

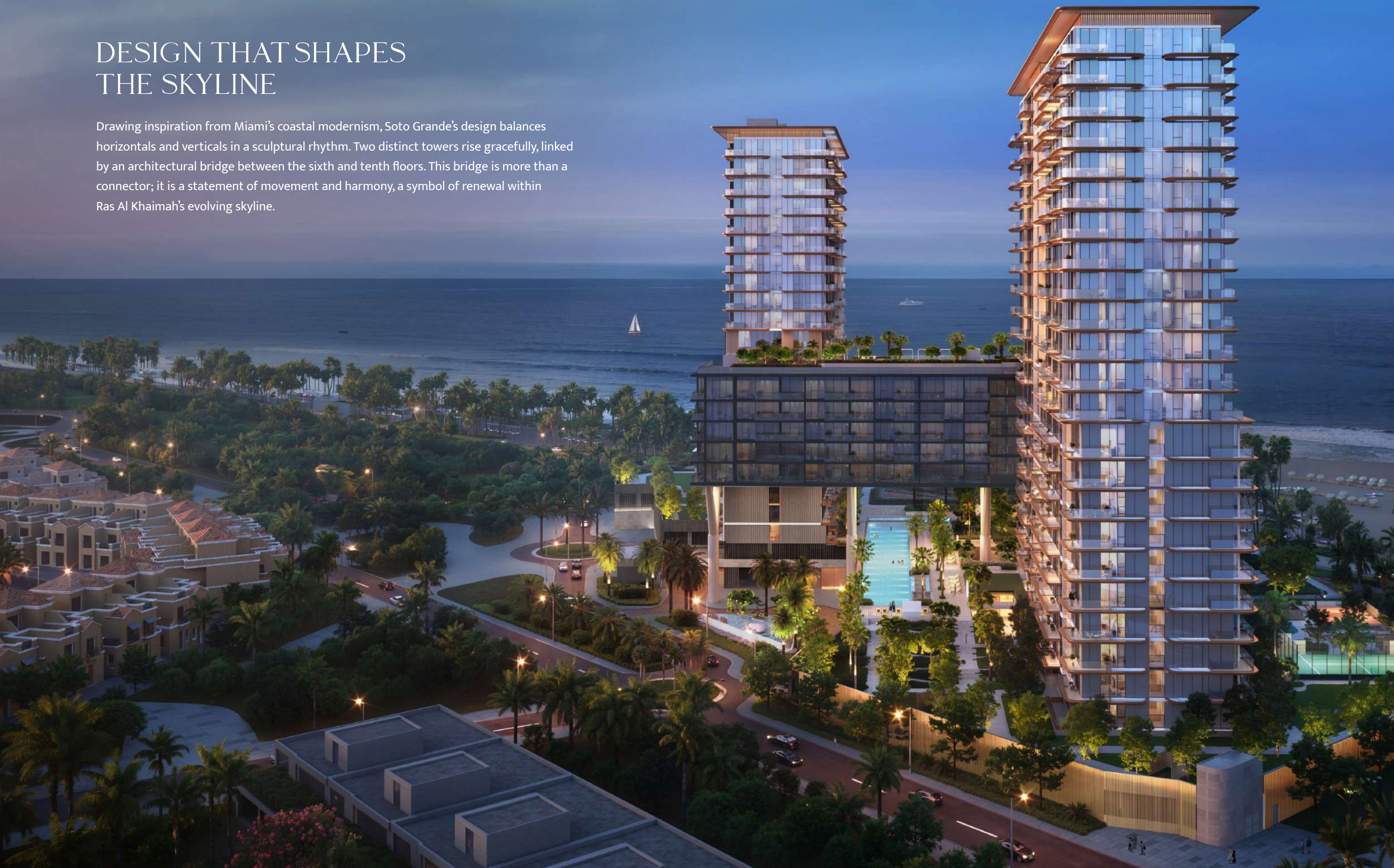


SOTO GRANDE

INVESTMENT
GUIDE

DESIGN THAT SHAPES THE SKYLINE

Drawing inspiration from Miami's coastal modernism, Soto Grande's design balances horizontals and verticals in a sculptural rhythm. Two distinct towers rise gracefully, linked by an architectural bridge between the sixth and tenth floors. This bridge is more than a connector; it is a statement of movement and harmony, a symbol of renewal within Ras Al Khaimah's evolving skyline.



