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.

ELLINGTON
VIEWS



Driving Distance

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 Qasim Corniche & RAK Eye

28 MINUTES
RAK International Airport

41 MINUTES
Dahyah Fort

43 MINUTES
Jebel Jais Entrance

47 MINUTES
Sharjah International Airport

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

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.

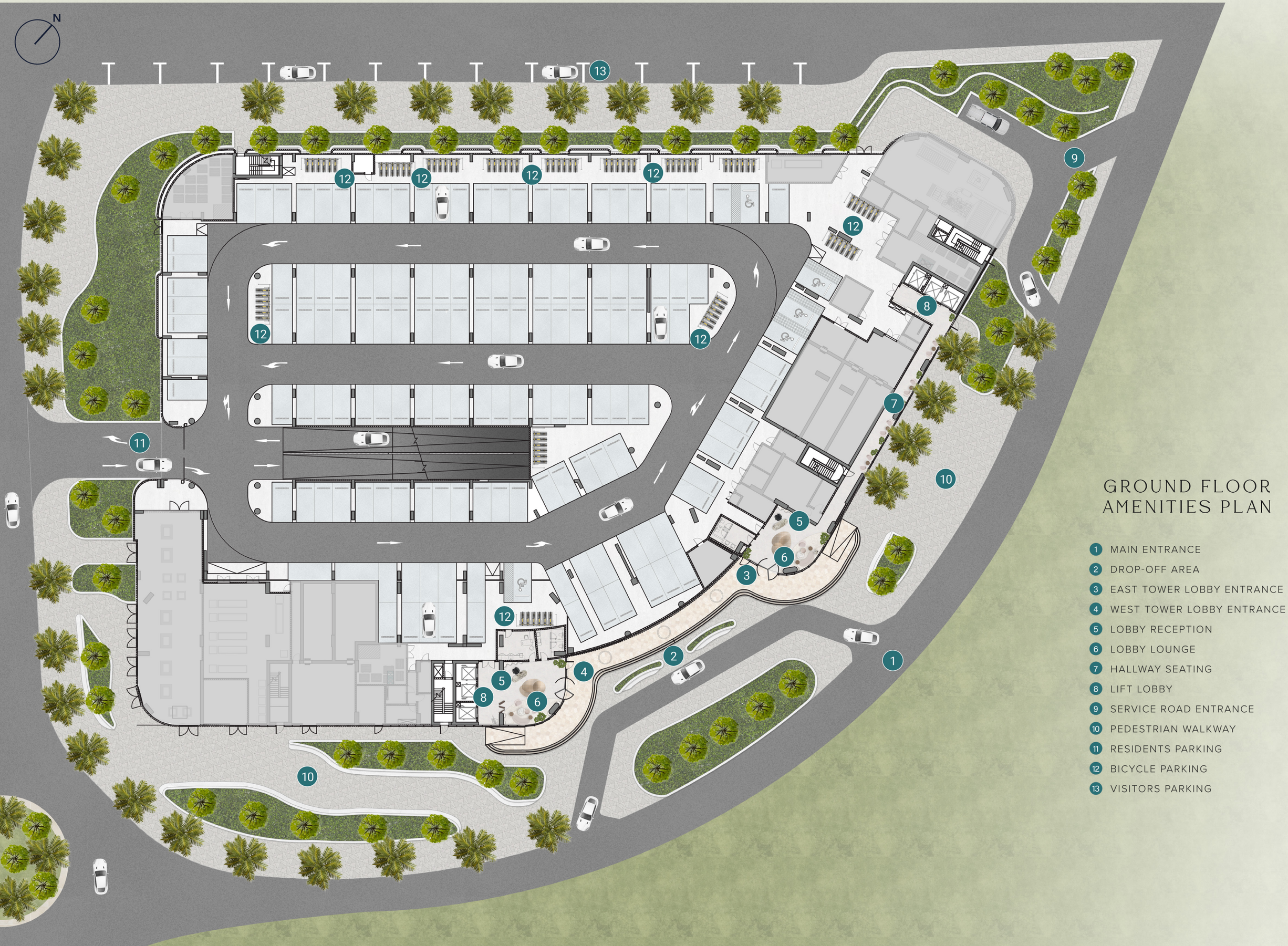


Coastal vitality



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



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

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.

