

ELLINGTON  
VIEWS

Al Hamra, Ras Al Khaimah



  
**ELLINGTON**  
PROPERTIES

Since 2014, we have approached every project with a deep understanding of the human experience. We believe our devotion to craft and exceptional detail is what makes our developments stand out among the UAE's expanding skyline in ways that few buildings can.

While others try to be the biggest, we focus on being the best.

We are a boutique property developer but, at heart, we are a family who designs for other families. We nurture elevated living from the ground up. Instead of following trends, we follow our instinct for what will satisfy our customers and their fundamental need to belong.

It's a philosophy we call resident-led living a way of thinking that creates homes, spaces, and surroundings that are in complete synergy with your life.

The result is a portfolio of modern yet welcoming communities. Diverse living spaces that capture the true essence of home for every individual. Through our developments and connected initiatives, we continue to advocate for craft and design as a catalyst for growth within the Dubai art community.

# ELLINGTON VIEWS

Ellington's latest Ras Al Khaimah development spans 249,709 sq. ft devoted to a heightened experience of living. From two mid-rise residential towers, situated in one of the most coveted locations in Ras Al Khaimah, the development offers a sense of adventure as well as sophisticated family-friendly attractions on-site and nearby.

Ellington Views has the unique ability to indulge individual preferences. It creates a personal connection with the lifestyles of every resident.



An ocean  
connection

Find your  
perfect view



# Heightened experiences

The architecture at Ellington Views creates natural geometries inspired by the coastline. The four crescent-shaped buildings have been orientated to maximise natural light and accentuate the views of each apartment. The varied height of each building creates a dynamic skyline with architectural terracing that brings a softness to the angles of the building while creating a series of rooftop lounges at the upper levels. Along with the raised beach infinity pool, these features emphasise an ocean connection among a secluded landscape where relaxation, entertainment, and wellness achieve a perfect balance.



# Welcome to the beachfront

Discover sophisticated, family-friendly escape moments from a secluded private beach and a short drive to a plethora of attractions for all ages.

Residents of Ellington Views have easy access to Al Hamra Yacht Club, a vibrant location for waterfront dining, retail outlets, and ocean activities. Another notable destination, located even closer to the property, makes Ellington Views a paradise for golfers. Al Hamra Golf Club spans a vast section of coastline and is home to professional tournaments, coaching, and excellent dining venues.



# Al Hamra

## Ras Al Khaimah

Ras Al Khaimah is set between desert mountains and a pristine coastline, making it a hotspot for elevated hotels and resorts.

It strikes the perfect balance of urban culture and natural wilderness. Upon arrival at Ellington Views, you are welcomed to a vibrant lifestyle destination where the possibilities seem endless fill your days at Al Hamra Mall, the area's pristine marina, Al Hamra Golf Club, or incredible outdoor experiences like desert expeditions, ziplines, and safaris.



# Driving Distance

## ELLINGTON VIEWS



**1 MINUTE**  
Al Hamra Golf Club

**22 MINUTES**  
RAK Mall

**3 MINUTES**  
Al Hamra Mall

**24 MINUTES**  
Al Qasim Corniche & RAK Eye

**5 MINUTES**  
Al Hamra Marina & Yacht

**28 MINUTES**  
RAK International Airport

**9 MINUTES**  
RAK Track

**41 MINUTES**  
Dahyah 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

# A state of flow

The softness of the coastal-inspired facade is extended to the building's exterior design. The resulting aesthetic is a remarkable collection of breathtaking views across the adjacent golf course and the expanse of ocean the ahead.

This creative approach to the interiors allows for transitions between open communal spaces and more secluded rooms. It's a seamless experience that encourages residents to make use of the wealth of amenities, whether entertaining, socialising, or savouring precious moments of peace and quiet.



Lobby  
Area

ELLINGTON  
VIEWS I  
WEST TOWER



# An ocean welcome

With the option of a hotel-style drop-off, or above-ground parking, arriving at Ellington Views is a seamless introduction to the beachfront. A reception desk invites you into a lounge and seating space, infused with Ellington's signature scent, while the building's high ceilings allow light through floor-to-ceiling windows and across the porcelain floors. The feeling is of a naturally warm welcome home.



Drop-off  
Area

ELLINGTON  
VIEWS I  
WEST TOWER

ELLINGTON  
VIEWS I  
EAST TOWER



# Lifestyle immersion



## The Pool Deck

Taking on the beachfront lifestyle with the comforts of a boutique hotel, the pool deck features multipurpose spaces for children and adults. In addition to the glistening swimming pool, there is a kids' splash pad area, hammocks, sunloungers, mini golf, outdoor BBQs, a viewing pavilion, and direct access to the soft white sands of your private beach via golf cart.

To enjoy the tranquil beachfront evenings, there are firepits ideal for sharing the sunset with friends, and outdoor cinemas showing family films.

## Fitness Studio

To emphasise the natural wellness of living by the ocean, our fitness studio breathes natural daylight into a professionally approved workout space. Overlooking the pool deck and lined with acoustic rubber flooring, it features a dedicated full-body workout area, yoga and cardio, and free-weight zones to enhance your training performance.

The change rooms offer a calming respite, with refreshing porcelain tiles, and individual steam showers with chromotherapy lights and various rain settings.



# Endless entertainment



## Kids' Club

Inside and out at Ellington Views feature plenty of activities for our younger residents. An ocean of fun with learning through play, our spaces and equipment meet Montessori and leading educational scientist advice criteria.

The child-friendly flooring and furniture are focused on safety and sustainability, allowing children to enjoy

# Clubhouse

A balanced combination of indoor and outdoor spaces, the Ellington Views Clubhouse features a coffee bar with family seating and an outdoor lounge terrace looking out across the sea with Marjan Island in the distance. The spaces can be transformed for private dining, entertaining, hosting events, and meetings within a digitally-enabled function room.



