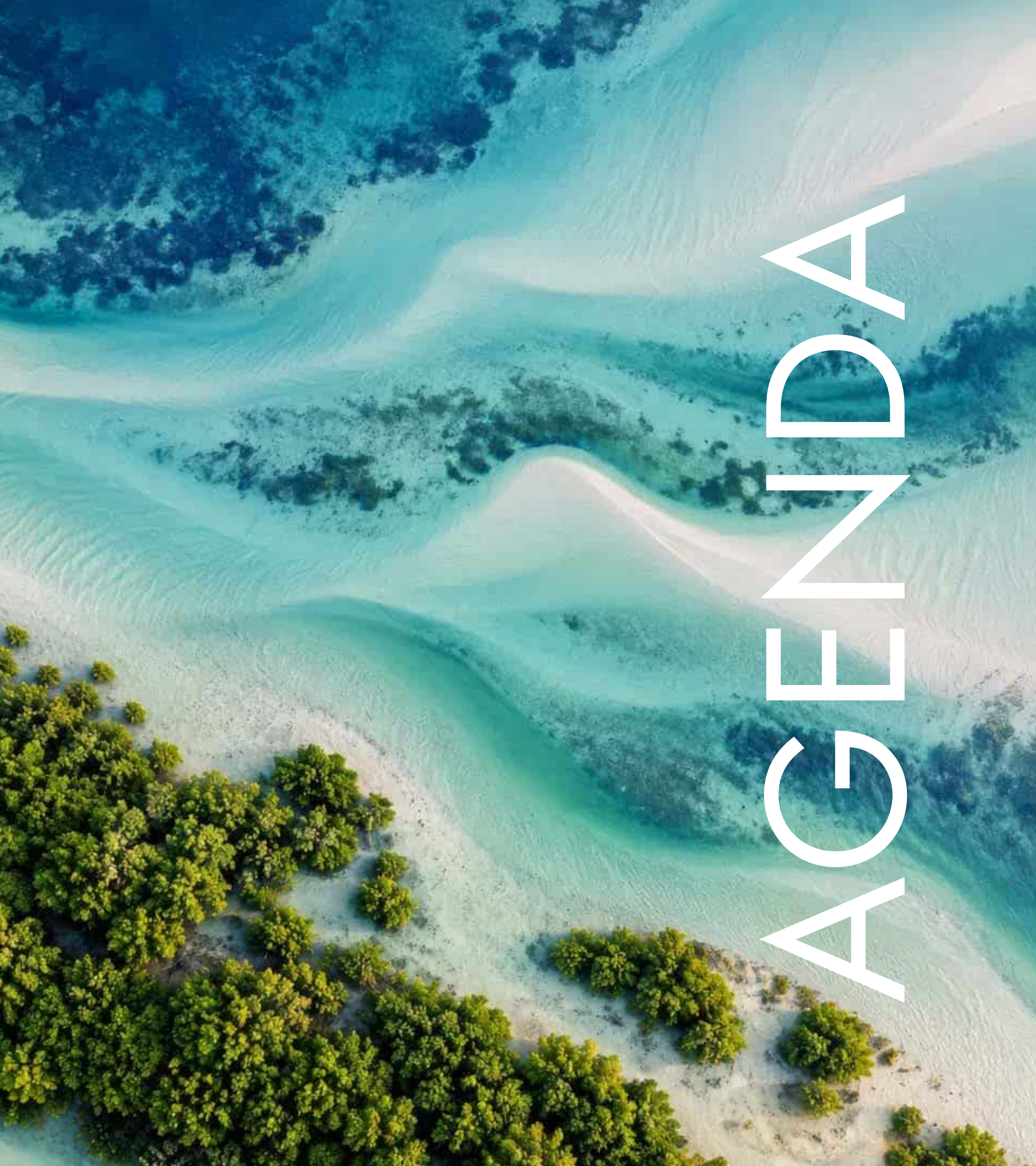




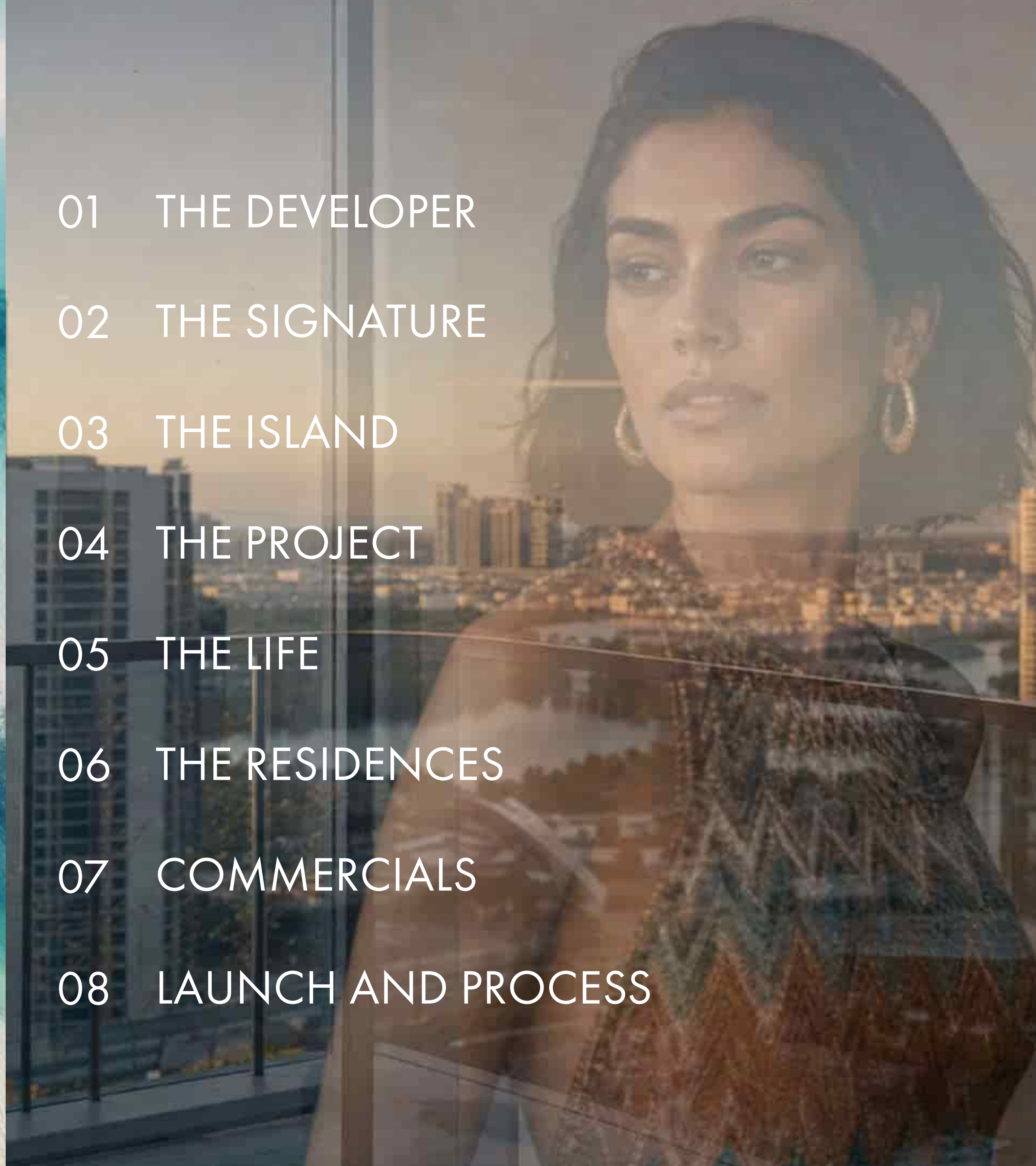
WATERFRONT *by* **MISSONI**

SHAMS ABU DHABI, AL REEM ISLAND

BROKER BRIEFING



AGENDA

- 
- 01 THE DEVELOPER
 - 02 THE SIGNATURE
 - 03 THE ISLAND
 - 04 THE PROJECT
 - 05 THE LIFE
 - 06 THE RESIDENCES
 - 07 COMMERCIALS
 - 08 LAUNCH AND PROCESS

BRANDED RESIDENTIAL, BUILT ON PARTNERSHIP

EMIRATES
DEVELOPMENTS

EMIRATES DEVELOPMENTS IS AN ABU DHABI HEADQUARTERED REAL ESTATE DEVELOPER CREATING BRANDED RESIDENTIAL DESTINATIONS ACROSS ABU DHABI AND DUBAI. THE PORTFOLIO IS BUILT THROUGH PARTNERSHIPS WITH GLOBALLY RECOGNISED NAMES, WITH EACH ADDRESS DEFINED BY LOCATION, DESIGN INTEGRITY, AND LONG-TERM VALUE.

