



COSTA MARE

PROJECT BRIEF: TOWER I



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.



ESCAPE AND CONNECT

The rugged beauty of Ras Al Khaimah's mountainous terrain and the serene allure of Al Marjan Island serve as the foundation for Costa Mare, a visionary architectural statement that seamlessly rises from the landscape like a sculpted form of nature itself. Inspired by the raw elegance of its surroundings, the design embraces the organic contours and textures of the region, allowing the structure to emerge as an extension of the environment rather than an intrusion.

This architectural narrative is one of fluidity and harmony, where every elevation, material, and form is informed by the natural rhythms of the land and sea. The interplay of light and shadow across its façade mirrors the undulating mountain ridges, while the use of locally inspired textures and earthy tones creates a dialogue between the built and the unbuilt. Positioned between the dramatic peaks and the pristine shores of Al Marjan Island, Costa Mare captures the essence of waterfront serenity, blending seamlessly with its breathtaking coastal surroundings. 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.



AL MARJAN ISLAND



DRIVING DISTANCES



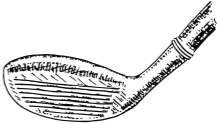
2 mins.
Wynn Resort



12 mins.
Al Hamra Mall



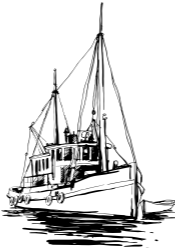
13 mins.
RAK Central



14 mins.
Al Hamra Golf Club



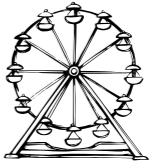
16 mins.
RAK Track



20 mins.
Royal Yacht Club
of Ras Al Khaimah



30 mins.
RAK Mall



30 mins.
Al Qawasim Corniche
& RAK Eye



35 mins.
RAK International Airport



46 mins.
Jebel Jais Entrance



50 mins.
Sharjah International Airport



60 mins.
Dubai International Airport

SUN AND VIEWS ANALYSIS

N

E

ARABIAN GULF

SUNRISE



CALA DEL MAR

BEACH ACCESS

BEACH ACCESS

BEACH ACCESS

VIEW ISLAND

FISHING BOULEVARD

BEACH ACCESS

COSTA MARE

TREASURE ISLAND

BEACH ACCESS

AL MARJAN ISLAND BOULEVARD

WYNN RESORT

DREAM ISLAND

AL MARJAN ISLAND BOULEVARD

BREEZE ISLAND

S

SUNSET

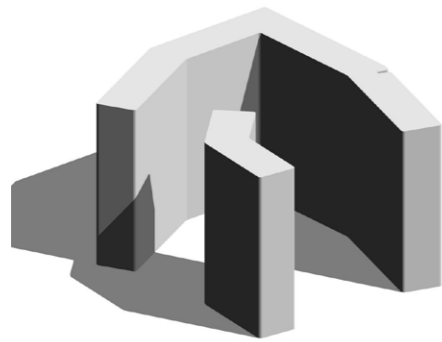
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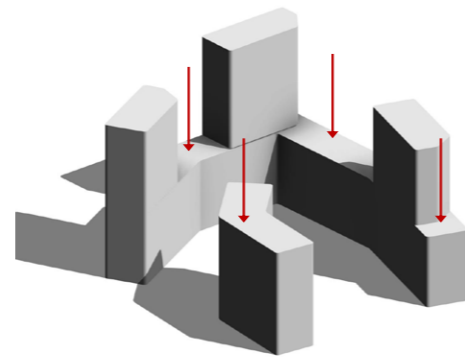
ARCHITECTURE DESIGN CONCEPT



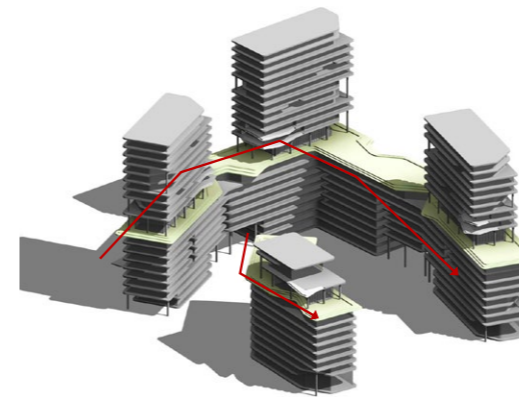
The architectural concept seamlessly sculpts the horizon into form, reshaping mass into a fluid, elevated domain of connection, curated residences, and refined leisure



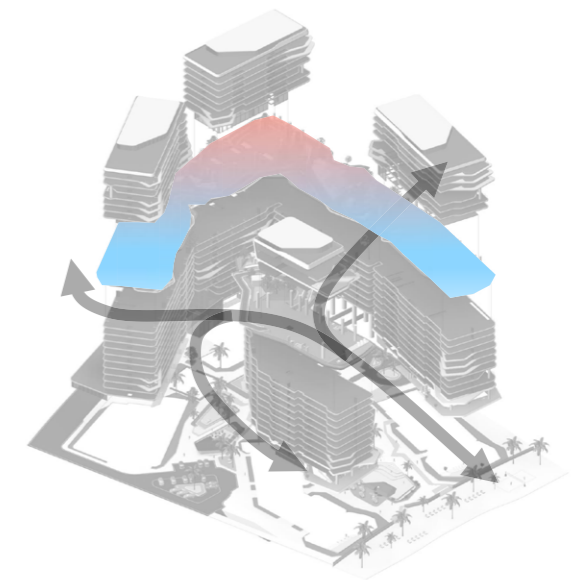
Building mass



Shaping voids to enhance and frame sea views



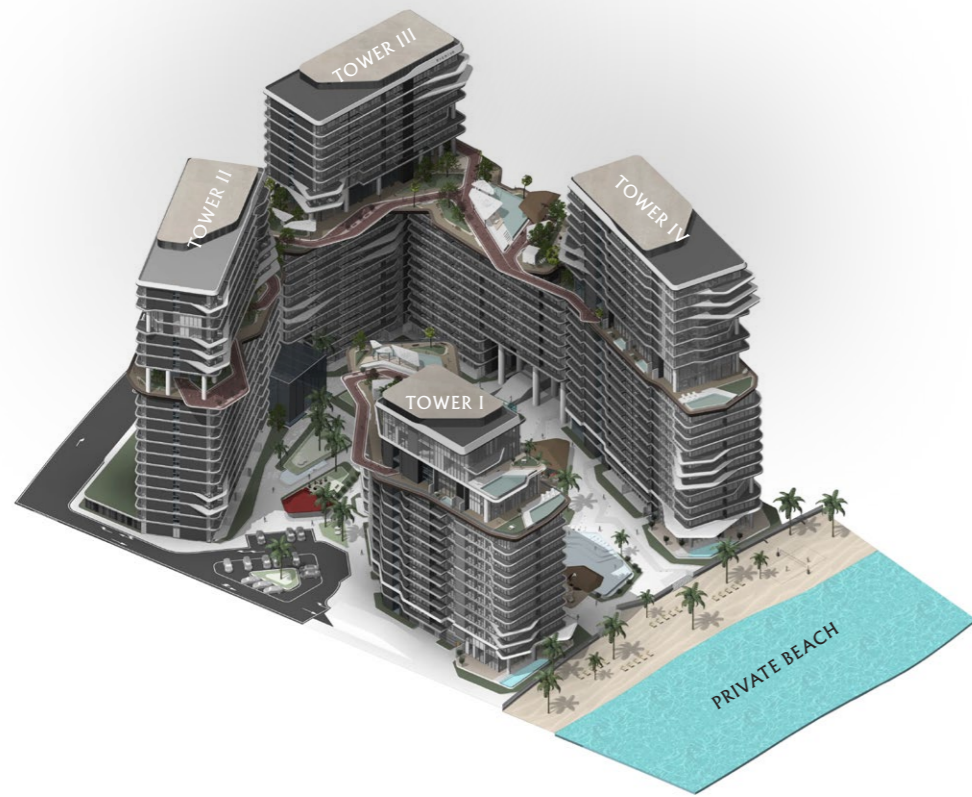
Breaking up the building's form to create dynamic and inviting spaces



Final design concept

ISOMETRICS

This residential development redefines community living with its innovative design. The concept emphasizes connectivity and harmony, seamlessly linking buildings with bridges while celebrating life on a grand scale. At its core is a striking central split, transforming an entire floor into a vibrant landscape hub. This level features lush greenery, exceptional amenities, and diverse outdoor spaces, fostering a shared environment where residents can connect, unwind, and thrive. The design embodies a vision of unity and modern living within a single, extraordinary development.



