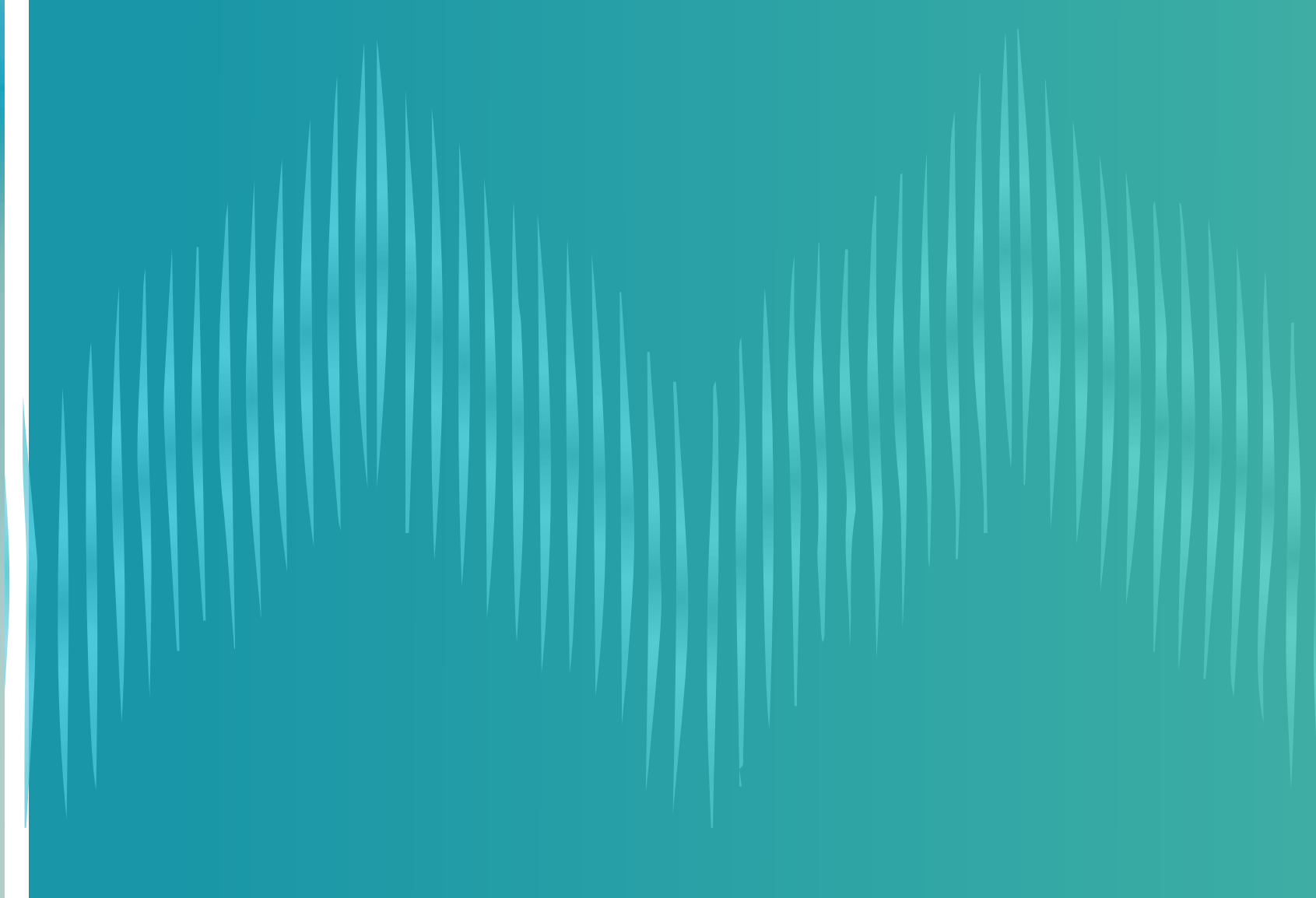


MOONSTONE
interiors by **MISSONI**





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

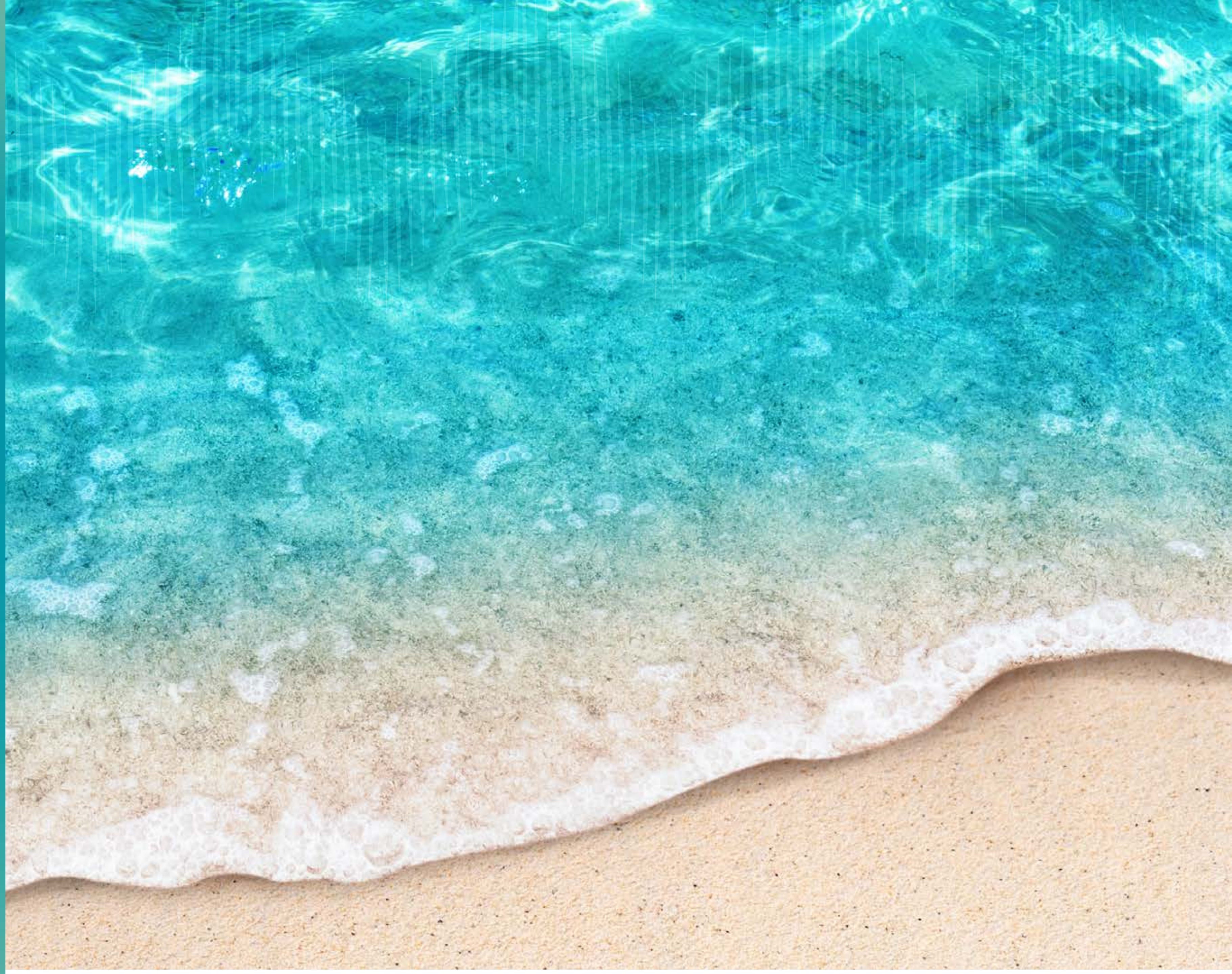
Fortune 5 leads the industry as experts, not only within the context of real estate but also good business practice management.

