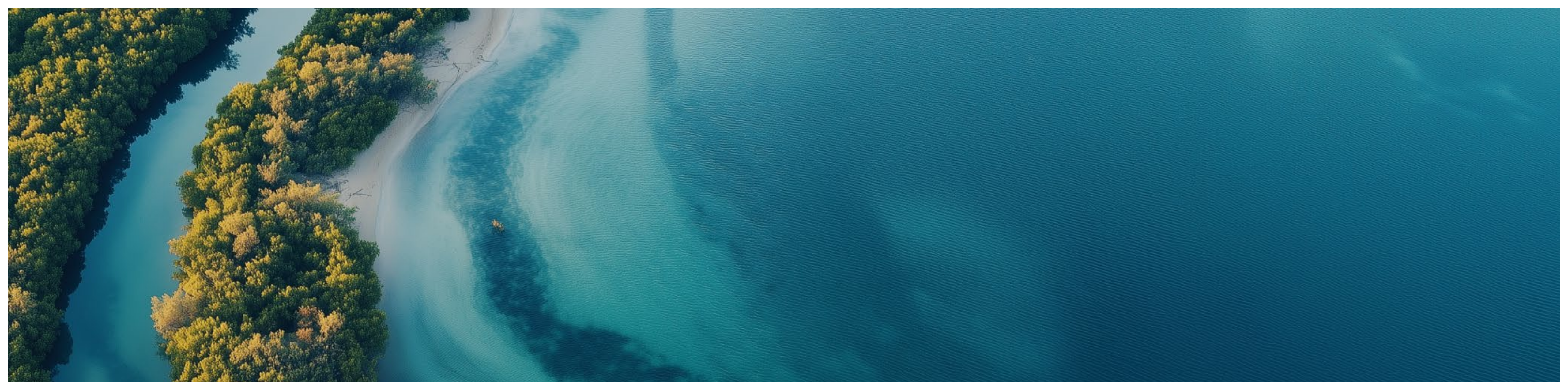
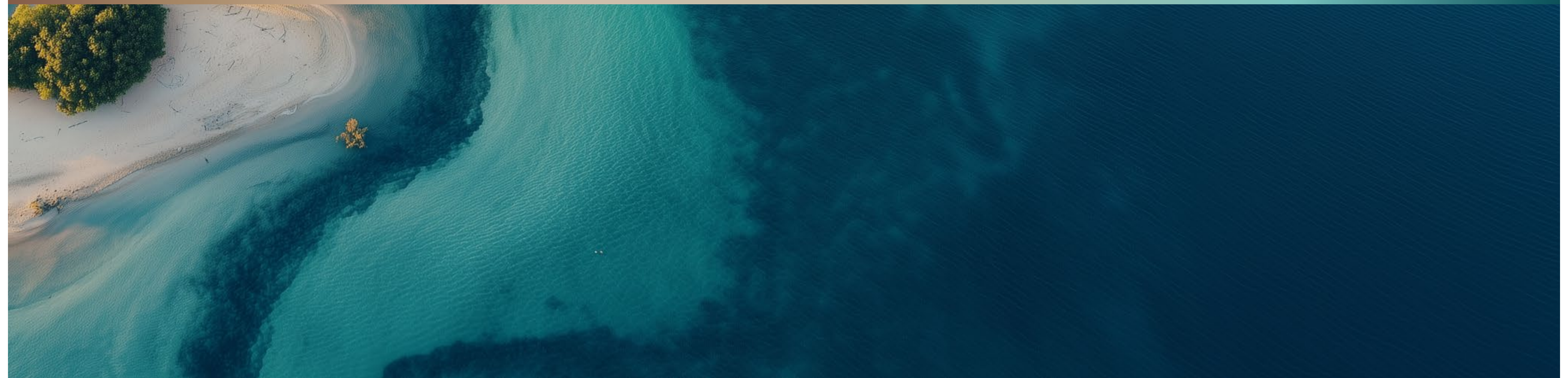




TRIO ISLE | INTERIORS BY
MISSONI



Where *three* worlds of luxury come together.

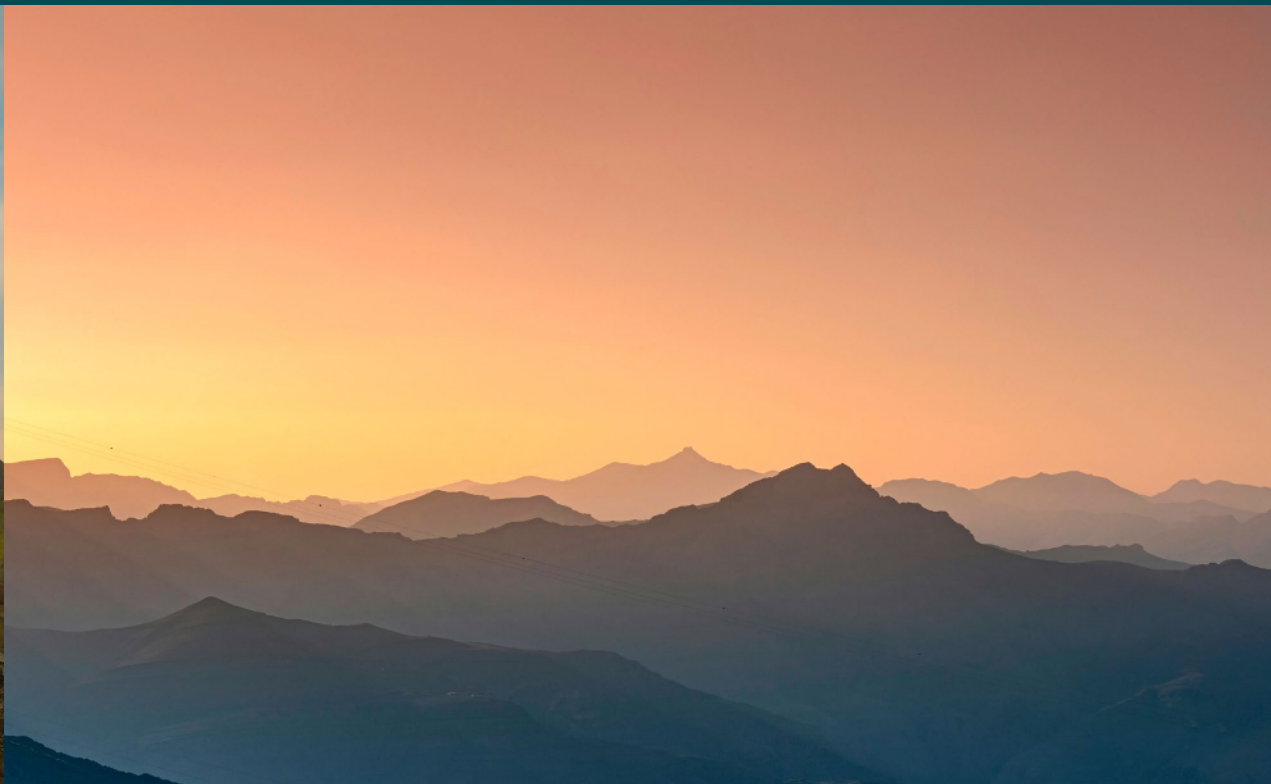
An aerial photograph of a person standing on a sandy beach, looking out at a body of water. The sand is a mix of light beige and dark brown, creating a marbled, organic pattern. The water is a vibrant turquoise color, with darker blue patches and white foam from waves. The person is standing on the edge of the water, and their shadow is cast onto the sand. The text "Location. *Location.* Location." is overlaid on the image, centered horizontally and slightly above the person.

