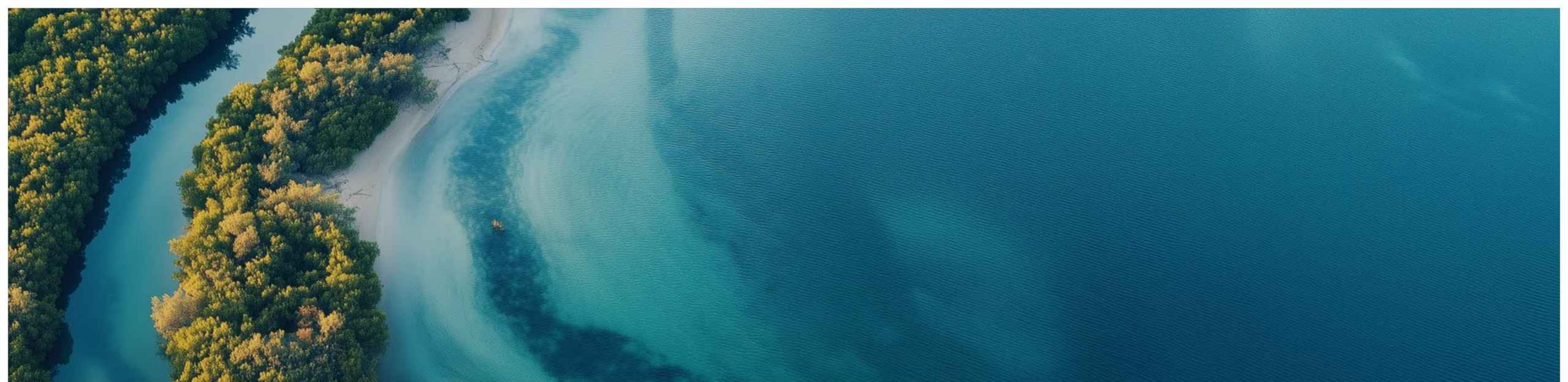
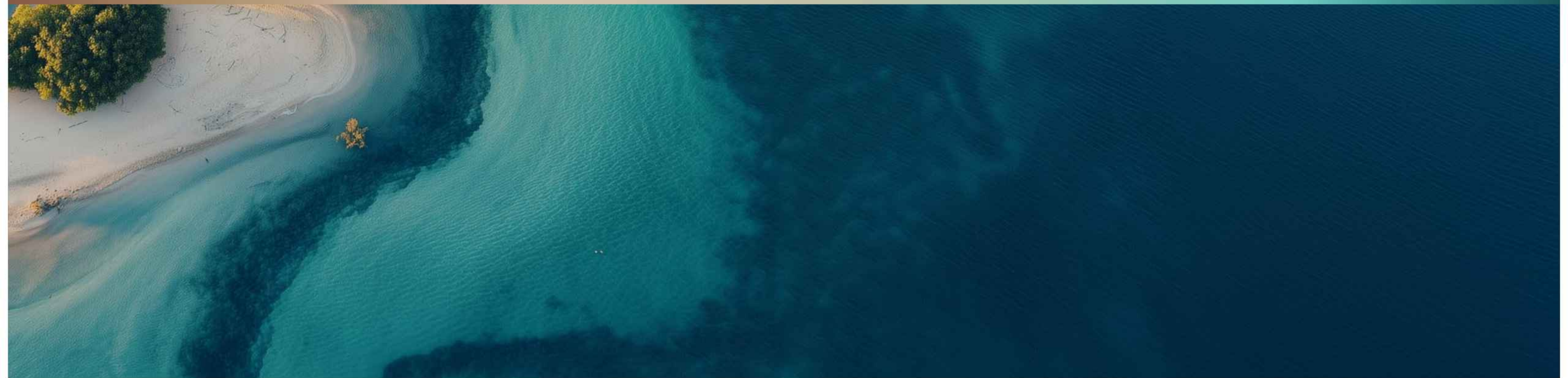




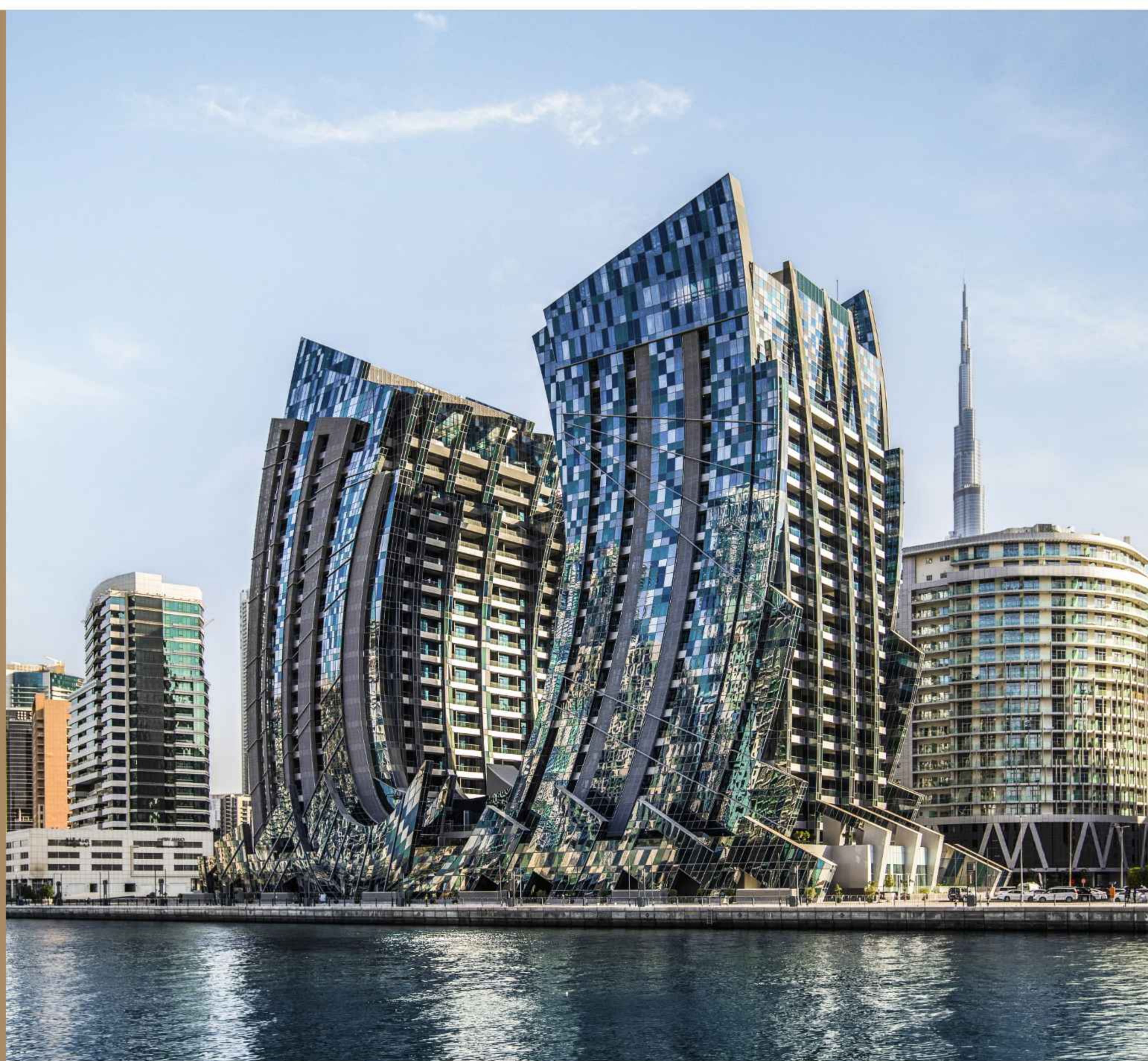
TRIO ISLE | INTERIORS BY
MISSONI





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.



ELIE SAAB

Edition

Jasmine Lane

An exclusive residential masterpiece at Jumeirah Golf Estates, Jasmine Lane by Durar Group redefines luxury living with elegant design and world-class amenities.



