THE BAY

INTERIORS BY MISSONI

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CLOSER TO BLUE

DUBAI ISLANDS

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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.



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REAL ESTATE PROJECTS

MIAMI

MARBELLA

SAO PAULO

BODRUM

TORONTO

DUBAI BUSINESS BAY

AL MARJAN ISLAND, RAK

DUBAI ISLANDS

PORTUGAL



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DAYS ON THE BAY





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

1 MIN
Island A
Yacht Marina

3 MINS
Island D Sports Country
Club House Course

5 MINS
Dubai Islands
Mall

10 MINS
Island C
Golf Course

11 MINS
Waterfront
Market

18 MINS
Dubai Festival
City

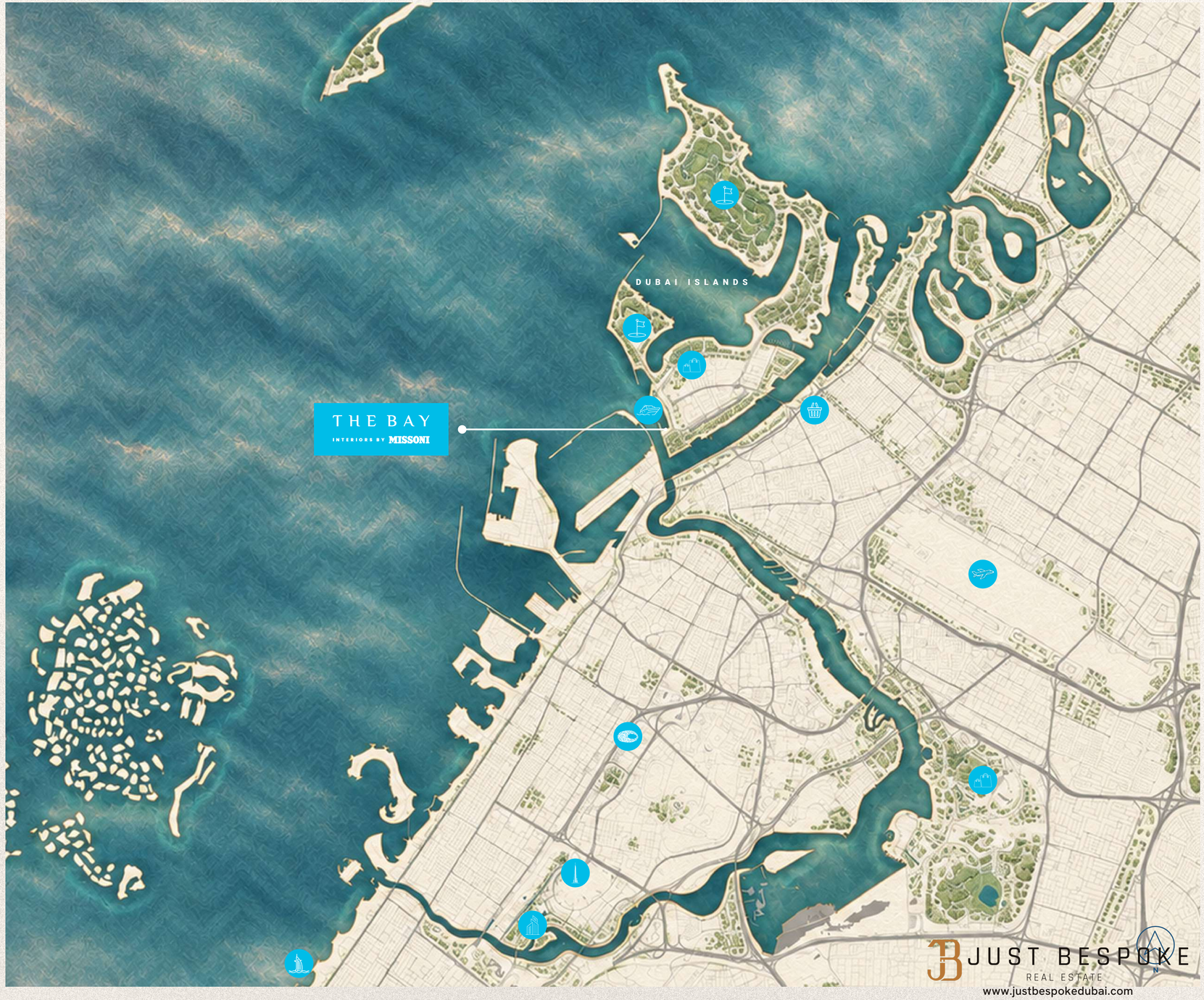
18 MINS
Dubai
International
Airport

25 MINS
Museum of the
Future

31 MINS
Business Bay

35 MINS
Burj Khalifa and
Dubai Mall

40 MINS
Burj Al Arab



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DUBAI ISLANDS
ISLAND A

A NEW PERSPECTIVE ON ISLAND LIVING



THE BAY

INTERIORS BY **MISSONI**

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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