Coastal  
vitality





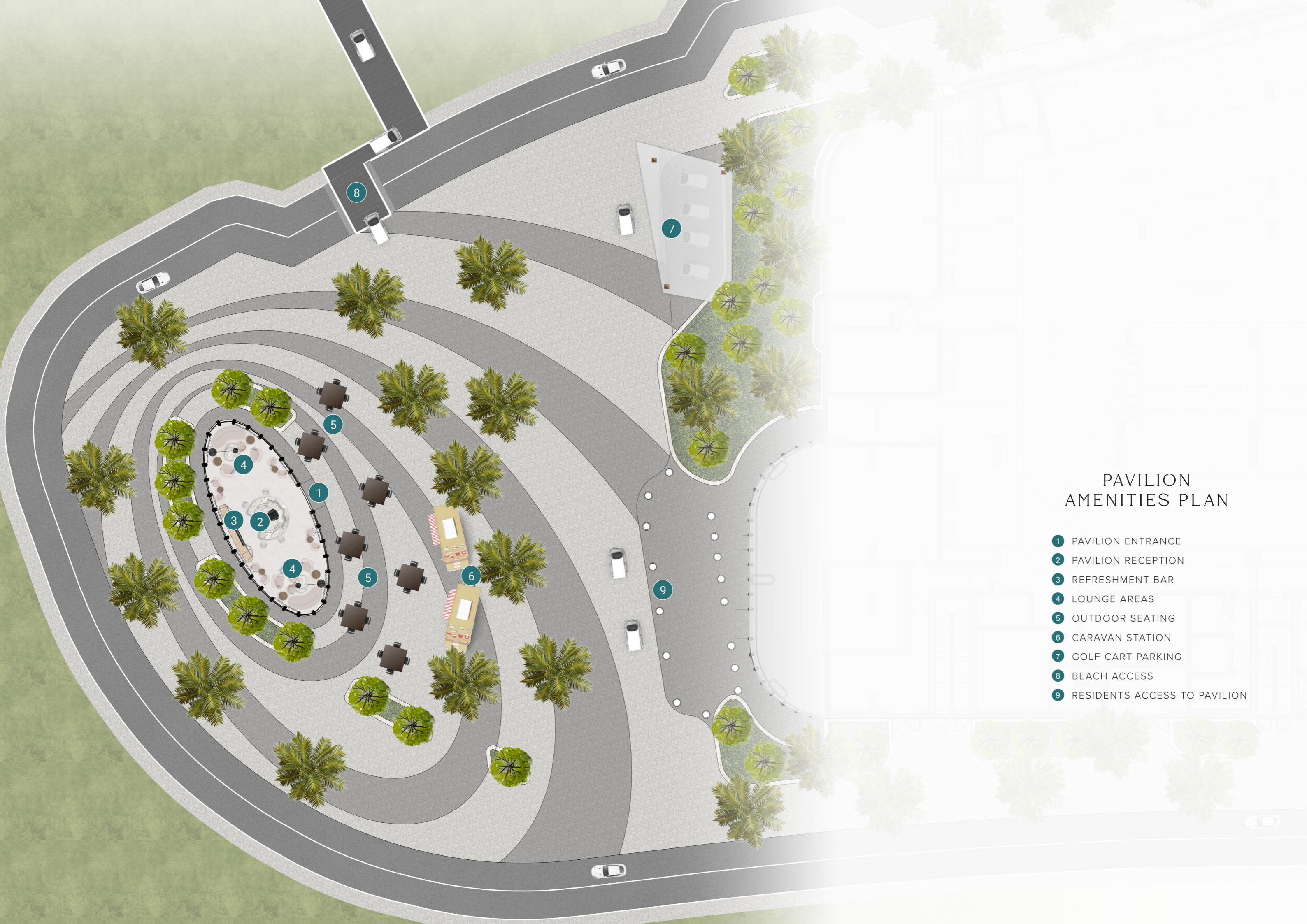
## Beach Pavilion

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.



## 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



### 1<sup>ST</sup> 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



### 18<sup>TH</sup> 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

Generous and  
open



## Living Area

Between living rooms, bedrooms, and dining areas, high-quality detailing, and rich wood-finish floors there is an elevated calm drawing you outside an expansive balcony. With views out to the ocean or across the golf course, the balconies are themselves living spaces — connecting the inside-outside concept of the building to your home.





## Kitchen

At the heart of your light-filled studio or apartment is a modern, open-plan kitchen. Along with Ellington's signature detailing and finishes, residents will find high-spec European appliances, custom cabinetry and, to balance beauty with function, thoughtful design for ample storage space.

# Bedroom

The bedrooms are exquisite private retreats, thoughtfully designed to provide an oasis of tranquility and comfort. Each bedroom is adorned with a palette of soothing neutral colors, creating a serene ambiance that promotes relaxation. The expansive floor-to-ceiling windows flood the rooms with an abundance of natural light and offer breathtaking vistas of the surrounding landscape, seamlessly integrating the outdoors with the indoors. These bedrooms also benefit from the generous outside living balcony areas, which provide residents with a secluded and inviting space to enjoy the fresh air, soak up the mesmerizing views, and experience a profound connection with nature.



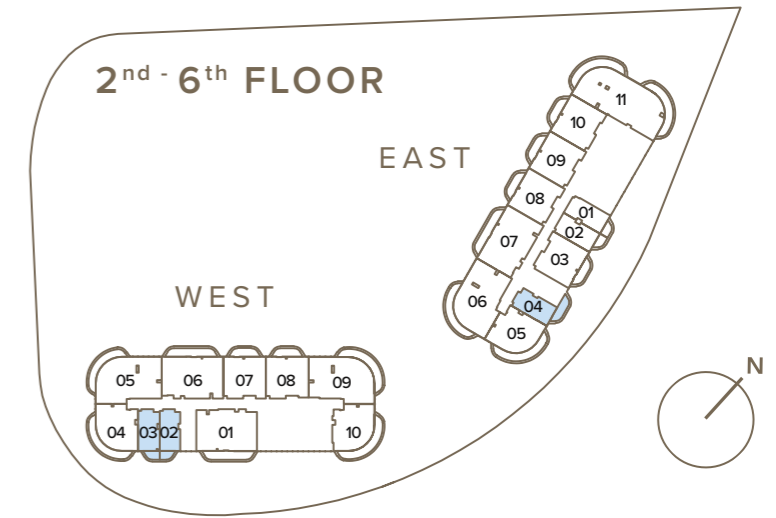


## Bathroom

Bright, fresh, and spacious, the bathrooms and powder rooms maximise light with porcelain tiles, glass partitions, and step-down walk-in showers with stainless steel floor drains. The design is both modern and thoughtful, featuring bespoke medicine cabinets and sleek storage spaces.