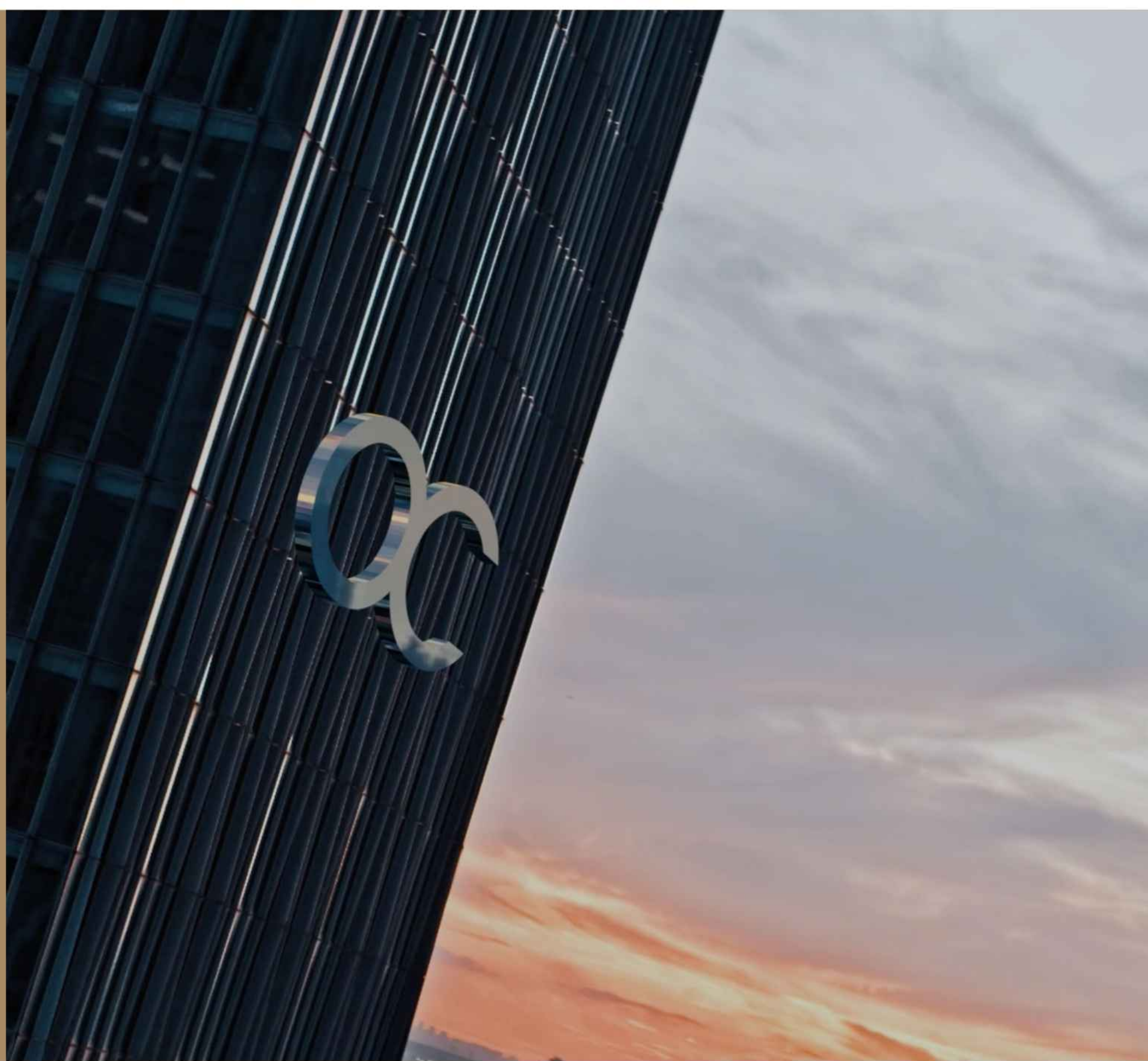


OCTA Developments came from a legacy of excellence, integrity, and innovation built by OCTA Properties. A foundation of delivering high-quality and functional living spaces has evolved into a commitment to creating purpose-driven, premium developments.

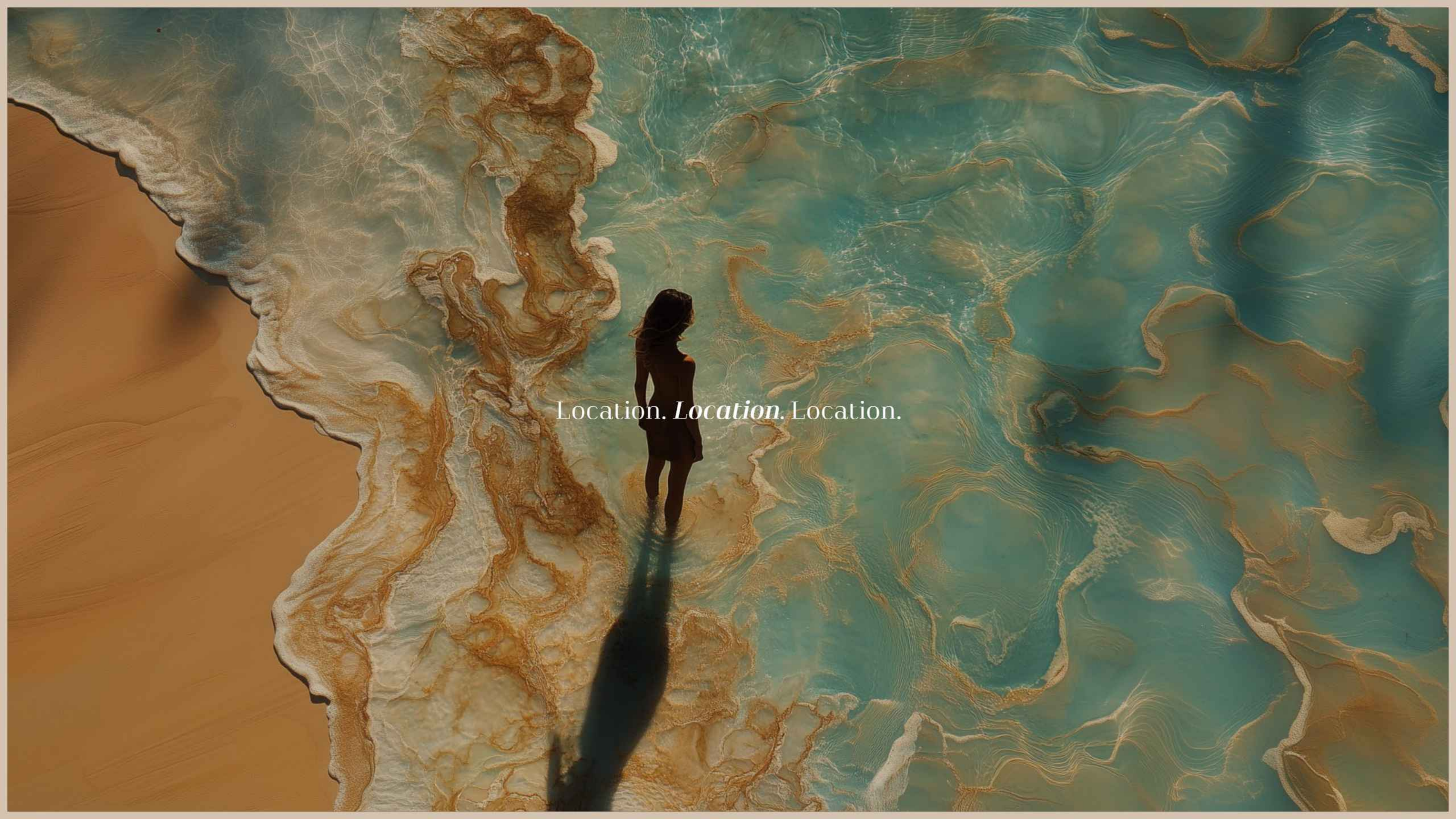
OCTA Developments works under the motto Life². More than just a concept, it's the philosophy of redefining modern living by enhancing every detail, amplifying quality, and transforming the ordinary into the extraordinary.

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 Developments does not develop properties; it creates spaces where life truly flourishes.



Where *three* worlds of luxury come together.

A surreal landscape featuring a woman's silhouette standing on a path that resembles marbled paper. The path is composed of swirling, organic shapes in shades of teal, blue, and brown, set against a background of soft, undulating hills in warm, golden-brown tones. The woman is positioned in the center of the frame, facing away from the viewer and looking towards the horizon. Her shadow is cast long and dark onto the path ahead of her. The overall composition is dreamlike and artistic, with a focus on texture and color.

Location. *Location.* Location.

An aerial photograph of a tropical beach. The water is a vibrant turquoise color, transitioning to a deeper blue further out. The beach is a wide, white sand strip. On the left side of the beach, there are several palm trees and small, round, thatched huts. The right side of the image shows a rocky coastline with dense green vegetation. The text "Ras Al Khaimah. *Ras Al Khaimah.* Ras Al Khaimah." is centered in the middle of the image.

Ras Al Khaimah. *Ras Al Khaimah.* 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



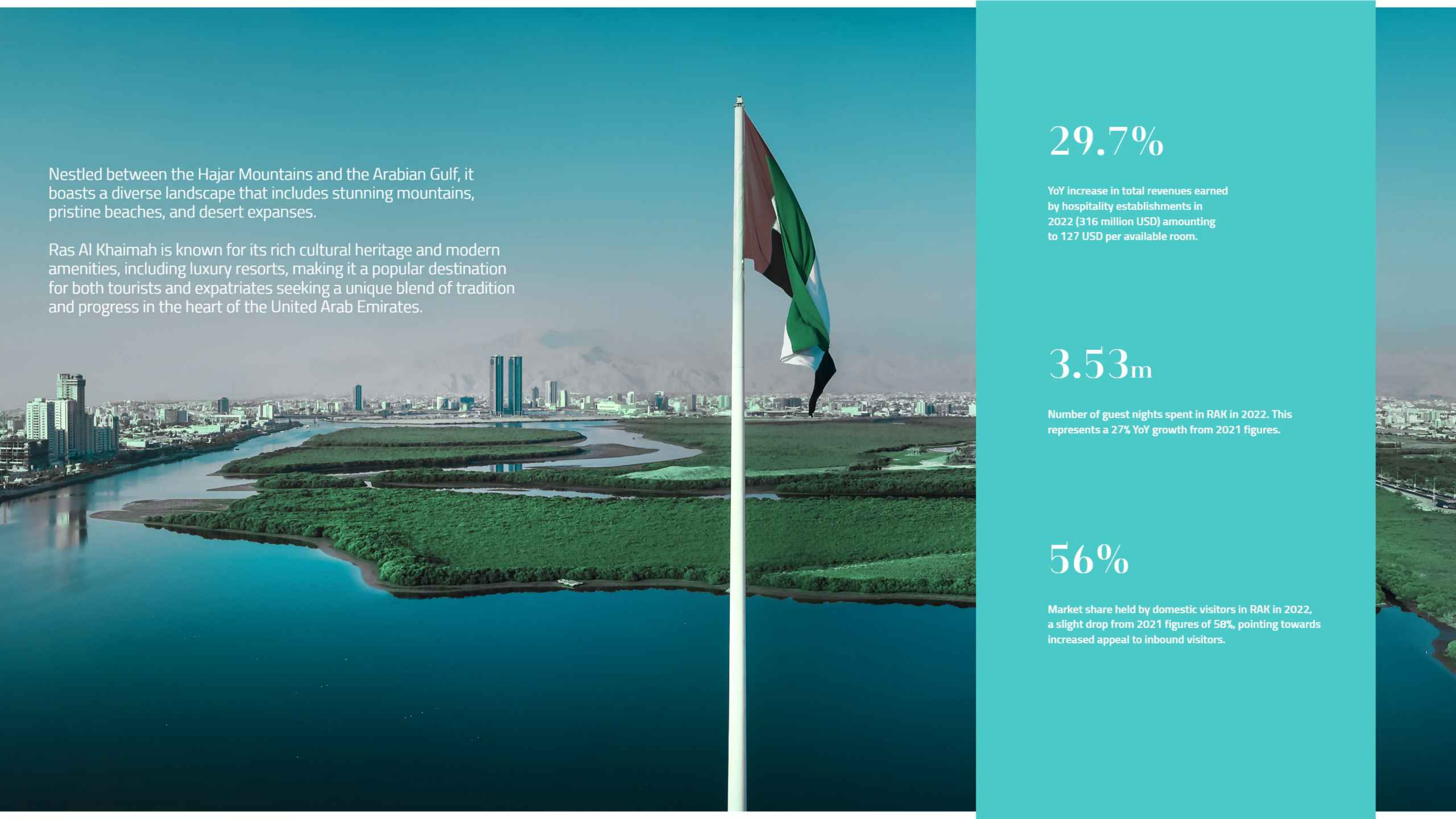
DESERTS

- 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 Airport Via Sheikh Mohammed Bin Zayed Road



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

Island Map Projects

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

The background is a full-page image of marbled paper. It features a complex, organic pattern of swirling, wavy lines in various shades of teal, turquoise, and seafoam green. Interspersed within these greenish tones are veins and patches of a warm, golden-brown or ochre color. The overall effect is reminiscent of natural stone or perhaps liquid pigments mixed together and allowed to settle and dry, creating a rich, textured visual field.

