

ELLINGTON
PROPERTIES

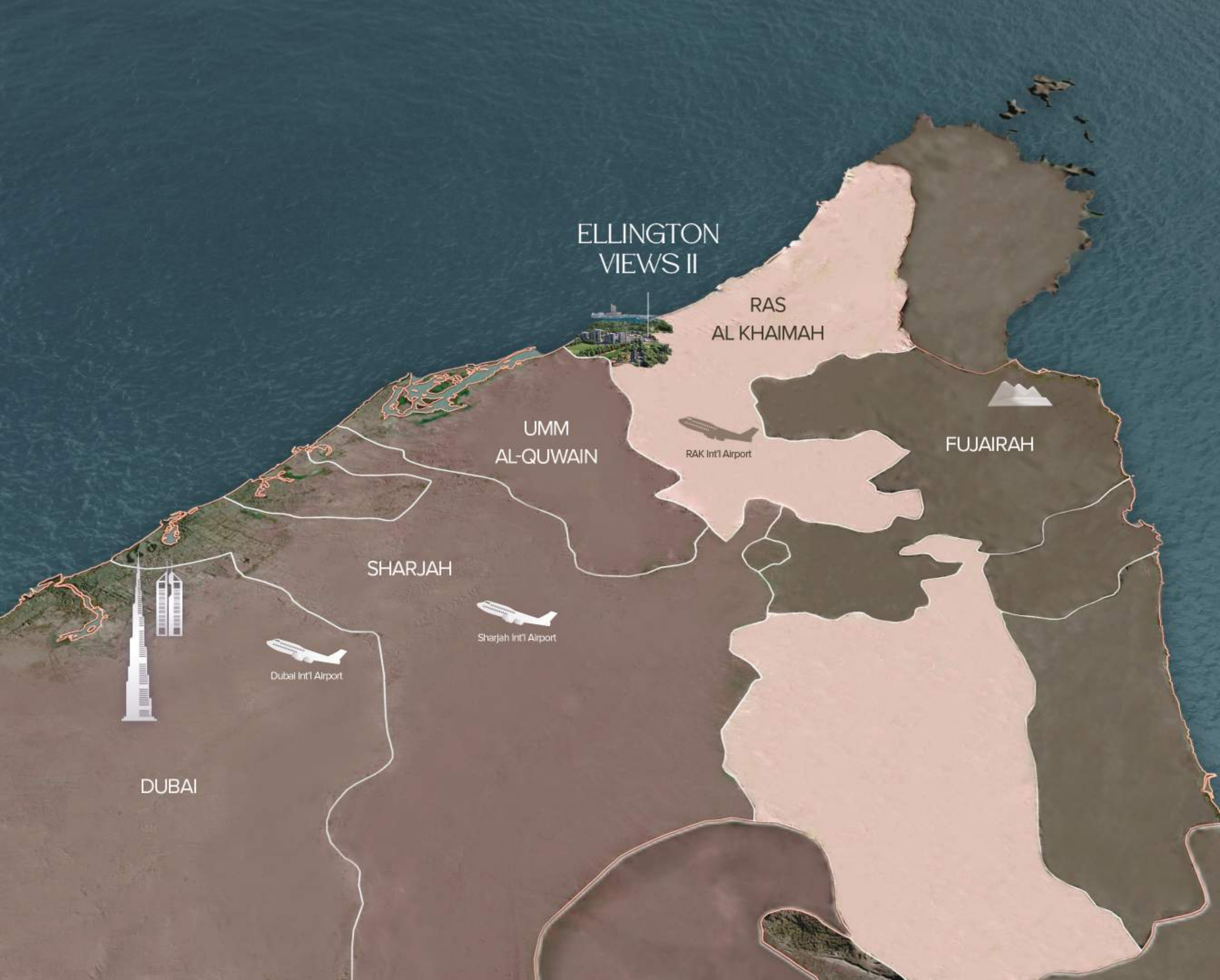
ELLINGTON
VIEWS II

PROJECT BRIEF

WELCOME TO
ELLINGTON
VIEWS II



Driving Distance



ELLINGTON
VIEWS II

RAS
AL KHAIMAH

UMM
AL-QUWAIN

FUJAIRAH

SHARJAH

DUBAI

RAK Int'l Airport

Sharjah Int'l Airport

Dubai Int'l Airport

Al Hamra

Site Location



ELLINGTON
VIEWS II

AL HAMRA
WATERFRONT

CLUBHOUSE AND
SAILING ACADEMY

THE RITZ CARLTON,
AL HAMRA BEACH

AL HAMRA GOLF CLUB

SOFITEL AL HAMRA
BEACH RESORT

AL HAMRA
RESIDENCE HOTEL

AL HAMRA
GOLF COURSE

THE WALDORF
ASTORIA

AL HAMRA MALL

MAIN VIEWS

One of the standout features of Ellington Views is its spectacular vantage point, providing residents with sweeping views of the lush green fairways of the adjacent Al Hamra golf course on one side and Al Hamra Marina & Yacht Club, Marjan Island on the other.

BEACH VIEW

CANAL VIEW

GOLF COURSE
VIEW



OWNERSHIP

Freehold

PARKING SPACE

Studio, 1 and 2-bed: 1 parking space
 3-bed: 2 parking spaces

ANTICIPATED COMPLETION DATE

Q1 2027

ELEVATORS

4 passenger elevators
 2 service elevators

ANTICIPATED SERVICE CHARGE

AED 14 per sq. ft.



SIZE RANGE PER
UNIT TYPE

EAST TOWER

STUDIO

From 465 sq. ft to 523 sq. ft

1 BEDROOM

From 933 sq. ft to 2,425 sq. ft

2 BEDROOM

From 1,402 sq. ft to 2,718 sq. ft

3 BEDROOM

From 2,271 sq. ft to 3,392 sq. ft

WEST TOWER

STUDIO

From 455 sq. ft

1 BEDROOM

From 1,108 sq. ft to 1,121 sq. ft

2 BEDROOM

From 1,401 sq. ft to 2,656 sq. ft

NUMBER OF UNITS
PER TYPE

EAST TOWER

STUDIO = 41 units

1 BEDROOM = 76 units

2 BEDROOM = 37 units

3 BEDROOM = 18 units

WEST TOWER

STUDIO = 8 units

1 BEDROOM = 17 units

2 BEDROOM = 40 units

GROUND FLOOR

Amenities

This space exudes a sense of grand arrival
reminiscent of a high-end hotel

Drop-off
Area

ELLINGTON
VIEWS II
WEST TOWER

ELLINGTON
VIEWS II
EAST TOWER



ELLINGTON
VIEWS II
EAST TOWER

A captivating blend of modern
elegance and nature-inspired design

Lobby
Area



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 PEDESTRIAN WALKWAY

10 RESIDENTS ACCESS TO PAVILION

11 PAVILION ENTRANCE

12 PAVILION RECEPTION

13 REFRESHMENT BAR

14 LOUNGE AREAS

15 OUTDOOR SEATING

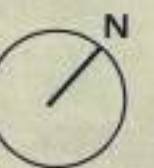
16 CARAVAN STATION

17 GOLF CART PARKING

18 BEACH ACCESS

19 BICYCLE PARKING

20 RESIDENTS PARKING



A serene and comfortable lounge where residents
can relax and soak in the tranquil atmosphere.

Beach Pavilion







Beach
Access

Beach Club
Pool





Mini-
Golf

First Floor

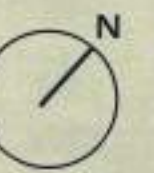
Amenities Plan



- 1 INFINITY BEACH POOL
- 2 SAND BEACH
- 3 POOL SUN LOUNGERS
- 4 CABANAS
- 5 KIDS SPLASH PAD

- 6 MULTI-PURPOSE SPACE
- 7 MINI-GOLF
- 8 OUTDOOR FIRE PIT
- 9 BARBEQUE AREA
- 10 FITNESS STUDIO

- 11 YOGA AREA
- 12 FEMALE CHANGE ROOM
- 13 MALE CHANGE ROOM
- 14 LIFT LOBBY





ELLINGTON
PROPERTIES

Cinema
Room

Indoor
Golf Simulator



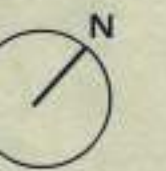
8TH Floor Amenities Plan



- 1 GOLF SIMULATOR
- 2 LOUNGE AREA

- 3 GAMES AREA
- 4 CINEMA ROOM

- 5 LIFT LOBBY





Club Lounge

Apartments



A harmonious blend of sophistication,
comfort, and functionality.

Living
Area



Custom cabinets, sintered stone counters, and high-end European appliances, serving as the home's centerpiece. *Kitchen*



Own generous outdoor balconies offer private, sunlit retreats.

