

# YOU ARE A GUIDE TO THE WORLD OF LUXURY

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# 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.

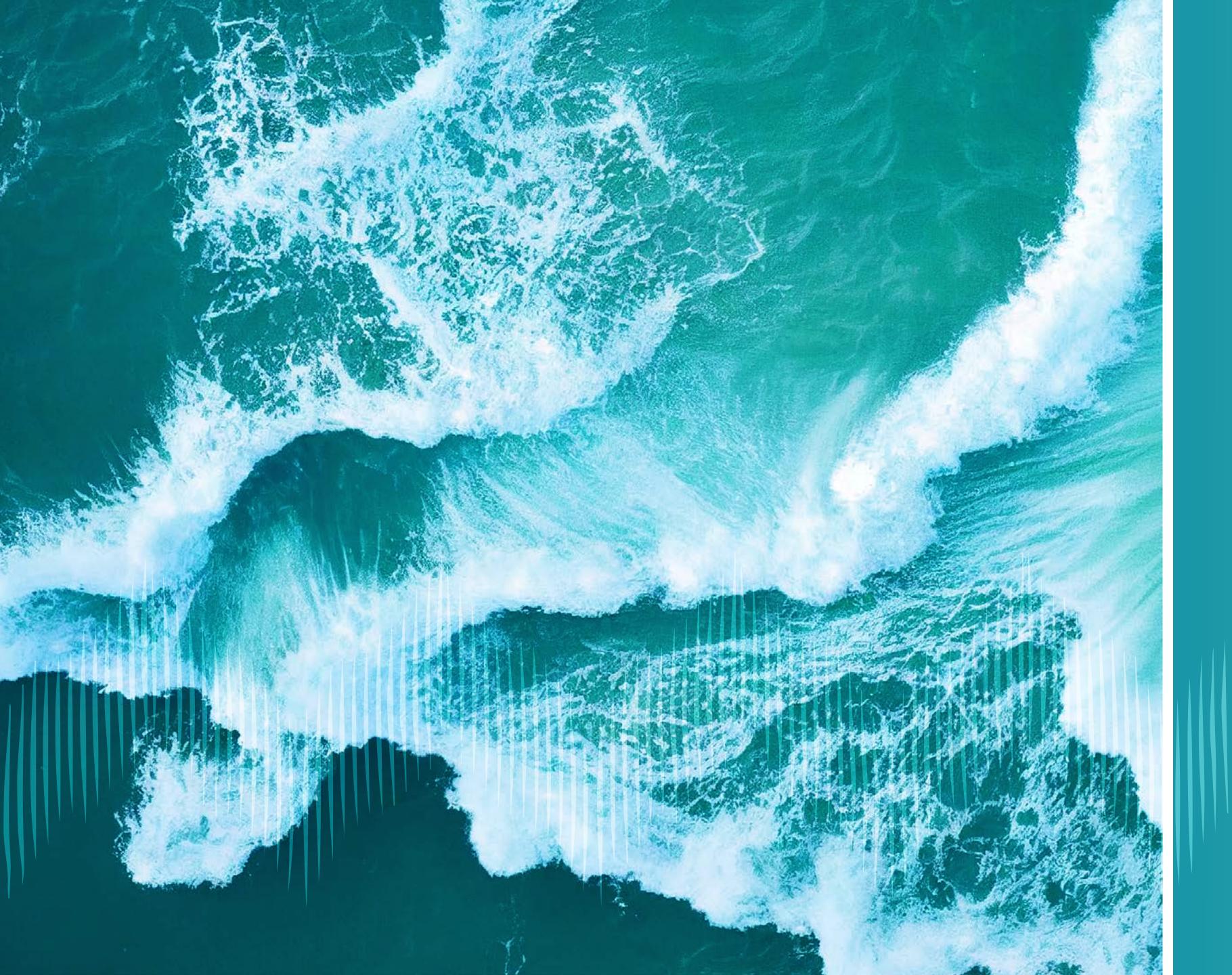
Our expertise lies in the in-depth exposure, knowledge and forged partnerships formed by our founders and our team.