A DUALITY OF DESIGN
AND BEACHFRONT LIVING



ARCHITECTURAL SECTIONS

TOWER II

TOWER III

TOWER IV

TOWER I

UPPER ROOF	
LOWER ROOF	2.4m
15 TH	3.2m
14 TH	3.2m
AMENITIES FLOORS	
13 TH	3.2m
12 TH	3.2m
11 TH	3.2m
10 TH	3.2m
9 TH	3.2m
8 TH	3.2m
7 TH	3.2m
6 TH	3.2m
5 TH	3.2m
4 TH	3.2m
3 RD	3.2m
2 ND	3.2m
1 ST	3.2m
GF	3.6m
B1	3.0m
B2	3.0m

ELEVATORS

2 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

OWNERSHIP

FREEHOLD

ANTICIPATED COMPLETION DATE

Q3 2028

ANTICIPATED SERVICE CHARGE

AED 19 PER SQ. FT

LOCATION

AL MARJAN ISLAND, RAS AL KHAIMAH



SIZE RANGE PER UNIT TYPE

TYPICAL UNITS

1 BR	from 737 sq. ft to 920 sq. ft
2 BR + S	from 1,262 sq. ft to 1,536 sq. ft
3 BR	from 1,698 sq. ft to 1,787 sq. ft

SIGNATURE UNITS

1 BR Duplex	from 1,322 sq. ft
2 BR Duplex	from 2,149 sq. ft
4 BR Duplex	from 5,471 sq. ft
5 BR Villa	from 7,736 sq. ft
6 BR Sky Villa	from 13,760 sq. ft

NUMBER OF UNITS PER TYPE

TYPICAL UNITS

1 BR	77 Units
2 BR + S	60 Units
3 BR	20 Units

SIGNATURE UNITS

1 BR Duplex	1 Unit
2 BR Duplex	1 Unit
4 BR Duplex	1 Unit
5 BR Villa	1 Unit
6 BR Sky Villa	1 Unit





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AMENITIES



COSTA MARE

DROP OFF AREA



MAIN ENTRANCE



LOBBY RECEPTION



PADEL COURT

*This is for illustration purposes only



MAIN POOL



PRIVATE BEACH

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



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UPPER LEVEL AMENITIES - 12TH FLOOR





FAMILY POOL



CLUBHOUSE



KIDS PLAY AREA



FITNESS STUDIO



INDOOR POOL

*This is for illustration purposes only



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SEATING AREAS



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JOGGING TRACK AND FLOATING EDGE WALKWAYS

TO WYNN RESORT

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





UPPER LEVEL AMENITIES - 13TH FLOOR



HORIZON POOL



IMMERSIVE DINING



CINEMA ROOM

*This is for illustration purposes only



WELLNESS STUDIO

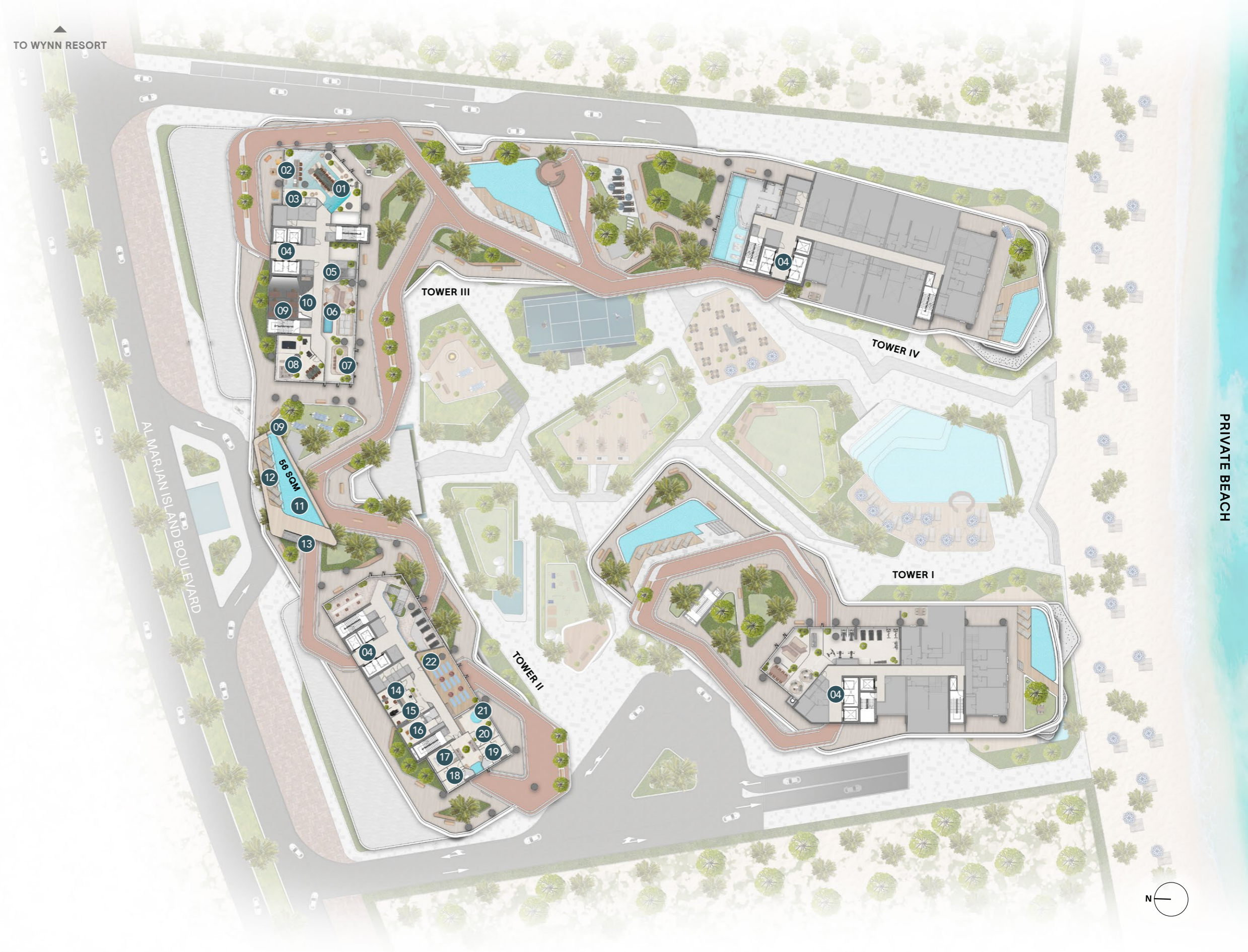


YOGA STUDIO

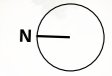
TO WYNN RESORT

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





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RESIDENCES



LIVING AND DINING



KITCHEN



BEDROOM



BATHROOM



SIGNATURE APARTMENT



FLOOR PLANS



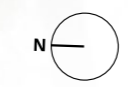
GROUND FLOOR TYPICAL PLAN

- 1 - Bedroom
- 2 - Bedroom + S
- 5 - Bedroom Villa



1st FLOOR TYPICAL PLAN

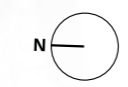
- 1 - Bedroom
- 2 - Bedroom + S
- 5 - Bedroom Villa

