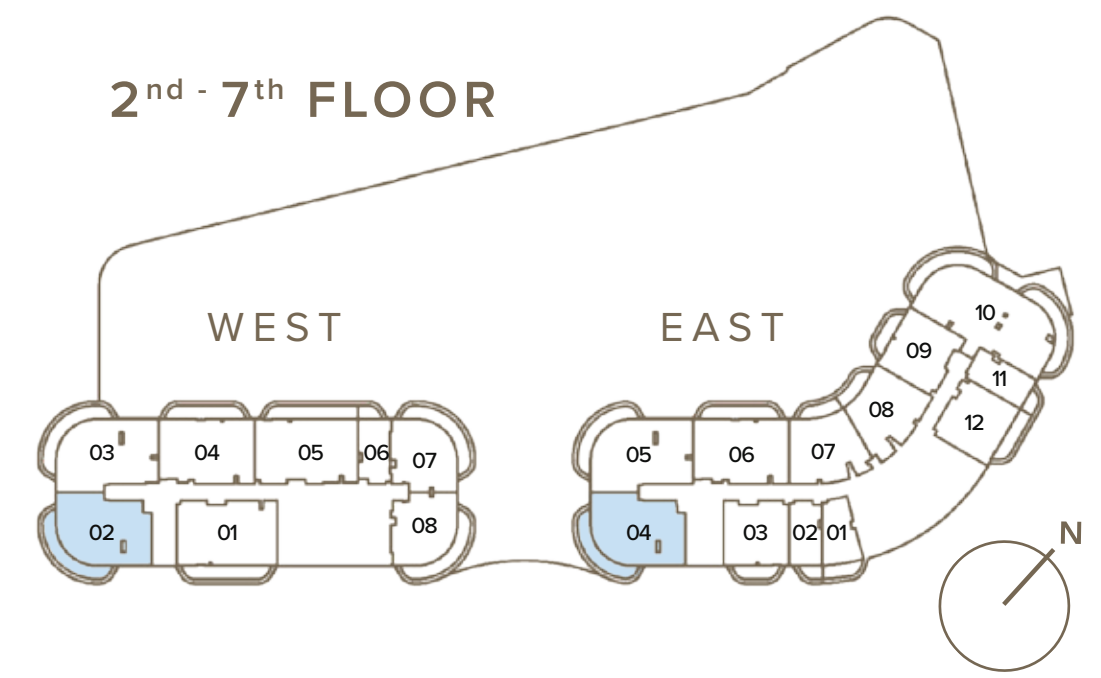
16<sup>th</sup> FLOOR  
E1605

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





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



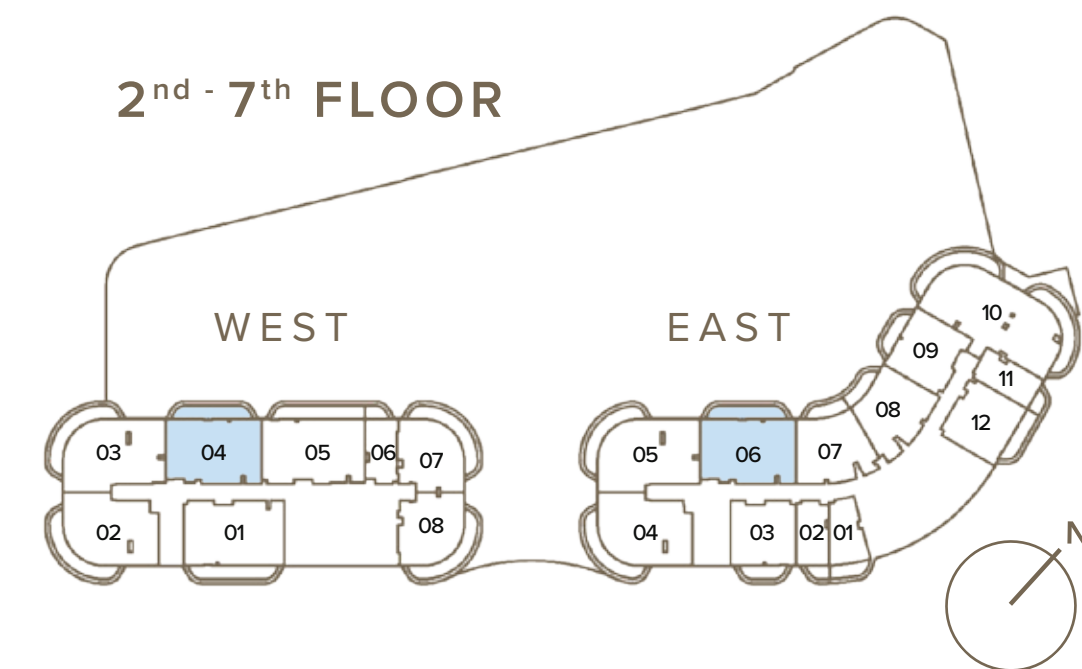
- |                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| 2 <sup>nd</sup> - 7 <sup>th</sup> FLOOR |                                         |
| 1 <sup>st</sup> FLOOR                   | 2 <sup>nd</sup> - 7 <sup>th</sup> FLOOR |
| W102                                    | W202 E204                               |
| 8 <sup>th</sup> FLOOR                   | 9 <sup>th</sup> FLOOR                   |
| E804                                    | E904                                    |
| 10 <sup>th</sup> FLOOR                  | 11 <sup>th</sup> FLOOR                  |
| E1004                                   | E1104                                   |
| 12 <sup>th</sup> FLOOR                  |                                         |
| E1204                                   |                                         |

