



C A L A   D E L   M A R



# BUILDING CONFIGURATION



ANTICIPATED SERVICE CHARGE  
AED 14 per sq.ft

ANTICIPATED COMPLETION DATE  
Q2 2027

OWNERSHIP  
Freehold

PARKING  
Studio, 1 and 2 beds: 1 parking space  
3 beds and 4 beds: 2 car parking spaces

ELEVATORS  
2 passenger elevators  
1 service elevator

# AMENITIES WITHIN THE PROJECT



Drop-off area



Marjan Island  
boardwalk



Lobby reception  
and lounge



Lobby sunken  
seating



Infinity-edge  
leisure pool



Sun and shaded  
loungers area



Floating pool  
deck



Outdoor seating  
areas



Viewing deck  
with hammocks



Outdoor sunken  
seating



Barbeque deck with  
dining area



Outdoor yoga area



Comprehensive  
fitness studio



Virtual personal  
training zone



Immersive rowing  
zone



Indoor and outdoor  
kids play area



Clubhouse lounge



Clubhouse  
sunken lounge



Outdoor terrace  
lounge



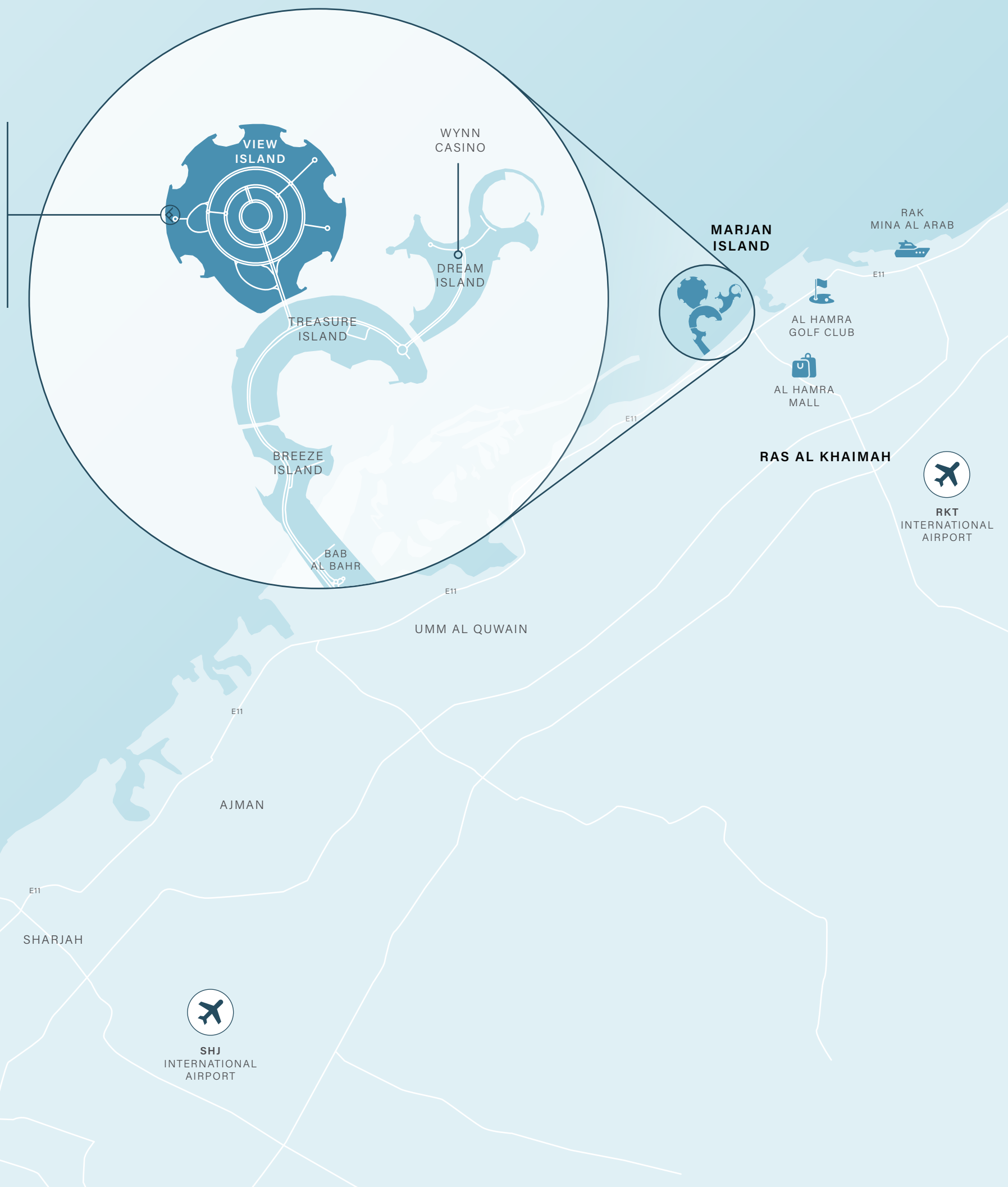
Change room with  
steam and sauna



# DRIVING DISTANCES



- 05 MINS WYNN RESORT
- 12 MINS RAK CENTRAL
- 12 MINS AL HAMRA MALL
- 14 MINS AL HAMRA GOLF CLUB
- 15 MINS RAK TRACK
- 25 MINS RAK MALL
- 31 MINS AL QAWASIM CORNICHE & RAK EYE
- 34 MINS RAK INTERNATIONAL AIRPORT
- 44 MINS JEBEL JAIS ENTRANCE
