


ELLINGTON
PROPERTIES



COSTA MARE



**INVESTMENT
GUIDE**

A SEAMLESS FLOW
BETWEEN NATURE
AND INNOVATION



More than a residence, Costa Mare is a reimagining of coastal living. Inspired by the natural beauty of Ras Al Khaimah, its fluid architecture integrates AI-powered smart living, panoramic sea views, and tranquil outdoor spaces. With direct beach access and effortless proximity to the **Wynn Resort**, residents enjoy a setting where contemporary elegance meets untouched natural beauty.



BUILDING CONFIGURATION



Anticipated Service Charge

AED 19 per sq.ft

Ownership

Freehold

Floors

Tower I

2 Basements + Ground Floor +
15 Residential floors

Tower II

2 Basements + Ground Floor +
20 Residential floors

Tower III

2 Basements + Ground Floor +
20 Residential floors

Tower IV

2 Basements + Ground Floor +
20 Residential floors



- 1 - Lobby
- 2 - Pets zone
- 3 - Garden
- 4 - Infinity Pool

- 5 - Pathway track
- 6 - Drop off
- 7 - Sun loungers area
- 8 - Private beach

- 9 - Tower I
- 10 - Tower II
- 11 - Tower III
- 12 - Tower IV

Elevators

Tower I

- 2 passenger elevators
- 1 service elevator

Tower II & Tower III

- 3 passenger elevators
- 1 service elevator

Tower IV

- 4 passenger elevators
- 1 service elevator

Parking

- Studio, 1 and 2 bedroom: 1 parking space
- 3 bedroom: 2 car parking spaces
- 4 bedroom penthouse: 1 car parking spaces
- 5 bedroom villa: 4 car parking spaces
- 6 bedroom sky villa: 8 car parking spaces



WHERE SEA VIEWS
MEET COMFORT





AN ISLAND OF
SANCTUARY



At Costa Mare, architecture becomes an experience—a journey through space and time, where the mountain's silent grandeur meets the soothing rhythm of the sea.

AMENITIES WITHIN THE PROJECT

Costa Mare is more than a place to live—it is a lifestyle designed around relaxation, social connection, and well-being. Every element within the residence is thoughtfully crafted to create an atmosphere of refined comfort, where moments of leisure, fitness, and entertainment come together seamlessly.



Arrival gardens
and drop-off area



F & B and
retail shops



Lobbies with
reception and lounge



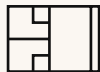
Garden seating and
campfire seating



Barbeque areas and
outdoor dining



Pet
gardens



Padel
court



Infinity leisure pool
with pool bar



Sun loungers area
and cabanas



Outdoor
beach club



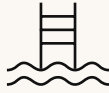
Private beach
access



Indoor pool
with pool spa



Family pool with
dedicated kids pool



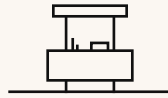
Horizon
lap pool



Leisure and
lounge pool



Viewing deck
with seating areas



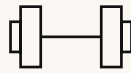
Outdoor bar
and coffee kiosk



Jogging and
walking tracks



Indoor and outdoor
kids play area



Indoor and outdoor
fitness area



Change rooms and
wellness areas



Indoor and outdoor
yoga studio



Nursery
room



Clubhouse with lounge
and service bar



Mirage immersive
dining



Cinema room
with pantry



Teen's club with arcade
and games table areas



Wellness spa
with lounge area



Steam, sauna and
ice flakes room



Massage, barber
and salon stations





LIFE AT COSTA
MARE IS DEFINED
BY EXTRAORDINARY
EXPERIENCES





ELLINGTON

UNIT TYPES AND SIZES

Tower I

Typical Units	No. of Units	Size Range
1 Bedroom	77 units	737 sq.ft - 920 sq.ft
2 Bedroom + S	60 units	1,262 sq.ft - 1,536 sq.ft
3 Bedroom	20 units	1,698 sq.ft - 1,787 sq.ft

Signature Units	No. of Units	Size Range
1 Bedroom Duplex	1 unit	1,322 sq.ft
2 Bedroom Duplex	1 unit	2,149 sq.ft
4 Bedroom Duplex	1 unit	5,471 sq.ft
5 Bedroom Villa	1 unit	7,736 sq.ft
6 Bedroom Sky Villa	1 unit	13,760 sq.ft

Tower II

Typical Units	No. of Units	Size Range
Studio	24 units	394 sq.ft - 607 sq.ft
1 Bedroom	118 units	718 sq.ft - 892 sq.ft
2 Bedroom	57 units	1,096 sq.ft - 1,328 sq.ft
2 Bedroom + S	19 units	1,274 sq.ft - 1,447 sq.ft

