



ELLINGTON
PROPERTIES



PLAYA DEL SOL

A modern multi-story building with large glass windows and balconies overlooking the ocean. The building features a mix of wood and stone accents, with each floor having a balcony with glass railings and potted plants. The interior spaces are visible through the glass, showing contemporary furniture and decor. The sky is a clear, vibrant blue with a few wispy clouds, and the ocean is a deep, calm blue.

THOUGHTFULLY DESIGNED, BRIGHT AND AIRY SPACES

Nestled on the pristine shores of Al Marjan Island, Playa Del Sol offers an unparalleled coastal lifestyle. Just steps from the iconic Wynn Resort, this exclusive development combines breathtaking views of the Arabian Gulf with the ease of waterside living.



A COASTAL LIVING BEYOND THE HORIZON

Residents enjoy exclusive access to a private yacht jetty, ideal for leisurely days on the water, while the Marjan Island Boardwalk offers serene strolls along the coast. With sleek, minimalist architecture that harmonizes with the natural beauty of its surroundings, Playa Del Sol is more than just a home; it's a retreat designed for living well.

BUILDING CONFIGURATION



ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft

ANTICIPATED COMPLETION DATE

Q4 2027

OWNERSHIP

Freehold

PARKING

Studio, 1 and 2 bedrooms: 1 parking space

3 bedrooms: 2 car parking spaces

Penthouse: 3 car parking spaces

Villa: 4 car parking spaces

ELEVATORS

6 passenger elevators

2 service elevators

AMENITIES WITHIN THE PROJECT



Playa Del Sol yacht jetty



First-class yacht service



Al Marjan Island boardwalk



Drop-off area



Lobby reception and lounge



Sunken garden with lounge areas



Salon and spa treatment rooms



Adult pool oasis



Water lounge and pool spa