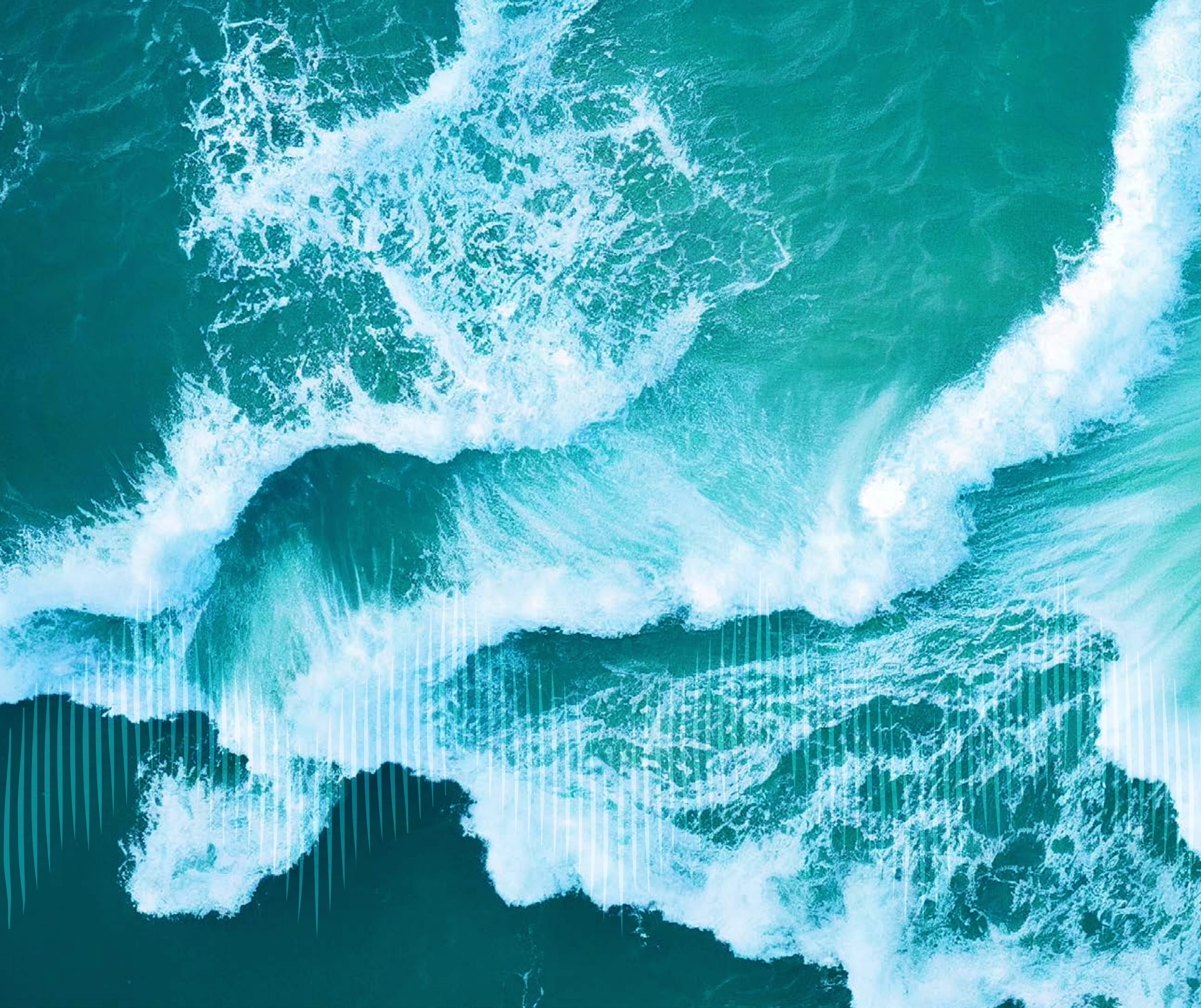
Our expertise lies in the in-depth exposure, knowledge and forged partnerships formed by our founders and our team.

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



 DXB AIRPORT

E311

E311

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

AL MARJAN ISLAND



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.

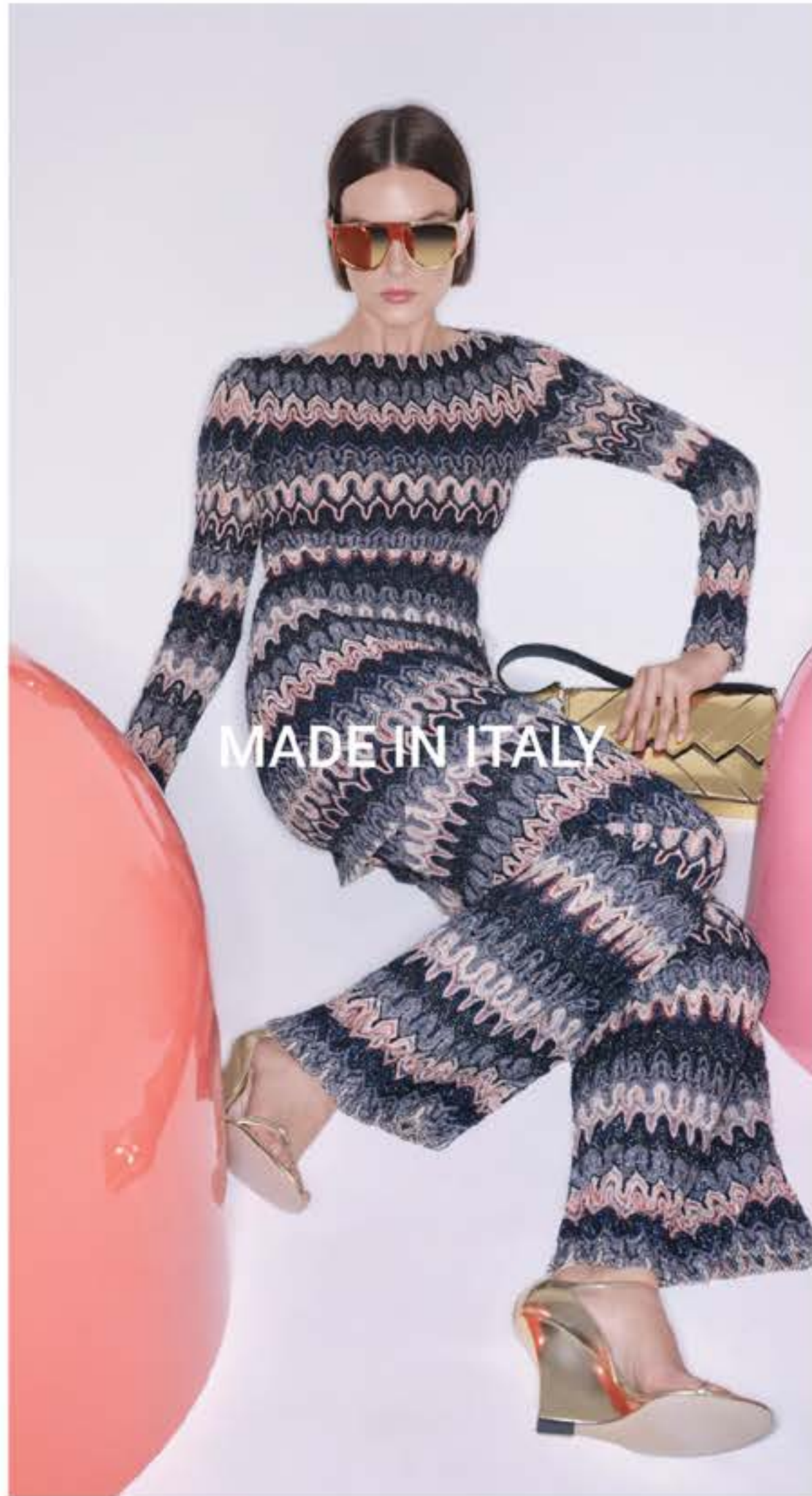
The essence of the brand is reflected in every shade of color, whether it's elegant ready-to-wear pieces, home collections, ID projects, or exclusive resort clubs around the world.

