

THE BAY

INTERIORS BY **MISSONI**



CLOSER TO BLUE

DUBAI ISLANDS



A VISION THAT TRANSCENDS TIME

The name Tomorrow World embodies an infinite vision and an enduring pursuit of progress. It reflects the belief that every individual aspires for a better tomorrow, a future built on innovation, integrity, and imagination.

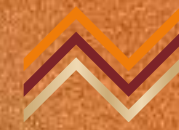
This philosophy defines our corporate spirit and guides every development we create.

Each project by Tomorrow World integrates thoughtful design, advanced engineering, and creative expression to shape distinctive living and working environments.

Through this name, we communicate our dedication to excellence, design innovation, and a commitment to building a brighter, more sustainable tomorrow for our clients and communities.



THE BRAND



MISSONI

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.



REAL ESTATE PROJECTS

MIAMI

MARBELLA

SAO PAULO

BODRUM

TORONTO

DUBAI BUSINESS BAY

AL MARJAN ISLAND, RAK

DUBAI ISLANDS

PORTUGAL





DAYS ON THE BAY





THE LOCATION



SET TO THE SEA

Dubai Islands is a visionary waterfront destination redefining Dubai's northern coastline. Designed as a vibrant mixed-use community, it brings together refined residences, retail, leisure, and entertainment within a setting shaped by contemporary architecture and scenic waterfronts.

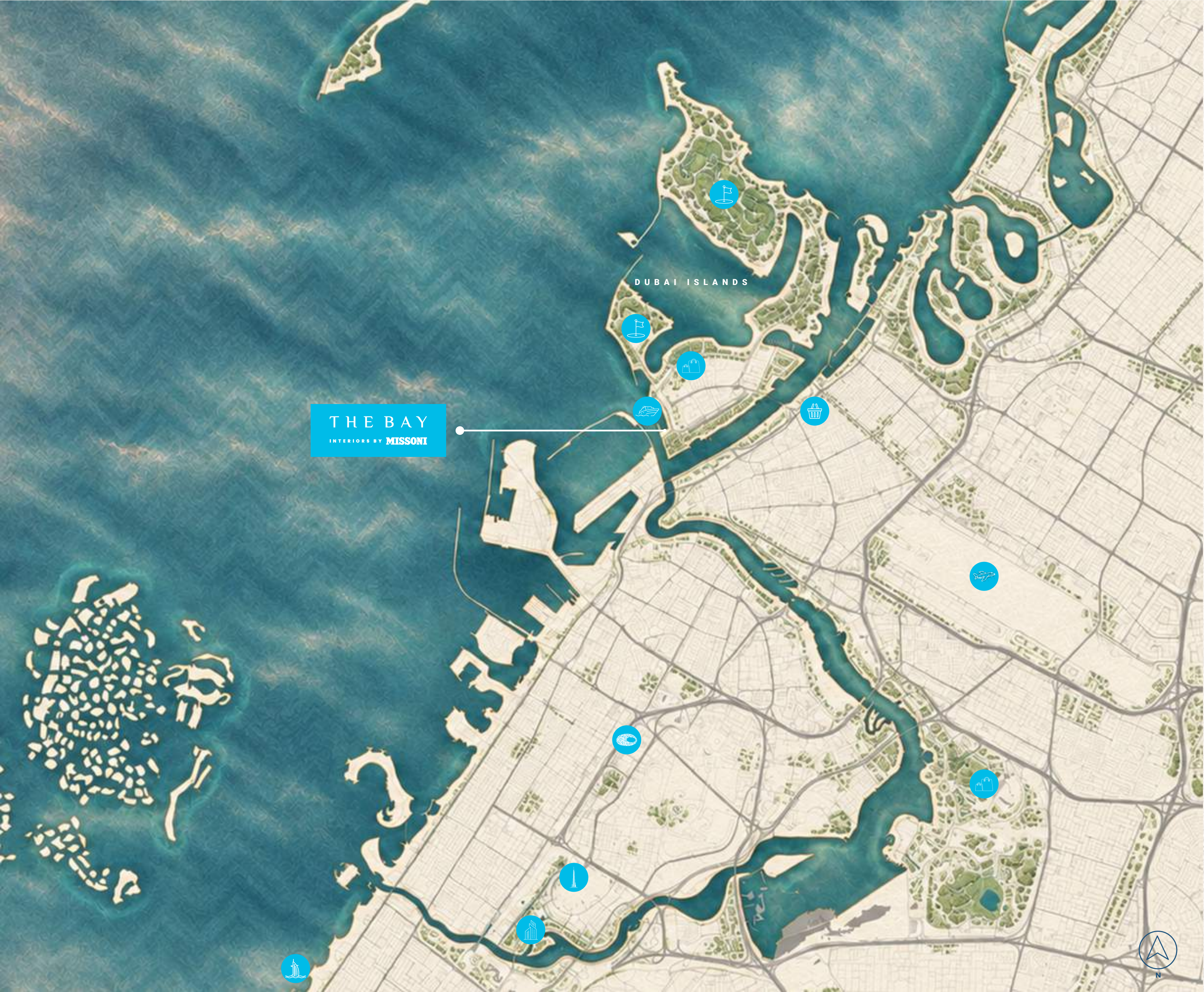
With its distinctive island environment and elevated lifestyle offering, Dubai Islands is poised to become one of the city's most prominent destinations for residents and visitors alike.

THE LOCATION



CONNECTED BY THE COAST

 1MIN Island A Yacht Marina	 3MINS Island D Sports Country Club House Course	 5MINS Dubai Islands Mall
 10MINS Island C Golf Course	 11MINS Waterfront Market	 18MINS Dubai Festival City
 18MINS Dubai International Airport	 25MINS Museum of the Future	 31MINS Business Bay
 35MINS Burj Khalifa and Dubai Mall	 40MINS Burj Al Arab	



DUBAI ISLANDS ISLAND A

A NEW PERSPECTIVE
ON ISLAND LIVING



THE BAY
INTERIORS BY **MISSONI**



PLOT SCARCITY: WATERFRONT VS INLAND

26 %

Waterfront • 67 plots

74 %

Inland • 186 plots



Marina-front

14 plots • 5.5%

Open sea

5 plots • 2.0%

Beach-front

24 plots • 9.5%

Bay / canal

24 plots • 9.5%

Inland

186 plots • 73.5%

Only

5.5 %

of Island A plots face the marina.

