



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

AL JAZEERA
AL HAMRA

HAYAT ISLAND

RAK CENTRAL

AL HAMRA
VILLAGE

WYNN
RESORT

ELLINGTON
VIEWS

BEACH
ACCESS

BEACH
ACCESS

BEACH
ACCESS

BEACH
ACCESS

BEACH
ACCESS

BEACH
ACCESS

FISHING BOULEVARD

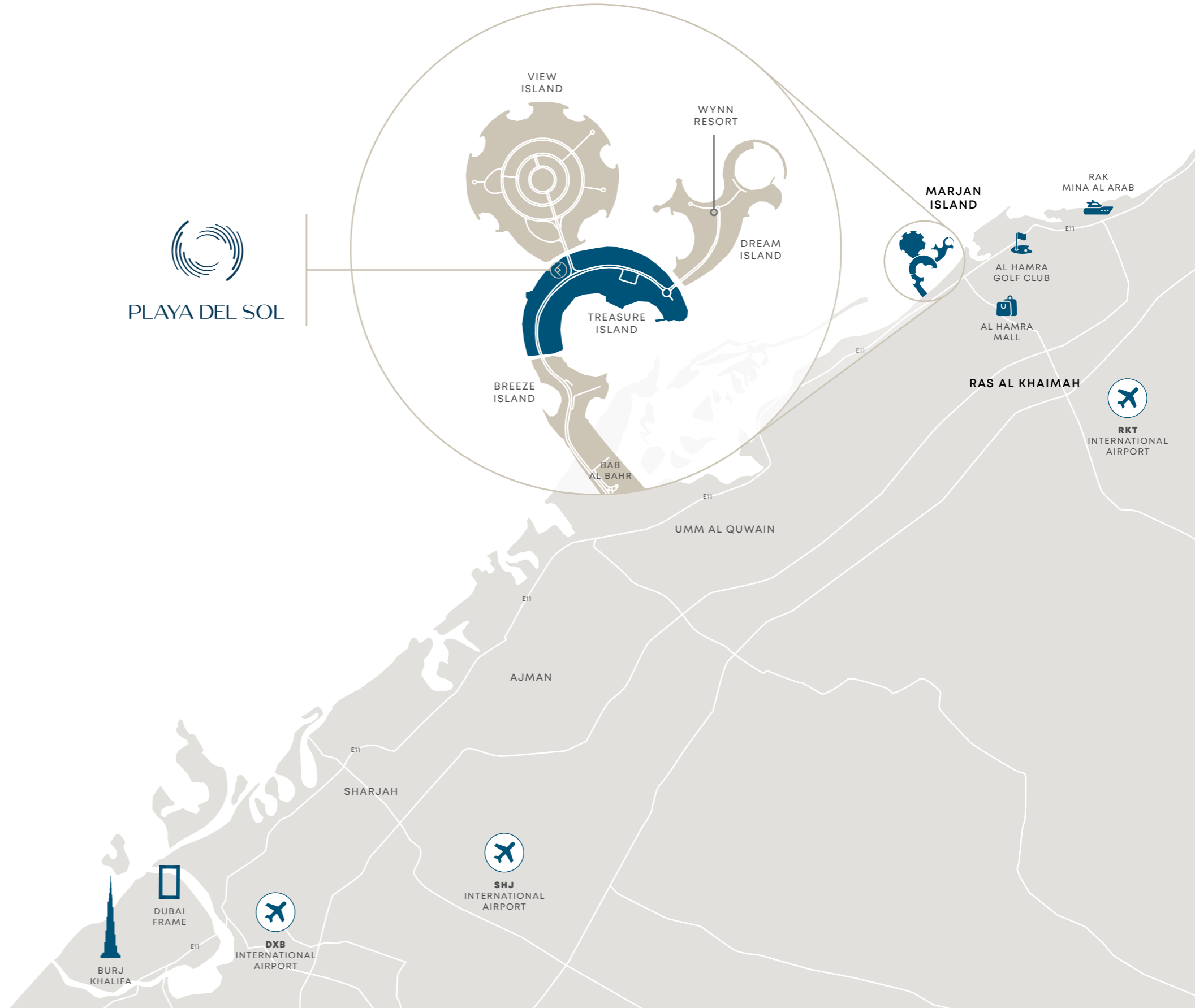
AL MARJAN ISLAND BOULEVARD

AL MARJAN ISLAND BOULEVARD



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

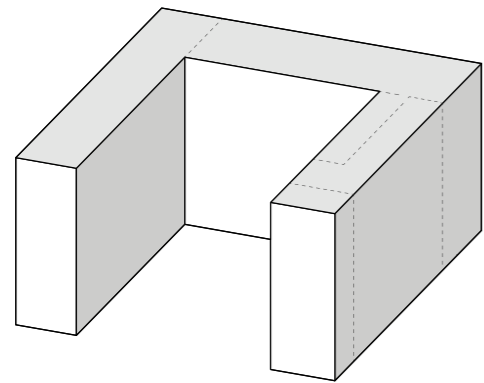


AN UNPARALLELED
ISLAND LIVING

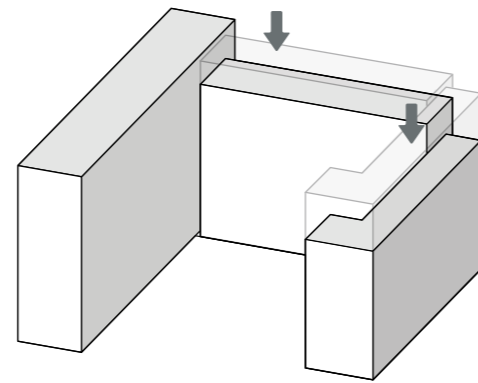


ARCHITECTURAL CONCEPT

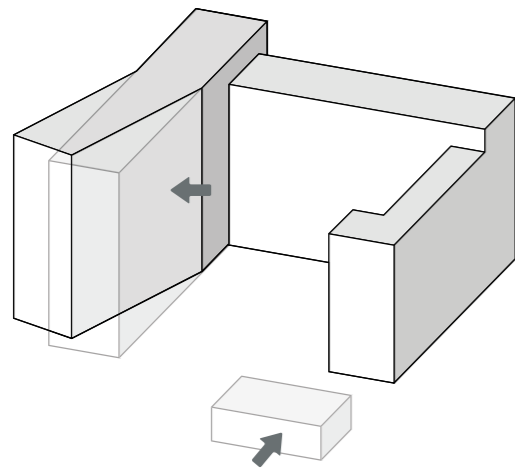
01



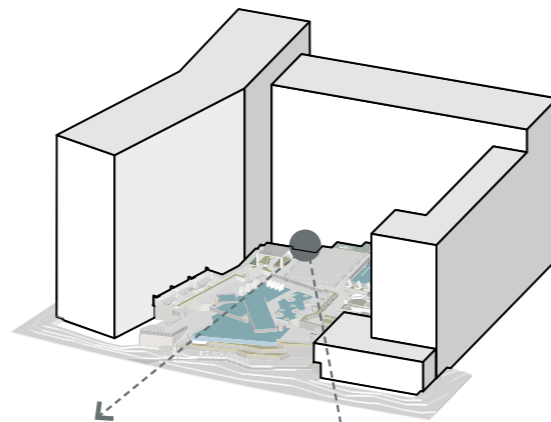
02



03



04



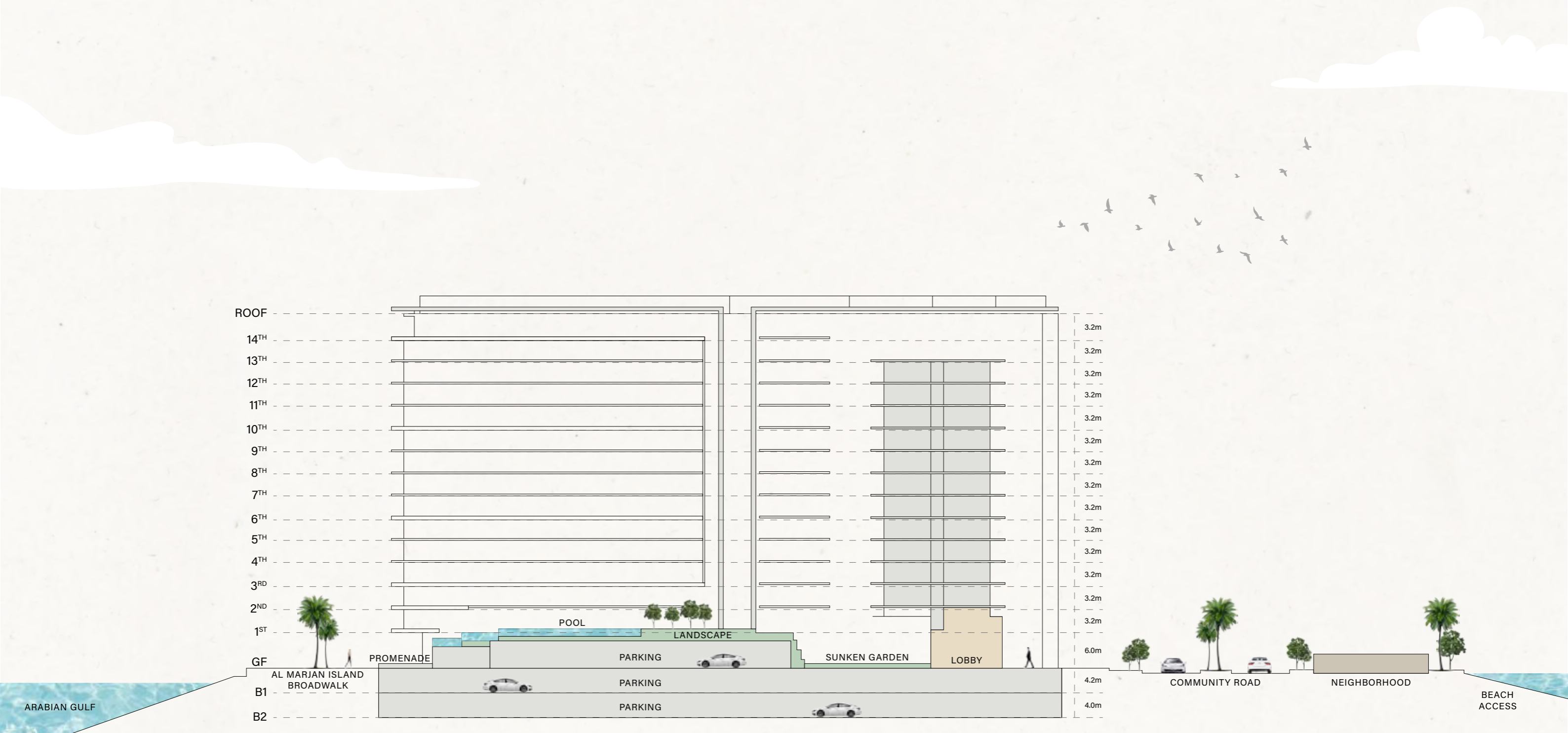
