



MASHRIQ ELITE

DEVELOPMENTS



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Al Mashriq  
Group of Companies

Developing  
*Elite* Lifestyles

Al Mashriq Group Is Your Trusted Partner In Real Estate, Project Development, And Telecommunications. With Over Two Decades Of Experience, We Have Become Pioneers In These Industries, Having A Network In The UAE And Across The United States, Europe, Singapore, Saudi Arabia, And The Wider Region.



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## WHERE YOUR VISION TAKES PRIORITY



QUALITY



EXPERIENCE



INNOVATION



CUSTOMER  
CENTRIC



TRANSPARENCY



# *floareá* RESIDENCE

WHERE SPACES EMBRACE  
DREAMS AND EVOKE  
POSSIBILITIES

HANDOVER: Q1 2025





# *floarea Vista*

HARMONY AND  
INGENUITY IN  
PERFECT EQUILIBRIUM

HANDOVER: Q3 2026





# *floarea Grande*

A GRAND VISION  
OF EXTRAORDINARY  
LIVING

HANDOVER: Q4 2026





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WELCOME TO THE  
PROJECT BRIEF OF

*floareá*  
*Skies*





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# *floareá* *Skies*

A NEW CHAPTER IN ELEVATED LIVING

# *floareá* *Skies*

SKY-HIGH LIVING,  
ROOTED IN SERENITY





# Project *Highlights*

**Building Configuration:** G + 4P + 19 floors + Rooftop

**Prime Location:** Next to entry & exit of JVC

**Seamless Connectivity:** Direct access to major roads

**Architectural Elegance:** Contemporary facade with striking design

**Exclusive Living:** Low-rise G+4 residential block at the rear for added privacy

**Unit Types:** Studio, 1BR, 2BR

**Retail Convenience:** Shops on the ground floor for everyday needs

**Payment Plan:** 50/50 and PHPP – Flexible & investor-friendly

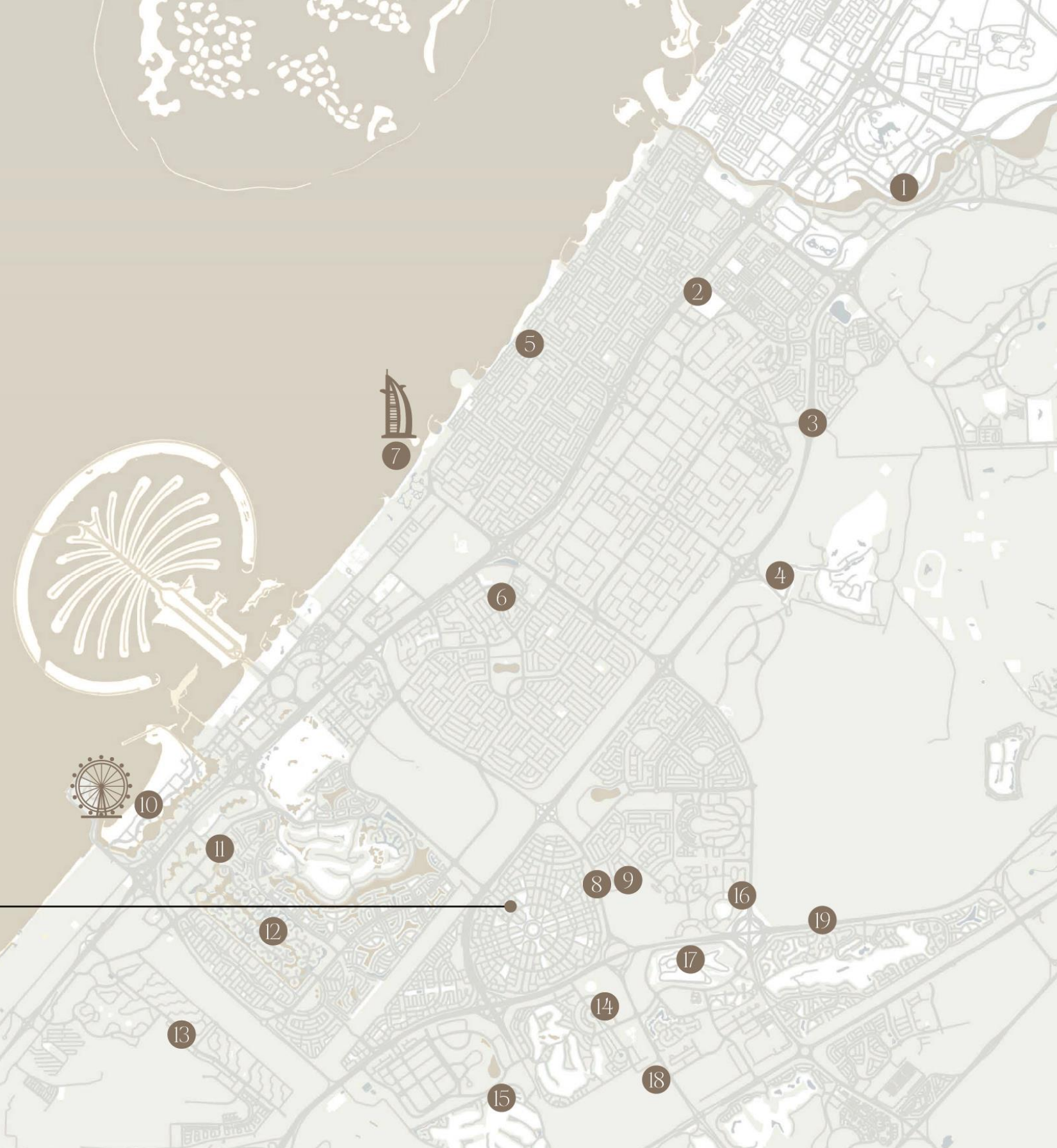


