



SOTO GRANDE

PROJECT BRIEF

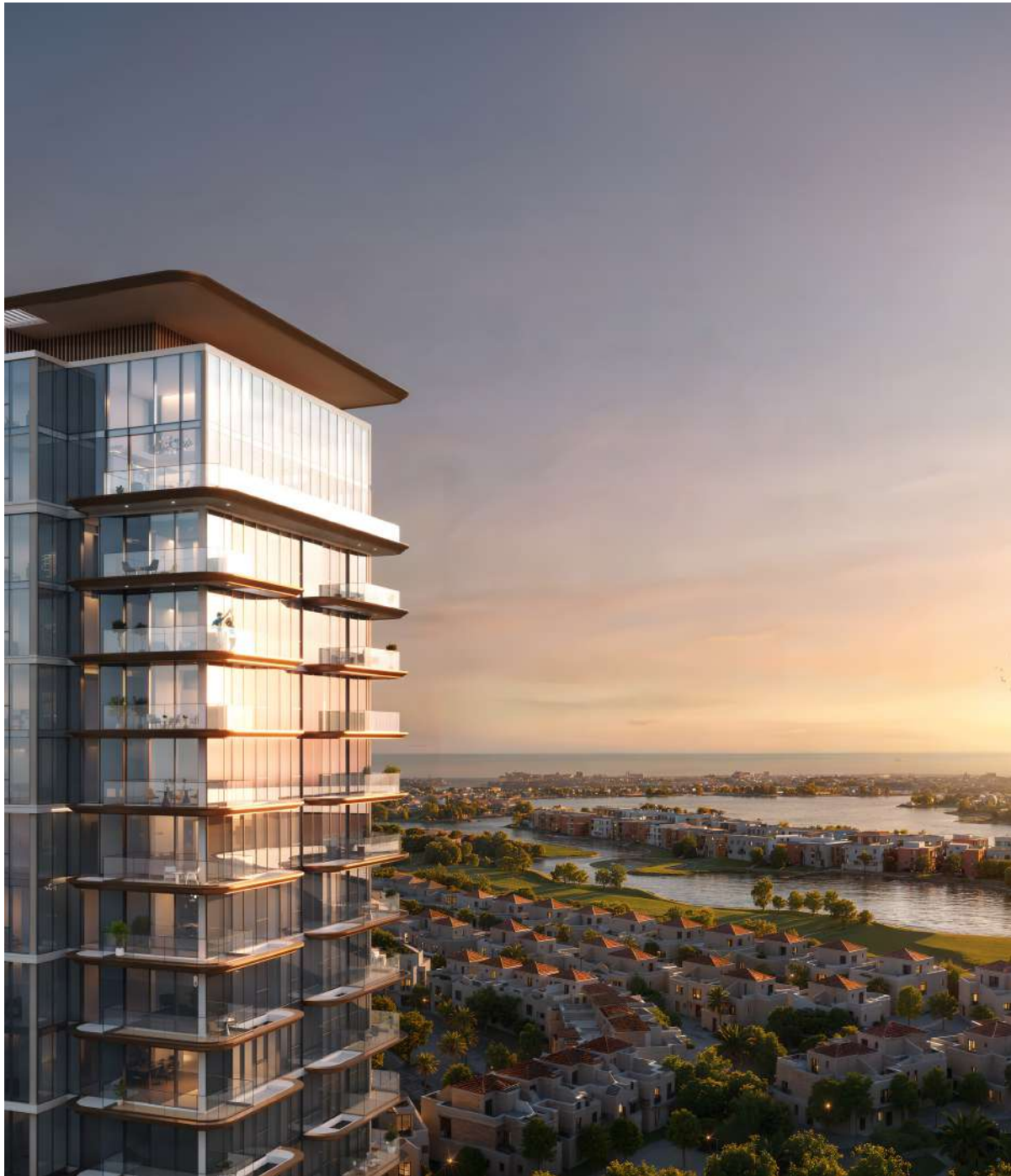
A BRIDGE TO ENDLESS VIEWS AND REFINED LIVING

Soto Grande is a contemporary architectural vision that brings fresh elegance to a celebrated community. Defined by modern design and timeless sophistication, it reimagines oceanside living with clarity and distinction.

With sweeping views of the lagoon, the Arabian Gulf, and the Al Hamra golf course, Soto Grande offers a lifestyle shaped by serenity and refinement. From studios and multi-family residences to expansive penthouses, each home celebrates the beauty of Al Hamra, from ocean horizons to verdant fairways to shimmering lagoons.

As Ellington's latest addition to its distinguished portfolio in Al Hamra, Soto Grande paves the way for further visionary projects that will continue to redefine refined living in this sought-after destination.





AL HAMRA



Nestled along the shores of the Arabian Gulf, Al Hamra is a vibrant coastal community that blends natural beauty with modern sophistication. Framed by shimmering lagoons, pristine beaches, and the lush fairways of its championship golf course, it offers a lifestyle defined by leisure, serenity, and refinement. With its world-class marina, upscale resorts, and an array of dining and entertainment destinations, Al Hamra has become one of Ras Al Khaimah's most sought-after addresses.



LARGEST HOLISTIC COMMUNITY IN RAS AL KHAIMAH

Spanning over 77 million square feet, Al Hamra is the largest holistically developed community in Ras Al Khaimah. Designed as a self-sustained lifestyle destination, it brings together every essential of modern living within one vibrant coastal setting. From educational institutions and medical facilities to a world-class mall, luxury hotels, and a championship golf course, Al Hamra seamlessly integrates leisure, wellness, and convenience.



A COMMUNITY SHAPED BY WATER AND CONNECTIVITY

Al Hamra's community design is defined by its seamless connection to the sea. At its heart lies a tranquil water body that flows openly into the Arabian Gulf, creating natural entry and exit points ideal for water taxis and marine access.

With 8 entry and exit gates, Al Hamra ensures ease of movement and accessibility for residents and visitors alike. Adding to this convenience, the new upcoming bridge will further enhance connectivity, significantly reducing travel time to key destinations such as Wynn Resort.



GOLF LIFESTYLE IN RAS AL KHAIMAH

At the heart of Al Hamra is an 18-hole championship golf course that unites sport, leisure, and community. Built to international standards and playable by day or night, it offers a truly distinctive golfing experience.

Set against scenic lagoons, ocean horizons, and lush greenery, the course is more than a venue—it's a lifestyle hub where residents and visitors come together. From seasoned golfers to casual players, Al Hamra's golf culture reflects refinement, recreation, and a sense of belonging in a world-class coastal setting.