14 of 253

THE LOCATION



A RARE PLOT ON THE YACHT MARINA

The Bay is one of the very few plots directly fronting Island A's yacht marina, with the marina basin and open sea forming its outlook.

Nakheel's published marina specification supports larger vessels, including superyachts.

13

SUPER YACHTS AT ONE TIME

248

WET BERTHS

47m

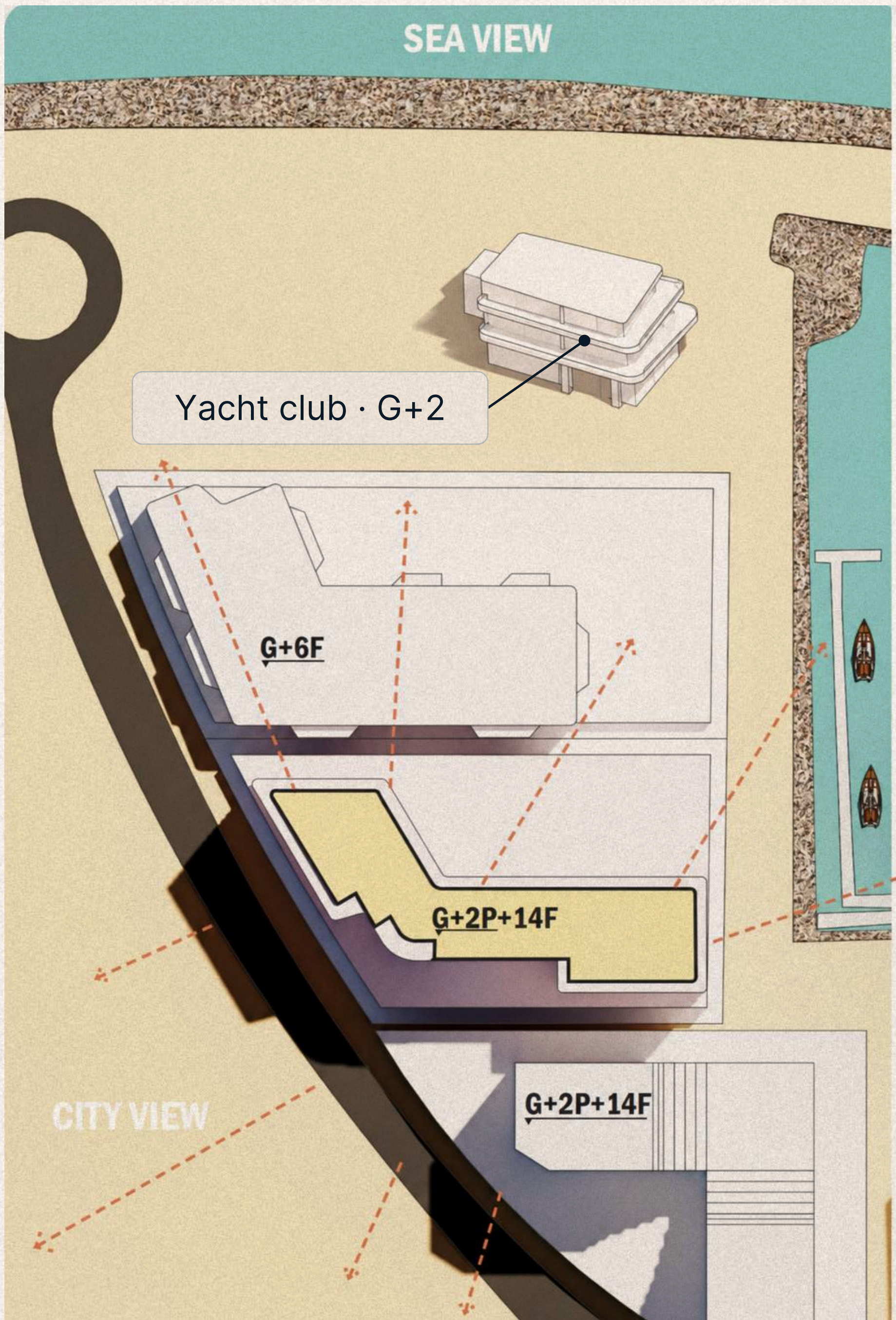
VESSELS UP TO THIS LENGTH



SEA VIEW

CITY VIEW



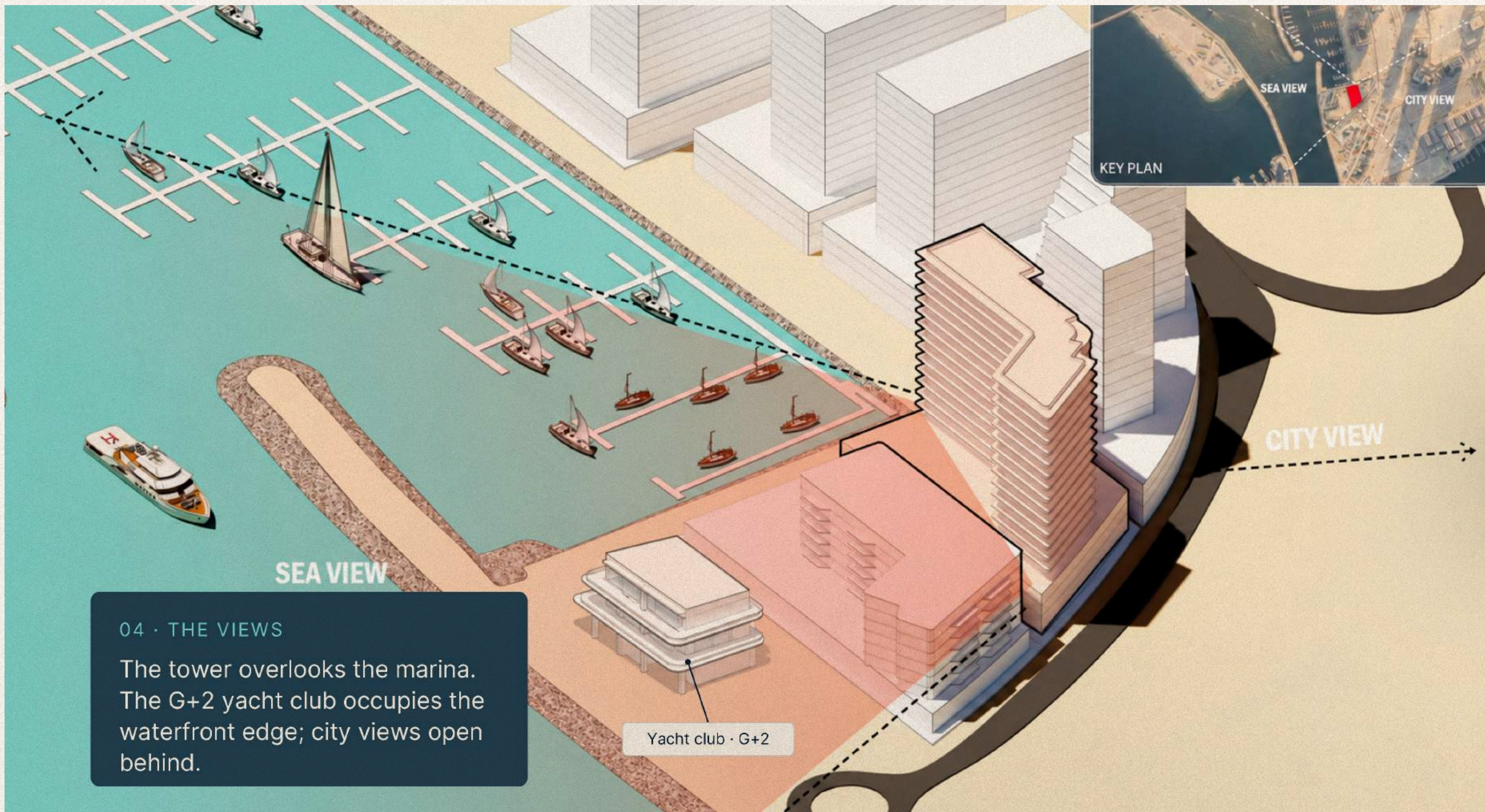


THE NEIGHBOURS DECIDE THE VALUE OF THE MASSING

