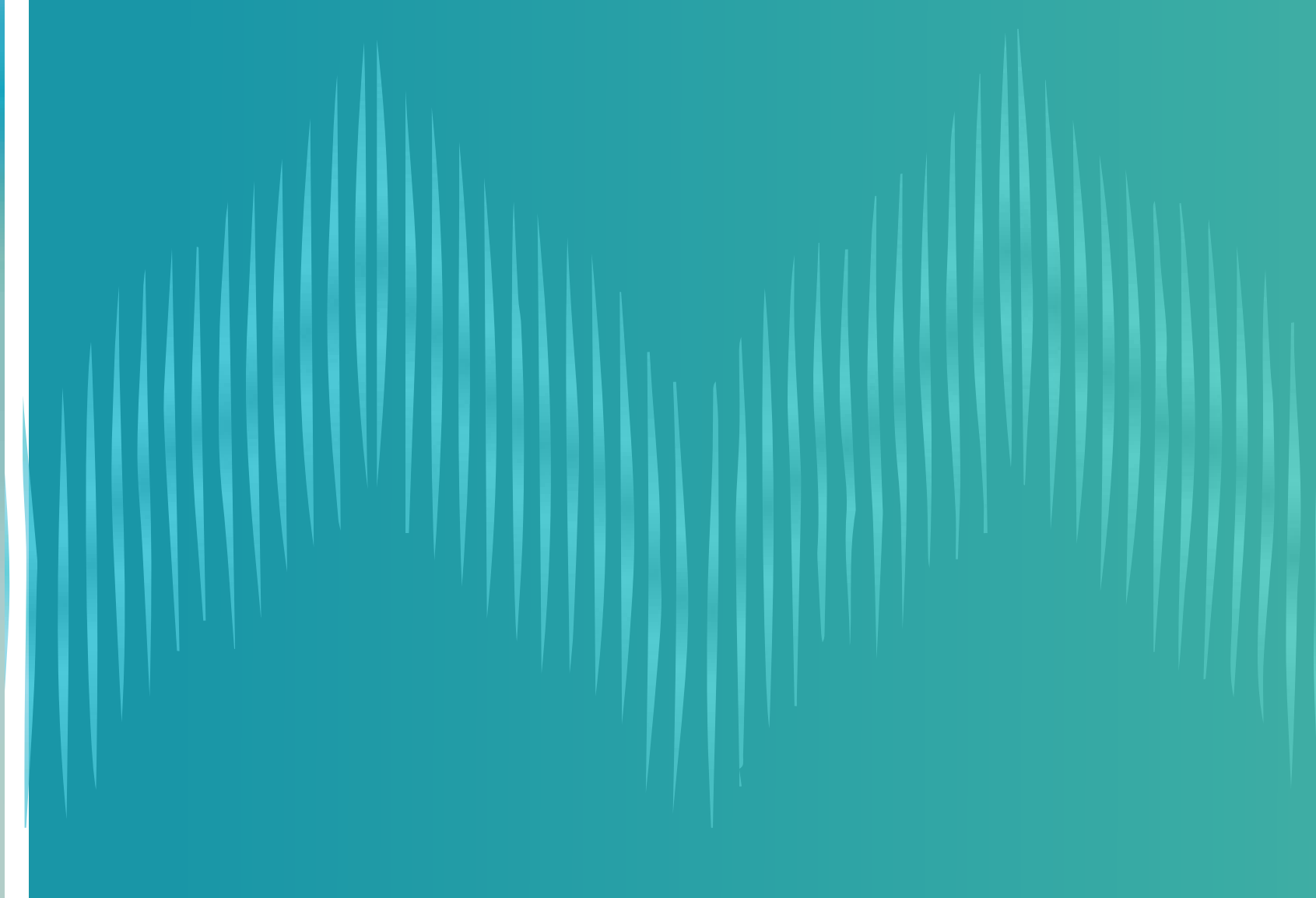


MOONSTONE
interiors by **MISSONI**





KEY PRINCIPLES





Durar is one of the leading property development group that offers a wide range of world class solutions to its clients in development and flexibility in planning to ensure that each Client receives a strategic and highly personalized solutions.





Fortune 5

DEVELOPMENTS

Fortune 5 leads the industry as experts, not only within the context of real estate but also good business practice management.

Our expertise lies in the in-depth exposure, knowledge and forged partnerships formed by our founders and our team.

OCTA

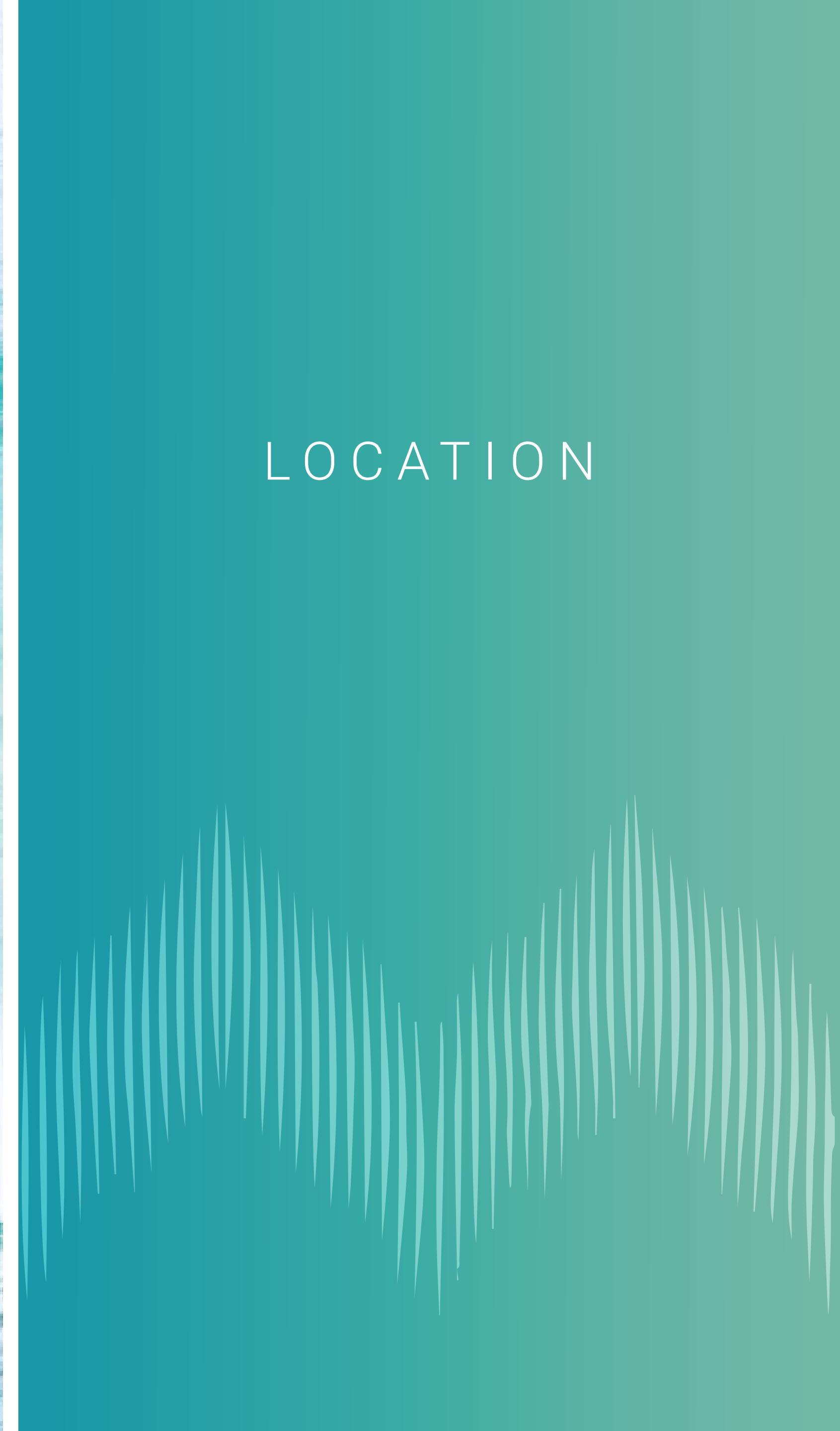
D E V E L O P

As the premier development management firm in the industry, we at OCTA Develop offer advanced leading solutions with a focus on «exclusive branded residences» for the property development and investment sector aiming to increase efficiency, and maximize profitability.





LOCATION





RAS AL-KHAIMAH

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.

WHY BUY IN RAS AL-KHAIMAH?