- 1 Business Bay
- 2 Sheikh Zayed Road
- 3 Al Khail Road
- 4 Dubai Hills
- 5 Umm Suqeim
- 6 Mall of the Emirates
- 7 Burj Al Arab
- 8 Hessa Street
- 9 Arjan
- 10 Dubai Marina
- 11 Jumeirah Lake Towers
- 12 Jumeirah Islands
- 13 Discovery Gardens
- 14 Dubai Sports City
- 15 Jumeirah Golf Estates
- 16 Dubai Butterfly Garden and Miracle Garden
- 17 Dubai Autodrome
- 18 Dubai Studio City
- 19 Sheikh Muhammad Bin Zayed Road

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Jumeirah Village Circle





**Dubai Marina**  
(15 minutes)

**Dubai Media City**  
(10 minutes)

**Dubai Internet City**  
(10 minutes)

**Burj Al Arab**  
(15 minutes)

**Mall of the Emirates**  
(15 minutes)

**Downtown Dubai**  
(25 minutes)

**Business Bay**  
(25 minutes)

**Dubai Mall**  
(25 minutes)

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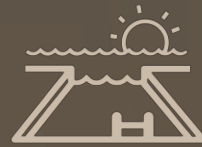


# A Selection of Premium Amenities

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Kids Friendly  
Beach Style Pool



Roof Top  
Infinity Pool



Cosmic Sitting



Reading Corner



Bar B Q Area



Roof Garden



Mini Golf



Gymnasium



Board Games Corner



Floating Meditation  
Deck



Splash Pad



Sunken Lounge in  
Amenities





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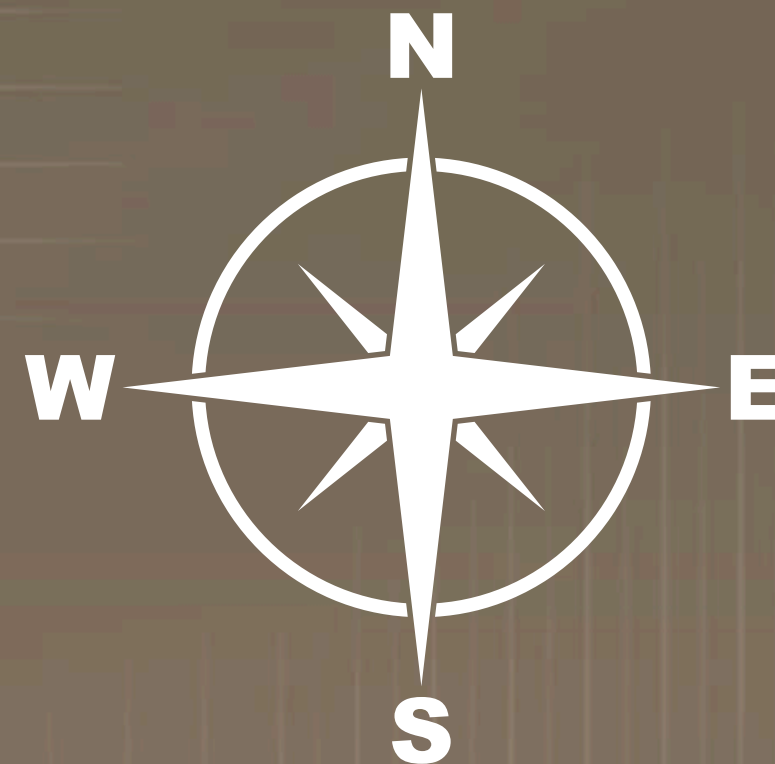






