



# PLAYA DEL SOL

PROJECT BRIEF



## PLAYA DEL SOL

## LIFE IN A DIFFERENT LIGHT

Welcome to Playa Del Sol, Ellington's exclusive development on the iconic shores of Al Marjan Island in Ras Al Khaimah. Playa Del Sol redefines island living, perfecting every detail for a lifestyle that feels uniquely yours. Embrace a vibrant way of life, where each moment is filled with beauty, serenity, and the rhythm of island living.

# A UNIQUE REFLECTION OF ISLAND LIFE



Playa Del Sol stands as a bold architectural statement, designed to immerse residents in stunning views of the Arabian Gulf while offering unparalleled proximity to the prestigious Wynn Resort.

# AN EMBODIMENT OF COASTAL ELEGANCE



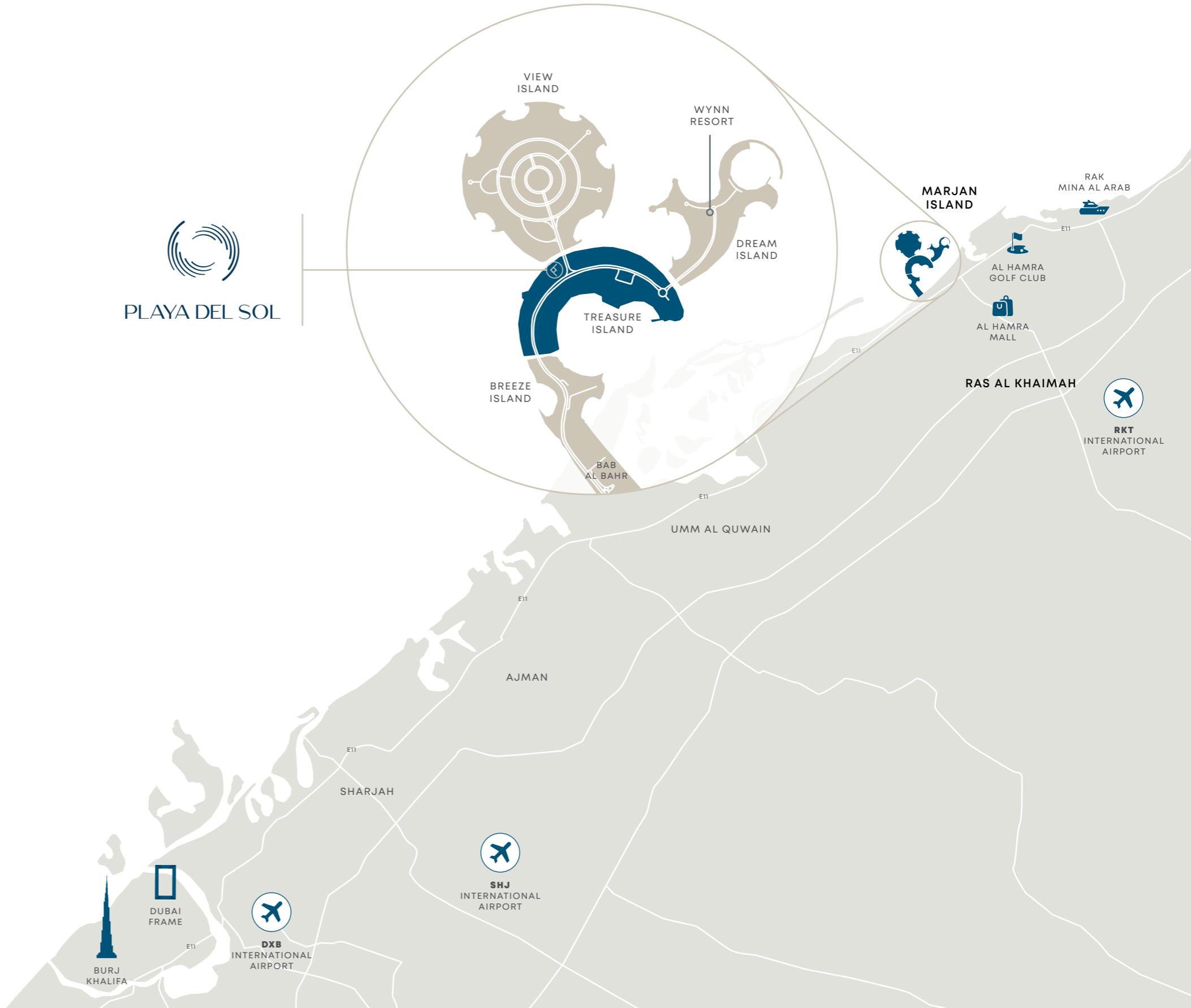
CALA DEL MAR



PLAYA DEL SOL

# 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        |



# SUN & VIEWS ANALYSIS

SUNSET



PLAYA DEL SOL

SUMMER

WINTER

SUNRISE

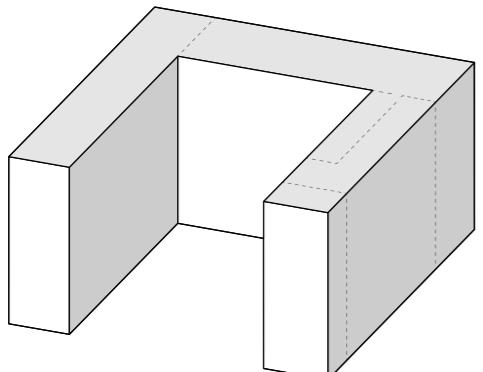


AN UNPARALLELED  
ISLAND LIVING

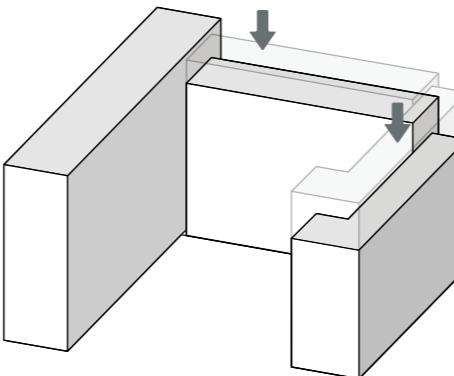


# ARCHITECTURAL CONCEPT

01



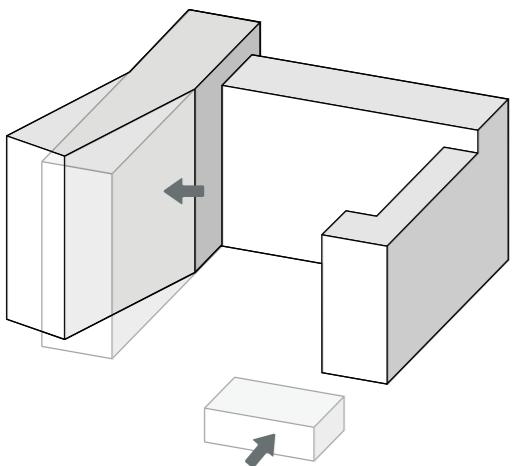
02



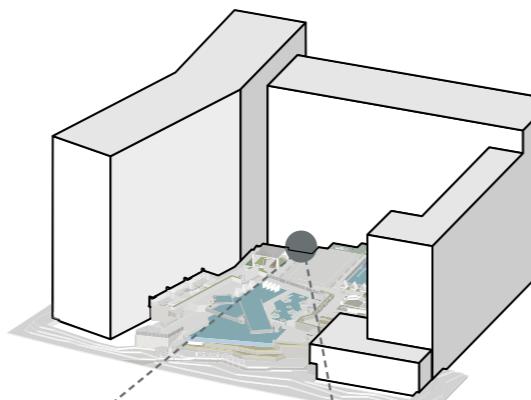
05



03



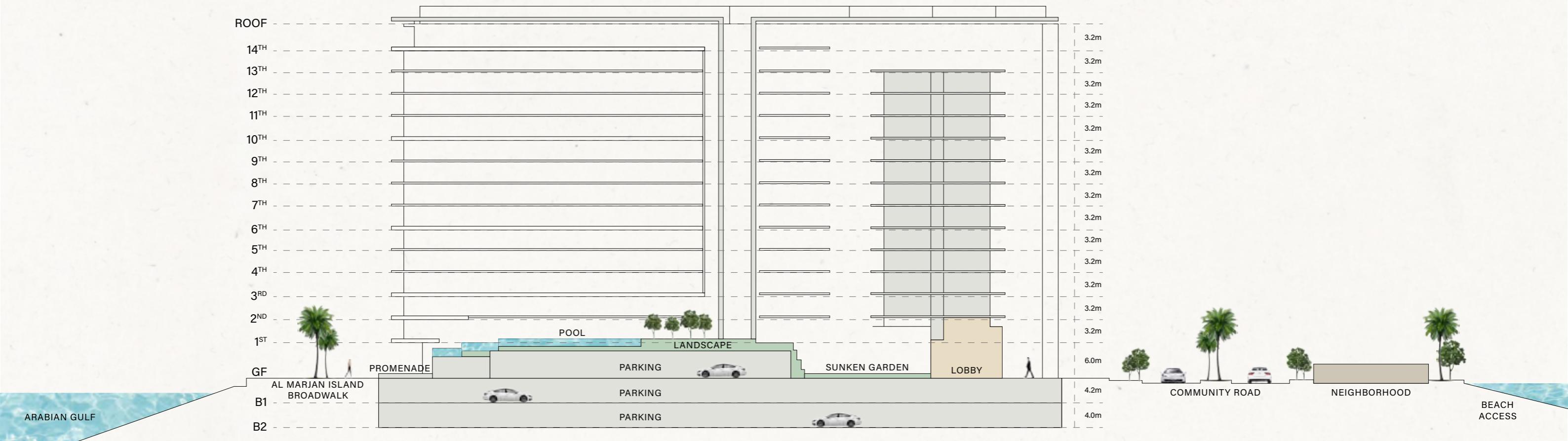
04



Maximising key views,  
value to apartments and  
public space orientation  
to the site and context.

A retreat where wellness, fitness, and  
social indulgence come together in  
perfect harmony.

# ARCHITECTURAL SECTIONS



# BUILDING CONFIGURATION



# BREATHTAKING HORIZONS

## 360 VIEWS

Wynn Resort, Arabian Gulf,  
Al Marjan Island

## ANTICIPATED COMPLETION DATE

Q4 2027

## OWNERSHIP

Freehold

## ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft.

## ELEVATORS

6 passenger elevators  
2 service elevators

## PARKING

Studio, 1 and 2 beds: 1 parking  
3-bed: 2 car parking  
4-bed penthouses: 3 car parking  
5-bed villa: 4 car parking



# UNIT SIZES AND TYPES



| APARTMENTS                   | NUMBER OF UNITS | SIZE RANGE                          |
|------------------------------|-----------------|-------------------------------------|
| STUDIOS                      | 34 units        | From 400 sq. ft. to 421 sq. ft.     |
| 1-BEDROOM APARTMENTS         | 274 units       | From 684 sq. ft. to 825 sq. ft.     |
| 2-BEDROOM APARTMENTS         | 108 units       | From 1,062 sq. ft. to 1,172 sq. ft. |
| 2-BEDROOM APARTMENTS + STUDY | 77 units        | From 1,250 sq. ft. to 1,446 sq. ft. |
| 3-BEDROOM APARTMENTS         | 19 units        | From 1,898 sq. ft. to 2,264 sq. ft. |
| 3-BEDROOM DUPLEX             | 1 unit          | From 3,779 sq. ft.                  |
| 4-BEDROOM PENTHOUSE          | 2 units         | From 3,459 sq. ft. to 3,550 sq. ft. |
| 5-BEDROOM VILLA              | 1 unit          | From 8,674 sq. ft.                  |

## AMENITIES

An oasis of timeless coastal elegance, Playa Del Sol is a sanctuary designed for a balanced lifestyle of relaxation and recreation. Offering a curated experience, Playa Del Sol seamlessly merges waterfront living with world-class leisure.