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

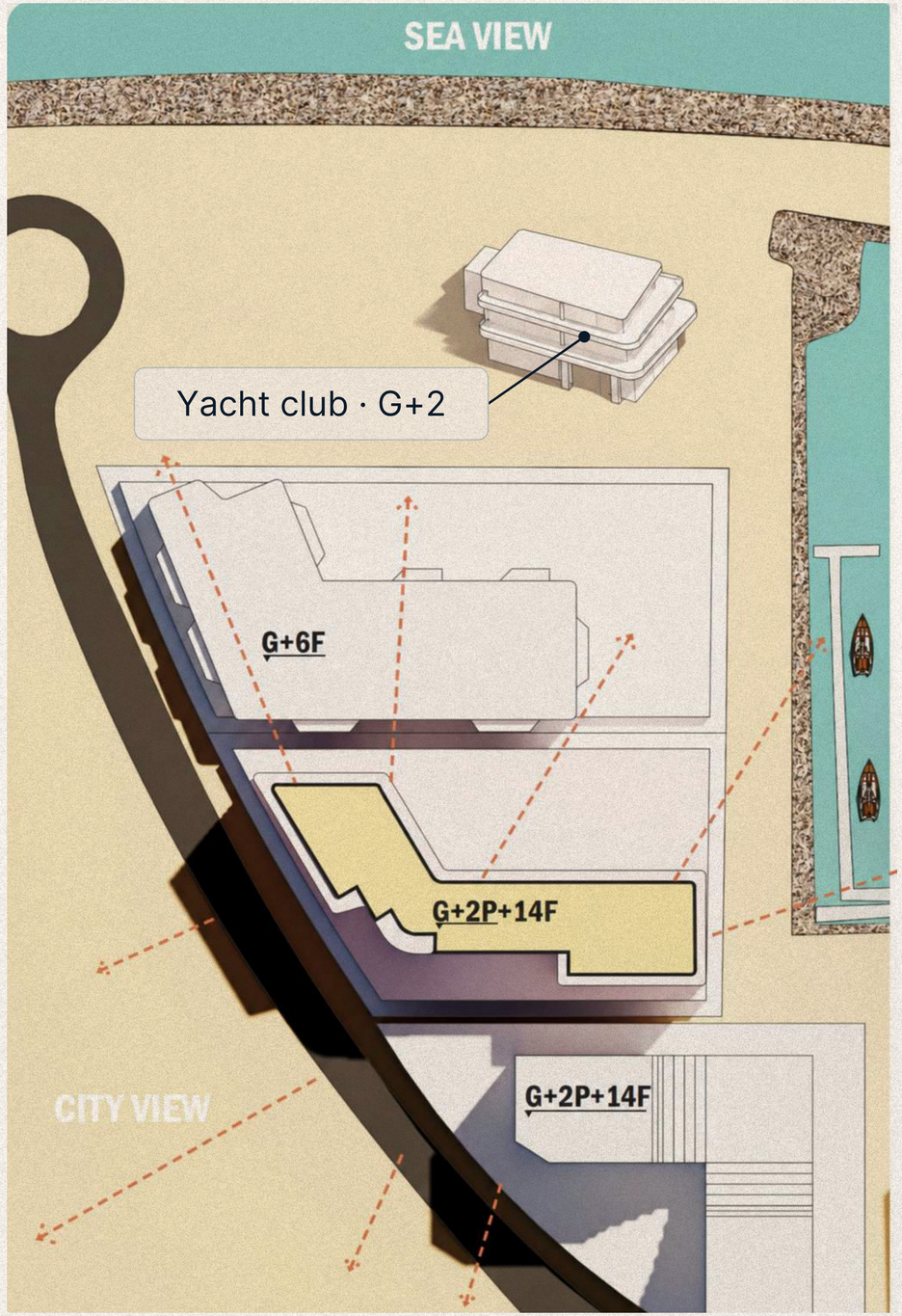
47m
VESSELS UP TO THIS LENGTH



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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.

