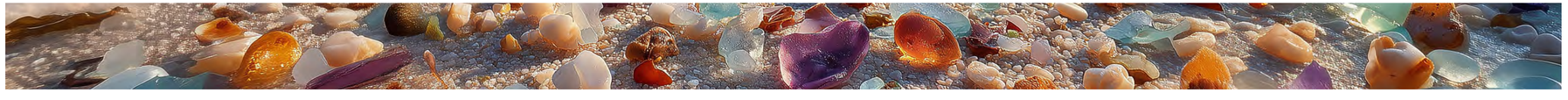
TRIO ISLE | INTERIORS BY MISSONI





*Queen B*
*Edition*



Rule Your Life Ocean-wide

Ras Al Khaimah





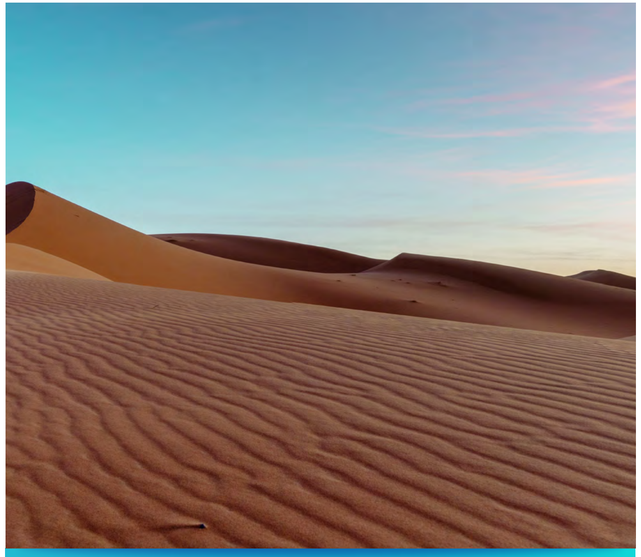
## Culture

- Archeological findings dating back to 5,000 BC
- Area continuously inhabited for 7,000 years, 18 historic forts, castles, and towers
- Offers unique perspective of UAE and RAK heritage



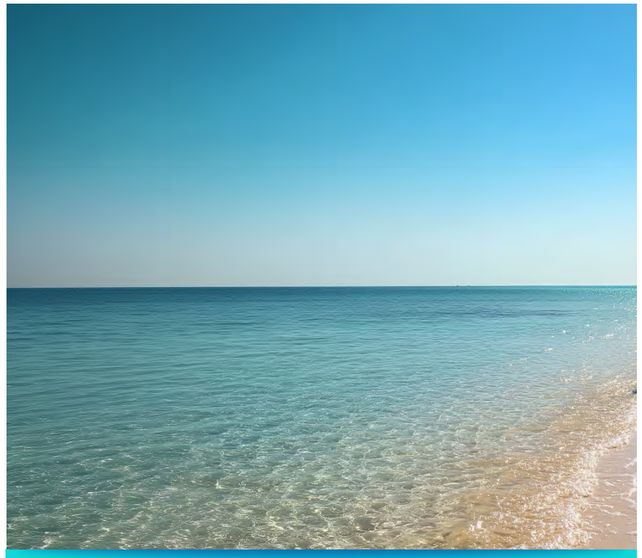
## Mountains

- Jebel Jais, the UAE's tallest mountain at 1,900 meters
- Offers views of the coastline and valleys
- Up to 20-degree temperature differential to the coastline
- Offers hiking, rock-climbing, off-road trails and longest zipline in the world



## Deserts

- One of the UAE's most accessible pristine deserts
- Easily accessible from both the beach and the mountains
- Unique fauna and flora and dedicated nature reserves
- Offers off-roading, camping and safari experience



## Coastline

- 43 kilometers of pristine coastline
- Golden-sand beaches and crystal-clear waters
- Natural mangroves
- Offers water sport activities



Nestled between the Hajar Mountains and the Arabian Gulf, it boasts a diverse landscape that includes stunning mountains, pristine beaches, and desert expanses.

Ras Al Khaimah is known for its rich cultural heritage and modern amenities, including luxury resorts, making it a popular destination for both tourists and expatriates seeking a unique blend of tradition and progress in the heart of the United Arab Emirates.

