

ELLINGTON  
PROPERTIES

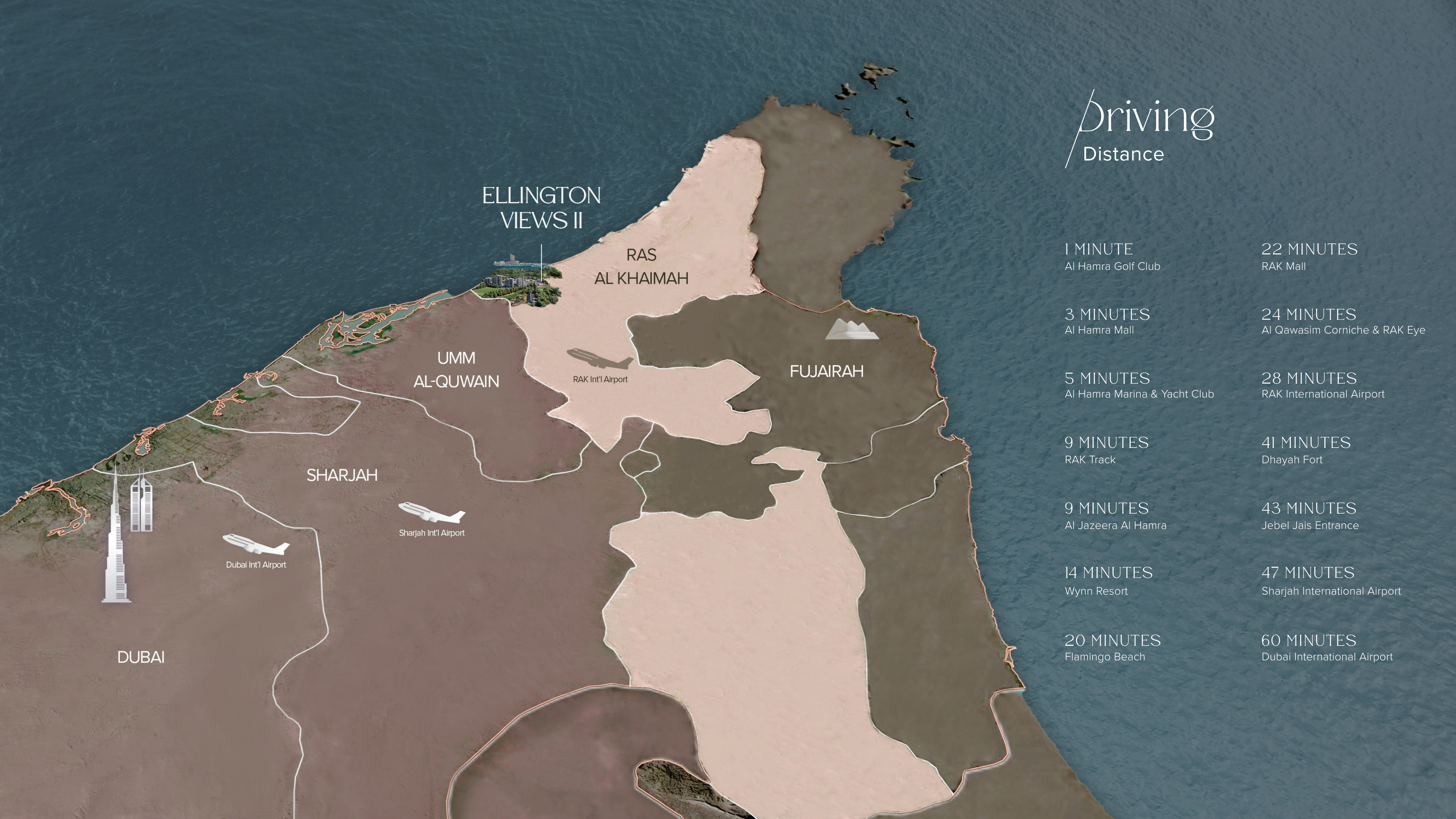
ELLINGTON  
VIEWS II

PROJECT BRIEF

WELCOME TO  
ELLINGTON  
VIEWS II



# Driving Distance



ELLINGTON  
VIEWS II

RAS  
AL KHAIMAH

UMM  
AL-QUWAIN

FUJAIRAH

SHARJAH

DUBAI

RAK Int'l Airport

Sharjah Int'l Airport

Dubai Int'l Airport

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

CLUBHOUSE AND  
SAILING ACADEMY

AL HAMRA  
WATERFRONT

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

**PARKING SPACE**

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

**ANTICIPATED COMPLETION DATE**

Q1 2027

**ELEVATORS**

4 passenger elevators  
 2 service elevators

**ANTICIPATED SERVICE CHARGE**

AED 14 per sq. ft.



## 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



ELLINGTON  
VIEWS II  
EAST TOWER

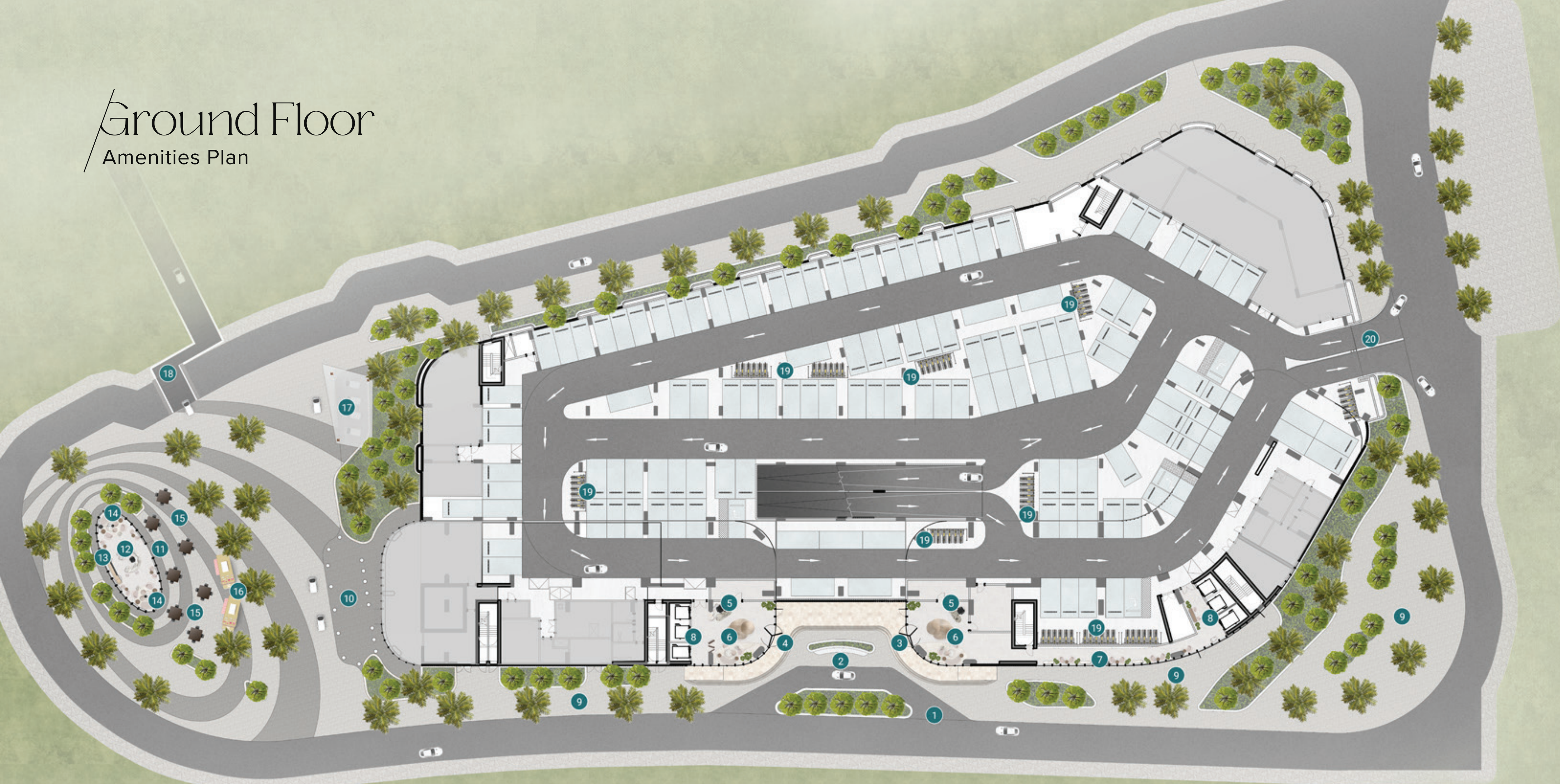
A captivating blend of modern  
elegance and nature-inspired design

