



PROJECT BRIEF



PLAYA DEL SOL

DRIVEN  
PROPERTIES

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



CALA DEL MAR

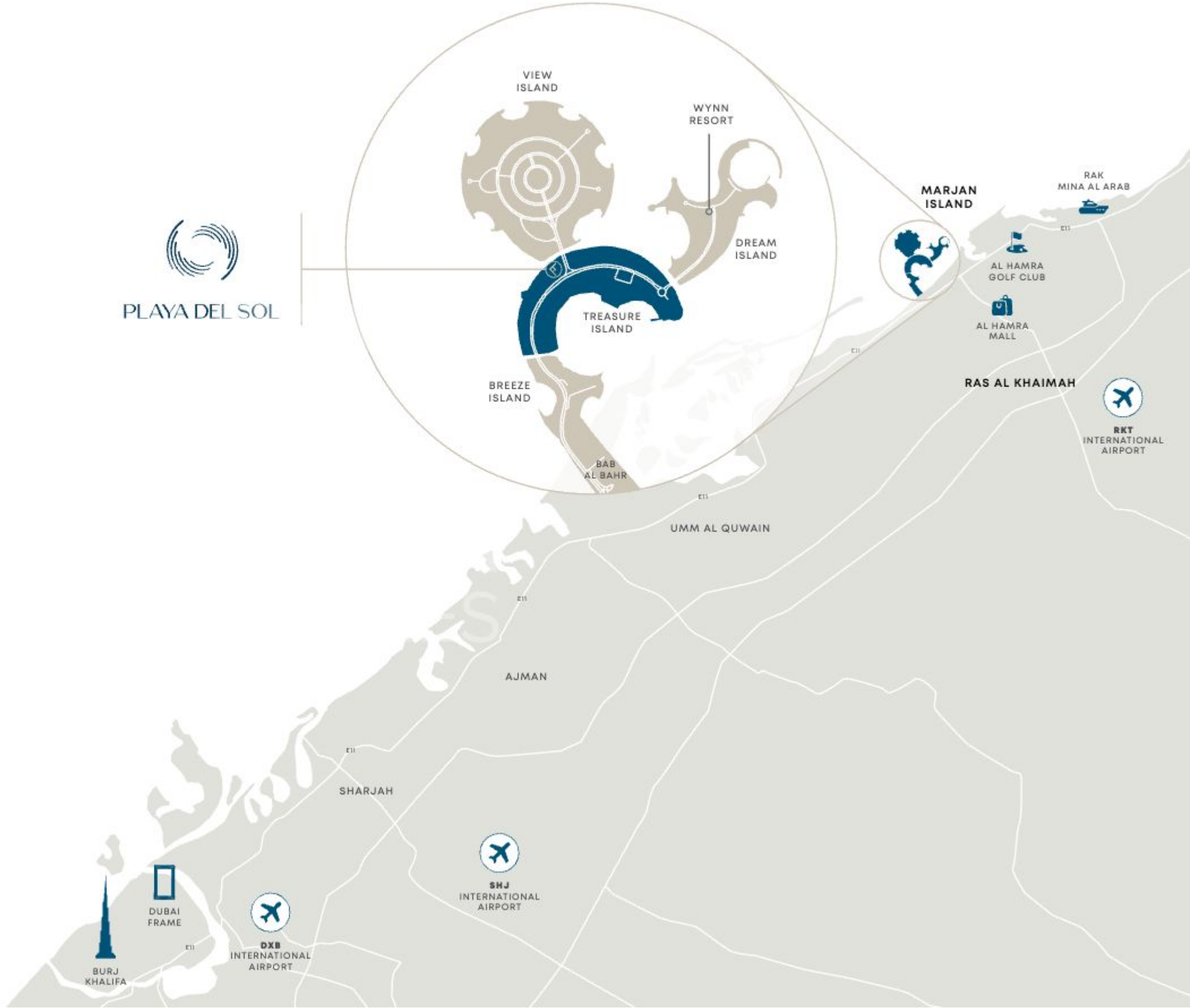


PLAYA DEL SOL

DRIVEN  
PROPERTIES

# 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



CALA DEL MAR



PLAYA DEL SOL

SUMMER

WINTER

DRIVEN  
PROPERTIES

SUNRISE

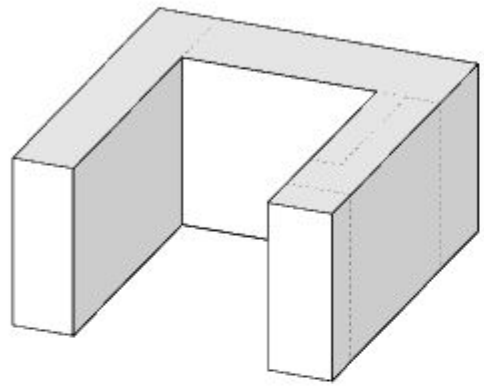


AN UNPARALLELED  
ISLAND LIVING

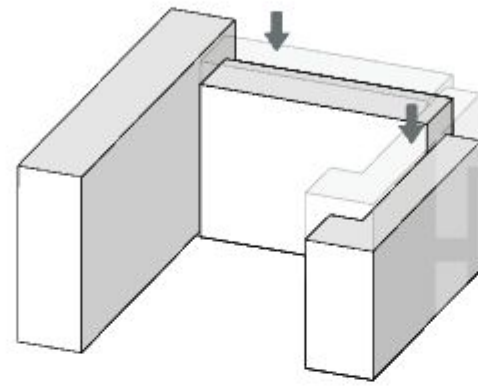


# ARCHITECTURAL CONCEPT

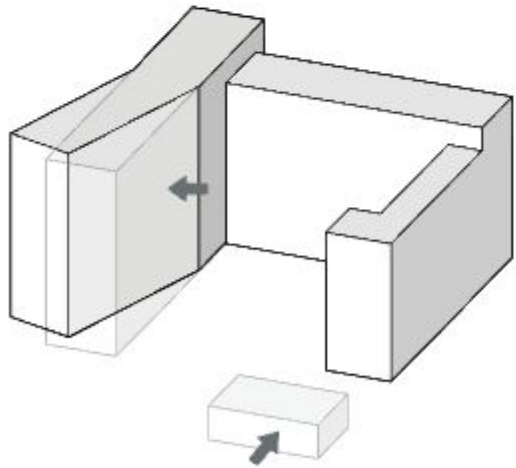
01



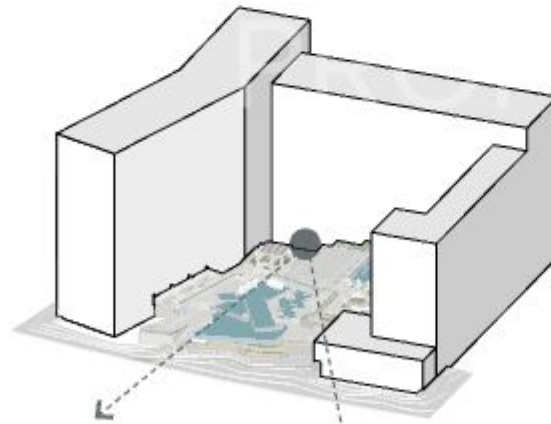
02



03



04



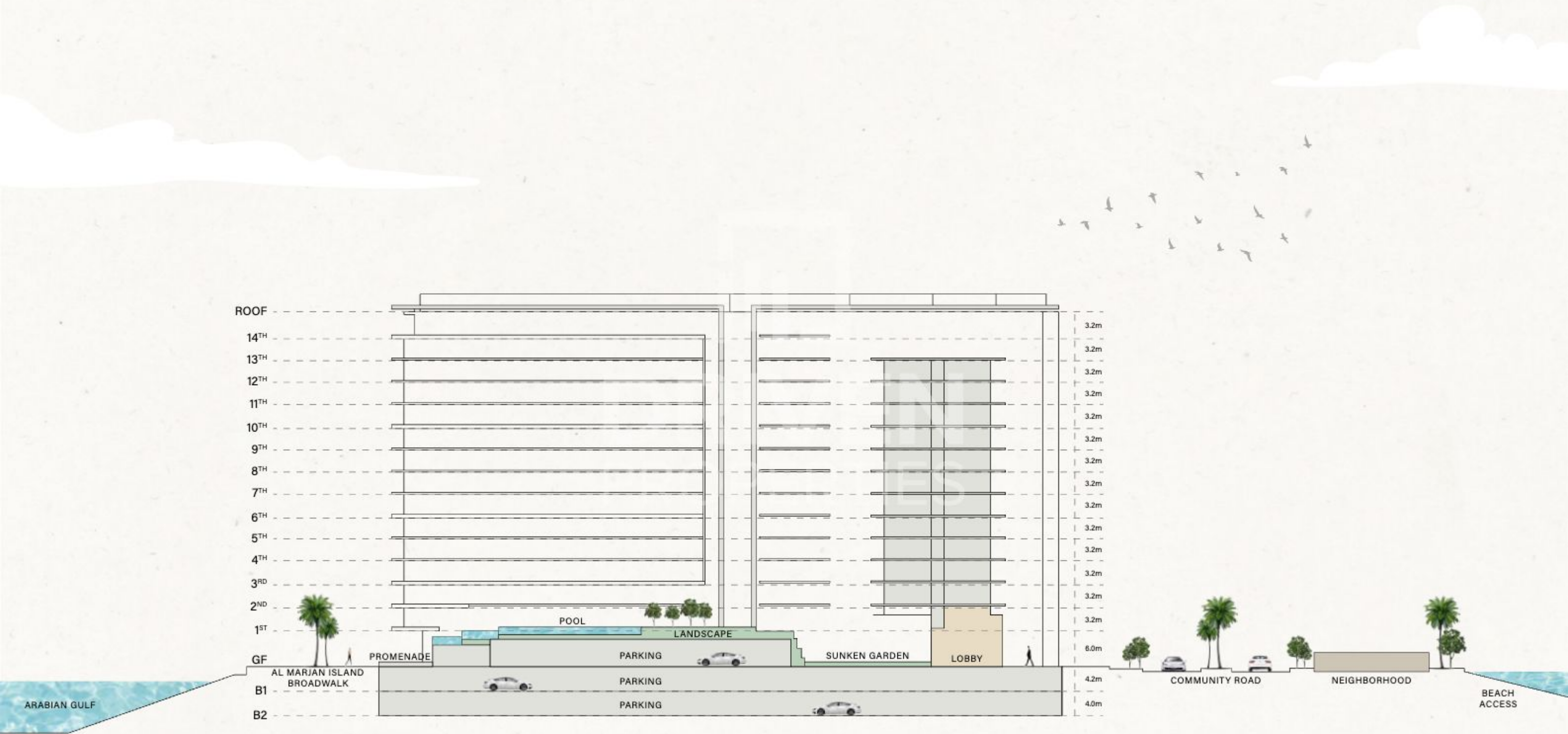
Maximising key views,  
value to apartments and  
public space orientation  
to the site and context.