## 29.7%

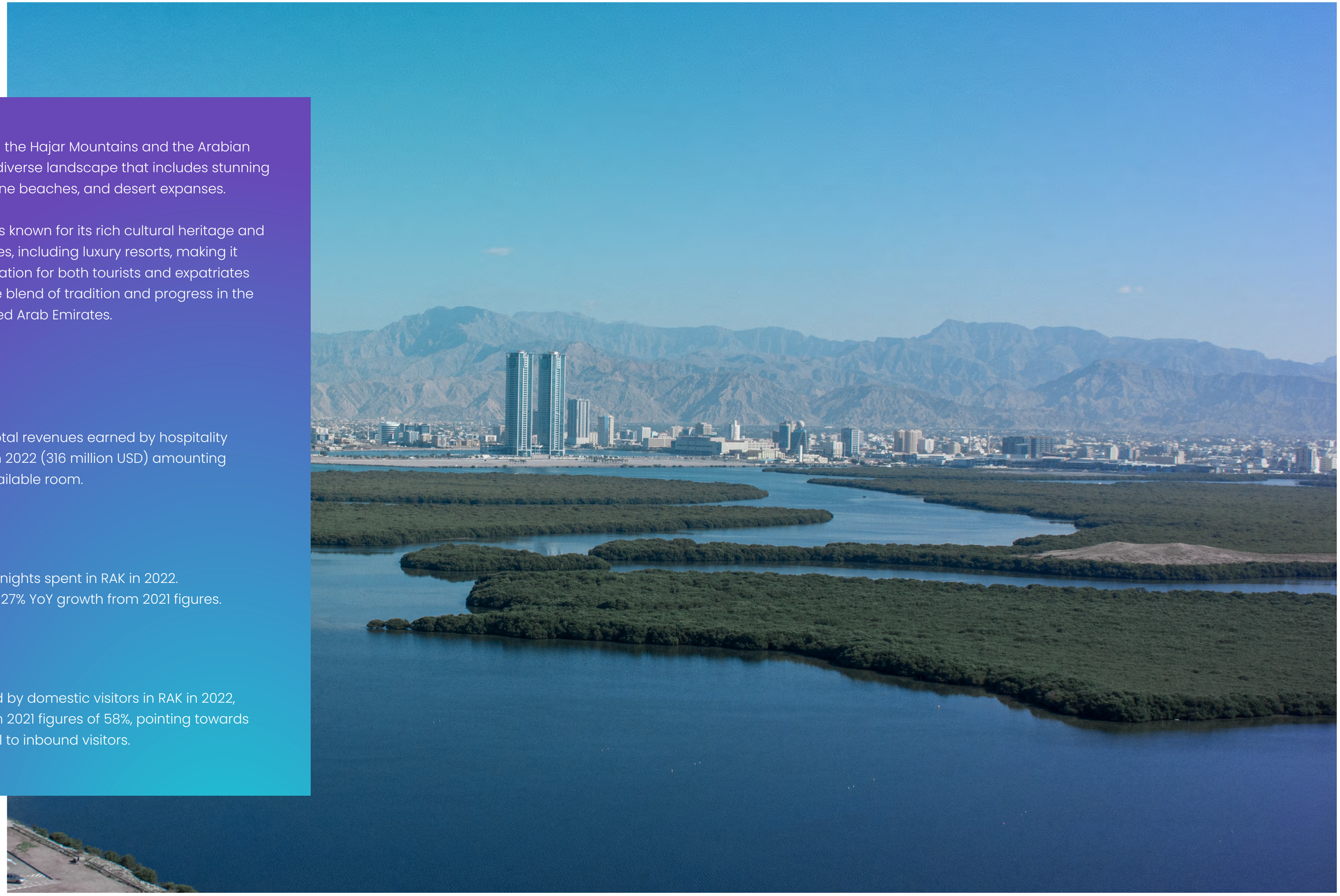
YoY increase in total revenues earned by hospitality establishments in 2022 (316 million USD) amounting to 127 USD per available room.

## 3.53m

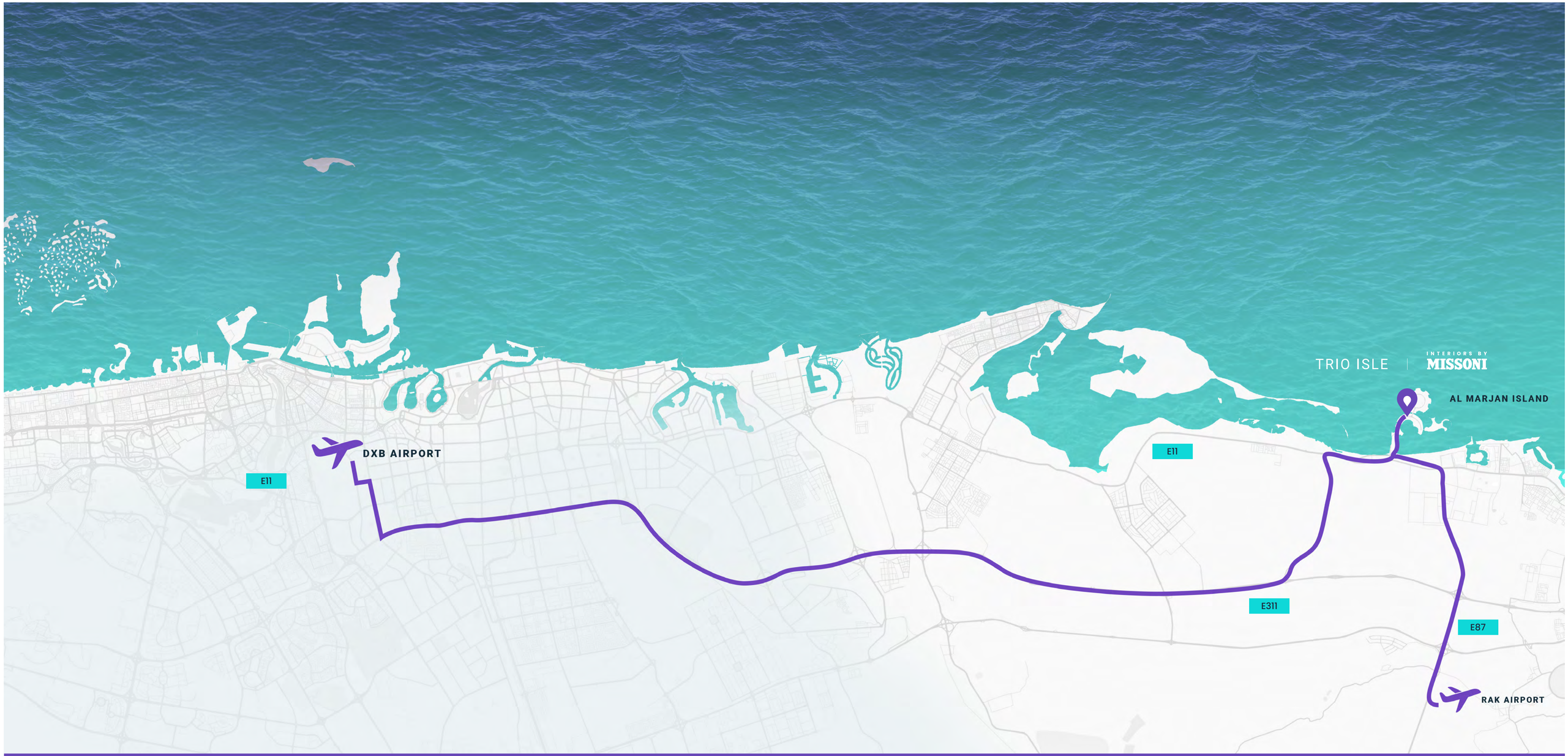
Number of guest nights spent in RAK in 2022.
This represents a 27% YoY growth from 2021 figures.

