


ELLINGTON
PROPERTIES

RAK
PROPERTIES



PORTO PLAYA



PORTO PLAYA

Enthralled by the ocean

In partnership with Rak Properties, Ellington brings design-led living to Hayat Island, Ras Al-Khaimah. Porto Playa is fittingly positioned under the solar pathway and optimised with artificial intelligence (AI) for expansive views of the sea. The layered architecture has the illusion of weightlessness, as if it is floating above the beach — bringing a new personality and captivating vibrancy to island life.

The property is an ode to the effortless sophistication you'd expect from the world's most exclusive beach clubs. A destination in its own right, Porto Playa blends a collection of active and social spaces with liberating ocean calm.


ELLINGTON
PROPERTIES

RAK
PROPERTIES

Your
very own
stretch of
shoreline







Vibrant and sophisticated,
with a restless sense of adventure

From the moment you arrive at Porto Playa's hotel-style drop-off area, you are entranced within the building's naturally flowing layers. Extending inside and out, we have created an ecosystem of amenities designed to fulfil your lifestyle and enhance every part of it.

Desert,
mountains
and a
pristine
coastline



Emboldened by the ocean

Porto Playa is set to become a lifestyle icon — famous for not only its direct beach access and dynamic social spaces but also the way it celebrates individuality and adventure. The building itself is a unique creative expression, with a personality much like the stylish, sociable, and residents it appeals to.

Experience every possibility

Ras Al Khaimah is set between desert mountains and a pristine coastline, making it a hotspot for elevated hotels, beach clubs, and resorts. Porto Playa is set on one of the more calm and secluded areas, Hayat Island. But while there are uninhibited views of nature and outdoor activities such as hiking, horseriding, and kayaking, there is also easy access to an eclectic selection of tourist attractions.

Just across the water, residents will find lively bars and restaurants, boutique shopping malls, and the soon-to-be-completed, Wynn Resort.