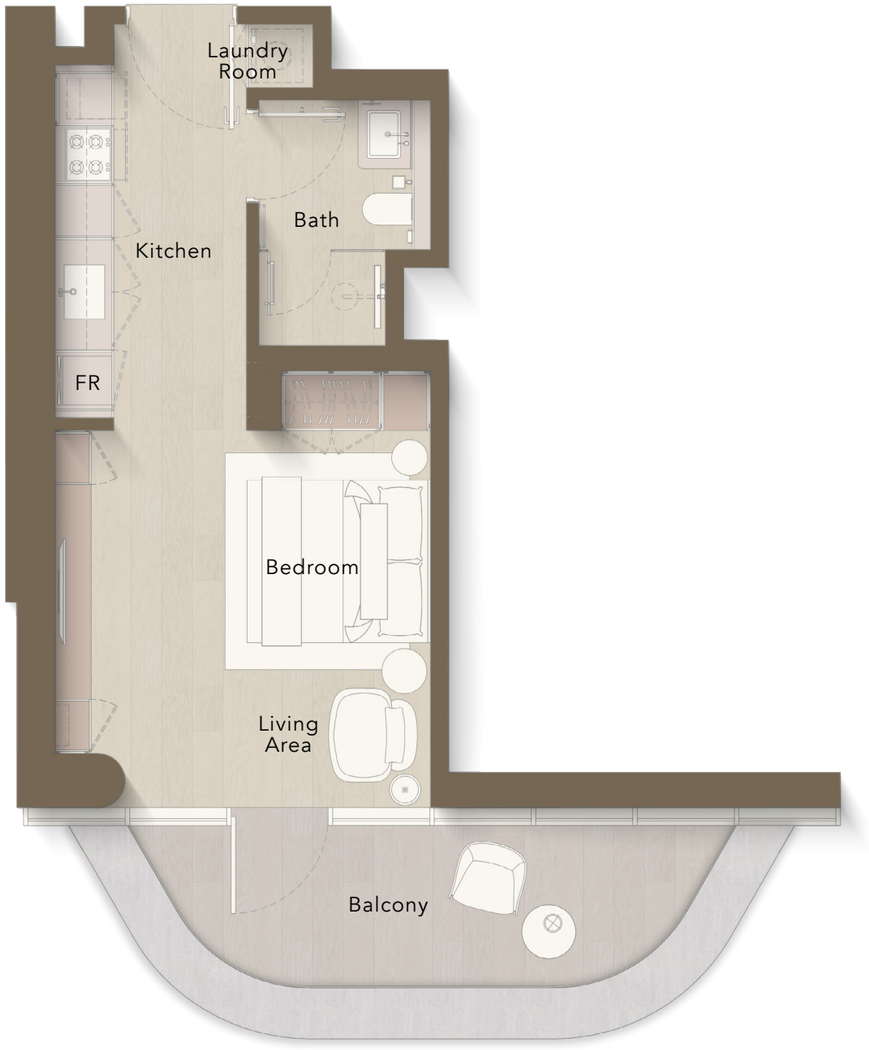
Bedroom

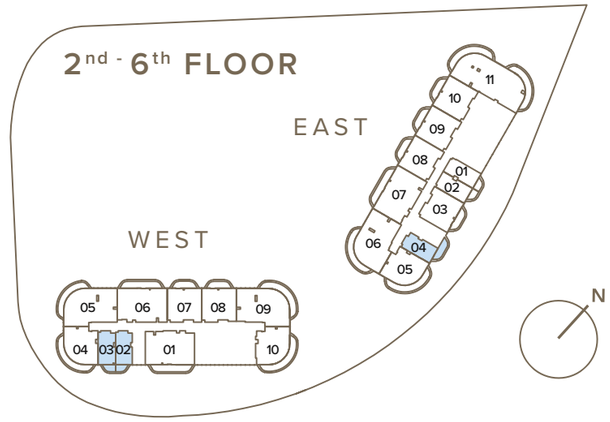
The bedrooms are exquisite private retreats, thoughtfully designed to provide an oasis of tranquility and comfort. Each bedroom is adorned with a palette of soothing neutral colors, creating a serene ambiance that promotes relaxation. The expansive floor-to-ceiling windows flood the rooms with an abundance 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.