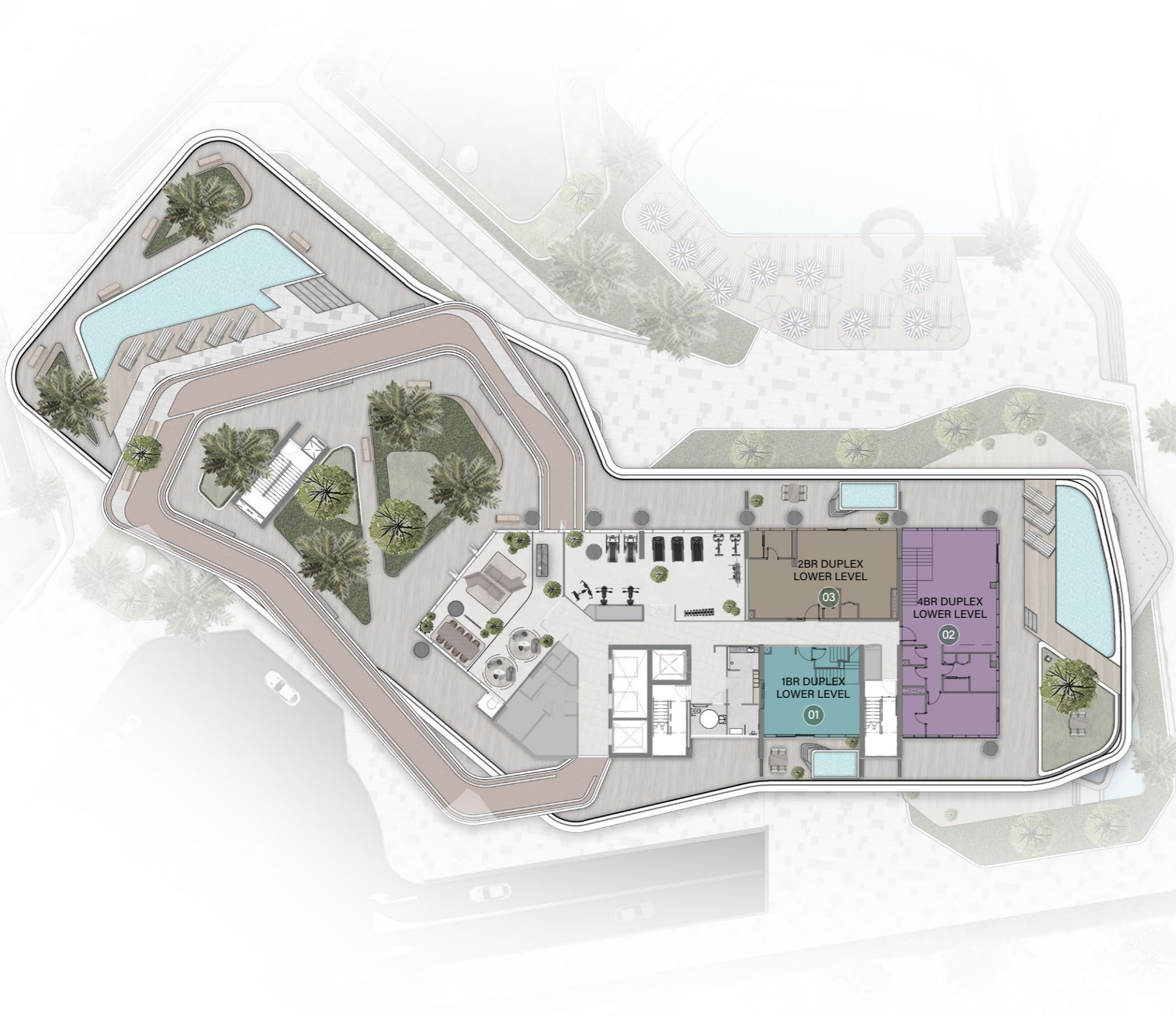




2nd - 11th FLOOR TYPICAL PLAN

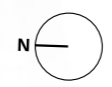
- 1 - Bedroom
- 2 - Bedroom + S
- 3 - Bedroom + S





12th FLOOR TYPICAL PLAN

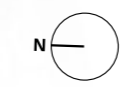
-  1 - Bedroom Duplex
-  2 - Bedroom Duplex
-  4 - Bedroom Duplex