# DEVELOP

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

• Al Marjan Island Beaches

# **CULTURE & HISTORY**

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

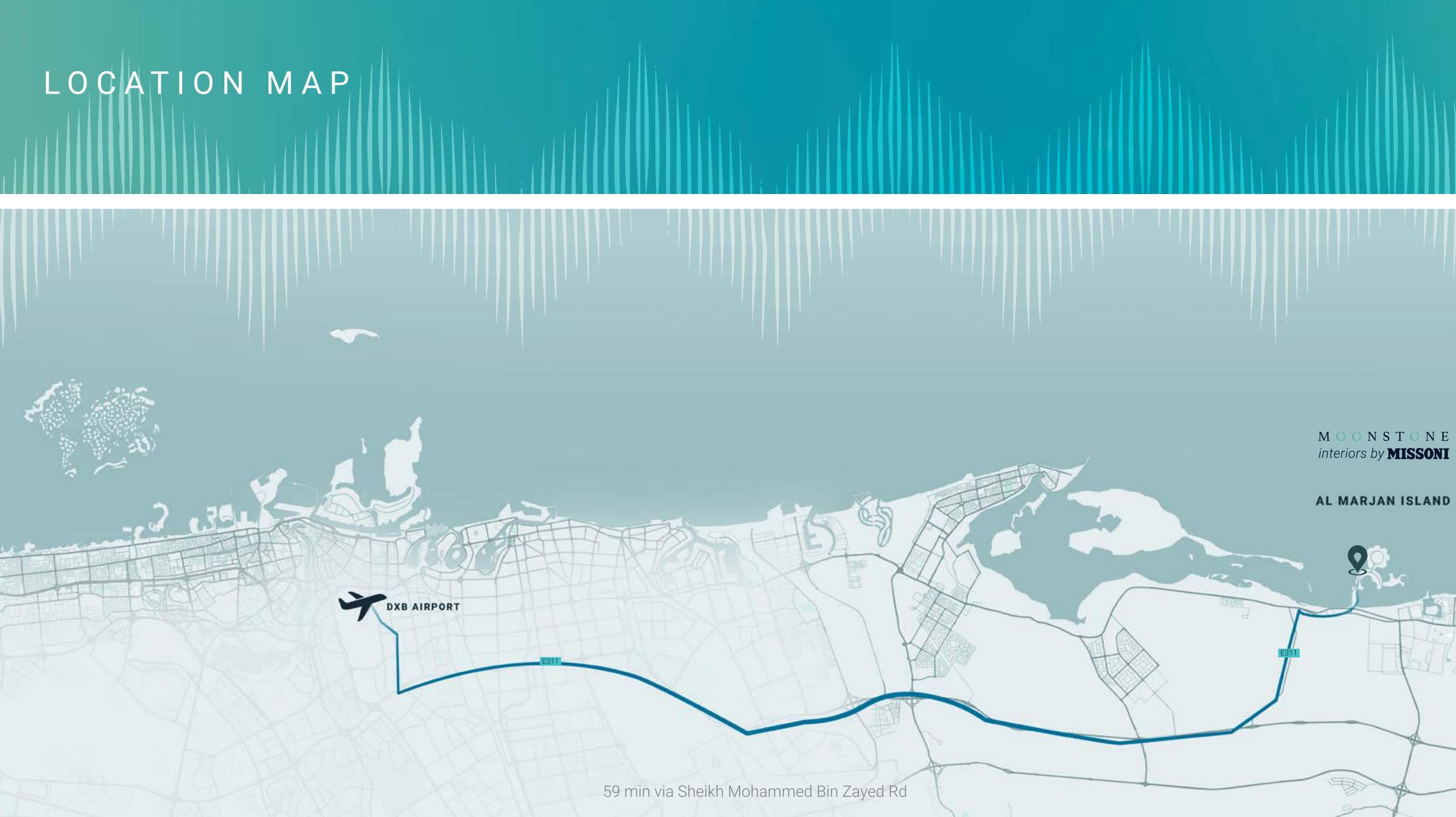
# **ADVENTURE**

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



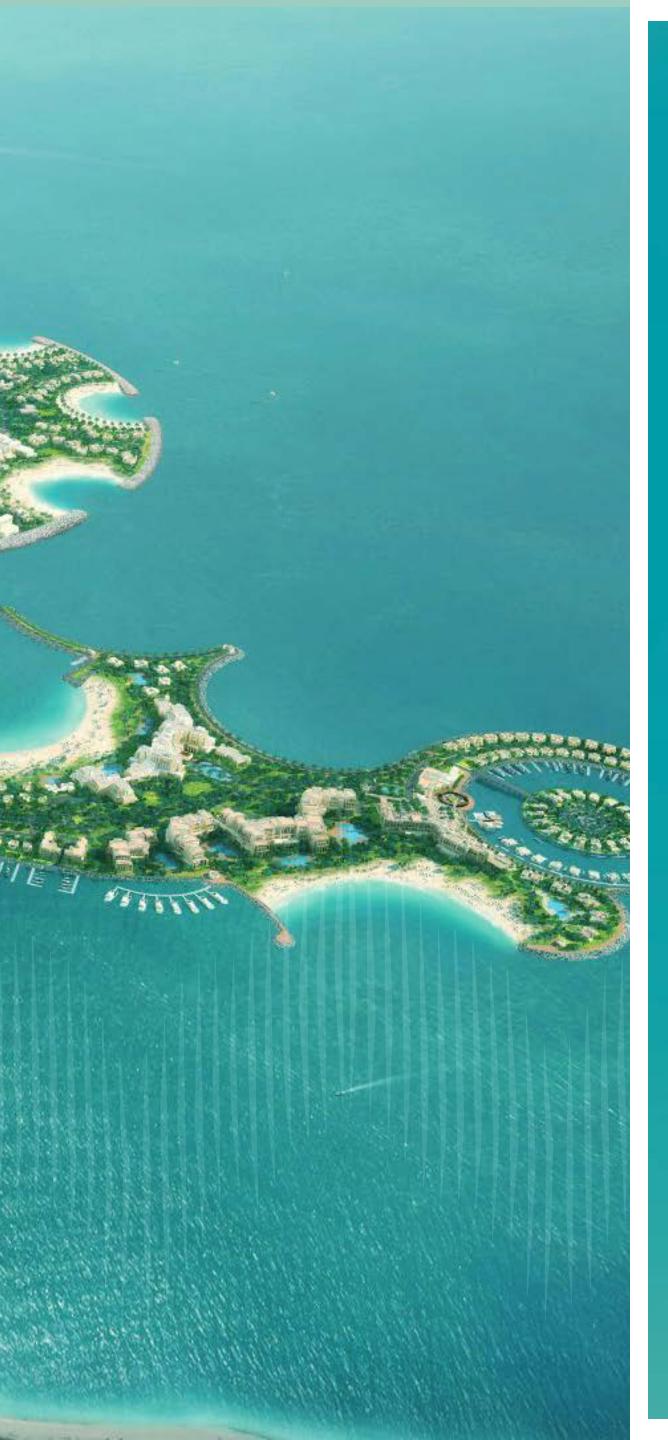








#### MOONSTONE interiors by **MISSONI**



# AL MARJAN ISLAND

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









# IRRESISTIBLE ATTRACTIONS RAS AL KHAIMAH



World`s Longest Zipline Jabal Jais





2 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 Calirl



#### 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-towear pieces, home collections, ID projects, or exclusive resort clubs around the world.

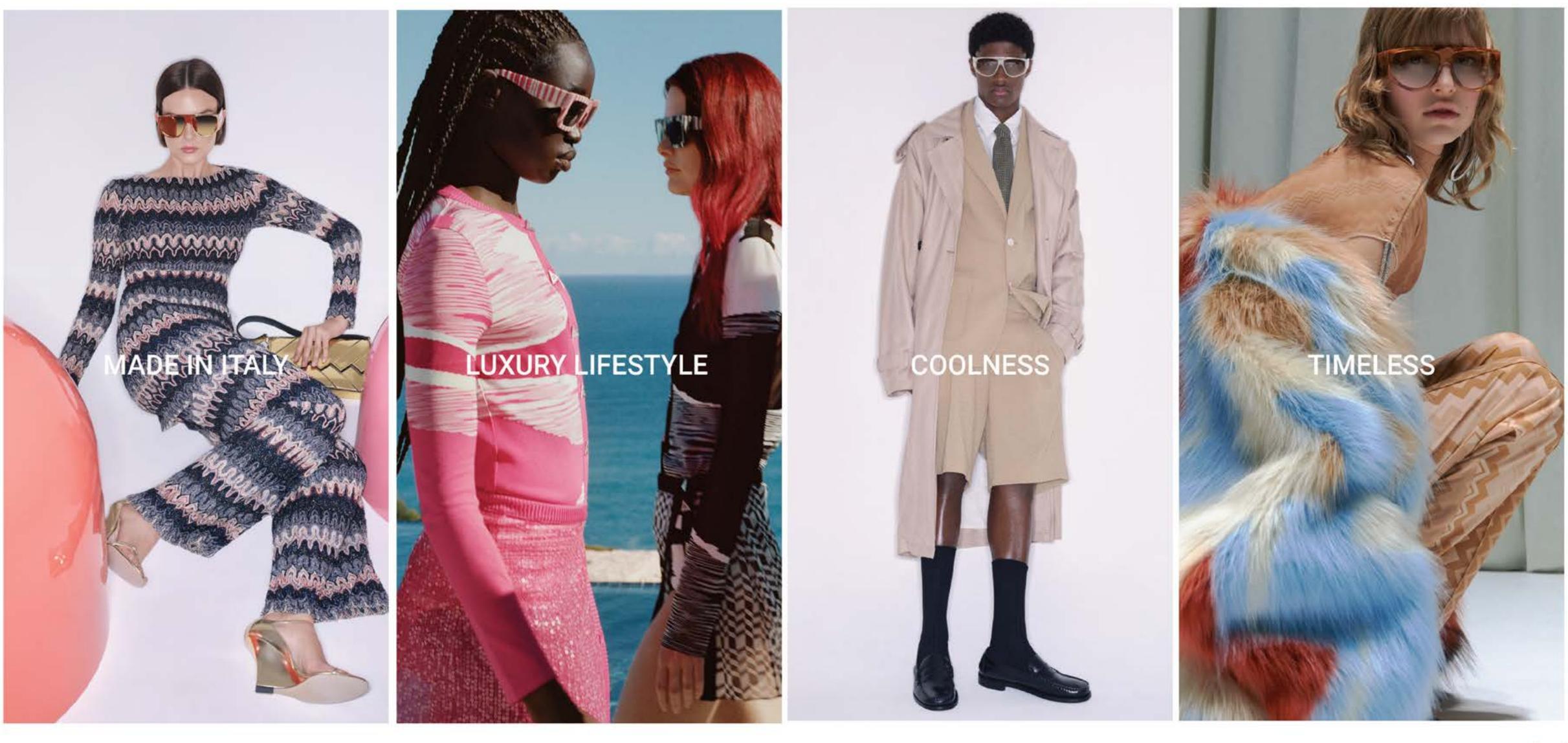
At the heart of this Missoni lifestyle lies values of innovation, craftsmanship, and quality.

