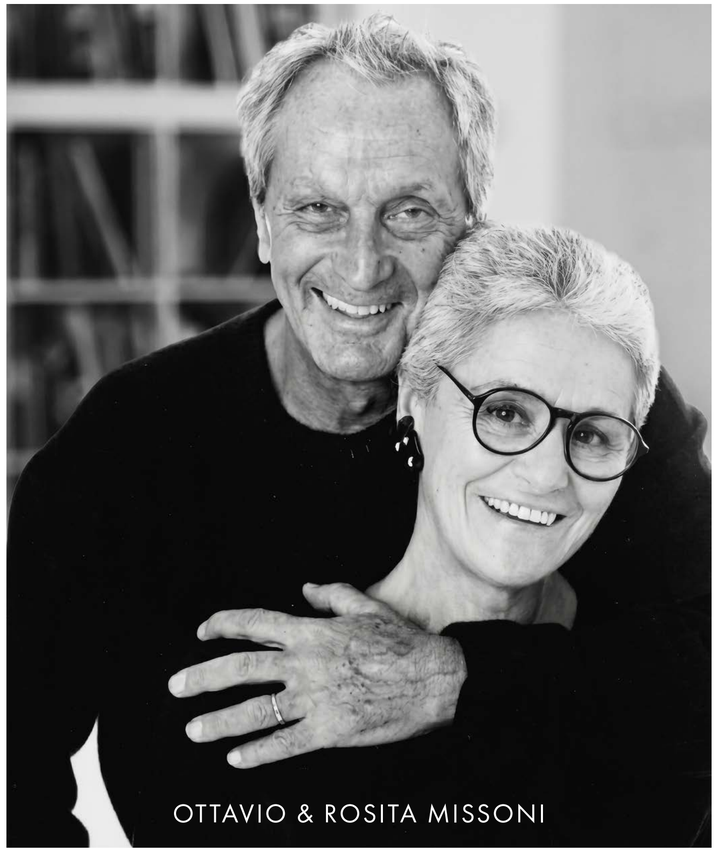

WATERFRONT
by MISSONI



A FASHION HOUSE, A VIBRANT ISLAND, & THE LIFE BETWEEN THEM.

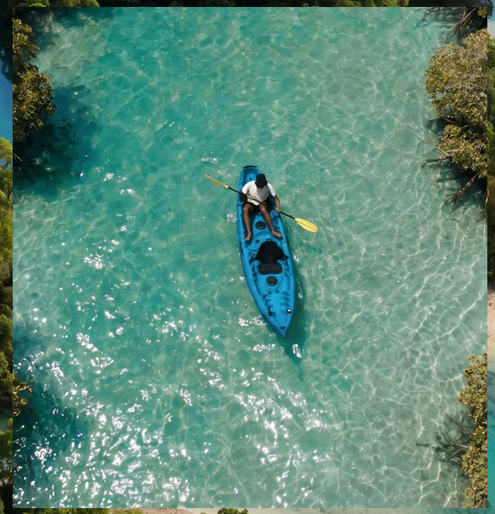


BEHIND THE SIGNATURE



FOUNDED BY OTTAVIO AND ROSITA MISSONI IN 1953 IN GALLARATE, NORTHERN ITALY, MISSONI BUILT A LANGUAGE SO DISTINCT IT NEEDS NO LABEL. A SIGNATURE THAT NOW CROSSES FROM FASHION INTO ARCHITECTURE.

THE ISLAND EXPERIENCE



YOU LIVE SURROUNDED BY WATER, AND THE CITY STAYS IN VIEW.

AL REEM ISLAND SITS JUST OFF THE CAPITAL, CLOSE ENOUGH TO REACH THE CITY IN MINUTES, FAR ENOUGH TO FEEL LIKE YOU'VE LEFT IT. WATER ON ALL SIDES, AND ONE OF THE MOST SOUGHT-AFTER ADDRESSES IN THE UAE.

THE LIFE WITHIN

A SIGNATURE YOU ONCE WORE, NOW A LIFE YOU KEEP.

MISSONI HAS ALWAYS TREATED PATTERN AS SOMETHING TO BE LIVED IN RATHER THAN LOOKED AT. THE SAME HOLDS FOR THE HOURS HERE, WARM, UNHURRIED, AND ITALIAN BY TEMPERAMENT.