PROJECT CONFIGURATION



ELEVATORS

Tower I:
3 passenger lifts + 1
service lift

Tower II:
3 passenger lifts + 1
service lift

ANTICIPATED
SERVICE CHARGE

AED 16 sq. ft

PARKING

Studio, 1 and 2 bedroom:
1 parking space
3 and 4 bedroom:
2 car parking spaces

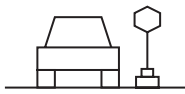
OWNERSHIP

Freehold

ANTICIPATED
COMPLETION DATE

Q4 2029

AMENITIES WITHIN THE PROJECT



Drop-off
area



Lobby lounge
and reception



Communal
table



EV charging
station



Bicycle parking



Lobby
courtyard



Badminton and
tennis court



Padel court



Adult lap
pool



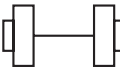
Kids pool



Cabanas and sun
loungers area



Indoor and outdoor
kids play area



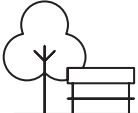
Indoor and outdoor
fitness area



Indoor and outdoor
yoga area



Barbeque pavilions



Open lawn



Club
lounge



Private dining and
kitchenette



Family leisure
pool



Plunge
pool



Outdoor dining
area



Viewing
deck



Games room



Outdoor seating
areas



A FRESH CHAPTER FOR AL HAMRA

Positioned in the heart of Al Hamra, Soto Grande offers residents the rare balance of tranquillity and accessibility. Steps away from pristine beaches, world-class golf, dining, and retail destinations, the project sits within one of Ras Al Khaimah's most dynamic neighborhoods. Its location provides seamless access to the city while remaining surrounded by the calm beauty of lagoon waters and landscaped greens.



UNIT TYPES AND SIZES

TOWER 1

Apartments	No. of Units	Size Range
Studio	48 units	from 421 sq.ft. to 443 sq.ft.
1 Bedroom Apartment	128 units	from 744 sq.ft. to 874 sq.ft.
2 Bedroom Apartment	84 units	from 1,110 sq.ft. to 1,236 sq.ft.
2 Bedroom Apartment + S	22 units	from 1,241 sq.ft. to 1,429 sq.ft.
3 Bedroom Apartment	30 units	from 1,752 sq.ft. to 2,079 sq.ft.
4 Bedroom Penthouse	1 unit	from 3,242 sq.ft.
Total Units	313 units	

TOWER 2

Apartments	No. of Units	Size Range
Studio	10 units	from 434 sq.ft. to 452 sq.ft.
1 Bedroom Apartment	131 units	from 740 sq.ft. to 878 sq.ft.
2 Bedroom Apartment	68 units	from 1,103 sq.ft. to 1,239 sq.ft.
2 Bedroom Apartment + S	56 units	from 1,252 sq.ft. to 1,400 sq.ft.
3 Bedroom Apartment	22 units	from 1,745 sq.ft. to 1,795 sq.ft.
4 Bedroom Penthouse	2 units	from 3,108 sq.ft. to 3,280 sq.ft.
Total Units	289 units	



PAYMENT PLAN

20%	At the time of booking + AED 3,000 RERA registration fee
10%	90 days after the reservation date
10%	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
5%	On completion of 60% construction of the project
5%	On completion of 70% construction of the project
30%	On completion

BOOKING STEPS

- 01** Customer will pay the booking amount and submit therequired documents to initiate the unit reservation
- 02** Customer will receive a receipt from customercare@ellingtongroup.com along with the booking form
- 03** Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign
- 04** Customer will send back the signed SPAs for execution to Ellington Properties
- 05** Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