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





#### BRAND PLATFORM PILLARS





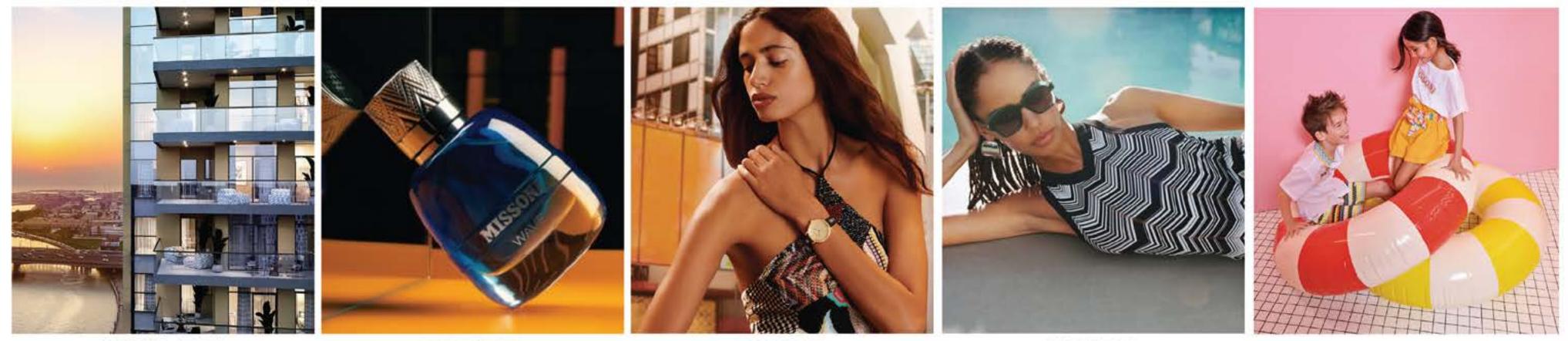
#### **BRAND PLATFORM** PRODUCT PORTFOLIO