On the seaward side, the adjacent block is capped at G+6F. The Bay rises to 14 above two podium levels. From roughly the 8th floor upward, the sea-facing homes look clean over that roof to the marina, the breakwater and open water. Behind, the other G+2P+14 plot faces the city side. The tower's height and position were chosen so that the sea side never depends on a neighbour's goodwill.

G+6F
the neighbour toward the sea

G+2P+14
The Bay, and the frontage cap



SEA VIEW

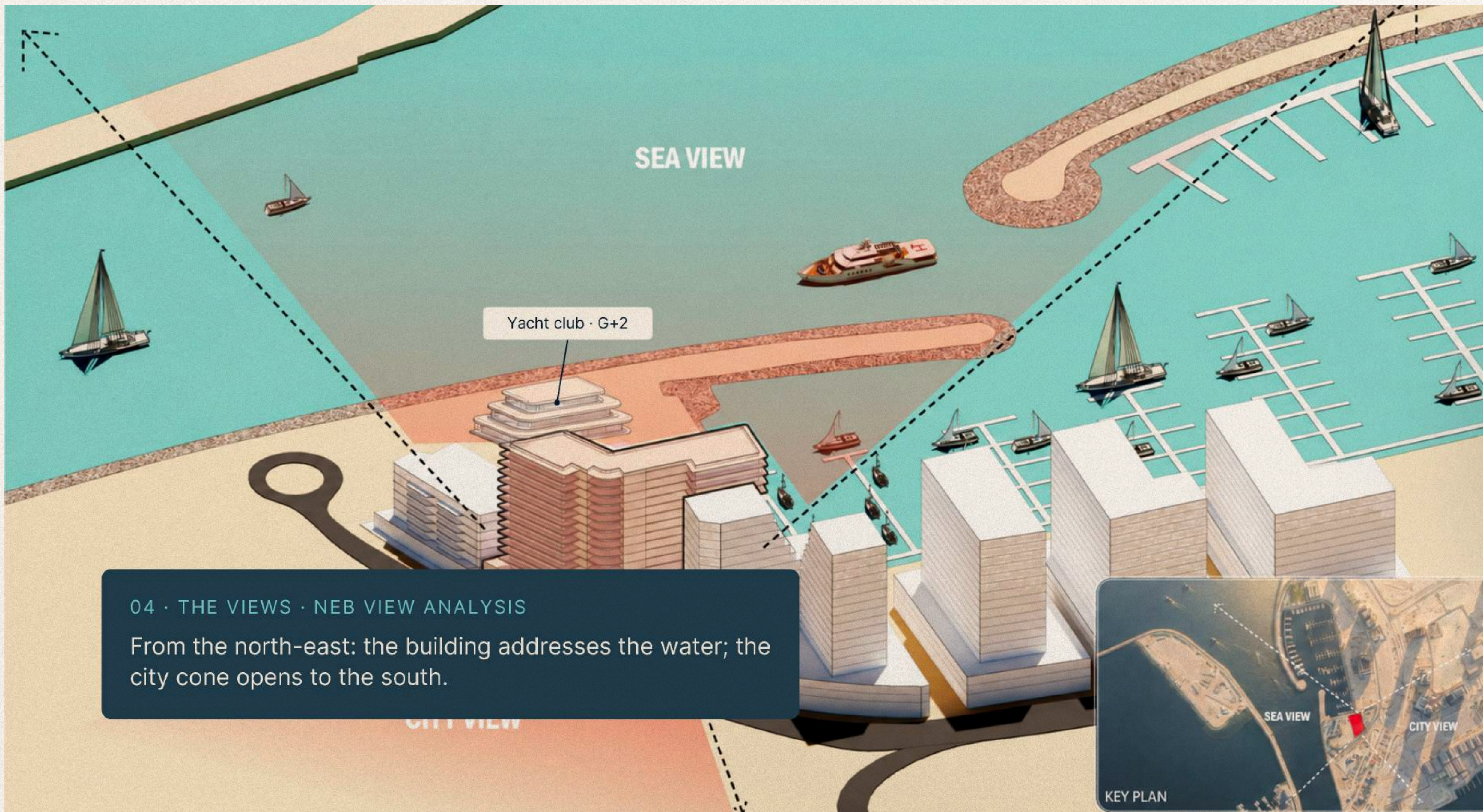
CITY VIEW

KEY PLAN

04 · THE VIEWS

The tower overlooks the marina. The G+2 yacht club occupies the waterfront edge; city views open behind.