OUR
PORTFOLIO



📍 CORNICHE, ABU DHABI



Hilton
RESIDENCES
DUBAI JLT

BRAND PARTNER: HILTON

📍 JUMEIRAH LAKE TOWERS, DUBAI



STELLAR
BY ELIE SAAB

BRAND PARTNER: ELIE SAAB

📍 YAS ISLAND, ABU DHABI



Hilton
RESIDENCES
ABU DHABI AL RAHA

BRAND PARTNER: HILTON

📍 AL RAHA BEACH, ABU DHABI



JUMEIRAH
RESIDENCES
AL MARYAH ISLAND

BRAND PARTNER: JUMEIRAH

📍 AL MARYAH ISLAND, ABU DHABI



WATERFRONT
by **MISSONI**

BRAND PARTNER: MISSONI

📍 AL REEM ISLAND, ABU DHABI

LA FIRMA THE SIGNATURE

MISSONI

THE HOUSE



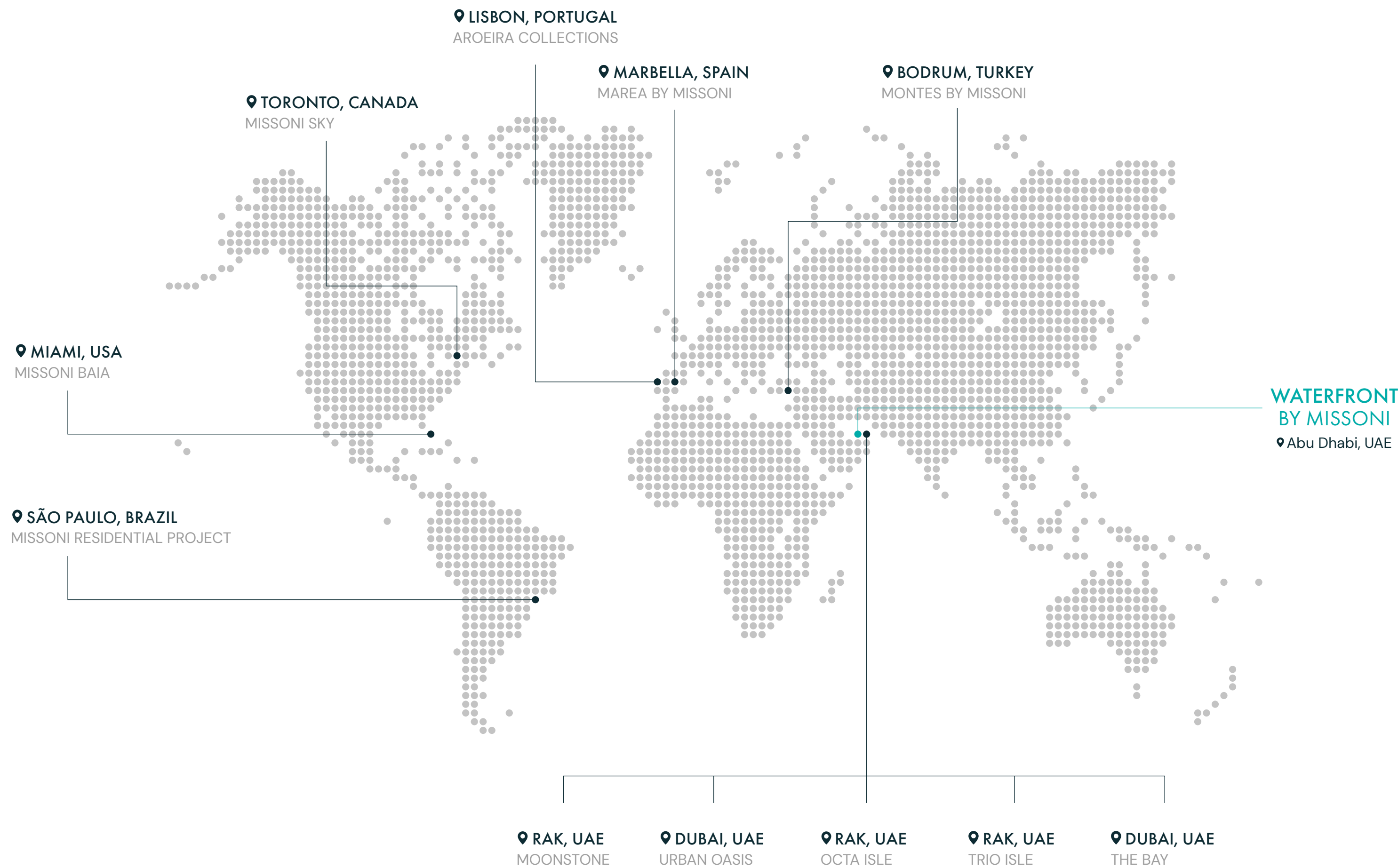
OTTAVIO & ROSITA MISSONI

“BOTH COLOUR AND
MATERIAL ARE THE
ELEMENTS ESSENTIAL
TO MY CRAFT”

— OTTAVIO MISSONI



THE **MISSONI** RESIDENTIAL PORTFOLIO



THE FIRST
MISSONI ADDRESS
IN ABU DHABI





BEACH ACCESS ON AL REEM ISLAND



DESIGNED INTO THE BUILDING,
NOT APPLIED TO IT.



ARCHITECTURE

ZIGZAG CLADDING ACROSS THE PODIUM, RETURNING THROUGH THE TOWER'S MID-SECTION



INTERIORS

MISSONI COLOUR LOGIC, MATERIAL SELECTION, AND PATTERN LANGUAGE ACROSS ALL RESIDENCES



COMMON AREAS

LOBBY, AMENITY DECK, AND CIRCULATION UNDER THE SAME SPECIFICATION

LIFE IN STYLE

L'ISOLA THE ISLAND

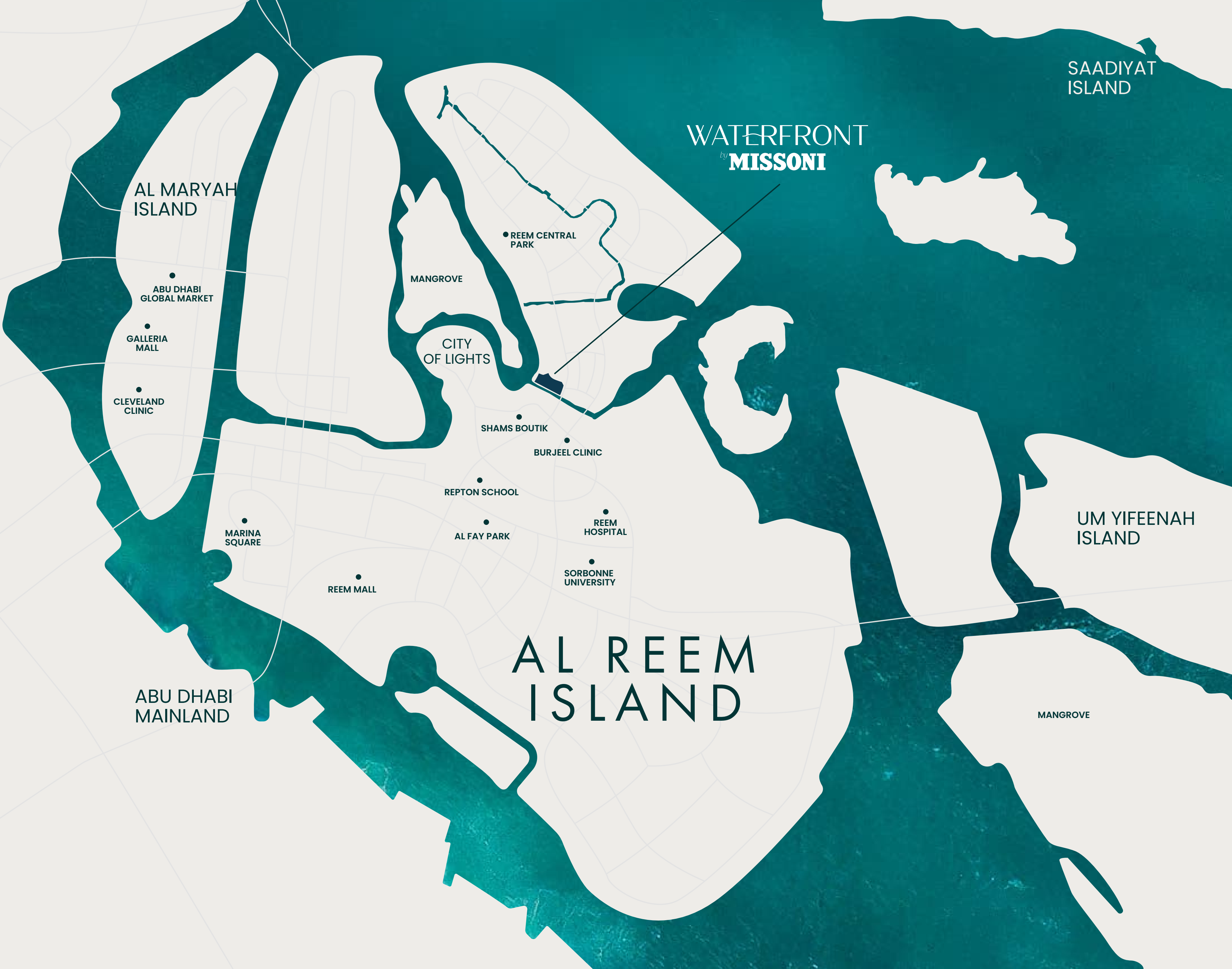
LOCATION

WATER ON ALL SIDES,
TEN MINUTES FROM
THE CITY



EVERYTHING WITHIN REACH

2 ^{MIN} REPTON SCHOOL ABU DHABI	9 ^{MIN} AL MARYAH ISLAND
2 ^{MIN} NORD ANGLIA SCHOOL	10 ^{MIN} ABU DHABI DOWNTOWN
3 ^{MIN} REEM HOSPITAL	14 ^{MIN} SAADIYAT ISLAND
4 ^{MIN} REEM CENTRAL PARK	25 ^{MIN} YAS ISLAND
4 ^{MIN} BURJEEL HOSPITAL	25 ^{MIN} ZAYED INTERNATIONAL AIRPORT
5 ^{MIN} REEM MALL	



