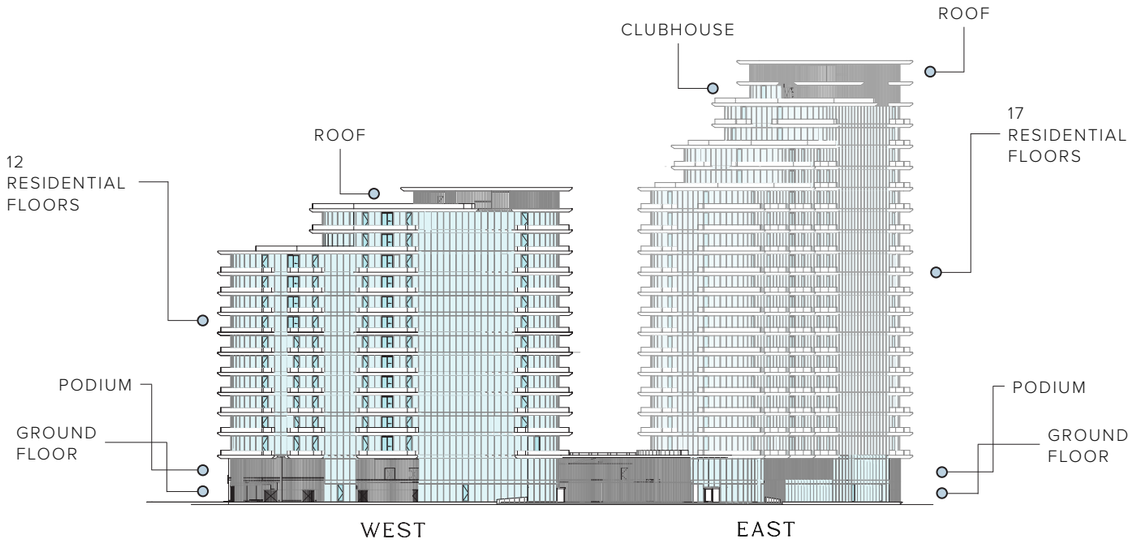
ELLINGTON
PROPERTIES



ELLINGTON VIEWS I

INVESTOR GUIDE

BUILDING CONFIGURATION





ELEVATORS

4 passenger elevators
2 service elevators

ANTICIPATED SERVICE CHARGE

AED 14 per sq.ft

ANTICIPATED COMPLETION DATE

Q1 2027

PARKING

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

OWNERSHIP

Freehold

AMENITIES WITHIN THE PROJECT

- Hotel-style drop-off area
- 2 Double-height lobby for lounging and reading
- Rooftop clubhouse with kitchenette, lounge, dining, and library
- Outdoor rooftop deck with lounge area
- Fitness studio
- Kids' club with karaoke, ball pit and pretend play counter, gaming corner, and reading nooks
- Outdoor yoga
- Changing room with steam shower and locker storage
- Kids' splash pad
- Beach club swimming pool
- Beach pavilion for golf course and beach access
- Beach club deck with loungers, cabanas, and swing
- Indoor golf simulator
- Mini golf
- Barbeque deck with social gathering spaces
- Indoor cinema
- Outdoor fire pit with lounge area
- Beach pavilion refreshment bar
- Bicycle parking
- EV charging station

