



MOONSTONE  
*interiors by* **MISSONI**





KEY PRINCIPLES



D U R A R

G R O U P

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.

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.





# Fortune 5

DEVELOPMENTS

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

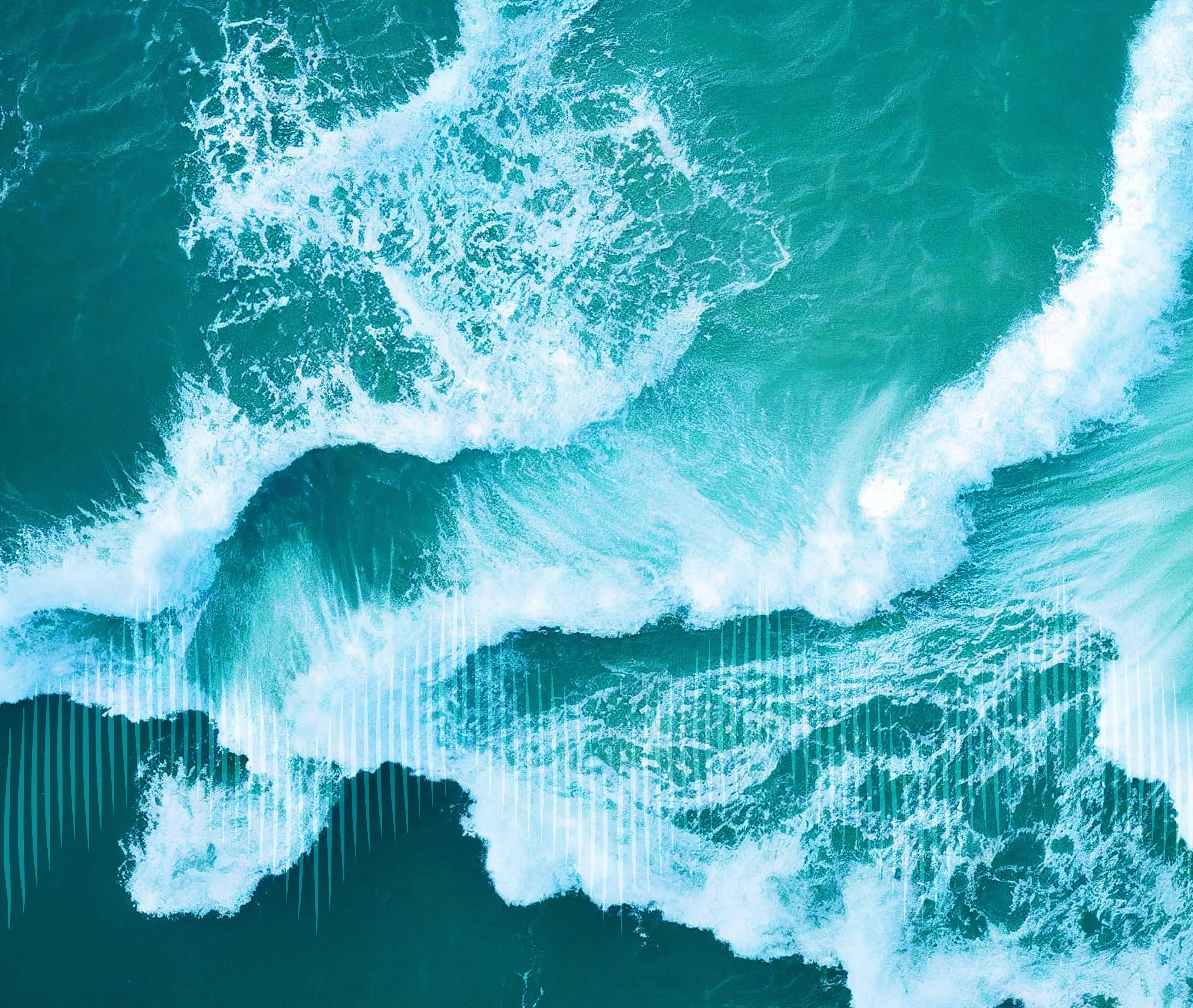
Our expertise lies in the in-depth exposure, knowledge and forged partnerships formed by our founders and our team.

# 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



## R A S A L - K H A I M A H

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 guest 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





MOONSTONE  
*interiors by* **MISSONI**



## AL MARJAN ISLAND

Located at the tip of 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

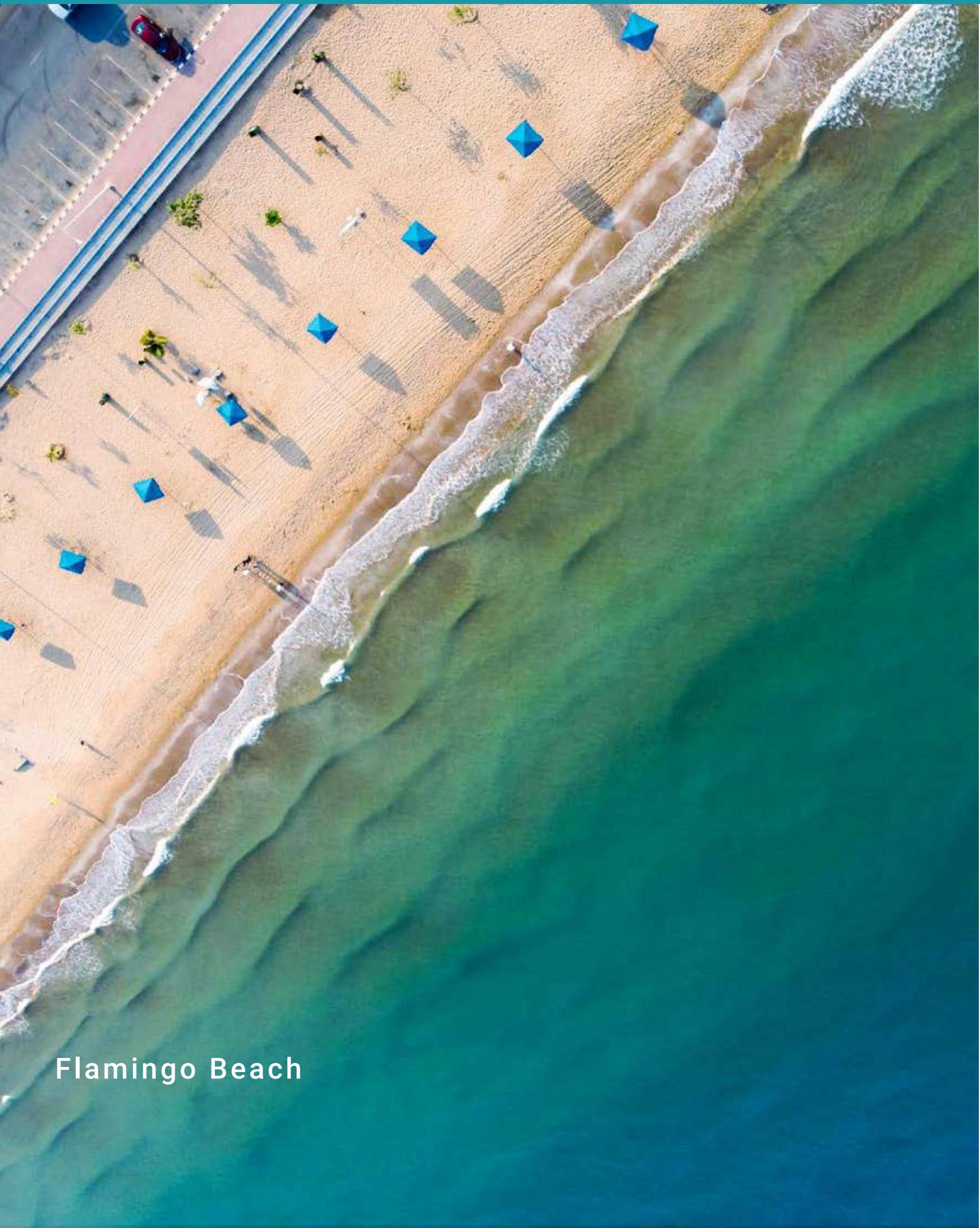
KM OF  
PRISTINE BEACHES

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.