%29.7

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

%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

3.53 mln

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

NATURE

- Khatt Springs
- Wadi Shawka
- Wadi Bih
- Saqr Park

LEISURE:

- Al Marjan Island Beaches
- Al Jazeera Beaches
- Flamingo Beach
- RAK Mall
- Al Hamra Mall
- Al Rams Corniche

CULTURE & HISTORY

- Dhayah Fort
- Al Rams Pearl Diving
- National Museum
- Jazirat al-Hamra
- Shimal Village

ADVENTURE

- Khatt Springs
- Wadi Shawka
- Wadi Bih
- Saqr Park

LOCATION MAP



M O O N S T O N E
interiors by **MISSONI**

AL MARJAN ISLAND

 DXB AIRPORT

E311

E311

59 min via Sheikh Mohammed Bin Zayed Rd



MOONSTONE
interiors by **MISSONI**

AL MARJAN ISLAND

Located at the tip of UAE, Ras Al Khaimah enjoys a strategic regional location with only 59 minutes away from Dubai International Airport.

4

ISLANDS

6

FULLY OPERATIONAL
WORLD-CLASS HOTELS

7.8

KM OF
PRISTINE BEACHES

2.7

MN SQM OF
RECLAIMED LAND

IRRESISTIBLE ATTRACTIONS

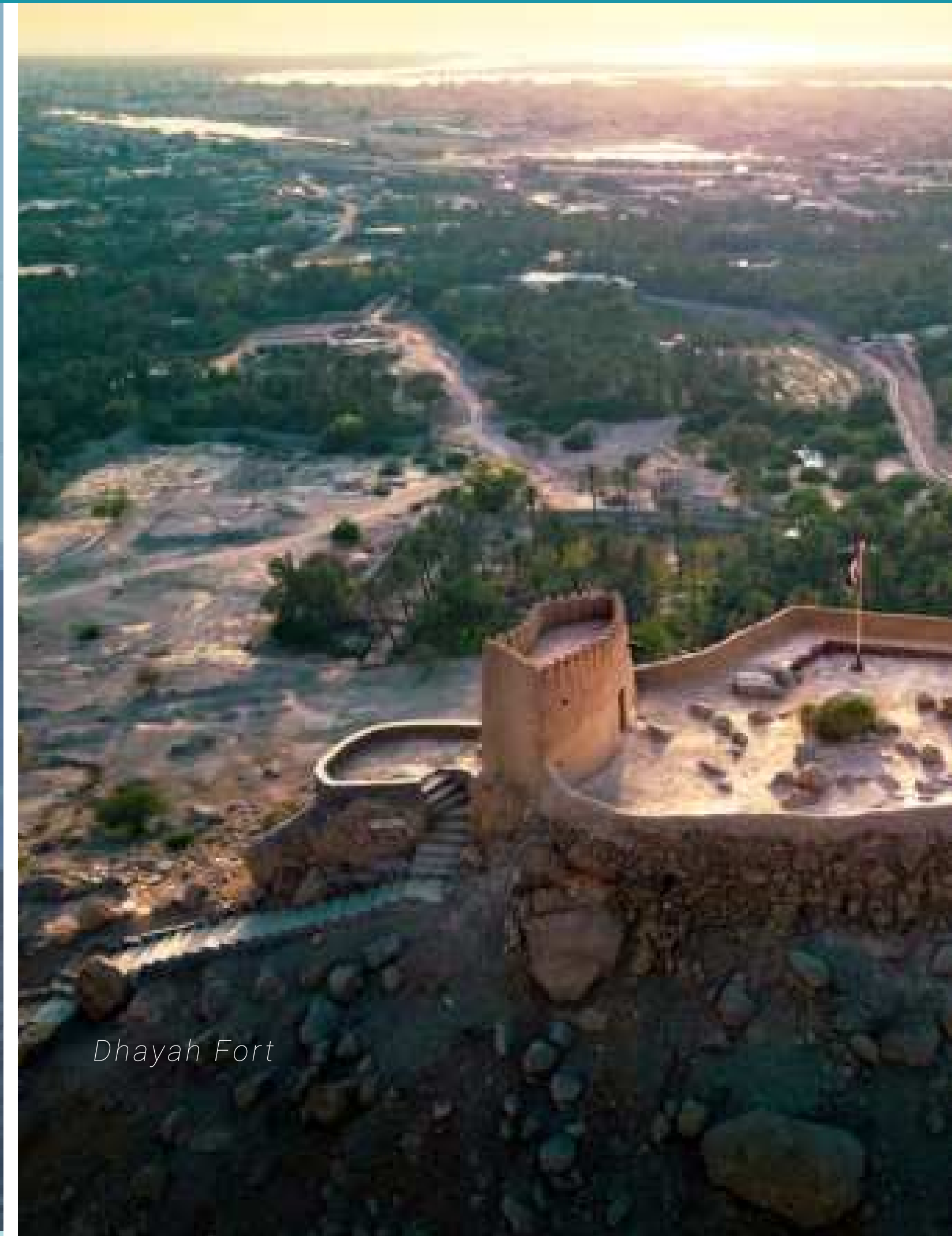
RAS AL KHAIMAH



Flamingo Beach



*World's Longest Zipline
Jabal Jais*



Dhayah Fort



WYNN RESORT *UAE FIRST CASINO*

As the largest foreign direct investment project in the Emirate, Wynn Al Marjan Island Ras Al Khaimah aims to be a landmark property, with plans for over 1,200 hotel rooms, over 20,000 sqm of programmed retail and F&B space, and over 20,000 sqm of dedicated gaming facilities.

Operated by one of the most well-known independent hotel company, the resort aims to target all segments, ranging from corporate to leisure.

PLOT LOCATION

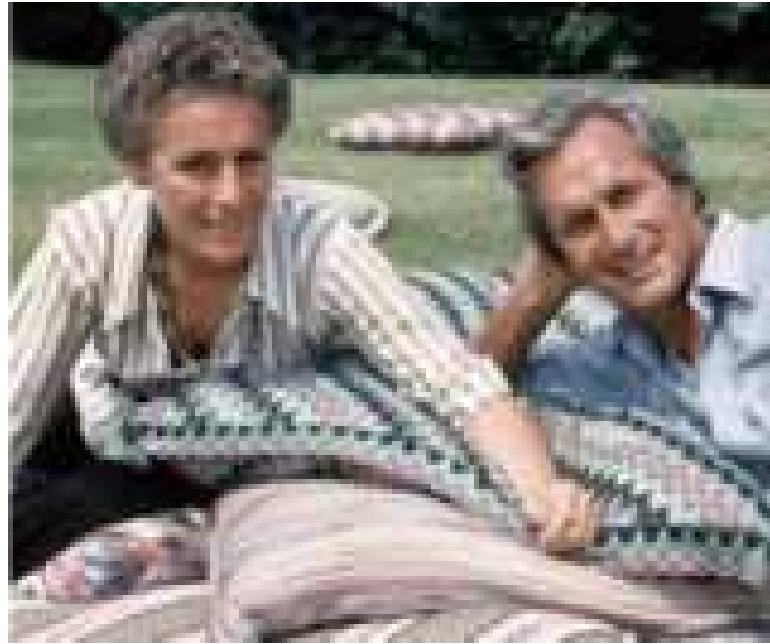
The project is located on Plot 2.C001, Al Marjan Island, Ras Al Khaimah, with a total plot area of 127,000.00 sq.ft

Design elements of the Project emphasize the natural beauty of the surrounding area, creating a sense of harmony between the Project and natural environments.



ABOUT
THE BRAND





1953

On the 18th of April Ottavio and Rosita get married at Golasecca and start their knitwear business.



2022

«My journey in the world of Missoni continues by switching from jumpers and clothes to home and lifestyle, two worlds both based on beauty, where colour and materials merge. With Missoni Home Collection, I can continue to fully express my passion for architecture, art and design.

Alberto Caliri



BRAND PLATFORM

LIFESTYLE

MISSONI LIFESTYLE:

An immersive and comprehensive experience that embraces the art of innovation, refined craftsmanship and exceptional quality.