Maximising key views,
value to apartments and
public space orientation
to the site and context.

05



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

ARCHITECTURAL SECTIONS



ROOF

14TH

13TH

12TH

11TH

10TH

9TH

8TH

7TH

6TH

5TH

4TH

3RD

2ND

1ST

GF

AL MARJAN ISLAND BROADWALK

B1

B2

3.2m

3.2m

3.2m

3.2m

3.2m

3.2m

3.2m

3.2m

3.2m

3.2m

3.2m

3.2m

3.2m

3.2m

6.0m

4.2m

4.0m

POOL

LANDSCAPE

PARKING

SUNKEN GARDEN

LOBBY

PROMENADE

COMMUNITY ROAD

NEIGHBORHOOD

BEACH ACCESS

ARABIAN GULF

BUILDING CONFIGURATION



2B + GF + 14R

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 400.85 sq. ft.

1-BEDROOM APARTMENTS

274 units

From 683.62 sq. ft. to 758.86 sq. ft.

2-BEDROOM APARTMENTS

185 units

From 1,061.86 sq. ft. to 1,381.76 sq. ft.

3-BEDROOM APARTMENTS

20 units

From 1,898.00 sq. ft. to 3,778.56 sq. ft.

4-BEDROOM PENTHOUSE

2 units

From 3,459.09 sq. ft. to 3,550.37 sq. ft.

5-BEDROOM VILLA

1 unit

From 8,524.69 sq. ft.

516 TOTAL RESIDENTIAL UNITS

A scenic view of a swimming pool overlooking the ocean. In the foreground, a concrete ledge is visible. The pool water is clear and blue, reflecting the sky. The ocean is visible in the background, with a white sandy beach in between. The sky is a clear, light blue. The overall atmosphere is serene and luxurious.

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.