PORTO PLAYA



DRIVING DISTANCE

6 MINUTES

Al Jazeera Al Hamra

6 MINUTES

RAK Track

8 MINUTES

Al Hamra Mall

10 MINUTES

Al Hamra Golf Club

15 MINUTES

Flamingo Beach

18 MINUTES

RAK Mall

19 MINUTES

Action Flight Air Adventure

20 MINUTES

Al Qawasim Corniche & RAK Eye

25 MINUTES

Al Wadi Equestrain Adventure Centre

25 MINUTES

Saqr Park Lake

30 MINUTES

RAK International Airport

39 MINUTES

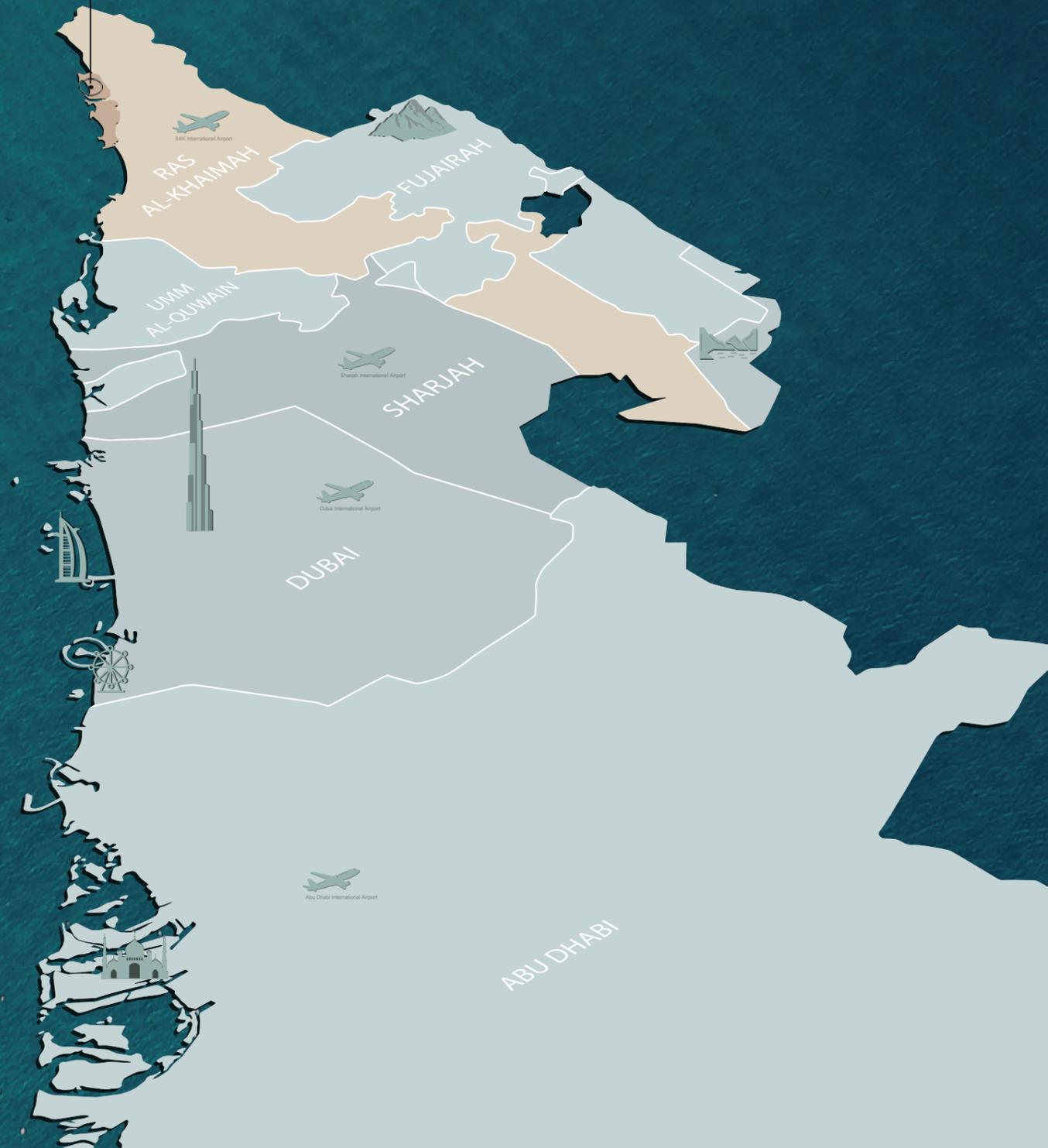
Dhayah Fort

60 MINUTES

Jais Adventure Park

63 MINUTES

Dubai International Airport



Always
on
always
original



Drop-off Area



Make an Entrance

With its south-facing main entrance, Porto Playa is poised between the road and the ocean — holding your invitation to immediate beachfront access. Both visitors and guests are welcomed with a seamless arrival, whether they choose the convenient hidden underground parking or the smooth hotel-style drop-off location in front of the main lobby.



PORTO PLAYA

Main Lobby



The Clubhouse & Games Room

For relaxed entertainment that extends the sociable beach club atmosphere, the Clubhouse offers time to relax on Porto Playa's first floor. Just above the reception lobby and with the ocean in view, it features a coffee bar, table games and sumptuous chairs and sofas to sink into with a book.

For younger residents, Porto Playa has an arcade games room opposite the Clubhouse. Here, teenagers will find a selection of popular games including Vray and Basketball Twin.

Embrace
the
ocean





An elegant arrival

The reception introduces you to a modern, open space, leading directly to the swimming pool.

With elegant minimalist detailing and high floor-to-ceiling windows, the entire lobby area accentuates the dramatic ocean views and the beauty of water. It is the ideal place for relaxing at the coffee bar, working or reading in peace.



Swimming Pool

Immersed in Island Life

Just beside the main lobby, Porto Playa's Lounge is a place to relax and socialise, with the ocean horizon just within view.

Of course, relaxation is not confined to the indoors. In a secluded space beyond the pool and before the sand, an outdoor lounge offers moments of tranquillity, comfort, and uninhibited ocean views.



Enchanted by the Ocean

Along Hayat Island's untouched shoreline is a pristine stretch of private beach that belongs exclusively to the residents of Porto Playa. Every day begins with a new tide and new opportunities to let the ocean energise, enchant and heal the senses.

The
ultimate
beachfront
activity



Coastal Experience

No private beach is truly complete without volleyball. The game epitomises the property's focus on health, entertainment and its sociable atmosphere.



Terraces & Viewing Deck



Fitness & Wellness

Wellbeing is at the heart of Porto Playa. In addition to calm and relaxation, residents have access to a double decked fitness centre, featuring state-of-the-art equipment for a range of different workouts.

To complete the wellness ritual, Porto Playa houses tranquil meditation spaces and a yoga studio with ocean views.



PORTO PLAYA

GROUND FLOOR AMENITIES PLAN

- 1 VEHICLE ENTRANCE
- 2 DROP-OFF AREA
- 3 LOBBY ENTRANCE
- 4 LOBBY RECEPTION
- 5 LOBBY LOUNGE
- 6 LIFT LOBBY
- 7 SERVICE LIFT
- 8 COMMUNAL TABLE
- 9 CLUB LOUNGE
- 10 COFFEE BAR
- 11 INDOOR KIDS PLAY AREA
- 12 LOWER LEVEL FITNESS STUDIO
- 13 ACCESS TO POOL & BEACH
- 14 WALK-IN POOL
- 15 INFINITY-EDGE POOL
- 16 BAJA SHELF
- 17 POOL SLIDE
- 18 POOL SPA
- 19 CABANAS
- 20 SUN LOUNGERS AREA
- 21 BEACH VOLLEYBALL AREA
- 22 PEBBLE SEATS
- 23 BEACH CLUB
- 24 OUTDOOR LOUNGE
- 25 CHANGING ROOM
- 26 EV CHARGING STATION
- 27 BICYCLE PARKING
- 28 VEHICLE EXIT
- 29 VISITORS PARKING





PORTO PLAYA

MEZZANINE FLOOR AMENITIES PLAN

- 1 ACCESS TO LOBBY & CLUBHOUSE
- 2 BUSINESS HUB
- 3 YOGA STUDIO
- 4 MEDITATION SPACE
- 5 UPPER-LEVEL FITNESS STUDIO
- 6 ACCESS TO LOWER-LEVEL FITNESS STUDIO
- 7 TEEN'S ARCADE ROOM
- 8 LIFT LOBBY
- 9 SERVICE LIFT





PORTO PLAYA

FIRST FLOOR AMENITIES PLAN

- 1 PICNIC LAWN
- 2 KIDS SPLASH PAD
- 3 SAND PIT PLAY AREA
- 4 PLAY MOUNDS
- 5 SOCIAL GATHERING SPACES
- 6 ACCESS TO POOL & BEACH
- 7 VIEWING DECK
- 8 OUTDOOR FITNESS AREA
- 9 MINI-GOLF
- 10 OUTDOOR CINEMA
- 11 POPCORN KIOSK
- 12 AMPHITHEATRE
- 13 SEATING AREAS
- 14 HAMMOCKS
- 15 BARBEQUE DECK
- 16 LIFT LOBBY
- 17 SERVICE LIFT



Live

beachside

by design



Homes at Porto Playa range from beautifully designed apartments across eight floors – including two exclusive penthouses – to beachfront townhouses with direct access to the private beach on the ground floor.