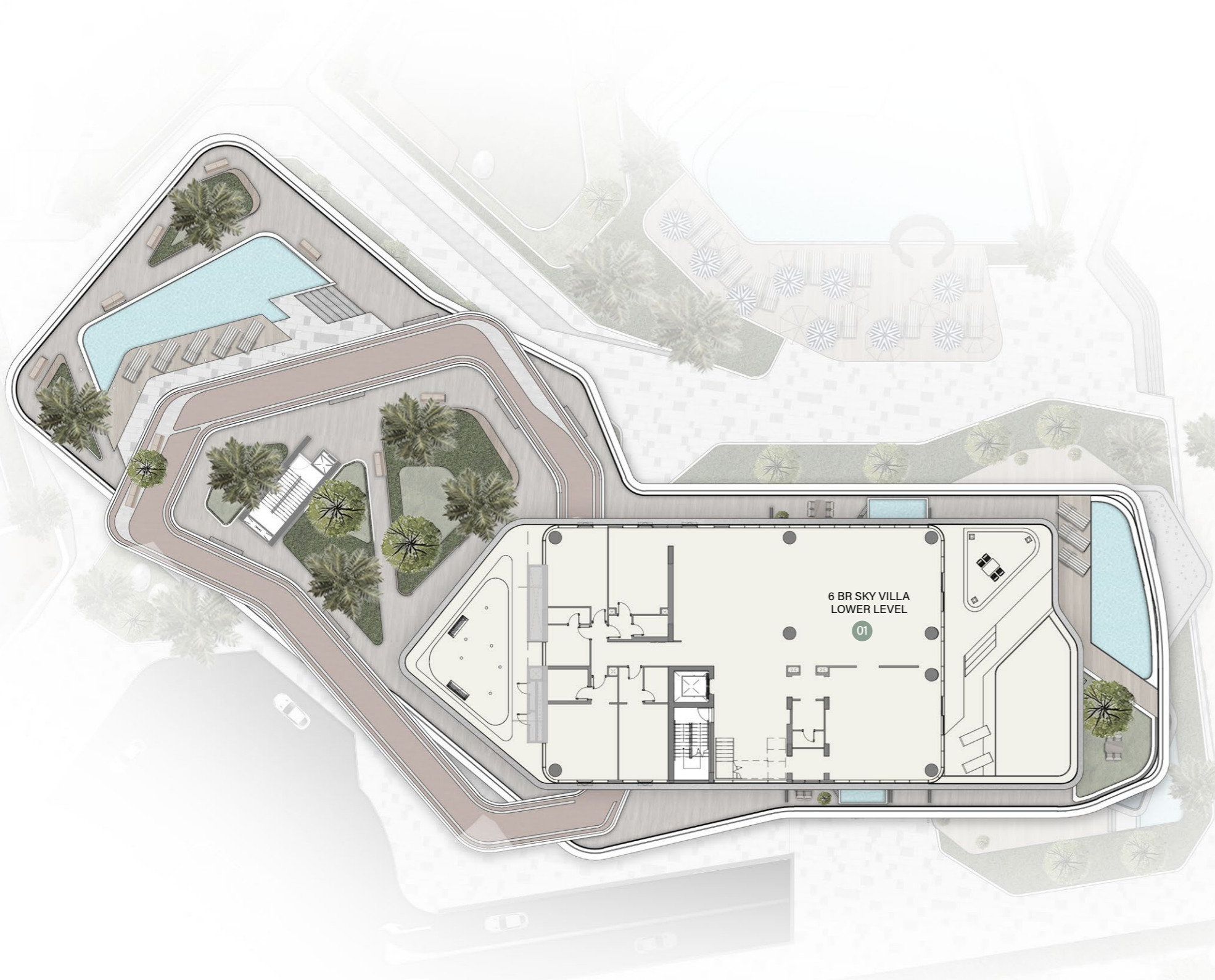




13th FLOOR TYPICAL PLAN

-  1 - Bedroom Duplex
-  2 - Bedroom Duplex
-  4 - Bedroom Duplex





6 BR SKY VILLA
LOWER LEVEL

01

WYNN CASINO
VIEW

ISLAND
VIEW

ARABIAN GULF
VIEW



ISLAND
VIEW

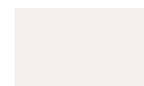
14th FLOOR TYPICAL PLAN

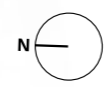
6 - Bedroom
Sky Villa





15th FLOOR TYPICAL PLAN

 6 - Bedroom
Sky Villa



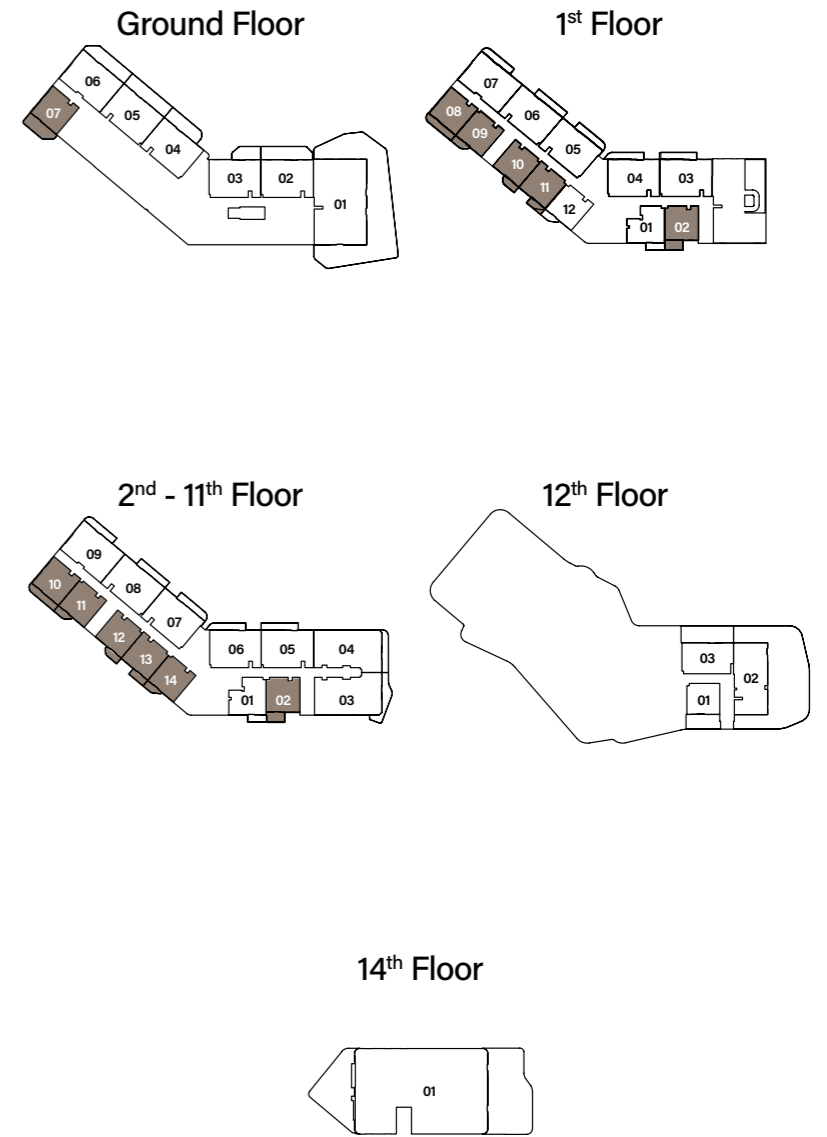
1 - BEDROOM TYPE C



Internal Living Area : **670.91 sq. ft.**

Outdoor Living Area : **66.31 sq. ft.**

Total Living Area : **737.22 sq. ft.**



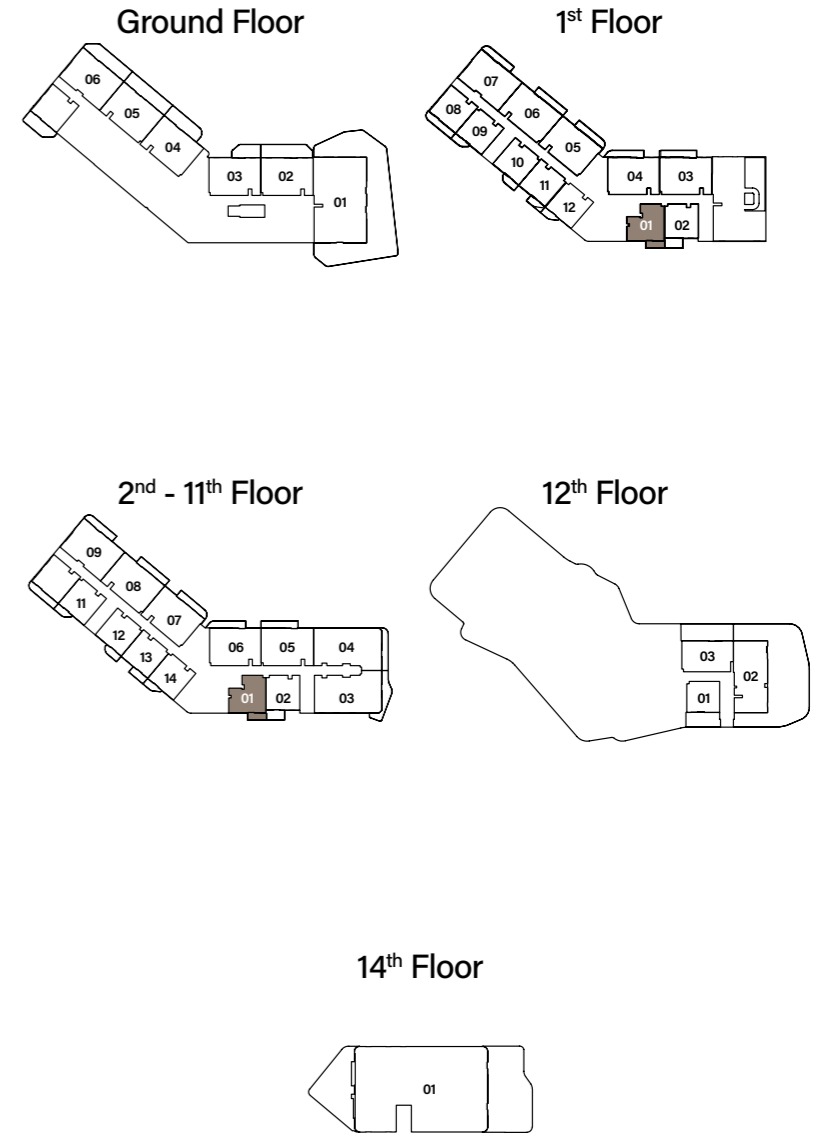
1 - BEDROOM TYPE D



Internal Living Area : **705.36 sq. ft.**

Outdoor Living Area : **80.51 sq. ft.**

Total Living Area : **785.87 sq. ft.**



2 - BEDROOM + STUDY

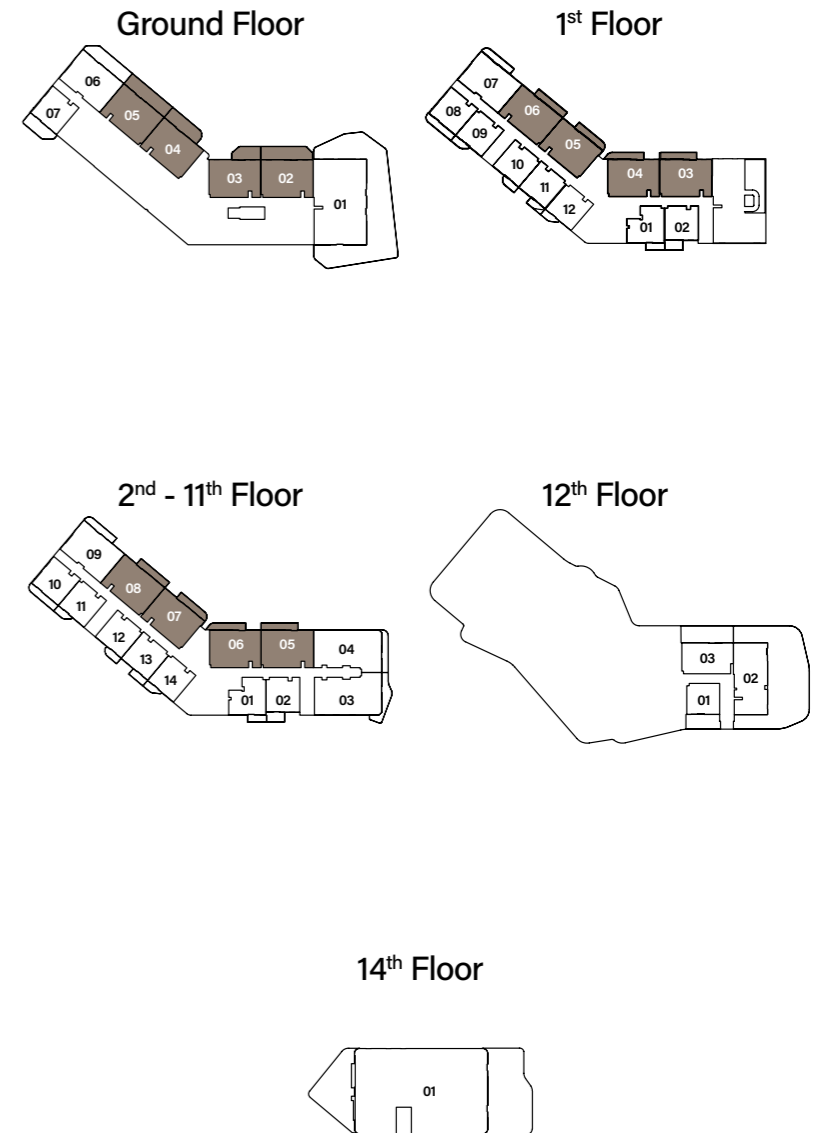
TYPE A



Internal Living Area : **1112.02 sq. ft.**

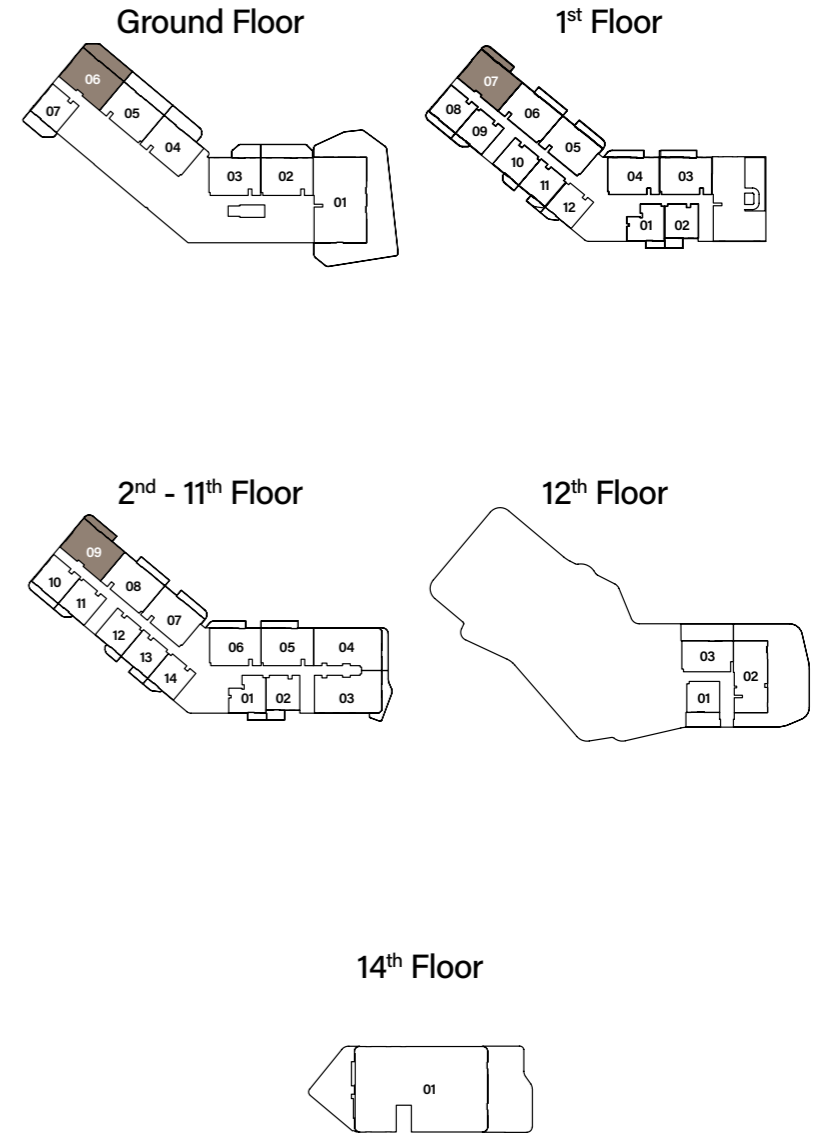
Outdoor Living Area : **149.73 sq. ft.**