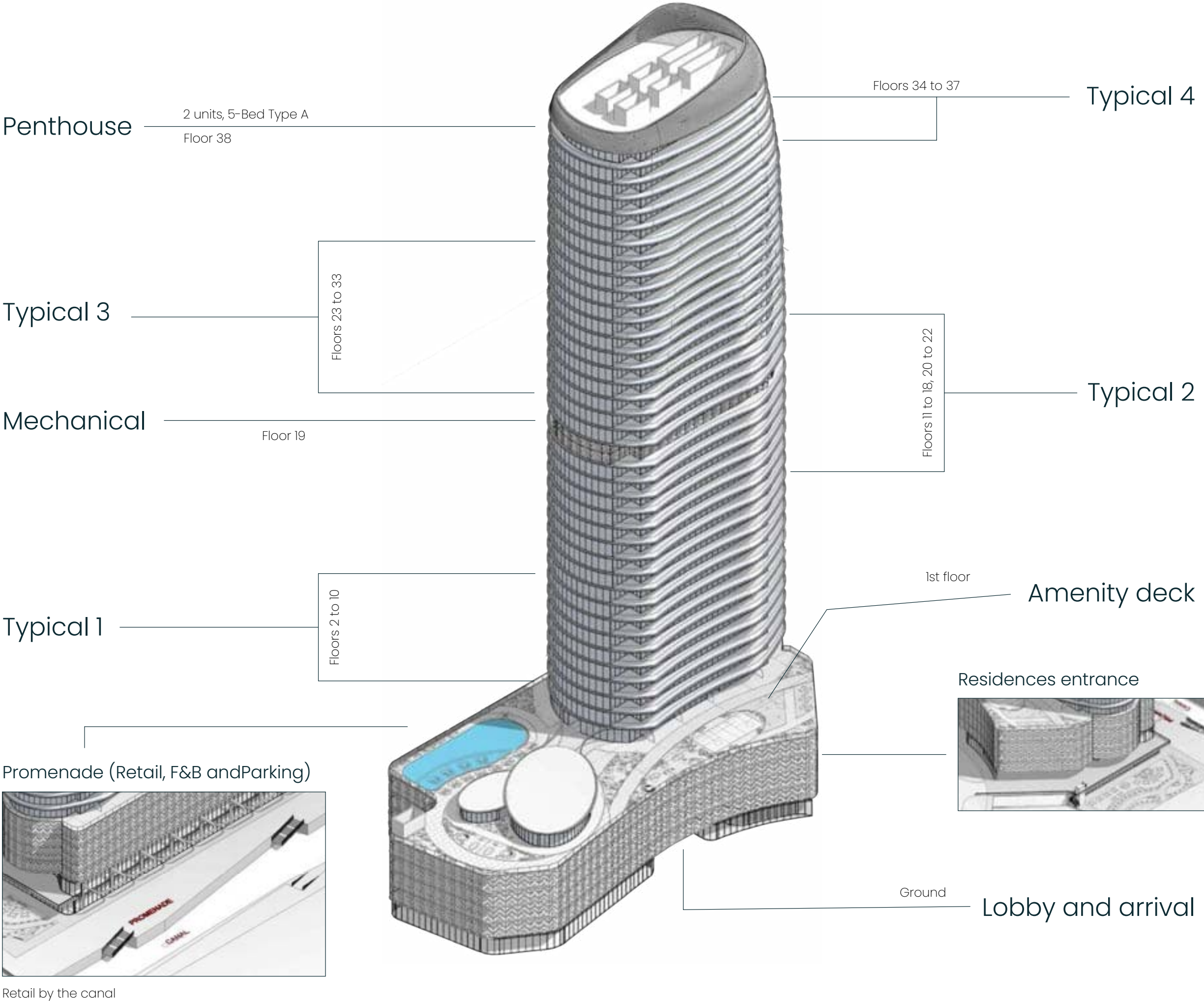
LIFE IN STYLE







A ZIGZAG
PODIUM,
AN OVAL
TOWER



FOUR ASPECTS, ONE BUILDING

COMMUNITY /
SEA VIEW

SEA VIEW



CITY VIEW

CANAL
VIEW



AMENITIES & FACILITIES, AT A GLANCE



SWIMMING
POOL



PADDLE
COURT



FITNESS
CENTER



KIDS
ROOM



BBQ
AREA



PUBLIC
TERRACES



ELEGANT
CLUBHOUSE



SPA



CINEMA



VR
ROOM



BUSINESS
LOUNGE



BEACH
ACCESS

ALL AMENITIES ARE STYLED BY **MISSONI**



BIRD'S-EYE VIEW



MAIN ENTRANCE



VIEW FROM APARTMENT



1ST FLOOR VIEW

LE GIORNATE THE LIFE



SWIMMING POOL

A FULL-SIZED OUTDOOR POOL SET WITHIN THE
PODIUM'S OVAL GEOMETRY.



FITNESS CENTRE

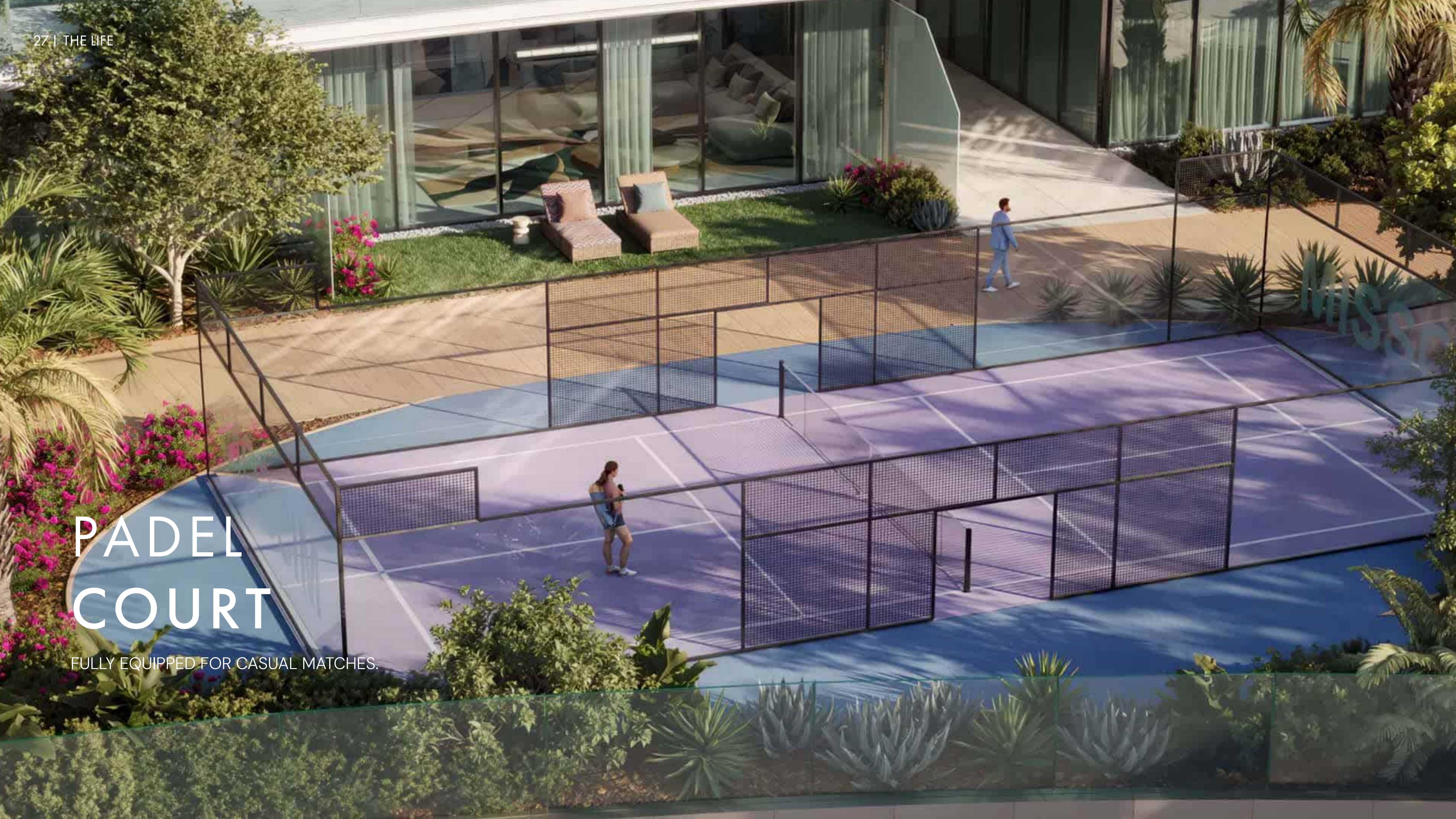
A FULLY EQUIPPED FITNESS SPACE WITH DEDICATED
ZONES FOR CARDIO.