Location. *Location.* Location.



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 Airport Via Sheikh Mohammed Bin Zayed Road

TRIO ISLE

INTERIORS BY
MISSONI

Wynn Al Marjan

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

1. Trio Isle Interiors By Missoni
2. Moonstone Interiors By Missoni
3. La Mer By Elie Saab
4. Wynn Al Marjan

TRIO ISLE

INTERIORS BY
MISSONI





5 min away
Wynn Al Marjan



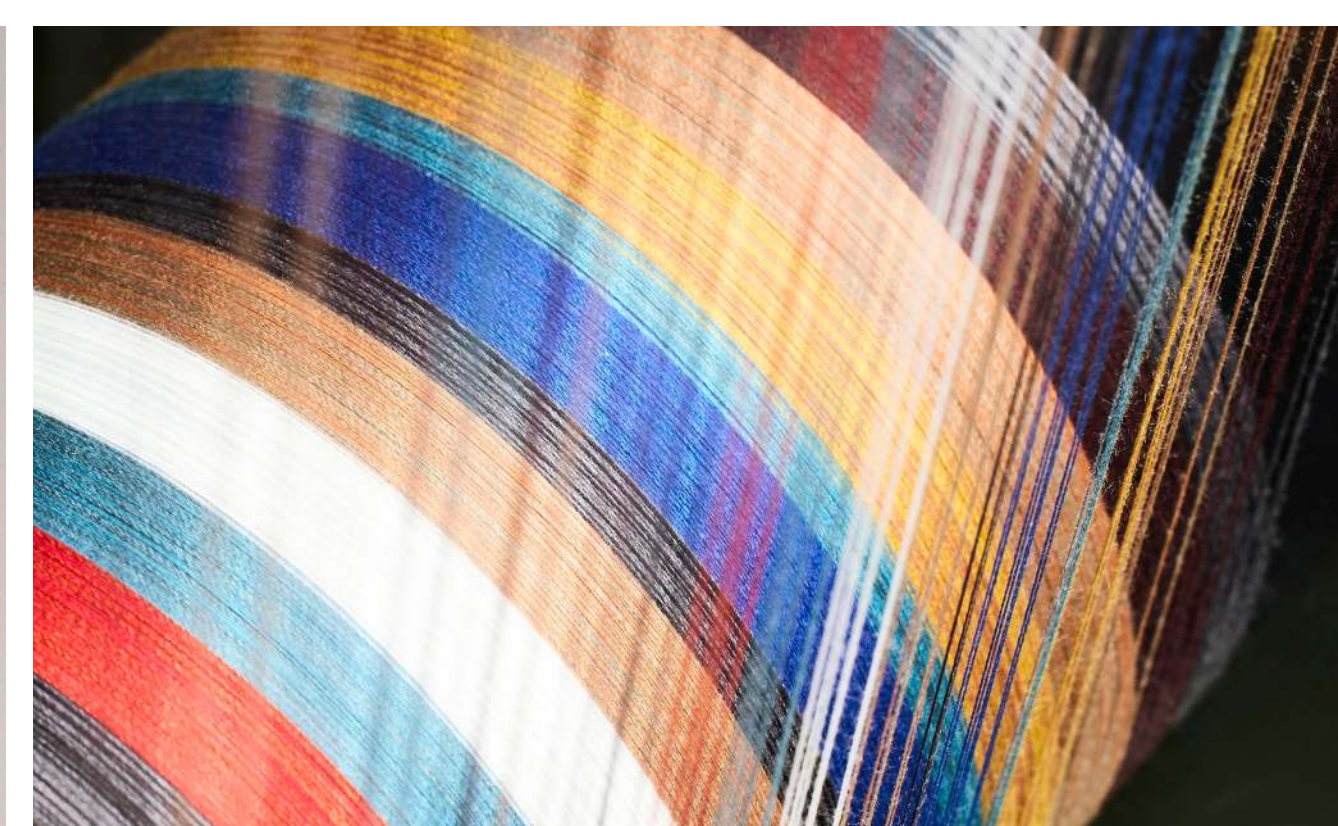
Brand. *Brand.* Brand.

