



C A L A D E L M A R

PROJECT BRIEF

# An ode to ocean charm

From the panoramic views atop coral-shaped moorings to fine details that echo the aesthetic of sophisticated opulence found on yachts, Cala Del Mar is an ocean-inspired residence that conjures romantic notions of the sea, creating a new standard in deluxe coastal living.



An intimate  
beachside paradise on  
Marjan Island



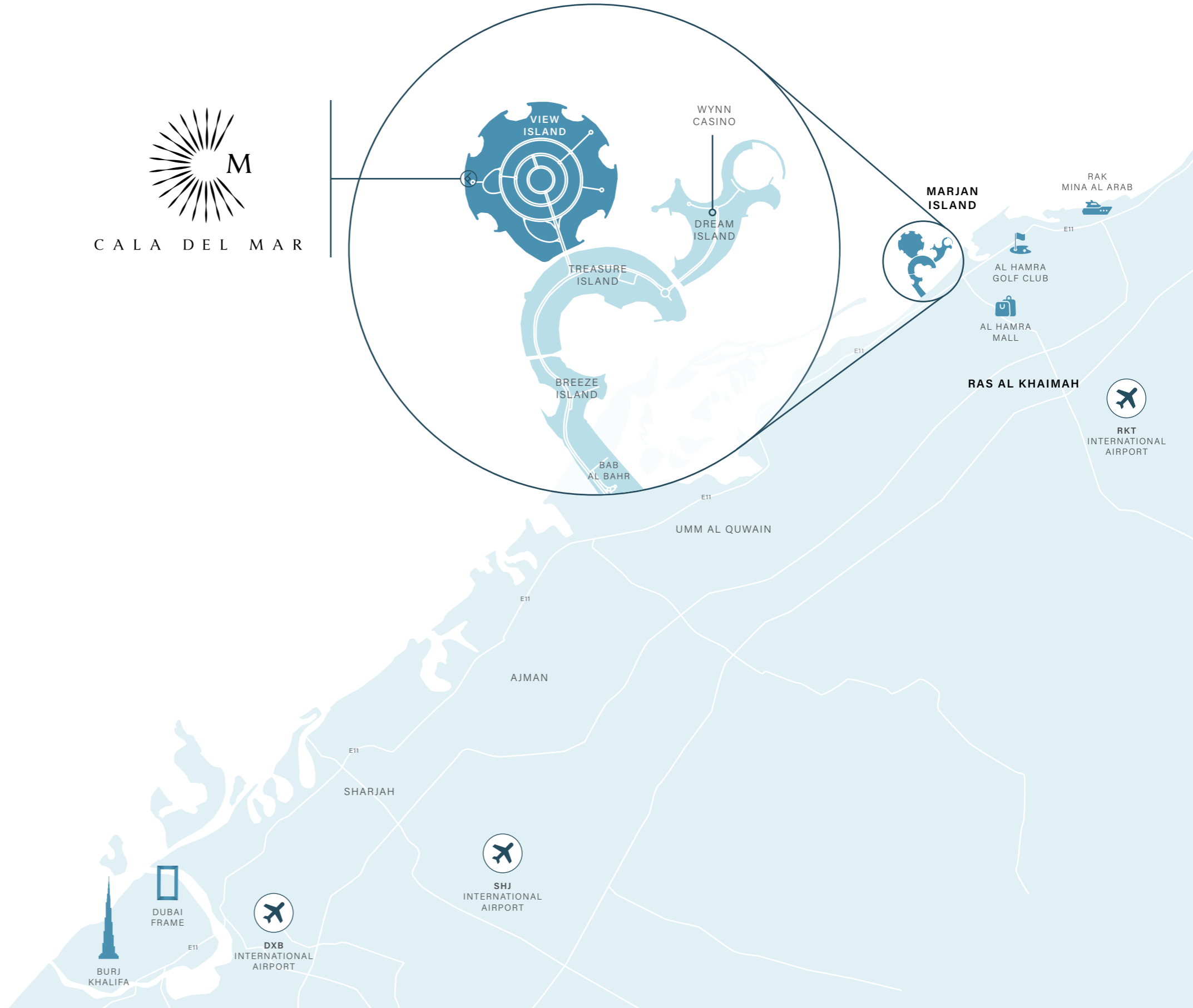
# Ocean Enchantment

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.



# 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



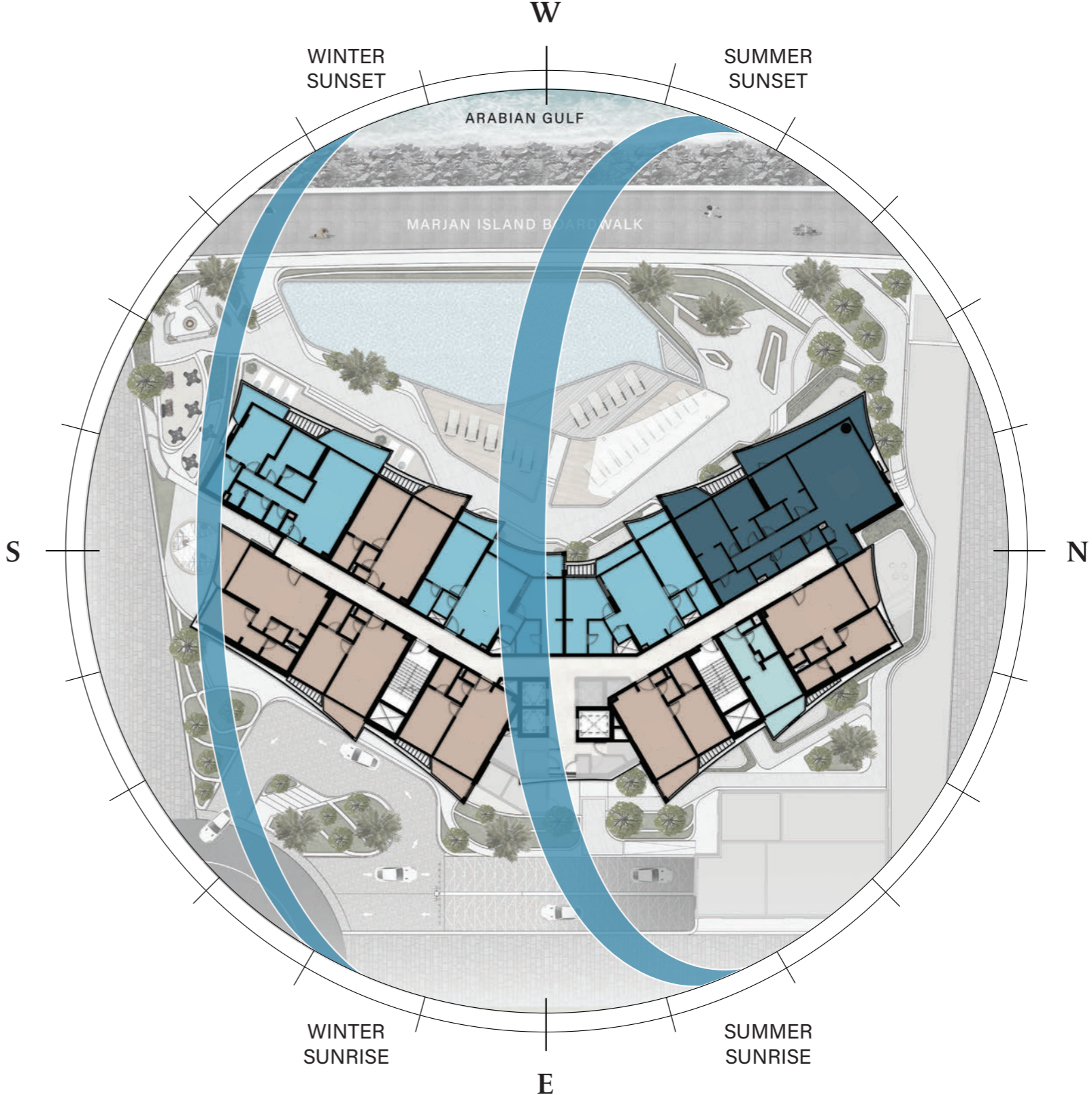
# Marjan Island's most exclusive horizons