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TYPICAL FLOOR PLANS  
STUDIO, 1 AND 2  
BEDROOM APARTMENTS





# First Floor



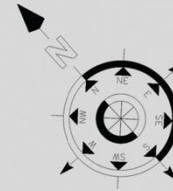
**Disclaimer:**

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# Typical Floor Plan

2nd, 3rd & 4th



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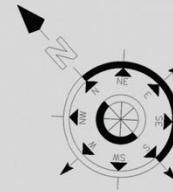
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# Typical Floor Plan

5th, 6th & 7th



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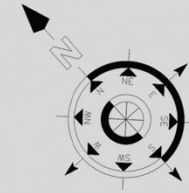
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# Typical Floor Plan

8th, 9th, 10th & 11th



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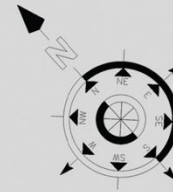
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# Typical Floor Plan

12th, 13th, 14th  
& 18th



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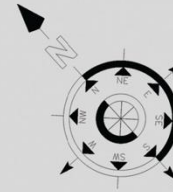
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# Typical Floor Plan

15th, 16th & 17th



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# Typical Floor Plan

19th



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# Studio

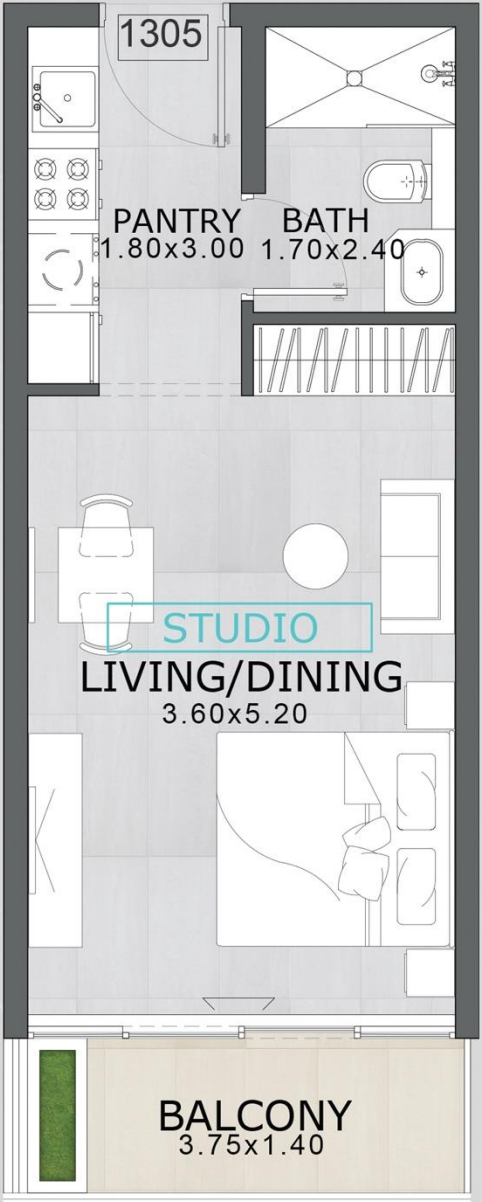
Embark on a journey of refined living with our meticulously crafted floor plans, designed to harmonize elegance with functionality.

## Studio Apartment - Standard Type



SUITE AREA	348 SQ.FT
TERRACE AREA	50 SQ.FT
TOTAL AREA	398 SQ.FT

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1 BEDROOM

Embark on a journey of refined living with our meticulously crafted floor plans, designed to harmonize elegance with functionality.