EQUIPMENTS FROM

TECHNOGYM[®]

PADEL COURT

FULLY EQUIPPED FOR CASUAL MATCHES.



KIDS ROOM

A BRIGHT, SAFE, AND ENGAGING SPACE WHERE YOUNGER
RESIDENTS CAN PLAY, EXPLORE, AND CONNECT.



PUBLIC TERRACES

OFFERING SHADED SEATING AND INVITING
SPACES TO GATHER.



BBQ AREA

WITH INTEGRATED COOKING FACILITIES AND
COMFORTABLE SEATING.



ELEGANT CLUBHOUSE

DESIGNED FOR GATHERING, RELAXING, AND
CONNECTING.

LE RESIDENZE THE RESIDENCES



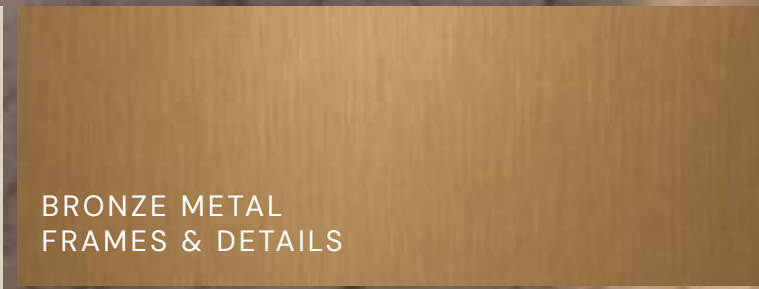
FULLY
FITTED





FINISHED IN THE **MISSONI** STYLE



 LIGHT OAK FLOORING	 WARM IVORY PORCELAIN WET AREAS	 BRONZE METAL FRAMES & DETAILS
	 MISSONI HOME ACCENTS	 BEIGE TEXTURED UPHOLSTERY
 LIGHT WOOD FURNITURE		

MASTER BEDROOM



DINING AREA



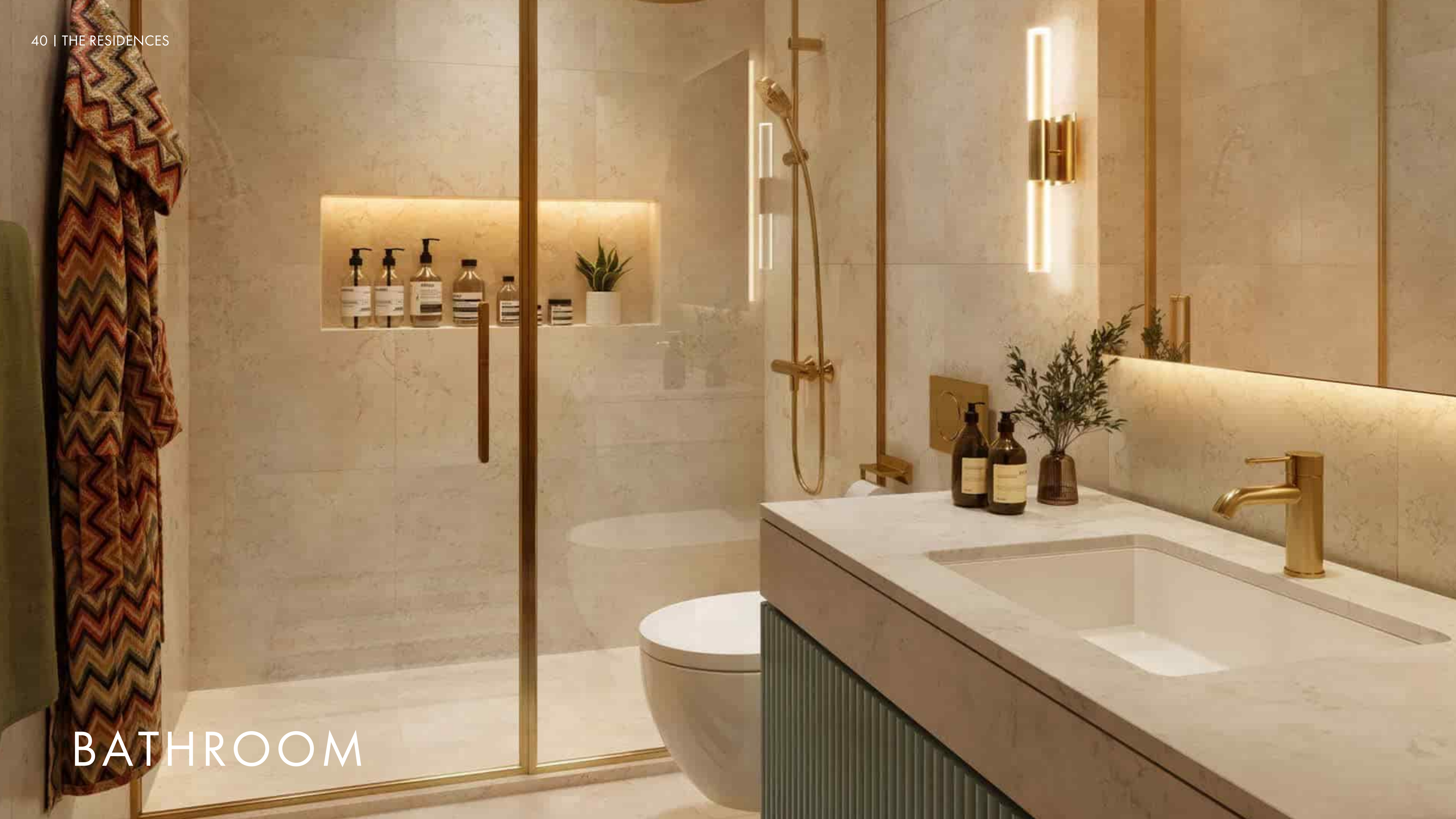


LIVING

MASTER BEDROOM, WARDROBE



BATHROOM



BALCONY





LOBBY

FLOOR PLANS

UNIT MIX AND AREAS

RESIDENTIAL

Type	Units	Area range (sqft)
1 Bedroom	61	668 – 1,119
2 Bedroom	135	1,128 – 1,895
3 Bedroom + Maid + Study	44	2,516 – 2,571
4 Bedroom + Maid	8	2,949 – 3,442
5 Bedroom Penthouse + Maid	2	4,442
Total	250	
GFA		35,522 sqm
Plot area		5,906 sqm