WOMENSWEAR

MENSWEAR

HOME



**ID PROJECT** 

PERFUMES

SPORTWEAR

BEACHWEAR

**RESORT CLUB** 

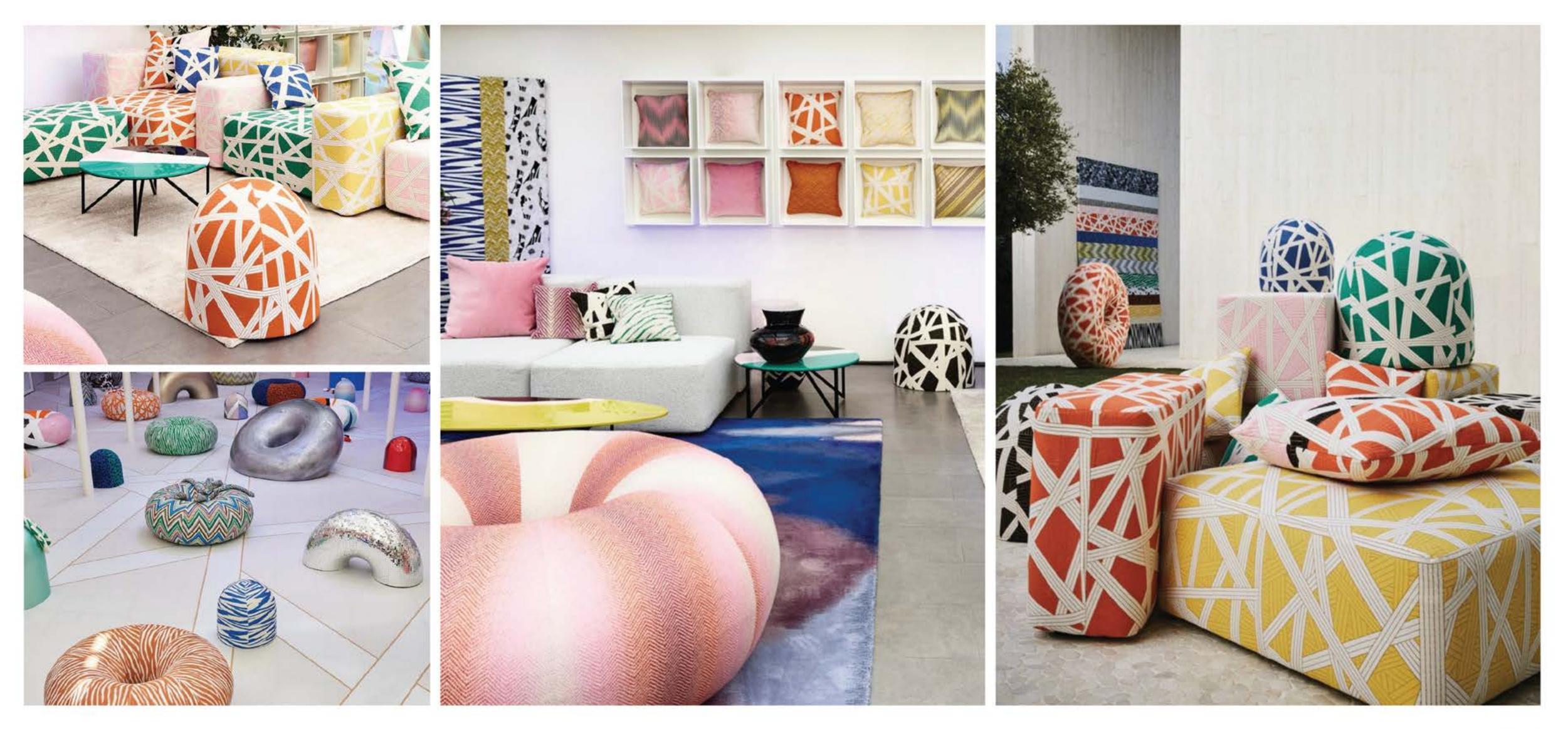
WATCHES

EYEWEAR

KIDSWEAR



#### BRAND PLATFORM HOME





#### BRAND PLATFORM BRANDED REAL ESTATE





MIAMI









BRASIL



MARBELLA



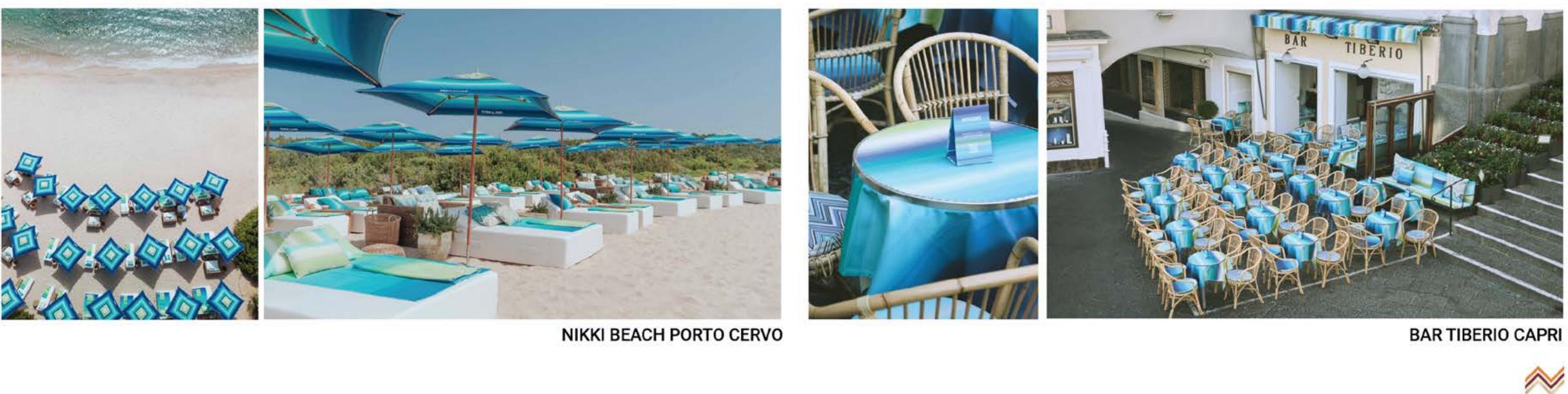
COMING SOON 6 PROJECTS IN PIPELINE

DUBAI



#### **BRAND PLATFORM** RESORT CLUB







# 

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.



MOONSTONE 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 Residential 12 Service 6

#### PARKING

1 lot for each Studio,1&2 BR 2 lots for 3 & 4 BRs

#### UNIT MIX

# of BR	Count	Total Areas in SqFt	
		Min.	Max.
Chalet	38	345	463
1 BR	60	800	918
2 BR	80	1287	1595
2 BR - Plus	6	1722	
3 BR	20	1779	2020
3 BR - Plus	0	2865	
5 BR	4	5367	5636
Villa	6	4122	5651
Retail	3	453	475
Total	226		



# AMENITIES

#### **GROUND LEVEL**

- . Pool Resident lounge
- . Pool promenade

#### AMENITIES LEVEL

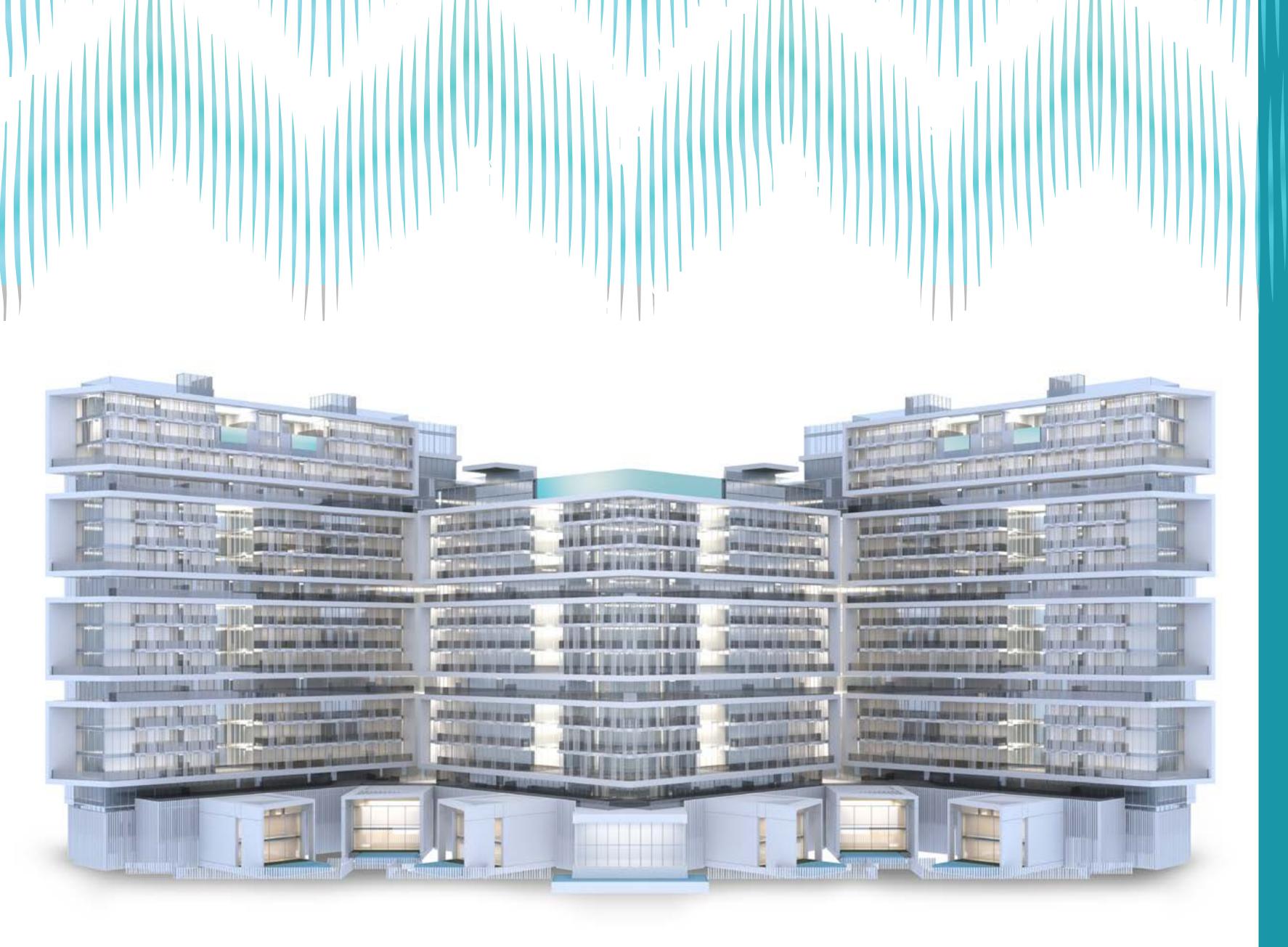
#### **13 FLOOR DECK – INDOOR AMENITIES**

- . 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

DISCLAIMER:

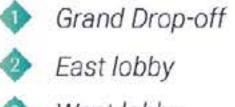
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Floor No. > Villa



6 units



- West lobby
- Visitor Parking Ð
- Pool resident lounge
- Central Courtyard Garden
- Mini nursery room
- Padel court -
  - Wet sunbathing deck
- Retail shops 10