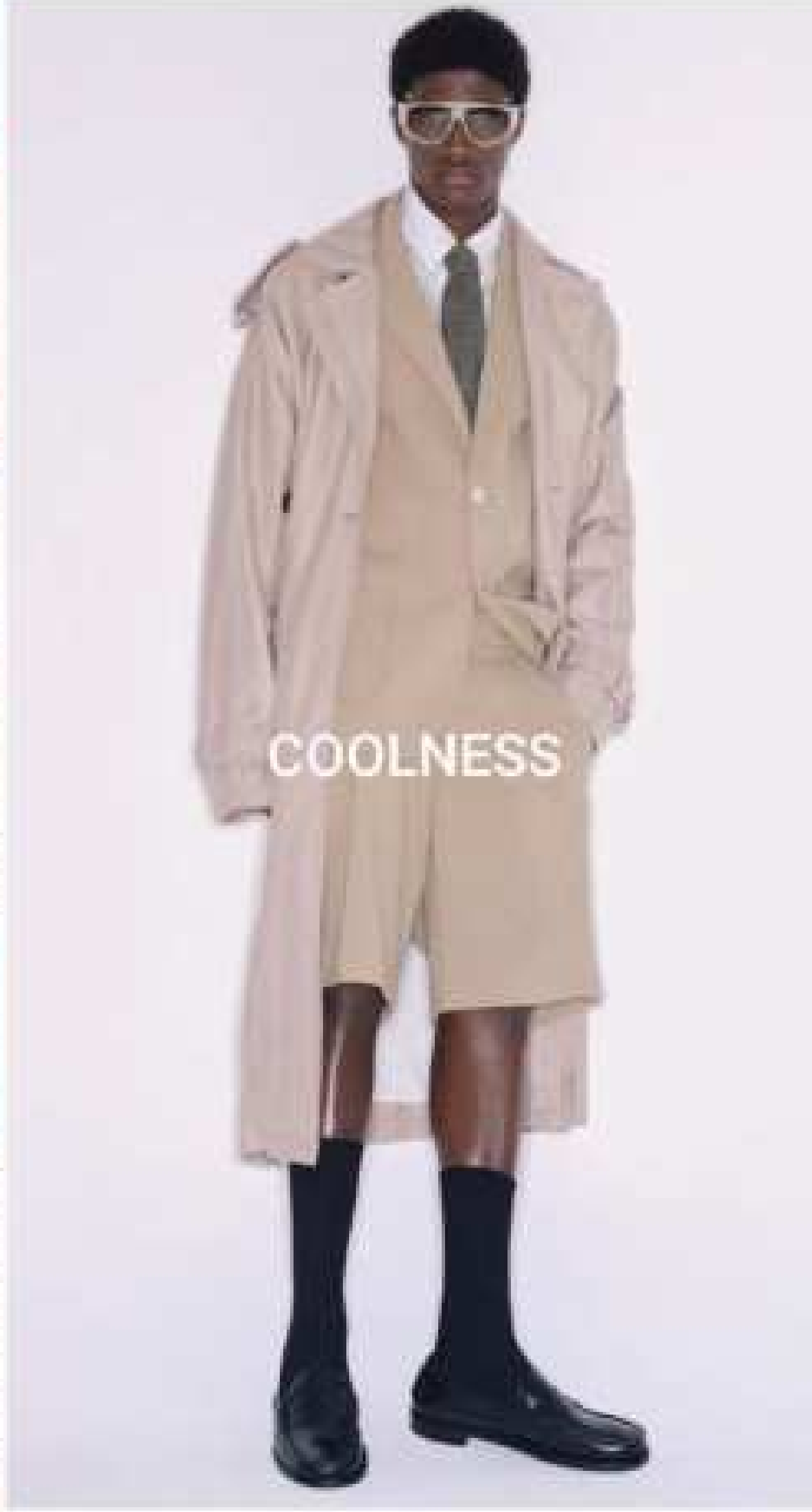
The essence of the brand is reflected in every shade of color, whether it's elegant ready-to-wear pieces, home collections, ID projects, or exclusive resort clubs around the world.

At the heart of this Missoni lifestyle lies values of innovation, craftsmanship, and quality.

This fusion of elements creates a distinctive and luxurious style that engages those who are part of it.



**BRAND PLATFORM
PILLARS**



BRAND PLATFORM

PRODUCT PORTFOLIO



WOMENSWEAR



MENSWEAR



HOME



SPORTWEAR



BEACHWEAR



RESORT CLUB



ID PROJECT



PERFUMES



WATCHES



EYEWEAR



KIDSWEAR



BRAND PLATFORM
HOME



BRAND PLATFORM

BRANDED REAL ESTATE



MIAMI



MARBELLA



BRASIL



DUBAI



COMING SOON
6 PROJECTS IN PIPELINE



BRAND PLATFORM
RESORT CLUB



LE CARILLON PORTOFINO



ONE & ONLY MALDIVE



NIKKI BEACH PORTO CERVO



BAR TIBERIO CAPRI





MISSONI

Over the years, Missoni has expanded its product range to include not only clothing but also accessories, home furnishings, and fragrances.

The brand has a reputation for its high-quality materials and craftsmanship, and it has a strong following among fashion-conscious individuals who appreciate its unique and vibrant aesthetic.

M O O N S T O N E
interiors by **MISSONI**

PROJECT DETAILS

PROJECT NAME:
MOONSTONE INTERIORS BY MISSONI

PLOT AREA:
127,600 SqFt

DEVELOPER:
DURAR F5 FZ LLC

ARCHITECT:
QHC Architects & Engineers

ESTIMATED SERVICE FEES
18 AED/Sqft

ANTICIPATION COMPLETION DATE
November 2026

ELEVATORS		PARKING
Residential	12	1 lot for each Studio, 1&2 BR.
Service	6	2 lots for 3 & 4 BRs

UNIT MIX

# of BR	Count	Total Area in SqFt	
		Min.	Max.
Chalet	20	245	462
1 BR	60	300	918
2 BR	80	1287	1808
2 BR - Plus	6	1722	
3 BR	20	1779	2029
3 BR - Plus	0	2888	
4 BR	4	8267	8636
Villa	6	4122	5651
Retail	3	432	473
Total	208		



AMENITIES

GROUND LEVEL

- . Pool Resident lounge
- . Pool - promenade

AMENITIES LEVEL

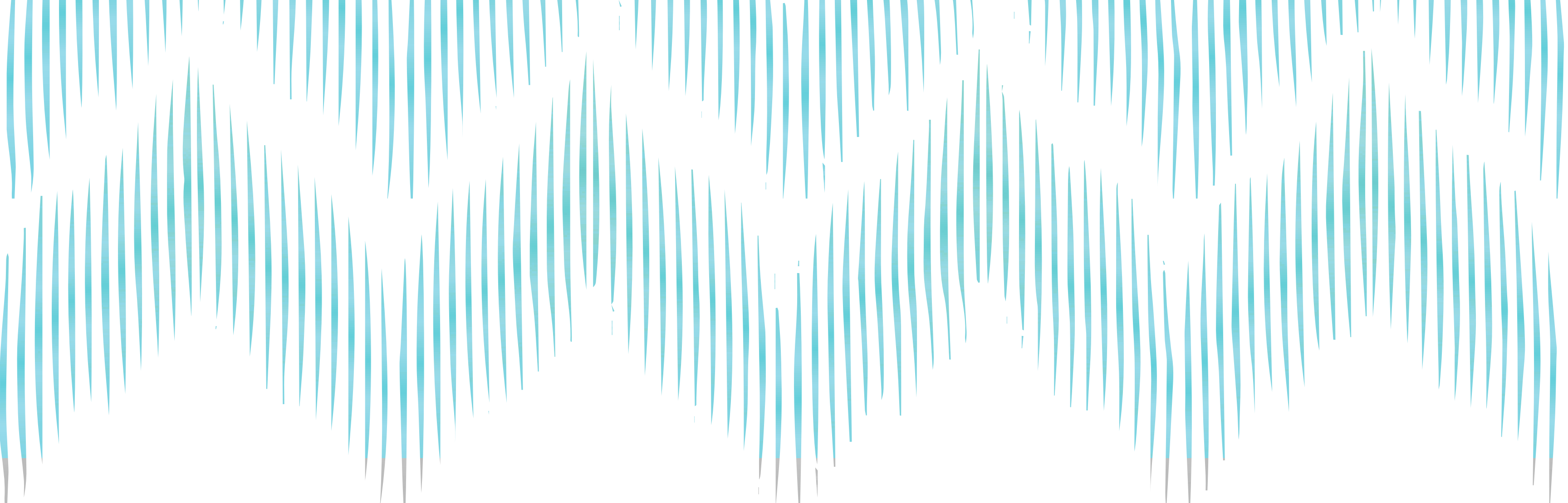
13 FLOOR DECK – INDOOR AMENITIES

- . Gym
- . Female SPA (Changing Rooms, Steam & Sauna and Quite Room) - Indoor
- . Male SPA (Changing Rooms, Steam & Sauna and Quite Room) - Indoor
- . Multi-Function – Sky Resident Lounge