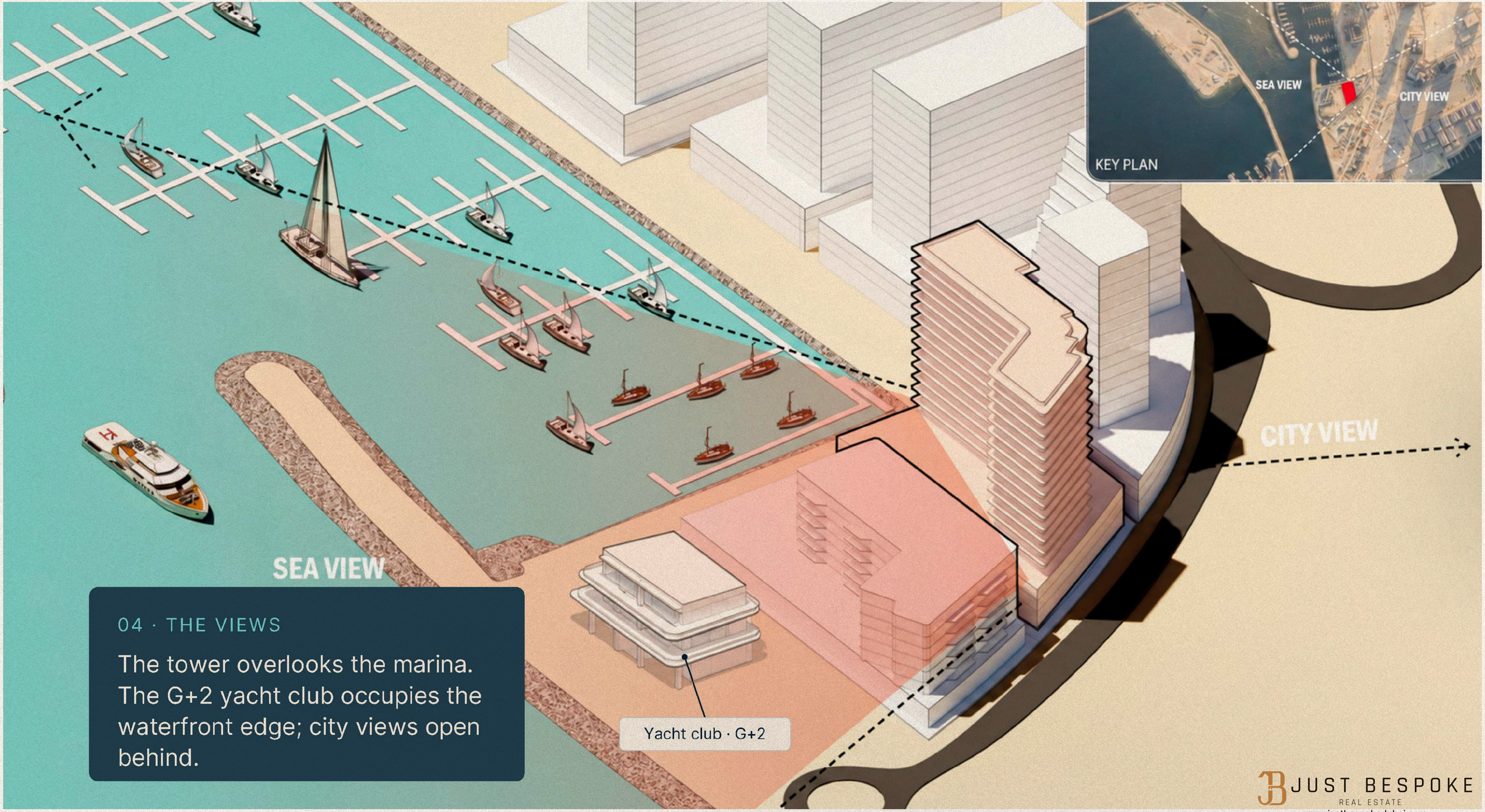
G+6F

the neighbour toward the sea

G+2P+14

The Bay, and the frontage cap

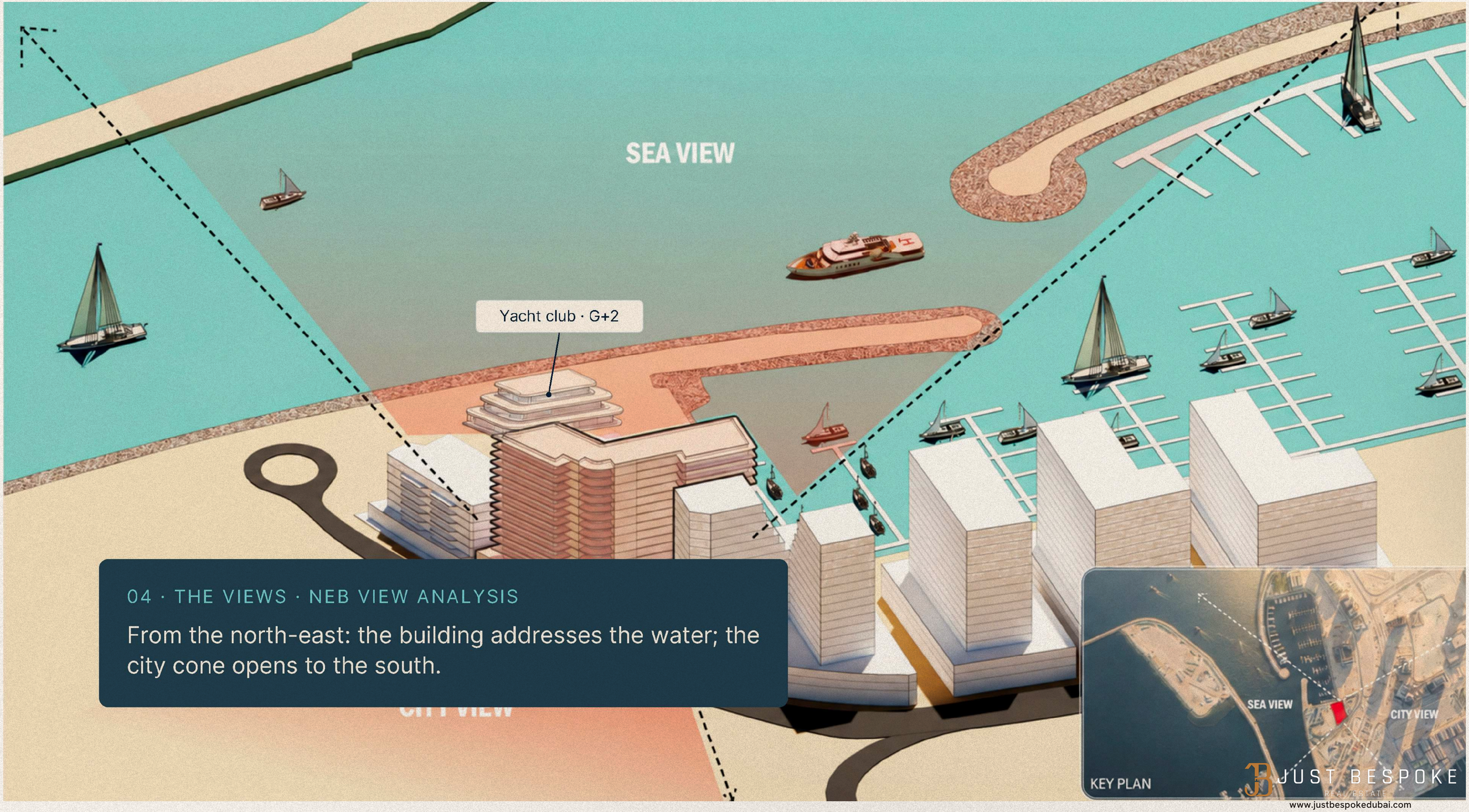
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04 · THE VIEWS

