



SOTO GRANDE

PROJECT BRIEF

# A BRIDGE TO ENDLESS VIEWS AND REFINED LIVING

Soto Grande is a contemporary architectural vision that brings fresh elegance to a celebrated community. Defined by modern design and timeless sophistication, it reimagines oceanside living with clarity and distinction.

With sweeping views of the lagoon, the Arabian Gulf, and the Al Hamra golf course, Soto Grande offers a lifestyle shaped by serenity and refinement. From studios and multi-family residences to expansive penthouses, each home celebrates the beauty of Al Hamra, from ocean horizons to verdant fairways to shimmering lagoons.

As Ellington's latest addition to its distinguished portfolio in Al Hamra, Soto Grande paves the way for further visionary projects that will continue to redefine refined living in this sought-after destination.





## AL HAMRA

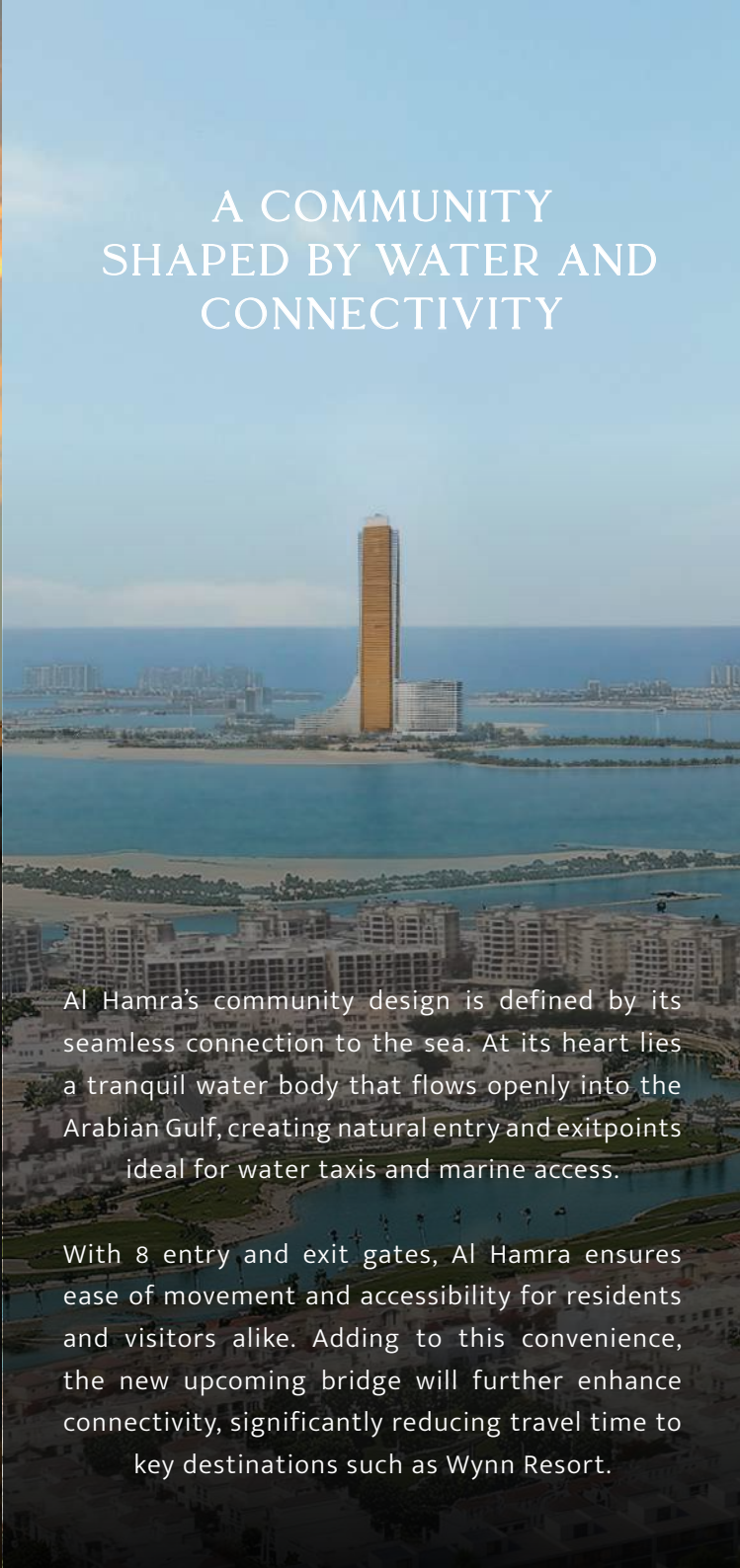


Nestled along the shores of the Arabian Gulf, Al Hamra is a vibrant coastal community that blends natural beauty with modern sophistication. Framed by shimmering lagoons, pristine beaches, and the lush fairways of its championship golf course, it offers a lifestyle defined by leisure, serenity, and refinement. With its world-class marina, upscale resorts, and an array of dining and entertainment destinations, Al Hamra has become one of Ras Al Khaimah's most sought-after addresses.



## LARGEST HOLISTIC COMMUNITY IN RAS AL KHAIMAH

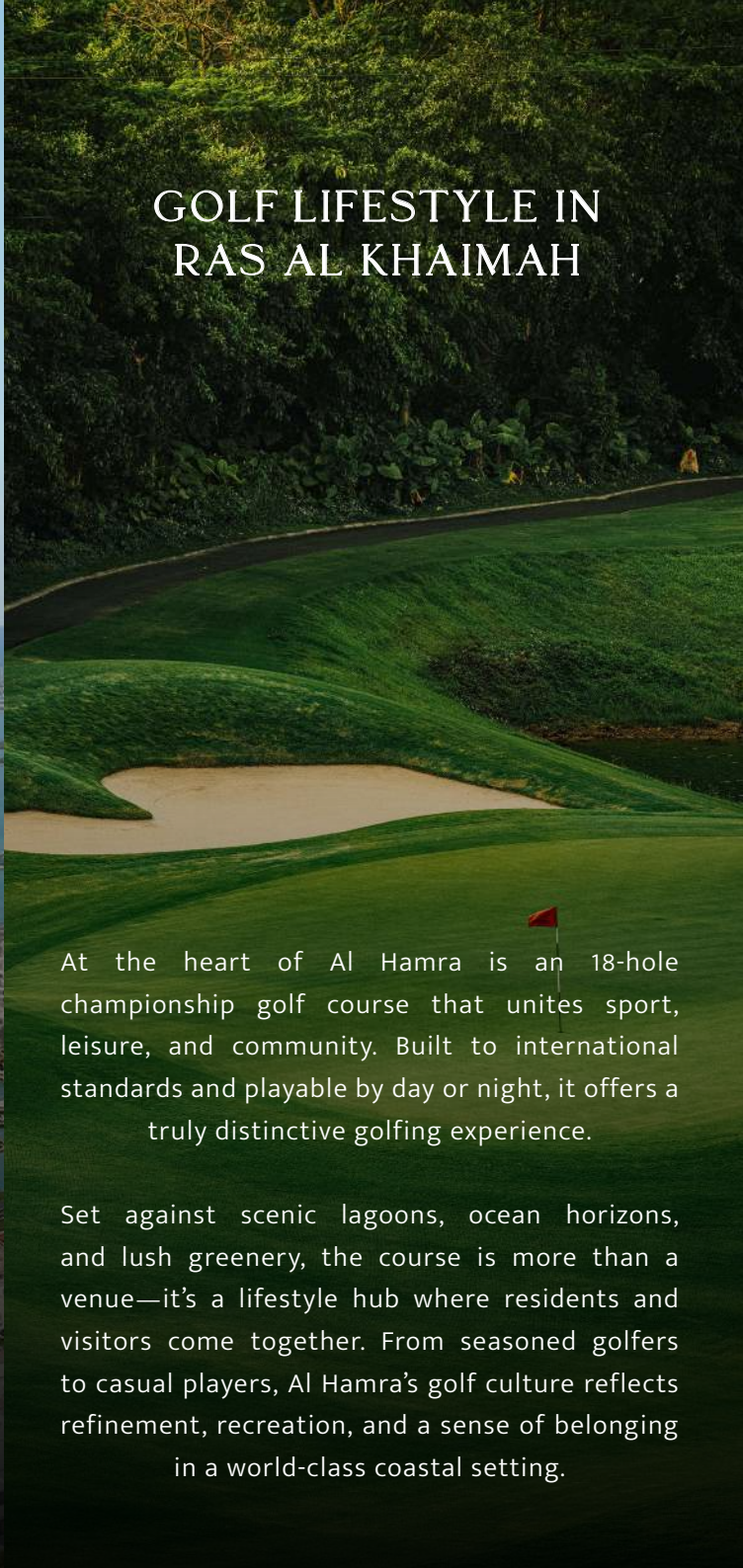
Spanning over 77 million square feet, Al Hamra is the largest holistically developed community in Ras Al Khaimah. Designed as a self-sustained lifestyle destination, it brings together every essential of modern living within one vibrant coastal setting. From educational institutions and medical facilities to a world-class mall, luxury hotels, and a championship golf course, Al Hamra seamlessly integrates leisure, wellness, and convenience.



## A COMMUNITY SHAPED BY WATER AND CONNECTIVITY

Al Hamra's community design is defined by its seamless connection to the sea. At its heart lies a tranquil water body that flows openly into the Arabian Gulf, creating natural entry and exit points ideal for water taxis and marine access.

With 8 entry and exit gates, Al Hamra ensures ease of movement and accessibility for residents and visitors alike. Adding to this convenience, the new upcoming bridge will further enhance connectivity, significantly reducing travel time to key destinations such as Wynn Resort.



## GOLF LIFESTYLE IN RAS AL KHAIMAH

At the heart of Al Hamra is an 18-hole championship golf course that unites sport, leisure, and community. Built to international standards and playable by day or night, it offers a truly distinctive golfing experience.

Set against scenic lagoons, ocean horizons, and lush greenery, the course is more than a venue—it's a lifestyle hub where residents and visitors come together. From seasoned golfers to casual players, Al Hamra's golf culture reflects refinement, recreation, and a sense of belonging in a world-class coastal setting.