Using artificial intelligence (AI), we have curated a collection of sumptuous living spaces that all have uninhibited ocean views.



The Residences

The interior design palette is carefully curated to mirror the soft hues of sand to reflect outside and inside. It creates a soothing canvas that complements the ocean views with gentle tones. — evoking a sense of calmness that is further heightened by the abundant natural light streaming through expansive windows. The result is an interior that feels like an extension of the shoreline.

Each home consists of high ceilings and elegance that continues through each room and out onto terraces overlooking the ocean. Carefully designed spaces prioritise comfort while maintaining practicality with high-quality materials, including wood-finish flooring to ensure the beachfront lifestyle can be fully embraced.



Living Room

The living and dining area in these residences offer modern elegance with floor-to-ceiling windows that flood the space with light, framing breathtaking ocean views. Spacious balcony terraces seamlessly extend from the living area, offering an ideal spot for relaxation and outdoor dining. The soothing sound of waves enhances the ambiance, creating a perfect fusion of indoor and outdoor living.



Bedroom

The bedrooms offer breathtaking ocean views and an abundance of natural light. A well-designed built-in wardrobe provides ample storage without sacrificing aesthetics. Waking up to the soothing sound of waves and mesmerizing sea vistas, this bedroom seamlessly combines luxury, comfort, and the beauty of the ocean, promising a rejuvenating living experience.



Kitchen

The spacious, open kitchens at Porto Playa provide a sociable outgoing space for all the family to connect. The space features wood-finish flooring and is fitted with custom-designed contemporary cabinetry, integrated facilities, and ample storage.



Bathroom & Powder Room

Contemporary porcelain tiles and high-end fittings create moments of calm and tranquillity, while the convenience of a glass door partition, bespoke storage, accessories, and a linear stainless steel shower floor drain offer an extra feeling of comfort.