Bedroom



Bathroom



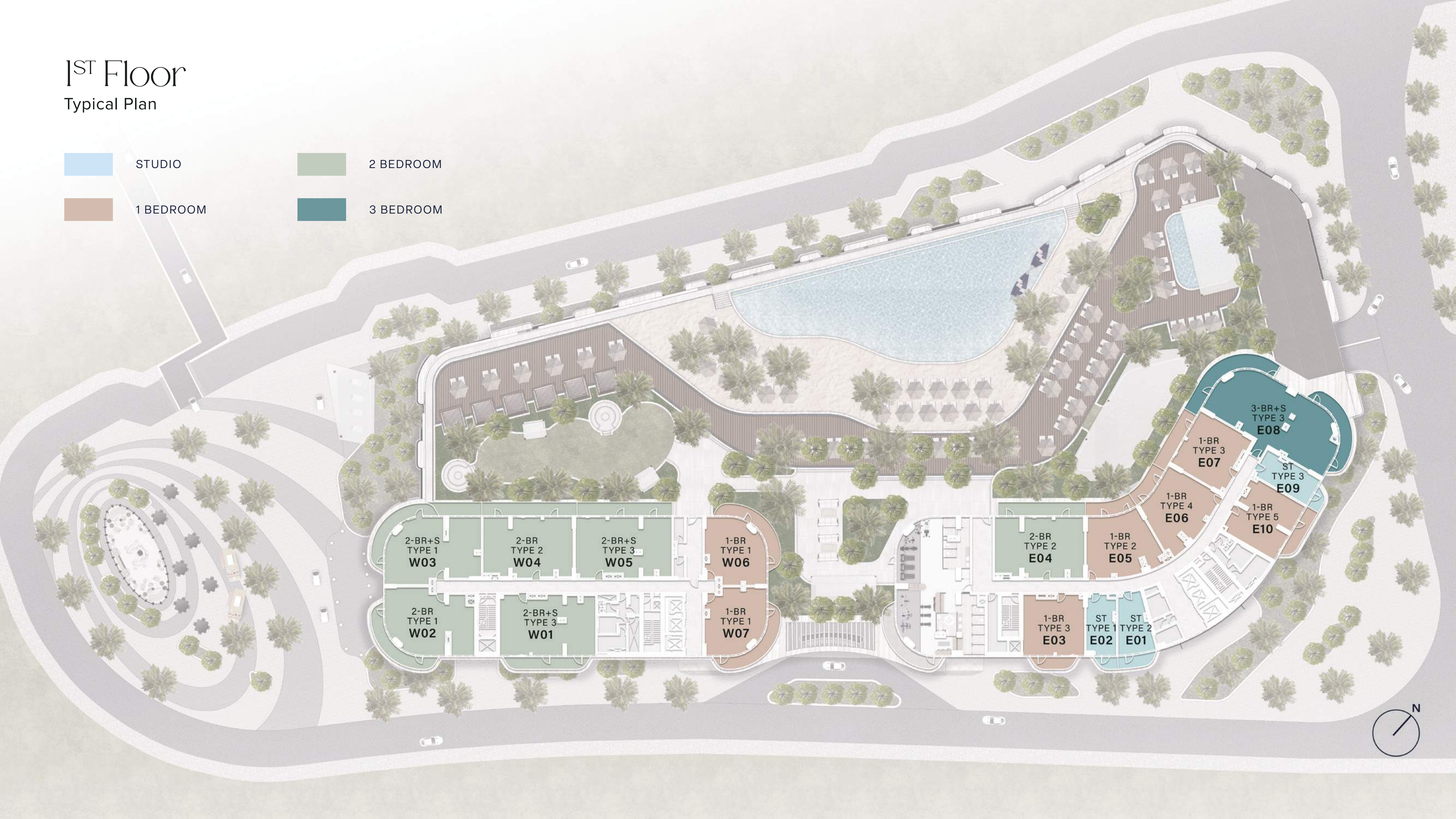
Powder Room

/Typical Floor Plans

1ST Floor

Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM



2ND-7TH Floor

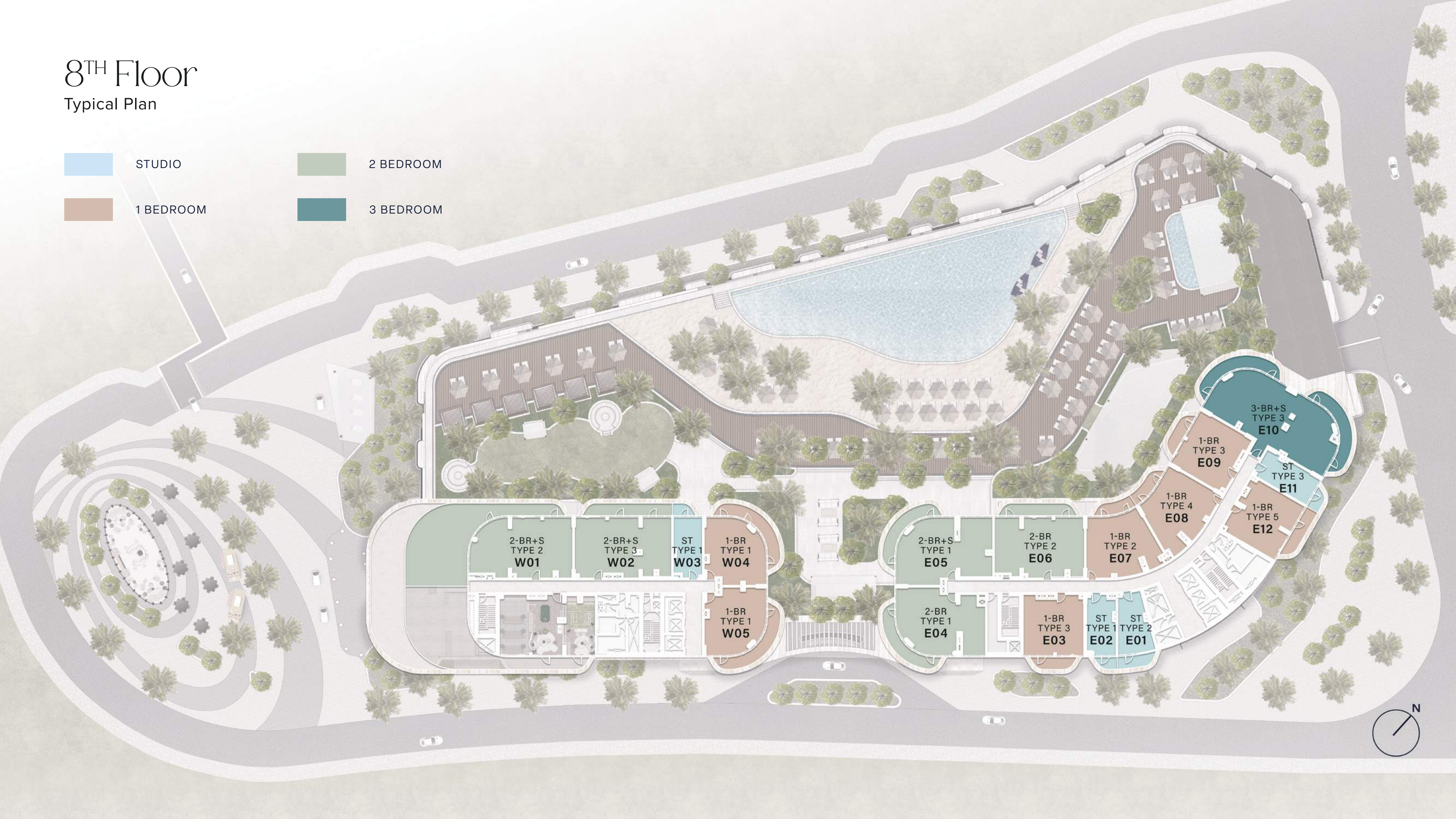
Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM



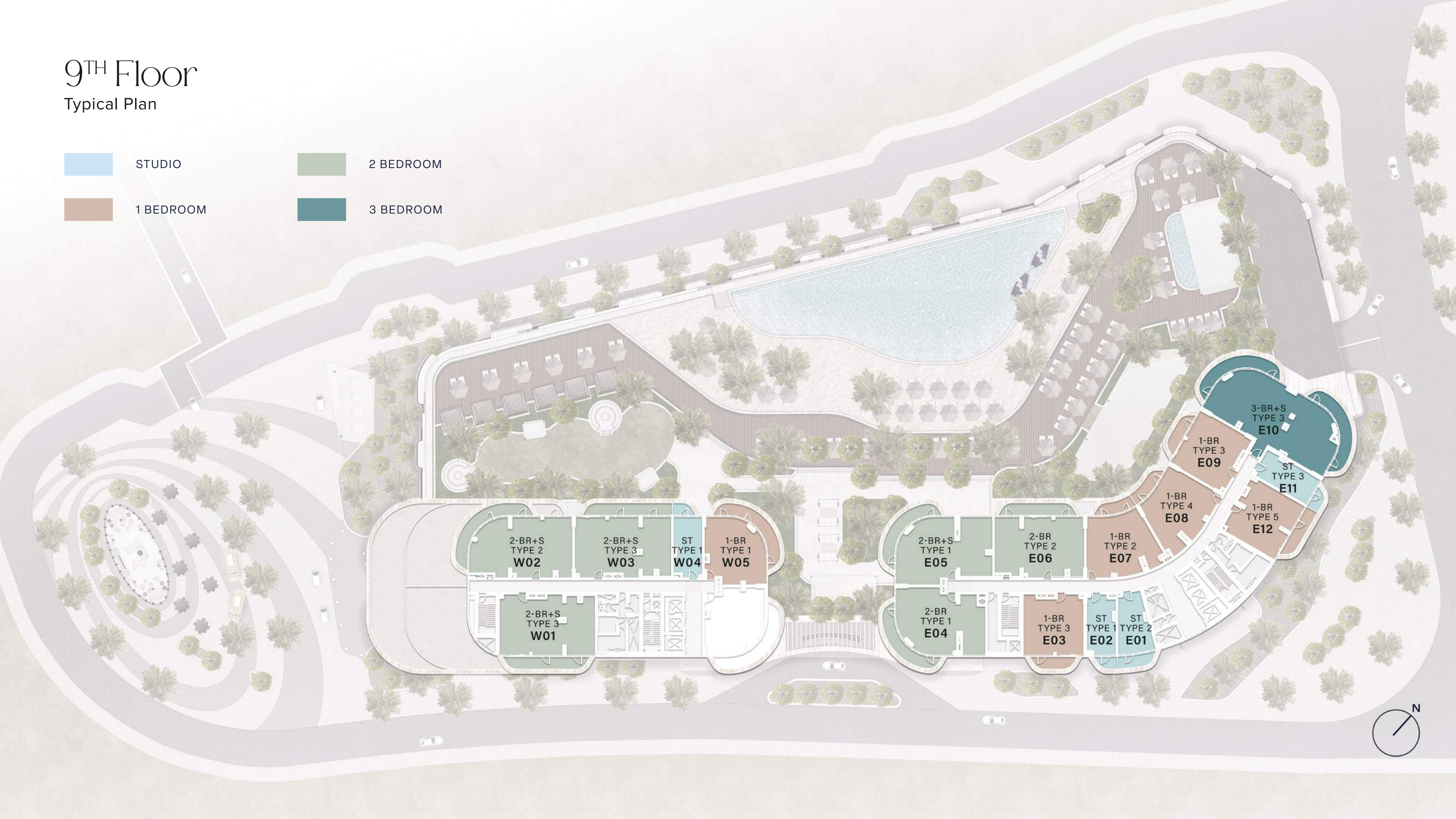
8TH Floor Typical Plan

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



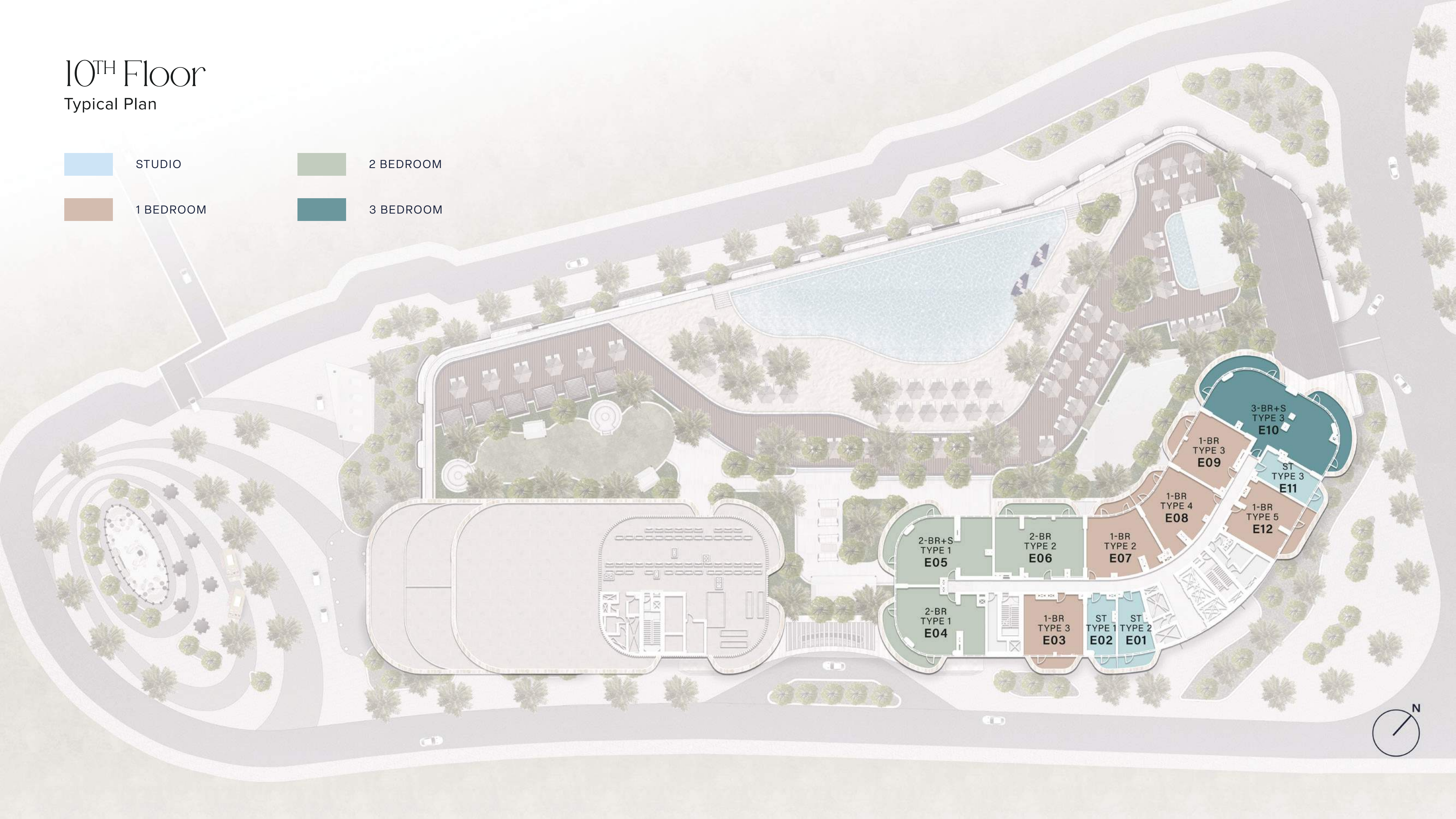
9TH Floor Typical Plan

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



10TH Floor Typical Plan

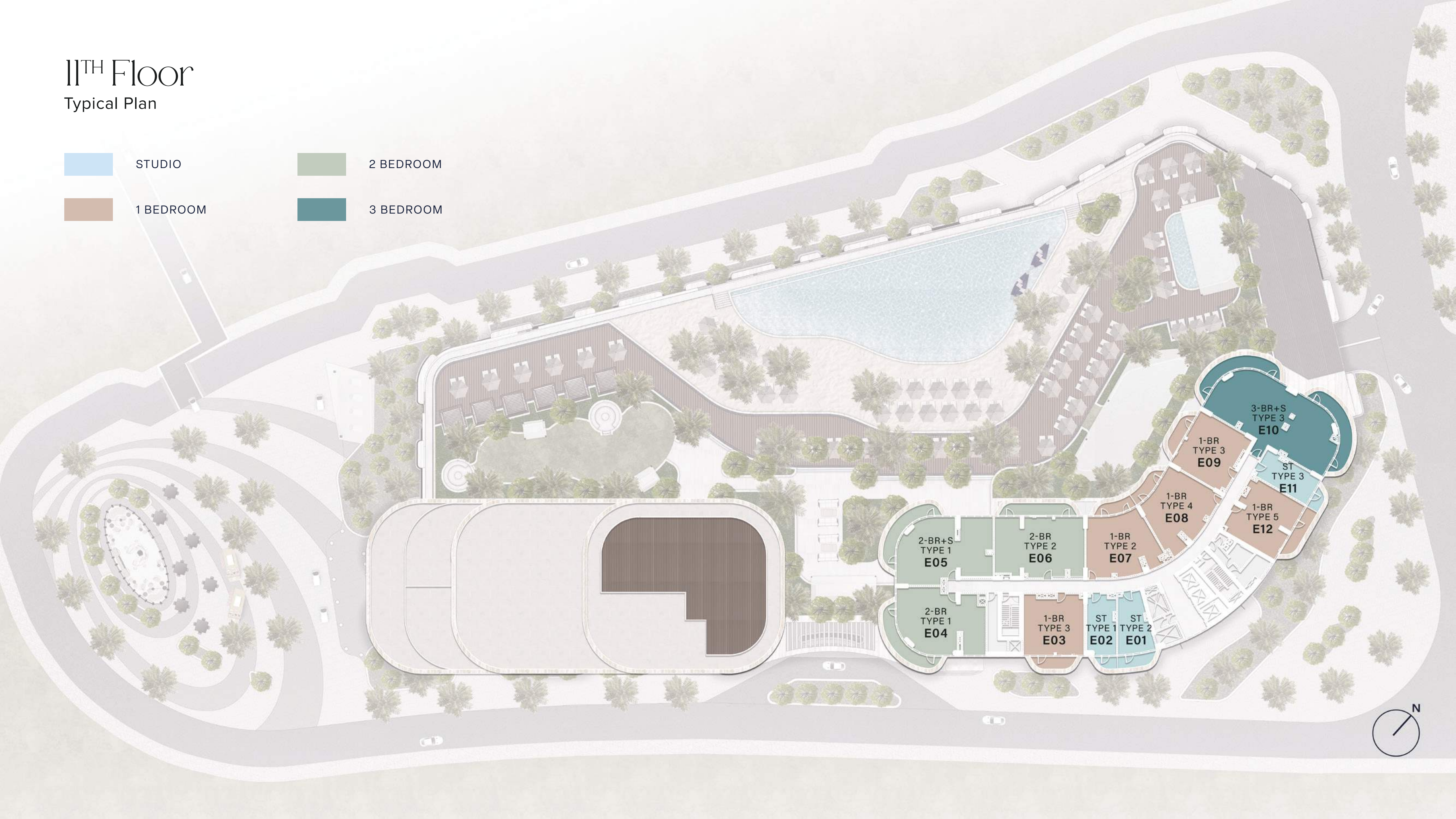
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



11TH Floor

Typical Plan

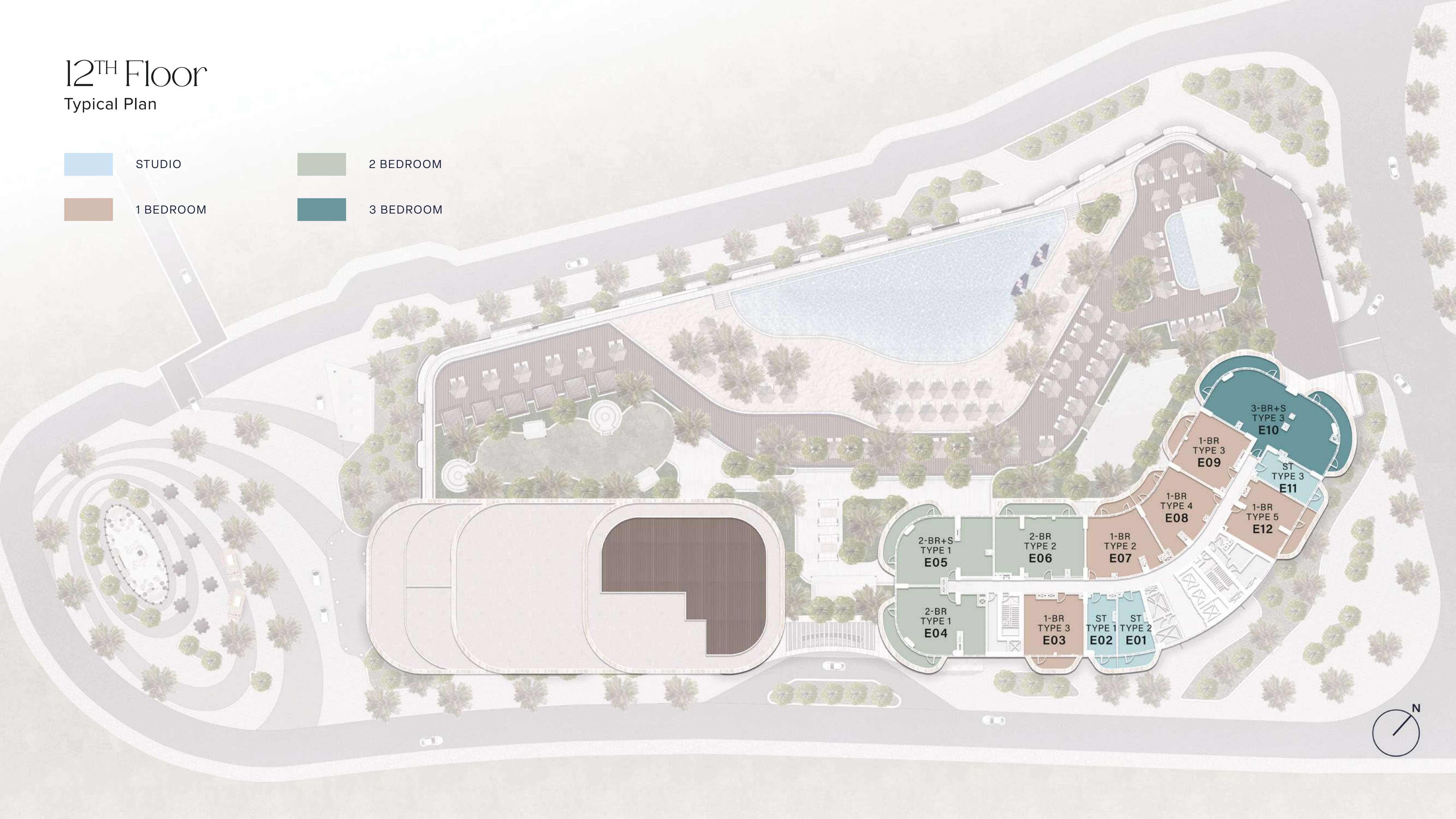
- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM



12TH Floor

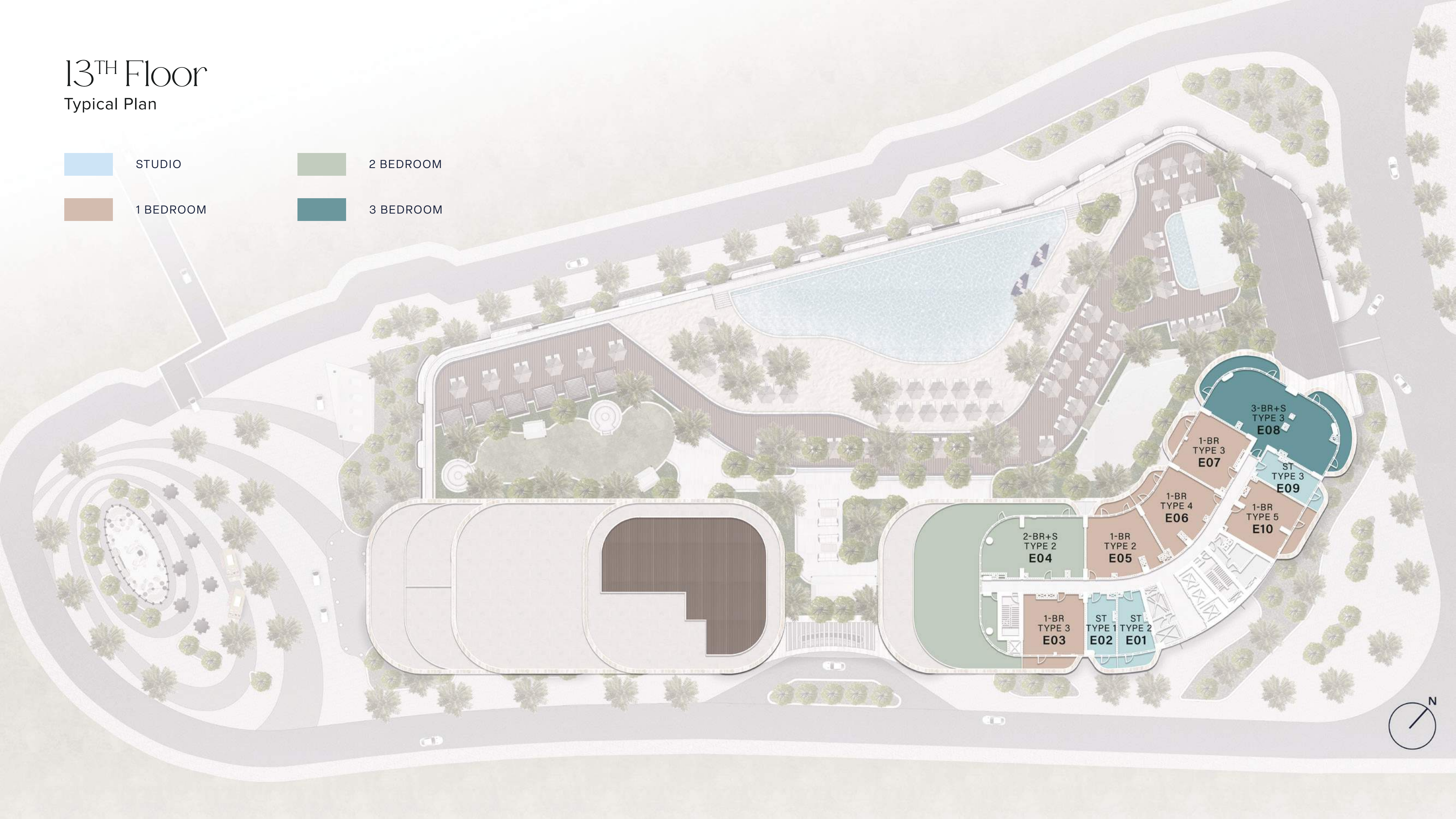
Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM



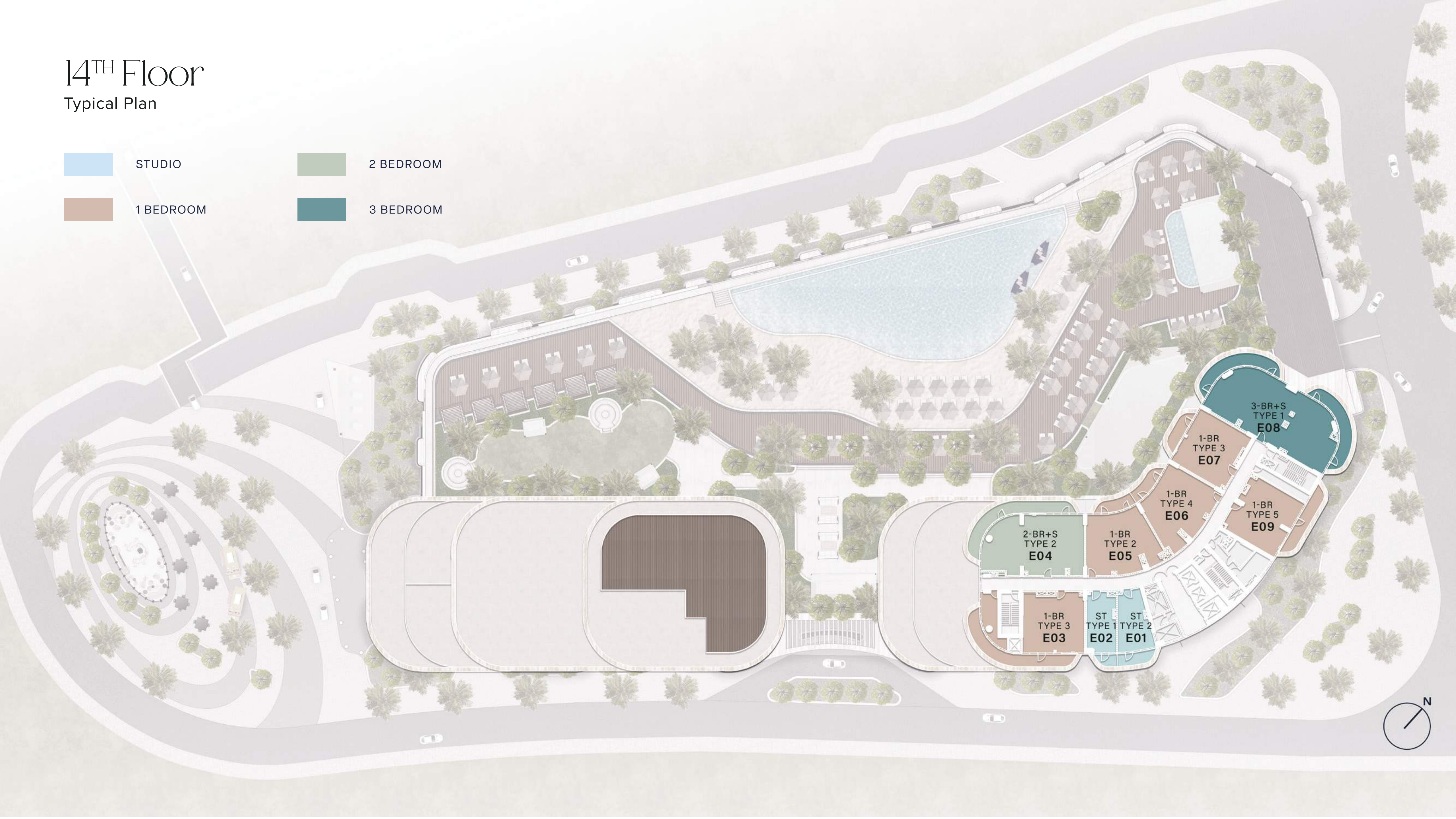
13TH Floor Typical Plan

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



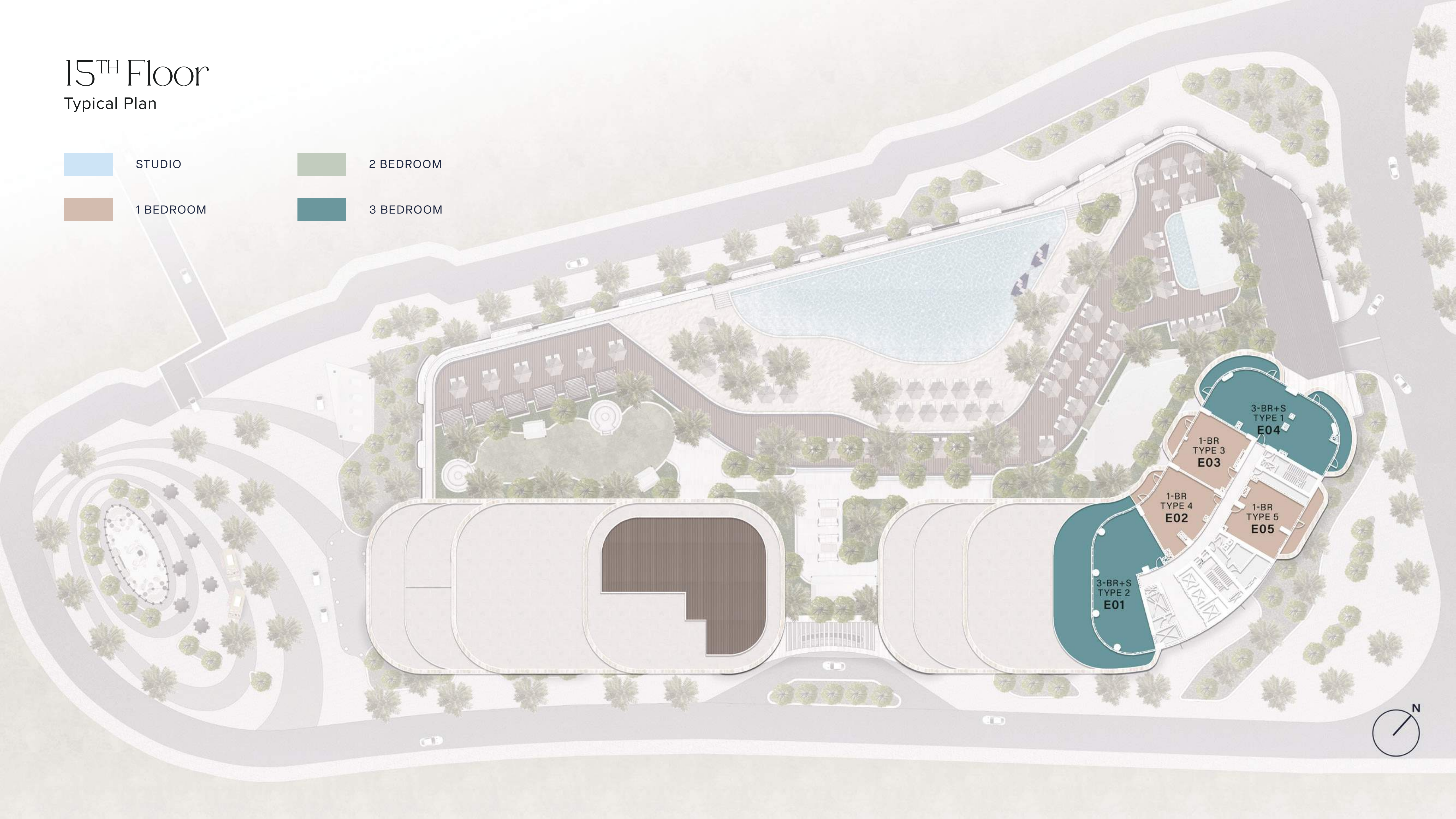
14TH Floor Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM



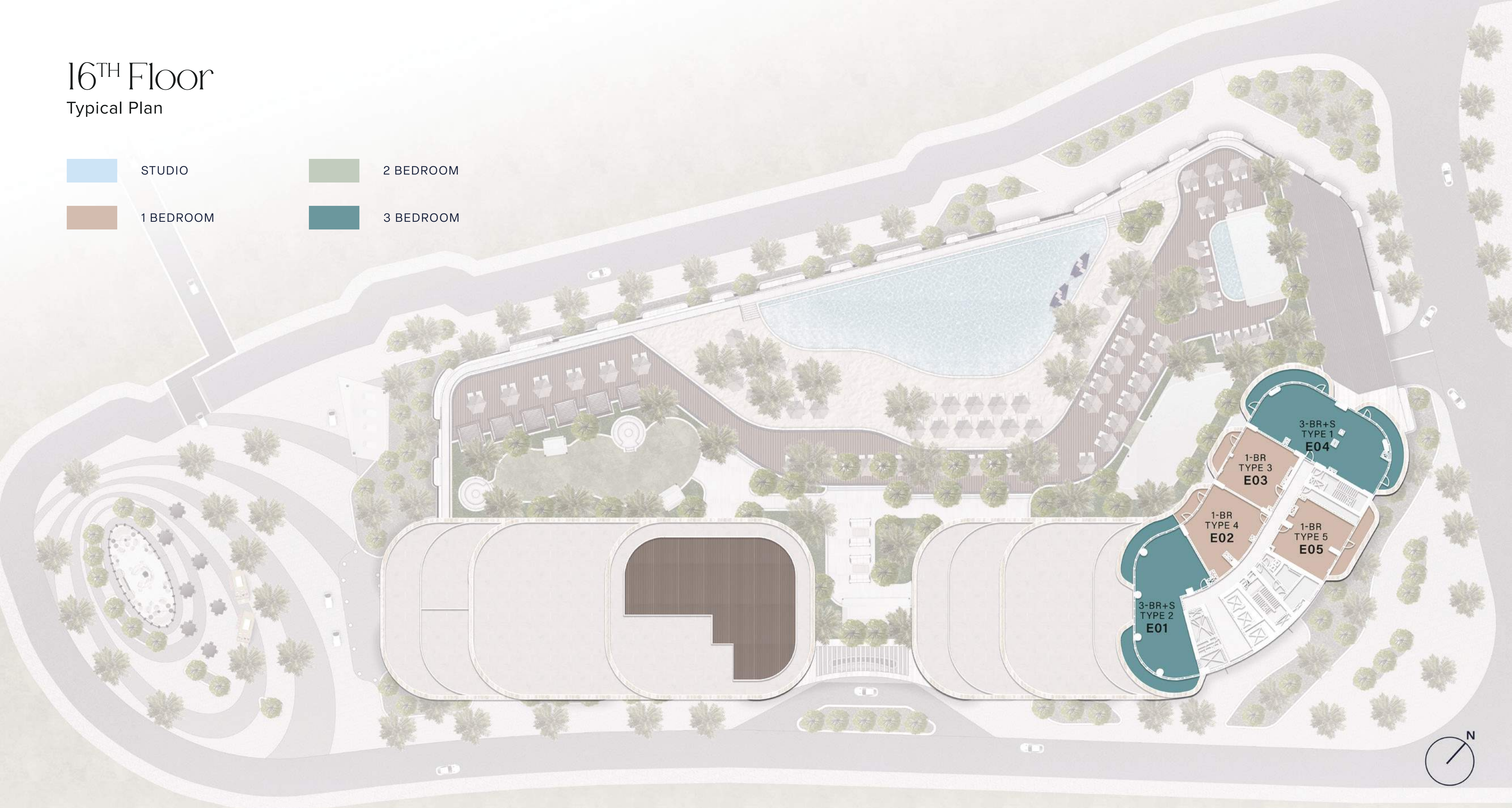
15TH Floor Typical Plan

- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM



16TH Floor Typical Plan

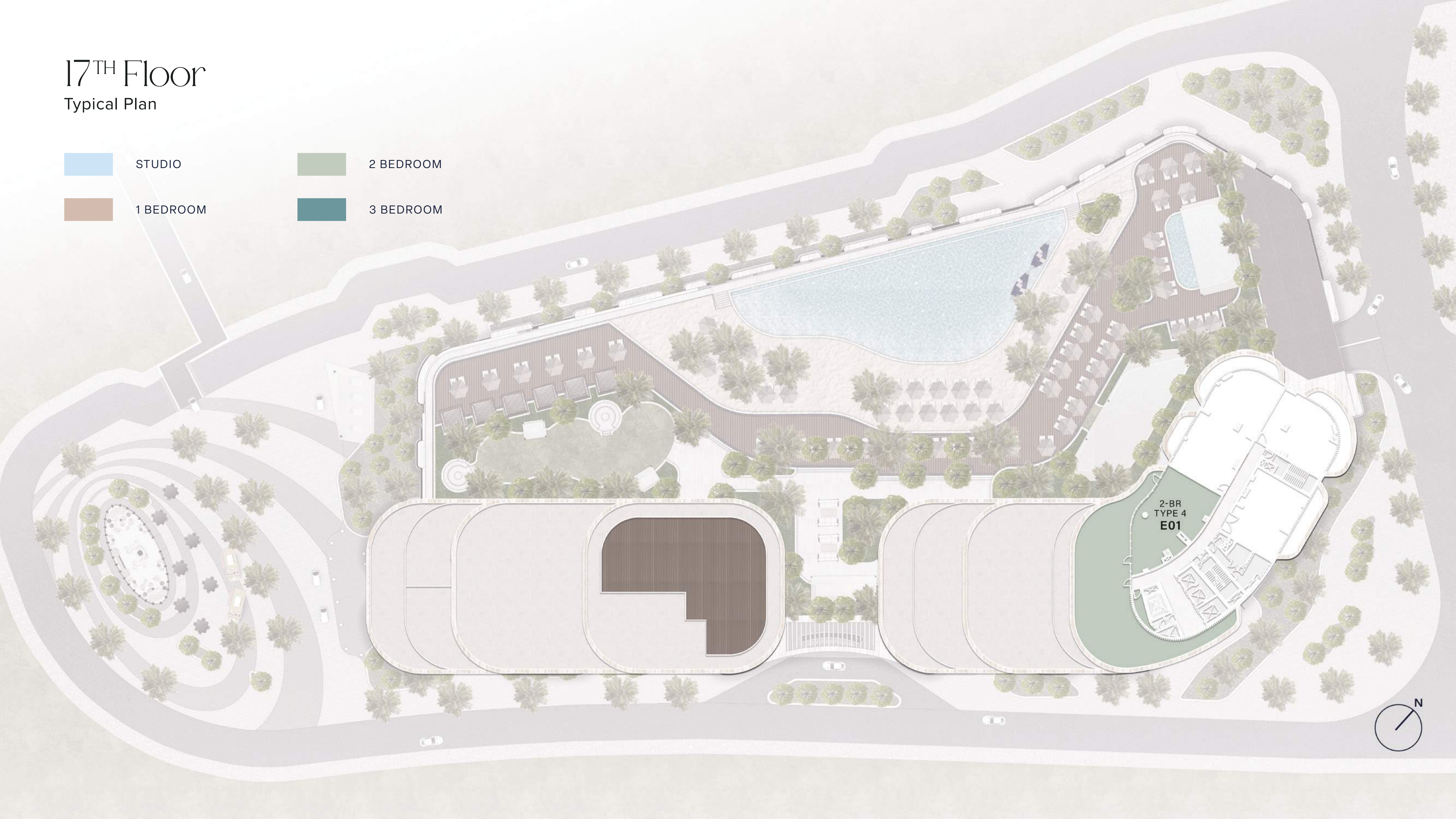
-  STUDIO
-  2 BEDROOM
-  1 BEDROOM
-  3 BEDROOM