DOCUMENTS NEEDED TO BOOK A UNIT

- 01** Buyer's Passport Copy
- 02** Home address, email address, including the contact number (should be the same as the home address)
- 03** AED 40,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card on <https://pay.ellingtonproperties.ae>



AL MAALIM ST

ROYAL ST

GROUND FLOOR AMENITIES PLAN

- 01 MAIN ENTRANCE
- 02 DROP-OFF AREA
- 03 LOBBY ENTRANCE
- 04 LOBBY RECEPTION
- 05 LOBBY LOUNGE
- 06 COMMUNAL TABLE
- 07 LIFT LOBBIES
- 08 COURTYARD ACCESS
- 09 EV CHARGING STATION
- 10 PARKING FOR PEOPLE OF DETERMINATION
- 11 BICYCLE PARKING
- 12 ACCESS TO UPPER LEVEL PARKING
- 13 EXIT FROM UPPER LEVEL PARKING

MADRID ST

LONDON ST

MINSK ST





AL MAALIM ST

ROYAL ST

1st FLOOR AMENITIES PLAN

- 01 FITNESS STUDIO
- 02 KIDS CLUB
- 03 OUTDOOR KIDS PLAY AREA
- 04 LIFT LOBBIES
- 05 CHANGING ROOM, STEAM AND SAUNA
- 06 BATHROOM FOR PEOPLE OF DETERMINATION
- 07 WALL CLIMBING ZONE
- 08 YOGA AND PILATES STUDIO
- 09 OUTDOOR FITNESS AREA
- 10 BADMINTON COURT
- 11 TABLE TENNIS
- 12 PADEL COURT
- 13 GARDENS AND TERRACES