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



BORDRUM



TORONTO



AL MARJAN ISLAND, RAK



AL MARJAN ISLAND, RAK

TRIO ISLE | INTERIORS BY
MISSONI

Discover the power of *three*.



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.



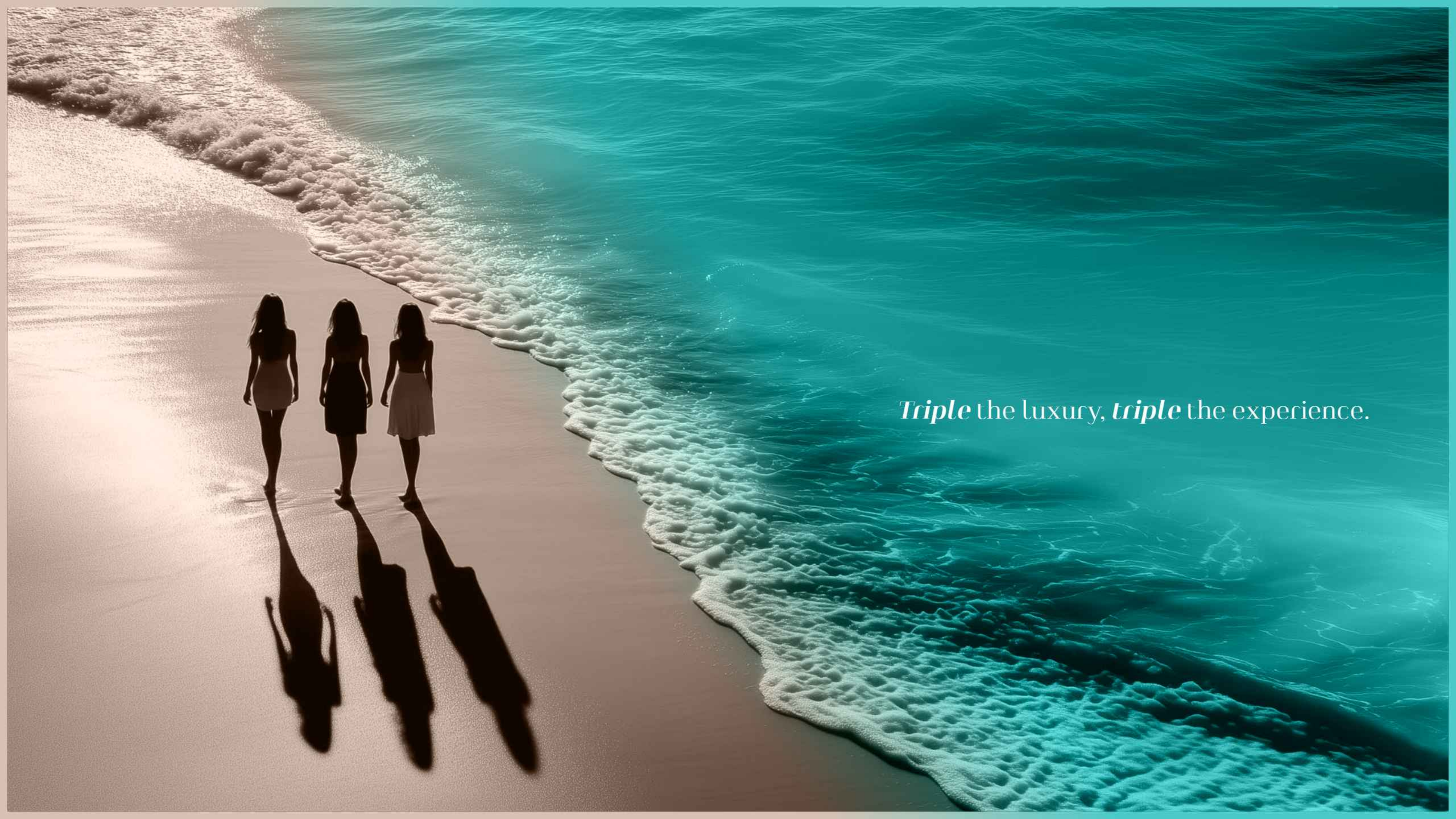
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TRIO ISLE | INTERIORS BY **MISSONI**

800ft (240M)
Waterfront





A full-page background image showing three women walking away from the camera on a sandy beach. They are wearing light-colored, short-sleeved dresses. The sun is low on the horizon, creating long, dark shadows of the women on the sand. The ocean is to their right, with white foam from a wave washing onto the shore. The sky and water have a warm, golden-orange hue from the sunset.

Triple the luxury, *triple* the experience.

The background is a full-page image of marbled paper. It features a complex, organic pattern of swirling, wavy lines in various shades of teal, emerald green, and deep blue. Interspersed within these colors are thin, irregular veins and larger patches of a warm, golden-brown or tan color, creating a rich, textured appearance. The overall effect is reminiscent of natural stone or liquid pigments mixed together.

World-class designed *three* exteriors.



Isle C

Isle B

Isle A

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	Q4 2027				
Aniticipated Service Charges	AED 18 per Sqft				
Furnished	No				
Brand of White Goods	Bosch or Equivalent				
Height	B + G +2P +12				
Ceiling Height	4.2 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

A perfect *trio* of restaurants, amenities, and experiences await.

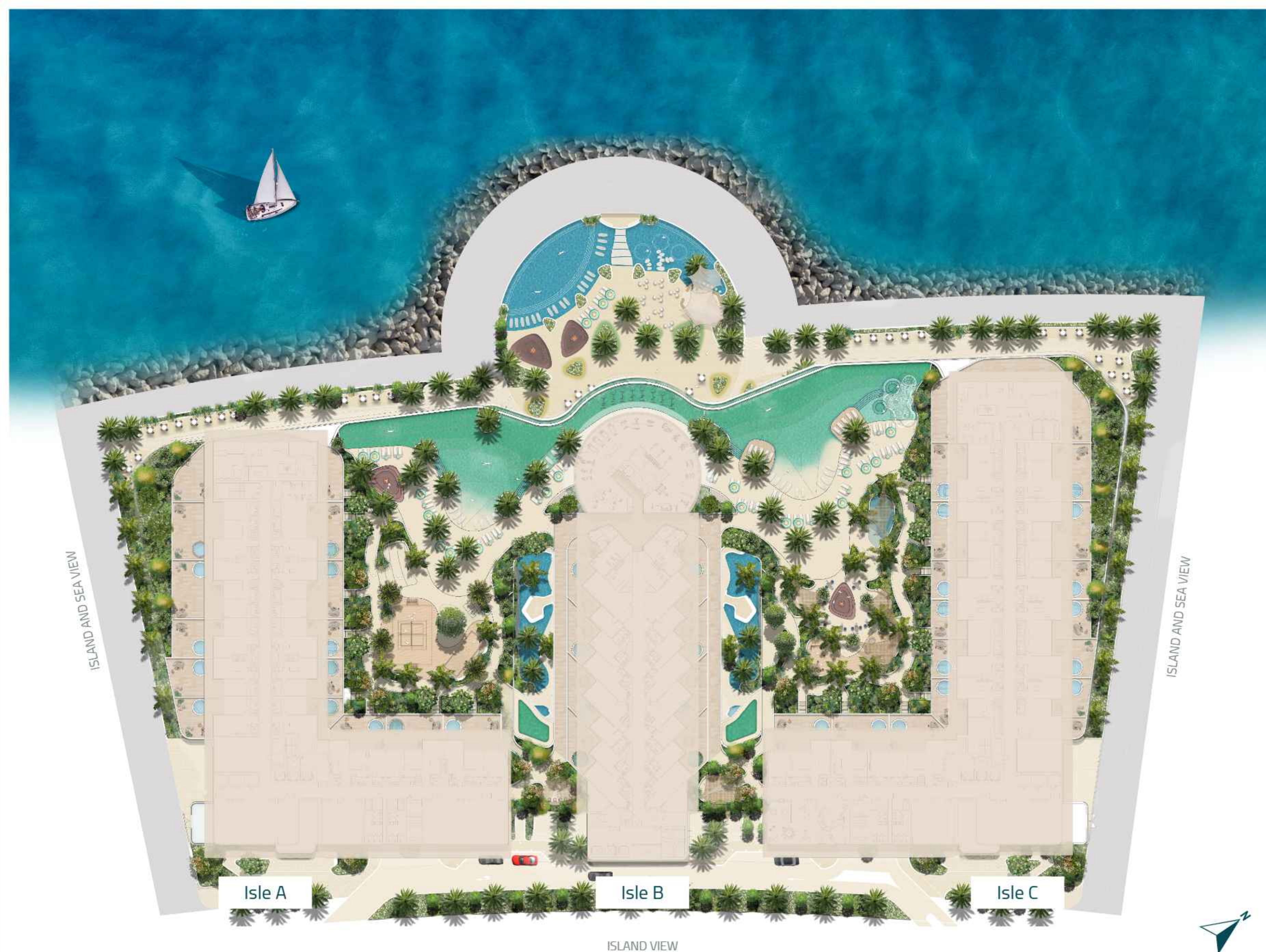
An aerial photograph of a tropical resort. The scene features a curved, sandy beach on the left, meeting clear turquoise water. The land is densely covered with lush green trees and vegetation, including several palm trees. In the upper right, there are small, thatched-roof buildings and outdoor seating areas, possibly a bar or lounge. The overall atmosphere is serene and luxurious. The text "Amenities. Amenities. Amenities." is centered over the image in a white, serif font.