Total Living Area : **1261.75 sq. ft.**



2 - BEDROOM + STUDY

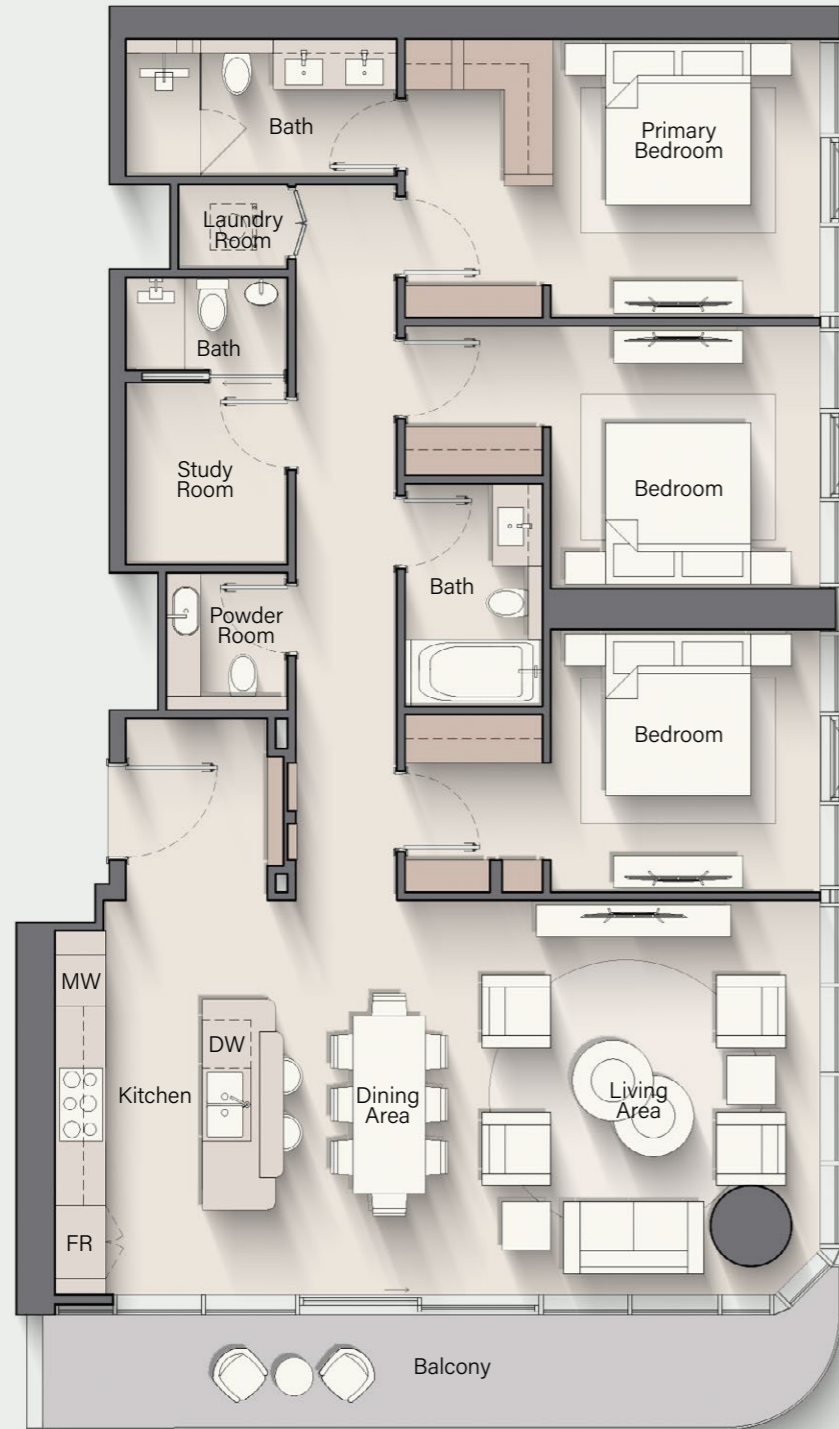
TYPE B



Internal Living Area : **1150.77 sq. ft.** Outdoor Living Area : **150.16 sq. ft.** Total Living Area : **1300.93 sq. ft.**