1st FLOOR
W102 E104
W103 E108

2nd - 6th FLOOR
W202 E204
W203

7th - 10th FLOOR
E704

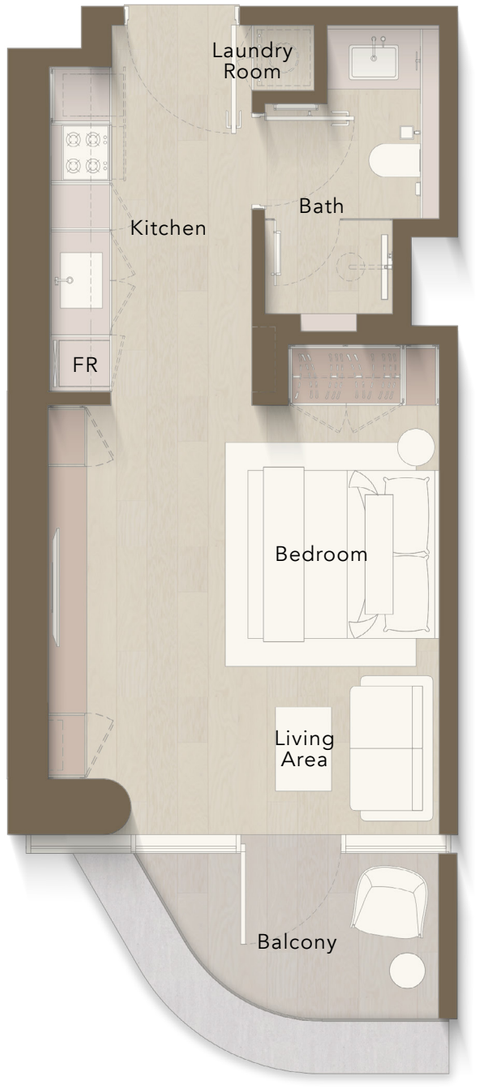
11th FLOOR
E1104

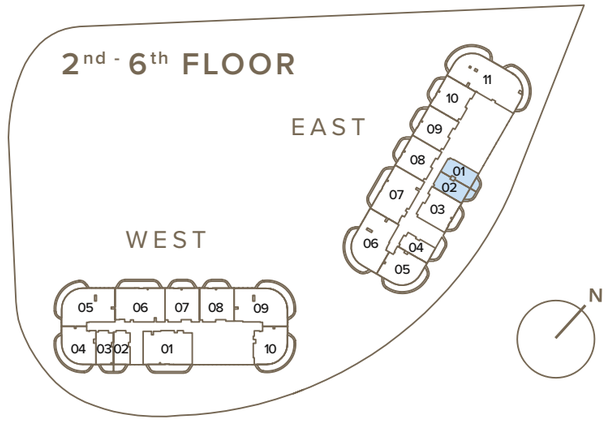
12th FLOOR
E1204

13th FLOOR
E1304

STUDIO
TYPE 1

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





1st FLOOR
E101
E102

2nd - 6th FLOOR
E201
E202

7th - 10th FLOOR
E701
E702

11th FLOOR
E1101
E1102

12th FLOOR
E1201
E1202

13th FLOOR
E1301
E1302

14th FLOOR
E1401
E1402

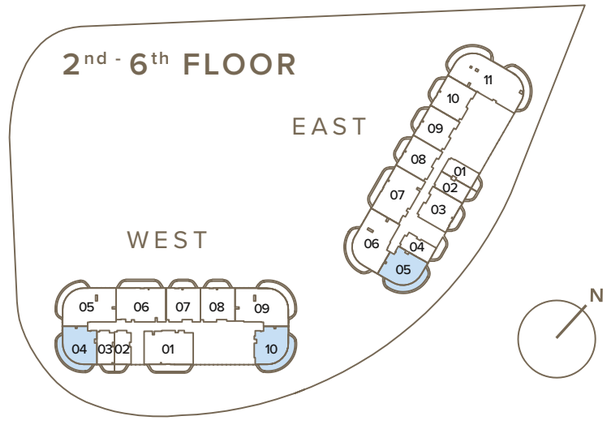