## 56%

Market share held by domestic visitors in RAK in 2022, a slight drop from 2021 figures of 58%, pointing towards increased appeal to inbound visitors.



# Location Map




60 Minutes to DXB Airport Via Sheikh Mohammed Bin Zayed Road

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# Al Marjan Island

Located at the tip of the UAE, Ras Al Khaimah enjoys a strategic location only 60 minutes from Dubai International Airport.

**4**
Islands

**6**
Fully Operational World-Class Hotels

**7.8**
Km of Prestine Beaches

**2.7**
Million Sqm of Reclaimed Land






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# Island Map Projects

1. TRIO ISLE by Durar Group
2. MOONSTONE by Durar Group
3. MASA Residence by Durar Group
4. Wynn Al Marjan




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# 5 min away

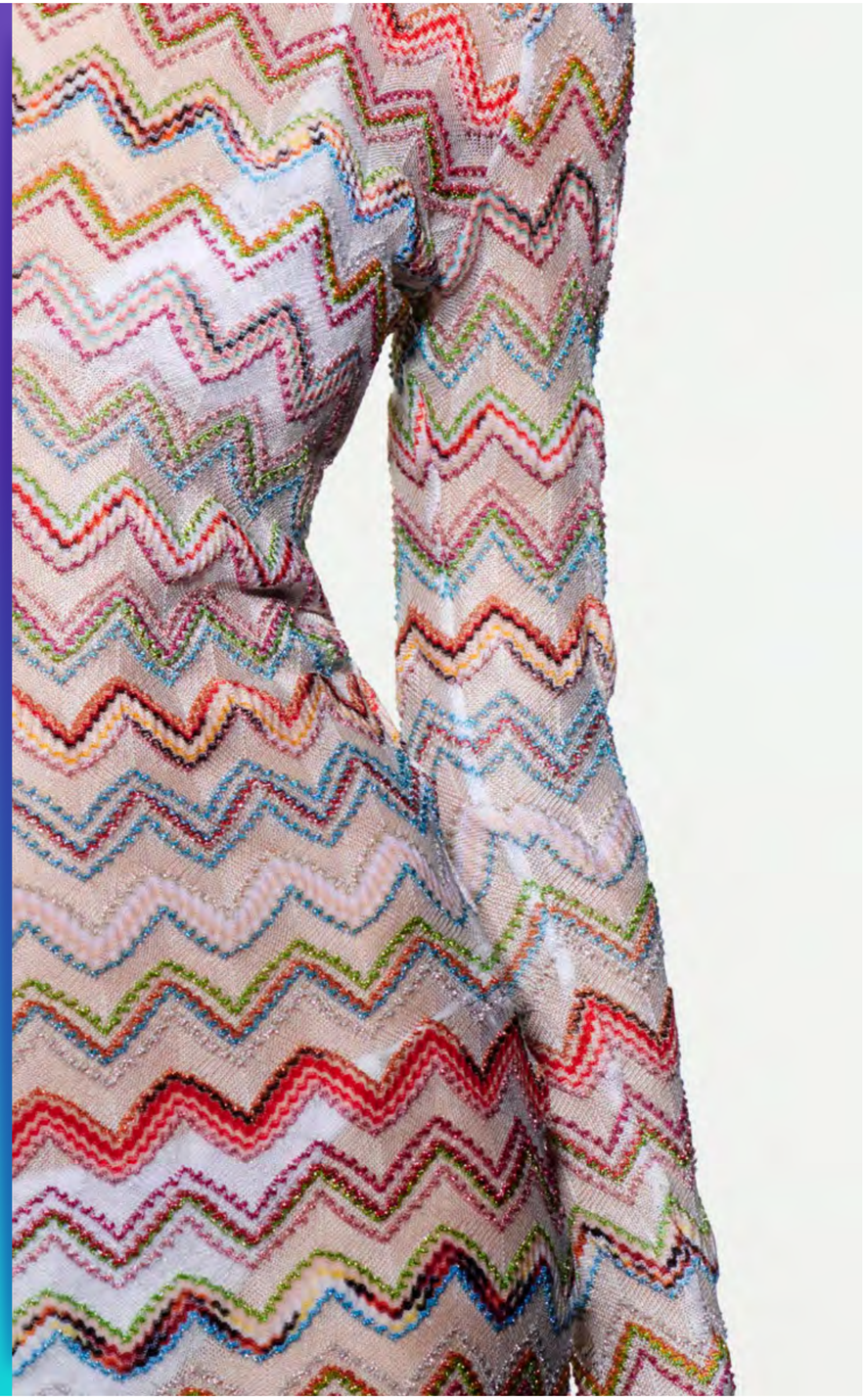
## from Wynn Al Marjan

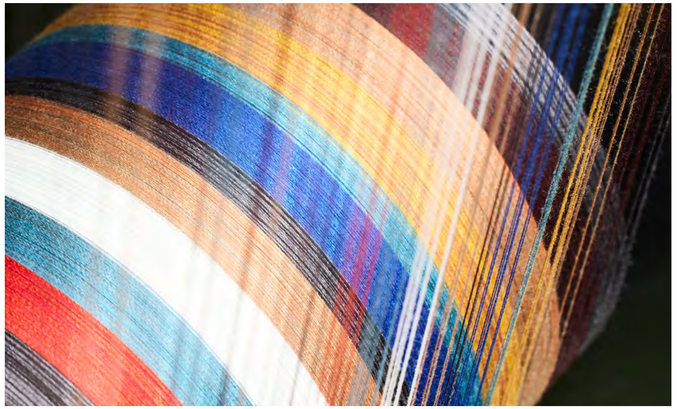

MISSONI

# MISSONI

Missoni is an iconic Italian luxury fashion house, renowned for its vibrant knitwear and bold geometric patterns. By the 1970s, it had redefined knitwear with a signature aesthetic blending art, fashion, and a distinctly Italian sensibility.