ACCESSIBILITY REDEFINED



Arabian Gulf

Wynn Resort

ELLINGTON
VIEWS

SOTO GRANDE

Al Hamra Beach

Royal Yacht Club

Al Hamra
Golf Course

Al Jazeera
Al Hamra Heritage
Village

Al Jazeera
Port & Shipyard

Al Hamra
Golf Club

RAK Central

Al Hamra Mall

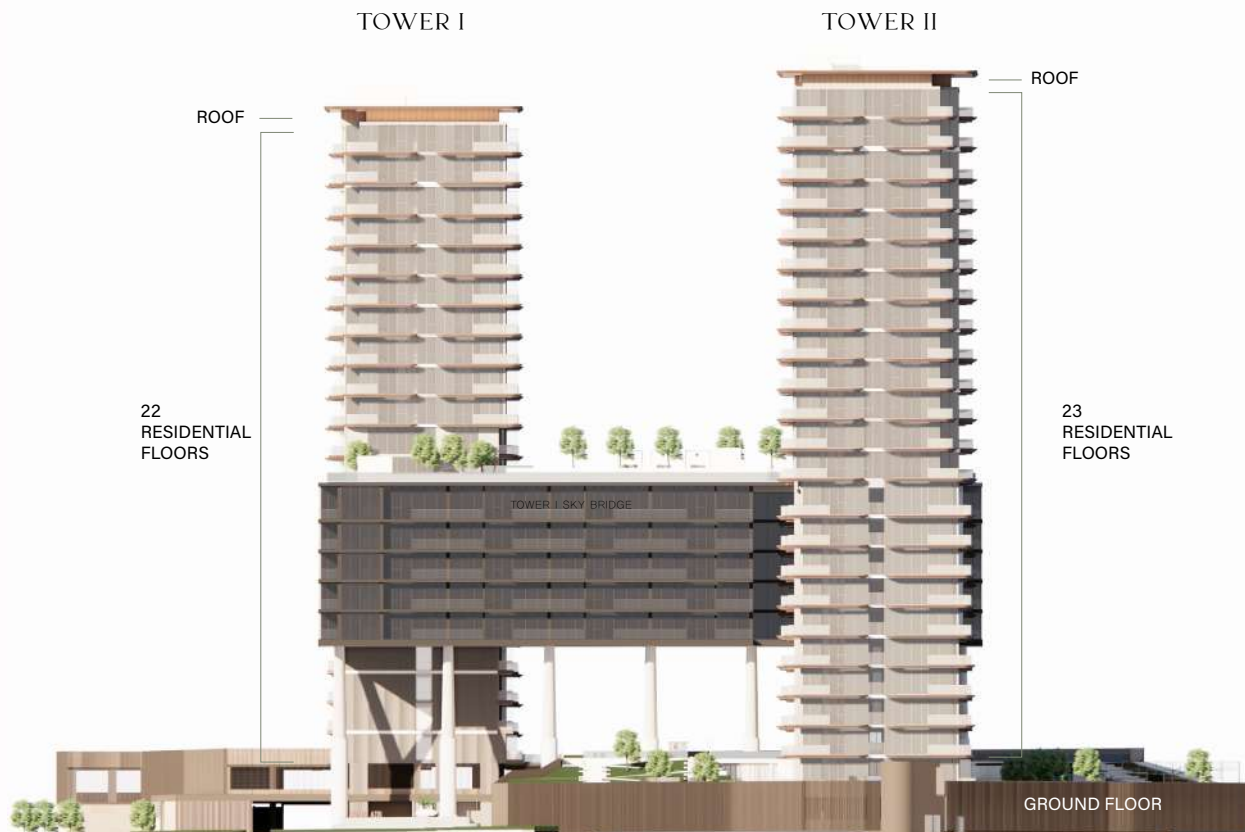
Al Jazeera
Aviation Club

02 MINS	Al Hamra Waterfront
03 MINS	Royal Yacht Club
06 MINS	RAK Central
07 MINS	Al Hamra Mall
10 MINS	Wynn Resort
29 MINS	RAK Mall
34 MINS	RAK International Airport
34 MINS	Tower Links Golf Club
60 MINS	Dubai International Airport

SUN AND VIEWS ANALYSIS



BUILDING CONFIGURATION



ELEVATORS

TOWER I: 3 passenger lifts + 1 service lift

TOWER II: 3 passenger lifts + 1 service lift

PARKING

Studio, 1 and 2 bedrooms: 1 parking space

3 and 4 bedrooms: 2 car parking spaces

OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q4 2029

ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft

ELEVATION

TOWER I

TOWER II



A HAVEN FOR
COMMUNITY



NUMBER OF UNITS PER TYPE

	TOWER I	TOWER II
Studios	48 units	10 units
1 Bedroom	128 units	131 units
2 Bedrooms	84 units	68 units
2 Bedrooms + Study	22 units	56 units
3 Bedrooms	30 units	22 units
4 Bedroom Penthouse	1 unit	2 units

SIZE RANGE PER UNIT TYPE

	TOWER I	TOWER II
Studios	from 421 sq. ft. to 443 sq. ft.	from 434 sq. ft. to 452 sq. ft.
1 Bedroom	from 744 sq. ft. to 874 sq. ft.	from 740 sq. ft. to 878 sq. ft.
2 Bedrooms	from 1,110 sq. ft. to 1,236 sq. ft.	from 1,103 sq. ft. to 1,239 sq. ft.
2 Bedrooms + Study	from 1,241 sq. ft. to 1,429 sq. ft.	from 1,252 sq. ft. to 1,400 sq. ft.
3 Bedrooms	from 1,752 sq. ft. to 2,079 sq. ft.	from 1,745 sq. ft. to 1,795 sq. ft.
4 Bedroom Penthouse	from 3,242 sq. ft.	from 3,108 sq. ft. to 3,280 sq. ft.





GROUND FLOOR
AMENITIES



LOBBY RECEPTION & LOUNGE



ACCESS TO COURTYARD



ACCESS TO PUBLIC BEACH



AL MAALIM ST

ROYAL ST

MINSK ST

MADRID ST

LONDON ST

GROUND FLOOR AMENITIES PLAN

- 01 MAIN ENTRANCE
- 02 DROP-OFF AREA
- 03 LOBBY ENTRANCE
- 04 LOBBY RECEPTION
- 05 LOBBY LOUNGE
- 06 COMMUNAL TABLE
- 07 LIFT LOBBIES
- 08 COURTYARD ACCESS
- 09 EV CHARGING STATION
- 10 PARKING FOR PEOPLE OF DETERMINATION
- 11 BICYCLE PARKING
- 12 ACCESS TO UPPER LEVEL PARKING
- 13 EXIT FROM UPPER LEVEL PARKING



FIRST FLOOR
AMENITIES



FITNESS STUDIO




YOGA STUDIO



KIDS PLAY AREA



AL MAALIM ST

ROYAL ST

MADRID ST

LONDON ST

MINSK ST

1st FLOOR AMENITIES PLAN

- 01 FITNESS STUDIO
- 02 KIDS CLUB
- 03 OUTDOOR KIDS PLAY AREA
- 04 LIFT LOBBIES
- 05 CHANGING ROOM, STEAM AND SAUNA
- 06 BATHROOM FOR PEOPLE OF DETERMINATION
- 07 WALL CLIMBING ZONE
- 08 YOGA AND PILATES STUDIO
- 09 OUTDOOR FITNESS AREA
- 10 BADMINTON COURT
- 11 TABLE TENNIS
- 12 PADEL COURT
- 13 GARDENS AND TERRACES





SECOND FLOOR
AMENITIES




LAP POOL



CLUB LOUNGE



AL MAALIM ST

ROYAL ST

2nd FLOOR AMENITIES PLAN

- 01 LIFT LOBBIES
- 02 SUN LOUNGERS
- 03 BAJA SHELF
- 04 OUTDOOR YOGA AREA
- 05 SUNKEN SEATING
- 06 LAP POOL
- 07 KIDS POOL
- 08 CABANAS
- 09 GARDEN AND TERRACES
- 10 OUTDOOR KIDS PLAY AREA
- 11 FITNESS STUDIO
- 12 SHADED OUTDOOR SEATING
- 13 OUTDOOR SHOWER

MADRID ST

LONDON ST

MINSK ST

8.5 X 60M



ELEVENTH FLOOR
AMENITIES



LEISURE POOL



PRIVATE DINING & KITCHEN



SOTO GRANDE

ARABIAN GULF



AL MAALIM ST

ROYAL ST

11th FLOOR AMENITIES PLAN

- | | |
|---|-------------------|
| 01 LIFT LOBBIES | 11 BARBECUE DECK |
| 02 CLUB LOUNGE | 12 OUTDOOR DINING |
| 03 PRIVATE DINING TABLE | 13 VIEWING DECK |
| 04 KITCHENETTE | 14 CHANGING ROOM |
| 05 BATHROOM FOR PEOPLE OF DETERMINATION | 15 OUTDOOR SHOWER |
| 06 STAIRCASE ACCESS TO 12F | |
| 07 FAMILY LEISURE POOL | |
| 08 PLUNGE POOL | |
| 09 CABANAS | |
| 10 SUN LOUNGERS AREA | |