14 FLOOR DECK - OUTDOOR AMENITIES

- . Sunset Infinity Pool





FLOOR PLANS

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TYPICAL FLOOR PLANS

GROUND FLOOR

TYPICAL 1

Floor No. *Ground floor*

> Villa *6 units*

-  Grand Drop-off
-  East lobby
-  West lobby
-  Visitor Parking
-  Pool resident lounge
-  Central Courtyard Garden
-  Mini nursery room
-  Padel court
-  Wet sunbathing deck
-  Retail shops



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TYPICAL 2

Floor No.	1 st Floor
➤ Chalet	38 units
➤ Chalet plus	4 units
Total	42 units



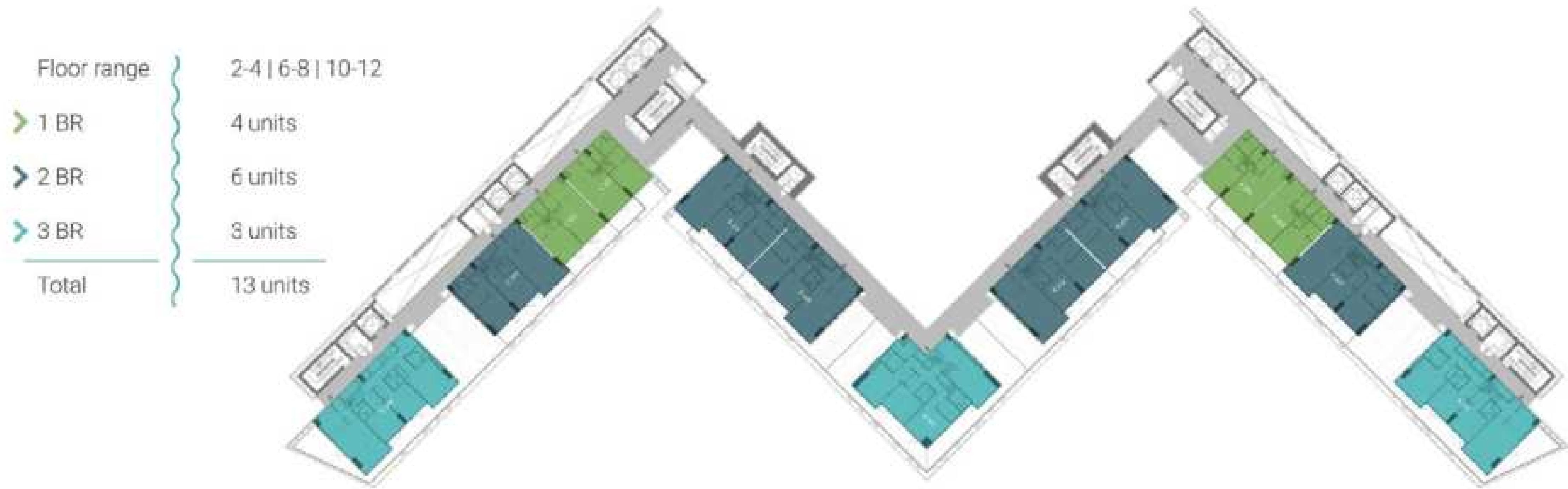
SEA-VIEW

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TYPICAL FLOOR PLANS