# ACCESSIBILITY REDEFINED



Arabian Gulf

Wynn Resort

ELLINGTON  
VIEWS

SOTO GRANDE

Al Hamra Beach

Royal Yacht Club

Al Hamra  
Golf Course

Al Jazeera  
Al Hamra Heritage  
Village

Al Jazeera  
Port & Shipyard

Al Hamra  
Golf Club

RAK Central

Al Hamra Mall

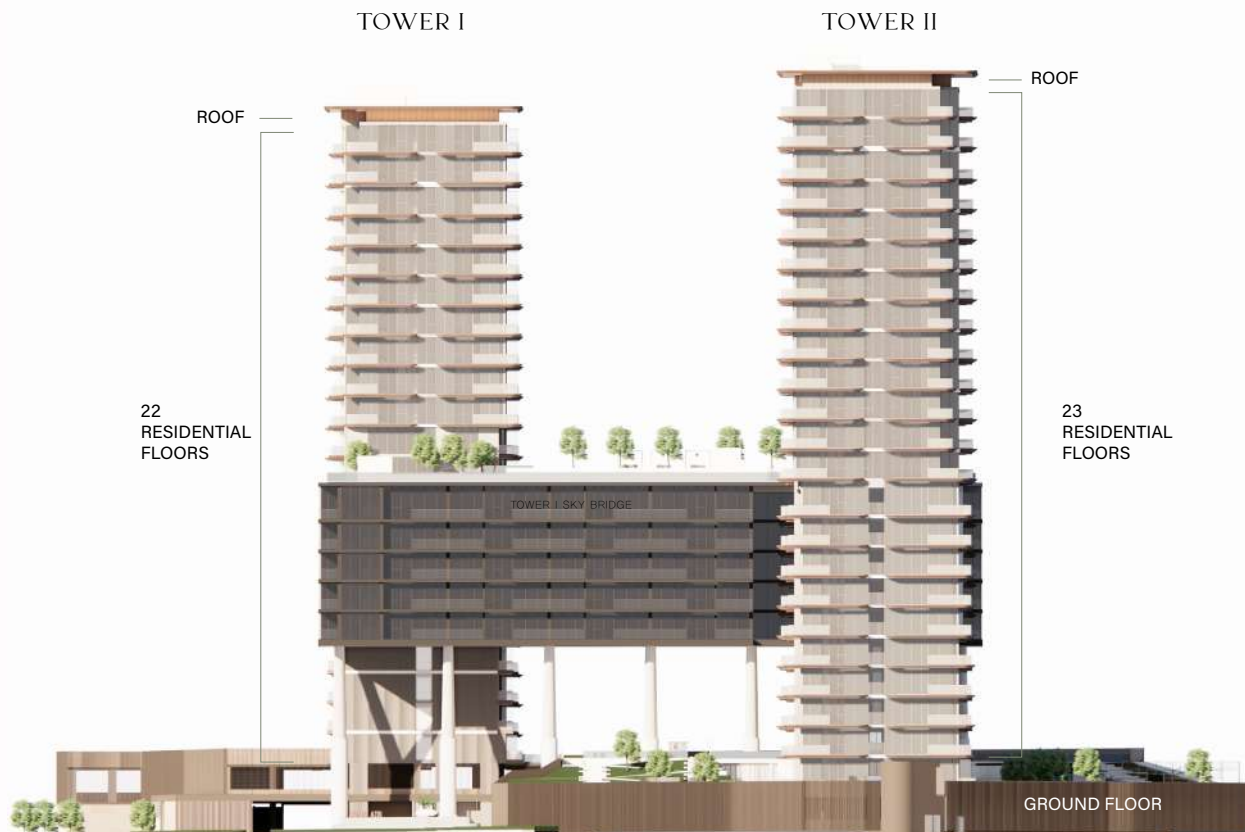
Al Jazeera  
Aviation Club

|         |                             |
|---------|-----------------------------|
| 02 MINS | Al Hamra Waterfront         |
| 03 MINS | Royal Yacht Club            |
| 06 MINS | RAK Central                 |
| 07 MINS | Al Hamra Mall               |
| 10 MINS | Wynn Resort                 |
| 29 MINS | RAK Mall                    |
| 34 MINS | RAK International Airport   |
| 34 MINS | Tower Links Golf Club       |
| 60 MINS | Dubai International Airport |

# SUN AND VIEWS ANALYSIS



# BUILDING CONFIGURATION



## ELEVATORS

TOWER I: 3 passenger lifts + 1 service lift

TOWER II: 3 passenger lifts + 1 service lift

## PARKING

Studio, 1 and 2 bedrooms: 1 parking space

3 and 4 bedrooms: 2 car parking spaces

## OWNERSHIP

Freehold

## ANTICIPATED COMPLETION DATE

Q4 2029

## ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft

# ELEVATION

TOWER I

TOWER II



A HAVEN FOR  
COMMUNITY



## NUMBER OF UNITS PER TYPE

|                     | TOWER I   | TOWER II  |
|---------------------|-----------|-----------|
| Studios             | 48 units  | 10 units  |
| 1 Bedroom           | 128 units | 131 units |
| 2 Bedrooms          | 84 units  | 68 units  |
| 2 Bedrooms + Study  | 22 units  | 56 units  |
| 3 Bedrooms          | 30 units  | 22 units  |
| 4 Bedroom Penthouse | 1 unit    | 2 units   |

## SIZE RANGE PER UNIT TYPE

|                     | TOWER I                             | TOWER II                            |
|---------------------|-------------------------------------|-------------------------------------|
| Studios             | from 421 sq. ft. to 443 sq. ft.     | from 434 sq. ft. to 452 sq. ft.     |
| 1 Bedroom           | from 744 sq. ft. to 874 sq. ft.     | from 740 sq. ft. to 878 sq. ft.     |
| 2 Bedrooms          | from 1,110 sq. ft. to 1,236 sq. ft. | from 1,103 sq. ft. to 1,239 sq. ft. |
| 2 Bedrooms + Study  | from 1,241 sq. ft. to 1,429 sq. ft. | from 1,252 sq. ft. to 1,400 sq. ft. |
| 3 Bedrooms          | from 1,752 sq. ft. to 2,079 sq. ft. | from 1,745 sq. ft. to 1,795 sq. ft. |
| 4 Bedroom Penthouse | from 3,242 sq. ft.                  | from 3,108 sq. ft. to 3,280 sq. ft. |