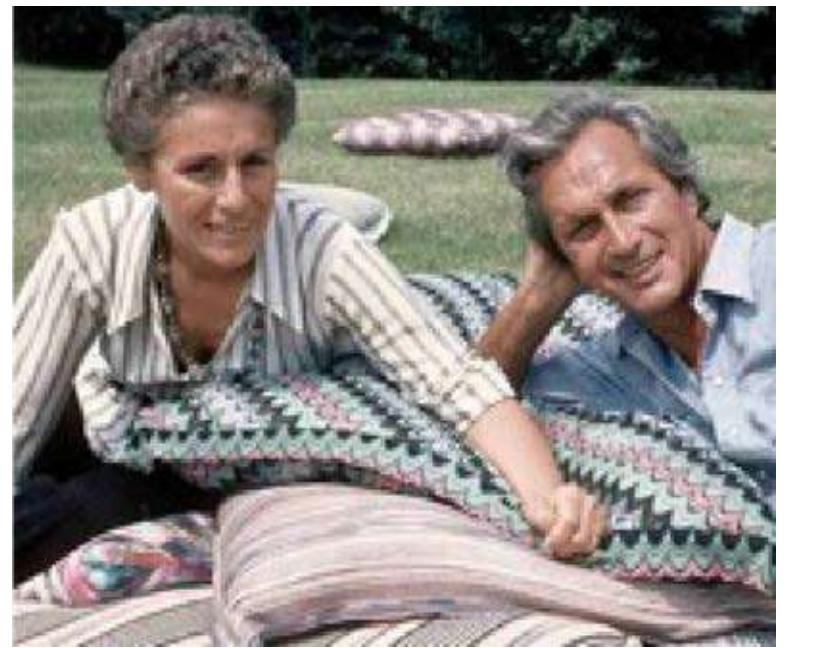


## ABOUT THE BRAND





# MISSONI



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

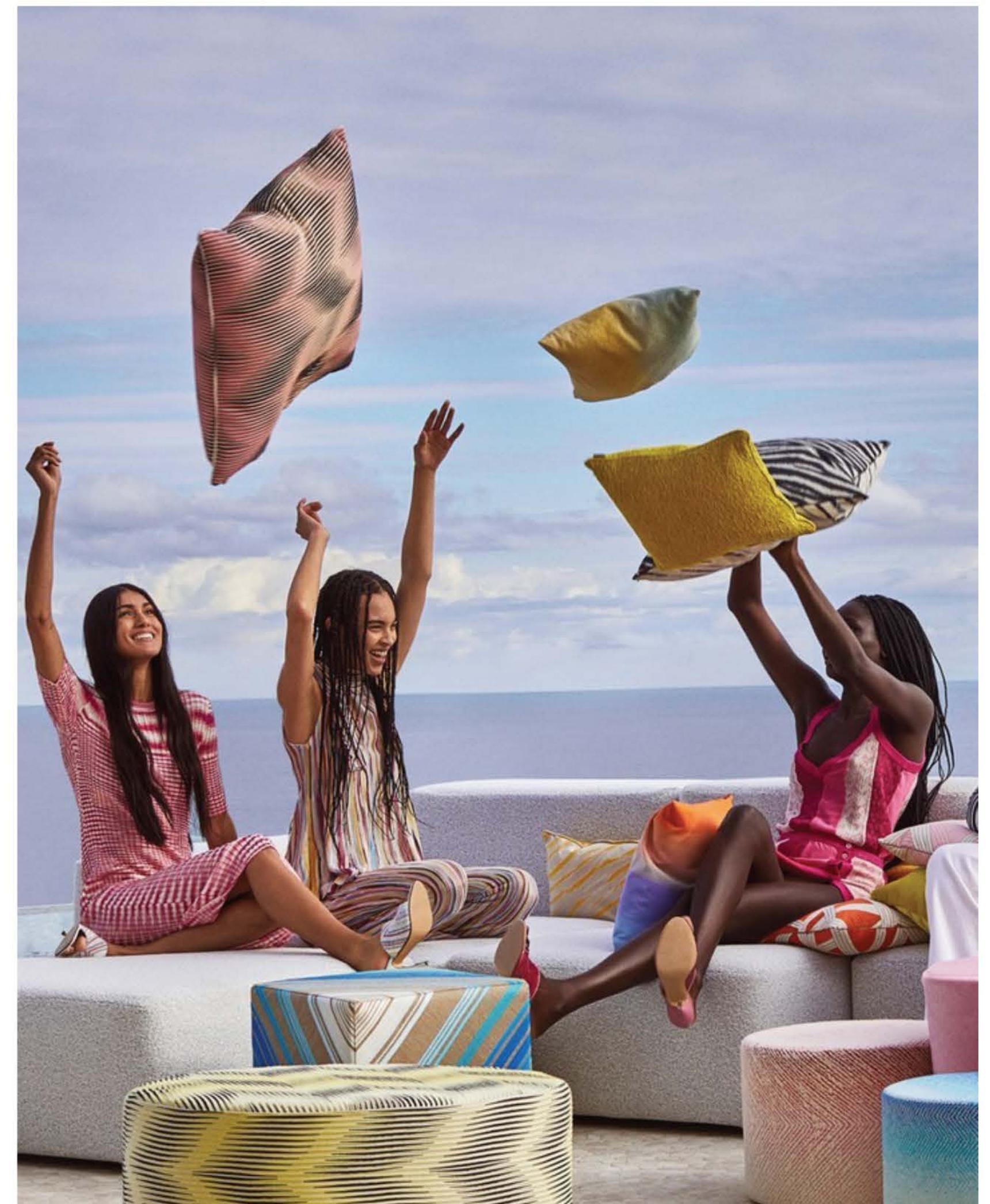
### MISSONI LIFESTYLE:

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



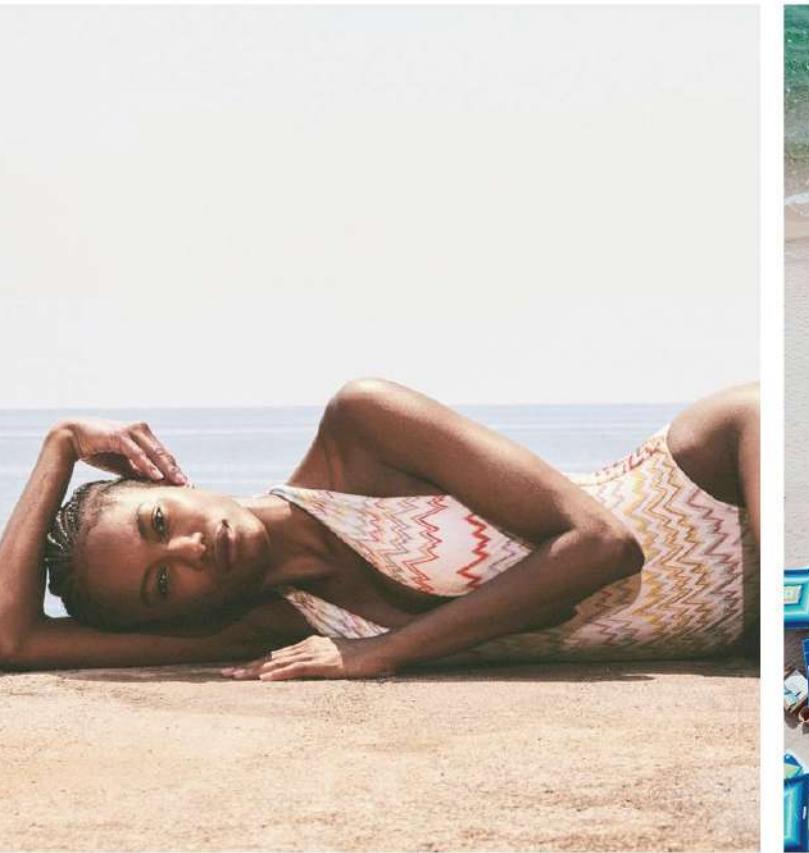
MENSWEAR



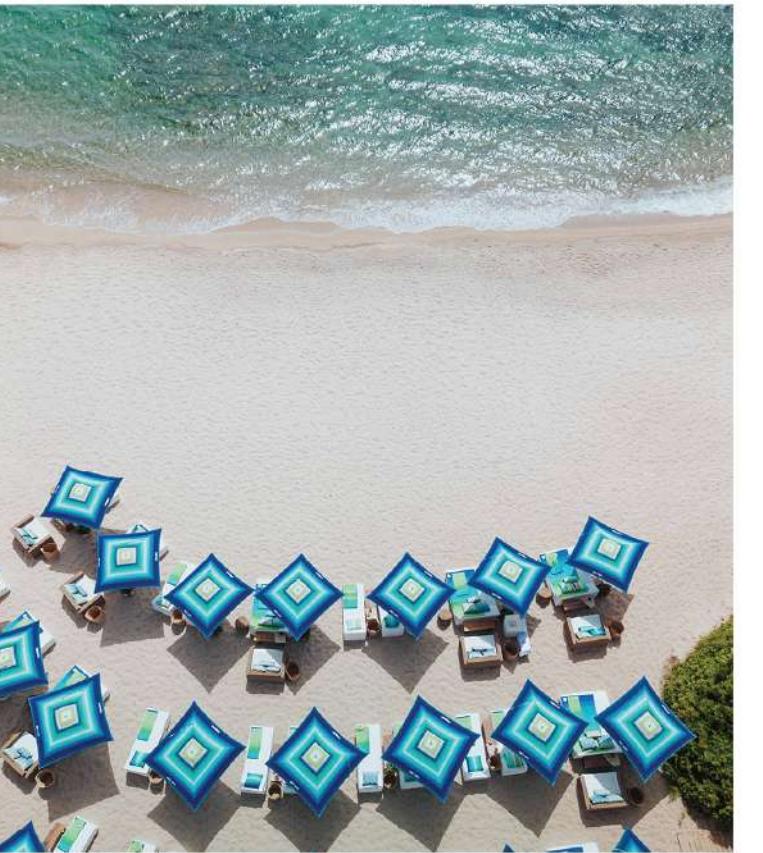
HOME



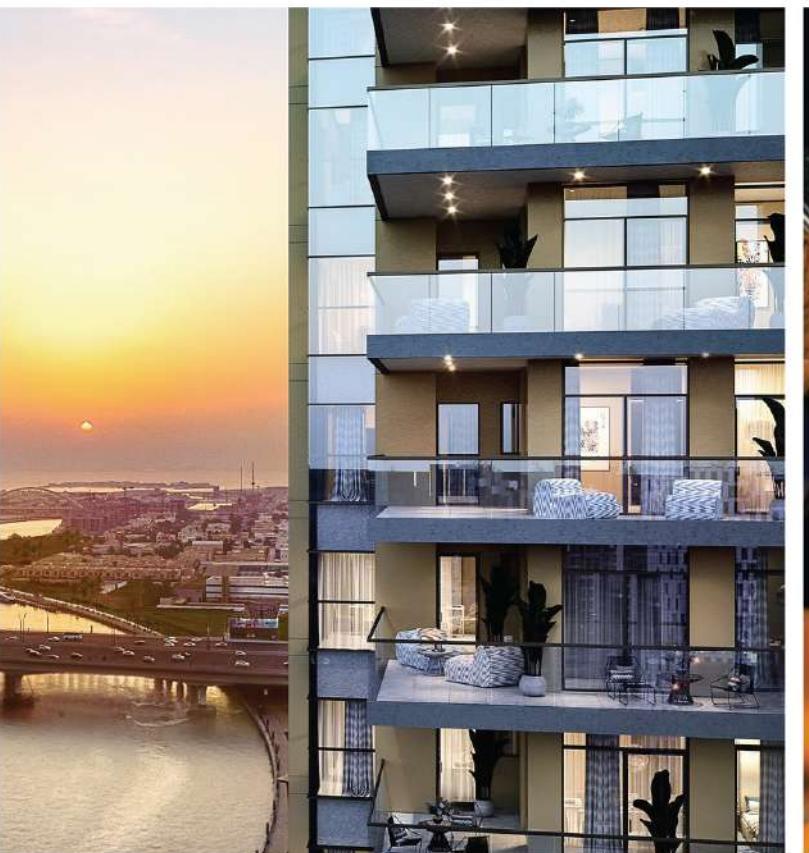
SPORTWEAR



BEACHWEAR



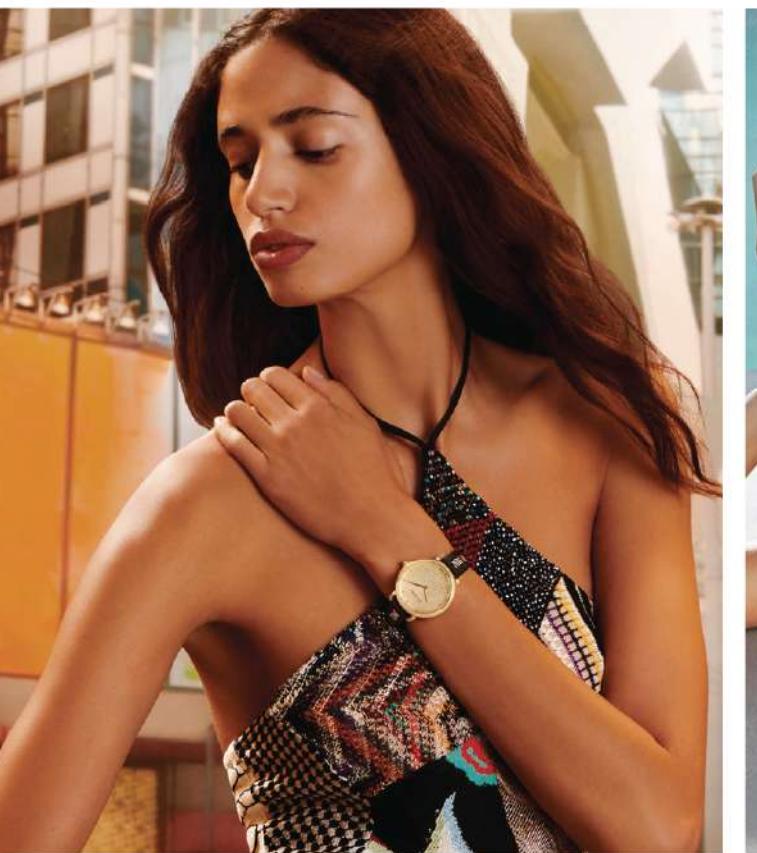
RESORT CLUB



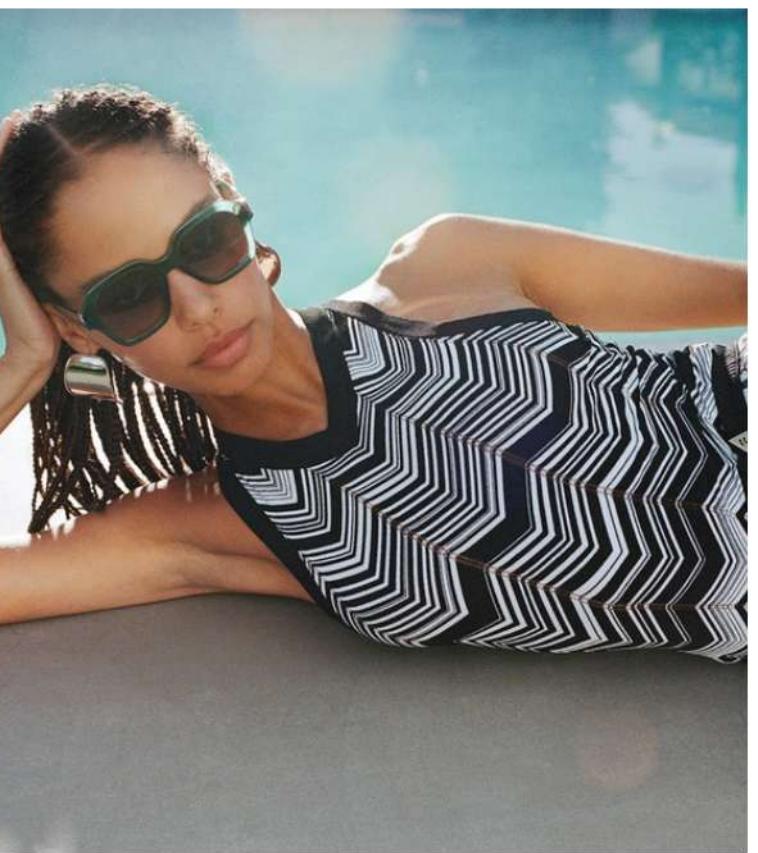
ID PROJECT



PERFUMES



WATCHES



EYEWEAR

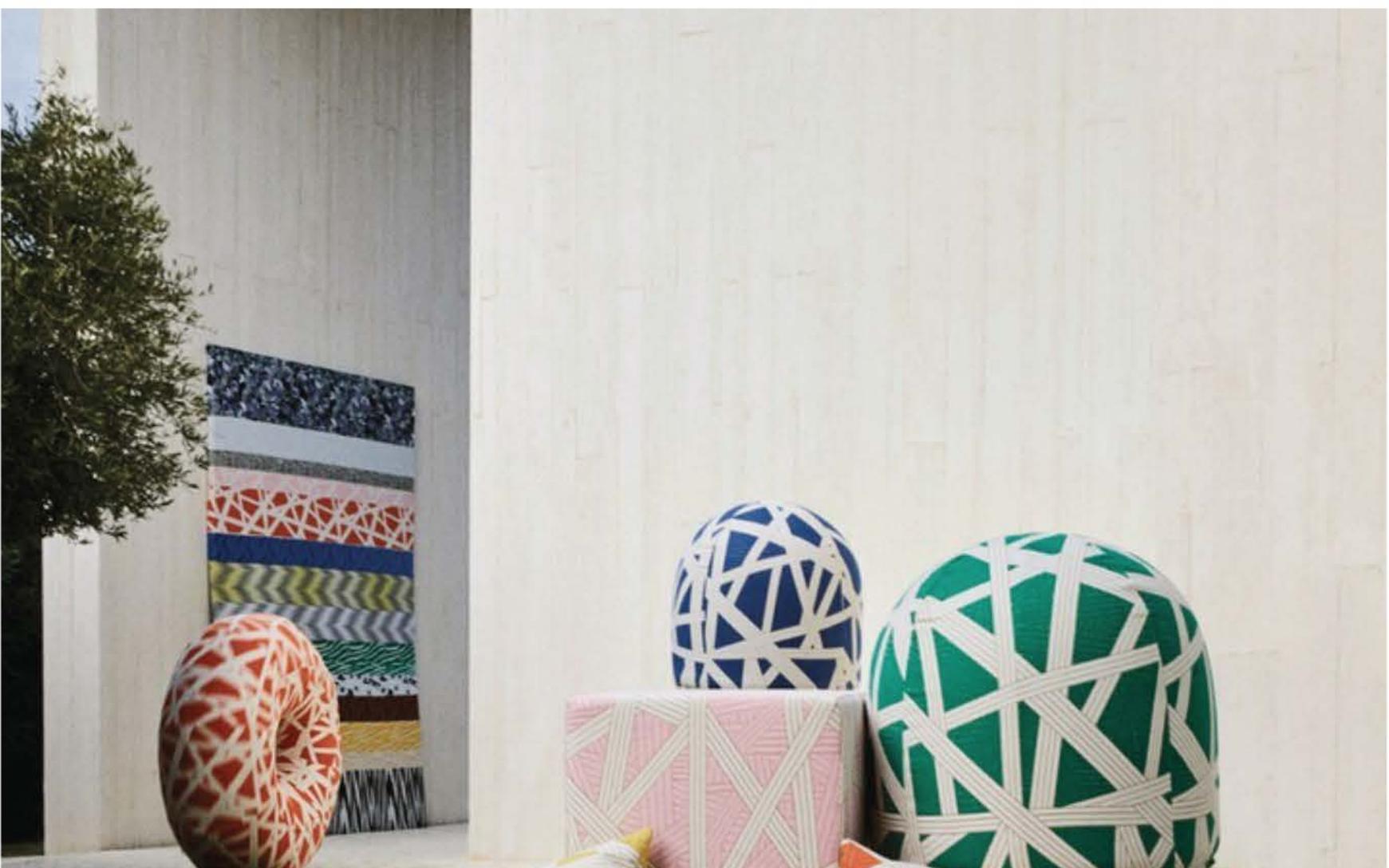


KIDSWEAR



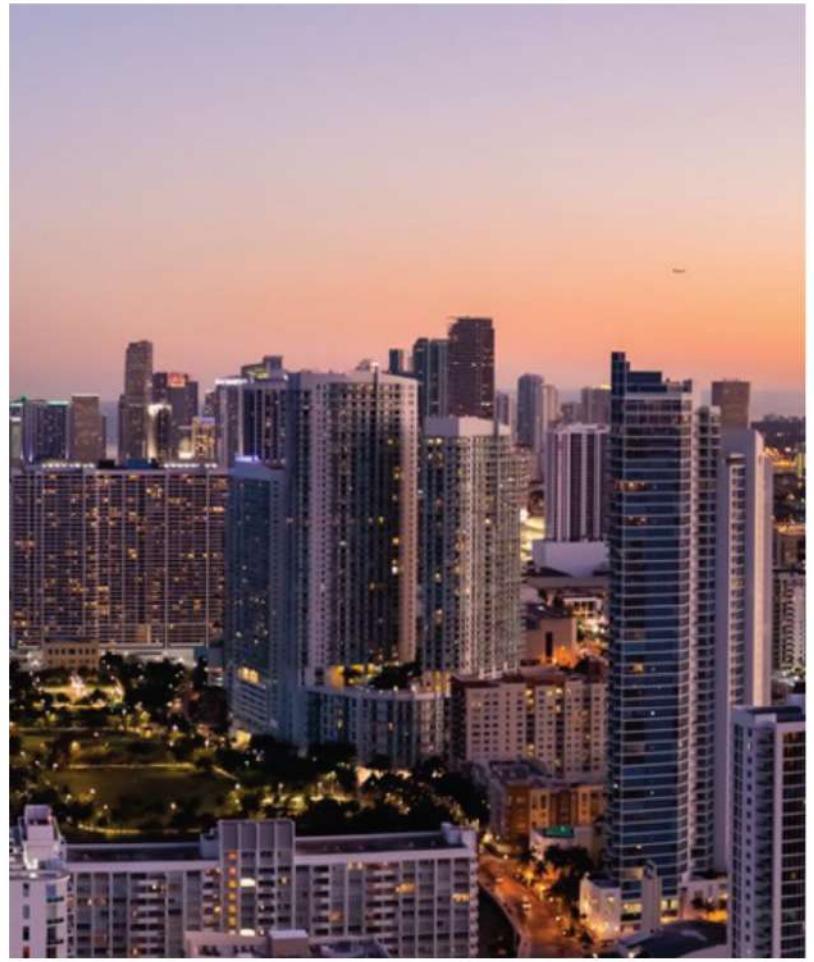
# BRAND PLATFORM

## HOME



# BRAND PLATFORM

## BRANDED REAL ESTATE



MIAMI



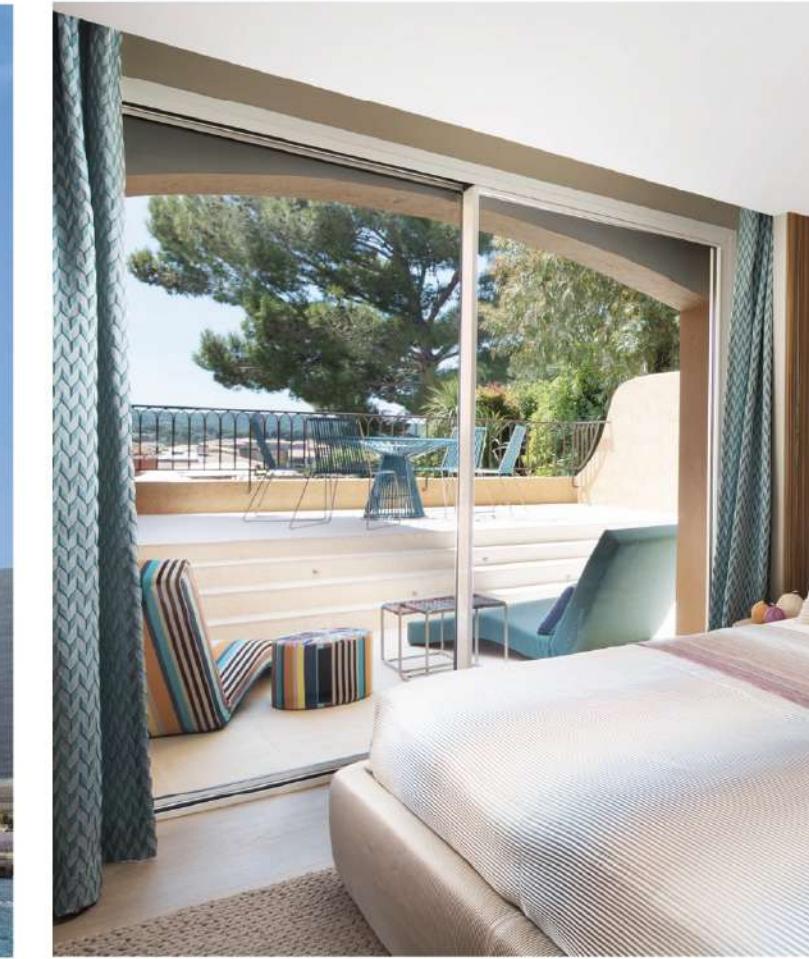
MARBELLA



**COMING SOON**  
6 PROJECTS IN PIPELINE



BRASIL

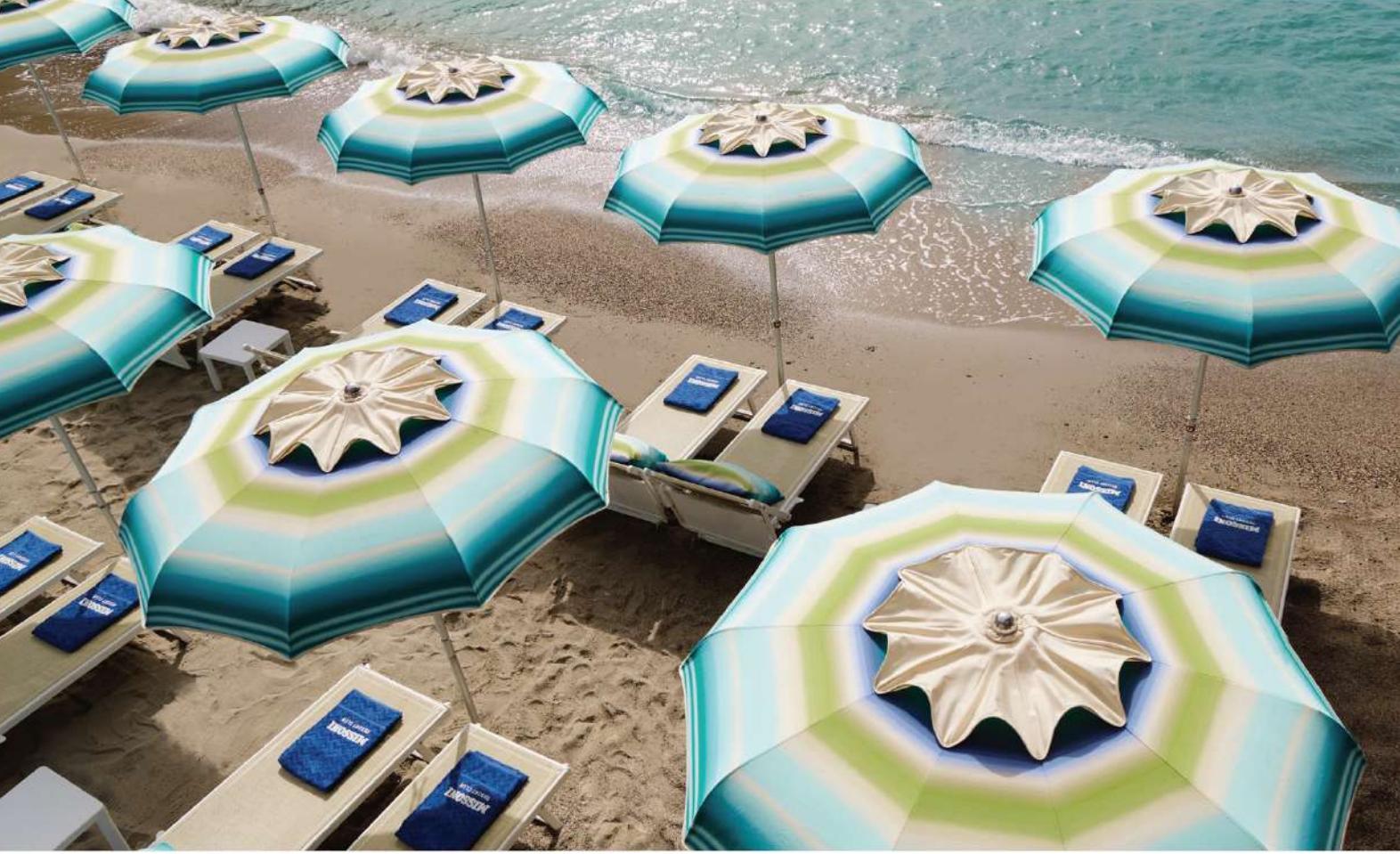


DUBAI



# BRAND PLATFORM

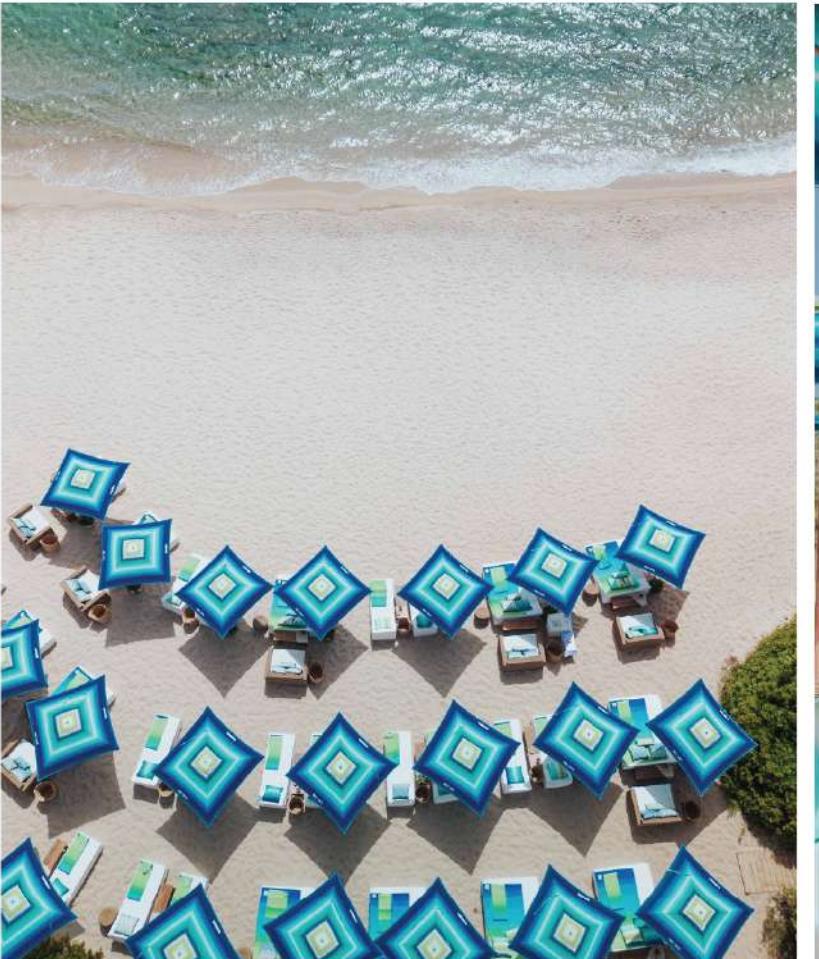
## RESORT CLUB



LE CARILLON PORTOFINO



ONE & ONLY MALDIVE



NIKKI BEACH PORTO CERVO



BAR TIBERIO CAPRI





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 Chalet, 1&2 BR
Service	6	3 lots for 4 & 5 BR

# of BR	Count	Total Areas	
		Min.	Max.
Chalet	42	492	1168
1 BR	56	799	1168
2 BR	86	1287	1722
3 BR	29	1779	2865
4 BR VILLA	6	4122	5651
5 BR PENTHOUSE	4	5367	5636
Retail	3	453	475
