THE ISLAND

LIVING EXPERIENCE

# floreá Breeze

MASHRIQ ELITE

DEVELOPMENTS

# Where Vision Transforms Into Legacy

Mashriq Elite Developments stands as a true beacon of luxury within Dubai’s ever-evolving real estate landscape. With a rich heritage and a reputation for delivering iconic projects, Mashriq Elite has become synonymous with distinction and trust. Our diverse portfolio caters to a wide range of lifestyles, seamlessly balancing sophistication with functionality to create spaces that resonate with residents and investors alike.

Every development is a testament to our unwavering pursuit of excellence, where architectural innovation harmonizes with practical design and luxurious finishes. From concept to completion, Mashriq Elite is driven by a vision to craft more than just residences; we create enduring landmarks that embody modern luxury while honoring timeless design principles.

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# Island Inspired Living

Floarea Breeze is more than a residential project; it is a lifestyle for those who aspire to live with comfort and timeless aesthetics. Offering a refined selection of 1-Bedroom, 2-Bedroom, 3-Bedroom apartments and Townhouses, this development is designed to meet the diverse needs of modern families and individuals who seek both luxury and practicality.

Every home at Floarea Breeze reflects a commitment to architectural beauty and thoughtful detail. Fully cladded walls with a harmonious blend of wooden and porcelain feature finishes create interiors that are both warm and contemporary.

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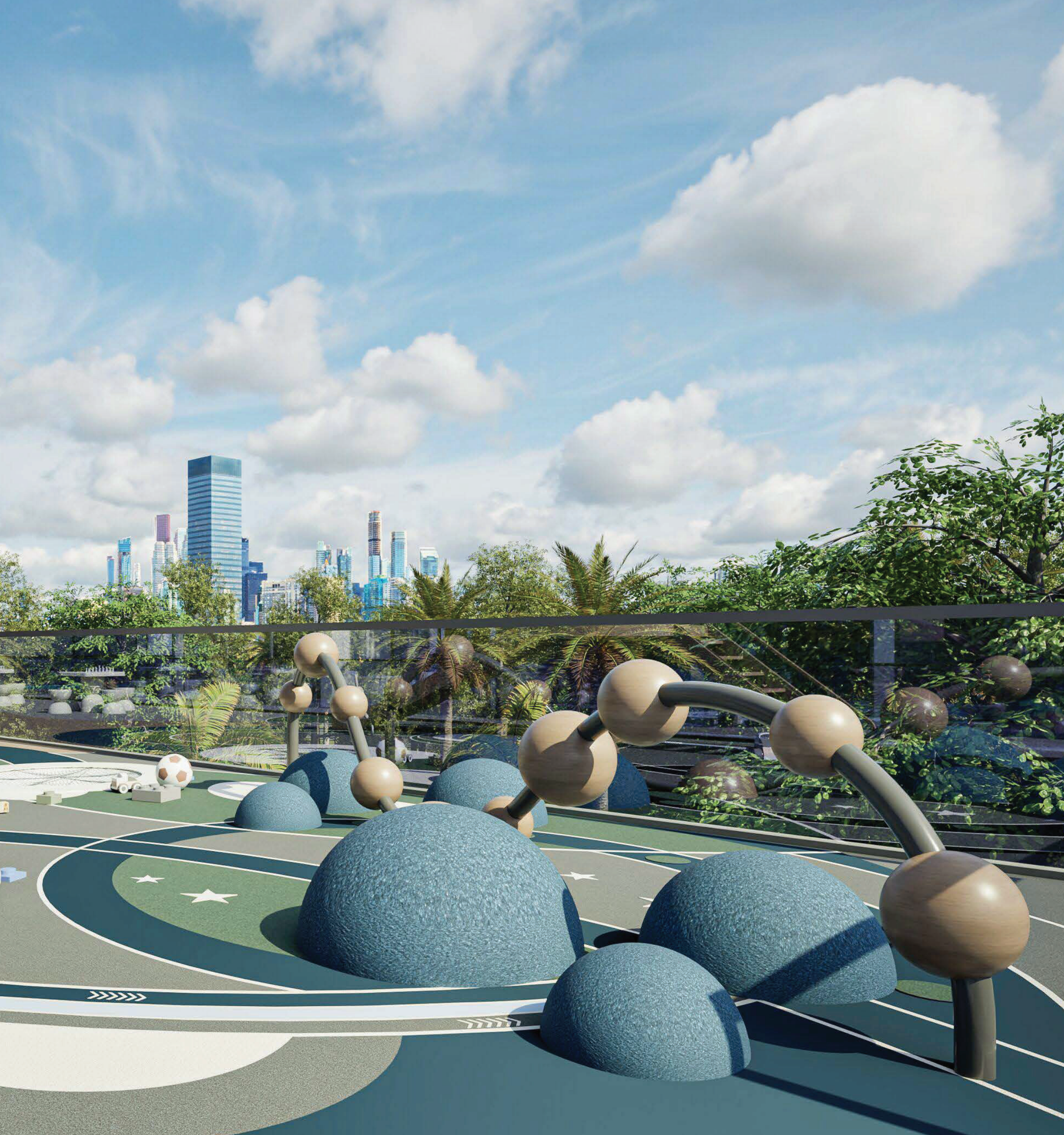
Breeze



# 1st Floor

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**800 MASHRIQ 62 74 747**

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# Typical Floor Plan
# 2nd, 4th and 6th

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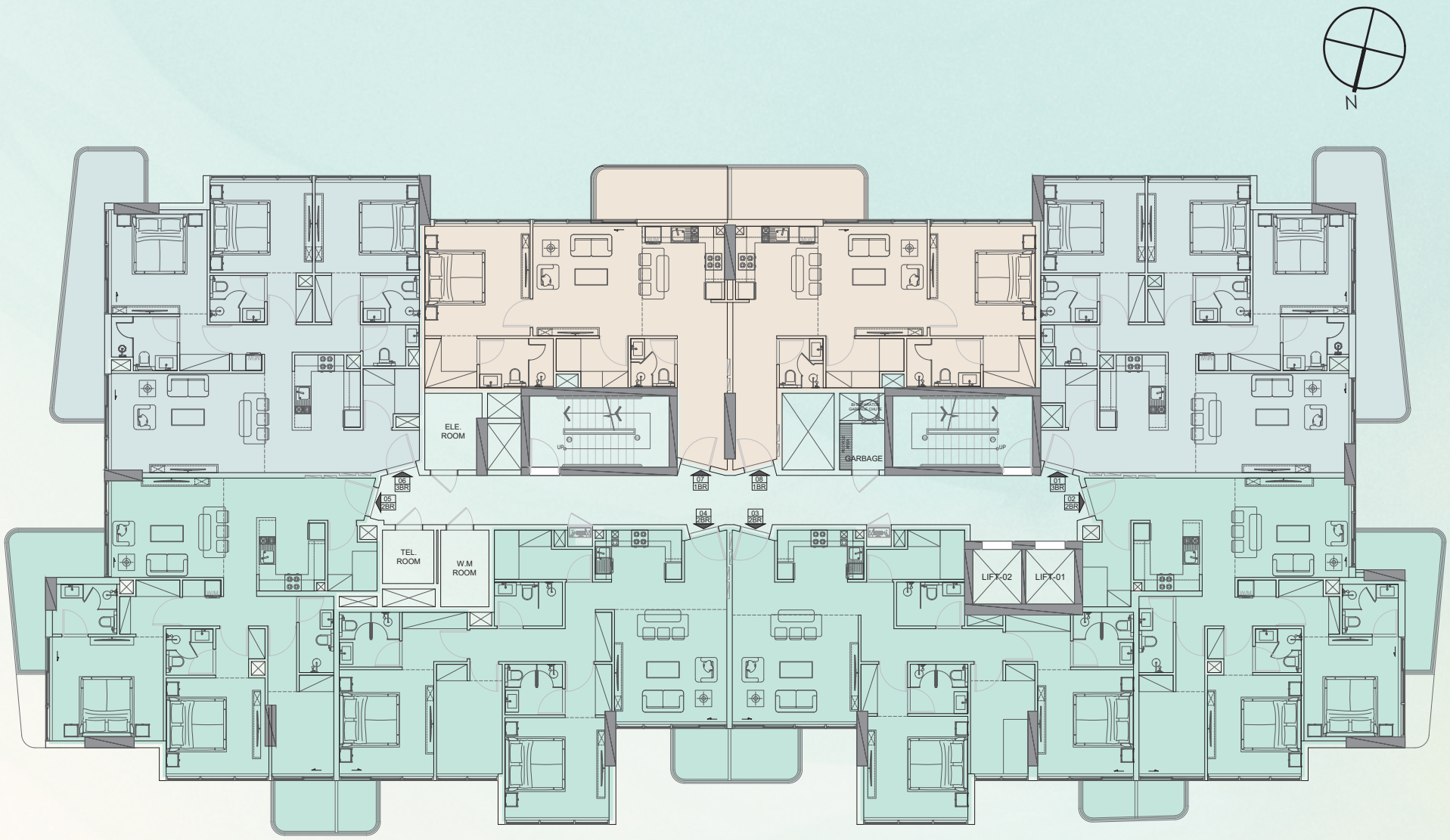



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# Typical Floor Plan
# 3rd and 5th

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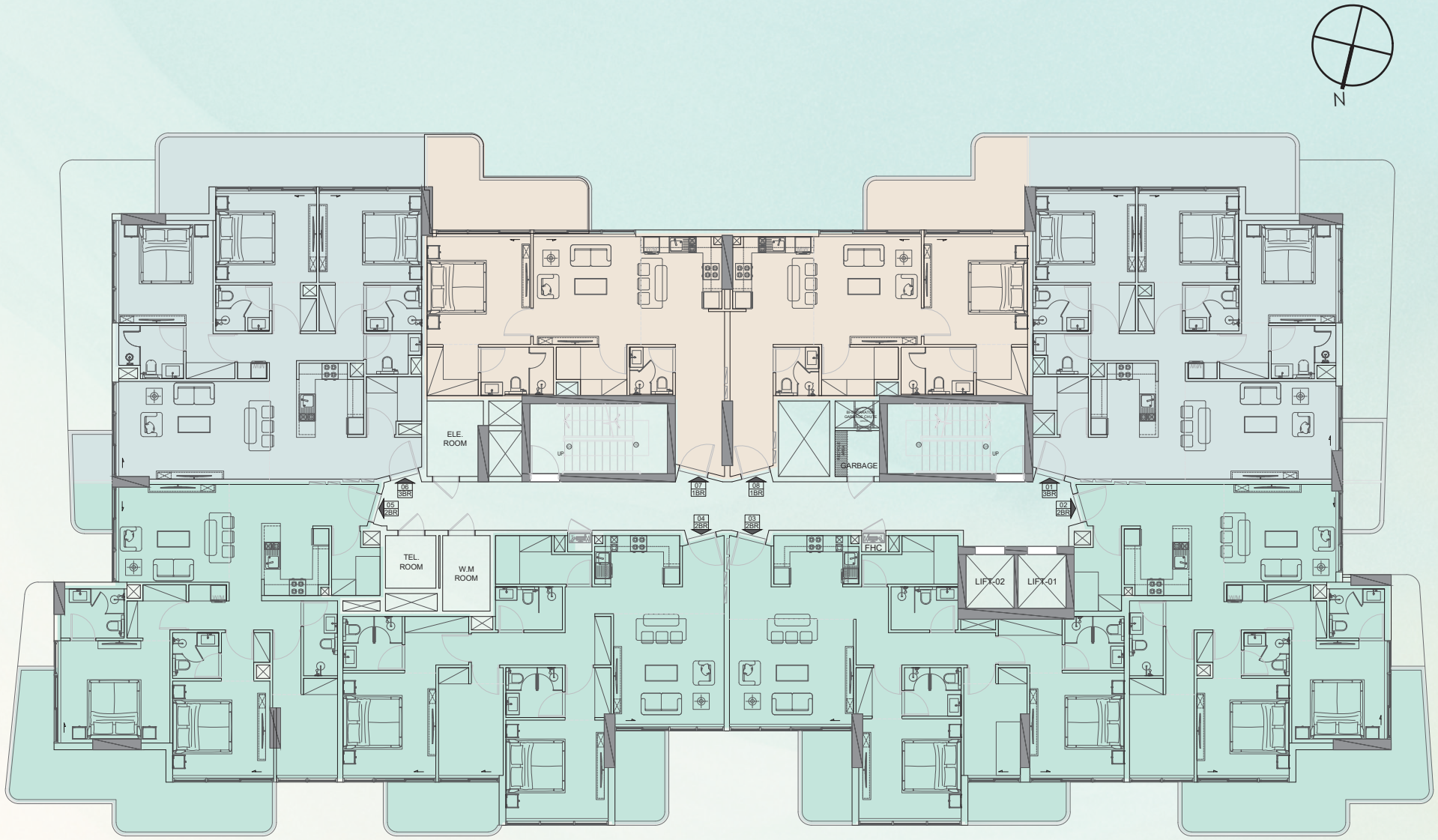