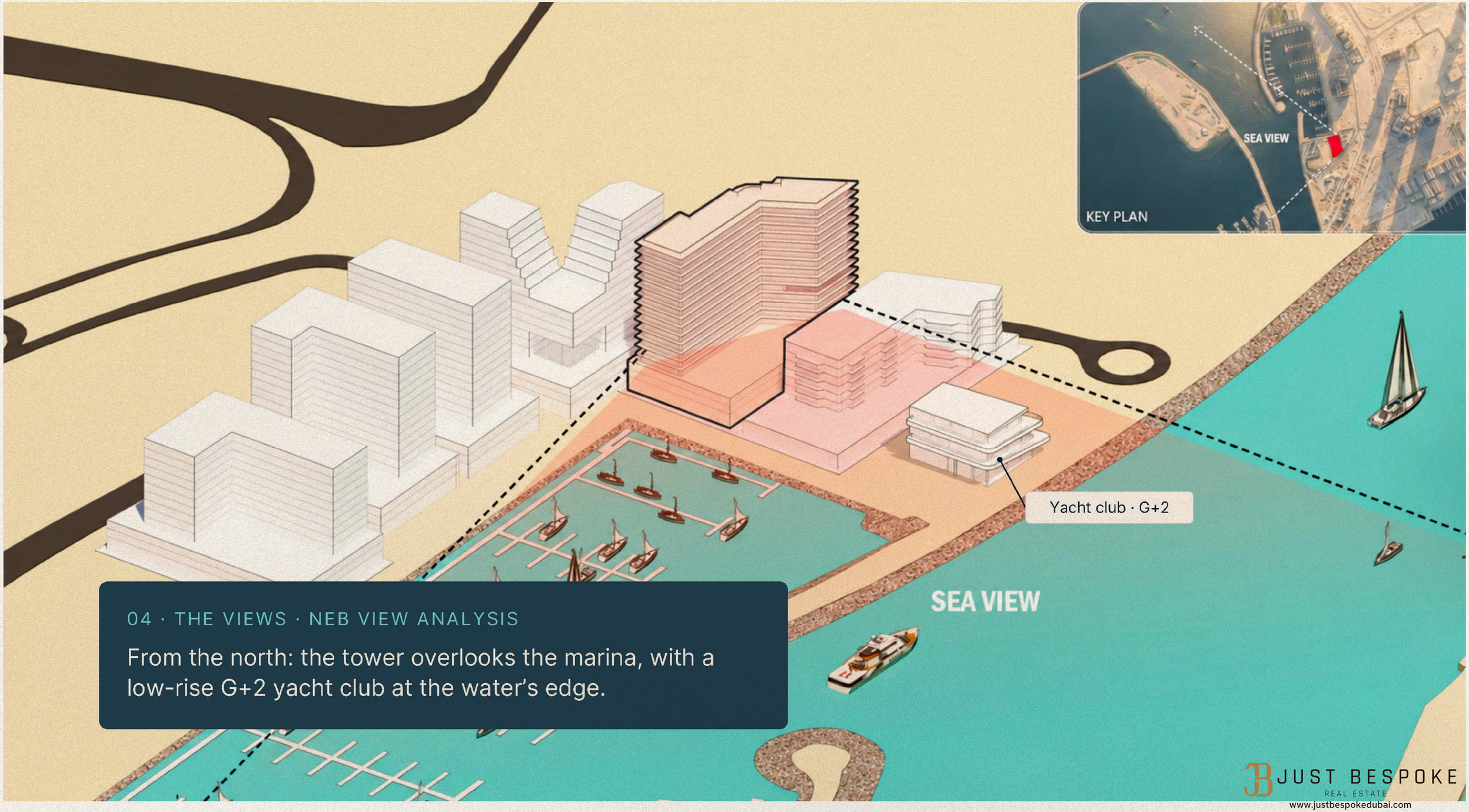
The tower overlooks the marina. The G+2 yacht club occupies the waterfront edge; city views open behind.

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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.