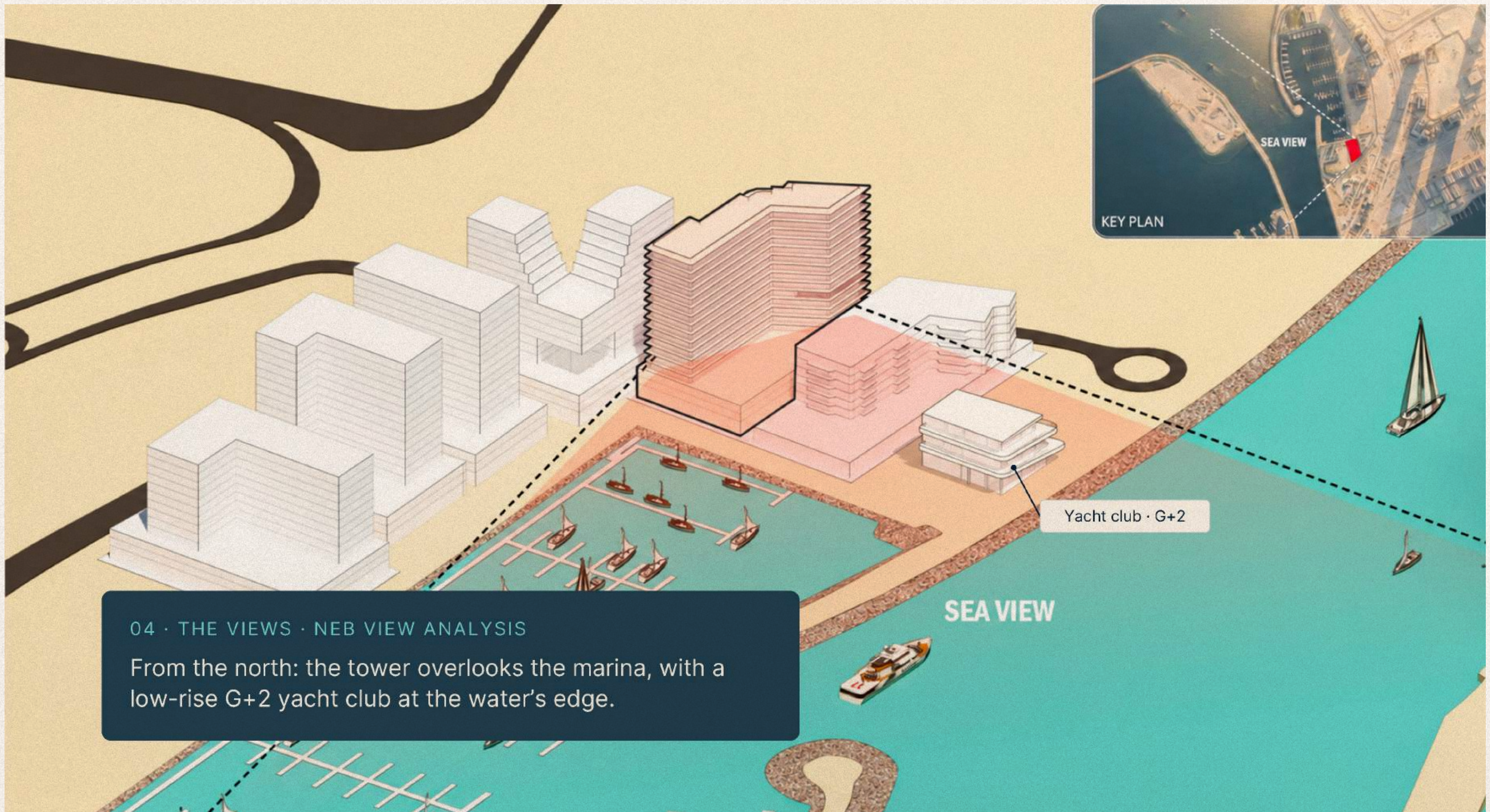
Yacht club · G+2



04 · THE VIEWS · NEB VIEW ANALYSIS

From the north-east: the building addresses the water; the city cone opens to the south.





04 · THE VIEWS · NEB VIEW ANALYSIS

From the north: the tower overlooks the marina, with a low-rise G+2 yacht club at the water's edge.

KEY PLAN

SEA VIEW

Yacht club · G+2

SEA VIEW

THE PROJECT



ANCHORED IN STYLE

The Bay Interiors by Missoni is a distinguished waterfront residence on Dubai Islands, offering a refined blend of contemporary luxury and iconic Italian design. Positioned along the island's vibrant marina and port frontage, the development enjoys breathtaking panoramic sea views, creating a seamless connection between sophisticated living and the surrounding coastal landscape.

Inspired by Missoni's signature aesthetic, the project combines elegant interiors, resort-style amenities, and an exceptional waterfront setting to deliver a unique lifestyle experience in one of Dubai's most promising island destinations.