**STUDIO**  
TYPE 1



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

W102 E104  
W103 E108

**2<sup>nd</sup> - 6<sup>th</sup> FLOOR**

W202 E204  
W203

**7<sup>th</sup> - 10<sup>th</sup> FLOOR**

E704

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

E1104

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

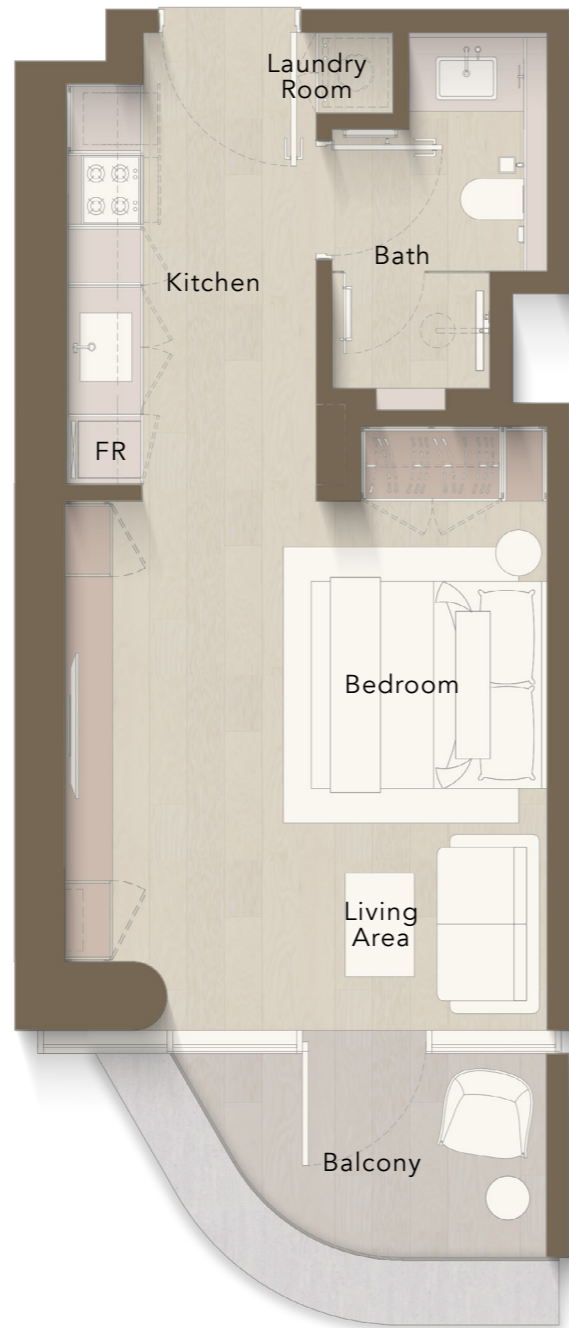
E1204

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

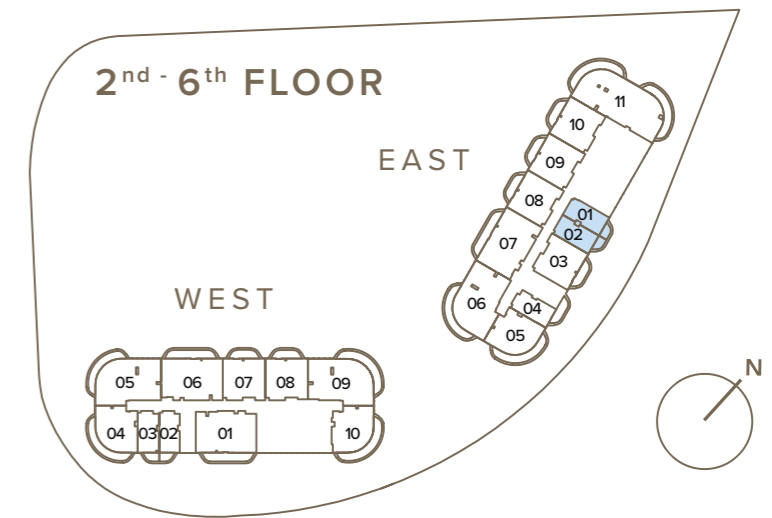
E1304

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Internal Living Area : 413.12 Sq. Ft  
 Outdoor Living Area : 109.36 Sq. Ft  
 Total Living Area : 522.48 Sq. Ft



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



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

E101  
E102

**2<sup>nd</sup> - 6<sup>th</sup> FLOOR**

E201  
E202

**7<sup>th</sup> - 10<sup>th</sup> FLOOR**

E701  
E702

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

E1101  
E1102

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

E1201  
E1202

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

E1301  
E1302

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

E1401  
E1402

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

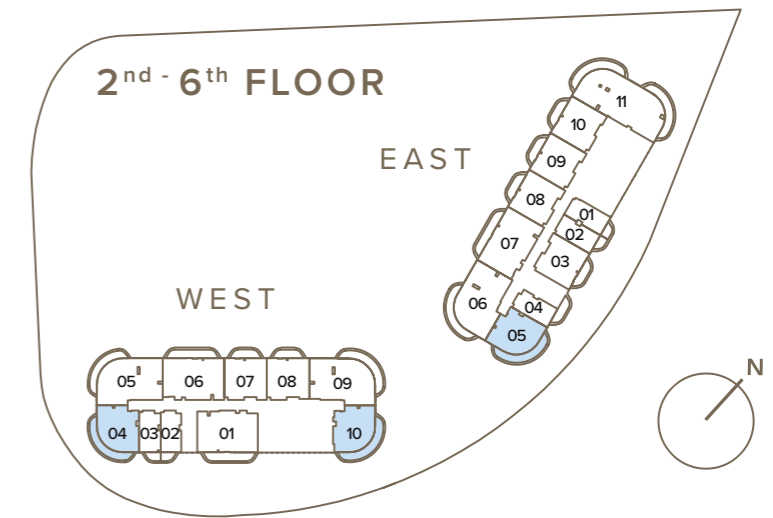
E1501

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Internal Living Area	:	<b>409.35 Sq. Ft</b>
Outdoor Living Area	:	<b>55.11 Sq. Ft</b>
Total Living Area	:	<b>464.46 Sq. Ft</b>