2nd, 3rd, 4th, 6th, 7th, 8th, 10th, 11th, 12th FLOORS

TYPICAL 3

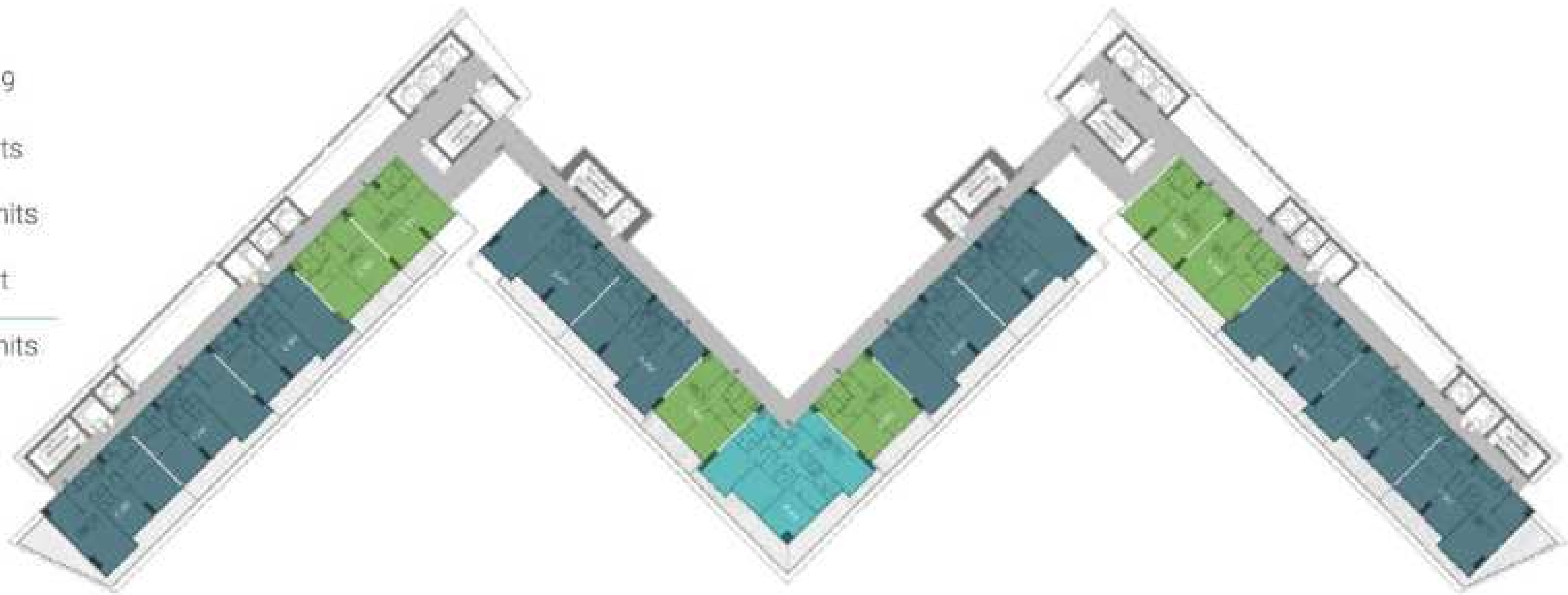


SEA-VIEW

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TYPICAL 4

Floor range	5 & 9
> 1 BR	6 units
> 2 BR	10 units
> 3 BR	1 unit
Total	17 units

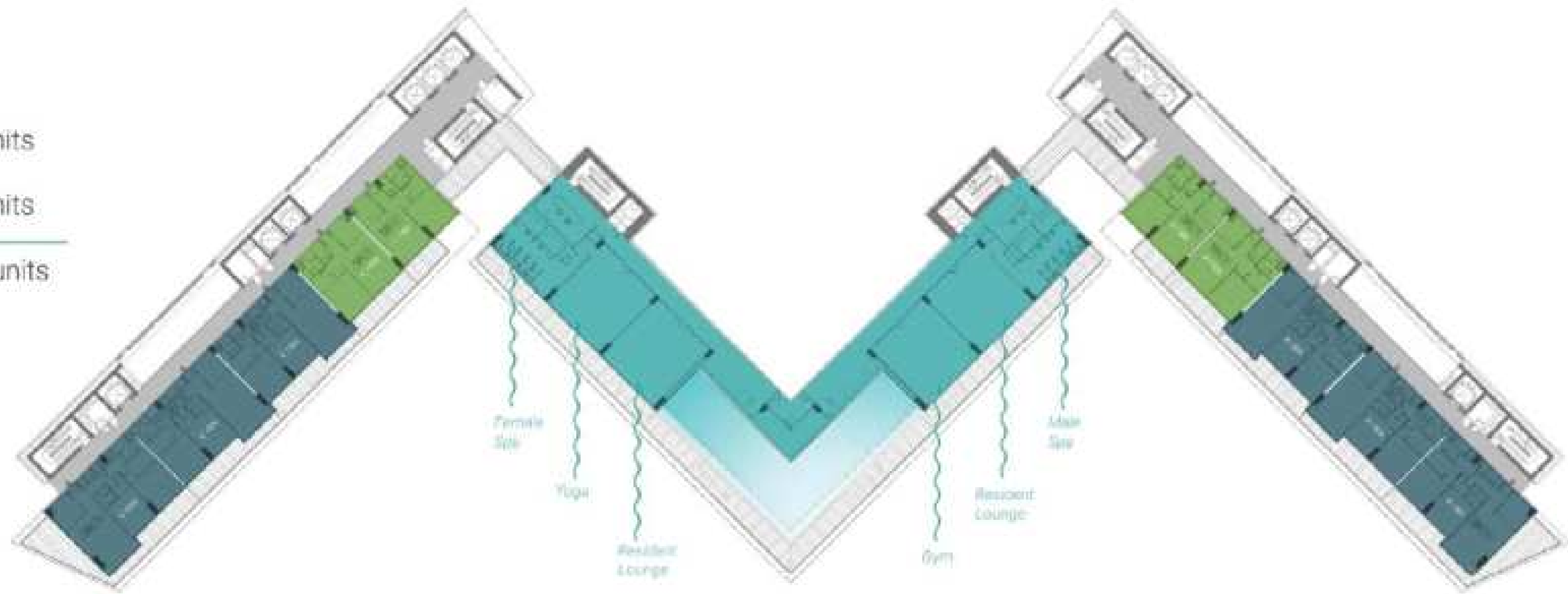


SEA-VIEW

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TYPICAL 5 INDOOR AMENITIES

Floor No.	13
> 1 BR	4 units
> 2 BR	6 units
Total	10 units



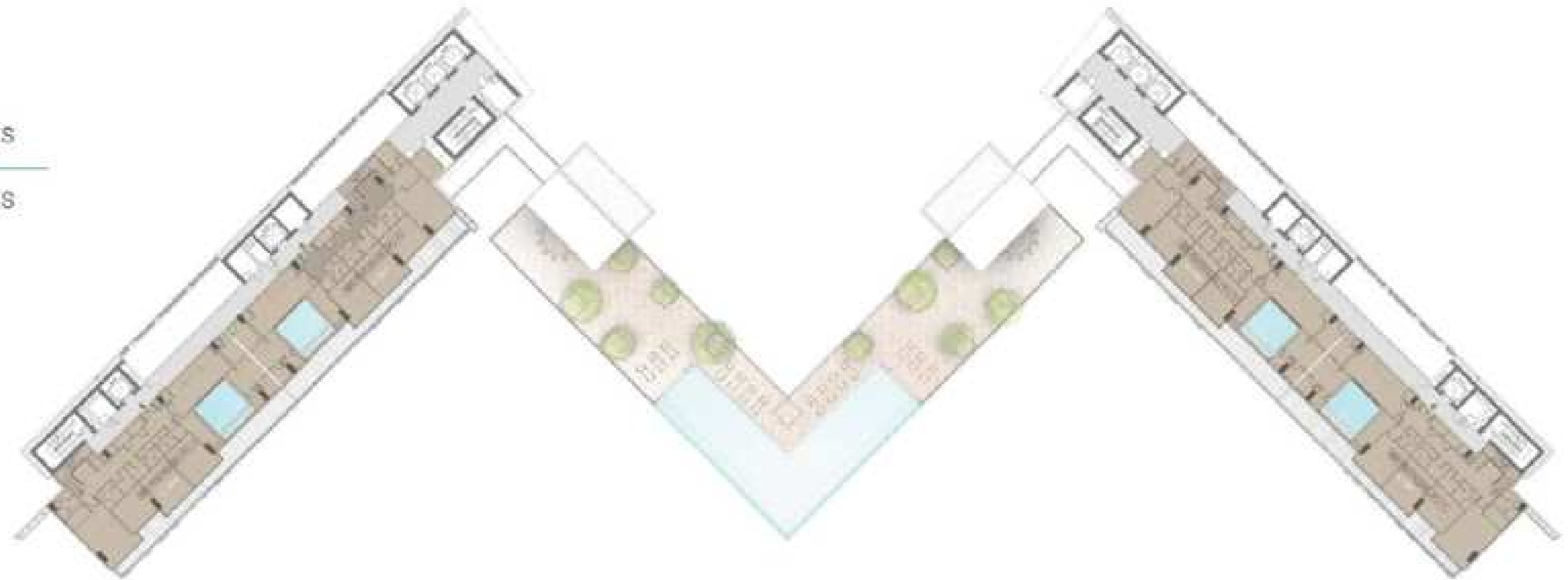
SEA-VIEW

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TYPICAL 6

LOWER LEVEL

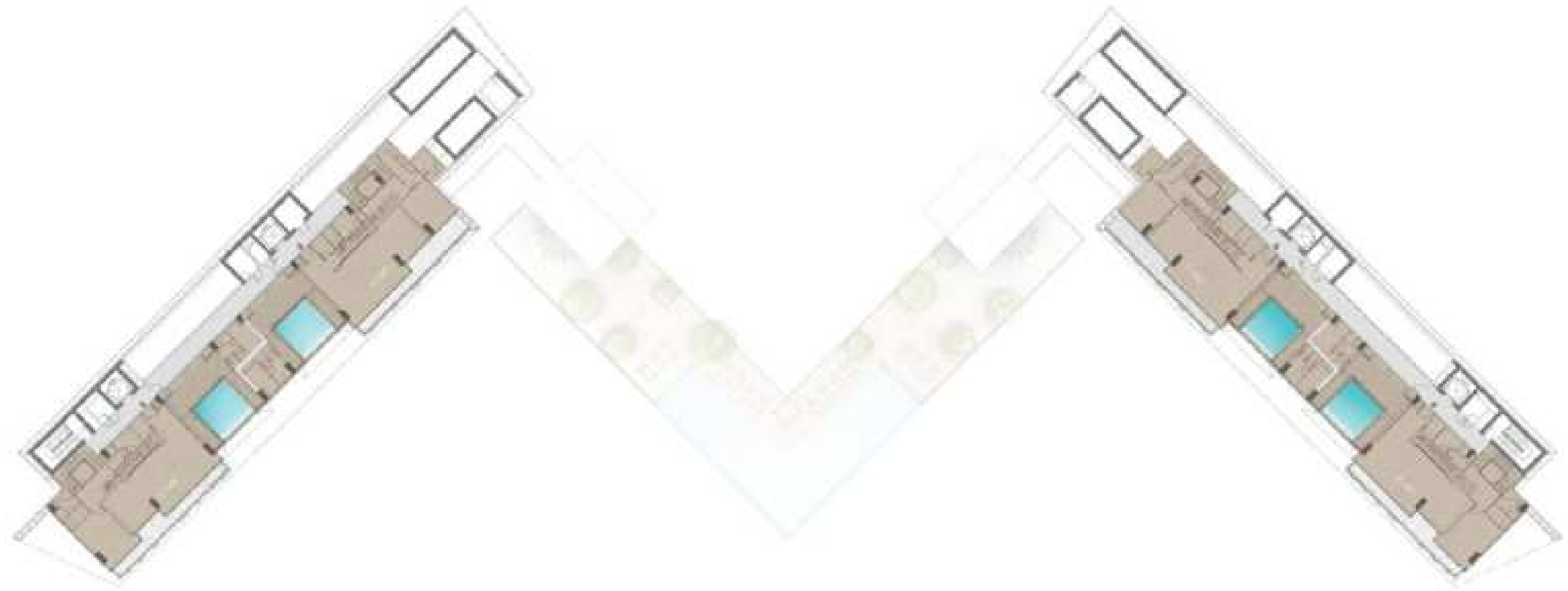
Floor No.	15
5 BR - duplex	4 units
Total	4 units