Enhance
every
moment

STUDIO



1st Floor

E116 W109
E117 W116
W120
W121

2nd Floor

E216 W209
E217 W216
E221 W220

3rd Floor

E315 W308
E316 W315
W318
W319

4th Floor

E414 W408
W415
W417

5th Floor

E514 W508
W515
W517

6th Floor

W608
W617

7th Floor

W707
W716

8th Floor

W807
W816

Internal Living Area : **368.32 Sq. Ft**

Outdoor Living Area : **69 Sq. Ft**

Total Living Area : **437.32 Sq. Ft**

1 BEDROOM



1st Floor

E106 W104 W119
 E108 W106 W122
 E109 W107 W123
 E110 W108
 E111 W112
 E112 W113
 E115 W114
 E118 W115

2nd Floor

E206 W204 W219
 E208 W206 W222
 E209 W207 W223
 E210 W208
 E211 W212
 E212 W213
 E215 W214
 E218 W215

3rd Floor

E302 W303
 E304 W305
 E306 W306
 E308 W307
 E309 W311
 E310 W312
 E311 W313
 E312 W314
 E314 W317

4th Floor

E402 W403
 E404 W405
 E406 W406
 E408 W407
 E409 W411
 E410 W412
 E411 W413
 E412 W414

5th Floor

E502 W503
 E504 W505
 E506 W506
 E508 W507
 E509 W511
 E510 W512
 E511 W513
 E512 W514

6th Floor

E602 W603
 E604 W605
 E606 W606
 E608 W607
 E610 W611
 E611 W613
 E612 W614
 E613 W615
 E614 W616

7th Floor

E704 W703
 E706 W704
 E708 W705
 E709 W706
 E710 W710
 E711 W712
 E712 W713
 W714
 W715

8th Floor

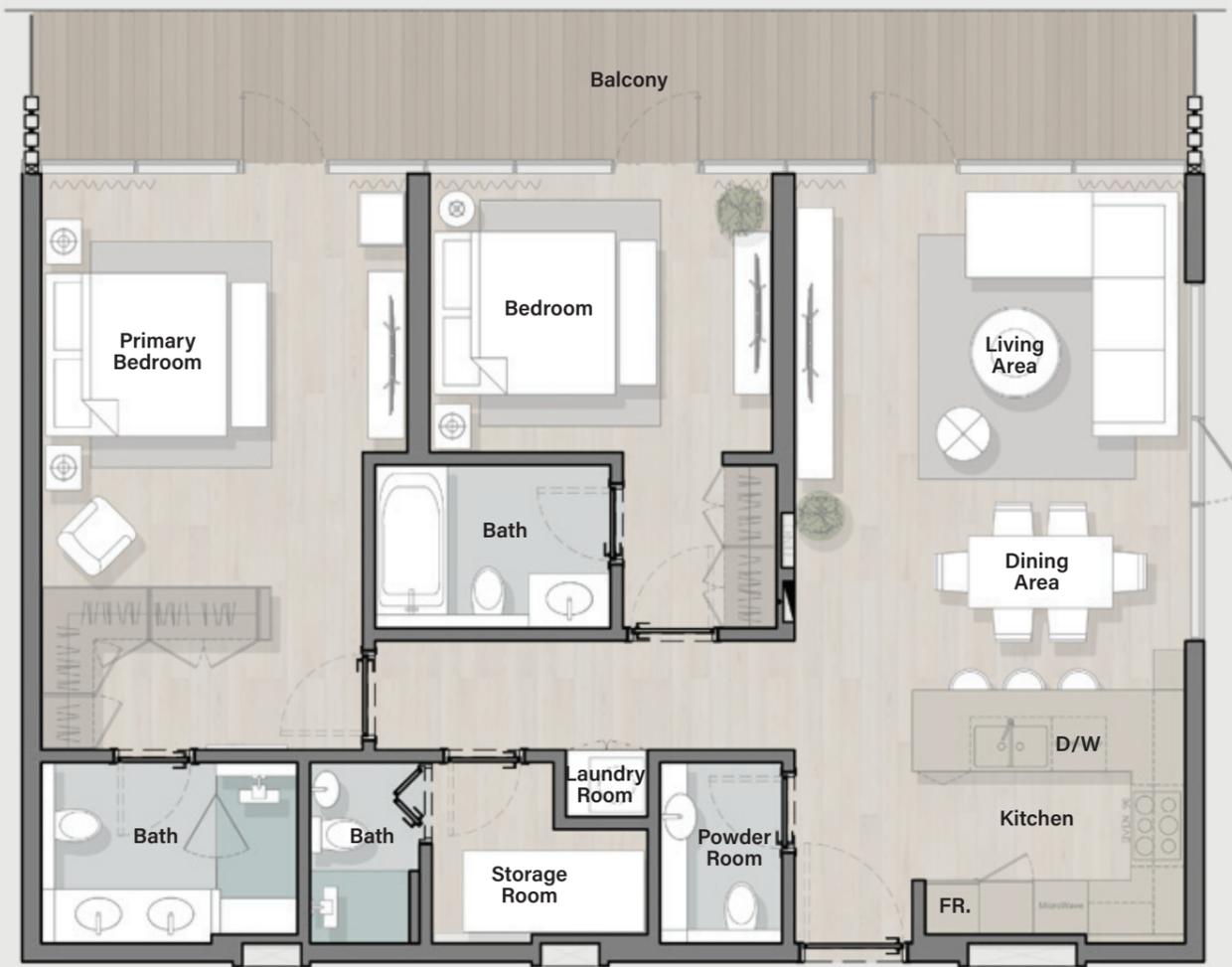
E803 W803
 E804 W804
 E805 W805
 E806 W806
 E810 W810
 E812 W812
 E813 W813
 E814 W814
 E815 W815