DRIVING DISTANCES

1 MINUTE
Al Hamra Golf Club

3 MINUTES
Al Hamra Mall

5 MINUTES
Al Hamra Marina & Yacht

9 MINUTES
RAK Track

9 MINUTES
Al Jazeera Al Hamra

14 MINUTES
Wynn Resort

20 MINUTES
Flamingo Beach

22 MINUTES
RAK Mall

24 MINUTES
Al Qawasim Corniche & RAK Eye

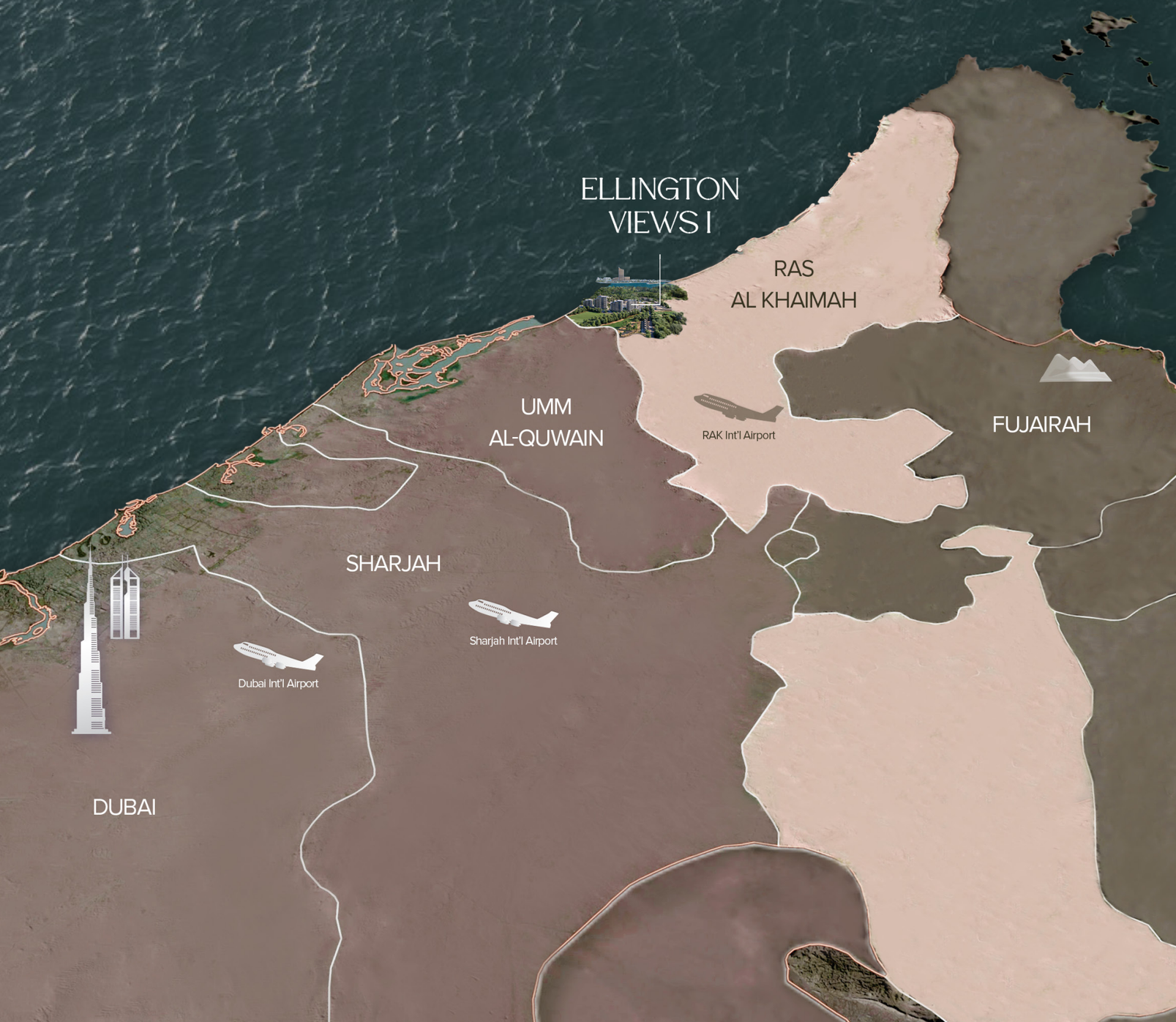
28 MINUTES
RAK International Airport

41 MINUTES
Dhayah Fort

43 MINUTES
Jebel Jais Entrance

47 MINUTES
Sharjah International Airport

60 MINUTES
Dubai International Airport



COASTAL LIVING IN A FLOURISHING COMMUNITY



UNITS & SIZES



EAST TOWER	NUMBER OF UNITS	SIZE RANGE
Studio	43 units	From 464 sq. ft to 532 sq. ft
1-bedroom	74 units	From 926 sq. ft to 2,323 sq. ft
2-bedroom	31 units	From 1,407 sq. ft to 4,559 sq. ft
3-bedroom	17 units	From 2,274 sq. ft