SEA-VIEW

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TYPICAL 6
UPPER LEVEL



SEA-VIEW

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WAKE UP TO *THE WAVES*

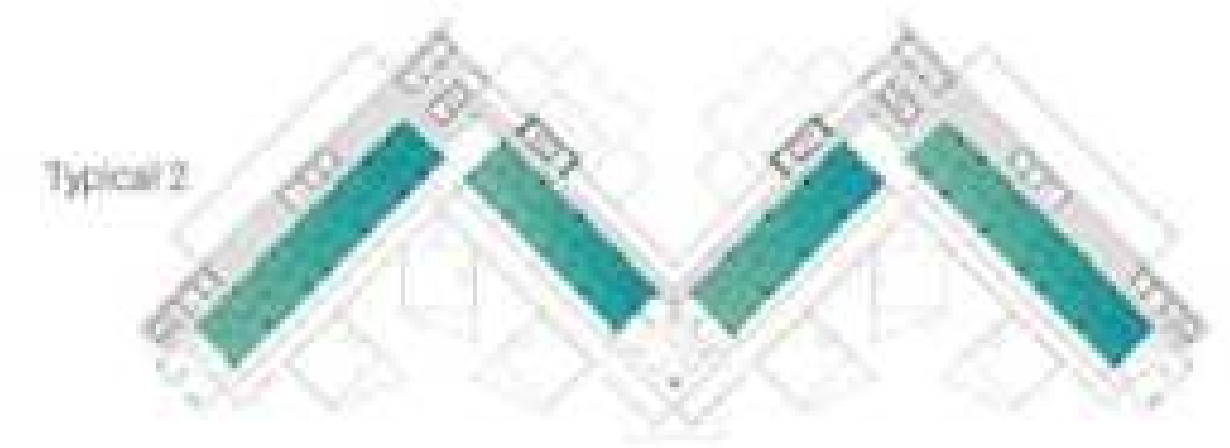
CHALET

Suite area	360 Sqft
Balcony area	147 Sqft
<hr/>	<hr/>
Total area	507 Sqft



- ◆ Living area 4.7m X 3.8m
- ◆ Kitchen 3.6m X 1.9m
- ◆ Bathroom 2.1m X 1.8m
- ◆ Balcony 3.5m X 3.9m

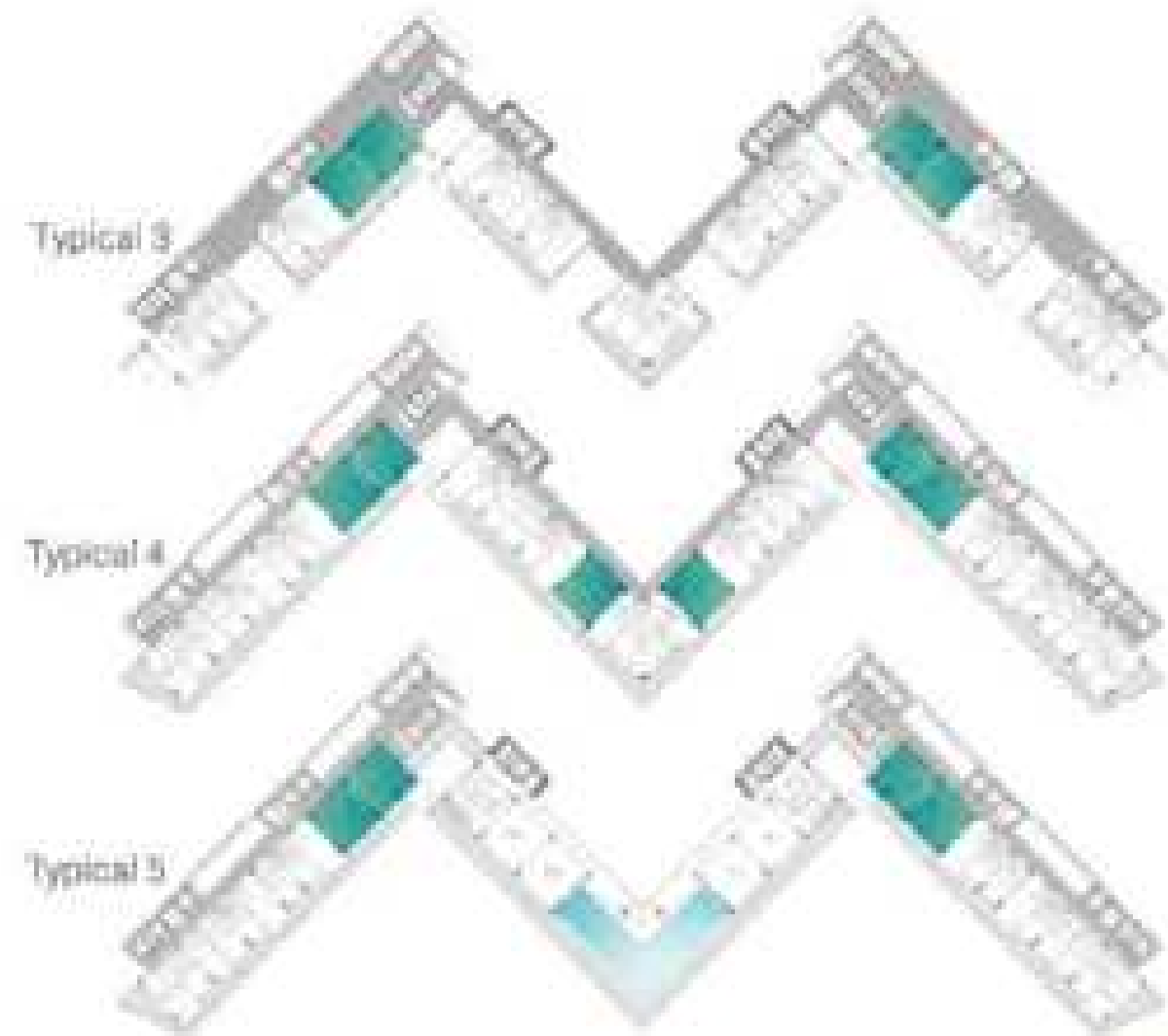
SEA VIEW



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1 BEDROOM

	MIN SQFT	MAX SQFT
Suite area	702	711
Balcony area	98	207
Total area	800	918



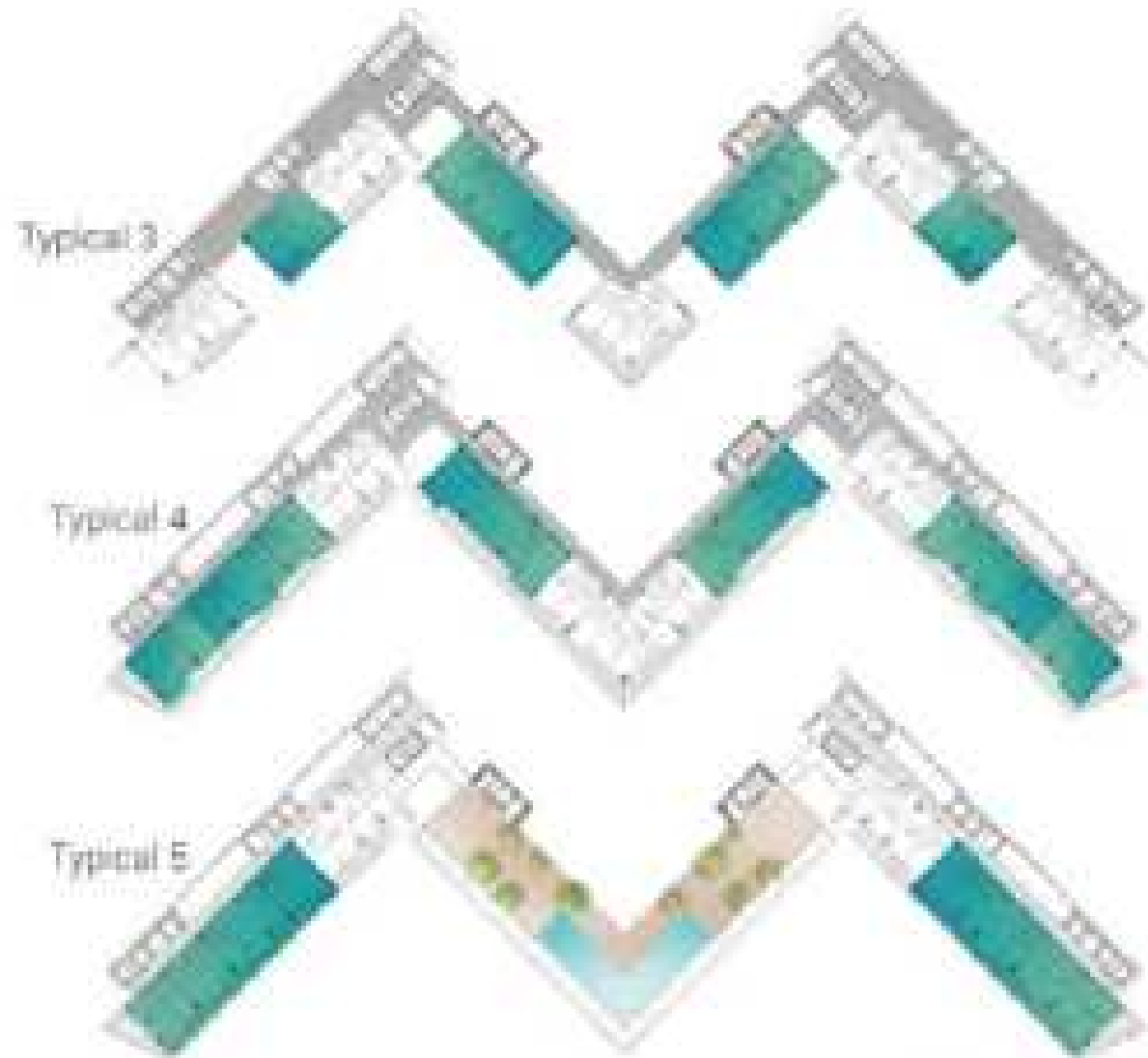
Living area	6.3m X 4.4m
Kitchen	3m X 3m
Bedroom	4.1m X 3.5m
Bathroom	2.3m X 2.3m
Balcony	3.3m X 2.1m

