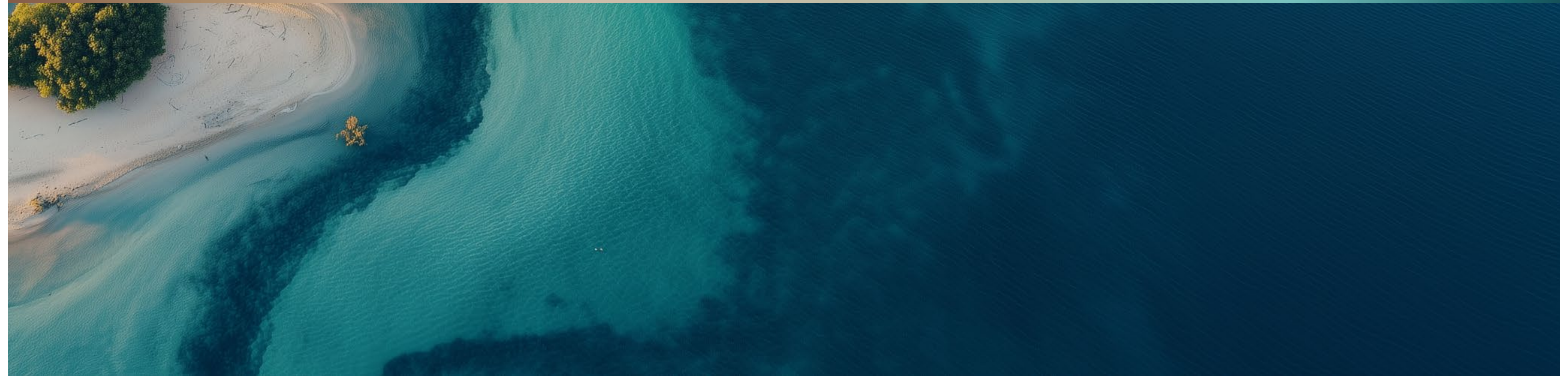




TRIO ISLE



Where *three* worlds of luxury come together.

An aerial photograph of a person standing on a sandy beach, looking out at the ocean. The water is a vibrant turquoise color, and the sand is a mix of light beige and golden-brown, creating intricate, swirling patterns. The person is silhouetted against the water, and their shadow is cast on the sand. The text "Location. *Location.* Location." is overlaid on the image in a white, serif font.

Location. *Location.* Location.