CALA DEL MAR

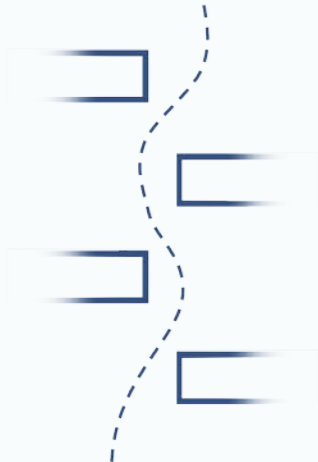


# SUN AND VIEWS ANALYSIS



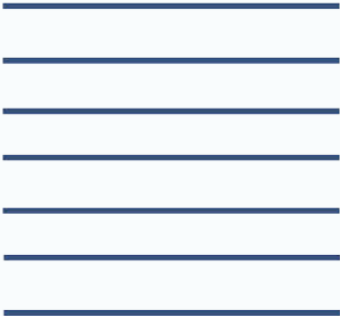
# ARCHITECTURAL CONCEPT

HARMONY

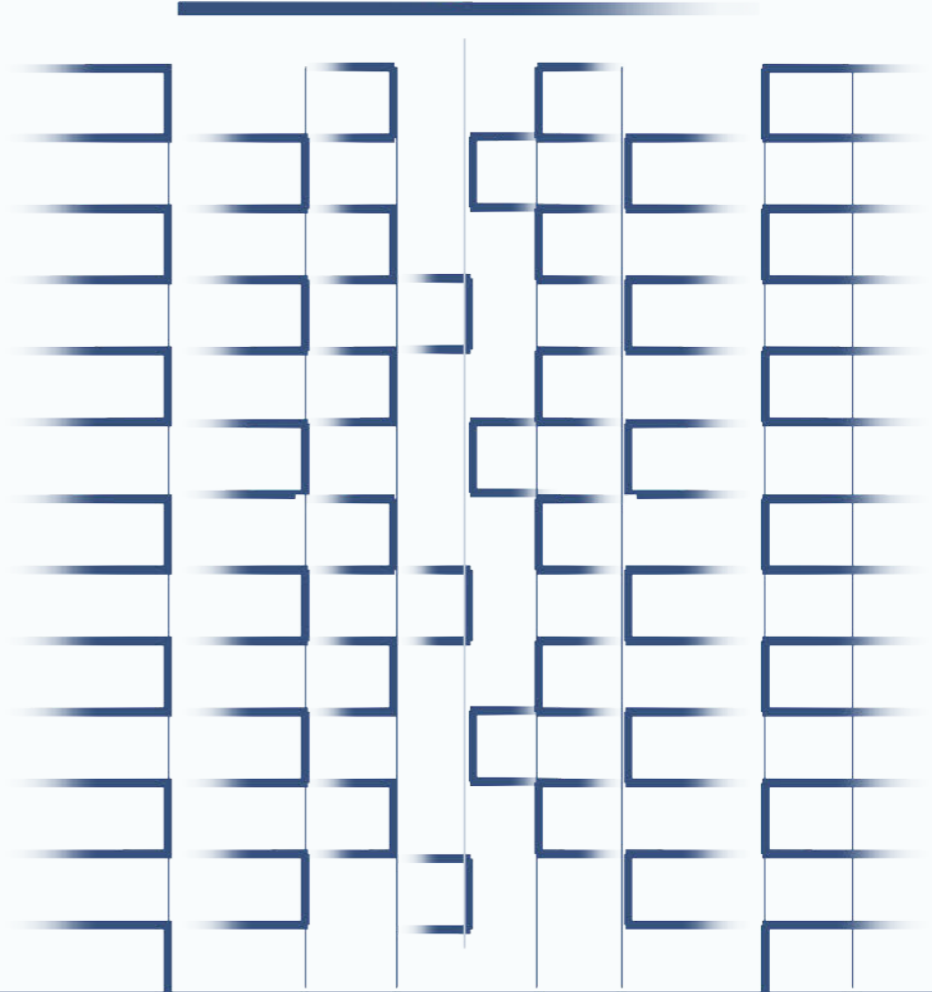


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HORIZONTAL SOFFITS



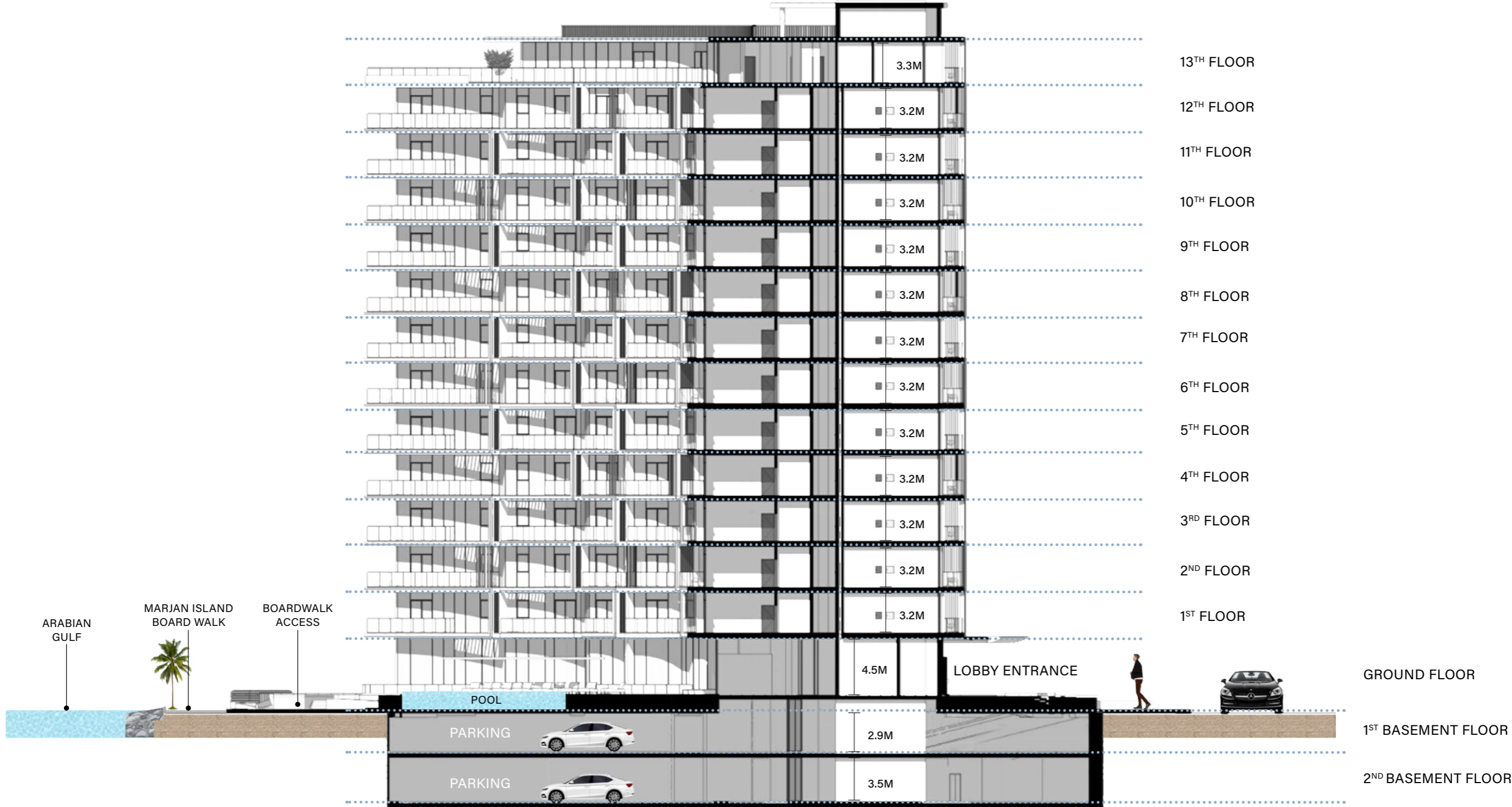
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H A R M O N Y



# ARCHITECTURAL SECTIONS



# BUILDING CONFIGURATION



13  
RESIDENTIAL  
FLOORS

GROUND FLOOR

2 BASEMENTS

## ELEVATORS

2 passenger elevators  
1 service elevator

## ANTICIPATED COMPLETION DATE

Q2 2027

## ANTICIPATED SERVICE CHARGE

AED 14 per sq.ft.

