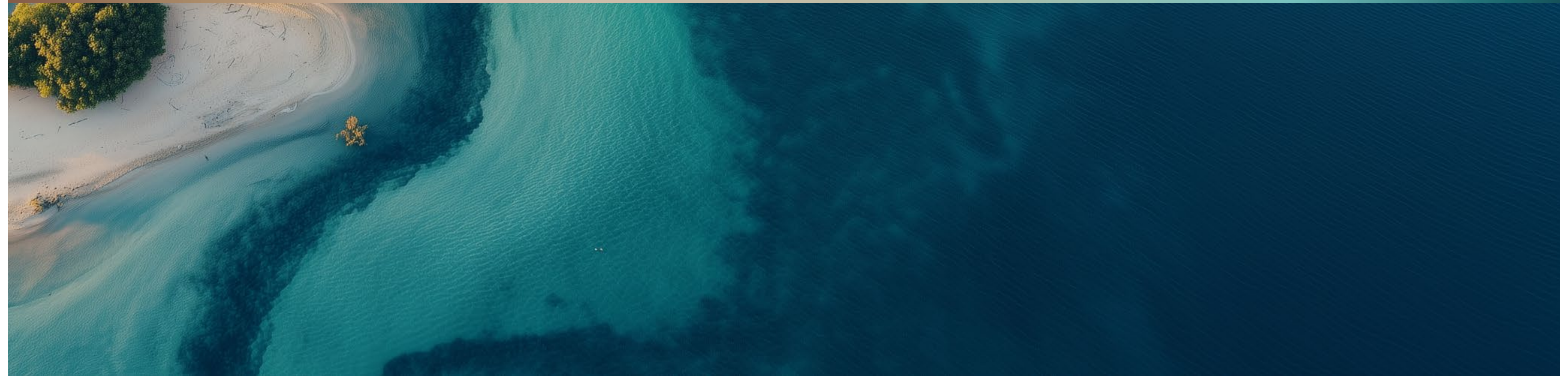




TRIO ISLE





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

Life²

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.

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 onto the sand. The text "Location. *Location.* Location." is overlaid on the image in a white, serif font.

Location. *Location.* Location.

