

# PORTO PLAYA:

## EXCLUSIVE INVESTMENT OPPORTUNITY

*Luxury apartments at below market prices*





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 optimized 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 Ras Al Khaimah blends a collection of active and social spaces with liberating ocean calm.

ELLINGTON  
PROPERTIES

RAK  
PROPERTIES

ABOUT PORTO PLAYA





# LOCATION

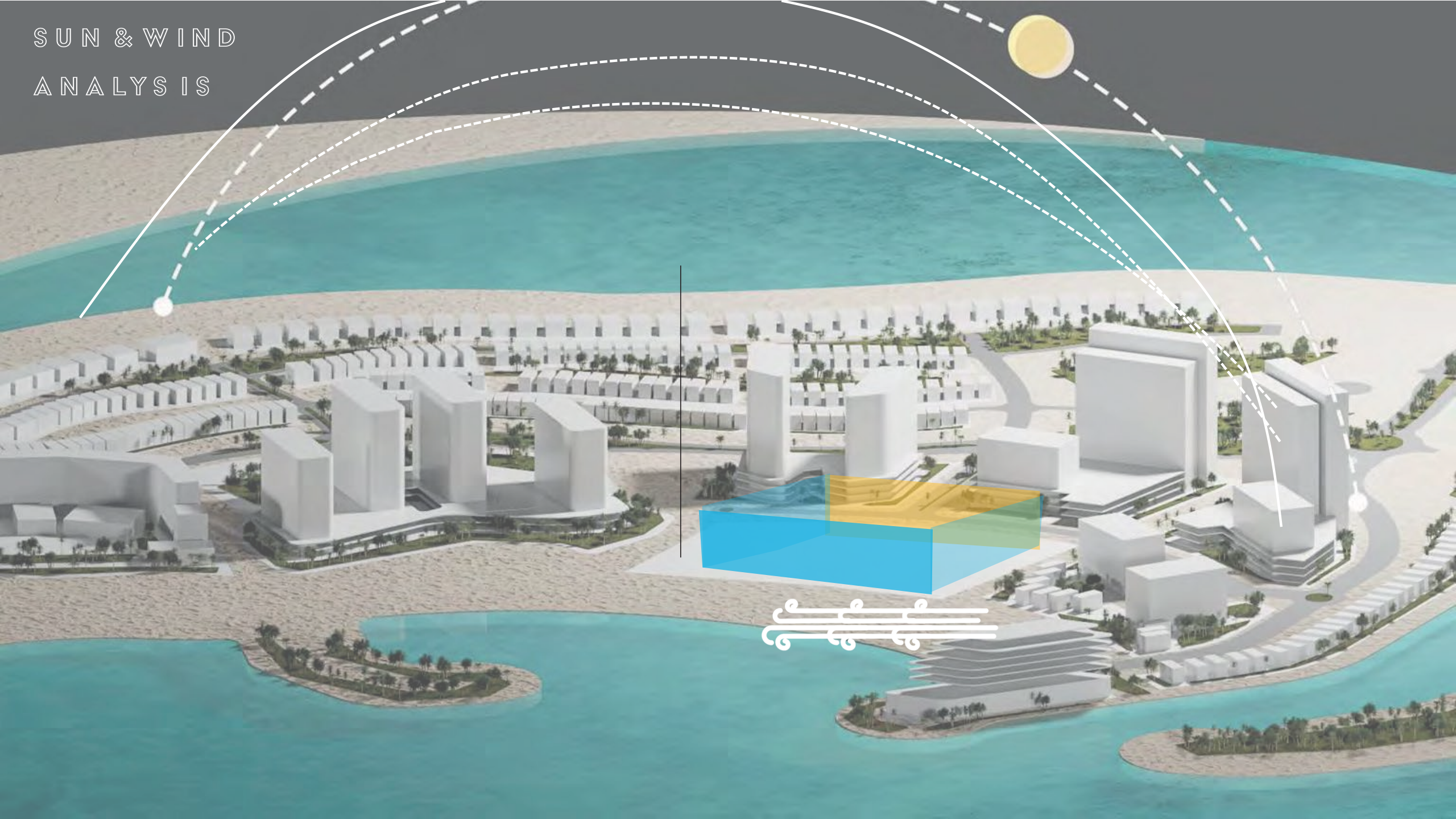


## PORTO PLAYA





# SUN & WIND ANALYSIS







# GROUND FLOOR AMENITIES

PRIVATE BEACH

INFINITY EDGE  
POOL

VOLLEYBALL AREA

WALK-IN POOL

BEACH CLUB

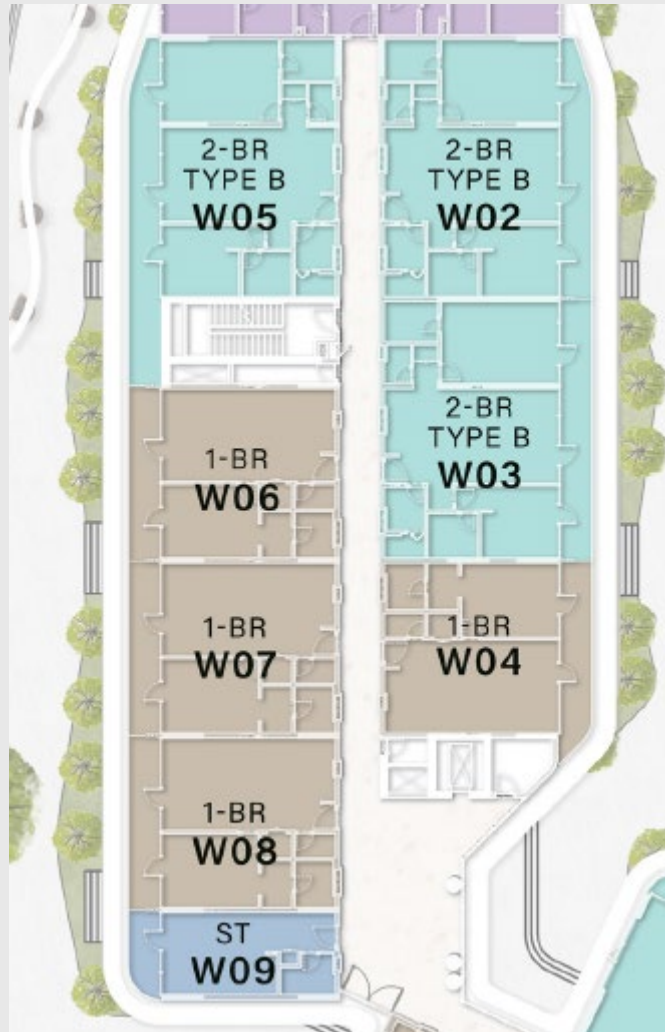
LOBBY

POOL SIDE

DROP OFF



# UNITS OVERVIEW



Starting from the 466 sqft studio, going through the four big sized 1BR apartments up to the three amazingly positioned 2BR apartments, all of them having exceptional views and positions.



# WHY INVEST IN PORTO PLAYA?

*Because numbers never lie*

WI04 asking price  
– last unit available

Unit no.	Type	Suite Area	Balcony Area	Total Area	Original Price	Asking Price	Market Price
W202	2BR	1,194.36	205.05	1,399.41	2,433,828.00	2,774,563.92	3,357,600.00
W203	2BR	1,194.36	217.86	1,412.22	2,455,828.00	2,799,643.92	3,388,800.00
W204	1BR	784.37	157.15	941.52	1,725,828.00	1,967,443.92	2,513,828.00