## PARKING

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

## OWNERSHIP

Freehold

# UNIT SIZES AND TYPES



## APARTMENTS

Studio  
1 bedroom  
2 bedrooms  
3 bedrooms  
4 bedrooms

## NUMBER OF UNITS

14 units  
73 units  
37 units  
13 units  
1 unit

## SIZE RANGE

From 398 sq. ft to 479 sq. ft  
From 691 sq. ft to 1,071 sq. ft  
From 1,054 sq. ft to 1,284 sq. ft  
From 1,844 sq. ft to 1,987 sq. ft  
From 11,770 sq. ft

# PERPETUAL MOTION



ENTRANCE LEVEL



SEA LEVEL



STREET LEVEL



SIDE LEVEL



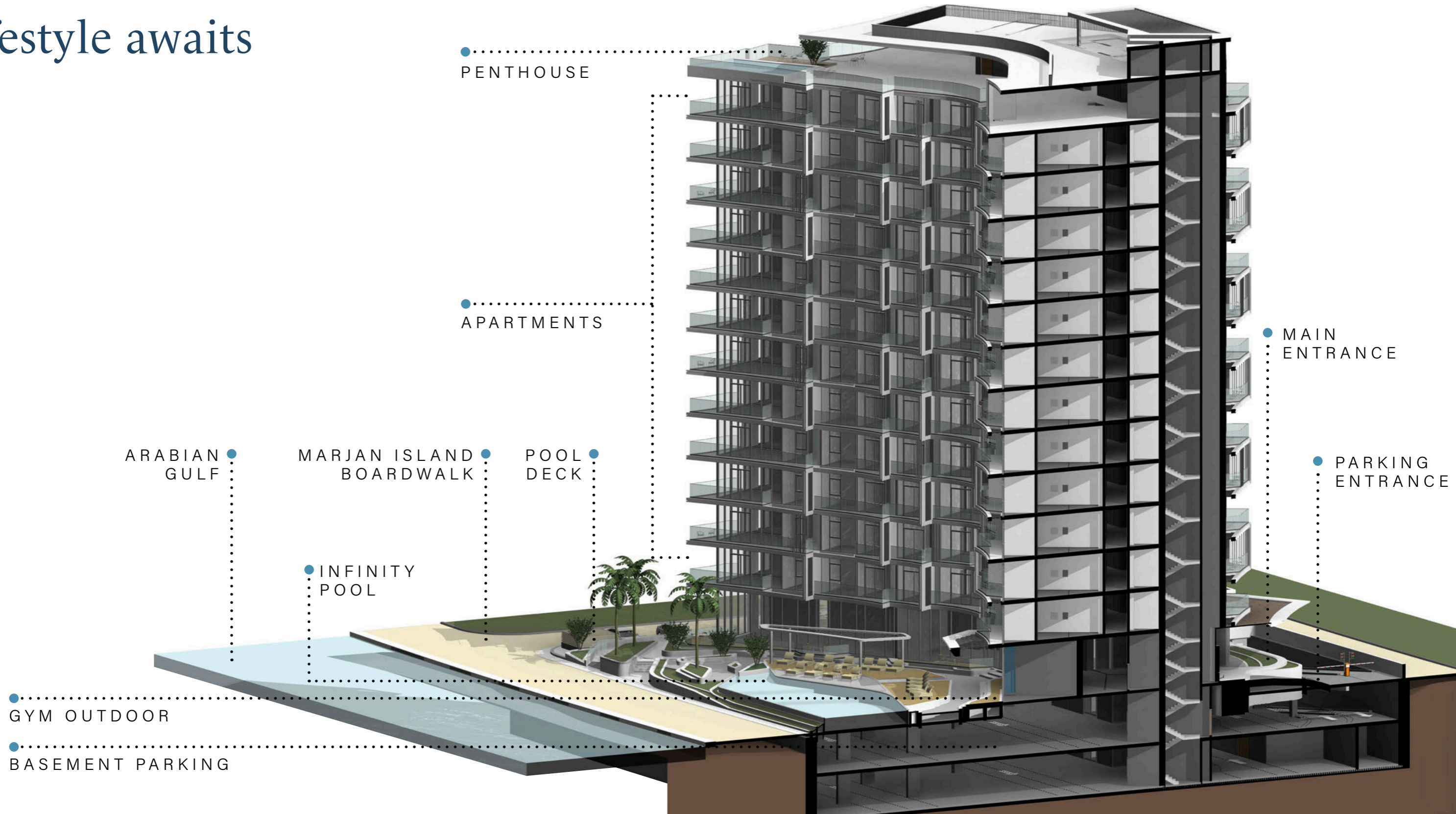
REAR LEVEL



## ARCHITECTURE COLOR PALETTE

The ever-shifting patterns that are created by the constant ebb and flow of water have inspired a design path that exists within every aspect of Cala Del Mar.

# An intimate and exclusive lifestyle awaits



## A HOUSE, A HOME

Typically, a home starts as a mere shell, waiting for personal touches to bring it to life. However, at Cala Del Mar, residents experience the exceptional from the moment they step inside, with unique features that foster an instant connection to their new home, even before unpacking.