GROUND FLOOR  
AMENITIES



LOBBY RECEPTION & LOUNGE



ACCESS TO COURTYARD



ACCESS TO PUBLIC BEACH



AL MAALIM ST

ROYAL ST

MINSK ST

MADRID ST

LONDON 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



FIRST FLOOR  
AMENITIES



FITNESS STUDIO



  
YOGA STUDIO



KIDS PLAY AREA



AL MAALIM ST

ROYAL ST

## 1<sup>st</sup> 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



SECOND FLOOR  
AMENITIES



  
LAP POOL



CLUB LOUNGE



AL MAALIM ST

ROYAL ST

## 2<sup>nd</sup> 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

MADRID ST

LONDON ST

MINSK ST

8.5 X 60M



ELEVENTH FLOOR  
AMENITIES



LEISURE POOL



PRIVATE DINING & KITCHEN



SOTO GRANDE

ARABIAN GULF



AL MAALIM ST

ROYAL ST

## 11<sup>th</sup> 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



TWELFTH FLOOR  
AMENITIES



GAMES ROOM



AL MAALIM ST

ROYAL ST

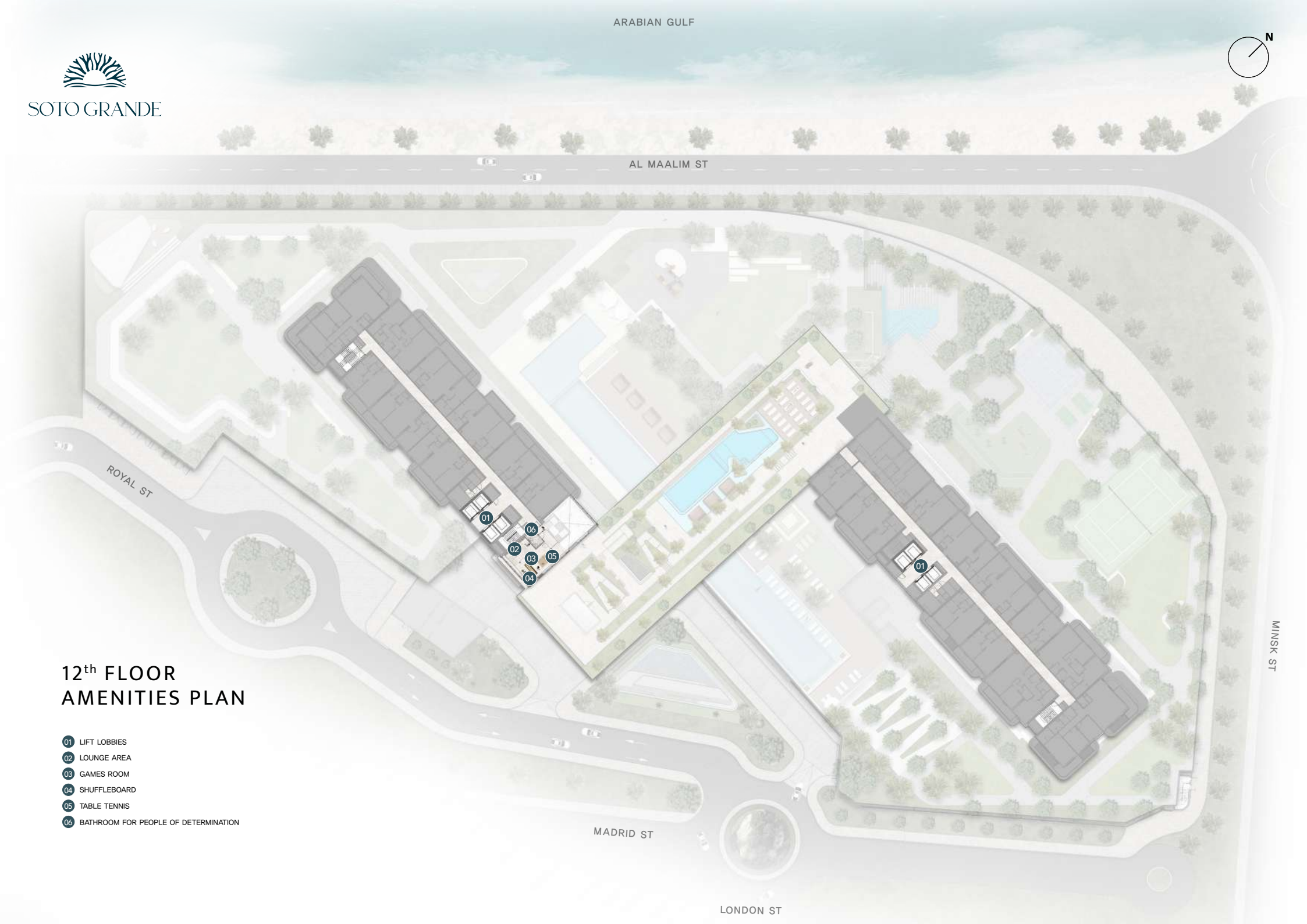
## 12<sup>th</sup> FLOOR AMENITIES PLAN

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

MADRID ST

LONDON ST

MINSK ST



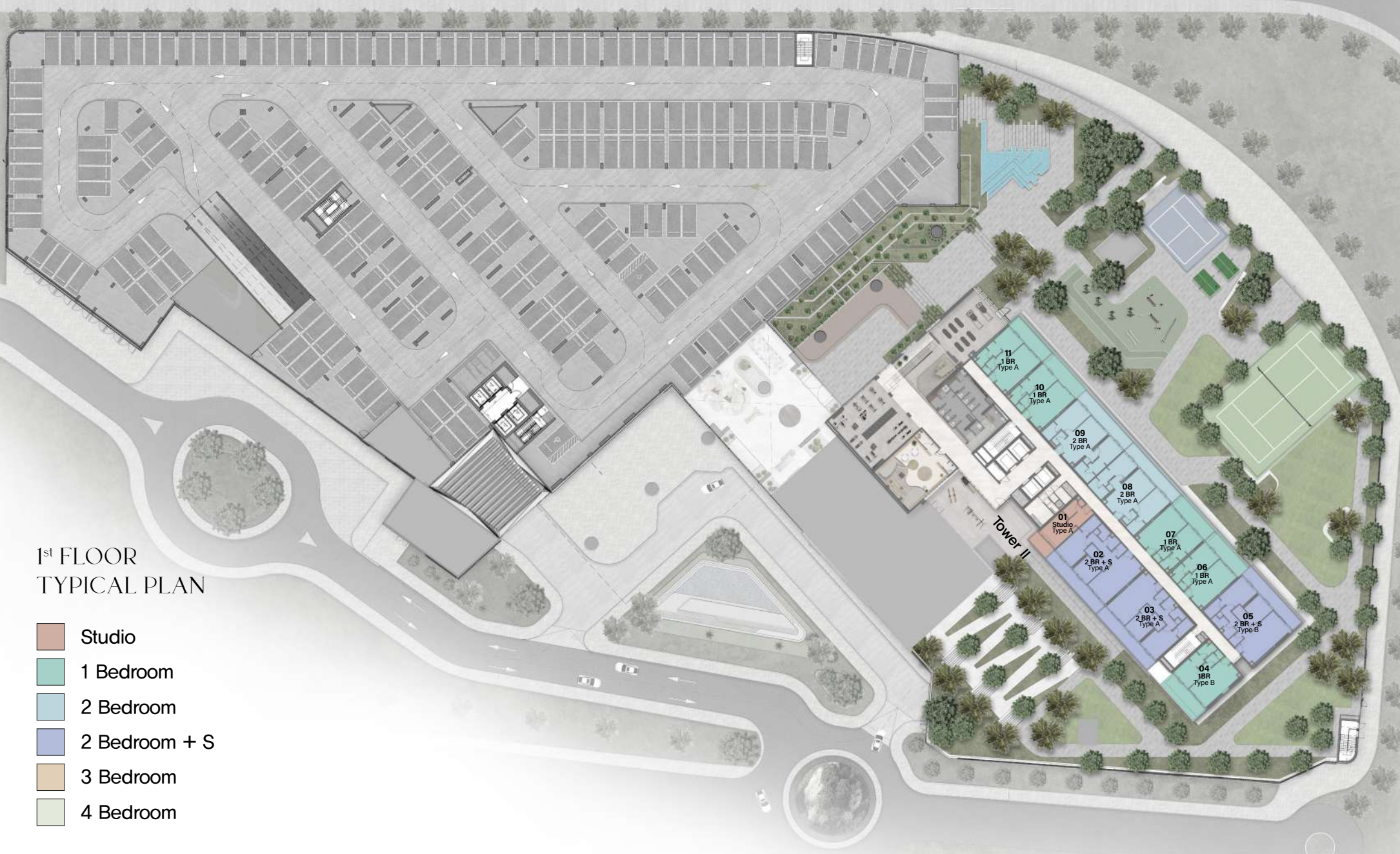


TYPICAL  
PLANS



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

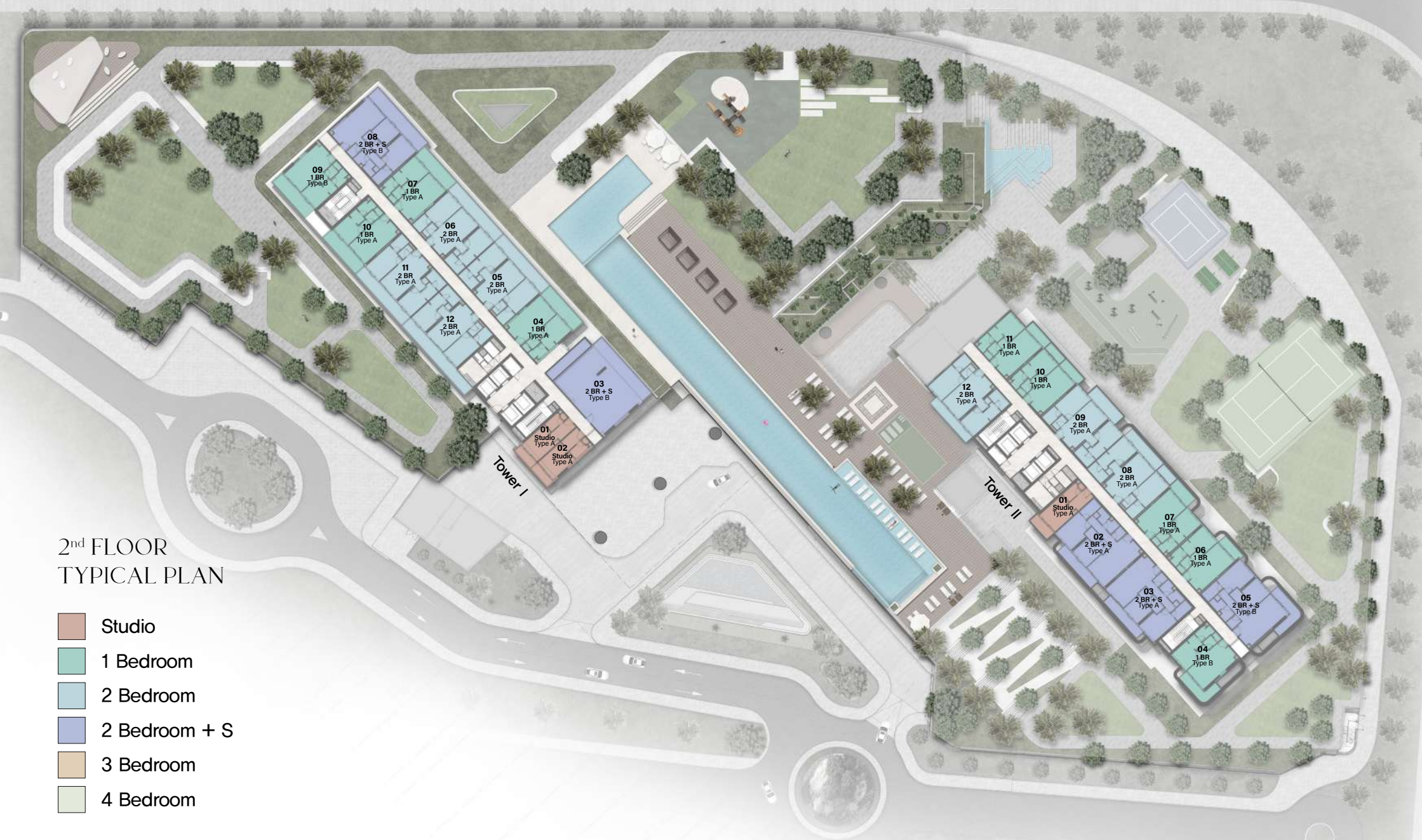
- Studio
- 1 Bedroom
- 2 Bedroom
- 2 Bedroom + S
- 3 Bedroom
- 4 Bedroom