Beyond clothing, Missoni expanded into accessories, home furnishings, and fragrances, embracing a holistic vision of style. With a legacy of heritage and creativity, it represents an unmistakably Italian way of living and dressing that continues to captivate fashion lovers across generations.



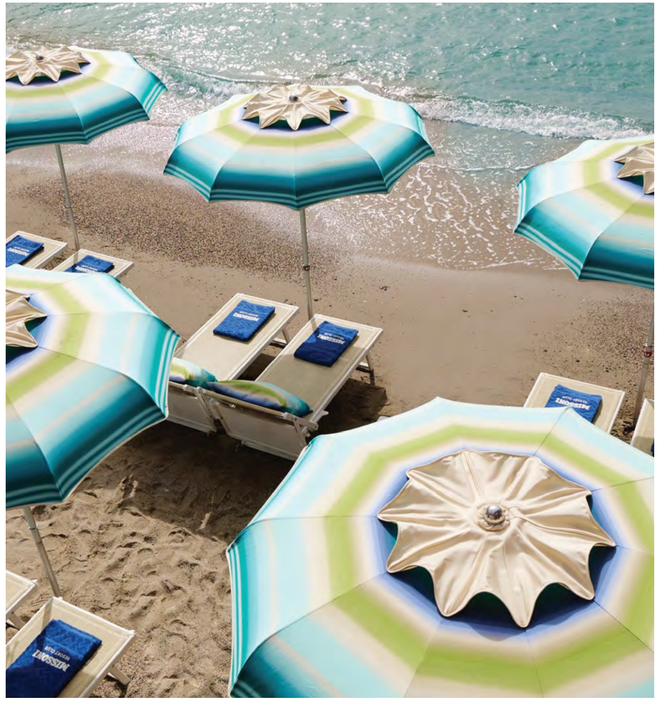


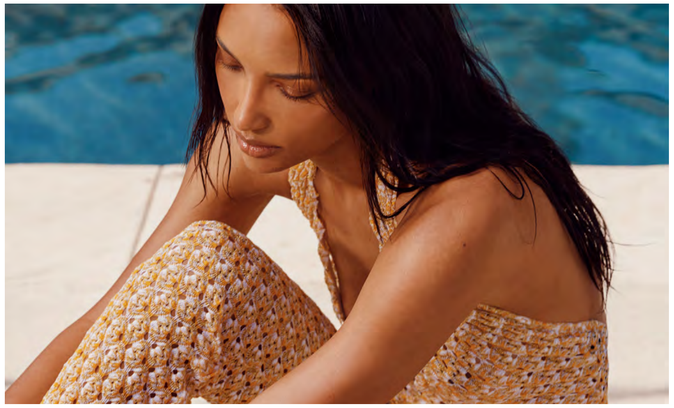
















# MISSONI

Real Estate Projects



Miami



Dubai



Marbella



Sao Paolo



Bodrum



Toronto



Al Marjan Island, RAK



Al Marjan Island, RAK





Own Your Crown, Own Your Coast

## The Story

**Trio Isle** features three stunning buildings, each offering world-class design and impeccable finishes. With three levels of exceptional amenities, Trio Isle creates a harmonious blend of luxury and comfort.

Residents will enjoy a unique blend of experiences, from the serene beach to the refreshing pool and lush garden, all designed to elevate your lifestyle to new heights. Trio Isle is where elegance meets innovation, making it the perfect destination for those seeking the ultimate in coastal living.