MARJAN ISLAND  
BOARDWALK





DROP-OFF  
AREA





CALA DEL MAR

LOBBY  
AREA

LOBBY  
SUNKEN SEATING



INFINITY-EDGE  
POOL



OUTDOOR  
DECK





CLUBHOUSE  
LOUNGE



COMPREHENSIVE  
FITNESS STUDIO



VIRTUAL PERSONAL TRAINING AND  
IMMERSIVE ROWING ZONE





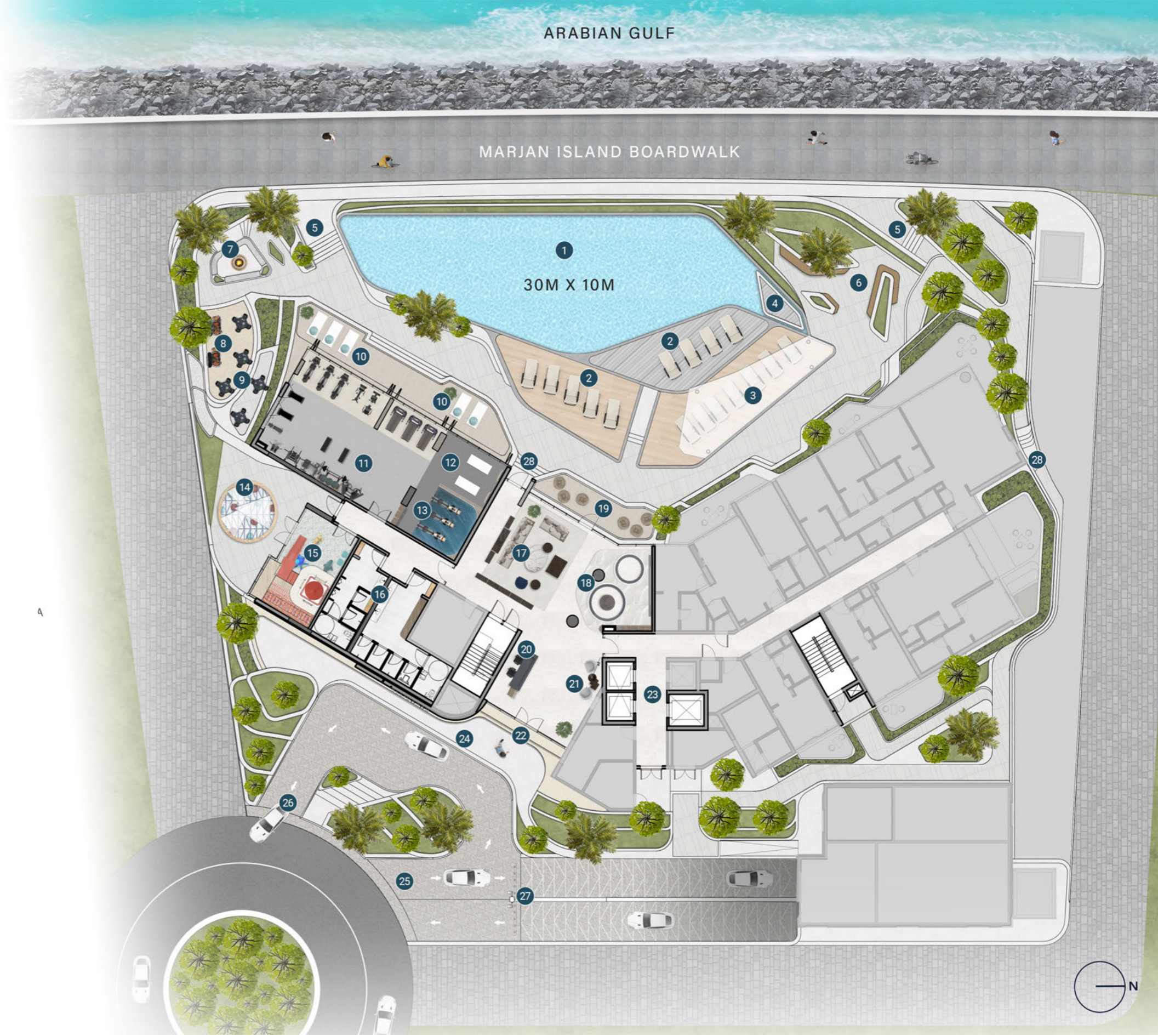
KIDS PLAY  
AREA

# AMENITIES COLOR PALETTE



# 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



# A spectacular space

The fundamental inspiration for the entire Cala Del Mar development was to create a private area where you can truly feel at home. The living spaces feature universally appealing elements, such as large, open rooms with floor-to-ceiling windows that capture the unique daylight before revealing the awesome spectacle of a starlit sky.



LIVING  
AREA



LIVING AND  
DINING AREA





THE  
KITCHENS



THE  
BEDROOMS







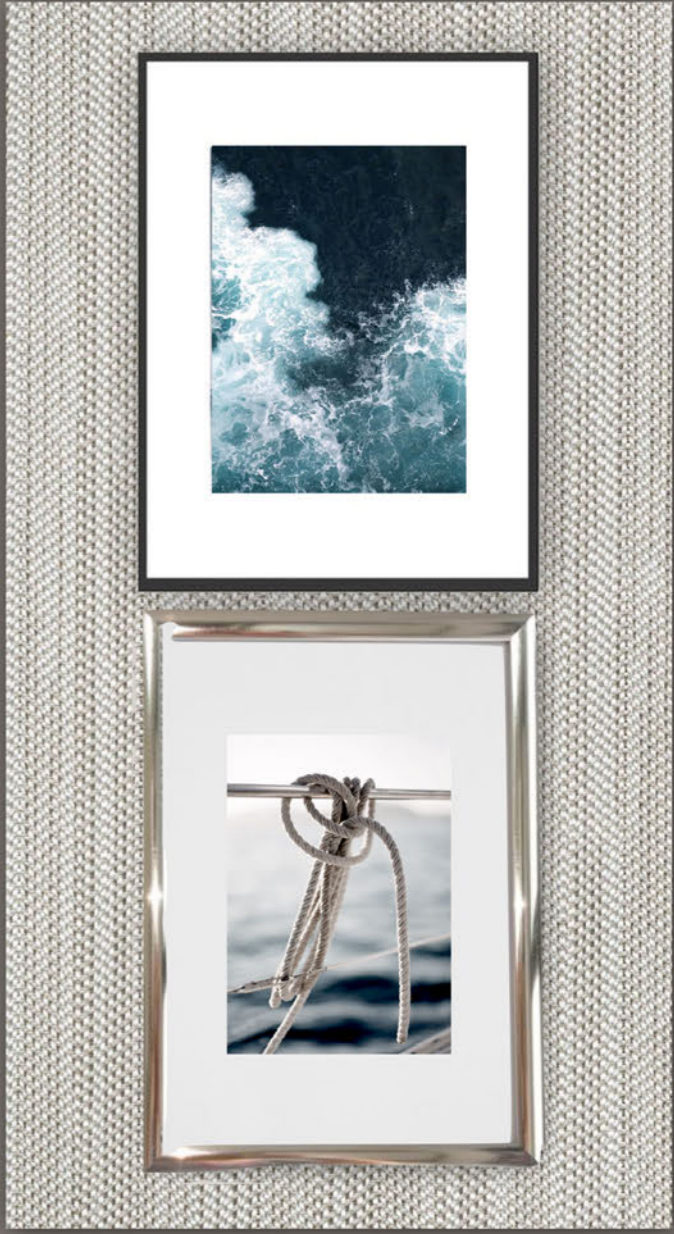
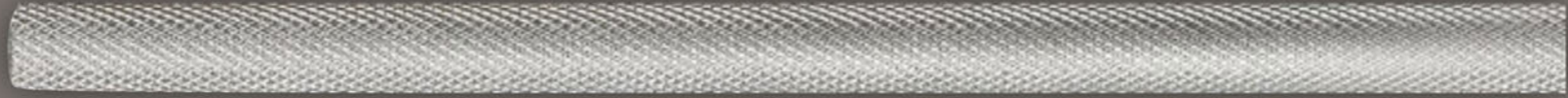