<b>Total</b>	<b>226</b>		



# AMENITIES

## **GROUND LEVEL**

- POOL RESIDENT LOUNGE
- POOL - PROMENADE

## **AMENITIES LEVEL**

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

- GYM
- FEMALE SPA - INDOOR  
(CHANGING ROOMS, STEAM & SAUNA AND QUITE ROOM)
- MALE SPA - INDOOR  
(CHANGING ROOMS, STEAM & SAUNA AND QUITE ROOM)
- MULTI-FUNCTION – SKY RESIDENT LOUNGE

### **14 FLOOR DECK - OUTDOOR AMENITIES**

- SUNSET INFINITY POOL





## FLOOR PLANS

### DISCLAIMER:

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# TYPICAL FLOOR PLANS

## GROUND FLOOR

### TYPICAL 1

FLOOR  
➤ VILLA

GROUND FLOOR  
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
- 11 PRIVATE LIFT TO PENTHOUSE



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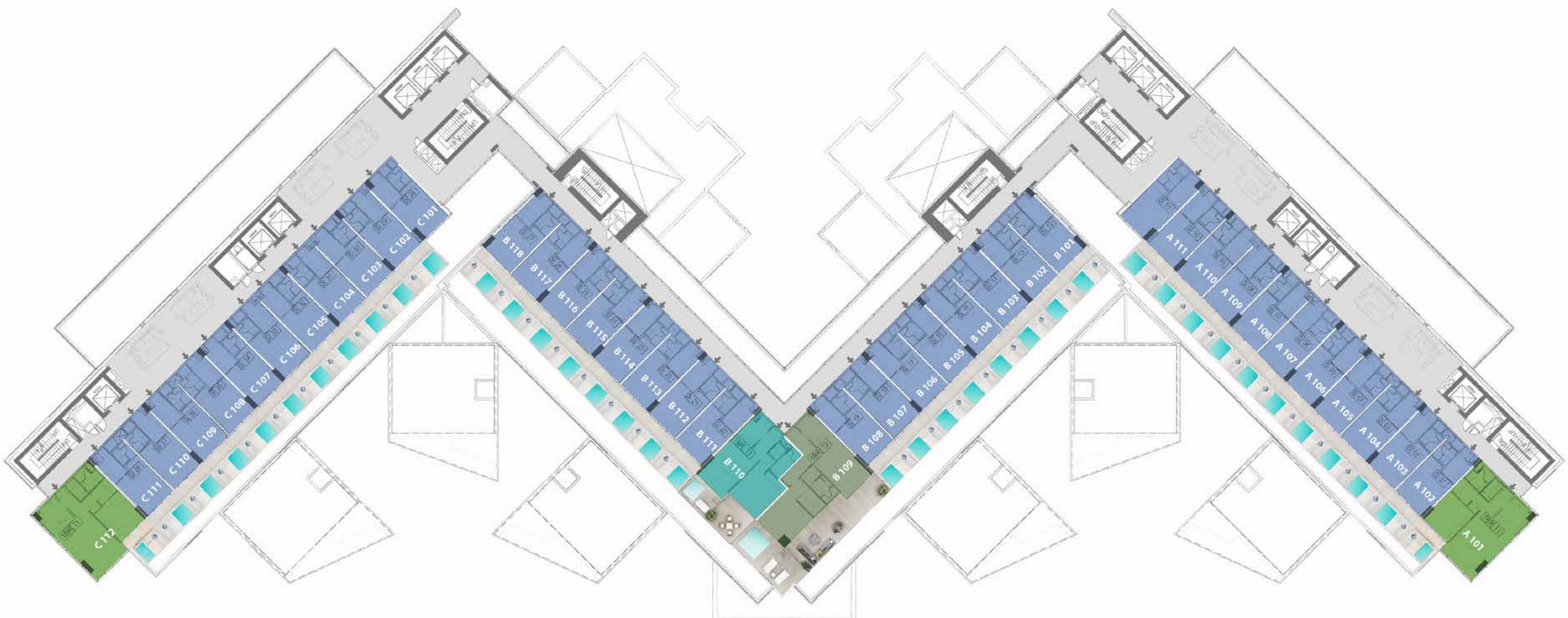
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# TYPICAL FLOOR PLANS

1<sup>st</sup> FLOOR

## TYPICAL 2

FLOOR	1 <sup>ST</sup> FLOOR
> CHALET A	38 UNITS
> CHALET B	2 UNIT
> CHALET C	1 UNIT
> CHALET D	1 UNIT
TOTAL	42 UNITS



SEA VIEW

DISCLAIMER:

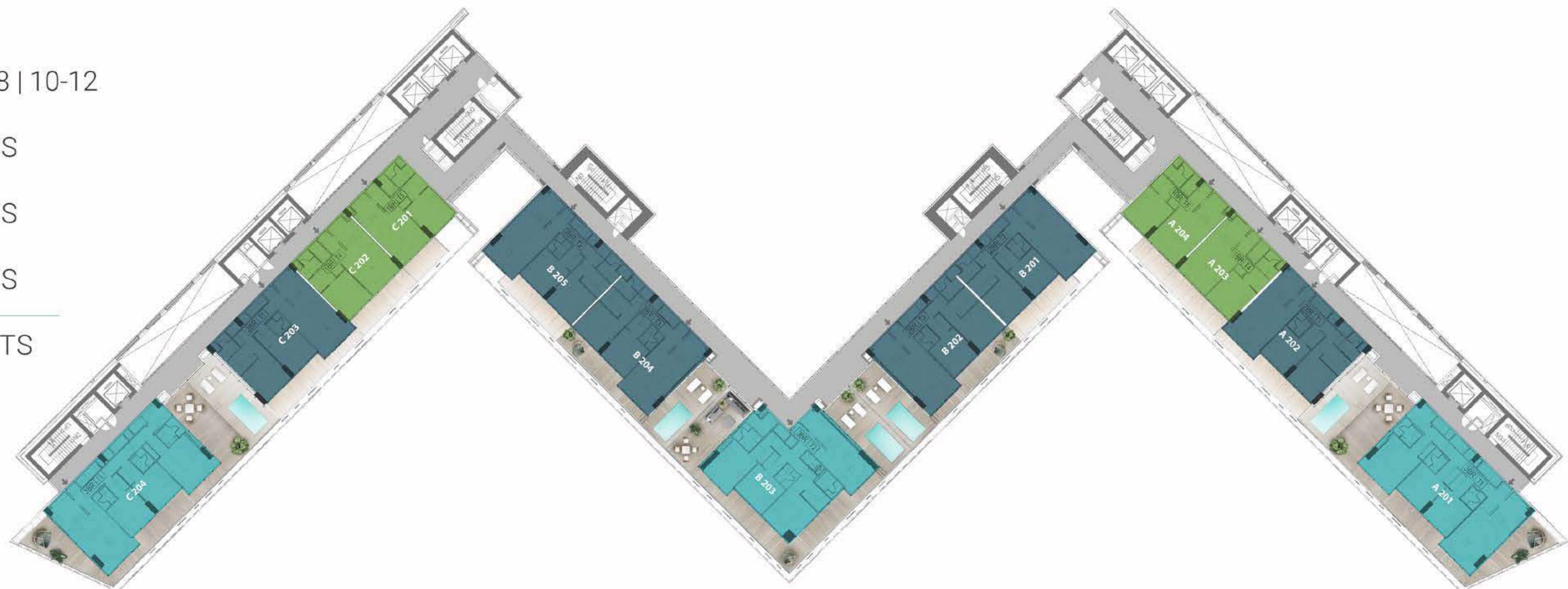
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# TYPICAL FLOOR PLANS