## 2<sup>nd</sup> FLOOR TYPICAL PLAN

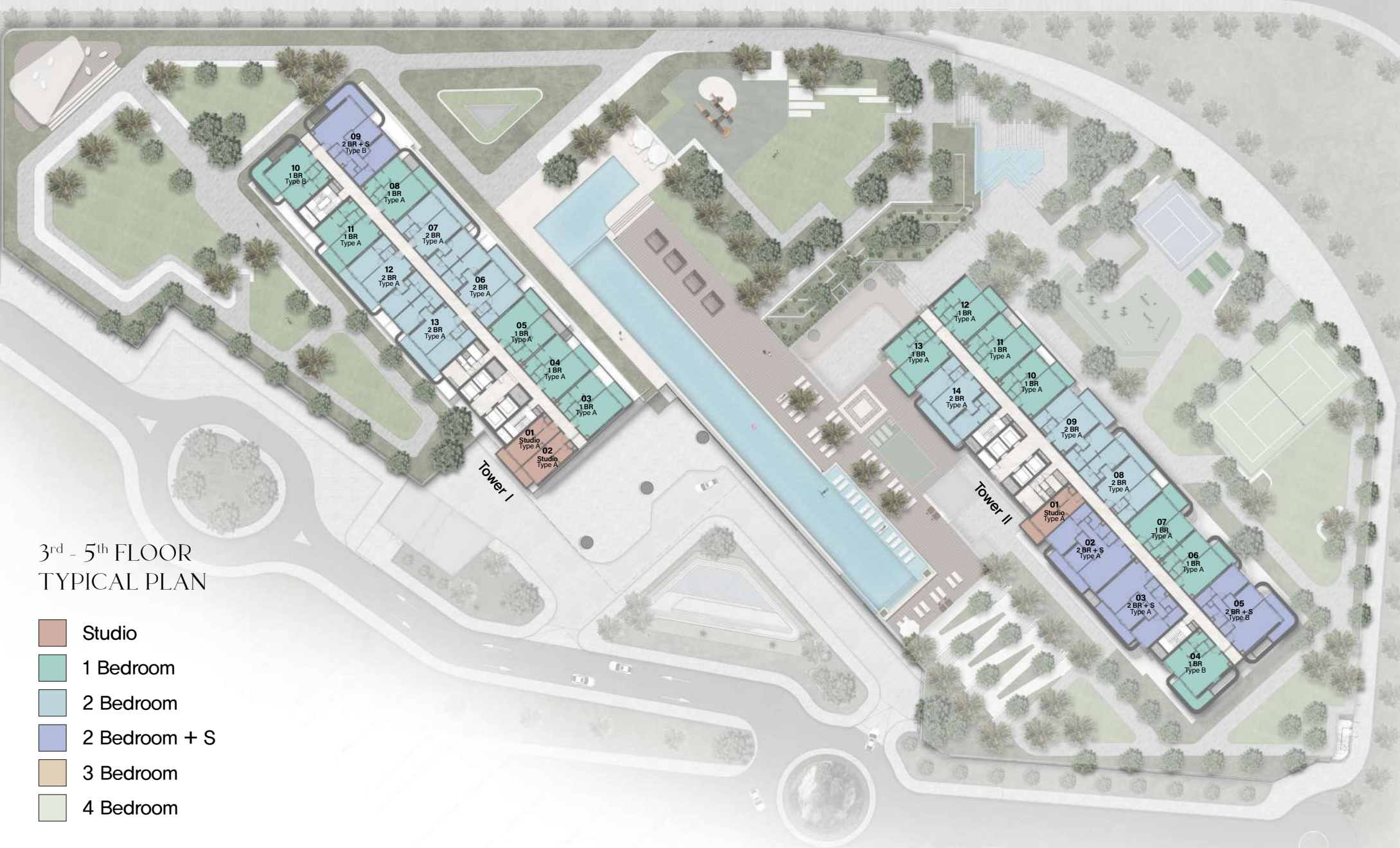
- Studio
- 1 Bedroom
- 2 Bedroom
- 2 Bedroom + S
- 3 Bedroom
- 4 Bedroom





### 3<sup>rd</sup> - 5<sup>th</sup> FLOOR TYPICAL PLAN

-  Studio
-  1 Bedroom
-  2 Bedroom
-  2 Bedroom + S
-  3 Bedroom
-  4 Bedroom





## 6<sup>th</sup> - 10<sup>th</sup> FLOOR TYPICAL PLAN

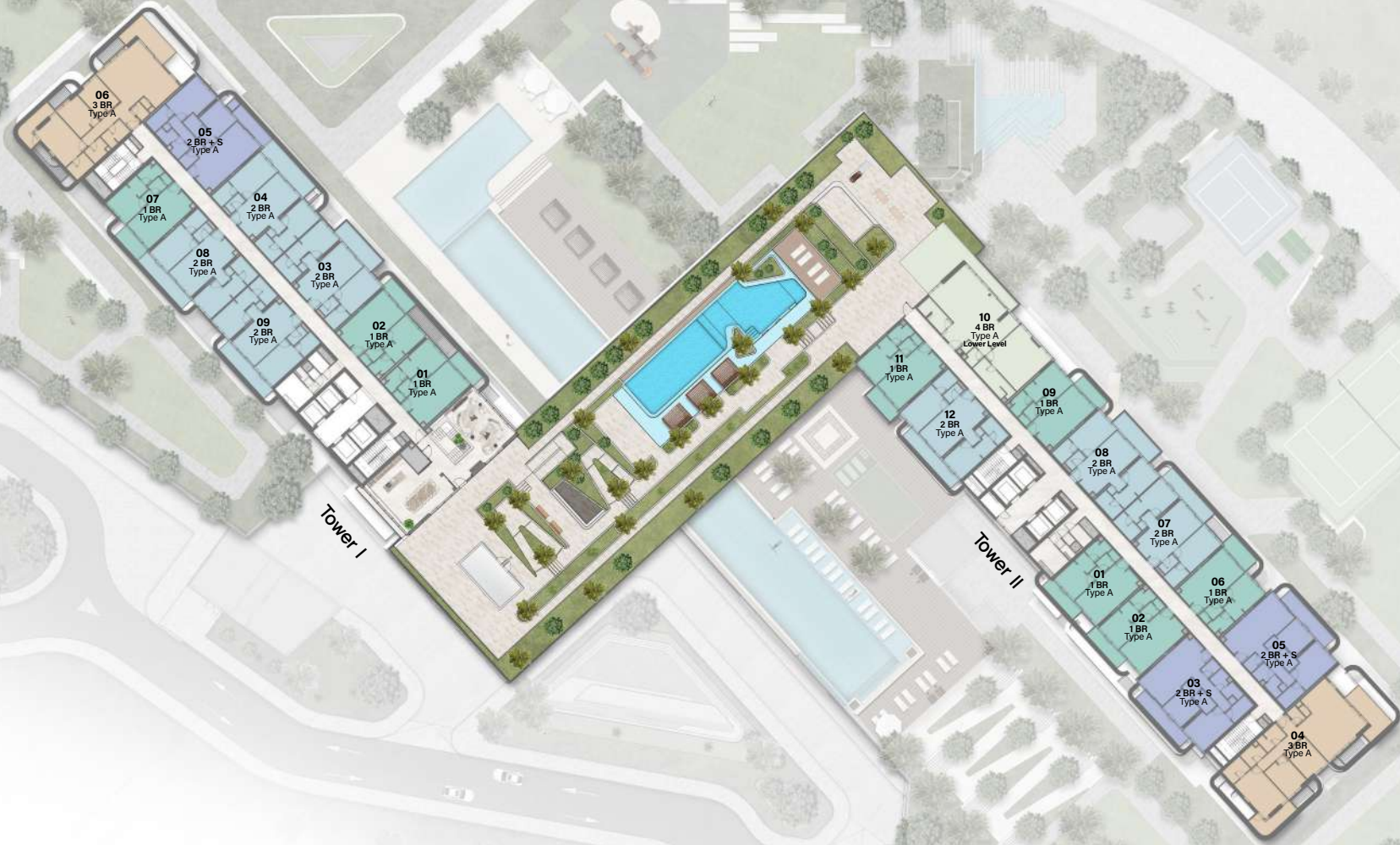
- Studio
- 1 Bedroom
- 2 Bedroom
- 2 Bedroom + S
- 3 Bedroom
- 4 Bedroom





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

-  Studio
-  1 Bedroom
-  2 Bedroom
-  2 Bedroom + S
-  3 Bedroom
-  4 Bedroom





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

- Studio
- 1 Bedroom
- 2 Bedroom
- 2 Bedroom + S
- 3 Bedroom
- 4 Bedroom





## 13<sup>th</sup> - 20<sup>th</sup> FLOOR TYPICAL PLAN

- Studio
- 1 Bedroom
- 2 Bedroom
- 2 Bedroom + S
- 3 Bedroom
- 4 Bedroom





## 21<sup>ST</sup> FLOOR TYPICAL PLAN

- Studio
- 1 Bedroom
- 2 Bedroom
- 2 Bedroom + S
- 3 Bedroom
- 4 Bedroom



Tower I



Tower II



## 22<sup>nd</sup> FLOOR TYPICAL PLAN

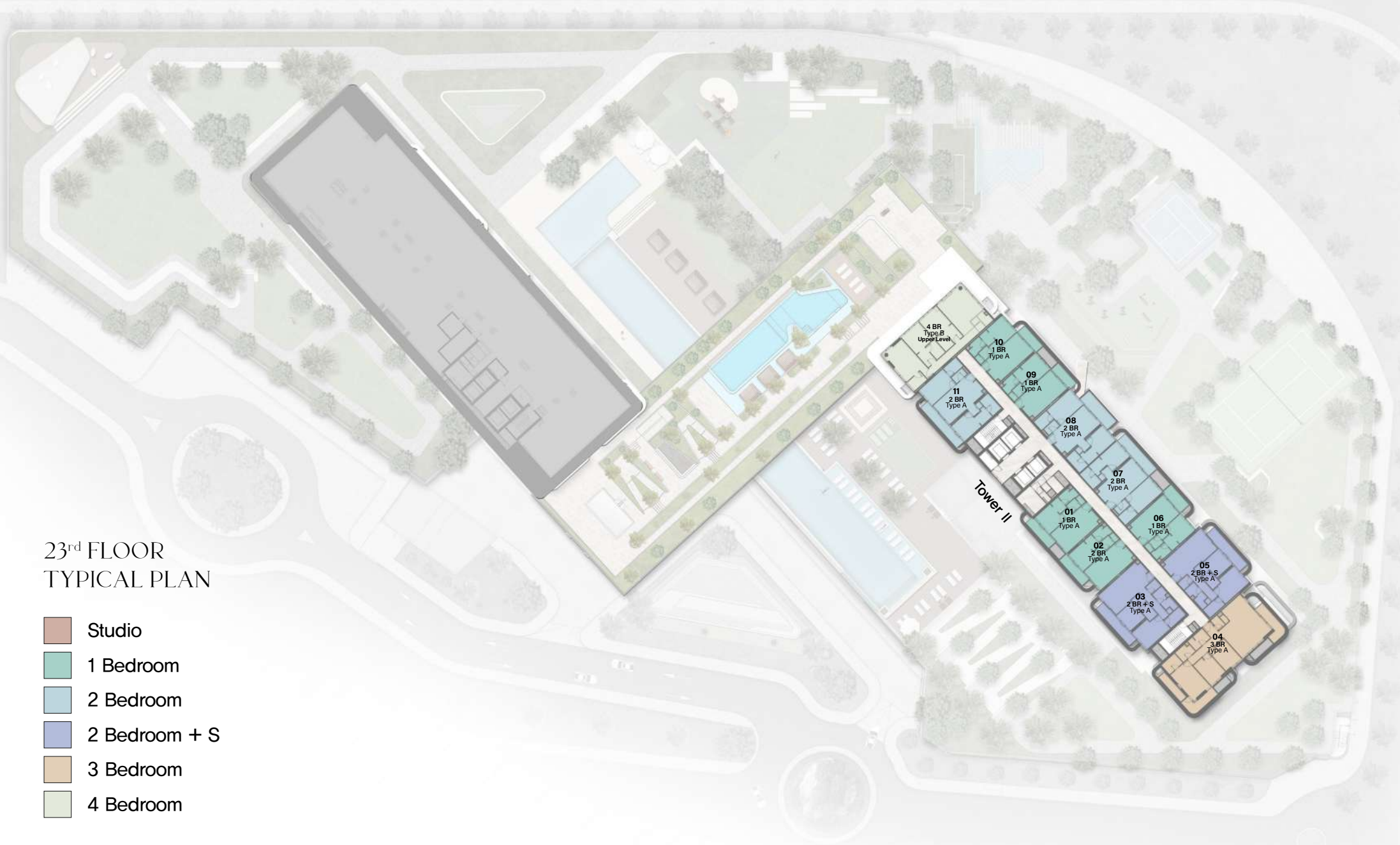
-  Studio
-  1 Bedroom
-  2 Bedroom
-  2 Bedroom + S
-  3 Bedroom
-  4 Bedroom