POWDER  
ROOMS

BALCONY  
VIEW



# INTERIOR COLOR PALETTE





C A L A D E L M A R

T Y P I C A L P L A N

ARABIAN GULF

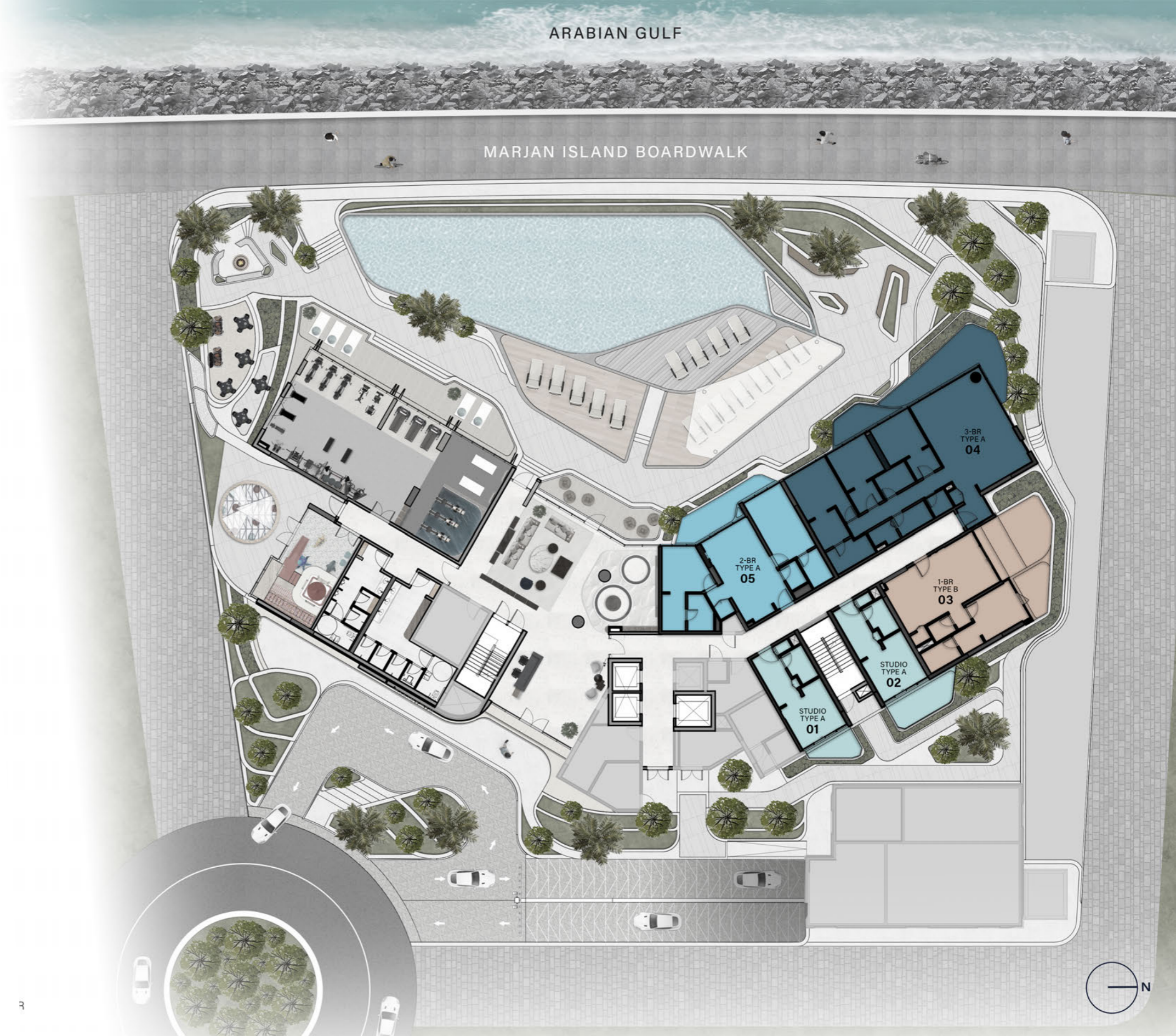
MARJAN ISLAND BOARDWALK

### GROUND FLOOR TYPICAL PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM






— GROUND FLOOR



ARABIAN GULF

MARJAN ISLAND BOARDWALK

### 1<sup>ST</sup> - 12<sup>TH</sup> FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



— 1<sup>ST</sup>-12<sup>TH</sup> FLOOR



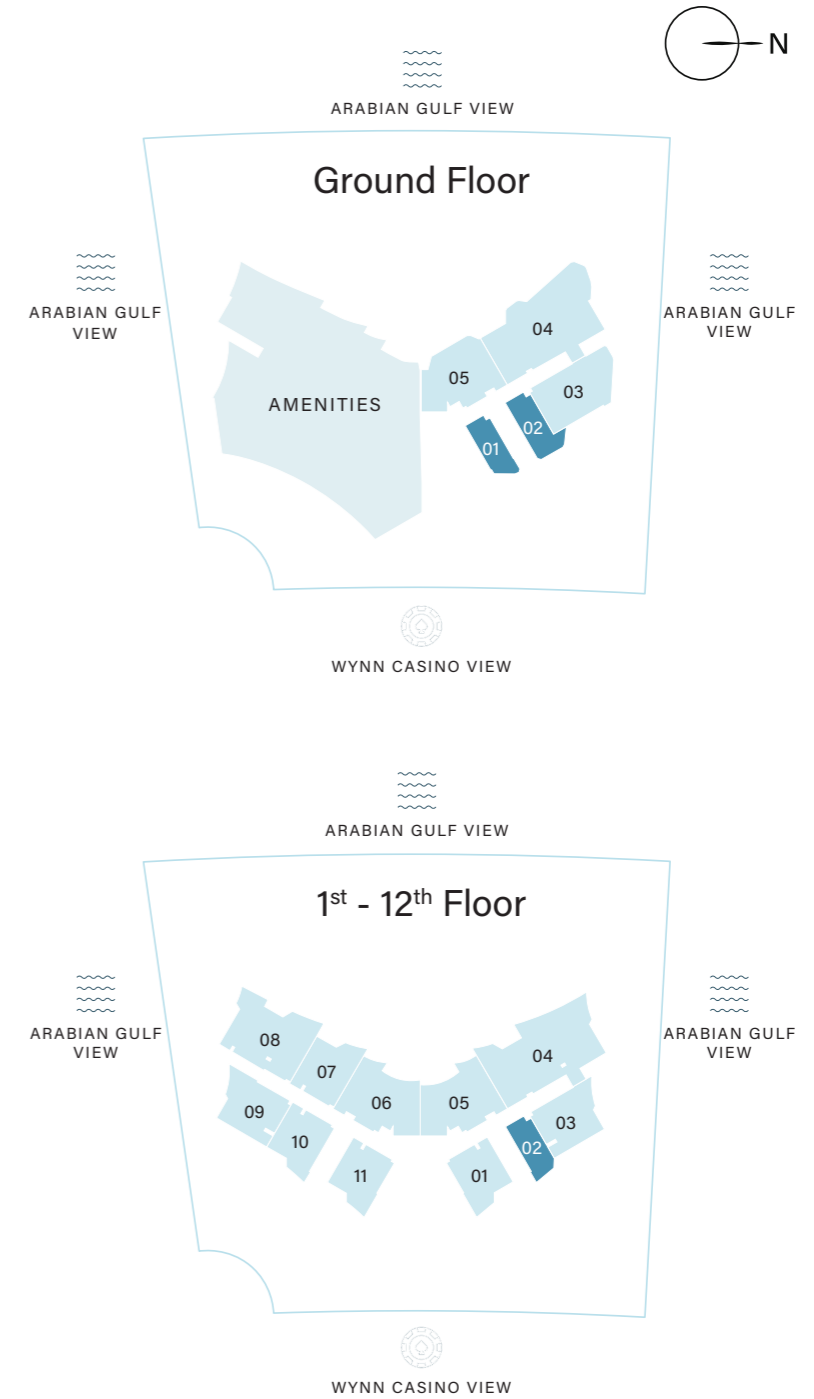
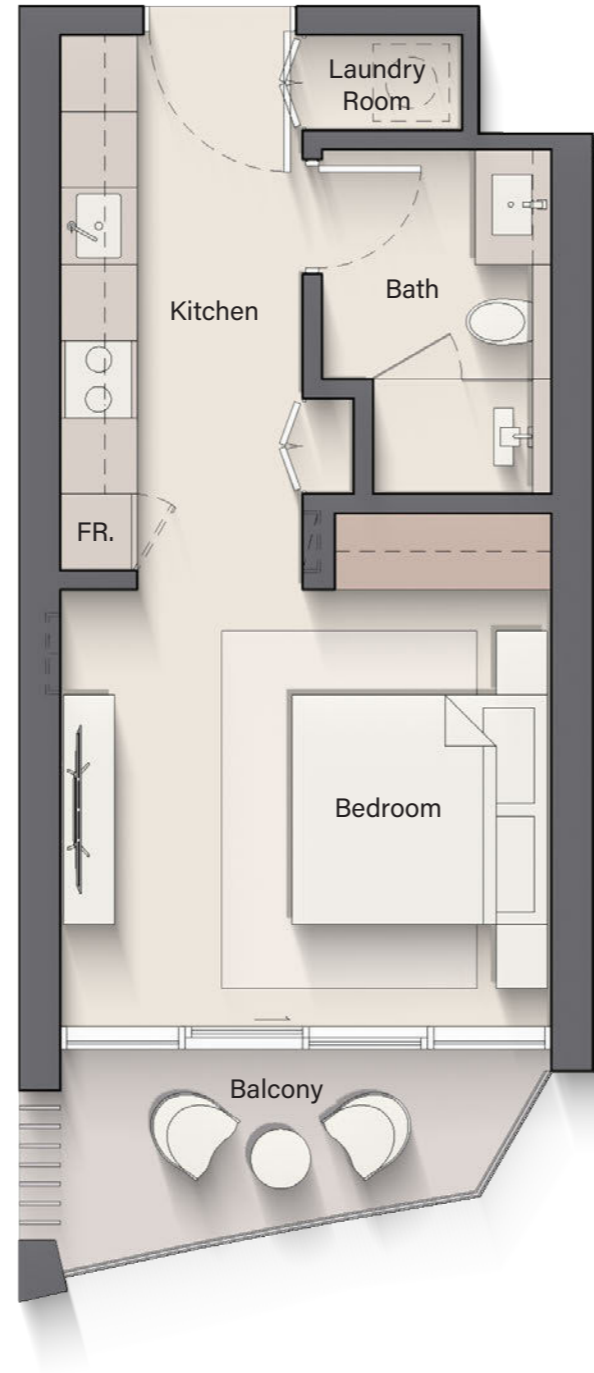