Lobby  
Area



# Ground Floor

## Amenities Plan

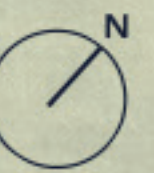


- 1 MAIN ENTRANCE
- 2 DROP-OFF AREA
- 3 EAST TOWER LOBBY ENTRANCE
- 4 WEST TOWER LOBBY ENTRANCE
- 5 LOBBY RECEPTION

- 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







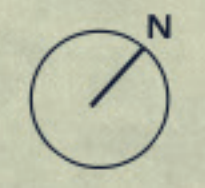
Mini-  
Golf

# 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



8<sup>TH</sup> FLOOR  
Amenities



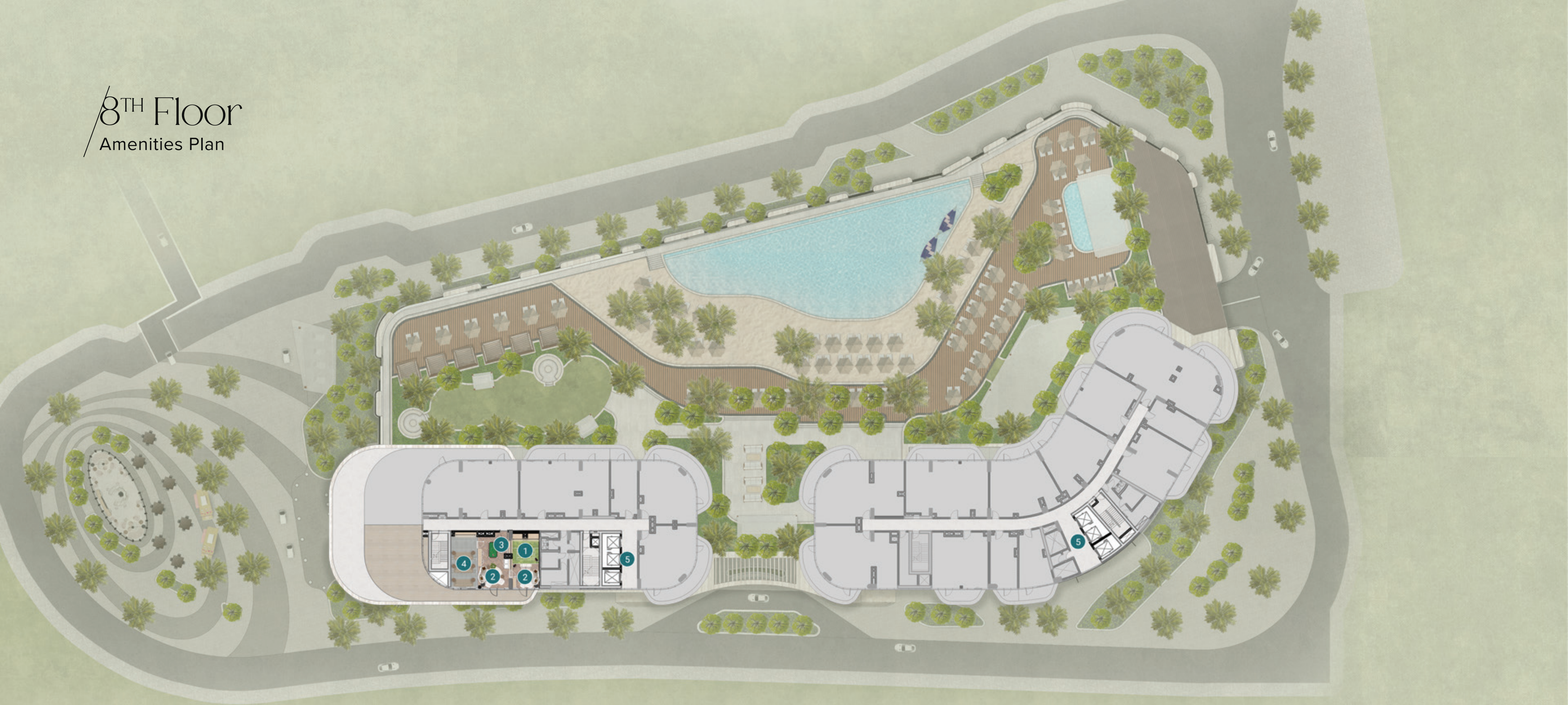
ELLINGTON  
PROPERTIES

Cinema  
Room

Indoor  
Golf Simulator



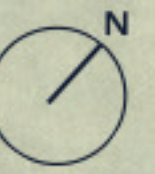
# 8<sup>TH</sup> Floor Amenities Plan



- 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



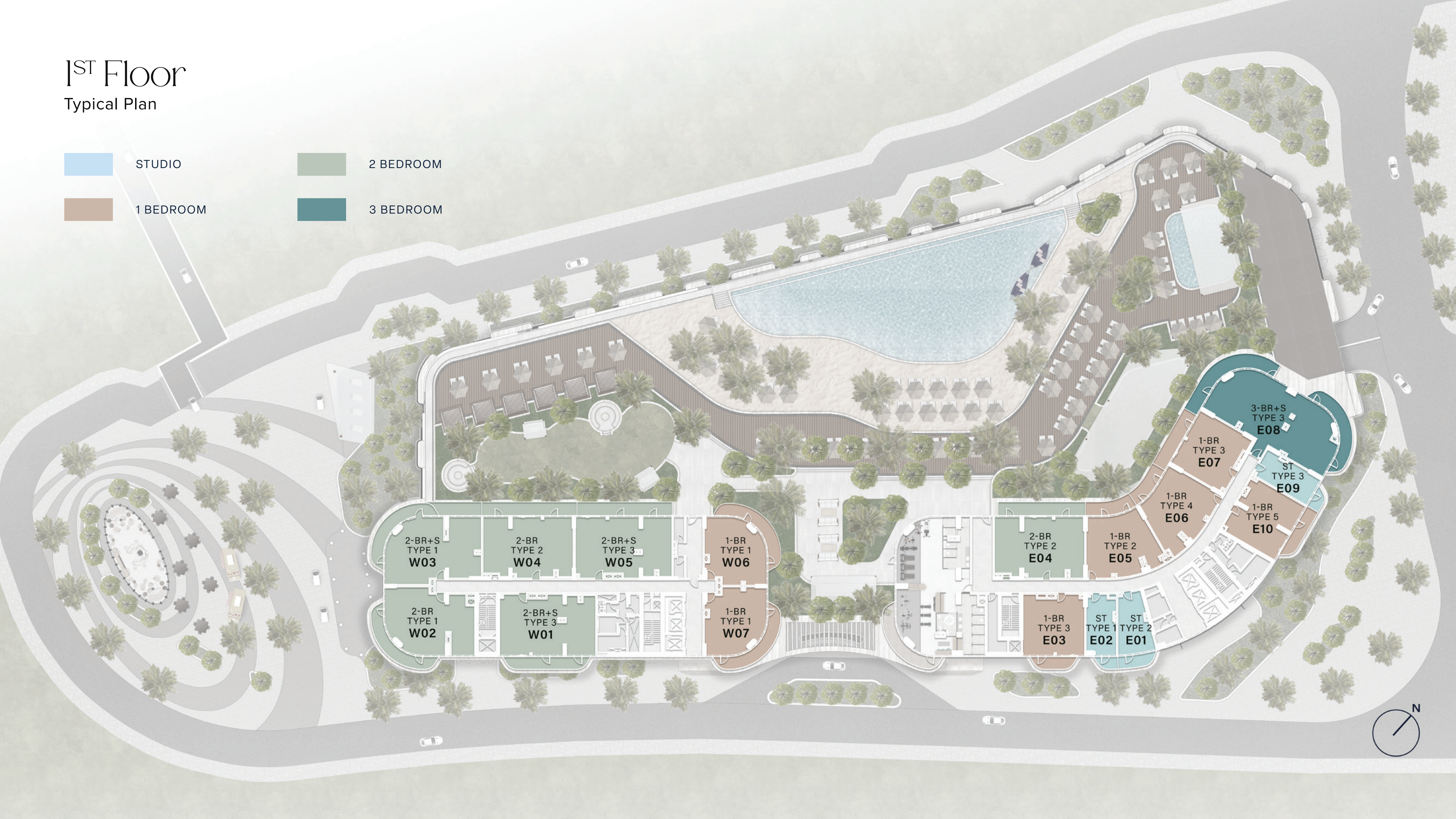
Powder Room

# /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

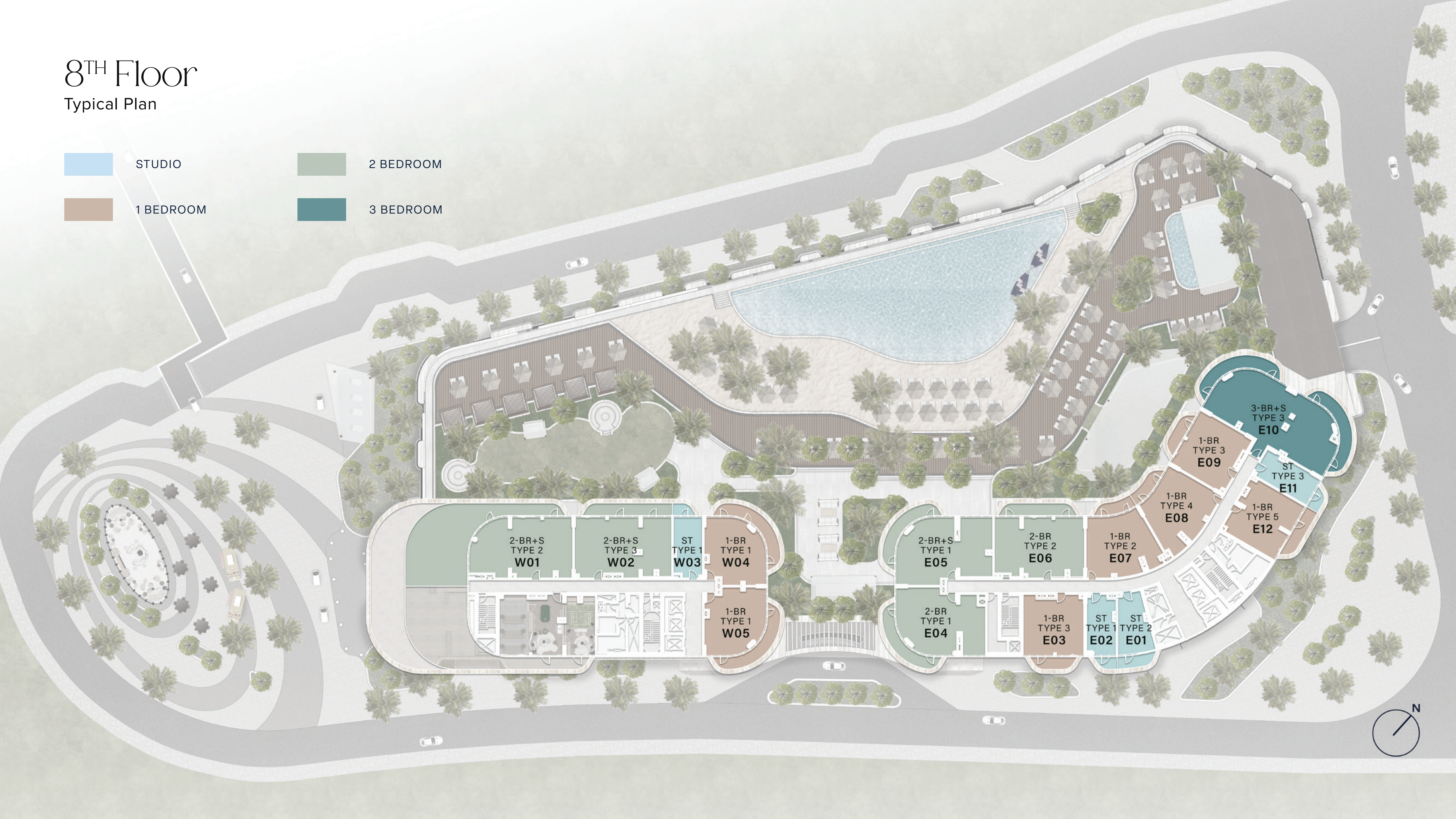
- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM





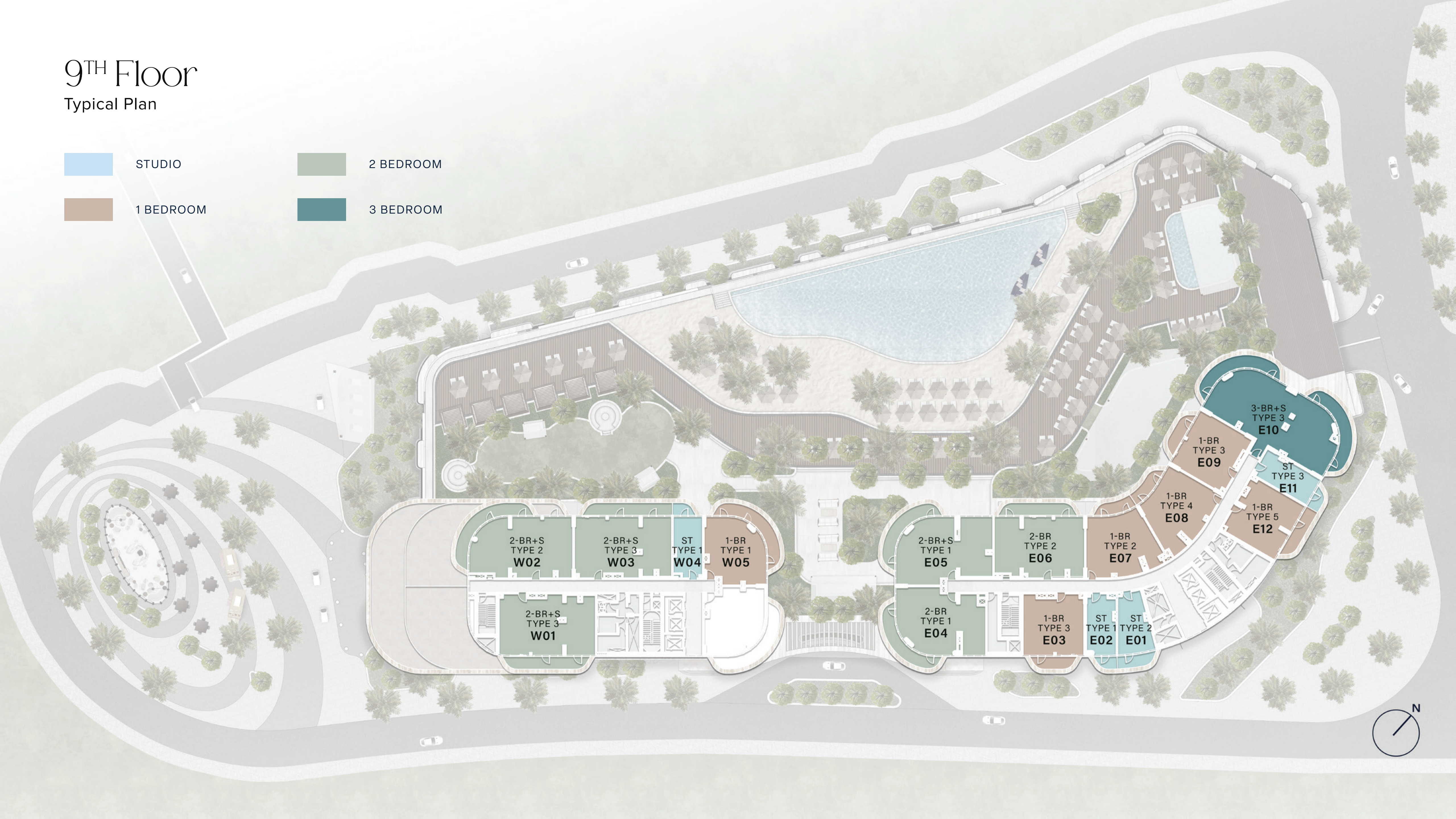
# 8<sup>TH</sup> Floor Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM



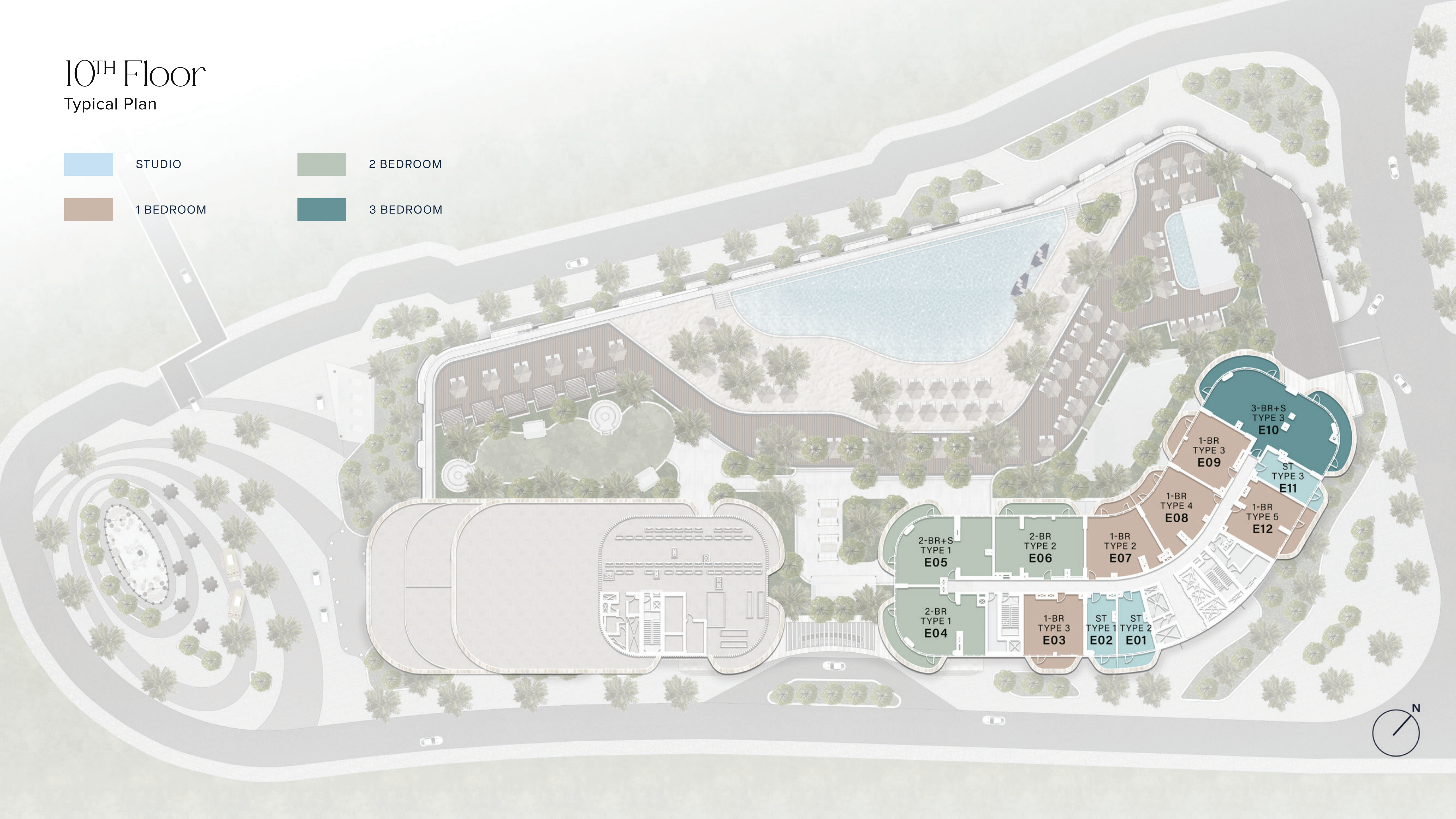
# 9<sup>TH</sup> Floor Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM



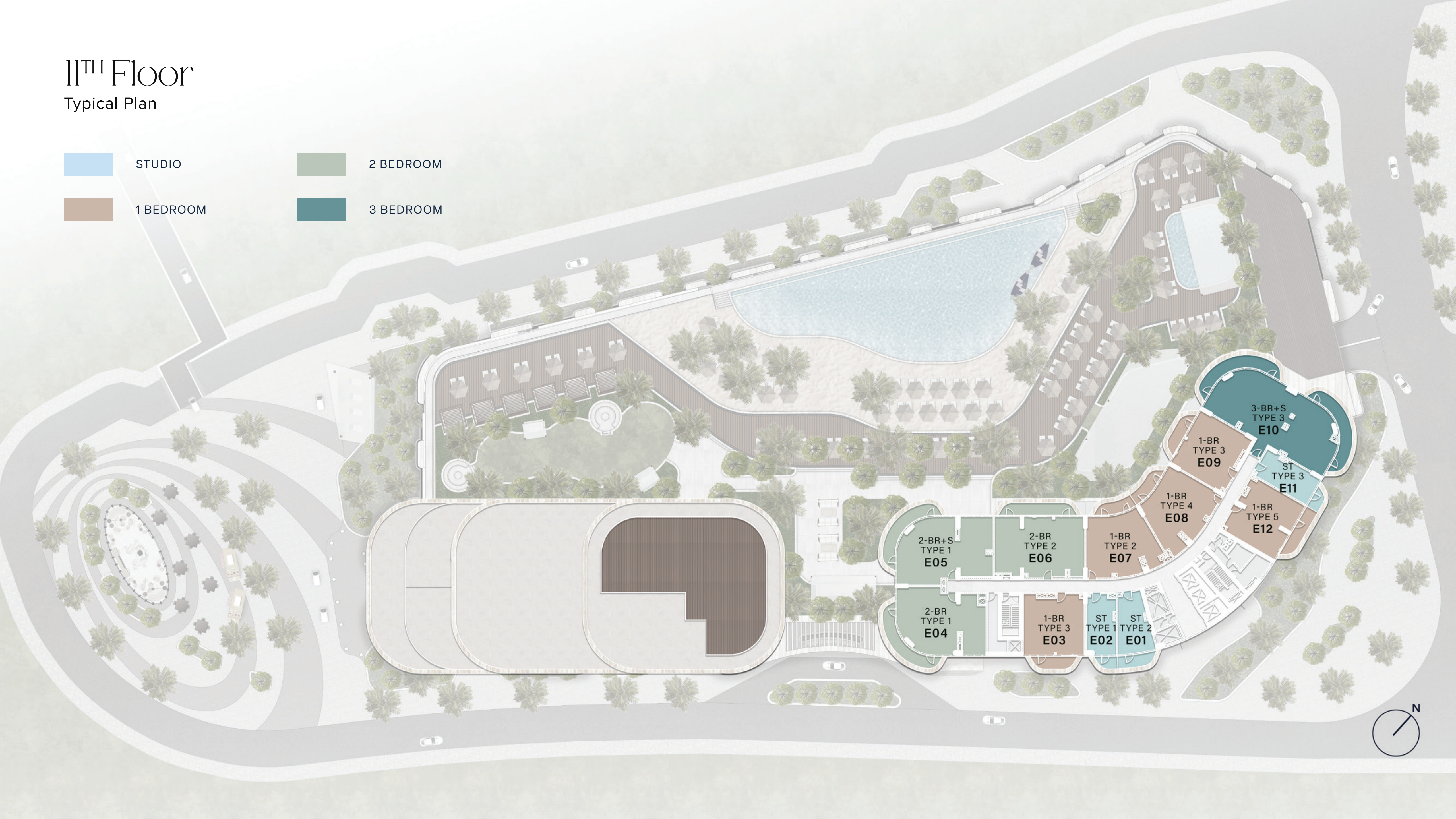
# 10<sup>TH</sup> Floor Typical Plan

-  STUDIO
-  2 BEDROOM
-  1 BEDROOM
-  3 BEDROOM



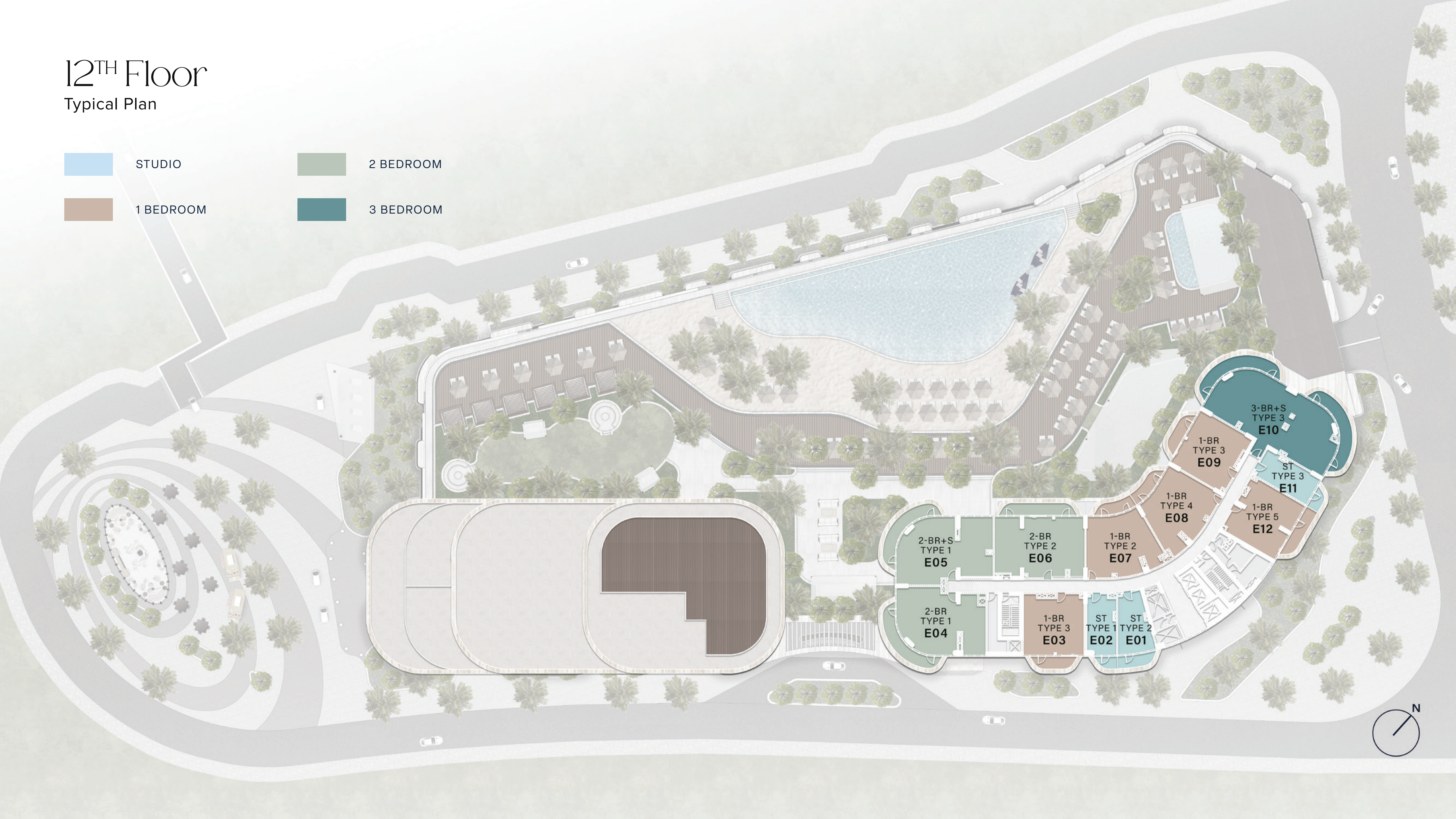
# 11<sup>TH</sup> Floor Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM



# 12<sup>TH</sup> Floor Typical Plan

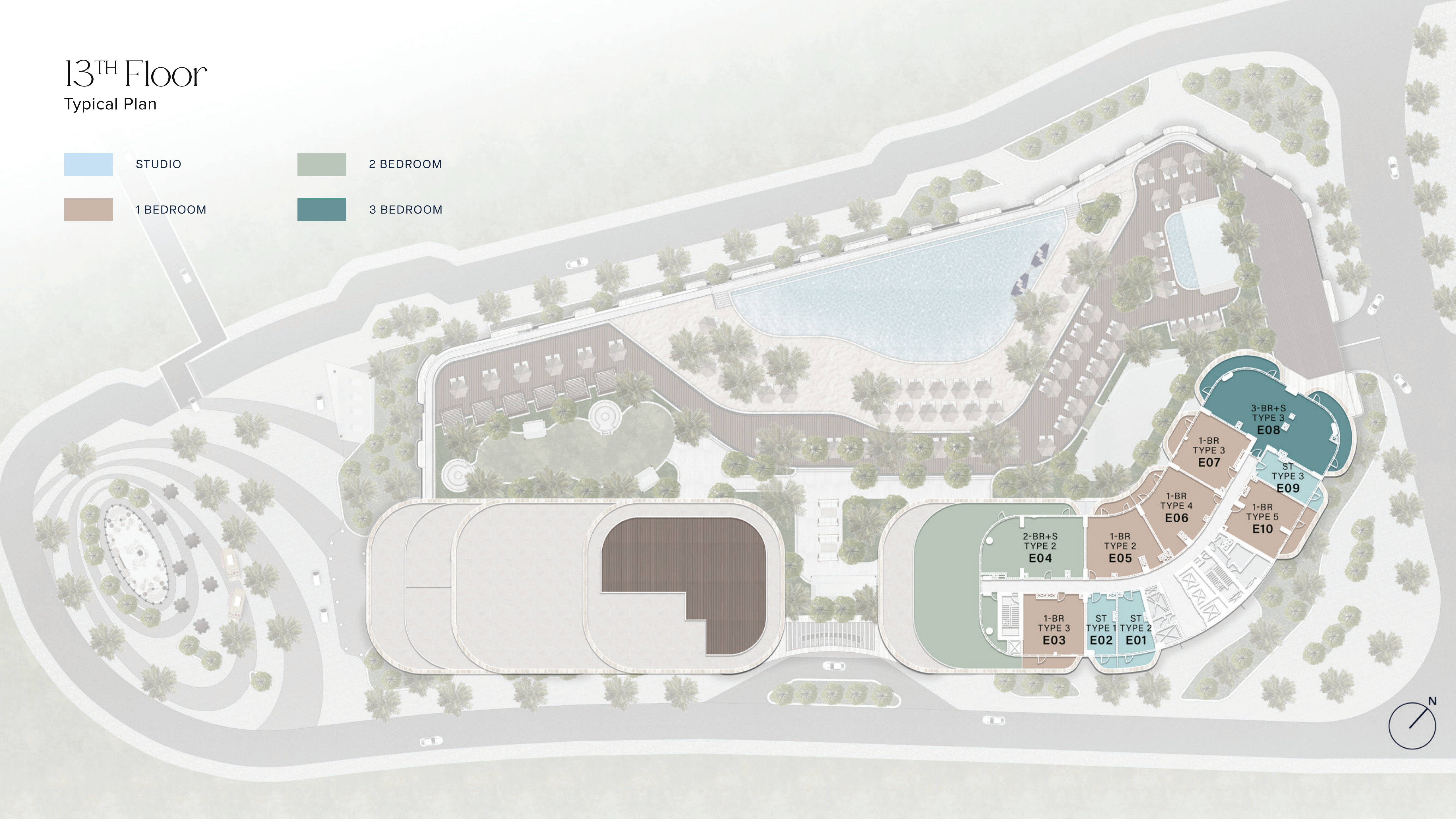
- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM



# 13<sup>TH</sup> Floor

Typical Plan

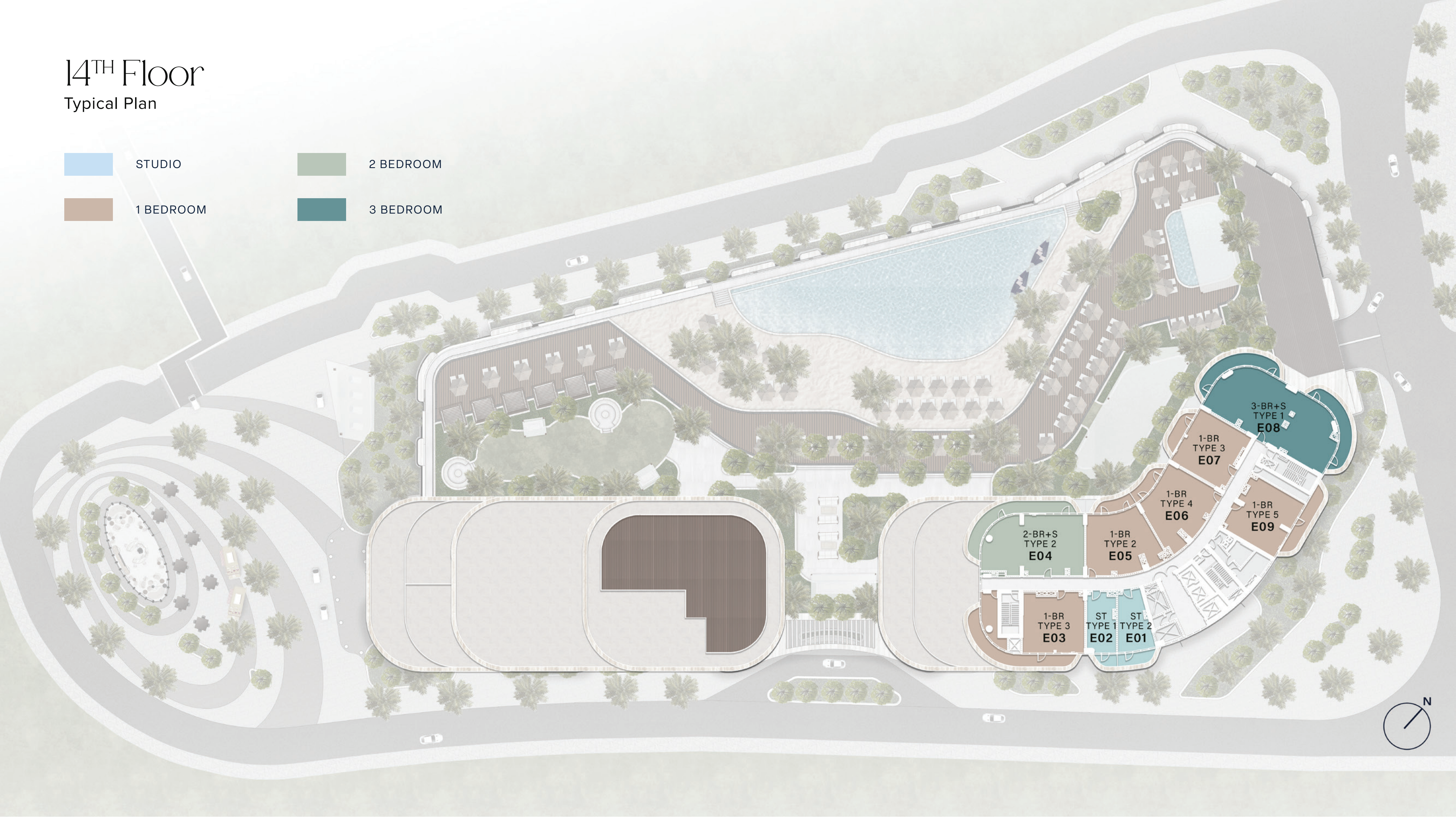
- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM



# 14<sup>TH</sup> Floor

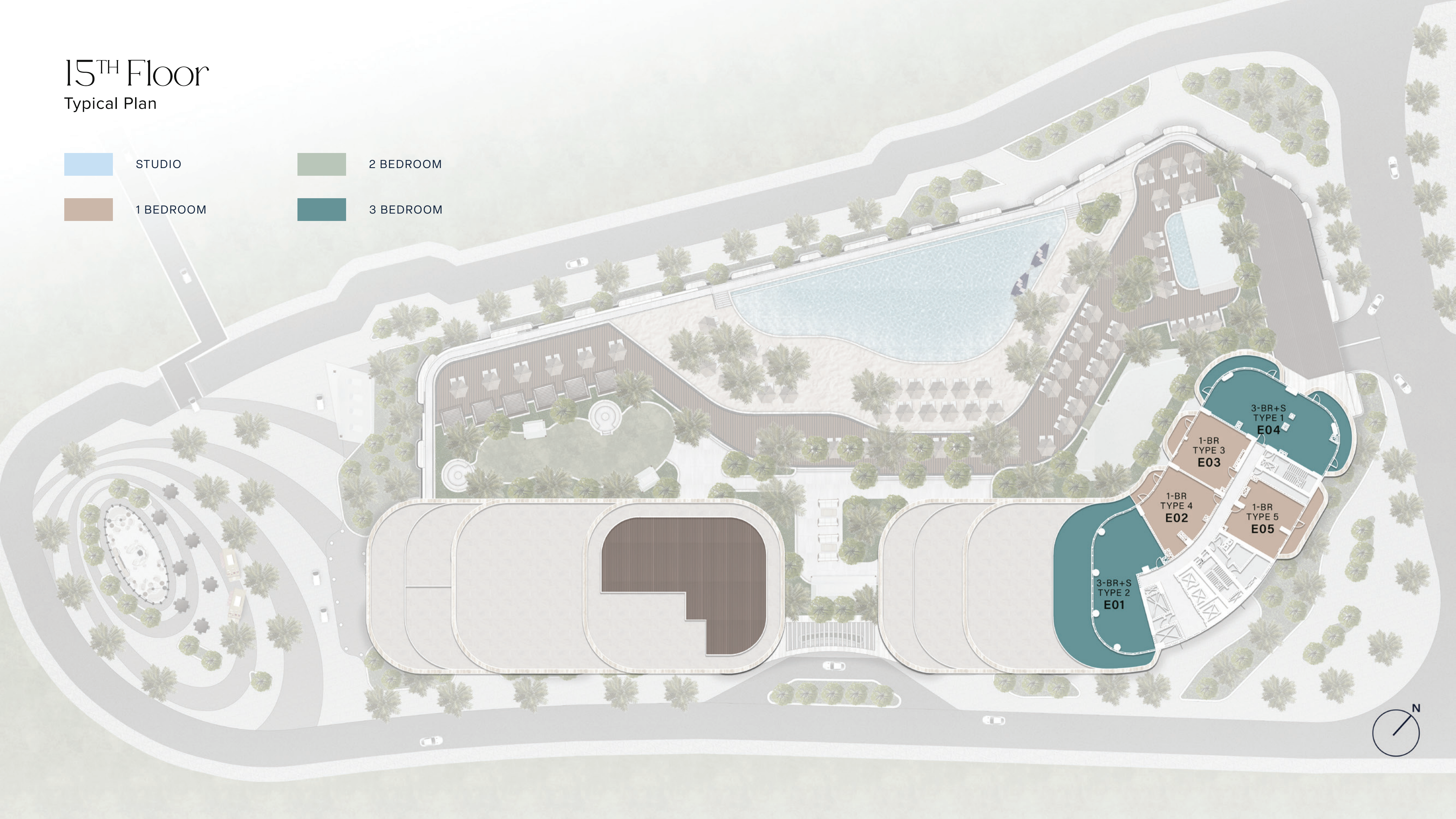
Typical Plan

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



# 15<sup>TH</sup> Floor Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM

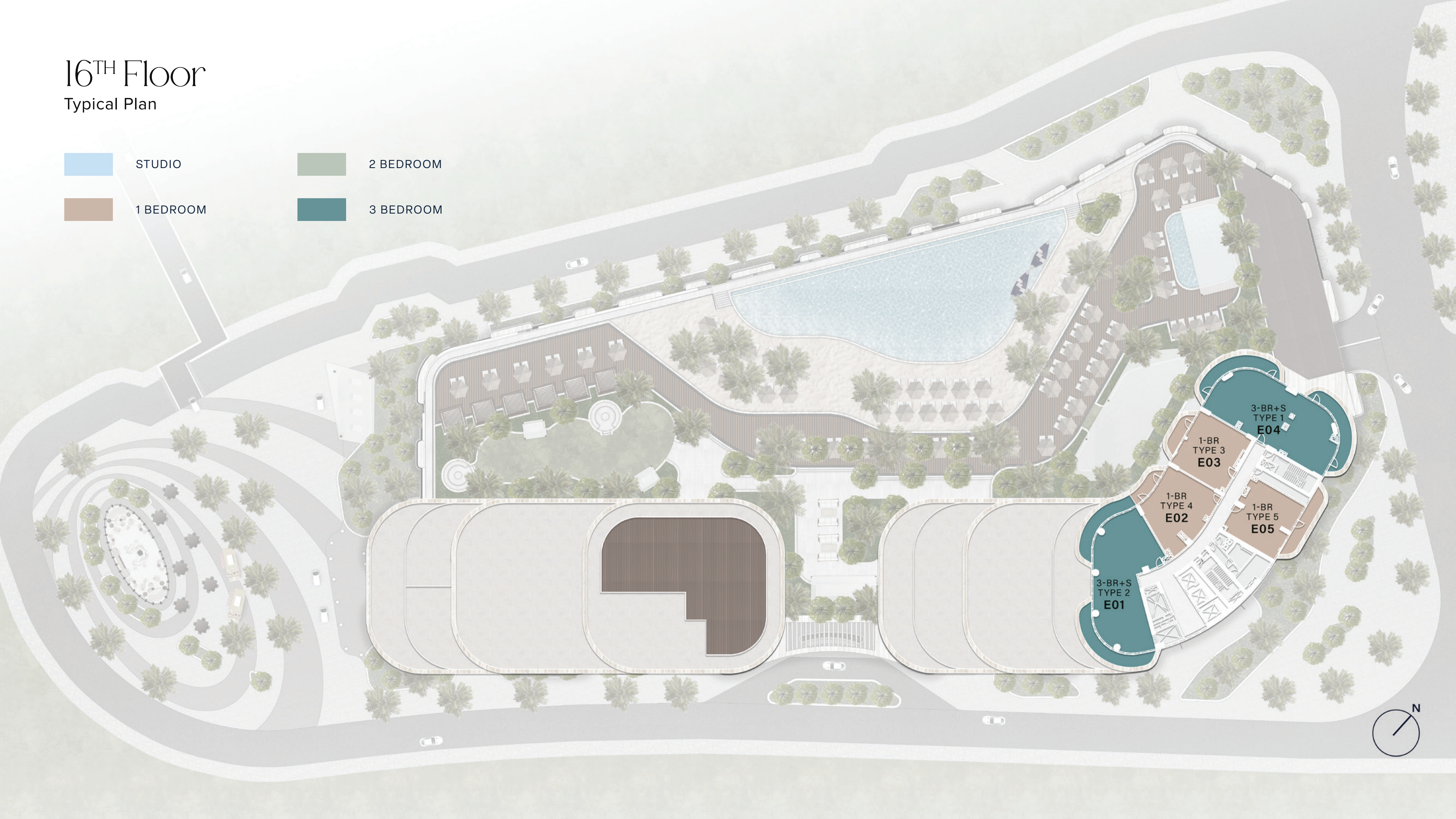




# 16<sup>TH</sup> Floor

Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM



3-BR+S  
TYPE 1  
E04

1-BR  
TYPE 3  
E03

1-BR  
TYPE 4  
E02

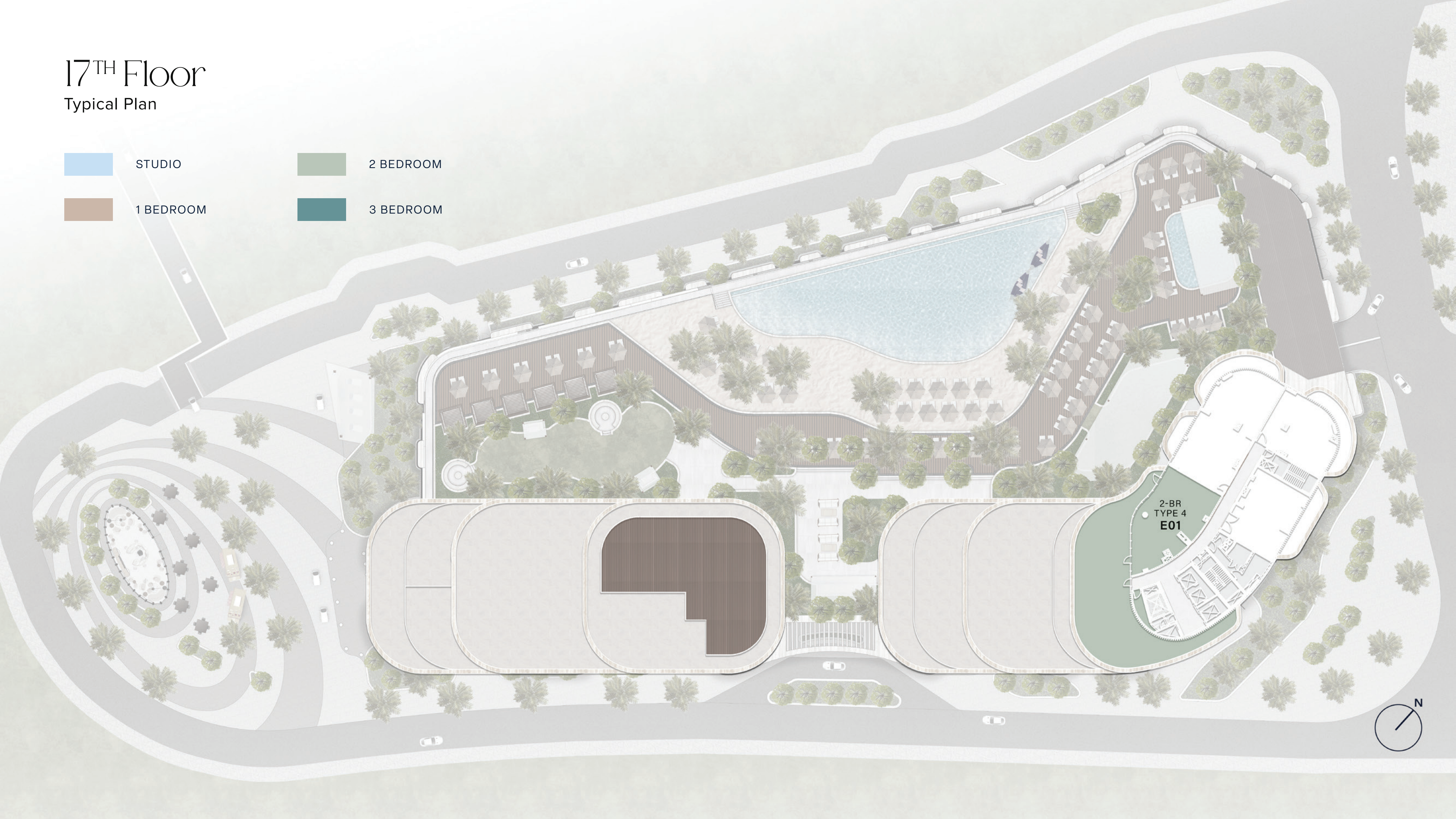
1-BR  
TYPE 5  
E05

3-BR+S  
TYPE 2  
E01

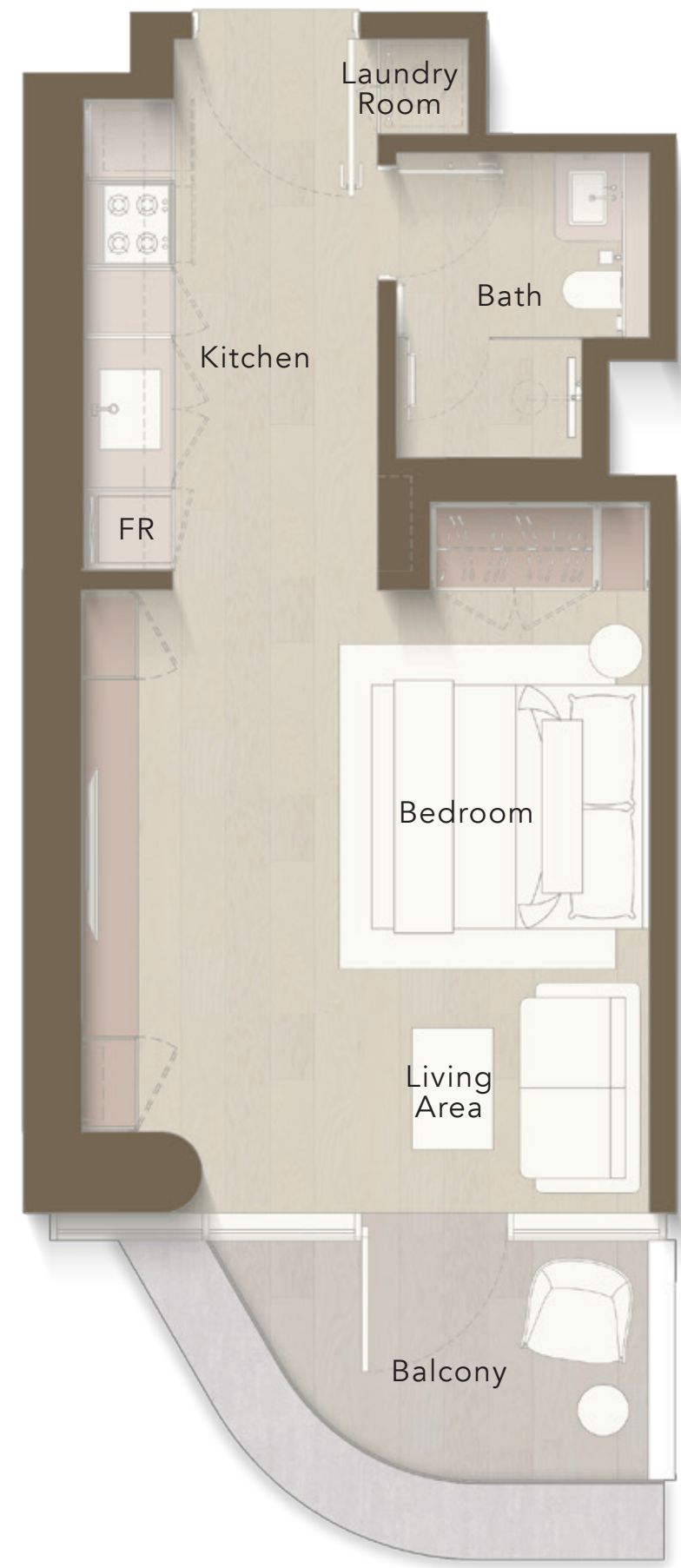