SEA VIEW

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2 BEDROOMS

	MIN Sqft	MAX Sqft
Suite area	1111	1132
Balcony area	176	463
Total area	1287	1595



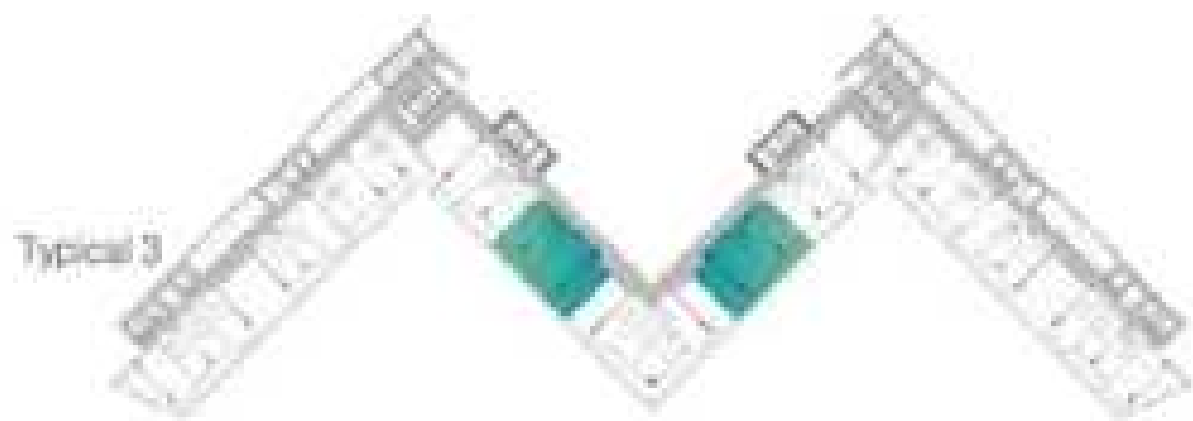
SEA VIEW

Living area	6.2m X 4.3m
Kitchen	3.2m X 2.7m
Bedroom	3.9m X 3.6m
M.Bedroom	6m X 3.9m
M.Bathroom	2.1m X 2.3m
Balcony	12m X 2.1m

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2 BEDROOMS PLUS

Suite area	1145
Balcony area	577
Total area	1722



Living area	6.1m X 4.2m
Kitchen	3.2m X 2.7m
Bedroom	3.8m X 3.6m
M.Bedroom	5.9m X 3.9m
M.Bathroom	2.3m X 2.3m
Balcony	16m X 9.4m

SEA VIEW

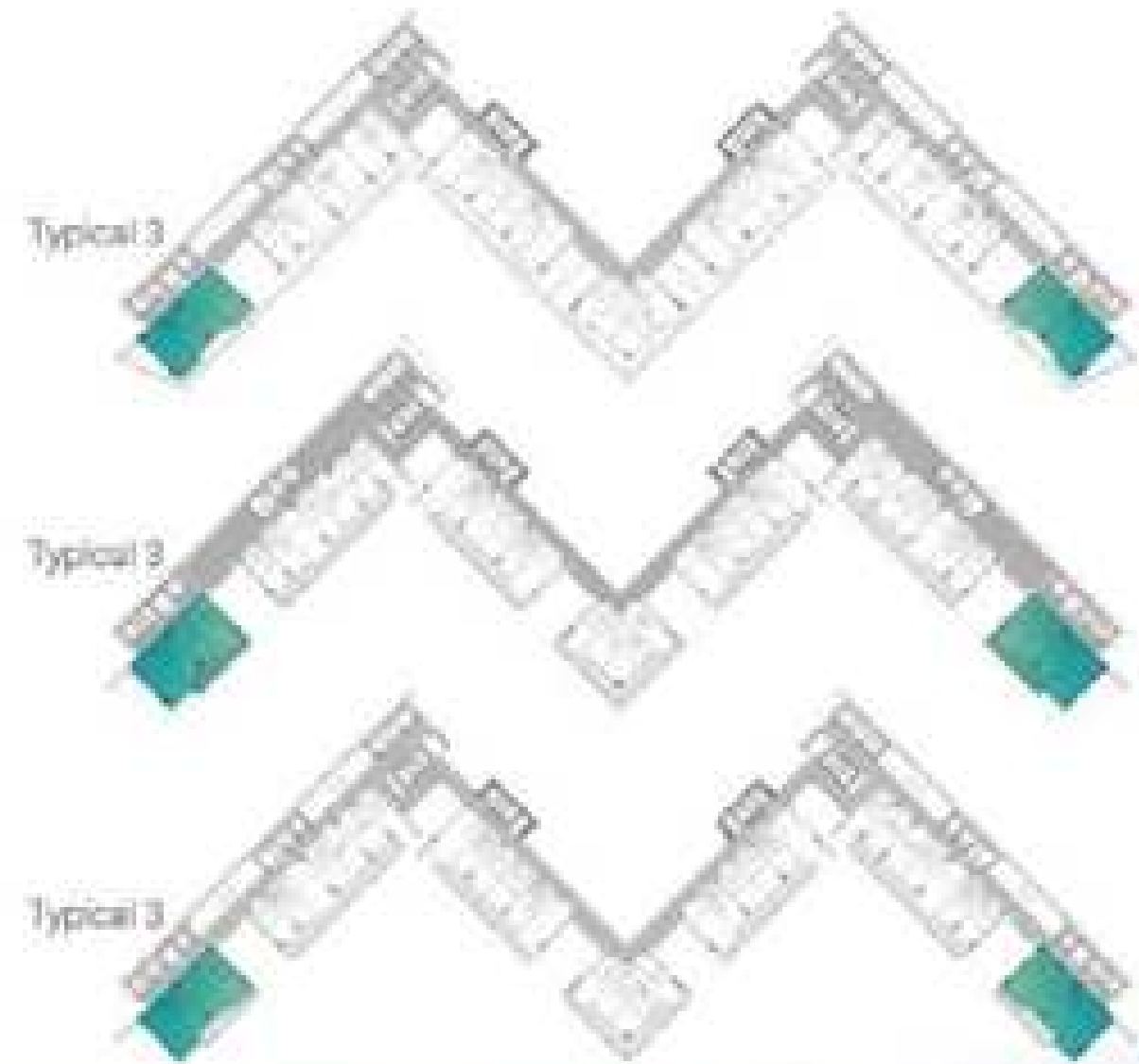
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3 BEDROOMS

	MIN Sqft	MAX Sqft
Suite area	1576	1535
Balcony area	204	485
Total area	1779	2020



- ◆ Living area 6.1m X 4.4m
- ◆ Kitchen 3.4m X 2.9m
- ◆ Bedroom1 3.6m X 3.9m
- ◆ Bedroom2 3.6m X 3.9m
- ◆ M.Bedroom 4.9m X 4.6m
- ◆ M.Bathroom 2.5m X 2m
- ◆ Balcony 11m X 2.2m