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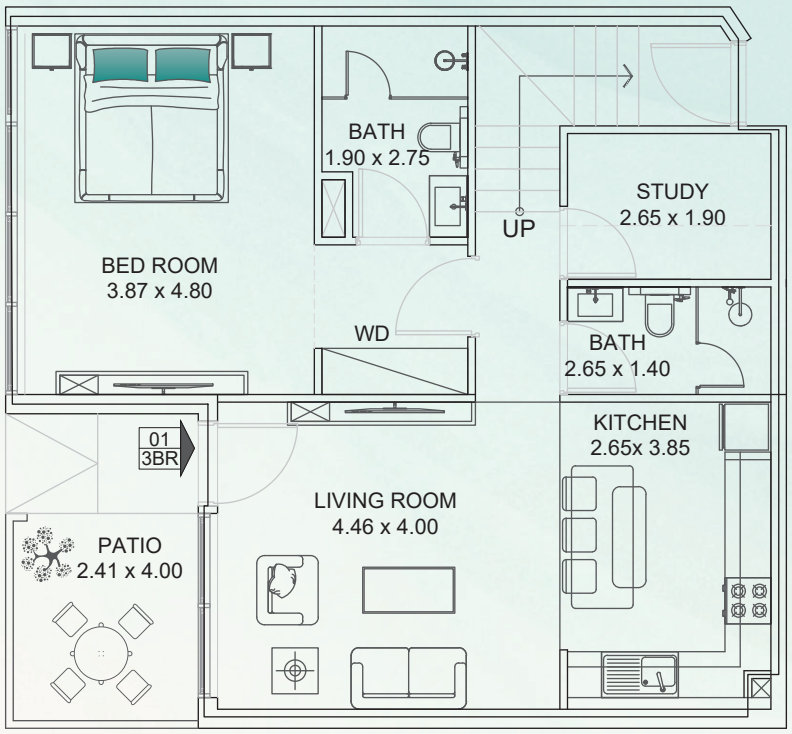
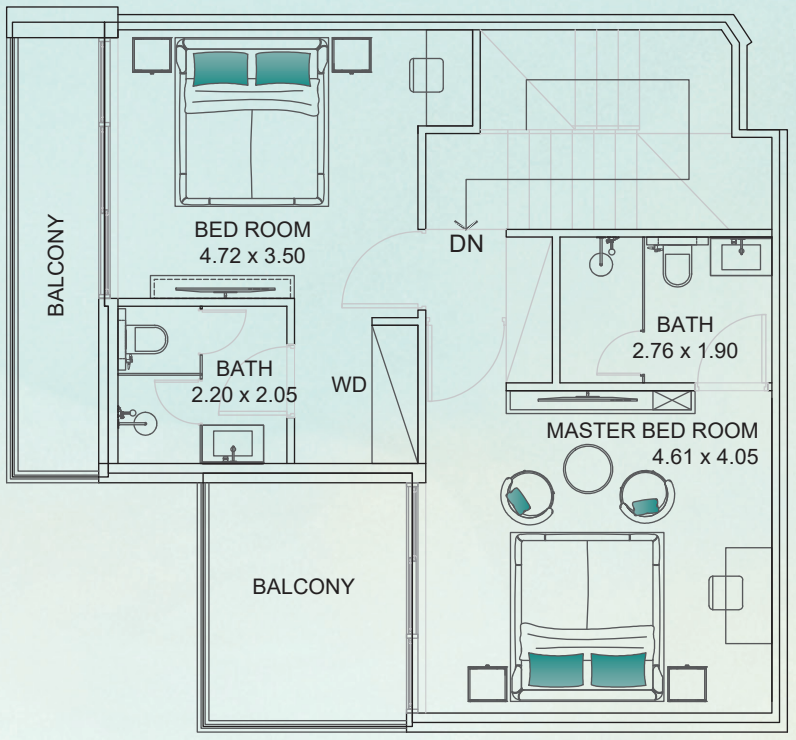
# Townhouse 3BHK
# Type A




| | | |
|---|---|---|
| SUITE AREA | 1581.76 | SQ.FT |
| BALCONY AREA | 290.73 | SQ.FT |
| TOTAL AREA | 1872.49 | SQ.FT |

*Unit Number:* G-01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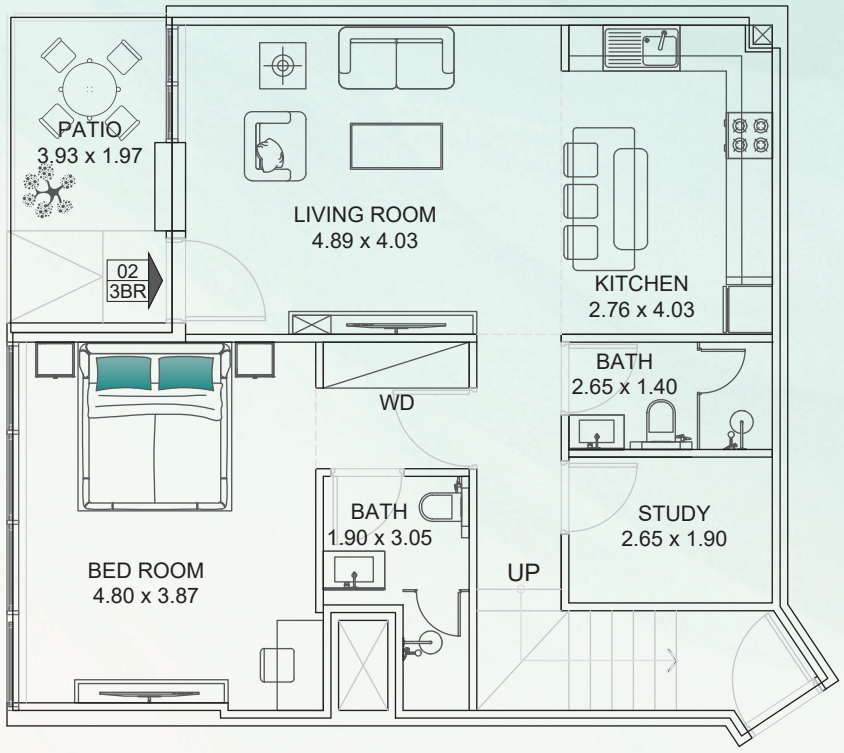
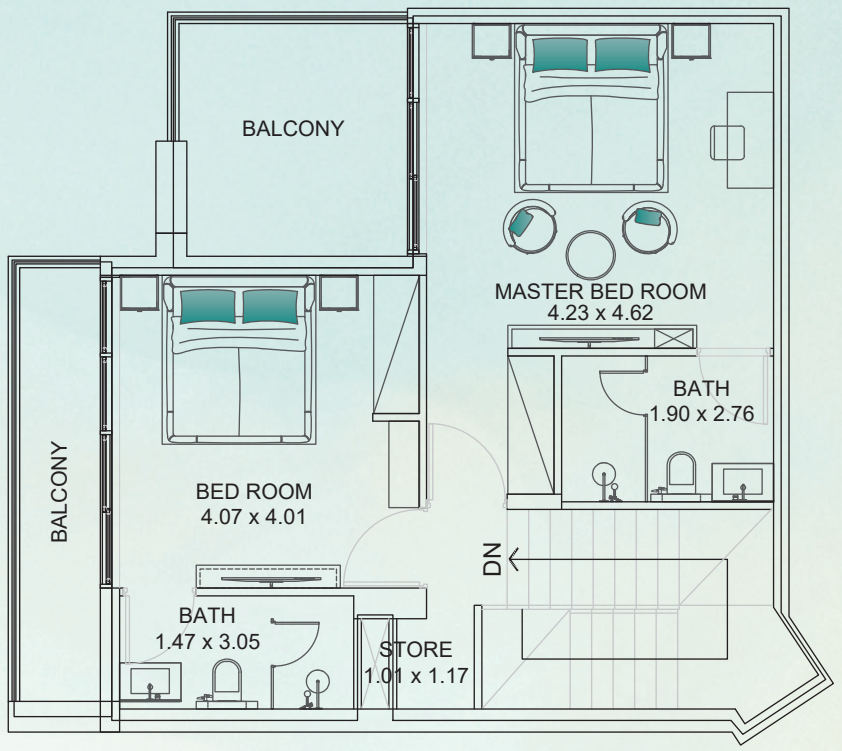
# Townhouse 3BHK
# Type B




| | | |
|---|---|---|
| SUITE AREA | 1607.91 | SQ.FT |
| BALCONY AREA | 287.29 | SQ.FT |
| TOTAL AREA | 1895.20 | SQ.FT |