Internal Living Area : **783.18 Sq. Ft**

Outdoor Living Area : **107.85 Sq. Ft**

Total Living Area : **891.03 Sq. Ft**

2 BEDROOM TYPE A



1st Floor

E105 W110
E107 W111

2nd Floor

E205 W210
E207 W211

3rd Floor

E305 W309
E307 W310

4th Floor

E405 W409
E407 W410

5th Floor

E505 W509
E507 W510

6th Floor

E605 W609

7th Floor

E703 W708

8th Floor

E802 W808

Internal Living Area : **1,197.59 Sq. Ft**

Outdoor Living Area : **214.20 Sq. Ft**

Total Living Area : **1,411.79 Sq. Ft**

2 BEDROOM TYPE A1

4th Floor

E413 W116
E415 W118

5th Floor

E213 W216
E215 W218



Internal Living Area : **1,186.40 Sq. Ft**

Outdoor Living Area : **450.47 Sq. Ft**

Total Living Area : **1,636.87 Sq. Ft**

2 BEDROOM TYPE A2

6th Floor

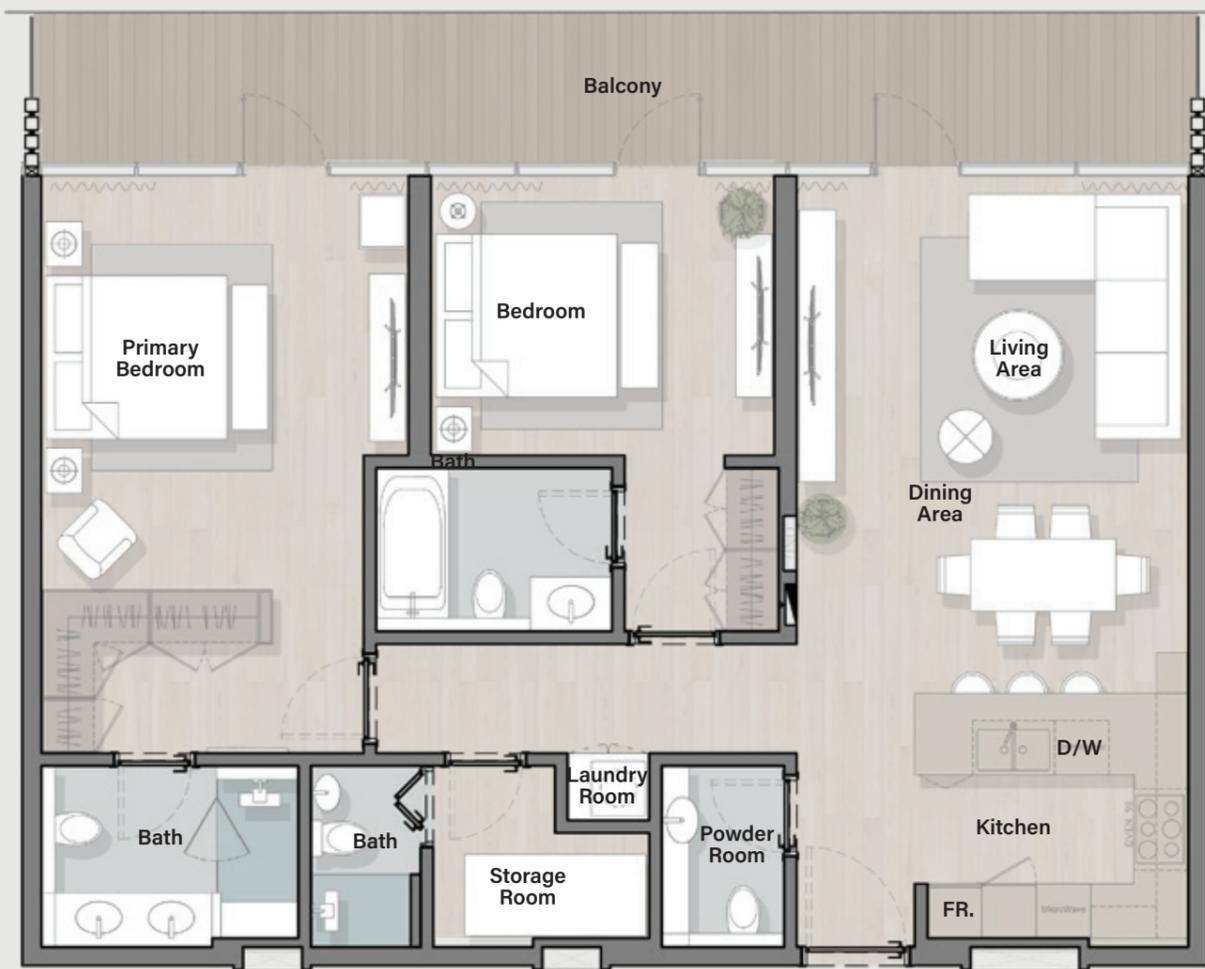
E607

7th Floor