INTRODUCING

WATERFRONT
by MISSONI




MISSONI


MISSONI





STYLE YOU LIVE INSIDE

WATERFRONT BY MISSONI IS THE FIRST MISSONI ADDRESS IN ABU DHABI.
250 RESIDENCES ACROSS 38 FLOORS ON AL REEM ISLAND, ABU DHABI.
EACH ORIENTED TO THE WATER, THE CANAL, THE CITY, OR THE COMMUNITY,
WITH DIRECT BEACH ACCESS AT THE BASE OF THE TOWER.





LA FIRMA
THE SIGNATURE

EMIRATES DEVELOPMENTS AND MISSONI, THE CELEBRATED ITALIAN FASHION HOUSE, COME TOGETHER FOR THE FIRST MISSONI ADDRESS IN ABU DHABI. TWO NAMES WITH A SHARED CONVICTION: THAT A SIGNATURE WORTH WEARING IS WORTH BUILDING INTO.


MISSONI


WATERFRONT
by MISSONI



MISSONI'S SIGNATURE

MISSONI'S INTERIOR DESIGN BRINGS THE HOUSE'S COLOUR LOGIC, MATERIAL CHOICES, AND PATTERN LANGUAGE INTO THE LIVING SPACES.





L'ISOLA
THE ISLAND

A NATURAL ISLAND OFF THE ABU DHABI MAINLAND.
AL REEM IS ONE OF THE CAPITAL'S FREEHOLD ADDRESSES,
SURROUNDED BY WATER AND MANGROVES ON EVERY SIDE.





THE CAPITAL OF WATERFRONT LUXURY

ABU DHABI IS WHERE EXCITEMENT COMES ALIVE, FROM WORLD-CLASS ATTRACTIONS AND THRILLING ADVENTURES TO VIBRANT ENTERTAINMENT. HERE, EVERY DAY FEELS ENERGETIC, EVERY NIGHT FEELS UNFORGETTABLE, AND FUN BECOMES PART OF THE LIFESTYLE.

WHERE
ISLAND LIVING
MEETS THE CITY



AL REEM ISLAND IS ONE OF ABU DHABI'S MOST ESTABLISHED ADDRESSES: WATERFRONT CHARACTER, RETAIL AT STREET LEVEL, WATER ON EVERY SIDE. WATERFRONT BY MISSONI STANDS AT ITS MOST PROMINENT POINT. CANAL TO ONE SIDE. SEA TO THE OTHER.

EVERYTHING WITHIN REACH

SET WITHIN SHAMS ABU DHABI, THE BUILDING HOLDS A POSITION FEW CAN CLAIM: WATER ON TWO SIDES, DIRECT BEACH ACCESS AT ITS BASE, AND VIEWS IN FOUR DIRECTIONS.