Amenities. *Amenities.* Amenities.



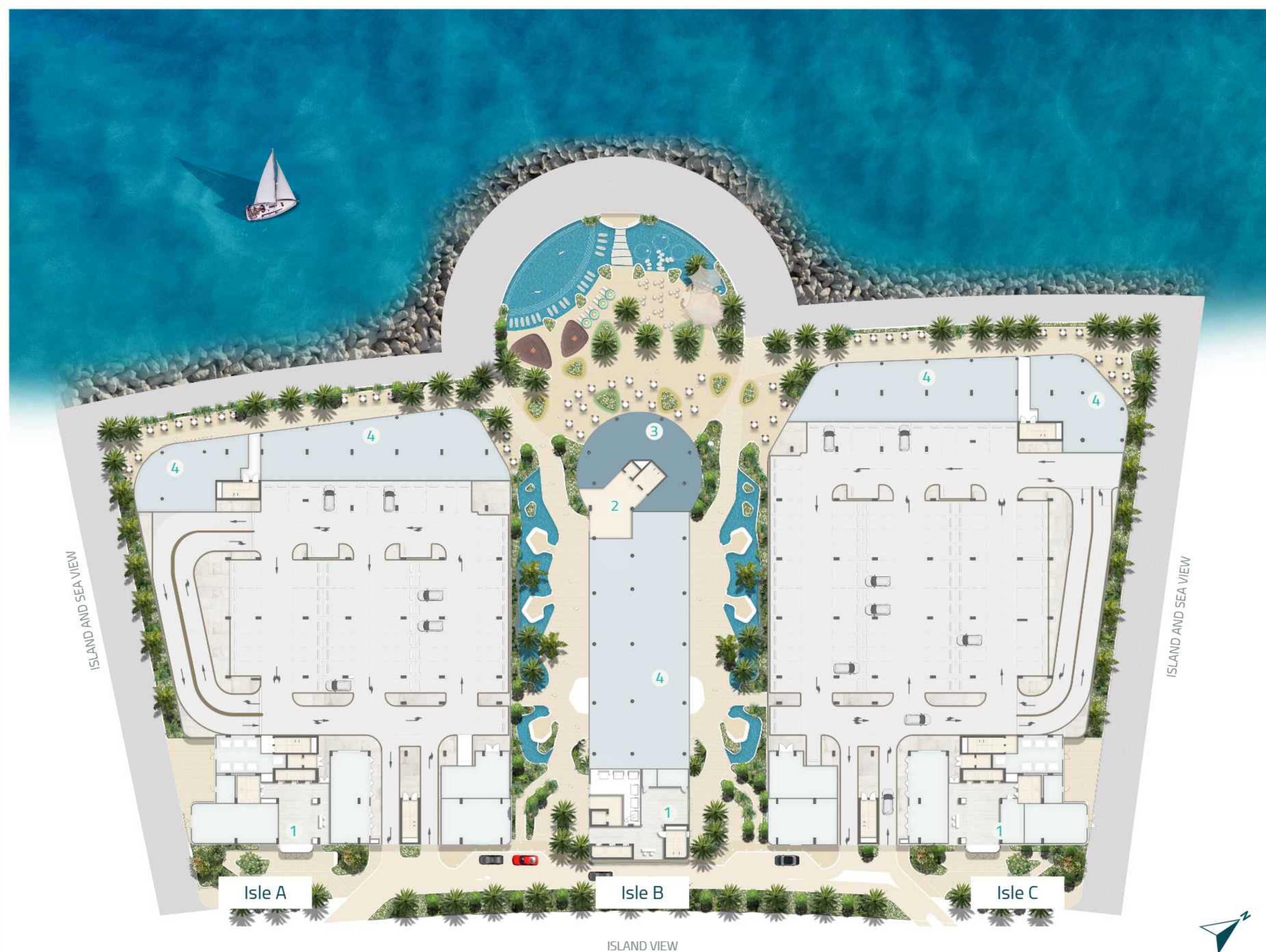
25+ *Amenities*

Masterplan

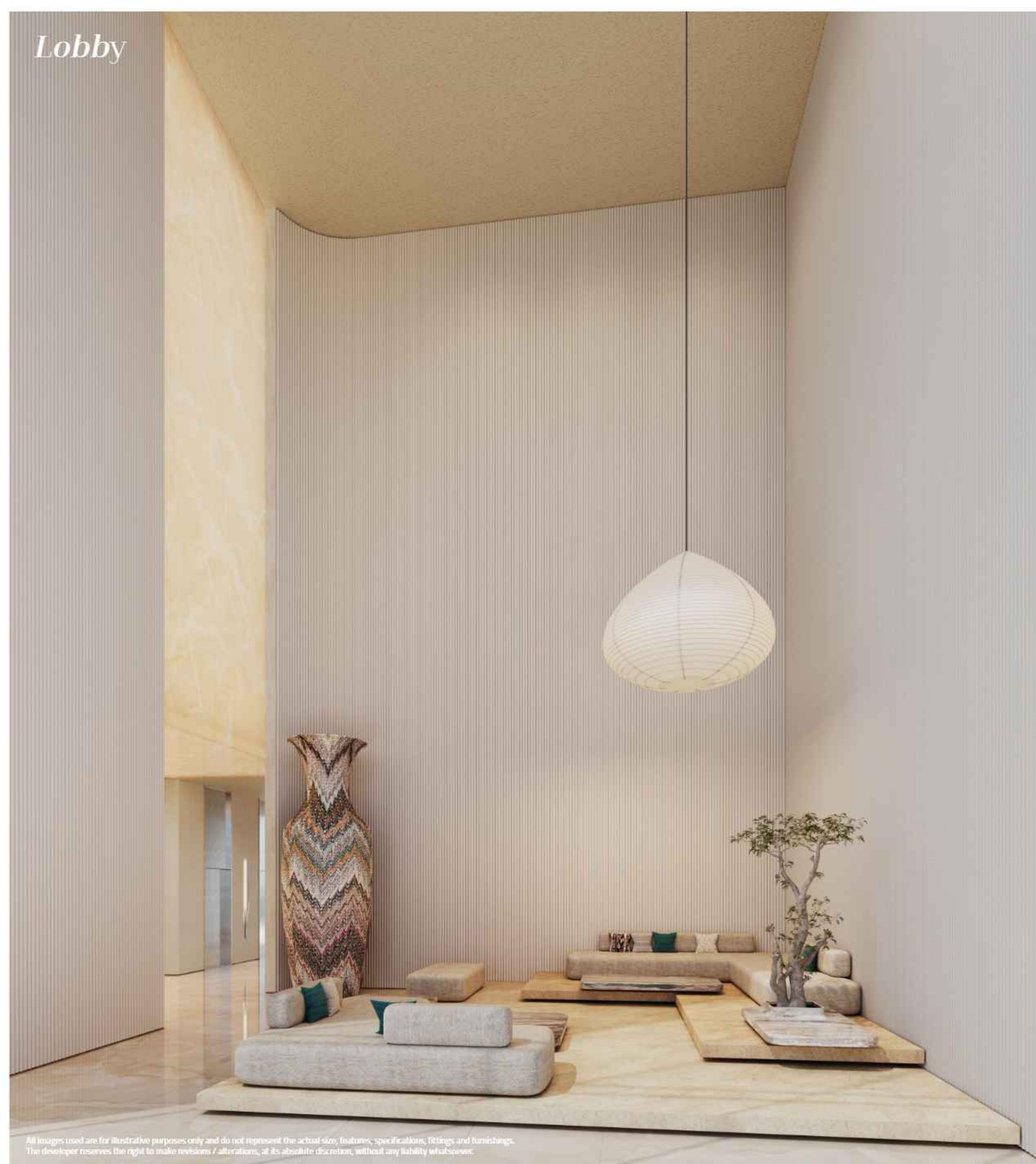


Ground Level (Indoor)