# 17<sup>TH</sup> Floor Typical Plan

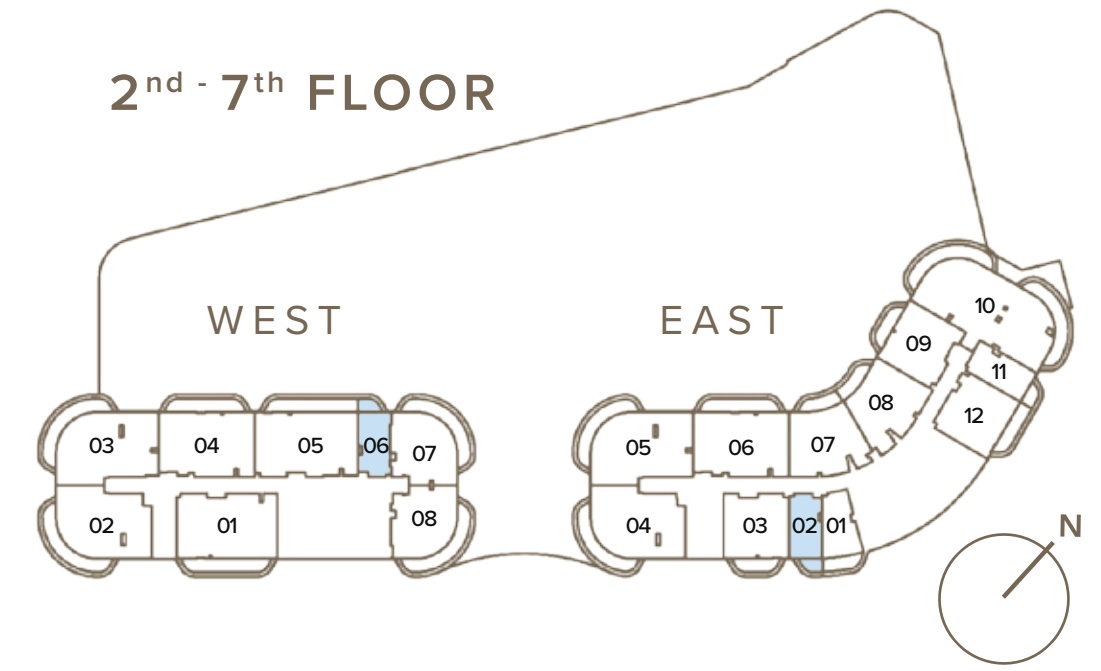
-  STUDIO
-  2 BEDROOM
-  1 BEDROOM
-  3 BEDROOM



# /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

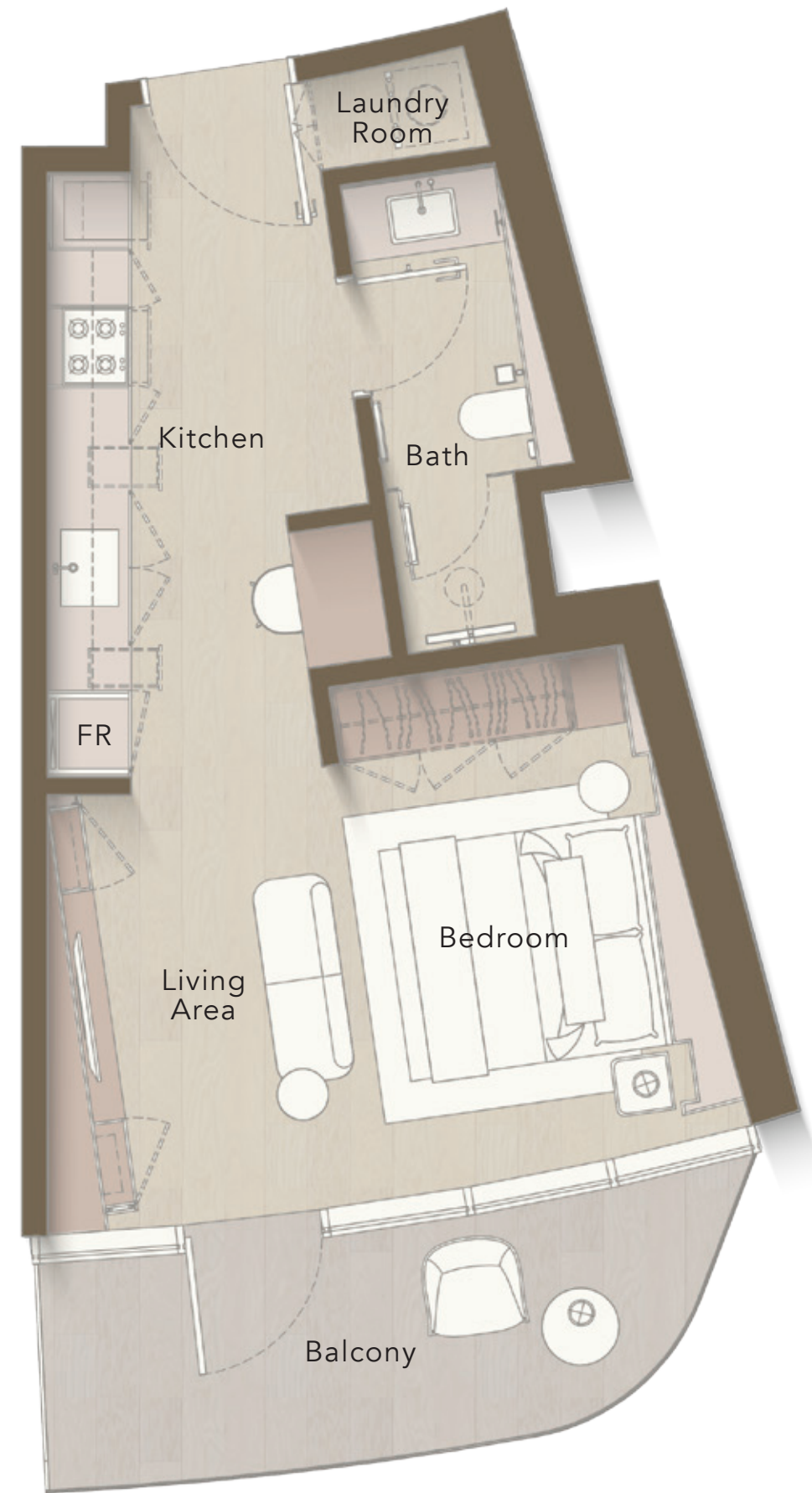
**12<sup>th</sup> FLOOR**  
E1202

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

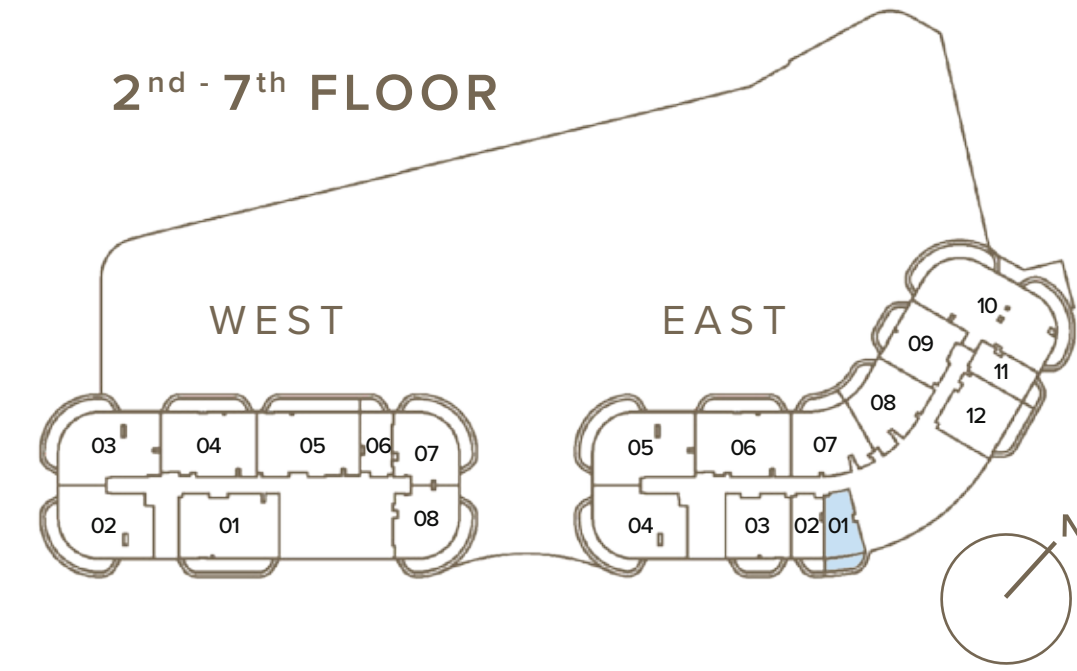
**14<sup>th</sup> FLOOR**  
E1402

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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