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

## TYPICAL 3

FLOORS	2-4   6-8   10-12
> 1 BR	4 UNITS
> 2 BR	6 UNITS
> 3 BR	3 UNITS
TOTAL	13 UNITS



SEA VIEW

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# TYPICAL FLOOR PLANS

5<sup>th</sup> & 9<sup>th</sup> FLOORS

## TYPICAL 4

FLOORS	5 & 9
> 1 BR	6 UNITS
> 2 BR	10 UNITS
> 3 BR	1 UNIT
TOTAL	17 UNITS



SEA VIEW

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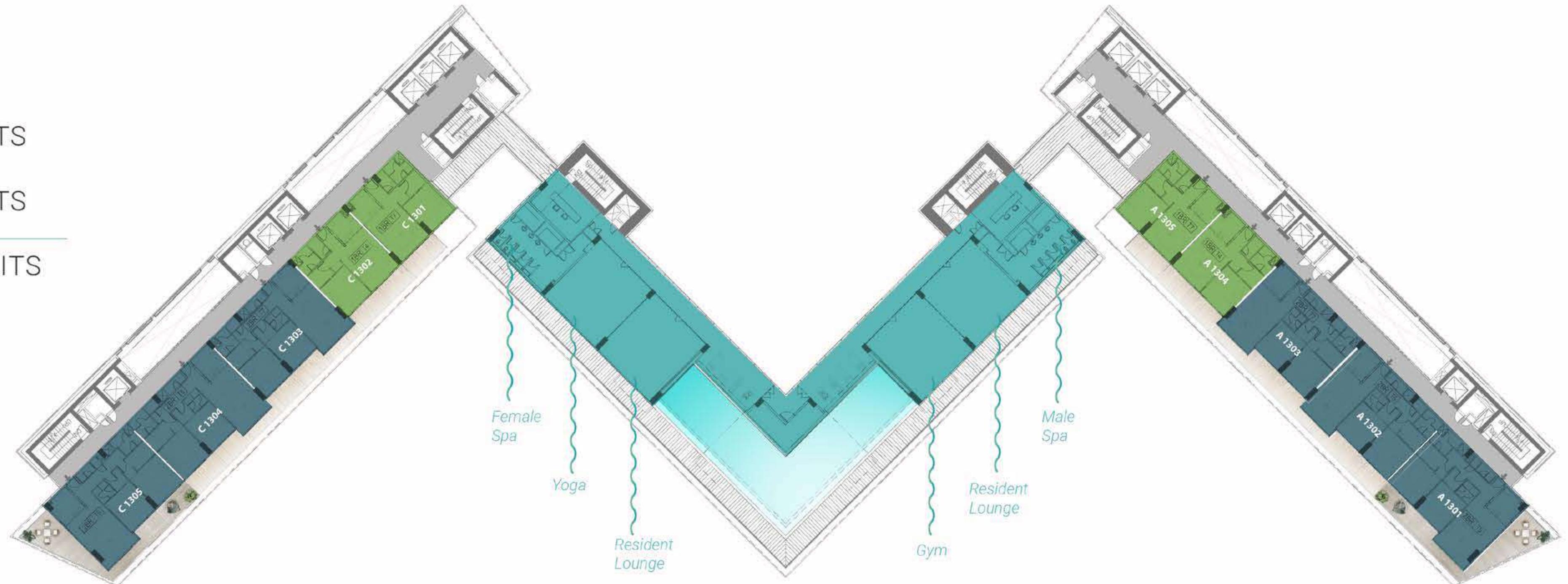
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# TYPICAL FLOOR PLANS

13<sup>th</sup> FLOOR

## TYPICAL 5 INDOOR AMENITIES

FLOOR	13
> 1 BR	4 UNITS
> 2 BR	6 UNITS
TOTAL	10 UNITS



SEA VIEW

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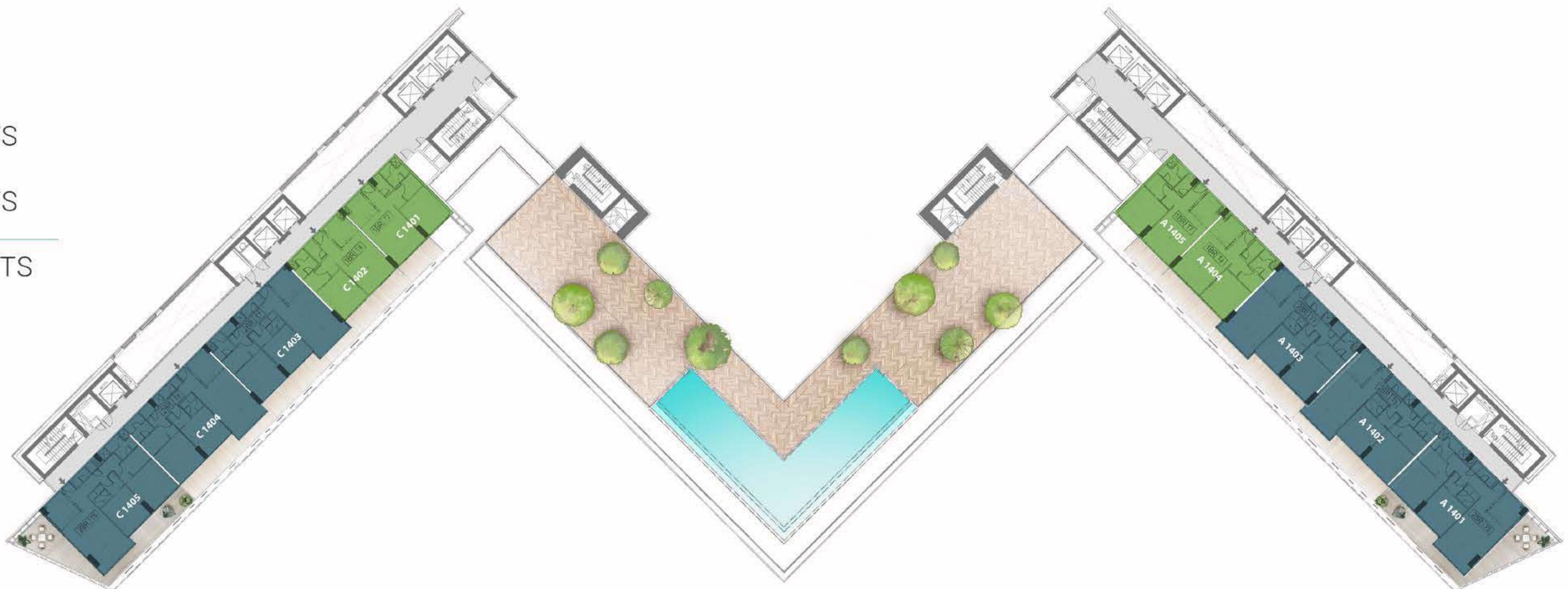
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# TYPICAL FLOOR PLANS

14<sup>th</sup> FLOOR

## TYPICAL 5 OUTDOOR AMENITIES

FLOOR	14
> 1 BR	4 UNITS
> 2 BR	6 UNITS
TOTAL	10 UNITS



SEA VIEW

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# TYPICAL FLOOR PLANS

15<sup>th</sup> FLOOR

## TYPICAL 6

LOWER LEVEL

FLOOR	15
5 BR DUPLEX	4 units
TOTAL	4 units



► PRIVATE LIFT  
FOR EACH UNIT.

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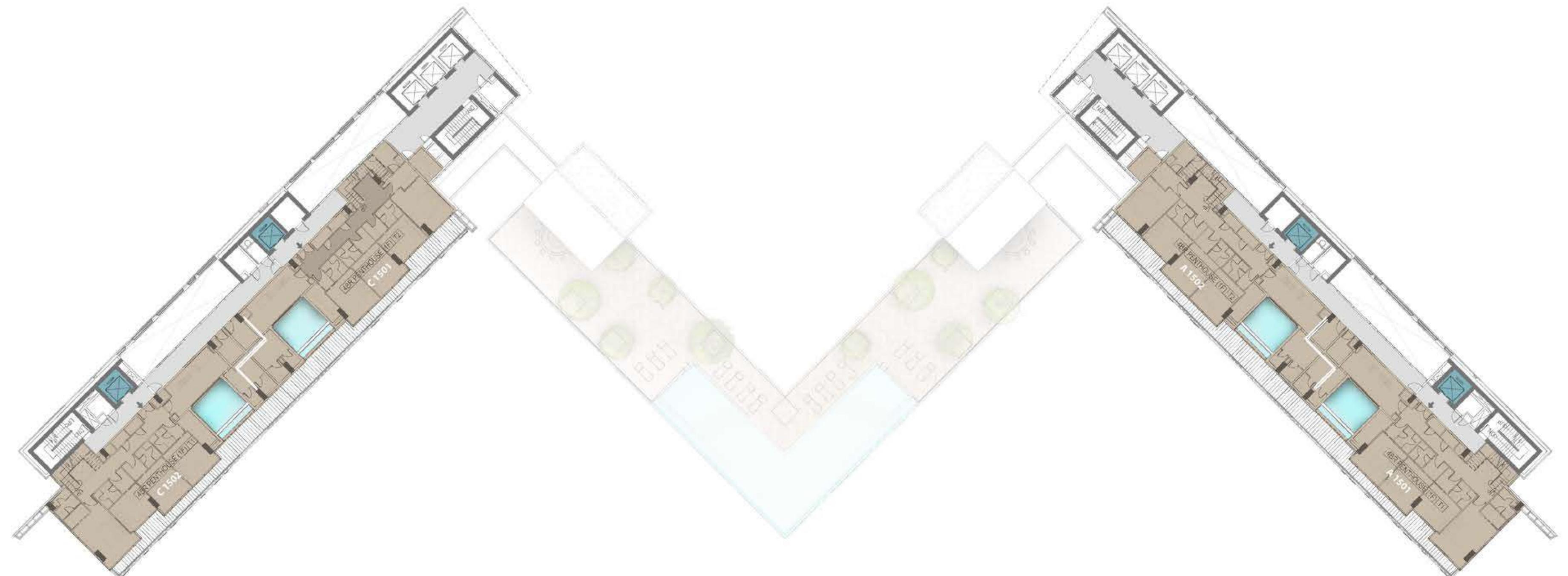
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# TYPICAL FLOOR PLANS

16<sup>th</sup> FLOOR

## TYPICAL 6

UPPER LEVEL



► PRIVATE LIFT  
FOR EACH UNIT.