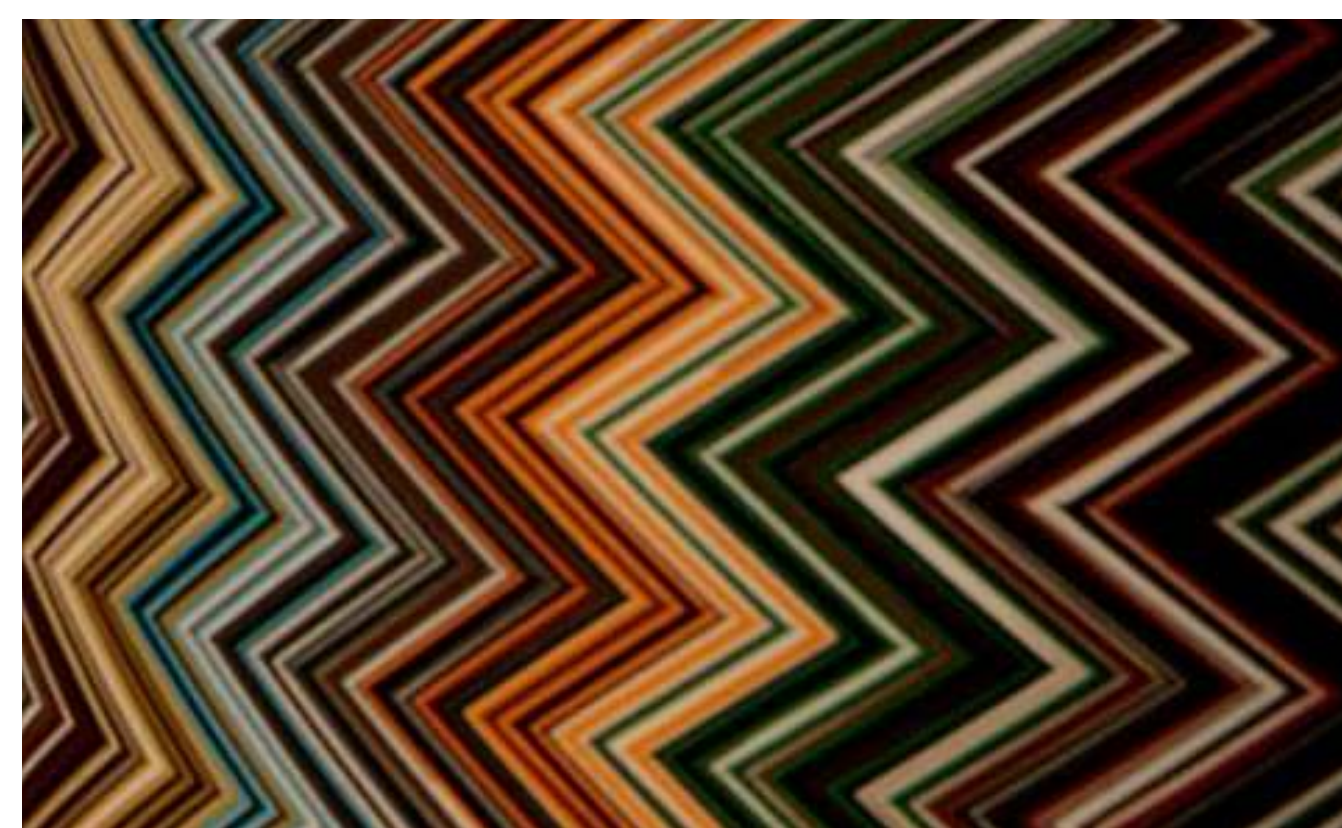
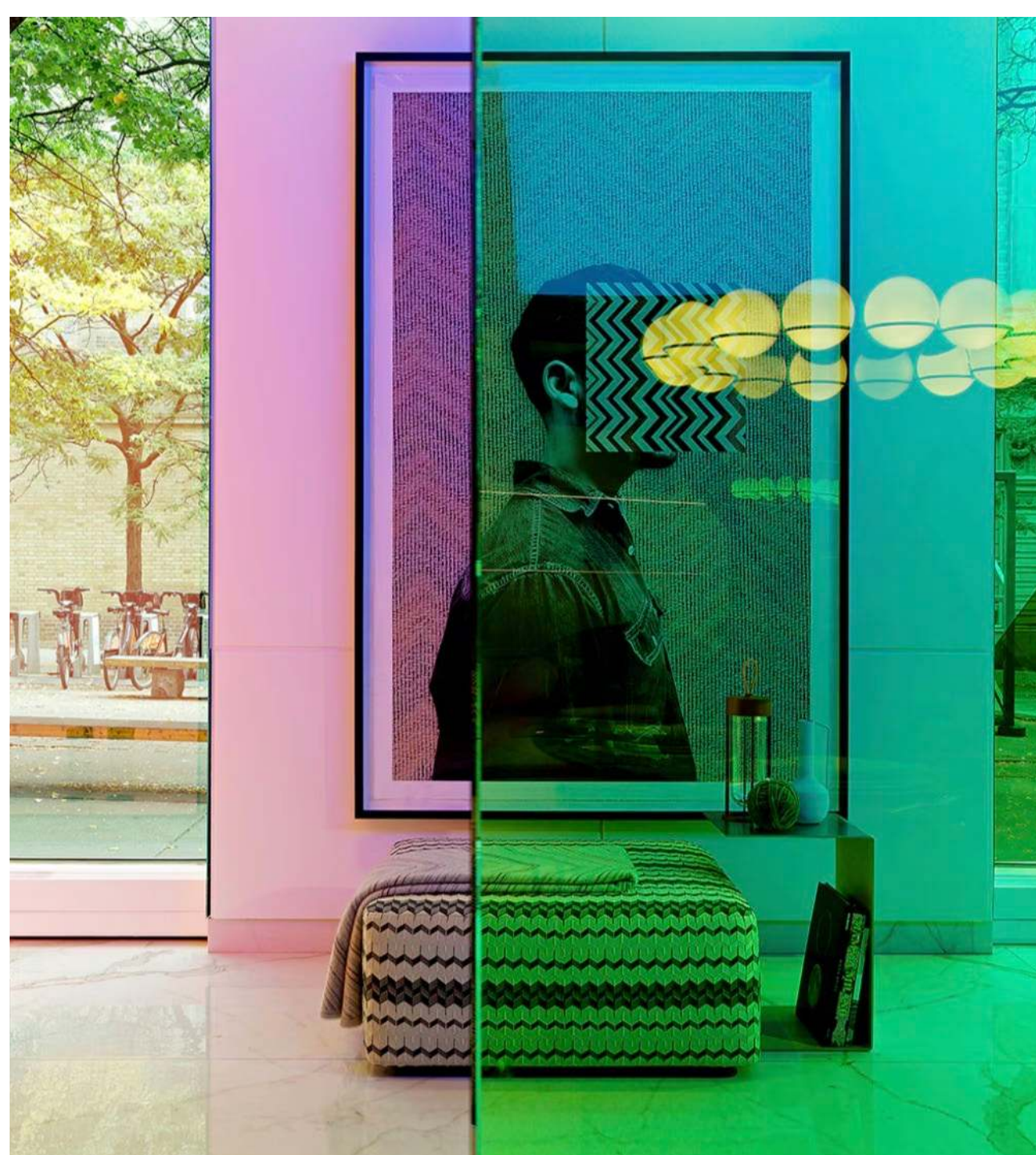




Missoni is an iconic Italian luxury fashion house, renowned for its vibrant knitwear and bold geometric patterns. By the 1970s, it had redefined knitwear with a signature aesthetic blending art, fashion, and a distinctly Italian sensibility.