MADRID ST

LONDON ST

MINSK ST



TWELFTH FLOOR
AMENITIES



GAMES ROOM



AL MAALIM ST

ROYAL ST

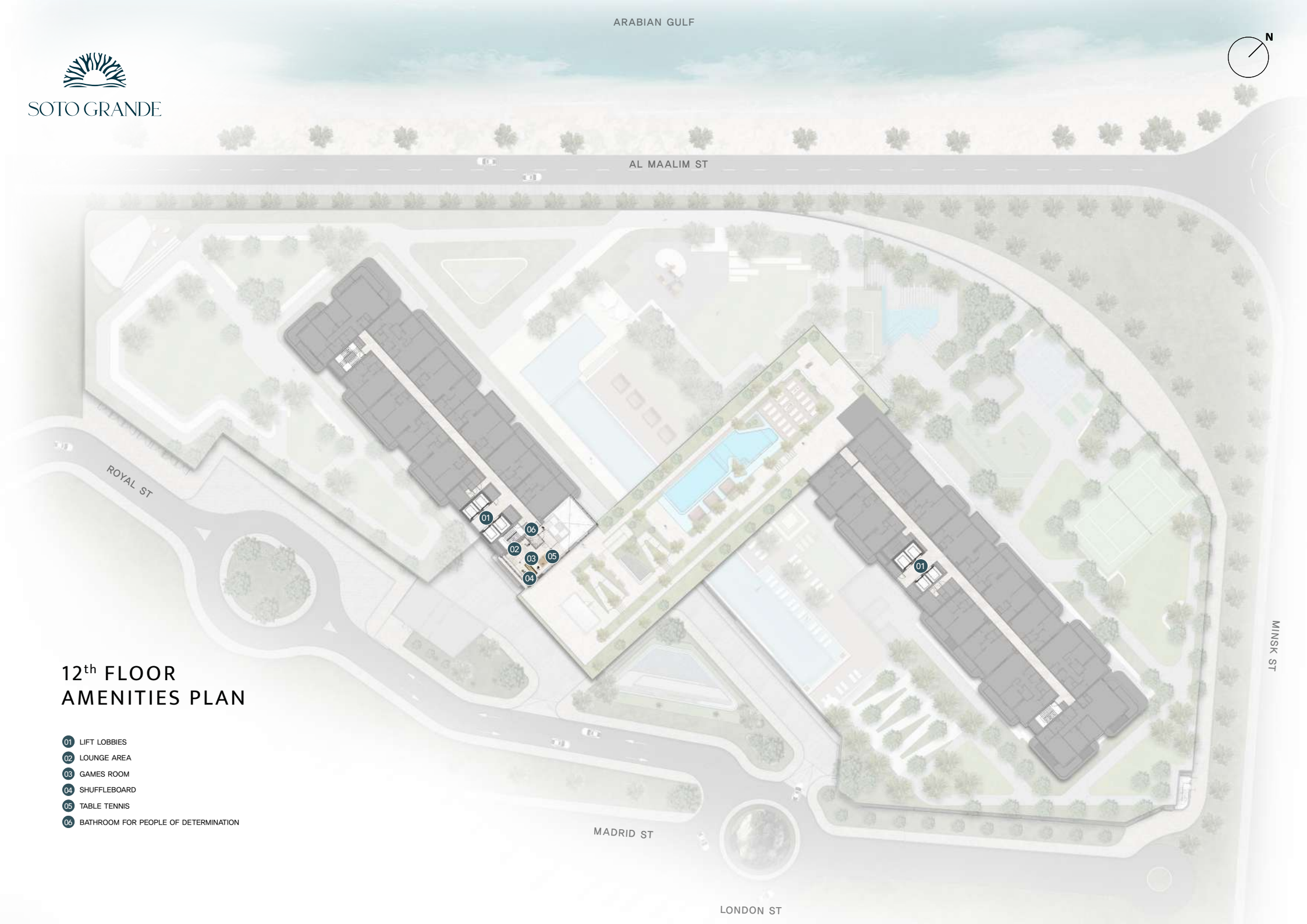
12th FLOOR AMENITIES PLAN

- 01 LIFT LOBBIES
- 02 LOUNGE AREA
- 03 GAMES ROOM
- 04 SHUFFLEBOARD
- 05 TABLE TENNIS
- 06 BATHROOM FOR PEOPLE OF DETERMINATION

MADRID ST

LONDON ST

MINSK ST



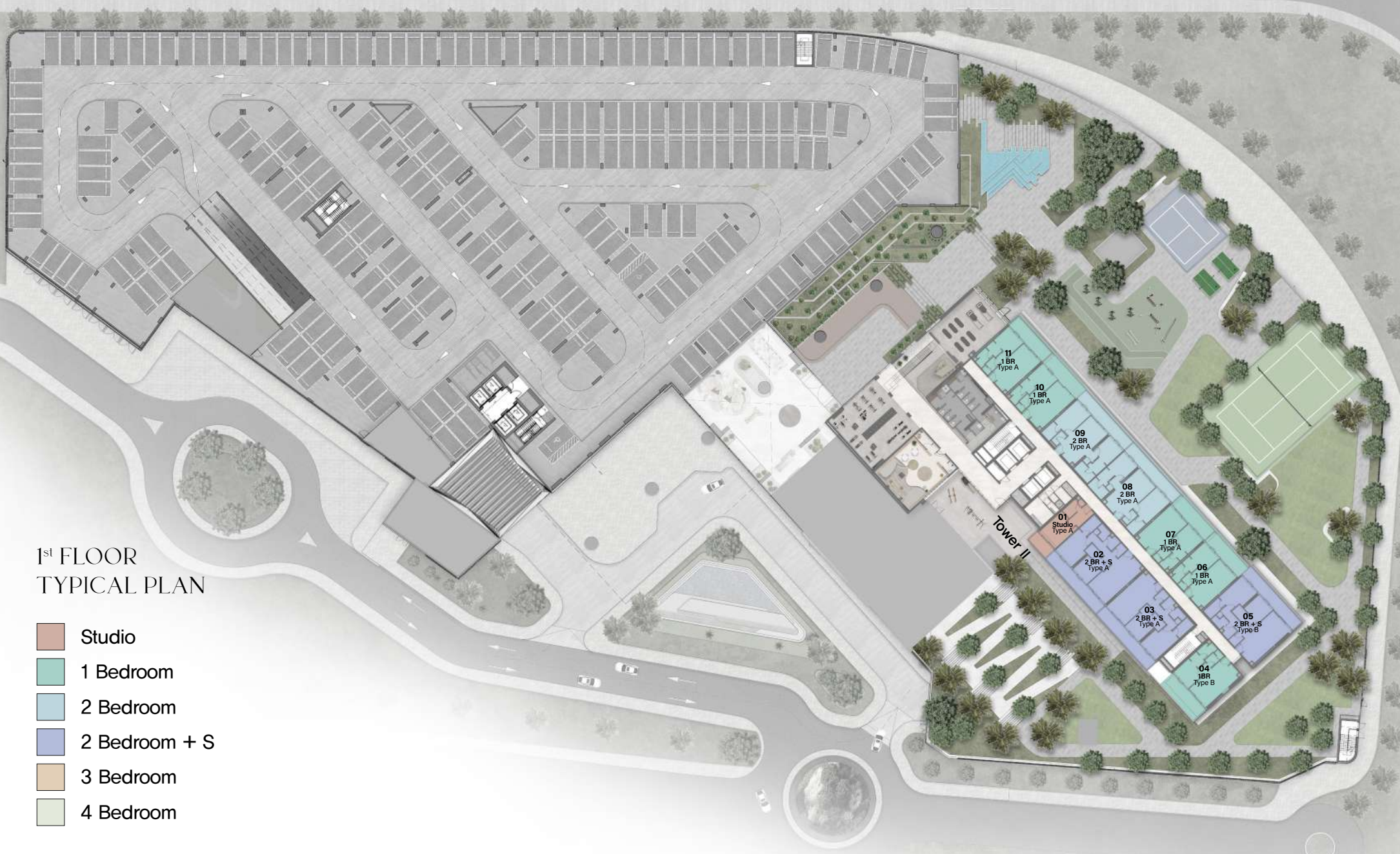


TYPICAL
PLANS



1st FLOOR TYPICAL PLAN

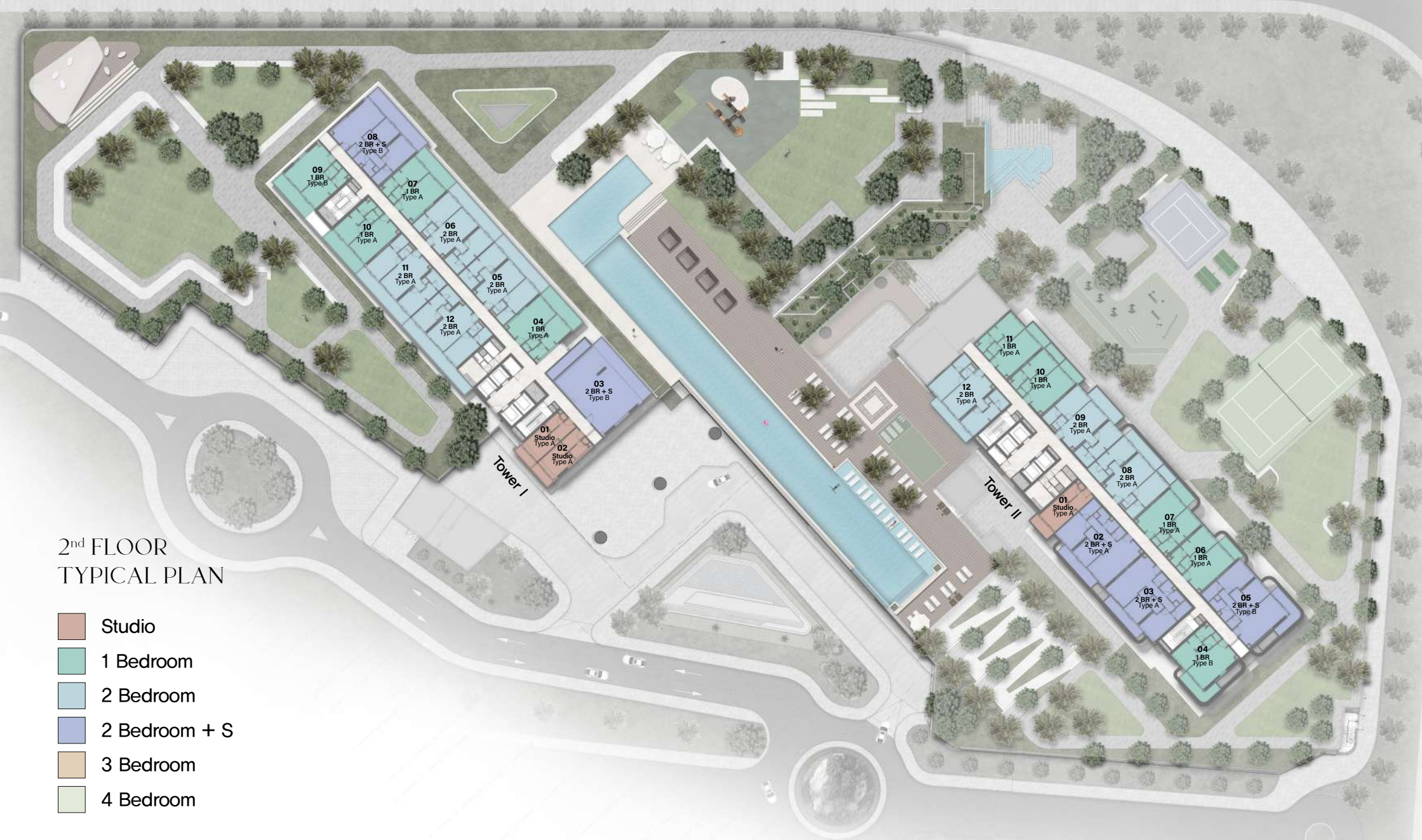
- Studio
- 1 Bedroom
- 2 Bedroom
- 2 Bedroom + S
- 3 Bedroom
- 4 Bedroom