3 - BEDROOM

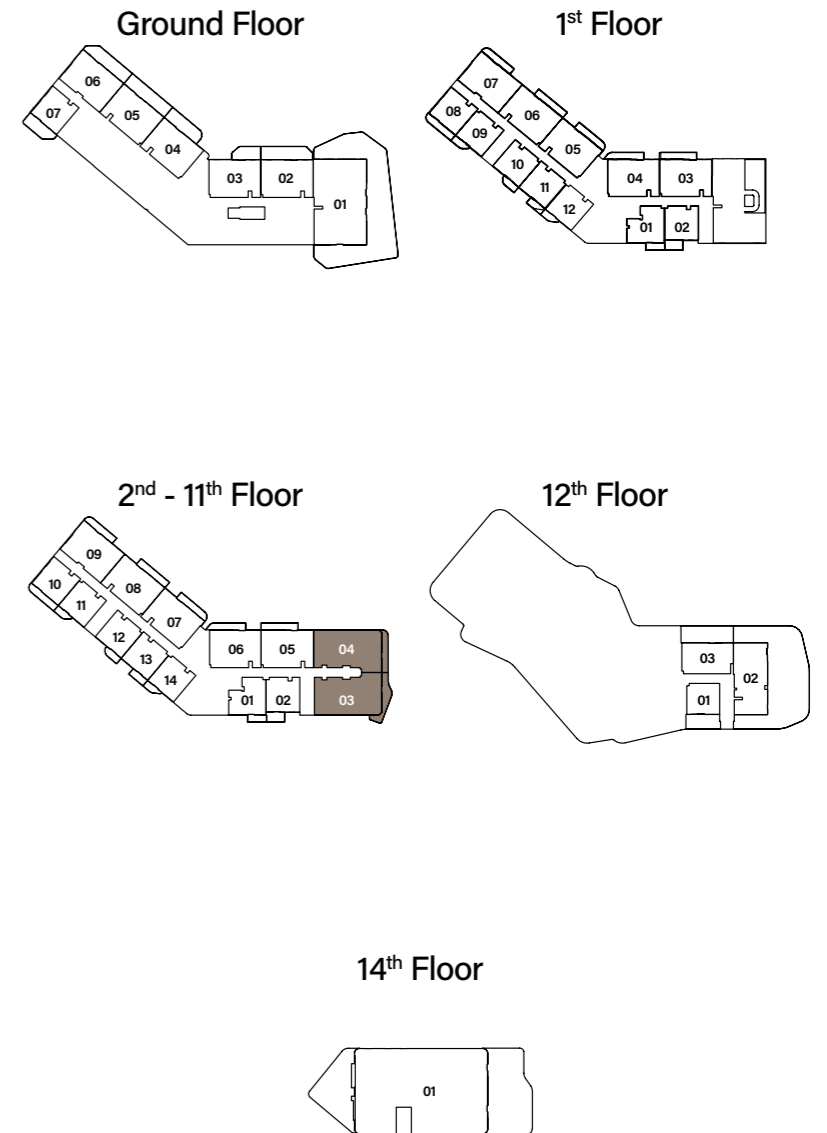
TYPE B



Internal Living Area : **1542.15 sq. ft.**

Outdoor Living Area : **155.71 sq. ft.**

Total Living Area : **1697.58 sq. ft.**

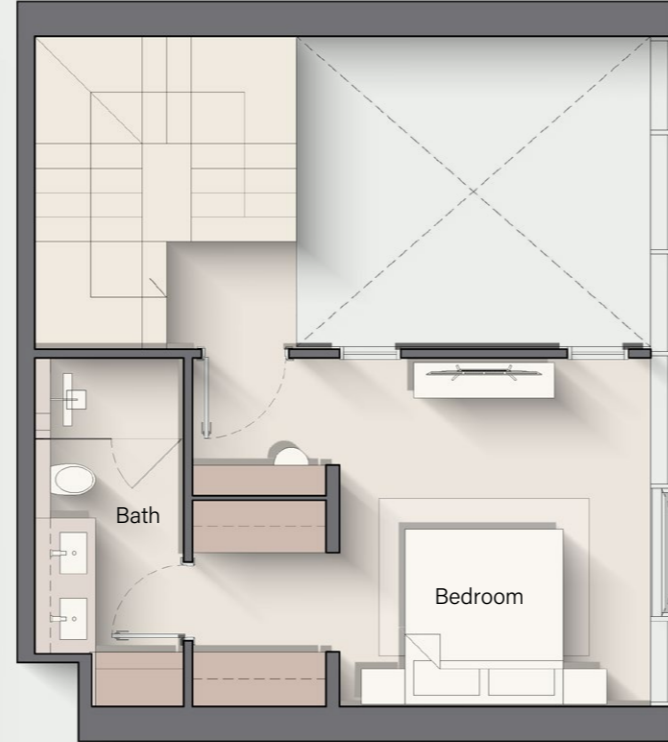


1 - BEDROOM DUPLEX

TYPE A



LOWER LEVEL

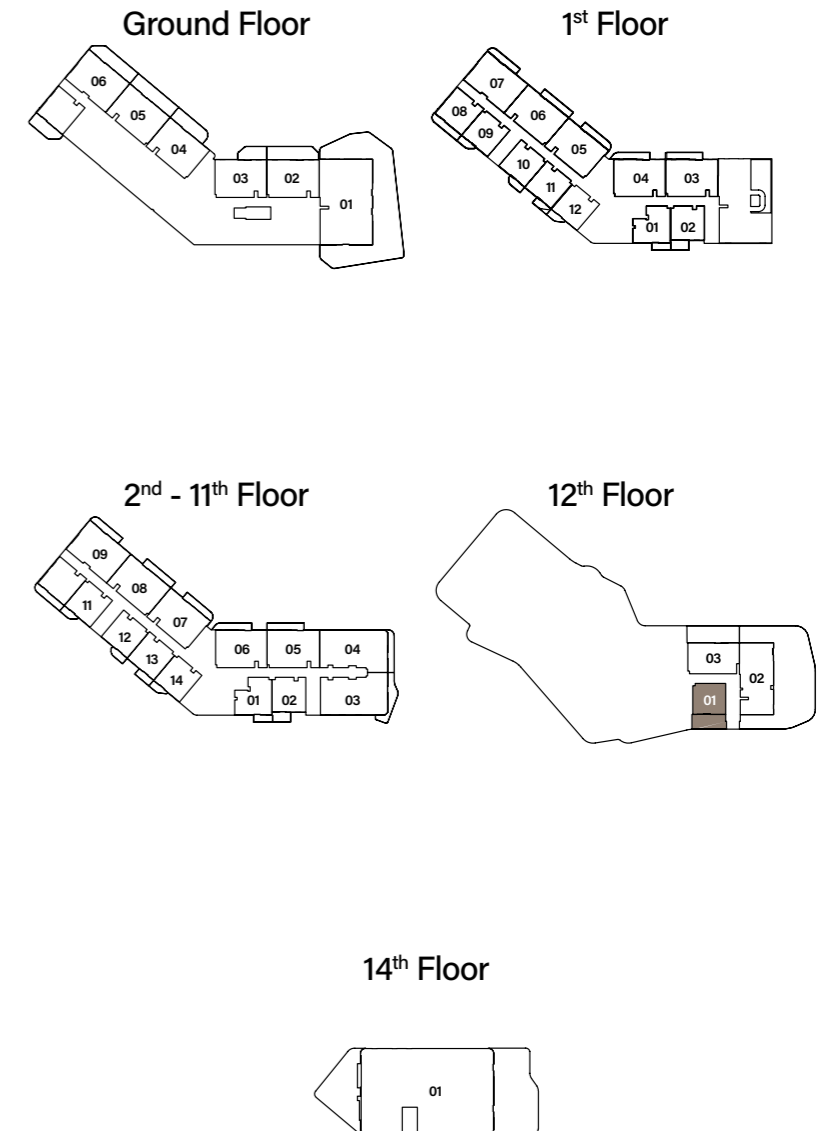


UPPER LEVEL

Internal Living Area : **1028.28 sq. ft.**

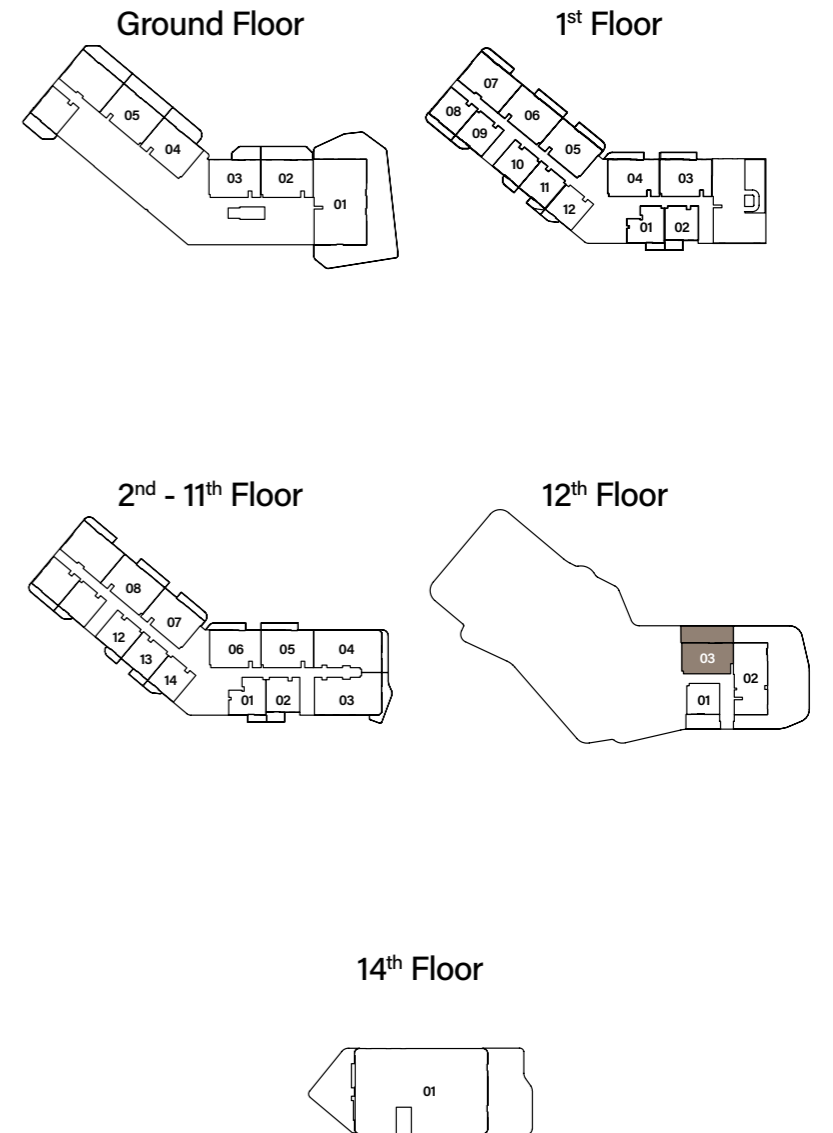
Outdoor Living Area : **293.42 sq. ft.**