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





2 B E D R O O M  
T Y P E 2



1<sup>st</sup> FLOOR

W104 E104

2<sup>nd</sup> - 7<sup>th</sup> FLOOR

W204 E206

8<sup>th</sup> FLOOR

E806

9<sup>th</sup> FLOOR

E906

10<sup>th</sup> FLOOR

E1006

11<sup>th</sup> FLOOR

E1106

12<sup>th</sup> FLOOR

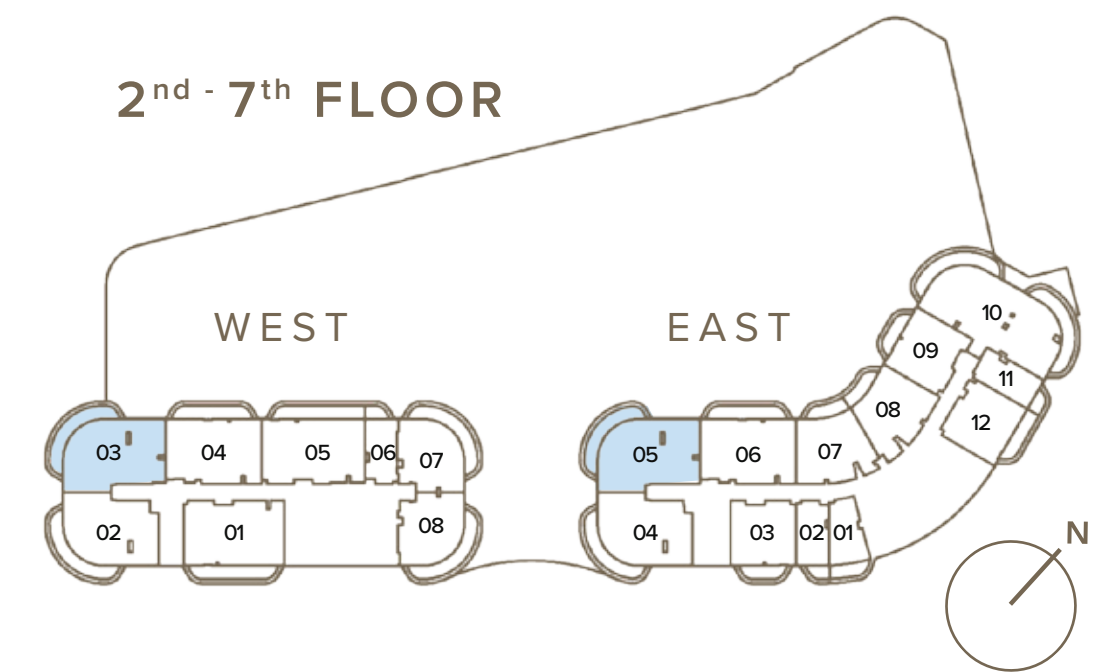
E1206

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



1<sup>st</sup> FLOOR  
W103

2<sup>nd</sup> - 7<sup>th</sup> FLOOR  
W203 E205

8<sup>th</sup> FLOOR  
E805