**1 BEDROOM**  
TYPE 1



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

W104 E105

**2<sup>nd</sup> - 6<sup>th</sup> FLOOR**

W204 E205  
W210

**7<sup>th</sup> - 10<sup>th</sup> FLOOR**

W703 E705  
W709

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

W1106 E1105

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

E1205

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

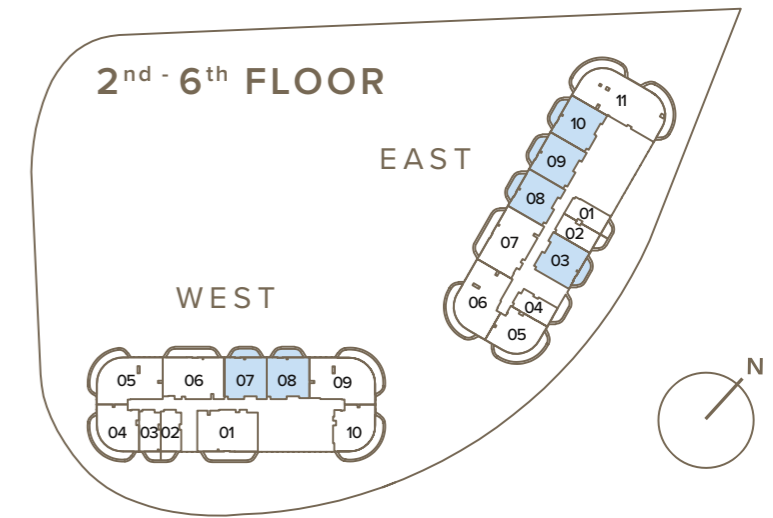
E1305

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Internal Living Area	:	<b>849.81 Sq. Ft</b>
Outdoor Living Area	:	<b>255.00 Sq. Ft</b>
Total Living Area	:	<b>1104.81 Sq. Ft</b>



**1 BEDROOM**  
TYPE 3



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

W107 E103  
E109  
E110

**2<sup>nd</sup> - 6<sup>th</sup> FLOOR**

W207 E203  
W208 E208  
E209  
E210

**7<sup>th</sup> - 10<sup>th</sup> FLOOR**

W702 E703  
W706 E708  
W707 E709  
E710

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

W1103 E1103  
W1104 E1108  
E1109  
E1110

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

W1203 E1203  
W1204 E1208  
E1209  
E1210

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

E1303  
E1308  
E1309  
E1310

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

E1403  
E1405  
E1406  
E1407

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

E1502  
E1504  
E1505  
E1506

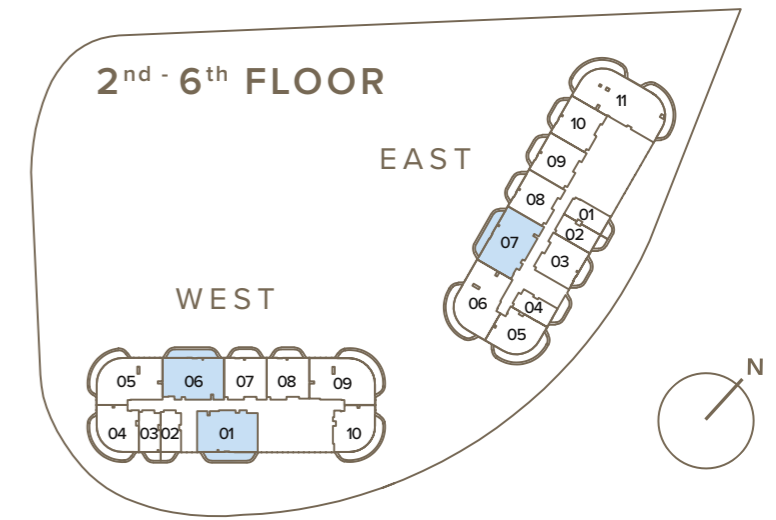
**16<sup>th</sup> FLOOR**

E1602  
E1603

Internal Living Area : **833.34 Sq. Ft**  
 Outdoor Living Area : **111.51 Sq. Ft**  
 Total Living Area : **944.86 Sq. Ft**