Signature Units	No. of Units	Size Range
3 Bedroom Duplex	1 unit	3,181 sq.ft

Tower III

Typical Units	No. of Units	Size Range
Studio	116 units	386 sq.ft - 422 sq.ft
1 Bedroom	128 units	629 sq.ft - 952 sq.ft
2 Bedroom	58 units	1,088 sq.ft - 1,327 sq.ft
2 Bedroom + S	2 units	1,387 sq.ft - 1,654 sq.ft
3 Bedroom	5 units	1,659 sq.ft - 1,692 sq.ft

Tower IV

Typical Units	No. of Units	Size Range
Studio	64 units	390 sq.ft - 425 sq.ft
1 Bedroom	62 units	761 sq.ft - 952 sq.ft
2 Bedroom	54 units	1,070 sq.ft - 1,290 sq.ft
2 Bedroom + S	39 units	1,223 sq.ft - 1,789 sq.ft
3 Bedroom	25 units	1,757 sq.ft - 2,115 sq.ft

Signature Units	No. of Units	Size Range
1 Bedroom Duplex	2 unit	1,346 sq.ft - 1,380 sq.ft
2 Bedroom Duplex	3 unit	2,023 sq.ft - 2,100 sq.ft
4 Bedroom Duplex	1 unit	5,305 sq.ft
5 Bedroom Villa	1 unit	7,739 sq.ft





A GRAND ENTRANCE
TO ISLAND LIVING



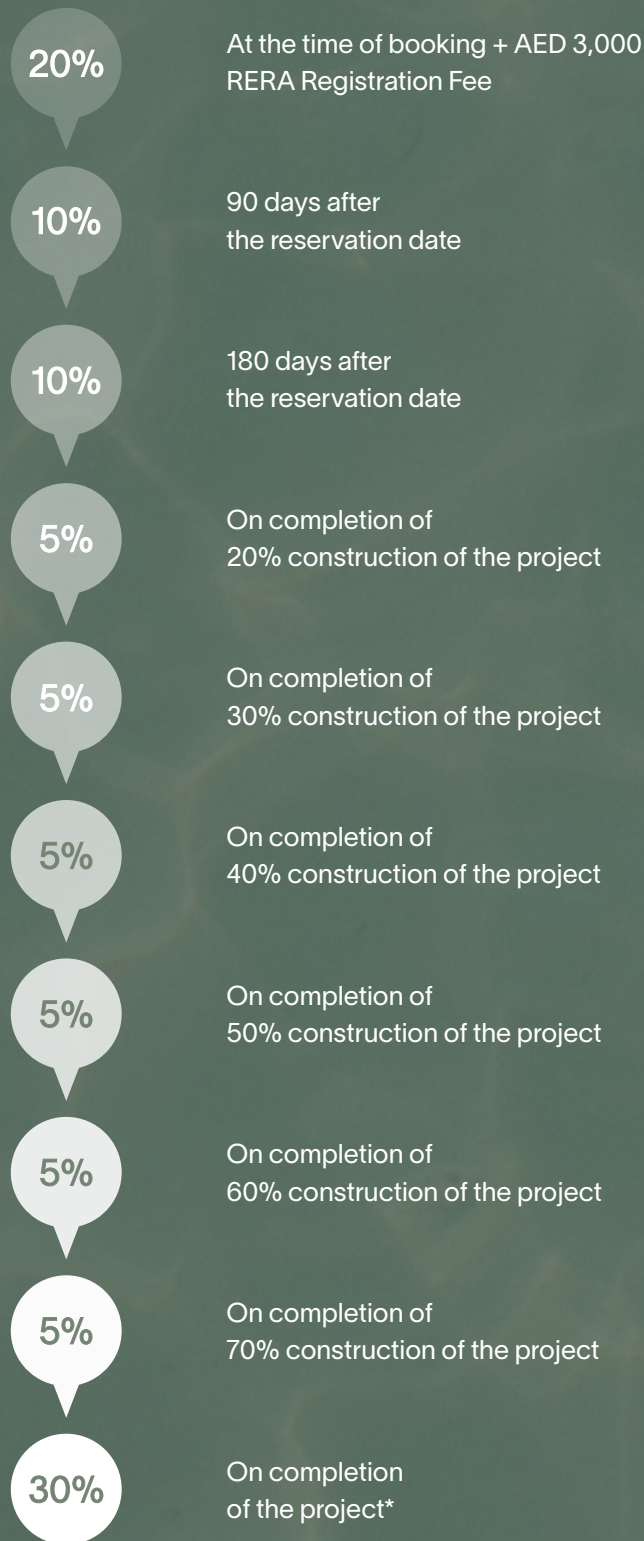
From the very first moment, the lobby sets the tone for an extraordinary living experience.