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

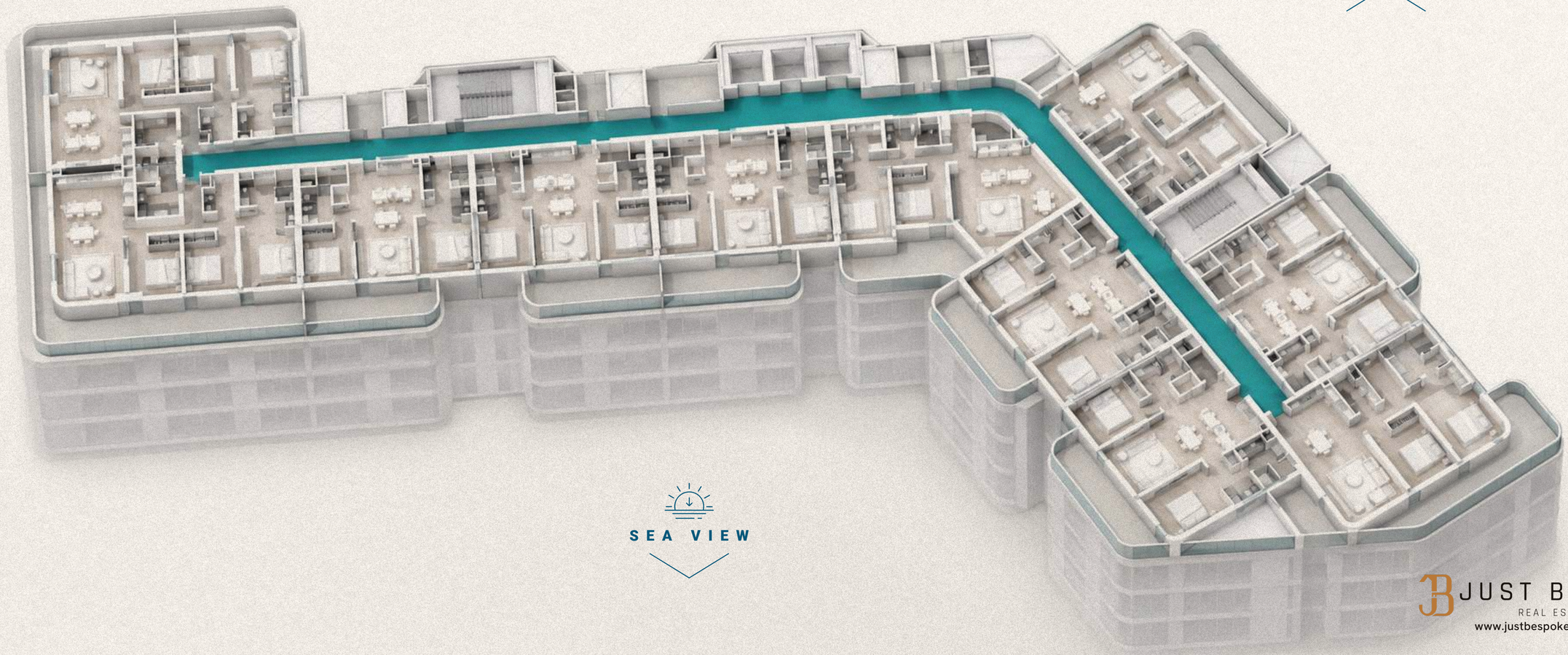
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SINGLE CONNECTED CORRIDOR

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

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EXTERIORS



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FACADE

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GROUND FLOOR

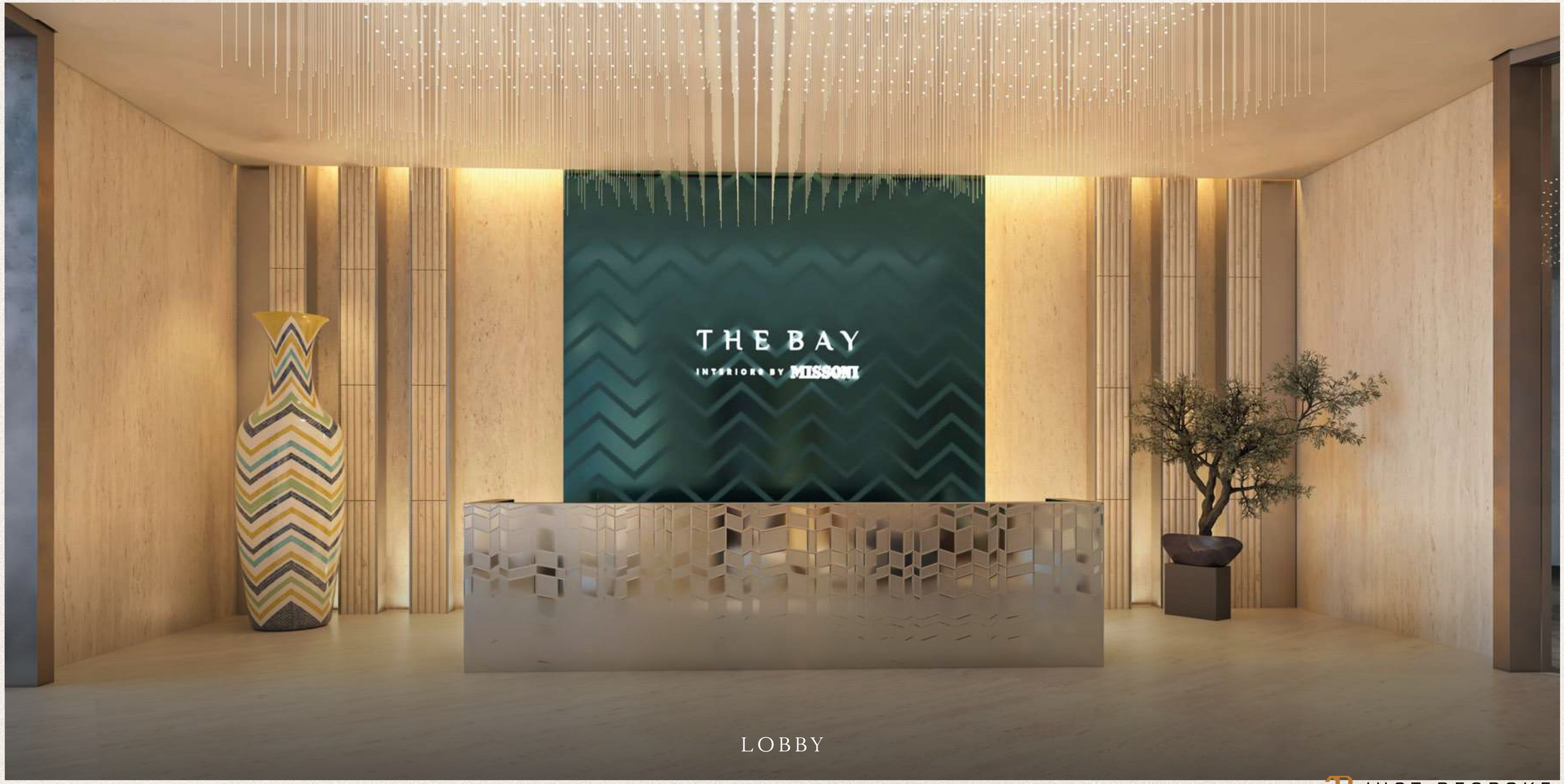
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GROUND FLOOR