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



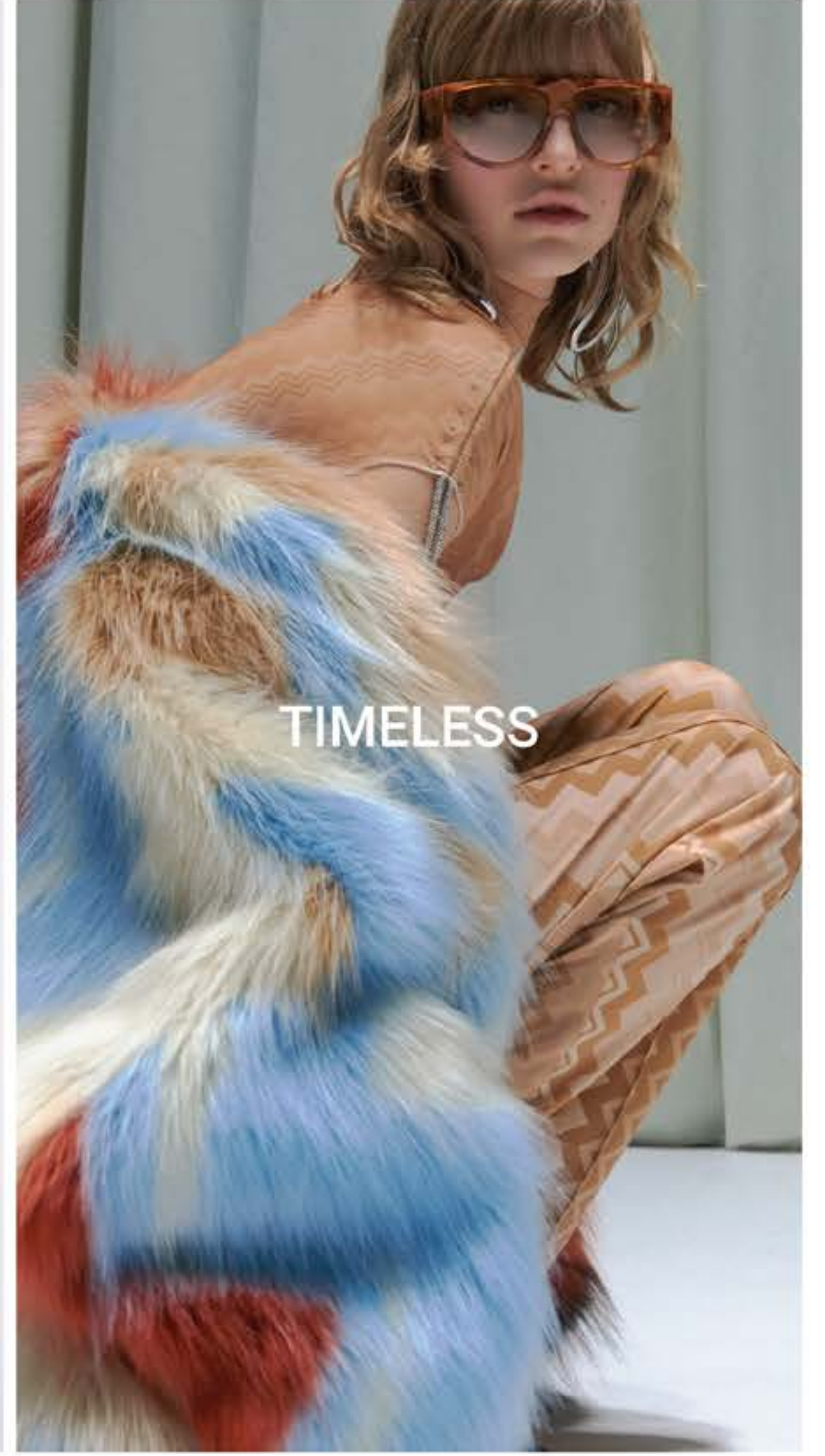
MADE IN ITALY



LUXURY LIFESTYLE



COOLNESS



TIMELESS



BRAND PLATFORM

PRODUCT PORTFOLIO



WOMENSWEAR



MENSWEAR



HOME



SPORTWEAR



BEACHWEAR



RESORT CLUB



ID PROJECT



PERFUMES



WATCHES



EYEWEAR

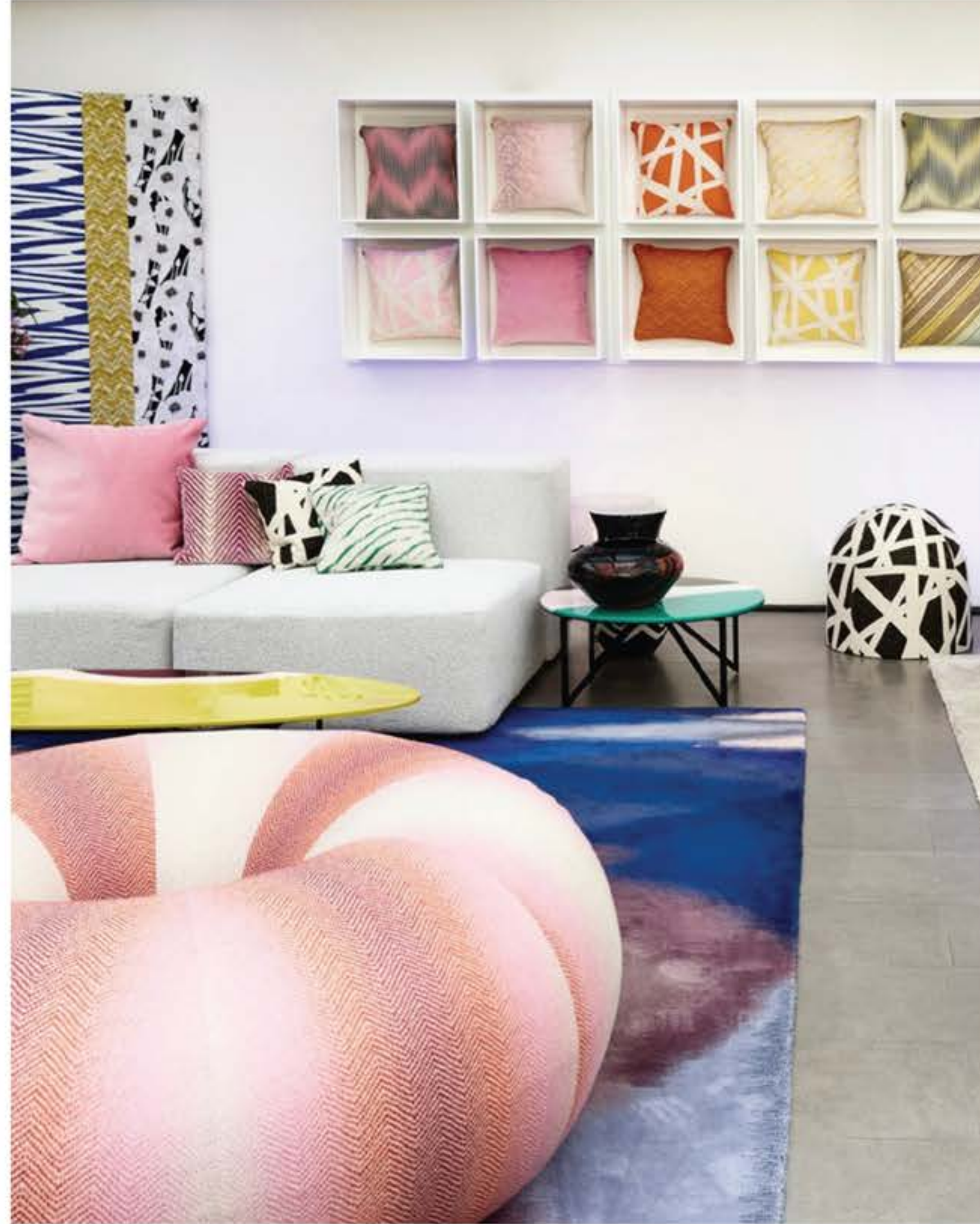


KIDSWEAR



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



An aerial photograph of a tropical beach. The water is a vibrant turquoise, meeting a sandy shore. Several lounge chairs and umbrellas are scattered across the sand. Each chair and umbrella features a bold, geometric pattern in shades of blue, teal, and lime green. The umbrellas are square-shaped and have a central peak. The chairs are modern, with a similar patterned fabric. The overall scene is bright and sunny, with palm trees visible in the bottom corners.

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

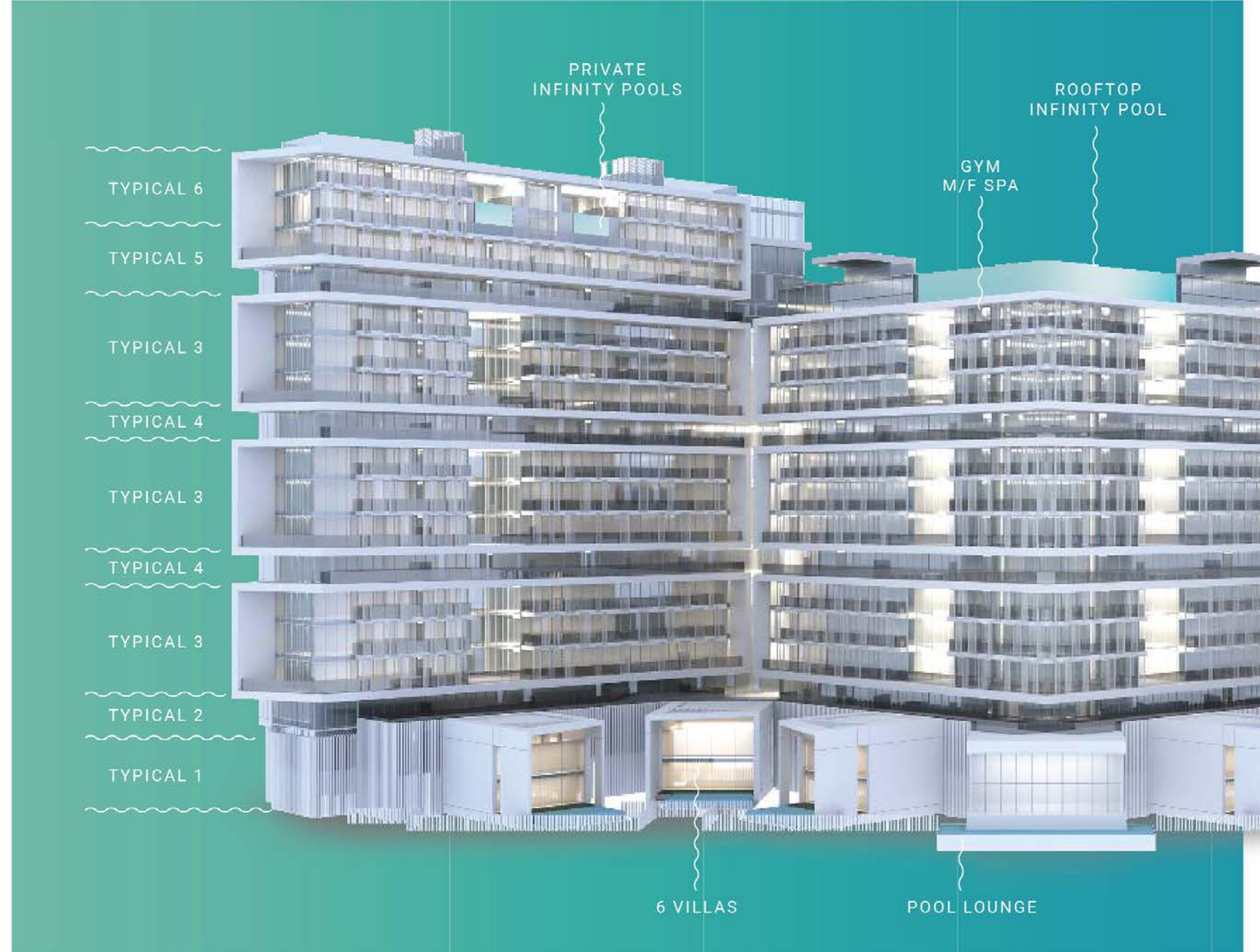
Residential 12
Service 6

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	9	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:
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.