## 23<sup>rd</sup> FLOOR TYPICAL PLAN

-  Studio
-  1 Bedroom
-  2 Bedroom
-  2 Bedroom + S
-  3 Bedroom
-  4 Bedroom

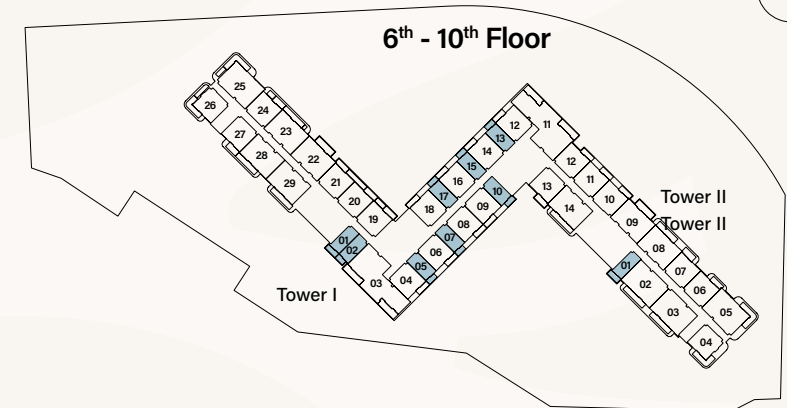




FLOOR  
PLANS

# STUDIO

## TYPE A



### 1<sup>st</sup> Floor

| Tower I | Tower II |
|---------|----------|
|         | 01       |

### 2<sup>nd</sup> Floor

| Tower I  | Tower II |
|----------|----------|
| 01<br>02 | 01       |

### 3<sup>rd</sup> - 5<sup>th</sup> Floor

| Tower I  | Tower II |
|----------|----------|
| 01<br>02 | 01       |

### 6<sup>th</sup> - 10<sup>th</sup> Floor

| Tower I                          | Tower II |
|----------------------------------|----------|
| 01 02<br>05 07<br>10 13<br>15 17 | 01       |

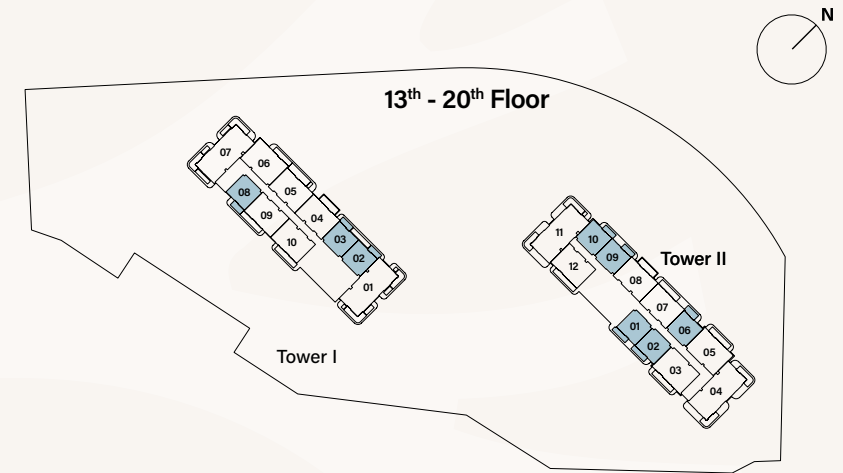
Internal Living Area : **383.41 sq. ft.**

Outdoor Living Area : **59.85 sq. ft.**

Total Living Area : **443.26 sq. ft.**

# 1 BEDROOM

## TYPE A



### 1<sup>st</sup> Floor

| Tower I | Tower II |
|---------|----------|
|         | 06 07    |
|         | 10 11    |

### 2<sup>nd</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 04 07   | 06 07    |
| 10      | 10 11    |

### 3<sup>rd</sup> - 5<sup>th</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 03 04   | 06 07    |
| 05 08   | 10 11    |
| 11      | 12 13    |

### 6<sup>th</sup> - 10<sup>th</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 19 20   | 06 07    |
| 21 24   | 10 11    |
| 27      | 12 13    |

### 11<sup>th</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 01 02   | 01 02    |
| 07      | 06 09    |
|         | 11       |

### 12<sup>th</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 01 02   | 01 02    |
| 07      | 06 09    |
|         | 10       |

### 13<sup>th</sup> - 20<sup>th</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 02 03   | 01 02    |
| 07      | 06 09    |
|         | 10       |

### 21<sup>st</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 02 03   | 01 02    |
| 08      | 06 09    |
|         | 10       |

### 22<sup>nd</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 02 03   | 01 02    |
| 07      | 06 09    |
|         | 10       |

### 23<sup>rd</sup> Floor

| Tower I | Tower II |
|---------|----------|
|         | 01 02    |
|         | 06 09    |
|         | 10       |

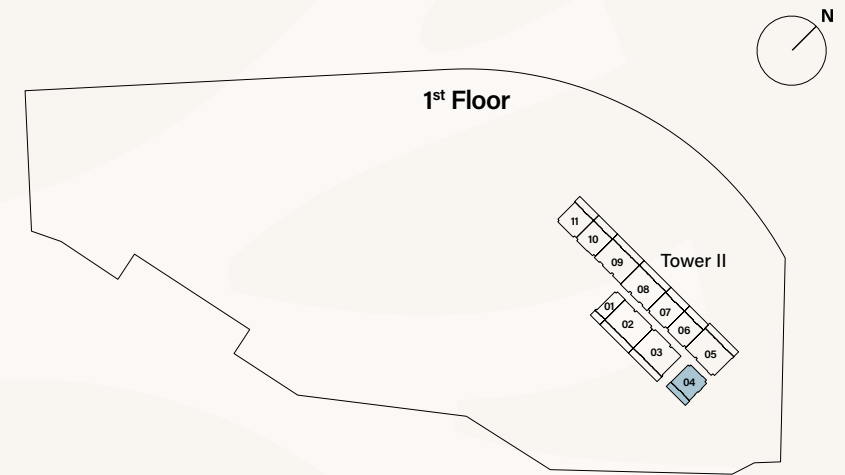
Internal Living Area : **679.85 sq. ft.**

Outdoor Living Area : **93.75 sq. ft.**

Total Living Area : **773.60 sq. ft.**

# 1 BEDROOM

## TYPE B



### 1<sup>st</sup> Floor

| Tower I | Tower II |
|---------|----------|
|         | 04       |

### 2<sup>nd</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 09      | 04       |

### 3<sup>rd</sup> - 5<sup>th</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 09      | 04       |

### 6<sup>th</sup> - 10<sup>th</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 26      | 04       |

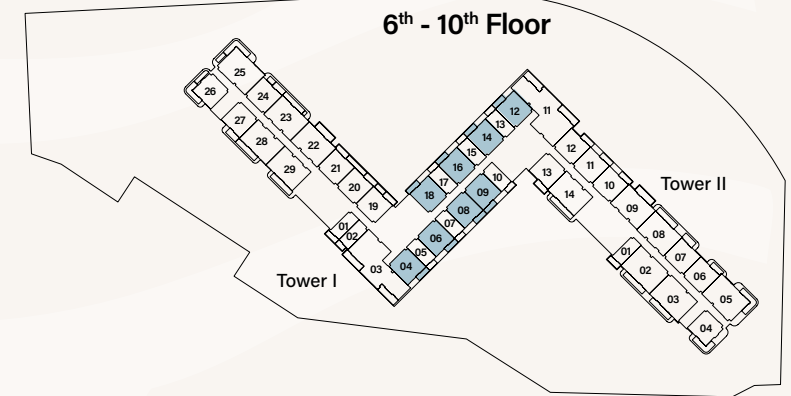
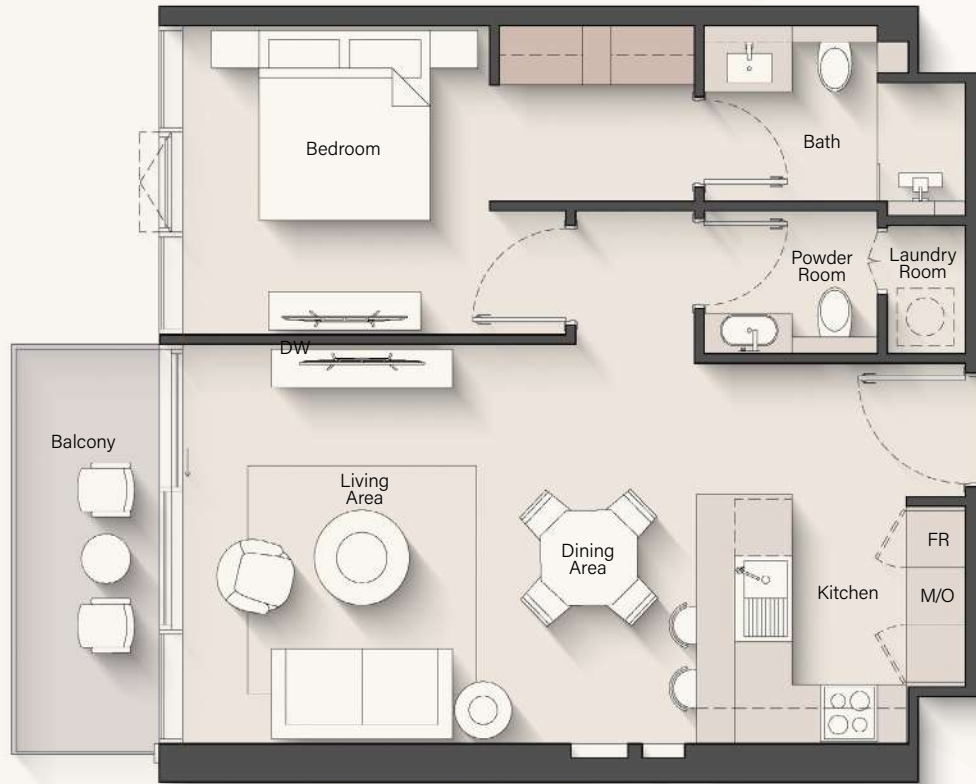
Internal Living Area : **666.72 sq. ft.**