WEST TOWER	NUMBER OF UNITS	SIZE RANGE
Studio	12 units	From 449 sq. ft to 473 sq. ft
1-bedroom	47 units	From 934 sq. ft to 1,106 sq. ft
2-bedroom	43 units	From 1,382 sq. ft to 3,060 sq. ft
2-bedroom duplex	1 unit	From 3,764 sq. ft

For booking or any further enquiries contact us on info@ellingtongroup.com
or contact your Property Consultant directly.

DOCUMENT 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 50,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card or cryptocurrency on https://pay.ellingtonproperties.ae



BOOKING STEPS

01. Customer will pay the booking amount and submit the required 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





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. SERVICE ROAD ENTRANCE
10. PEDESTRIAN WALKWAY
11. RESIDENTS PARKING
12. BICYCLE PARKING
13. VISITORS PARKING



PAVILION AMENITIES PLAN

1. PAVILION ENTRANCE
2. PAVILION RECEPTION
3. REFRESHMENT BAR
4. LOUNGE AREAS
5. OUTDOOR SEATING
6. CARAVAN STATION
7. GOLF CART PARKING
8. BEACH ACCESS
9. RESIDENTS ACCESS TO PAVILION

1ST FLOOR AMENITIES PLAN

1. INFINITY BEACH POOL
2. SAND BEACH
3. POOL SUN LOUNGERS
4. CABANAS
5. KIDS SPLASH PAD
6. SHADED KIDS PLAY
7. MULTIPURPOSE SPACE
8. MINI-GOLF
9. OUTDOOR FIRE PIT
10. OUTDOOR SEATING
11. BARBEQUE AREA
12. KIDS CLUB
13. FITNESS STUDIO
14. MALE CHANGE ROOM
15. FEMALE CHANGE ROOM
16. CHANGING ROOM FOR PEOPLE OF DETERMINATION
17. LIFT LOBBY



18TH FLOOR AMENITIES PLAN

1. CLUBHOUSE ENTRANCE
2. CLUB LOUNGE
3. PRIVATE DINING
4. ROOFTOP BAR
5. ANALOGUE LIBRARY & DIGITAL PLAY
6. WASHROOM
7. VIEWING LOUNGE
8. STARGAZING AREA
9. OUTDOOR DINING
10. OUTDOOR TERRACE
11. LIFT LOBBY

A beach and golf course serenity in Ras Al Khaimah

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. It also extends its charm to the azure waters of the beach. With its proximity to the coastline, residents can relish the sight of the sparkling sea, bask in the gentle sea breeze, and take leisurely strolls along the sandy shores at their own pace. The strategic location ensures that every day is a visual feast, an opportunity to reconnect with nature, and a chance to relish the beauty of the world around you.

ENTRANCE & DROP-OFF



From the moment you arrive, you'll be greeted by a lush, verdant landscape that features an array of meticulously maintained greenery and gracefully swaying palm trees. The natural beauty surrounding the drop-off area is not only aesthetically pleasing but also calming and rejuvenating. It creates a serene oasis right at the entrance, setting the tone for the premium lifestyle experience that awaits you within. Whether you're arriving home or welcoming guests, this space exudes a sense of grand arrival reminiscent of a high-end hotel.