BUILDING STRUCTURE



Sky Deck
Rooftop

14th Floor

Typical 2
5th to 13th Floor

Typical 1
2nd to 4th Floor

Seaside Deck
1st Floor

2 Podium Floors

Ground Floor



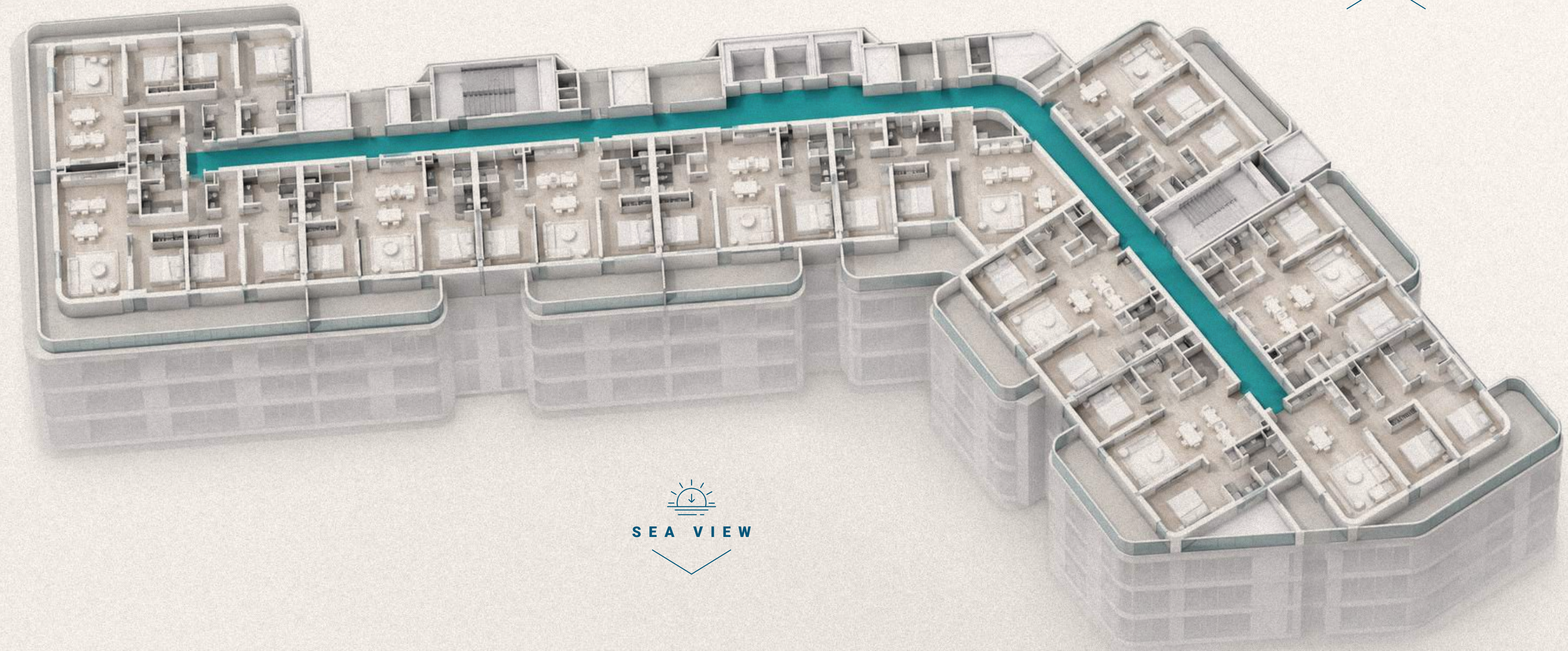
SINGLE CONNECTED CORRIDOR

The main corridor sits behind the marina-facing homes, along the inner side of the building. It keeps the principal view-facing frontage for living rooms and balconies.

One connected corridor serves the floor, including the return wing and its city-facing homes. The arrangement makes the most of the available outward views.