2 MIN
REPTON SCHOOL ABU DHABI

3 MIN
REEM HOSPITAL

4 MIN
REEM CENTRAL PARK

4 MIN
BURJEEL HOSPITAL

5 MIN
NORD ANGLIA SCHOOL

5 MIN
REEM MALL

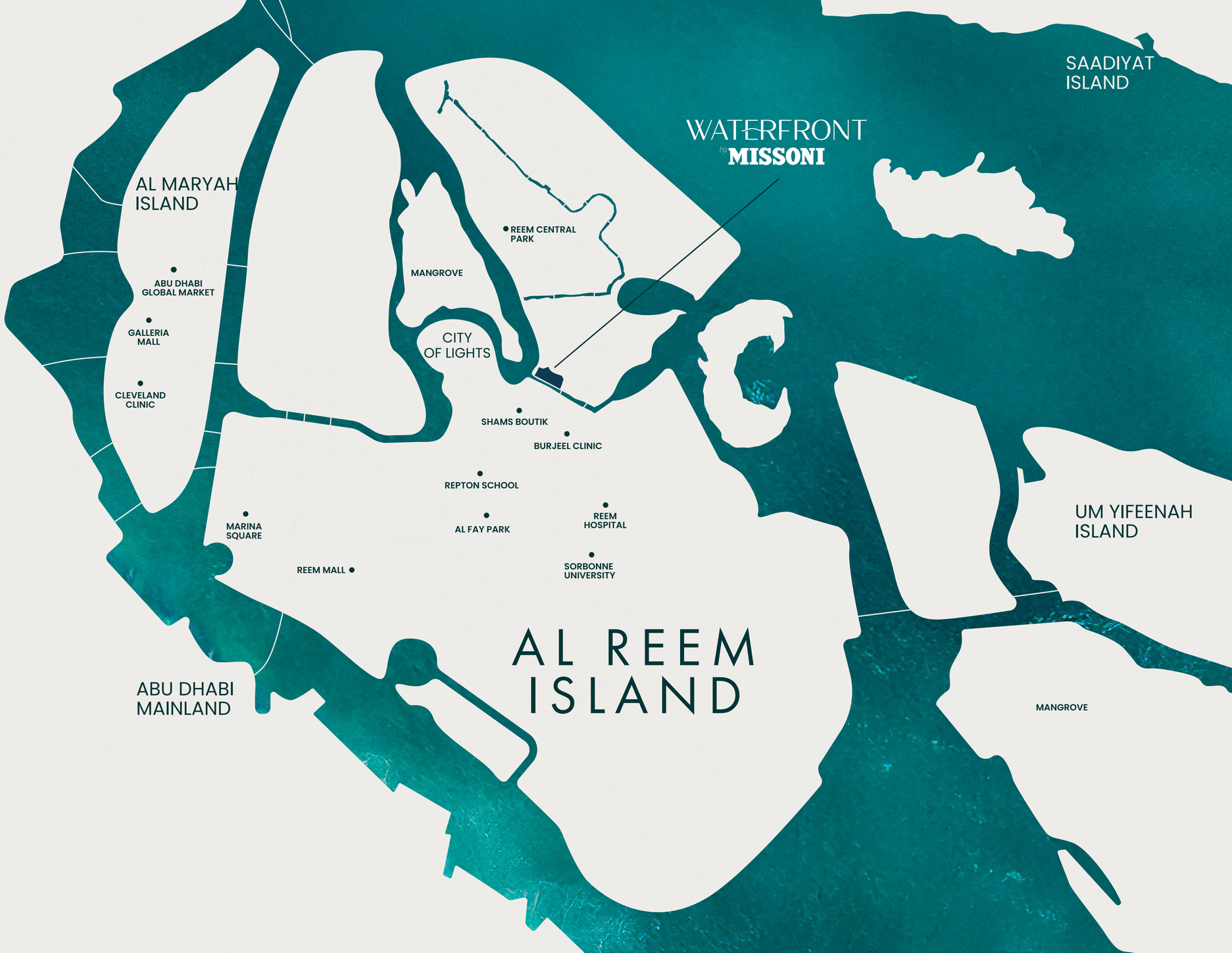
9 MIN
AL MARYAH ISLAND

10 MIN
ABU DHABI DOWNTOWN

14 MIN
SAADIYAT ISLAND

25 MIN
YAS ISLAND

25 MIN
ZAYED INTERNATIONAL AIRPORT





LE GIORNATE
THE LIFE

THE FIRST FLOOR AND THE GROUND FLOOR OF WATERFRONT BY MISSONI ARE COMPLETE OUTDOOR AND INDOOR LIFESTYLE FLOORS DESIGNED NOT AS A SHOWCASE, BUT AS A DAILY DESTINATION. ELEVEN AMENITIES, ACCESSIBLE FROM THE MOMENT YOU STEP INSIDE THE BUILDING.



THE AMENITY DECK & THE DAYS INSIDE IT

DESIGNED
TO INSPIRE

WATERFRONT BY MISSONI IS AN EXERCISE IN CRAFT, DELIVERING ENDURING LUXURY AND ELEGANCE.

- SWIMMING POOL
- PADEL COURT
- FITNESS CENTRE
- KIDS ROOM
- BBQ AREA
- PUBLIC TERRACES
- BUSINESS LOUNGE
- ELEGANT CLUBHOUSE
- CINEMA
- SPA
- VR ROOM





SWIMMING POOL

A FULL-SIZED OUTDOOR POOL SET WITHIN THE PODIUM'S OVAL GEOMETRY, OFFERING GENEROUS SPACE FOR SWIMMING, RELAXATION, AND RESORT-STYLE LEISURE BENEATH THE OPEN SKY.



PADEL COURT

A REGULATION-SIZE PADEL COURT AT PODIUM LEVEL, FULLY EQUIPPED FOR RESIDENTS TO ENJOY CASUAL MATCHES, REGULAR PLAY, AND AN ACTIVE SOCIAL LIFESTYLE CLOSE TO HOME.





FITNESS CENTRE

A FULLY EQUIPPED FITNESS SPACE WITH DEDICATED ZONES FOR CARDIO, STRENGTH, FUNCTIONAL TRAINING, AND STRETCHING, ENHANCED BY NATURAL LIGHT AND A REFINED CONTEMPORARY ATMOSPHERE.

EQUIPMENT BY

TECHNOGYM®



KIDS ROOM

A BRIGHT, SAFE, AND ENGAGING SPACE WHERE YOUNGER RESIDENTS CAN PLAY, EXPLORE, AND CONNECT. DESIGNED WITH AGE-APPROPRIATE ACTIVITY AREAS, IT OFFERS CHILDREN A WELCOMING ENVIRONMENT ENTIRELY THEIR OWN.