05



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

# ARCHITECTURAL SECTIONS



# 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.

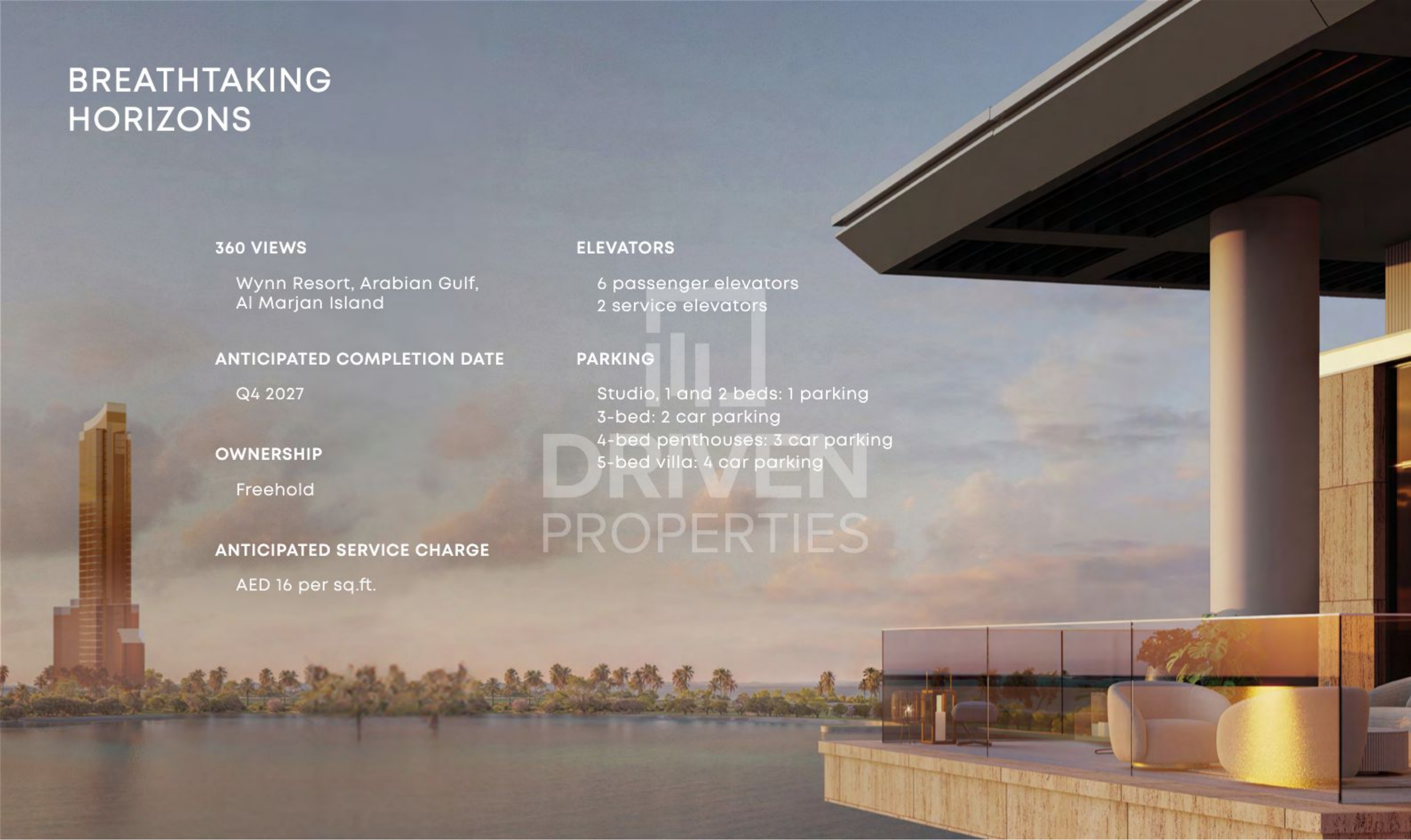
## ELEVATORS

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

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PROPERTIES



# UNIT SIZES AND TYPES



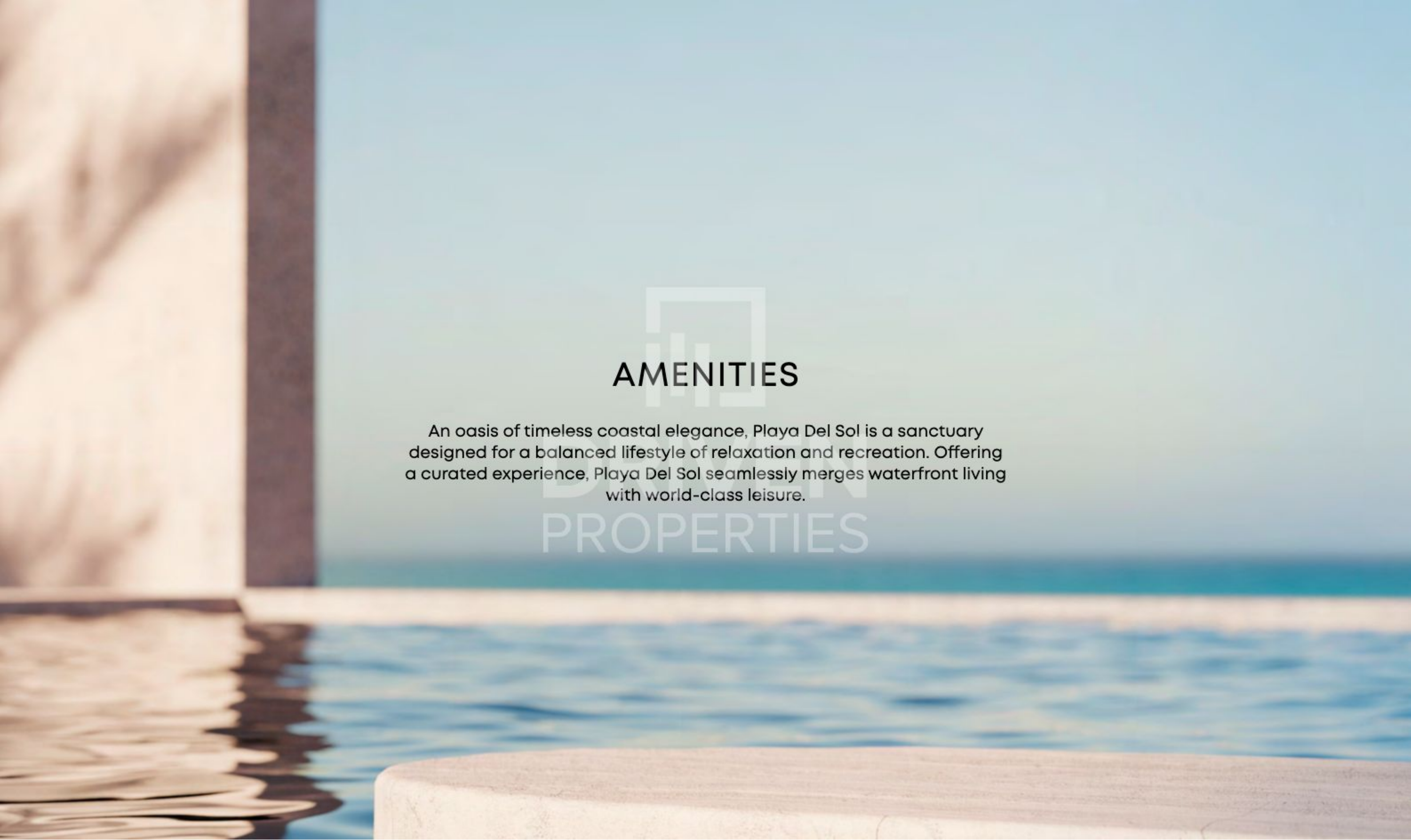
## APARTMENTS

## 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



## 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.

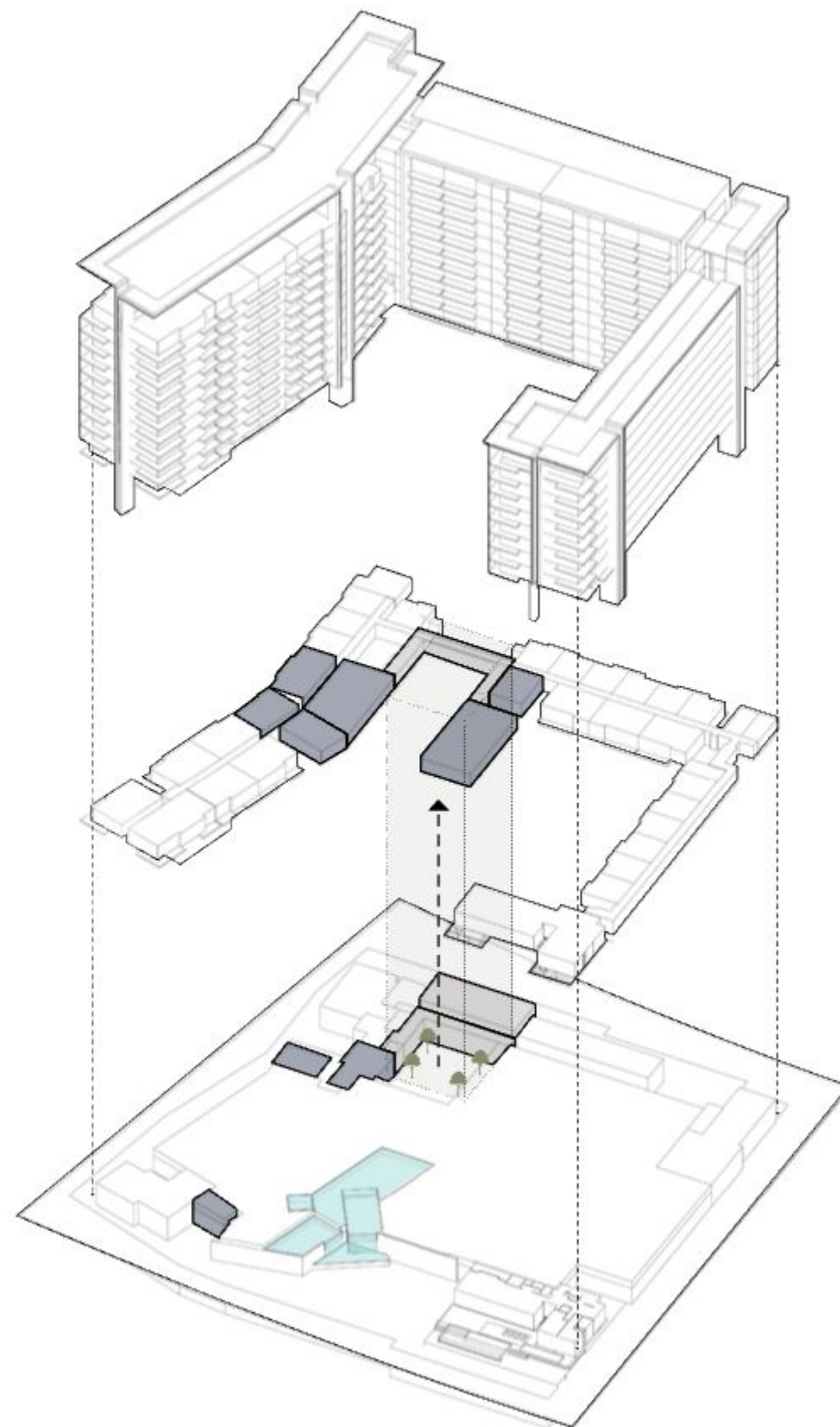
# AMENITIES SECTIONING

## 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

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PROPERTIES

# 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

PROPERTIES  
DROP-OFF AREA AND LOBBY ENTRANCE



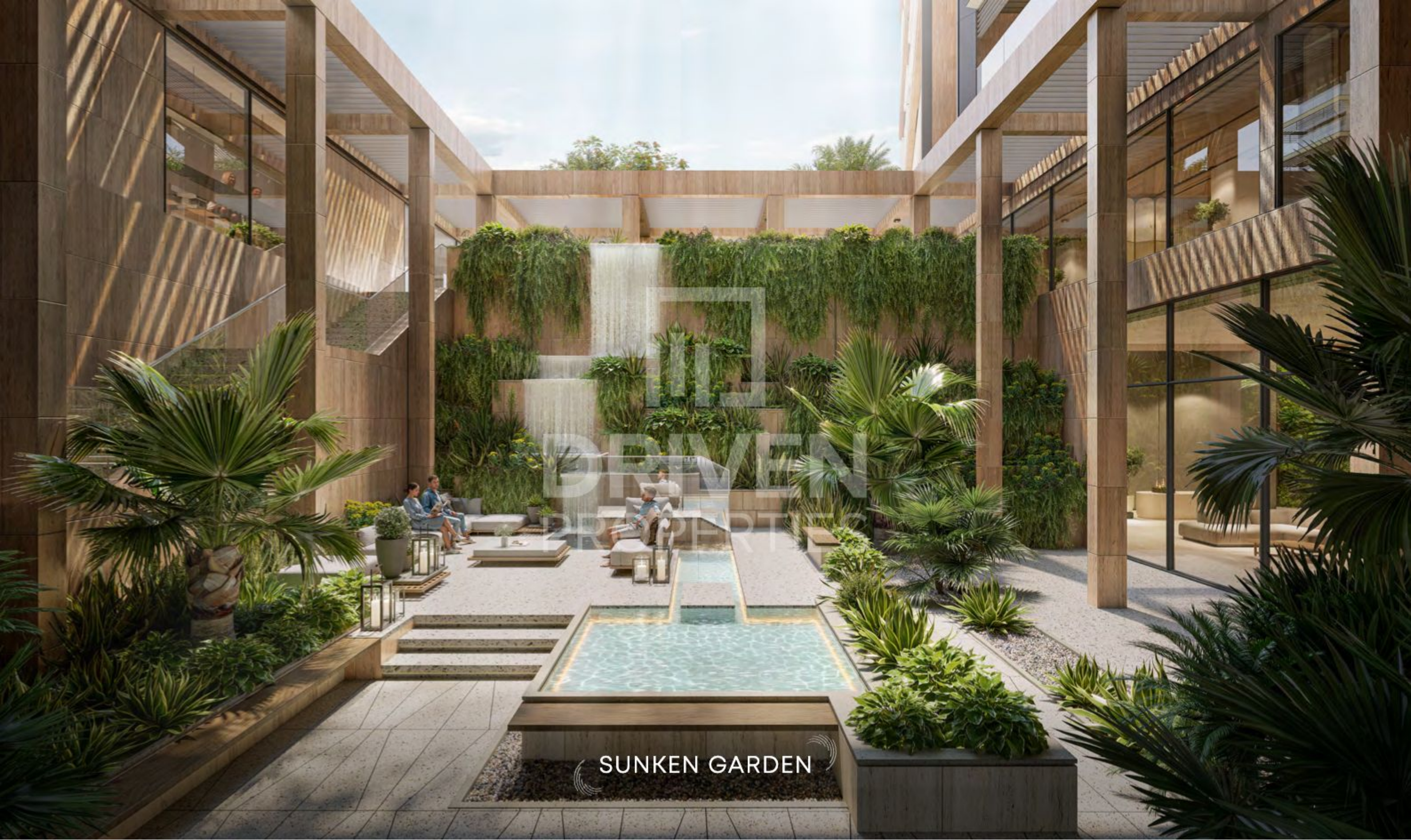
PROPERTIA

LOBBY RECEPTION



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LOBBY LOUNGE



PROVEN  
PROPERTY

SUNKEN GARDEN