*Unit Number: G-02*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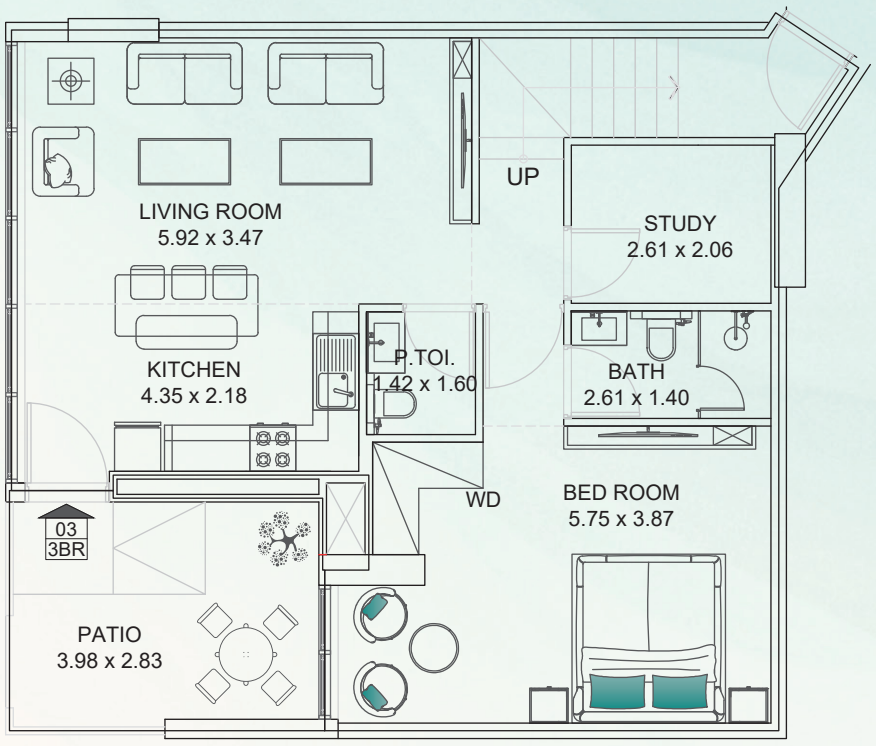
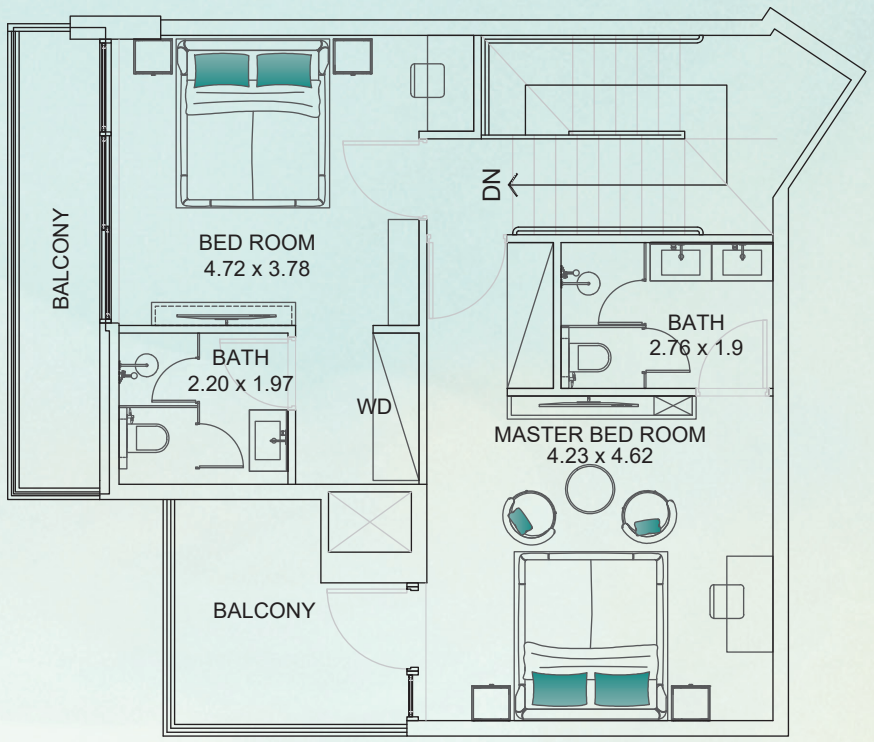
# Townhouse 3BHK
# Type C




| | | |
|---|---|---|
| SUITE AREA | 1575.73 | SQ.FT |
| BALCONY AREA | 317.75 | SQ.FT |
| TOTAL AREA | 1893.48 | SQ.FT |

*Unit Number: G-03*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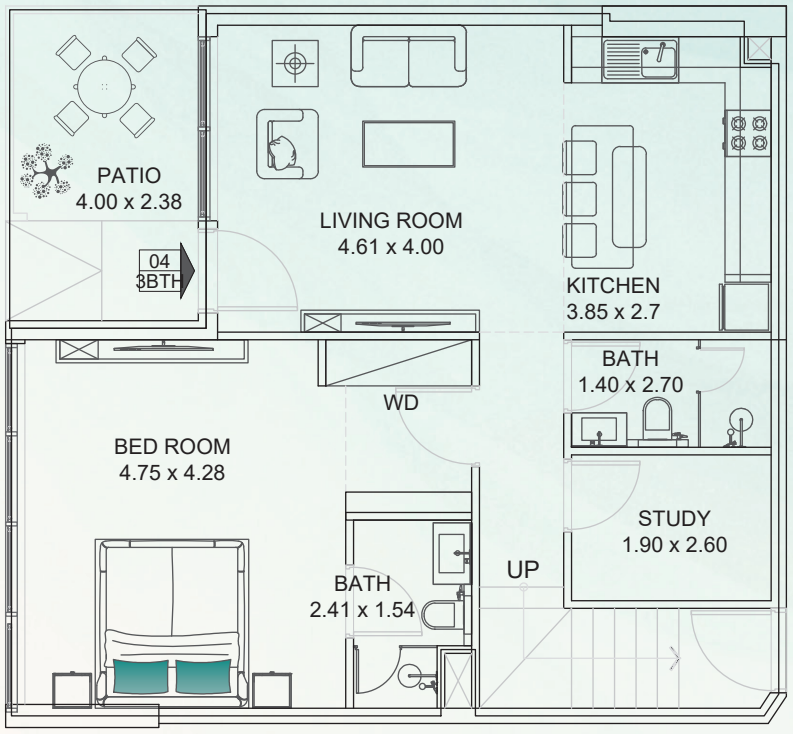
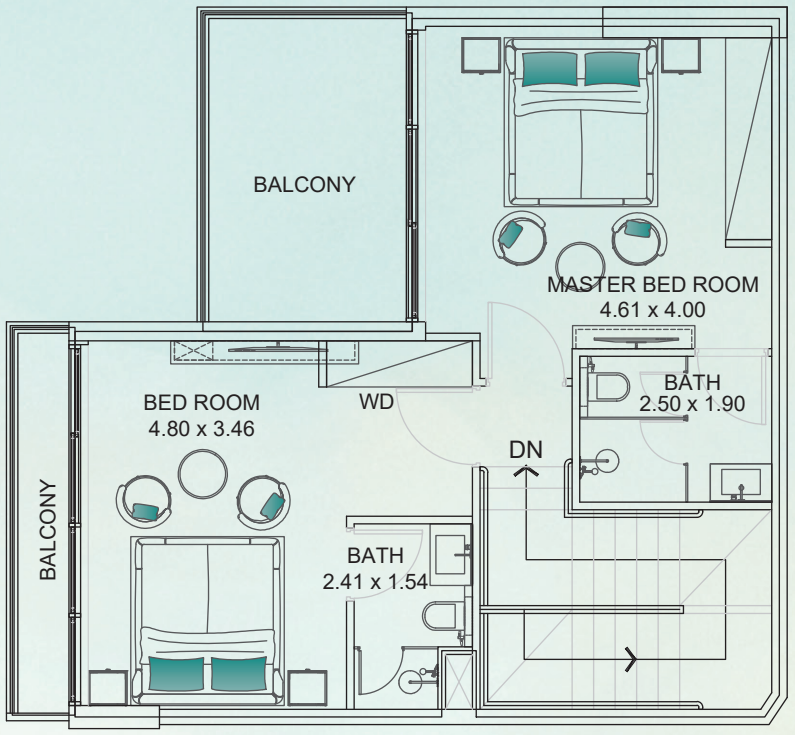
# Townhouse 3BHK
# Type D




| | | |
|---|---|---|
| SUITE AREA | 1568.52 | SQ.FT |
| BALCONY AREA | 279.22 | SQ.FT |
| TOTAL AREA | 1847.73 | SQ.FT |

*Unit Number: G-04*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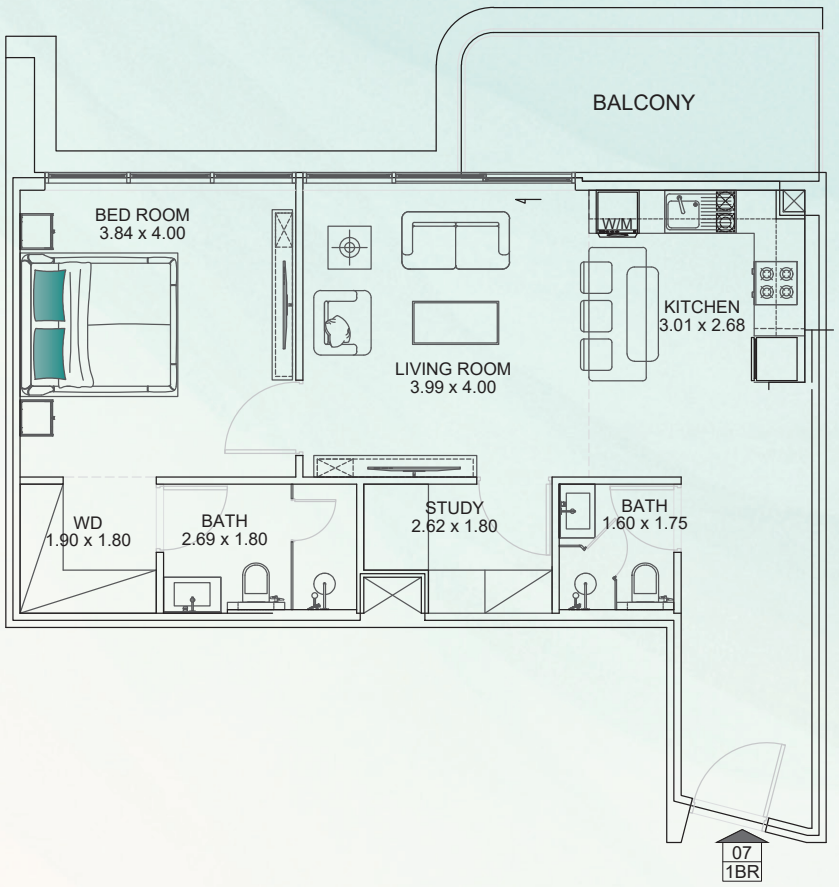
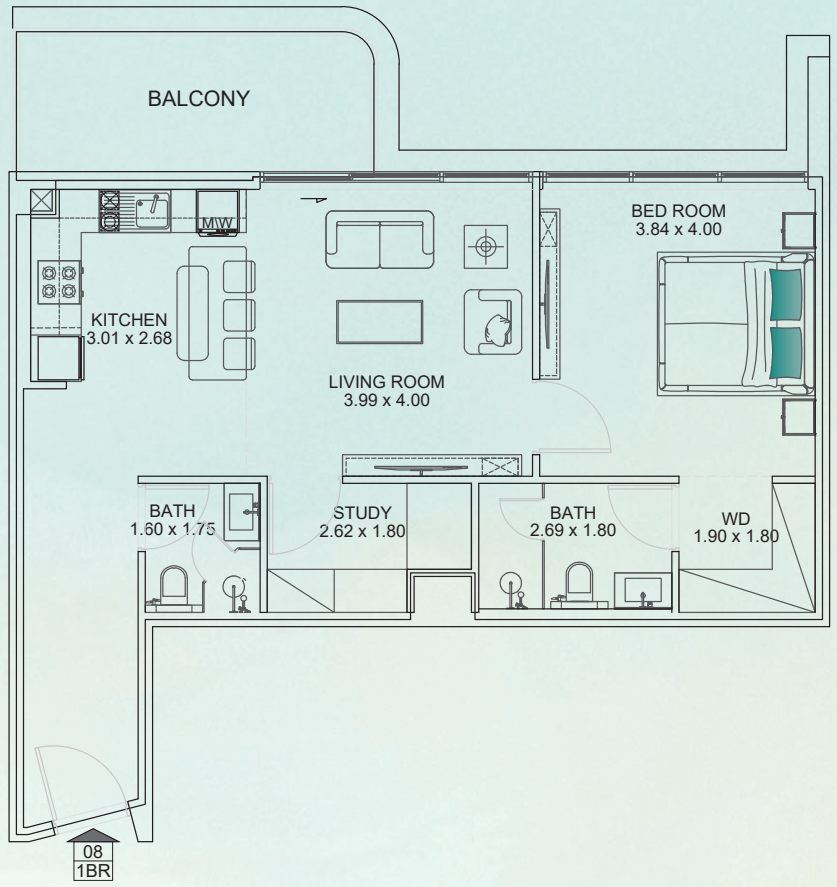
# 1 BHK Type A