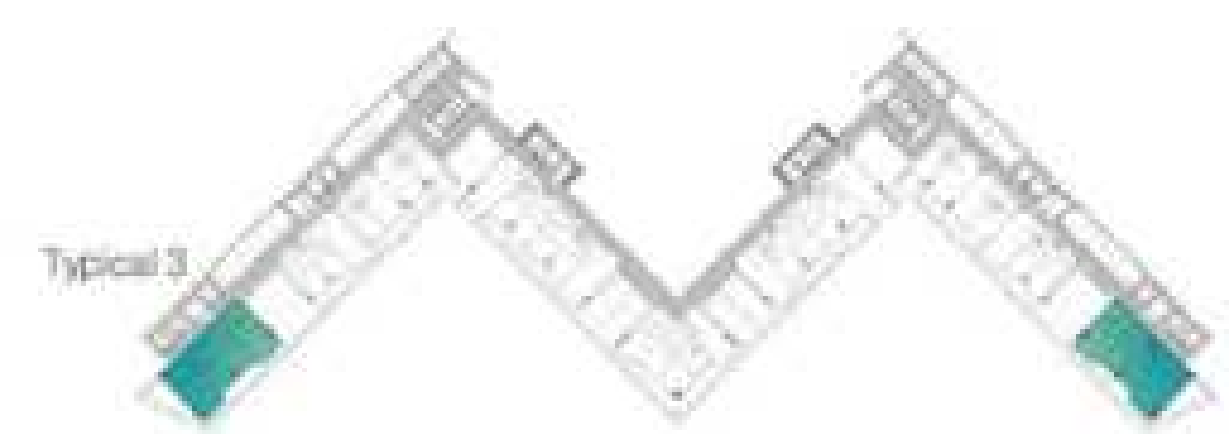
SEA VIEW

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3 BEDROOMS PLUS

Suite area	1576
Balcony area	1290
Total area	2865

Living area	5.9m X 4.4m
Kitchen	3.4m X 2.8m
Bedroom1	5.9m X 3.6m
Bedroom2	5.9m X 3.6m
M.Bedroom	4.8m X 4.5m
M.Bathroom	2.5m X 2m
Balcony	24m X 9.8m

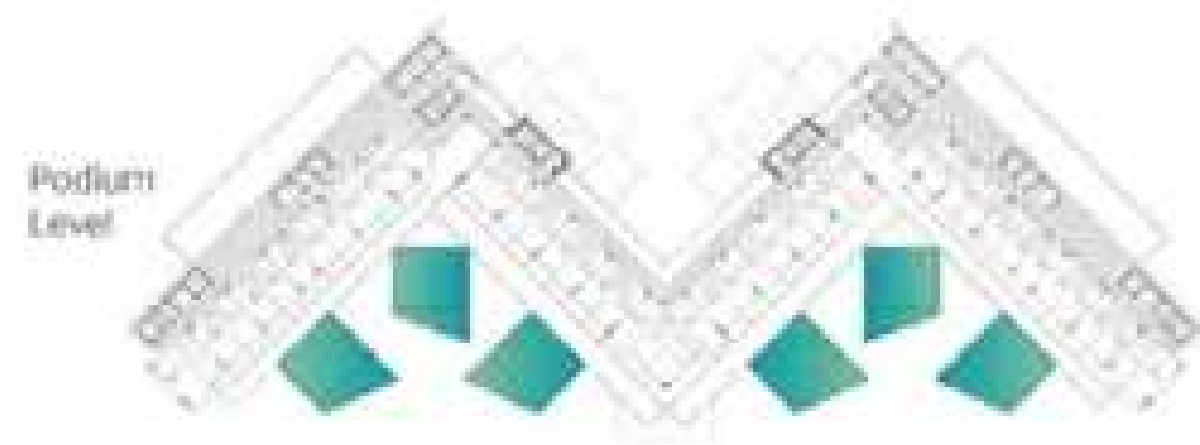


SEA VIEW

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4 BEDROOMS - VILLA LOWER LEVEL

	MIN Soft	MAX Soft
Plot area	3158	4482
Total area	4122	5651



Living area	7.5m X 6.4m
Bedroom1	5.9m X 4m
Bathroom	1.6m X 1.5m
Deck	7.6m X 2.8m
Pool	5.7m X 4.1m

SEA VIEW

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4 BEDROOMS - VILLA

UPPER LEVEL

Typical 1



- ◆ Bedroom 2 6.4m X 3.5m
- ◆ Bedroom 3 4.4m X 3.6m
- ◆ M.Bedroom 7.7m X 3.9m
- ◆ M.Bathroom 2.2m X 2m

SEA VIEW

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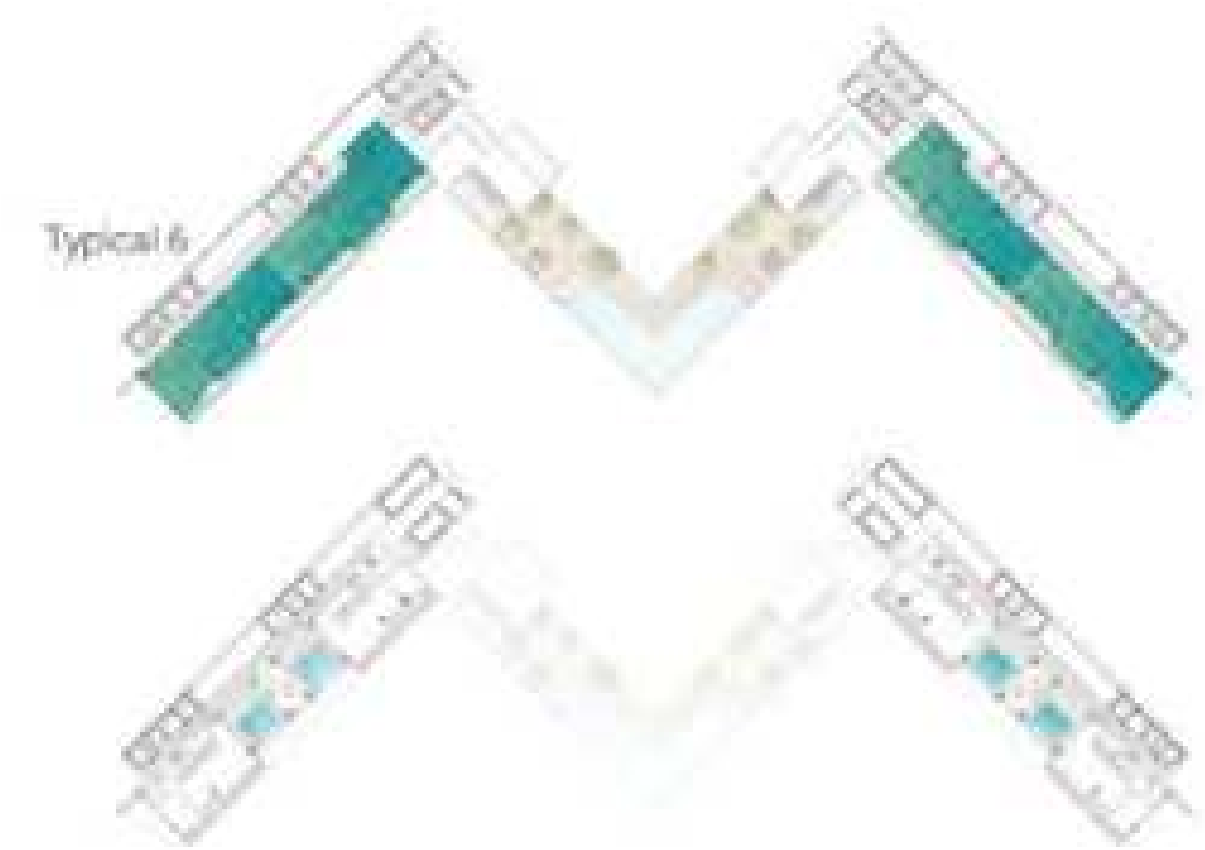
5 BEDROOMS PENTHOUSE-DUPLEX

LOWER LEVEL

	MIN Sqft	MAX Sqft
Suite area	4097	4253
Balcony area	1272	1383
Total area	5368	5636



- ◆ Living area 7.7m X 5.7m
- ◆ Kitchen 4.6m X 4.2m
- ◆ Washroom 2.2m X 1.6m
- ◆ Bedroom1 7.2m X 4.1m
- ◆ Balcony 16m X 1.2
- ◆ Pool area 7.6m X 8.1m



SEA VIEW

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5 BEDROOMS PENTHOUSE-DUPLEX
UPPER LEVEL



◆ Bedroom2	4.6m X 4m
◆ Bedroom3	4.6m X 3.7m
◆ Bedroom 4	4.1m X 3.6m
◆ M.Bedroom	7.1m X 4m
◆ M.Bathroom	2.6m X 2.2m
◆ Gym	7.9m X 3.2m
◆ Balcony	26m X 2m

SEA VIEW

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100% SEAFRONT BLISS

MOONSTONE: A HIDDEN GEM

(REASONS TO INVEST)



*The 1st Fashion-Branded Residences
in Al-Marjan Island | Interiors By Missoni*



*Mesmerizing Sunset Views
Residences Oriented To The West*



*Single-loaded Corridors
Privacy And Spaciousness*



*Architectural Excellence
Captivating Views From Every Room*



*Holiday Living
Easy Access To Tourist Destinations*



*Ras Al Khaimah's Waterfront Marvels
A Luxe Experience Without Dubai's Waterfront Price Tag*





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