C A L A D E L M A R

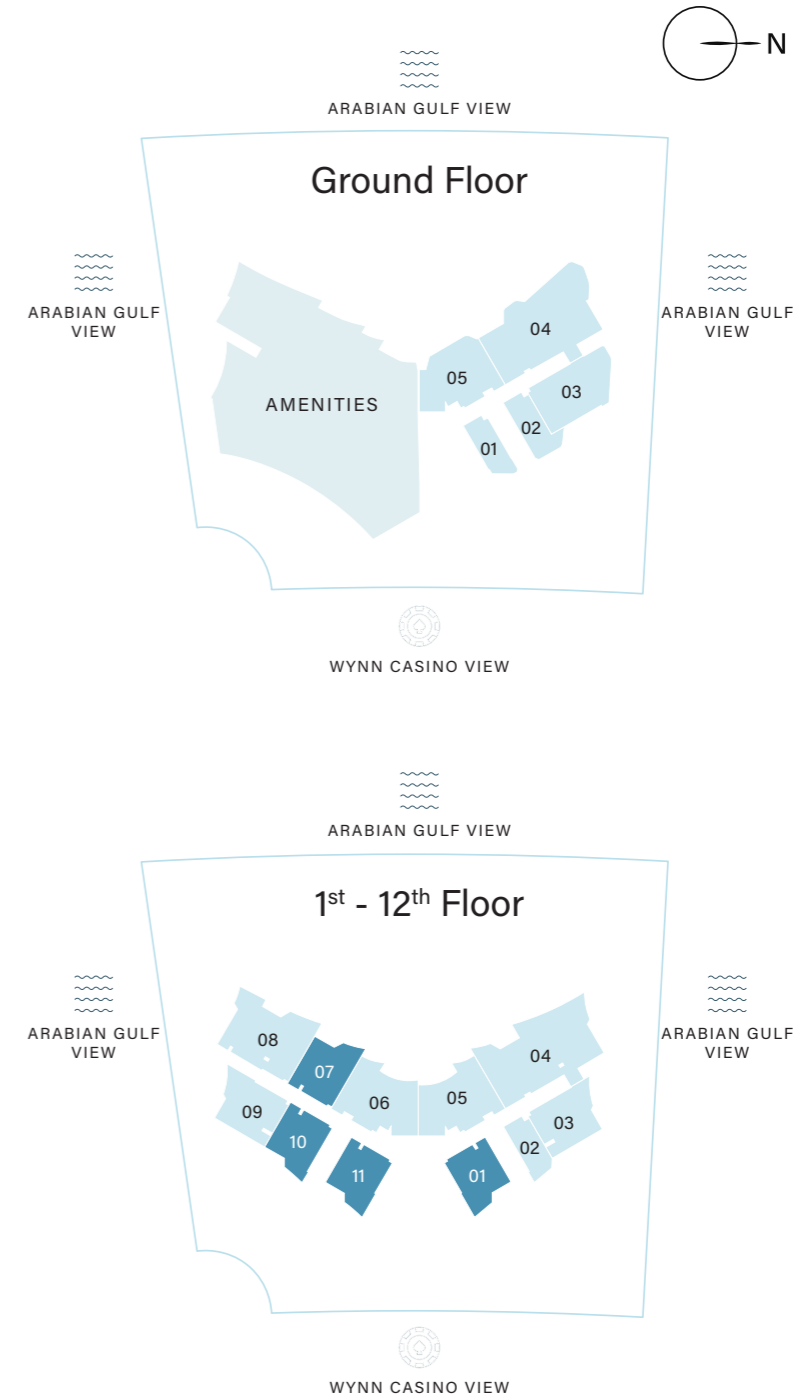
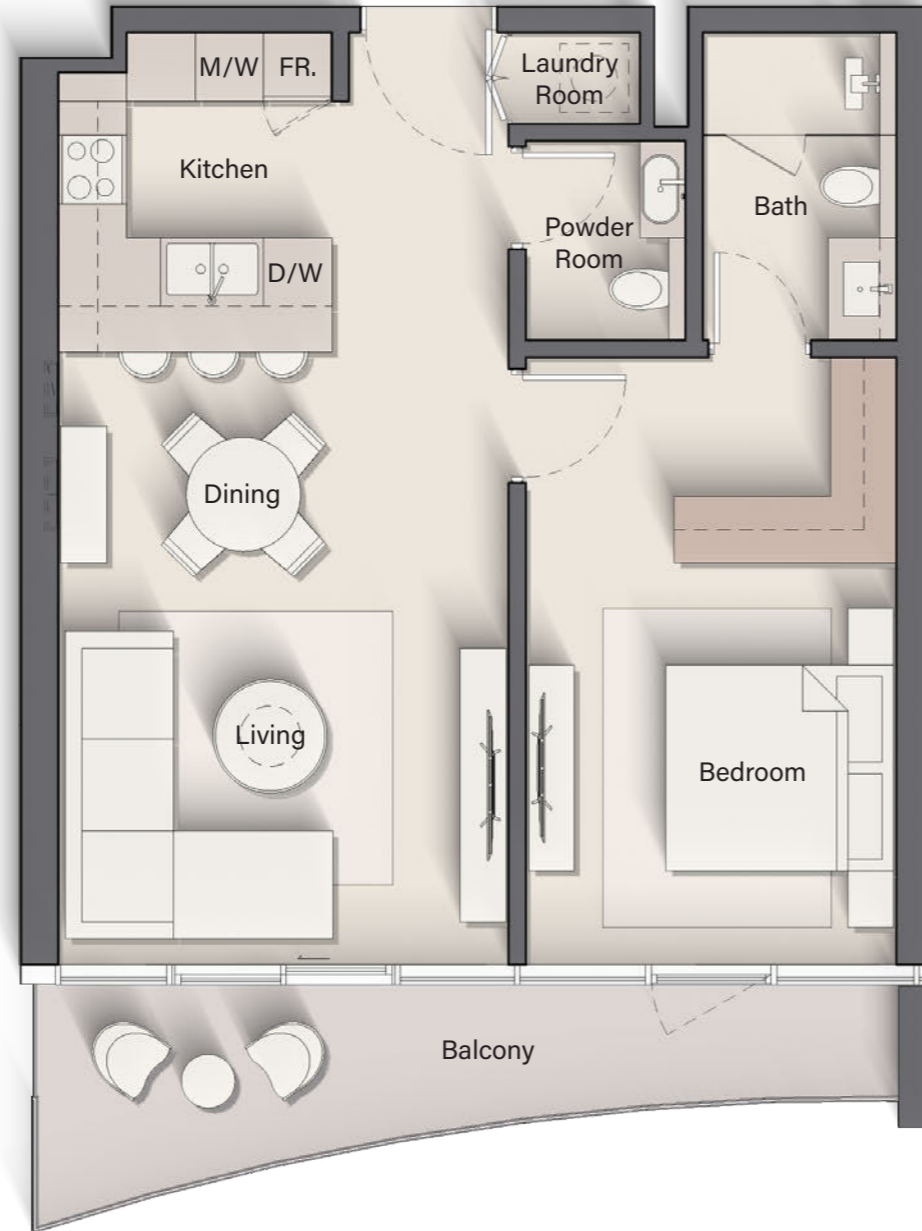
F L O O R P L A N