9<sup>th</sup> FLOOR  
E905

10<sup>th</sup> FLOOR  
E1005

11<sup>th</sup> FLOOR  
E1105

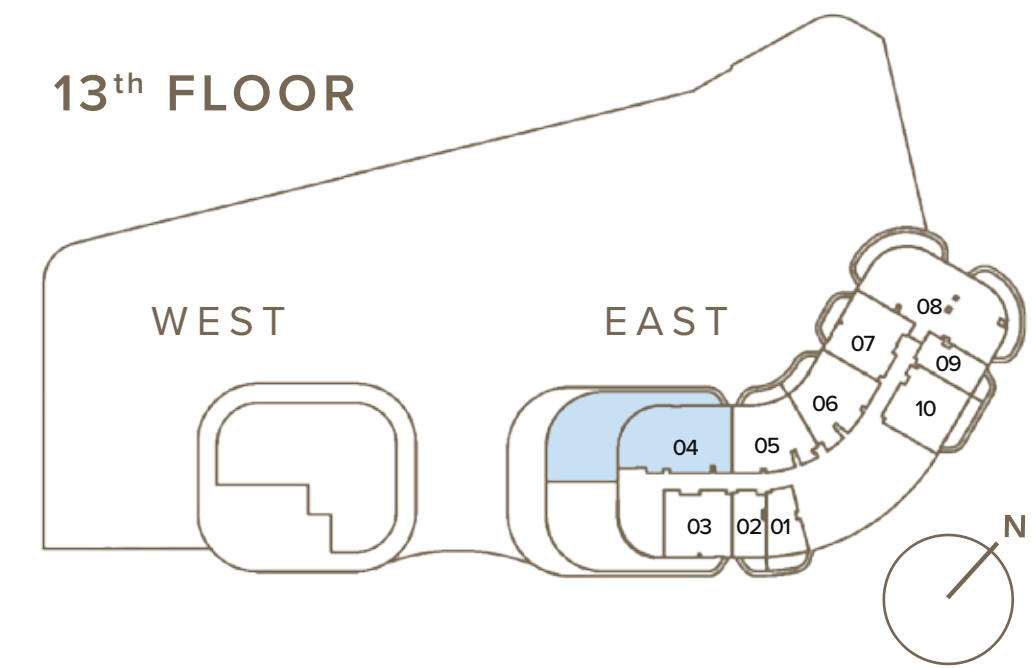
12<sup>th</sup> FLOOR  
E1205

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





2 BEDROOM + S  
TYPE 2



8<sup>st</sup> FLOOR  
W801

9<sup>th</sup> FLOOR  
W902

13<sup>th</sup> FLOOR  
E1304

14<sup>th</sup> FLOOR  
E1404

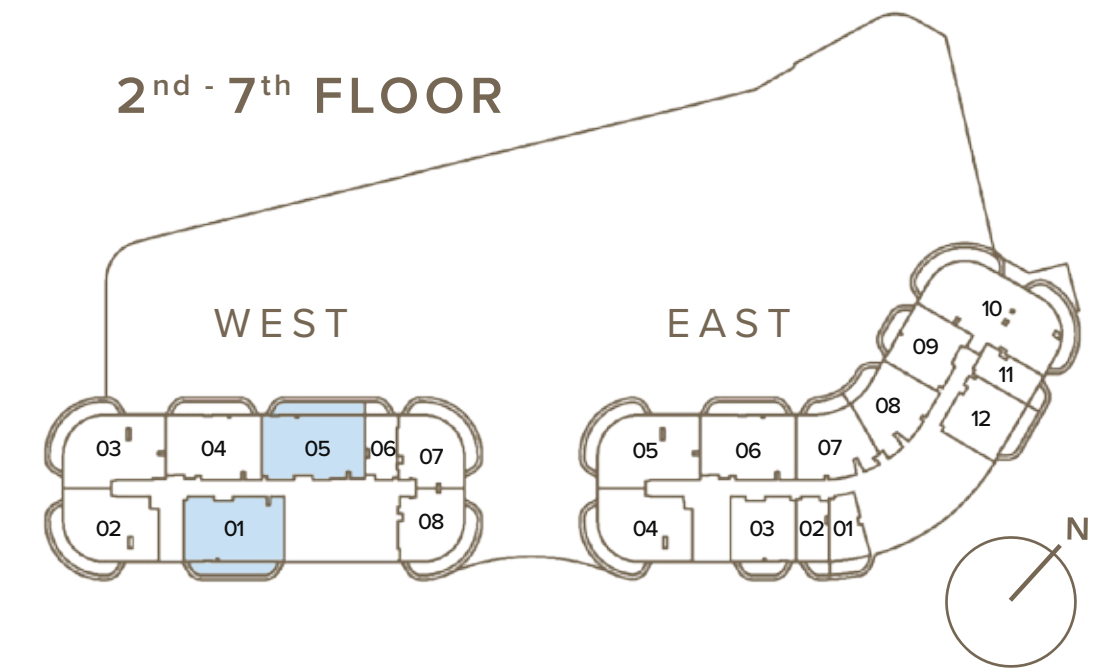
Internal Living Area : 1312.55 Sq. Ft  
Outdoor Living Area : 1405.55 Sq. Ft  
Total Living Area : 2718.10 Sq. Ft