- 49 MINS SHARJAH INTERNATIONAL AIRPORT
- 60 MINS DUBAI INTERNATIONAL AIRPORT







# UNIT TYPES AND SIZES

## APARTMENTS

## NUMBER OF UNITS

Studio	14 units
1 bedroom	73 units
2 bedrooms	37 units
3 bedrooms	13 units
4 bedrooms	1 unit

## APARTMENTS

## SIZE RANGE

Studio	From 398 sq. ft to 479 sq. ft
1 bedroom	From 691 sq. ft to 1,071 sq. ft
2 bedrooms	From 1,054 sq. ft to 1,284 sq. ft
3 bedrooms	From 1,844 sq. ft to 1,987 sq. ft
4 bedrooms	From 11,770 sq. ft



## DOCUMENTS NEEDED TO BOOK A UNIT

01. Buyer's Passport Copy
02. Home address, email address, including the contact number (should be the same as the home address)
03. AED 40,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card or cryptocurrency on <https://pay.ellingtonproperties.ae>

## BOOKING STEPS

01. Customer will pay the booking amount and submit the required documents to initiate the unit reservation
02. Customer will receive a receipt from [customercare@ellingtongroup.com](mailto:customercare@ellingtongroup.com) along with the booking form
03. Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign
04. Customer will send back the signed SPAs for execution to Ellington Properties
05. Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer







CALA DEL MAR

## GROUND FLOOR AMENITIES PLAN

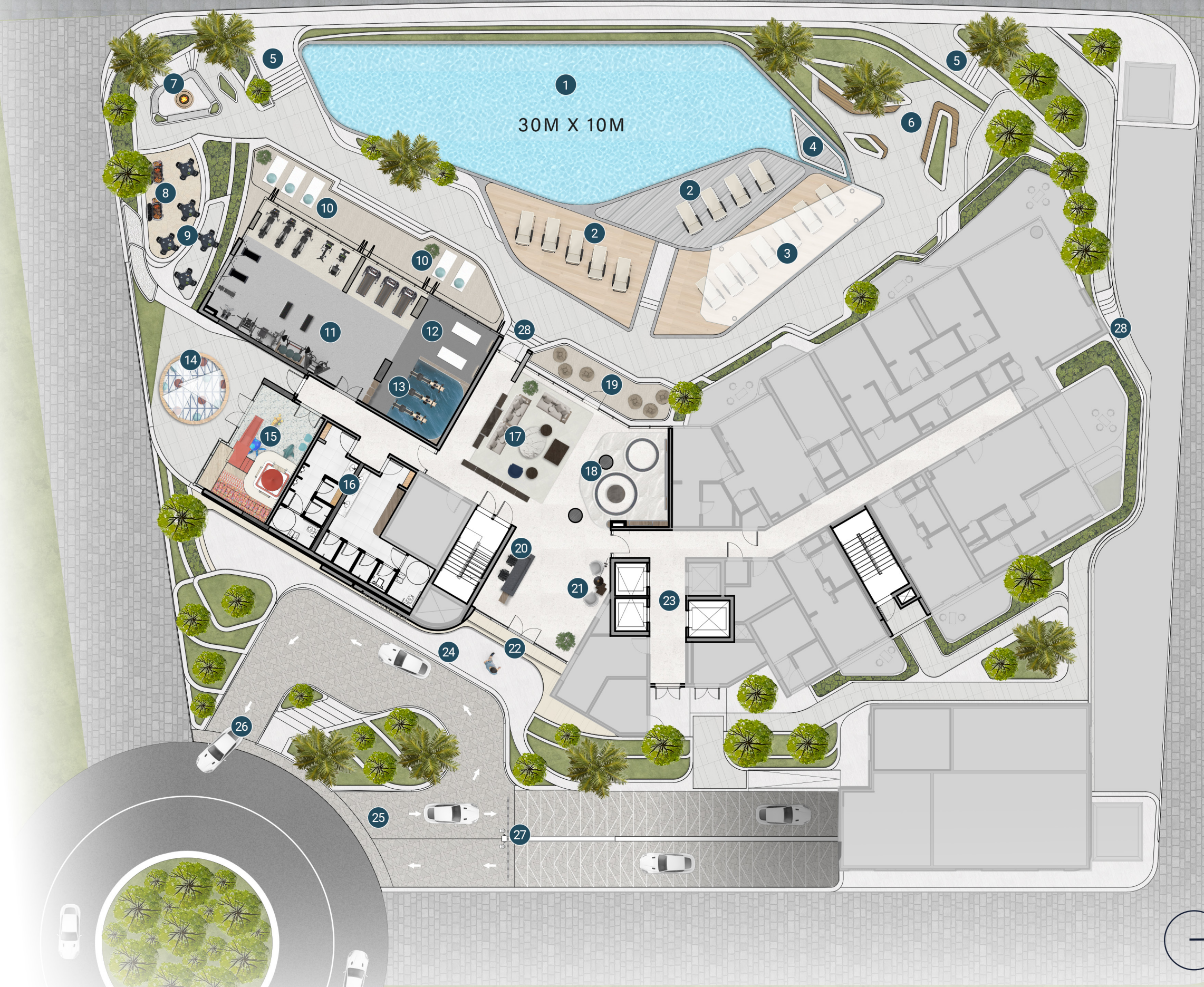
- 1 INFINITY-EDGE POOL
- 2 SUN LOUNGERS AREA
- 3 SHADED LOUNGERS AREA
- 4 FLOATING POOL DECK
- 5 ACCESS TO BOARDWALK
- 6 VIEWING DECK WITH HAMMOCKS
- 7 OUTDOOR SUNKEN SEATING
- 8 BARBEQUE DECK
- 9 OUTDOOR DINING AREA
- 10 OUTDOOR YOGA AREA
- 11 COMPREHENSIVE FITNESS STUDIO
- 12 VIRTUAL PERSONAL TRAINING ZONE
- 13 IMMERSIVE ROWING ZONE
- 14 OUTDOOR KIDS PLAY AREA
- 15 INDOOR KIDS PLAY AREA
- 16 CHANGE ROOM WITH STEAM AND SAUNA
- 17 CLUBHOUSE LOUNGE
- 18 SUNKEN LOUNGE
- 19 OUTDOOR TERRACE LOUNGE
- 20 LOBBY RECEPTION
- 21 LOBBY LOUNGE
- 22 LOBBY ENTRANCE
- 23 LIFT LOBBY
- 24 DROP-OFF AREA
- 25 PARKING ENTRANCE
- 26 DROP-OFF EXIT
- 27 ACCESS TO RESIDENTS PARKING
- 28 ACCESS TO PODIUM DECK



— GROUND FLOOR

ARABIAN GULF

MARJAN ISLAND BOARDWALK











## POOL DECK

At Cala Del Mar, our resort-style swimming pool offers more than just a refreshing dip. With a meticulously designed pool deck crafted for hospitality, accompanied by high-quality single and double sun loungers, relaxation reaches new heights. Surrounding the pool, lush landscaped gardens create a serene ambiance, while beyond lies expansive views of Al Marjan Island and the Persian Gulf. Outdoor showers and adjoining changing areas are thoughtfully included for your convenience, ensuring that every aspect of your sun-soaked day is effortlessly catered to.