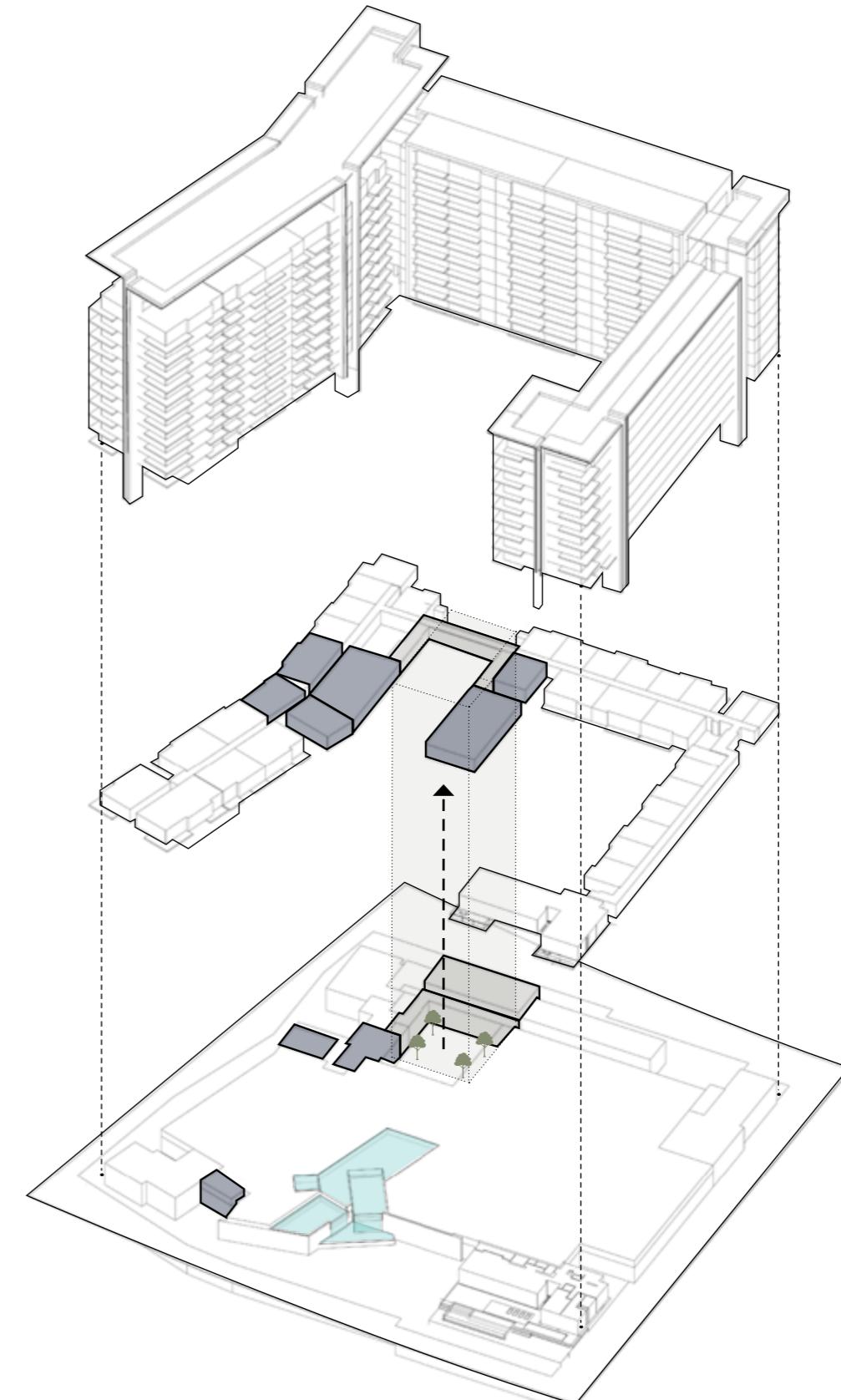
# AMENITIES SECTIONING

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

- Clubhouse
- Kids Club
- Gym
- Yoga Studio
- Changing Room + Sauna

## GROUND FLOOR

- Main Lobby
- Wellness Spa
- Squash Courts





## GROUND FLOOR AMENITIES

# 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





DROP-OFF AREA AND LOBBY ENTRANCE



LOBBY RECEPTION



LOBBY LOUNGE



SUNKEN GARDEN



SALON & SPA TREATMENT ROOMS



SQUASH COURT



PLAYA DEL SOL JETTY AND  
AL MARJAN ISLAND BOARDWALK



# 1<sup>ST</sup> FLOOR AMENITIES

# 1<sup>ST</sup> 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





ADULT OASIS POOL



CLUBHOUSE



TEENS CLUBHOUSE



FITNESS STUDIO



# YOGA STUDIO



KIDS PLAY AREA

## THE RESIDENCES

Playa Del Sol embodies the tranquil beauty and dynamic spirit of its coastal environment. The residences embrace natural materials, carefully chosen to reflect the luminous qualities of sunrises and sunsets unique to this setting. The interiors prioritize a seamless connection with nature, showcasing refined craftsmanship and elegant transitions that perfectly balance aesthetics with practicality.





BALCONY VIEW



LIVING AND DINING AREA



KITCHEN



BEDROOM



BATHROOM



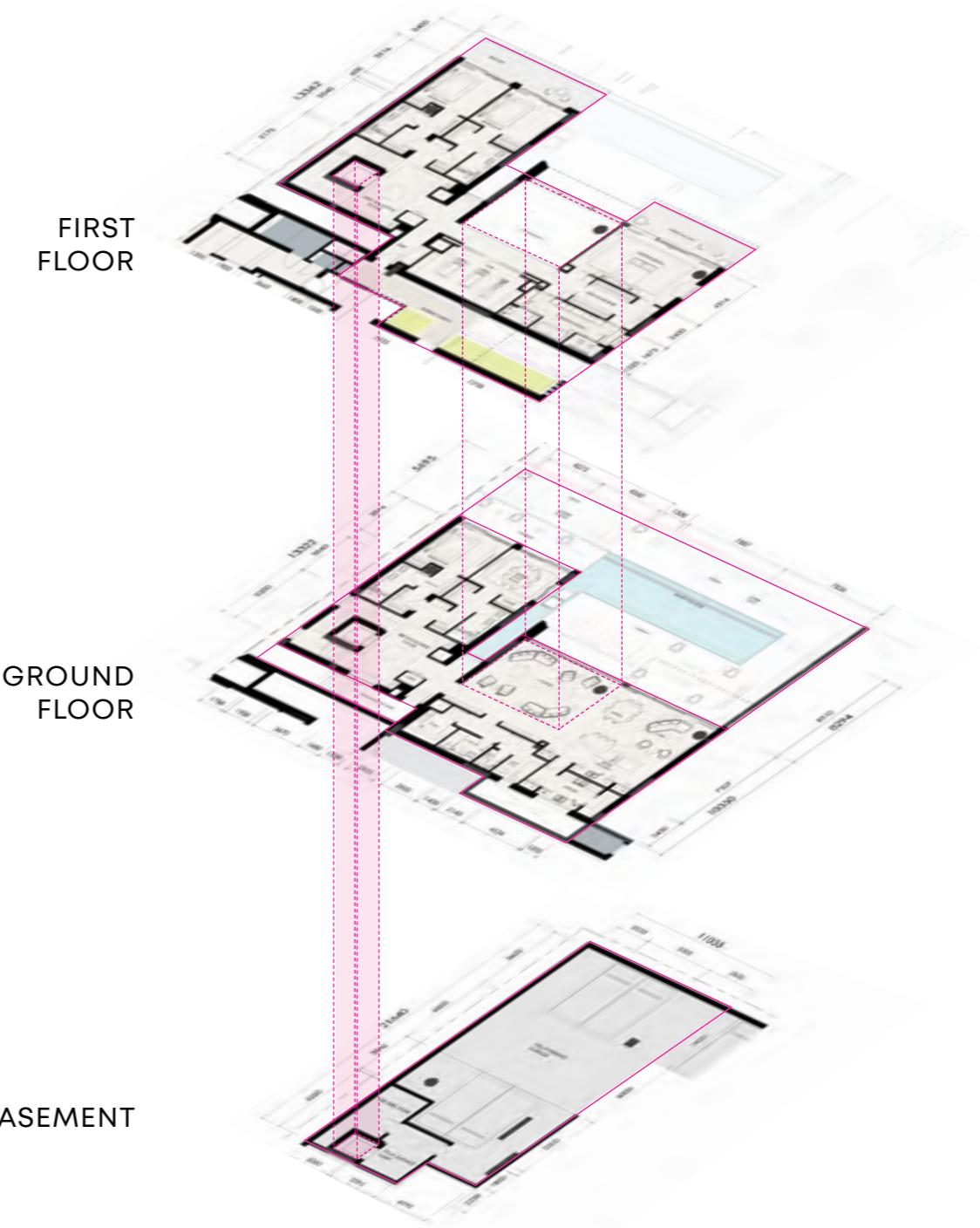
POWDER ROOM

## SIGNATURE RESIDENCES

The signature residences at Playa Del Sol offer an unparalleled living experience, featuring penthouses, duplex apartments, and a villa that command breathtaking views of the sea. With unobstructed vantage points to the ever-changing seascape, these residences create the perfect sanctuary, where elegance seamlessly blends with the tranquility of the ocean.

# VILLA DESIGN

5-BEDROOM VILLA (B + G + 1)