MADRID ST

LONDON ST

MINSK ST





AL MAALIM ST

ROYAL ST

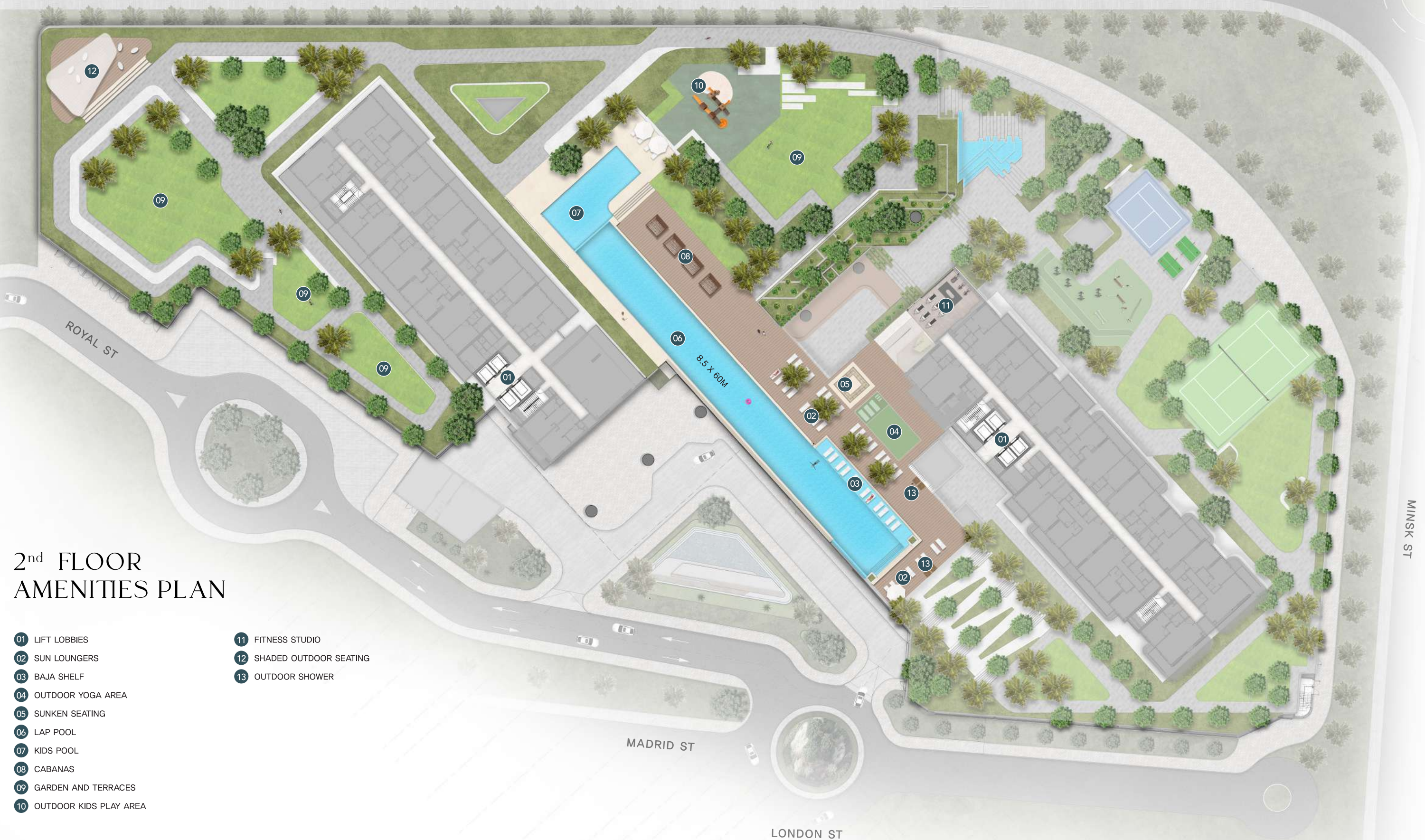
MADRID ST

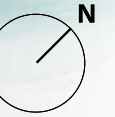
LONDON ST

MINSK ST

2nd FLOOR AMENITIES PLAN

- 01 LIFT LOBBIES
- 02 SUN LOUNGERS
- 03 BAJA SHELF
- 04 OUTDOOR YOGA AREA
- 05 SUNKEN SEATING
- 06 LAP POOL
- 07 KIDS POOL
- 08 CABANAS
- 09 GARDEN AND TERRACES
- 10 OUTDOOR KIDS PLAY AREA
- 11 FITNESS STUDIO
- 12 SHADED OUTDOOR SEATING
- 13 OUTDOOR SHOWER





AL MAALIM ST

ROYAL ST

11th FLOOR AMENITIES PLAN

- | | |
|---|-------------------|
| 01 LIFT LOBBIES | 11 BARBECUE DECK |
| 02 CLUB LOUNGE | 12 OUTDOOR DINING |
| 03 PRIVATE DINING TABLE | 13 VIEWING DECK |
| 04 KITCHENETTE | 14 CHANGING ROOM |
| 05 BATHROOM FOR PEOPLE OF DETERMINATION | 15 OUTDOOR SHOWER |
| 06 STAIRCASE ACCESS TO 12F | |
| 07 FAMILY LEISURE POOL | |
| 08 PLUNGE POOL | |
| 09 CABANAS | |
| 10 SUN LOUNGERS AREA | |

MADRID ST

LONDON ST

MINSK ST





SOTO GRANDE

ARABIAN GULF



AL MAALIM ST

ROYAL ST

MINSK ST

MADRID ST

LONDON ST

12th FLOOR
AMENITIES PLAN

- 01 LIFT LOBBIES
- 02 LOUNGE AREA
- 03 GAMES ROOM
- 04 SHUFFLEBOARD
- 05 TABLE TENNIS
- 06 BATHROOM FOR PEOPLE OF DETERMINATION



A NEW ARCHITECTURAL VISION BY THE COASTLINE

Soto Grande is Ellington's newest architectural statement in Ras Al Khaimah, set within the vibrant community of Al Hamra. Rising as two sculpted towers joined by an iconic bridge, the development introduces a bold design language to one of the UAE's most established residential destinations. With 602 residences ranging from studios to four-bedroom penthouses, Soto Grande combines refined architecture, thoughtful amenities, and expansive views into a community shaped for modern living.