17TH Floor

Typical Plan

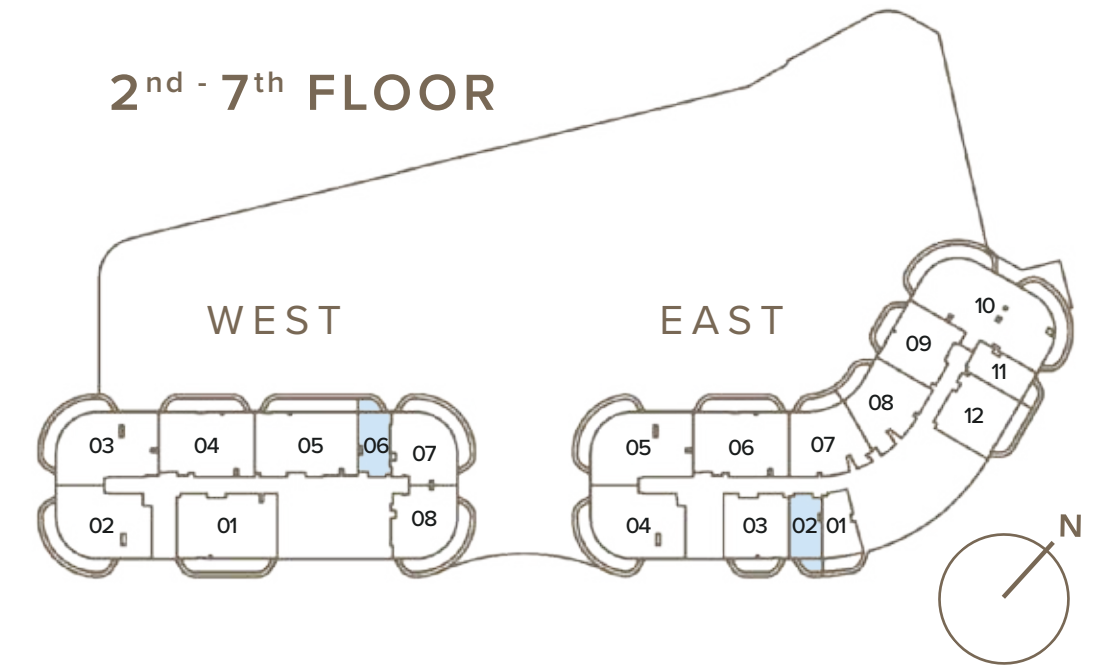
- STUDIO
- 2 BEDROOM
- 1 BEDROOM
- 3 BEDROOM



/Floor Plans



S T U D I O
T Y P E 1



1st FLOOR
E102

2nd - 7th FLOOR
W206 E202

8th FLOOR
W803 E802

9th FLOOR
W904 E904

10th FLOOR
E1002

11th FLOOR
E1102

12th FLOOR
E1202

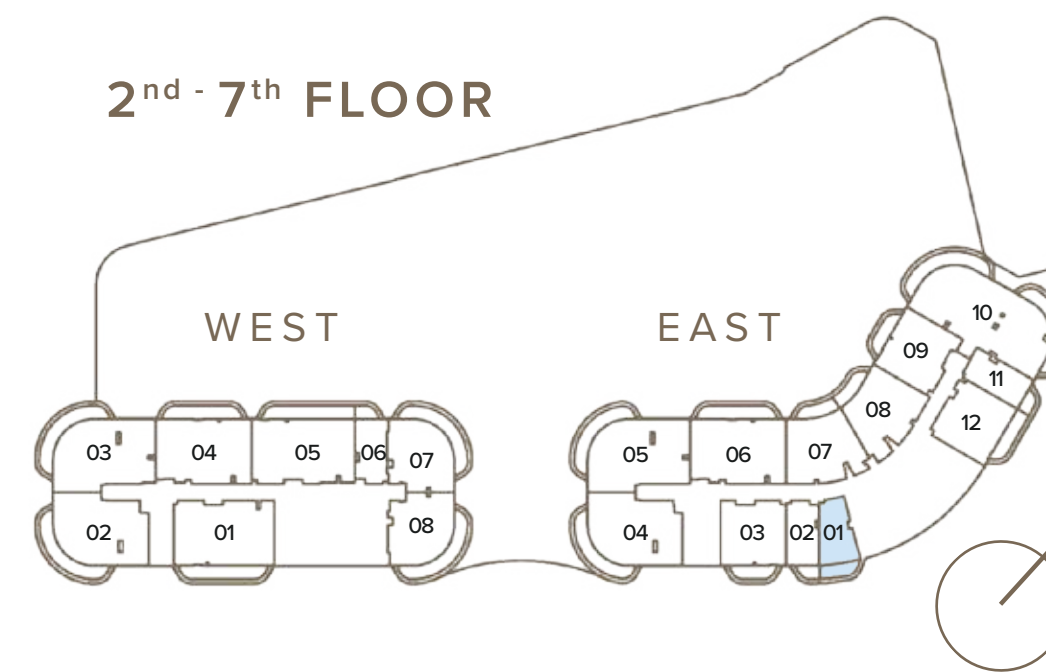
13th FLOOR
E1302

14th FLOOR
E1402

Internal Living Area : **410.86 Sq. Ft**
 Outdoor Living Area : **54.47 Sq. Ft**
 Total Living Area : **465.32 Sq. Ft**



S T U D I O
T Y P E 2



1st FLOOR
E101

2nd - 7th FLOOR
E201

8th FLOOR
E801

9th FLOOR
E901

10th FLOOR
E1001

11th FLOOR
E1101

12th FLOOR
E1201

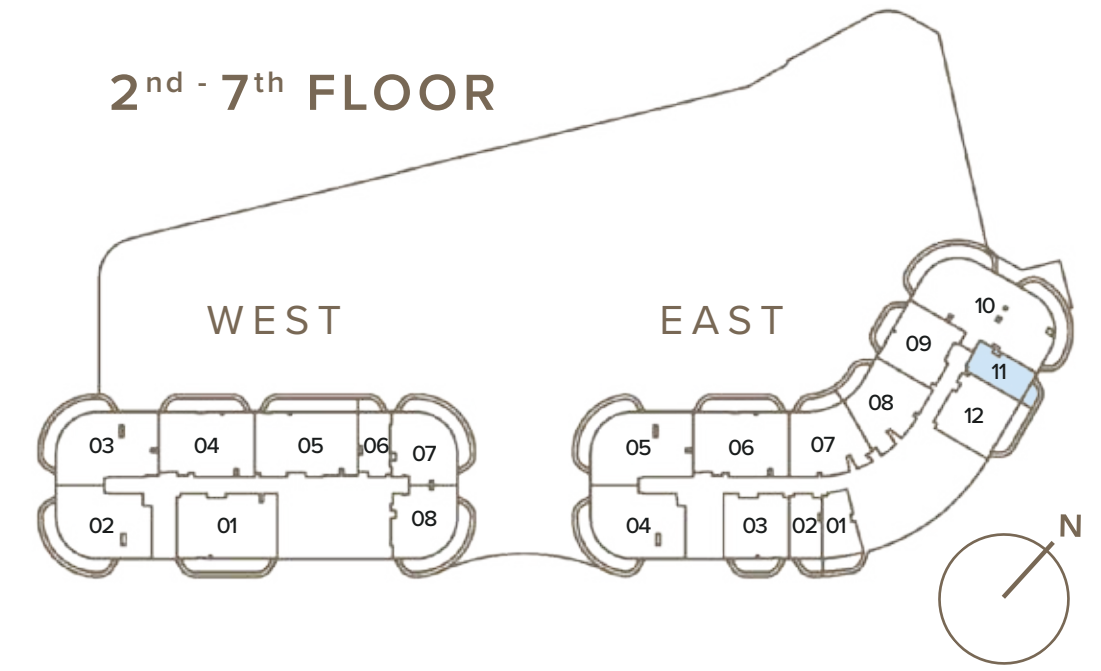
13th FLOOR
E1301

14th FLOOR
E1401

Internal Living Area : **422.05 Sq. Ft**
 Outdoor Living Area : **101.18 Sq. Ft**
 Total Living Area : **523.23 Sq. Ft**



S T U D I O
T Y P E 3



1st FLOOR
E109

2nd - 7th FLOOR
E211

8th FLOOR
E811

9th FLOOR
E911

10th FLOOR
E1011

11th FLOOR
E1111

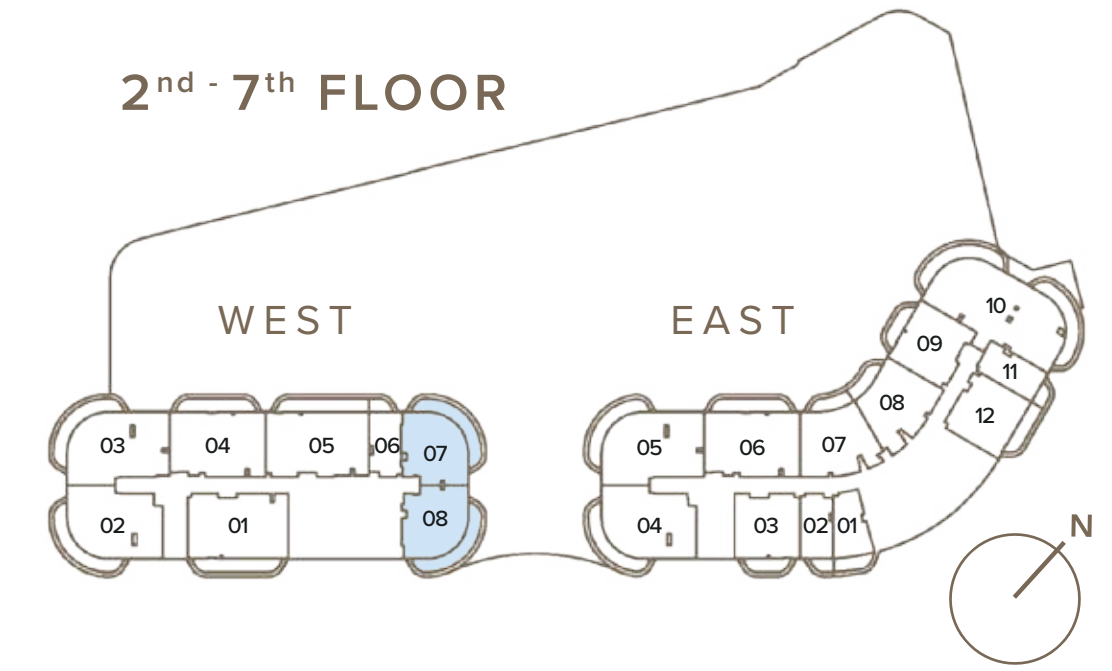
12th FLOOR
E1211

13th FLOOR
E1309

Internal Living Area : **420.44 Sq. Ft**
 Outdoor Living Area : **54.68 Sq. Ft**
 Total Living Area : **475.12 Sq. Ft**



1 B E D R O O M
T Y P E 1



1st FLOOR

W106
W107

2nd - 7th FLOOR

W207
W208

8th FLOOR

W804
W505

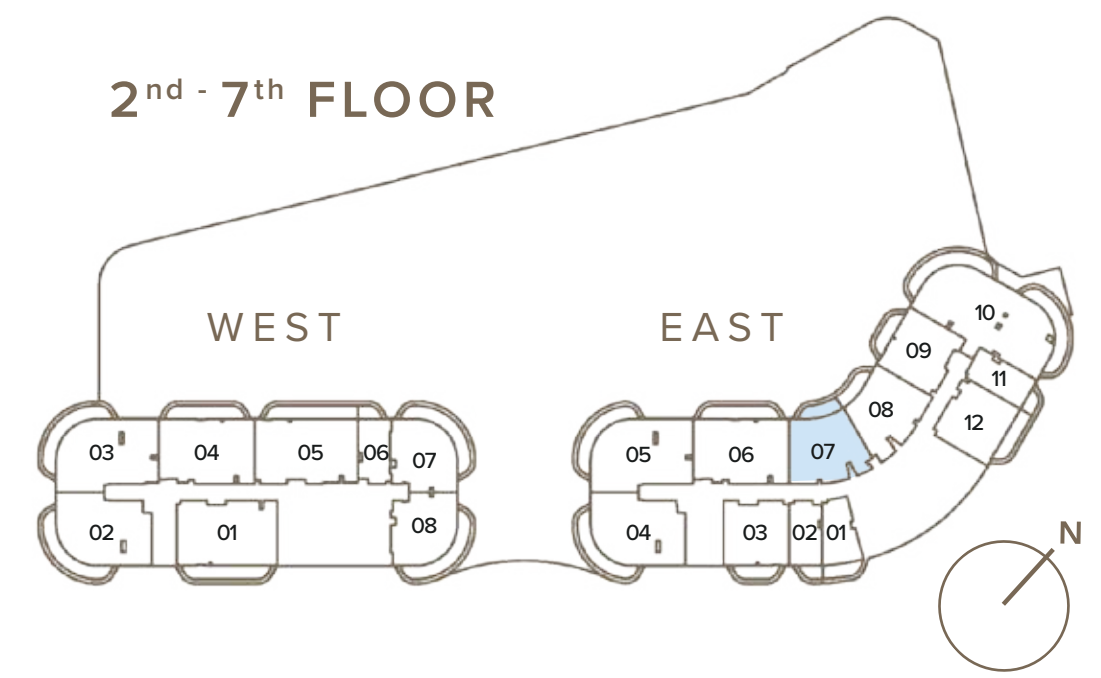
9th FLOOR

W905

Internal Living Area : **854.76 Sq. Ft**
 Outdoor Living Area : **266.41 Sq. Ft**
 Total Living Area : **1121.17 Sq. Ft**