RETAILS

Type	Units	Area range (sqft)
Retail	5	1,704–6,269
Restaurant	1	6,174



FIRST FLOOR
SITE PLAN



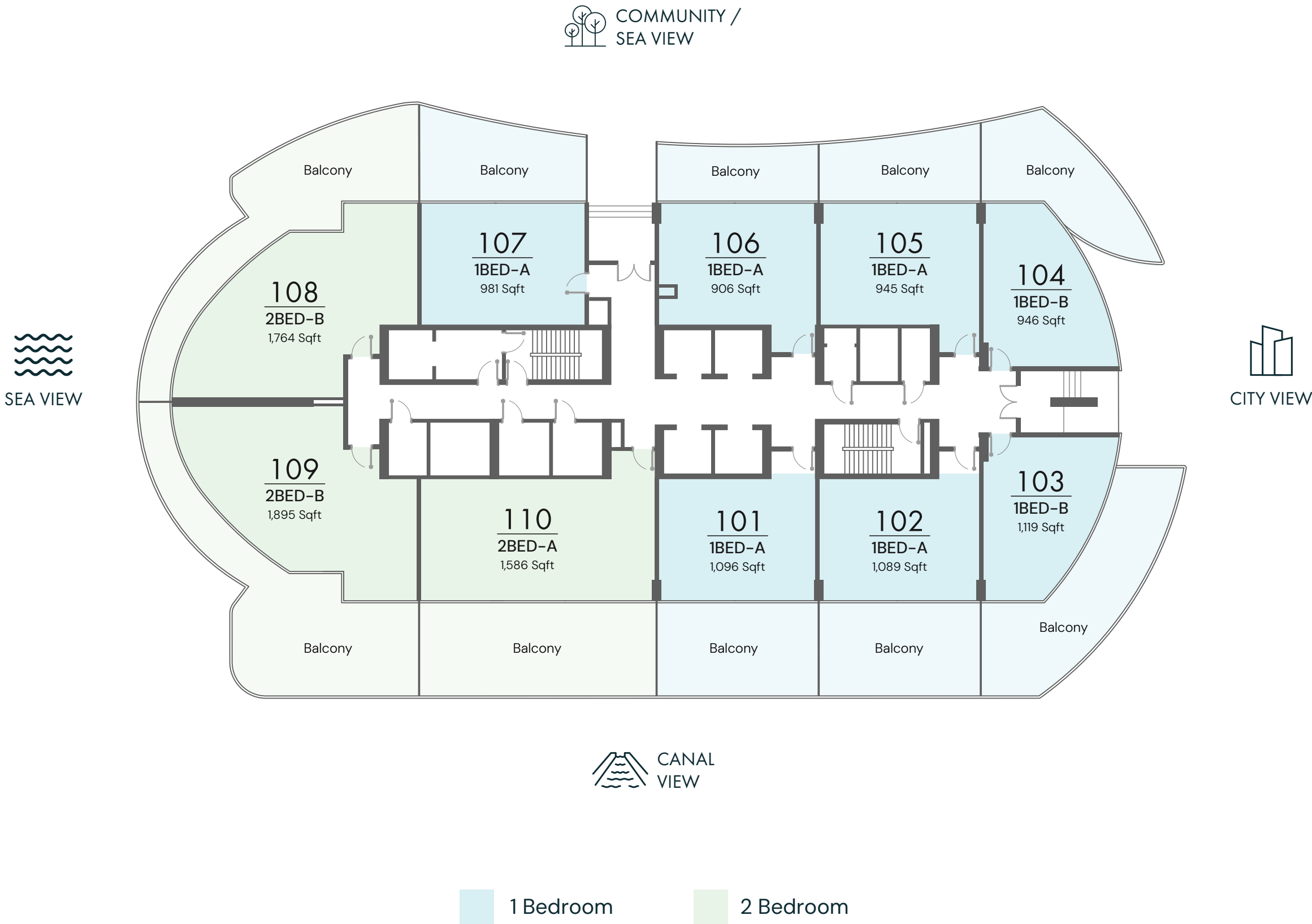
Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.



1ST FLOOR

UNIT TYPE	UNIT COUNT
1 BED – TYPE A	5
1 BED – TYPE B	2
2 BED – TYPE A	1
2 BED – TYPE B	2
TOTAL	10

UNIT NO.	LAYOUT TYPE
101	1 BED – TYPE A
102	1 BED – TYPE A
103	1 BED – TYPE B
104	1 BED – TYPE B
105	1 BED – TYPE A
106	1 BED – TYPE A
107	1 BED – TYPE A
108	2 BED – TYPE B
109	2 BED – TYPE B
110	2 BED – TYPE A



Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.



2ND–10TH FLOORS

UNIT TYPE	UNIT COUNT
1 BED – TYPE A	4
1 BED – TYPE C	2
2 BED – TYPE A	2
2 BED – TYPE B	2
TOTAL	10

UNIT NO.	LAYOUT TYPE
01	1 BED – TYPE A
02	1 BED – TYPE A
03	1 BED – TYPE C
04	1 BED – TYPE C
05	1 BED – TYPE A
06	1 BED – TYPE A
07	2 BED – TYPE A
08	2 BED – TYPE B
09	2 BED – TYPE B
10	2 BED – TYPE A



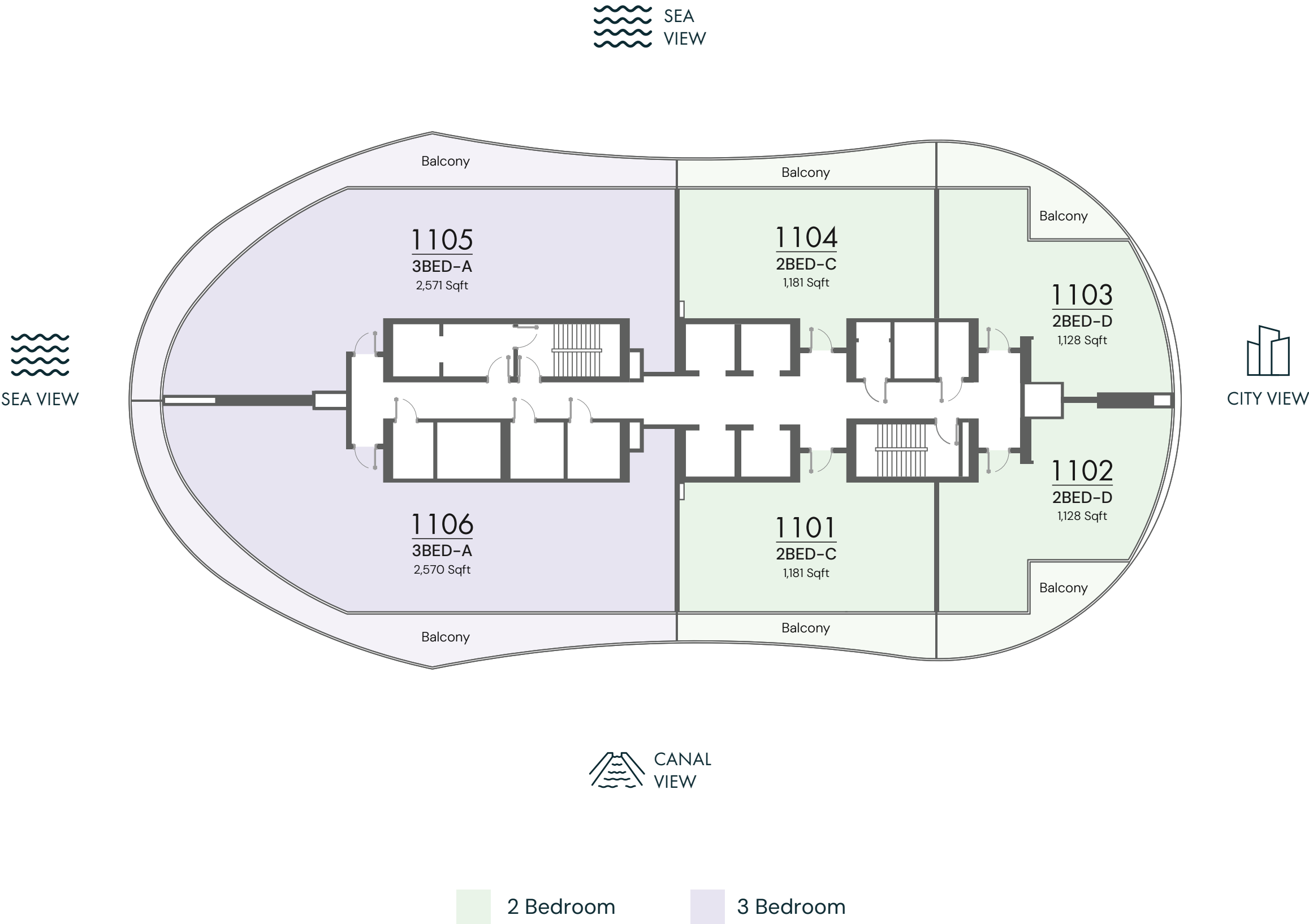
Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.