15th FLOOR
E1501

STUDIO

TYPE 3

Internal Living Area	:	**409.35 Sq. Ft**
Outdoor Living Area	:	**55.11 Sq. Ft**
Total Living Area	:	**464.46 Sq. Ft**





1st FLOOR
W104 E105

2nd - 6th FLOOR
W204 E205
W210

7th - 10th FLOOR
W703 E705
W709

11th FLOOR
W1106 E1105

12th FLOOR
E1205

13th FLOOR
E1305

1 BEDROOM

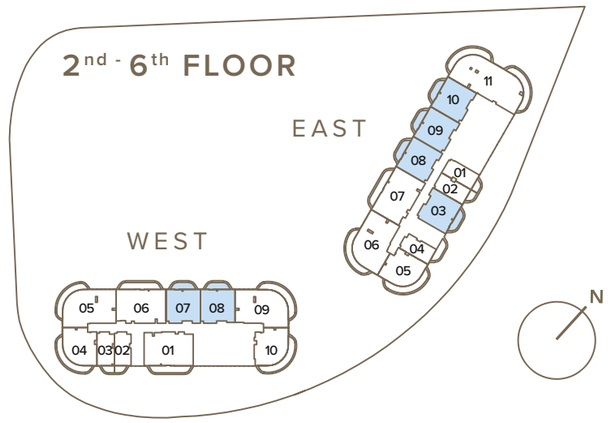
TYPE 1

Internal Living Area	:	**849.81 Sq. Ft**
Outdoor Living Area	:	**255.00 Sq. Ft**
Total Living Area	:	**1104.81 Sq. Ft**