1. Main Lobby - Isle A,B & C
2. Pier Lobby - Isle A
3. Pier Restaurant- Isle A (2,592 Sqft)
4. Retail



Lobby

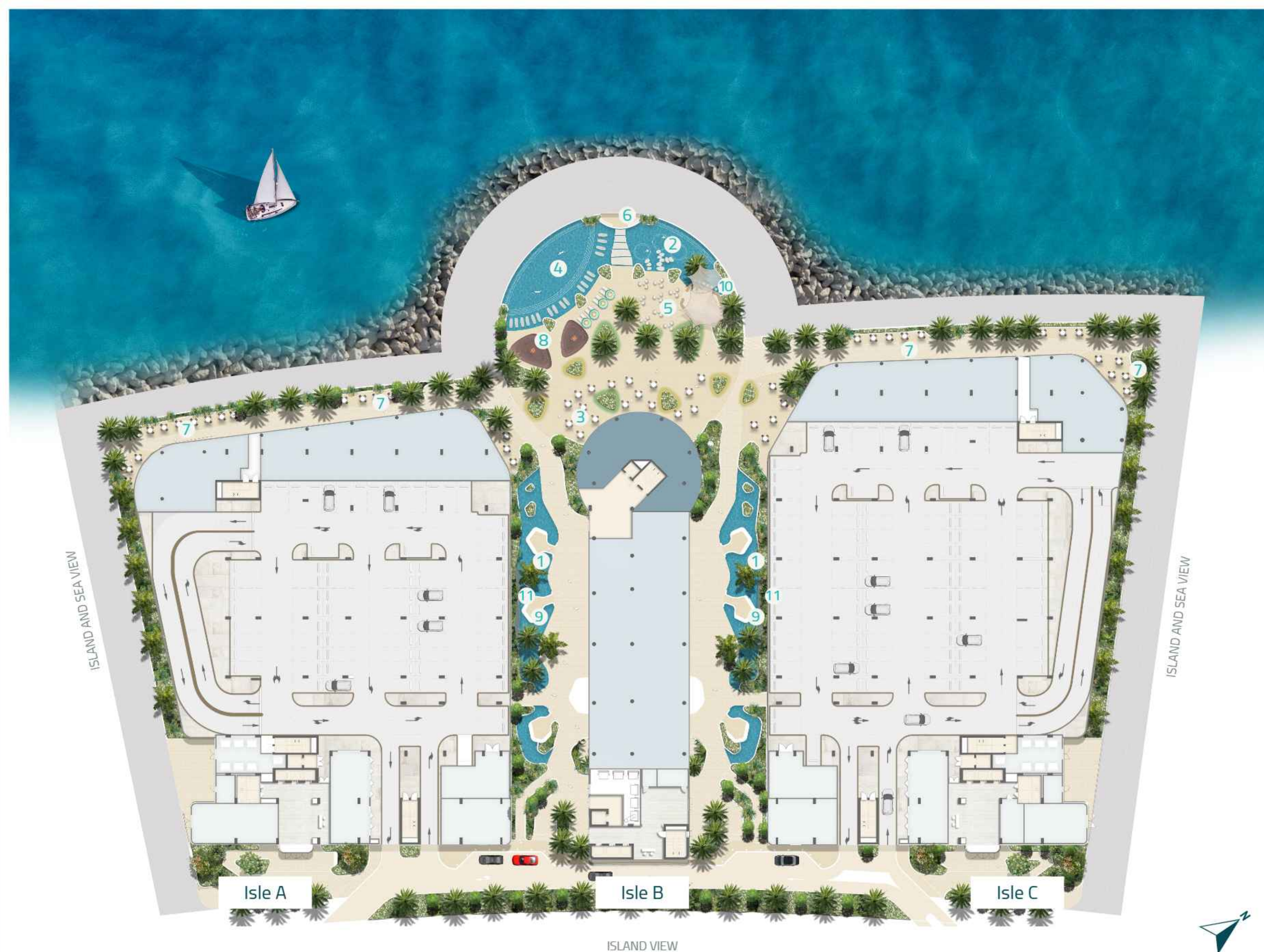


Where every entrance is a *Missoni* moment.

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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



Amenities Walkthrough - Ground Level



Swimming Pool

Seating Pods

Pool Bar & Dining

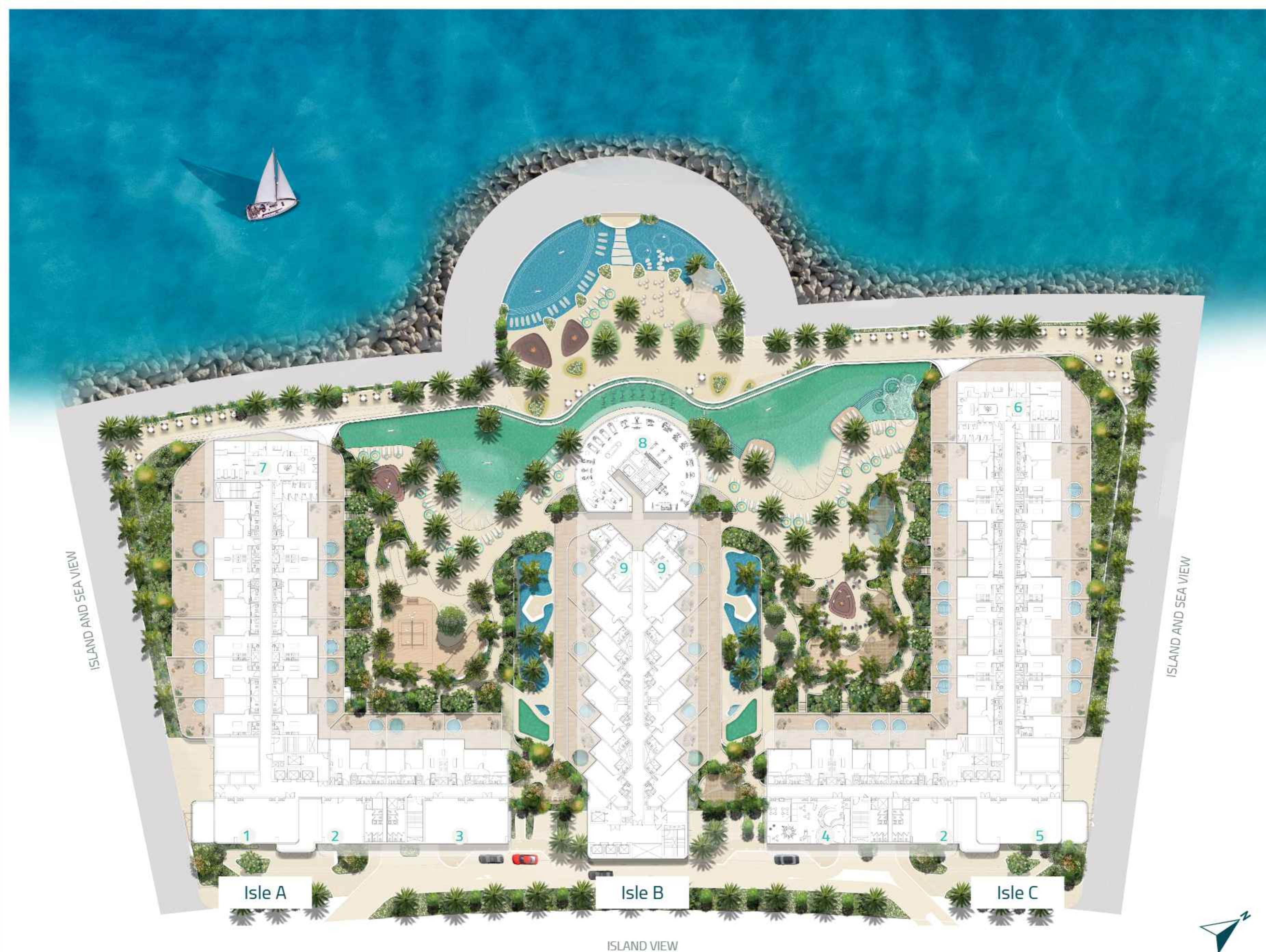
View Point

Public Promenade

Fire Pit

First Level (Indoor)

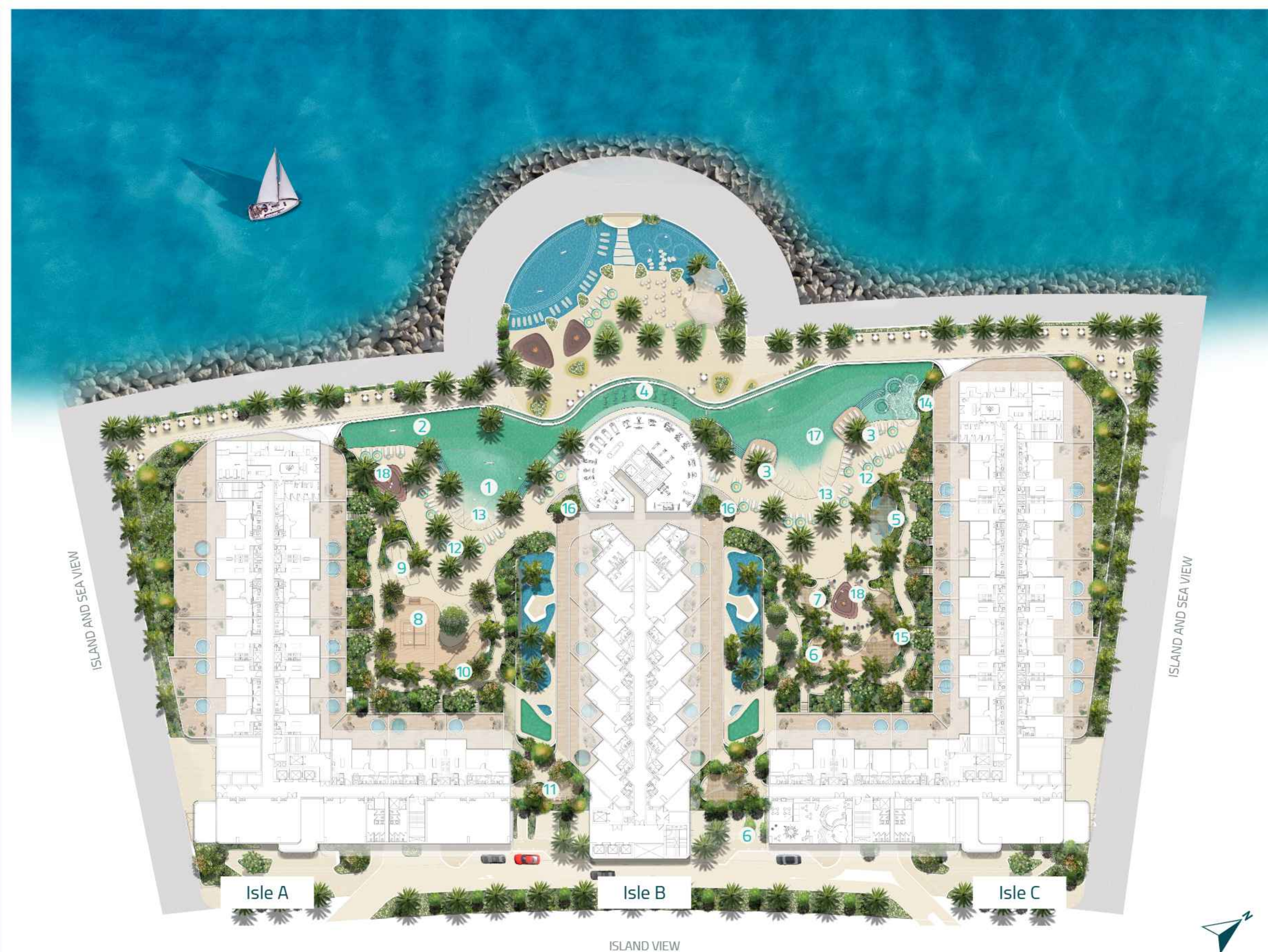
1. Entertainment Room (914 Sqft)
2. Office (58 Sqft)
3. Music & Art Room (1,269 Sqft)
4. Table Tennis Room (1,269 Sqft)
5. Teen's Club (914 Sqft)
6. Female Spa (1,346 Sqft)
7. Male Spa (1,346 Sqft)
8. Gym (3,541 Sqft)
9. Changing Room (Male/Female) (602 Sqft)