1 BED ROOM WITH STUDY - TYPE A



SUITE AREA	684	SQ.FT
TERRACE AREA	149	SQ.FT
TOTAL AREA	833	SQ.FT

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1 BEDROOM

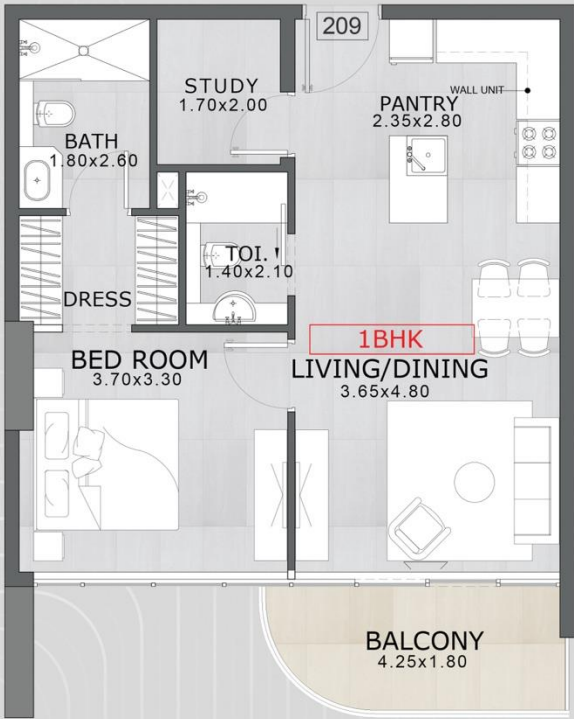
Embark on a journey of refined living with our meticulously crafted floor plans, designed to harmonize elegance with functionality.

1 BED ROOM WITH STUDY - TYPE B



SUITE AREA	640	SQ.FT
TERRACE AREA	77	SQ.FT
TOTAL AREA	717	SQ.FT

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1 BEDROOM

Embark on a journey of refined living with our meticulously crafted floor plans, designed to harmonize elegance with functionality.

1 BED ROOM WITH STUDY - TYPE C



SUITE AREA	693 SQ.FT
TERRACE AREA	108 SQ.FT
TOTAL AREA	801 SQ.FT

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1 BEDROOM

Embark on a journey of refined living with our meticulously crafted floor plans, designed to harmonize elegance with functionality.

1 BED ROOM - TYPE D



SUITE AREA	673 SQ.FT
TERRACE AREA	163 SQ.FT
TOTAL AREA	836 SQ.FT

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2 BEDROOM

Embark on a journey of refined living with our meticulously crafted floor plans, designed to harmonize elegance with functionality.

2 BED ROOM WITH STUDY - TYPE A



SUITE AREA	951 SQ.FT
TERRACE AREA	219 SQ.FT
TOTAL AREA	1170 SQ.FT



2 BEDROOM

Embark on a journey of refined living with our meticulously crafted floor plans, designed to harmonize elegance with functionality.

2 BED ROOM WITH STUDY - TYPE A1



SUITE AREA	951 SQ.FT
TERRACE AREA	219 SQ.FT
TOTAL AREA	1170 SQ.FT





# 2 BEDROOM

Embark on a journey of refined living with our meticulously crafted floor plans, designed to harmonize elegance with functionality.

## 2 BED ROOM WITH STUDY - TYPE B



SUITE AREA	951 SQ.FT
TERRACE AREA	154 SQ.FT
TOTAL AREA	1105 SQ.FT

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## PROPERTY FACTS

Studio Apartment	42
1 Bedroom Apartment	38
1 Bedroom Apartment + Study	96
2 Bedroom Apartment	16

**Total Units: 192**





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STUDIO STARTING PRICE

**AED  
666K**

398 sq.ft

1 BED STARTING PRICE

**AED  
1.05M**

717 sq.ft - 836 sq.ft

2 BEDS STARTING PRICE

**AED  
1.5M**

1105 sq.ft - 1170 sq.ft





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# PAYMENT PLAN

DOWN PAYMENT	20%
1ST SEPTEMBER 2025	10%
1ST JANUARY 2026	10%
1ST MAY 2026	05%
1ST AUGUST 2026	05%
ON COMPLETION Q3 2027	50%





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## PAYMENT PLAN 2

DOWN PAYMENT	20%
1ST SEPTEMBER 2025	10%
1ST JANUARY 2026	10%
1ST MAY 2026	05%
1ST AUGUST 2026	05%
ON COMPLETION Q3 2027	20%
POST HANDOVER (PHPP:30X1%) AVAILABLE ON SELECTED UNITS	30%





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## UPFRONT PAYMENT DISCOUNT

40% UPFRONT	1%
50% UPFRONT	2%
100% UPFRONT	4%



# THANK YOU

PLEASE SCAN THE QR CODE TO ACCESS THE SALES PARTNER PACK