SEA VIEW

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## UNIT PLANS

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## CHALET - A

SUITE AREA  
 360 Sqft

BALCONY AREA  
 147 Sqft

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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 Pool 1.8m X 1.6m

SEA VIEW

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# UNIT PLANS

## CHALET - B

### CHALET - B

SUITE AREA      794 Sqft  
 BALCONY AREA      124 Sqft  


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 TOTAL AREA      918 Sqft



SEA VIEW

- ◆ Living area      6.3m X 4.4m
- ◆ Kitchen      3.0m X 3.0m
- ◆ Bedroom      4.1m X 3.5m
- ◆ Bathroom      2.0m X 1.8m
- ◆ Pool      1.8m X 1.0m

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## CHALET - C

SUITE AREA      667 Sqft  
 BALCONY AREA      133 Sqft  


---

 TOTAL AREA      800 Sqft



SEA VIEW

- ◆ 1 Living area      6.3m X 4.4m
- ◆ 2 Kitchen      3.0m X 3.0m
- ◆ 3 Bedroom      6.0m X 3.5m
- ◆ 4 Bathroom      2.0m X 1.8m
- ◆ 5 Pool      2.0m X 1.8m

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## CHALET - D

SUITE AREA 796 Sqft  
 BALCONY AREA 371 Sqft  


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 TOTAL AREA 1167 Sqft



SEA VIEW

- 1 Living area 6.3m X 4.4m
- 2 Kitchen 3.0m X 3.0m
- 3 Bedroom 6.0m X 3.5m
- 4 Bathroom 2.0m X 1.8m
- 5 Pool 2.5m X 2.5m

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# UNIT PLANS

## 1 BEDROOM - A

### 1 BEDROOM - A

SUITE AREA 702 Sqft  
 BALCONY AREA 98 Sqft  


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 TOTAL AREA 800 Sqft



SEA VIEW

- 1 Living area 6.3m X 4.4m
- 2 Kitchen 3.0m X 3.0m
- 3 Bedroom 4.1m X 3.5m
- 4 Bathroom 2.3m X 2.3m

#### DISCLAIMER:

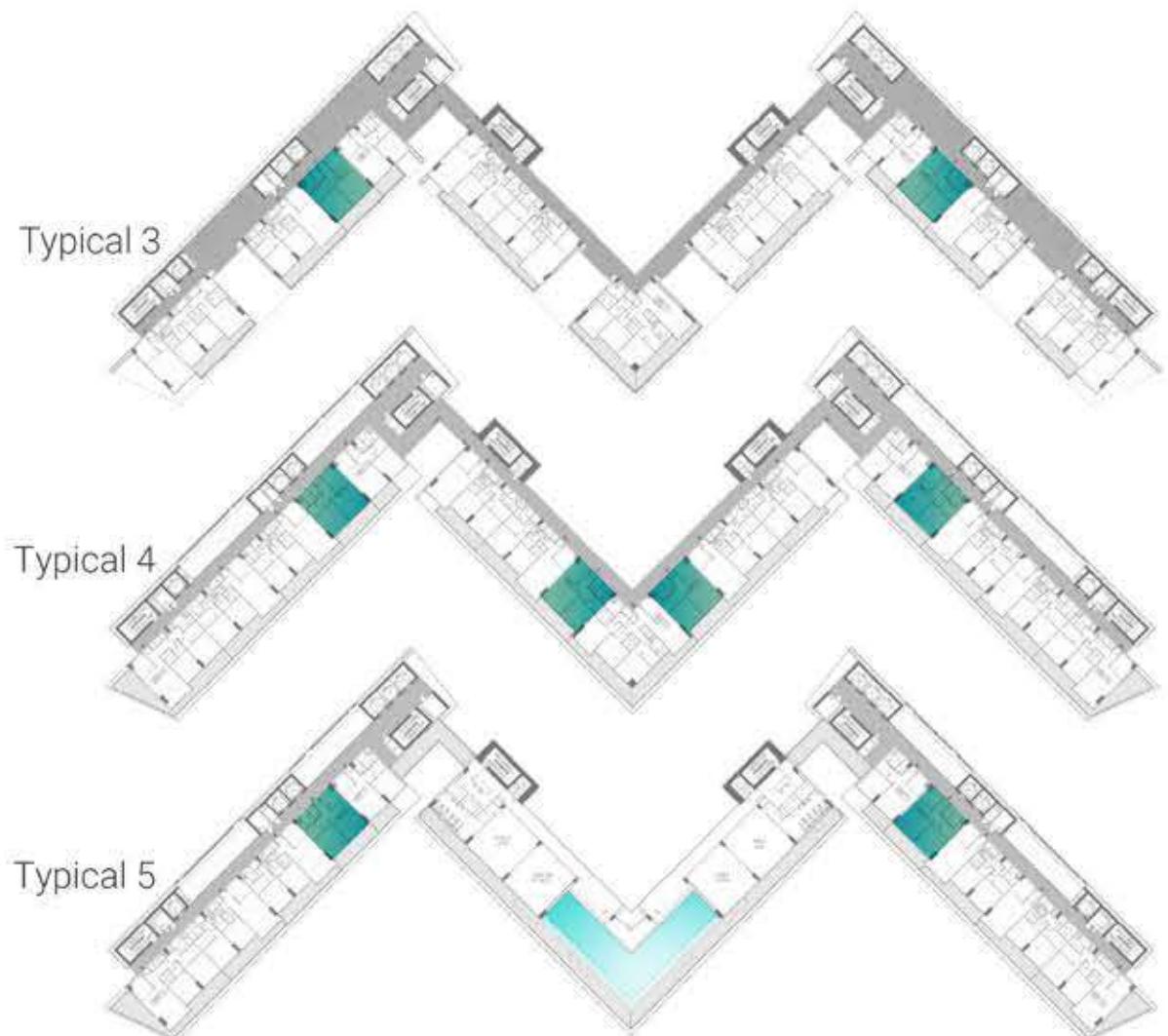
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# UNIT PLANS

## 1 BEDROOM - B

### 1 BEDROOM - B

	MIN Sqft	MAX Sqft
SUITE AREA	708	708
BALCONY AREA	159	169
<b>TOTAL AREA</b>	<b>867</b>	<b>877</b>



SEA VIEW

- 1 Living area 6.3m X 4.4m
- 2 Kitchen 3.0m X 3.0m
- 3 Bedroom 4.1m X 3.5m
- 4 Bathroom 2.3m X 2.3m

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# UNIT PLANS

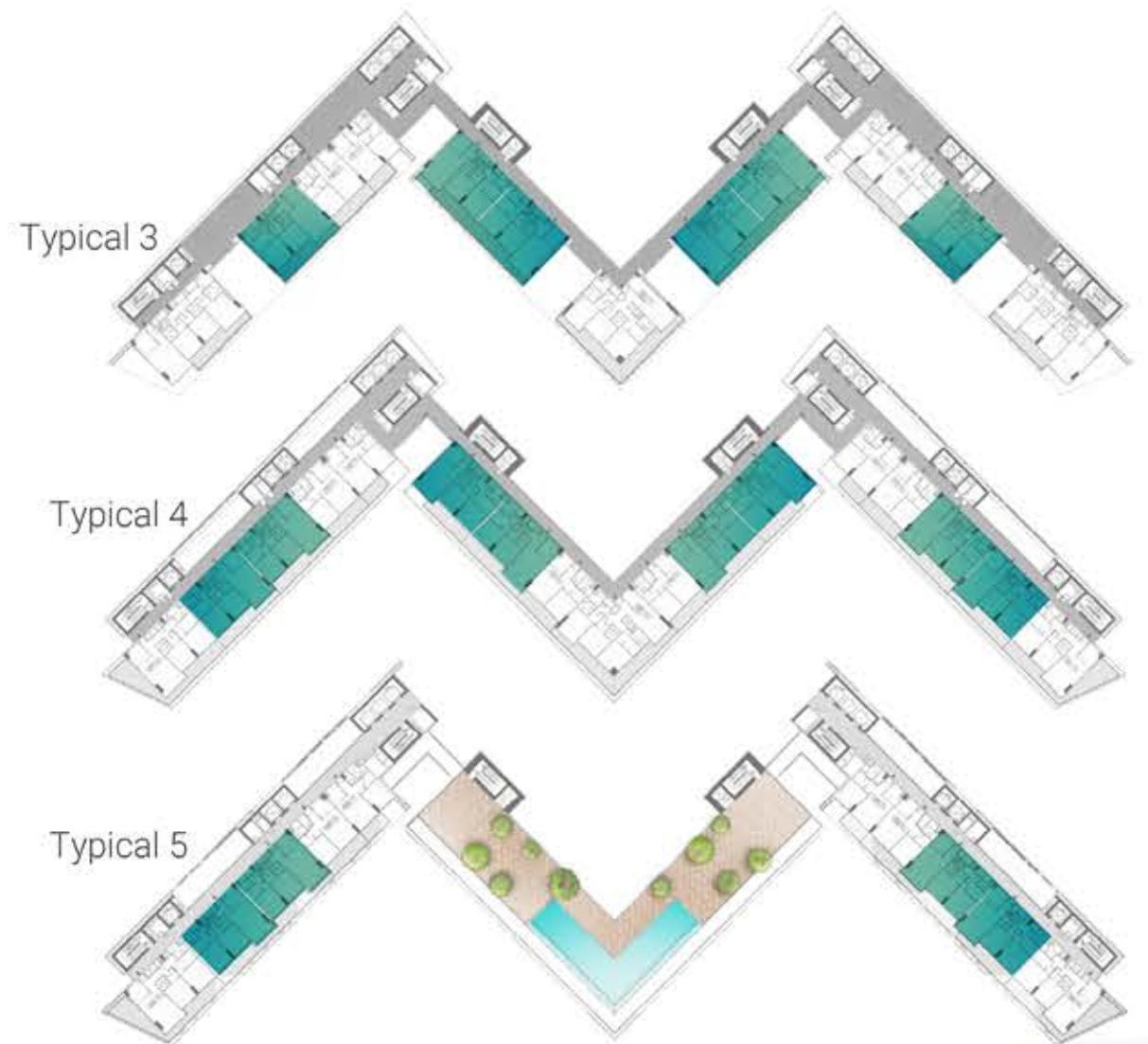
## 2 BEDROOM - A

### 2 BEDROOM - A

SUITE AREA 1111 Sqft  
 BALCONY AREA 176 Sqft  


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 TOTAL AREA 1287 Sqft



SEA VIEW

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# UNIT PLANS

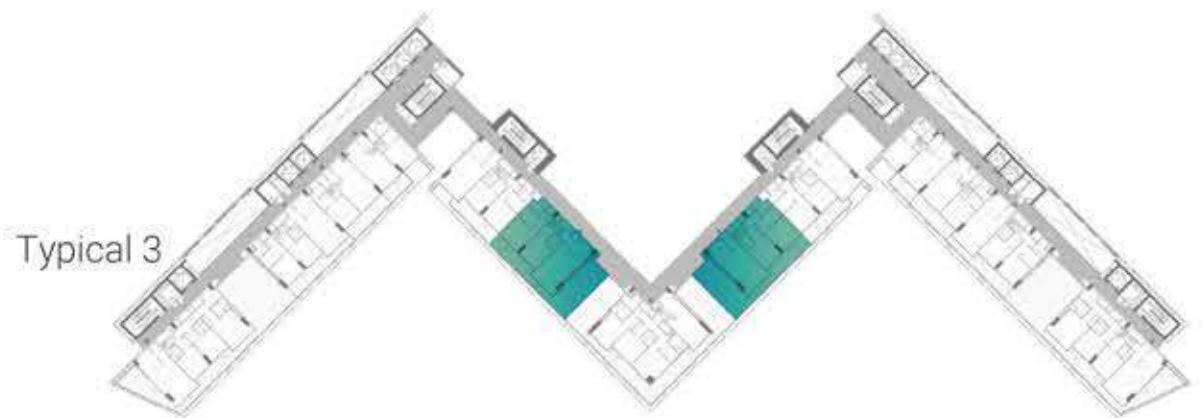
## 2 BEDROOM - B

### 2 BEDROOM - B

SUITE AREA 1145 Sqft  
 BALCONY AREA 577 Sqft  


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 TOTAL AREA 1722 Sqft



- 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 3.9m X 3.9m
- 5 M.Bathroom 2.3m X 2.3m
- 6 Pool 4.0m X 2.0m