Total Living Area : **1321.70 sq. ft.**



2 - BEDROOM DUPLEX

TYPE B



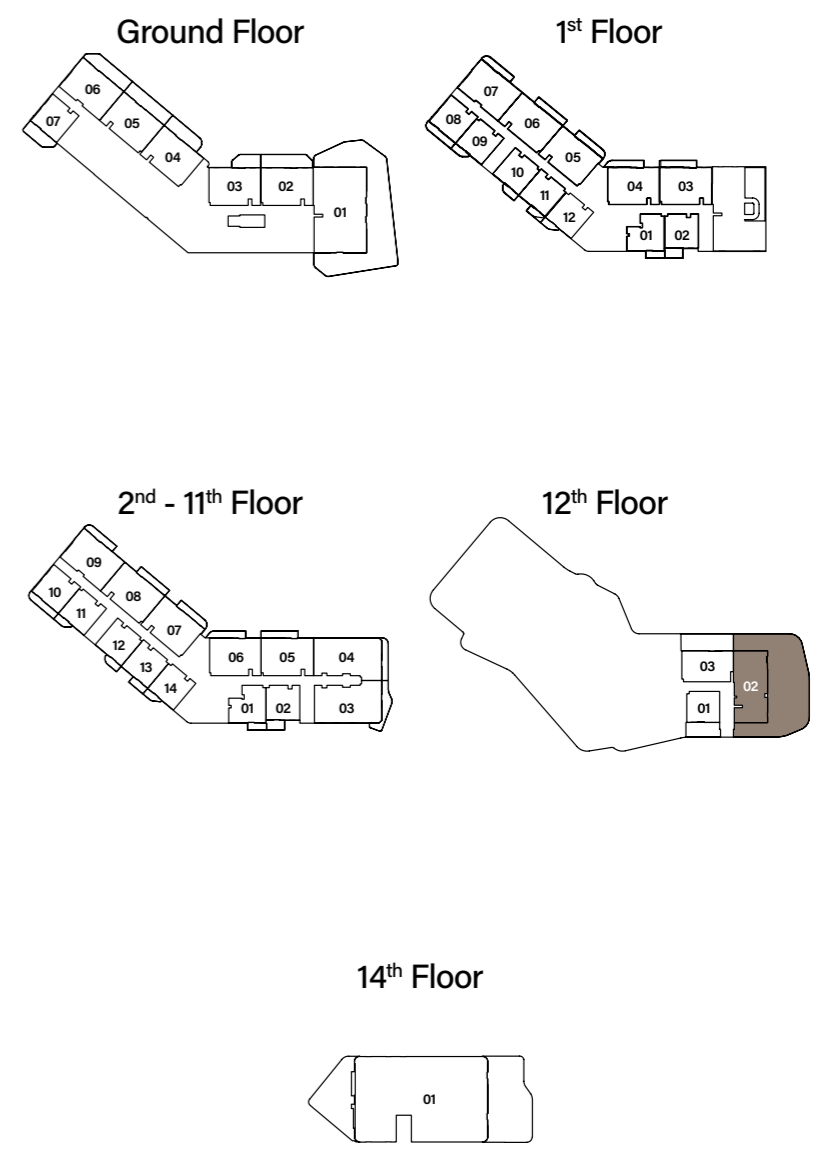
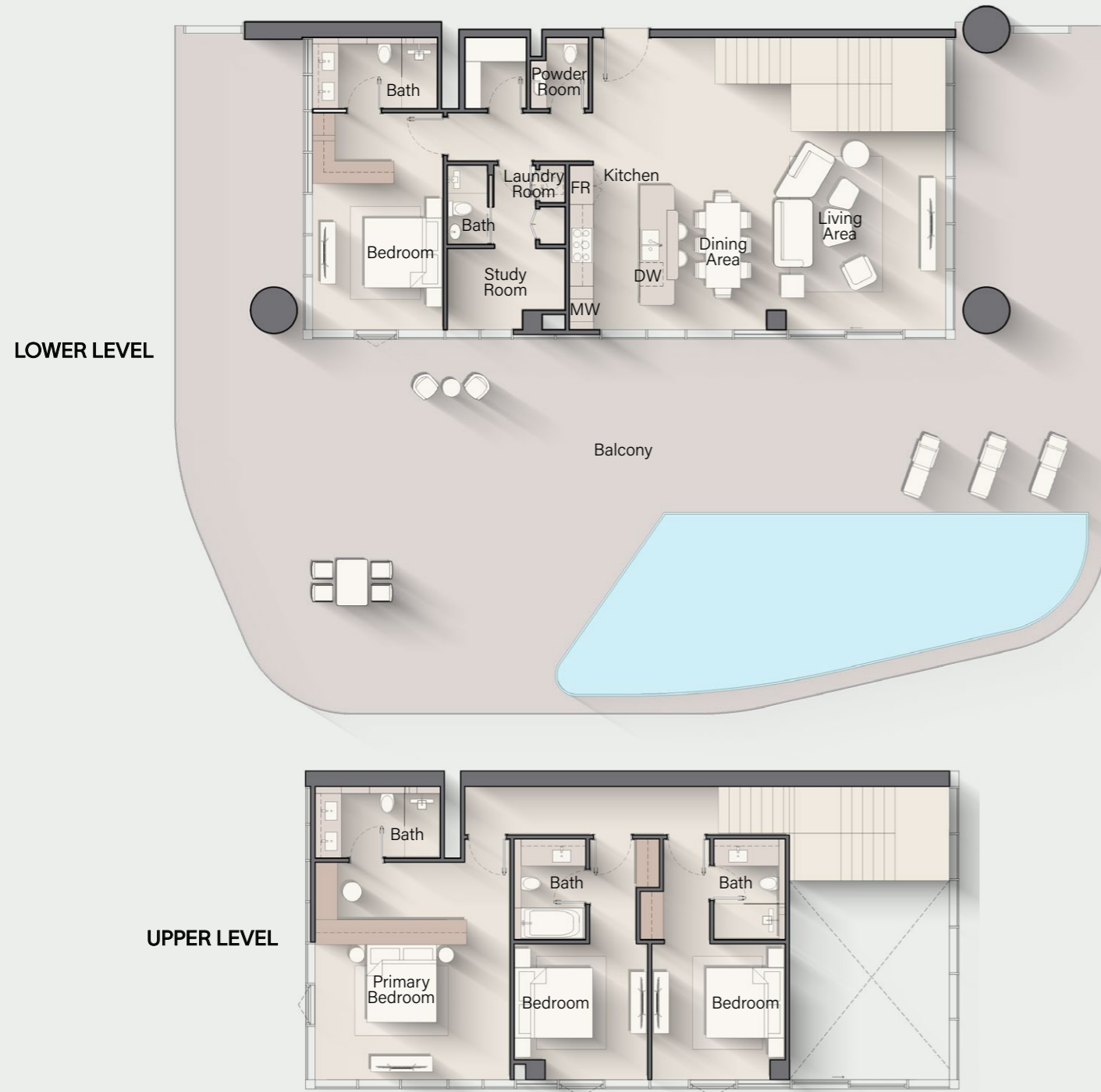
Internal Living Area : **1629.98 sq. ft.**