2nd FLOOR TYPICAL PLAN

- Studio
- 1 Bedroom
- 2 Bedroom
- 2 Bedroom + S
- 3 Bedroom
- 4 Bedroom





3rd - 5th FLOOR TYPICAL PLAN

- Studio
- 1 Bedroom
- 2 Bedroom
- 2 Bedroom + S
- 3 Bedroom
- 4 Bedroom





6th - 10th FLOOR TYPICAL PLAN

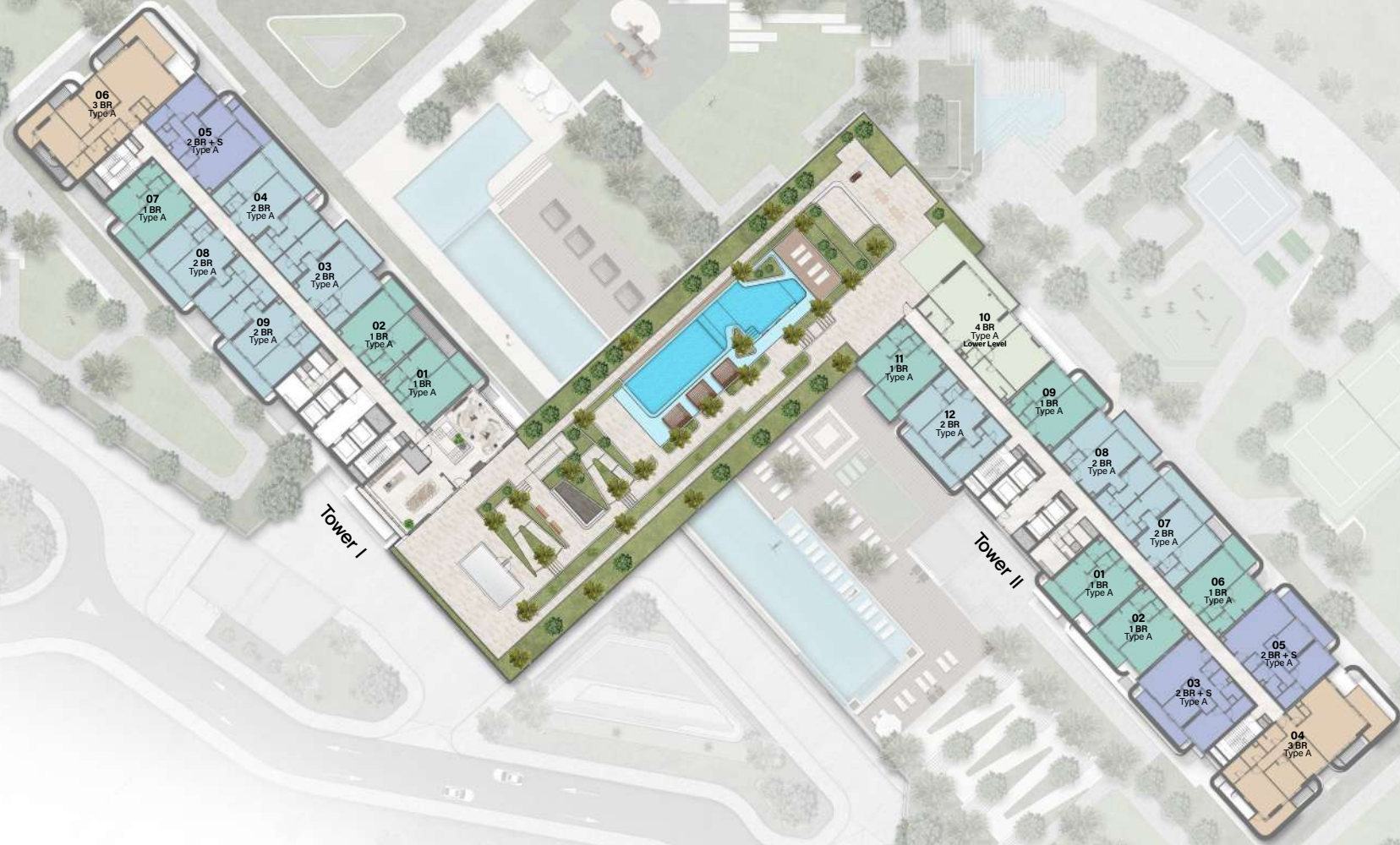
- Studio
- 1 Bedroom
- 2 Bedroom
- 2 Bedroom + S
- 3 Bedroom
- 4 Bedroom