1 BEDROOM

TYPE 3



1st FLOOR

W107 E103
E109
E110

2nd - 6th FLOOR

W207 E203
W208 E208
E209
E210

7th - 10th FLOOR

W702 E703
W706 E708
W707 E709
E710

11th FLOOR

W1103 E1103
W1104 E1108
E1109
E1110

12th FLOOR

W1203 E1203
W1204 E1208
E1209
E1210

13th FLOOR

E1303
E1308
E1309
E1310

14th FLOOR

E1403
E1405
E1406
E1407

15th FLOOR

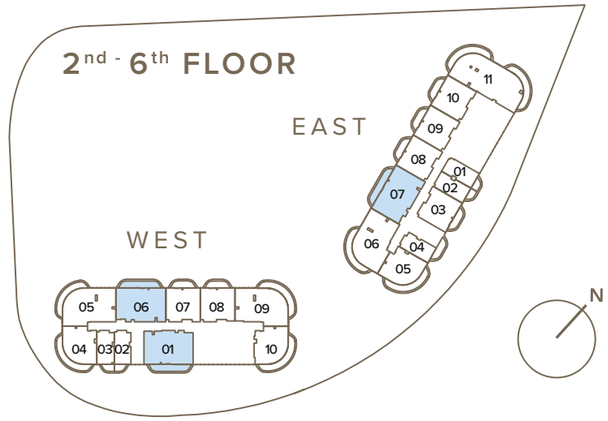
E1502
E1504
E1505
E1506

16th FLOOR

E1602
E1603

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





1st FLOOR
W101 E107
W106

2nd - 6th FLOOR
W201 E207
W206

7th - 10th FLOOR
W701 E707
W705

11th FLOOR
W1101 E1107

12th FLOOR
W1201 E1207

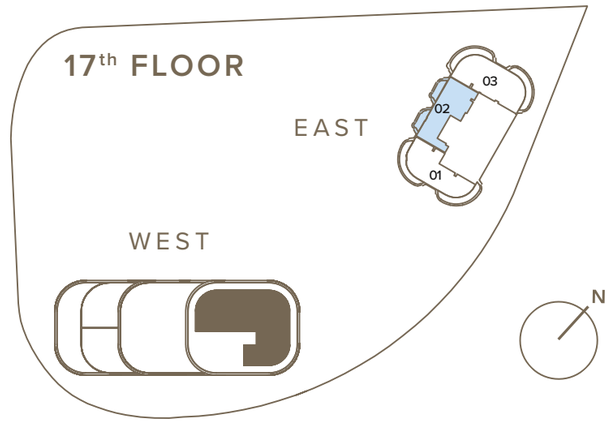
13th FLOOR
E1307

2 BEDROOM

TYPE 2

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



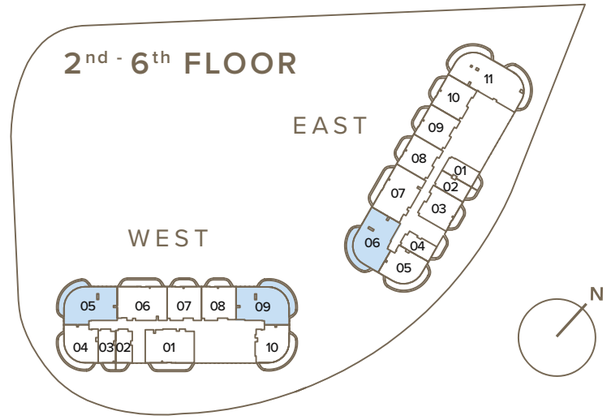


Internal Living Area	:	**1394.79 Sq. Ft**
Outdoor Living Area	:	**219.48 Sq. Ft**
Total Living Area	:	**1614.26 Sq. Ft**