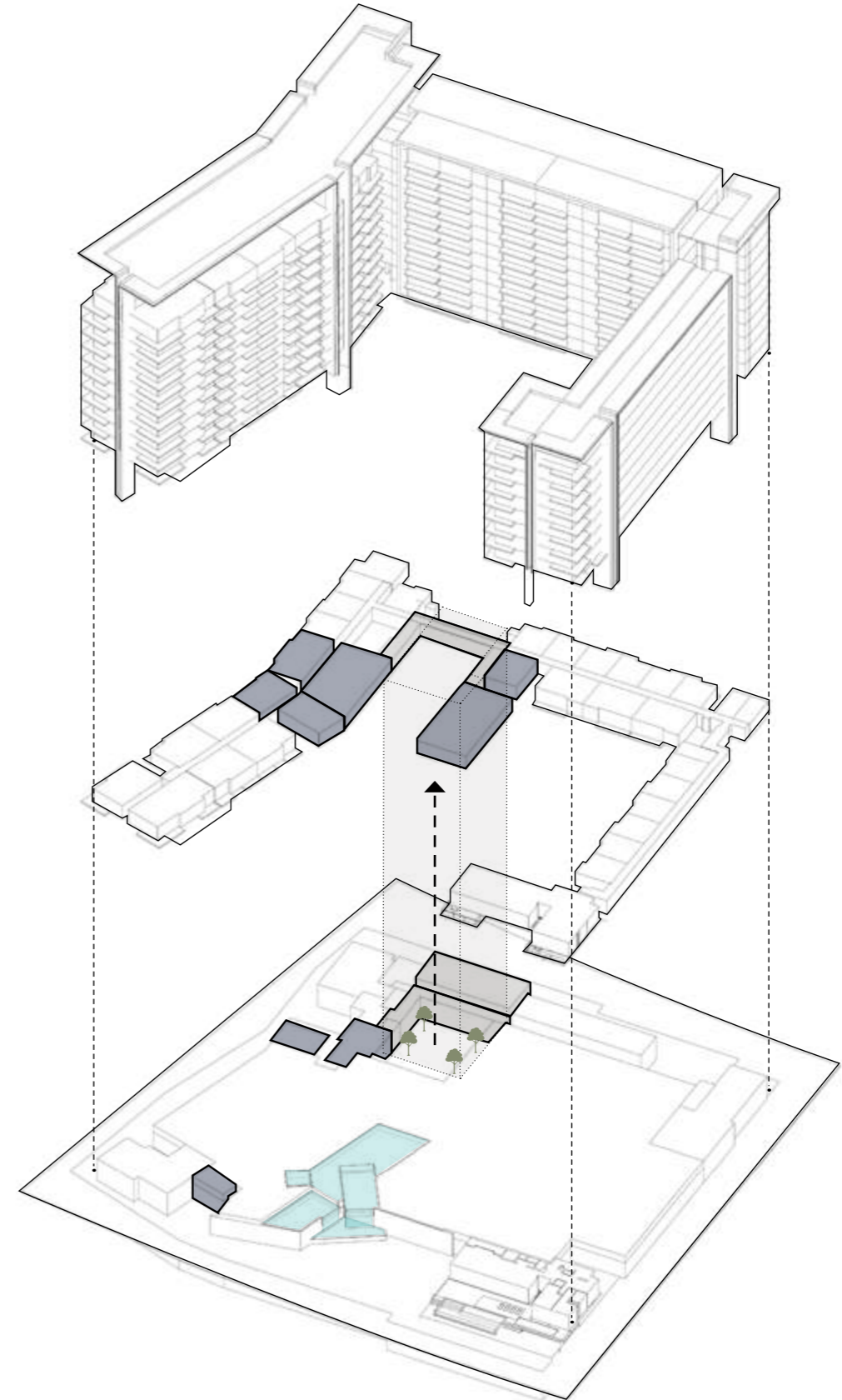
AMENITIES SECTIONING


1ST 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



GROUND FLOOR






PLAYA DEL SOL



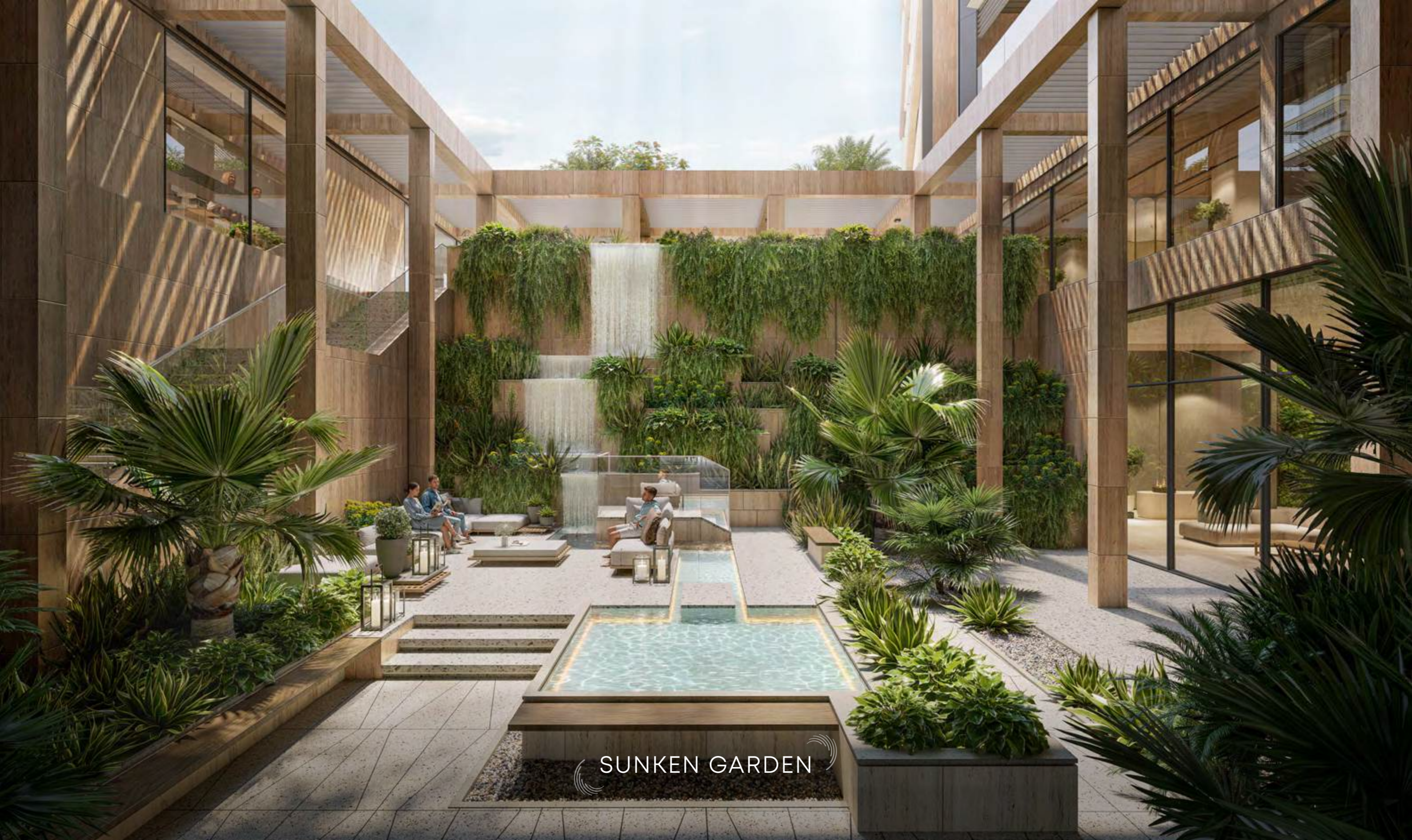