Outdoor Living Area : **170.39 sq. ft.**

Total Living Area : **837.11 sq. ft.**

# 1 BEDROOM

## TYPE C

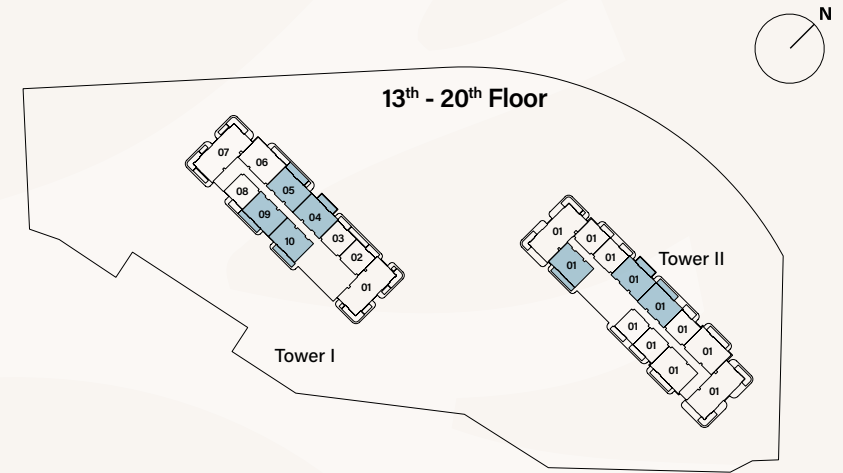


Internal Living Area : **701.05 sq. ft.**

Outdoor Living Area : **74.81 sq. ft.**

Total Living Area : **775.86 sq. ft.**

## 2 BEDROOM TYPE A



### 1<sup>st</sup> Floor

| Tower I | Tower II |
|---------|----------|
|         | 08       |
|         | 09       |

## 2<sup>nd</sup> Floor

| Tower I |    | Tower II |    |
|---------|----|----------|----|
| 05      | 06 | 08       | 09 |
| 11      | 12 | 12       |    |

### 3<sup>rd</sup> - 5<sup>th</sup> Floor

| Tower I |    | Tower II |    |
|---------|----|----------|----|
| 06      | 07 | 08       | 09 |
| 12      | 13 | 14       |    |

### 6<sup>th</sup> - 10<sup>th</sup> Floor

| Tower I |    | Tower II |    |
|---------|----|----------|----|
| 22      | 23 | 08       | 09 |
| 28      | 29 | 14       |    |

## 11<sup>th</sup> Floor

|         |          |
|---------|----------|
| Tower I | Tower II |
| 03 04   | 07 08    |
| 08 09   | 12       |

## 12<sup>th</sup> Floor

| Tower I |    | Tower II |    |
|---------|----|----------|----|
| 03      | 04 | 07       | 08 |
| 08      | 09 | 11       |    |

### 13<sup>th</sup> - 20<sup>th</sup> Floor

| Tower I |    | Tower II |    |
|---------|----|----------|----|
| 04      | 05 | 07       | 08 |
| 09      | 10 | 12       |    |

## 21<sup>st</sup> Floor

| Tower I |    | Tower II |    |
|---------|----|----------|----|
| 04      | 05 | 07       | 08 |
| 08      | 09 | 12       |    |

## 22<sup>nd</sup> Floor

| Tower I |    | Tower II |    |
|---------|----|----------|----|
| 02      | 03 | 01       | 02 |
| 07      |    | 06       | 09 |
|         |    | 10       |    |

## 23<sup>rd</sup> Floor

|         |          |
|---------|----------|
| Tower I | Tower II |
|         | 07 08    |
|         | 12       |

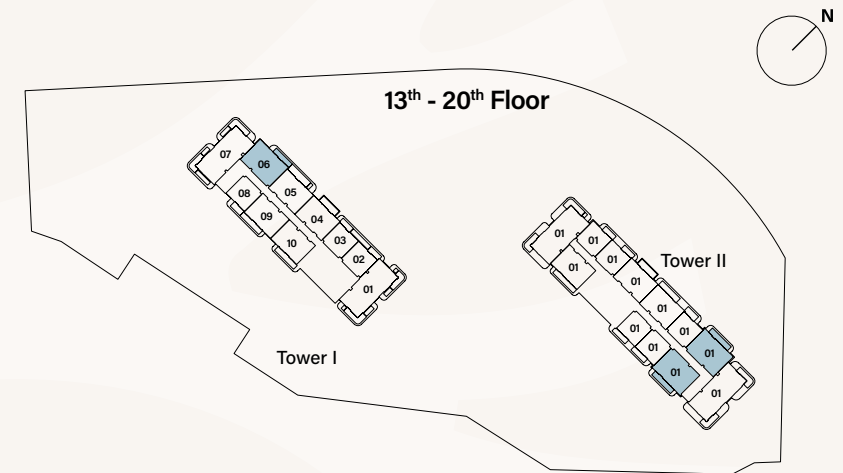
Internal Living Area : **980.70 sq. ft.**

Outdoor Living Area : **146.71 sq. ft.**

Total Living Area : **1127.41 sq. ft.**

# 2 BEDROOM + STUDY

## TYPE A



### 1<sup>st</sup> Floor

| Tower I | Tower II |
|---------|----------|
|         | 02       |
|         | 03       |

### 2<sup>nd</sup> Floor

| Tower I | Tower II |
|---------|----------|
|         | 02       |
|         | 03       |

### 3<sup>rd</sup> - 5<sup>th</sup> Floor

| Tower I | Tower II |
|---------|----------|
|         | 02       |
|         | 03       |

### 6<sup>th</sup> - 10<sup>th</sup> Floor

| Tower I | Tower II |
|---------|----------|
|         | 02       |
|         | 03       |

### 11<sup>th</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 05      | 03       |
|         | 05       |

### 12<sup>th</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 05      | 03       |
|         | 05       |

### 13<sup>th</sup> - 20<sup>th</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 06      | 03       |
|         | 05       |

### 21<sup>st</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 06      | 03       |
|         | 05       |

### 22<sup>nd</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 06      | 03       |
|         | 05       |

### 23<sup>rd</sup> Floor

| Tower I | Tower II |
|---------|----------|
|         | 03       |
|         | 05       |

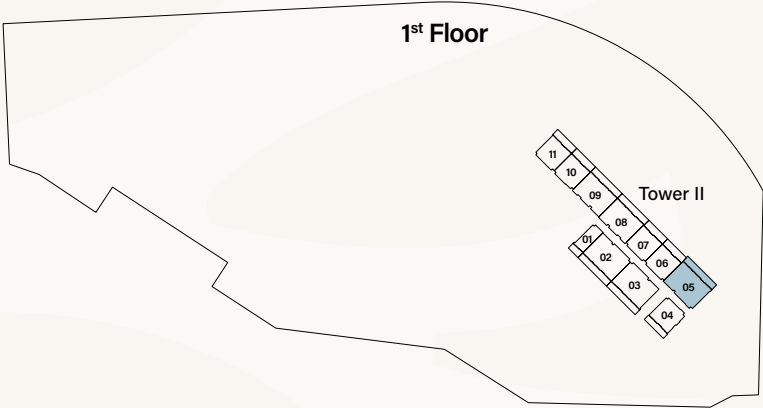
Internal Living Area : **1124.08 sq. ft.**