#### TYPICAL FLOOR PLANS **GROUND FLOOR**





# TYPICAL FLOOR PLANS

#### DISCLAIMER:

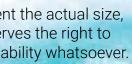
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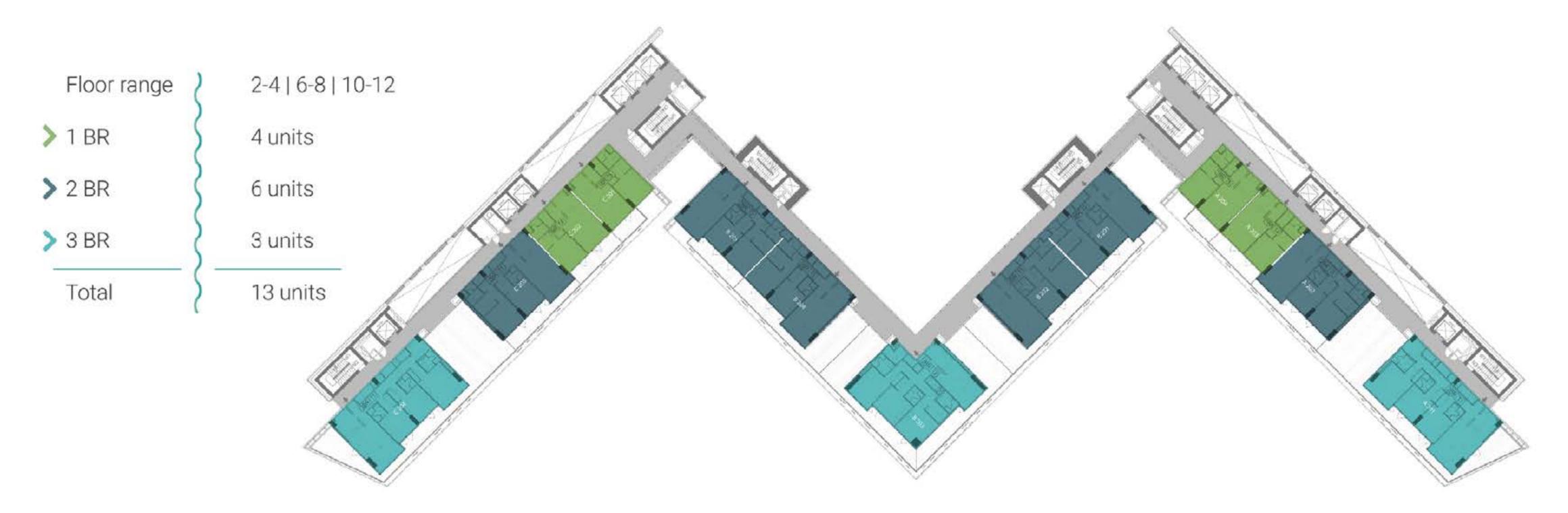


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#### TYPICAL FLOOR PLANS 2<sup>nd</sup> ,3<sup>rd</sup> ,4<sup>th</sup> ,6<sup>th</sup> ,7<sup>th</sup> ,8<sup>th</sup> ,10<sup>th</sup>,11<sup>th</sup> ,12<sup>th</sup> FLOORS

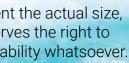
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#### TYPICAL FLOOR PLANS 5<sup>th</sup> & 9<sup>th</sup> FLOORS

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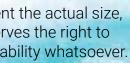
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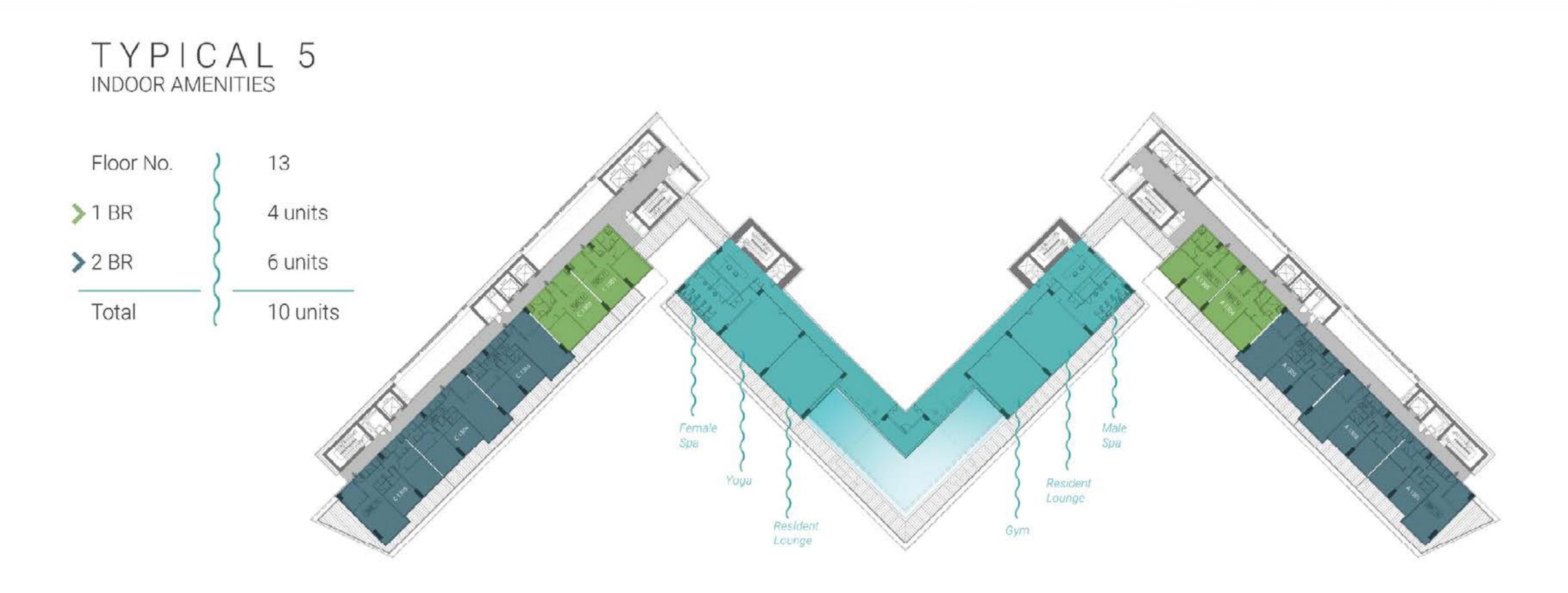


State -









# TYPICAL FLOOR PLANS

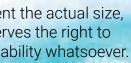
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SEA-VIEW