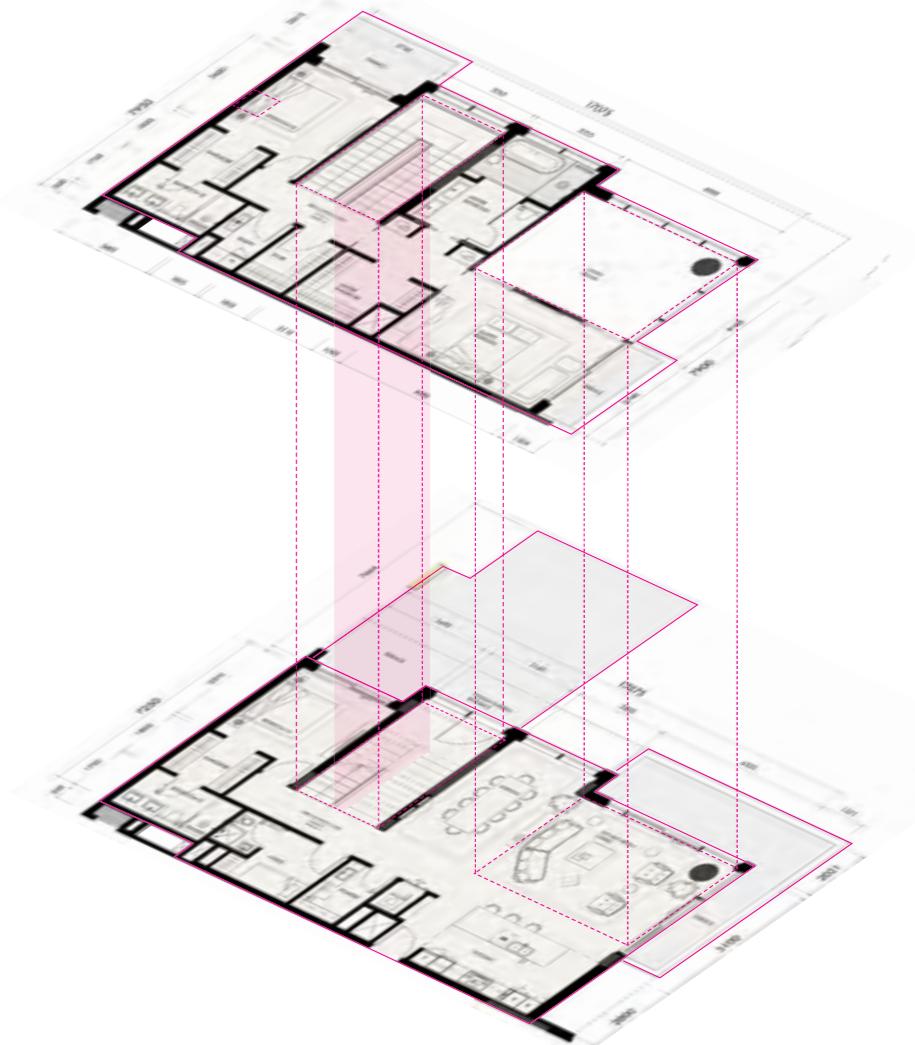


# DUPLEX APARTMENTS



FIRST  
FLOOR

GROUND  
FLOOR

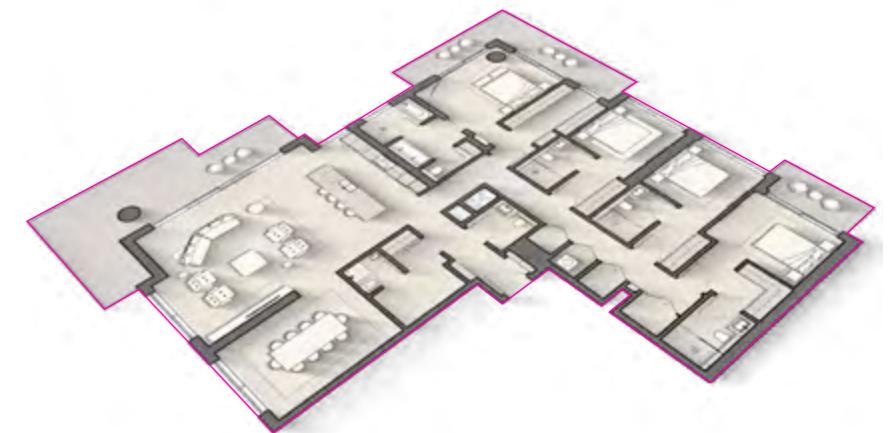


# PENTHOUSES

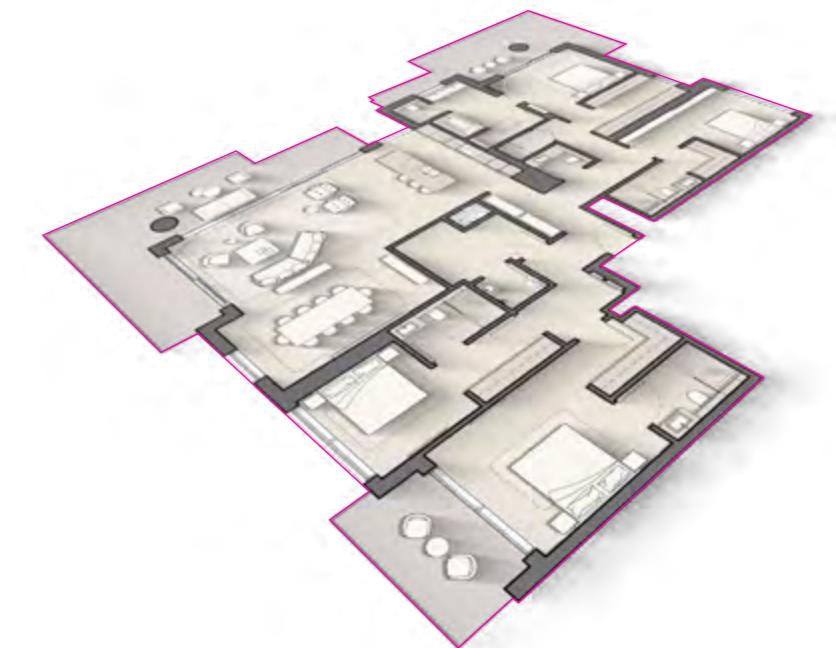
4-BEDROOM



10<sup>TH</sup> FLOOR  
TYPE A



14<sup>TH</sup> FLOOR  
TYPE B





ELLINGTON

SIGNATURE VILLA WITH  
A PRIVATE POOL AND GARDEN



VILLA ENTRANCE

# FLOOR PLANS



# GROUND FLOOR TYPICAL PLAN

 VILLA  
(UPPER LEVEL)



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

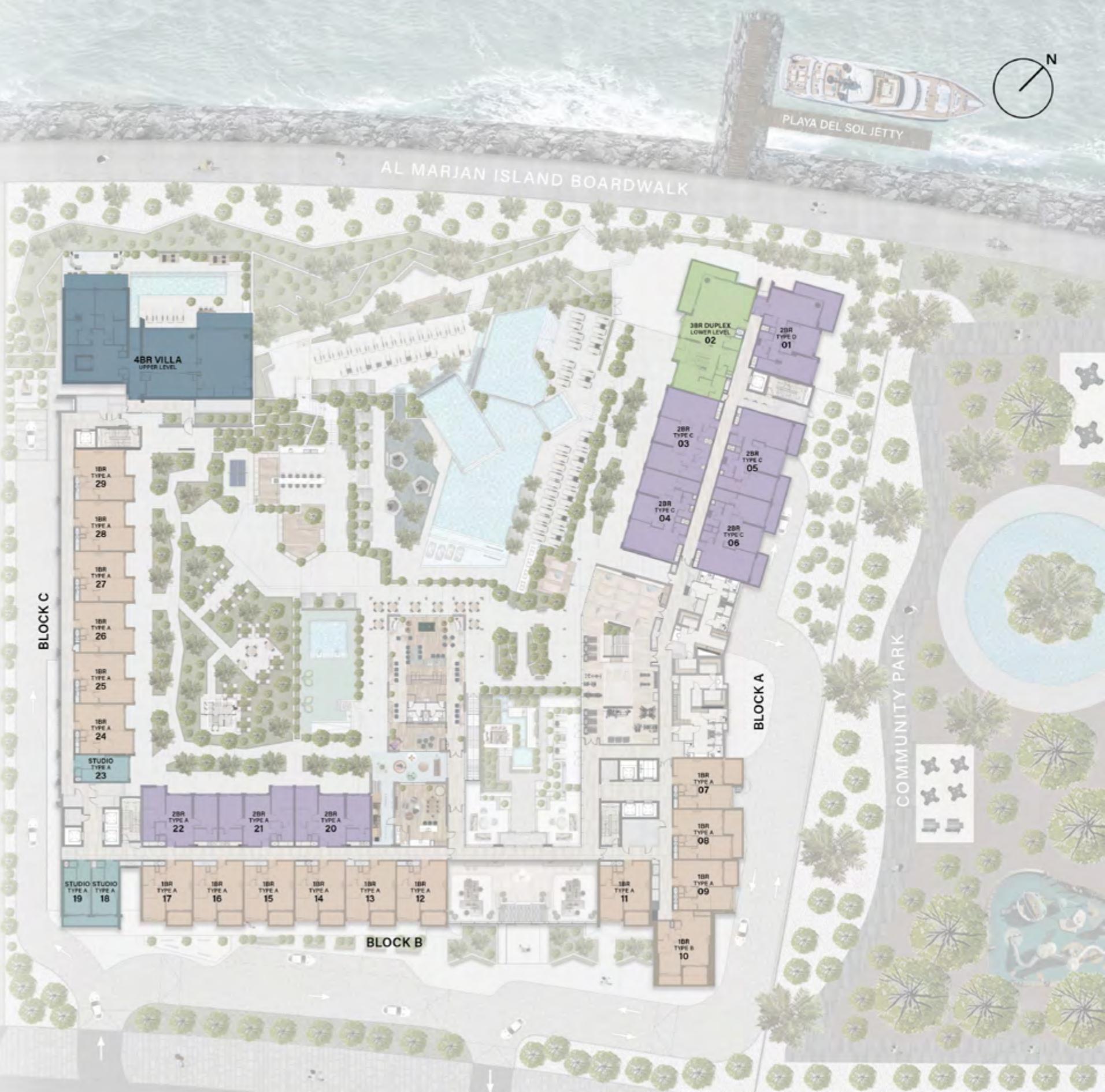
STUDIO

1-BEDROOM

2-BEDROOM

3-BEDROOM DUPLEX  
(LOWER LEVEL)

VILLA  
(UPPER LEVEL)



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

STUDIO

1-BEDROOM

2-BEDROOM

3-BEDROOM

3-BEDROOM DUPLEX  
(UPPER LEVEL)



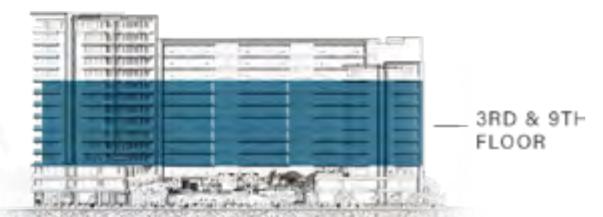
# 3<sup>RD</sup> - 9<sup>TH</sup> FLOOR TYPICAL PLAN

STUDIO

1-BEDROOM

2-BEDROOM

3-BEDROOM



# 10<sup>TH</sup> FLOOR TYPICAL PLAN

STUDIO

1-BEDROOM

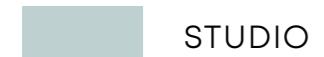
2-BEDROOM

3-BEDROOM

4-BEDROOM PENTHOUSE



# 11<sup>TH</sup> - 12<sup>TH</sup> FLOOR TYPICAL PLAN



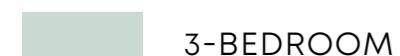
## STUDIO



## 1-BEDROOM



## 2-BEDROOM



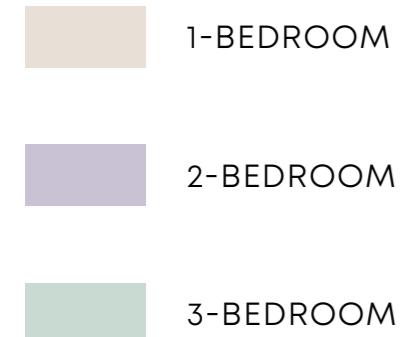
### 3-BEDROOM



— 11TH & 12TH  
FLOOR



# 13<sup>TH</sup> FLOOR TYPICAL PLAN



# 14<sup>TH</sup> FLOOR TYPICAL PLAN

 1-BEDROOM

 2-BEDROOM

 4-BEDROOM PENTHOUSE

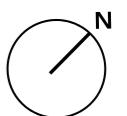
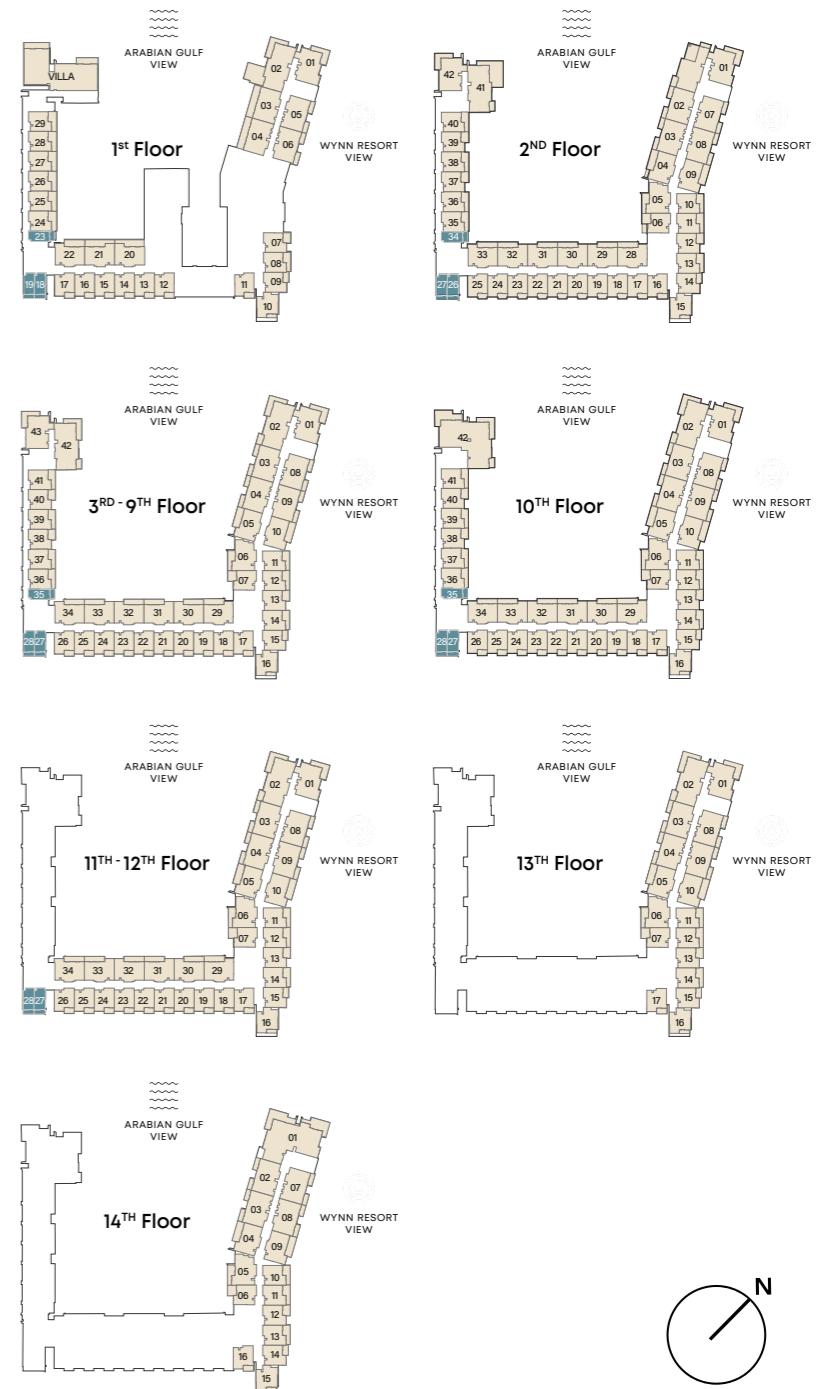