BBQ AREA

A DEDICATED OUTDOOR BBQ AND DINING AREA DESIGNED FOR RELAXED GATHERINGS AND OPEN-AIR ENTERTAINING. WITH INTEGRATED COOKING FACILITIES AND COMFORTABLE SEATING, RESIDENTS CAN PREPARE, SERVE, AND ENJOY MEALS TOGETHER.



PUBLIC TERRACES

GENEROUS LANDSCAPED TERRACES EXTEND ACROSS THE PODIUM, OFFERING SHADED SEATING AND INVITING SPACES TO GATHER, UNWIND, OR ENJOY A QUIET MOMENT OUTDOORS.



ELEGANT CLUBHOUSE

A REFINED AND WELCOMING LOUNGE DESIGNED FOR GATHERING, RELAXING, AND CONNECTING, FROM QUIET MORNINGS TO LAID-BACK EVENINGS.



LE RESIDENZE
THE RESIDENCES

THE HOUSE'S LANGUAGE, TRANSLATED INTO ROOMS. BRONZE AGAINST OAK, IVORY AGAINST TEXTURE, COLOUR HELD QUIETLY IN RESERVE. MORNINGS THAT BEGIN WITH THE WATER IN VIEW, AND EVENINGS THAT NEVER NEED TO LEAVE.



RESIDENCE TYPES

WATERFRONT BY MISSONI OFFERS 250 RESIDENCES ACROSS 38 FLOORS — ONE-BEDROOM, TWO-BEDROOM, THREE-BEDROOM, FOUR-BEDROOM, AND PENTHOUSE. EACH CARRIES THE SAME DESIGN LOGIC AS THE BUILDING ITSELF: DELIBERATE, CONSIDERED, RESOLVED.

38

TOTAL
RESIDENTIAL FLOORS

250

TOTAL
RESIDENTIAL UNITS

61
ONE BR
APARTMENTS

135
TWO BR
APARTMENTS

44
THREE BR
APARTMENTS

08
FOUR BR
APARTMENTS

02
FIVE BR
PENTHOUSES




WATERFRONT
by
MISSONI





FINISHED
THE MISSONI STYLE

BESPOKE MATERIALS ARE USED THROUGHOUT THE APARTMENTS, WITH NEUTRAL TONES, SOFT LIGHTING AND HIGH-END FINISHES, CREATING A SANCTUARY OF LAID-BACK LUXURY.



LIGHT OAK FLOORING

WARM IVORY PORCELAIN WET AREAS

BRONZE METAL FRAMES & DETAILS

MISSONI HOME FABRIC ACCENTS

BEIGE TEXTURED UPHOLSTERY

LIGHT WOOD FURNITURE



PLANIMETRIE
FLOOR PLANS

THE ARCHITECTURE, IN OUTLINE. EACH RESIDENCE PLANNED AROUND SEA, CANAL, OR CITY WITH PROPORTIONS THAT HOLD THEIR GENEROSITY FROM THE ENTRANCE THROUGH TO THE TERRACE.

GROUND FLOOR

COMMUNITY /
SEA VIEW

SEA VIEW



CITY VIEW

CANAL
VIEW

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1ST FLOOR

COMMUNITY /
SEA VIEW

SEA VIEW



CITY VIEW

CANAL
VIEW

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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