Sun loungers and cabanas



Kids pool



Indoor and outdoor kids play areas



Indoor and outdoor fitness studios



Indoor and outdoor yoga areas



Squash court



Barbeque deck with dining area



Garden terrace and lounge



Clubhouse with pantry and dining



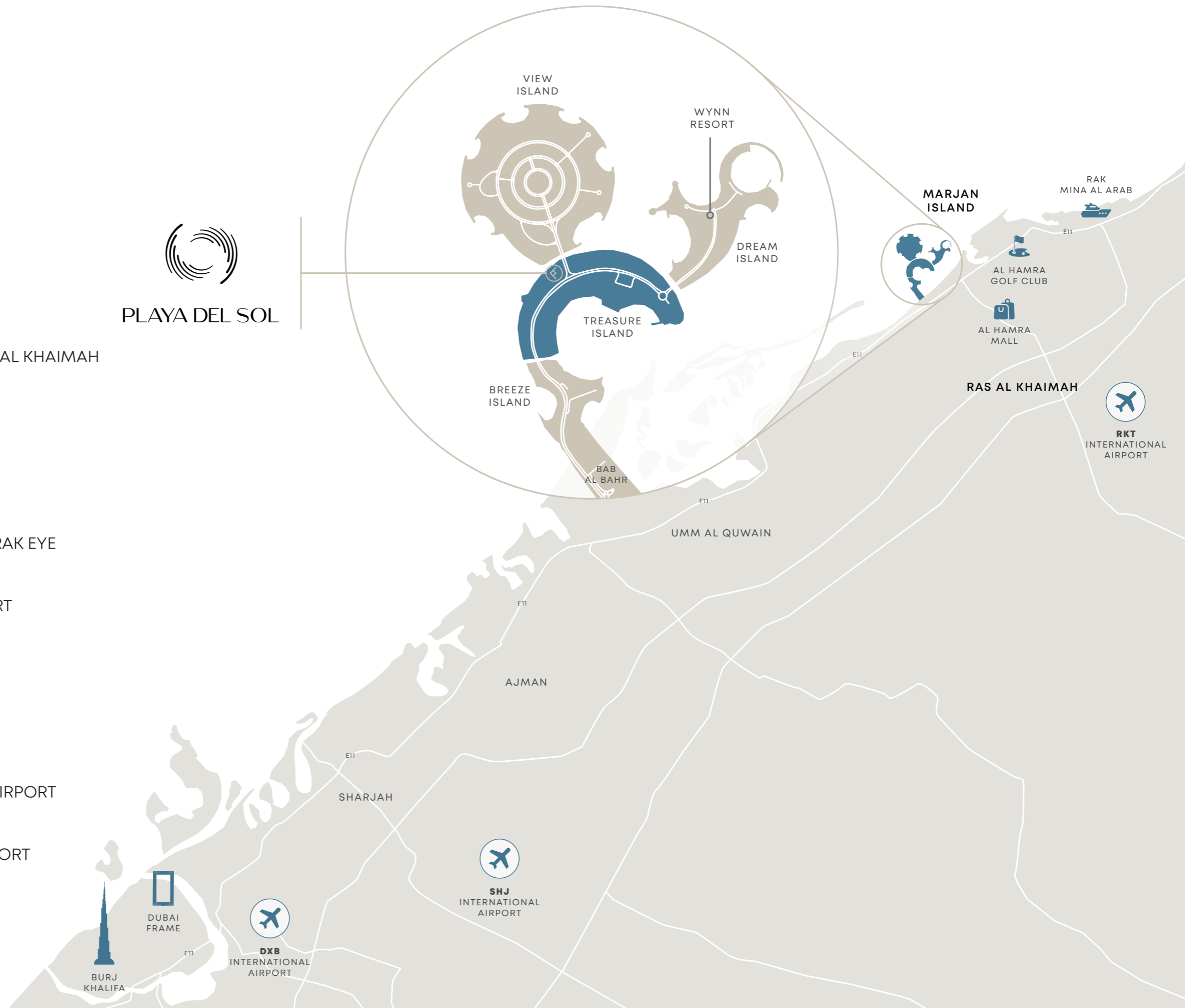
Teens clubhouse



Change room with steam, shower and sauna

DRIVING DISTANCES

- 04 MINS — WYNN RESORT
- 08 MINS — AL HAMRA MALL
- 09 MINS — RAK CENTRAL
- 10 MINS — AL HAMRA GOLF CLUB
- 12 MINS — ROYAL YACHT CLUB OF RAS AL KHAIMAH
- 12 MINS — RAK TRACK
- 25 MINS — RAK MALL
- 27 MINS — AL QAWASIM CORNICHE & RAK EYE
- 31 MINS — RAK INTERNATIONAL AIRPORT
- 33 MINS — RAK ECONOMIC ZONE
- 42 MINS — JEBEL JAIS ENTRANCE
- 45 MINS — SHARJAH INTERNATIONAL AIRPORT
- 60 MINS — DUBAI INTERNATIONAL AIRPORT



UNIT TYPE AND SIZES

APARTMENTS

Studio
1 Bedroom
2 Bedrooms
2 Bedrooms + Study
3 Bedrooms
3 Bedrooms - Duplex
4 Bedrooms - Penthouse
5 Bedrooms - Villa

SIZE RANGE

34 units
274 units
108 units
77 units
19 units
1 unit
2 units
1 unit

NUMBER OF UNITS

From 400 sq. ft to 421 sq. ft
From 684 sq. ft to 825 sq. ft
From 1,062 sq. ft to 1,172 sq. ft
From 1,250 sq. ft to 1,446 sq. ft
From 1,898 sq. ft to 2,264 sq. ft
From 3,779 sq. ft
From 3,550 sq. ft to 3,459 sq. ft
From 8,674 sq. ft



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>

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





A GRAND ENTRANCE INTO MODERN COASTAL LIVING

The entrance of Playa Del Sol sets the tone for the entire living experience. With its elegant design and thoughtful details that reflect the harmony between the building's architecture and its natural surroundings. The sleek, inviting ambiance makes every arrival feel like a homecoming, blending style with a calming sense of serenity.