11th FLOOR TYPICAL PLAN

- Studio
- 1 Bedroom
- 2 Bedroom
- 2 Bedroom + S
- 3 Bedroom
- 4 Bedroom





12th FLOOR TYPICAL PLAN

-  Studio
-  1 Bedroom
-  2 Bedroom
-  2 Bedroom + S
-  3 Bedroom
-  4 Bedroom





13th - 20th FLOOR TYPICAL PLAN

- Studio
- 1 Bedroom
- 2 Bedroom
- 2 Bedroom + S
- 3 Bedroom
- 4 Bedroom



Tower I



Tower II



21st FLOOR TYPICAL PLAN

- Studio
- 1 Bedroom
- 2 Bedroom
- 2 Bedroom + S
- 3 Bedroom
- 4 Bedroom



Tower I



Tower II



22nd FLOOR TYPICAL PLAN

- Studio
- 1 Bedroom
- 2 Bedroom
- 2 Bedroom + S
- 3 Bedroom
- 4 Bedroom



Tower I

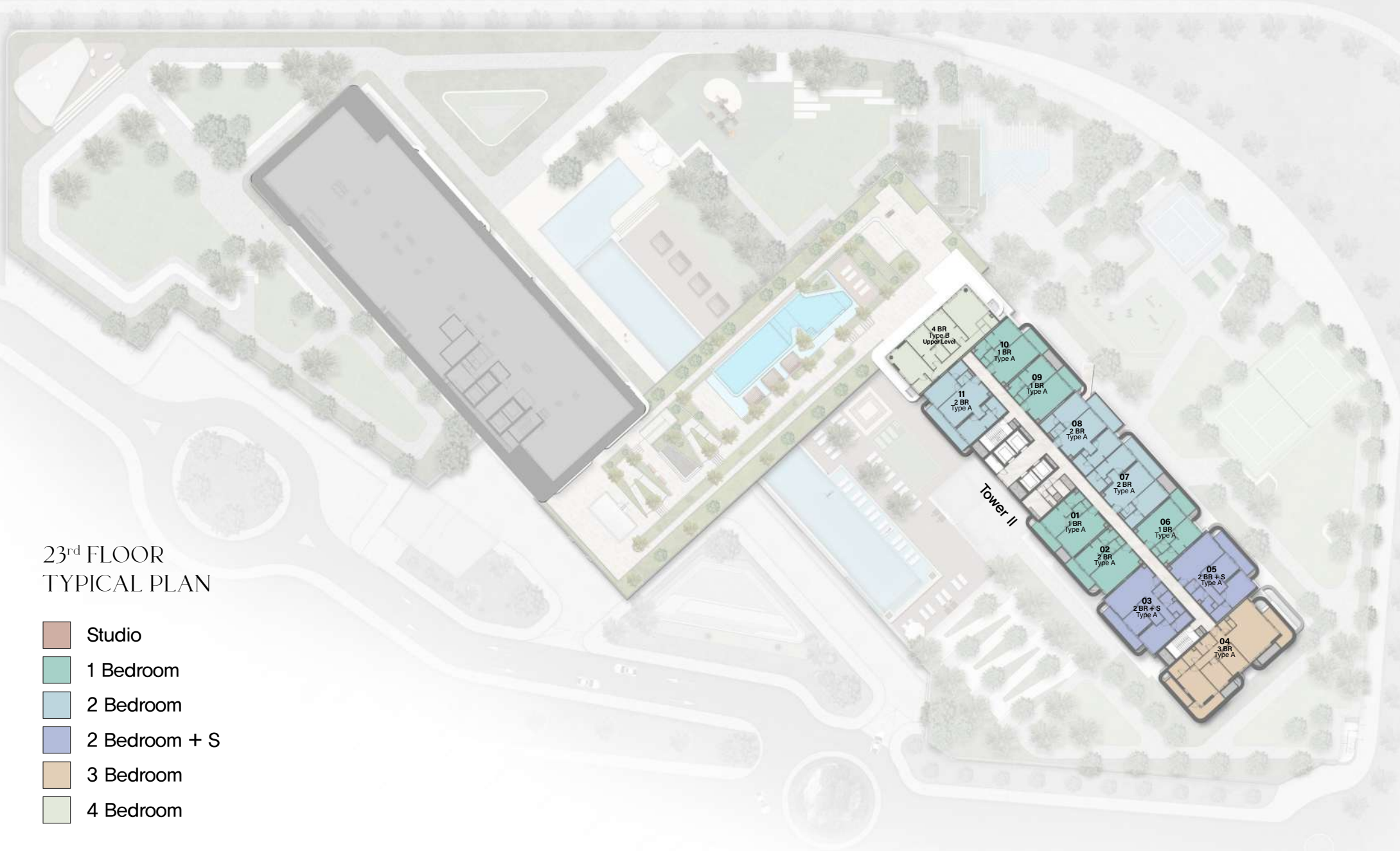


Tower II



23rd FLOOR TYPICAL PLAN

-  Studio
-  1 Bedroom
-  2 Bedroom
-  2 Bedroom + S
-  3 Bedroom
-  4 Bedroom

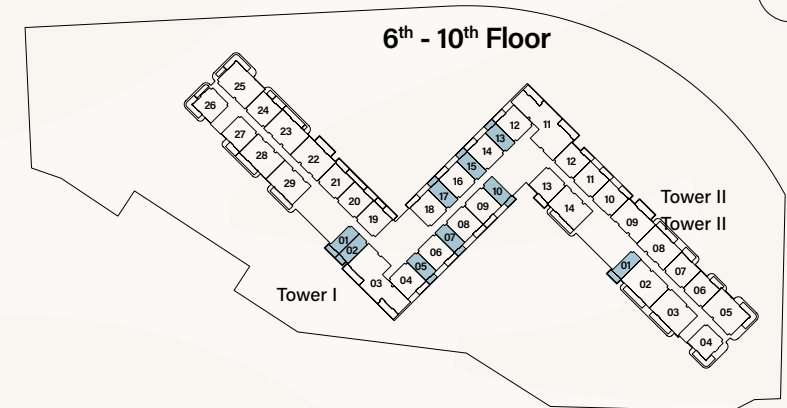




FLOOR
PLANS

STUDIO

TYPE A



1st Floor

Tower I	Tower II
	01

2nd Floor

Tower I	Tower II
01 02	01

3rd - 5th Floor

Tower I	Tower II
01 02	01

6th - 10th Floor

Tower I	Tower II
01 02 05 07 10 13 15 17	01

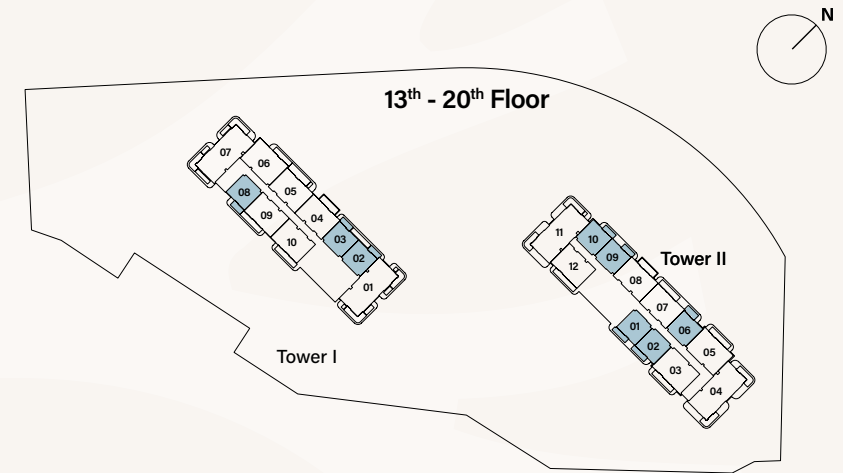
Internal Living Area : **383.41 sq. ft.**

Outdoor Living Area : **59.85 sq. ft.**

Total Living Area : **443.26 sq. ft.**

1 BEDROOM

TYPE A



1st Floor

Tower I	Tower II
	06 07
	10 11

2nd Floor

Tower I	Tower II
04 07	06 07
10	10 11

3rd - 5th Floor

Tower I	Tower II
03 04	06 07
05 08	10 11
11	12 13

6th - 10th Floor

Tower I	Tower II
19 20	06 07
21 24	10 11
27	12 13

11th Floor

Tower I	Tower II
01 02	01 02
07	06 09
	11

12th Floor

Tower I	Tower II
01 02	01 02
07	06 09
	10

13th - 20th Floor

Tower I	Tower II
02 03	01 02
07	06 09
	10

21st Floor

Tower I	Tower II
02 03	01 02
08	06 09
	10

22nd Floor

Tower I	Tower II
02 03	01 02
07	06 09
	10

23rd Floor

Tower I	Tower II
	01 02
	06 09
	10

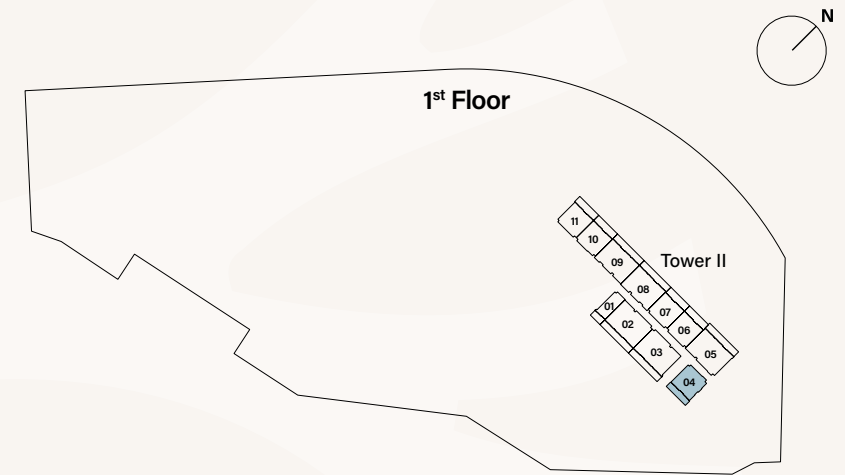
Internal Living Area : **679.85 sq. ft.**

Outdoor Living Area : **93.75 sq. ft.**

Total Living Area : **773.60 sq. ft.**

1 BEDROOM

TYPE B



1st Floor

Tower I	Tower II
	04

2nd Floor

Tower I	Tower II
09	04

3rd - 5th Floor

Tower I	Tower II
09	04

6th - 10th Floor

Tower I	Tower II
26	04

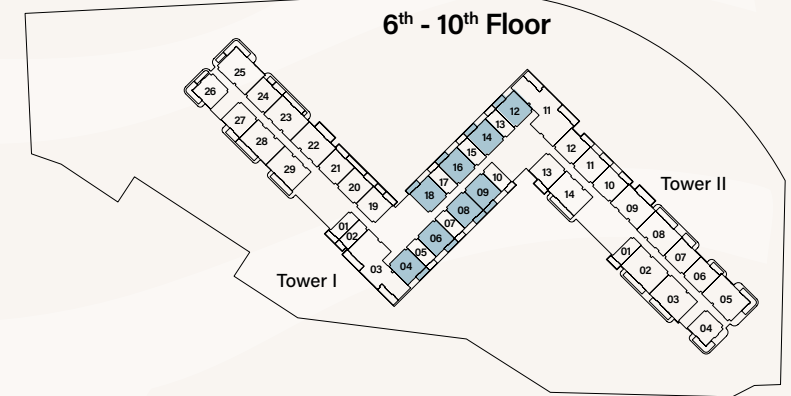
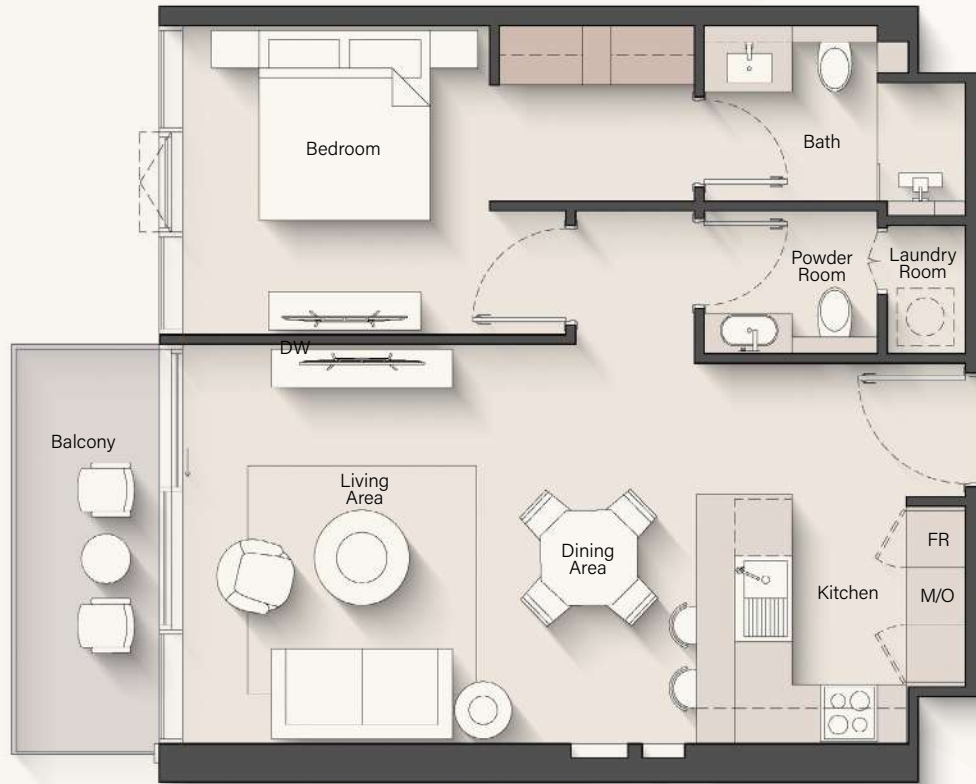
Internal Living Area : **666.72 sq. ft.**