11TH – 18TH & 20TH – 22ND FLOORS

UNIT TYPE	UNIT COUNT
2-BED TYPE C	2
2-BED TYPE D	2
3-BED TYPE A	2
TOTAL	6

UNIT NO.	LAYOUT TYPE
01	2-BED TYPE C
02	2-BED TYPE D
03	2-BED TYPE D
04	2-BED TYPE C
05	3-BED TYPE A
06	3-BED TYPE A



Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

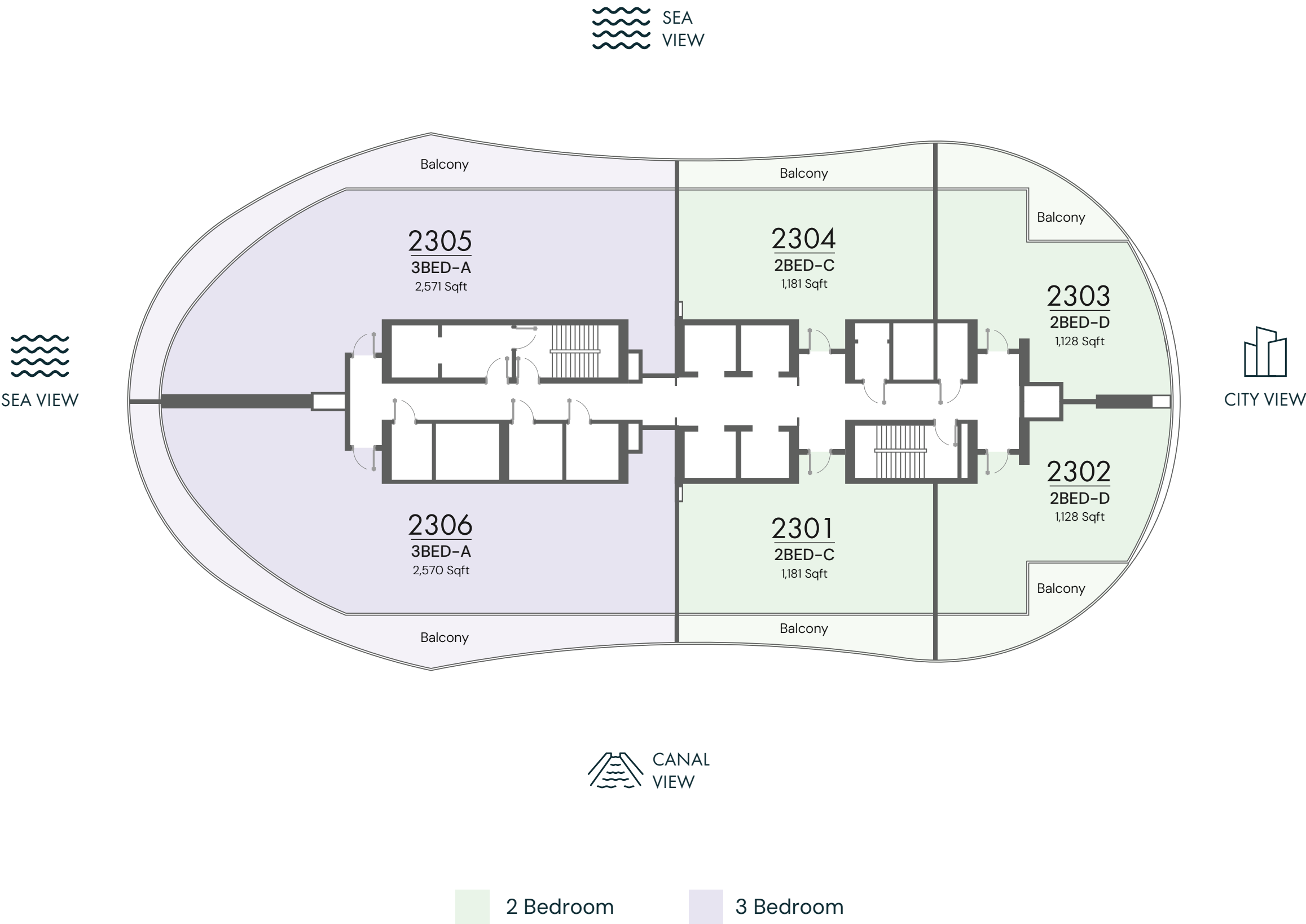


23RD – 33RD FLOORS

Areas shown for the 23rd floor. Sizes vary by floor;
see the unit typepages for ranges

UNIT TYPE	UNIT COUNT
2-BED TYPE C	2
2-BED TYPE D	2
3-BED TYPE A	2
TOTAL	6

UNIT NO.	LAYOUT TYPE
01	2-BED TYPE C
02	2-BED TYPE D
03	2-BED TYPE D
04	2-BED TYPE C
05	3-BED TYPE A
06	3-BED TYPE A



Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.



34TH – 37TH FLOORS

Areas shown for the 34th floor. Sizes vary by floor;
see the unit typepages for ranges

UNIT TYPE	UNIT COUNT
2-BED TYPE E	2
4-BED TYPE A	2
TOTAL	4

UNIT NO.	LAYOUT TYPE
01	2-BED TYPE E
02	2-BED TYPE E
03	4-BED TYPE A
04	4-BED TYPE A



Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.



38TH FLOOR

UNIT TYPE	UNIT COUNT
5-BED TYPE A	1
5-BED TYPE A	1
TOTAL	2

UNIT NO.	LAYOUT TYPE
3801	5-BED TYPE A
3802	5-BED TYPE A



Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.



ONE BEDROOM

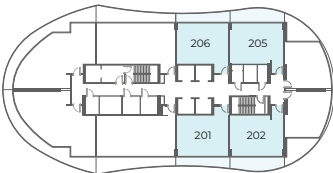
TYPE 1 BR-A
1ST FLOOR & 2ND TO 10TH FLOOR

No. of Bed	1
Suite Range (Sqft)	586 – 629
Balcony Range (Sqft)	147 – 467
Size Range (Sqft)	775 – 1,096

APARTMENT DESIGN COMPONENTS	
LIVING/DINING	33.55 m ²
TOILET	2.66 m ²
BEDROOM	12.44 m ²
DRESS	2.97 m ²
BATH	4.83 m ²



FLOOR 1



FLOOR 2 - 10

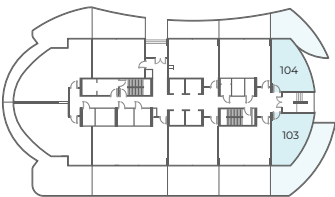


ONE BEDROOM

TYPE 1 BR-B
1ST FLOOR

No. of Bed	1
Suite Area (Sqft)	502
Balcony Range (Sqft)	443 – 617
Size Range (Sqft)	946 – 1,119

APARTMENT DESIGN COMPONENTS	
LIVING/DINING	20.09 m ²
TOILET	2.40 m ²
BEDROOM	17.01 m ²
BATH	5.68 m ²



FLOOR 1

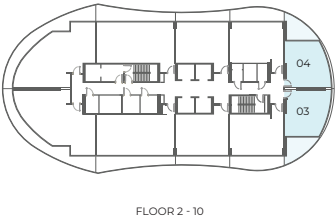


ONE BEDROOM

TYPE 1 BR-C
2ND TO 10TH FLOOR

No. of Bed	1
Suite Range (Sqft)	547 – 554
Balcony Area (Sqft)	121
Size Range (Sqft)	668 – 676

APARTMENT DESIGN COMPONENTS	
LIVING/DINING	24.78 m ²
TOILET	3.04 m ²
BEDROOM	12.28 m ²
BATH	5.42 m ²

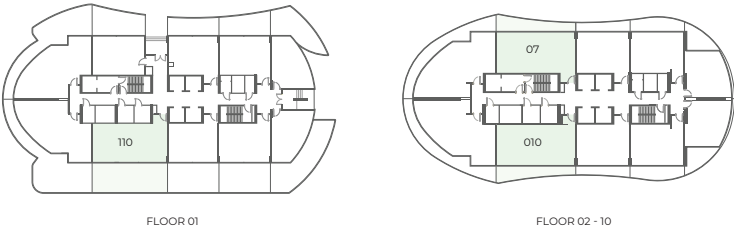


TWO BEDROOM

TYPE 2 BR-A
1ST FLOOR & 2ND TO 10TH FLOOR

No. of Bed	2
Suite Area (Sqft)	902
Balcony Range (Sqft)	265 – 686
Size Range (Sqft)	1,165 – 1,586

APARTMENT DESIGN COMPONENTS	
LIVING/DINING	39.23 m ²
TOILET	2.80 m ²
BEDROOM 2	11.30 m ²
BATH	5.46 m ²
M. BEDROOM	16.38m ²
M. BATH	4.65 m ²





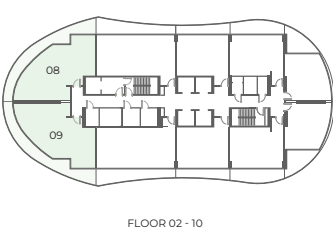
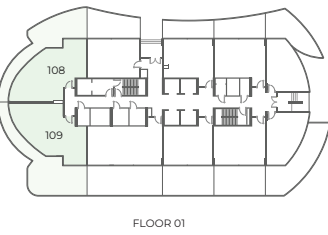
TWO BEDROOM

TYPE 2 BR-B

1ST FLOOR & 2ND TO 10TH FLOOR

No. of Bed	2
Suite Range (Sqft)	982 – 983
Balcony Range (Sqft)	413 – 912
Size Range (Sqft)	1,395 – 1,895

APARTMENT DESIGN COMPONENTS	
LIVING/DINING	35.12 m²
TOILET	2.92 m²
M. BEDROOM	18.52 m²
M. DRESS	2.98 m²
M. BATH	5.10 m²
BEDROOM 2	18.13 m²
BATH 2	3.90 m²



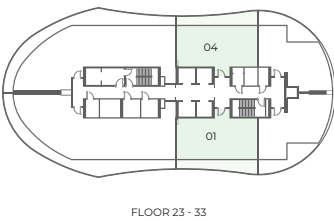
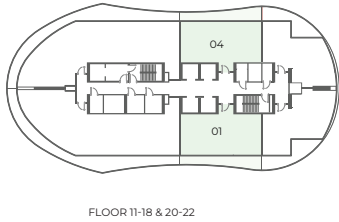
TWO BEDROOM