# STUDIO

## TYPE A



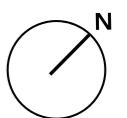
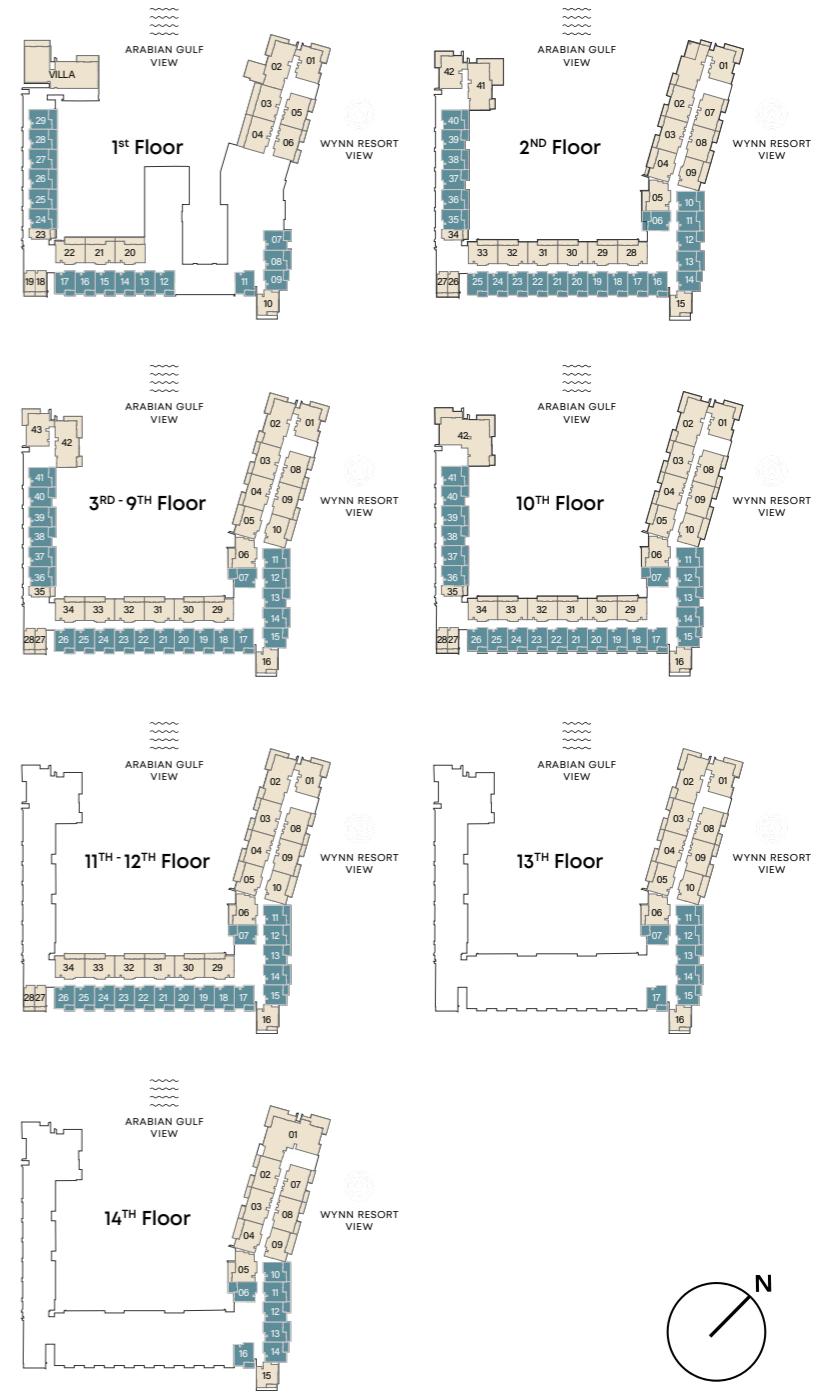
|                          |                      |
|--------------------------|----------------------|
| INTERNAL LIVING AREA     | 339.82 SQ. FT        |
| OUTDOOR LIVING AREA      | 70.72 SQ. FT         |
| <b>TOTAL LIVING AREA</b> | <b>410.54 SQ. FT</b> |



# 1-BEDROOM TYPE A



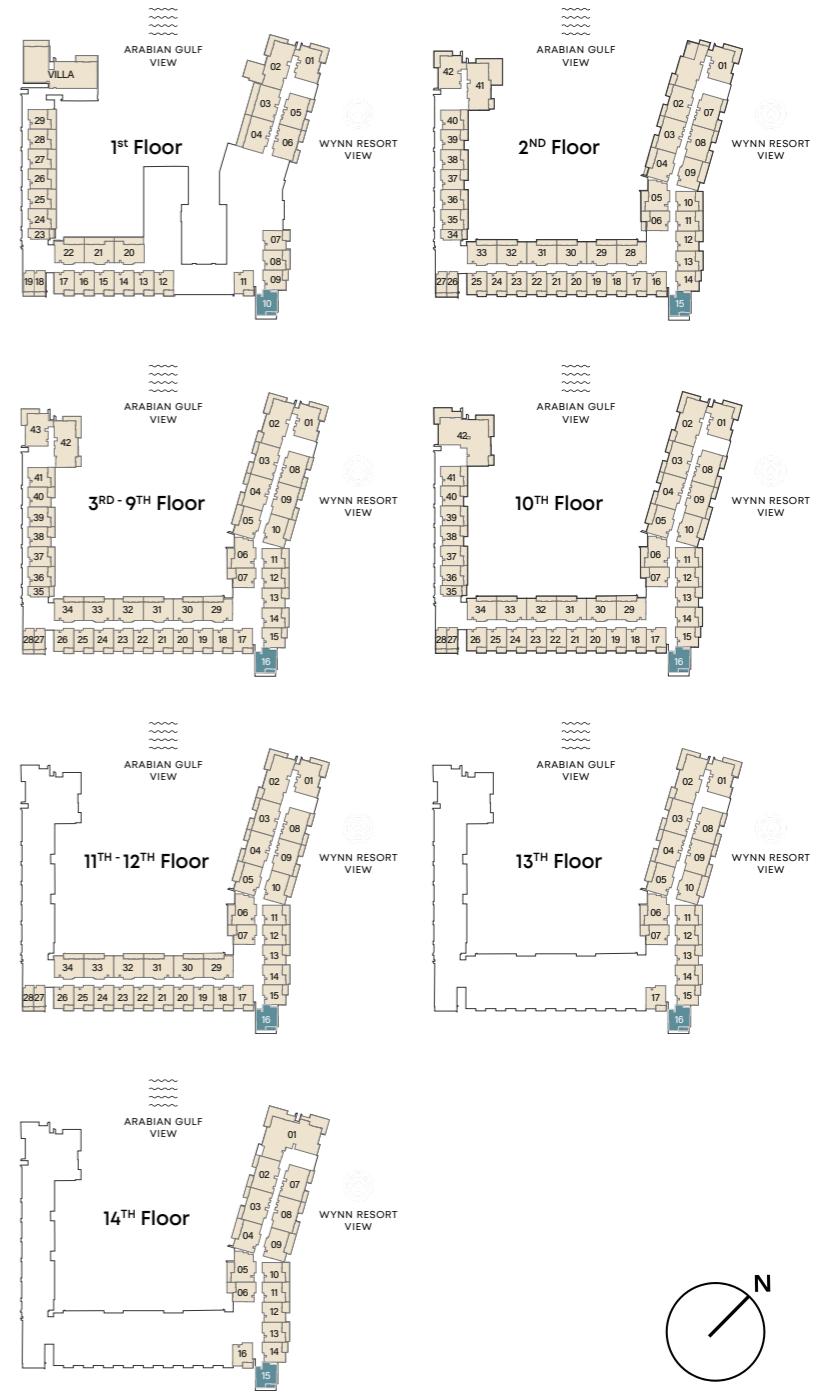
|                          |                      |
|--------------------------|----------------------|
| INTERNAL LIVING AREA     | 614.73 SQ. FT        |
| OUTDOOR LIVING AREA      | 87.94 SQ. FT         |
| <b>TOTAL LIVING AREA</b> | <b>702.67 SQ. FT</b> |



# 1-BEDROOM TYPE B



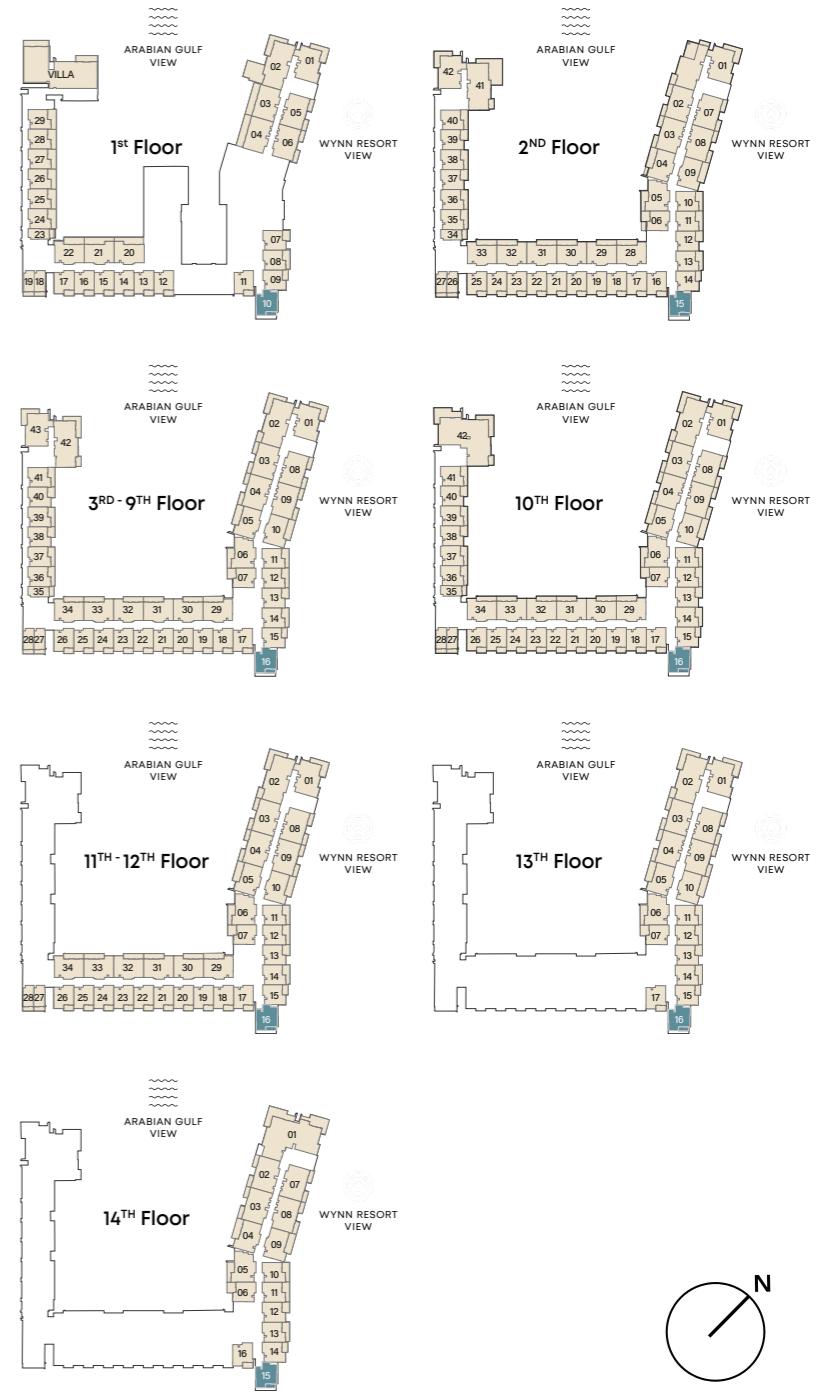
|                          |                      |
|--------------------------|----------------------|
| INTERNAL LIVING AREA     | 688.24 SQ. FT        |
| OUTDOOR LIVING AREA      | 70.61 SQ. FT         |
| <b>TOTAL LIVING AREA</b> | <b>758.86 SQ. FT</b> |