A still life composition featuring a lit candle, a stack of three dark grey spa stones, a white and yellow plumeria flower, and a glass reed diffuser with a bamboo cap. The items are arranged on a light-colored wooden surface. The background is softly blurred, showing a person's arm and a wooden structure. A semi-transparent logo is centered over the image.

  
**DRIVEN**  
PROPERTIES

 SALON & SPA TREATMENT ROOMS 



SQUASH COURT



PLAYA DEL SOL JETTY AND  
AL MARJAN ISLAND BOARDWALK



1<sup>ST</sup> FLOOR AMENITIES

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PROPERTIES

# 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



1<sup>ST</sup> FLOOR





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PROPERTIES

ADULT OASIS POOL



CLUBHOUSE



DRIVEN  
PROPERTIES

TEENS CLUBHOUSE



DRIVEN  
PROPERTIES

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.

PROPERTIES





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PROPERTIES

BALCONY VIEW



LIVING AND DINING AREA



KITCHEN



BEDROOM



BATHROOM



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PROPERTIES

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.

## PROPERTIES

# VILLA DESIGN

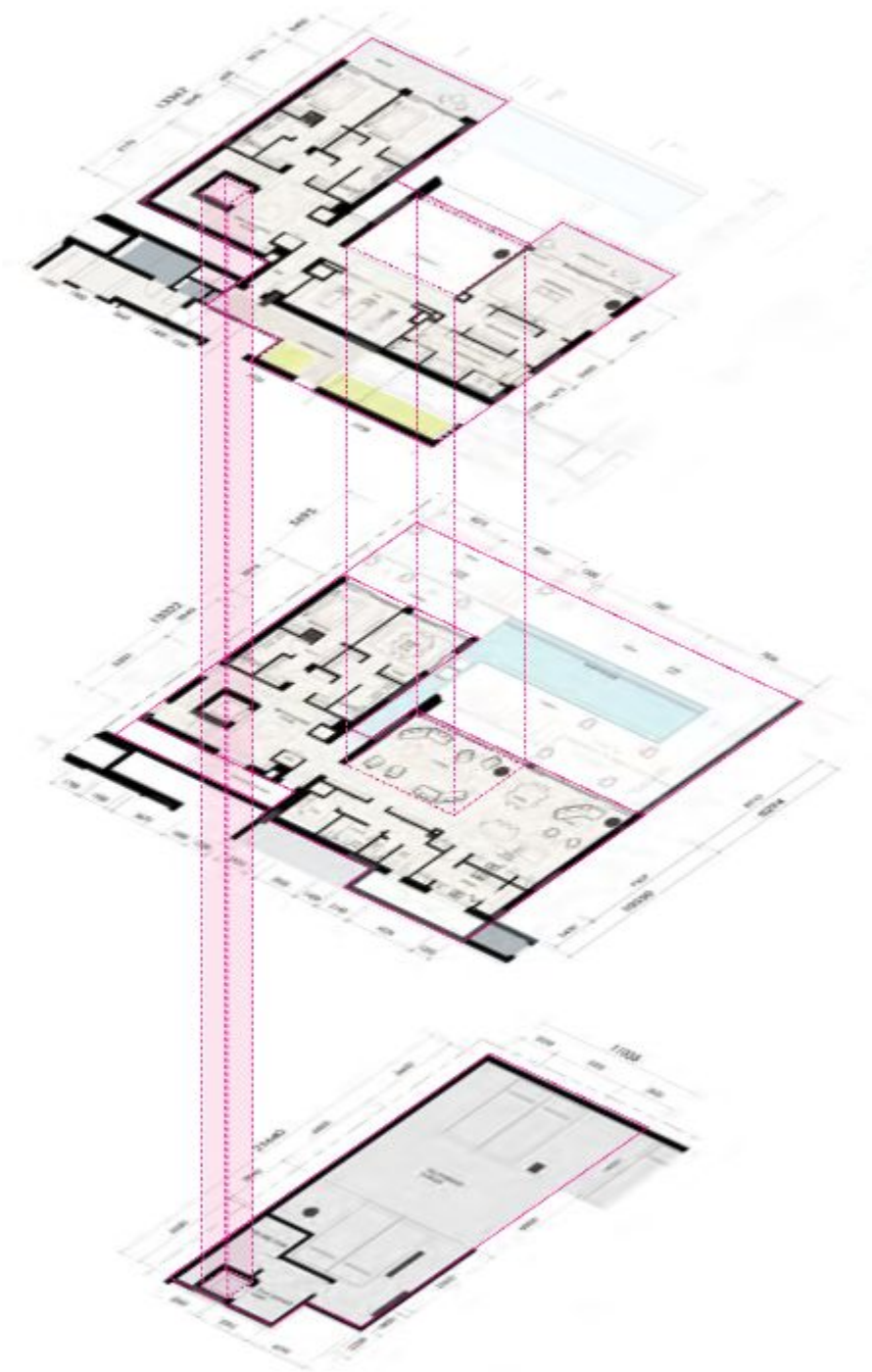
5-BEDROOM VILLA (B + G + 1)