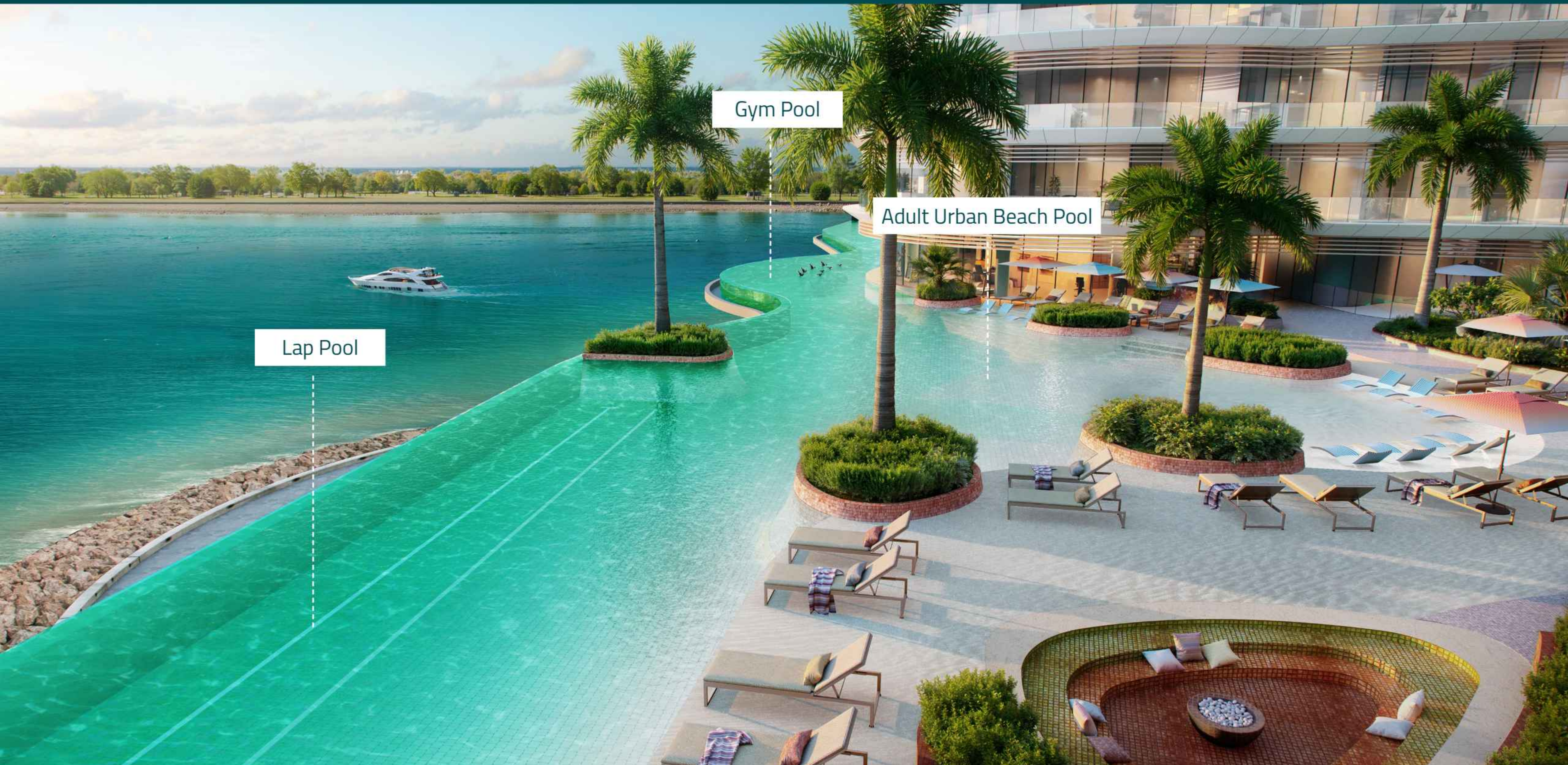


First Level (Outdoor)

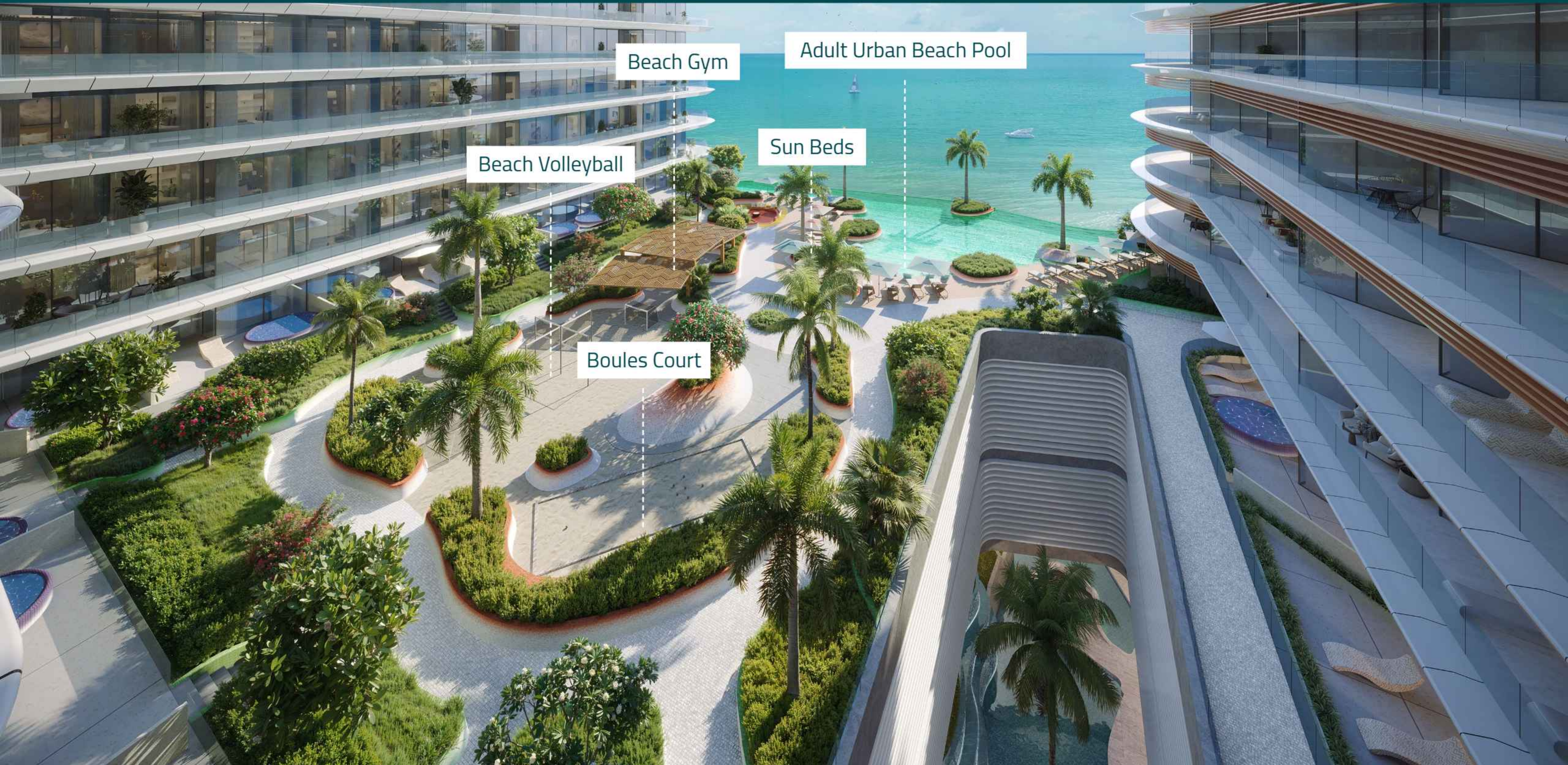
1. Adult Urban Beach Pool (4,843 Sqft)
2. Urban Beach Lap Pool
3. Pool Deck
4. GYM Pool (1,237 Sqft)
5. Kids Pool (484 Sqft)
6. Kids Play Area (645 Sqft)
7. BBQ & Social Area (2,260 Sqft)
8. Beach Volleyball (1,022 Sqft)
9. Beach Gym (430 Sqft)
10. Boules Court (269 Sqft)
11. Co-working Space (215 Sqft)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