LOBBY & LOBBY LOUNGE

The arrival experience at Soto Grande sets the tone for the residences within. A sculpted lobby with double-height ceilings, curated art, and a central living tree creates an atmosphere of openness and calm. The adjoining lounge extends this welcome with hotel-inspired furnishings, Ellington's signature fragrance, and discreet concierge services. Together, they form a refined social space, equally suited for quiet moments or relaxed gatherings.



CLUBHOUSE

The clubhouse is a warm and versatile space overlooking the pool and landscaped gardens. Designed for residents to gather and share moments, it features a kitchen lounge, private dining area, and entertainment kitchen, settings that make everyday life more social, inviting, and connected.



YOGA STUDIO

Designed as a sanctuary of focus and restoration, the yoga studio is minimalist yet warm. Flooded with natural daylight and complemented by a refreshment bar, it provides the perfect environment for mindfulness, balance, and rejuvenation.

FITNESS STUDIO

The double-height fitness studio combines energy and design, offering state-of-the-art equipment and zoned workout areas curated by performance specialists. A sculptural obstacle course brings playfulness into training, while floor-to-ceiling windows frame views of the pool and landscaped grounds, energizing every session.



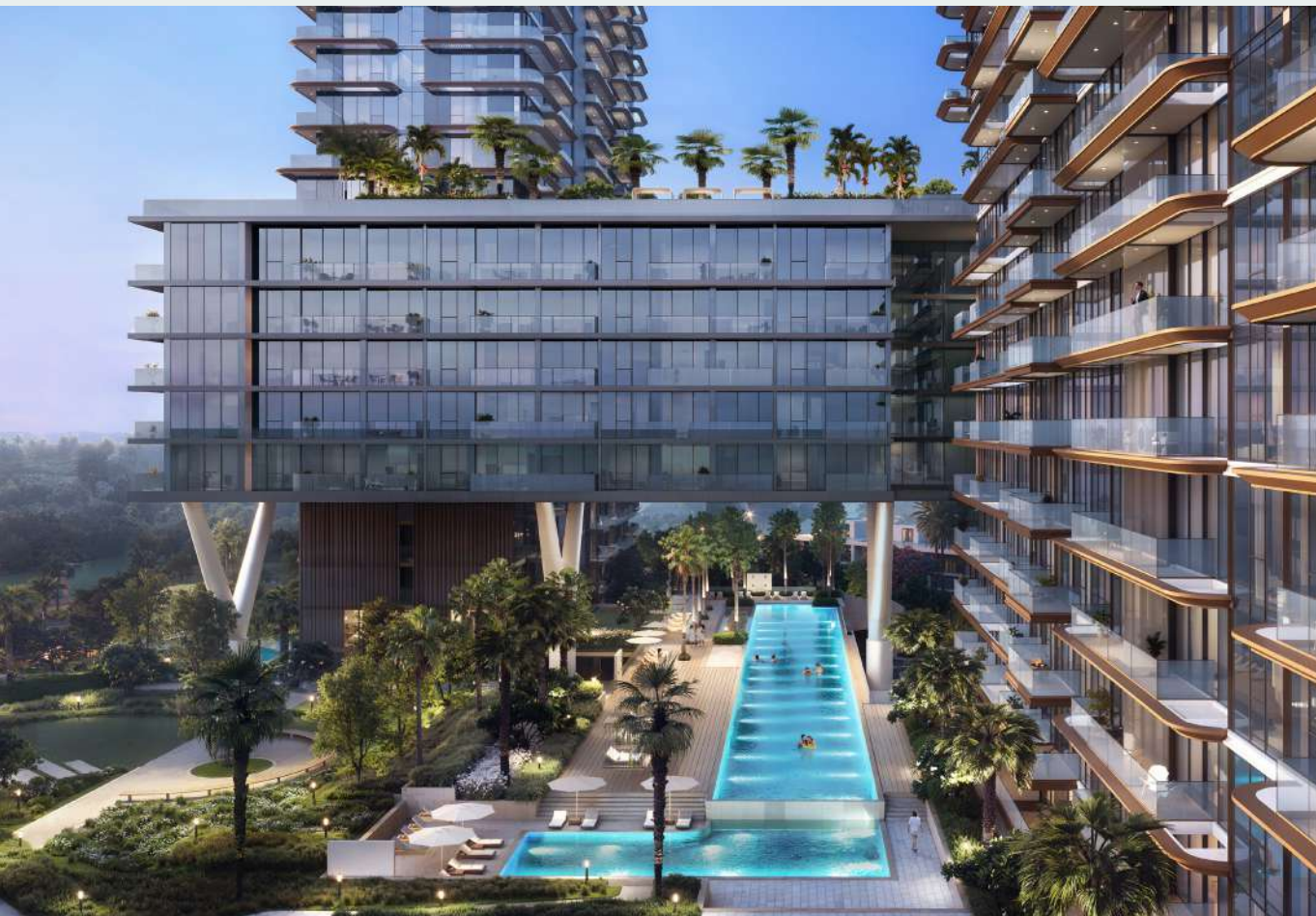
KIDS PLAY AREA

Inspired by the dramatic landscape of Ras Al Khaimah’s mountains, the children’s play area is designed as a safe and imaginative retreat. With calming tones, interactive features, and dedicated facilities, it nurtures creativity, exploration, and play in an environment tailored for young residents.



GAMES ROOM

The arcade room brings leisure and nostalgia together. Classic games, interactive experiences, and relaxed lounge seating create a playful environment that invites both spirited competition and lighthearted moments with family and friends.