**2 BEDROOM**  
TYPE 2



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

W101 E107  
W106

**2<sup>nd</sup> - 6<sup>th</sup> FLOOR**

W201 E207  
W206

**7<sup>th</sup> - 10<sup>th</sup> FLOOR**

W701 E707  
W705

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

W1101 E1107

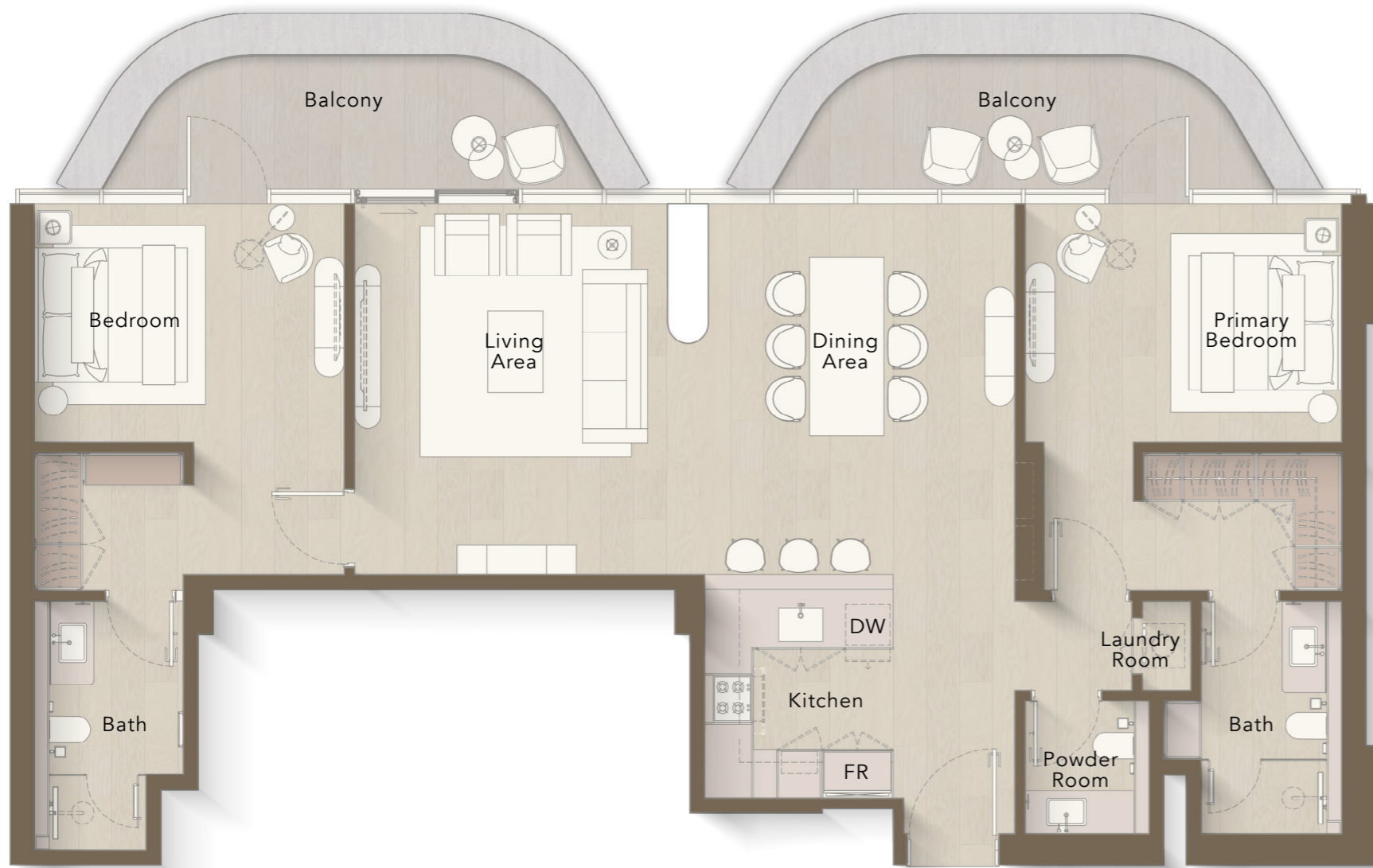
**12<sup>th</sup> FLOOR**

W1201 E1207

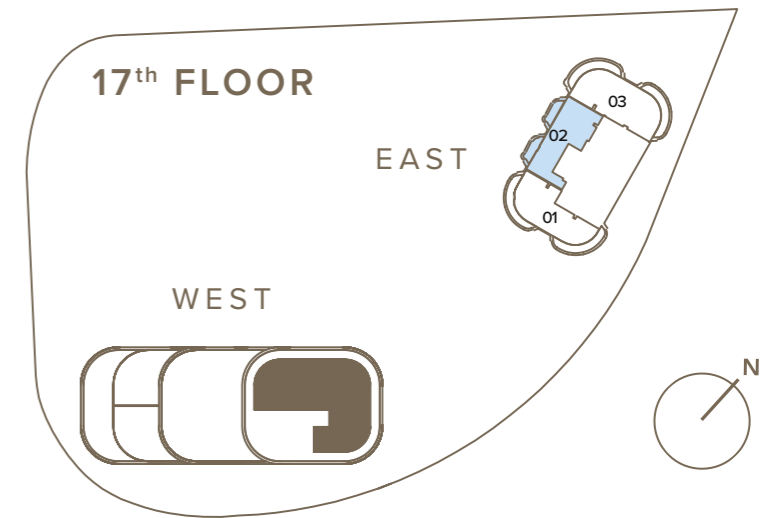
**13<sup>th</sup> FLOOR**

E1307

Internal Living Area : **1178.54 Sq. Ft**  
 Outdoor Living Area : **203.65 Sq. Ft**  
 Total Living Area : **1382.19 Sq. Ft**



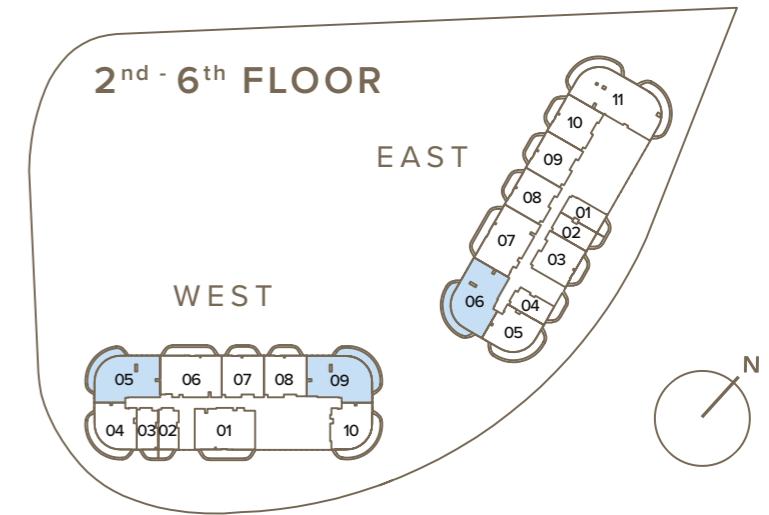
2 BEDROOM  
TYPE 3



Internal Living Area : 1394.79 Sq. Ft  
 Outdoor Living Area : 219.48 Sq. Ft  
 Total Living Area : 1614.26 Sq. Ft