| | | |
|---|---|---|
| SUITE AREA | 785.77 | SQ.FT |
| BALCONY AREA | 110.87 | SQ.FT |
| TOTAL AREA | 896.63 | SQ.FT |

*Unit Number: 207, 407 & 607*




| | | |
|---|---|---|
| SUITE AREA | 785.55 | SQ.FT |
| BALCONY AREA | 110.87 | SQ.FT |
| TOTAL AREA | 896.42 | SQ.FT |

*Unit Number: 208, 408 & 608*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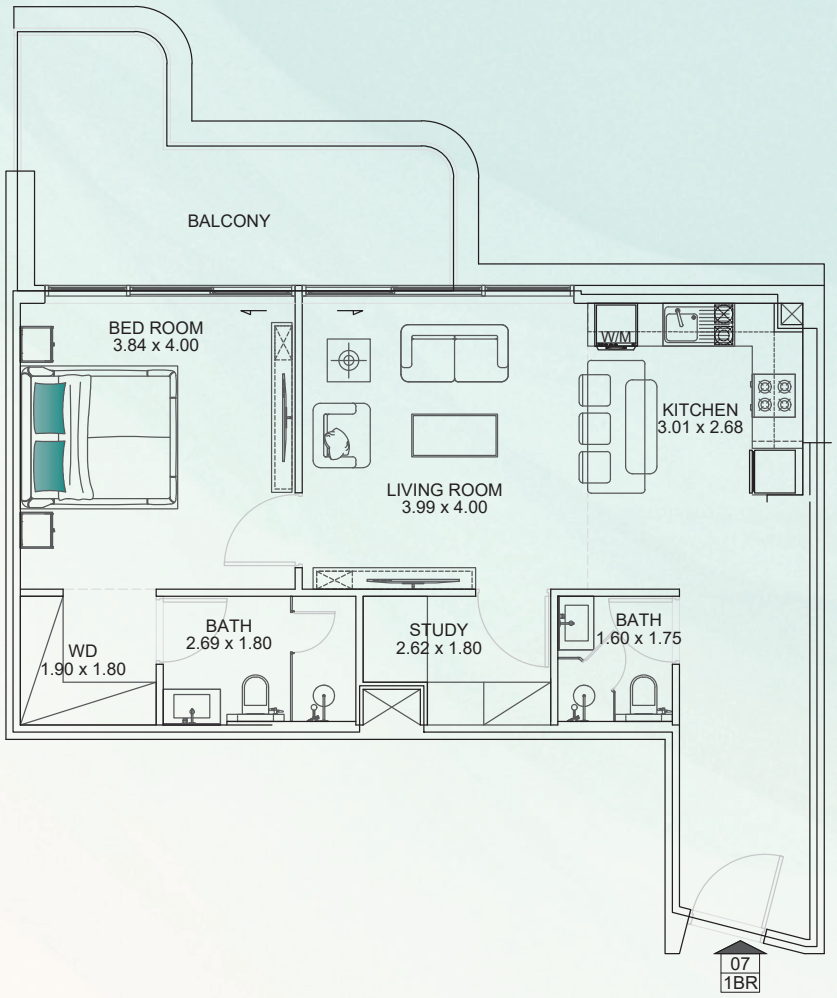
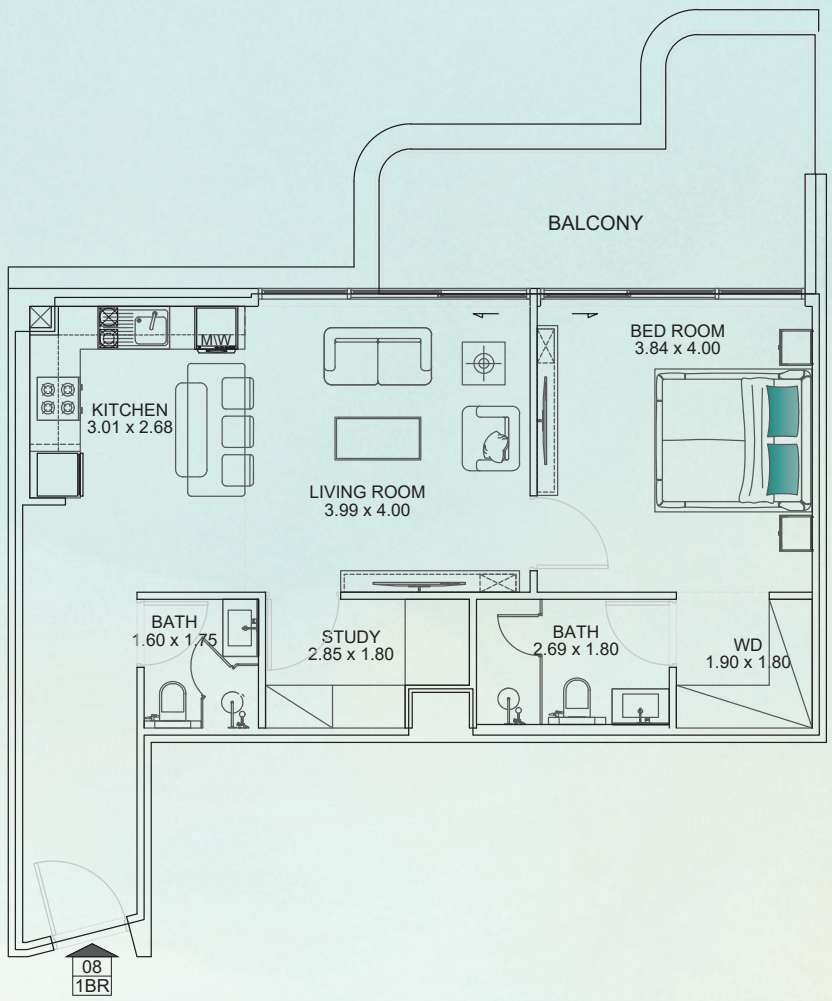
# 1 BHK Type A1




| | | |
|---|---|---|
| SUITE AREA | 785.77 | SQ.FT |
| BALCONY AREA | 172.55 | SQ.FT |
| TOTAL AREA | 958.31 | SQ.FT |

*Unit Number: 307 & 507*




| | | |
|---|---|---|
| SUITE AREA | 785.77 | SQ.FT |
| BALCONY AREA | 172.65 | SQ.FT |
| TOTAL AREA | 958.42 | SQ.FT |

*Unit Number: 308 & 508*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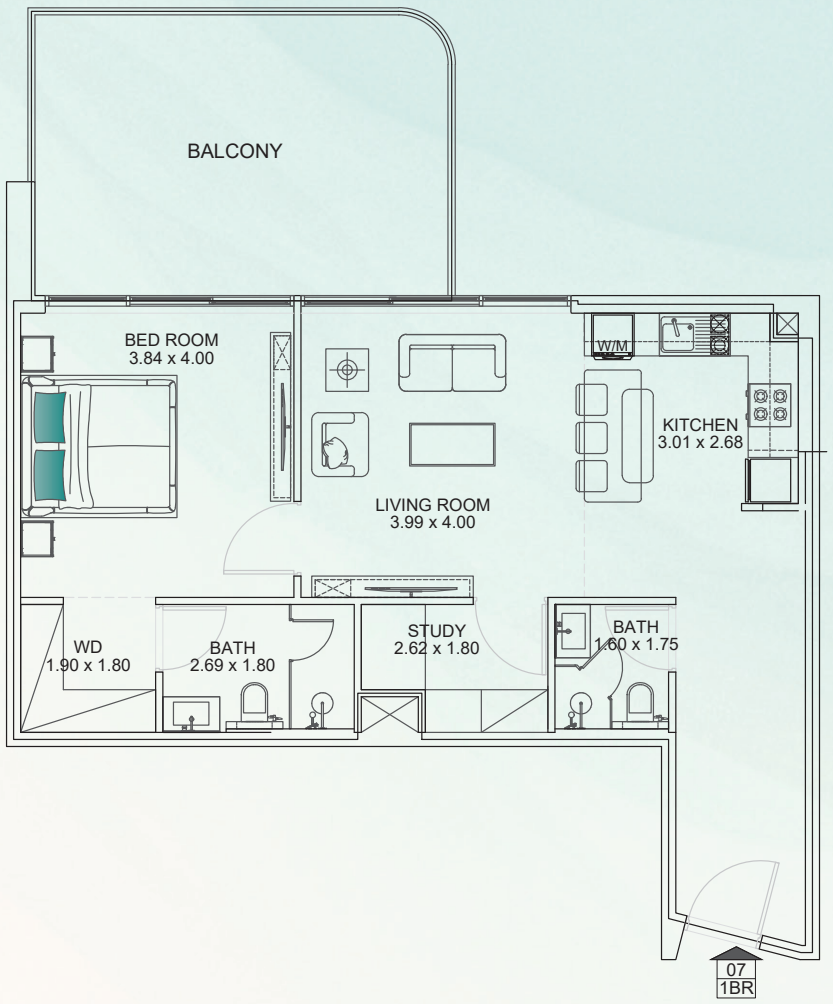
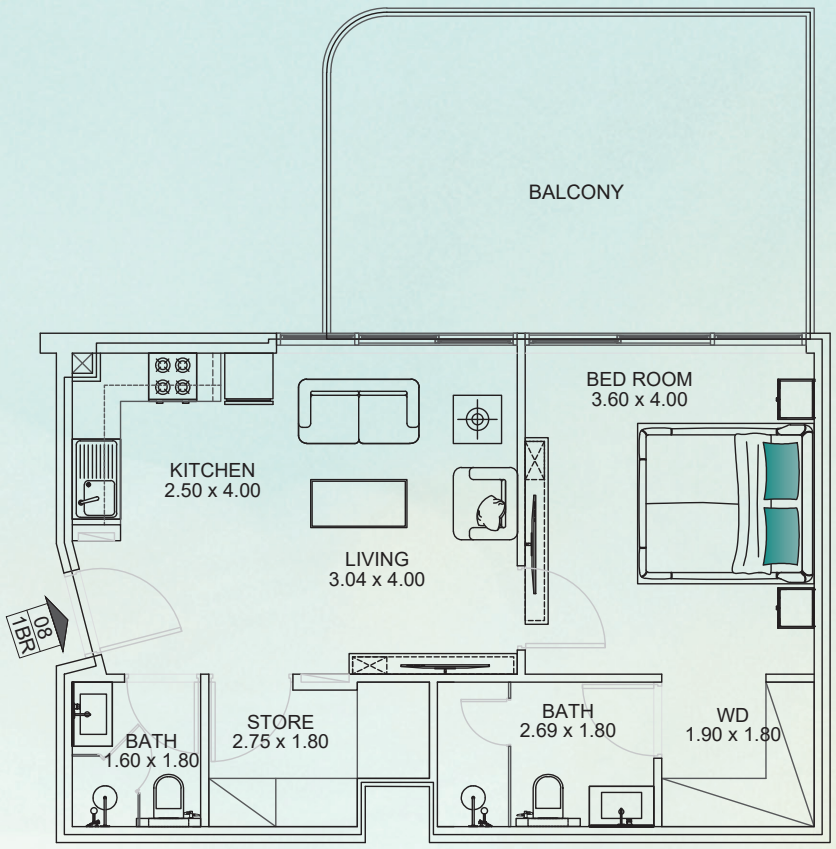
# 1 BHK Type A1