Outdoor Living Area : **519.04 sq. ft.**

Total Living Area : **2149.01 sq. ft.**

4 - BEDROOM DUPLEX

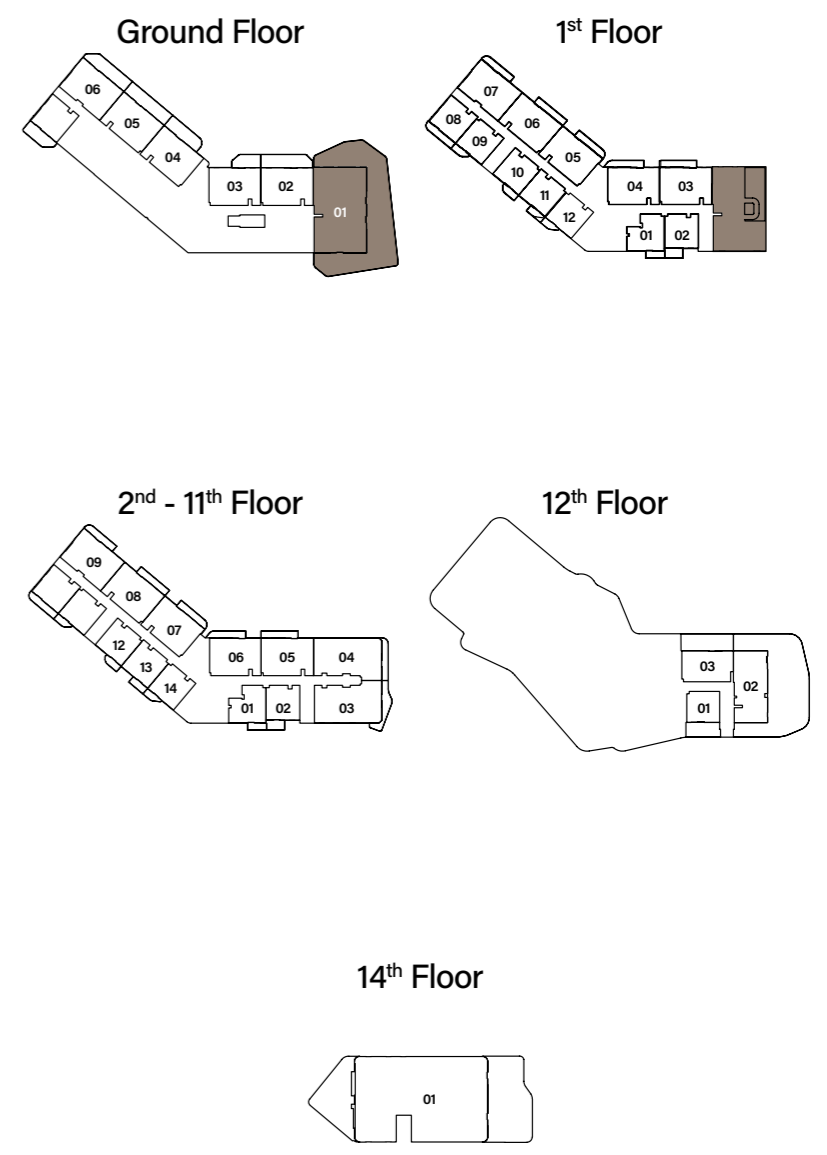
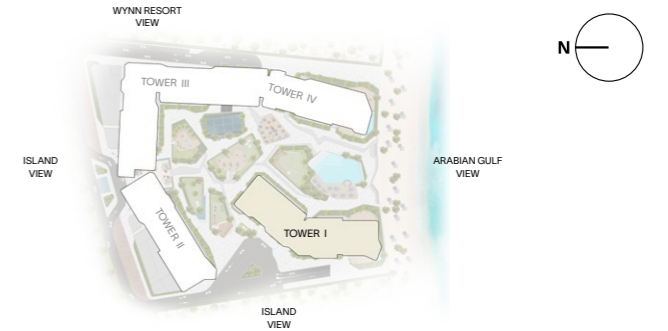
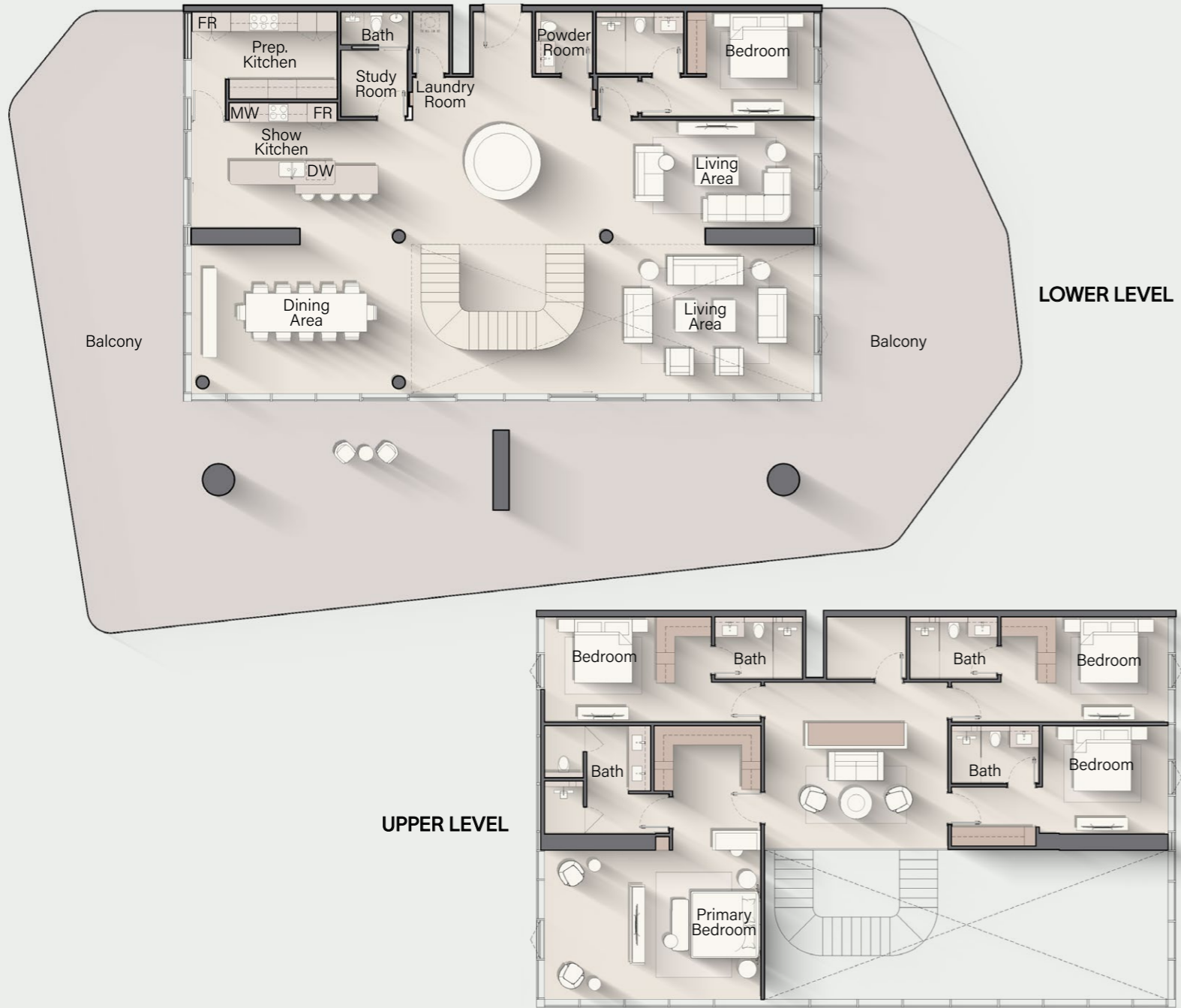
TYPE A



Internal Living Area : **2559.77 sq. ft.** Outdoor Living Area : **2911.64 sq. ft.** Total Living Area : **5471.40 sq. ft.**

5 - BEDROOM VILLA

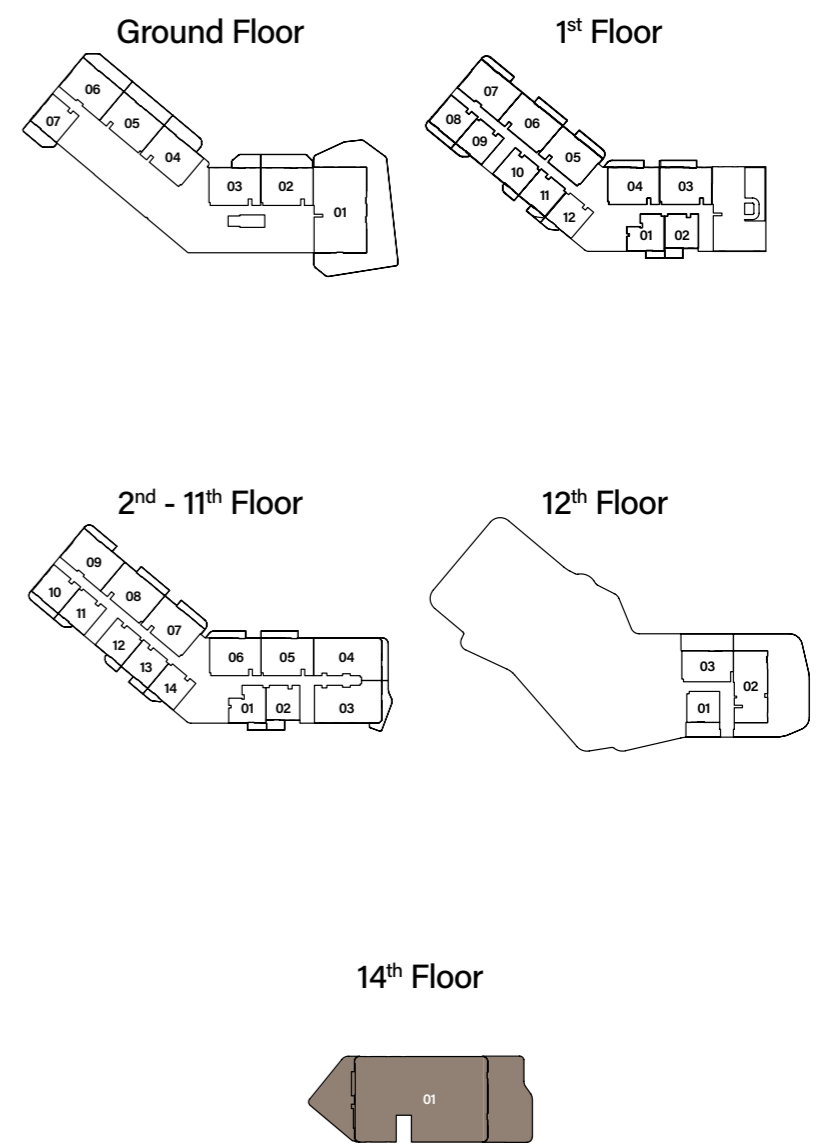
TYPE A



Internal Living Area : **4696.08 sq. ft.** Outdoor Living Area : **3039.84 sq. ft.** Total Living Area : **7735.91 sq. ft.**

6 - BEDROOM PENTHOUSE

TYPE A



Internal Living Area : **11305.55 sq. ft.** Outdoor Living Area : **2454.28 sq. ft.** Total Living Area : **13759.83 sq. ft.**

PAYMENT PLAN

20 %

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

10 %

90 days after the
reservation date

10 %

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

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

PROJECT INTERACTIVE PAGE

To navigate the project interactive web page of Costa Mare, click [HERE](#) or scan the QR code:



SCAN THE QR CODE





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ELLINGTONPROPERTIES.AE