# STUDIO TYPE A



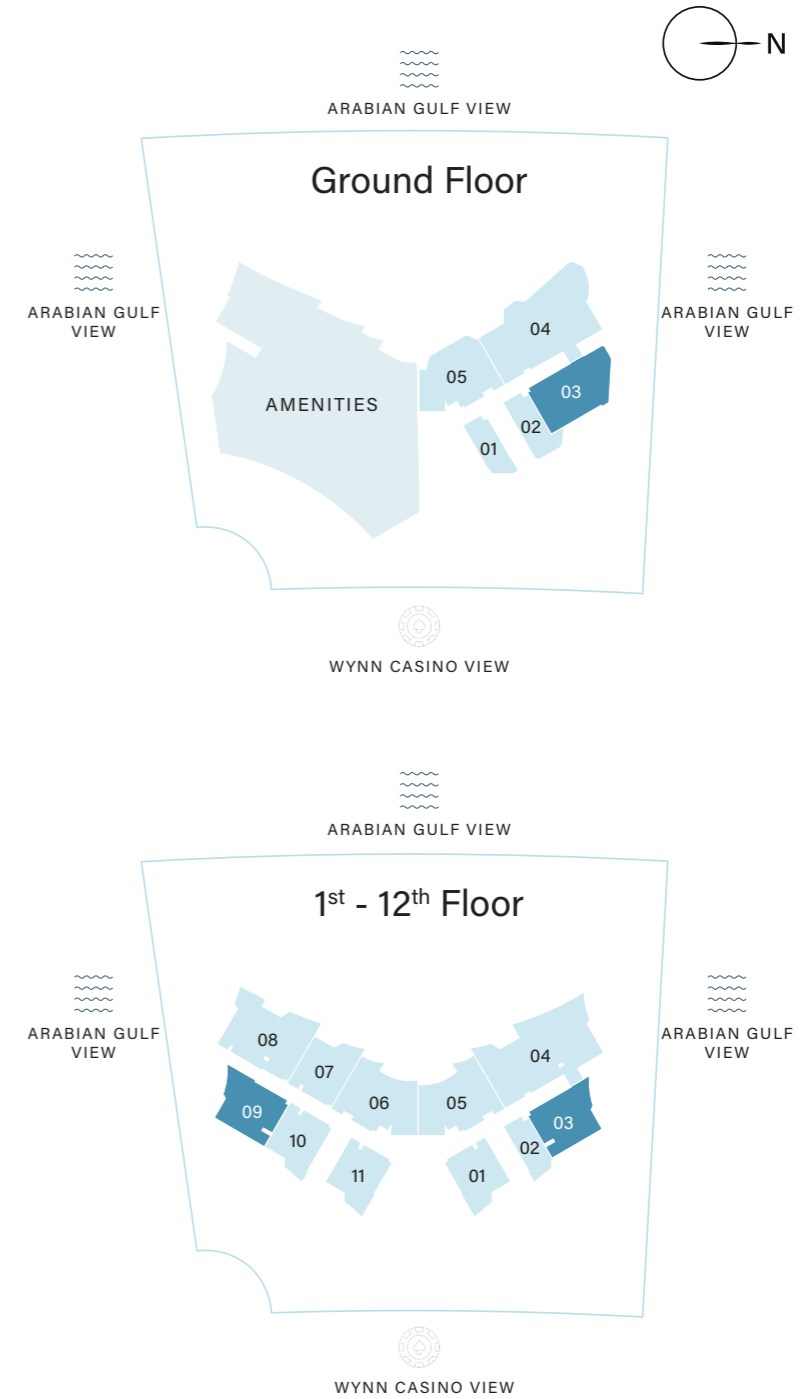
INTERNAL LIVING AREA	338.42 SQ. FT
OUTDOOR LIVING AREA	60.28 SQ. FT
<b>TOTAL LIVING AREA</b>	<b>398.70 SQ. FT</b>

# 1 BEDROOM TYPE A



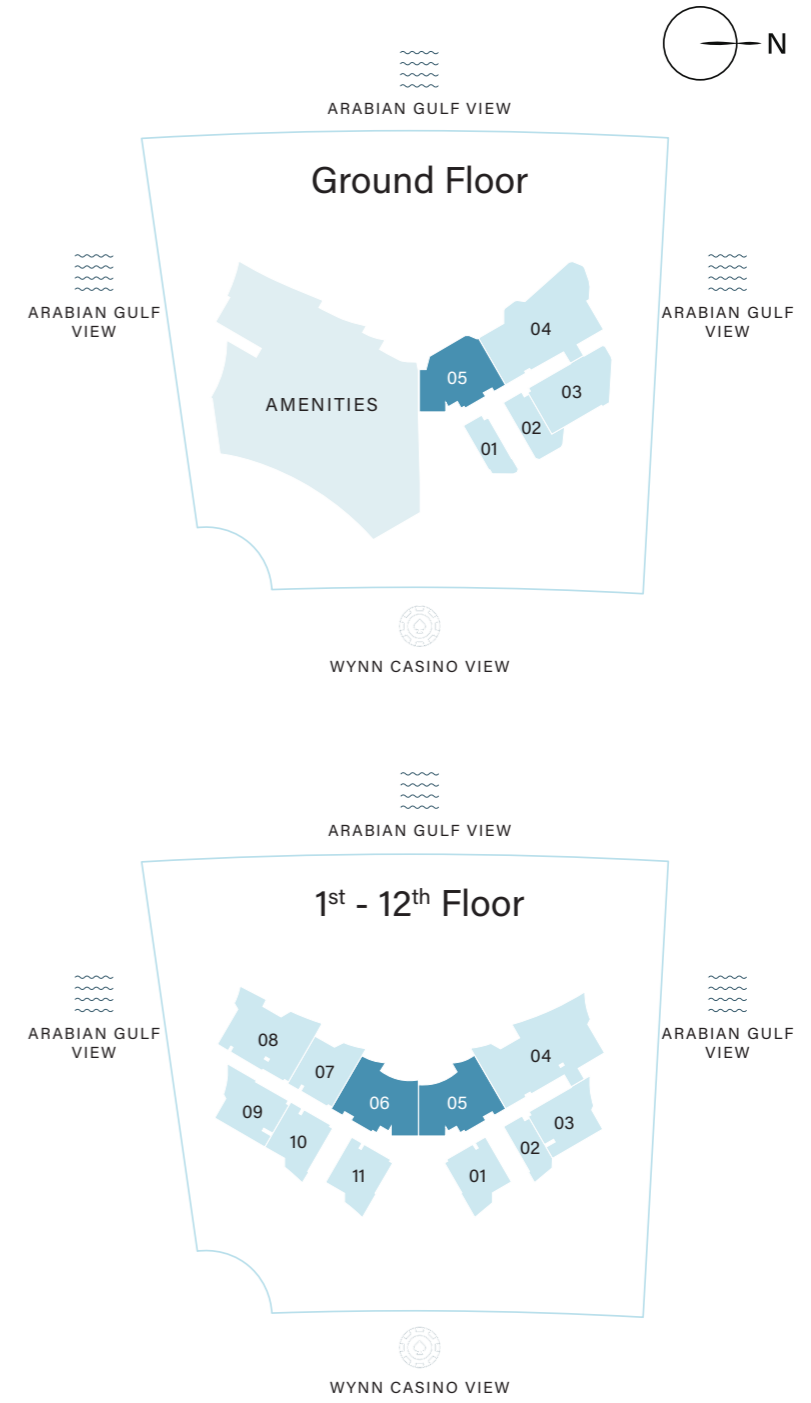
INTERNAL LIVING AREA	628.50 SQ. FT
OUTDOOR LIVING AREA	63.18 SQ. FT
<b>TOTAL LIVING AREA</b>	<b>691.69 SQ. FT</b>