SEA VIEW

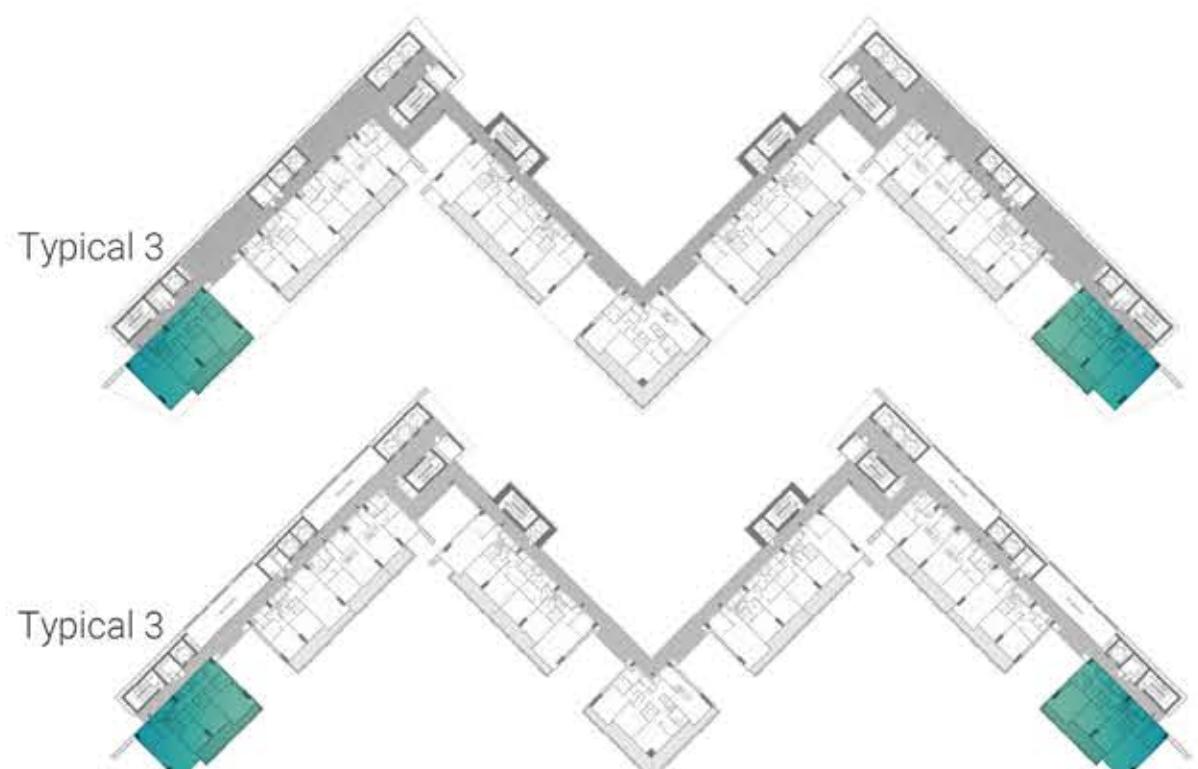
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# UNIT PLANS

## 3 BEDROOM - A

### 3 BEDROOM - A

	MIN Sqft	MAX Sqft
SUITE AREA	1576	1534
BALCONY AREA	204	485
<b>TOTAL AREA</b>	<b>1780</b>	<b>2019</b>



SEA VIEW

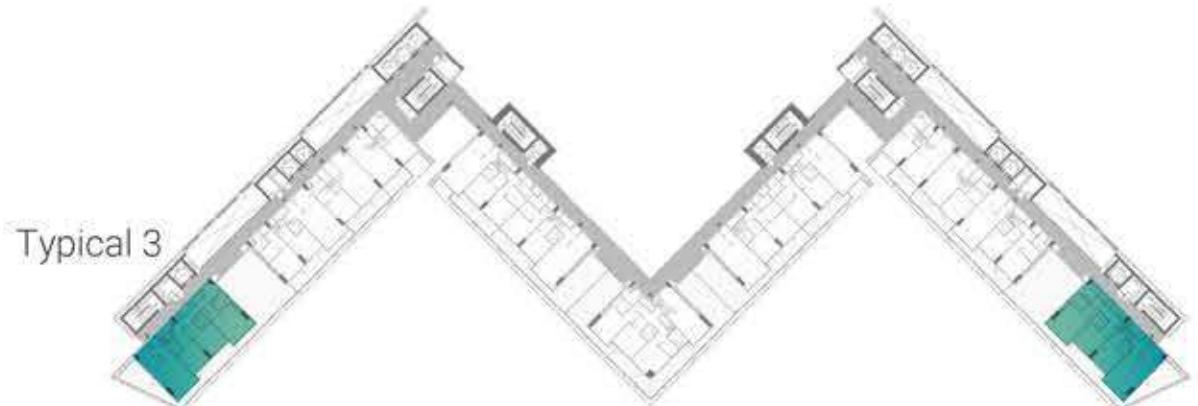
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- 1 Living area 6.1m X 4.4m
- 2 Kitchen 3.4m X 2.9m
- 3 Bedroom1 3.6m X 3.9m
- 4 Bedroom2 3.6m X 3.9m
- 5 M.Bedroom 4.9m X 4.6m
- 6 M.Bathroom 2.5m X 2.0m

## 3 BEDROOM - B

2<sup>nd</sup> - 6<sup>th</sup> - 10<sup>th</sup> Floors

SUITE AREA	1575 Sqft
BALCONY AREA	1290 Sqft
<hr/> TOTAL AREA	<hr/> 2865 Sqft



SEA VIEW

1	Living area	5.9m X 4.4m
2	Kitchen	3.4m X 2.8m
3	Bedroom1	3.9m X 3.6m
4	Bedroom2	3.9m X 3.6m
5	M.Bedroom	4.8m X 4.5m
6	M.Bathroom	2.5m X 2.0m
7	Pool	4.0m X 2.0m

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# UNIT PLANS

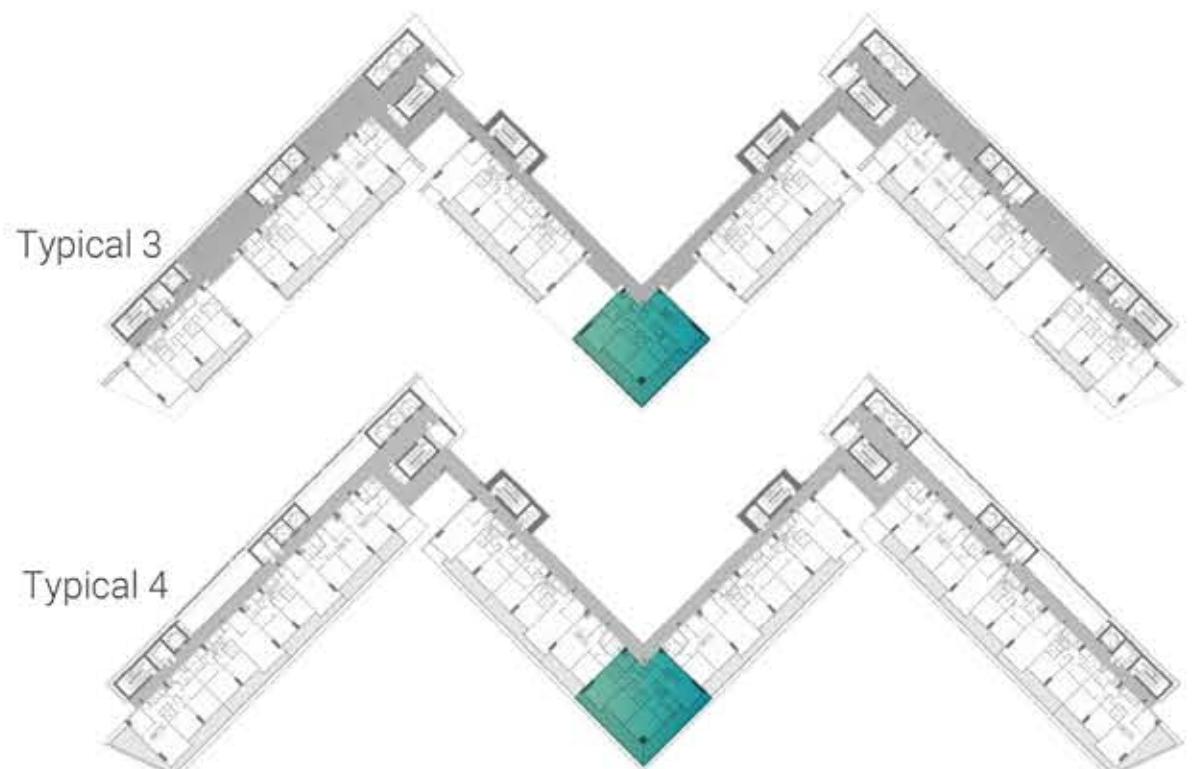
## 3 BEDROOM - C

### 3 BEDROOM - C

SUITE AREA 1534 Sqft  
 BALCONY AREA 485 Sqft  


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 TOTAL AREA 2019 Sqft



SEA VIEW

1	Living area	5m X 3.6m
2	Kitchen	4.1m X 2.2m
3	Bedroom1	6.8m X 3.5m
4	Bedroom2	5.7m X 4.0m
5	M.Bedroom	6.2m X 4.0m
6	M.Bathroom	2.6m X 1.8m

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# UNIT PLANS

## 3 BEDROOM - D

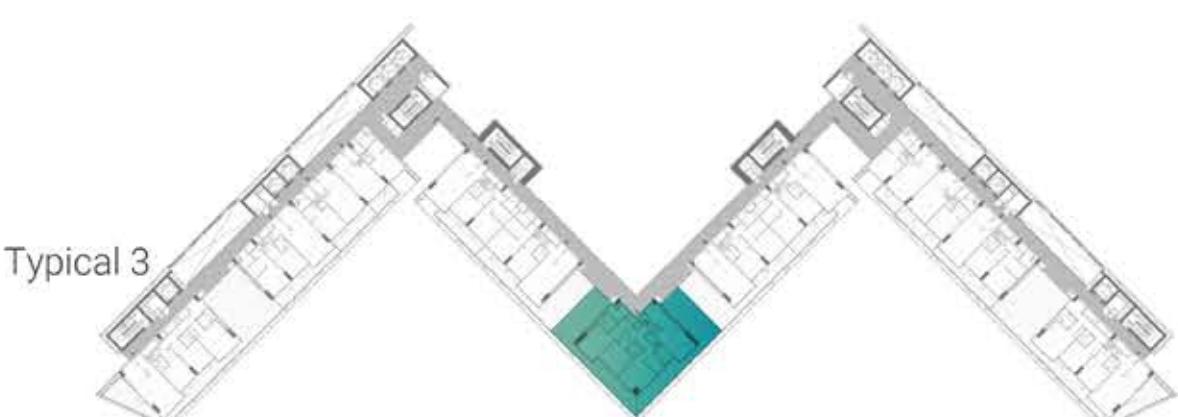
### 3 BEDROOM - D

2<sup>nd</sup> - 6<sup>th</sup> - 10<sup>th</sup> Floors

SUITE AREA 1535 Sqft  
 BALCONY AREA 1209 Sqft  


---

 TOTAL AREA 2744 Sqft



SEA VIEW

- 1 Living area 5.0m X 3.6m
- 2 Kitchen 4.1m X 2.2m
- 3 Bedroom1 6.8m X 3.5m
- 4 Bedroom2 5.7m X 4.0m
- 5 M.Bedroom 6.2m X 4.0m
- 6 M.Bathroom 2.6m X 1.8m
- 7 Pool 4.0m X 2.0m