FIRST  
FLOOR

GROUND  
FLOOR

BASEMENT

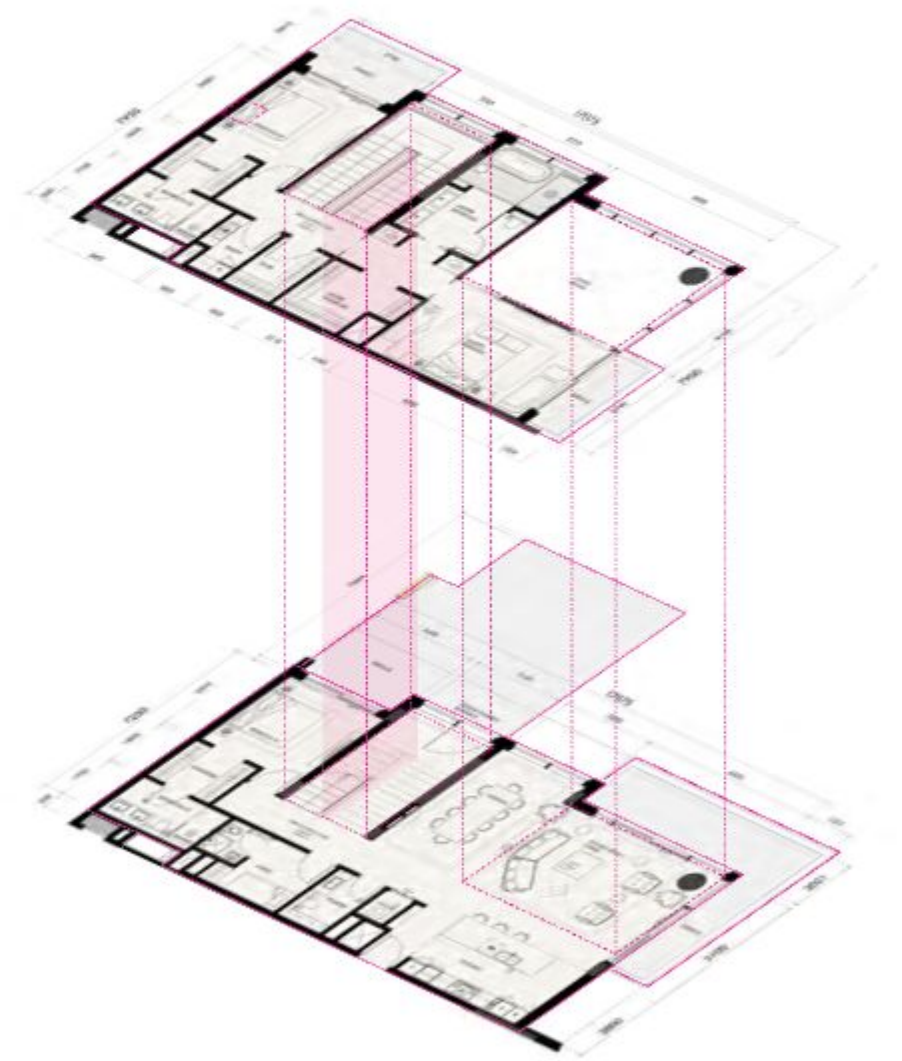


# DUPLEX APARTMENTS



FIRST  
FLOOR

GROUND  
FLOOR

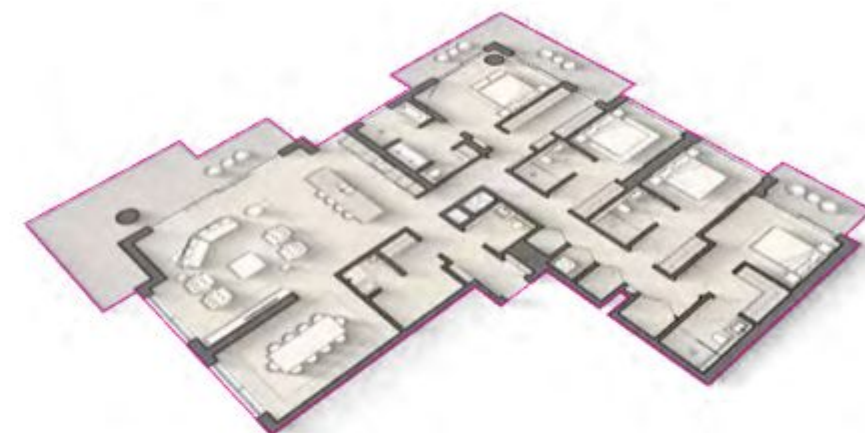


# PENTHOUSES

4-BEDROOM



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



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



ELLINGTON

JOHN  
DAVEN  
PROPERTIES

SIGNATURE VILLA WITH  
A PRIVATE POOL AND GARDEN

A photograph of a modern villa entrance. The entrance is framed by a large, light-colored wooden structure with a central vertical element that has a stylized, abstract cutout. The floor is made of light-colored stone tiles. In the foreground, there is a rectangular pool of water that reflects the sky and the wooden structure. The background shows a view of the ocean under a blue sky with scattered clouds. The overall aesthetic is minimalist and contemporary.

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PROPERTIES

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)



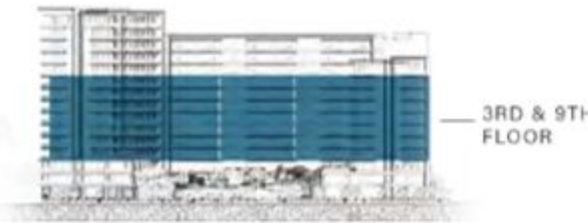
# 2<sup>ND</sup> FLOOR TYPICAL PLAN

- 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



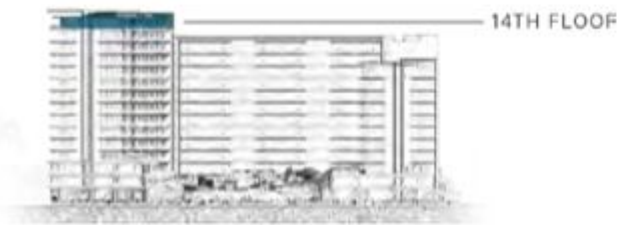
# 13<sup>TH</sup> FLOOR TYPICAL PLAN

- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM



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

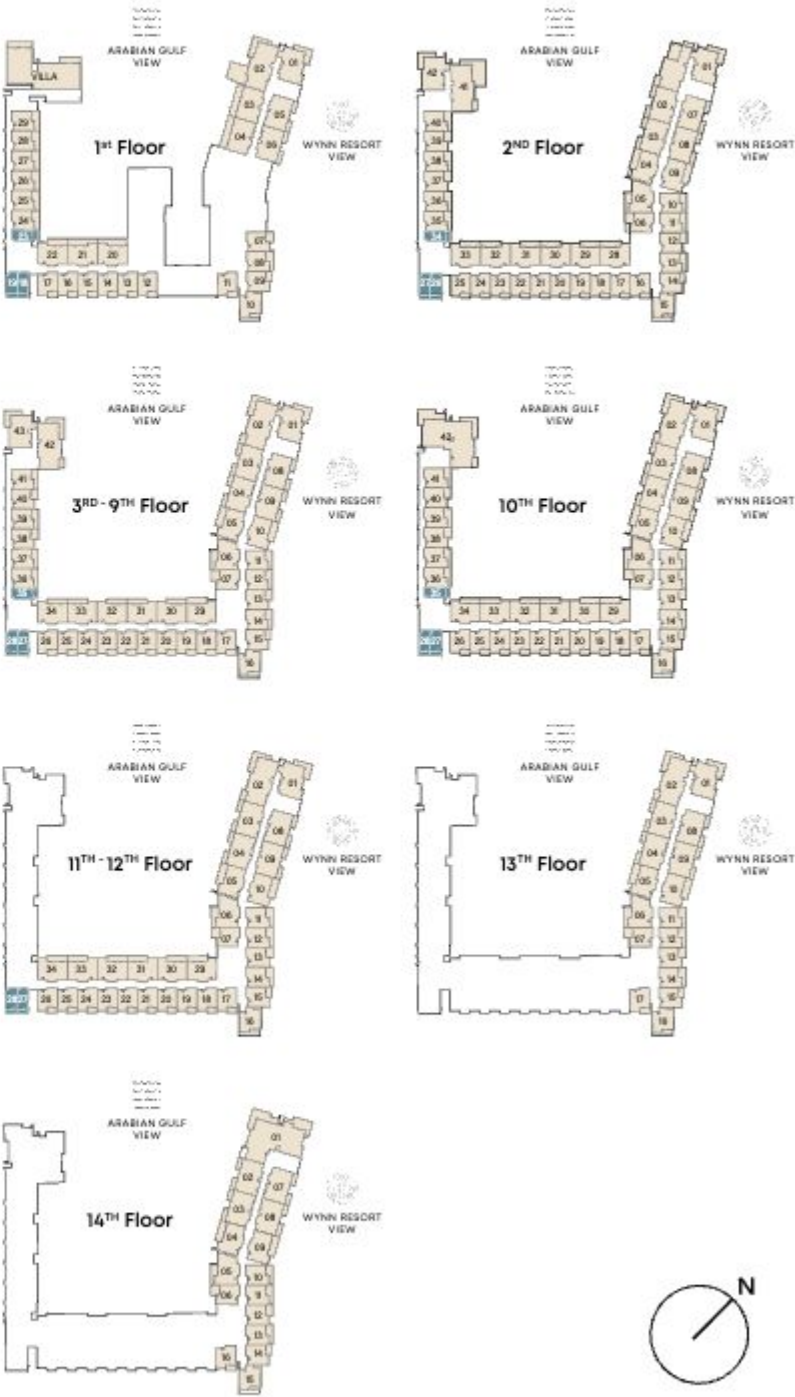
- 1-BEDROOM
- 2-BEDROOM
- 4-BEDROOM PENTHOUSE



STUDIO  
TYPE A



|                      |               |
|----------------------|---------------|
| INTERNAL LIVING AREA | 339.82 SQ. FT |
| OUTDOOR LIVING AREA  | 70.72 SQ. FT  |
| TOTAL LIVING AREA    | 410.54 SQ. FT |

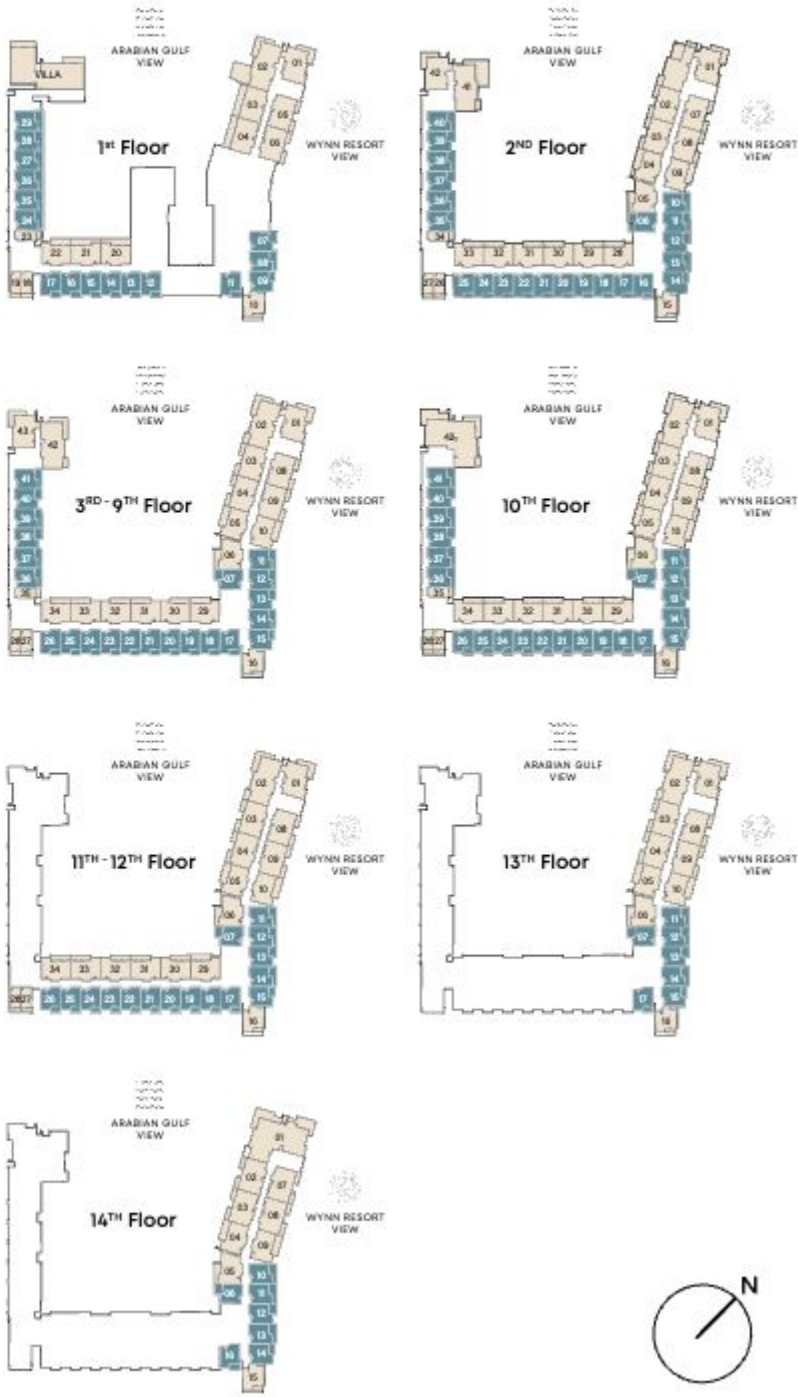


# 1-BEDROOM

TYPE A



|                      |               |
|----------------------|---------------|
| INTERNAL LIVING AREA | 614.73 SQ. FT |
| OUTDOOR LIVING AREA  | 87.94 SQ. FT  |
| TOTAL LIVING AREA    | 702.67 SQ. FT |