2 BEDROOM

TYPE 3





1st FLOOR
W105 E106

2nd - 6th FLOOR
W205 E206
W209

7th - 10th FLOOR
W704 E706
W708

11th FLOOR
W1105 E1106

12th FLOOR
W1205 E1206

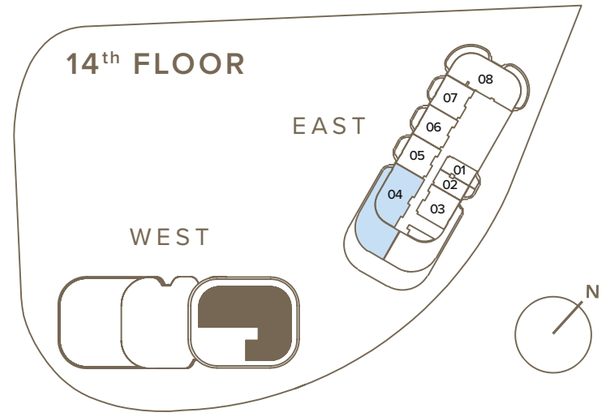
13th FLOOR
E1306

2 BEDROOM + S

TYPE 1

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





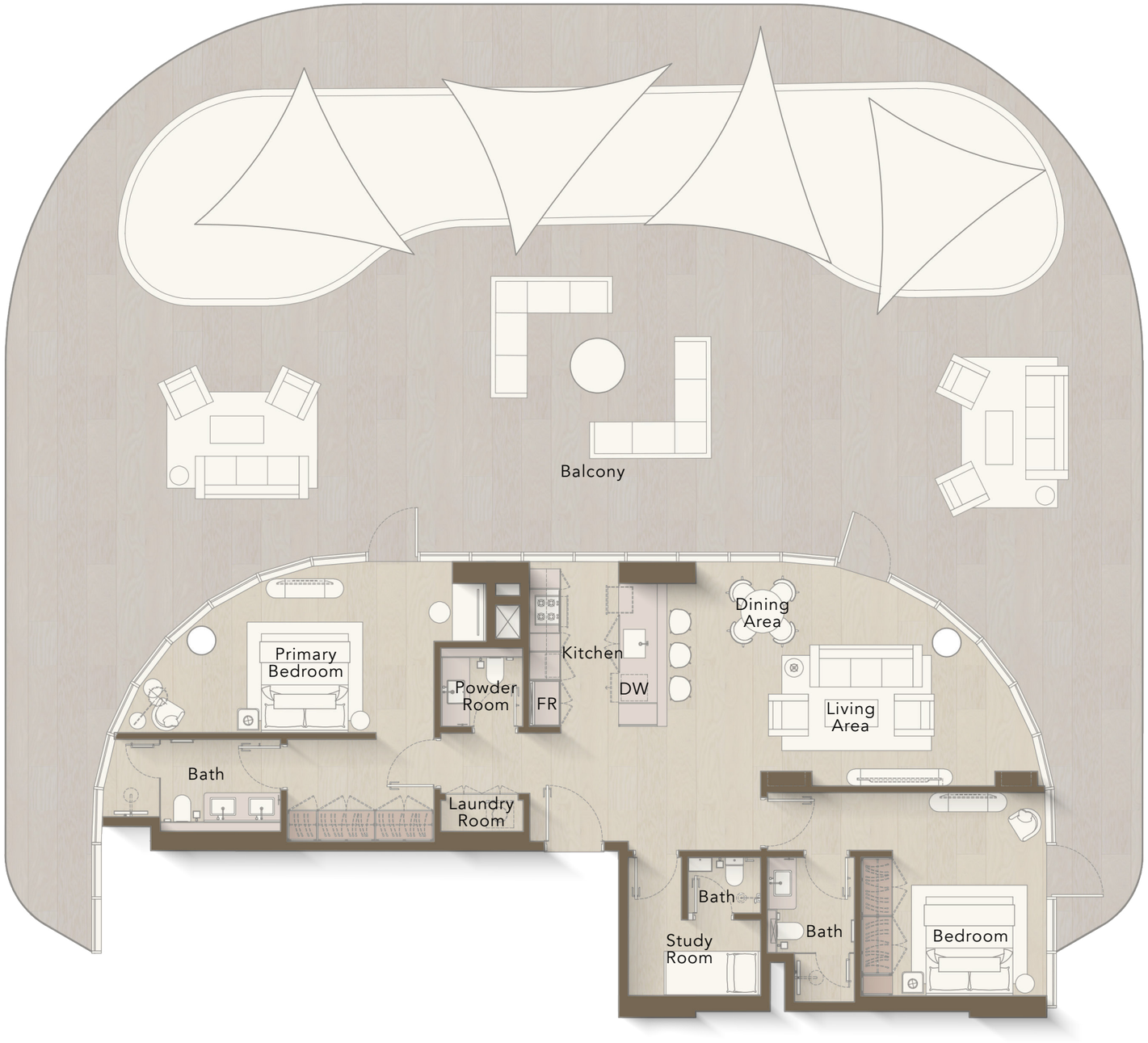
14th FLOOR
E1404

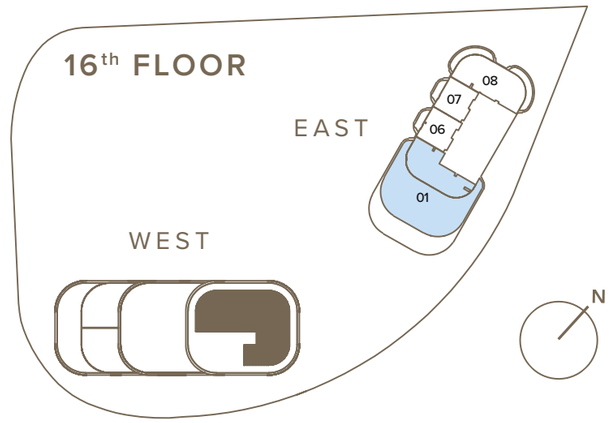
15th FLOOR
E1503

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





16th FLOOR	17th FLOOR