1 BEDROOM
TYPE 2

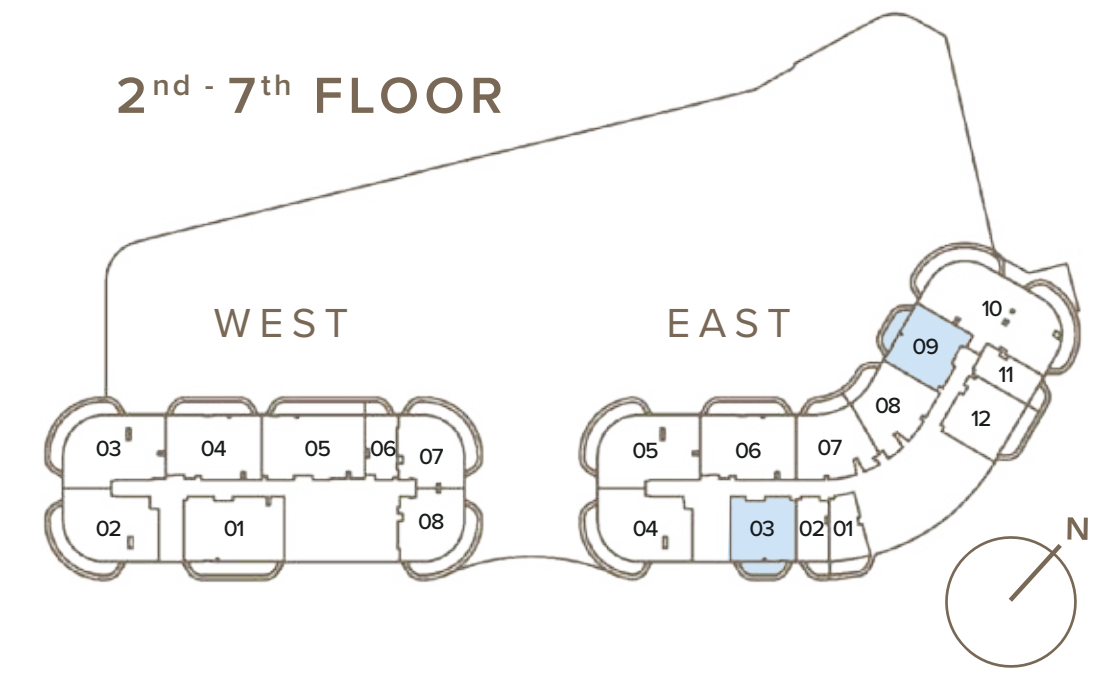


- | | |
|---------------------------------------|--|
| 1st FLOOR
E105 | 2nd - 7th FLOOR
E207 |
| 8th FLOOR
E807 | 9th FLOOR
E907 |
| 10th FLOOR
E1007 | 11th FLOOR
E1107 |
| 12th FLOOR
E1207 | 13th FLOOR
E1305 |
| 14th FLOOR
E1405 | |

Internal Living Area : **933.02 Sq. Ft**
 Outdoor Living Area : **104.20 Sq. Ft**
 Total Living Area : **1037.21 Sq. Ft**



1 BEDROOM
TYPE 3



1st FLOOR

E103
E107

2nd - 7th FLOOR

E203
E209

8th FLOOR

E803
E809

9th FLOOR

E903
E909

10th FLOOR

E1003
E1009

11th FLOOR

E1103
E1109

12th FLOOR

E1203
E1209

13th FLOOR

E1303
E1307

14th FLOOR

E1403
E1407

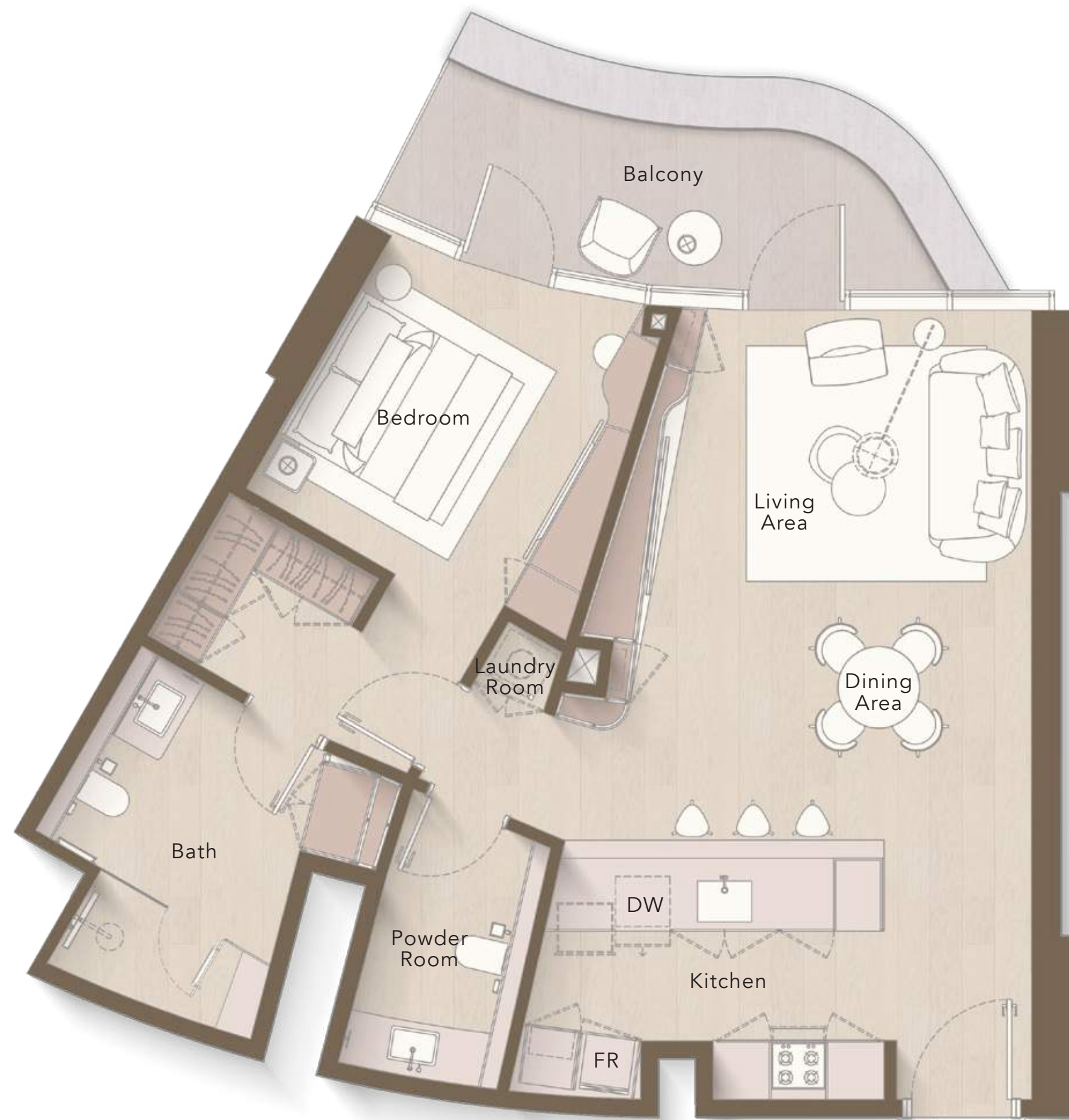
15th FLOOR

E1503

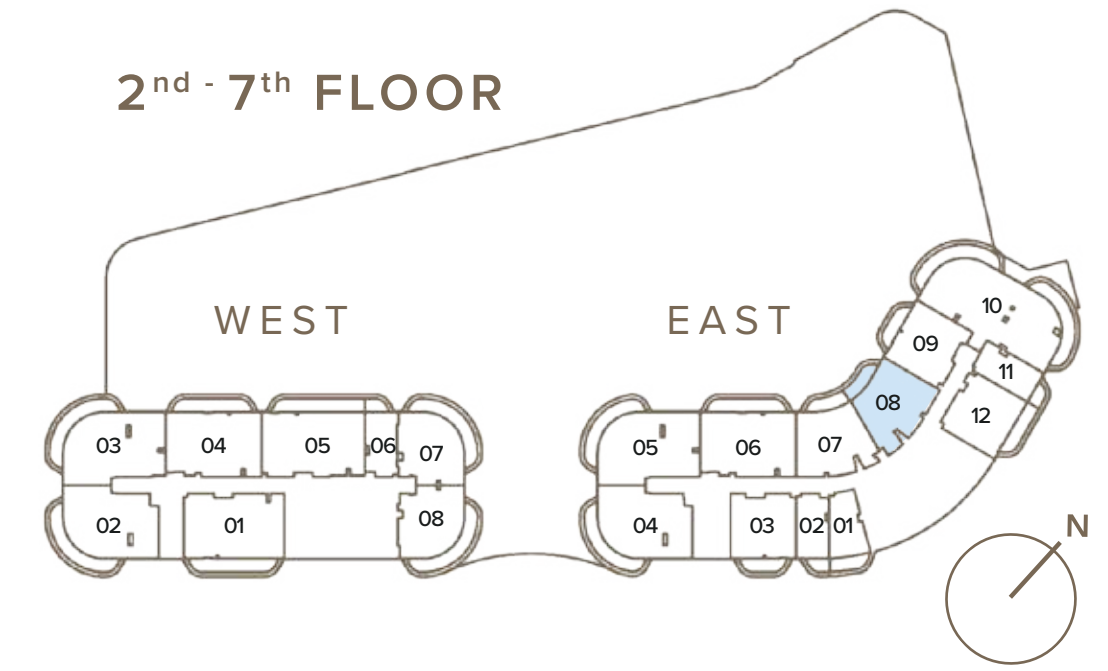
16th FLOOR

E1603

Internal Living Area : **823.01 Sq. Ft**
 Outdoor Living Area : **110.65 Sq. Ft**
 Total Living Area : **933.66 Sq. Ft**



1 BEDROOM
TYPE 4



1st FLOOR
E106

2nd - 7th FLOOR
E208

8th FLOOR
E808

9th FLOOR
E908

10th FLOOR
E1008

11th FLOOR
E1108

12th FLOOR
E1208

13th FLOOR
E1306

14th FLOOR
E1406

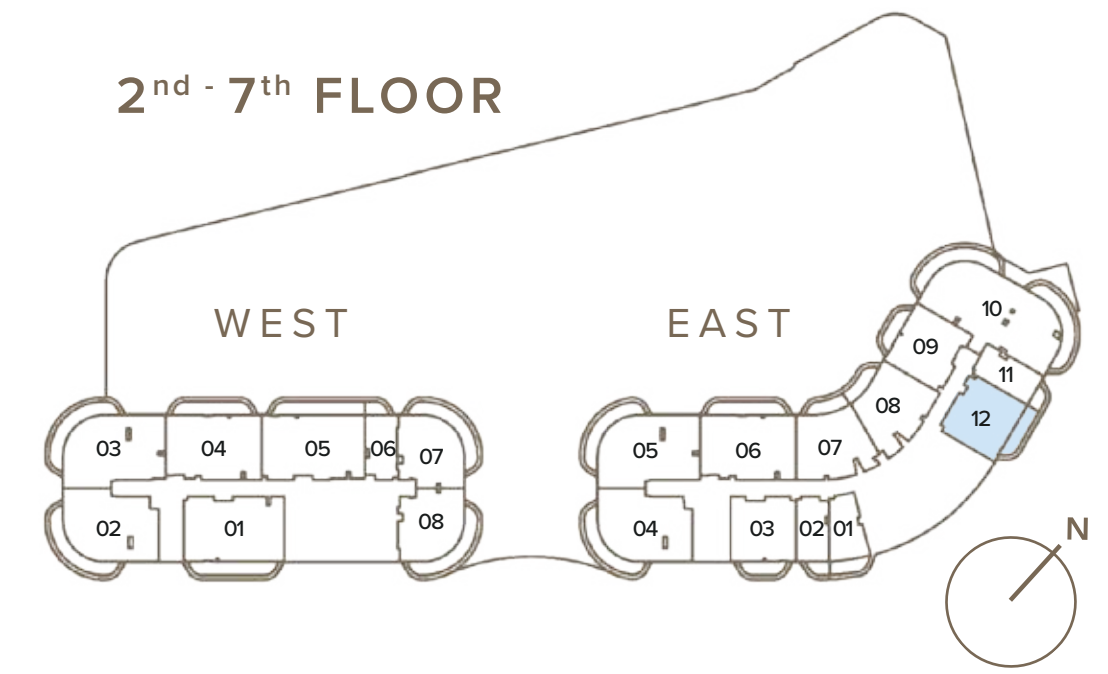
15th FLOOR
E1502

16th FLOOR
E1602

Internal Living Area : **823.01 Sq. Ft**
 Outdoor Living Area : **110.65 Sq. Ft**
 Total Living Area : **933.66 Sq. Ft**