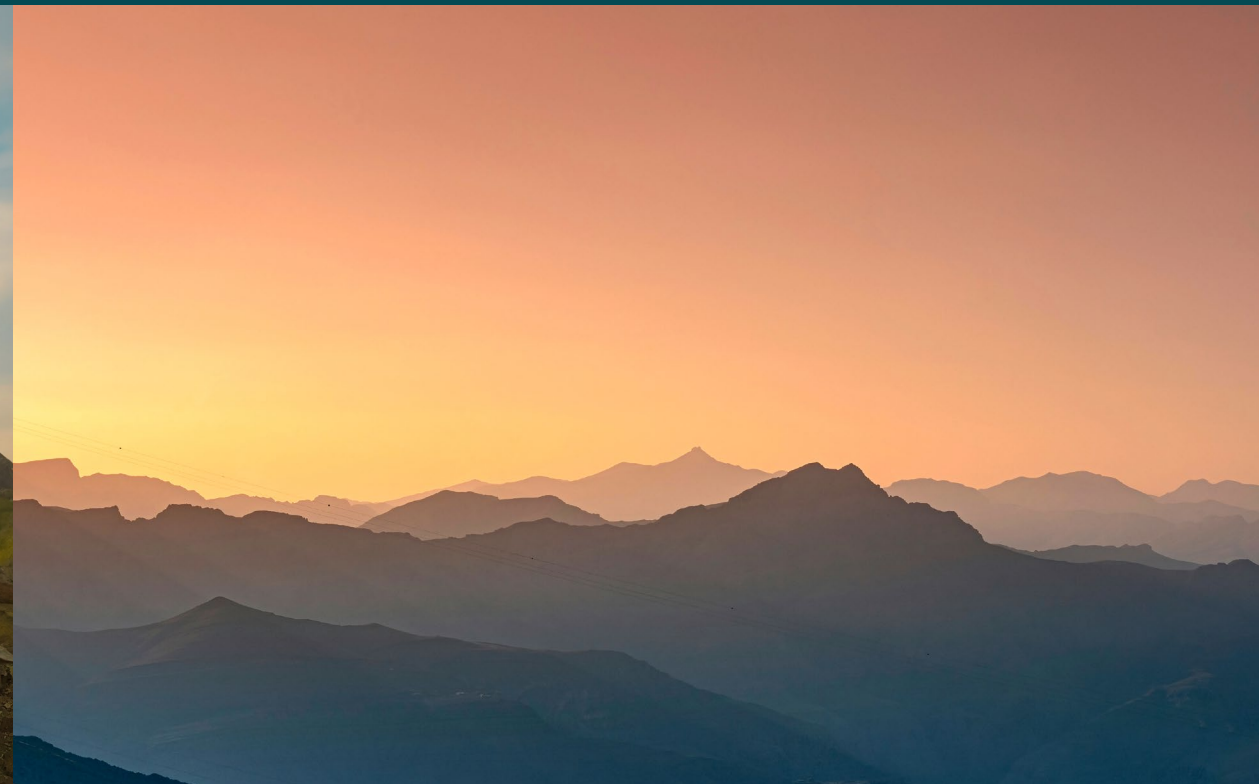


Ras Al Khaimah. *Ras Al Khaimah.* Ras Al Khaimah.



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

 RAK AIRPORT

60 Minutes To Airport Via Sheikh Mohammed Bin Zayed Road



TRIO ISLE

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





5 min away
Wynn Al Marjan

TRIO ISLE

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.



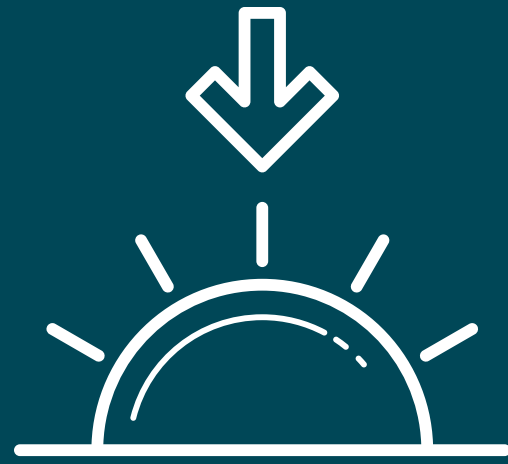
All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

Plot Location Map

TRIO ISLE

800ft (240M)
Waterfront







Triple the luxury, *triple* the experience.

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

World-class designed *three* exteriors.

Isle C

Isle B

Isle A



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	Q4 2027
Anticipated Service Charges	AED 18 per Sqft
Furnished	Yes
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

Unit Mix	Isle A
Studio	101

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

An aerial photograph of a tropical resort. The scene is dominated by lush greenery, including numerous palm trees and dense clusters of other tropical plants. In the center, there is a cluster of several thatched-roof huts, likely part of a resort or a small village. The huts are surrounded by sandy paths and more vegetation. To the left, a large body of clear, turquoise water is visible, with a sandy beach curving along the shore. The lighting is warm, suggesting late afternoon or early morning, with long shadows cast across the landscape. The overall atmosphere is serene and idyllic.

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



Lap Pool

Gym Pool

Adult Urban Beach Pool

Amenities Walkthrough - First Level



Beach Gym

Adult Urban Beach Pool

Beach Volleyball

Sun Beds

Boules Court

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*.

The background is a complex marbled paper pattern. It features a base of teal and turquoise colors, overlaid with intricate, wavy, and organic shapes in shades of gold, brown, and beige. The patterns resemble natural stone or liquid swirls, creating a rich, textured visual effect.

Floor Plans. *Floor Plans.* Floor Plans.