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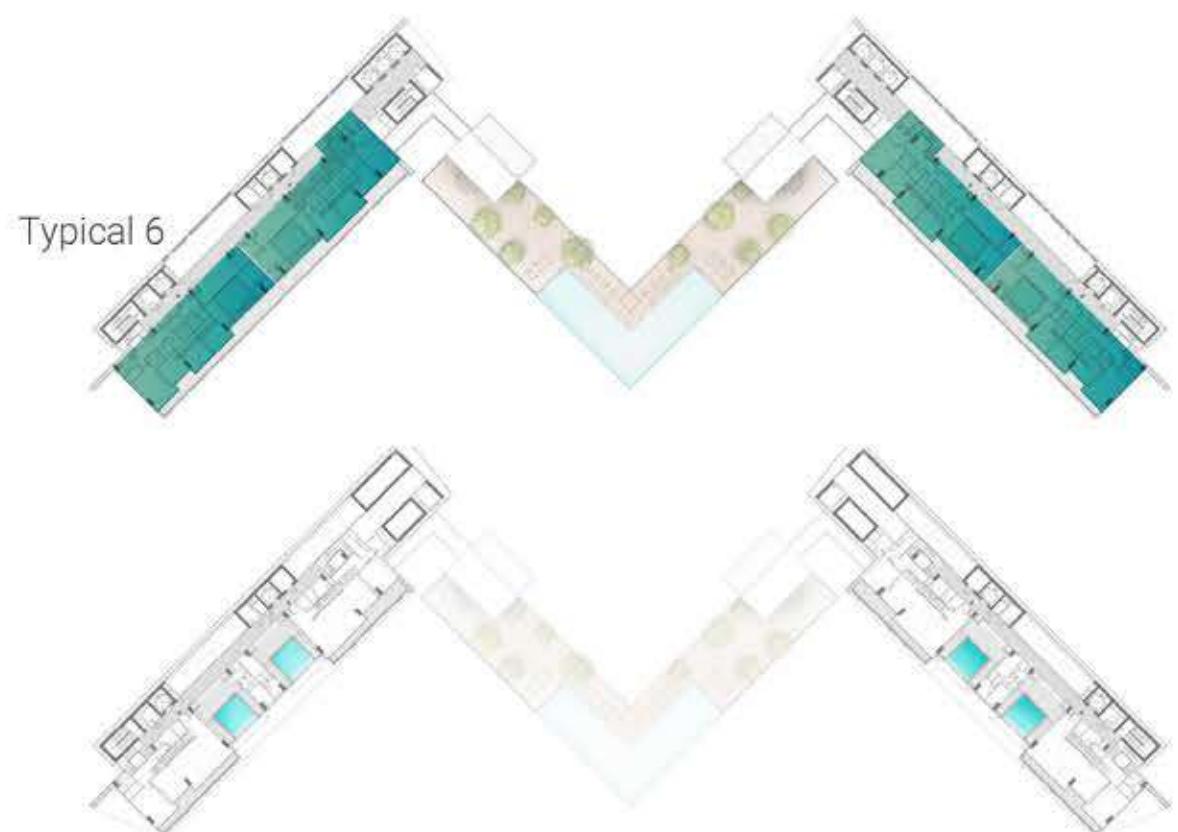
# UNIT PLANS

## 5 BEDROOM DUPLEX

### 5 BEDROOM PENTHOUSE-DUPLEX

LOWER LEVEL

	MIN Sqft	MAX Sqft
SUITE AREA	4097	4253
BALCONY AREA	1272	1383
<b>TOTAL AREA</b>	<b>5368</b>	<b>5636</b>

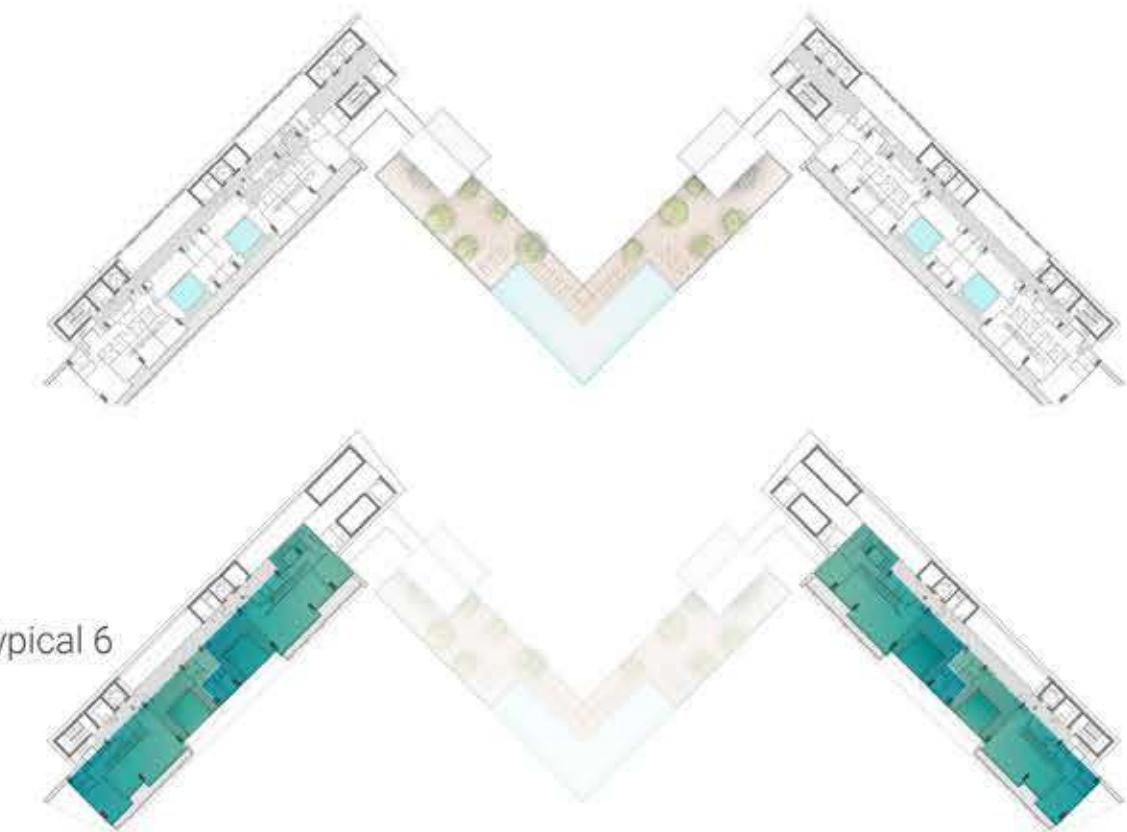


SEA VIEW

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5 BEDROOM PENTHOUSE-DUPLEX  
UPPER LEVEL



SEA VIEW

1	Bedroom2	4.6m X 4.0m
2	Bedroom3	4.6m X 3.7m
3	Bedroom4	4.1m X 3.6m
4	M.Bedroom	7.1m X 4.0m
5	M.Bathroom	2.6m X 2.2m
6	Gym	7.9m X 3.2m

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4 BEDROOM - VILLA  
LOWER LEVEL

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



SEA VIEW

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## 4 BEDROOM - VILLA

UPPER LEVEL



- 1 Bedroom2 3.6m X 3.5m
- 2 Bedroom3 4.4m X 3.6m
- 3 M.Bedroom 7.7m X 3.9m
- 4 M.Bathroom 2.2m X 2.0m

Typical 1



SEA VIEW

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*Mesmerizing Sunset Views  
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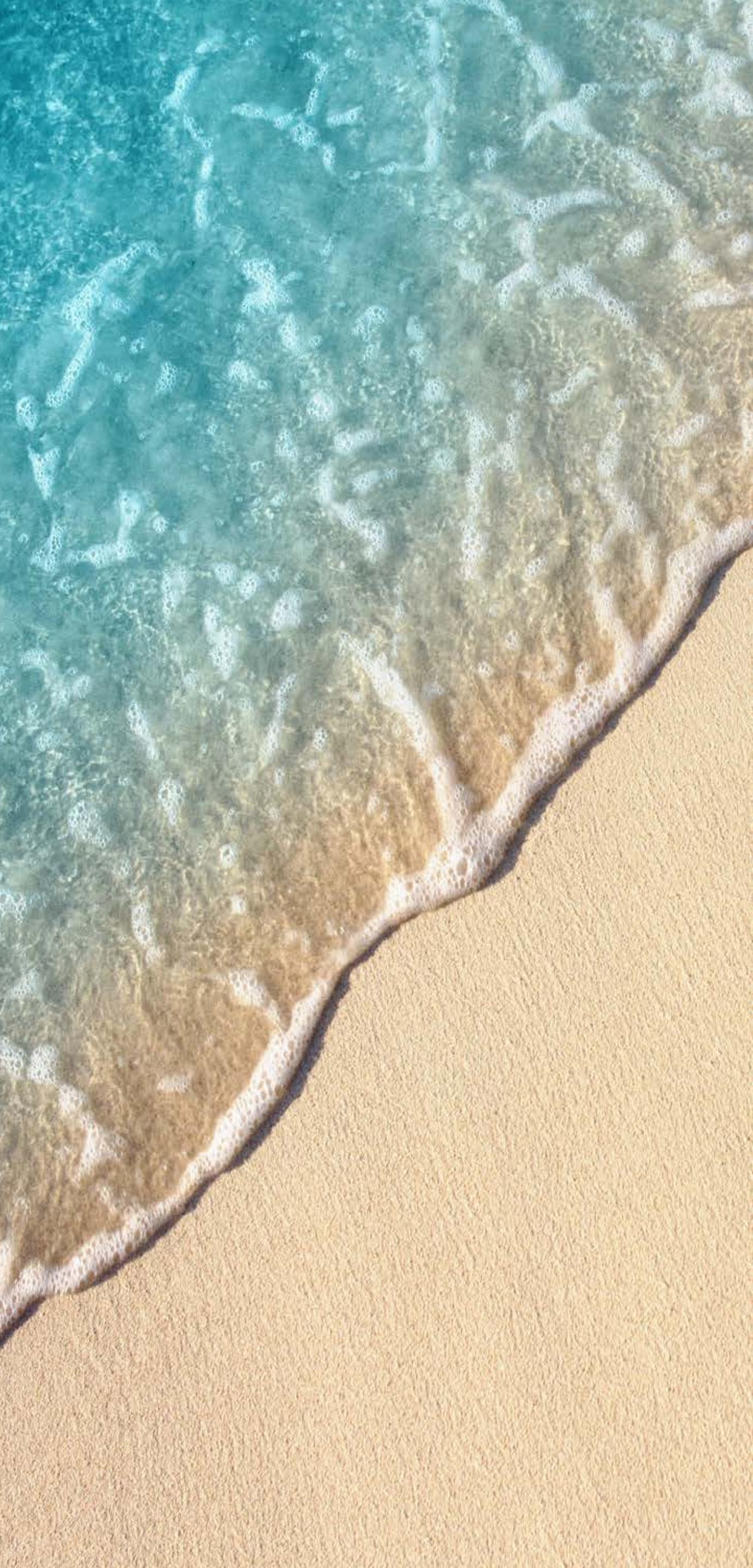
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Captivating Views From Every Room*



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



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