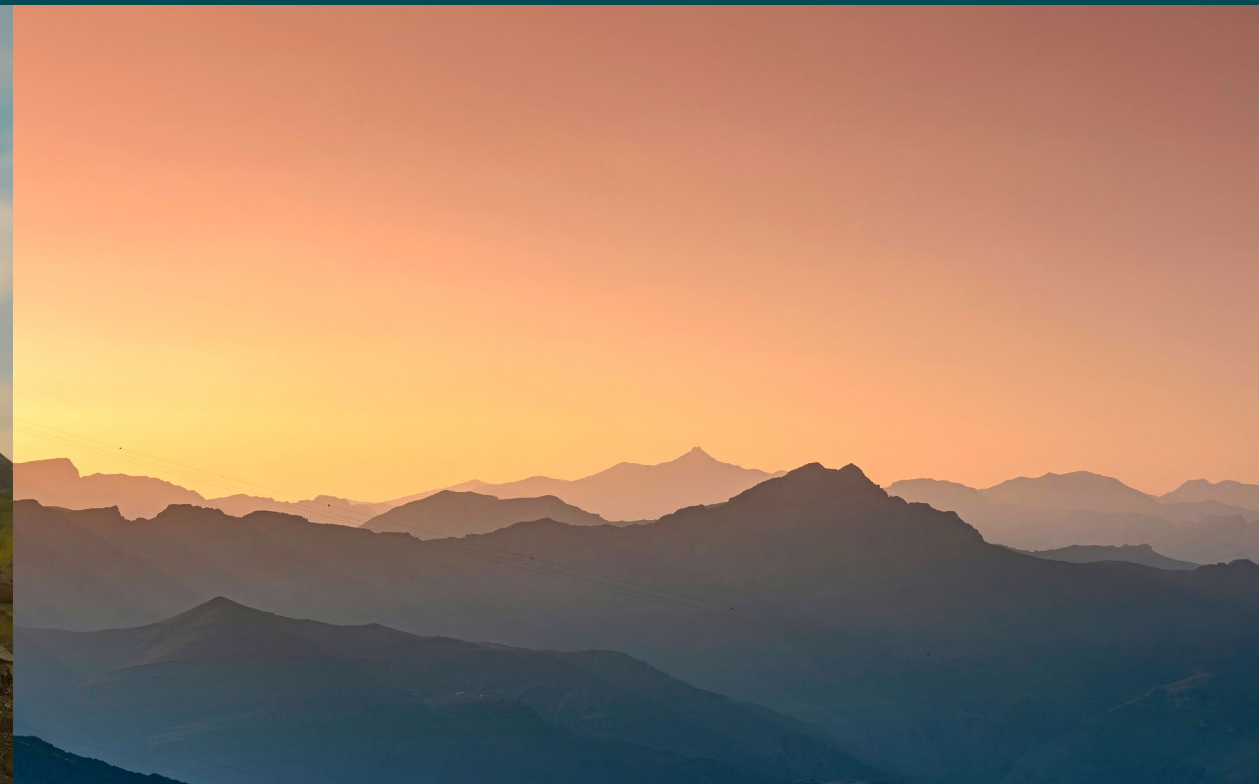
An aerial photograph of a tropical beach. The water is a vibrant turquoise color, transitioning to a deeper blue further out. The beach is a wide, white sand strip. On the left side of the beach, there are several palm trees and thatched huts, likely part of a resort or a local settlement. The background shows a rocky coastline with some greenery. The text "Ras Al Khaimah. *Ras Al Khaimah.* Ras Al Khaimah." is centered in 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



TRIO ISLE
AL MARJAN ISLAND

 DXB AIRPORT

E11

E11

E311

E87

 RAK AIRPORT

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

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.

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





5 min away
Wynn Al Marjan

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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Plot Location Map

TRIO ISLE

800ft (240M)
Waterfront



Project Details

Project Name	Trio Isle
Developer	DURAR OCTA FZ LLC
Branded	No
Architect	QHC Architects and Engineers
Location	Al Marjan Island, Ras Al Khaimah
Anticipated Completion Date	Q1 2028
Anticipated Service Charges	AED 18 per Sqft
Furnished	Yes
Brand of White Goods	Bosch or Equivalent
Height	B + G +2P +12
Ceiling Height	Living Room 2.8 - 3 M Kitchen & Bathroom 2.6 M
Elevators	Isle A & C (3 Residential, 1 Service) Isle B (4 Residential, 1 Service)
Parking Per Unit	1 Parking

Unit Mix	Isle A	Isle B	Isle C	Total
Studio	101	-	113	214

The background is a complex marbled paper pattern. It features a base of teal and turquoise colors, overlaid with intricate, swirling veins of gold and brown. The patterns are organic and fluid, resembling natural stone or watercolor washes. The overall effect is rich and textured.

Floor Plans. *Floor Plans.* Floor Plans.