Building Configuration

Isle C

Isle B

Isle A

Rooftop

12th Level

11th Level

4th - 10th Level

3rd Level

2nd Level

1st Level

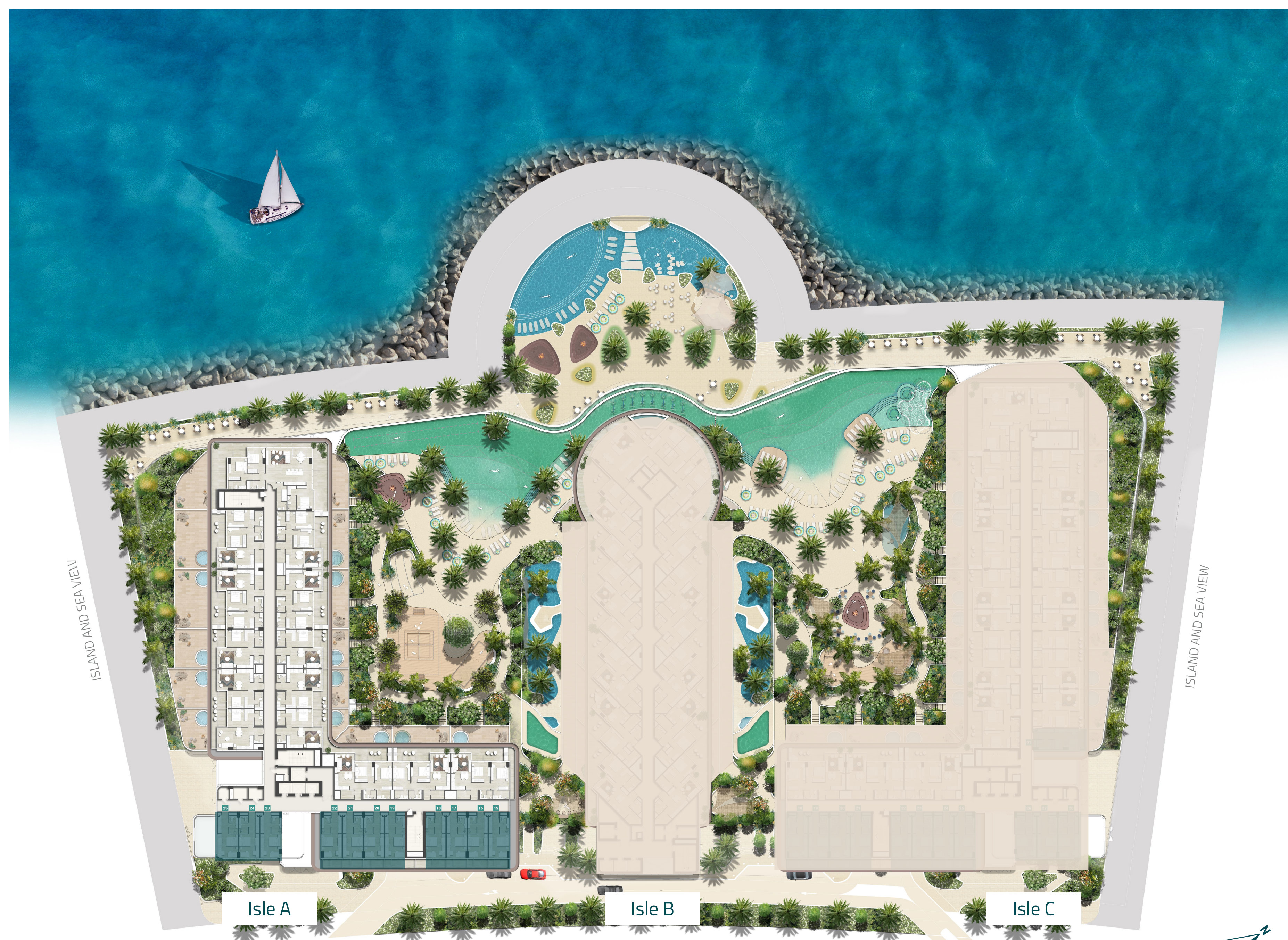