E705

8th Floor

E804

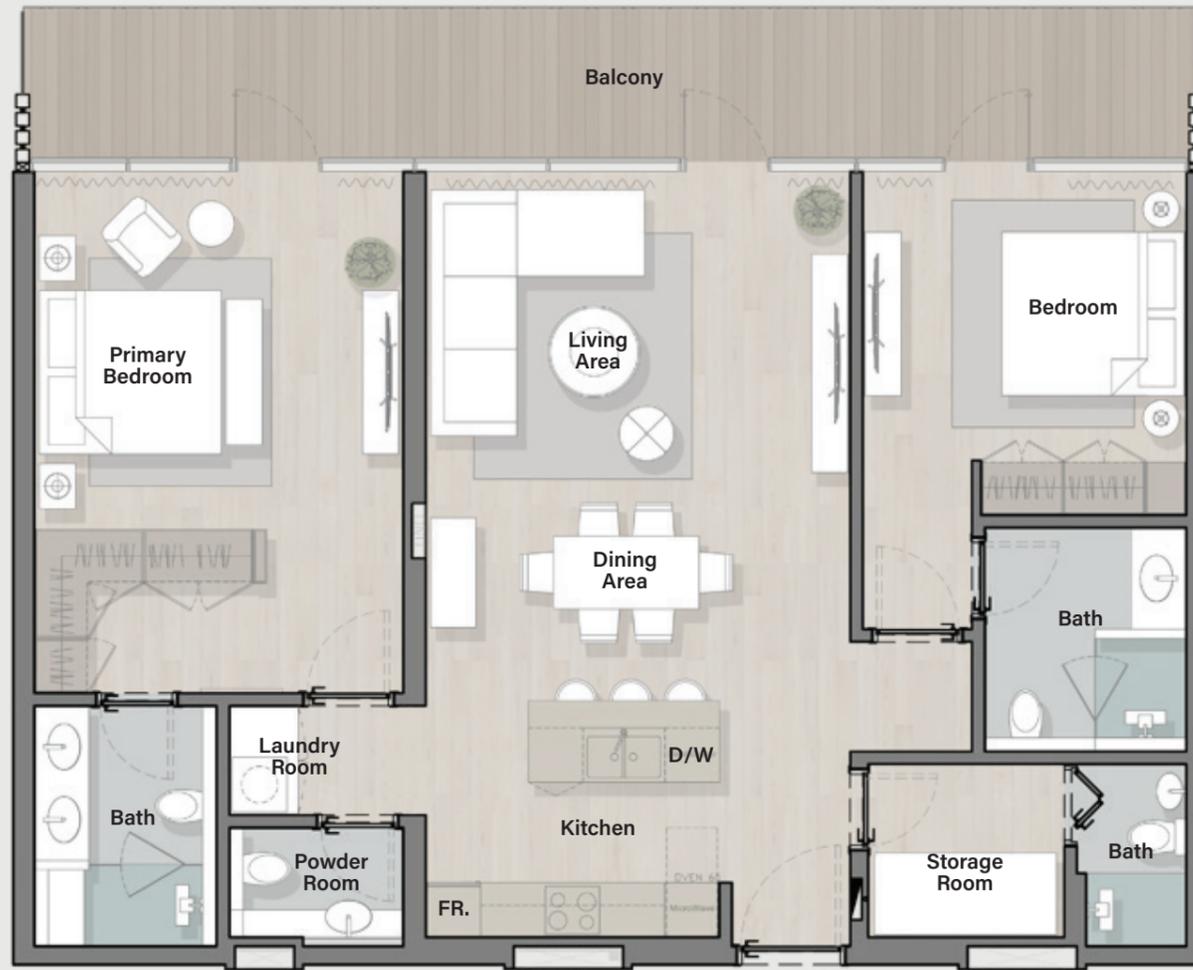


Internal Living Area : **1,193.83 Sq. Ft**

Outdoor Living Area : **217.86 Sq. Ft**

Total Living Area : **1,411.69 Sq. Ft**

2 BEDROOM TYPE B



1st Floor

E102 W102
E104 W103
E113 W105
E114 W117
W118

2nd Floor

E202 W202
E204 W203
E213 W205
E214 W217
W218

3rd Floor

E313 W302
W316

4th Floor

W402

5th Floor

W502

6th Floor

W602
W610

7th Floor

W702
W709

8th Floor

W802
W809

Internal Living Area : **1,180.05 Sq. Ft**

Outdoor Living Area : **181.91 Sq. Ft**

Total Living Area : **1,361.96 Sq. Ft**

2 BEDROOM TYPE C

5th Floor

E501 W501
E503 W504

6th Floor

E601 W601
E603 W604

7th Floor

E701
E702



Internal Living Area : **1,273.05 Sq. Ft**

Outdoor Living Area : **244.02 Sq. Ft**