Outdoor Living Area : **170.39 sq. ft.**

Total Living Area : **837.11 sq. ft.**

1 BEDROOM

TYPE C

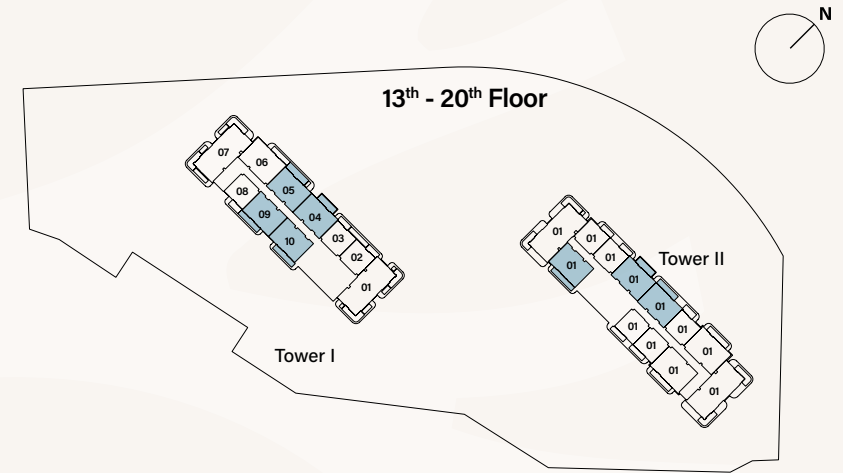


Internal Living Area : **701.05 sq. ft.**

Outdoor Living Area : **74.81 sq. ft.**

Total Living Area : **775.86 sq. ft.**

2 BEDROOM TYPE A



1st Floor

Tower I	Tower II
	08
	09

2nd Floor

Tower I		Tower II	
05	06	08	09
11	12	12	

3rd - 5th Floor

Tower I		Tower II	
06	07	08	09
12	13	14	

6th - 10th Floor

Tower I		Tower II	
22	23	08	09
28	29	14	

11th Floor

Tower I		Tower II	
03	04	07	08
08	09	12	

12th Floor

Tower I	Tower II
03 04	07 08
08 09	11

13th - 20th Floor

Tower I		Tower II	
04	05	07	08
09	10	12	

21st Floor

Tower I		Tower II	
04	05	07	08
08	09	12	

22nd Floor

Tower I	Tower II
02 03	01 02
07	06 09
	10

23rd Floor

Tower I	Tower II
	07 08
	12

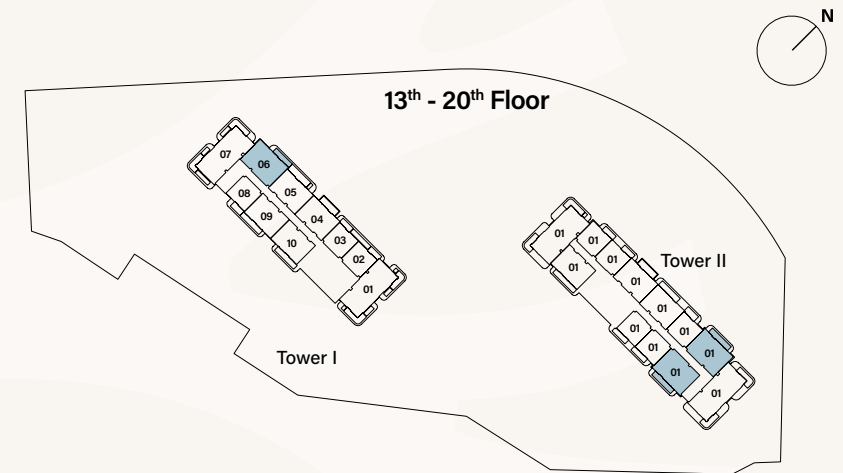
Internal Living Area : **980.70 sq. ft.**

Outdoor Living Area : **146.71 sq. ft.**

Total Living Area : **1127.41 sq. ft.**

2 BEDROOM + STUDY

TYPE A



1st Floor

Tower I	Tower II
	02
	03

2nd Floor

Tower I	Tower II
	02
	03

3rd - 5th Floor

Tower I	Tower II
	02
	03

6th - 10th Floor

Tower I	Tower II
	02
	03

11th Floor

Tower I	Tower II
05	03
	05

12th Floor

Tower I	Tower II
05	03
	05

13th - 20th Floor

Tower I	Tower II
06	03
	05

21st Floor

Tower I	Tower II
06	03
	05

22nd Floor

Tower I	Tower II
06	03
	05

23rd Floor

Tower I	Tower II
	03
	05

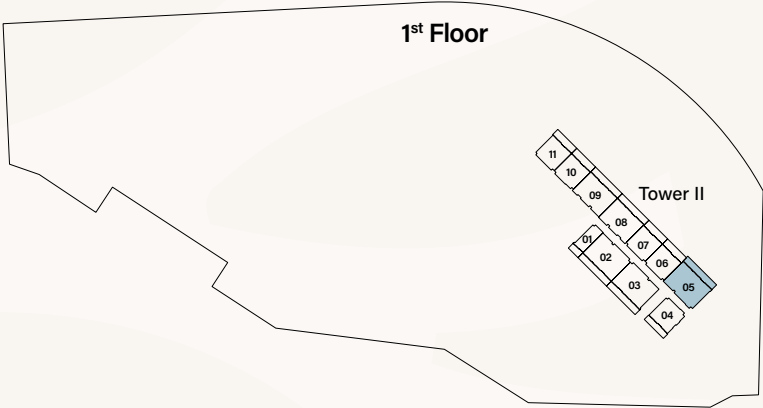
Internal Living Area : **1124.08 sq. ft.**

Outdoor Living Area : **152.09 sq. ft.**

Total Living Area : **1276.17 sq. ft.**

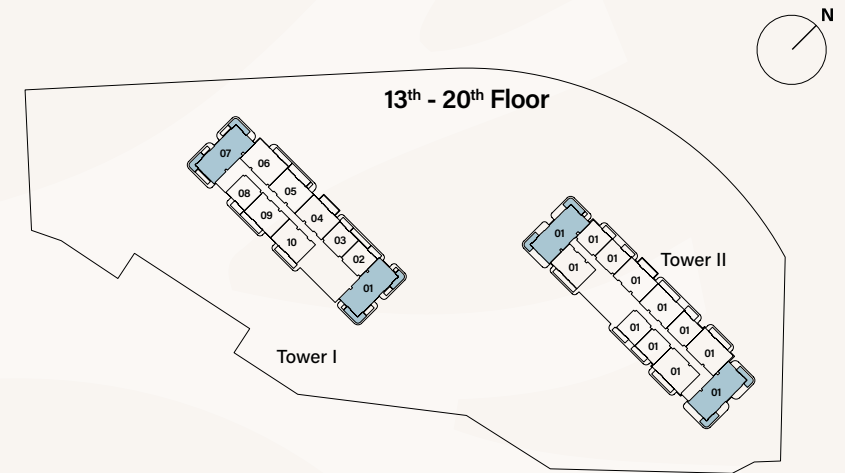
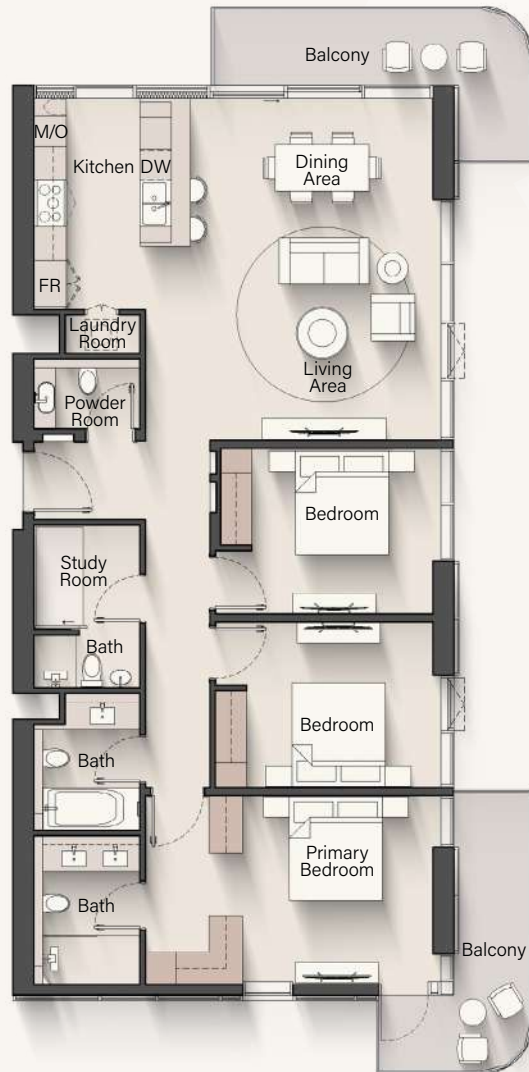
2 BEDROOM + STUDY