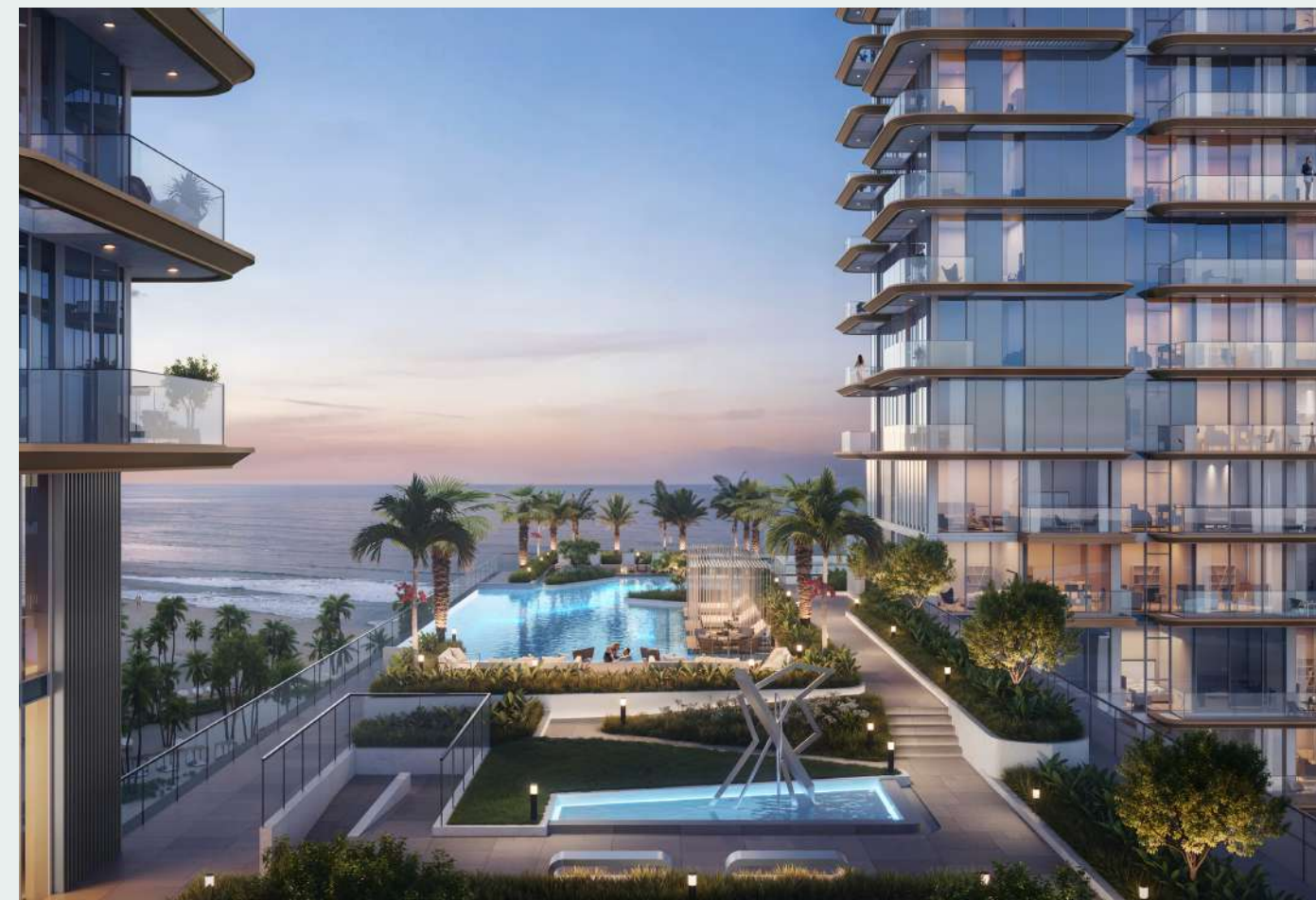


LAP POOL

Purpose-built for vitality, the lap pool offers a sleek, uninterrupted space for exercise and flow. Surrounded by landscaped greenery, it turns swimming into a daily ritual of clarity and focus, whether for training or relaxation.

LEISURE POOL

A tranquil escape at the heart of Soto Grande, the leisure pool is surrounded by greenery, shaded cabanas, and inviting loungers. Designed for calm moments and casual gatherings, it offers residents a place to relax, refresh, and enjoy the ease of outdoor living.



EVERY ANGLE, A NEW PERSPECTIVE

Every residence in Soto Grande is designed to maximize its outlook. Sweeping panoramas of the Arabian Gulf, the Al Hamra lagoon, and the rolling greens of the golf course unfold from expansive windows and generous balconies. These uninterrupted views create a living experience shaped by light, openness, and the natural beauty of Ras Al Khaimah.



COURTYARD

The courtyard serves as an open-air retreat. Landscaped greenery, shaded seating, and water-inspired features create a communal space designed for relaxation, social interaction, and quiet reflection.



KITCHEN

Soto Grande’s kitchens blend artistry with function. Flowing countertops, bronze accents, and integrated appliances elevate the space, while a central island anchors the room as both a culinary workspace and a social hub. Every detail reflects a commitment to beauty, practicality, and modern living.



LIVING ROOM

Expansive living rooms form the core of each residence. With open layouts, large-format flooring, and floor-to-ceiling windows, they are designed to be adaptable - spaces equally suited for elegant entertaining or quiet moments of retreat.

BATHROOM

Bathrooms pair modern practicality with refined design. Rain showers, stone-effect counters, and warm finishes transform daily rituals into soothing experiences. Subtle lighting enhances comfort and clarity, making every routine a moment of calm.



BEDROOM

Bedrooms at Soto Grande are designed as personal sanctuaries. Expansive windows invite natural light, while soft textures and thoughtful lighting create a warm and restorative atmosphere. Walk-in wardrobes and feature shelving merge storage with style, elevating the everyday.



WARDROBES

Wardrobes are more than storage; they are crafted with intention. Full-length cabinetry, integrated lighting, and refined finishes transform them into functional yet elegant features. Designed for both utility and display, they bring order and sophistication into the bedroom.





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