Total Living Area : **1,517.07 Sq. Ft**

2 BEDROOM TYPE D

6th Floor

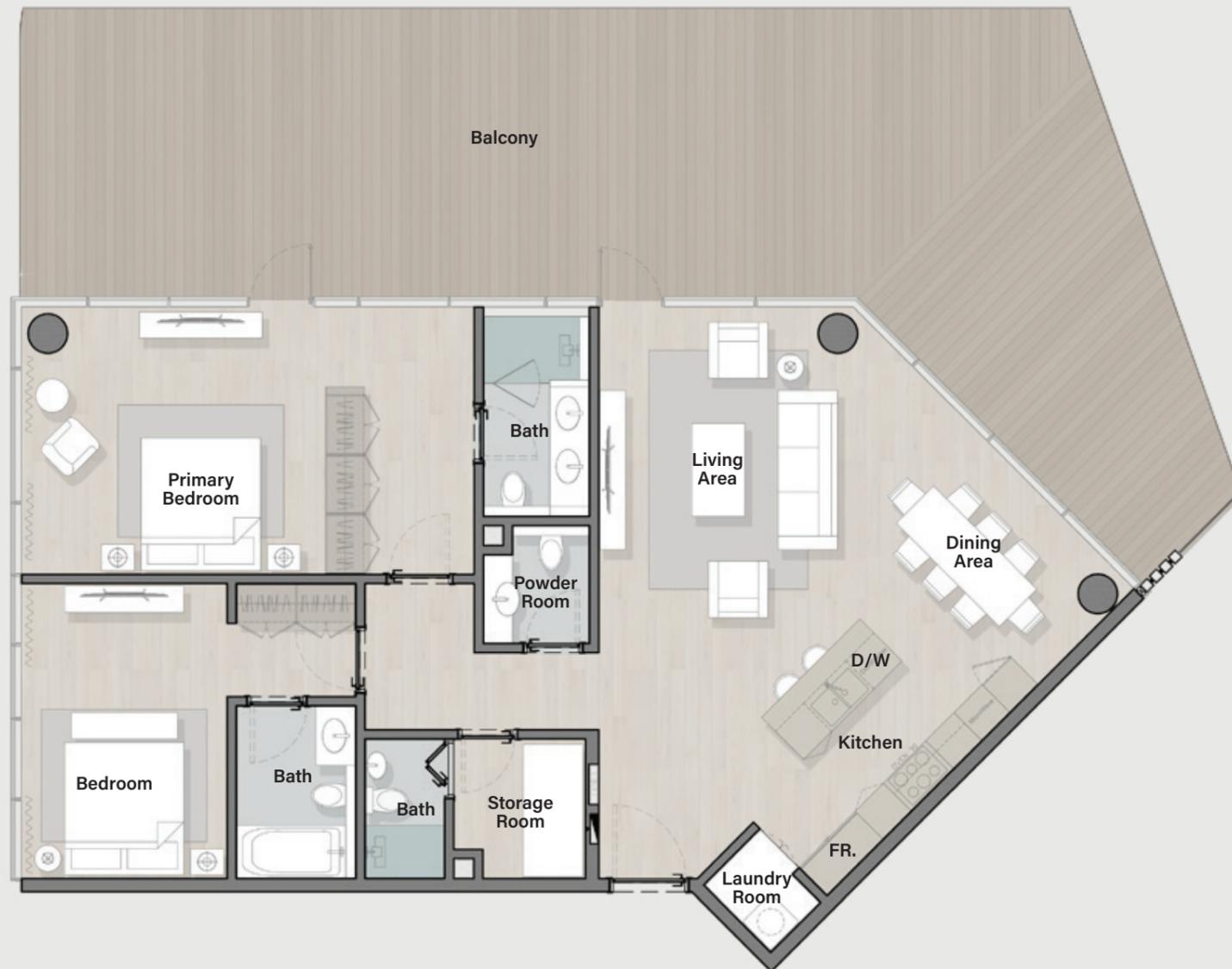
E609 W612

7th Floor

E707 W711

8th Floor

E806 W811



Internal Living Area : **1,407.27 Sq. Ft**

Outdoor Living Area : **550.79 Sq. Ft**

Total Living Area : **1,958.06 Sq. Ft**

3 BEDROOM TYPE A



1st Floor

E101
E103

2nd Floor

E201
E203

3rd Floor

E301 W301
E303 W314

4th Floor

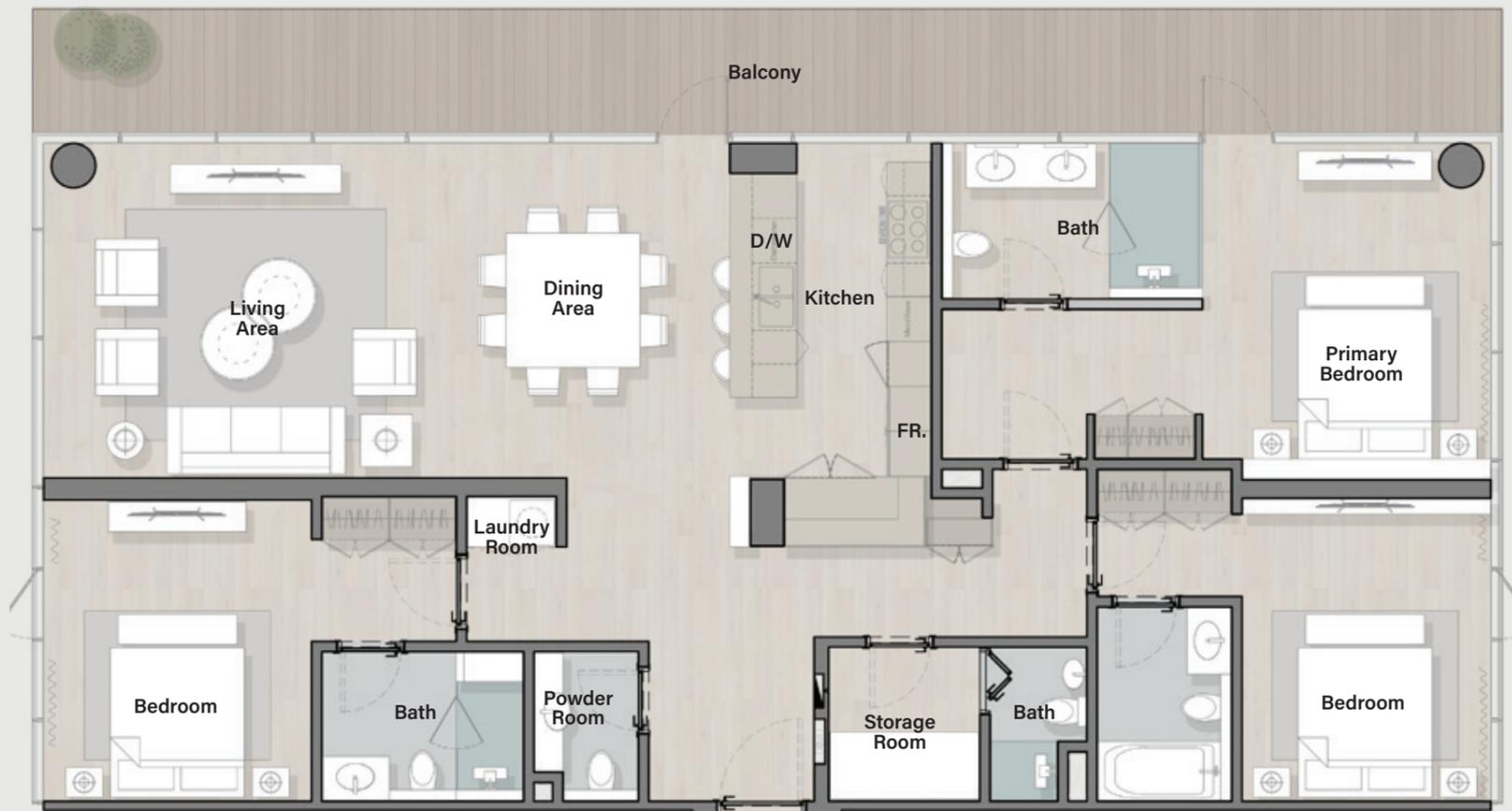
E401 W401
E403 W404

Internal Living Area : **1,783.36 Sq. Ft**

Outdoor Living Area : **251.44 Sq. Ft**

Total Living Area : **2,034.80 Sq. Ft**

3 BEDROOM TYPE B



1st Floor
W101

2nd Floor
W201

7th Floor
W701

8th Floor
E801 W801

Internal Living Area : **1,876.36 Sq. Ft**
 Outdoor Living Area : **452.08 Sq. Ft**
 Total Living Area : **2,328.44 Sq. Ft**