2 Podiums

Ground Level

Masterplan



Typical Floor 4th-10th Level

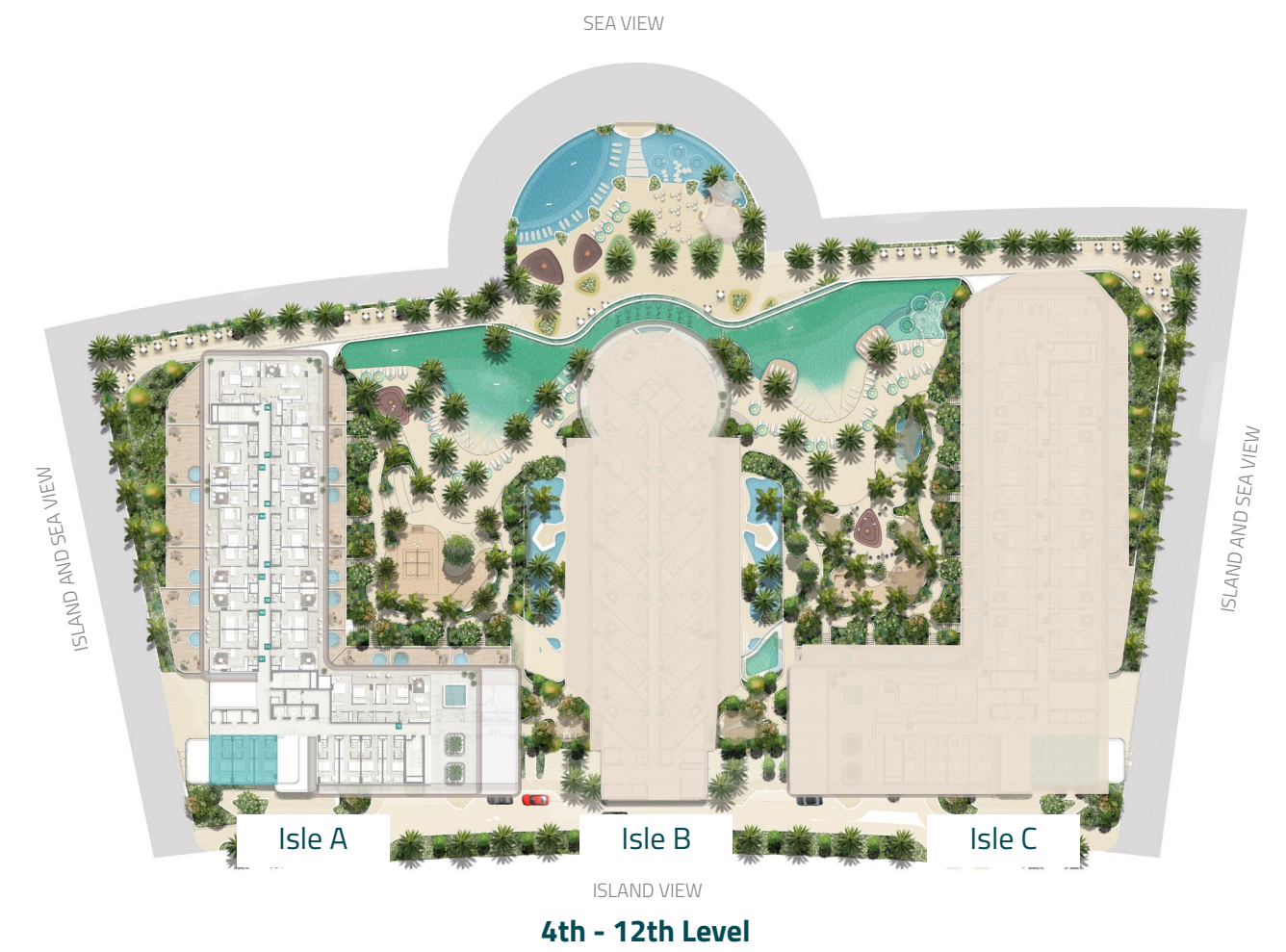




Unit Layouts. *Unit Layouts.* Unit Layouts.