1 BEDROOM
TYPE 5



1st FLOOR
E110

2nd - 7th FLOOR
E212

8th FLOOR
E812

9th FLOOR
E912

10th FLOOR
E1012

11th FLOOR
E1112

12th FLOOR
E1212

13th FLOOR
E1310

14th FLOOR
E1409

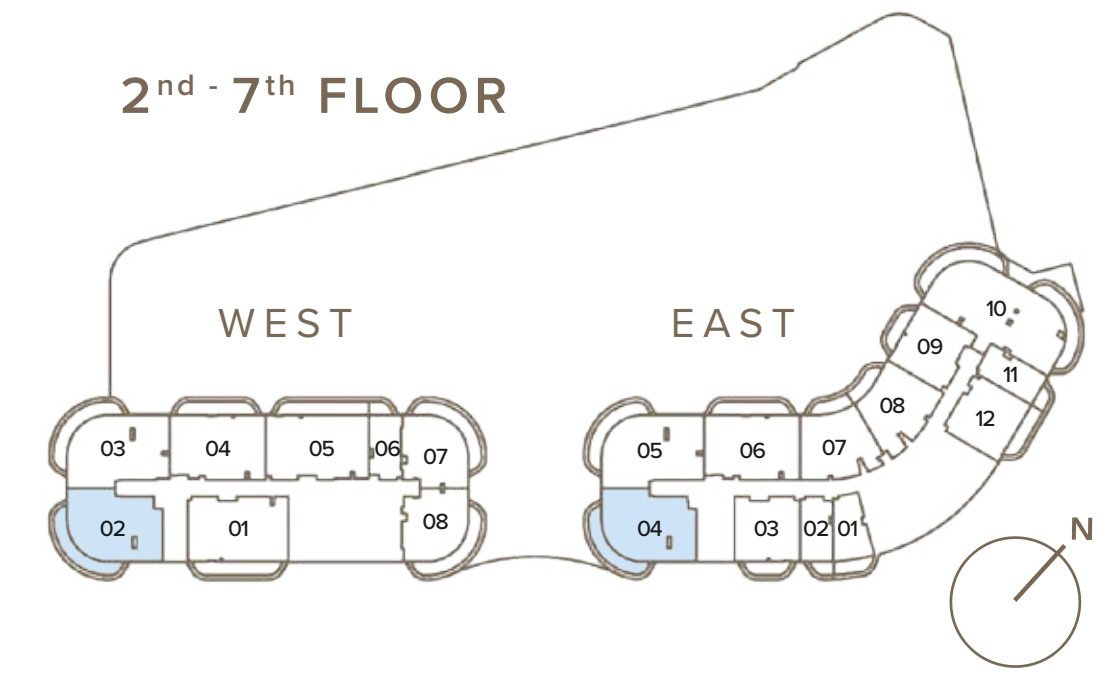
15th FLOOR
E1505

16th FLOOR
E1605

Internal Living Area : **828.71 Sq. Ft**
 Outdoor Living Area : **144.34 Sq. Ft**
 Total Living Area : **973.05 Sq. Ft**



2 BEDROOM
TYPE 1



1st FLOOR
W102

2nd - 7th FLOOR
W202 E204

8th FLOOR
E804

9th FLOOR
E904

10th FLOOR
E1004

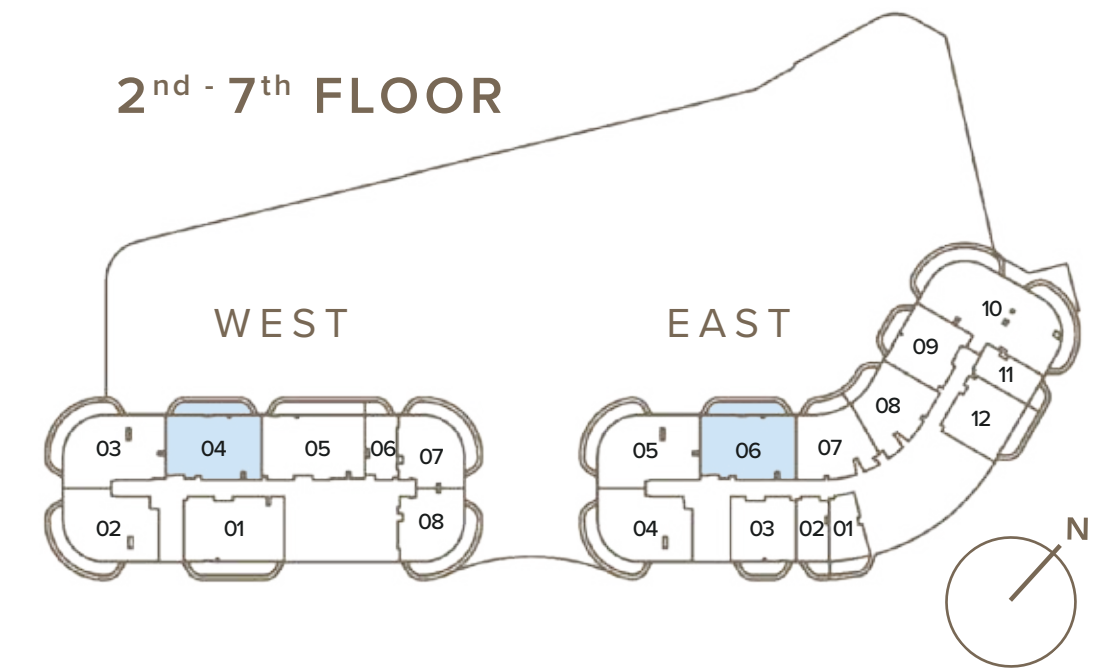
11th FLOOR
E1104

12th FLOOR
E1204

Internal Living Area : **1201.58 Sq. Ft**
 Outdoor Living Area : **244.34 Sq. Ft**
 Total Living Area : **1445.92 Sq. Ft**



2 BEDROOM
TYPE 2



1st FLOOR
W104 E104

2nd - 7th FLOOR
W204 E206

8th FLOOR
E806

9th FLOOR
E906

10th FLOOR
E1006

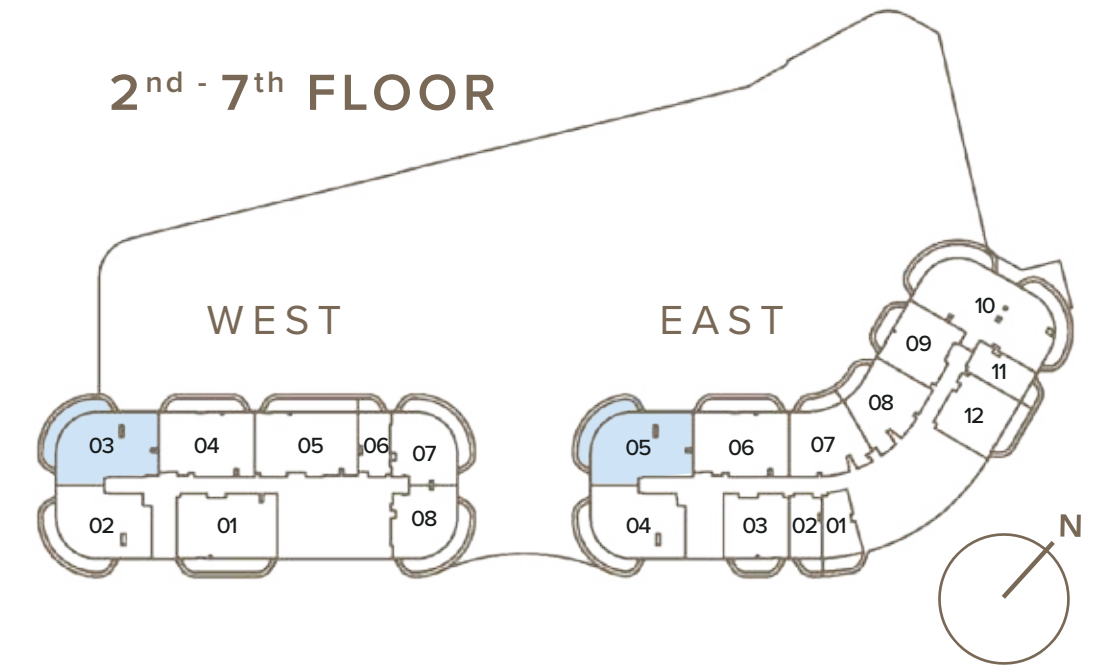
11th FLOOR
E1106

12th FLOOR
E1206

Internal Living Area : **1203.41 Sq. Ft**
 Outdoor Living Area : **198.92 Sq. Ft**
 Total Living Area : **1402.32 Sq. Ft**



2 BEDROOM + S
TYPE 1



1st FLOOR
W103

2nd - 7th FLOOR
W203 E205

8th FLOOR
E805

9th FLOOR
E905

10th FLOOR
E1005

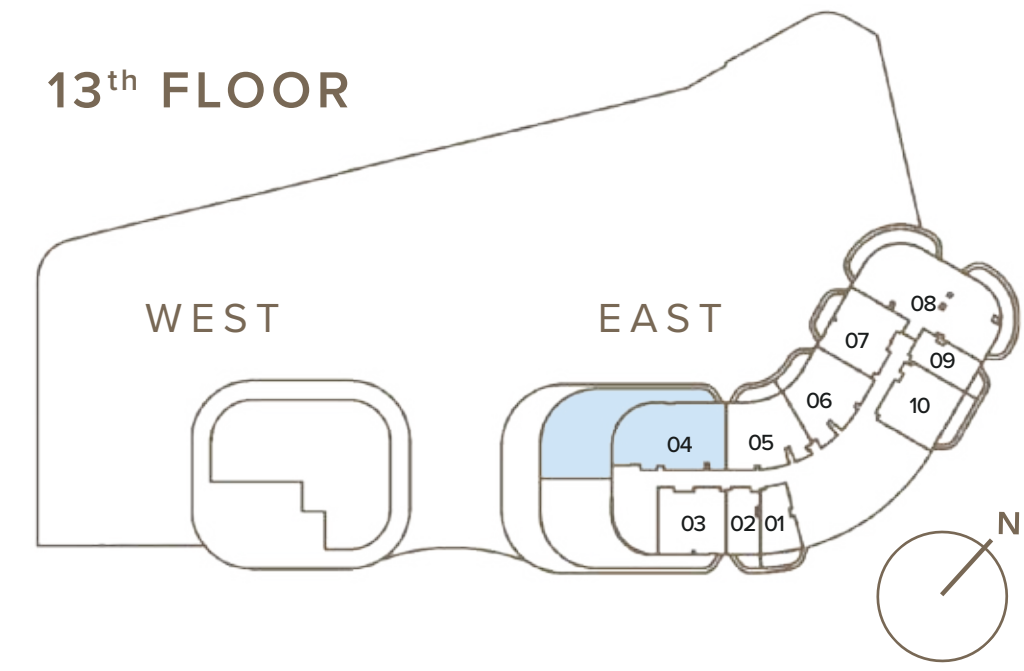
11th FLOOR
E1105

12th FLOOR
E1205

Internal Living Area : **1201.58 Sq. Ft**
 Outdoor Living Area : **244.34 Sq. Ft**
 Total Living Area : **1445.92 Sq. Ft**



2 BEDROOM + S
TYPE 2



8st FLOOR
W801

9th FLOOR
W902

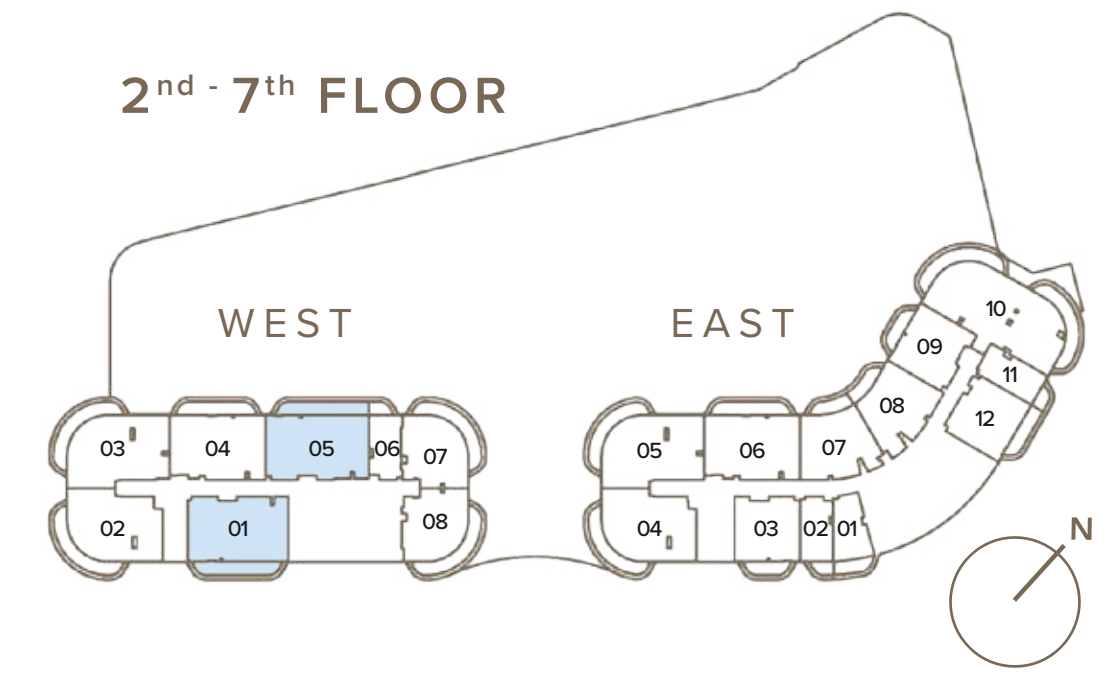
13th FLOOR
E1304

14th FLOOR
E1404

Internal Living Area : **1312.55 Sq. Ft**
 Outdoor Living Area : **1405.55 Sq. Ft**
 Total Living Area : **2718.10 Sq. Ft**