**1<sup>st</sup> FLOOR**  
E101

**2<sup>nd</sup> - 7<sup>th</sup> FLOOR**  
E201

**8<sup>th</sup> FLOOR**  
E801

**9<sup>th</sup> FLOOR**  
E901

**10<sup>th</sup> FLOOR**  
E1001

**11<sup>th</sup> FLOOR**  
E1101

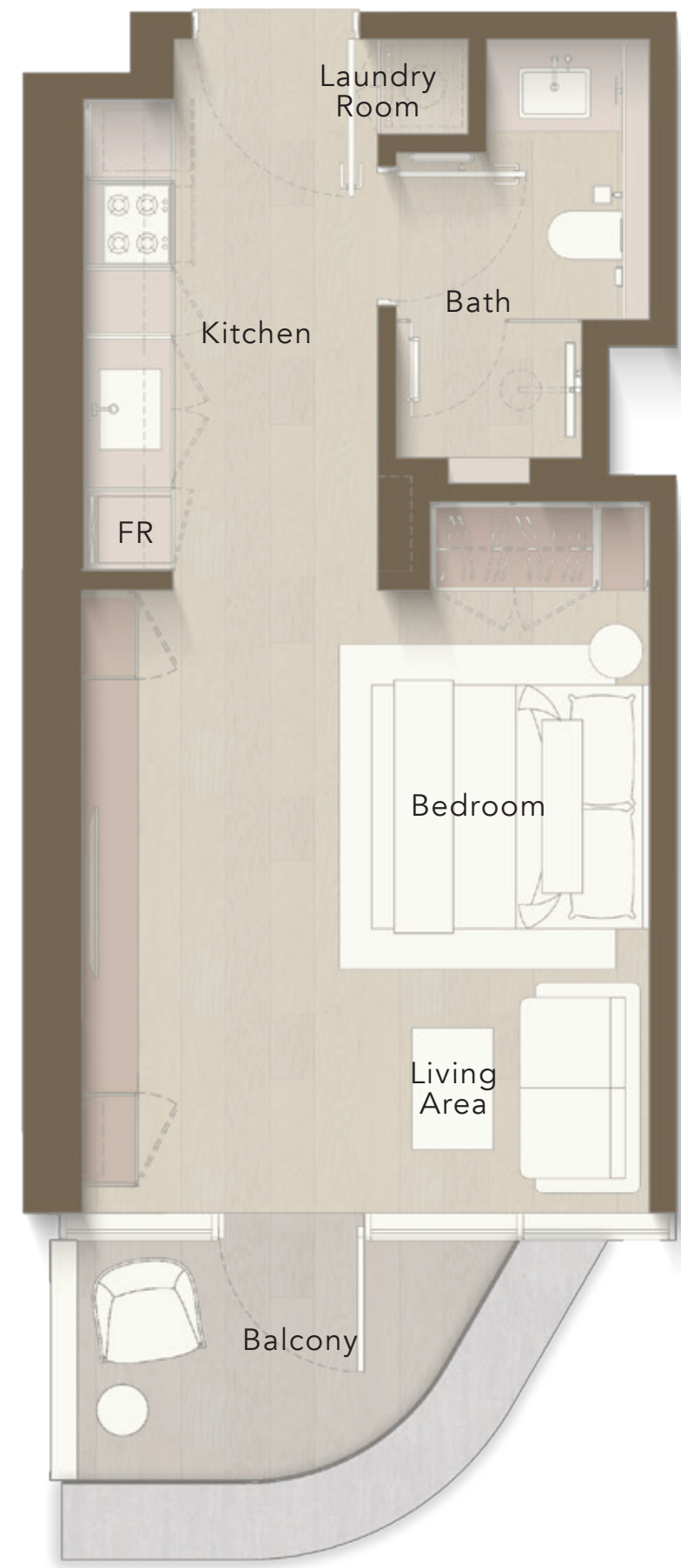
**12<sup>th</sup> FLOOR**  
E1201

**13<sup>th</sup> FLOOR**  
E1301

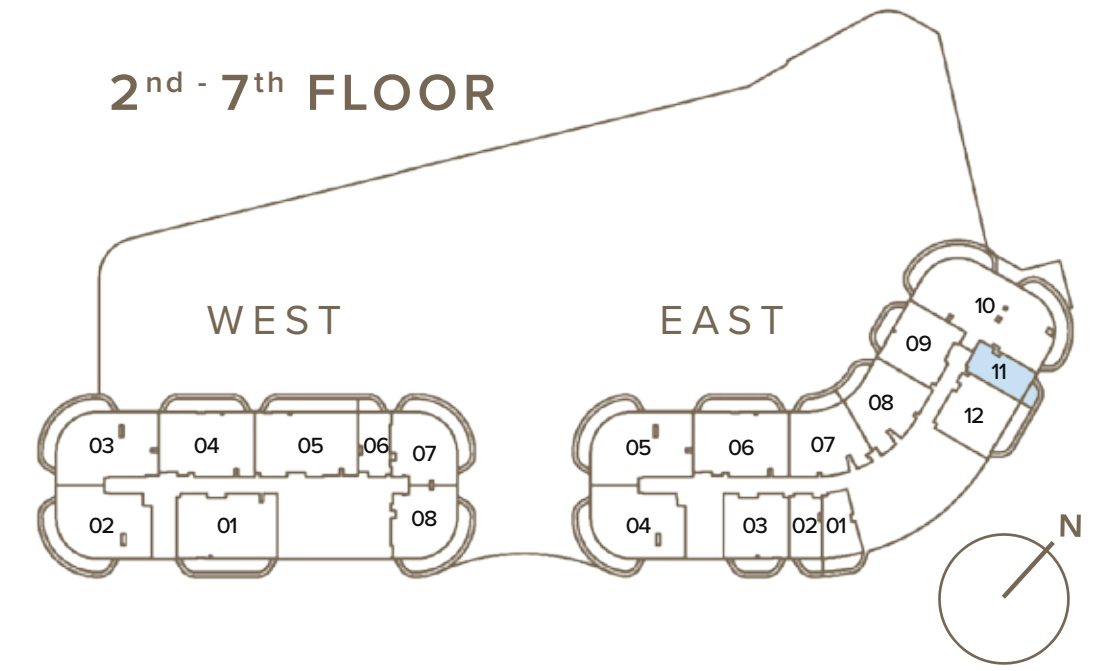
**14<sup>th</sup> FLOOR**  
E1401

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



**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

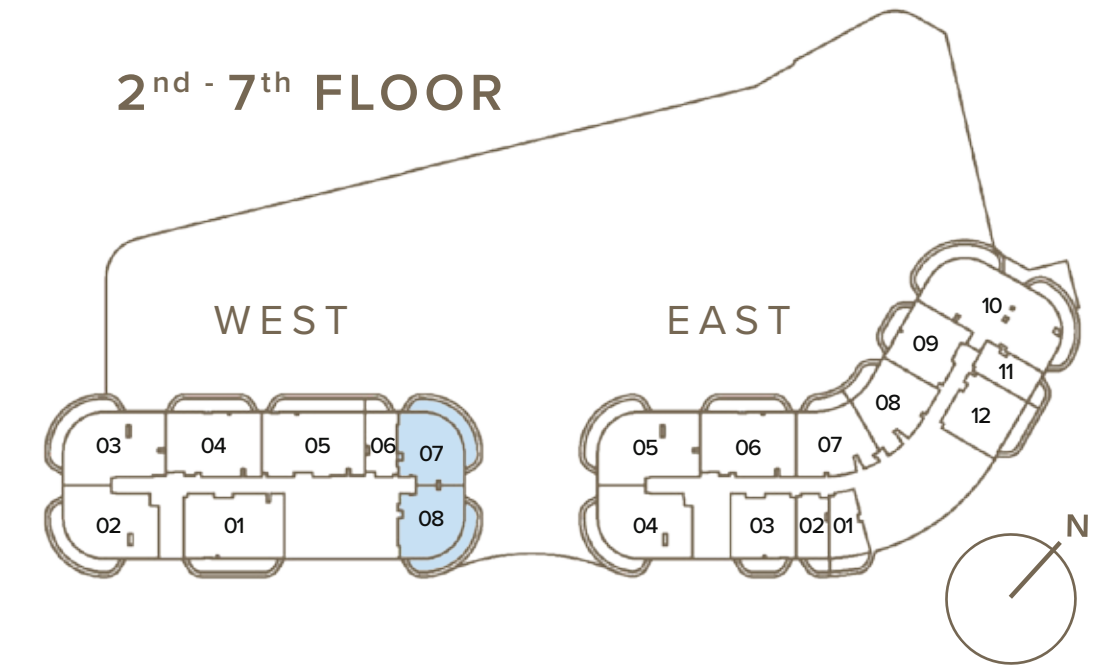
**13<sup>th</sup> FLOOR**  
E1309

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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 BEDROOM**  
TYPE 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**

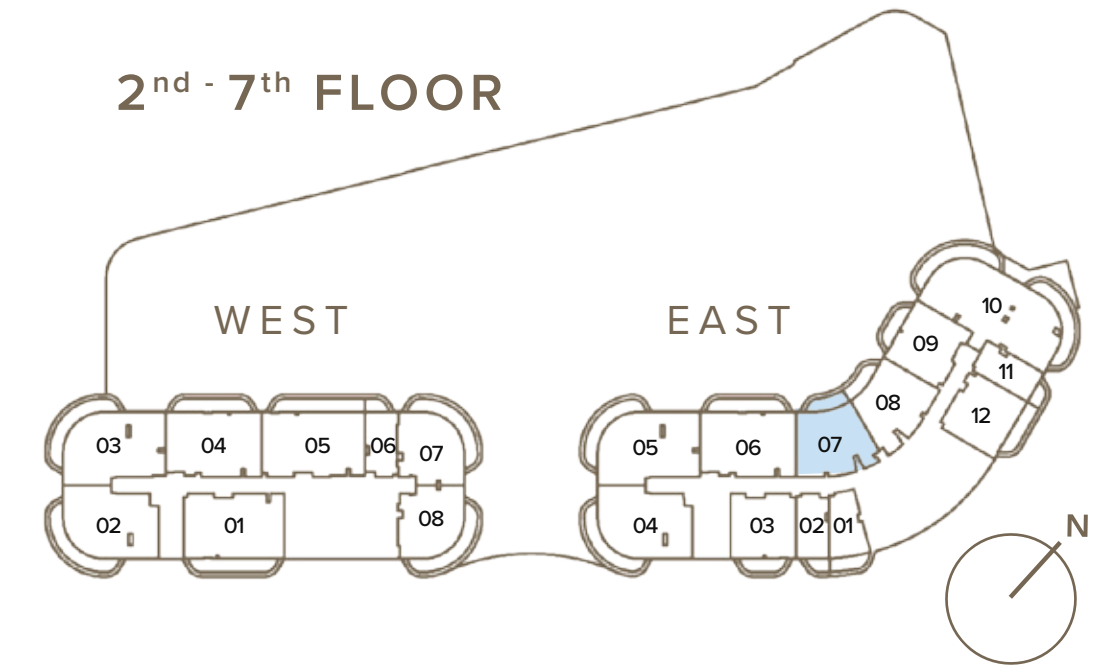
W905

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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

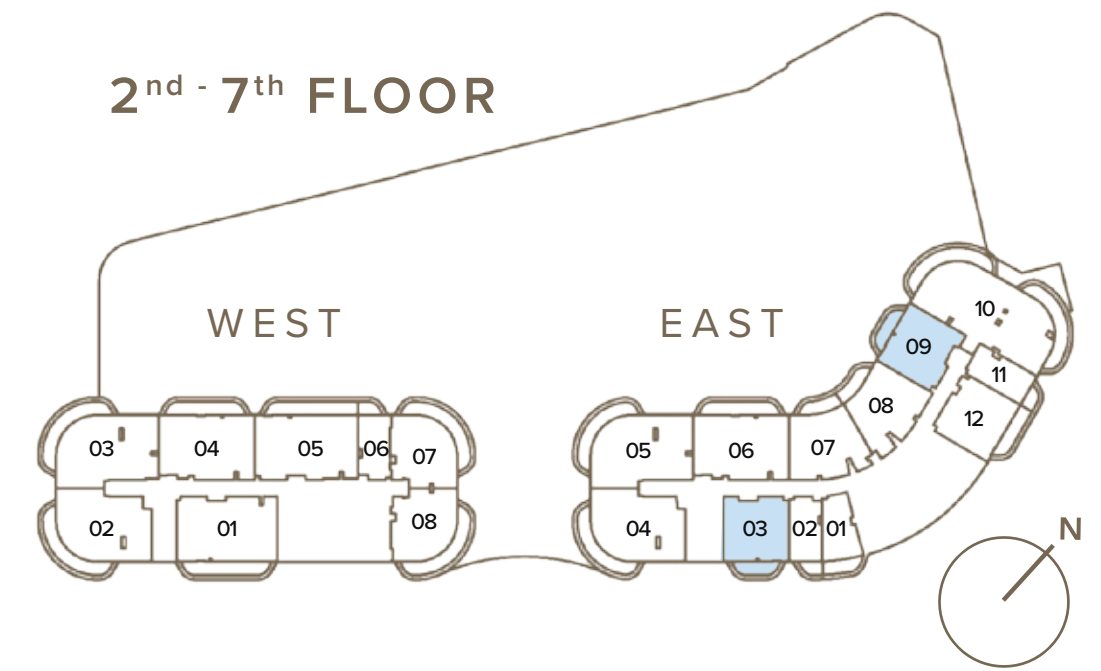
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Internal Living Area : **933.02 Sq. Ft**  
 Outdoor Living Area : **104.20 Sq. Ft**  
 Total Living Area : **1037.21 Sq. Ft**





**1 BEDROOM**  
TYPE 3



**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**

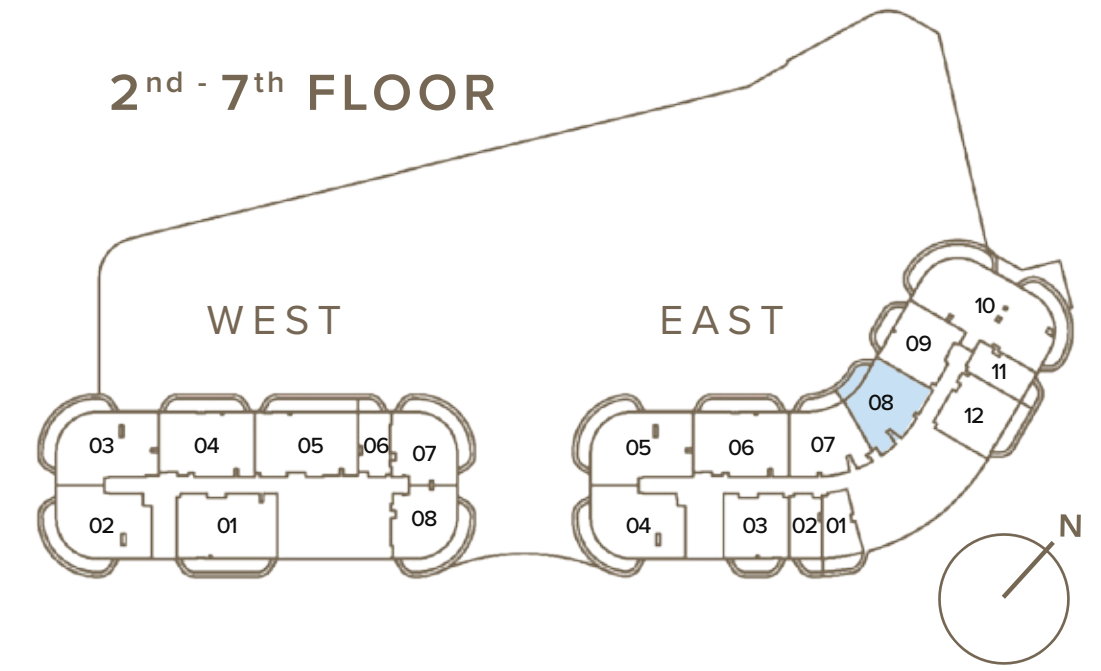
E1603

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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



**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

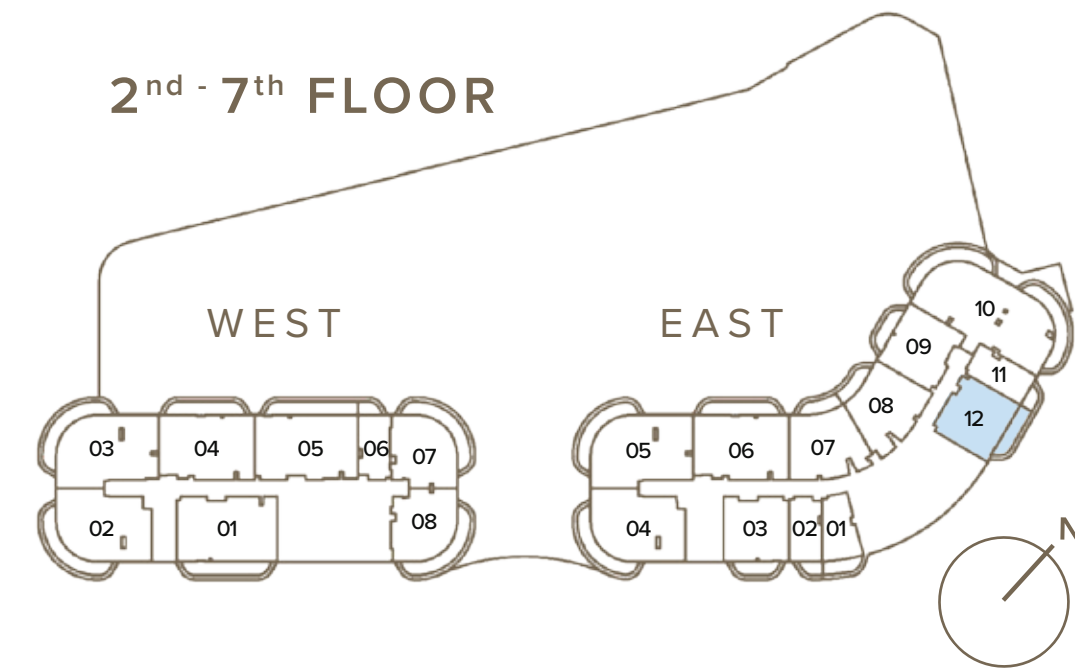
**16<sup>th</sup> FLOOR**  
E1602

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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