TYPE 2 BR-C

11TH TO 18TH, 20TH TO 22ND & 23RD TO 33RD FLOOR

No. of Bed	2
Suite Range (Sqft)	911 – 936
Balcony Range (Sqft)	246 – 453
Size Range (Sqft)	1,181 – 1,387

APARTMENT DESIGN COMPONENTS	
LIVING/DINING	27.62 m²
CORRIDOR	10.45 m²
TOILET	2.97 m²
M. BEDROOM	13.31 m²
M. BATH	4.04 m²
M. CORRIDOR	3.08 m²
BEDROOM 2	14.25 m²
DRESS 2	3.65 m²
BATH 2	2.87 m²





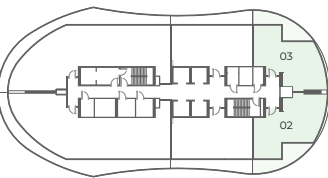
TWO BEDROOM

TYPE 2 BR-D

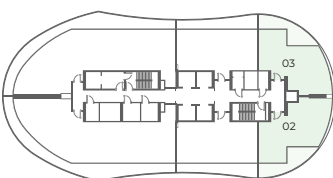
11TH TO 18TH, 20TH TO 22ND & 23RD TO 33RD FLOOR

No. of Bed	2
Suite Area (Sqft)	876
Balcony Range (Sqft)	252 – 359
Size Range (Sqft)	1,128 – 1,235

APARTMENT DESIGN COMPONENTS	
LIVING/DINING	29.30 m²
CORRIDOR	3.58 m²
TOILET	3.23 m²
BATH 2	5.02 m²
BEDROOM 2	11.70 m²
M. BEDROOM	16.32 m²
M. BATH	8.14 m²



FLOOR 11-18 & 20-22



FLOOR 23 - 33



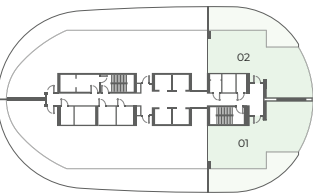
TWO BEDROOM

TYPE 2 BR-E

34TH TO 37TH FLOOR

No. of Bed	2
Suite Area (Sqft)	1,181
Balcony Range (Sqft)	431 – 538
Size Range (Sqft)	1,608 – 1,715

APARTMENT DESIGN COMPONENTS	
LIVING/DINING	49.75 m²
ENTRANCE	9.39 m²
TOILET	3.01 m²
M. BEDROOM	14.09 m²
M. BATH	4.55 m²
M. CORRIDOR	3.11 m²
BEDROOM 2	13.80 m²
DRESS 2	3.65 m²
BATH 2	2.87 m²



FLOOR 34 - 37





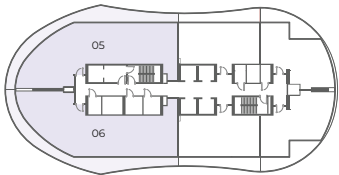
THREE BEDROOM

TYPE 3BR WITH MAID AND STUDY ROOM

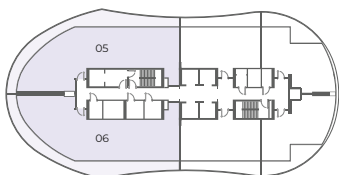
11TH TO 18TH, 20TH TO 22ND & 23RD TO 33RD FLOOR

No. of Bed	3
Suite Range (Sqft)	1,722 – 1,929
Balcony Range (Sqft)	652 – 805
Size Range (Sqft)	2,516 – 2,571

APARTMENT DESIGN COMPONENTS	
LIVING/DINING	71.46 m ²
TOILET	2.77 m ²
MAID ROOM	4.10 m ²
MAID BATH	2.56 m ²
CORRIDOR	7.70 m ²
STUDY ROOM	7.31 m ²
LAUNDRY	2.42 m ²
BEDROOM 1	11.55 m ²
DRESS 1	3.65 m ²
BATH 1	3.19 m ²
BEDROOM 2	11.55 m ²
DRESS 2	3.65 m ²
BATH 2	3.19 m ²
M. BEDROOM	23.97 m ²
M. BATH	7.52 m ²



FLOOR 11-18 & 20-22

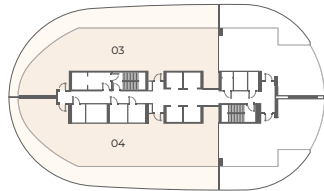


FLOOR 23 - 33

FOUR BEDROOM

TYPE 4BR WITH MAID

34TH TO 37TH FLOOR



FLOOR 34 - 37

No. of Bed	4
Suite Range (Sqft)	2,100 – 2,220
Balcony Range (Sqft)	875 – 1,248
Size Range (Sqft)	2,949 – 3,442

LIVING/DINING	58.57 m ²
KITCHEN	9.87 m ²
TOILET	2.76 m ²
MAID ROOM	5.54 m ²
MAID BATH	4.36 m ²
CORRIDOR 1	9.74 m ²
ENTRANCE 2	5.38 m ²

APARTMENT DESIGN COMPONENTS

CORRIDOR 2	4.79 m ²
BEDROOM 1	11.85 m ²
DRESS 1	3.87 m ²
BATH 1	3.94 m ²
BEDROOM 2	12.15 m ²
DRESS 2	3.87 m ²
BATH 2	4.44 m ²

BEDROOM 3	11.55 m ²
DRESS 3	3.87m ²
BATH 3	4.22m ²
M. BEDROOM	12.45 m ²
M. DRESS 1	5.97 m ²
M. DRESS 2	4.95 m ²
M. BATH	8.74 m ²

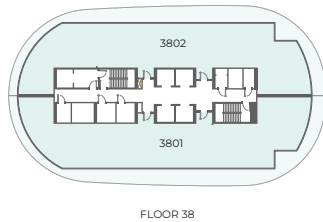




FIVE BEDROOM (PENTHOUSE)

TYPE 5 BR-A

38TH FLOOR



No. of Bed	5
Suite Area (Sqft)	3,144
Balcony Range (Sqft)	1,325
Size Range (Sqft)	4,442

LIVING/DINING	82.28m ²
TOILET	3.60m ²
CORRIDOR 1	6.60m ²
ENTRANCE 1	5.59m ²
KITCHEN	18.39m ²
MAID ROOM	6.00m ²
MAID BATH	4.11m ²

APARTMENT DESIGN COMPONENTS

CORRIDOR 2	6.60m ²
ENTRANCE 2	6.44m ²
CORRIDOR 3	7.04m ²
BEDROOM 1	11.55m ²
BATH 1	4.22m ²
DRESS 1	3.87m ²
BEDROOM 2	12.45m ²

DRESS 2	3.87m ²
BATH 2	4.22m ²
BEDROOM 3	10.95m ²
DRESS 3	3.87m ²
BATH 3	4.22m ²
BEDROOM 4	13.05m ²
DRESS 4	3.87m ²

BATH 4	5.27m ²
M. BEDROOM	16.11m ²
M. DRESS	6.62m ²
M. CORRIDOR	3.57m ²
M. DRESS 2	8.11m ²
M. BATH	11.01m ²

All images used are for illustrative purposes only and may not represent the actual size, features, specifications, and fittings. The developer reserves the right to make revisions

COMMERCIALS

UNIT PRICES

UNIT	STARTING FROM (AED)	AVERAGE PRICES (AED)
1 BR APARTMENTS	1.9M	2.1M
2 BR APARTMENTS	2.6M	3.1M
3 BR + MAID + STUDY APARTMENTS	5.5M	5.8M
4 BR + MAID APARTMENTS	8.5M	9M
5 BR + MAID PENTHOUSES	UPON REQUEST	
RETAILS	UPON REQUEST	