A refined drop-off area welcomes residents and guests into a triple-height space designed to inspire. Natural stone flooring and raw textured walls create a **rich and tactile experience**, while an **iconic signature art piece** serves as a stunning focal point.

The seating lounge and communal table provide an inviting space to socialize or relax.

The lobby is both a statement of elegance and a hub of convenience.

PAYMENT PLAN



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

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 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

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 on <https://pay.ellingtonproperties.ae>





WHERE EVERYDAY
LIFE FEELS LIKE
A RETREAT





ELLINGTON

AL MARJAN ISLAND

ARABIAN GULF



Nestled between mountains, lush mangroves, and endless golden shores, Al Marjan Island offers an extraordinary landscape where nature and modernity exist in perfect harmony. This island retreat is designed to immerse residents in tranquility, with vast open spaces, gentle sea breezes, and a serene environment that extends beyond the home and into the heart of the community.



TO WYNN RESORT

MASTER PLAN GROUND FLOOR AMENITIES PLAN

- 01 DROP-OFF AREAS
- 02 MAIN LOBBY ENTRANCE
- 03 TOWER I LOBBY ENTRANCE
- 04 TOWER IV LOBBY ENTRANCE
- 05 LOBBY RECEPTION
- 06 LOBBY LOUNGE
- 07 COMMUNAL TABLE
- 08 LIFT LOBBIES
- 09 RETAIL OUTDOOR TERRACE
- 10 CAMPFIRE SEATING
- 11 PETS AREA
- 12 BARBEQUE DECK WITH OUTDOOR DINING
- 13 PADEL COURT
- 14 GARDEN AREA
- 15 BEACH CLUB
- 16 INFINITY LEISURE POOL
- 17 POOL BAR
- 18 SUN LOUNGERS AREA
- 19 ACCESS TO PRIVATE BEACH
- 20 BEACH SUN LOUNGERS AREA
- 21 ACCESS TO BASEMENT PARKING





TOWER IV

413 SQM

TOWER I

PRIVATE BEACH



MASTER PLAN 12th FLOOR AMENITIES PLAN

- 01 FAMILY LEISURE POOL
- 02 POOL BAR
- 03 SUN LOUNGERS AREA
- 04 OUTDOOR YOGA AREA
- 05 COFFEE STATION
- 06 GARDEN SEATING AREAS
- 07 INDOOR POOL
- 08 POOL SPA
- 09 LIFT LOBBIES
- 10 CASINO BAR SEATING
- 11 KIDS CLUB
- 12 OUTDOOR KIDS PLAY
- 13 ACCESS TO UPPER LEVEL AMENITY FLOOR
- 14 CLUBHOUSE LOUNGE
- 15 COMMUNAL TABLE
- 16 BEVERAGE STATION
- 17 NURSERY
- 18 WASHROOM
- 19 HAMMOCK AREA
- 20 ACCESS TO UPPER LEVEL POOL AREA
- 21 JUICE BAR & COMMUNAL TABLE
- 22 ACCESS TO UPPER LEVEL WELLNESS AREA
- 23 FITNESS STUDIO
- 24 PILATES STUDIO
- 25 CHANGE ROOMS
- 26 JOGGING TRACK
- 27 FLOATING EDGE
- 28 TOWER I LEISURE POOL
- 29 TOWER I CLUBHOUSE
- 30 PRIVATE DINING
- 31 TOWER I FITNESS STUDIO
- 32 TOWER I CHANGE ROOM

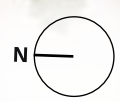




PRIVATE BEACH

TOWER IV

TOWER I



07 56 SQM

28 119 SQM

MASTER PLAN 13th FLOOR AMENITIES PLAN

- 01 IMMERSIVE DINING
- 02 SHOW KITCHEN
- 03 POWDER ROOM
- 04 LIFT LOBBIES
- 05 ACCESS TO LOWER LEVEL AMENITY FLOOR
- 06 CLUB LOUNGE
- 07 COMMUNAL TABLE
- 08 TEENS CLUB
- 09 CINEMA ROOM
- 10 PANTRY
- 11 HORIZON LAP POOL
- 12 SUN LOUNGERS AREA
- 13 ACCESS TO LOWER LEVEL GARDEN AREA
- 14 FEMALE SALON AREA
- 15 MALE BARBER AREA
- 16 TREATMENT SPA
- 17 RAIN SHOWER
- 18 FEMALE STEAM & SAUNA
- 19 MALE STEAM & SAUNA
- 20 HEAT LOUNGERS AREA
- 21 JACUZZI
- 22 YOGA STUDIO



PRIVATE BEACH

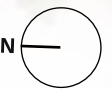


TOWER IV

TOWER I

04

04





DESIGNED TO FLOW
WITH NATURE



The elegant façade captures the essence of organic movement and light, creating an architectural identity that reflects the surrounding landscape. Every detail is designed to harmonize with the natural environment while maintaining a contemporary edge.