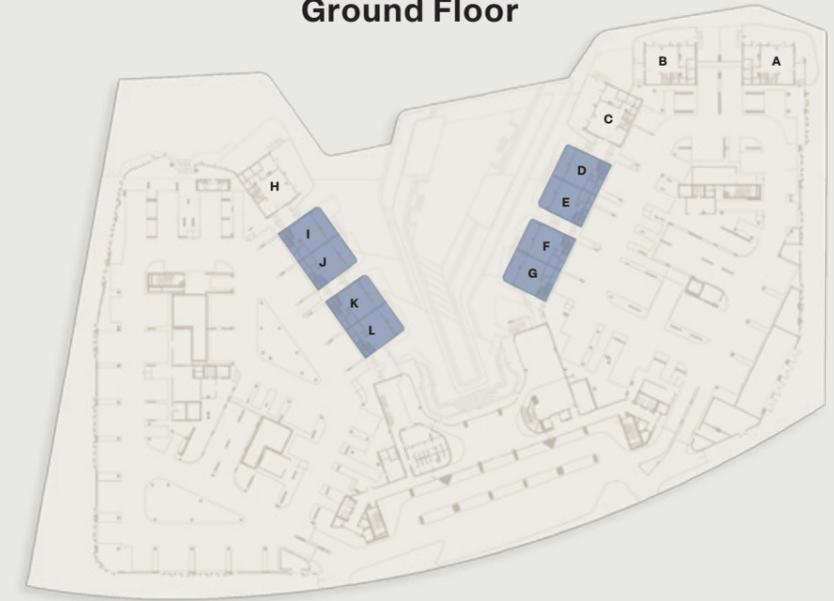
2 BEDROOM TOWNHOUSE



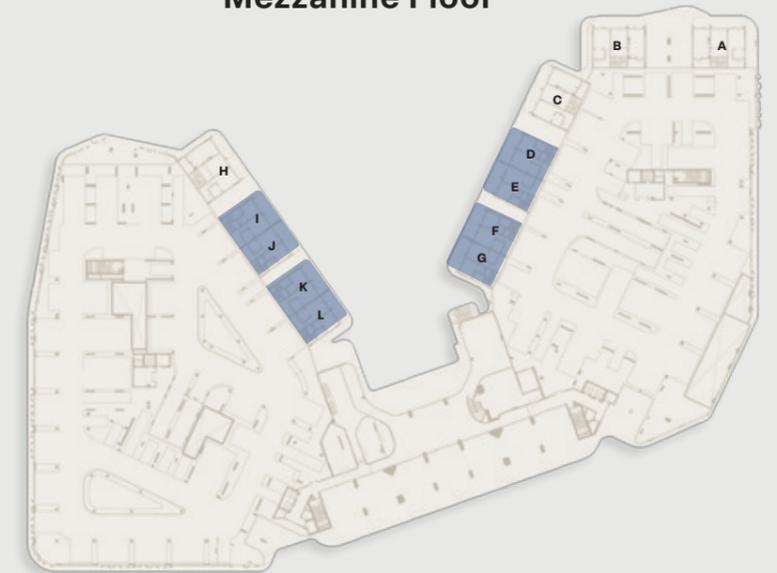
UPPER LEVEL

LOWER LEVEL

Ground Floor



Mezzanine Floor



Internal Living Area : **1,497.04 Sq. Ft**

Outdoor Living Area : **214.85 Sq. Ft**

Total Living Area : **1,711.89 Sq. Ft**

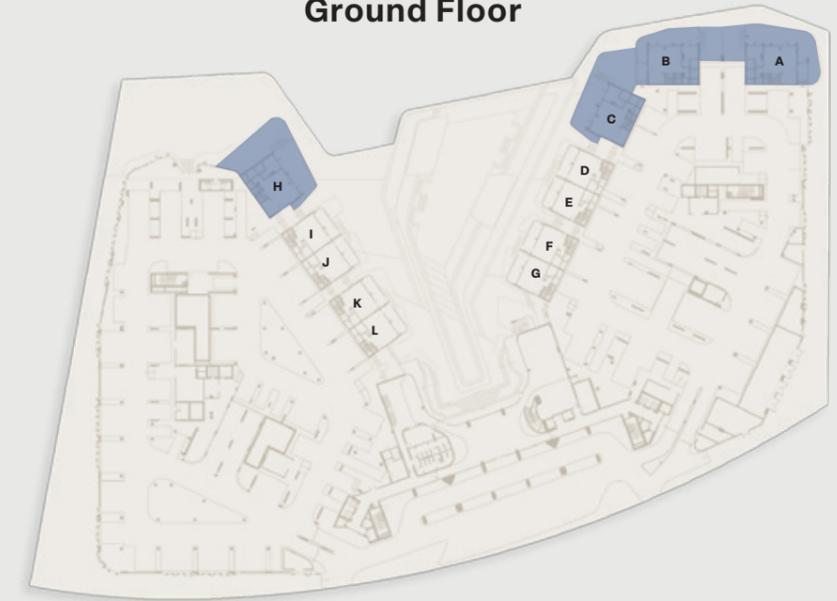
3 BEDROOM VILLA



UPPER LEVEL

LOWER LEVEL

Ground Floor



Mezzanine Floor



Internal Living Area : **2,135.34 Sq. Ft**

Outdoor Living Area : **1,288.12 Sq. Ft**

Total Living Area : **3,423.46 Sq. Ft**

4 BEDROOM



Internal Living Area : **3,156.19 Sq. Ft**
 Outdoor Living Area : **3,166.85 Sq. Ft**
 Total Living Area : **6,323.04 Sq. Ft**


ELLINGTON
PROPERTIES

RAK
PROPERTIES



PORTO PLAYA