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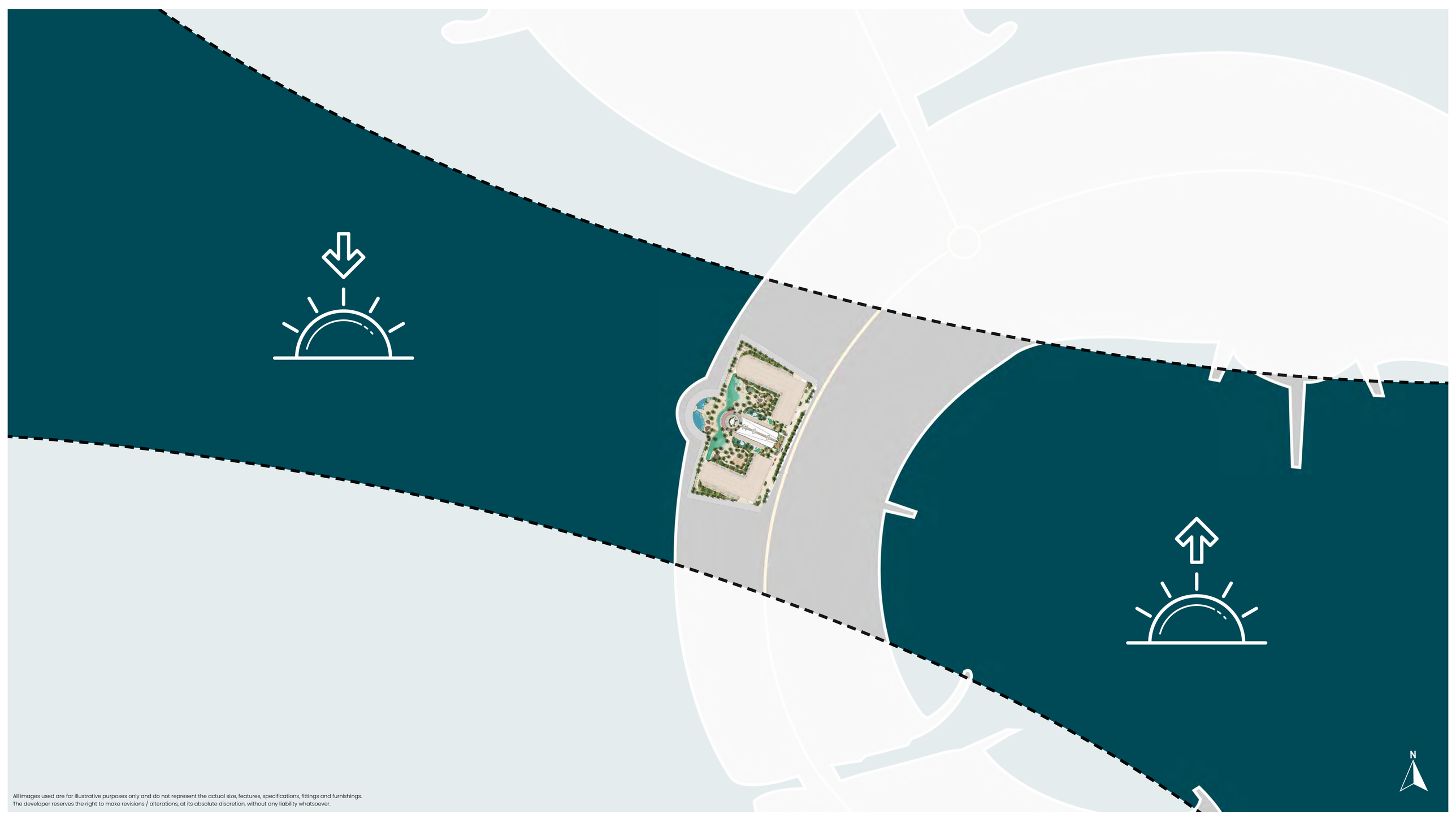
# Location Map

TRIO ISLE | INTERIORS BY MISSONI

800ft (240M)
Waterfront



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# Project Details

| | |
|---|---|
| **Project Name** | Trio Isle |
| **Developer** | DURAR OCTA FZ LLC |
| **Branded** | MISSONI |
| **Architect** | QHC Architects and Engineers |
| **Location** | Al Marjan Island, Ras Al Khaimah |
| **Aniticipated Completion Date** | Q3 2029 |
| **Aniticipated Service Charges** | AED 18 per Sqft |
| **Furnished** | No |
| **Brand of White Goods** | Bosch or Equivalent |
| **Height** | B + G +2P +12 |
| **Ceiling Height** | Living Room 2.8 - 3 M \| Kitchen & Bathroom 2.6 M |
| **Elevators** | Isle B (4 Residential, 1 Service) |
| **Parking Per Unit** | 1 Parking: 1BR |
| | 2 Parkings: 3BR |

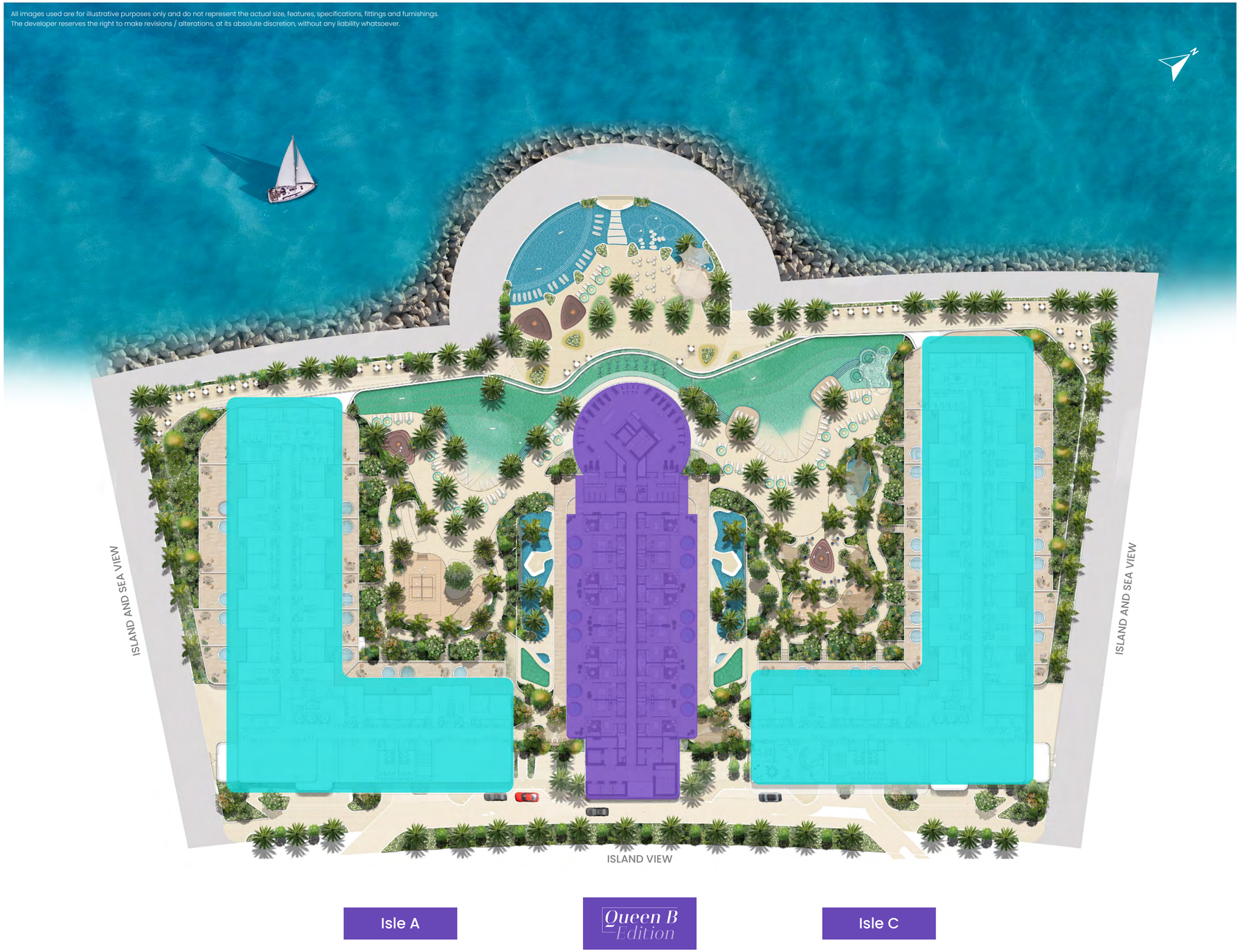
| 1BR | 2BR | 3BR | RETAIL | **TOTAL** |
|---|---|---|---|---|
| 166 | 0 | 11 | 4 | **177** |