Building Configuration

Isle C

Isle B

Isle A



Masterplan



Typical Floor 1st Level



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Typical Floor 2nd Level



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Typical Floor 3rd Level



Typical Floor 4th-10th Level



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Typical Floor 11th Level



Typical Floor 12th Level



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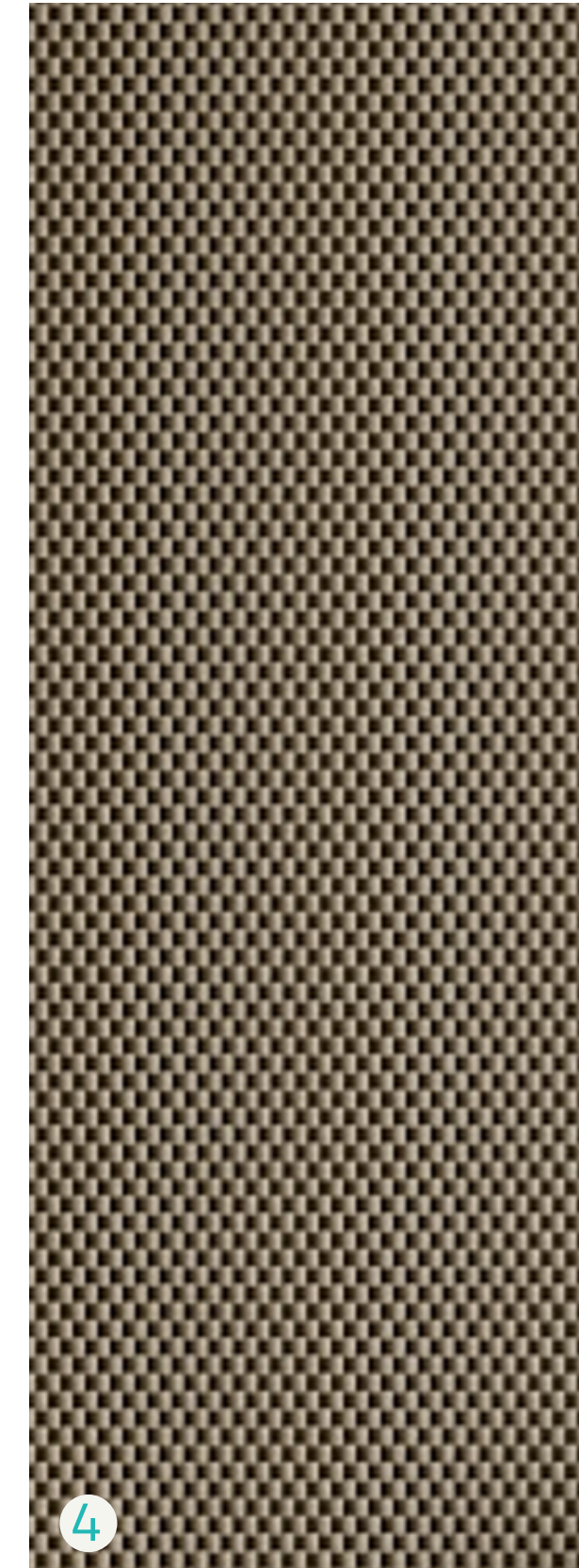
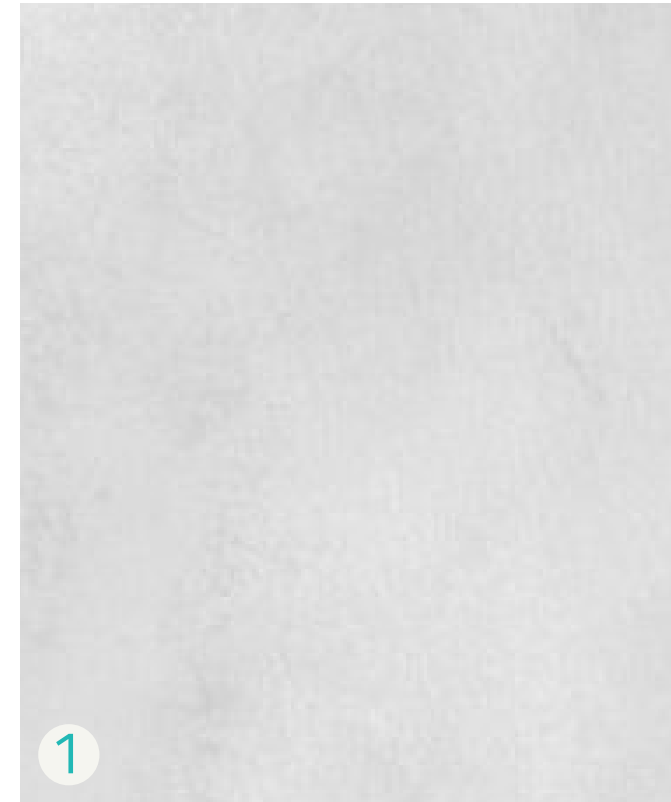
The background of the image is a complex marbled paper pattern. It features a mix of earthy tones including various shades of brown, tan, and beige, interspersed with muted teal and blue-green hues. The marbling creates a dense, organic, and somewhat chaotic texture with swirling, cell-like patterns. On the left side of the image, there is a vertical strip of a different texture, resembling a wood grain with fine, parallel lines in a warm, golden-brown color. The overall appearance is that of a vintage or antique book cover or endpaper.