CITY VIEW



SEA VIEW





EXTERIORS



FACADE



FACADE



G R O U N D F L O O R



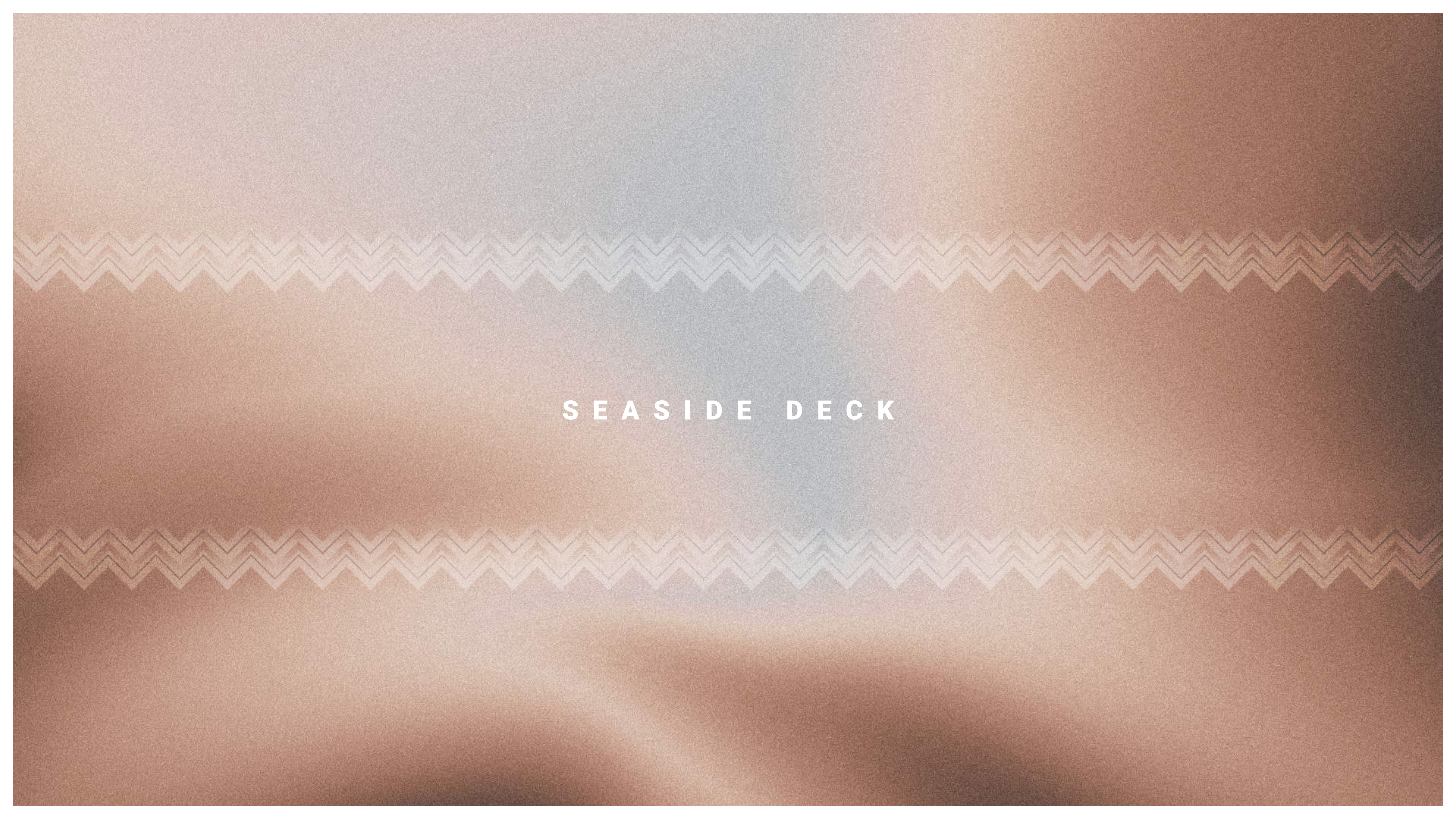
GROUND FLOOR

- 1 Lobby Entrance
- 2 Drop-off
- 3 Lobby
- 4 Lift Lobby
- 5 Retail





LOBBY



S E A S I D E D E C K

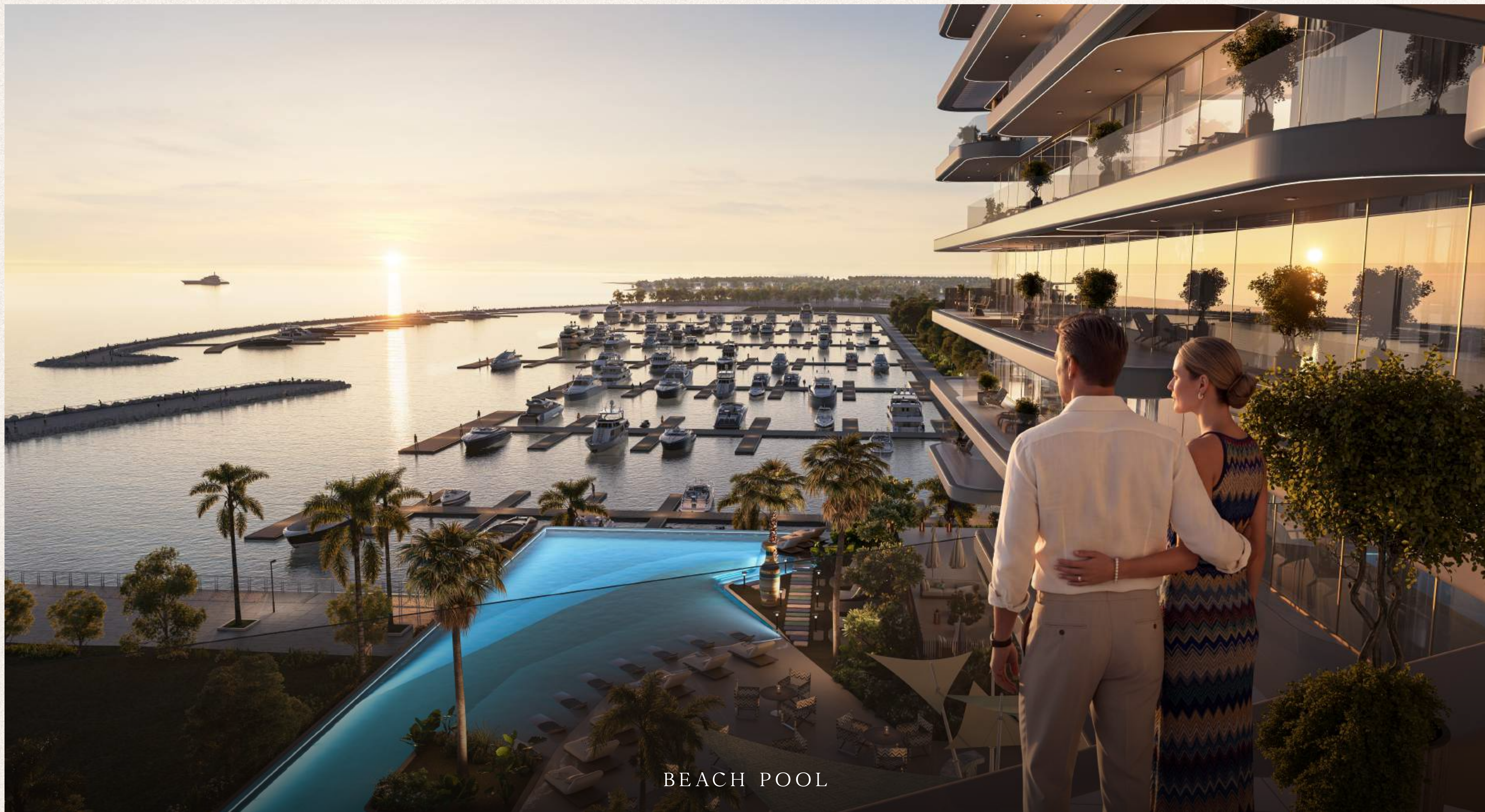


FIRST FLOOR

SEASIDE DECK

- | | |
|--------------------------------|----------------------------------|
| 1 Wellness Center (430 Sqft) | 11 Basketball Court (1,184 Sqft) |
| 2 Gym (720 Sqft) | 12 Jogging Track |
| 3 Beach Pool (4,520 Sqft) | 13 Pickleball Court (880 Sqft) |
| 4 Sun Loungers | 14 Outdoor Gym (753 Sqft) |
| 5 Cabanas | 15 Yoga Deck (242 Sqft) |
| 6 Dip Pool | 16 Lounge Seating (1,176 Sqft) |
| 7 Bbq Area (538 Sqft) | 17 Juice Bar (134 Sqft) |
| 8 Kids Pool (484 Sqft) | 18 Indoor Kids Zone (344 Sqft) |
| 9 Outdoor Kids Zone (560 Sqft) | 19 Indoor Lounge (400 Sqft) |
| 10 Zen Garden (721 Sqft) | |