TYPICAL FLOOR PLANS

GROUND FLOOR

TYPICAL 1

Floor No.  Ground floor

 Villa  6 units

-  1 Grand Drop-off
-  2 East lobby
-  3 West lobby
-  4 Visitor Parking
-  5 Pool resident lounge
-  6 Central Courtyard Garden
-  7 Mini nursery room
-  8 Padel court
-  9 Wet sunbathing deck
-  10 Retail shops



DISCLAIMER:
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.

TYPICAL 2

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



SEA-VIEW

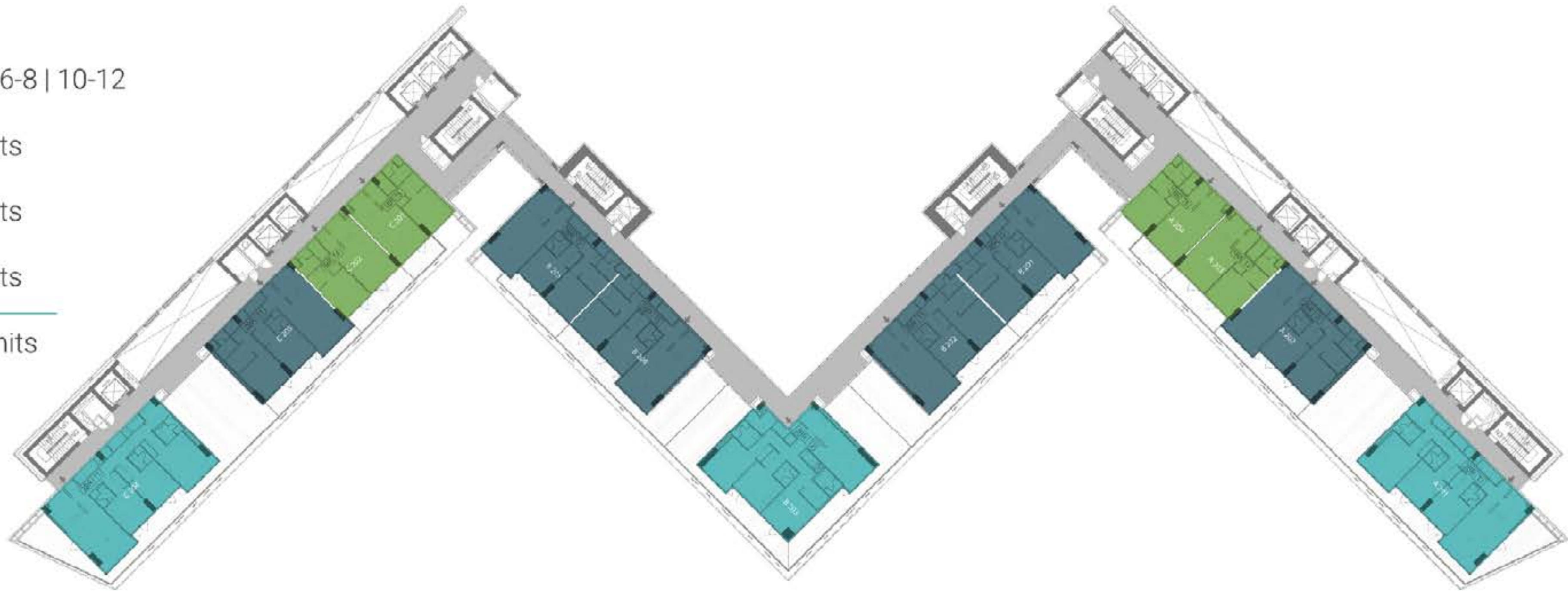
DISCLAIMER:
All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

TYPICAL FLOOR PLANS

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

TYPICAL 3

Floor range	2-4 6-8 10-12
➤ 1 BR	4 units
➤ 2 BR	6 units
➤ 3 BR	3 units
Total	13 units



SEA-VIEW

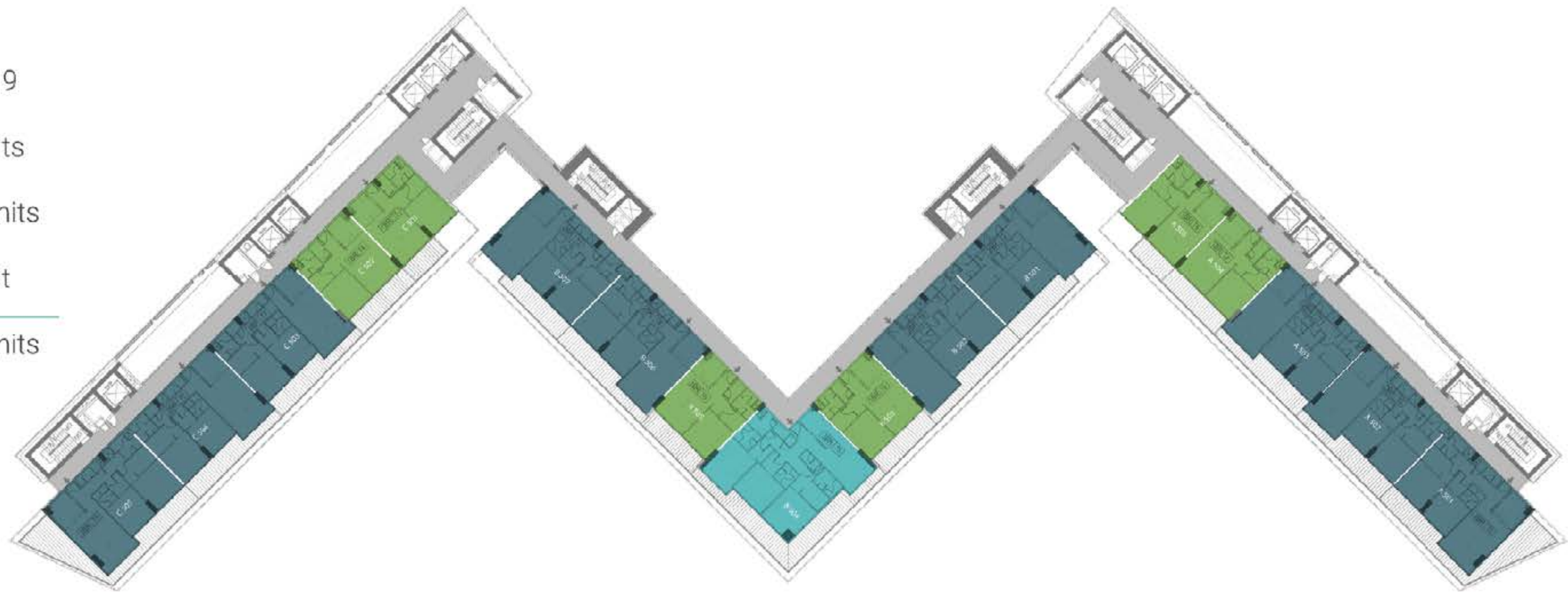
DISCLAIMER:
All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