DROP-OFF AREA AND LOBBY ENTRANCE



LOBBY RECEPTION



LOBBY LOUNGE



SUNKEN GARDEN



SALON & SPA TREATMENT ROOMS



SQUASH COURT



PLAYA DEL SOL JETTY AND
AL MARJAN ISLAND BOARDWALK

1ST FLOOR AMENITIES



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





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

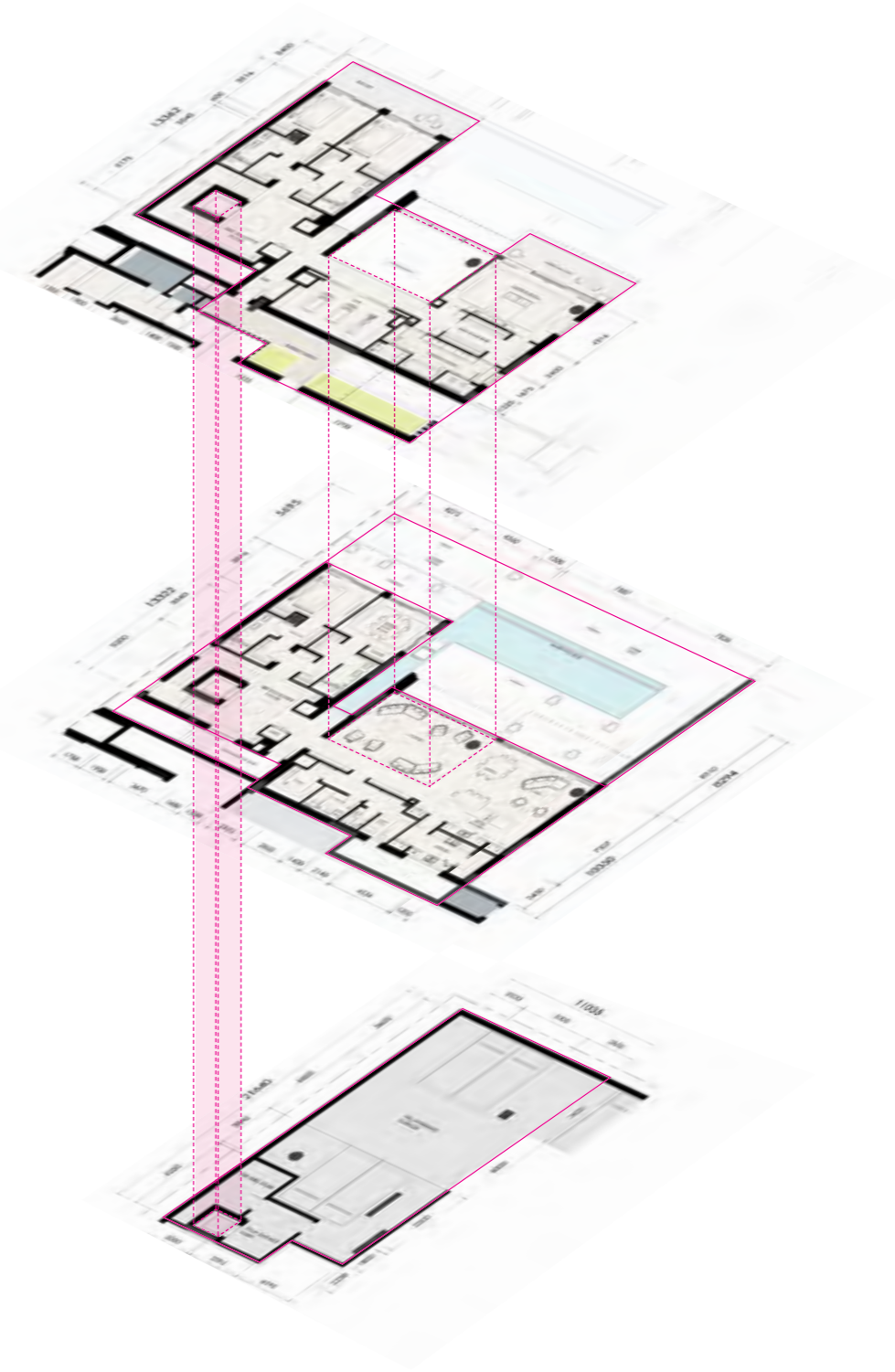
5-BEDROOM VILLA (B + G + 1)