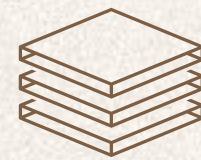
BEACH POOL



GYM



FLOOR PLANS



TYPICAL FLOOR

5TH TO 13TH

- 2 Bedroom Type 1 6 Units (1,007 sqft - 1,012 sqft)
- 2 Bedroom Type 2 1 Unit (1,229 sqft)
- 2 Bedroom Type 3 1 Unit (1,162 sqft)
- 2 Bedroom Type 4 1 Unit (1,034 sqft)
- 3 Bedroom Type 1 2 Units (1,569 sqft - 1,617 sqft)





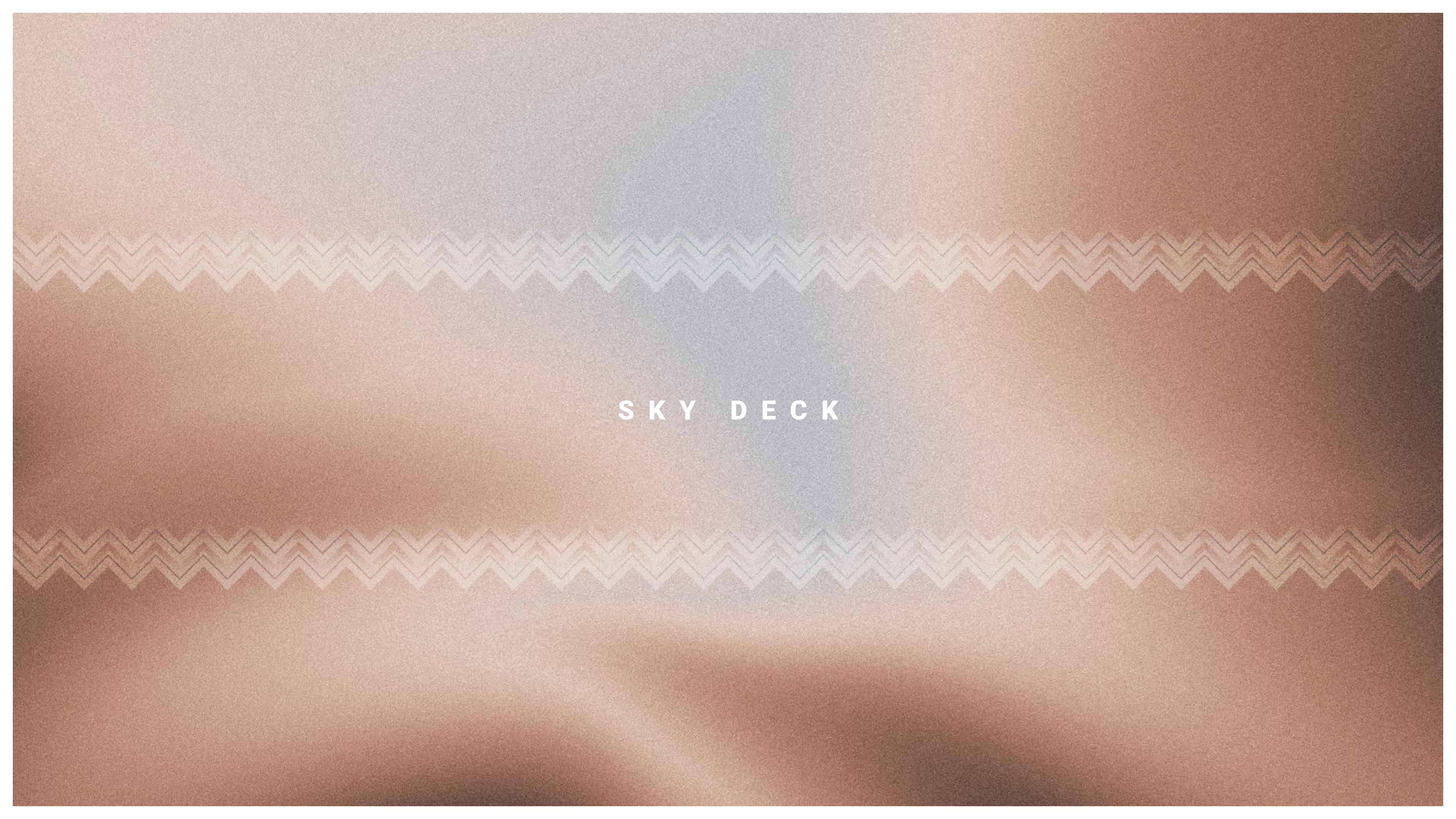
INTERIORS



LIVING AND KITCHEN



MASTER BEDROOM

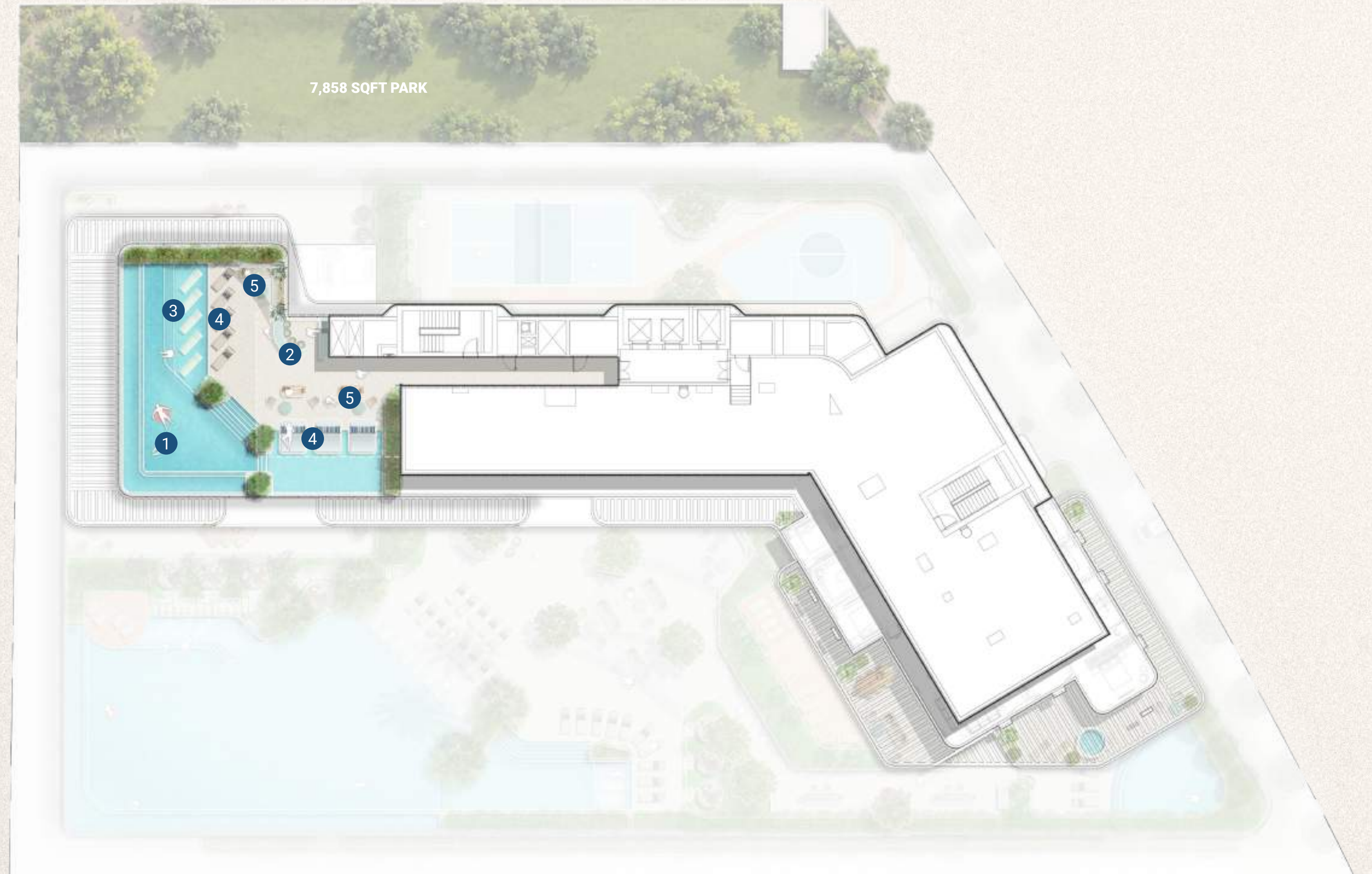


S K Y D E C K



ROOFTOP SKY DECK

- 1 Sky Pool (1,722 Sqft)
- 2 Juice Bar (129 Sqft)
- 3 Sunken Seating
- 4 Sun Loungers
- 5 Seating Area (592 Sqft)

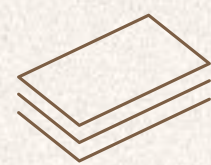




PROJECT DETAILS

Project Name	The Bay Interiors By MISSONI
Developer	Tomorrow World
Plot Number	DIA-MU-N01
Plot Area	46,780 Sqft
Location	Dubai Islands - Island A
Total Number of Units	132
Building Height	G+2P+14+R
Ceiling Heights	Living/Dining/Bedroom - 3 m Bathroom - 2.5 m
Furnished	Unfurnished
Anticipated Completion Date	September 2029
Anticipated Service Charge	25 AED/Sqft
Elevators	2 Residential / 1 Service
Parking Per Unit	2 Bedroom - 1 3 Bedroom - 2 4 Bedroom - 2
White Goods Bosch kitchen appliances or equivalent	All Units Hob, Hood, Fridge, Oven and Dishwasher 3 & 4 Bedroom Hob, Hood, Fridge, Oven, Dishwasher and Built-in Microwave





STARTING PRICE

AED 2,750,000



TEN REASONS.
ONE DISTINCTIVE
ADDRESS.

Italian design, a marina-front setting and a considered residential offering come together on Dubai Islands.

BRANDED RESIDENCES

MISSONI'S GLOBAL DESIGN PRESENCE

CONNECTED TO CENTRAL DUBAI

WATERFRONT INVESTMENT POTENTIAL

SINGLE CORRIDOR PLANNING

NO ONE BEDROOM APARTMENTS