TYPE B



1 st Floor		2 nd Floor	
Tower I	Tower II	Tower I	Tower II
	05	03 08	05
3 rd - 5 th Floor		6 th - 10 th Floor	
Tower I	Tower II	Tower I	Tower II
09	05	25	05

3 BEDROOM TYPE A



11th Floor

Tower I	Tower II
06	04

12th Floor

Tower I	Tower II
06	04

13th - 20th Floor

Tower I	Tower II
01	04
07	11

21st Floor

Tower I	Tower II
01	04
	11

22nd Floor

Tower I	Tower II
01	04

23rd Floor

Tower I	Tower II
	04

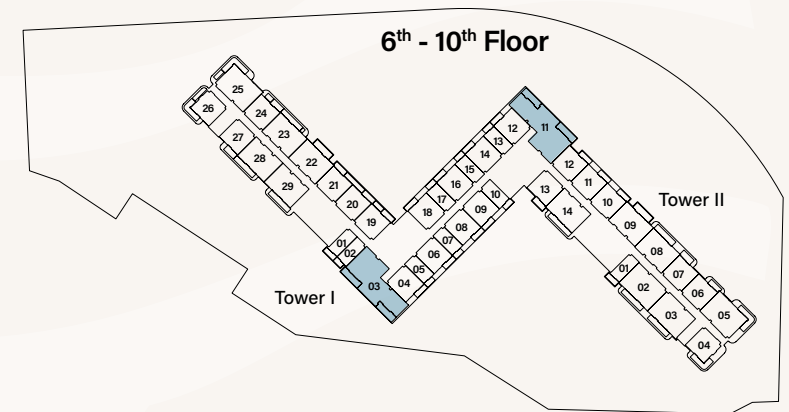
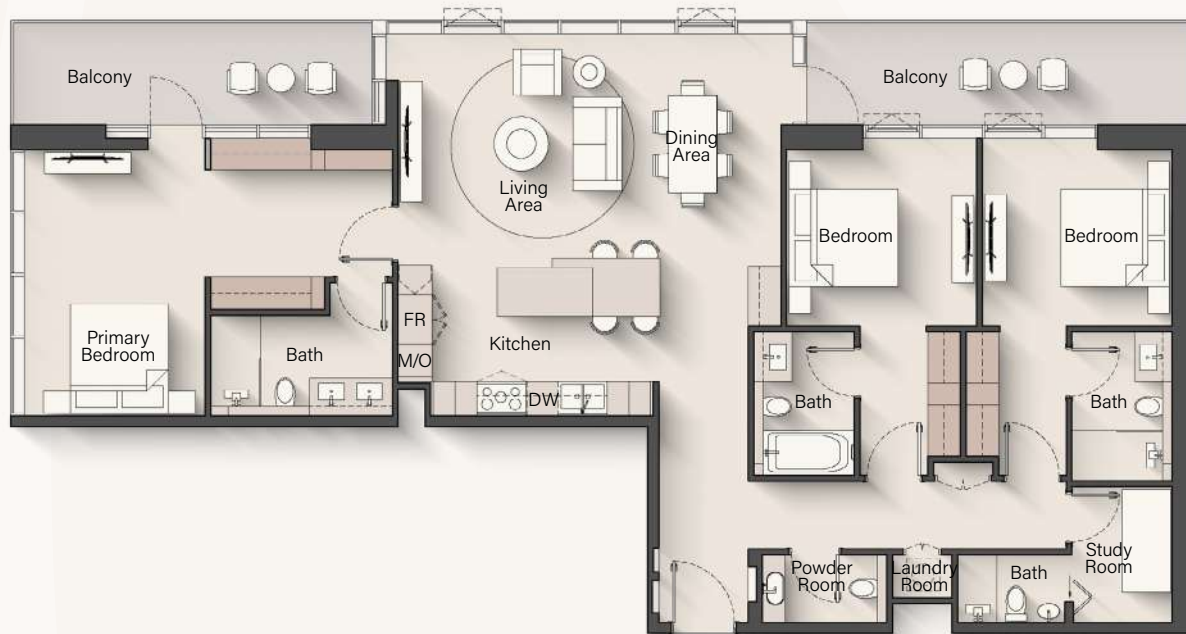
Internal Living Area : **1500.60 sq. ft.**

Outdoor Living Area : **244.13 sq. ft.**

Total Living Area : **1744.72 sq. ft.**

3 BEDROOM

TYPE B



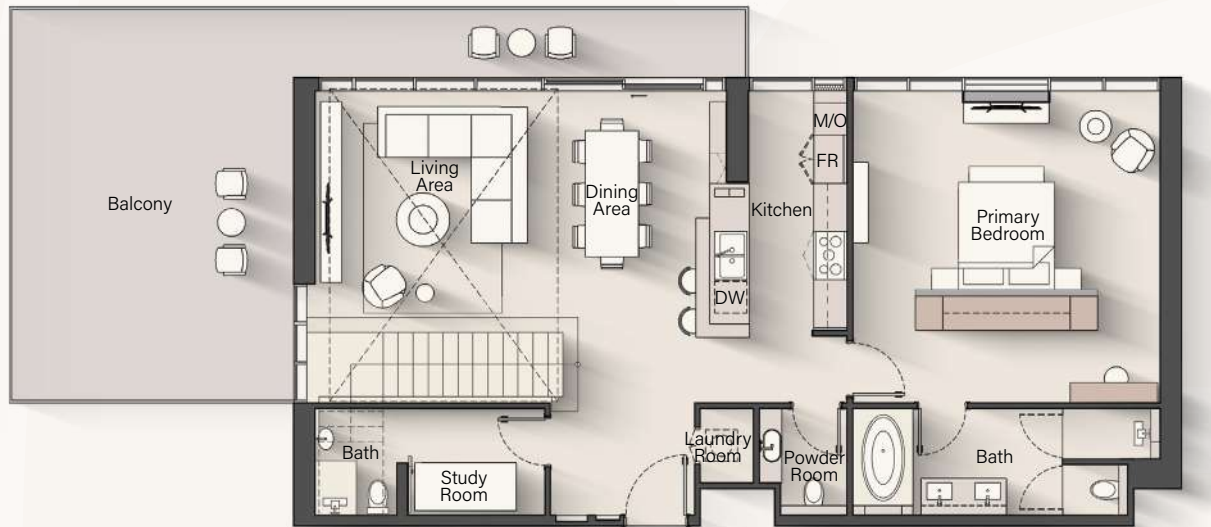
Internal Living Area : **1771.09 sq. ft.**

Outdoor Living Area : **307.52 sq. ft.**

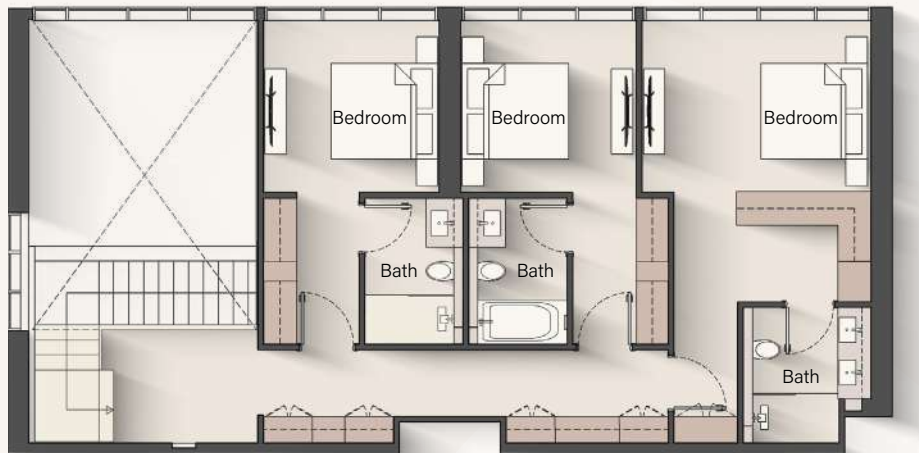
Total Living Area : **2078.62 sq. ft.**

4 BEDROOM PENTHOUSE

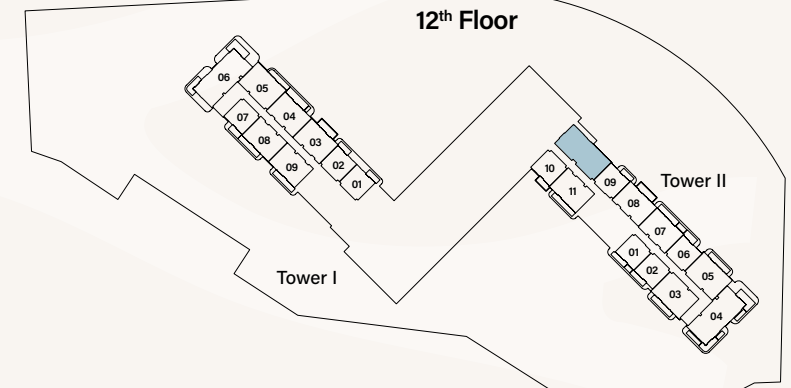
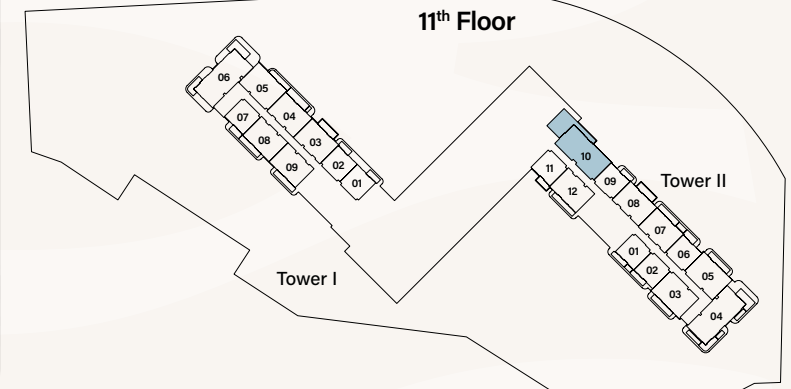
TYPE A