**2 BEDROOM + S**  
TYPE 1



**1<sup>st</sup> FLOOR**  
W105 E106

**2<sup>nd</sup> - 6<sup>th</sup> FLOOR**  
W205 E206  
W209

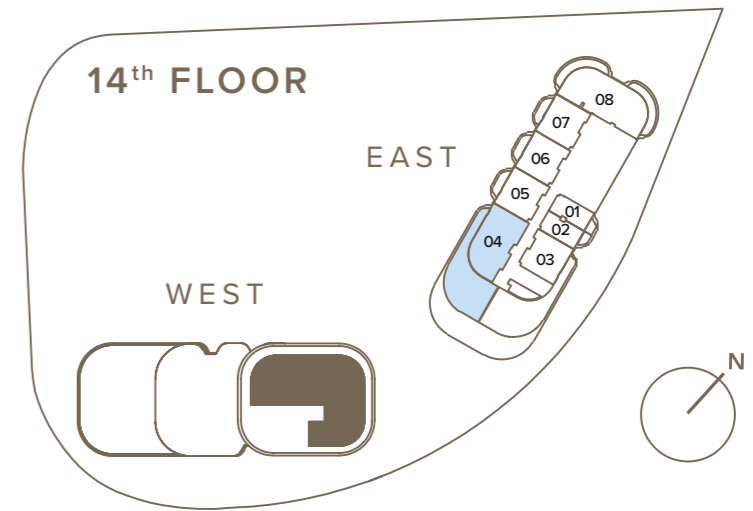
**7<sup>th</sup> - 10<sup>th</sup> FLOOR**  
W704 E706  
W708

**11<sup>th</sup> FLOOR**  
W1105 E1106

**12<sup>th</sup> FLOOR**  
W1205 E1206

**13<sup>th</sup> FLOOR**  
E1306

Internal Living Area : **1310.83 Sq. Ft**  
 Outdoor Living Area : **264.68 Sq. Ft**  
 Total Living Area : **1575.51 Sq. Ft**