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 PAULO



BODRUM



TORONTO



AL MARJAN ISLAND, RAK



AL MARJAN ISLAND, RAK



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

Plot Location Map

TRIO ISLE | INTERIORS BY **MISSONI**

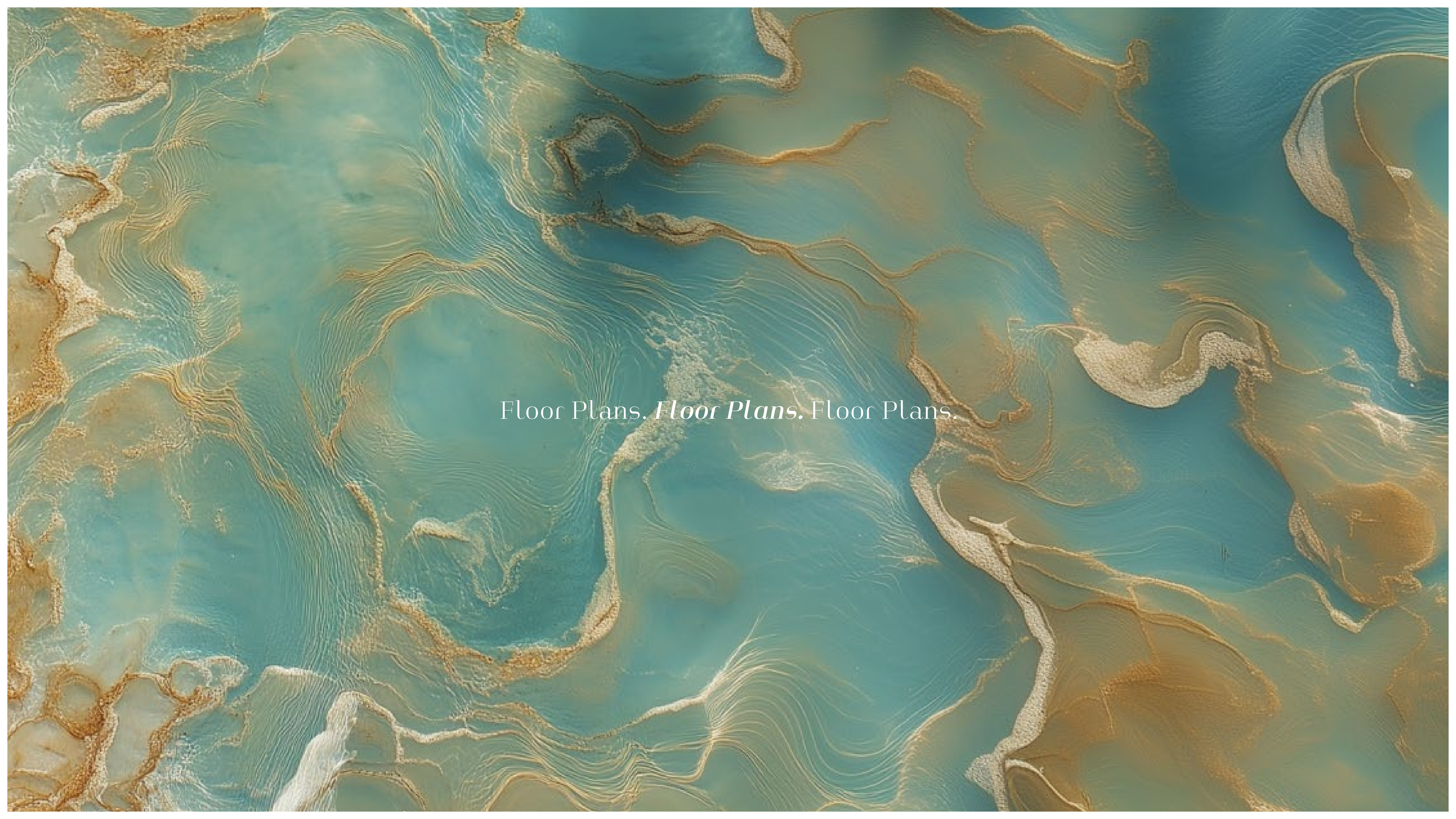
800ft (240M)
Waterfront



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

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			
Anticipated Completion Date		Q1 2028			
Anticipated 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 A & C (3 Residential, 1 Service)			
		Isle B (4 Residential, 1 Service)			
Parking Per Unit		1 Parking: STD, 1BR, 2BR 2 Parkings: 3BR			
Unit Mix	1BR	2BR	3BR	RETAIL	TOTAL
Isle A	72	79	13	2	166
Isle B	85	33	11	4	133
Isle C	84	91	13	2	190
Total	241	203	37	8	489



Floor Plans. *Floor Plans.* Floor Plans.

Building Configuration



Isle C

Isle B

Isle A

Rooftop

12th Level

11th Level

4th - 10th Level

3rd Level

2nd Level

1st Level

2 Podiums

Ground Level

Masterplan



Typical Floor
1st Level

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

- 2 BEDROOM
- 1 BEDROOM
- UNBRANDED STUDIOS



ISLAND VIEW

Typical Floor
2nd Level

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM

UNBRANDED STUDIOS



Typical Floor
3rd Level

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM

UNBRANDED STUDIOS



Typical Floor
4th-10th Level

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM

UNBRANDED STUDIOS



Typical Floor
11th Level

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM

UNBRANDED STUDIOS



Typical Floor
12th Level

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM

UNBRANDED STUDIOS





Unit Layouts. *Unit Layouts.* Unit Layouts.

1 Bedroom | Type 1

- 1. MASTER BEDROOM (4600 x 3100)
- 2. MASTER BATHROOM (1500 x 2600)
- 3. KITCHEN/ DINING (2900 x 3600)
- 4. LIVING ROOM (3400 x 3600)
- 5. POWDER ROOM (1500 x 1300)
- 6. BALCONY