Outdoor Living Area : **152.09 sq. ft.**

Total Living Area : **1276.17 sq. ft.**

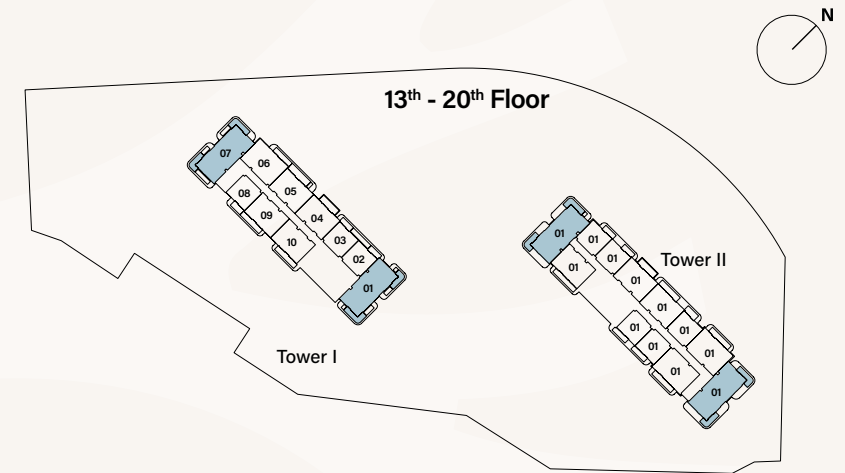
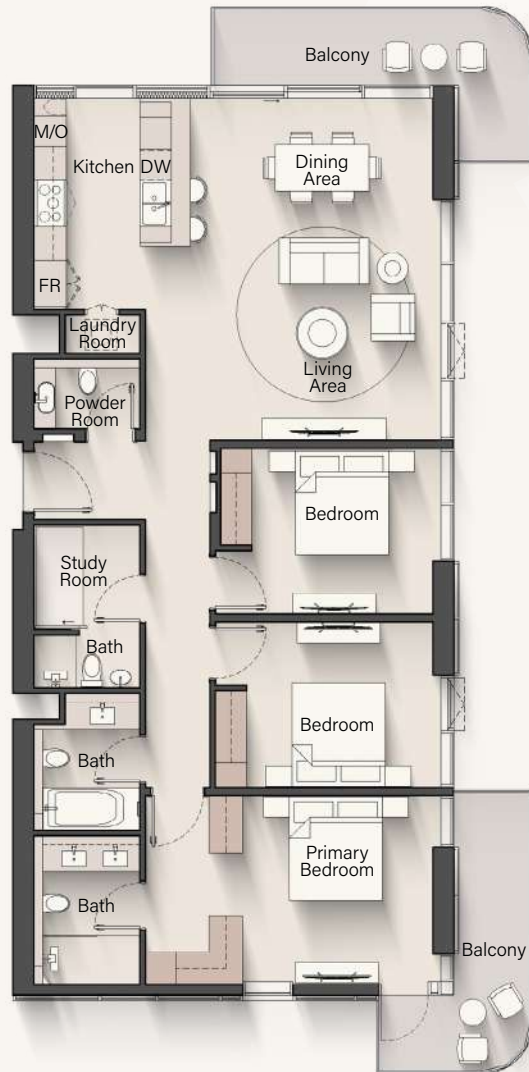
# 2 BEDROOM + STUDY

## TYPE B



| 1 <sup>st</sup> Floor                   |          | 2 <sup>nd</sup> Floor                    |          |
|-----------------------------------------|----------|------------------------------------------|----------|
| Tower I                                 | Tower II | Tower I                                  | Tower II |
|                                         | 05       | 03                                       | 05       |
|                                         |          | 08                                       |          |
| 3 <sup>rd</sup> - 5 <sup>th</sup> Floor |          | 6 <sup>th</sup> - 10 <sup>th</sup> Floor |          |
| Tower I                                 | Tower II | Tower I                                  | Tower II |
| 09                                      | 05       | 25                                       | 05       |

# 3 BEDROOM TYPE A



## 11<sup>th</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 06      | 04       |

## 12<sup>th</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 06      | 04       |

## 13<sup>th</sup> - 20<sup>th</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 01      | 04       |
| 07      | 11       |

## 21<sup>st</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 01      | 04       |
|         | 11       |

## 22<sup>nd</sup> Floor

| Tower I | Tower II |
|---------|----------|
| 01      | 04       |

## 23<sup>rd</sup> Floor

| Tower I | Tower II |
|---------|----------|
|         | 04       |

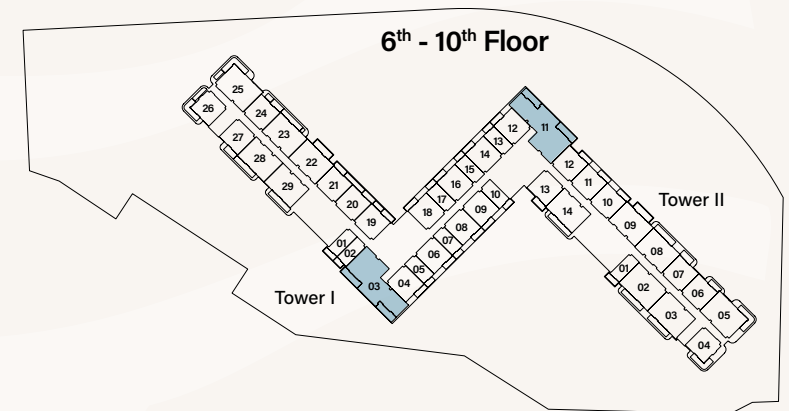
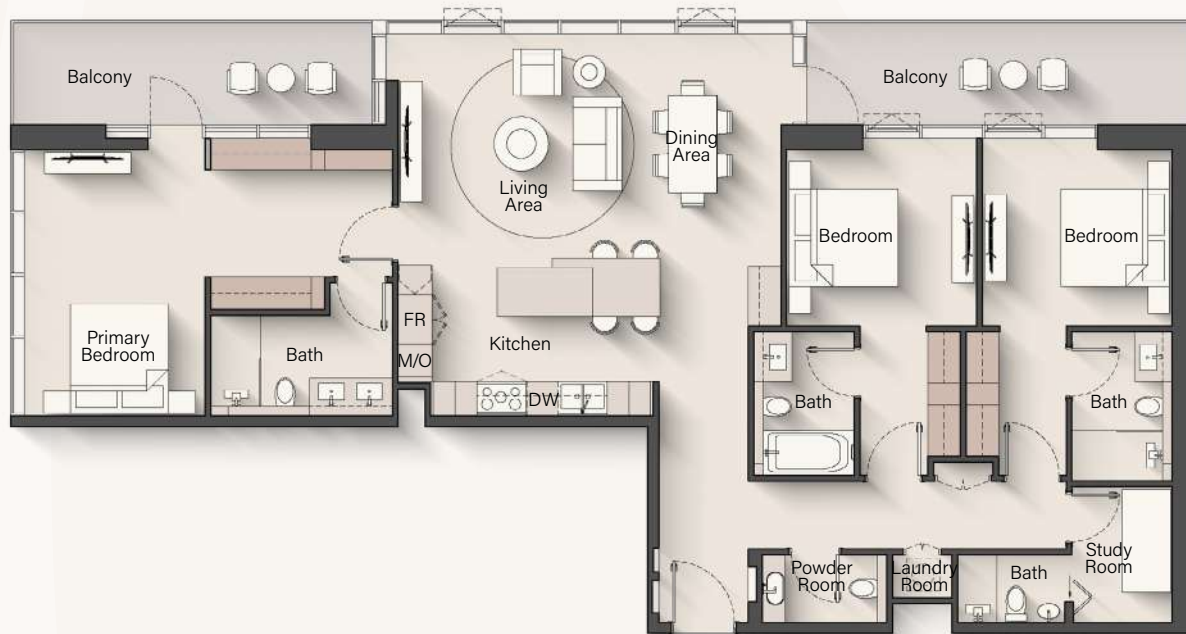
Internal Living Area : **1500.60 sq. ft.**

Outdoor Living Area : **244.13 sq. ft.**

Total Living Area : **1744.72 sq. ft.**

# 3 BEDROOM

## TYPE B



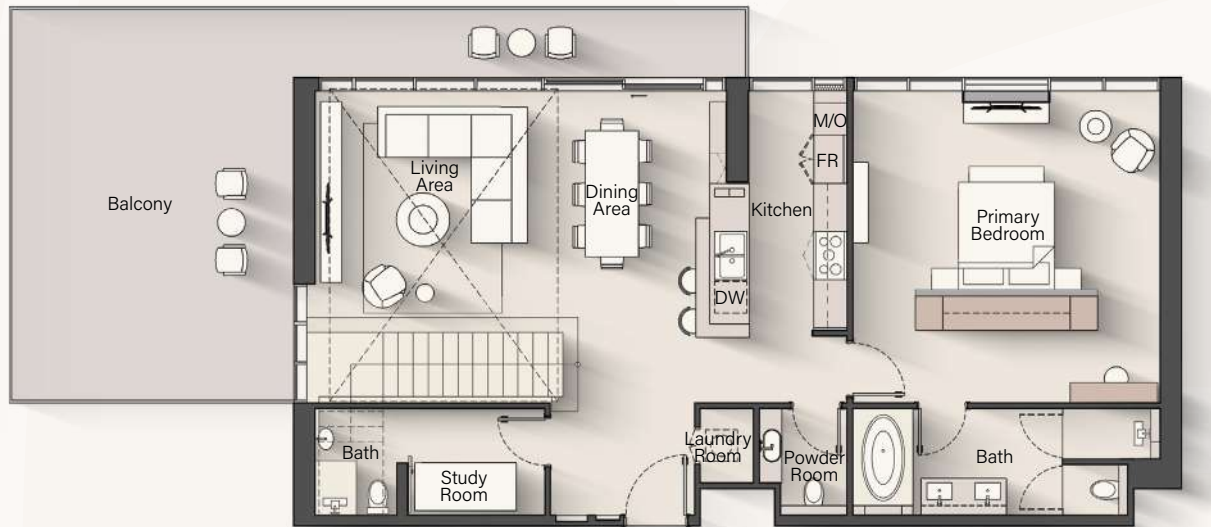
Internal Living Area : **1771.09 sq. ft.**