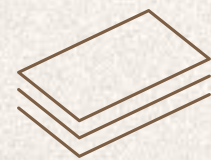
DIRECT MARINA VIEWS AND ACCESS

A CONNECTED MASTER PLANNED DESTINATION

A MORE INTIMATE COMMUNITY SETTING

AN OUTDOOR COASTAL LIFESTYLE





PAYMENT PLAN

CONSTRUCTION LINKED

50% - 50%

ON COMPLETION

Q3-2029

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 or Wire Transfer should be in favour of “ Tomorrow World Real Estate Development L.L.C ”.
- 4. Cash payment will be accepted for the EOI campaign up to AED 50,000 for each unit.

Bank Details for Wire Transfer

S.no	Description	Details
1.	Account Name	Tomorrow World Real Estate Development L.L.C
2.	Account No.	19345259
3.	IBAN No.	AE920500000000019345259
4.	Swift Code	ABDIAEADXXX
5.	Bank Name	Abu Dhabi Islamic Bank
6.	Currency	AED

- Any EOI received not containing the above will not be considered.
- Allocation will be on First Come First Serve basis & Receipt issuance confirmation by “Tomorrow World Real Estate Development L.L.C”.
- 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 21 working days from the date the client shares the correct account details.
- We look forward to receiving your expression of interest and working together to make the “The Bay Interiors By MISSONI” project a landmark.



DISCLAIMER

All images, renderings, plans, specifications, dimensions, finishes and other project details shown in this presentation are for illustrative purposes only and are subject to change.

The Developer reserves the right to modify, revise or substitute any element of the development at its sole discretion without prior notice. Final details will be subject to approved plans and contractual documentation.

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