2 BEDROOM + S
TYPE 3



1st FLOOR

W101
W105

2nd - 7th FLOOR

W201
W205

8th FLOOR

W802

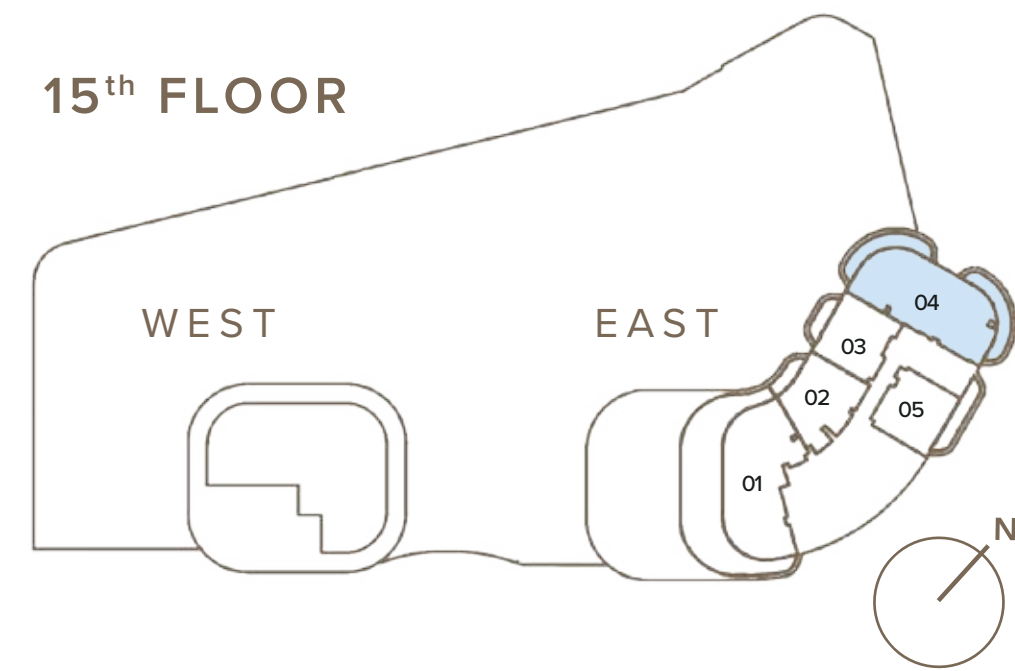
9th FLOOR

W901
W903

Internal Living Area : **1289.19 Sq. Ft**
 Outdoor Living Area : **241.00 Sq. Ft**
 Total Living Area : **1530.19 Sq. Ft**



3 BEDROOM + S
TYPE 1

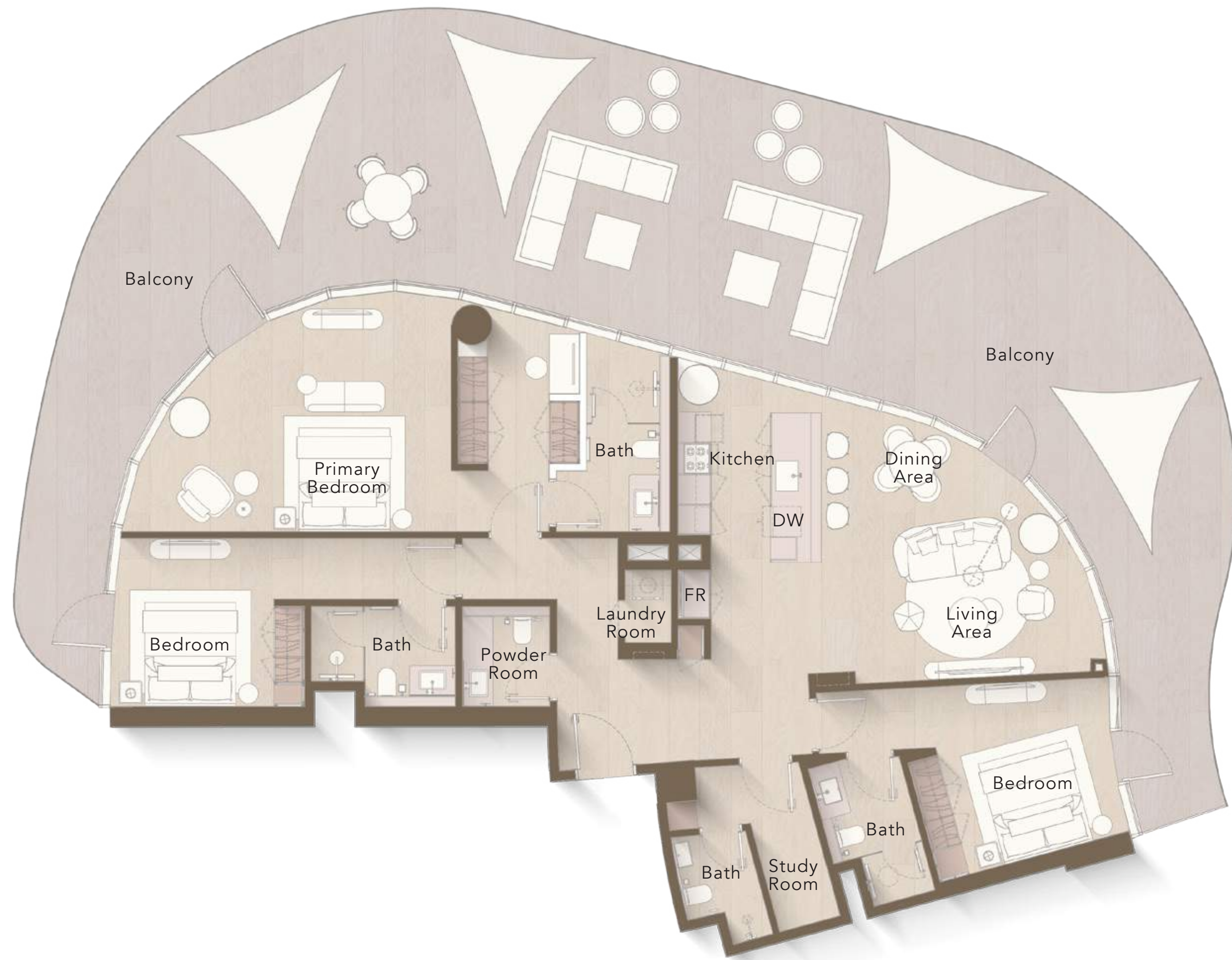


14th FLOOR
E1408

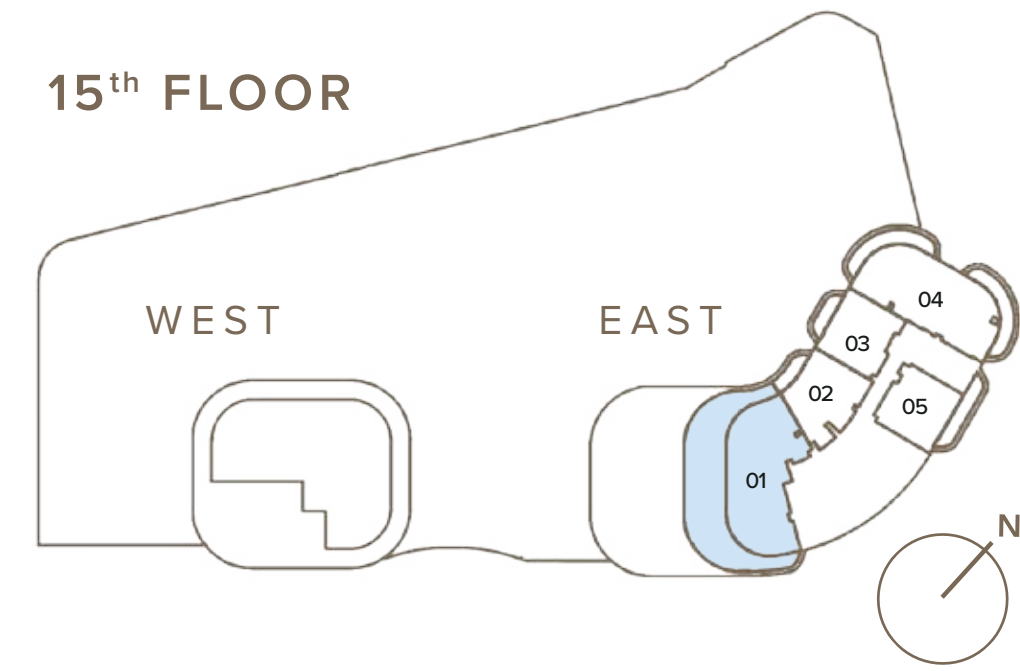
15th FLOOR
E1504

16th FLOOR
E1604

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



3 BEDROOM + S
TYPE 2



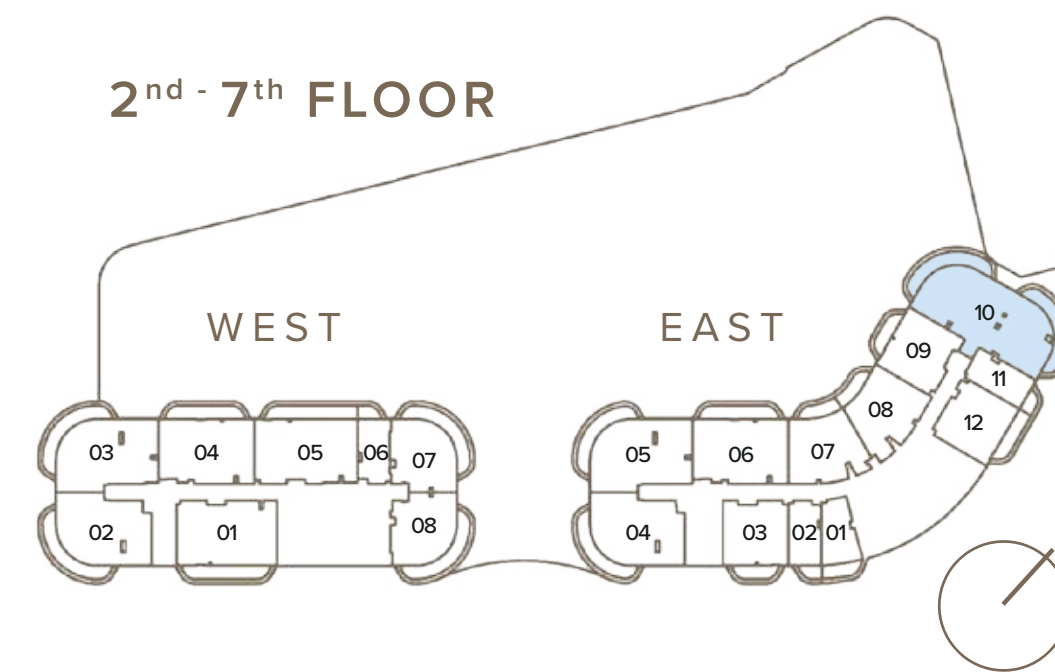
15th FLOOR
E1501

16th FLOOR
E1601

Internal Living Area : **1793.48 Sq. Ft**
 Outdoor Living Area : **1598.98 Sq. Ft**
 Total Living Area : **3392.46 Sq. Ft**



3 BEDROOM + S
TYPE 3



1st FLOOR
E108

2nd - 7th FLOOR
E210

8th FLOOR
E810

9th FLOOR
E910

10th FLOOR
E1010

11th FLOOR
E1110

12th FLOOR
E1210

13th FLOOR
E1308

Internal Living Area : **1795.42 Sq. Ft**
 Outdoor Living Area : **533.78 Sq. Ft**
 Total Living Area : **2329.20 Sq. Ft**



ELLINGTONVIEWS.AE