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



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LOBBY

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SEASIDE DECK

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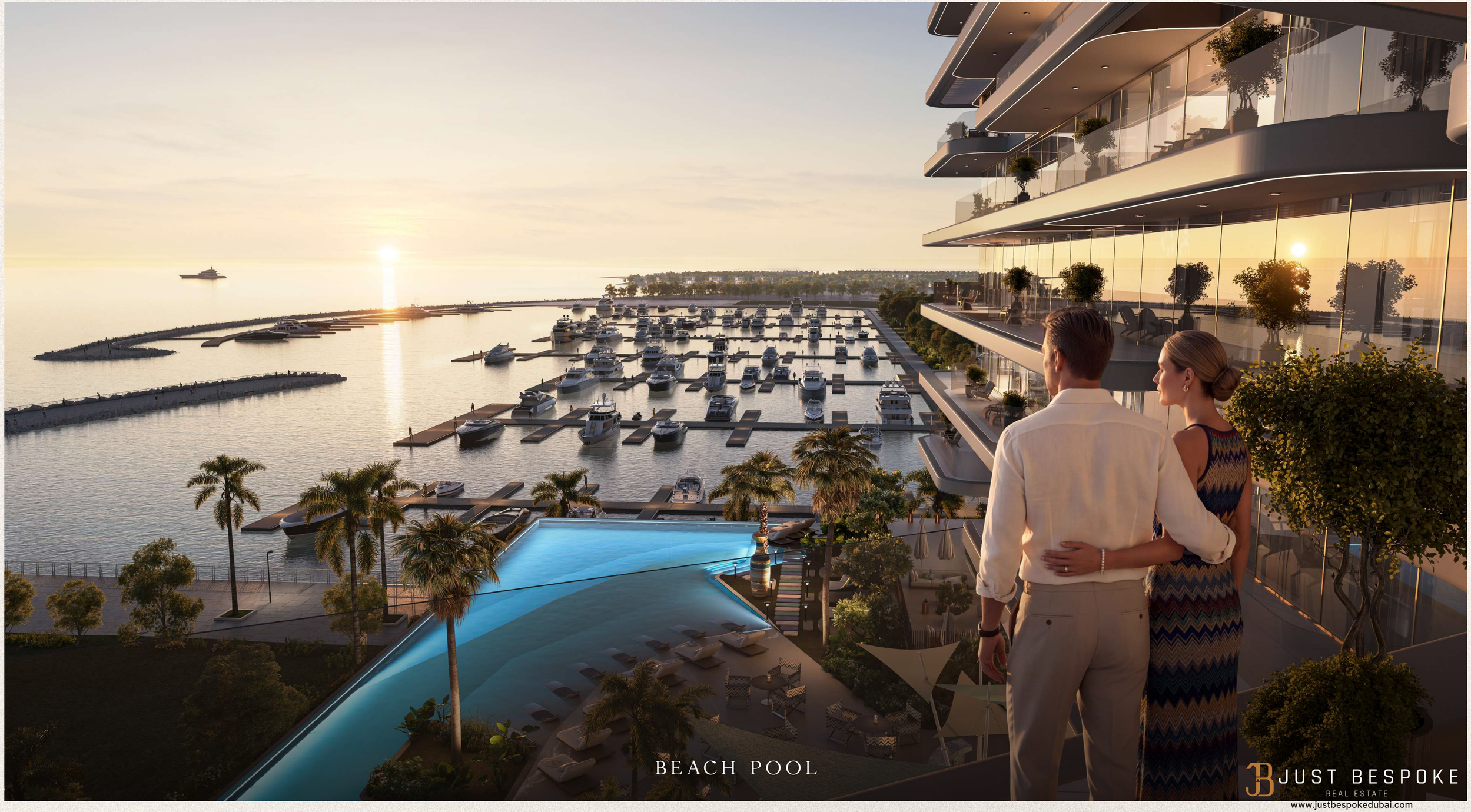
FIRST FLOOR

SEASIDE DECK

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



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FLOOR PLANS

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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)