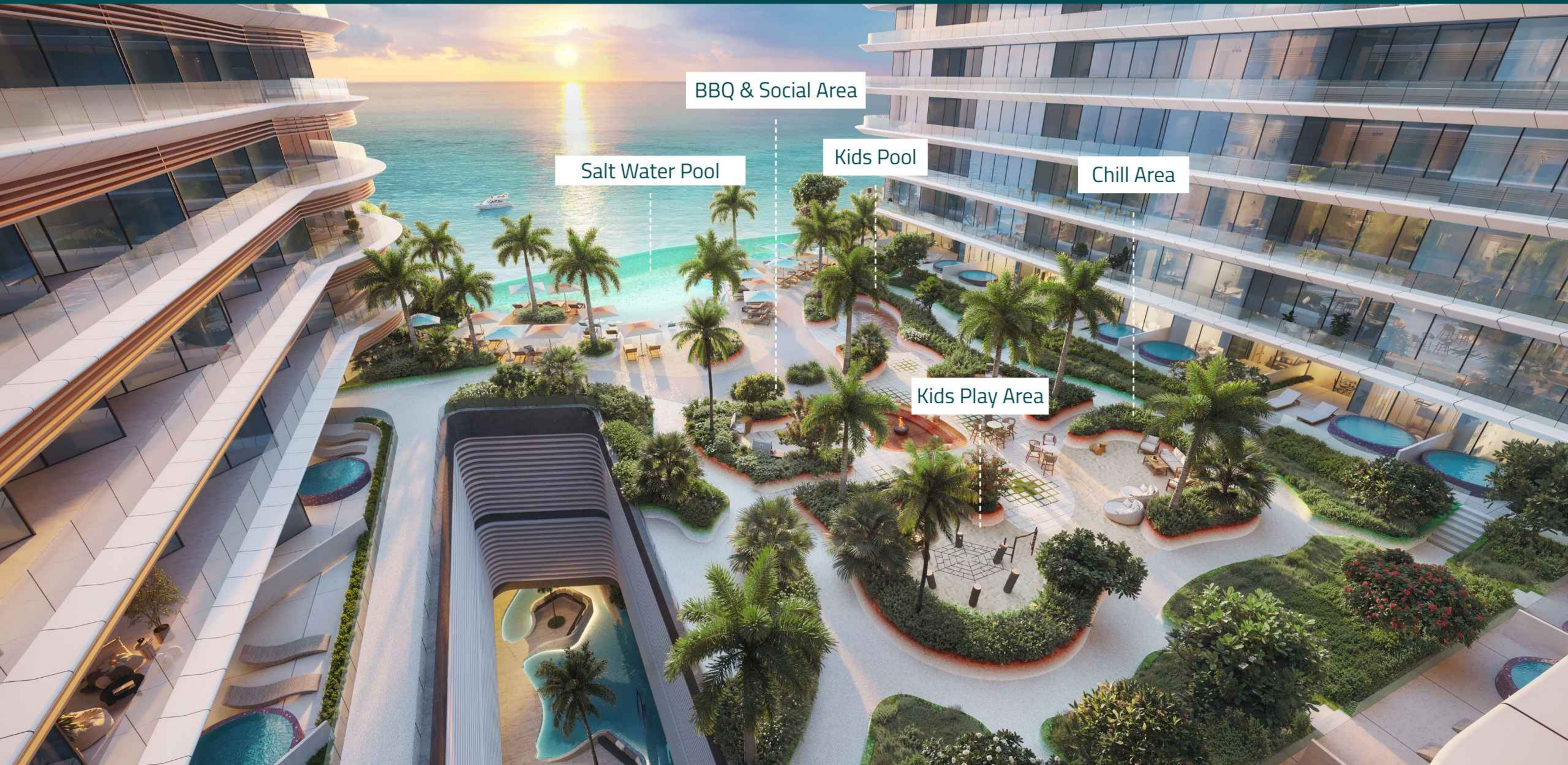
Amenities Walkthrough - First Level



Amenities Walkthrough - First Level



Amenities Walkthrough - First Level



BBQ & Social Area

Salt Water Pool

Kids Pool

Chill Area

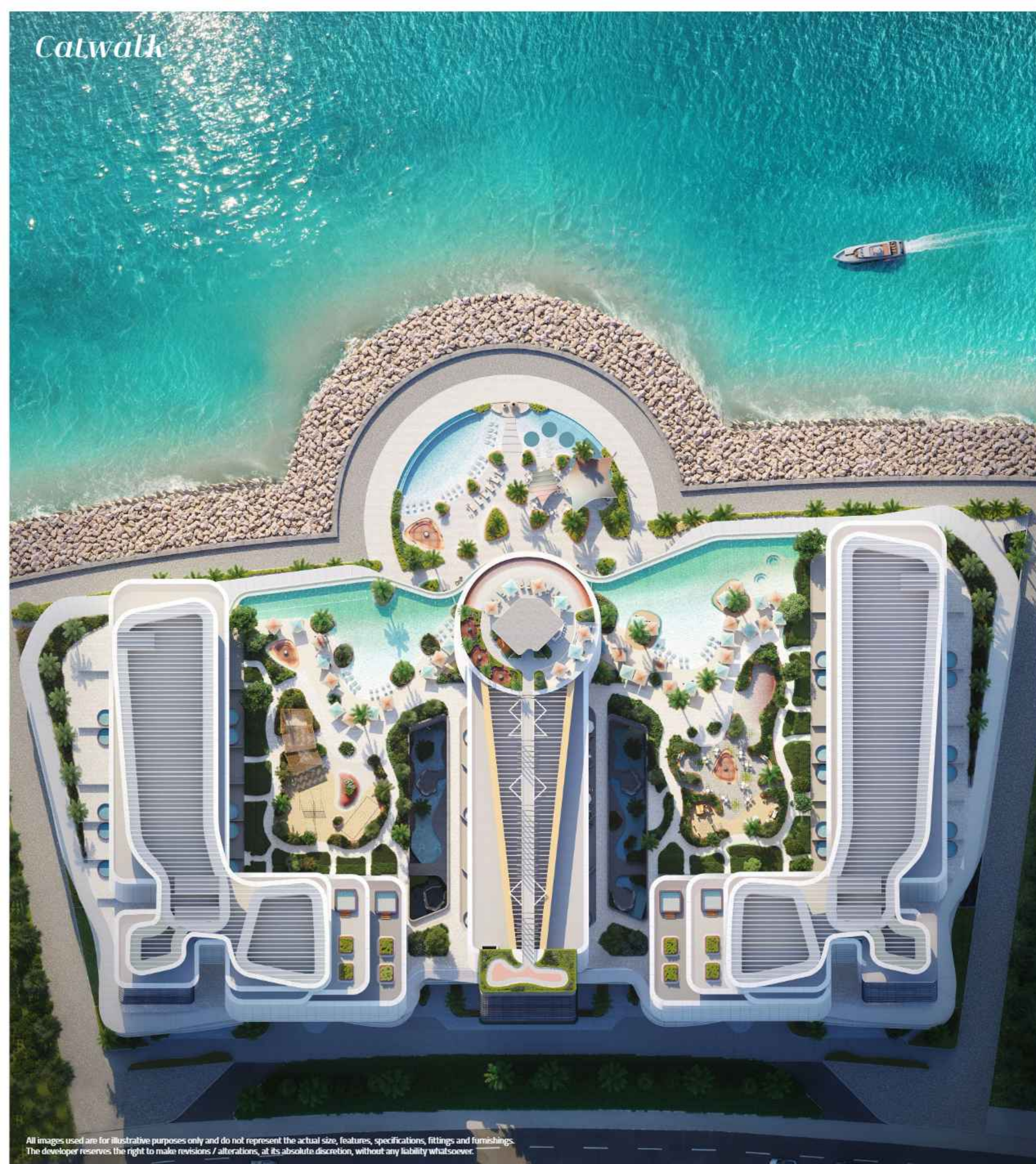
Kids Play Area

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)



Catwalk



Where skyline meets *Missoni Catwalk*.

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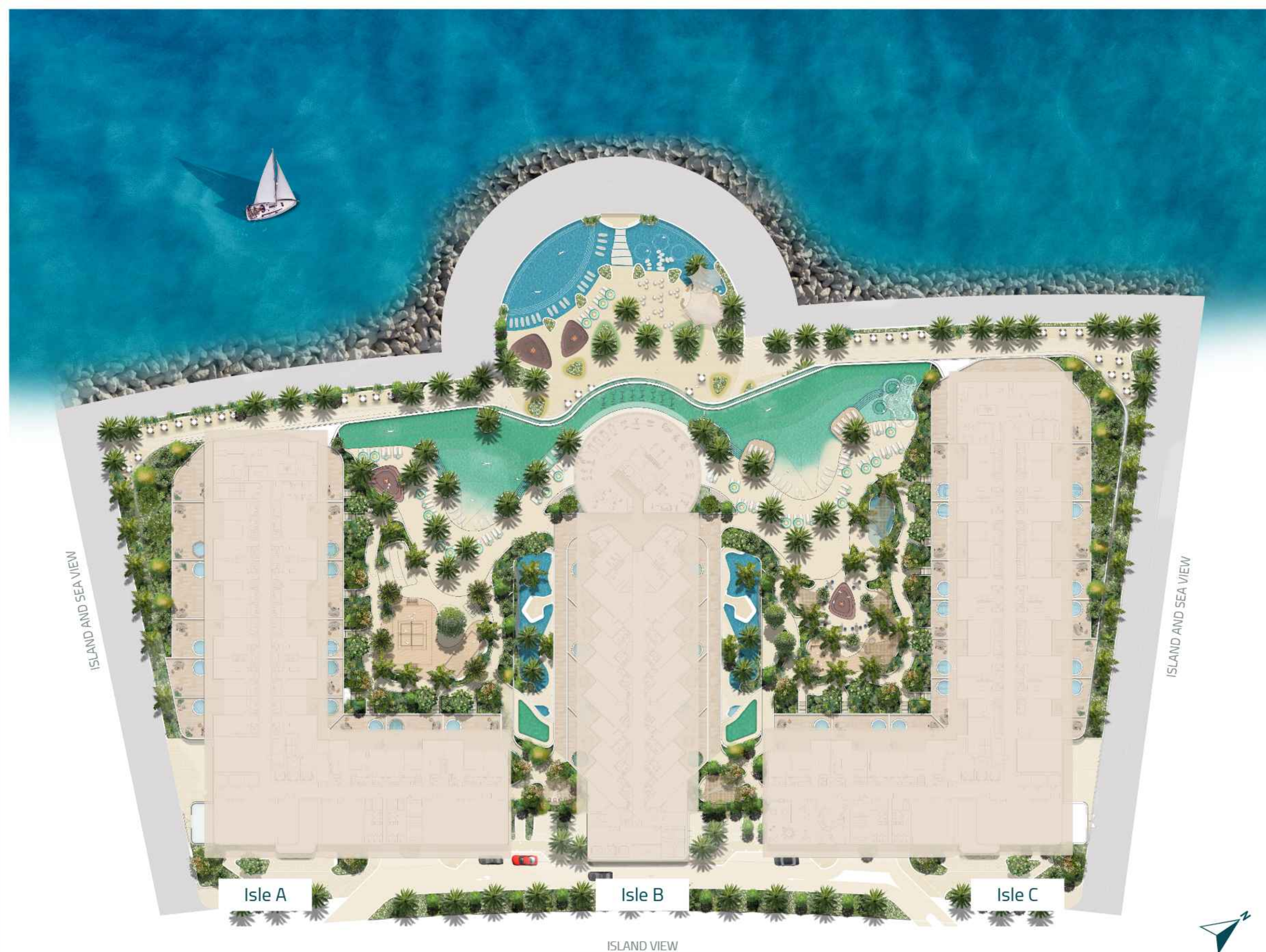
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Floor Plans. *Floor Plans.* Floor Plans.