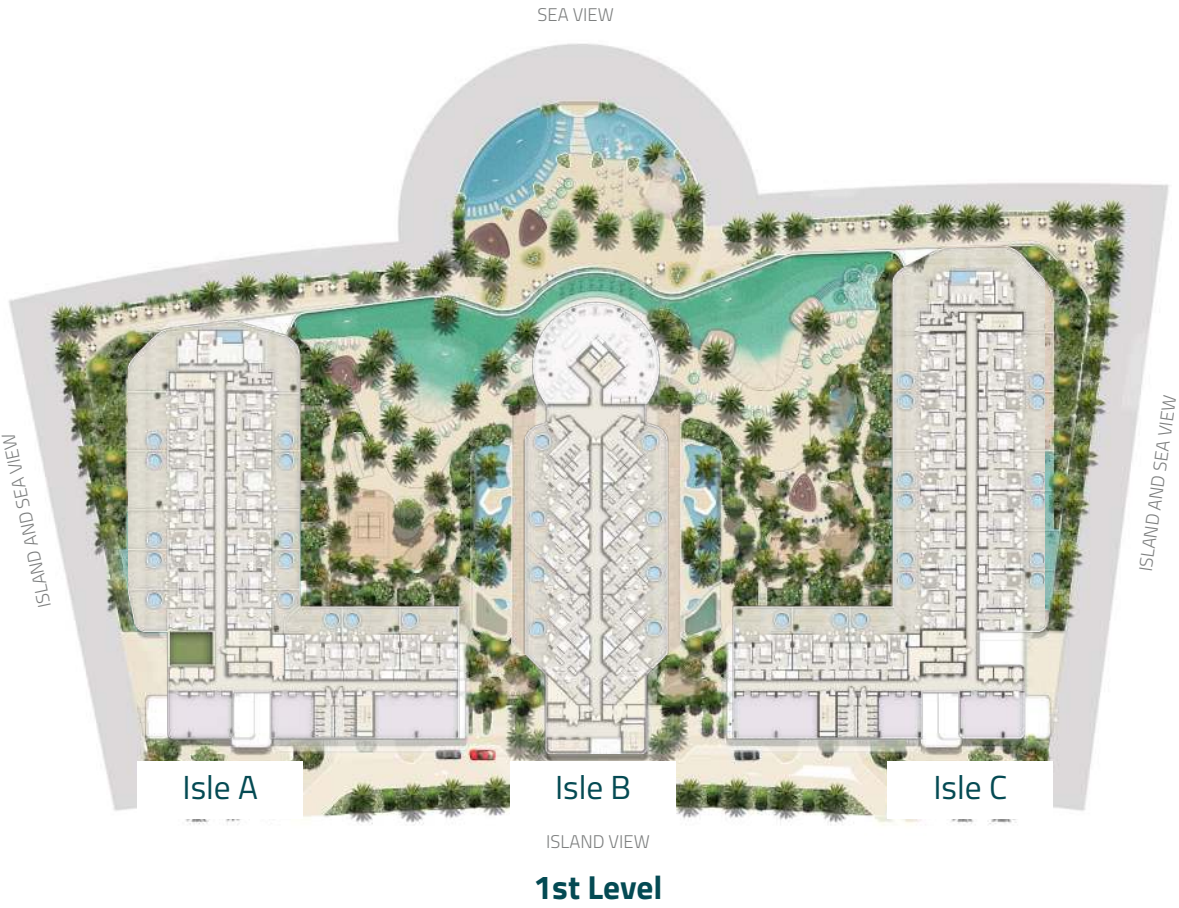
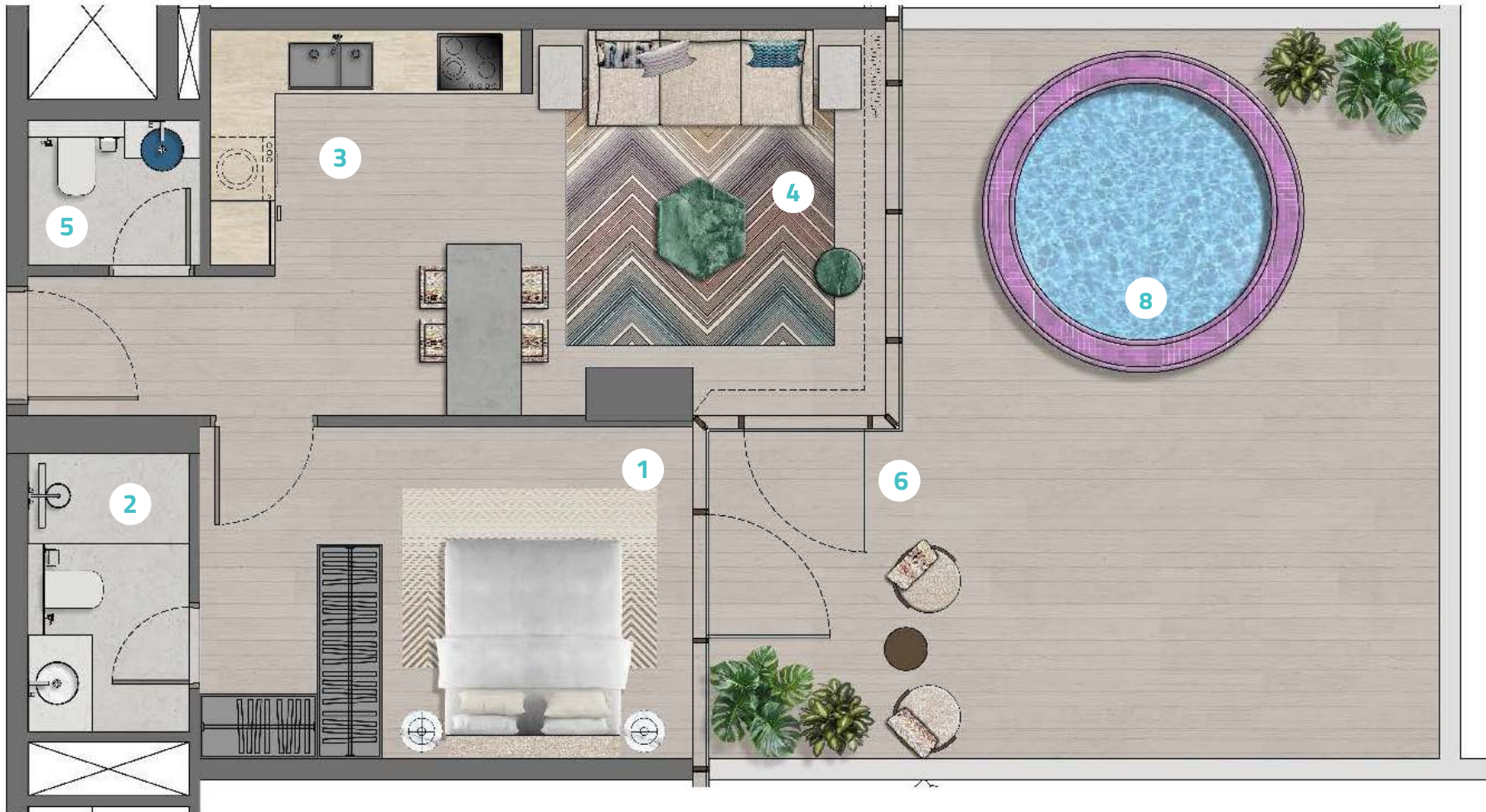


DESCRIPTION	SIZE RANGE
INTERNAL AREA	525 - 548 Sqft
BALCONY AREA	125 - 139 Sqft
TOTAL AREA	625 - 678 Sqft



1 Bedroom | Type 1 With Pool

- 1. MASTER BEDROOM (4600 x 3100)
- 2. MASTER BATHROOM (1500 x 2600)
- 3. KITCHEN/ DINING (2900 x 3600)
- 4. LIVING ROOM (3400 x 3600)
- 5. POWDER ROOM (1500 x 1300)
- 6. BALCONY
- 7. POOL (2400 x 2400)



DESCRIPTION	SIZE RANGE
INTERNAL AREA	525 - 543 Sqft
BALCONY AREA	349 -646 Sqft
TOTAL AREA	874 - 1178 Sqft



1 Bedroom Plus | Type 2

- 1. MASTER BEDROOM (5360 X 3200)
- 2. MASTER BATHROOM (1640 X 2740)
- 3. KITCHEN/ DINING (4160 X 3860)
- 4. LIVING ROOM (3480 X 3400)
- 5. S. ROOM (2137 X 2040)
- 6. BATHROOM (2080 X 1880)
- 7. BALCONY



DESCRIPTION	SIZE RANGE
INTERNAL AREA	645 - 653 Sqft
BALCONY AREA	252 - 253 Sqft
TOTAL AREA	896 - 906 Sqft



1 Bedroom Plus | Type 2 With Pool

- 1. MASTER BEDROOM (5360 X 3200)
- 2. MASTER BATHROOM (1640 X 2740)
- 3. KITCHEN/ DINING (4160 X 3860)
- 4. LIVING ROOM (3480 X 3400)
- 5. S. ROOM (2137 X 2040)
- 6. BATHROOM (2080 X 1880)
- 7. BALCONY
- 8. POOL (2400 x 2400)



DESCRIPTION	SIZE RANGE
INTERNAL AREA	648 - 658 Sqft
BALCONY AREA	454 -609 Sqft
TOTAL AREA	1,104 - 1,257 Sqft



1 Bedroom Plus | Type 3

- 1. MASTER BEDROOM (3910 x 3000)
- 2. WALK-IN CLOSET (2240 x 1450)
- 3. MASTER BATHROOM (1539 x 3000)
- 4. KITCHEN/ DINING (2440 x 3600)
- 5. LIVING ROOM (3420 x 3700)
- 6. S. ROOM (1638 x 2980)
- 7. BATHROOM (2055 x 1940)
- 8. LAUNDRY ROOM (2055 x 1940)
- 9. BALCONY



DESCRIPTION	SIZE RANGE
INTERNAL AREA	644- 649 Sqft
BALCONY AREA	255 - 381 Sqft
TOTAL AREA	903 - 1,028 Sqft



1 Bedroom Plus | Type 3 with Pool

- 1. MASTER BEDROOM (3910 x 3000)
- 2. WALK-IN CLOSET (2240 x 1451)
- 3. MASTER BATHROOM (1539 x 3000)
- 4. KITCHEN/ DINING (2437 x 3600)
- 5. LIVING ROOM (3420 x 3700)
- 6. S. ROOM (1638 x 2980)
- 7. BATHROOM (2055 x 1940)
- 8. BALCONY
- 9. POOL (2400 x 2400)