Unit Layouts. *Unit Layouts.* Unit Layouts.

Studio | Moodboard

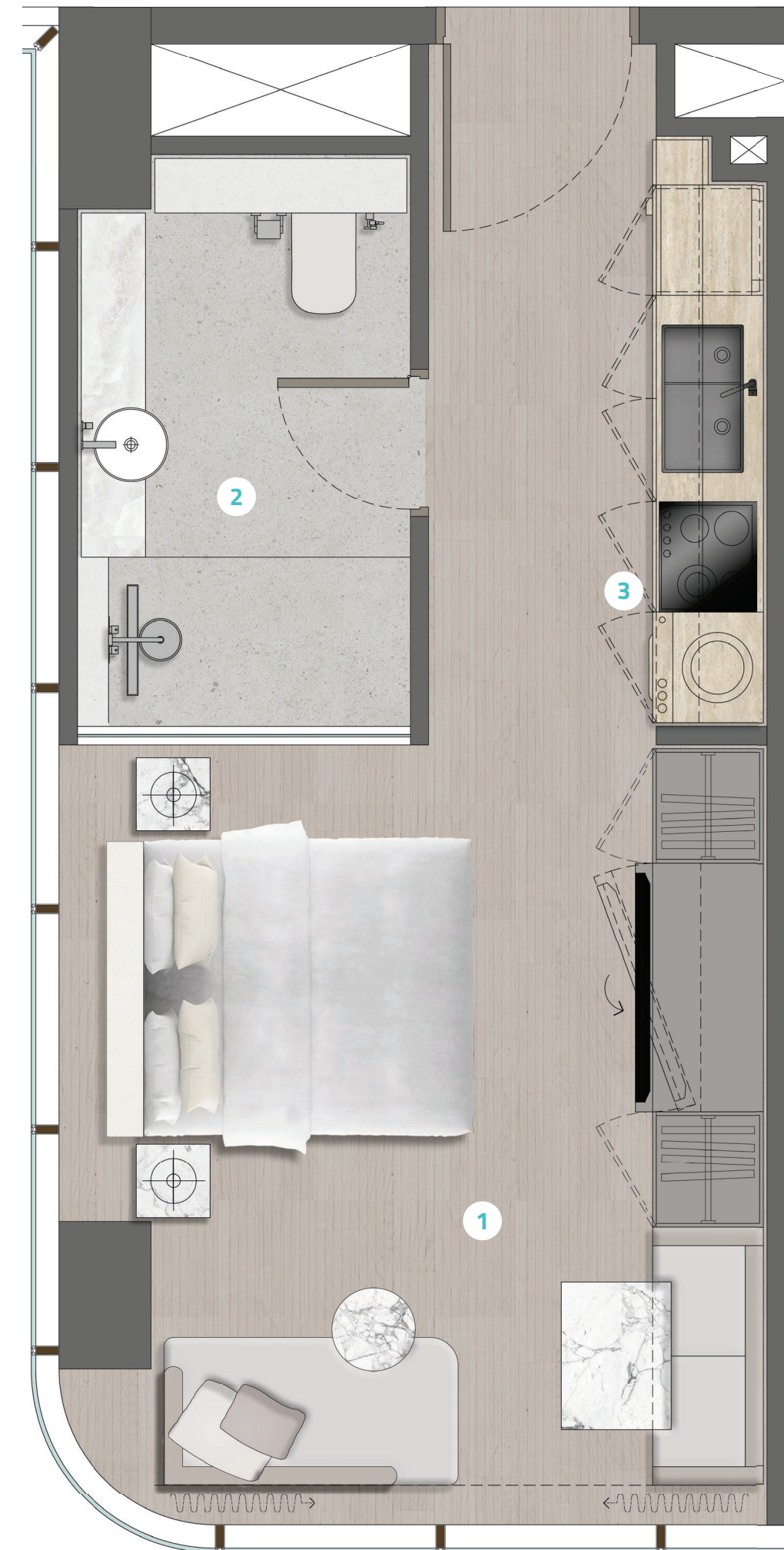
FINISHING MATERIALS

1. GREY TRAVERTINE
2. WALLCOVERING
3. BRUSHED BRASS
4. RATTAN WALLPAPER
5. PORCELAIN



Studio Type 1

- 1. **BEDROOM/ LIVING AREA** (4240 x 3600)
- 2. **BATHROOM** (3310 x 1560)
- 3. **KITCHEN** (3310 x 1840)