TYPICAL FLOOR PLANS

5th & 9th FLOORS

TYPICAL 4

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



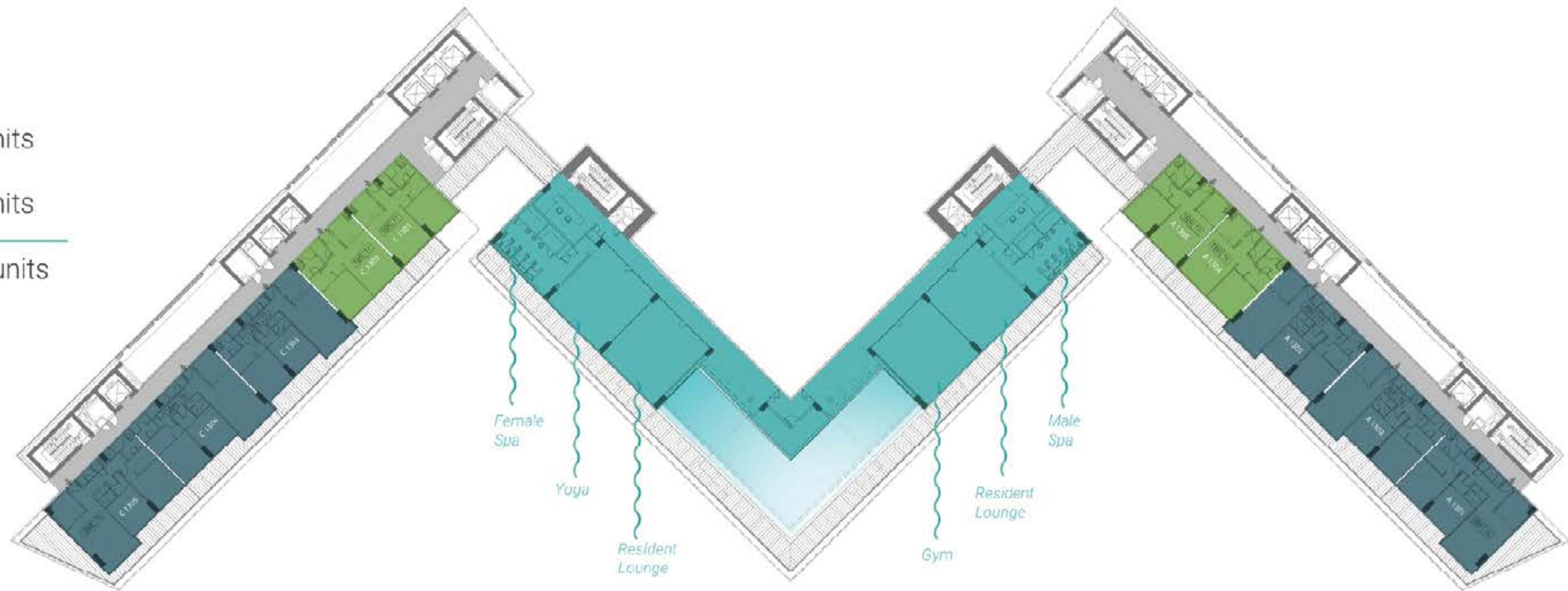
SEA-VIEW

DISCLAIMER:
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.

TYPICAL 5

INDOOR AMENITIES

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



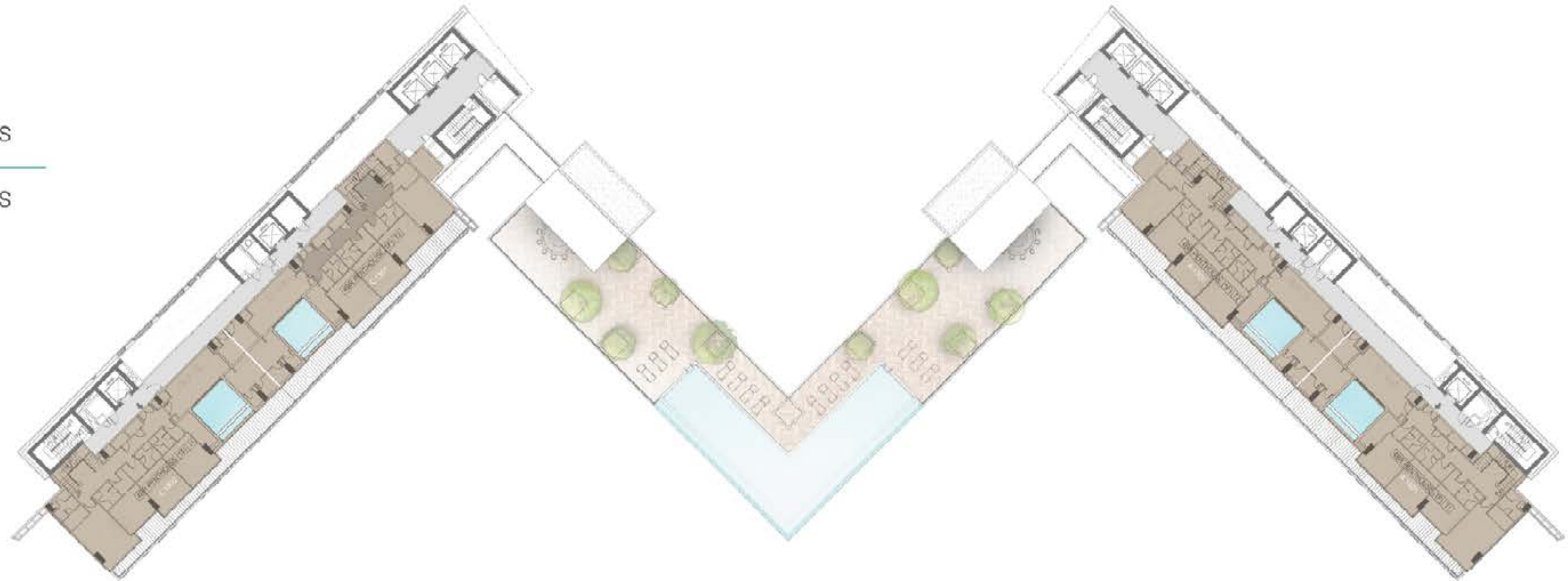
SEA-VIEW

DISCLAIMER:
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.

TYPICAL 6

LOWER LEVEL

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

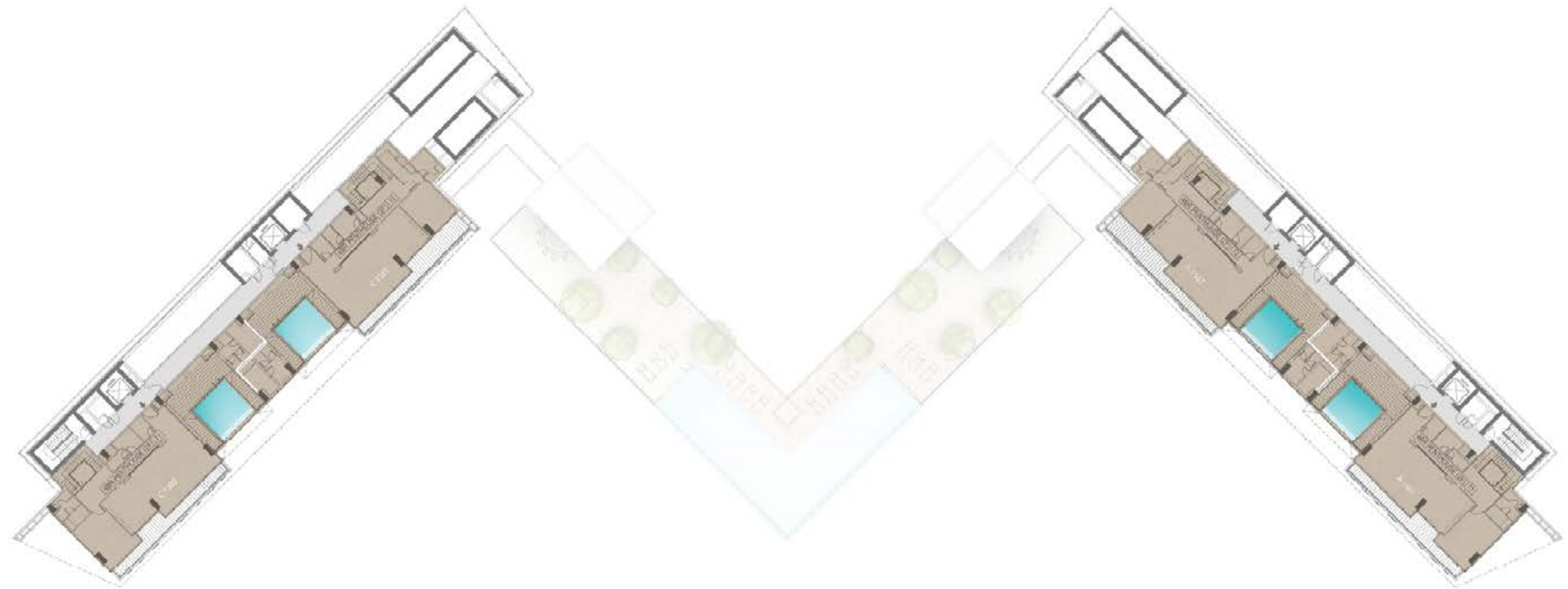


SEA-VIEW

DISCLAIMER:
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.

TYPICAL 6

UPPER LEVEL



SEA-VIEW

DISCLAIMER:
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.