DESCRIPTION	SIZE RANGE
INTERNAL AREA	648 Sqft
BALCONY AREA	465 Sqft
TOTAL AREA	1,113 Sqft



2 Bedroom Plus | Type 1

- 1. MASTER BEDROOM (4750 x 3000)
- 2. MASTER BATHROOM (1500 x 2550)
- 3. KITCHEN/ DINING (2900 x 3600)
- 4. LIVING ROOM (3500 x 3600)
- 5. S. ROOM (1500 x 2300)
- 6. BATHROOM (1500 x 2400)
- 7. BEDROOM (3450 x 3500)
- 8. BALCONY



DESCRIPTION	SIZE RANGE
INTERNAL AREA	772 - 788 Sqft
BALCONY AREA	202 - 258 Sqft
TOTAL AREA	974 - 1,034 Sqft



2 Bedroom Plus | Type 1 with Pool

- 1. MASTER BEDROOM (4750 x 3000)
- 2. MASTER BATHROOM (1500 x 2550)
- 3. KITCHEN/ DINING (2900 x 3600)
- 4. LIVING ROOM (3500 x 3600)
- 5. S. ROOM (1500 x 2300)
- 6. BATHROOM (1500 x 2400)
- 7. BEDROOM (3450 x 3500)
- 8. BALCONY
- 9. POOL (2400 x 2400)

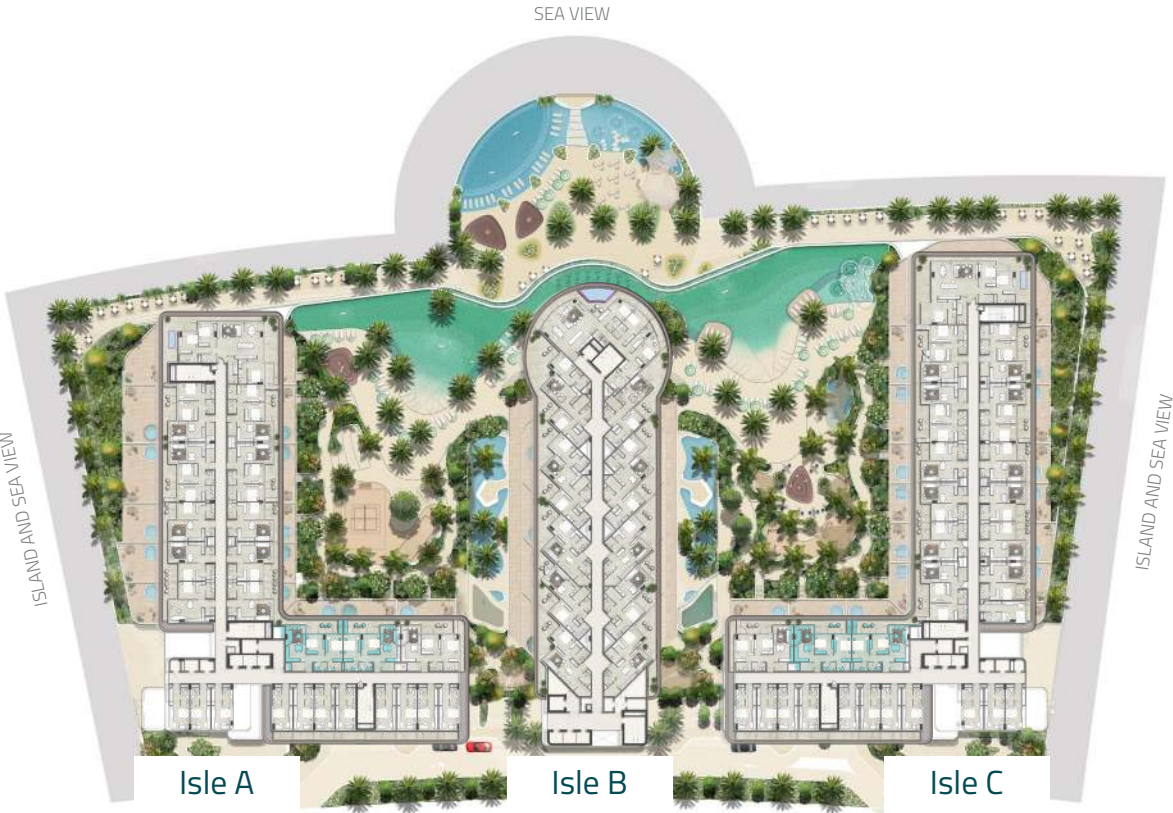


DESCRIPTION	SIZE RANGE
INTERNAL AREA	764 - 788 Sqft
BALCONY AREA	574 - 945 Sqft
TOTAL AREA	1,347- 1,733 Sqft



2 Bedroom Plus | Type 1-A

- 1. MASTER BEDROOM (4900 x 2950)
- 2. MASTER BATHROOM (2400 x 1500)
- 3. KITCHEN/ DINING (2850 x 3450)
- 4. LIVING ROOM (3550 x 3150)
- 5. S. ROOM (2300 x 1500)
- 6. BATHROOM (2250 x 1500)
- 7. BEDROOM (3600 x 3000)
- 8. BALCONY



2nd - 10th Level



11th Level

DESCRIPTION	SIZE RANGE
INTERNAL AREA	755 - 766 Sqft
BALCONY AREA	205 - 243 Sqft
TOTAL AREA	971- 1,004 Sqft



2 Bedroom Plus | Type 1-A with Pool

- 1. MASTER BEDROOM (4900 x 2950)
- 2. MASTER BATHROOM (2400 x 1500)
- 3. KITCHEN/ DINING (2850 x 3450)
- 4. LIVING ROOM (3550 x 3150)
- 5. S. ROOM (2300 x 1500)
- 6. BATHROOM (2250 x 1500)
- 7. BEDROOM (3600 x 3000)
- 8. BALCONY
- 9. POOL (2400 x 2400)



DESCRIPTION	SIZE RANGE
INTERNAL AREA	755 - 766 Sqft
BALCONY AREA	565 - 601 Sqft
TOTAL AREA	1,321- 1,366 Sqft



2 Bedroom Plus | Type 1-B

- 1. MASTER BEDROOM (3200 x 4000)
- 2. MASTER BATHROOM (2570 x 1500)
- 3. KITCHEN/ DINING (3450 x 2850)
- 4. LIVING ROOM (3460 x 3550)
- 5. S. ROOM (2300 x 1500)
- 6. BATHROOM (2250 x 1500)
- 7. BEDROOM (3350 x 3600)
- 8. BALCONY



DESCRIPTION	SIZE RANGE
INTERNAL AREA	780 Sqft
BALCONY AREA	307 - 308 Sqft
TOTAL AREA	1,087- 1,088 Sqft



2 Bedroom Plus | Type 1-B With Pool

- 1. MASTER BEDROOM (3200 x 4000)
- 2. MASTER BATHROOM (2570 x 1500)
- 3. KITCHEN/ DINING (3450 x 2850)
- 4. LIVING ROOM (3460 x 3550)
- 5. S. ROOM (2300 x 1500)
- 6. BATHROOM (2250 x 1500)
- 7. BEDROOM (3350 x 3600)
- 8. BALCONY
- 9. POOL (2400 x 2400)