Outdoor Living Area : **307.52 sq. ft.**

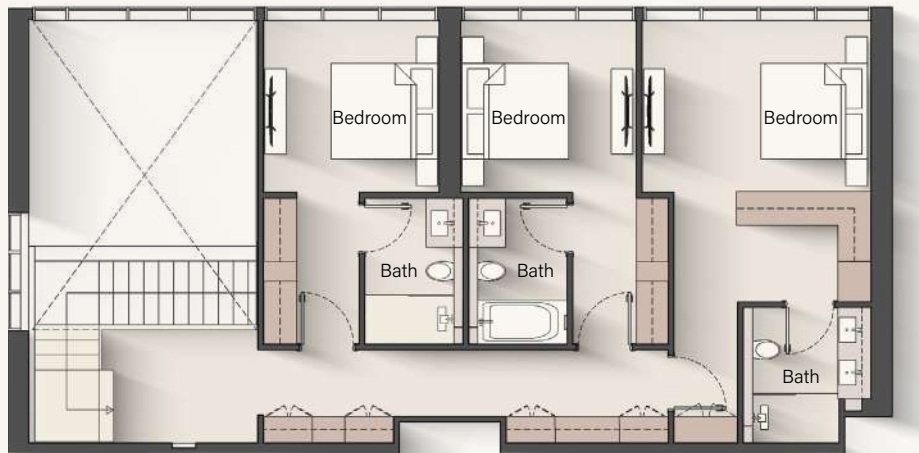
Total Living Area : **2078.62 sq. ft.**

# 4 BEDROOM PENTHOUSE

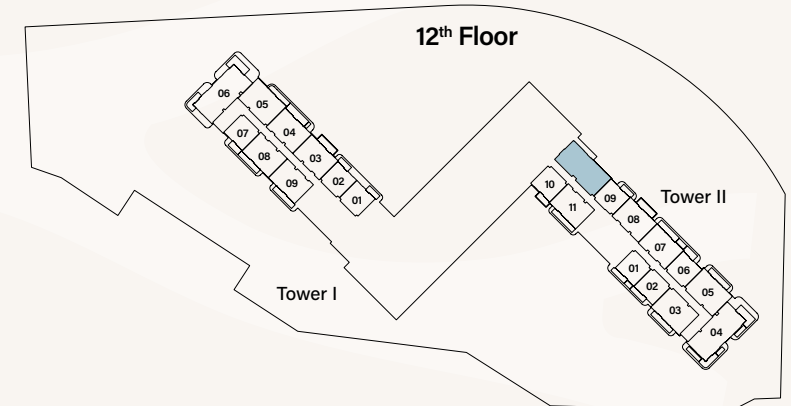
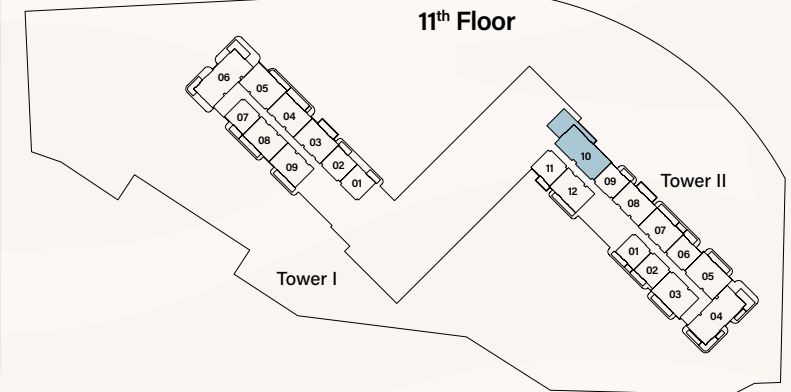
## TYPE A



LOWER LEVEL



UPPER LEVEL



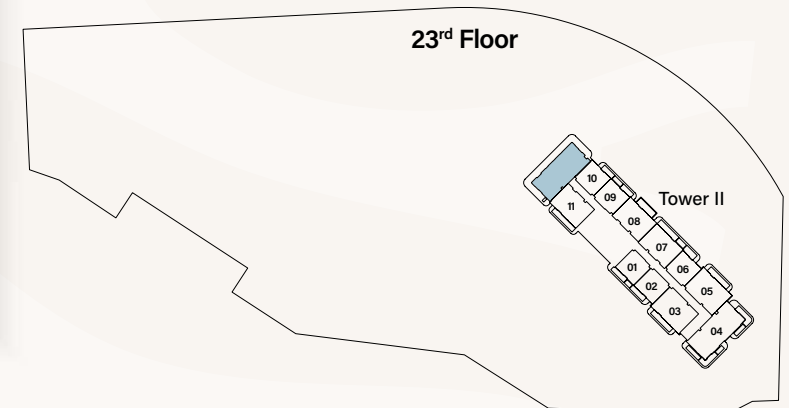
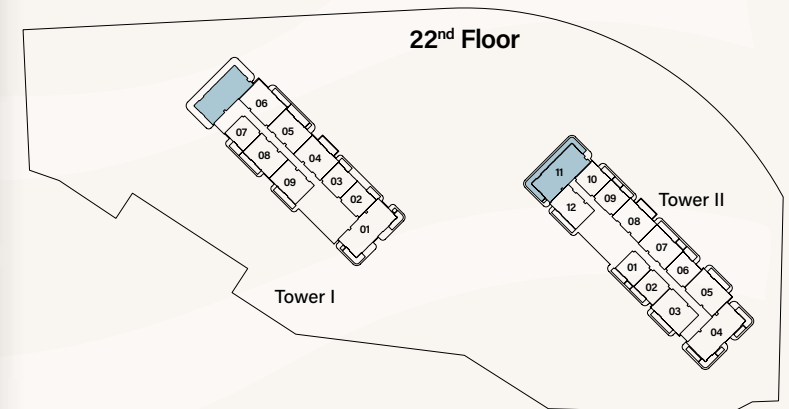
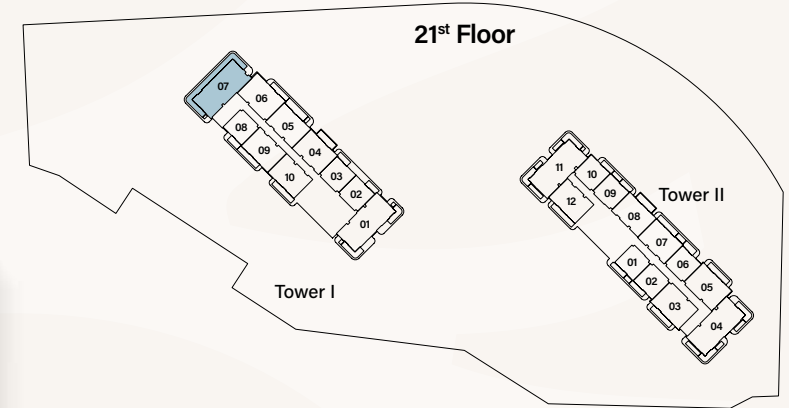
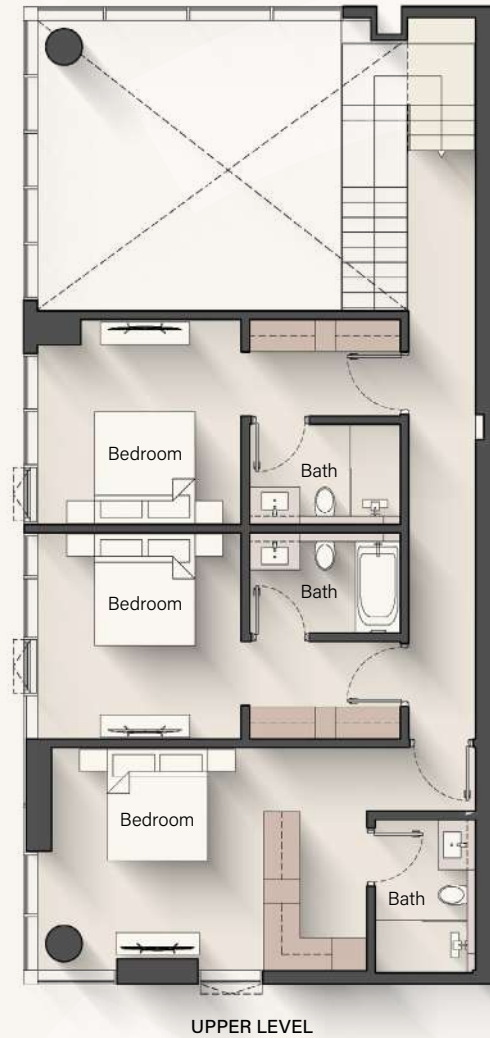
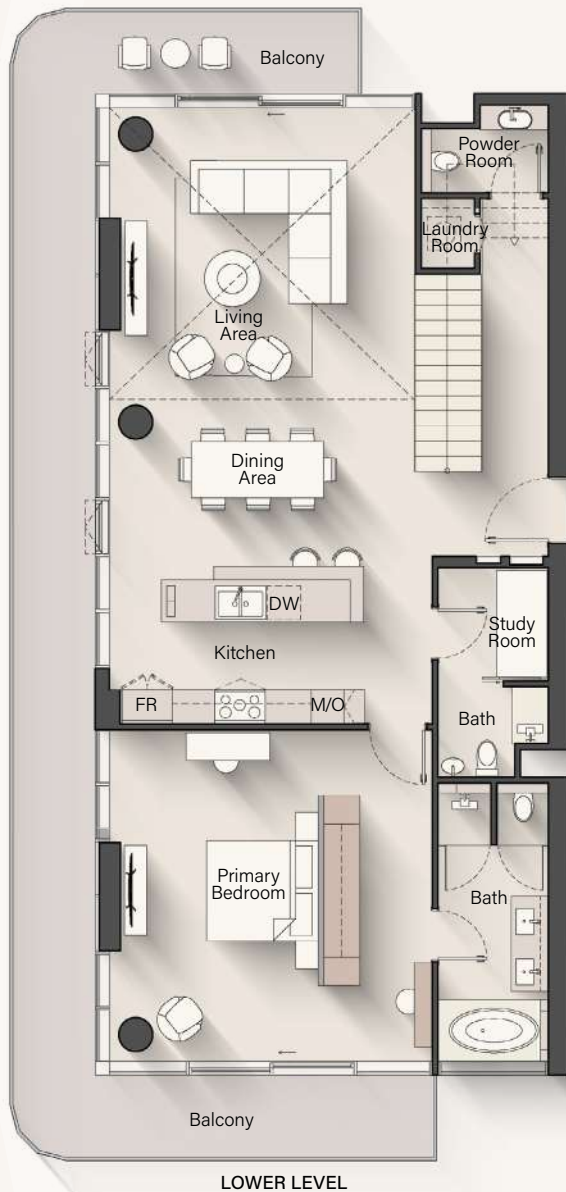
Internal Living Area : **2553.52 sq. ft.**

Outdoor Living Area : **554.45 sq. ft.**

Total Living Area : **3107.97 sq. ft.**

# 4 BEDROOM PENTHOUSE

## TYPE B



Internal Living Area : **2716.17 sq. ft.**

Outdoor Living Area : **526.14 sq. ft.**

Total Living Area : **3242.31 sq. ft.**



## PAYMENT PLAN

20%

At the time of booking +  
3,000 RERA registration fee

10%

90 Days after reservation date

10%

180 Days after 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

\*Plus 4% upon completion and this amount is earmarked specifically to cover expenses related to the title deed registration process





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