FIRST FLOOR

GROUND FLOOR

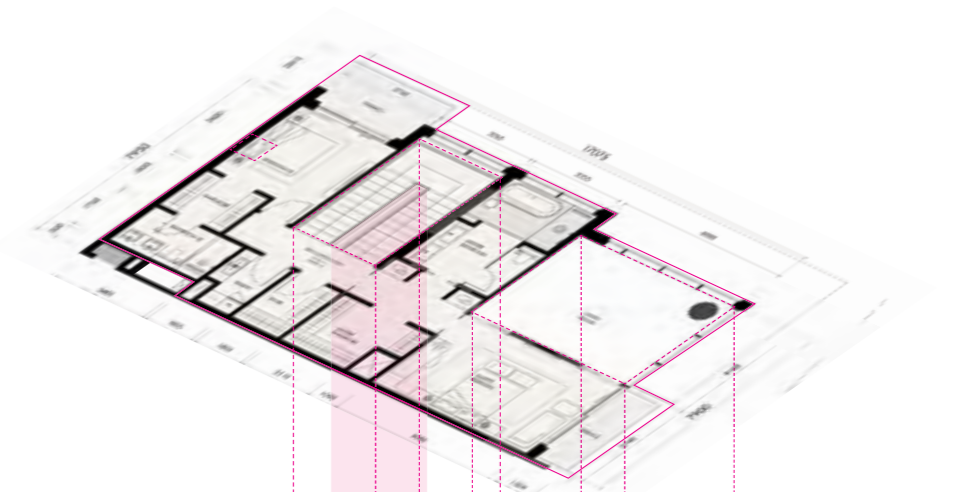
BASEMENT



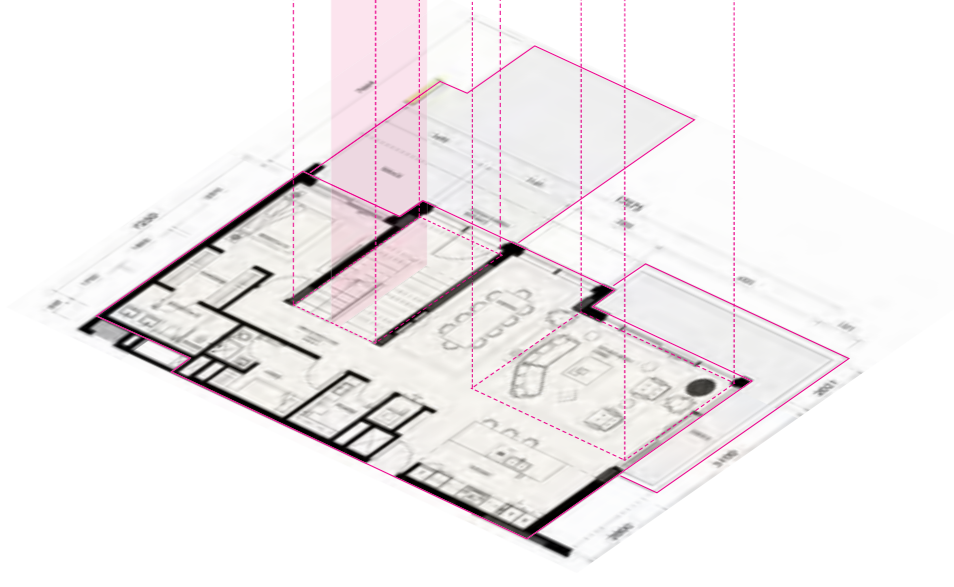
DUPLEX APARTMENTS



FIRST FLOOR



GROUND FLOOR

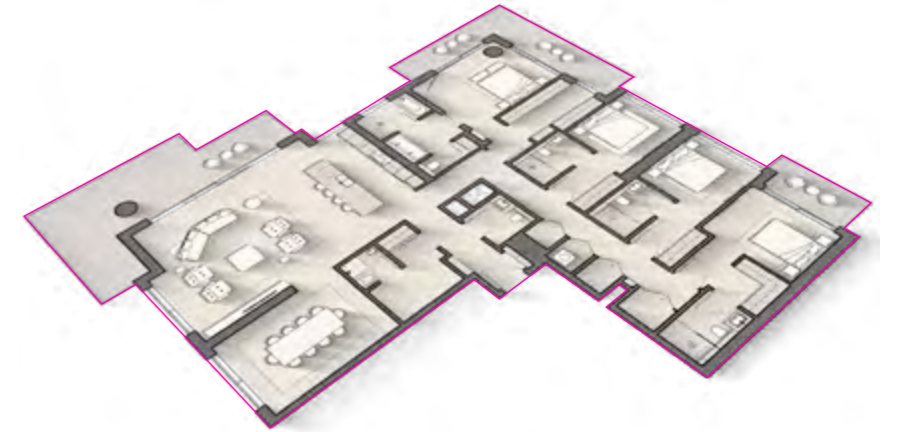


PENTHOUSES

4-BEDROOM



10TH FLOOR
TYPE A



14TH FLOOR
TYPE B



ELLINGTON

SIGNATURE VILLA WITH
A PRIVATE POOL AND GARDEN



VILLA ENTRANCE