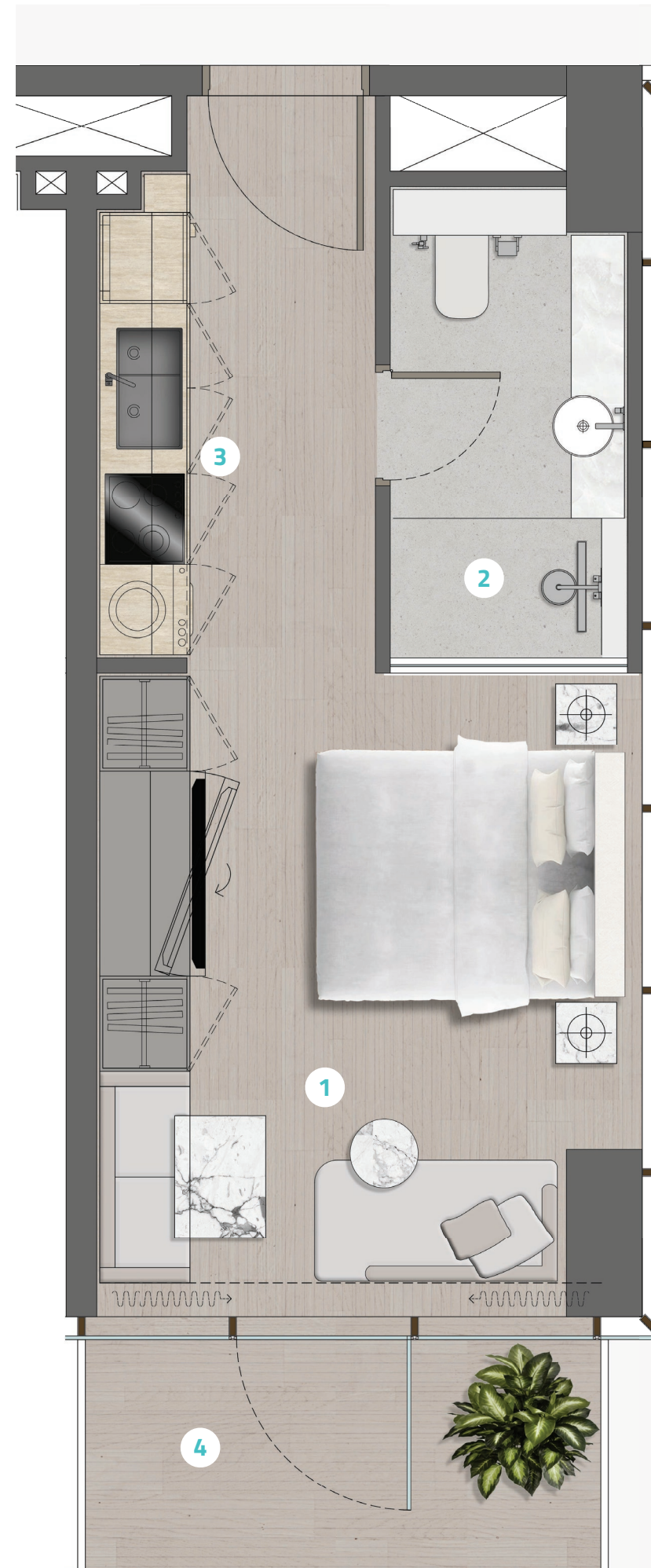


DESCRIPTION	SIZE RANGE
INTERNAL AREA	312 - 337 Sqft
BALCONY AREA	0
TOTAL AREA	312 -337 Sqft



Studio Type 2

- 1. BEDROOM/ LIVING AREA (4365 x 3600)
- 2. BATHROOM (3110 x 1560)
- 3. KITCHEN (3310 x 1840)
- 4. BALCONY



DESCRIPTION	SIZE RANGE
INTERNAL AREA	304 - 325 Sqft
BALCONY AREA	35 - 168 Sqft
TOTAL AREA	353 - 481 Sqft





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.



OCTA
DEVELOPMENT

Life²