ELLINGTON

YOUR PRIVATE HAVEN

Experience the ultimate in coastal living with Playa Del Sol's exclusive 5-bedroom villa. Perfectly positioned facing the sea, this private sanctuary features its own pool, offering a seamless connection between indoor elegance and outdoor serenity. Expansive windows flood the space with natural light, while the sound of waves and stunning ocean views make every moment feel like a getaway.

GROUND FLOOR AMENITIES PLAN

- 1 MAIN ENTRANCE/EXIT
- 2 DROP-OFF AREA
- 3 ENTRYWAY SEATING
- 4 BICYCLE PARKING
- 5 LOBBY ENTRANCE
- 6 LOBBY RECEPTION
- 7 LOBBY LOUNGE
- 8 OUTDOOR LOUNGE
- 9 SUNKEN GARDEN
- 10 SPA TERRACE
- 11 SALON AREA
- 12 SPA TREATMENT ROOM
- 13 SQUASH COURT
- 14 LIFT LOBBY
- 15 SERVICE LIFT
- 16 MOVE-IN TRUCK ZONE
- 17 EV CHARGING STATION
- 18 ACCESS TO RESIDENTS PARKING
- 19 VILLA PRIVATE ENTRANCE
- 20 ACCESS TO UPPER POOL DECK
- 21 LOWER DECK SUN LOUNGERS AREA
- 22 CASCADE WATERFALL
- 23 GARDEN BENCHES
- 24 CHANGE ROOMS
- 25 ACCESS TO BOARDWALK
- 26 ACCESS TO PRIVATE JETTY
- 27 FIRST CLASS YACHT SERVICE



GROUND FLOOR

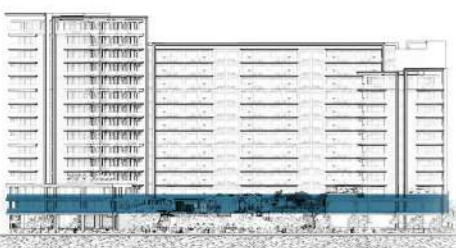


AL MARJAN ISLAND BOARDWALK

COMMUNITY PARK

1ST FLOOR AMENITIES PLAN

- 1 ADULT POOL OASIS
- 2 BAJA SHELF
- 3 POOL SPA
- 4 WATER LOUNGE
- 5 SUN LOUNGERS AREA
- 6 CABANAS
- 7 OUTDOOR SHOWER
- 8 POOL DECK ACCESS
- 9 LOUNGE PLAZA
- 10 CLUBHOUSE TERRACE
- 11 CLUBHOUSE
- 12 PANTRY
- 13 TEENS CLUBHOUSE
- 14 OUTDOOR KIDS PLAY AREA
- 15 INDOOR KIDS PLAY AREA
- 16 KIDS POOL
- 17 OUTDOOR FITNESS AREA
- 18 GARDEN TERRACE & LOUNGE
- 19 GAMES TABLE ZONE
- 20 BARBEQUE DECK WITH DINING & SEATING
- 21 ACCESS TO BOARDWALK
- 22 OUTDOOR YOGA AREA
- 23 YOGA STUDIO
- 24 FITNESS STUDIO
- 25 FEMALE CHANGE ROOM
- 26 MALE CHANGE ROOM
- 27 LIFT LOBBY



— 1ST FLOOR

A modern outdoor courtyard with a swimming pool, lounge area, and lush greenery. The space is enclosed by a wooden structure with large glass windows. The pool is rectangular and surrounded by a wooden deck. There are several lounge chairs and a coffee table in the center. The walls are covered in various plants, including palm trees and succulents. A waterfall feature is visible in the background. The overall atmosphere is serene and inviting.

YOUR OUTDOOR HAVEN, ENVELOPED IN NATURE

The garden at Playa Del Sol is a vibrant outdoor retreat designed to bring leisure and wellness together. Featuring an outdoor fitness area for energizing workouts, a games table zone for friendly competition, and a barbecue deck with ample dining and seating, it's the perfect place for gatherings and relaxation. Residents can also unwind in the garden terrace and lounge, where peaceful greenery surrounds comfortable seating. Whether for socializing or serenity, this thoughtfully designed space offers a refreshing escape just steps from home.