## LOBBY

The lobby is a stunning testament to refined opulence and timeless elegance. As you step into this exquisite space, you're greeted by a symphony of grandeur, from the soaring ceilings to the intricate detailing adorning the walls. Bathed in natural light filtering through expansive windows, the ambiance is both welcoming and serene. Residents and guests are invited to linger and immerse themselves in the tranquil atmosphere, whether admiring the curated artwork or simply taking in the panoramic views of the surrounding landscape. With its inviting seating areas and meticulous attention to design, the lobby offers a seamless blend of sophistication and comfort, setting the tone for the unparalleled living experience that awaits within.







## FITNESS STUDIO


Embark on a journey of holistic wellness like no other. The Skill-up zone seamlessly blends cardio and strength training techniques to provide you with a comprehensive workout that maximizes results. Feel the energy pulsating through our Interactive cardio zone, where dynamic lighting systems and customizable soundscapes synchronize with your movements. With unobstructed views of the pool and sea, find inspiration in every session. Our immersive Rowing Room transports you to the tranquility of open waters, while our E-Train Room offers personalized coaching, workout plans, and real-time feedback to optimize your performance.

## CLUBHOUSE

The clubhouse is a dynamic hub of activity and relaxation, catering to residents of all ages. Featuring dynamic lounge seating arrangements, the clubhouse encourages social gatherings and fosters a sense of community among residents. Residents will find dedicated seating zones with kid-friendly furniture, ensuring comfort and convenience for parents and children alike. A refreshments counter, complete with a coffee machine, offers all-day self-service coffee, providing a welcoming space for residents to unwind and recharge. Full-height accent joinery showcases an array of books, decor, and entertainment options, adding a touch of sophistication to the lounge atmosphere.







## An intimate beachside paradise on Marjan Island

Enjoy access to the timeless panorama of sky and water with unhindered views of the Arabian Gulf, while resting comfortably within the opulent embrace of Al Marjan Island.





## KITCHEN

The kitchen invites you to indulge in culinary excellence within a space that seamlessly blends style and functionality. The open layout fosters a sense of togetherness, allowing for easy conversation and interaction while preparing meals. Custom-designed contemporary cabinetry sets the stage for premium European brand appliances, ensuring energy-efficient cooking experiences every time. Whether you're preparing a lavish feast or a quick meal, the electric cooktop and oven, integrated dishwasher, and anti-frost combination fridge freezer cater to your every need. Ample storage space keeps your kitchen organized and clutter-free, making the kitchen a space designed to inspire creativity and culinary delights.

## LIVING ROOM

The living room at Cala Del Mar invites you into a spacious and light-filled retreat, where heightened ceilings and captivating wood-look chevron flooring create an ambiance of tranquility and warmth. Step out onto generous balconies that seamlessly blend indoor and outdoor living, offering the perfect setting to unwind while soaking in the breathtaking views. Every detail has been carefully crafted, ensuring not only comfort and style but also a healthy environment. With thoughtfully chosen materials and finishes, the living room embodies a sanctuary where you can truly relax and connect with loved ones.







## BEDROOM

The bedroom at Cala Del Mar is a tranquil haven bathed in natural light, courtesy of floor-to-ceiling windows that frame captivating views of the surroundings. With heightened ceilings and resilient wood-look chevron flooring, the room exudes a sense of spaciousness and serenity. Ample storage is provided by finely crafted wardrobes and walk-in closets, ensuring organization and ease. Quality door hardware and ironmongery offer durability and security, while the seamless integration of the outdoors through expansive windows invites a connection with nature. Whether basking in the sunlight or admiring the scenic vistas, the bedrooms offer a sanctuary for relaxation and rejuvenation.

## BATHROOM

The bathroom offers a meticulously curated space. From the elegant porcelain tiled step-down walk-in showers to the carefully selected high-quality faucets, sinks, and accessories sourced from international brands, every element is chosen with both aesthetic appeal and usability in mind. Bespoke medicine cabinets and under-sink storage solutions not only enhance the visual appeal but also ensure practicality and organization. The addition of glass door partitions introduces a modern flair while maintaining an open and airy feel. With under-mount white ceramic sinks and linear stainless steel shower floor drains, the bathrooms epitomize the perfect balance between exquisite design and everyday functionality.











# PAYMENT PLAN

20%	At the time of booking + AED 3,000 RERA registration fee
5%	90 days after the reservation date
5%	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
50%	On completion*

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









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[ELLINGTONPROPERTIES.AE](http://ELLINGTONPROPERTIES.AE)

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