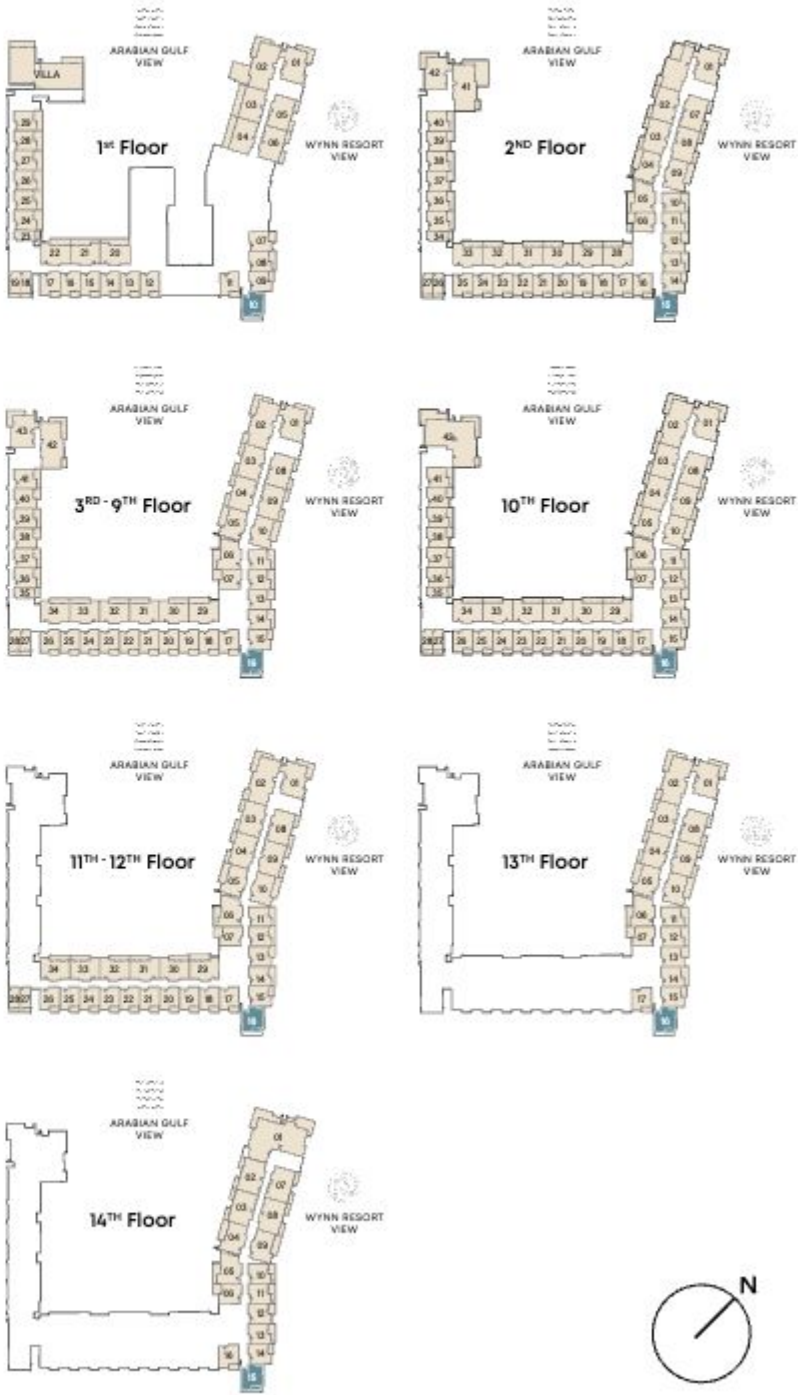


# 1-BEDROOM

TYPE B



|                      |               |
|----------------------|---------------|
| INTERNAL LIVING AREA | 688.24 SQ. FT |
| OUTDOOR LIVING AREA  | 70.61 SQ. FT  |
| TOTAL LIVING AREA    | 758.86 SQ. FT |

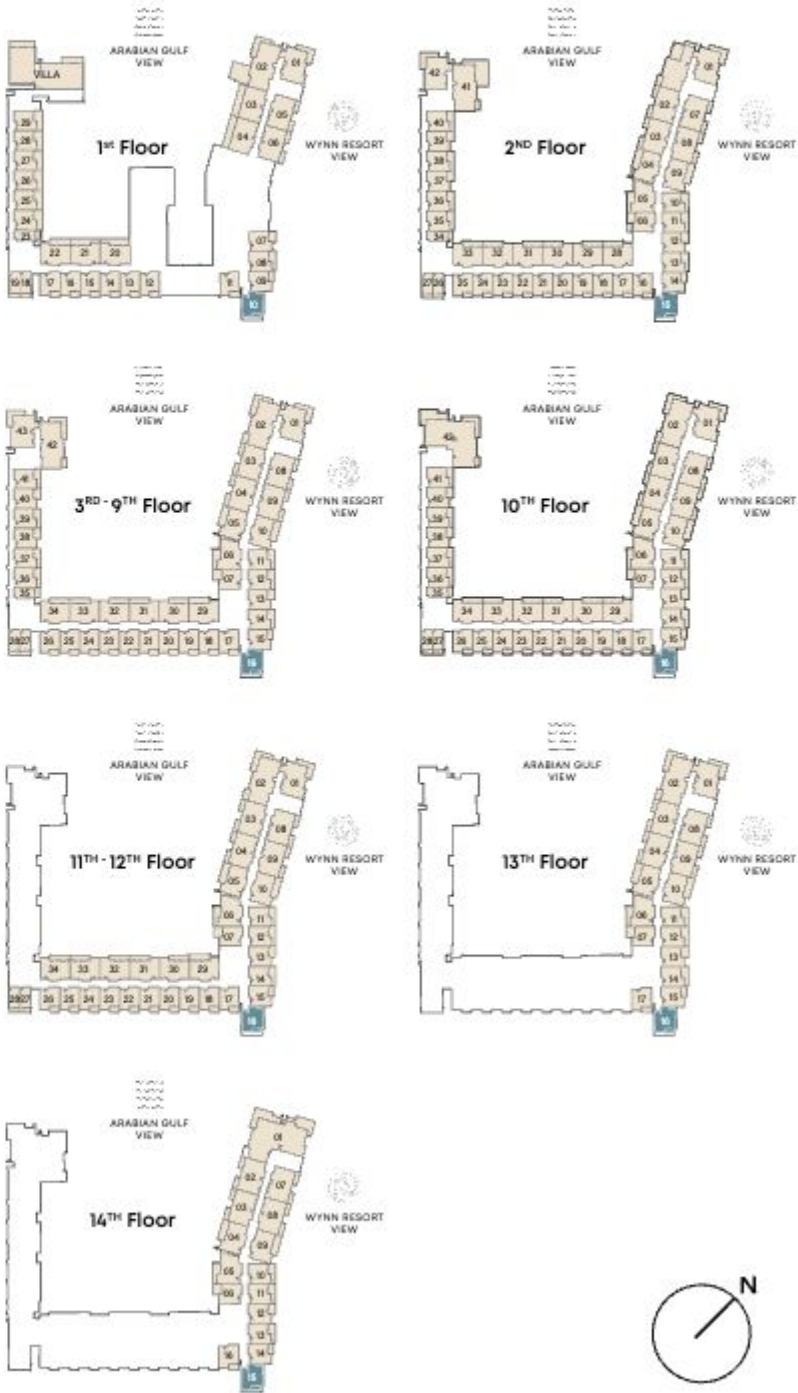


# 1-BEDROOM

TYPE B



|                      |               |
|----------------------|---------------|
| INTERNAL LIVING AREA | 688.24 SQ. FT |
| OUTDOOR LIVING AREA  | 70.61 SQ. FT  |
| TOTAL LIVING AREA    | 758.86 SQ. FT |