LOWER LEVEL



UPPER LEVEL



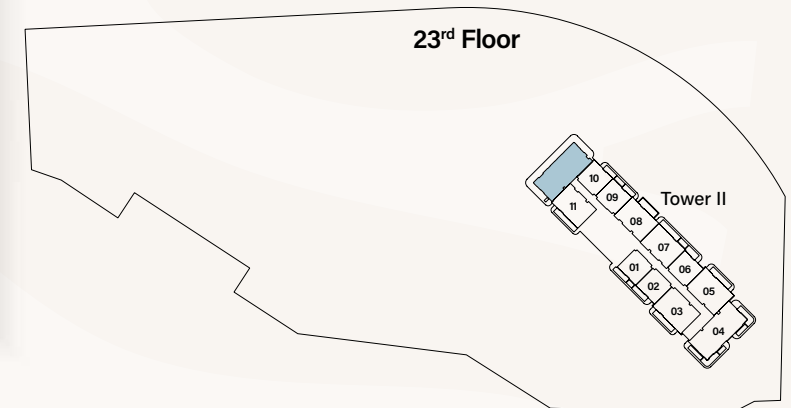
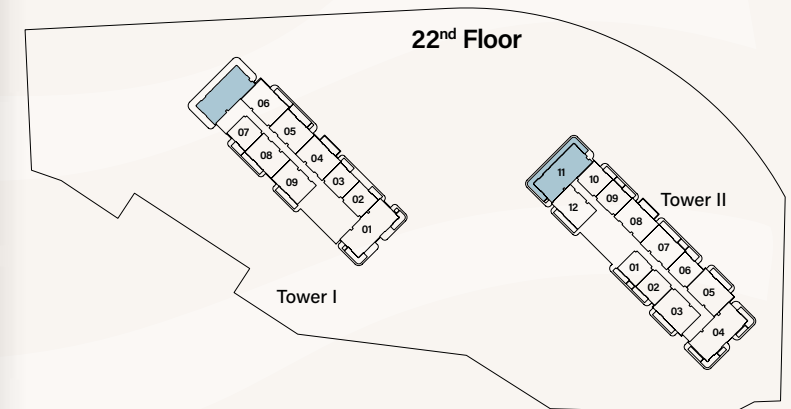
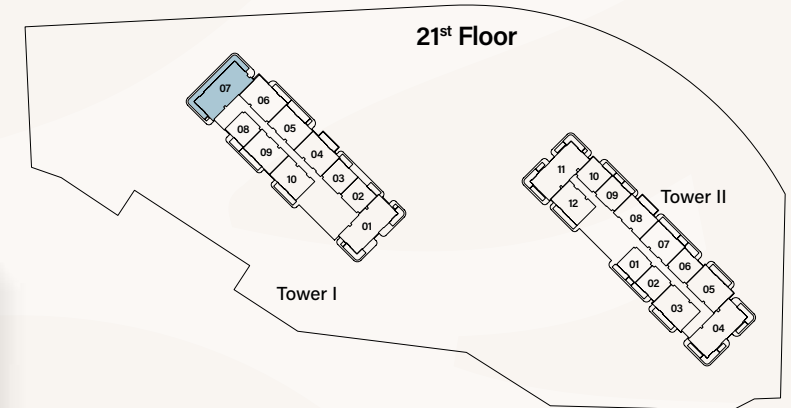
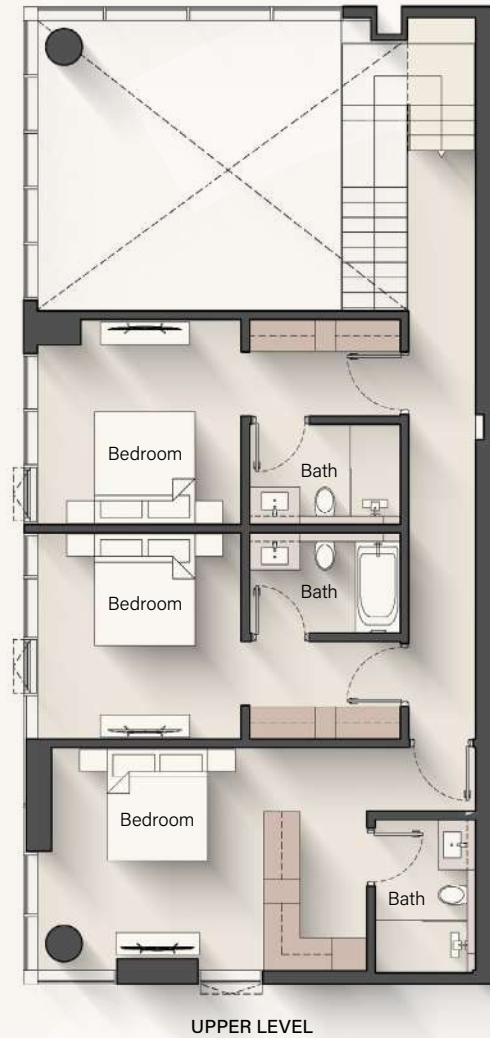
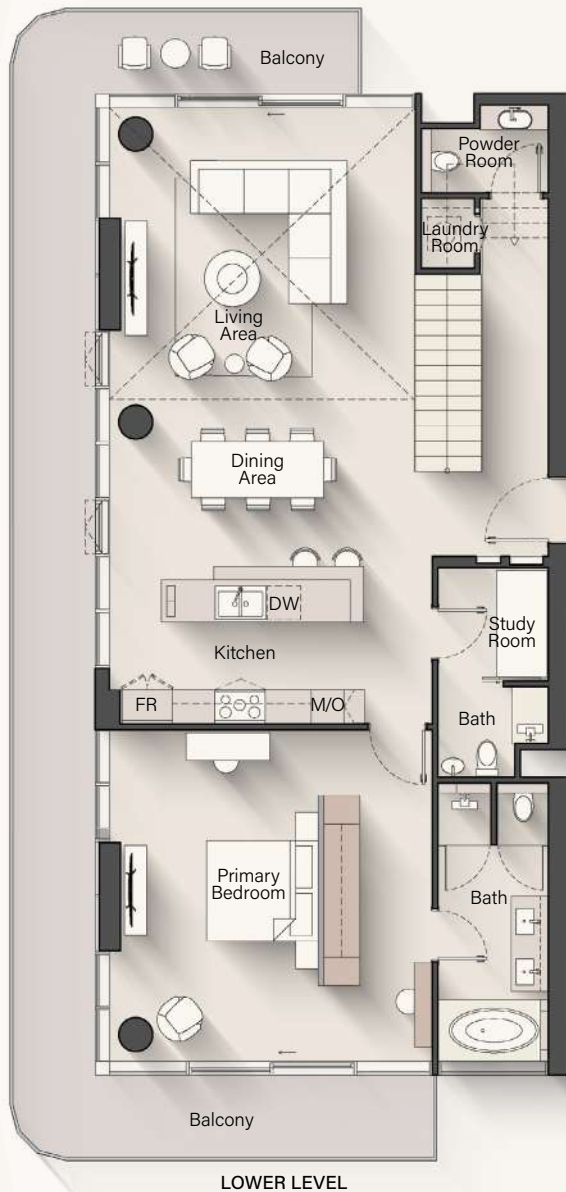
Internal Living Area : **2553.52 sq. ft.**

Outdoor Living Area : **554.45 sq. ft.**

Total Living Area : **3107.97 sq. ft.**

4 BEDROOM PENTHOUSE

TYPE B



Internal Living Area : **2716.17 sq. ft.**

Outdoor Living Area : **526.14 sq. ft.**

Total Living Area : **3242.31 sq. ft.**



PAYMENT PLAN

20%

At the time of booking +
3,000 RERA registration fee

10%

90 Days after reservation date

10%

180 Days after 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

5%

On completion of 60%
construction of the project

5%

On completion of 70%
construction of the project

30%

On completion

*Plus 4% upon completion and this amount is earmarked specifically to cover expenses related to the title deed registration process