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INTERIORS

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LIVING AND KITCHEN


MASTER BEDROOM

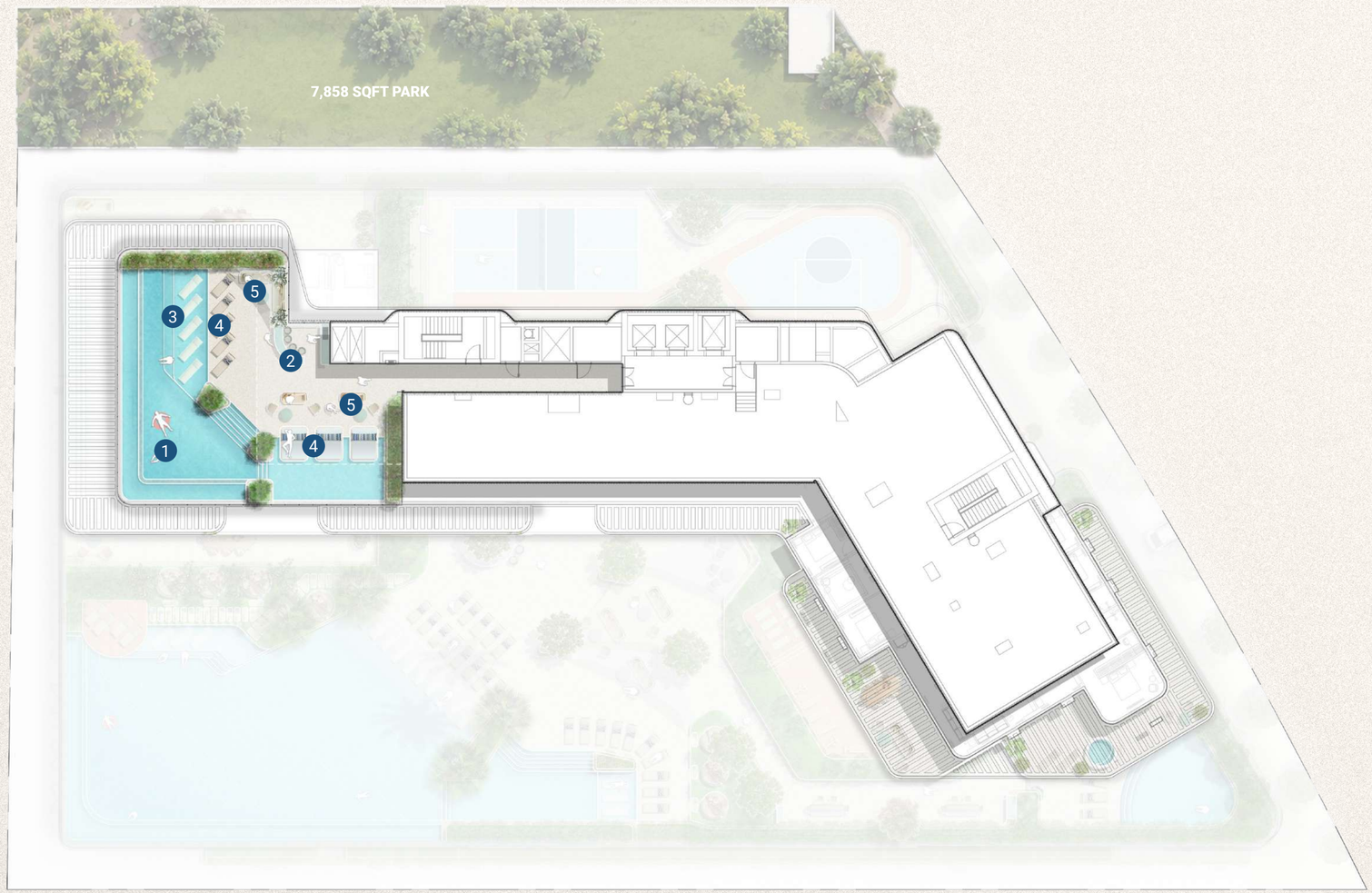
SKY DECK

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ROOFTOP

SKY DECK

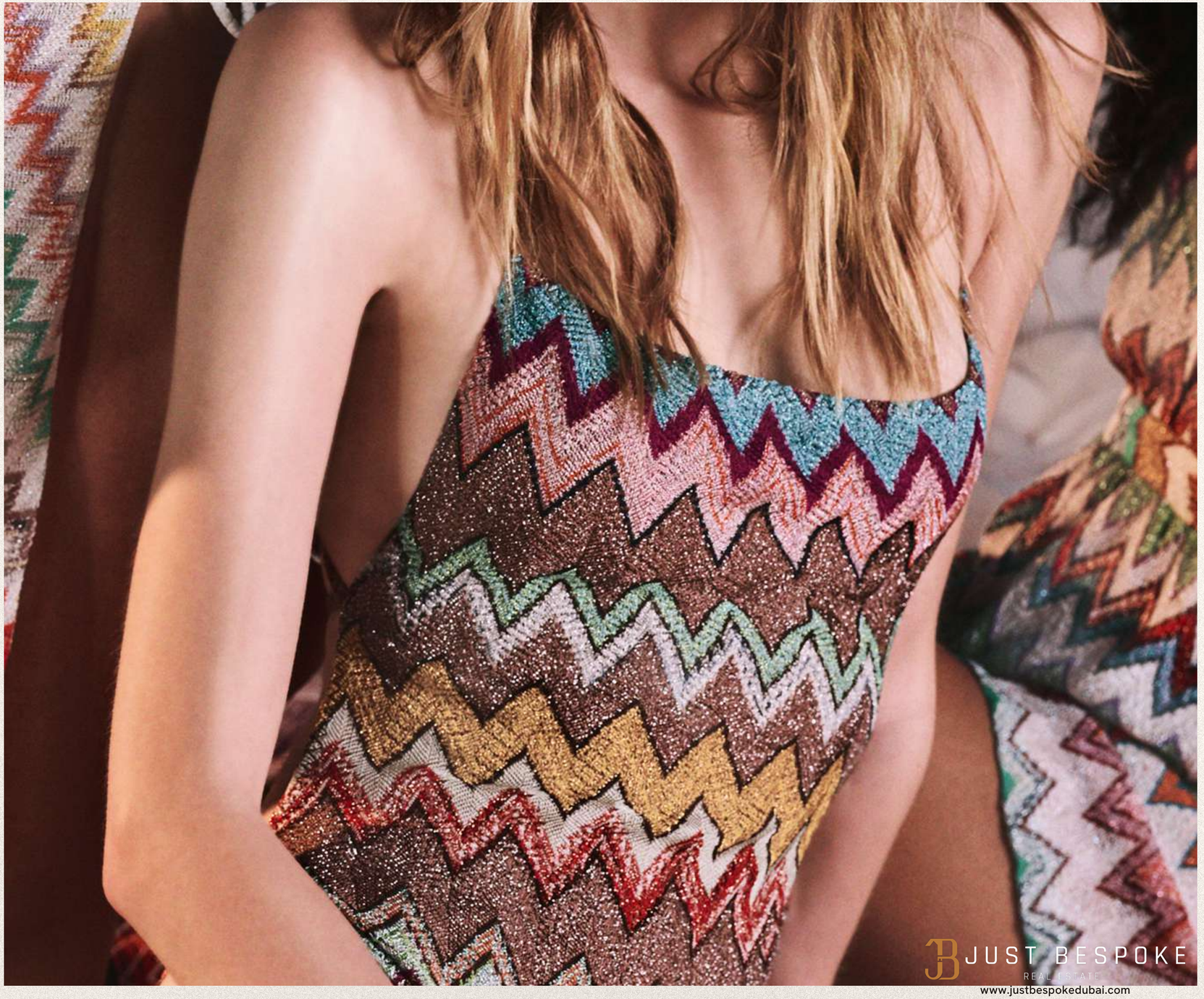
1. Sky Pool (1,722 Sqft)
2. Juice Bar (129 Sqft)
3. Sunken Seating
4. Sun Loungers
5. Seating Area (592 Sqft)