Her Beachfront Empire

# Masterplan

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# Ground Level (Indoor)

1. Main Lobby
2. Pier Lobby - Isle B
3. Pier Restaurant - Isle B

   *(2,592 Sqft)*
4. Retail

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# Ground Level (Outdoor)

1. Water feature *(7,212 Sqft)*
2. Seating Pods *(710 Sqft)*
3. Sea View Restaurant Dining *(2,852 Sqft)*
4. Swimming Pool *(2,583 Sqft)*
5. Swimming Pool Bar & Dining *(1,453 Sqft)*
6. Viewing Points *(215 Sqft)*
7. Outdoor Seating *(1,614 Sqft)*
8. Fire Pit
9. Seating Area *(7,212 Sqft)*
10. Swim-up Bar
11. Feature Wall

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# First Level
(Indoor)

1. **Entertainment Room** *(914 Sqft)*
2. **Office** *(58 Sqft)*
3. **Music & Art Room** *(1,269 Sqft)*
4. **Table Tennis Room** *(1,269 Sqft)*
5. **Teen's Club** *(914 Sqft)*
6. **Female Spa** *(1,346 Sqft)*
7. **Male Spa** *(1,346 Sqft)*
8. **Gym** *(3,541 Sqft)*
9. **Changing Room (Male/Female)**

   *(602 Sqft)*

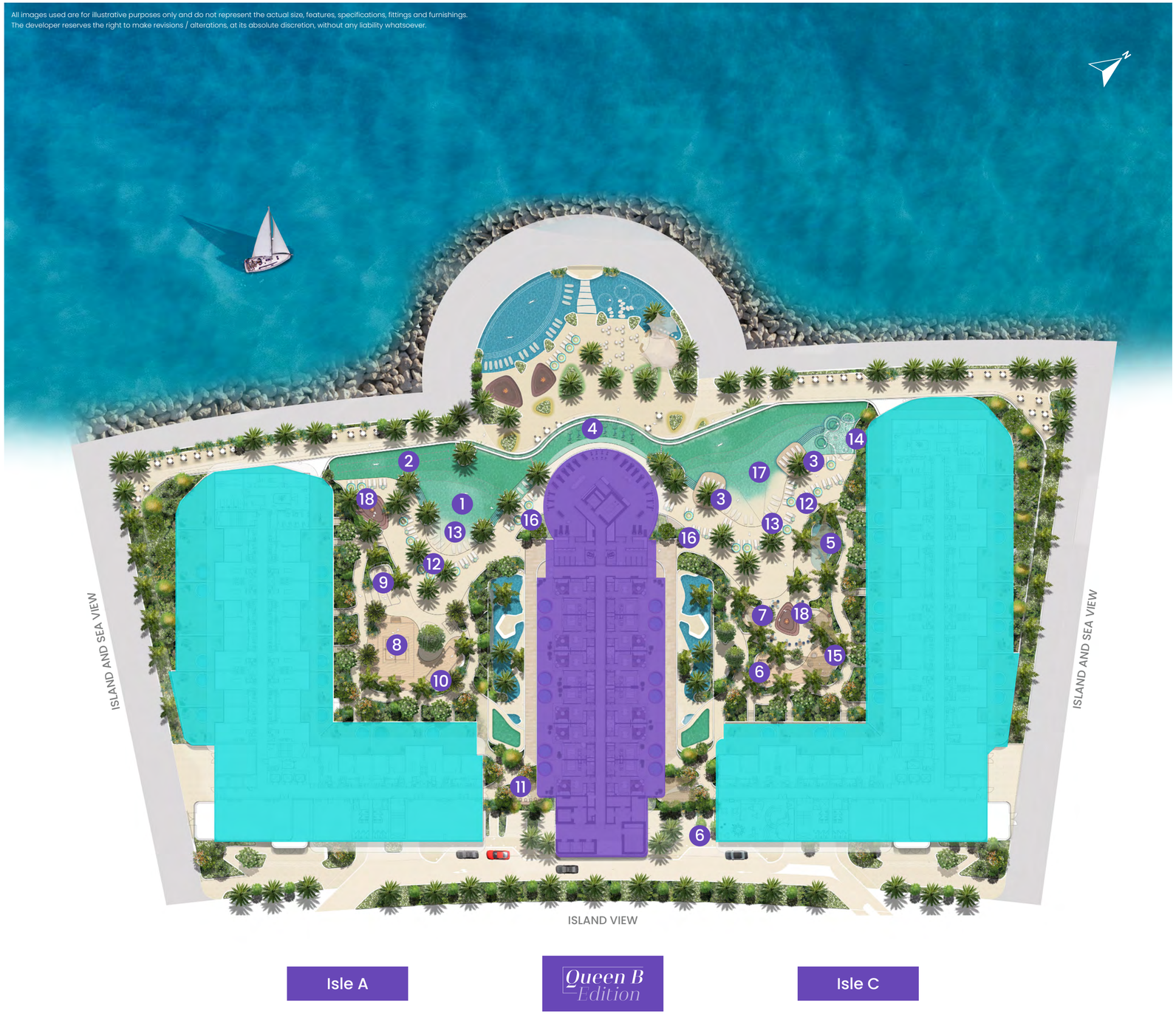
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# First Level
(Outdoor)