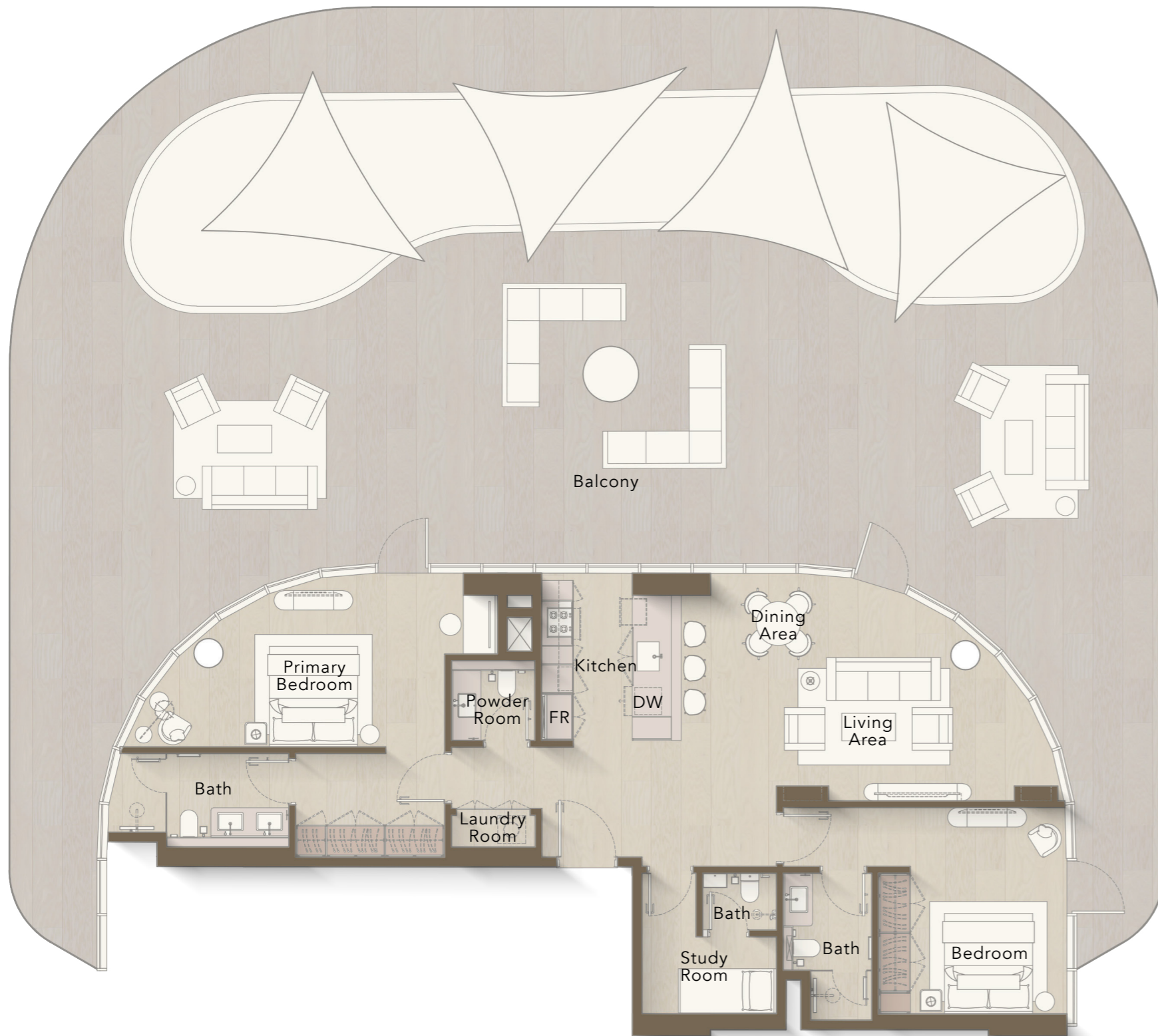


14<sup>th</sup> FLOOR  
E1404

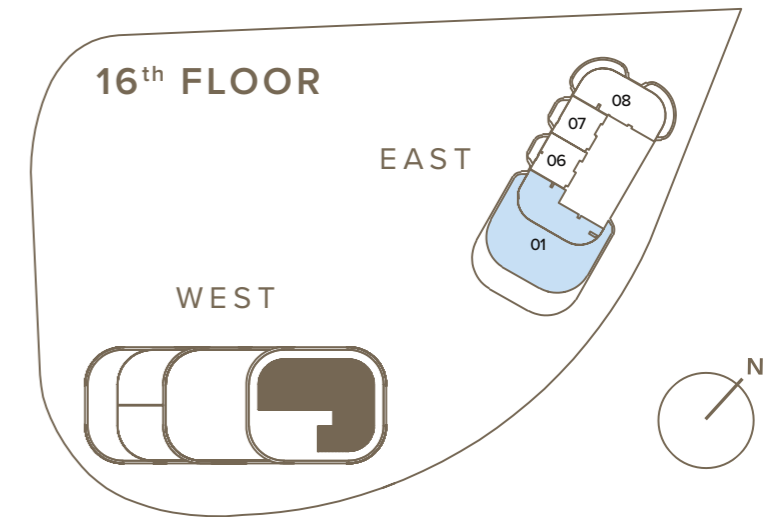
15<sup>th</sup> FLOOR  
E1503

Internal Living Area : 1315.03 Sq. Ft  
 Outdoor Living Area : 1323.75 Sq. Ft  
 Total Living Area : 2638.57 Sq. Ft

2 BEDROOM + S  
 TYPE 2



2 BEDROOM + S  
TYPE 4



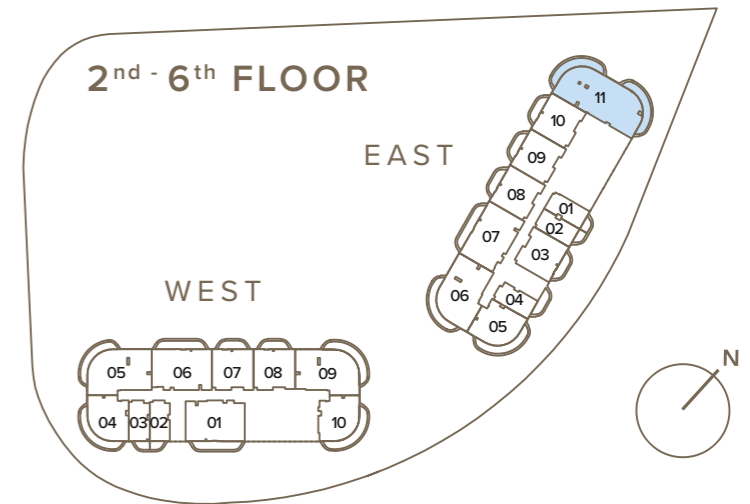
16<sup>th</sup> FLOOR  
E1601

17<sup>th</sup> FLOOR  
E1701

Internal Living Area : 1476.81 Sq. Ft  
 Outdoor Living Area : 3083.00 Sq. Ft  
 Total Living Area : 4559.81 Sq. Ft