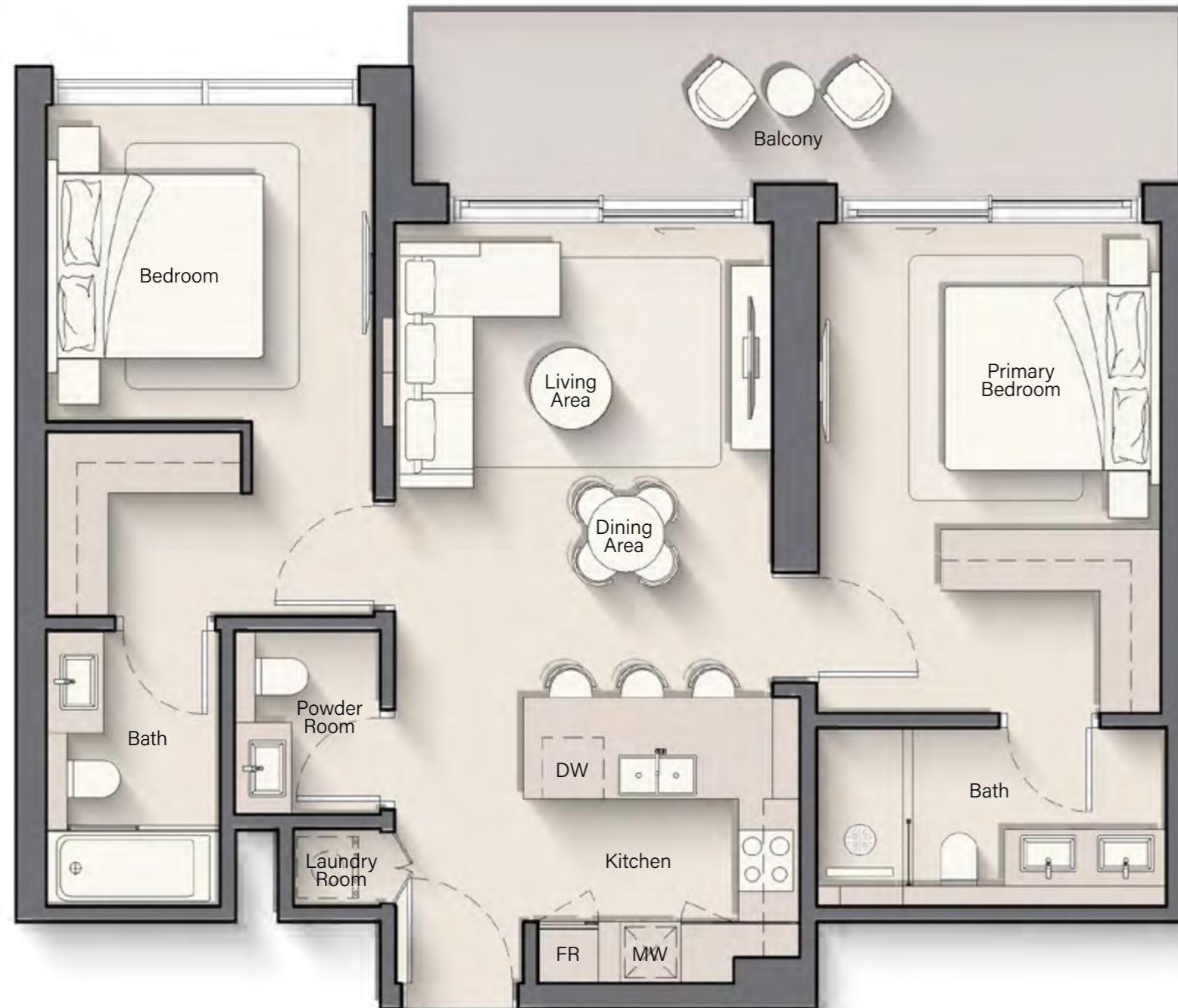
# 1-BEDROOM TYPE B



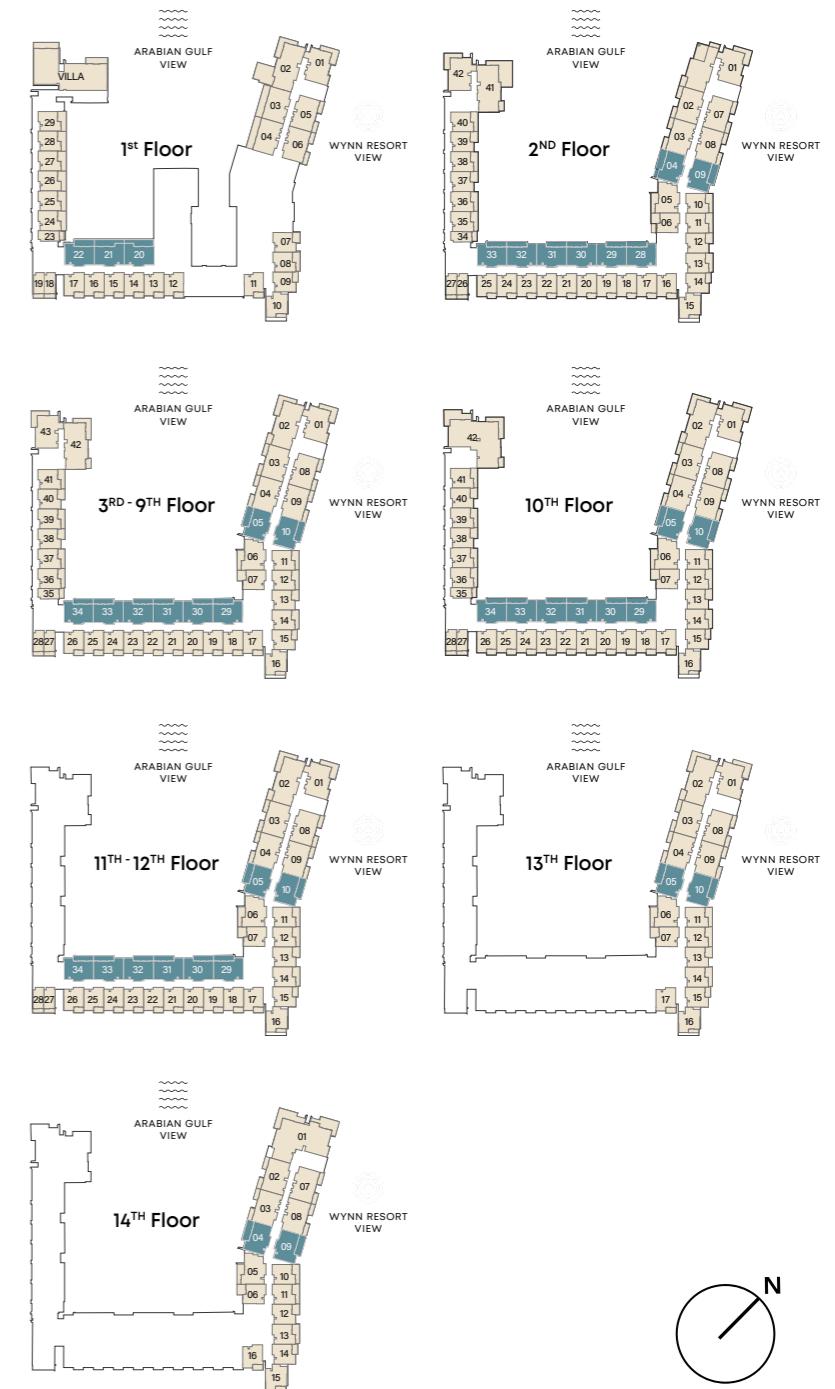
|                          |                      |
|--------------------------|----------------------|
| INTERNAL LIVING AREA     | 688.24 SQ. FT        |
| OUTDOOR LIVING AREA      | 70.61 SQ. FT         |
| <b>TOTAL LIVING AREA</b> | <b>758.86 SQ. FT</b> |



# 2-BEDROOM TYPE A



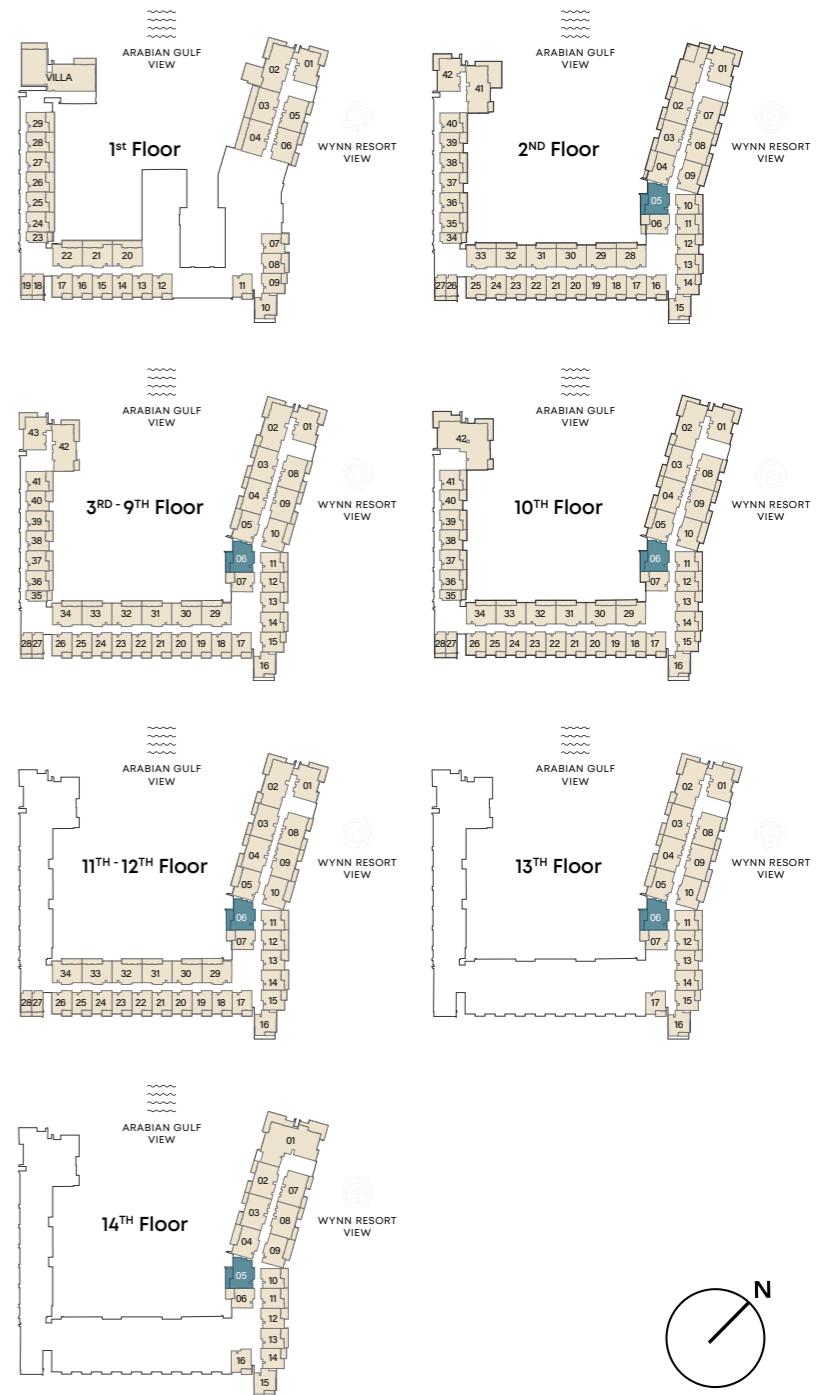
|                          |                       |
|--------------------------|-----------------------|
| INTERNAL LIVING AREA     | 905.68 SQ. FT         |
| OUTDOOR LIVING AREA      | 168.24 SQ. FT         |
| <b>TOTAL LIVING AREA</b> | <b>1073.92 SQ. FT</b> |