COMMUNITY / SEA VIEW

SEA VIEW



CITY VIEW

CANAL VIEW

1 Bedroom

2 Bedroom

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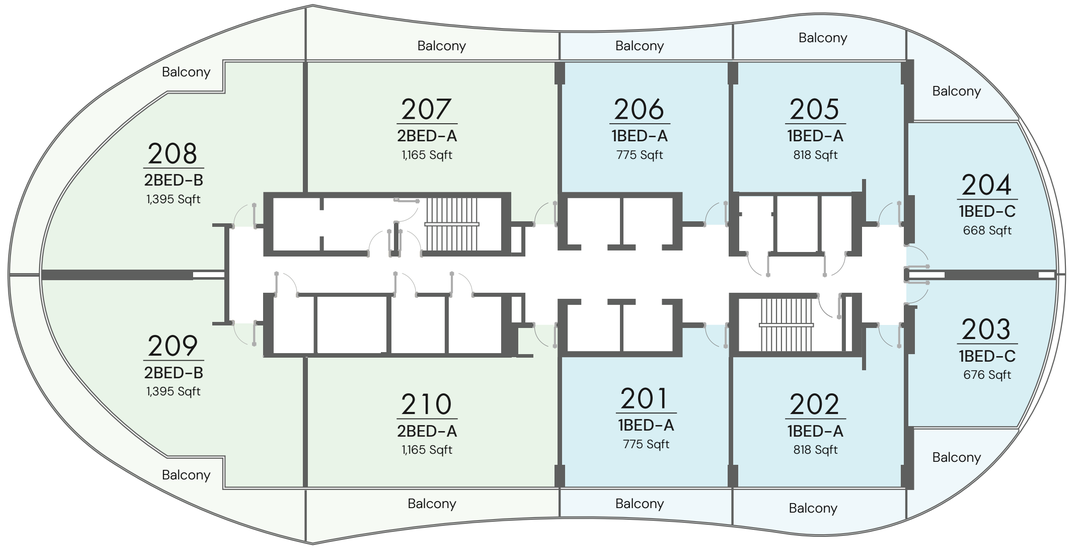
2ND – 10TH FLOORS

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

COMMUNITY / SEA VIEW

SEA VIEW



CITY VIEW

CANAL VIEW

1 Bedroom

2 Bedroom

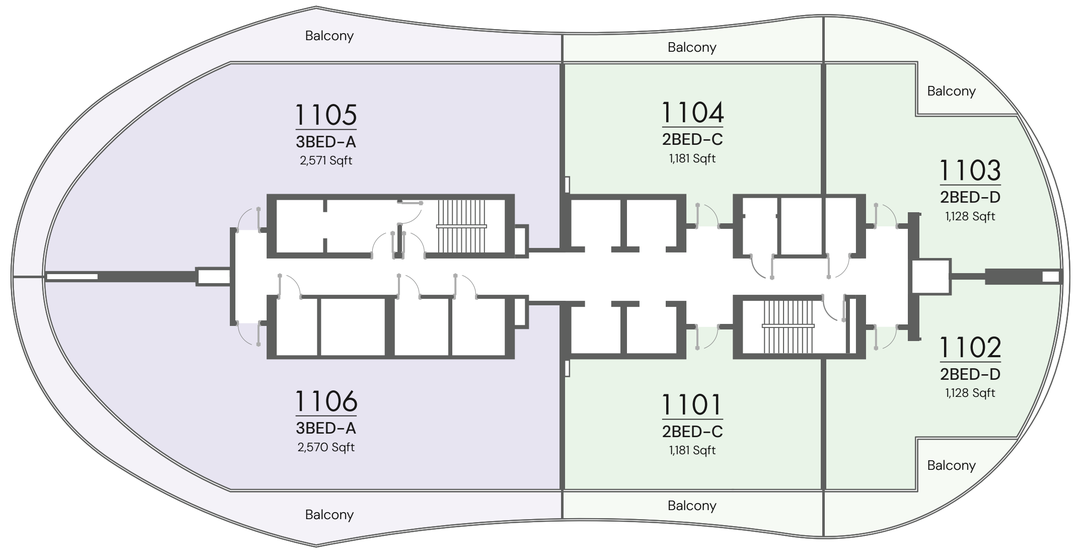
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11TH – 18TH & 20TH – 22ND FLOORS

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

SEA VIEW



SEA VIEW

CITY VIEW

CANAL VIEW

2 Bedroom

3 Bedroom

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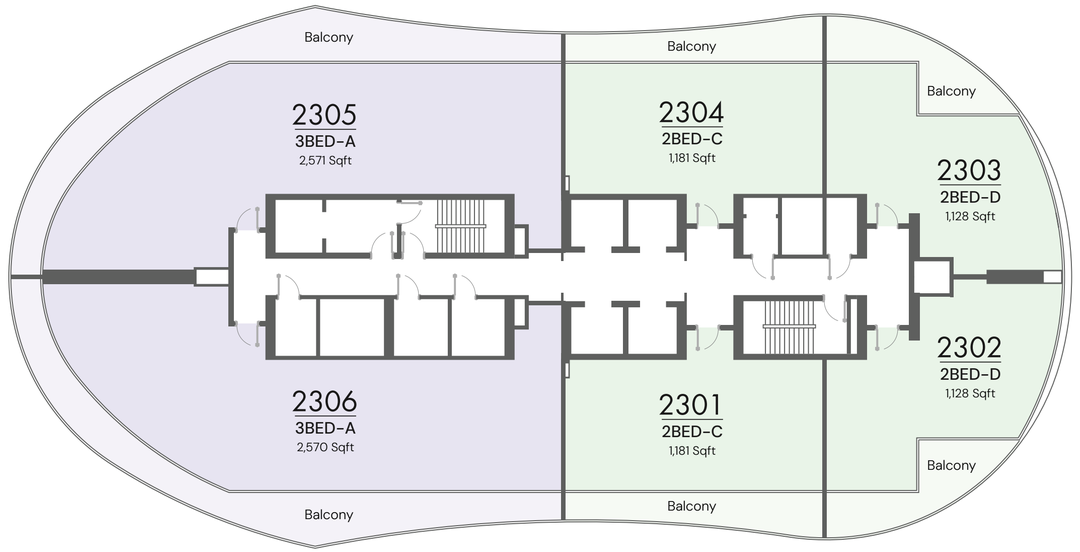
23RD – 33RD FLOORS