POOL DECK

Where Relaxation Meets Community

The multi-layered infinity pool at Playa Del Sol offers a variety of pools, perfect for soaking up the sun or enjoying panoramic sea views. Thoughtfully designed for both relaxation and social interaction, the pool deck is lined with comfortable, hospitality-quality loungers, lush landscaping, and outdoor showers. It's more than just a place to swim—it's a vibrant gathering spot where the community comes together, just steps from the coast.

LOBBY

A Warm Welcome to Modern Elegance

Stepping into Playa Del Sol, you are greeted by a grand lobby with soaring ceilings and expansive glazing, welcoming natural light and providing views of the surrounding beauty. With natural stone finishes, inviting seating areas, and Ellington's signature scent subtly enhancing the ambiance, the lobby offers a serene yet grand sense of arrival. Whether gathering with neighbors or simply passing through, every detail has been curated to create a warm, welcoming environment.





THE CLUBHOUSE

A Hub for Socializing

The clubhouse at Playa Del Sol is a vibrant gathering space designed to foster connection. With dynamic lounge seating, a dedicated area for families, and a teen zone complete with play station and foosball, there's something for everyone. A self-service refreshment bar and curated artwork further enhance the experience, making it the perfect spot for casual get-togethers or quiet moments of relaxation.

KIDS' PLAY AREA

Imagination Meets Play

Playa Del Sol's kids' play area is designed to inspire creativity and fun. With a mini kitchen for imaginative cooking, scale-appropriate furniture, and a vibrant play station lounge, children have everything they need to explore and play safely. The outdoor play area further encourages physical activity, offering a safe and engaging space for little ones to enjoy the outdoors.





FITNESS STUDIO

Elevate Your Workout Experience

Designed for both cardio and strength training, the fitness studio at Playa Del Sol offers a state-of-the-art experience. Equipped with commercial-grade machines and dynamic lighting that adjusts to the energy in the room, it's a space where workouts feel invigorating. The studio's panoramic windows flood the room with natural light, boosting mood and motivation, while expert-endorsed equipment ensures a comprehensive fitness routine.

YOGA STUDIO

Find Balance and Serenity

The yoga studio provides a peaceful retreat where natural light and fresh air enhance every practice. With a sliding door that opens to the outdoors, practitioners can connect with nature while enjoying the studio's tranquil ambiance. Special acoustic materials keep the space serene, allowing for an immersive, focused experience that nurtures both body and mind.



A SPACE TO GROW, CREATE, AND THRIVE

The teens room is designed to inspire creativity. Its spacious layout perfectly balances style and function, providing a personalized space where teens can unwind, play, and express themselves.





KITCHEN

Designed for Everyday Living

The kitchens at Playa Del Sol seamlessly combine contemporary design with exceptional functionality. Custom cabinetry, premium sintered stone countertops, and energy-efficient European appliances make cooking a pleasure. With features like quiet dishwashers, ample storage, and sleek finishes, these kitchens are crafted to meet the demands of modern living.

LIVING ROOM

Comfort Embraced by Breathtaking Views

The living rooms are designed as an inviting space, seamlessly connected to the kitchen in an open layout that enhances the sense of flow and connectivity. This thoughtful design allows residents to easily transition between cooking, dining, and entertaining, creating a harmonious living experience. Floor-to-ceiling windows flood the room with natural light, offering expansive views of the surroundings.