## 2 BEDROOM + S

TYPE 3



### 1<sup>st</sup> FLOOR

W101  
W105

### 2<sup>nd</sup> - 7<sup>th</sup> FLOOR

W201  
W205

### 8<sup>th</sup> FLOOR

W802

### 9<sup>th</sup> FLOOR

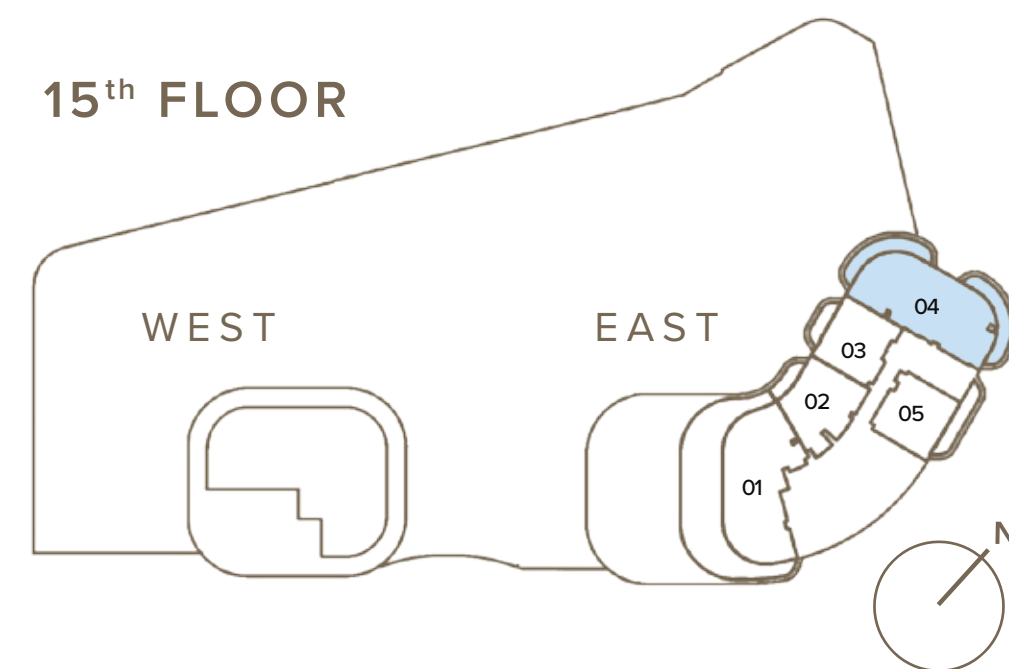
W901  
W903

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





# 3 BEDROOM + S TYPE 1



14<sup>th</sup> FLOOR  
E1408

15<sup>th</sup> FLOOR  
E1504

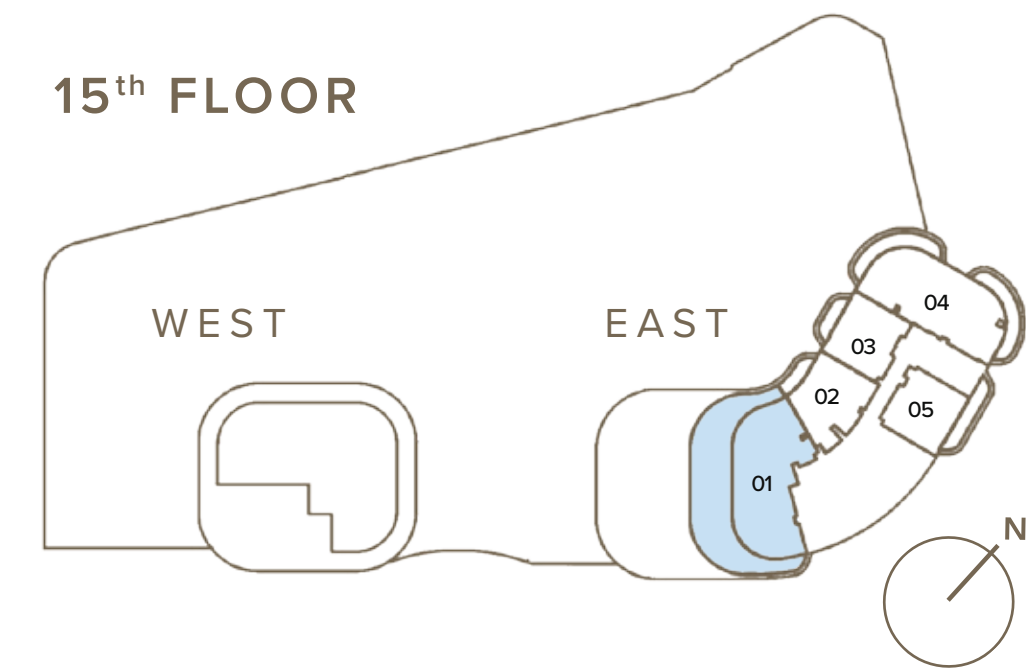
16<sup>th</sup> FLOOR  
E1604

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





3 B E D R O O M + S  
T Y P E 2