| | | |
|---|---|---|
| SUITE AREA | 785.77 | SQ.FT |
| BALCONY AREA | 263.29 | SQ.FT |
| TOTAL AREA | 1049.05 | SQ.FT |

*Unit Number: 107*

# 1 BHK Type B




| | | |
|---|---|---|
| SUITE AREA | 610.10 | SQ.FT |
| BALCONY AREA | 267.91 | SQ.FT |
| TOTAL AREA | 878.01 | SQ.FT |

*Unit Number: 108*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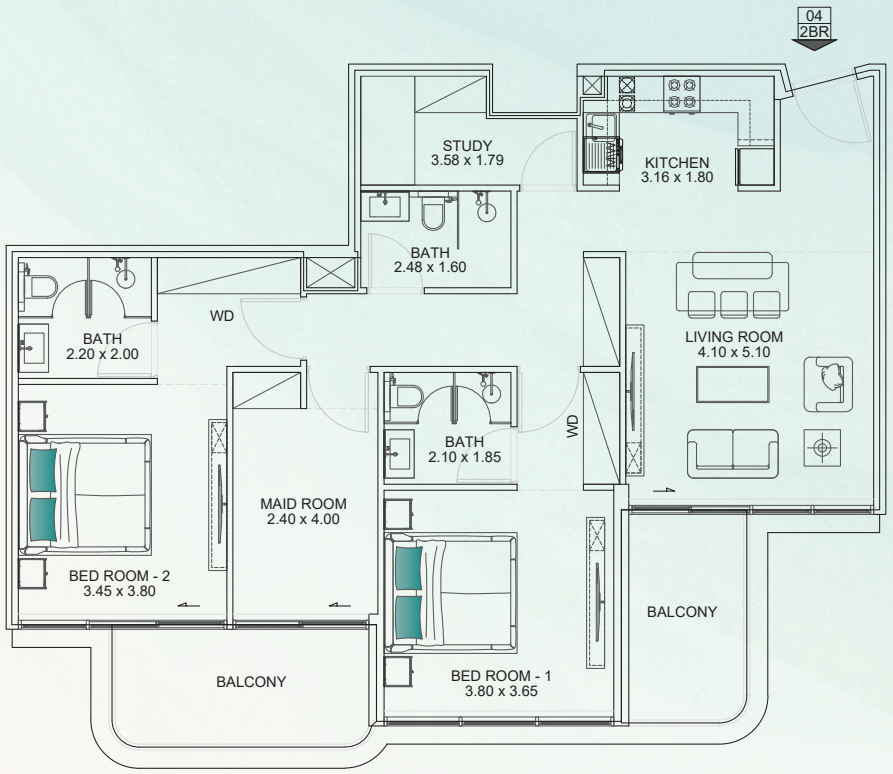
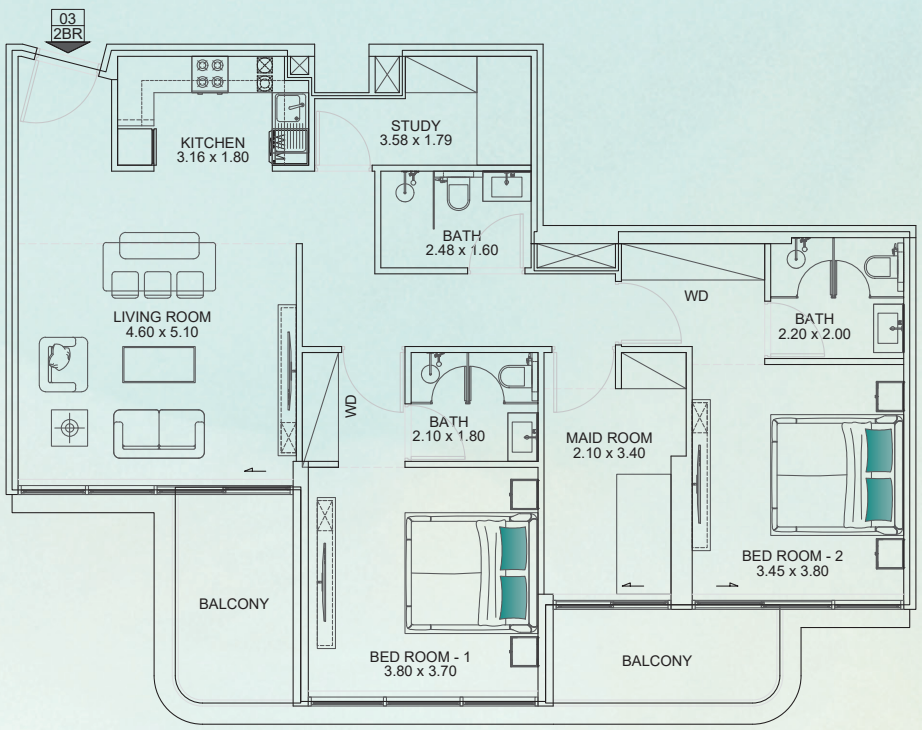
# 2 BHK Type A




| | | |
|---|---|---|
| SUITE AREA | 1192.96 | SQ.FT |
| BALCONY AREA | 176.85 | SQ.FT |
| TOTAL AREA | 1369.82 | SQ.FT |

*Unit Number: 304 & 504*




| | | |
|---|---|---|
| SUITE AREA | 1223.96 | SQ.FT |
| BALCONY AREA | 148.76 | SQ.FT |
| TOTAL AREA | 1372.72 | SQ.FT |

*Unit Number: 303 & 503*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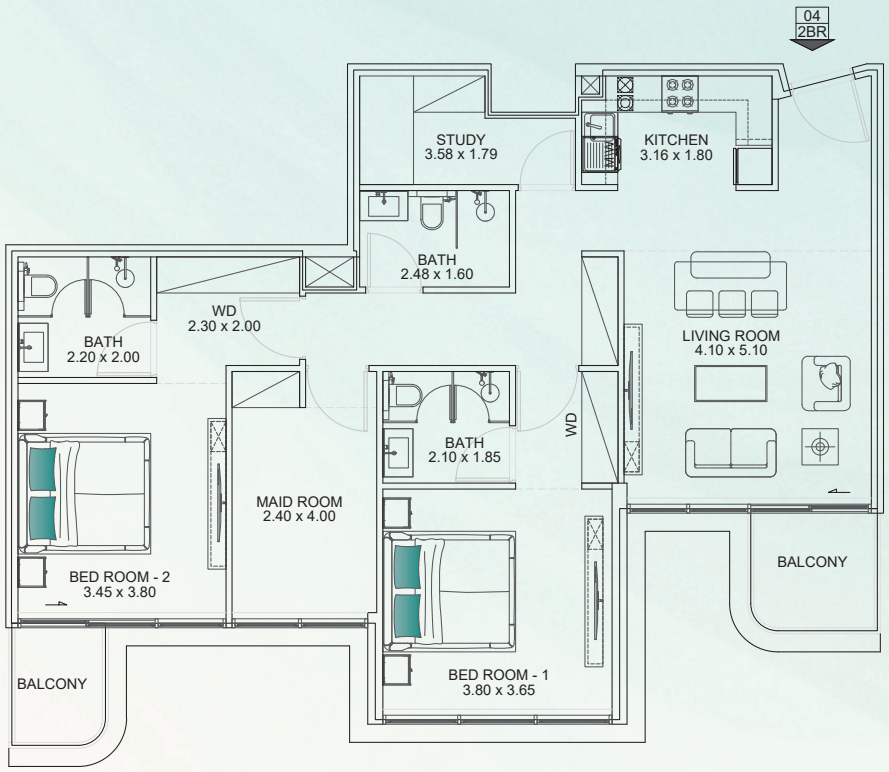
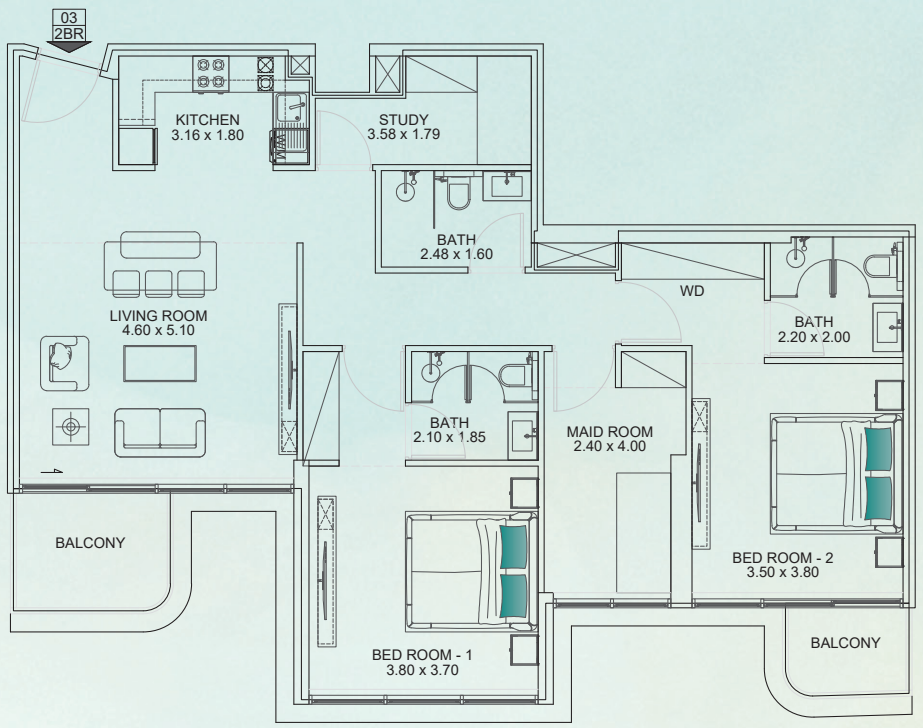
# 2 BHK Type A1