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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



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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

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EOI PROCESS

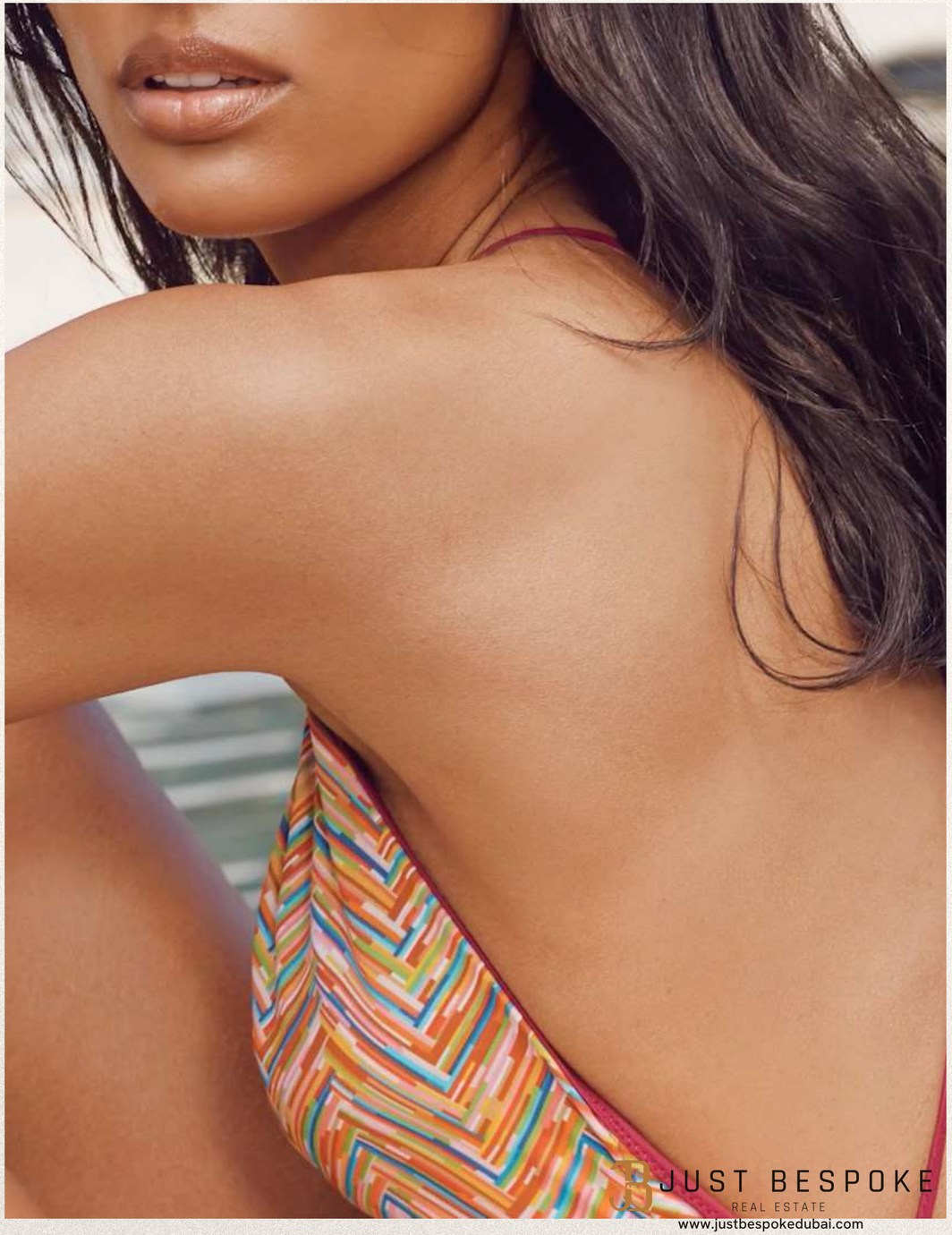
To participate in the Expression of Interest campaign and secure your preferred unit, we kindly request that you comply with the following requirements:

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.

THE BAY

INTERIORS BY MISSONI

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