BEDROOM

Your Private Retreat, Bathed in Natural Light

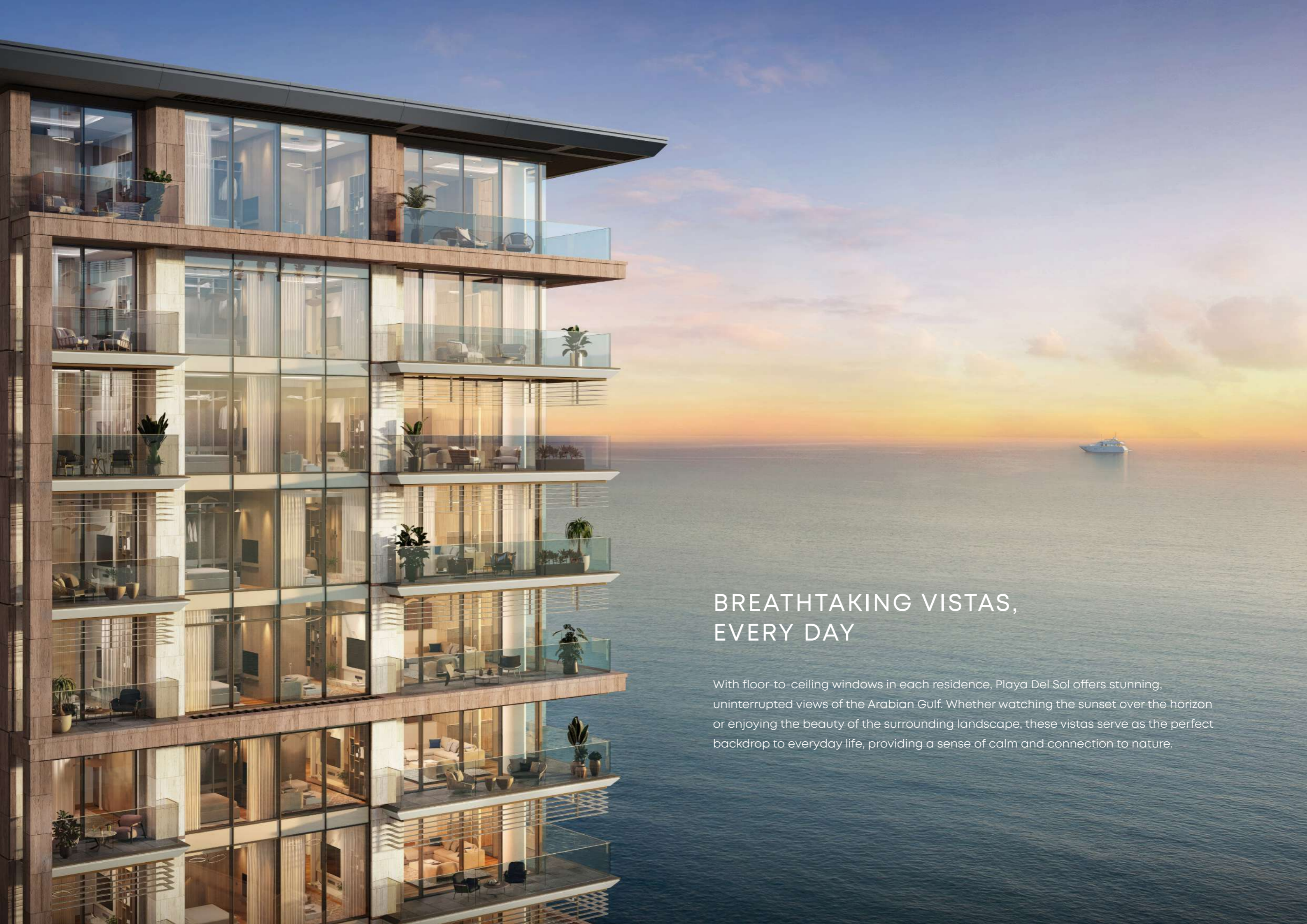
Playa Del Sol's bedrooms are designed as serene, light-filled spaces, with large windows offering stunning views. Full-length wardrobes provide ample storage, while soft-close drawers and durable hanging rails from renowned European brands ensure both durability and elegance in every detail.

BATHROOM

Relaxation in Every Detail

Step into elegance with Playa Del Sol's thoughtfully designed bathrooms. Featuring walk-in showers with porcelain tiles, premium faucets, and bespoke cabinetry, each bathroom is a private sanctuary. Glass partitions and stainless-steel details add a modern touch, creating a space that is both functional and serene.