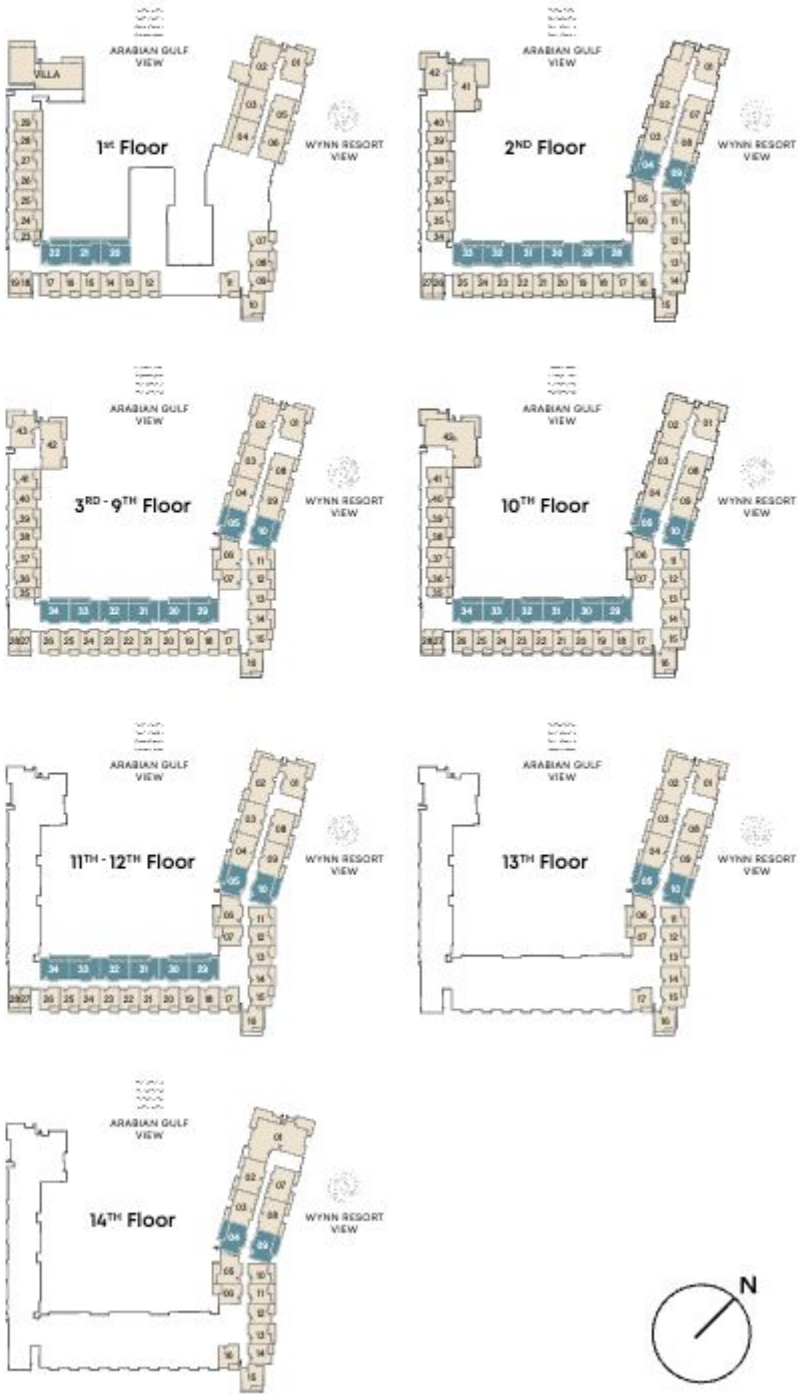


# 2-BEDROOM

TYPE A



|                      |                |
|----------------------|----------------|
| INTERNAL LIVING AREA | 905.68 SQ. FT  |
| OUTDOOR LIVING AREA  | 168.24 SQ. FT  |
| TOTAL LIVING AREA    | 1073.92 SQ. FT |

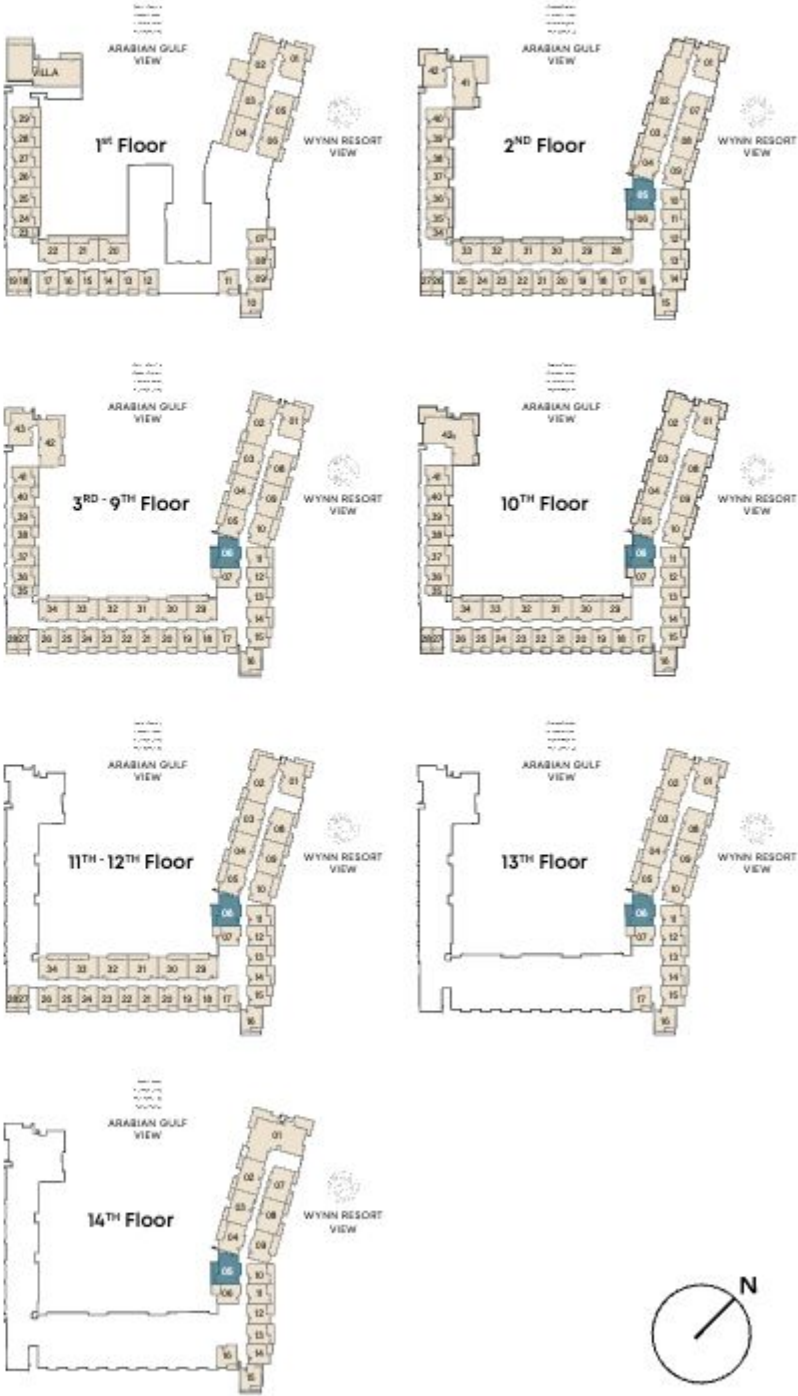


# 2-BEDROOM

TYPE B



|                      |                |
|----------------------|----------------|
| INTERNAL LIVING AREA | 939.47 SQ. FT  |
| OUTDOOR LIVING AREA  | 180.73 SQ. FT  |
| TOTAL LIVING AREA    | 1120.20 SQ. FT |

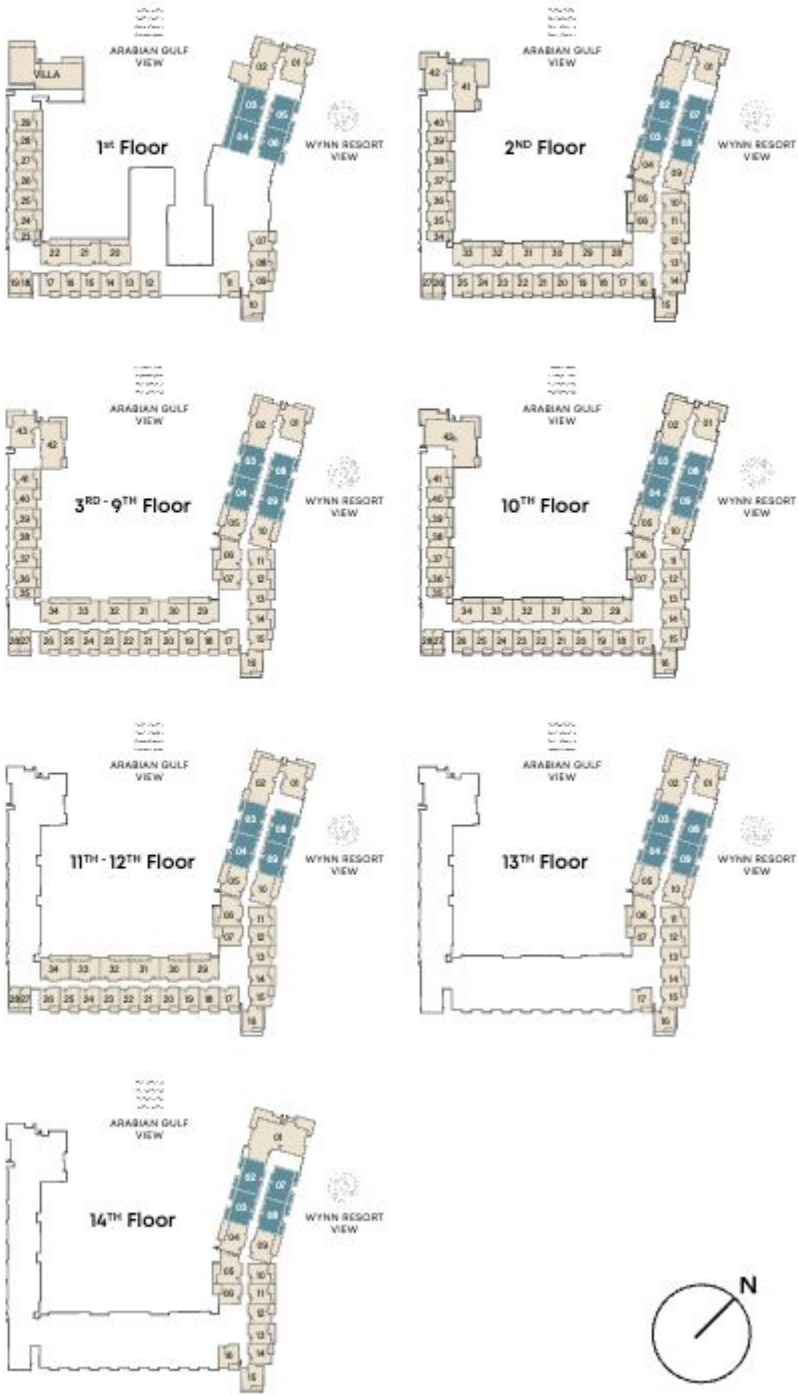


# 2-BEDROOM

TYPE C



|                      |                |
|----------------------|----------------|
| INTERNAL LIVING AREA | 1083.28 SQ. FT |
| OUTDOOR LIVING AREA  | 167.27 SQ. FT  |
| TOTAL LIVING AREA    | 1250.55 SQ. FT |