Same internal layout and area on every floor; balcony area increases with height.

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

SEA VIEW



SEA VIEW

CITY VIEW

CANAL VIEW

2 Bedroom

3 Bedroom

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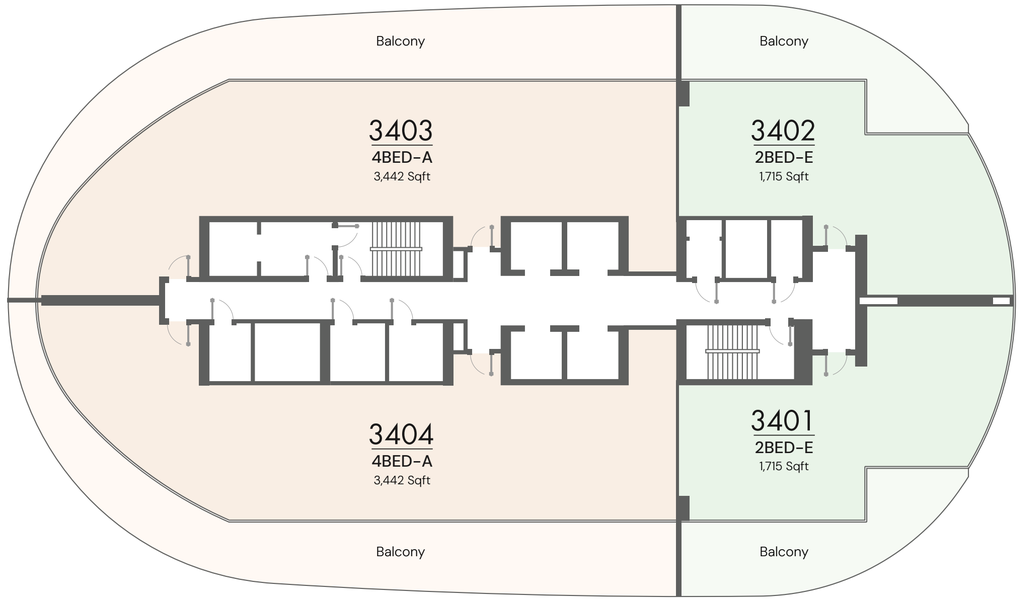
34TH – 37TH FLOORS

Same internal layout and area on every floor; balcony area increases with height.

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

SEA VIEW



SEA VIEW

CITY VIEW

CANAL VIEW

2 Bedroom

4 Bedroom

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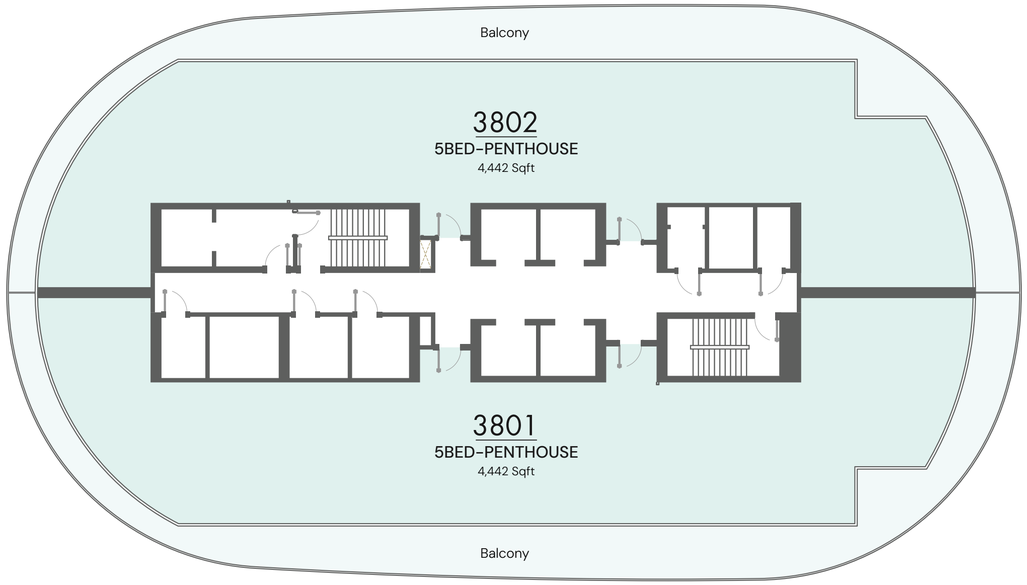
38TH FLOOR