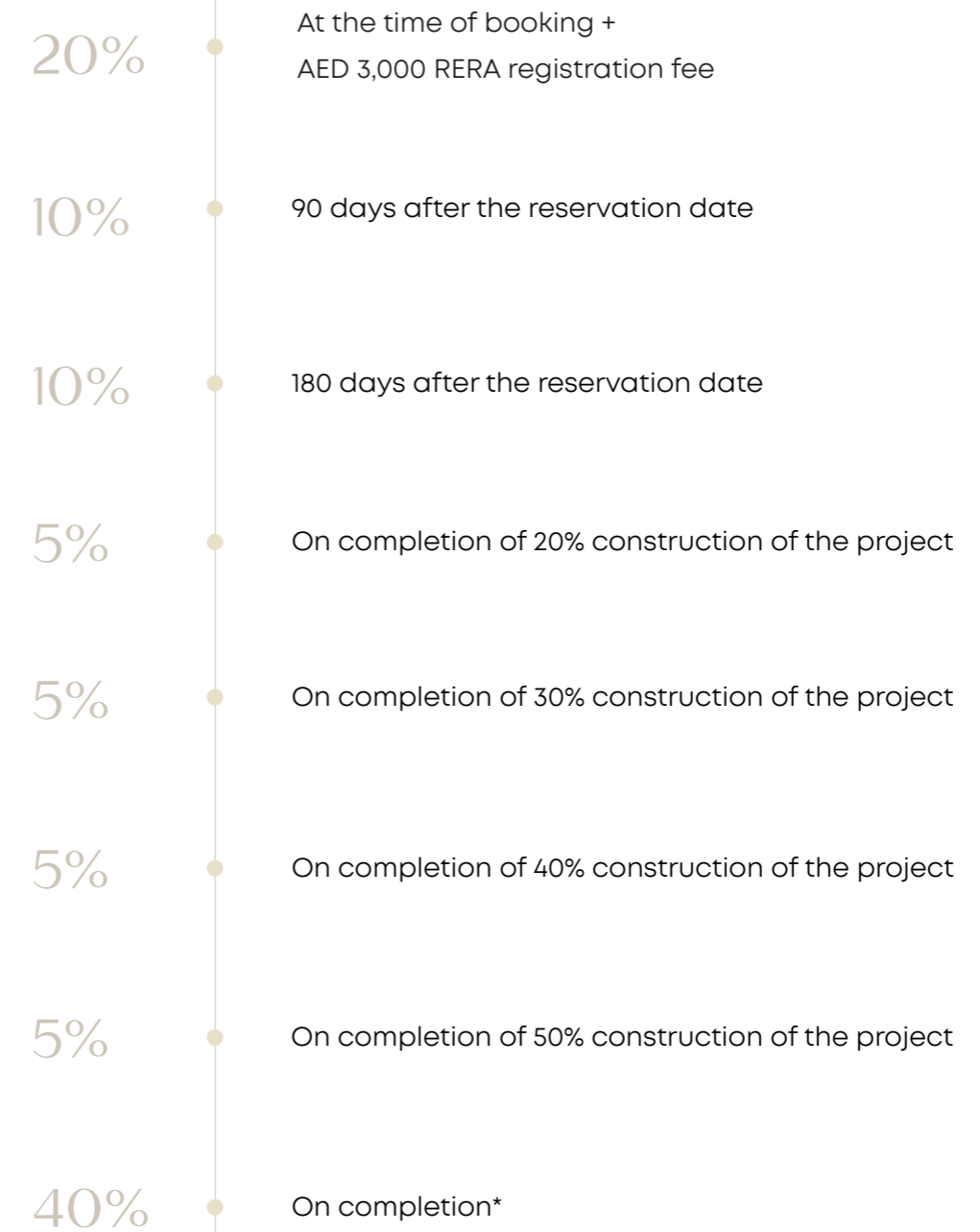


BREATH-taking VISTAS, EVERY DAY

With floor-to-ceiling windows in each residence, Playa Del Sol offers stunning, uninterrupted views of the Arabian Gulf. Whether watching the sunset over the horizon or enjoying the beauty of the surrounding landscape, these vistas serve as the perfect backdrop to everyday life, providing a sense of calm and connection to nature.



PAYMENT PLAN



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