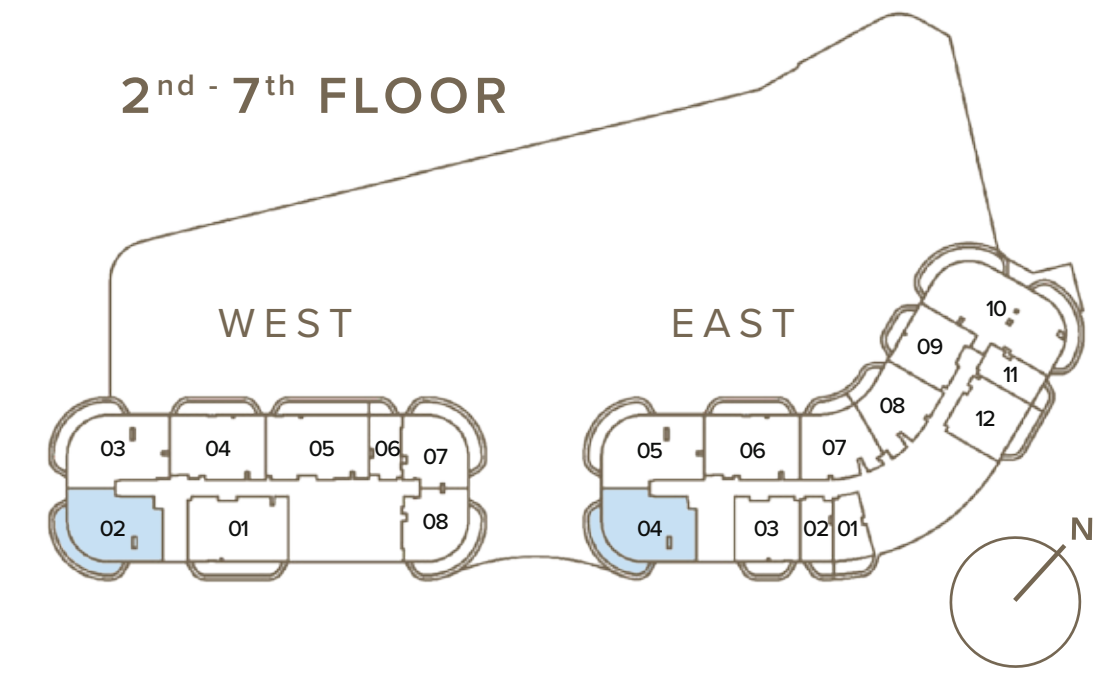
**16<sup>th</sup> FLOOR**  
E1605

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



**2 BEDROOM**  
TYPE 1



**1<sup>st</sup> FLOOR**  
W102

**2<sup>nd</sup> - 7<sup>th</sup> FLOOR**  
W202 E204

**8<sup>th</sup> FLOOR**  
E804

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

**10<sup>th</sup> FLOOR**  
E1004

**11<sup>th</sup> FLOOR**  
E1104

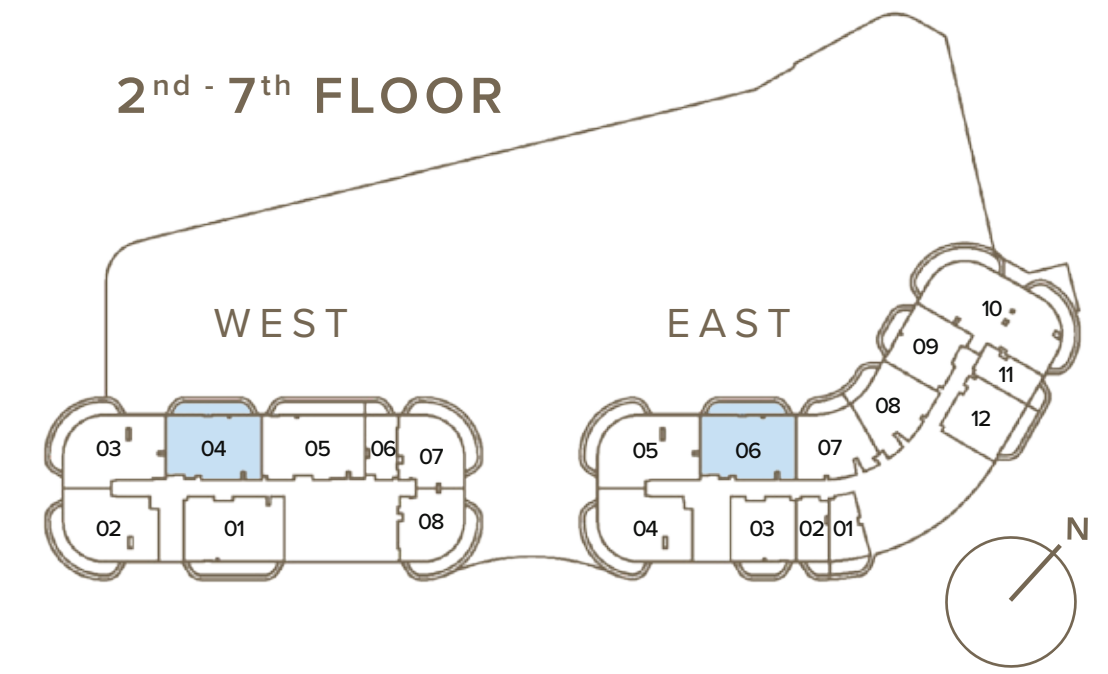
**12<sup>th</sup> FLOOR**  
E1204

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



**2 BEDROOM**  
TYPE 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

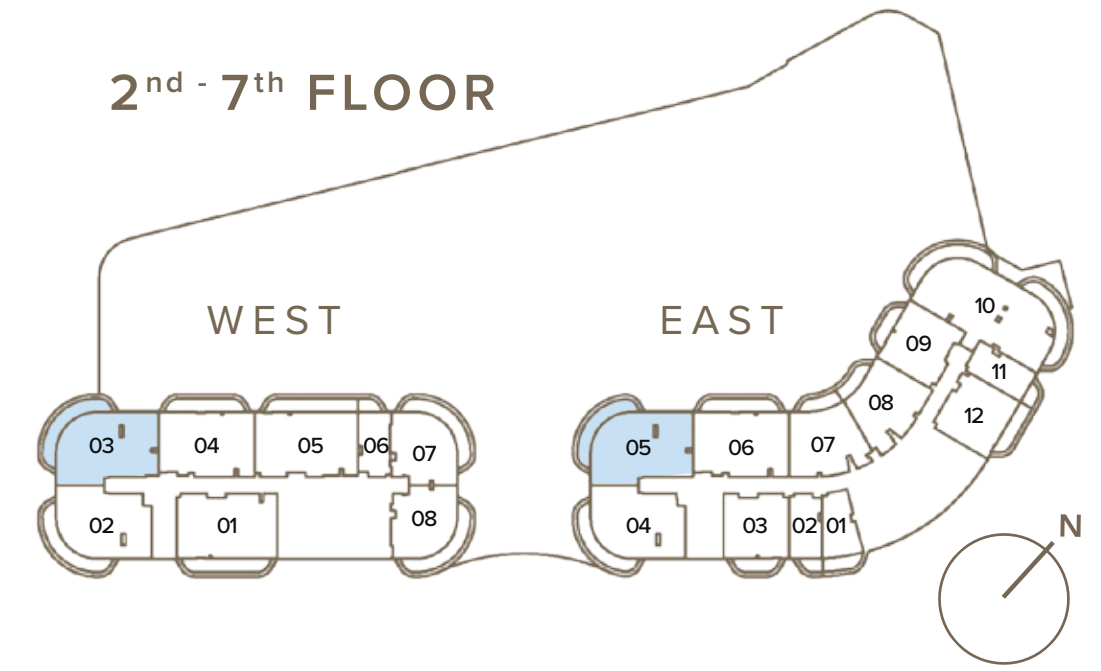
**12<sup>th</sup> FLOOR**  
E1206

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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