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# TYPICAL FLOOR PLANS

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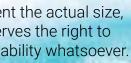
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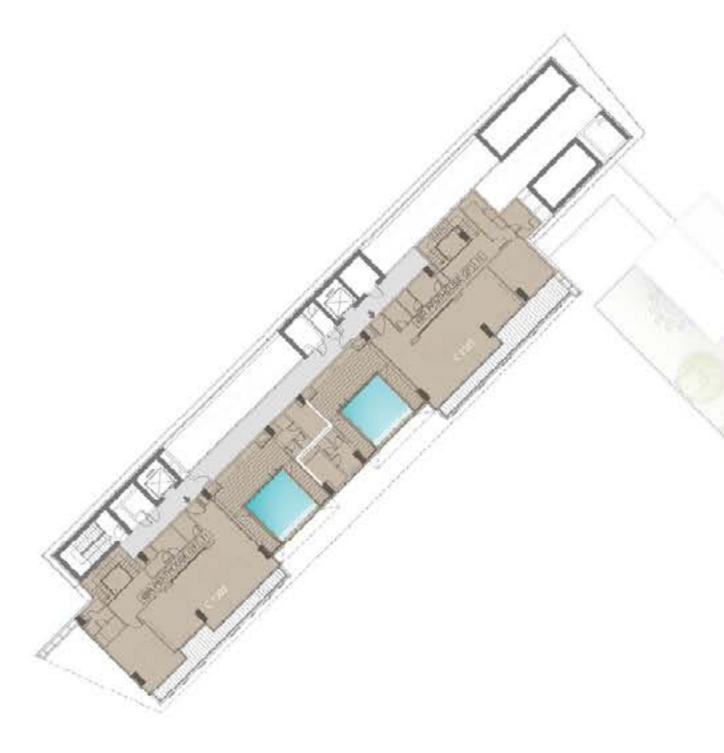
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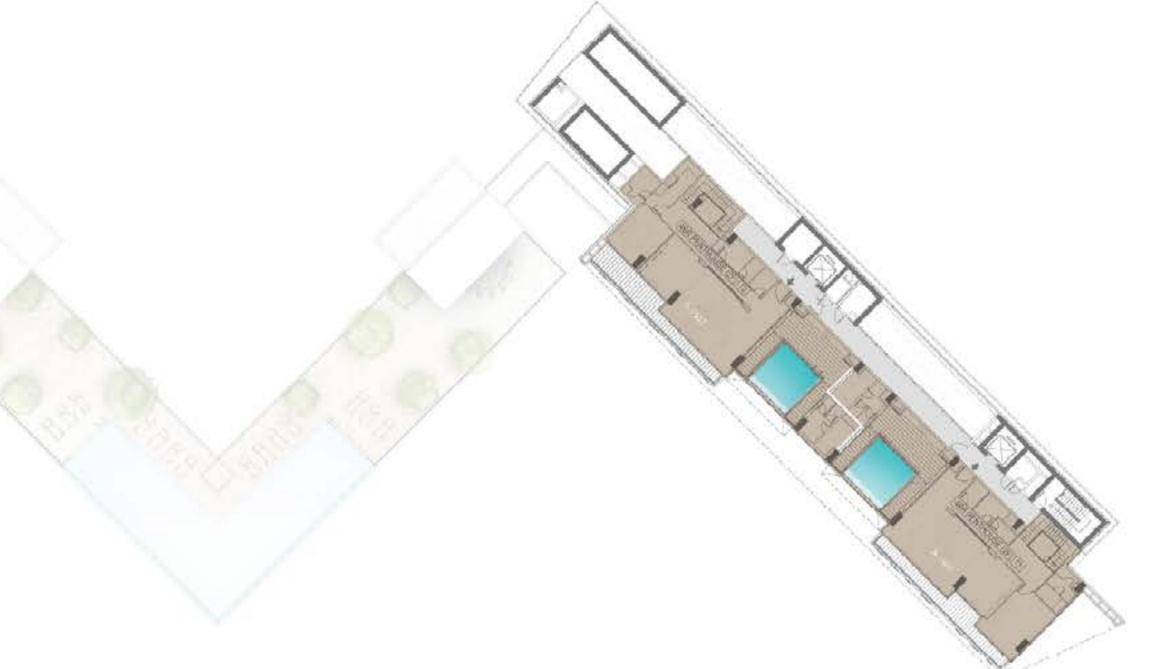








# TYPICAL FLOOR PLANS



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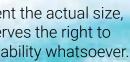
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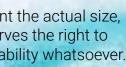


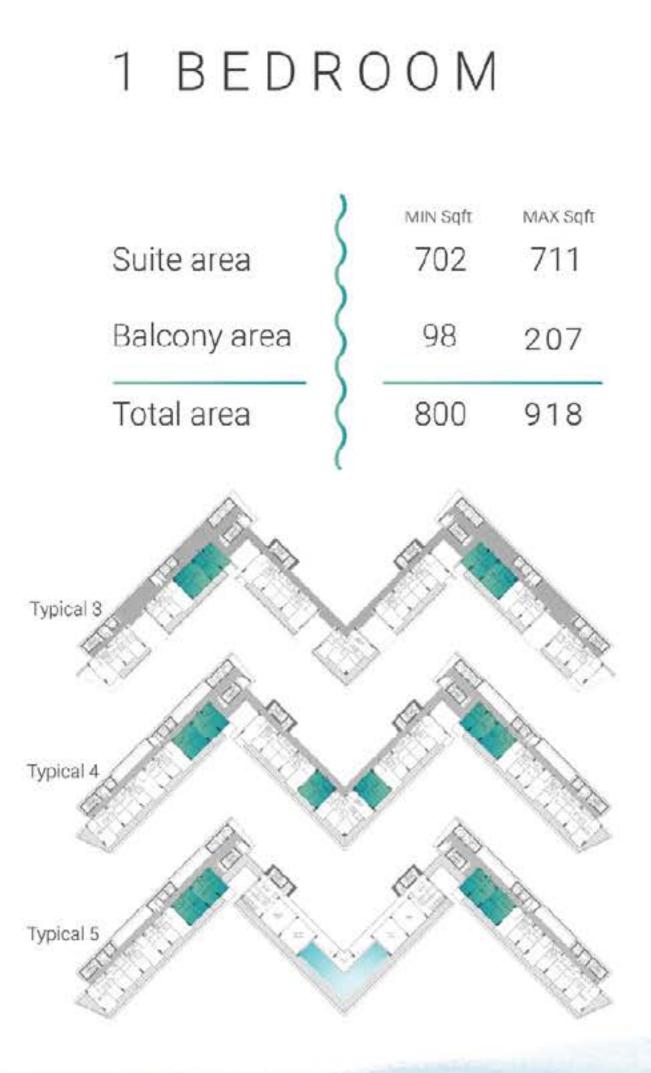
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# UNIT PLANS

DISCLAIMER:









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# UNIT PLANS **1 BEDROOM**

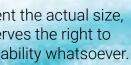


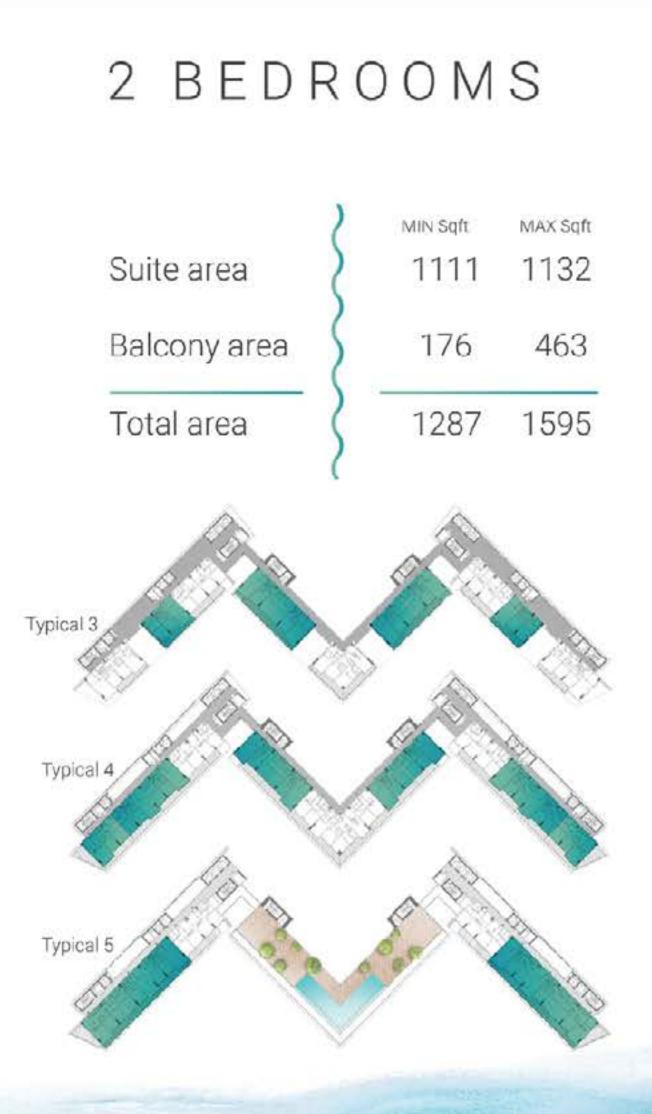
6.3m X 4.4m 3m X 3m 4.1m X 3.5m 2.3m X 2.3m 3.3m X 2.1m