| | | |
|---|---|---|
| SUITE AREA | 1192.86 | SQ.FT |
| BALCONY AREA | 81.27 | SQ.FT |
| TOTAL AREA | 1274.12 | SQ.FT |

*Unit Number: 204, 404 & 604*




| | | |
|---|---|---|
| SUITE AREA | 1223.96 | SQ.FT |
| BALCONY AREA | 92.35 | SQ.FT |
| TOTAL AREA | 1316.32 | SQ.FT |

*Unit Number: 203, 403 & 603*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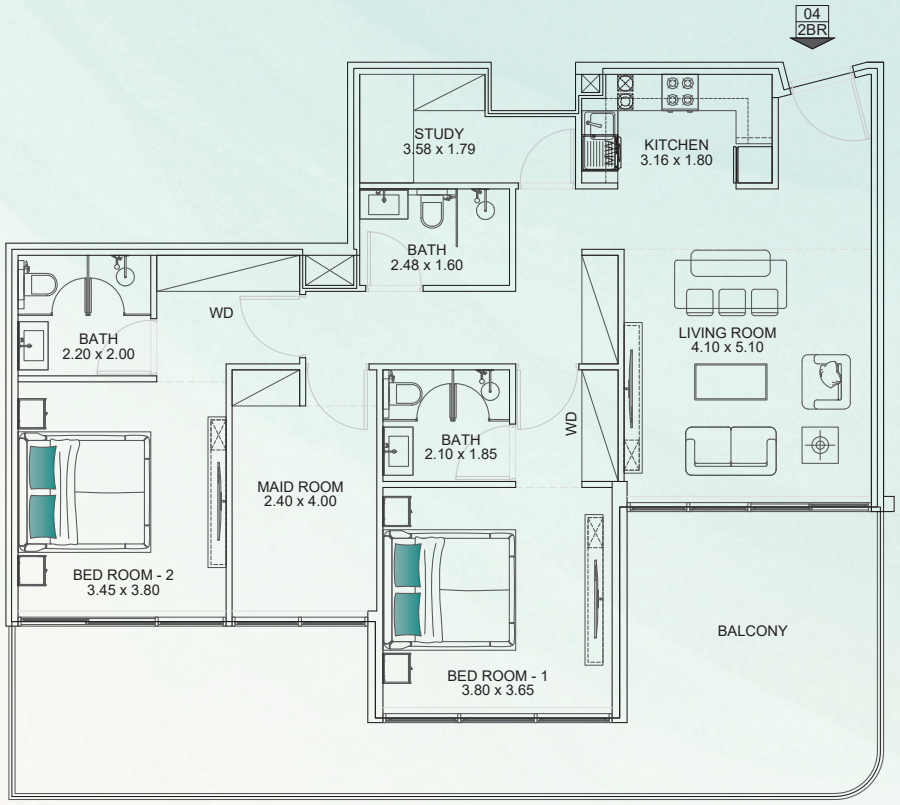
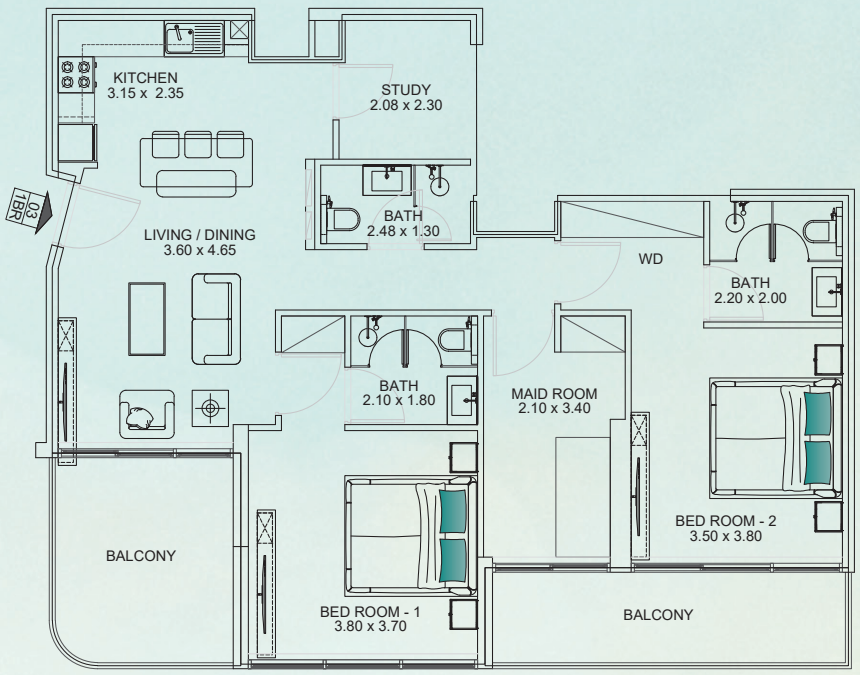
# 2 BHK Type A2




| | | |
|---|---|---|
| SUITE AREA | 1193.72 | SQ.FT |
| BALCONY AREA | 476.20 | SQ.FT |
| TOTAL AREA | 1669.91 | SQ.FT |

*Unit Number: 104*

# 2 BHK Type B




| | | |
|---|---|---|
| SUITE AREA | 1094.80 | SQ.FT |
| BALCONY AREA | 229.38 | SQ.FT |
| TOTAL AREA | 1324.18 | SQ.FT |

*Unit Number: 103*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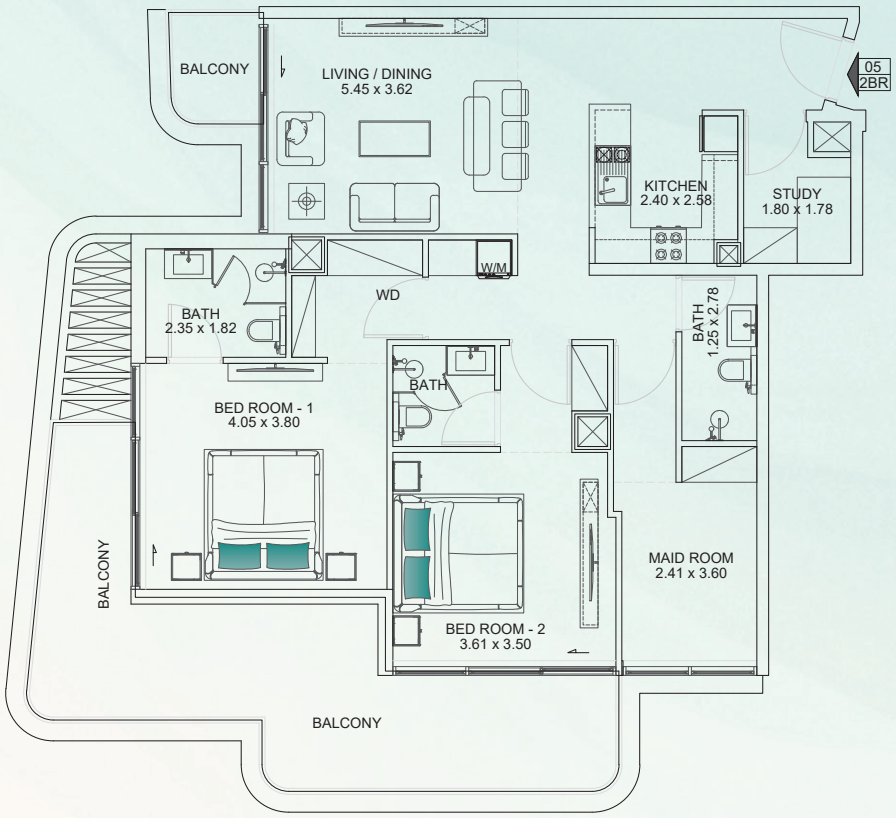
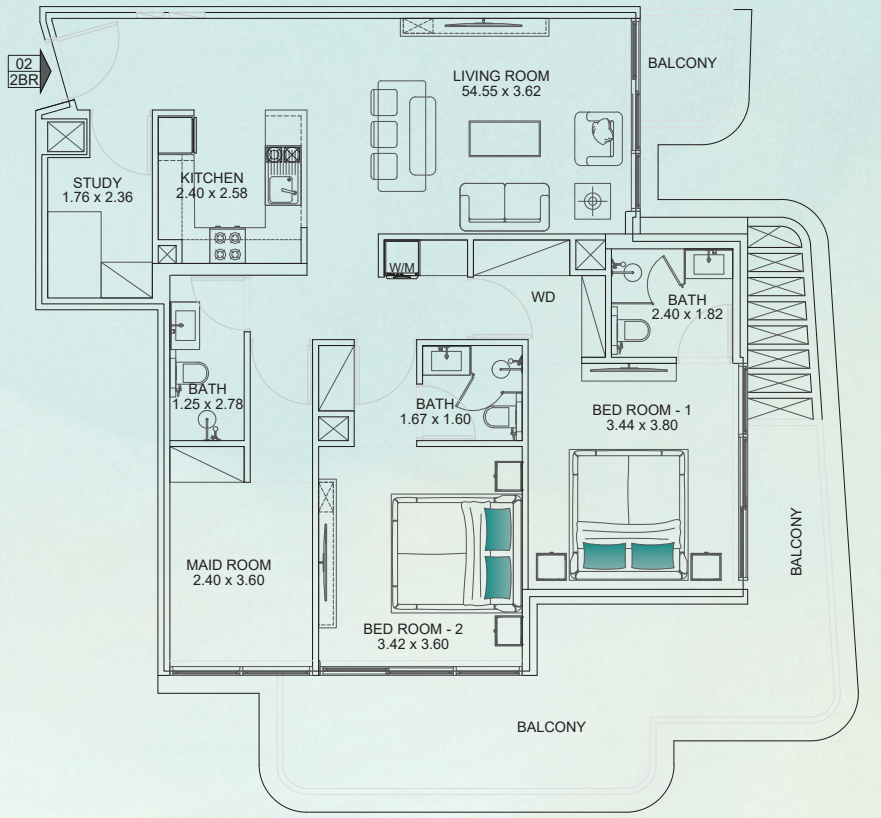
# 2 BHK Type C




| | | |
|---|---|---|
| SUITE AREA | 1156.04 | SQ.FT |
| BALCONY AREA | 327.33 | SQ.FT |
| TOTAL AREA | 1483.37 | SQ.FT |

*Unit Number: 305 & 505*




| | | |
|---|---|---|
| SUITE AREA | 1120.74 | SQ.FT |
| BALCONY AREA | 259.30 | SQ.FT |
| TOTAL AREA | 1380.04 | SQ.FT |