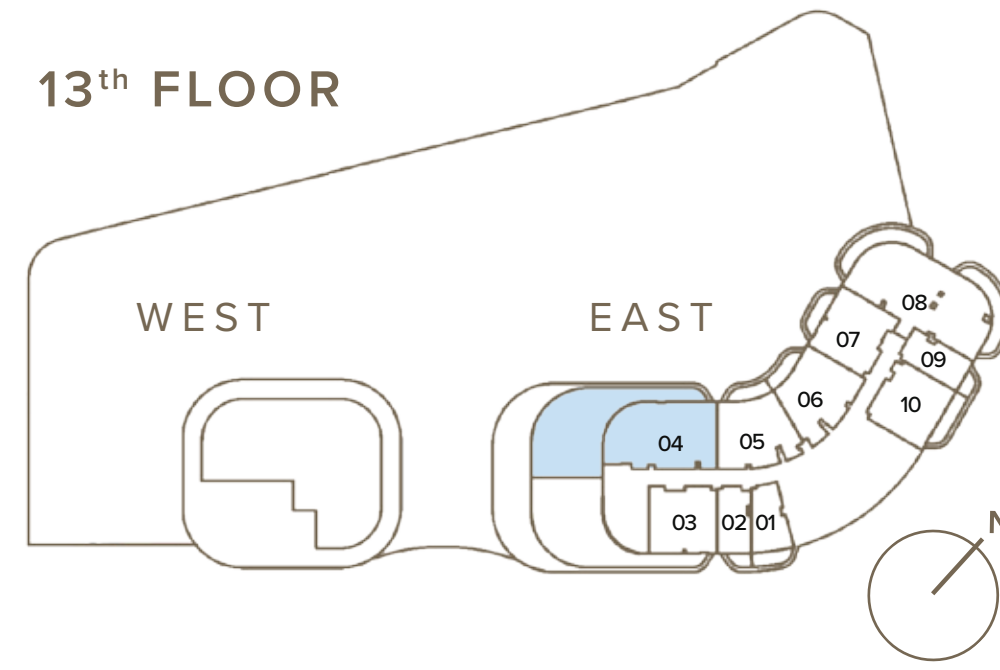
**10<sup>th</sup> FLOOR**  
E1005

**11<sup>th</sup> FLOOR**  
E1105

**12<sup>th</sup> FLOOR**  
E1205

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



8<sup>st</sup> FLOOR  
W801

9<sup>th</sup> FLOOR  
W902

13<sup>th</sup> FLOOR  
E1304

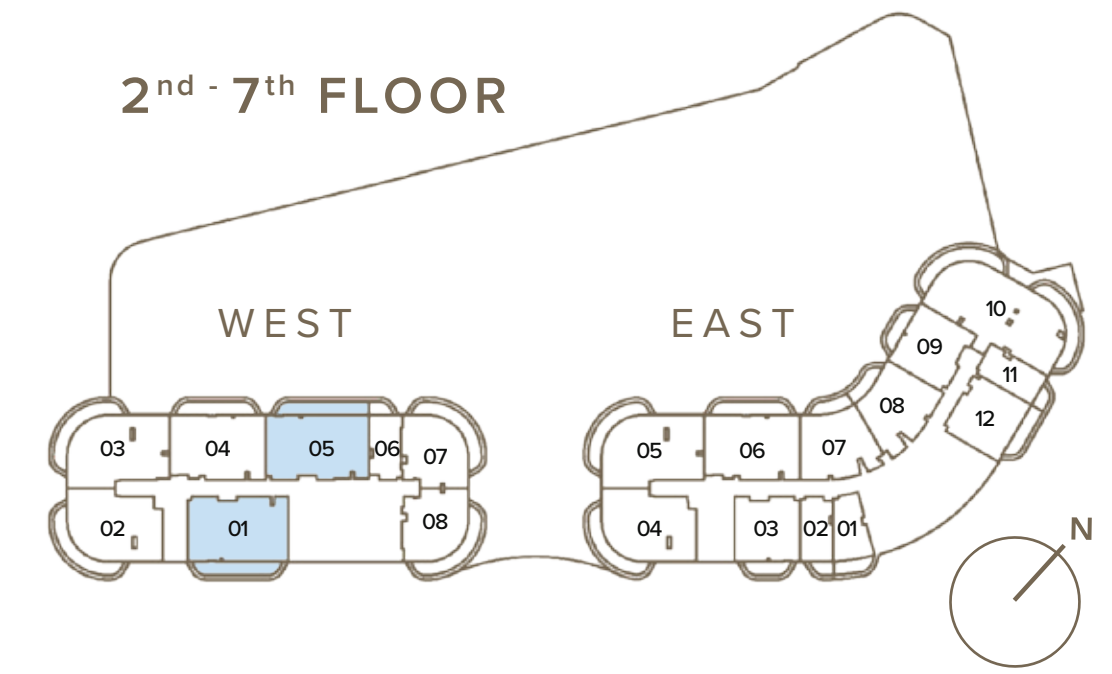
14<sup>th</sup> FLOOR  
E1404

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



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

W101  
W105

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

W201  
W205

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

W802

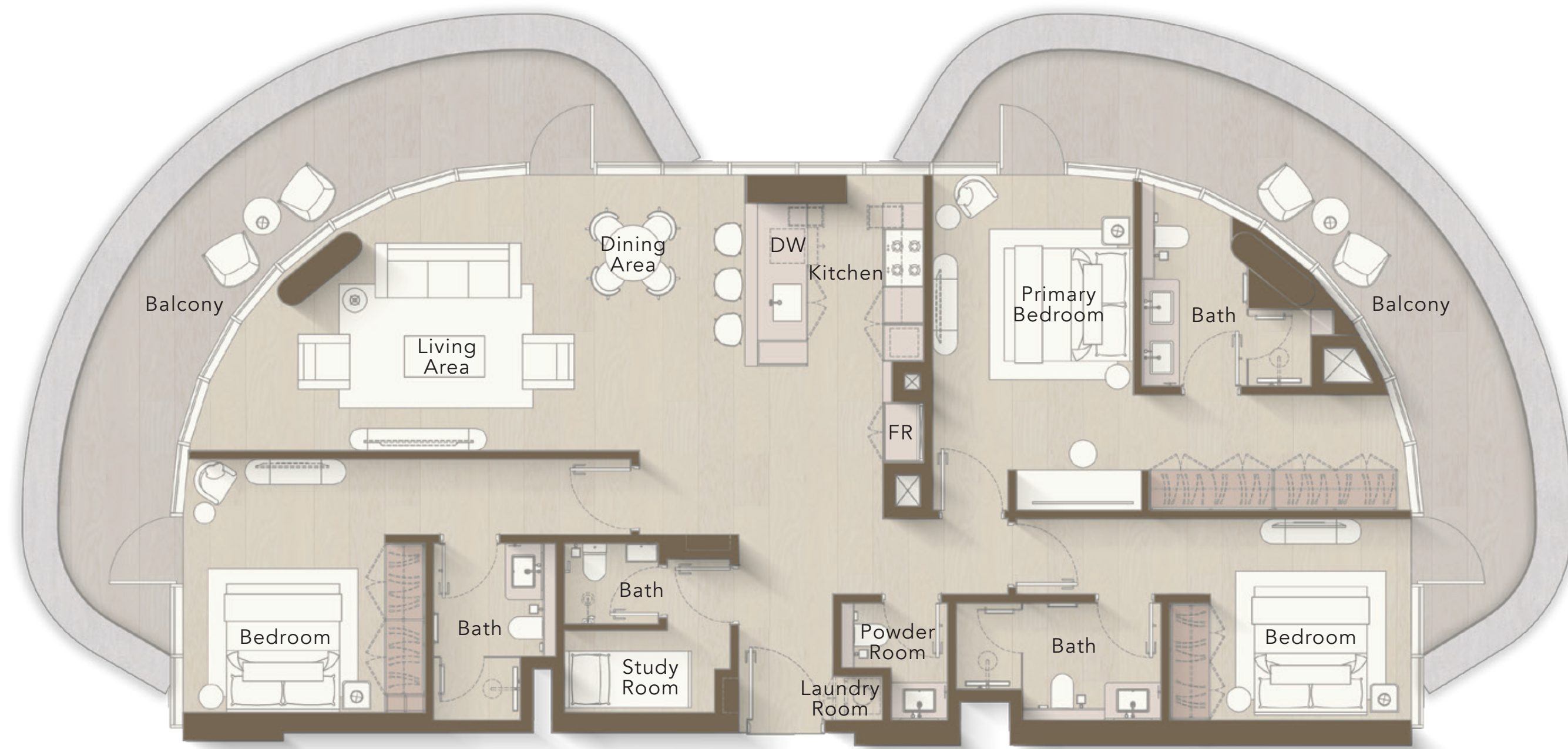
**9<sup>th</sup> FLOOR**

W901  
W903

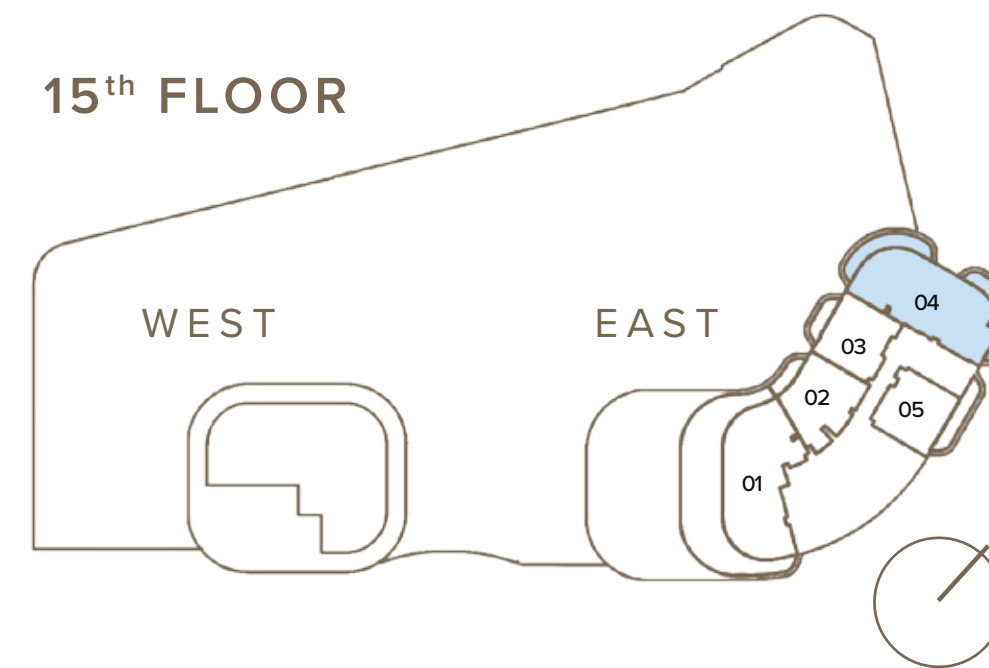
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Internal Living Area : **1289.19 Sq. Ft**  
 Outdoor Living Area : **241.00 Sq. Ft**  
 Total Living Area : **1530.19 Sq. Ft**





**3 BEDROOM + S**  
TYPE 1



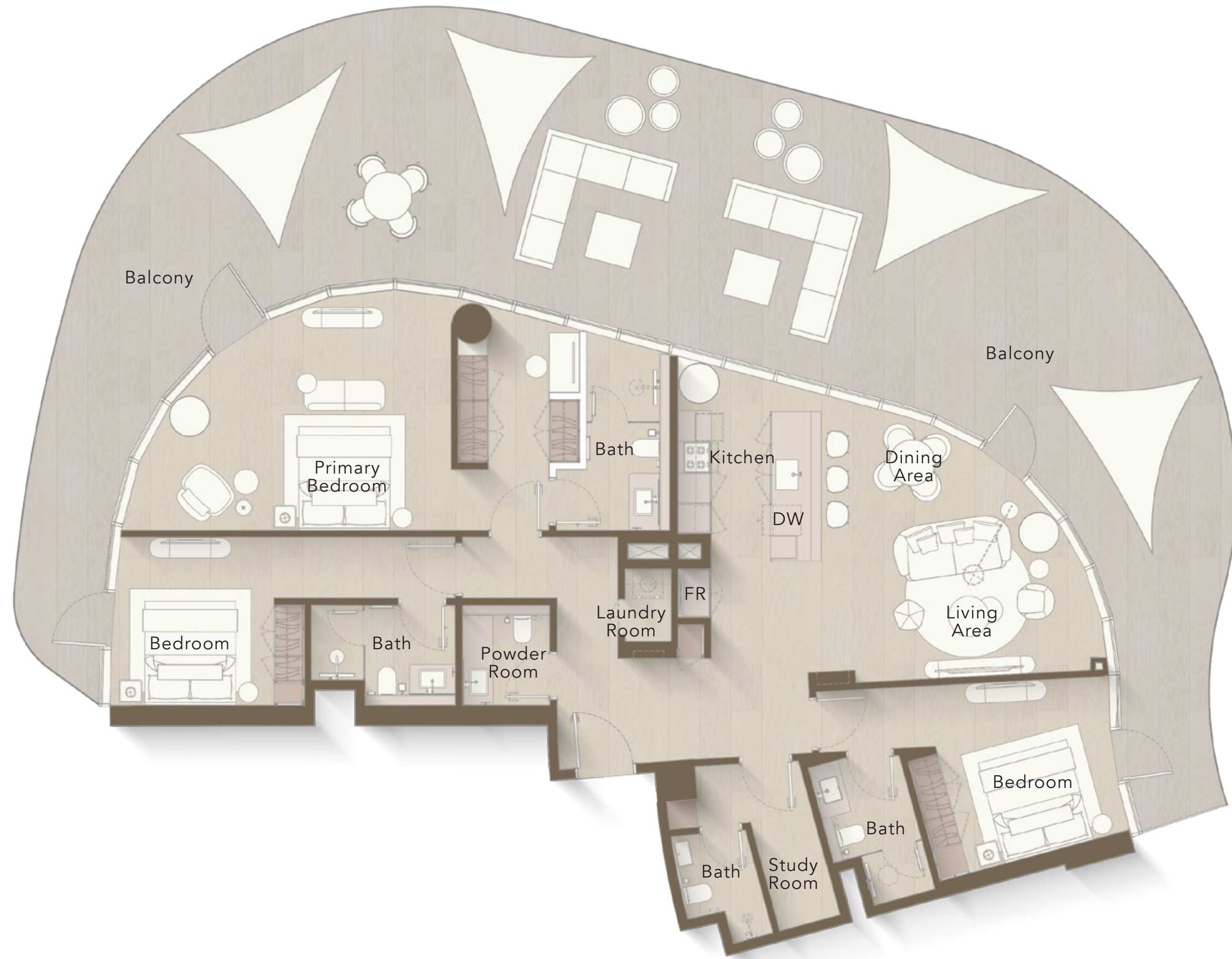
**14<sup>th</sup> FLOOR**  
E1408

**15<sup>th</sup> FLOOR**  
E1504

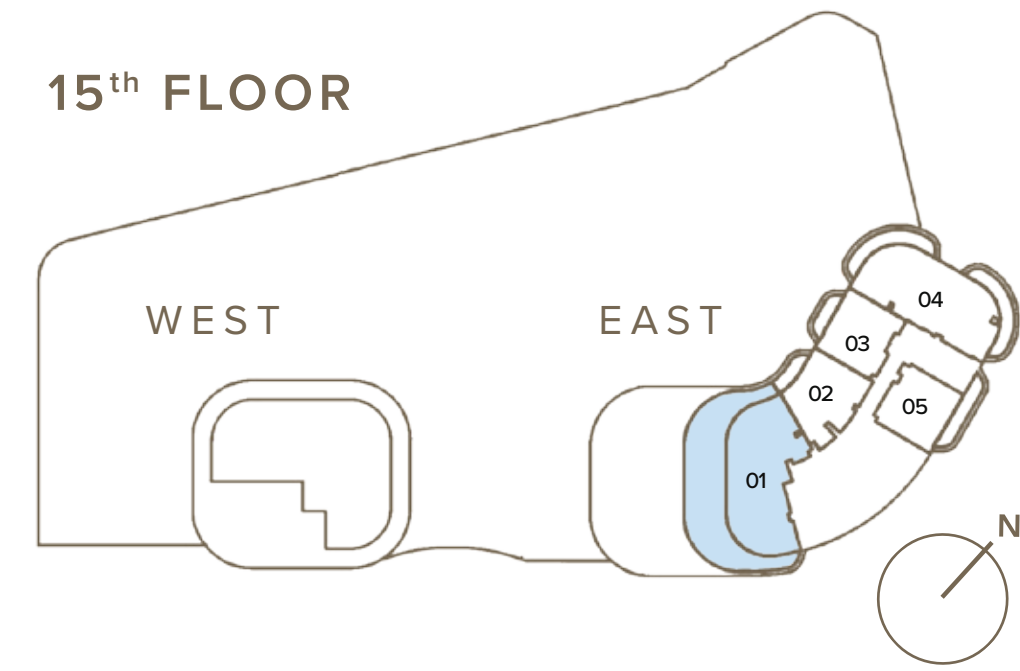
**16<sup>th</sup> FLOOR**  
E1604

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



**3 BEDROOM + S**  
TYPE 2



**15<sup>th</sup> FLOOR**  
E1501

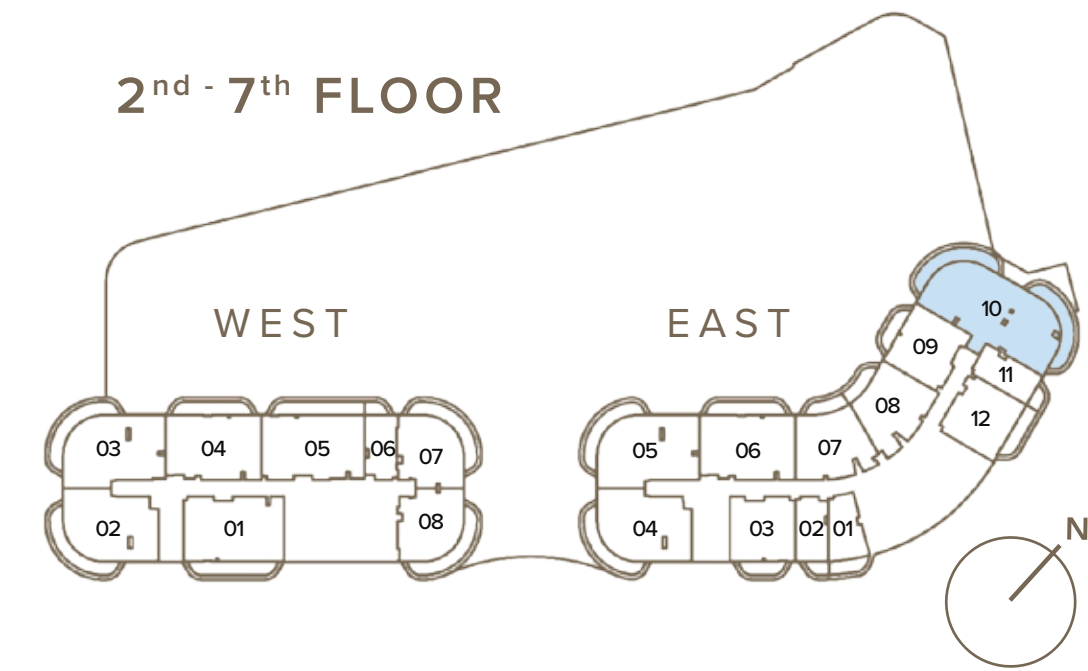
**16<sup>th</sup> FLOOR**  
E1601

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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

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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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