# 2-BEDROOM TYPE B



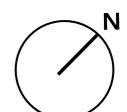
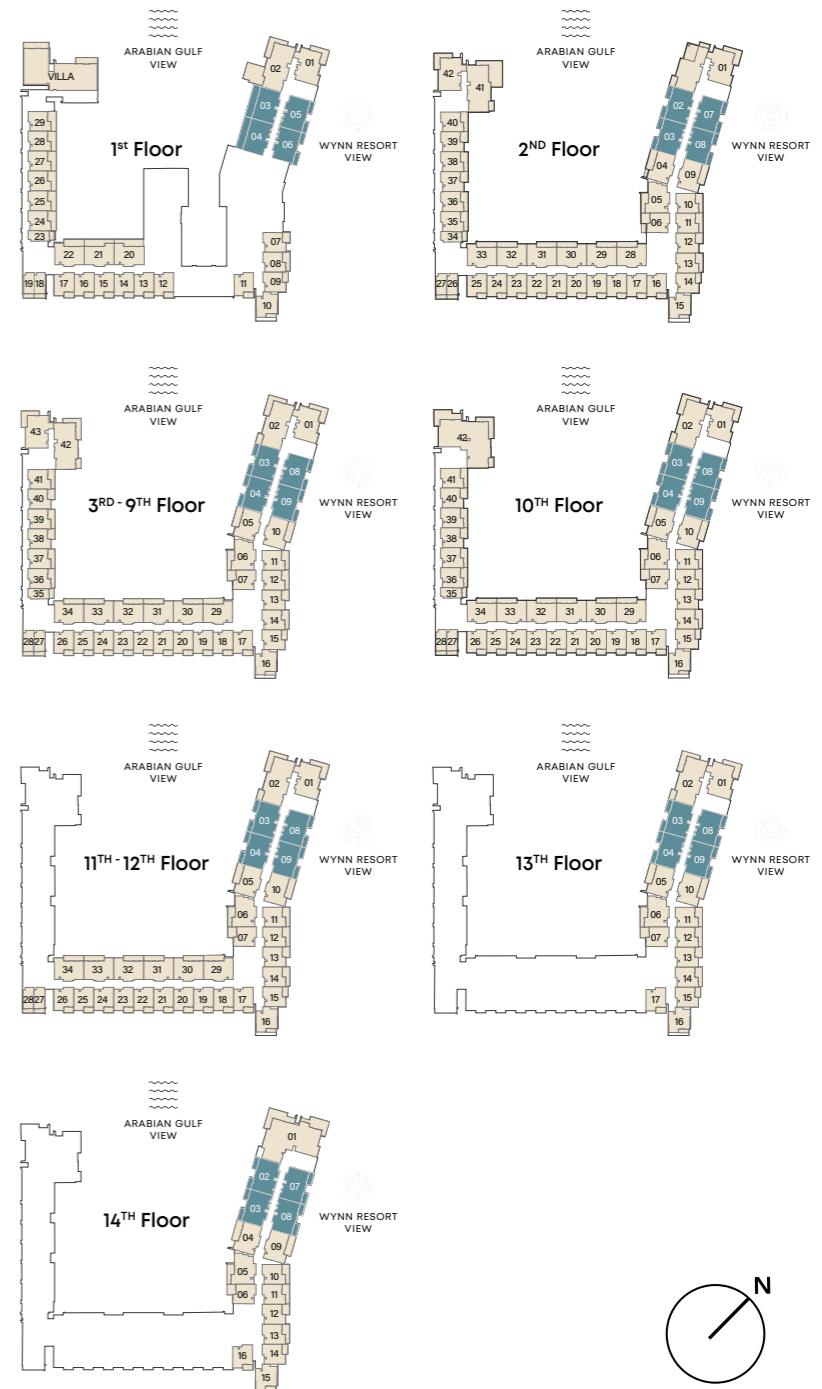
|                          |                       |
|--------------------------|-----------------------|
| INTERNAL LIVING AREA     | 939.47 SQ. FT         |
| OUTDOOR LIVING AREA      | 180.73 SQ. FT         |
| <b>TOTAL LIVING AREA</b> | <b>1120.20 SQ. FT</b> |



# 2-BEDROOM TYPE C



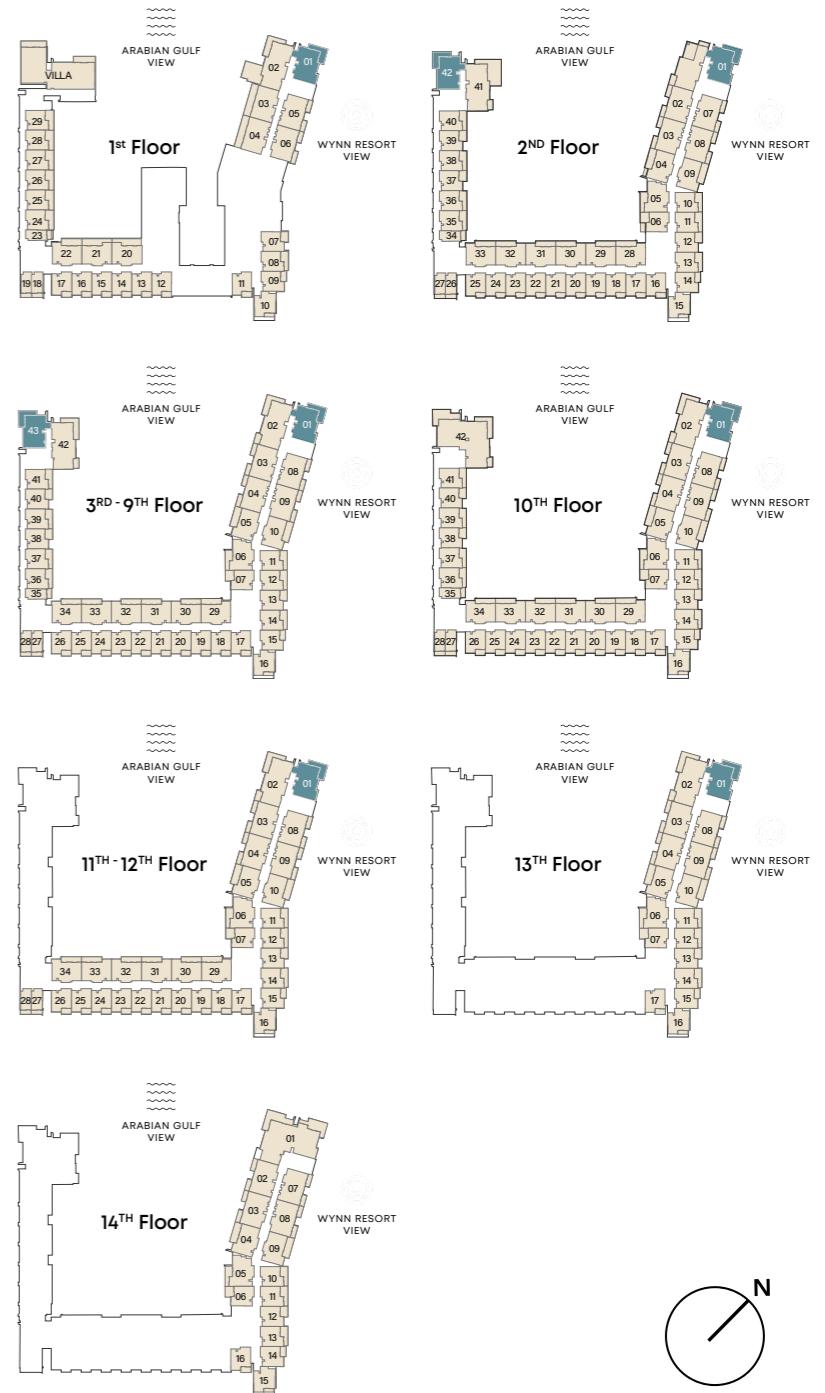
|                          |                       |
|--------------------------|-----------------------|
| INTERNAL LIVING AREA     | 1083.28 SQ. FT        |
| OUTDOOR LIVING AREA      | 167.27 SQ. FT         |
| <b>TOTAL LIVING AREA</b> | <b>1250.55 SQ. FT</b> |



# 2-BEDROOM TYPE D



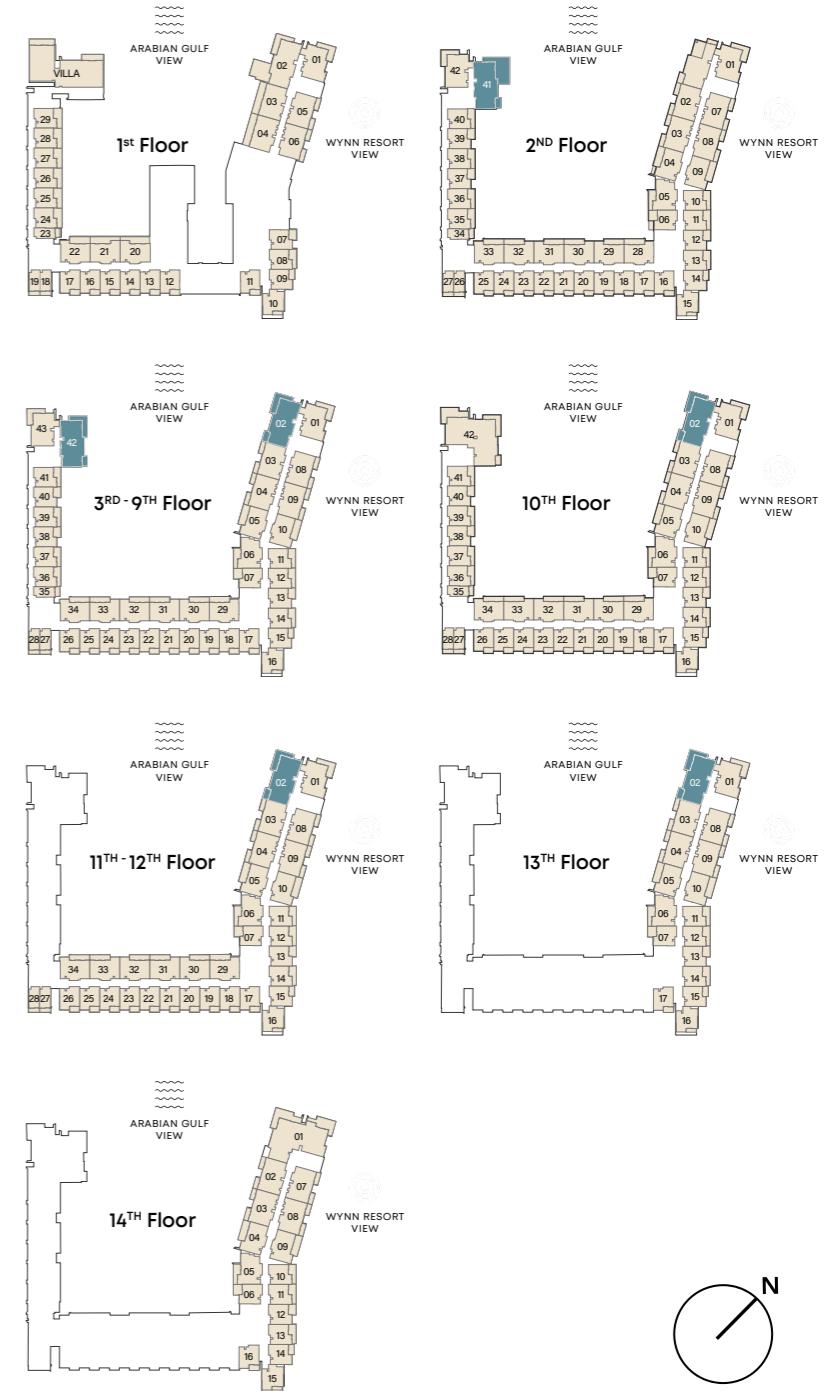
|                          |                       |
|--------------------------|-----------------------|
| INTERNAL LIVING AREA     | 1143.88 SQ. FT        |
| OUTDOOR LIVING AREA      | 237.88 SQ. FT         |
| <b>TOTAL LIVING AREA</b> | <b>1381.76 SQ. FT</b> |