# 1 BEDROOM TYPE B



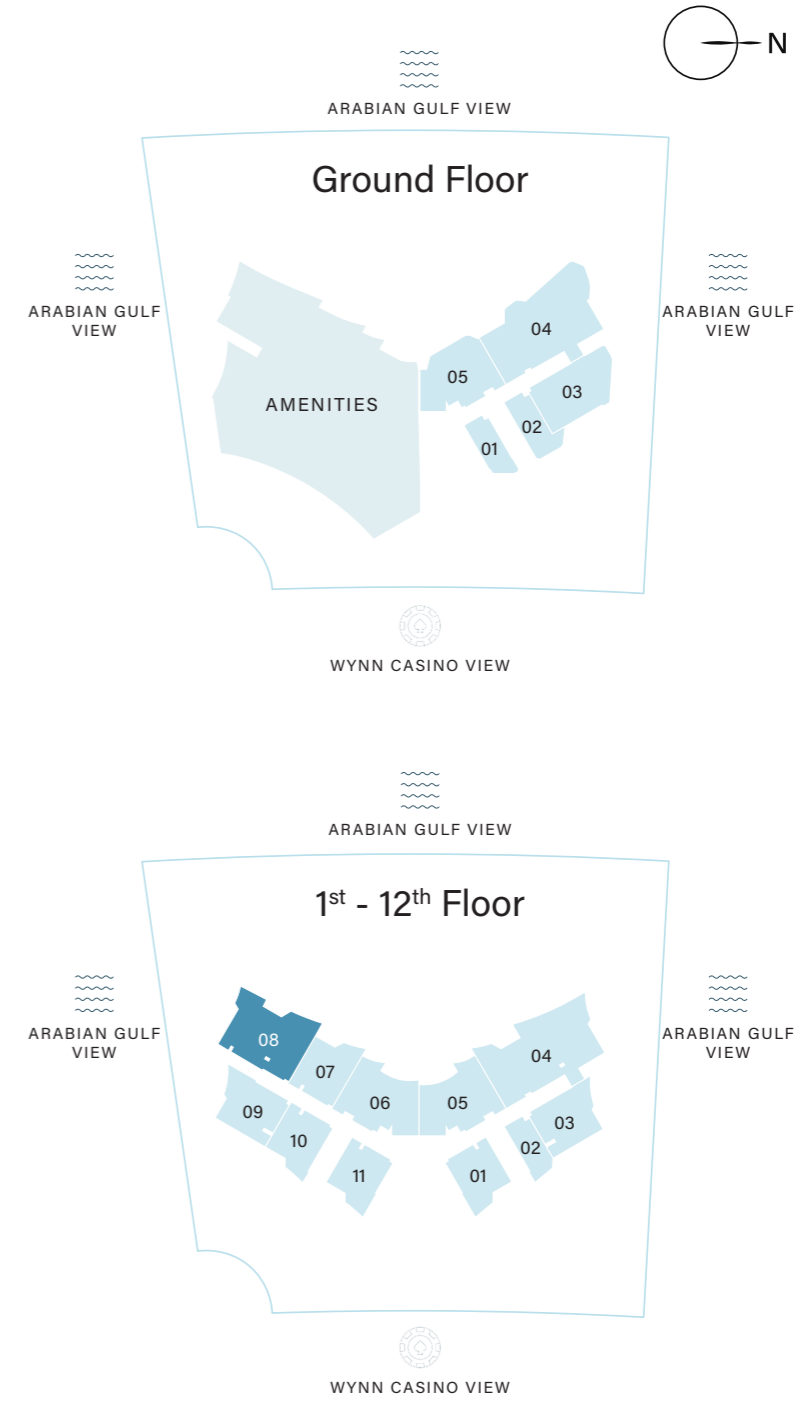
INTERNAL LIVING AREA	718.71 SQ. FT
OUTDOOR LIVING AREA	89.34 SQ. FT
<b>TOTAL LIVING AREA</b>	<b>808.05 SQ. FT</b>

# 2 BEDROOM TYPE A



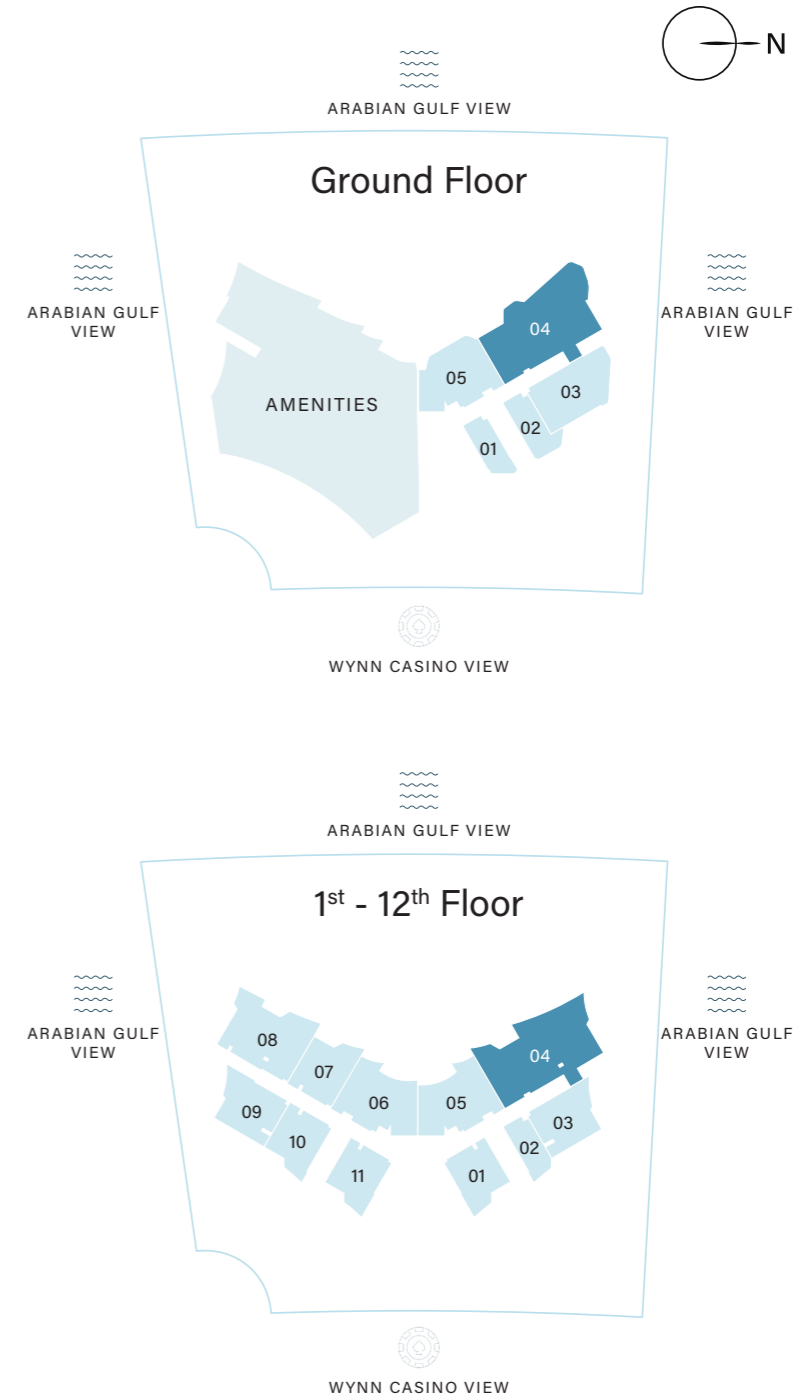
INTERNAL LIVING AREA	954.87 SQ. FT
OUTDOOR LIVING AREA	99.78 SQ. FT
<b>TOTAL LIVING AREA</b>	<b>1054.65 SQ. FT</b>

# 2 BEDROOM TYPE B



INTERNAL LIVING AREA	1103.41 SQ. FT
OUTDOOR LIVING AREA	149.30 SQ. FT
<b>TOTAL LIVING AREA</b>	<b>1252.70 SQ. FT</b>

# 3 BEDROOM TYPE A



INTERNAL LIVING AREA	1604.58 SQ. FT
OUTDOOR LIVING AREA	239.71 SQ. FT
<b>TOTAL LIVING AREA</b>	<b>1844.29 SQ. FT</b>







CALA DEL MAR



### PROJECT CONFIGURATION

- +NUMBER OF UNITS PER TYPE
- +SIZE RANGE PER UNIT TYPE
- +PARKING
- +ELEVATORS
- +OWNERSHIP
- +ANTICIPATED COMPLETION DATE
- +ANTICIPATED SERVICE CHARGE

ELLINGTON  
PROPERTIES



### GROUND FLOOR

- RESIDENTIAL FLOOR PLAN
- AMENITIES PLAN

CALA DEL MAR | MEDIA | FLOOR PLAN | LOCATION

# PROJECT INTERACTIVE APP

To navigate the project interactive web page of Cala del Mar, click the button below.

[CLICK HERE](#)



800 8288  
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

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