A PENTHOUSE
EXPERIENCE UNLIKE
ANY OTHER



The duplex penthouse offers a level of refinement and grandeur unmatched on the island. Expansive floor-to-ceiling windows frame breathtaking ocean views, while soaring ceilings enhance the sense of openness. A sophisticated blend of wood, marble, and soft neutral tones creates an environment that is both modern and timeless.





BEDROOM



A sanctuary within the home, the bedrooms are designed to embody comfort and elegance. Expansive floor-to-ceiling windows invite the outdoors in, offering unparalleled views of the coastline. Thoughtfully crafted wardrobes with sleek finishes provide both functionality and style, ensuring a space that is as practical as it is serene.

BATHROOM



The bathrooms reflect a philosophy of understated sophistication, where modern design meets warm, natural tones. A palette of beige and wood textures enhances the sense of tranquility, while bespoke vanity units, step-down walk-in showers, and high-end fixtures create an indulgent retreat within the home.

KITCHEN



Seamlessly integrated with the living space, the open-plan kitchen is designed for effortless entertaining and everyday ease. Custom contemporary cabinetry, high-performance European appliances, and premium sintered stone countertops elevate both function and aesthetics. The layout encourages fluid movement, creating an inviting space that enhances the overall experience of home.

LIVING AND DINING



The residences are designed to embrace open space and natural light. Heightened ceilings in the living and dining areas create an airy, expansive feel, while generous balconies provide the perfect setting to take in the breathtaking views of the Arabian Gulf.



IMMERSIVE DINING



Perched high above the coastline, the sky lounge is a destination in itself. Offering uninterrupted panoramic views of the sea and sky, this exclusive space redefines the dining experience. An immersive setting, complemented by a refined bar and lounge area, creates an atmosphere where every gathering becomes extraordinary.

CLUBHOUSE



The clubhouse is a central hub of the community, offering a sophisticated yet welcoming atmosphere for gatherings and socializing. Featuring comfortable lounge seating, play tables, a kitchenette, and lush greenery, the space is ideal for both casual meetups and intimate gatherings. Expansive windows flood the room with natural light, creating a warm and inviting ambiance.

FITNESS STUDIO



Designed to elevate fitness, the gym is equipped with state-of-the-art cardio and strength training equipment, offering a comprehensive workout experience.

With ocean views enhancing every session, the space is filled with natural daylight, promoting both motivation and well-being. Residents can also enjoy a juice bar for post-workout refreshments, and outdoor fitness trails.

WELLNESS SPA



Wellness takes center stage with a state-of-the-art spa designed for rejuvenation. Residents can indulge in a therapeutic Jacuzzi, heated lounges, private couple's massage rooms, and an opulent rain shower experience. The spa also features a sauna, steam room, and an invigorating ice flakes station, offering a complete sensory escape.

YOGA STUDIO



With floor-to-ceiling windows overlooking the sea, the yoga studio provides a calming sanctuary for movement and mindfulness. Thoughtfully designed for both group and private sessions, this space fosters relaxation and renewal in a tranquil setting.



ESCAPE AND
CONNECT



Costa Mare is a retreat, an invitation to disconnect from the city's relentless pace and immerse in a setting where nature takes the lead.



A PLAYFUL SEASIDE ADVENTURE



The kids' play area is designed as a vibrant beach village, bringing the charm of a seaside town to life. Bursting with color and playful details, it immerses children in a world of adventure with themed zones that spark creativity and imagination. The space is thoughtfully crafted with bright, cheerful tones, playful signage, and interactive elements that make every corner an exciting discovery.







RESORT-STYLE LIVING,
BEYOND THE ORDINARY



Set against a backdrop of the Arabian Gulf, this development offers a seamless blend of indoor and outdoor spaces. A waterfront lifestyle, world-class amenities, and beautifully landscaped surroundings make it an address unlike any other.



A VISION
OF COASTAL
PERFECTION





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