1. Adult Urban Beach Pool *(4,843 Sqft)*
2. Urban Beach Lap Pool
3. Pool Deck
4. Gym Pool *(1,237 Sqft)*
5. Kids Pool *(484 Sqft)*
6. Kids Play Area *(645 Sqft)*
7. BBQ & Social Area *(2,260 Sqft)*
8. Beach Volleyball *(1,022 Sqft)*
9. Beach Gym *(430 Sqft)*
10. Boules Court *(269 Sqft)*
11. Co-working Space *(215 Sqft)*
12. Sunbeds
13. Sunken Beds
14. Stargazing
15. Chill Area
16. Outdoor Shower
17. Salt Water Pool *(5,112 Sqft)*
18. Fire Pit

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# Rooftop Level (Outdoor)

1. **Swimming Pool** *(915 Sqft)*
2. **Pool Deck**
3. **Bar & Seating Area** *(861 Sqft)*
4. **Catwalk** *(861 Sqft)*
5. **Social Garden** *(323 Sqft)*

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# Building Configuration




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# First Level




Isle A

Queen B Edition

Isle C

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First Level
Unit Series




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# 1 Bedroom
# Type 1A - First Level

1. Entrance
2. Kitchen & Dining *(2.2M x 2.9M)*
3. Living Room *(3.6M x 3.2M)*
4. Powder Room *(1.4M x 1.4M)*
5. Master Bedroom *(3M x 4.5M)*
6. Walk-in Closet *(1.9M x 1.5M)*
7. Master Bathroom *(2.5M x 1.4M)*
8. Balcony