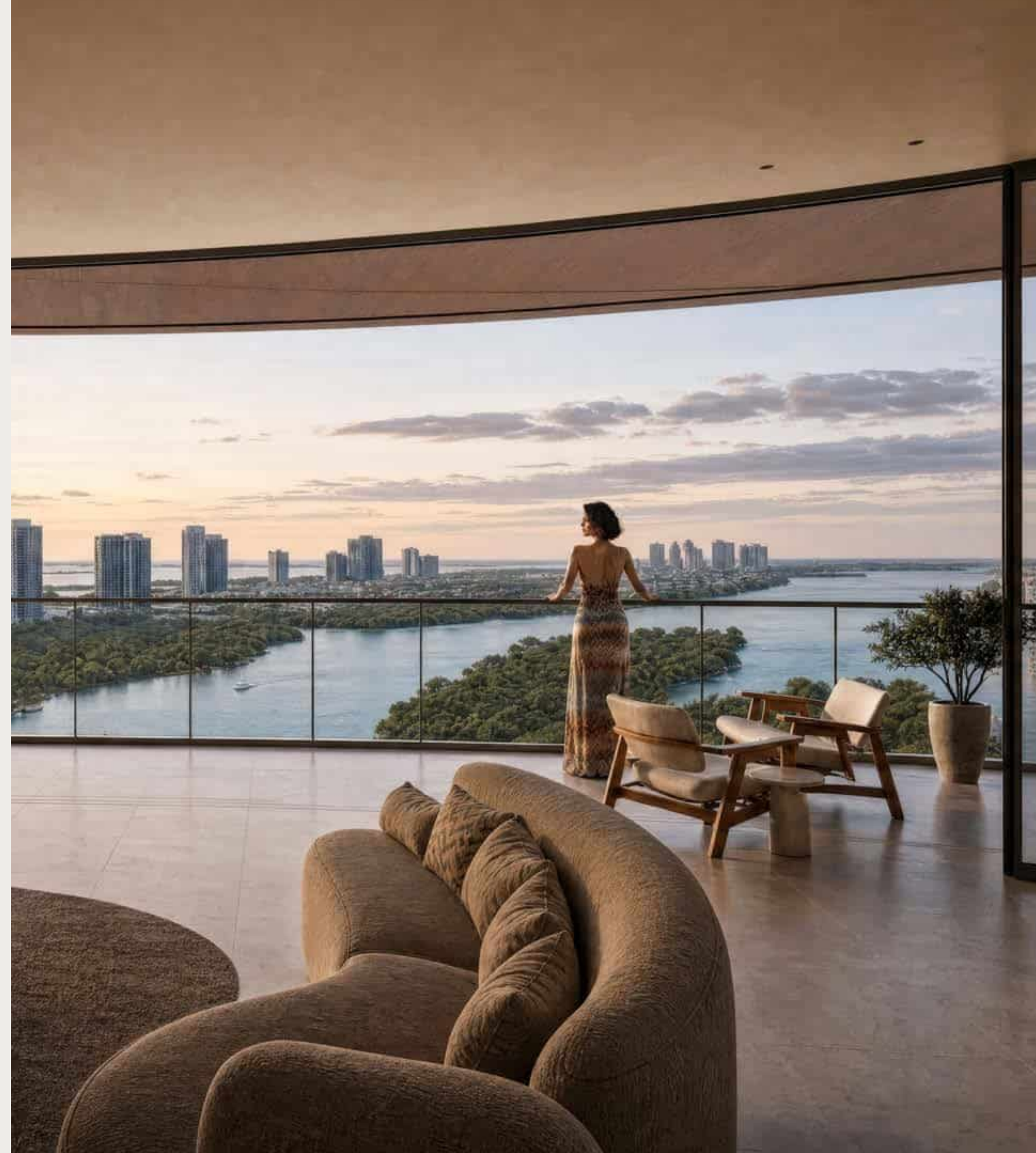
PAYMENT PLAN

40/60

DOWN PAYMENT

5%

PAYABLE IN 2026



PAYMENT PLAN SCHEDULE

Payment
Plan

40/60

Down
Payment

5%

Expected
Handover

Q2 2030

Installment Number	Installment Payment Due Date	Installment Percentage
Down Payment	Upon Booking	5%
1 st Installment	January 2027	5%
2 nd Installment	June 2027	5%
3 rd Installment	December 2027	5%
4 th Installment	June 2028	5%
5 th Installment	December 2028	5%
6 th Installment	June 2029	5%
7 th Installment	December 2029	5%
On Handover		60%



REGISTRATION FEE
2% (ADGM)

SERVICE CHARGE
23 AED
PER SQ FT PER ANNUM



COMMISSION

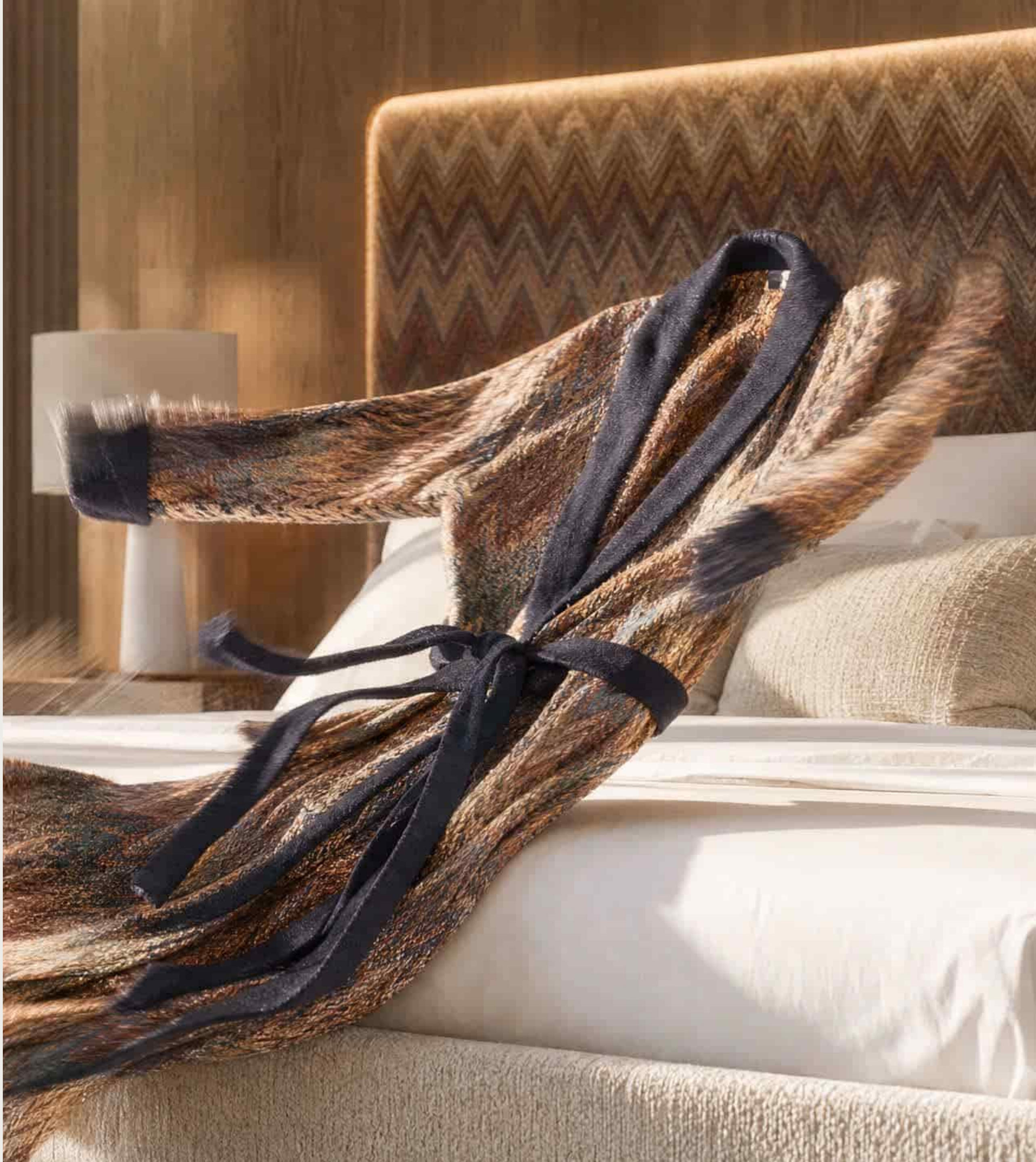
6%

PAID WITHIN **THREE DAYS**
UPON DEAL CLOSURE



HOW TO REGISTER A CLIENT

- REGISTER THE AGENCY AND ITS AGENTS ON THE EMIRATES DEVELOPMENTS BROKER PORTAL. [BROKERS.EMIRATESDEVELOPMENTS.COM](https://brokers.emiratesdevelopments.com)
- CREATE THE CLIENT LEAD UNDER THE REGISTERED AGENT, NOT THE AGENCY ADMIN.
- ENTER THE CLIENT'S OWN MOBILE NUMBER AND EMAIL. AGENCY OR THIRD-PARTY CONTACT DETAILS ARE NOT ACCEPTED.
- SUBMIT THE EOI WITH THE REQUIRED DEPOSIT. [BROKERS.EMIRATESDEVELOPMENTS.COM](https://brokers.emiratesdevelopments.com)
- THE SALES TEAM ALLOCATES UNITS AGAINST CONFIRMED EOIS.
- BOOKING IS CONFIRMED ON RECEIPT OF SIGNED DOCUMENTS AND THE FIRST PAYMENT.



ASSETS AVAILABLE TO BROKERS

SCAN TO ACCESS



UNIQUE SELLING POINTS

- 01 THE FIRST **MISSONI** ADDRESS IN ABU DHABI
- 02 **MISSONI** DESIGN, INSIDE AND OUT
- 03 DIRECT BEACH ACCESS, NO ROAD TO CROSS
- 04 FOUR ASPECTS, ONE BUILDING
- 05 TRUE SCARCITY: 250 RESIDENCES, ONE TOWER
- 06 RESORT-STYLE AMENITIES, STYLED BY **MISSONI**



EMIRATES

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