**3 BEDROOM + S**  
TYPE 1



**1<sup>st</sup> FLOOR**  
E111

**2<sup>nd</sup> - 6<sup>th</sup> FLOOR**  
E211

**7<sup>th</sup> - 10<sup>th</sup> FLOOR**  
E711

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

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

**13<sup>th</sup> FLOOR**  
E1311

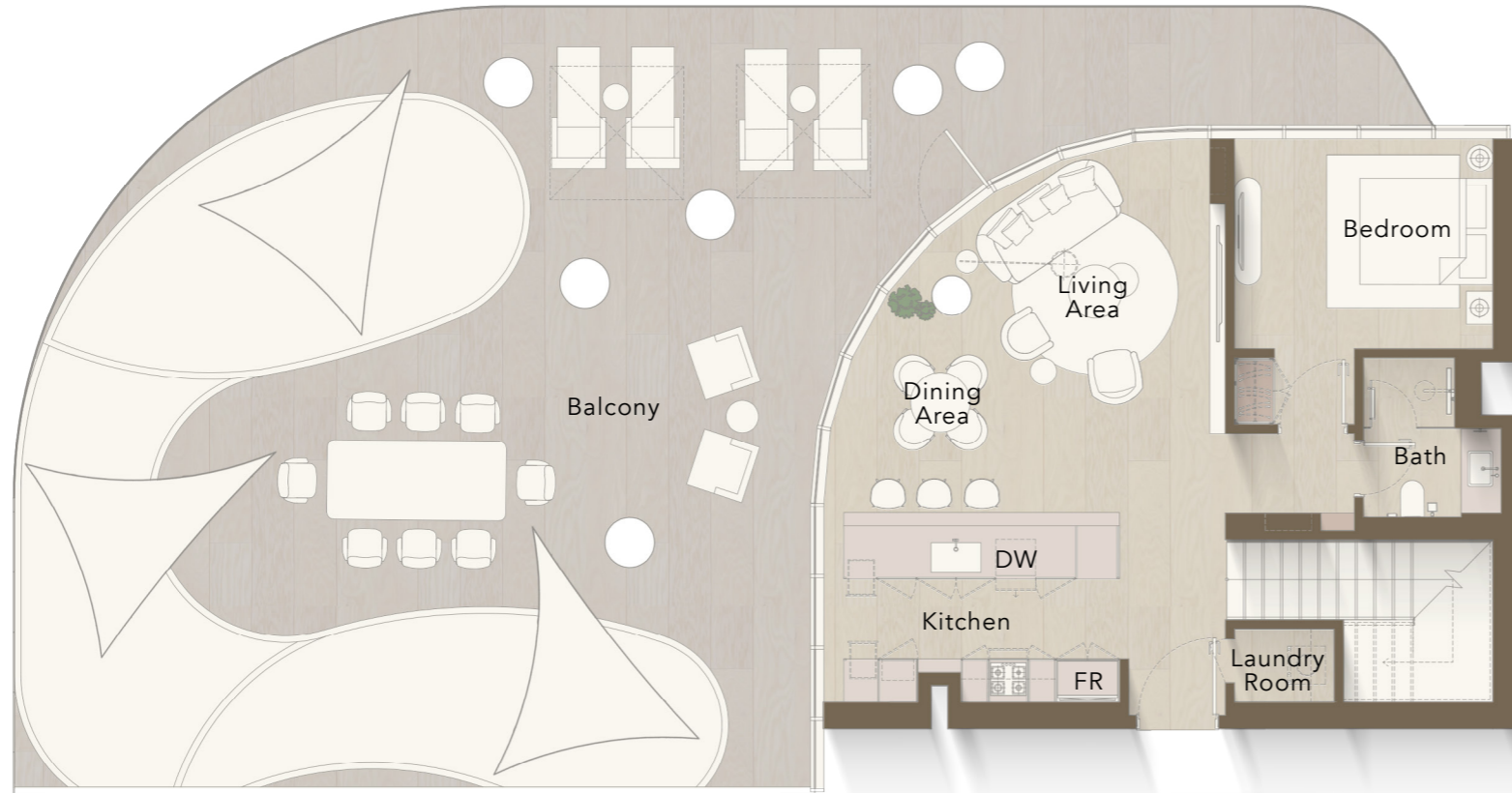
**14<sup>th</sup> FLOOR**  
E1408

**15<sup>th</sup> FLOOR**  
E1507

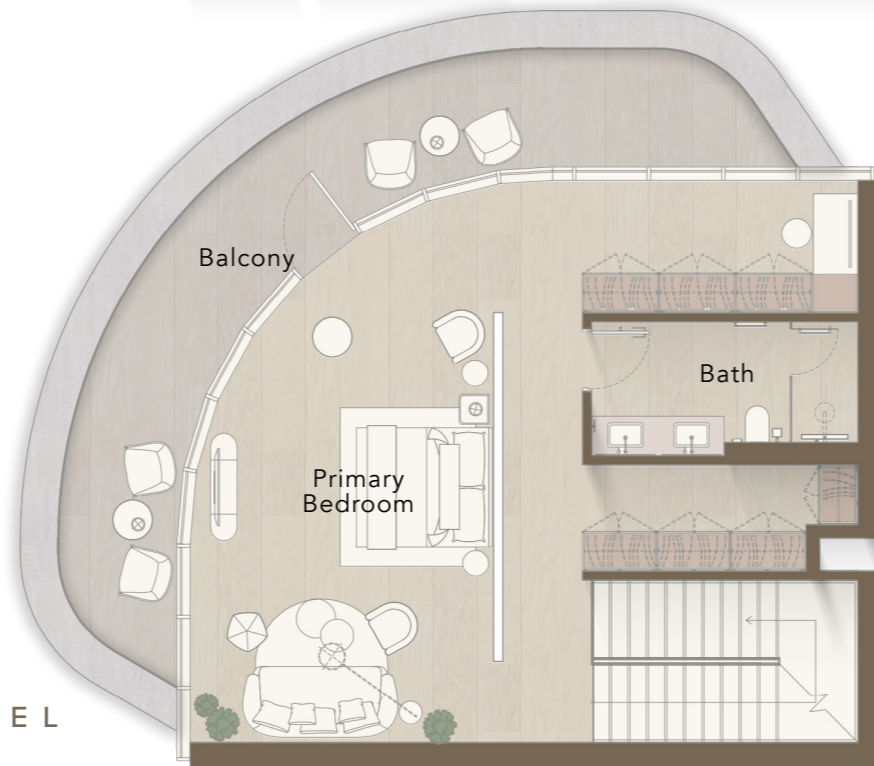
**16<sup>th</sup> FLOOR**  
E1604

**17<sup>th</sup> FLOOR**  
E1703

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

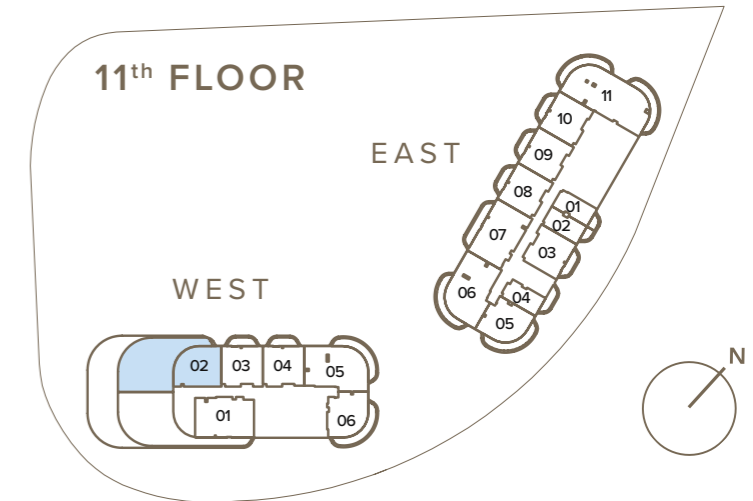


LOWER LEVEL



UPPER LEVEL

PENTHOUSE  
DUPLIX



Internal Living Area : 1815.66 Sq. Ft  
 Outdoor Living Area : 1949.02 Sq. Ft  
 Total Living Area : 3764.68 Sq. Ft



# Sustainability

## The quality of our craft alone saves countless wasted materials

As a leading design-led developer, we believe that sustainability must be at the heart of our thinking. In addition to following Dubai Green Building regulations and Wellness Initiatives, we begin with floor plans that encourage natural lighting and use locally sourced materials and sustainable manufacturing processes wherever possible. This includes products made from recycled materials, energy-efficient lighting and appliances, water-saving sanitary ware, FSC-certified wood, low VOC paints, and light-reflective facades.

Our buildings are cooled and heated with low-noise energy-efficient FCUs, with a system that collects condensation for irrigation. Our fitness centres are equipped with eco-conscious facilities. Our parking spaces accommodate charging points for electric vehicles. As our developments continue to expand across Dubai, our focus is on going above and beyond best practices to support environmentally friendly living with beautiful design.



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