*Unit Number: 302 & 502*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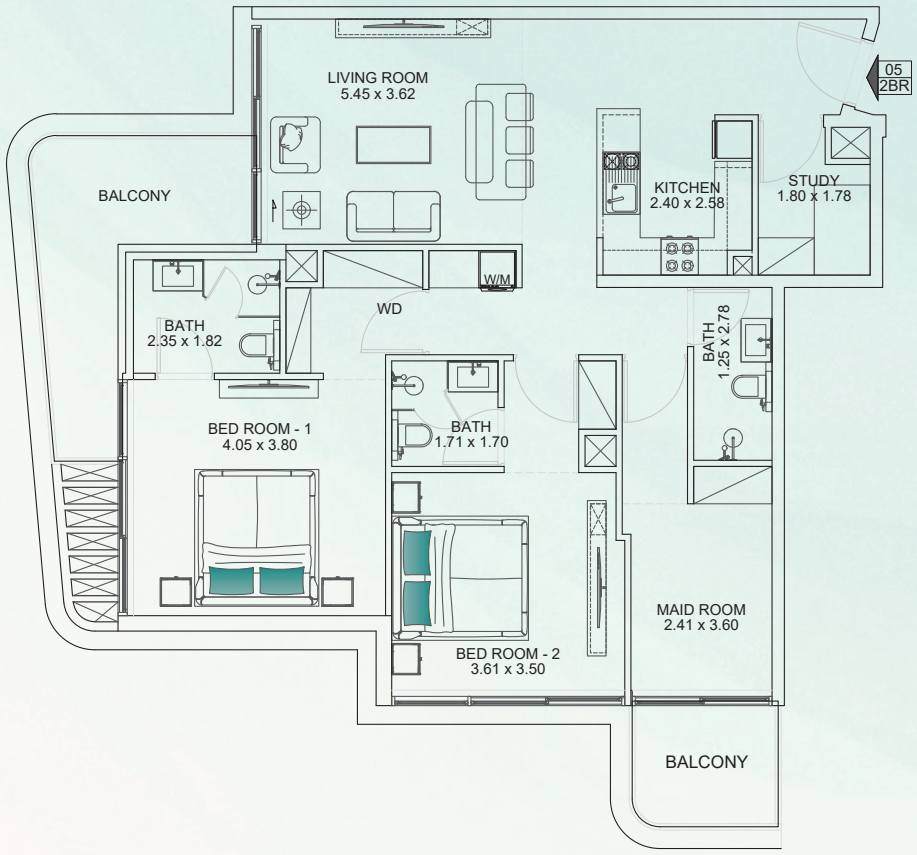
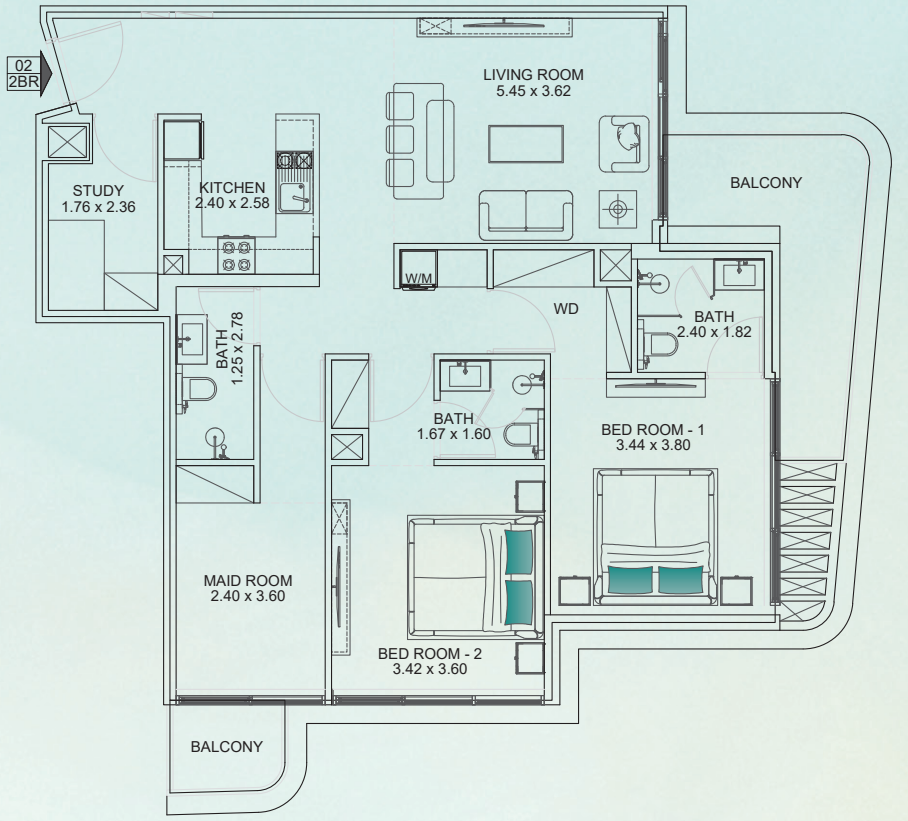
# 2 BHK Type C1




| | | |
|---|---|---|
| SUITE AREA | 1155.40 | SQ.FT |
| BALCONY AREA | 167.27 | SQ.FT |
| TOTAL AREA | 1322.67 | SQ.FT |

*Unit Number: 205, 405 & 605*




| | | |
|---|---|---|
| SUITE AREA | 1120.74 | SQ.FT |
| BALCONY AREA | 138.21 | SQ.FT |
| TOTAL AREA | 1258.95 | SQ.FT |

*Unit Number: 202, 402 & 602*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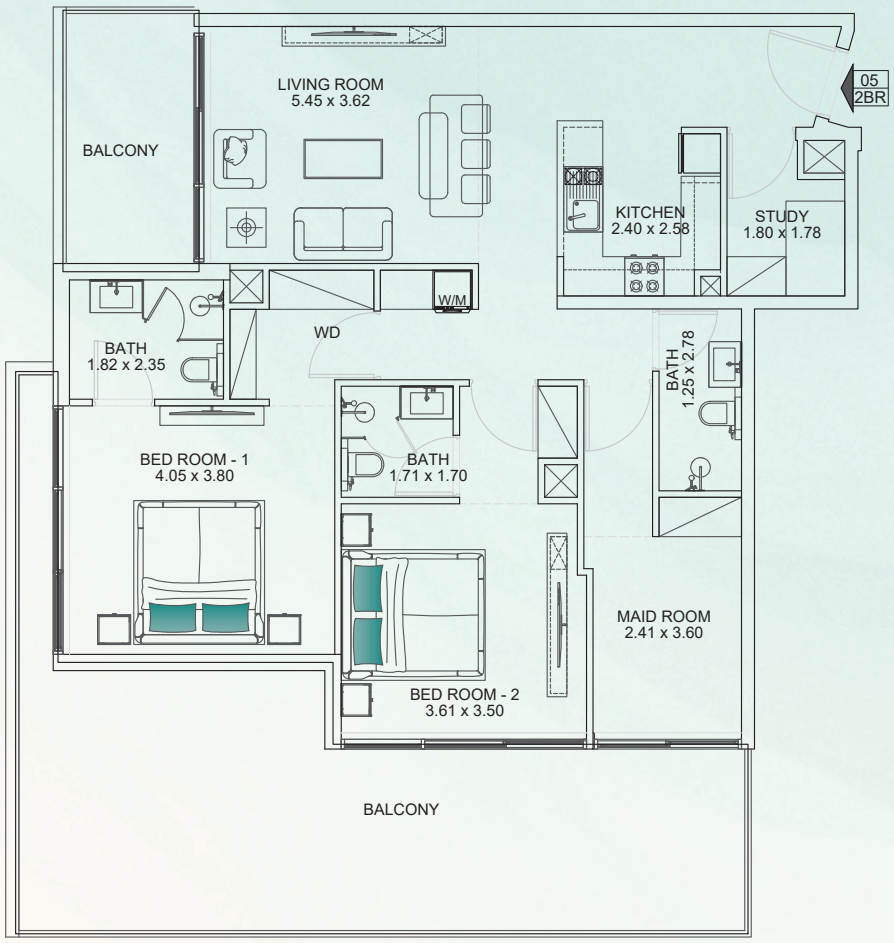
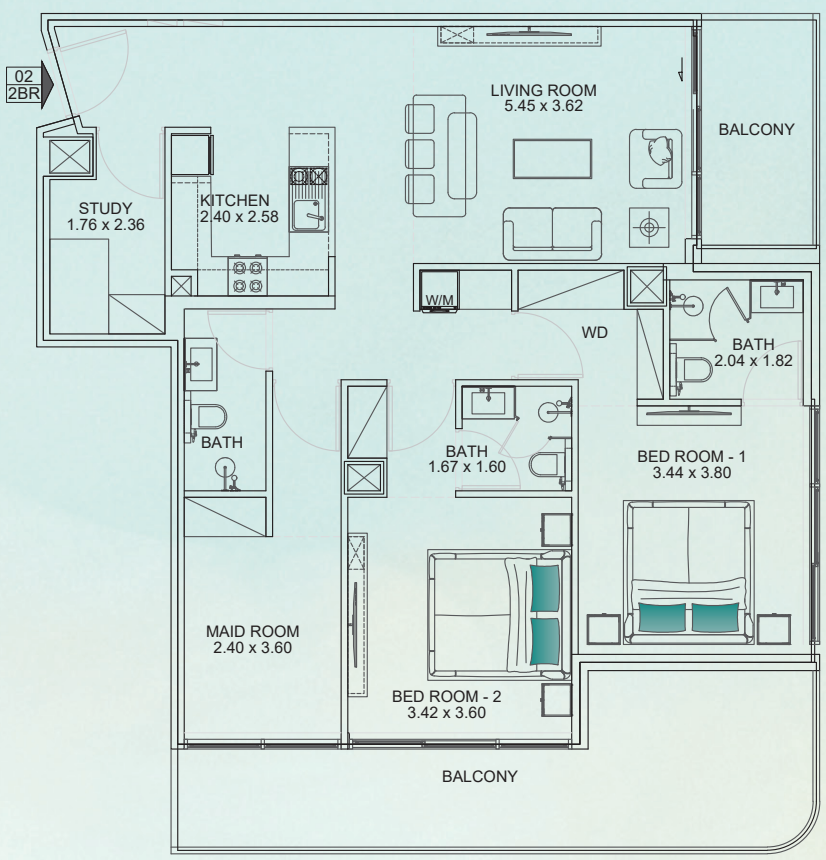
# 2 BHK Type C2




| | | |
|---|---|---|
| SUITE AREA | 1156.69 | SQ.FT |
| BALCONY AREA | 554.45 | SQ.FT |
| TOTAL AREA | 1711.14 | SQ.FT |

*Unit Number: 105*




| | | |
|---|---|---|
| SUITE AREA | 1121.60 | SQ.FT |
| BALCONY AREA | 300.64 | SQ.FT |
| TOTAL AREA | 1422.24 | SQ.FT |

*Unit Number: 102*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floareá Breeze