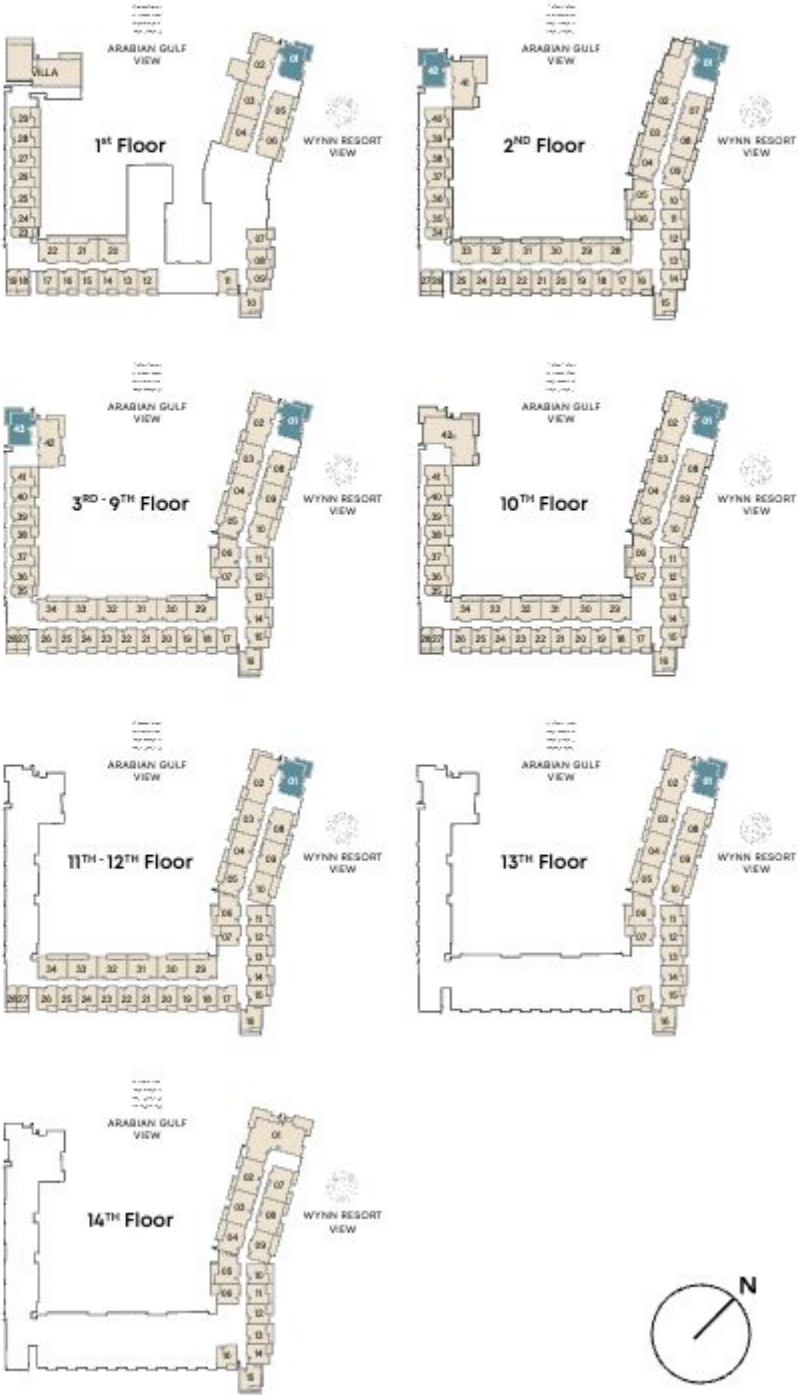


# 2-BEDROOM

TYPE D



|                      |                |
|----------------------|----------------|
| INTERNAL LIVING AREA | 1143.88 SQ. FT |
| OUTDOOR LIVING AREA  | 237.88 SQ. FT  |
| TOTAL LIVING AREA    | 1381.76 SQ. FT |

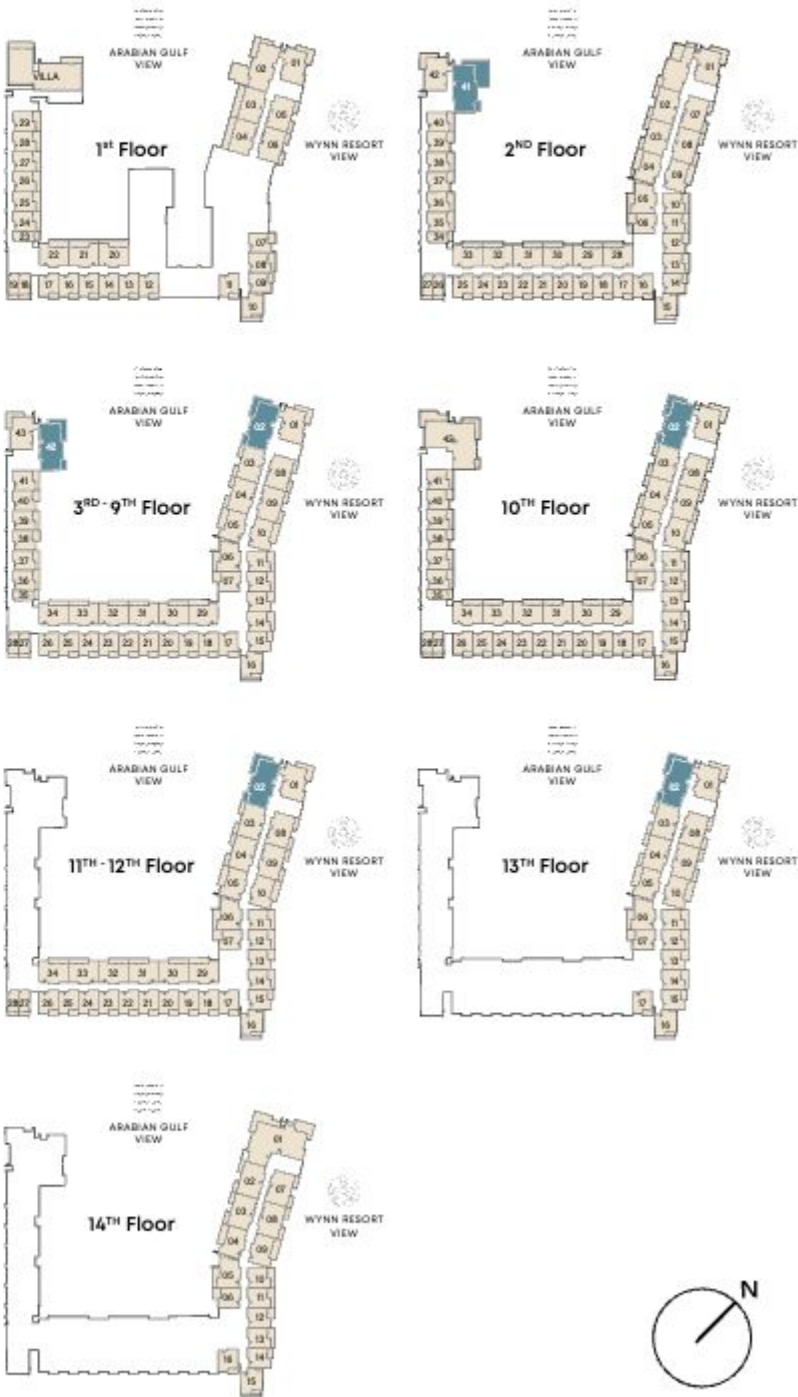


# 3-BEDROOM

TYPE A



|                      |                |
|----------------------|----------------|
| INTERNAL LIVING AREA | 1549.57 SQ. FT |
| OUTDOOR LIVING AREA  | 356.93 SQ. FT  |
| TOTAL LIVING AREA    | 1906.53 SQ. FT |



# 3-BEDROOM

DUPLEX

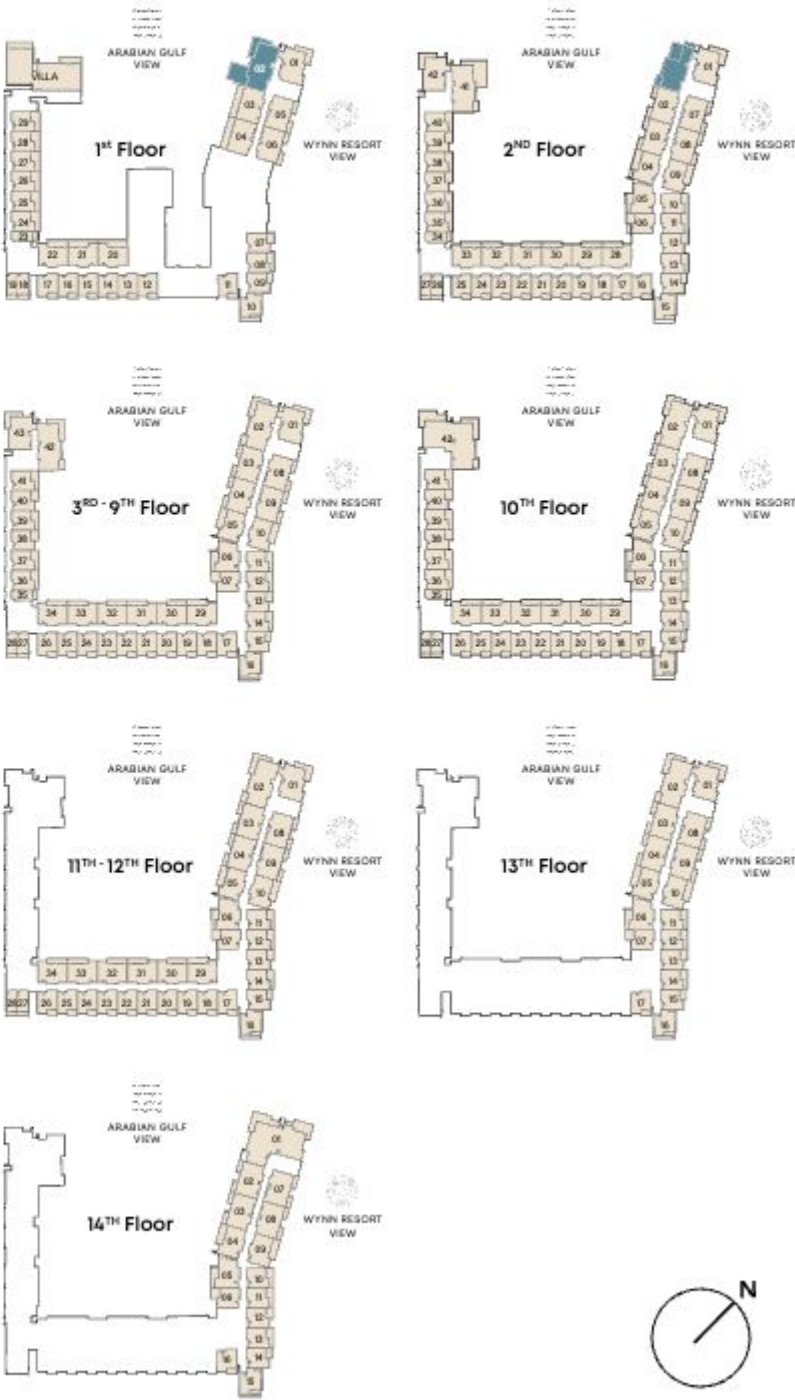


LOWER LEVEL



UPPER LEVEL

|                      |                |
|----------------------|----------------|
| INTERNAL LIVING AREA | 2821.22 SQ. FT |
| OUTDOOR LIVING AREA  | 957.34 SQ. FT  |
| TOTAL LIVING AREA    | 3778.56 SQ. FT |