WAKE UP TO *THE WAVES*

CHALET

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



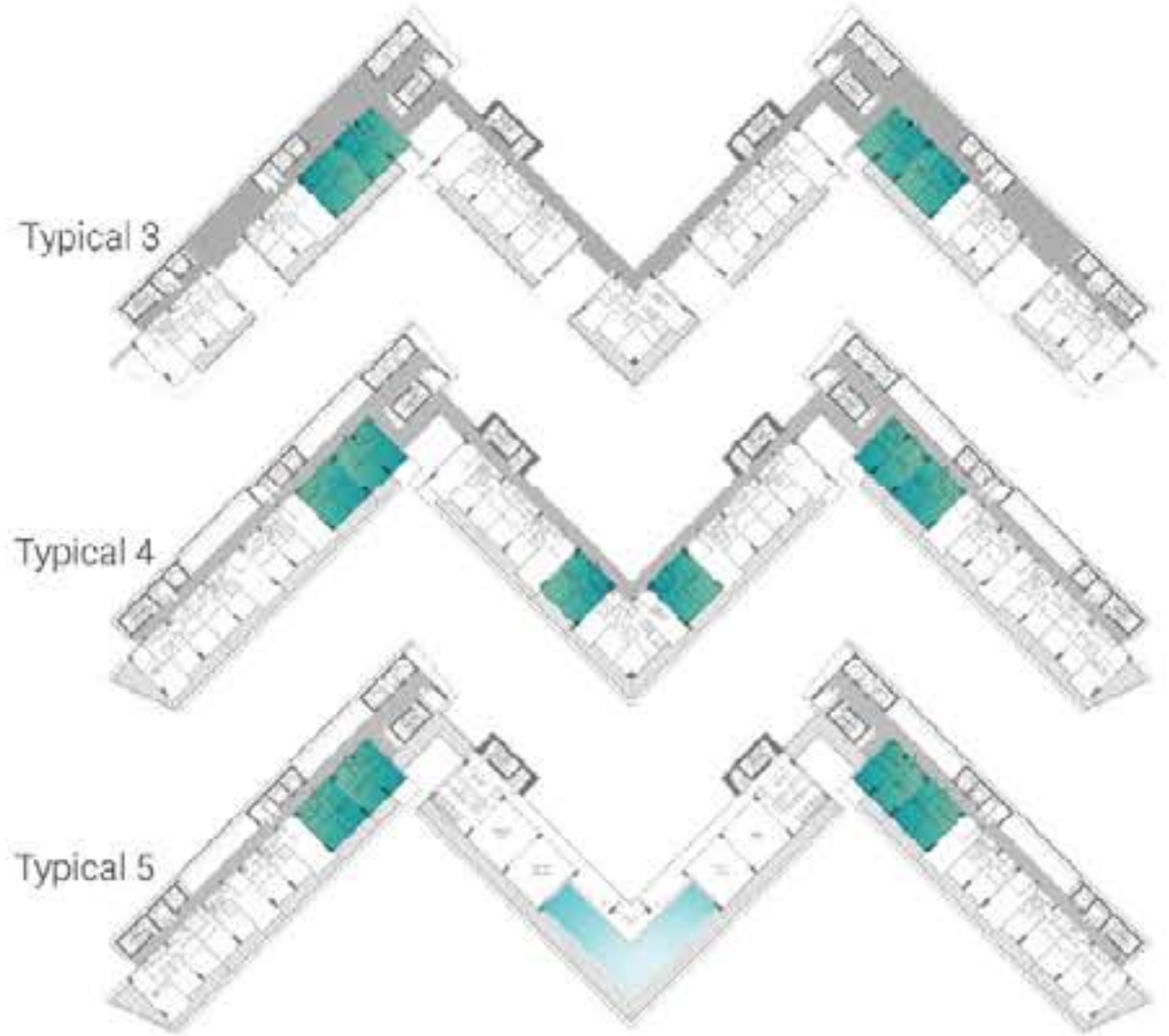
1 Living area	4.7m X 3.8m
2 Kitchen	3.6m X 1.9m
3 Bathroom	2.1m X 1.8m
4 Balcony	3.5m X 3.9m

SEA VIEW

DISCLAIMER:
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.

1 BEDROOM

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



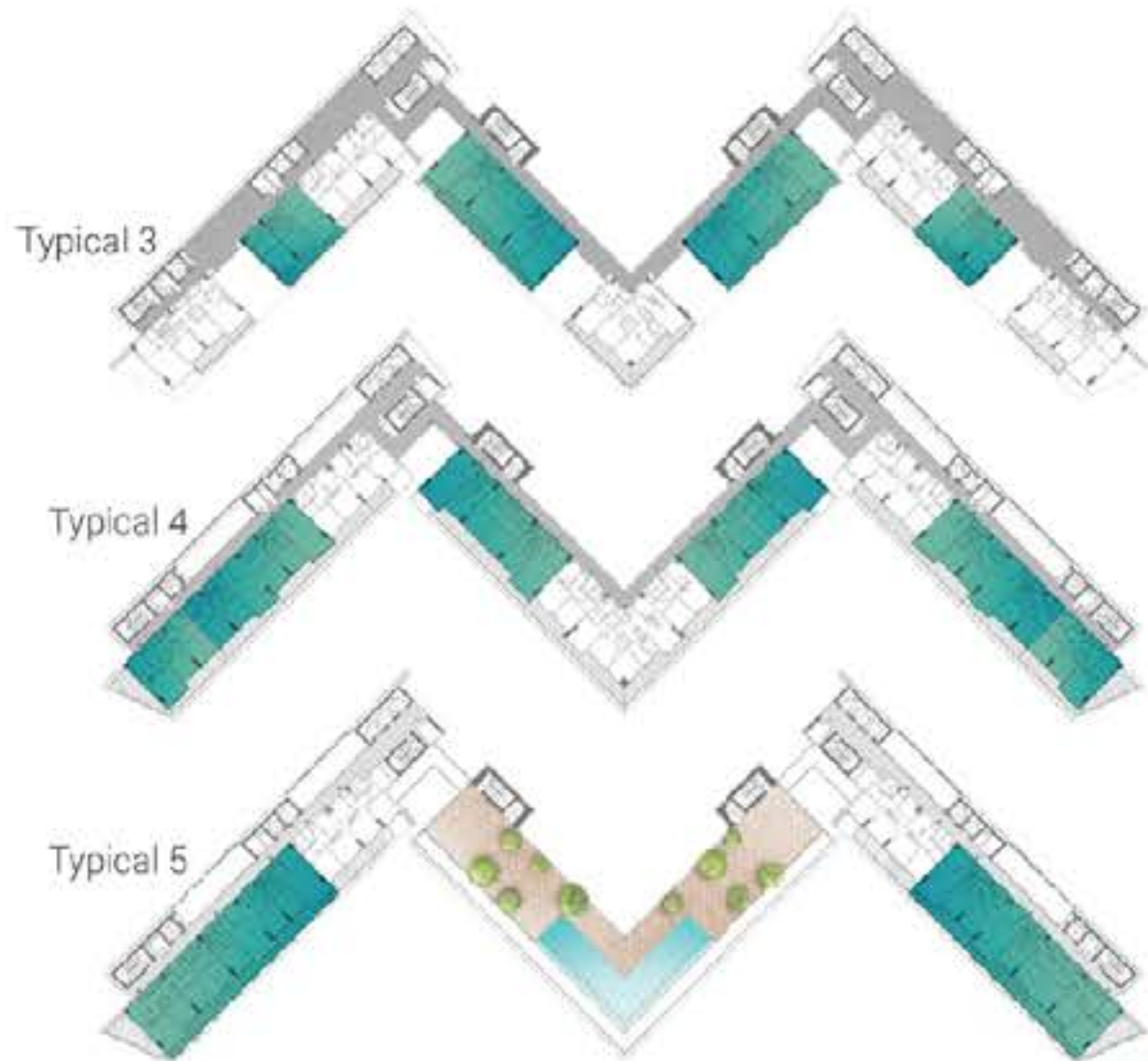
SEA VIEW

- 1 Living area 6.3m X 4.4m
- 2 Kitchen 3m X 3m
- 3 Bedroom 4.1m X 3.5m
- 4 Bathroom 2.3m X 2.3m
- 5 Balcony 3.3m X 2.1m

DISCLAIMER:
 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 BEDROOMS

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



SEA VIEW

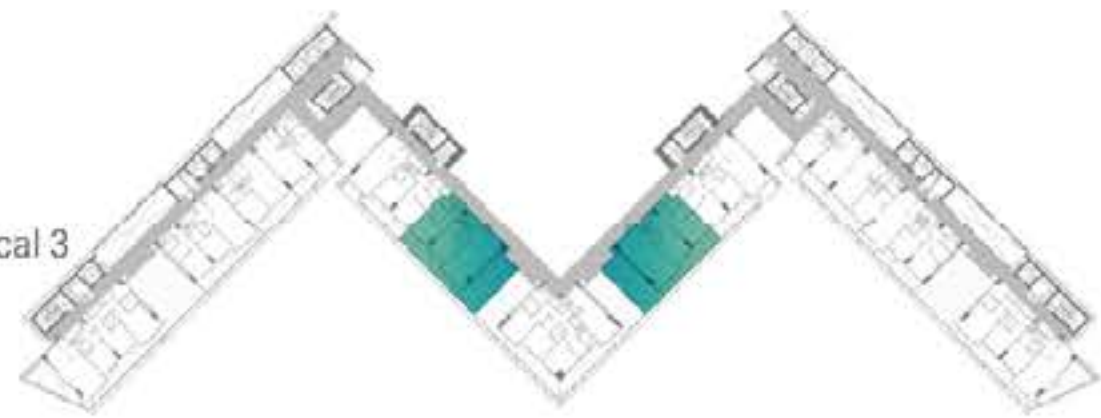
- 1 Living area 6.2m X 4.3m
- 2 Kitchen 3.2m X 2.7m
- 3 Bedroom 3.9m X 3.6m
- 4 M.Bedroom 6m X 3.9m
- 5 M.Bathroom 2.1m X 2.3m
- 6 Balcony 12m X 2.1m