DISCLAIMER:











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# UNIT PLANS 2 BEDROOMS

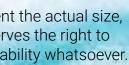


3.2m X 2.7m 3.9m X 3.6m 2.1m X 2.3m 12m X 2.1m

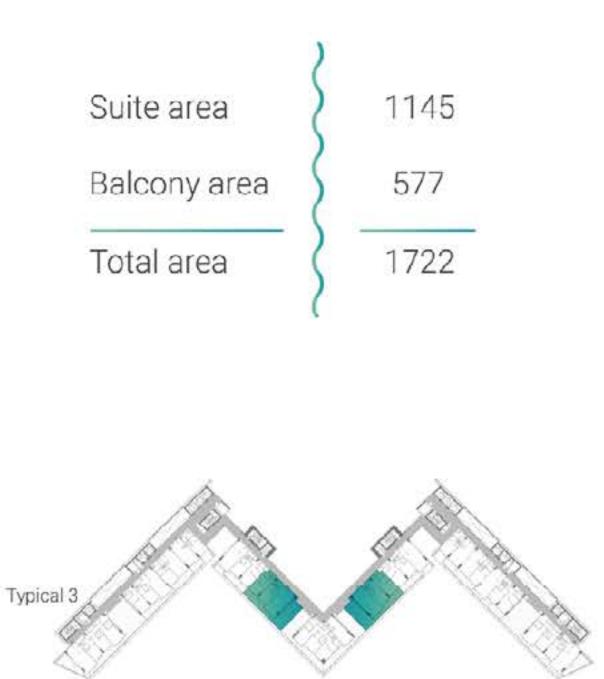
#### DISCLAIMER:







# 2 BEDROOMS plus





# UNIT PLANS 2 BEDROOMS



3.2m X 2.7m 3.8m X 3.6m 5.9m X 3.9m 2.3m X 2.3m 16m X 9.4m

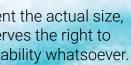
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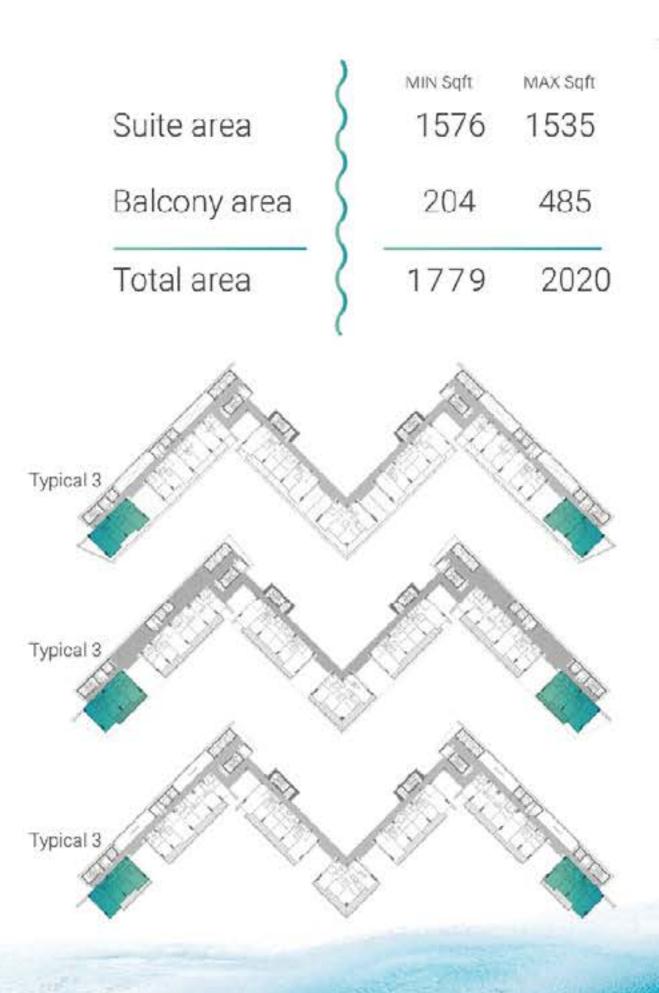
## DISCLAIMER:







# 3 BEDROOMS





SEA VIEW

Hand Barrier

# UNIT PLANS 3 BEDROOMS



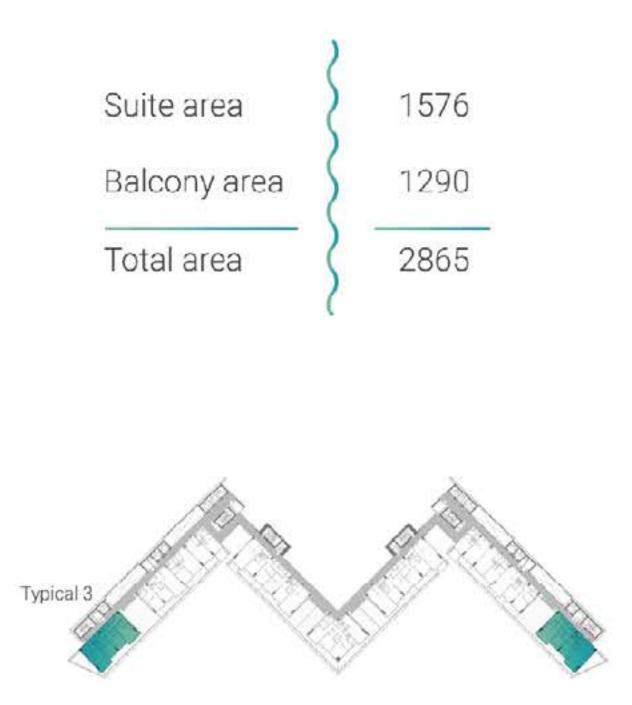
3.4m X 2.9m 3.6m X 3.9m 3.6m X 3.9m 4.9m X 4.6m 2.5m X 2m 11m X 2.2m

#### DISCLAIMER:





# 3 BEDROOMS PLUS





# UNIT PLANS 3 BEDROOMS

## SEA VIEW

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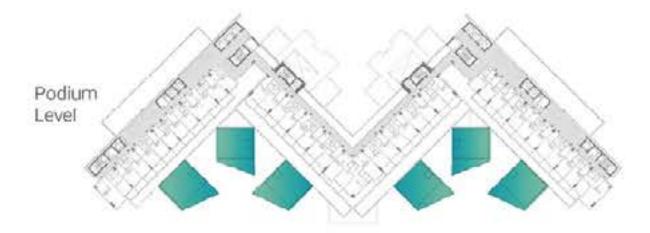
## DISCLAIMER:





## 4 BEDROOMS - VILLA LOWER LEVEL







SEA VIEW

The Article and

# UNIT PLANS

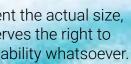


7.5m X 6.4m 5.9m X 4m 1.6m X 1.5m 7.6m X 2.8m 5.7m X 4.1m

DISCLAIMER:







## 4 BEDROOMS - VILLA UPPER LEVEL

Typical 1





SEA VIEW

Ser Same

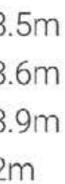
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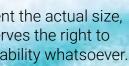