LOBBY



The lobby is a captivating blend of modern elegance and nature-inspired design with expansive windows that not only flood the area with sunlight but also offer breathtaking views of the lush surroundings, allowing you to feel connected to the natural world outside. The earthy tones are reminiscent of the coastal landscape and evoke a feeling of serenity. The reception area, adorned in pristine marble, serves as a focal point, exuding a sense of timeless elegance and sophistication. Throughout the area, you'll also find an abundance of greenery and plants, adding a touch of life and freshness to the ambiance.

BEACH PAVILION



Nestled amidst the lush beauty of our community, the Beach Pavilion provides a serene and comfortable lounge where residents can relax and soak in the tranquil atmosphere. Whether you're heading to the pristine golf courses or the sun-kissed beach, this pavilion offers the perfect setting to unwind. For residents' convenience, there's a refreshment bar thoughtfully stocked with an array of beverages. The Beach Pavilion is more than just a waiting area – it's a communal space where residents can sip a cool beverage, socialize, or simply enjoy a moment of tranquility.

BEACH CLUB POOL



The Beach Club Pool at Ellington Views is more than just a pool; it's a vibrant oasis that transports you to the beachside without leaving your home. Inspired by the serene beauty of coastal living, this pool is surrounded by pristine sand, creating an authentic beach atmosphere right at your doorstep. It's a place where you can dip your toes in the sand and soak up the sun's warmth as you lounge on comfortable sunbeds. What makes this pool truly unique is its proximity to nature. The pool deck offers unobstructed views of the surrounding natural beauty, with lush greenery and, just beyond, the pristine beach.

FITNESS STUDIO



The fitness studio is designed to create an atmosphere of wellness and vitality, the contemporary design, premium finishes, and modern decor exude a truly exceptional fitness experience. Step into a fitness haven bathed in natural light, thanks to its expansive floor-to-ceiling windows offering panoramic views of the lush outdoor surroundings. Where residents can experience a lifestyle that values their well-being and elevates their every day with state-of-the-art exercise equipment, carefully selected to cater to all their fitness desires.

KIDS CLUB



The Kids Club is a vibrant and imaginative space that's been designed to spark creativity, entertain, and nurture young minds. It is a delightful haven inspired by the boundless beauty of the sea, where the ocean's wonders come to life. With a color palette of serene blues and lush greens, this space exudes the tranquil charm of oceanic adventures. The space features a karaoke, a ball pit, a pretend play counter, a gaming corner, and cozy reading nooks. It's a space that encourages social interaction, cognitive development, and, most importantly, a lot of fun!

Discover the epicenter of
entertainment, comfort, and elegance

CLUBHOUSE





The Ellington Views apartments redefine modern living, offering a harmonious blend of sophistication, comfort, and functionality. With heightened ceilings, the spaces exude spaciousness, complemented by expansive windows inspired by the coastal geometries, providing panoramic vistas of the outdoor surroundings. The custom-designed contemporary kitchen cabinetry, premium sintered stone countertops, and high-standard European brand appliances ensure both style and practicality, making the kitchen the heart of every home.



Bedrooms, with their own generous outside living balcony areas, offer private retreats bathed in natural light. While the modern bathrooms feature impeccable design and premium fixtures, creating spa-like sanctuaries for your daily rituals. At Ellington Views, we have crafted a world where design-led living and convenience come together seamlessly to elevate your lifestyle.



PAYMENT PLAN

20%	At the time of booking +AED 3,000 RERA registration fee
5%	60 days after the reservation date
5%	120 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.



WHY INVEST WITH ELLINGTON PROPERTIES

Award-winning boutique developer

Hotel-inspired amenities

Prime locations

ROI
High return on investment of up to 9%*

30%
Premium on average rental returns**

High tenant retention

96%
Occupancy rate*

High capital appreciation upon handover

Quicker return of capital compared to market average*

Multiple payment options available including cryptocurrency

Transparent and reliable customer care

Sustainability compliance with Dubai Green Building Regulations

*ReidIn Market Data
**JVC projects as per ReidIn report



800 8288
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

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