# 3-BEDROOM TYPE A



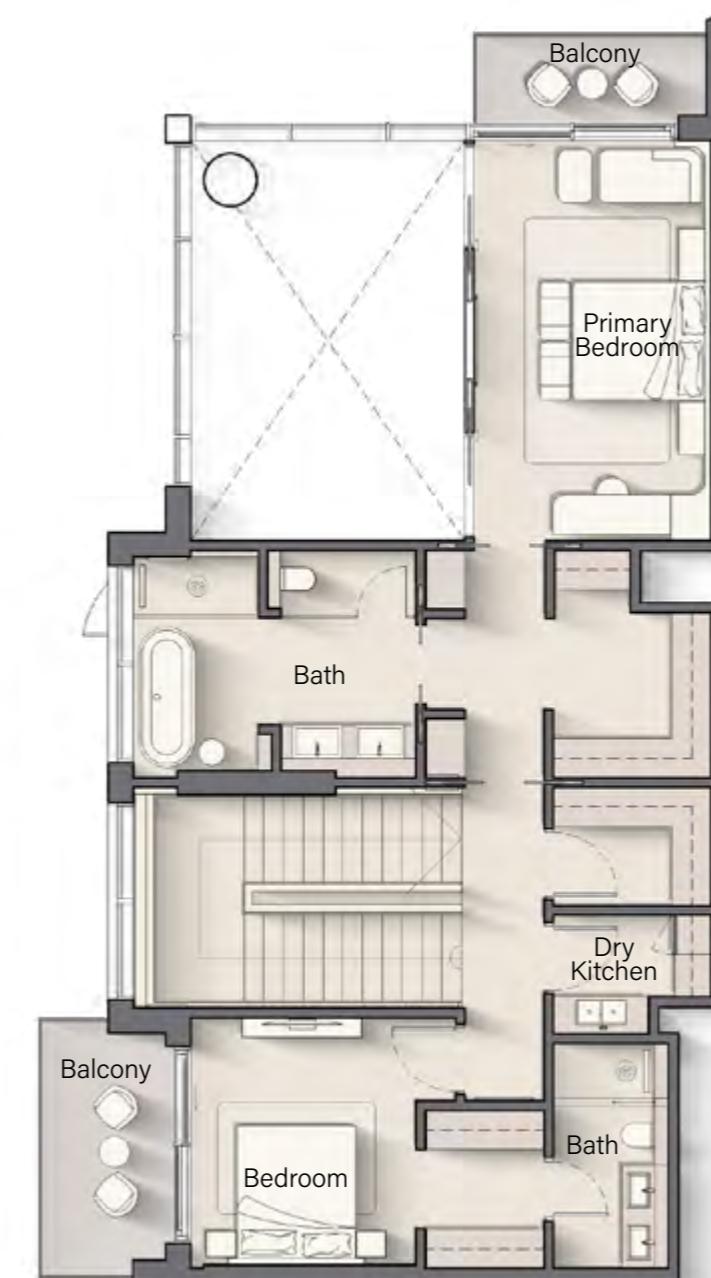
|                          |                       |
|--------------------------|-----------------------|
| INTERNAL LIVING AREA     | 1549.57 SQ. FT        |
| OUTDOOR LIVING AREA      | 356.93 SQ. FT         |
| <b>TOTAL LIVING AREA</b> | <b>1906.53 SQ. FT</b> |



# 3-BEDROOM DUPLEX

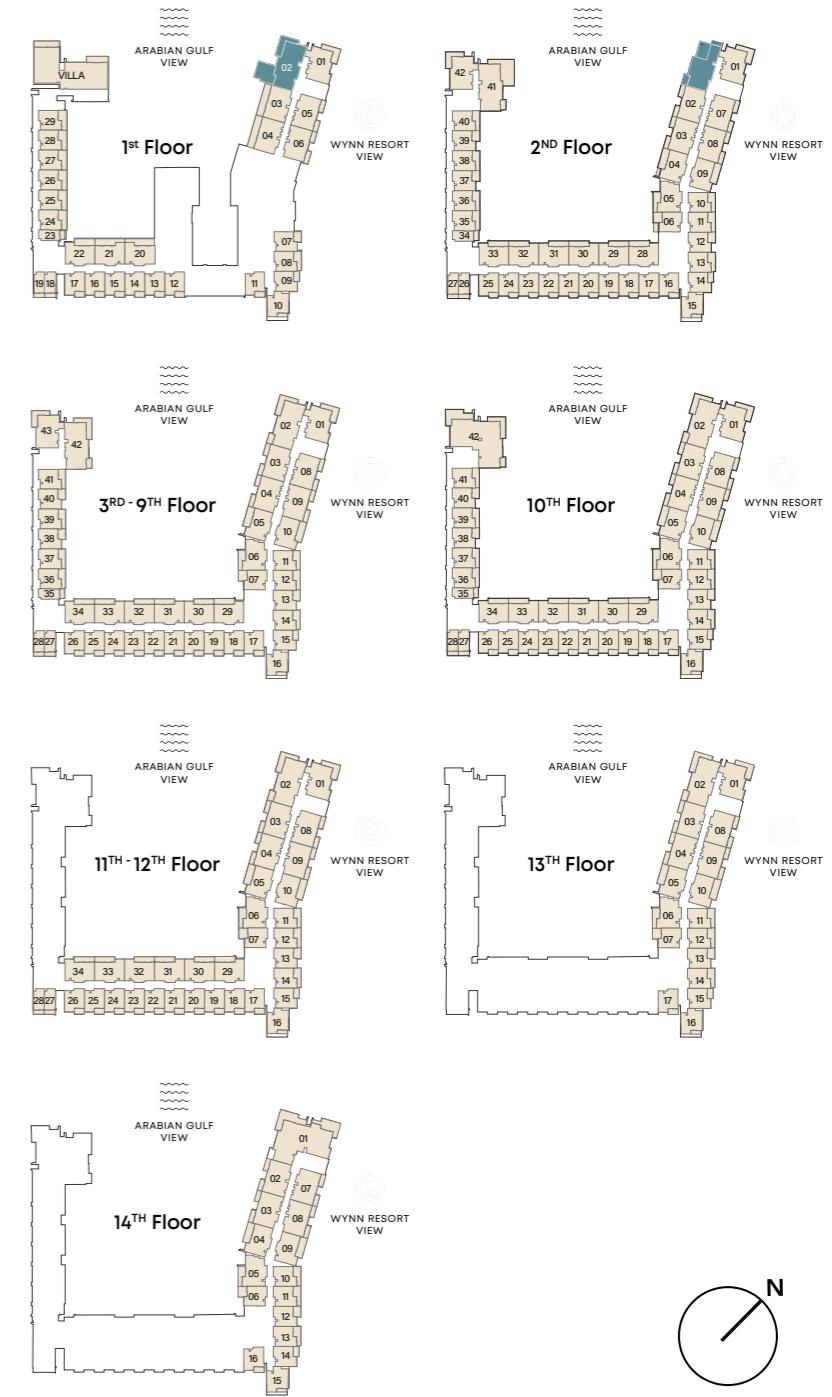


LOWER LEVEL



UPPER LEVEL

|                          |                       |
|--------------------------|-----------------------|
| INTERNAL LIVING AREA     | 2821.22 SQ. FT        |
| OUTDOOR LIVING AREA      | 957.34 SQ. FT         |
| <b>TOTAL LIVING AREA</b> | <b>3778.56 SQ. FT</b> |