15<sup>th</sup> FLOOR  
E1501

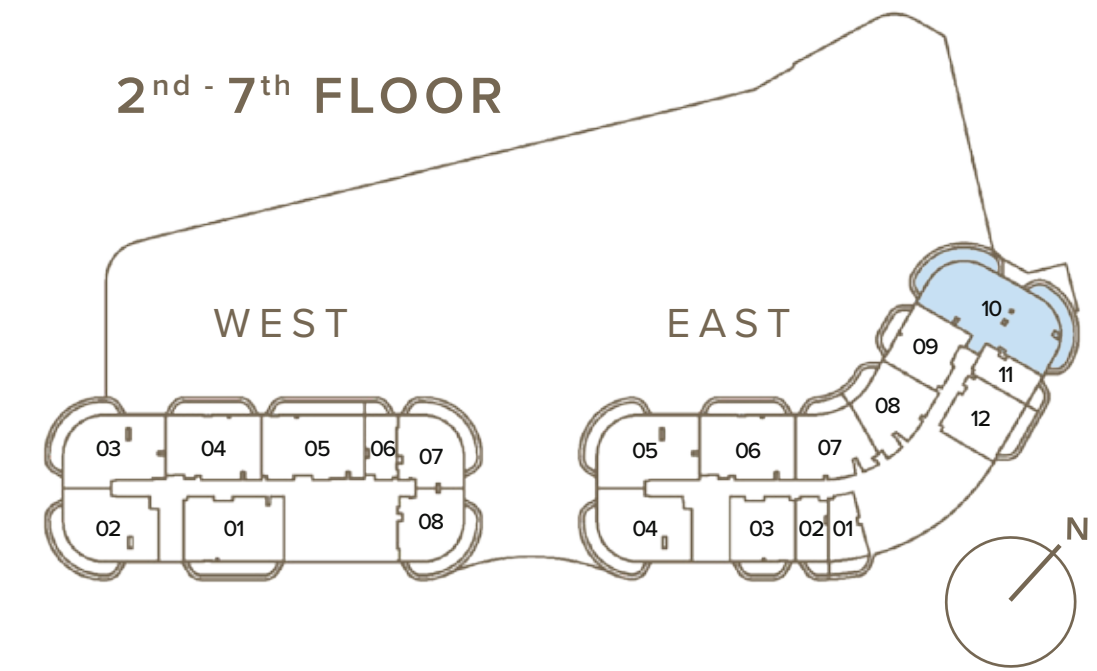
16<sup>th</sup> FLOOR  
E1601

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





# 3 BEDROOM + S TYPE 3



1<sup>st</sup> FLOOR  
E108

2<sup>nd</sup> - 7<sup>th</sup> FLOOR  
E210

8<sup>th</sup> FLOOR  
E810

9<sup>th</sup> FLOOR  
E910

10<sup>th</sup> FLOOR  
E1010

11<sup>th</sup> FLOOR  
E1110

12<sup>th</sup> FLOOR  
E1210

13<sup>th</sup> FLOOR  
E1308

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









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