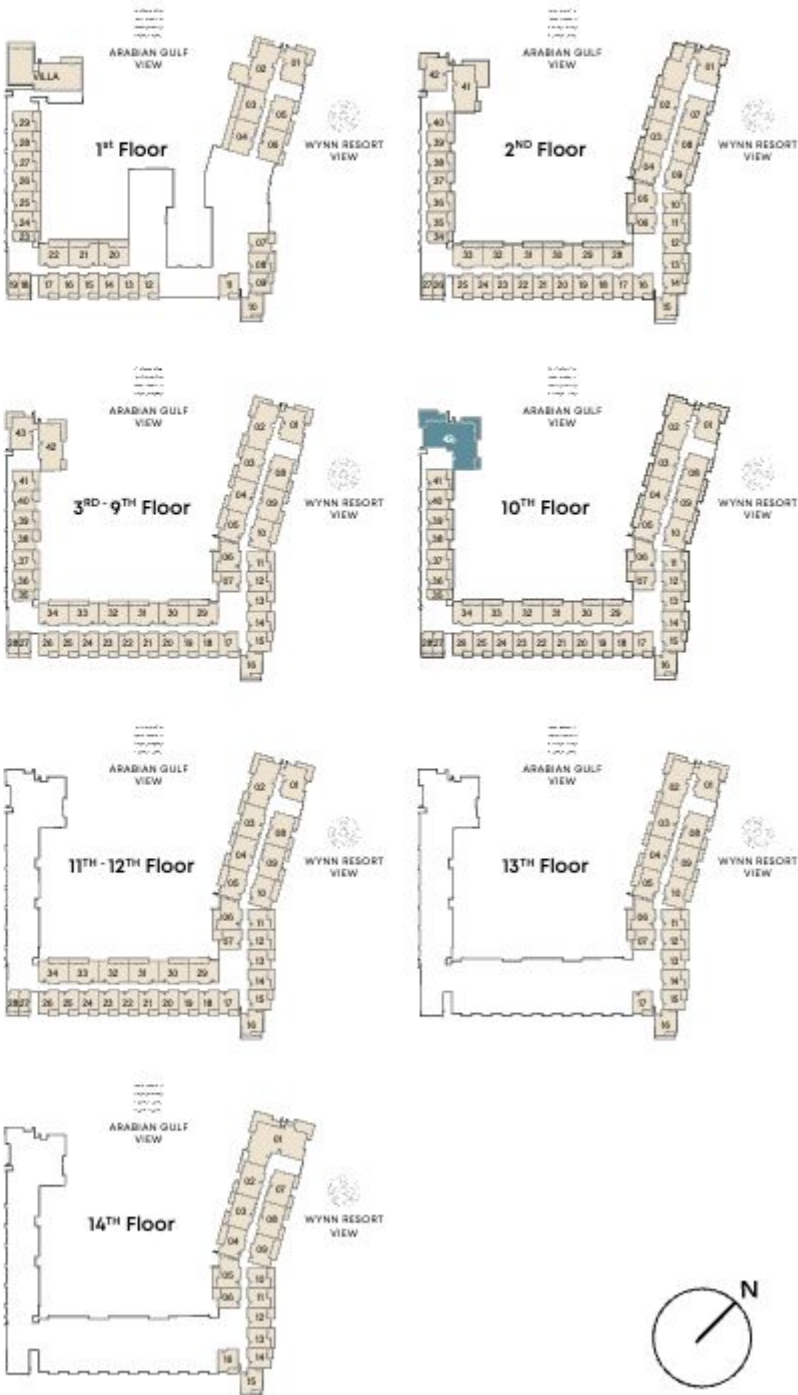


# PENTHOUSE

TYPE A



|                      |                |
|----------------------|----------------|
| INTERNAL LIVING AREA | 2771.81 SQ. FT |
| OUTDOOR LIVING AREA  | 778.55 SQ. FT  |
| TOTAL LIVING AREA    | 3550.37 SQ. FT |

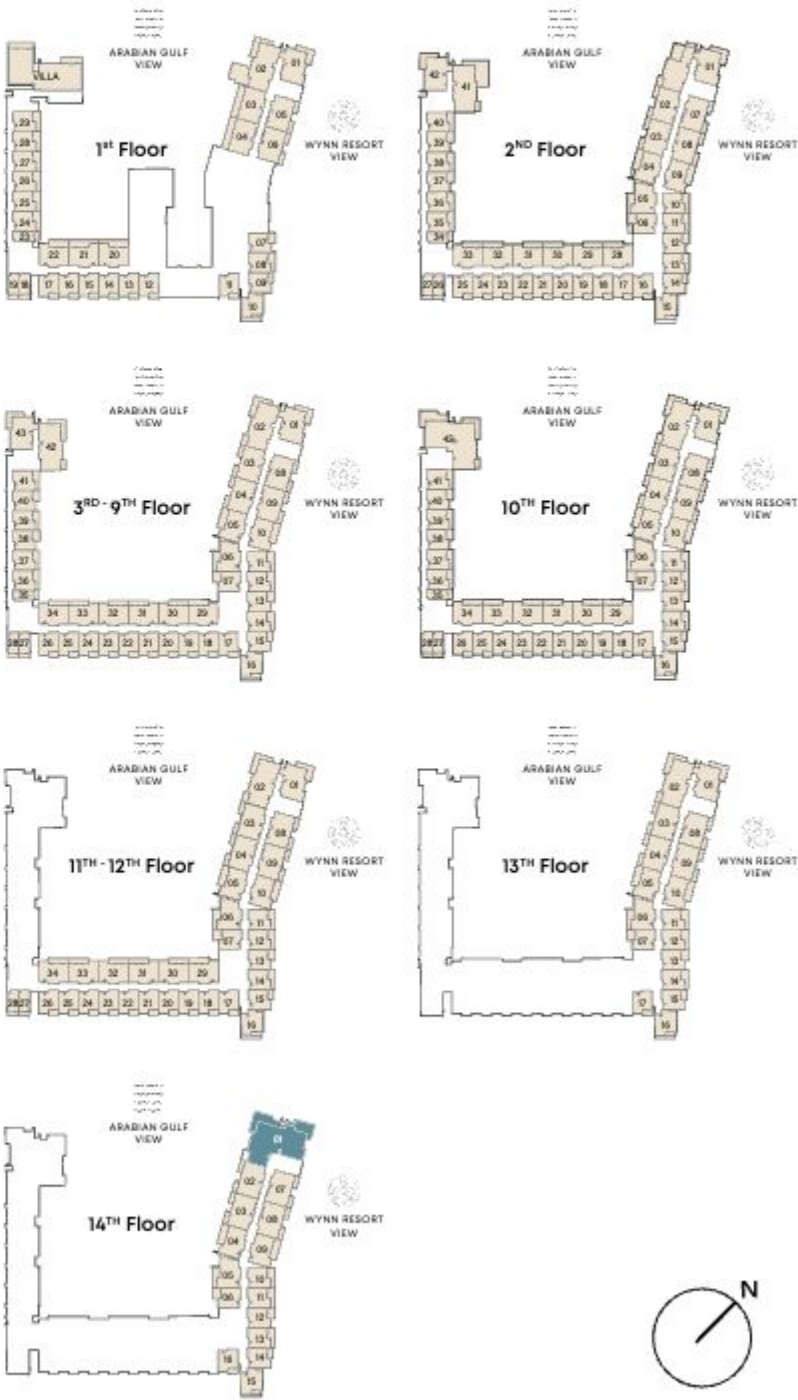


# PENTHOUSE

TYPE B



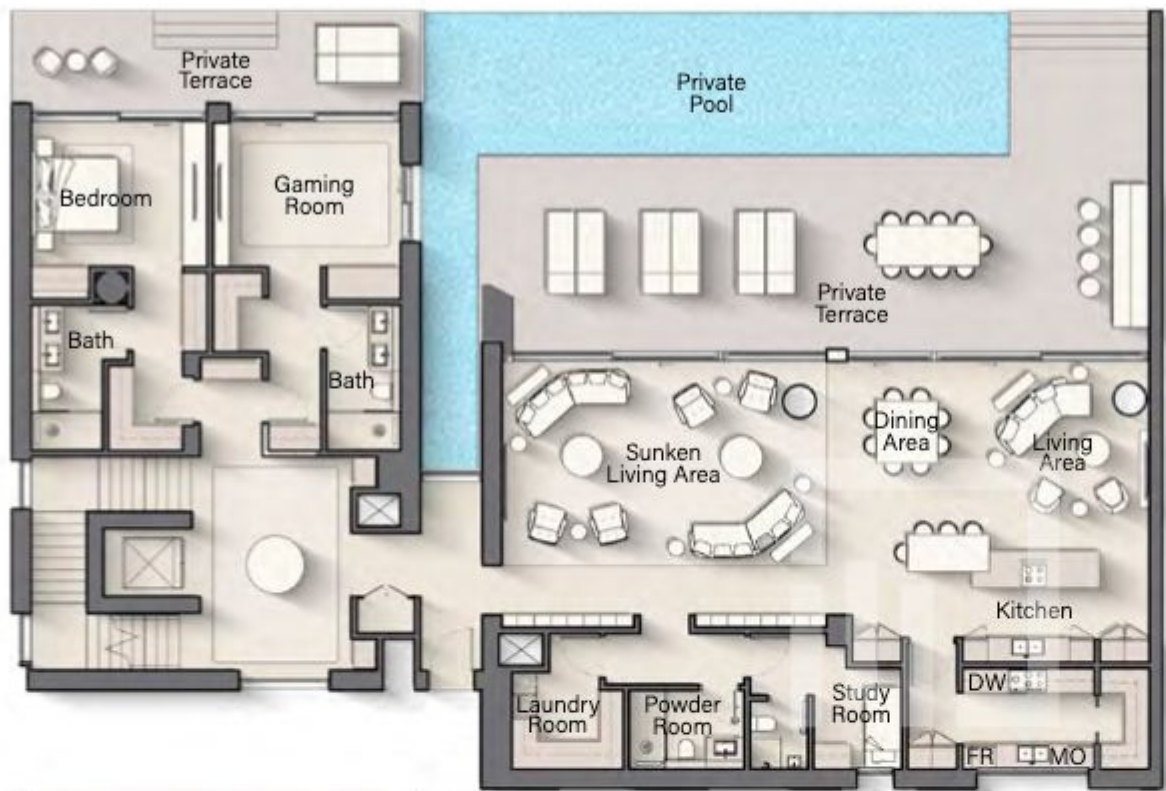
|                      |                |
|----------------------|----------------|
| INTERNAL LIVING AREA | 2648.57 SQ. FT |
| OUTDOOR LIVING AREA  | 810.52 SQ. FT  |
| TOTAL LIVING AREA    | 3459.09 SQ. FT |



# THE VILLA

B + G + 1

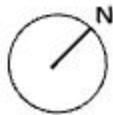
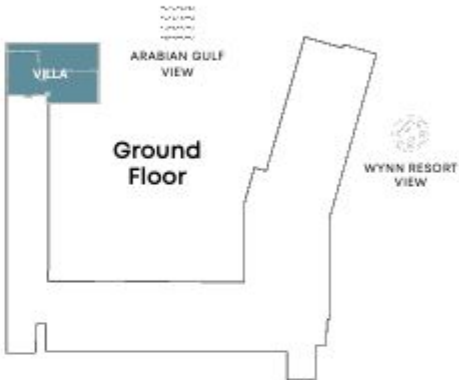
LOWER LEVEL



UPPER LEVEL



|                      |                |
|----------------------|----------------|
| INTERNAL LIVING AREA | 6392.15 SQ. FT |
| OUTDOOR LIVING AREA  | 2281.63 SQ. FT |
| TOTAL LIVING AREA    | 8673.77 SQ. FT |



# 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

DRIVEN  
PROPERTIES





800 8288  
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

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