DISCLAIMER:
 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 BEDROOMS PLUS

Suite area	1145
Balcony area	577
<hr/> Total area	<hr/> 1722

Typical 3



1 Living area	6.1m X 4.2m
2 Kitchen	3.2m X 2.7m
3 Bedroom	3.8m X 3.6m
4 M.Bedroom	5.9m X 3.9m
5 M.Bathroom	2.3m X 2.3m
6 Balcony	16m X 9.4m

SEA VIEW

DISCLAIMER:

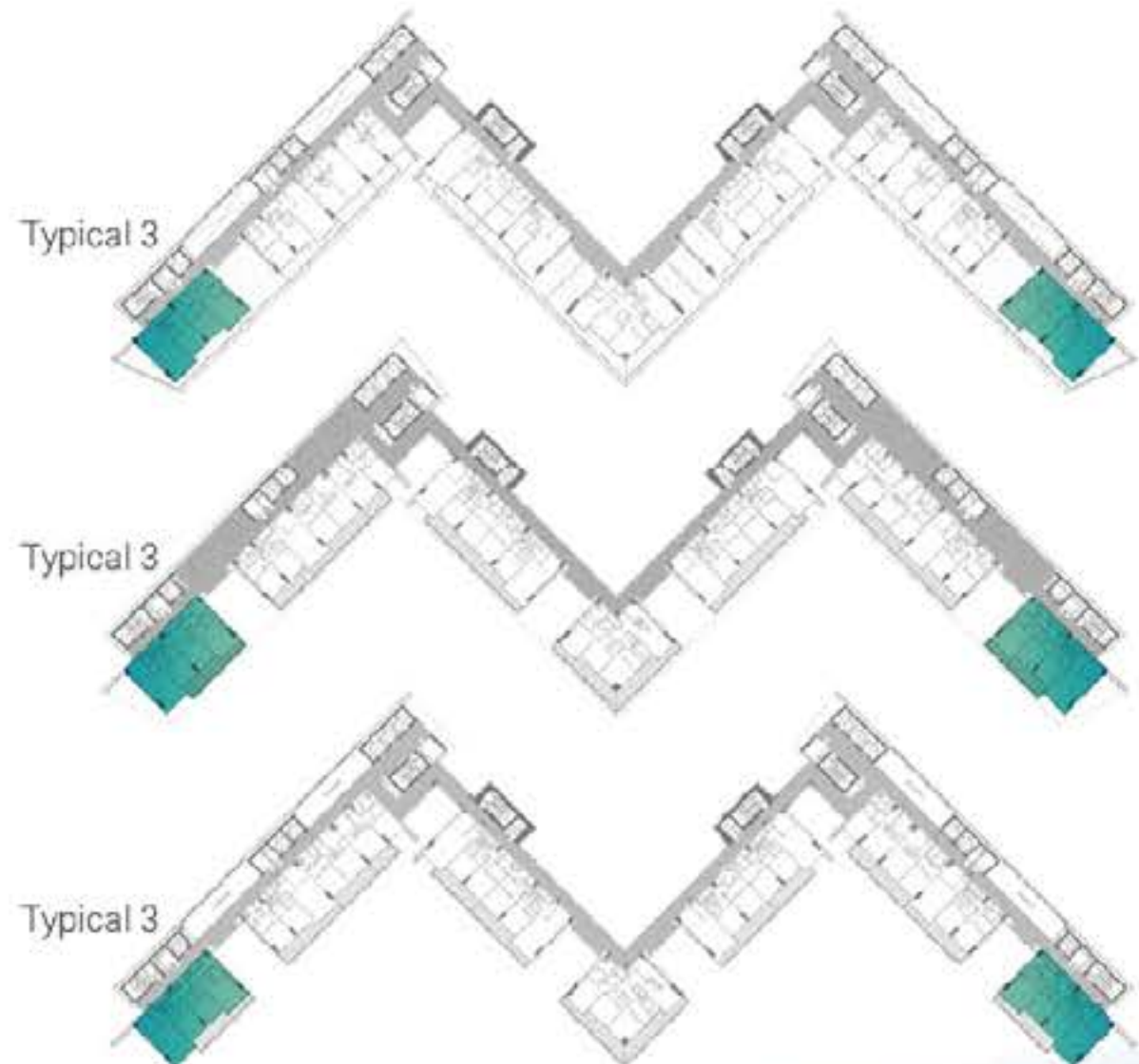
All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

3 BEDROOMS

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



- 1 Living area 6.1m X 4.4m
- 2 Kitchen 3.4m X 2.9m
- 3 Bedroom1 3.6m X 3.9m
- 4 Bedroom2 3.6m X 3.9m
- 5 M.Bedroom 4.9m X 4.6m
- 6 M.Bathroom 2.5m X 2m
- 7 Balcony 11m X 2.2m



SEA VIEW

DISCLAIMER:
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 BEDROOMS PLUS

Suite area	1576
Balcony area	1290
Total area	2865



1 Living area	5.9m X 4.4m
2 Kitchen	3.4m X 2.8m
3 Bedroom1	5.9m X 3.6m
4 Bedroom2	5.9m X 3.6m
5 M.Bedroom	4.8m X 4.5m
6 M.Bathroom	2.5m X 2m
7 Balcony	24m X 9.8m



SEA VIEW

DISCLAIMER:
 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.

4 BEDROOMS - VILLA

LOWER LEVEL

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



- 1 Living area 7.5m X 6.4m
- 2 Bedroom1 5.9m X 4m
- 3 Bathroom 1.6m X 1.5m
- 4 Deck 7.6m X 2.8m
- 5 Pool 5.7m X 4.1m

SEA VIEW

DISCLAIMER:
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.

4 BEDROOMS - VILLA
UPPER LEVEL

Typical 1



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

SEA VIEW

DISCLAIMER:
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.

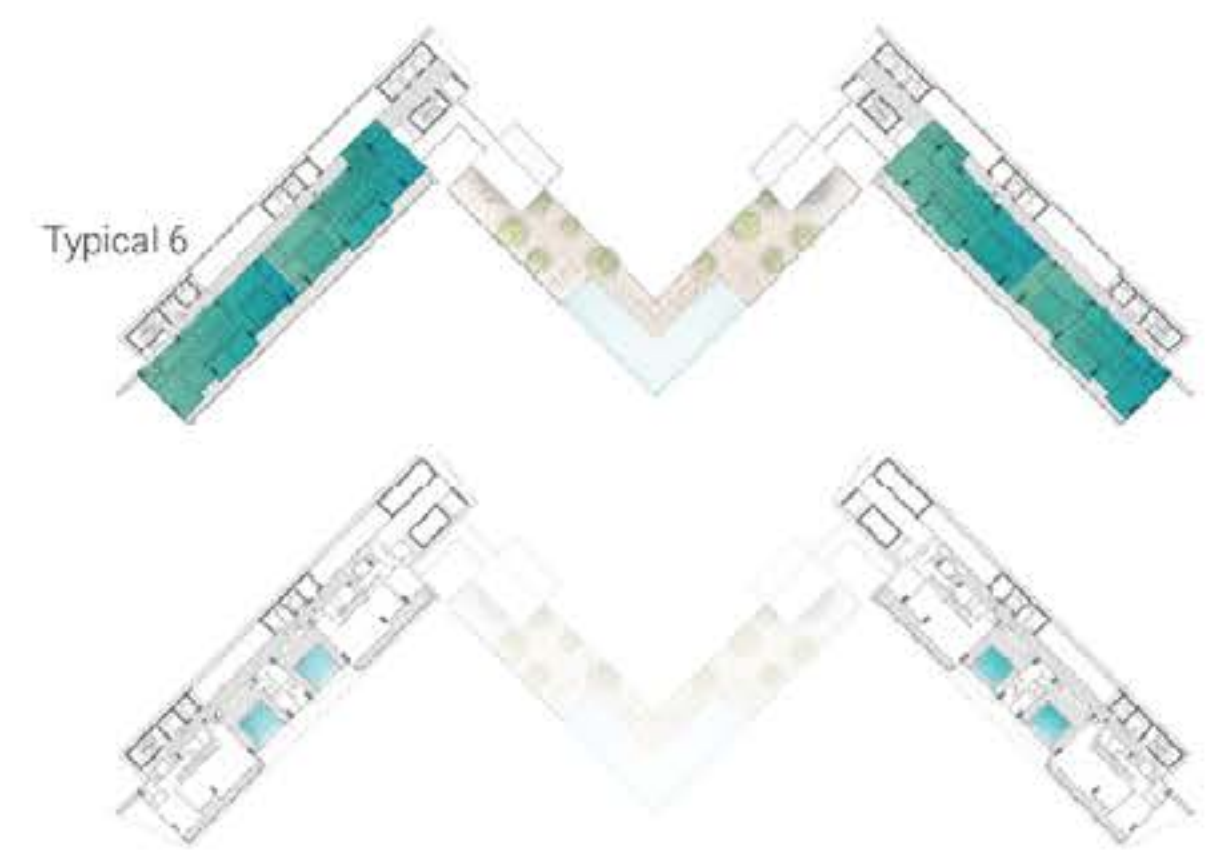
5 BEDROOMS PENTHOUSE-DUPLEX

LOWER LEVEL

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



- 1 Living area 7.7m X 5.7m
- 2 Kitchen 4.6m X 4.2m
- 3 Washroom 2.2m X 1.6m
- 4 Bedroom1 7.2m X 4.1m
- 5 Balcony 16m X 1.2
- 6 Pool area 7.6m X 8.1m