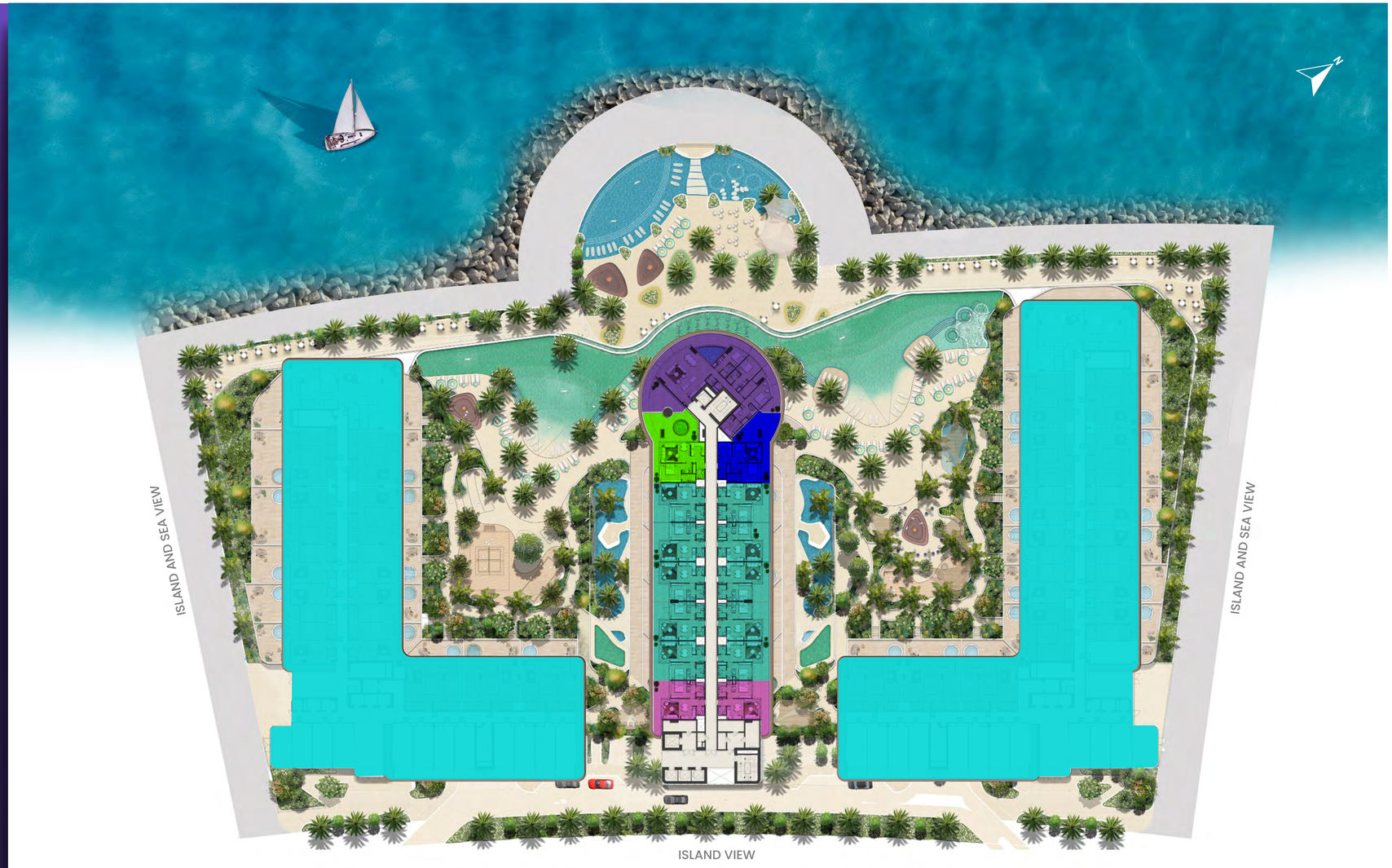


| Description | Size Range |
|---|---|
| Internal Area | 516 - 545 Sqft |
| Balcony Area | 302 - 317 Sqft |
| Total Area | 833 - 850 Sqft |

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# Typical Floor

2nd – 12th Levels




Isle A

Queen B Edition

Isle C

- 1 BEDROOM TYPE 1A
- 1 BEDROOM TYPE 1B
- 1 BEDROOM TYPE 2A
- 1 BEDROOM TYPE 2B
- 3 BEDROOM TYPE 2

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2nd – 12th Levels

Unit Series



# 1 Bedroom
# Type 1A

1. Entrance
2. Kitchen & Dining *(2.2M x 2.9M)*
3. Living Room *(3.6M x 3.2M)*
4. Powder Room *(1.4M x 1.4M)*
5. Master Bedroom *(3M x 4.5M)*
6. Walk-in Closet *(1.9M x 1.5M)*
7. Master Bathroom *(2.5M x 1.4M)*
8. Balcony







| Description | Size Range |
|---|---|
| Internal Area | 536 - 545 Sqft |
| Balcony Area | 146 Sqft |
| Total Area | 682 - 691 Sqft |

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# 1 Bedroom
# Type 1B

1. Entrance
2. Kitchen & Dining *(2.2M x 2.9M)*
3. Living Room *(3.6M x 3.2M)*
4. Powder Room *(1.4M x 1.4M)*
5. Master Bedroom *(3M x 4.5M)*
6. Walk-in Closet *(1.9M x 1.5M)*
7. Master Bathroom *(2.5M x 1.4M)*
8. Balcony

| Description | Size |
|---|---|
| Internal Area | 516 Sqft |
| Balcony Area | 206 Sqft |
| Total Area | 722 Sqft |







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# 1 Bedroom
# Type 2A

1. Entrance
2. Kitchen *(2.3M x 2.6M)*
3. Living & Dining *(3.6M x 5.3M)*
4. Powder Room *(1.5M x 1.4M)*
5. Master Bedroom *(3.3M x 5.7M)*
6. Master Bathroom *(1.4M x 2.4M)*
7. Balcony

| Description | Size |
|---|---|
| Internal Area | 622 Sqft |
| Balcony Area | 610 Sqft |
| Total Area | 1,232 Sqft |







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# 1 Bedroom
# Type 2B

1. Entrance
2. Kitchen *(2.3M x 2.6M)*
3. Living & Dining *(3.6M x 5.3M)*
4. Powder Room *(1.5M x 1.4M)*
5. Master Bedroom *(3.3M x 5.7M)*
6. Master Bathroom *(1.4M x 2.4M)*
7. Balcony

| Description | Size |
|---|---|
| Internal Area | 637 Sqft |
| Balcony Area | 432 Sqft |
| Total Area | 1,069 Sqft |







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# 3 Bedroom
# Type 2

1. Entrance
2. Kitchen *(3.6M x 2.5M)*
3. Living & Dining *(5.1M x 8.4M)*
4. Powder Room *(1.4M x 1.6M)*
5. Laundry Room *(0.9M x 1.3M)*
6. Bedroom 1 *(4.8M x 3.2M)*
7. Bathroom 1 *(2.5M x 1.3M)*
8. Bedroom 2 *(5M x 3.2M)*
9. Bathroom 2 *(2.5M x 1.3M)*
10. Maid's Room *(3.2M x 1.5M)*
11. Maid's Bathroom *(2.5M x 1.5M)*
12. Master Bedroom *(5.6M x 2.8M)*
13. Walk-in Closet *(3.6M x 2.8M)*
14. Master Bathroom *(3.2M x 2.7M)*
15. Balcony

| Description | Size |
|---|---|
| Internal Area | 1,750 Sqft |
| Balcony Area | 1,095 Sqft |
| Total Area | 2,845 Sqft |







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DURAR

Durar is one of the leading property development groups, offering a wide range of world-class solutions. Flexibility in planning and development ensures each client receives a strategic and highly personalized solution.

Among its celebrated projects is Elie Saab Edition Jasmine Lane at Jumeirah Golf Estate, which is a statement of luxury living and the J-One project in Business Bay.



OCTA
DEVELOPMENT

*life²*

OCTA Development came from a legacy of excellence, integrity, and innovation built by OCTA Properties. A foundation of delivering high-quality and functional living spaces has evolved into a commitment to creating purpose-driven, premium developments.

OCTA Development works under the motto Life². More than just a concept, it's the philosophy of redefining modern living by enhancing every detail, amplifying quality, and transforming the ordinary into the extraordinary.

Every space designed is crafted with intent, where functionality is heightened, efficiency is escalated, and excellence is magnified. Through practical planning and uncompromising quality.

OCTA Development creates spaces where life truly flourishes.





Where Every Experience Begins With Elegance





# TRIO ISLE | INTERIORS BY MISSONI



DURAR

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