Building Configuration



Masterplan



Typical Floor
4th-10th Level

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- 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



2 Bedroom | 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 | 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 | 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



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



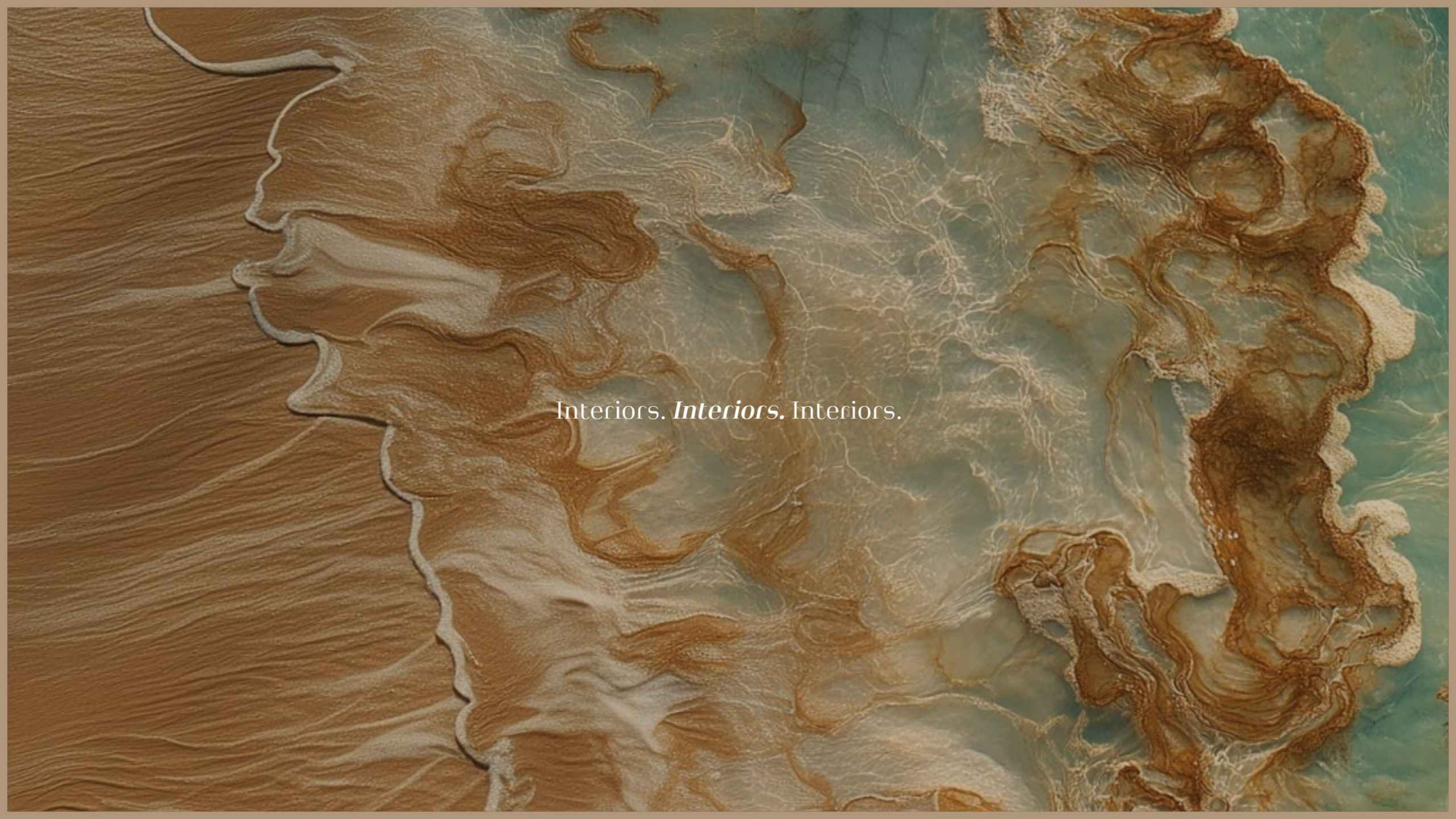
3 Bedroom | Type 1

- 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



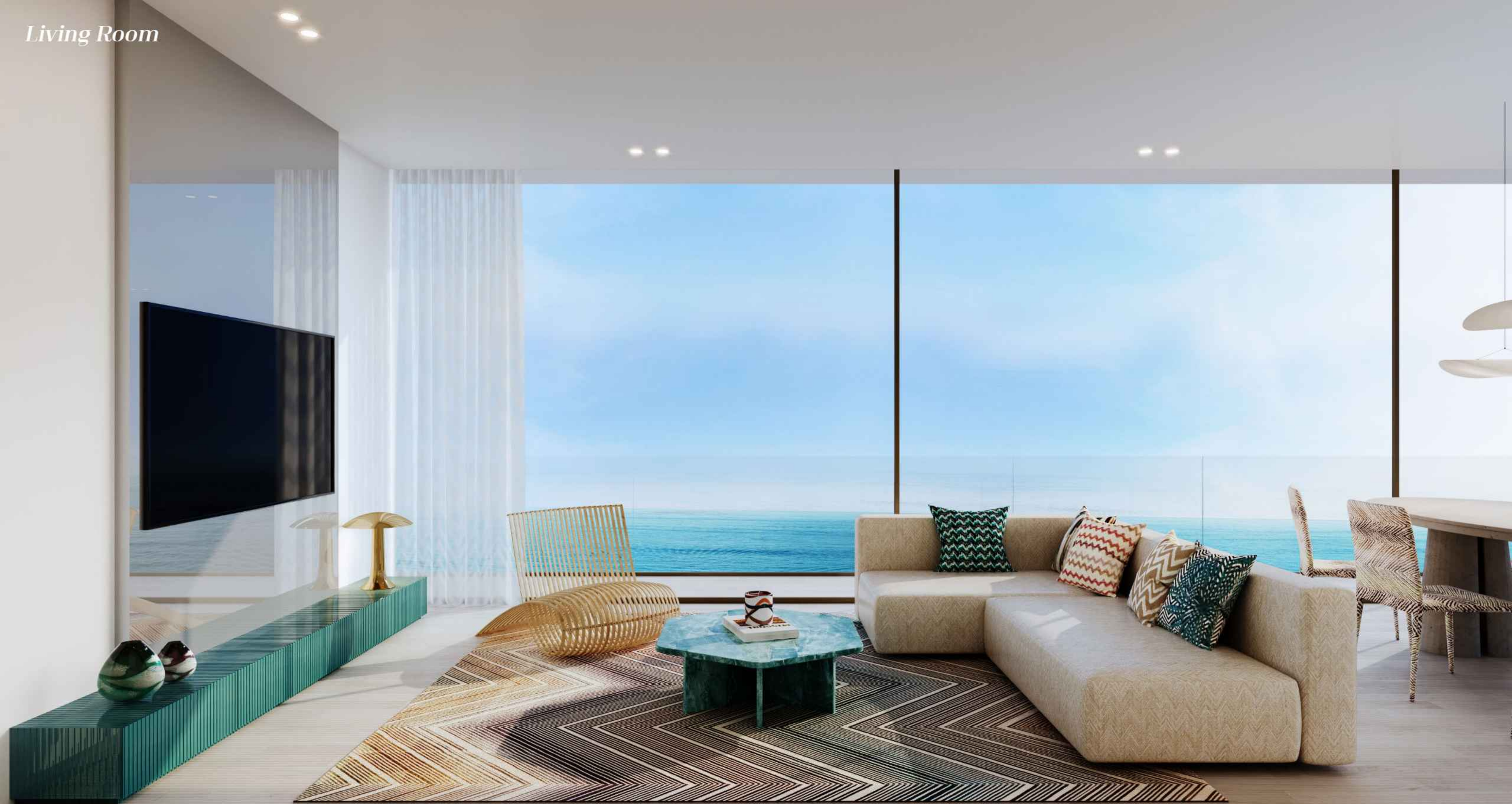
DESCRIPTION	SIZE RANGE
INTERNAL AREA	1,331 - 1,342 Sqft
BALCONY AREA	817 - 859 Sqft
TOTAL AREA	2,148 - 2,191 Sqft





Interiors. *Interiors.* Interiors.

Living Room



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Kitchen



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Dining



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Master Bedroom



Master Bathroom



Reasons to Invest



Prime Location
for Luxury Living



Mesmerizing Sunrise
& Sunset Views



Architectural
Excellence



Integrated
Amenities



Unmatched
Holiday Living



Ras Al Khaimah's
Waterfront Marvels

Starting Sizes
and Prices

Unit Type	Starting Size (Sq.ft.)	Starting Price (AED)
1BR	652	1,600,888
2BR	971	2,250,888
3BR	2,148	5,350,888

68% / 32%

3 Years Post Handover

Anticipated Completion Date

Q4 2027

Discount

Advanced Down Payment	Discount %
30% on Booking	2%
40% on Booking	3%
50% on Booking	4%
No PHPP	3%

Bulk Deal	Discount %
10 to 15 Million	3%
15 Million and above	5%

EOI Process

To participate in the Expression of Interest campaign and secure your preferred unit, we kindly request that you comply with the following requirements:

1. Client's Document Required: Client's Passport Copy and Emirates ID Copy (for UAE Residents).
2. Signed EOI form (attached), with correct customer details, valid email address, and phone number to issue the receipt(s).
3. Payment: Cheque and Wire Transfer should be in favour of "**Durar OCTA FZ LLC**".
4. Cash payment will be accepted for the EOI campaign up to **AED 50,000** for all units.

Bank Details for Wire Transfer

Description	Details
Account Name	DURAR OCTA FZ LLC
Account No.	3708490794001
IBAN No.	AE500340003708490794001
Swift Code	MEBLAEAD
Bank Name	Emirates Islamic Bank
Currency	AED

*Cheque should be in favour of DURAR OCTA FZ LLC

Any EOI received not containing the above will not be considered.

Allocation will be on **First Come First Serve** basis & Receipt issuance confirmation by "**Durar OCTA FZ LLC**".

EOI request to be sent at email address **salesops@octaproperties.com** with customer preferred Unit options. Please note, upon unit allocation for all EOI confirmed deals, we require balance payment & documentation for unit booking.

If the client is not able to get the desired unit, EOI will be refunded to the client within 15 working days from the date the client shares the correct account details.

Please feel free to contact our sales team at **+971 50 206 6888** or **info@octaproperties.com** if you need any assistance, our team is here to assist you throughout the purchase process.

We look forward to receiving your expression of interest and working together to make the "**Trio Isle**" Project a landmark.



TRIO ISLE | INTERIORS BY
MISSONI