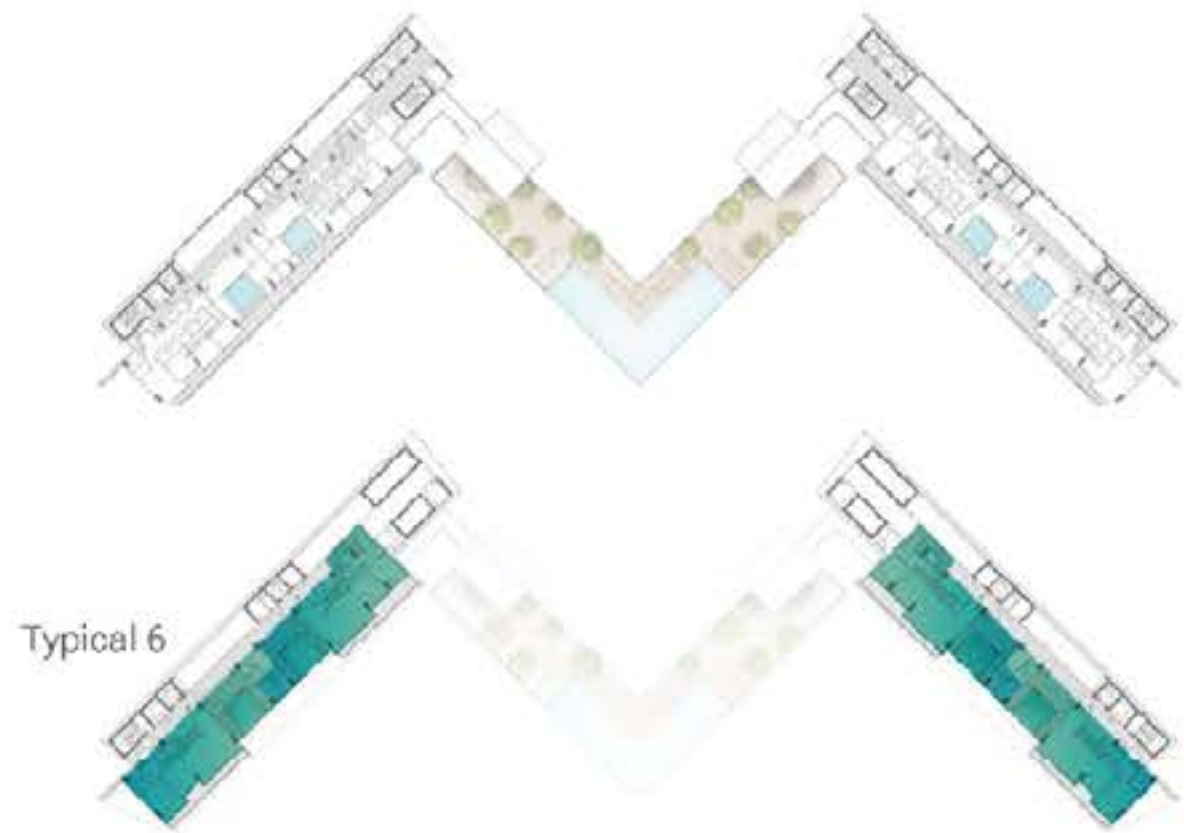


SEA VIEW

DISCLAIMER:
 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.

5 BEDROOMS PENTHOUSE-DUPLEX

UPPER LEVEL



1	Bedroom2	4.6m X 4m
2	Bedroom3	4.6m X 3.7m
3	Bedroom 4	4.1m X 3.6m
4	M.Bedroom	7.1m X 4m
5	M.Bathroom	2.6m X 2.2m
6	Gym	7.9m X 3.2m
7	Balcony	26m X 2m

SEA VIEW

DISCLAIMER:
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.





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*



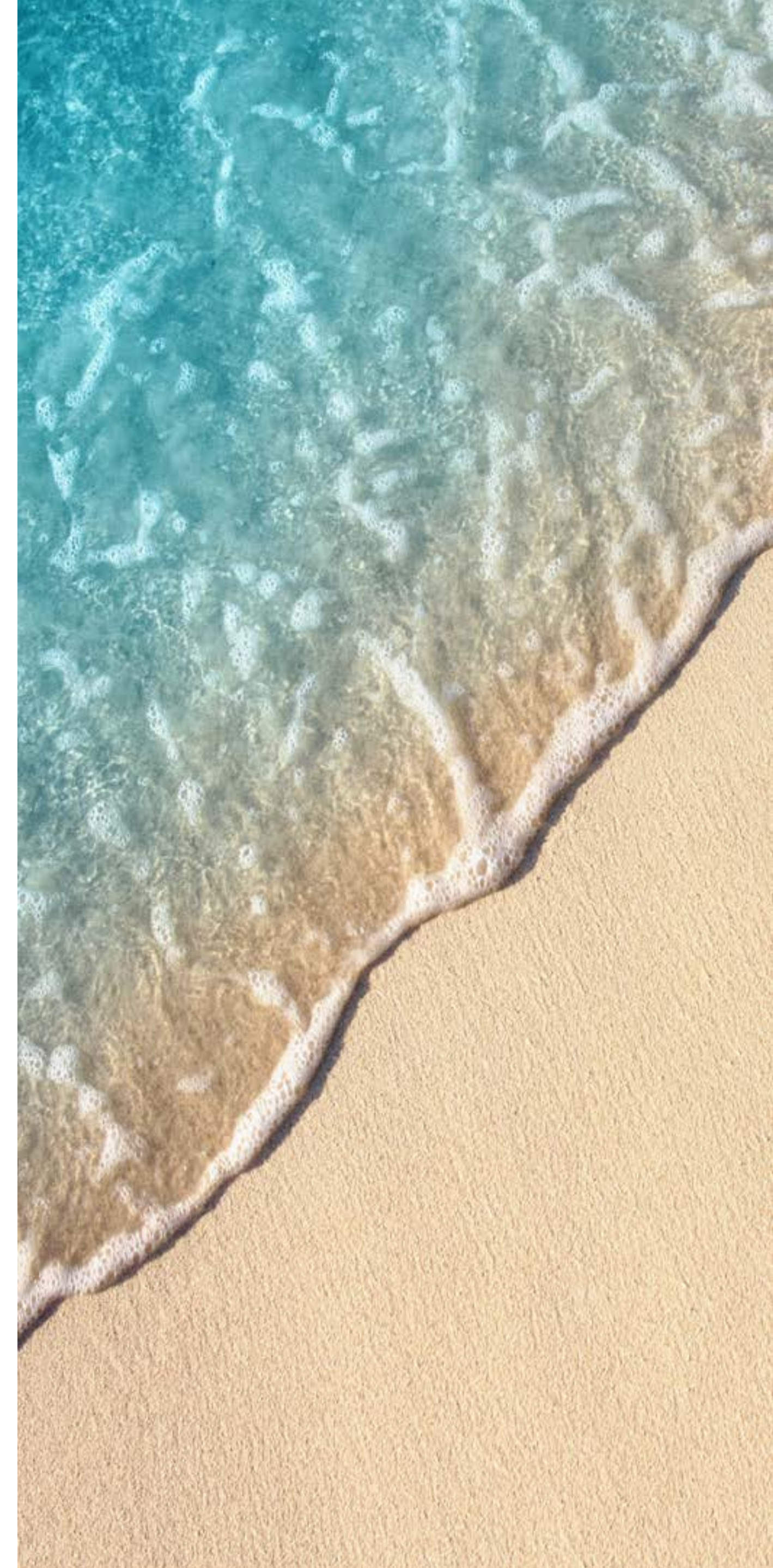
*Architectural Excellence
Captivating Views From Every Room*



*Holiday Living
Easy Access To Tourist Destinations*



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



MOONSTONE
interiors by **MISSONI**

Fortune5
DEVELOPMENTS

OCTA
DEVELOP


DURAR
GROUP