DESCRIPTION	SIZE RANGE
INTERNAL AREA	775 - 776 Sqft
BALCONY AREA	603 - 604 Sqft
TOTAL AREA	1,379 Sqft



2 Bedroom Plus | Type 2

- 1. MASTER BEDROOM 1 (3200 x 3720)
- 2. MASTER BATHROOM 1 (2570 x 1520)
- 3. WALK-IN CLOSET 1 (1840 x 1640)
- 4. MASTER BEDROOM 2 (3000 x 3910)
- 5. MASTER BATHROOM 2 (3000 x 1540)
- 6. WALK-IN CLOSET 2 (2240 x 1450)
- 7. KITCHEN/ DINING (2760 x 2290)
- 8. LIVING ROOM (3620 x 3600)
- 9. S. ROOM (2940 x 1650)
- 10. LAUNDRY ROOM (1430 x 660)
- 11. BATHROOM (1940 x 2060)
- 12. BALCONY

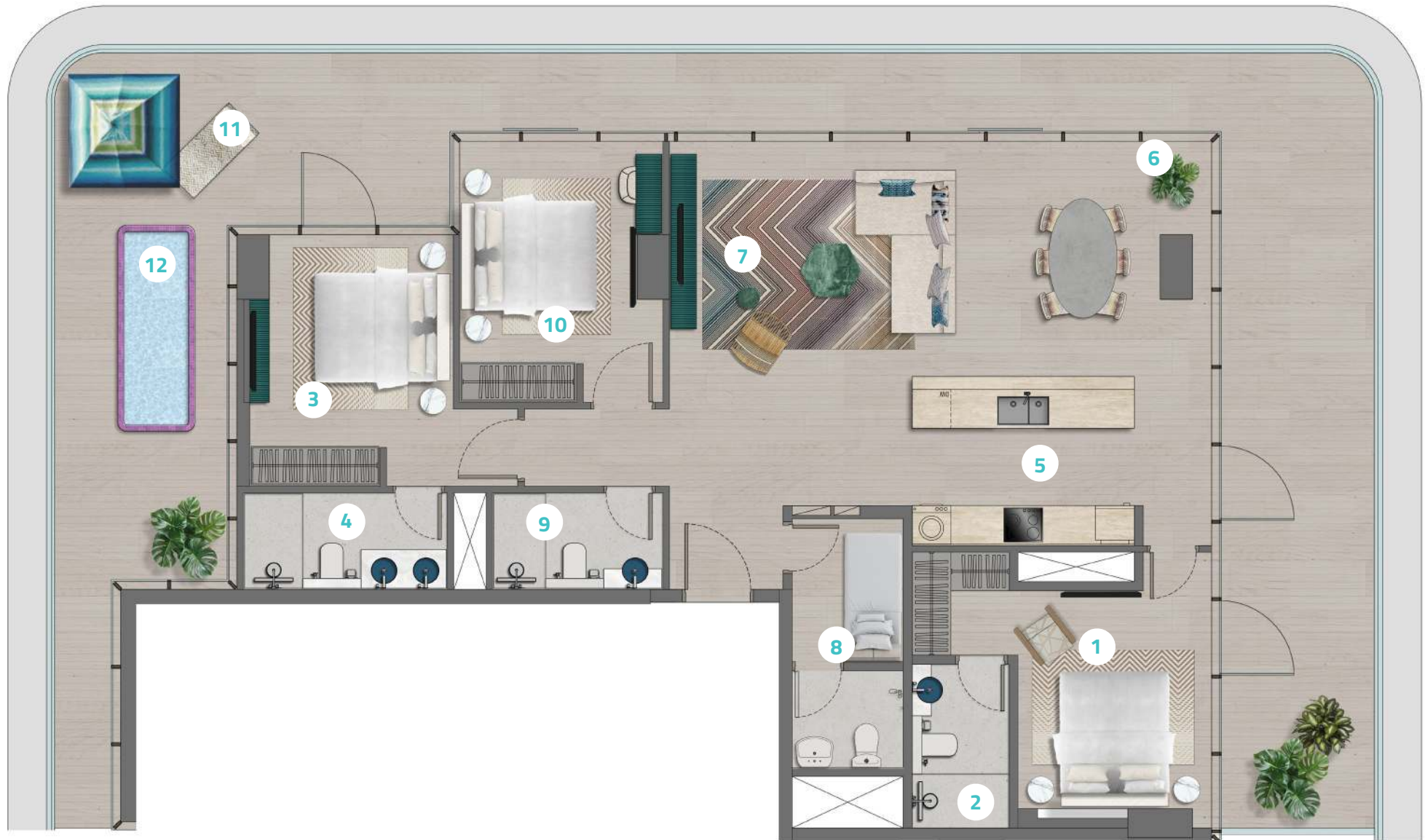


DESCRIPTION	SIZE RANGE
INTERNAL AREA	905 - 914 Sqft
BALCONY AREA	392 - 594 Sqft
TOTAL AREA	1,300 - 1,499 Sqft



3 Bedroom + Maid | Type 1

- 1. MASTER BEDROOM 1 (3540 x 3700)
- 2. MASTER BATHROOM 1 (1540 x 3600)
- 3. MASTER BEDROOM 2 (3350 x 3760)
- 4. MASTER BATHROOM 2 (3160 x 1620)
- 5. KITCHEN (3110 x 2520)
- 6. DINING (3470 x 3560)
- 7. LIVING ROOM (4650 x 3440)
- 8. MAID'S ROOM (3095 x 1560)
- 9. BATHROOM (2640 x 1640)
- 10. BEDROOM (3150 x 4220)
- 11. BALCONY
- 12. POOL (3000 x 1000)