E1601	E1701

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

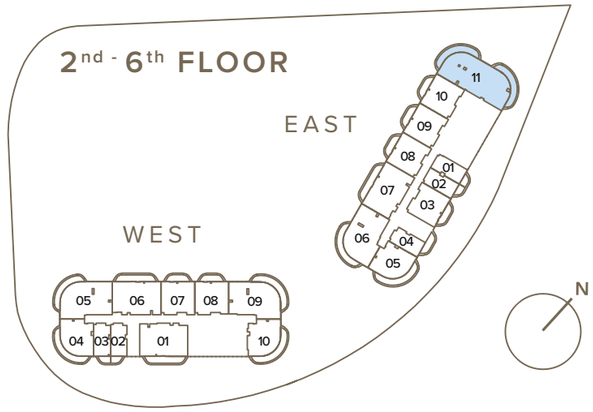
2 BEDROOM + S

TYPE 4



3 BEDROOM + S

TYPE 1



1st FLOOR
E111

2nd - 6th FLOOR
E211

7th - 10th FLOOR
E711

11th FLOOR
E1111

12th FLOOR
E1211

13th FLOOR
E1311

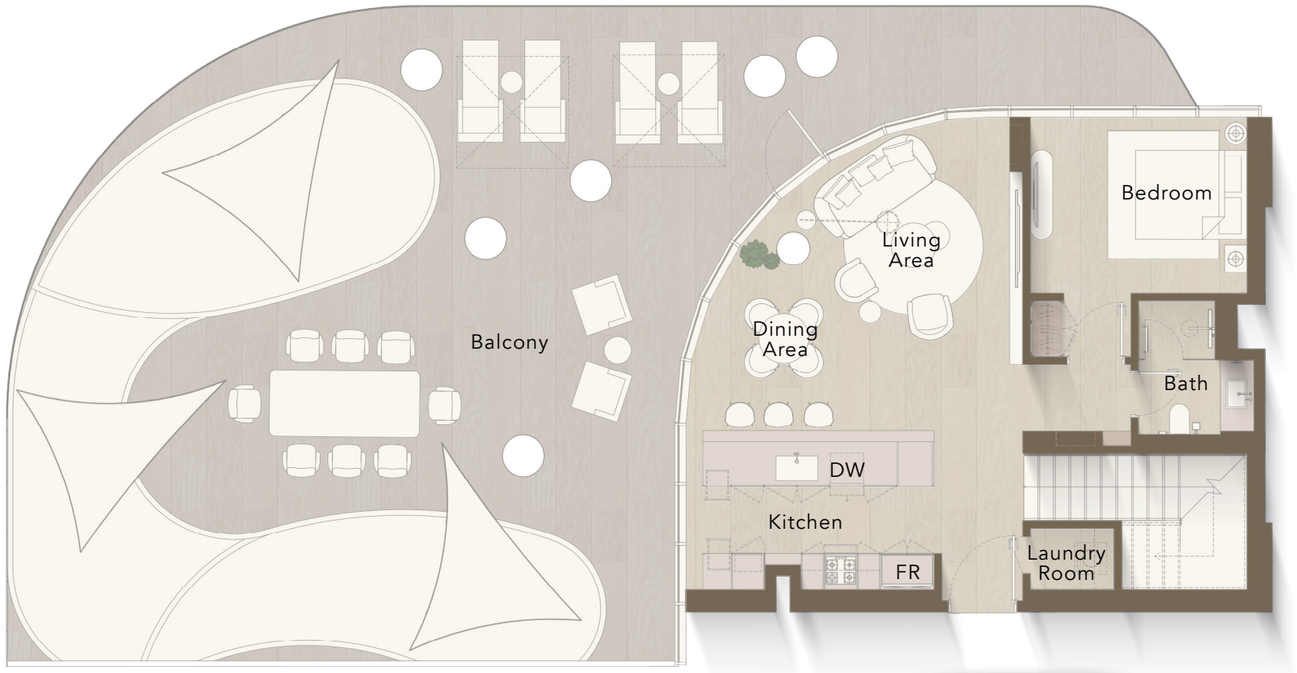
14th FLOOR
E1408

15th FLOOR
E1507

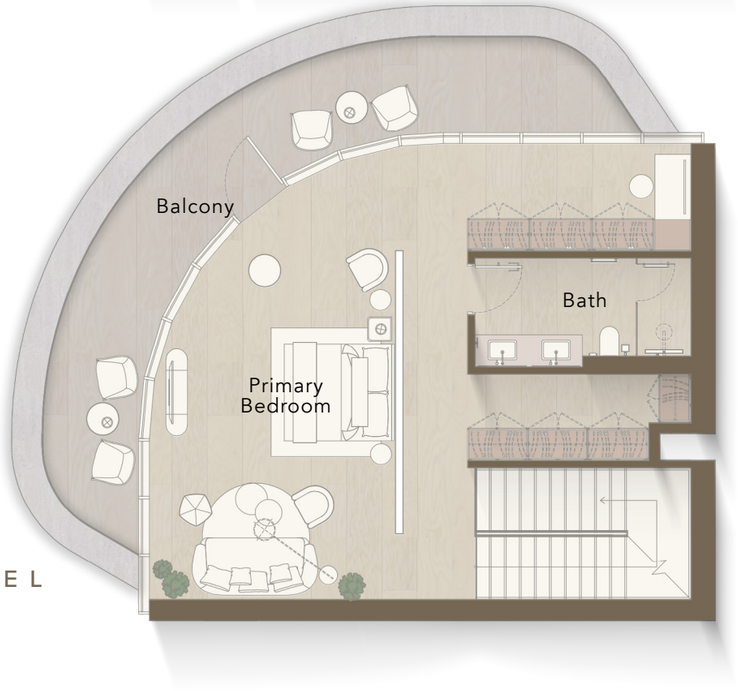
16th FLOOR
E1604

17th FLOOR
E1703

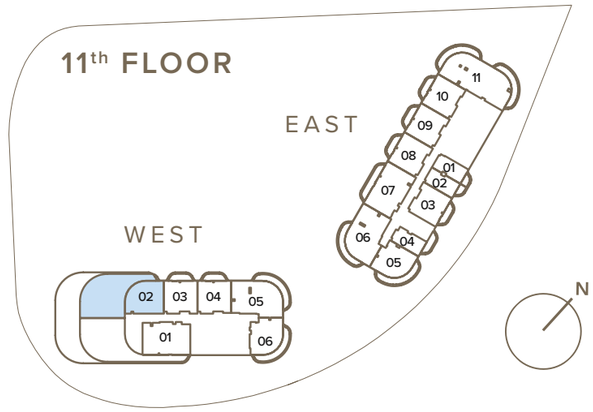
Internal Living Area	:	**1747.63 Sq. Ft**
Outdoor Living Area	:	**516.45 Sq. Ft**
Total Living Area	:	**2264.08 Sq. Ft**



LOWER LEVEL



UPPER LEVEL



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

PENTHOUSE

DUPLEX

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.

ELLINGTON
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Phone: +971 4 278 0888
Email: info@ellingtongroup.com

Floor 16 & 17 Burlington Tower, Business Bay
Dubai, UAE, PO Box 117500

ELLINGTONPROPERTIES.AE