6.4m X 3.5m 4.4m X 3.6m 7.7m X 3.9m 2.2m X 2m

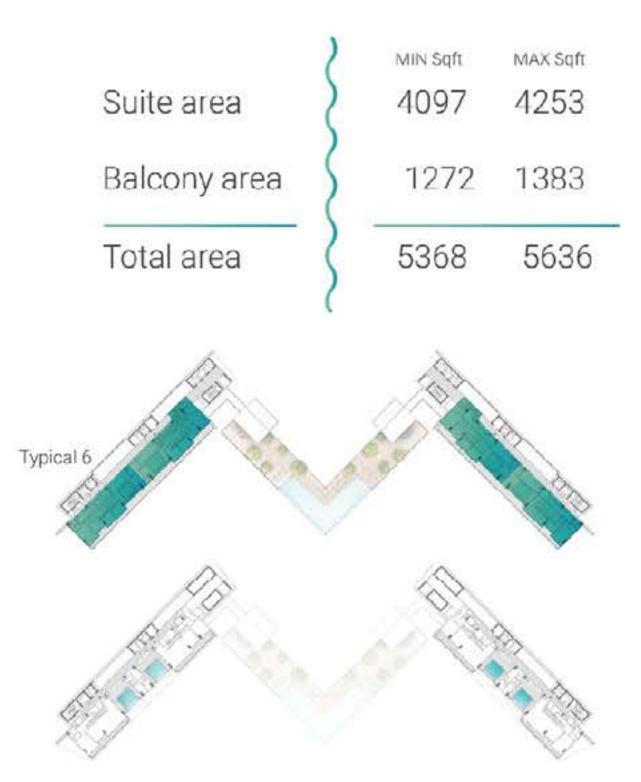
#### DISCLAIMER:







## 5 BEDROOMS PENTHOUSE-DUPLEX LOWER LEVEL





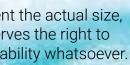
# UNIT PLANS **5 BEDROOMS DUPLEX**

## SEA VIEW

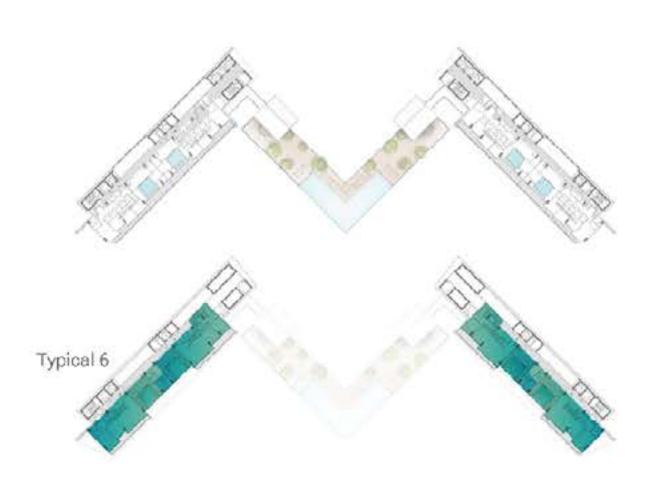
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DISCLAIMER:





## 5 BEDROOMS PENTHOUSE-DUPLEX UPPER LEVEL





SEA VIEW

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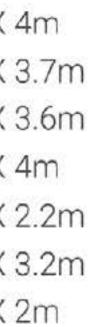
# UNIT PLANS **5 BEDROOMS DUPLEX**



4.6m X 4m 4.6m X 3.7m 4.1m X 3.6m 7.1m X 4m 2.6m X 2.2m 7.9m X 3.2m 26m X 2m

#### DISCLAIMER:







# 100% SEAFRONT BLISS



## MOONSTONE: A HIDDEN GEM (REASONS TO INVEST)



The 1<sup>st</sup> Fashion-Branded Residences in Al-Marjan Island | Interiors By Missoni



Mesmerizing Sunset Views Residences Oriented To The West



Single-loaded Corridors Privacy And Spaciousness



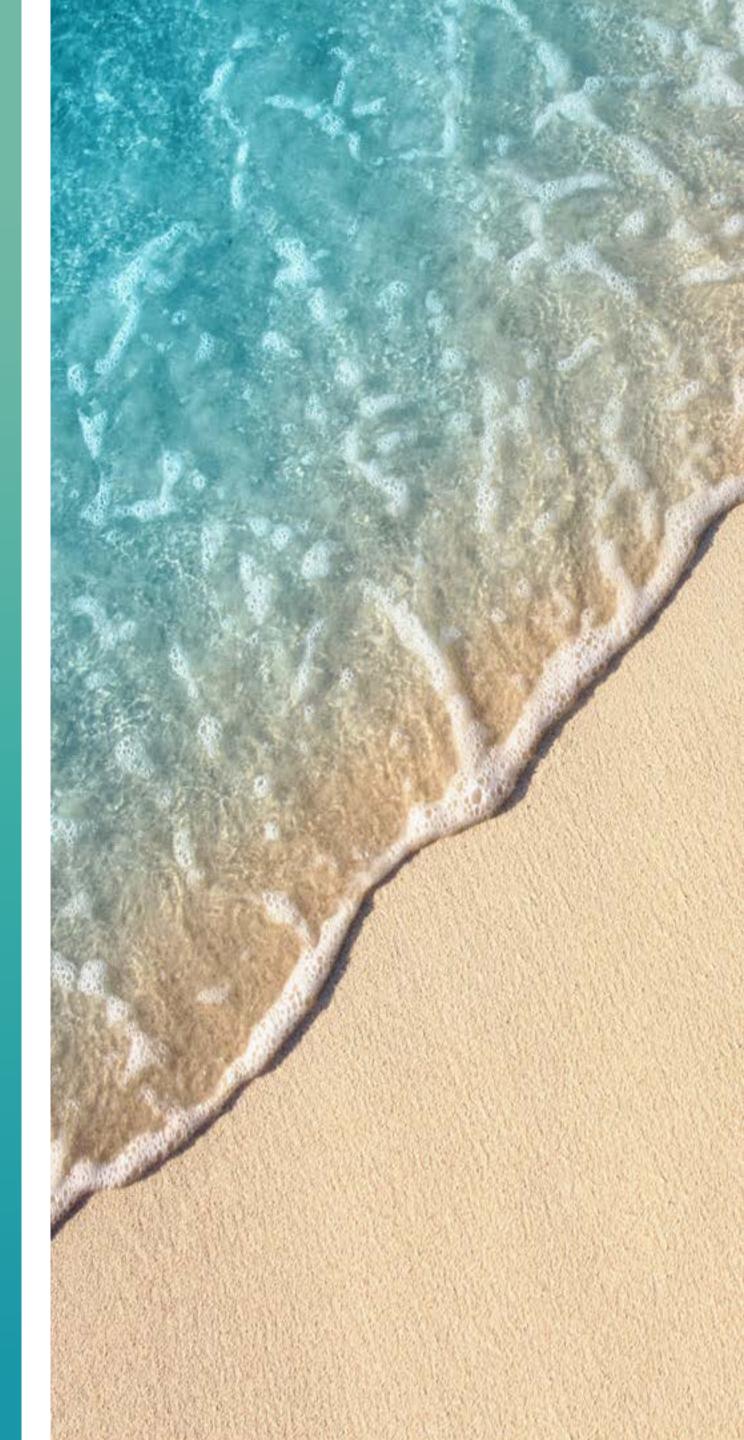
Architectural Excellence Captivating Views From Every Room



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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# **THANKS FOR WATCHING**

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