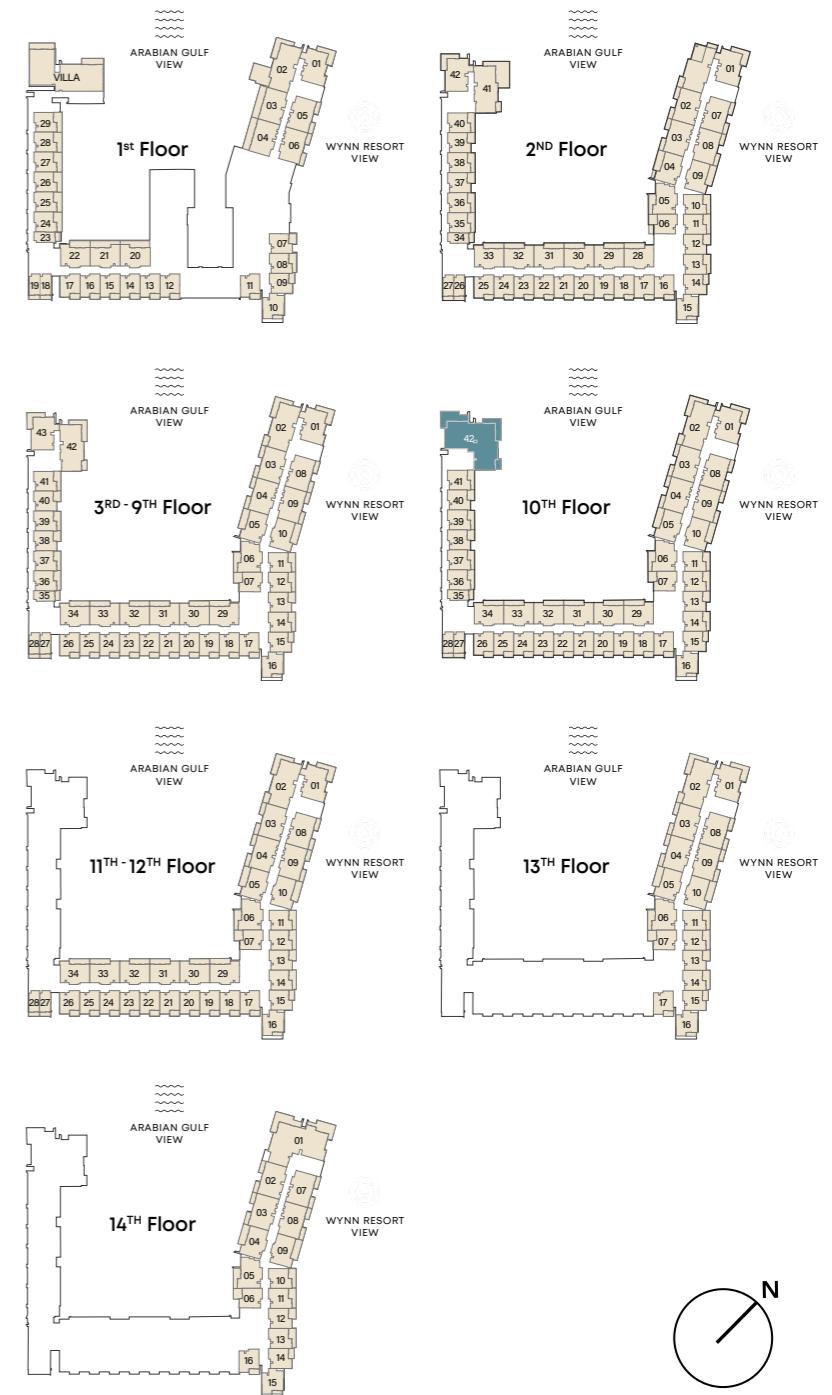


# PENTHOUSE

## TYPE A



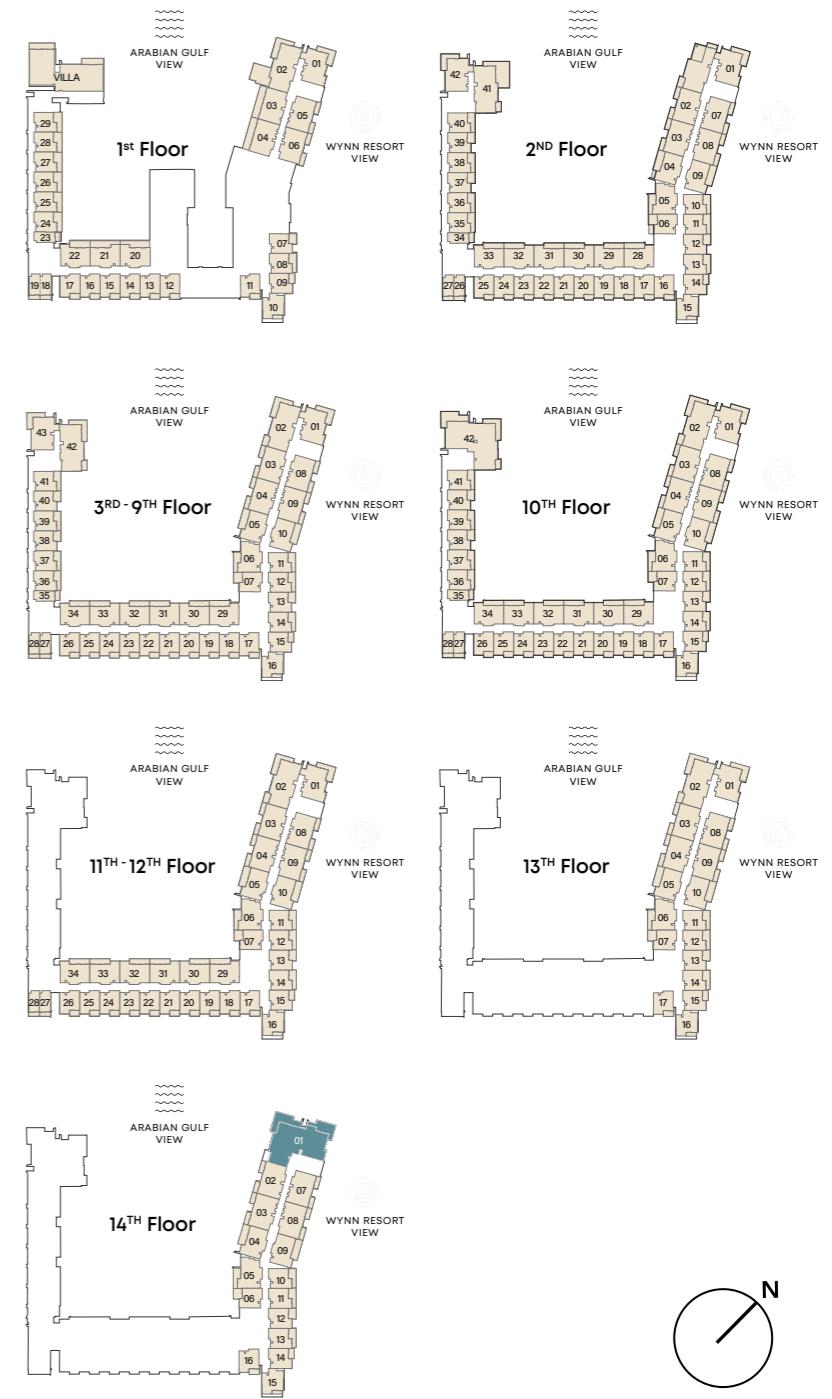
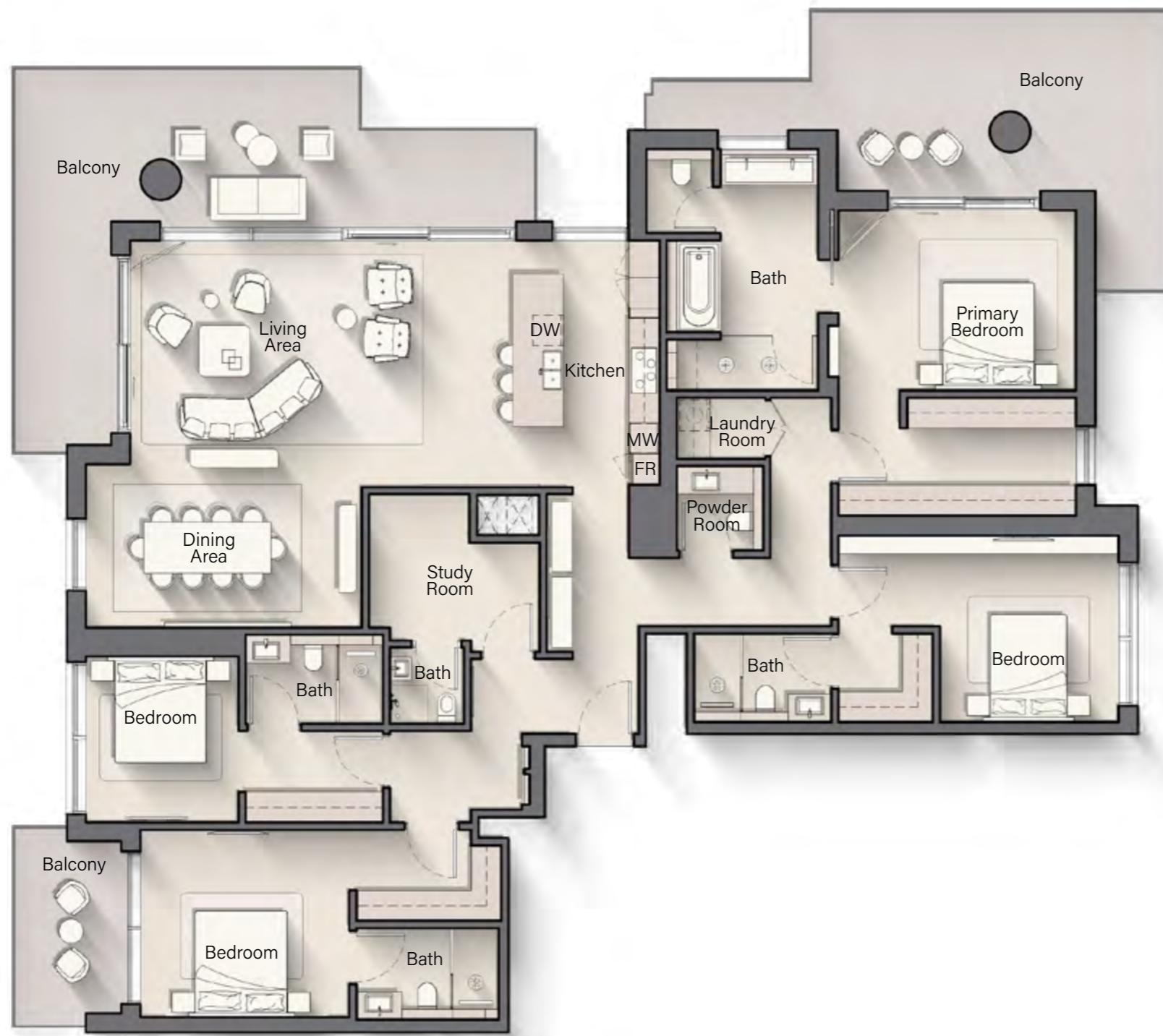
|                          |                       |
|--------------------------|-----------------------|
| INTERNAL LIVING AREA     | 2771.81 SQ. FT        |
| OUTDOOR LIVING AREA      | 778.55 SQ. FT         |
| <b>TOTAL LIVING AREA</b> | <b>3550.37 SQ. FT</b> |



# PENTHOUSE

## TYPE B

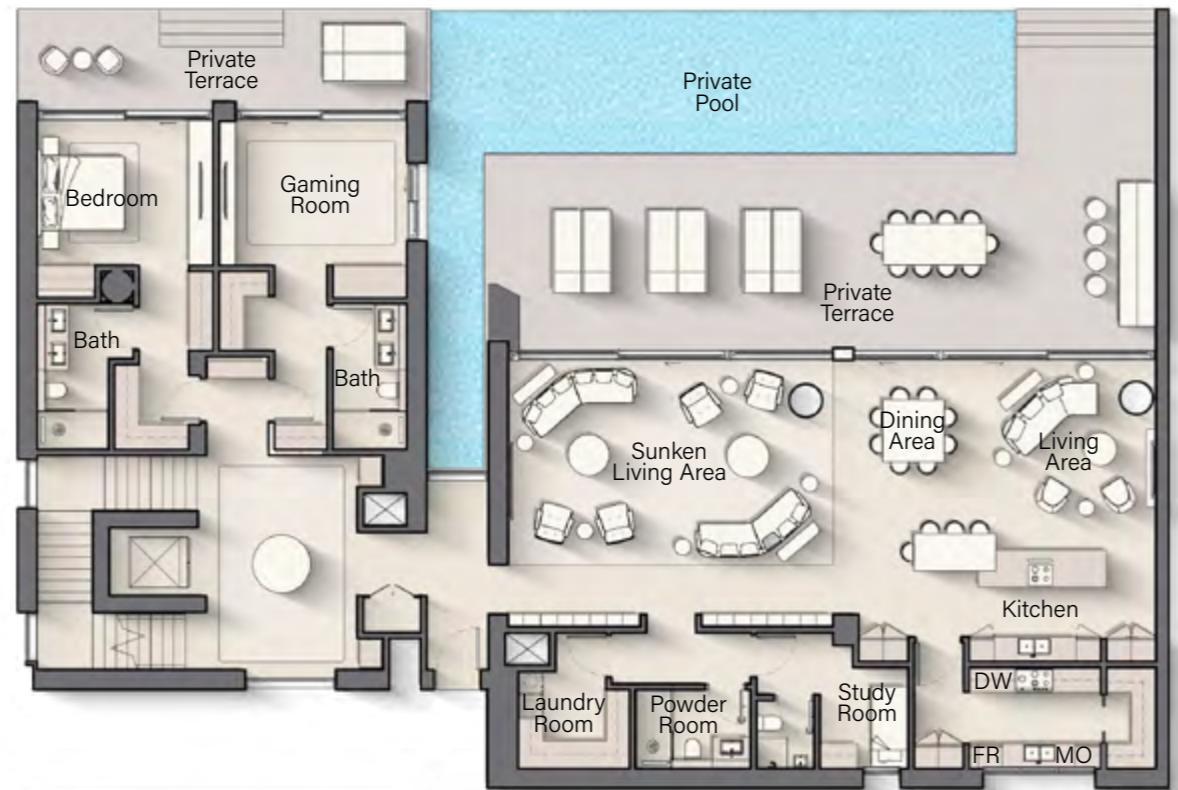
|                          |                       |
|--------------------------|-----------------------|
| INTERNAL LIVING AREA     | 2648.57 SQ. FT        |
| OUTDOOR LIVING AREA      | 810.52 SQ. FT         |
| <b>TOTAL LIVING AREA</b> | <b>3459.09 SQ. FT</b> |



# THE VILLA

B + G + 1

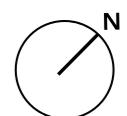
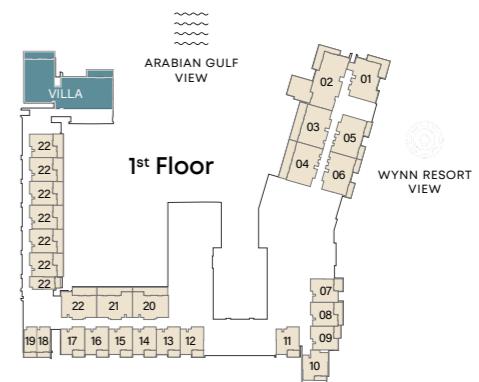
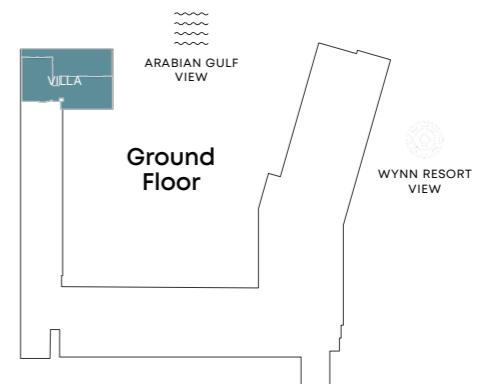
LOWER LEVEL



UPPER LEVEL



|                          |                       |
|--------------------------|-----------------------|
| INTERNAL LIVING AREA     | 6392.15 SQ. FT        |
| OUTDOOR LIVING AREA      | 2281.63 SQ. FT        |
| <b>TOTAL LIVING AREA</b> | <b>8673.77 SQ. FT</b> |



# PAYMENT PLAN

**20%**

AT THE TIME OF BOOKING  
+ AED 3,000 RERA  
REGISTRATION FEE

**10%**

90 DAYS AFTER THE  
RESERVATION DATE

**10%**

180 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

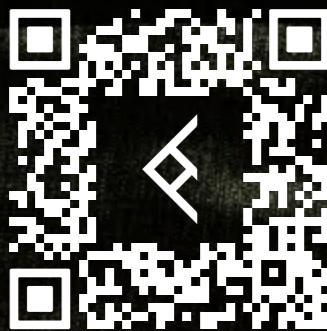
**40%**

ON COMPLETION\*

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

# PROJECT INTERACTIVE APP

To navigate the project interactive web page of Playa Del Sol, click **HERE** or scan the QR code:



SCAN THE QR CODE





800 8288  
[info@ellingtongroup.com](mailto:info@ellingtongroup.com)

ELLINGTON PROPERTIES.AE

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