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



SEA VIEW



CITY VIEW

CANAL VIEW

5 Bedroom (Penthouse)

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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

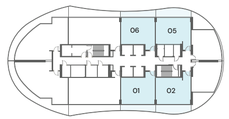
APARTMENT DESIGN COMPONENTS

LIVING/DINING	33.55 m²
TOILET	2.66 m²
BEDROOM	12.44 m²
DRESS	2.97 m²
BATH	4.83 m²





FLOOR 01



FLOOR 02 - 10

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ONE BEDROOM

TYPE 1 BR-B

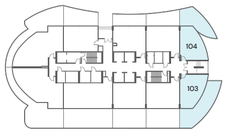
1ST FLOOR

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 m²
TOILET	2.40 m²
BEDROOM	17.01 m²
BATH	5.68 m²





FLOOR 01

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ONE BEDROOM

TYPE 1 BR-C

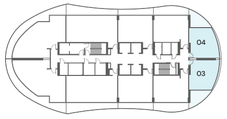
2ND TO 10TH FLOOR

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





FLOOR 02 - 10

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TWO BEDROOM

TYPE 2 BR-A

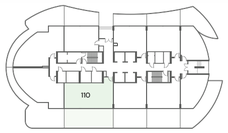
1ST FLOOR & 2ND TO 10TH FLOOR

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

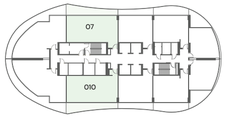
APARTMENT DESIGN COMPONENTS

LIVING/DINING	39.23 m²
TOILET	2.80 m²
BEDROOM 2	11.30 m²
BATH	5.46 m²
M. BEDROOM	16.38m²
M. BATH	4.65 m²





FLOOR 01



FLOOR 02 - 10

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TWO BEDROOM

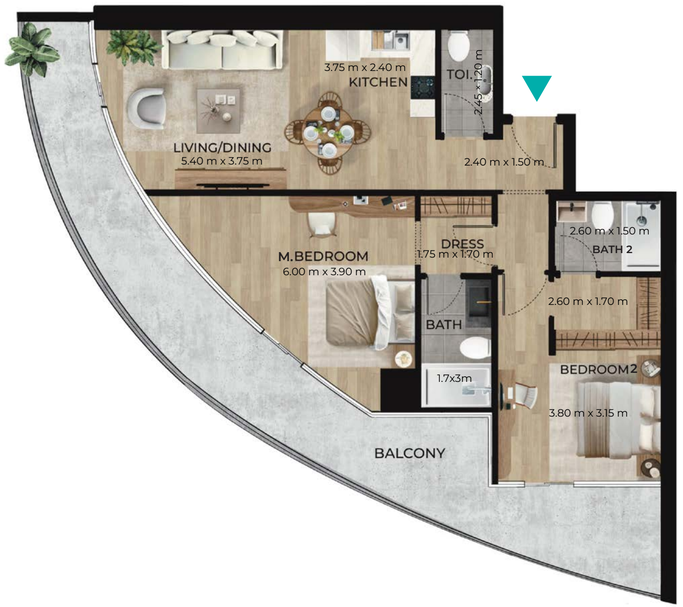
TYPE 2 BR-B

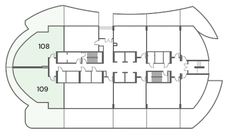
1ST FLOOR & 2ND TO 10TH FLOOR

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

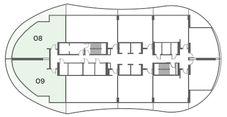
APARTMENT DESIGN COMPONENTS

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





FLOOR 01



FLOOR 02 - 10

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TWO BEDROOM

TYPE 2 BR-C

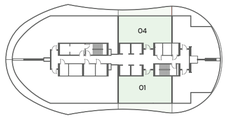
11TH TO 18TH, 20TH TO 22ND & 23RD TO 33RD FLOOR