W205	2BR	1,182.85	283.41	1,466.26	2,549,828.00	2,906,803.92	3,518,400.00
W206	1BR	784.37	145.42	929.79	1,704,828.00	1,943,503.92	2,229,600.00
W207	1BR	795.88	145.21	941.09	1,503,828.00	1,714,363.92	2,258,400.00
W208	1BR	795.88	145.31	941.19	1,504,828.00	1,715,503.92	2,258,400.00
W209	Studio	397.83	69.00	466.83	790,828.00	901,543.92	1,120,000.00
				TOTAL:	14,669,624.00	16,723,371.36	20,645,028.00
To Seller	20% Comp	30% Comp	40% Comp	50% Comp	100% Comp	Total	
1,070,884.32	121,691.40	121,691.40	121,691.40	121,691.40	1,216,914.00	2,774,563.92	
1,080,564.32	122,791.40	122,791.40	122,791.40	122,791.40	1,227,914.00	2,799,643.92	
759,364.32	86,291.40	86,291.40	86,291.40	86,291.40	862,914.00	1,967,443.92	
1,121,924.32	127,491.40	127,491.40	127,491.40	127,491.40	1,274,914.00	2,906,803.92	
750,124.32	85,241.40	85,241.40	85,241.40	85,241.40	852,414.00	1,943,503.92	
661,684.32	75,191.40	75,191.40	75,191.40	75,191.40	751,914.00	1,714,363.92	
662,124.32	75,241.40	75,241.40	75,241.40	75,241.40	752,414.00	1,715,503.92	
347,964.32	39,541.40	39,541.40	39,541.40	39,541.40	395,414.00	901,543.92	
6,454,634.56	733,481.20	733,481.20	733,481.20	733,481.20	7,334,812.00	16,723,371.36	





# CONTACT US

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