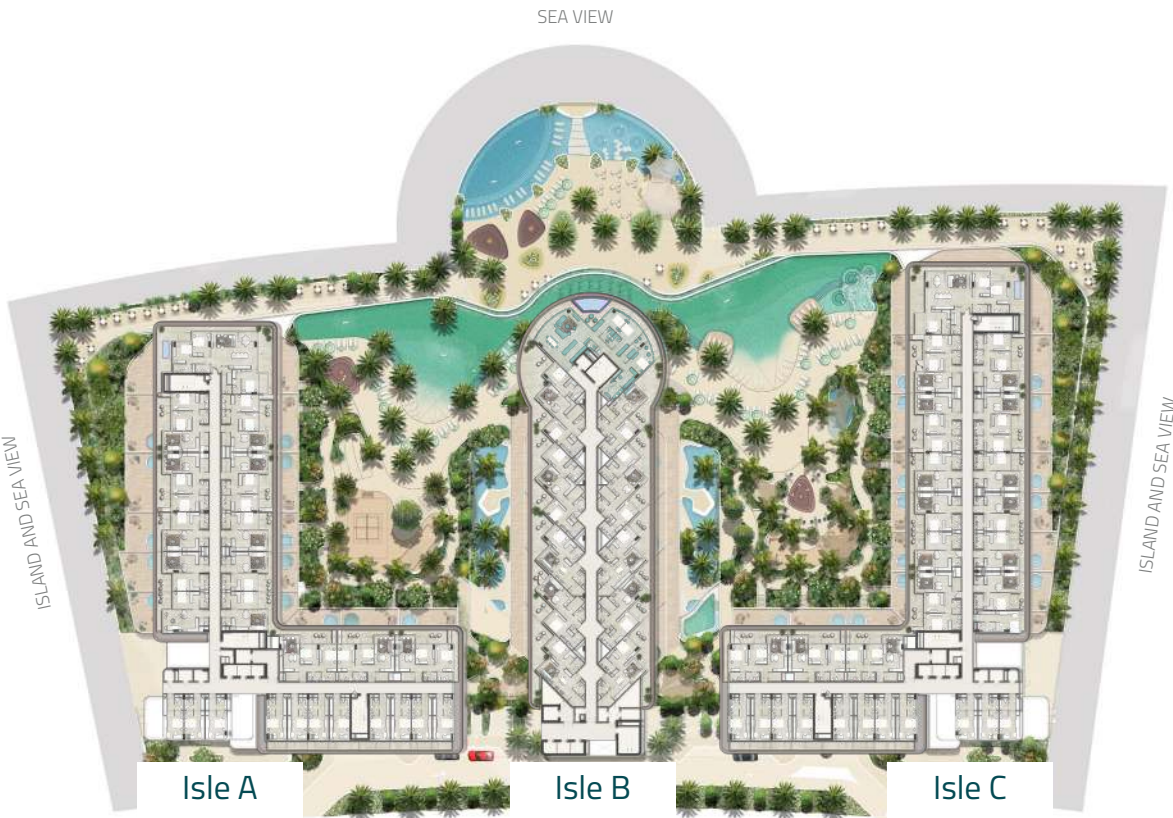
DESCRIPTION	SIZE RANGE
INTERNAL AREA	1,331 - 1,342 Sqft
BALCONY AREA	817 - 859 Sqft
TOTAL AREA	2,148 - 2,191 Sqft



3 Bedroom + Maid | Type 2



- 1. MASTER BEDROOM 1 (5938 x 3761)
- 2. MASTER BATHROOM 1 (1741 x 2640)
- 3. MASTER BEDROOM 2 (6095 x 3680)
- 4. MASTER BATHROOM 2 (1740 x 2642)
- 5. MASTER BEDROOM 3 (3897 x 5164)
- 6. MASTER BATHROOM 3 (3245 x 3100)
- 7. WALK-IN CLOSET (3100 x 2040)
- 8. KITCHEN (4848 x 2620)
- 9. LIVING/ DINING (6262 x 5720)
- 10. MAID'S ROOM (2600 x 1560)
- 11. MAID'S BATHROOM (2560 x 1560)
- 12. POWDER ROOM (2940 x 1300)
- 13. LAUNDRY ROOM (1690 x 1540)
- 14. BALCONY
- 15. POOL (2000 x 5730)



2nd - 12th Levels

DESCRIPTION	SIZE RANGE
INTERNAL AREA	1,809 - 1,811 Sqft
BALCONY AREA	611 Sqft
TOTAL AREA	2,420 - 2,422 Sqft



3 Bedroom Plus | Type 3

- 1. MASTER BEDROOM 1 (4800 x 3370)
- 2. MASTER BATHROOM 1 (2820 x 3600)
- 3. MASTER BEDROOM 2 (4760 x 3130)
- 4. MASTER BATHROOM 2 (1640 x 2640)
- 5. KITCHEN (3830 x 3060)
- 6. LIVING ROOM (4940 x 3100)
- 7. S. ROOM (2040 x 1640)
- 8. LAUNDRY ROOM (1440 x 1641)
- 9. BATHROOM (1640 x 2350)
- 10. BEDROOM (3350 x 3320)
- 11. BALCONY
- 12. POOL (3500 x 3500)



DESCRIPTION	SIZE RANGE
INTERNAL AREA	1,109 Sqft
BALCONY AREA	2,053 Sqft
TOTAL AREA	3,162 Sqft



3 Bedroom Plus | Type 4

- 1. MASTER BEDROOM 1 (3840 x 3220)
- 2. MASTER BATHROOM 1 (1640 x 3220)
- 3. MASTER BEDROOM 2 (3500 x 4420)
- 4. WALK-IN CLOSET (3500 x 1740)
- 5. MASTER BATHROOM 2 (2719 x 1718)
- 6. KITCHEN (2620 x 3650)
- 7. LIVING/ DINING ROOM (5380 x 3650)
- 8. S. ROOM 1 (2180 x 1740)
- 9. S. ROOM 2 (840 x 1740)
- 10. S. ROOM 3 (8150 x 1000)
- 11. LAUNDRY ROOM (1550 x 2540)
- 12. BATHROOM (1740 x 2540)
- 13. BEDROOM (3870 x 3320)
- 14. BALCONY
- 15. POOL (3500 x 3500)

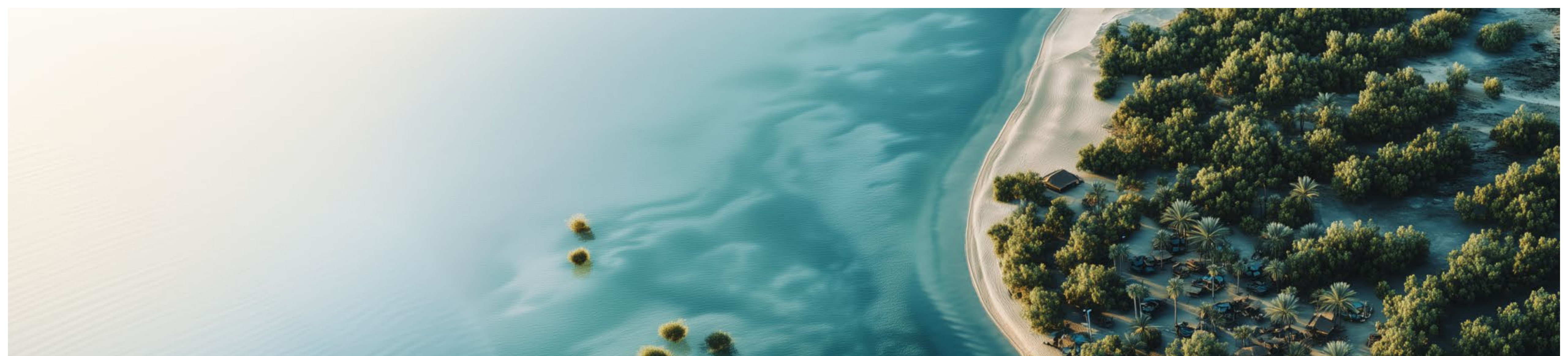


DESCRIPTION	SIZE RANGE
INTERNAL AREA	1,301 Sqft
BALCONY AREA	2,275 - 2,289 Sqft
TOTAL AREA	3,576 -3,590 Sqft









TRIO ISLE | INTERIORS BY
MISSONI


DURAR


DEVELOPMENT