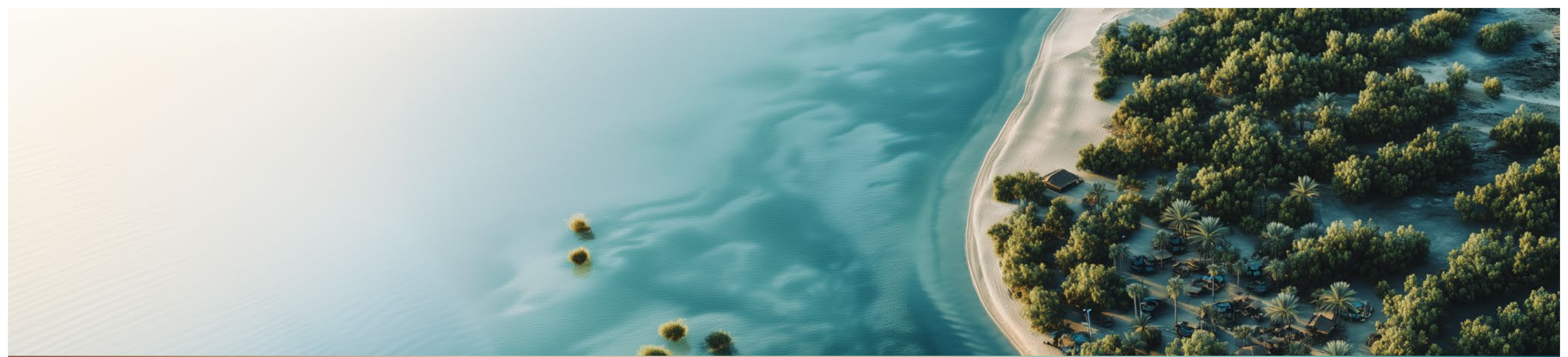
OCTA Development came from a legacy of excellence, integrity, and innovation built by OCTA Properties. A foundation of delivering high-quality and functional living spaces has evolved into a commitment to creating purpose-driven, premium developments.

OCTA Development 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 Development creates spaces where life truly flourishes.





TRIO ISLE




DURAR


OCTA
DEVELOPMENT