Studio Type 1

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

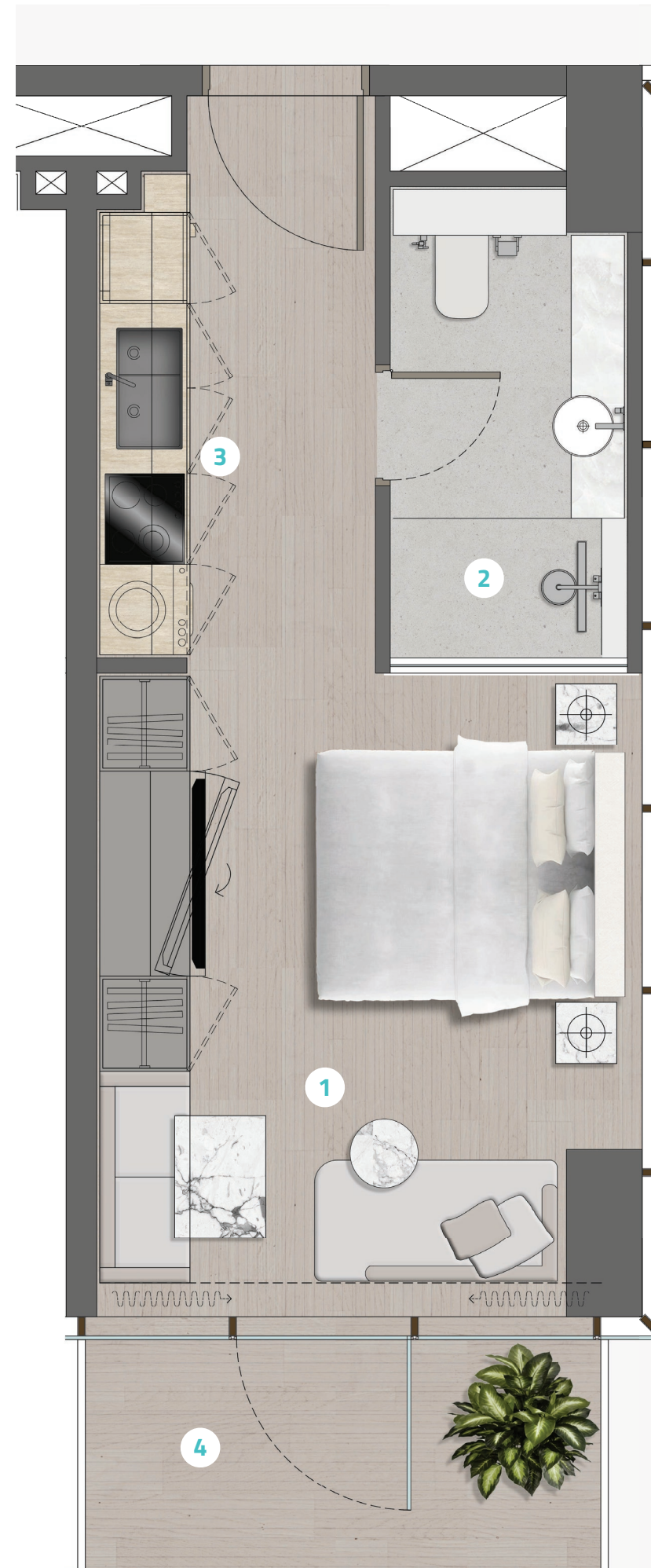


DESCRIPTION	SIZE RANGE
INTERNAL AREA	312 - 337 Sqft
BALCONY AREA	0
TOTAL AREA	312 -337 Sqft



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





Interiors. *Interiors.* Interiors.

Studio Layout



Kitchen & Seating Area



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Bed & Bath



Bed & Bath



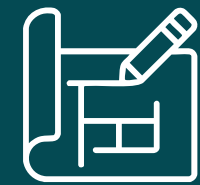
Reasons to Invest



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
STUDIO	370	1,050,888

Fully Furnished

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.

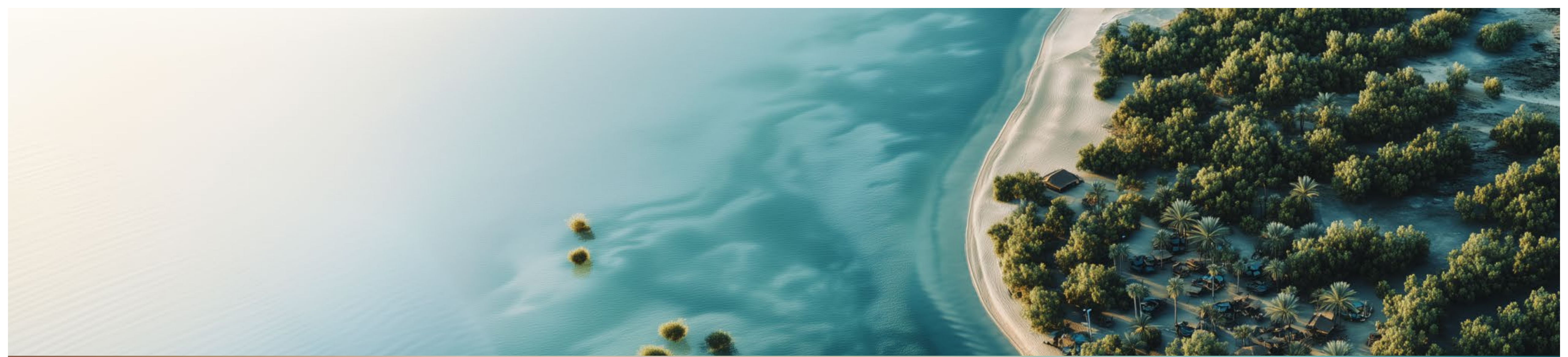
Allocation will be on **First Come First Serve** basis & Receipt issuance confirmation by "**Durar OCTA FZ LLC**".

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