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

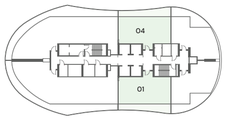
APARTMENT DESIGN COMPONENTS

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





FLOOR 11–18 & 20–22



FLOOR 23 – 33

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TWO BEDROOM

TYPE 2 BR-D

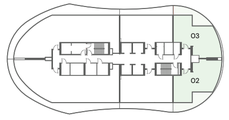
11TH TO 18TH, 20TH TO 22ND & 23RD TO 33RD FLOOR

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

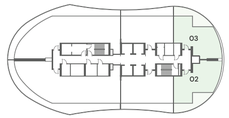
APARTMENT DESIGN COMPONENTS

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

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TWO BEDROOM

TYPE 2 BR-E

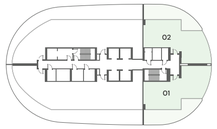
34TH TO 37TH FLOOR

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

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THREE BEDROOM

TYPE 3 BR-A

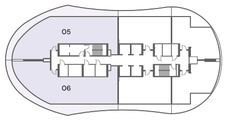
11TH TO 18TH, 20TH TO 22ND & 23RD TO 33RD FLOOR

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

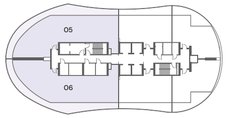
APARTMENT DESIGN COMPONENTS

LIVING/DINING	71.46 m²
TOILET	2.77 m²
MAID ROOM	4.10 m²
MAID BATH	2.56 m²
CORRIDOR	7.70 m²
STUDY ROOM	7.31 m²
LAUNDRY	2.42 m²
BEDROOM 1	11.55 m²
DRESS 1	3.65 m²
BATH 1	3.19 m²
BEDROOM 2	11.55 m²
DRESS 2	3.65 m²
BATH 2	3.19 m²
M. BEDROOM	23.97 m²
M. BATH	7.52 m²





FLOOR 11-18 & 20-22



FLOOR 23 - 33

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FOUR BEDROOM

TYPE 4 BR-A

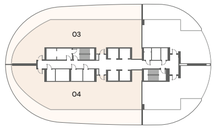
34TH TO 37TH FLOOR

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

APARTMENT DESIGN COMPONENTS

LIVING/DINING	58.57 m²
KITCHEN	9.87 m²
TOILET	2.76 m²
MAID ROOM	5.54 m²
MAID BATH	4.36 m²
CORRIDOR 1	9.74 m²
ENTRANCE 2	5.38 m²
CORRIDOR 2	4.79 m²
BEDROOM 1	11.85 m²
DRESS 1	3.87 m²
BATH 1	3.94 m²
BEDROOM 2	12.15 m²
DRESS 2	3.87 m²
BATH 2	4.44 m²
BEDROOM 3	11.55 m²
DRESS 3	3.87 m²
BATH 3	4.22 m²
M. BEDROOM	12.45 m²
M. DRESS 1	5.97 m²
M. DRESS 2	4.95 m²
M. BATH	8.74 m²





FLOOR 34 - 37

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FIVE BEDROOM (PENTHOUSE)

TYPE 5 BR-A

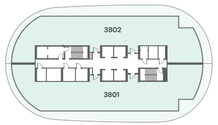
38TH FLOOR

APARTMENT DESIGN COMPONENTS

LIVING/DINING	82.28m²
TOILET	3.60m²
CORRIDOR 1	6.60m²
ENTRANCE 1	5.59m²
KITCHEN	18.39m²
MAID ROOM	6.00m²
MAID BATH	4.11m²
CORRIDOR 2	6.60m²
ENTRANCE 2	6.44m²
CORRIDOR 3	7.04m²
BEDROOM 1	11.55m²
BATH 1	4.22m²
DRESS 1	3.87m²
BEDROOM 2	12.45m²
DRESS 2	3.87m²
BATH 2	4.22m²
BEDROOM 3	10.95m²
DRESS 3	3.87m²
BATH 3	4.22m²
BEDROOM 4	13.05m²
DRESS 4	3.87m²
BATH 4	5.27m²
M. BEDROOM	16.11m²
M. DRESS	6.62m²
M. CORRIDOR	3.57m²
M. DRESS 2	8.11m²
M. BATH	11.01m²



NO. OF BED	5
SUITE AREA (Sqft)	3,144
BALCONY RANGE (Sqft)	1,325
SIZE AREA (Sqft)	4,442



FLOOR 38

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PROPERTY SHOP
INVESTMENT