# floareá Breeze

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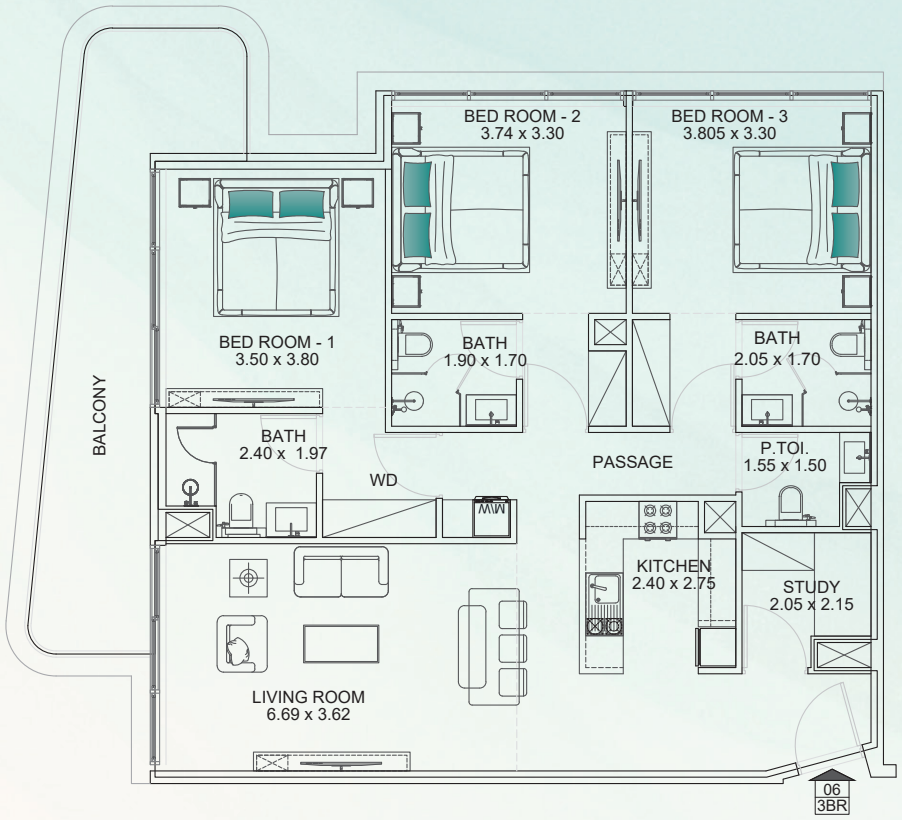
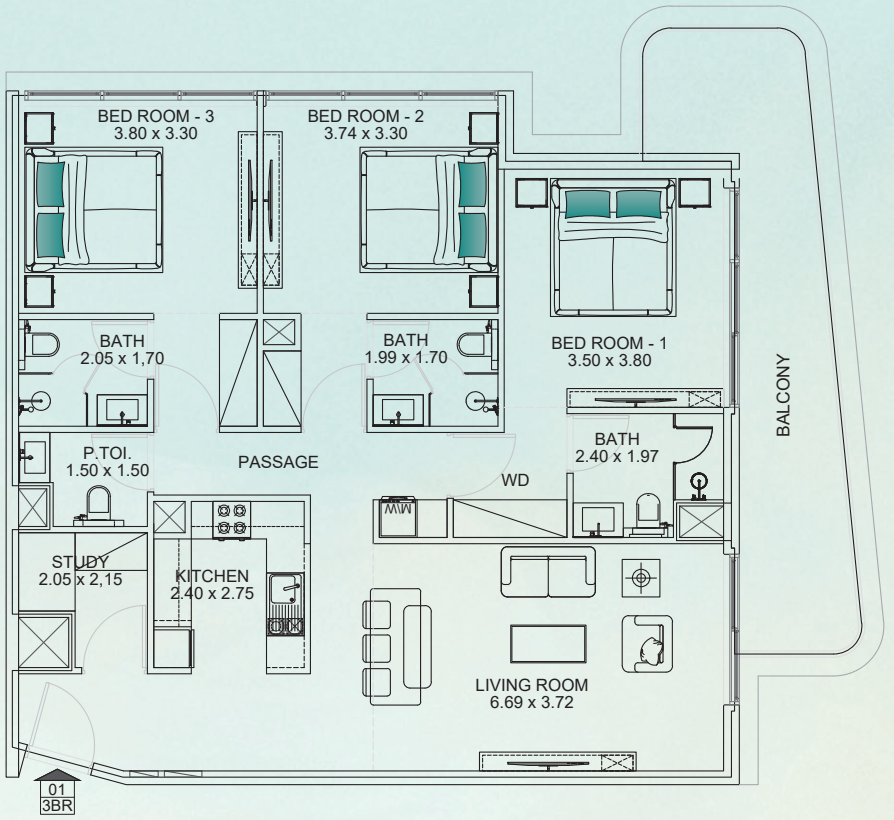
# 3 BHK Type A




| | | |
|---|---|---|
| SUITE AREA | 1274.66 | SQ.FT |
| BALCONY AREA | 202.47 | SQ.FT |
| TOTAL AREA | 1477.13 | SQ.FT |

*Unit Number:* 206, 406 & 606




| | | |
|---|---|---|
| SUITE AREA | 1272.08 | SQ.FT |
| BALCONY AREA | 202.25 | SQ.FT |
| TOTAL AREA | 1474.33 | SQ.FT |

*Unit Number:* 201, 401 & 601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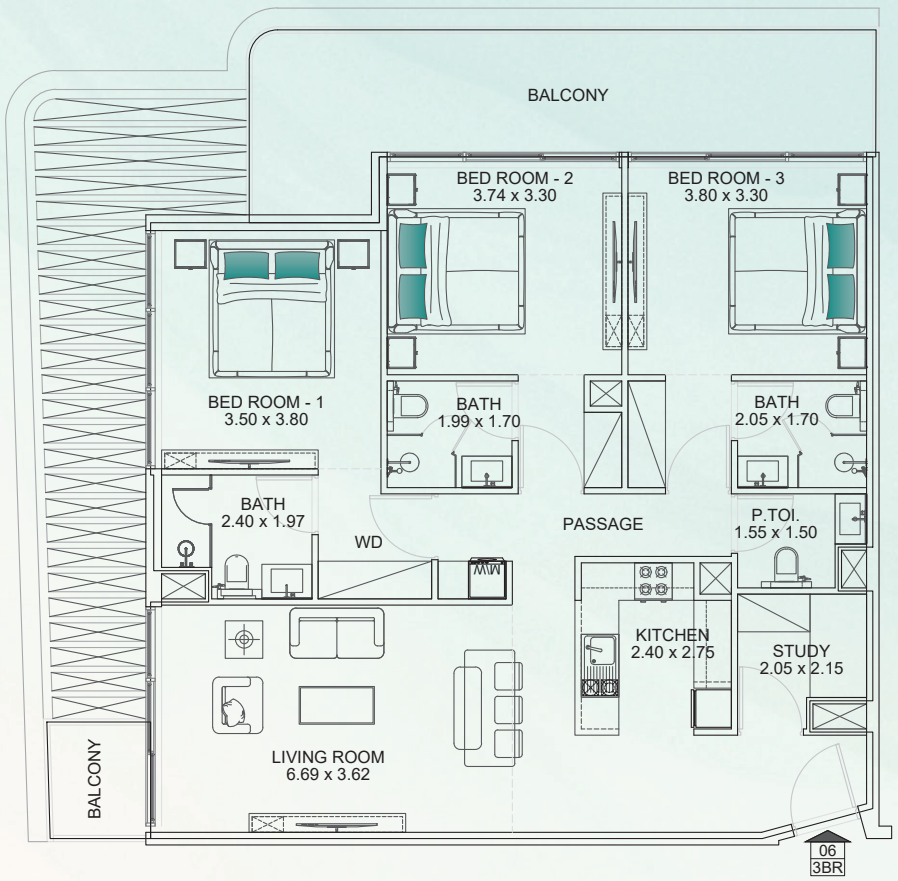
DEVELOPMENTS

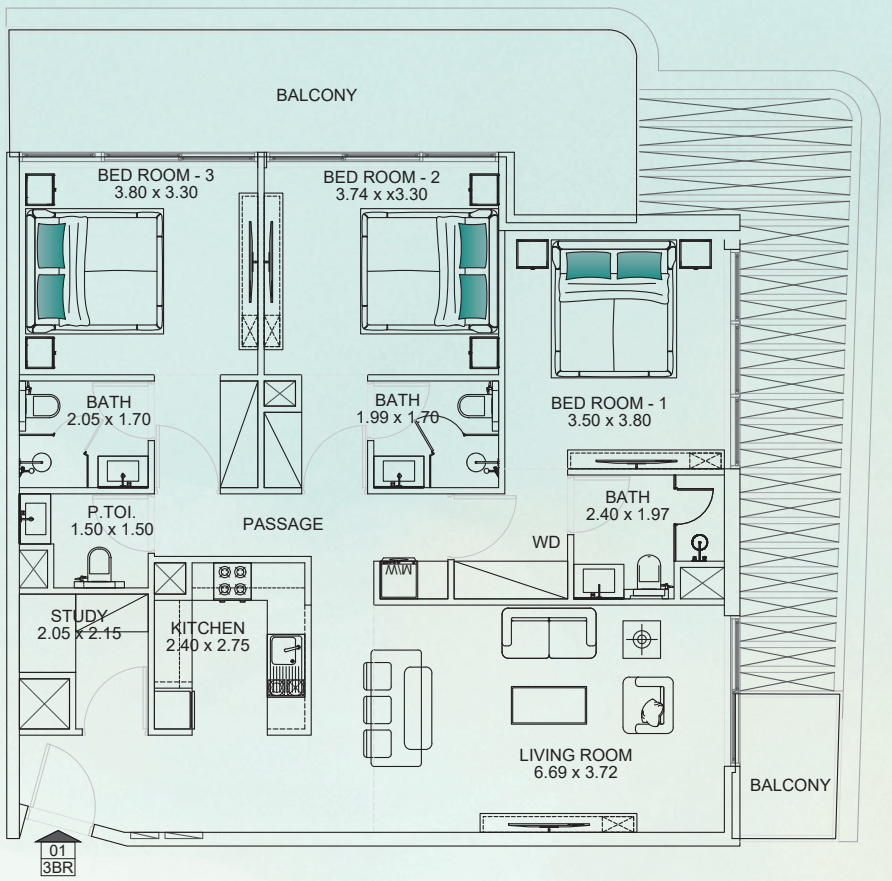
N

# 3 BHK Type A1




| | | |
|---|---|---|
| SUITE AREA | 1274.66 | SQ.FT |
| BALCONY AREA | 279.11 | SQ.FT |
| TOTAL AREA | 1553.77 | SQ.FT |

***Unit Number:*** 306 & 506




| | | |
|---|---|---|
| SUITE AREA | 1271.86 | SQ.FT |
| BALCONY AREA | 279.32 | SQ.FT |
| TOTAL AREA | 1551.19 | SQ.FT |

***Unit Number:*** 301 & 501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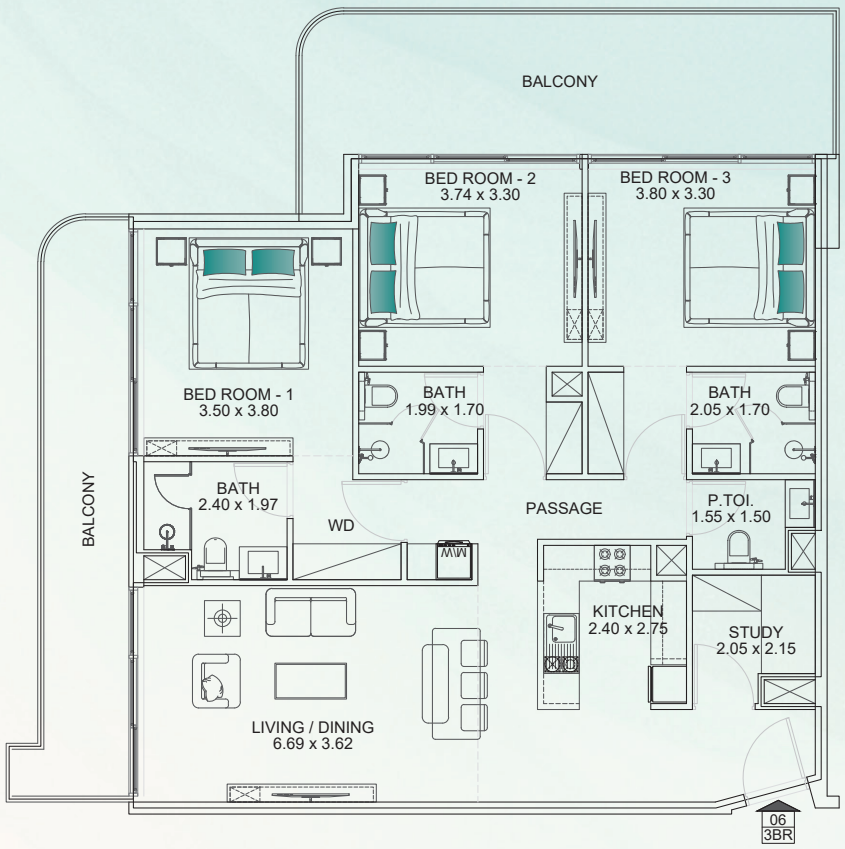
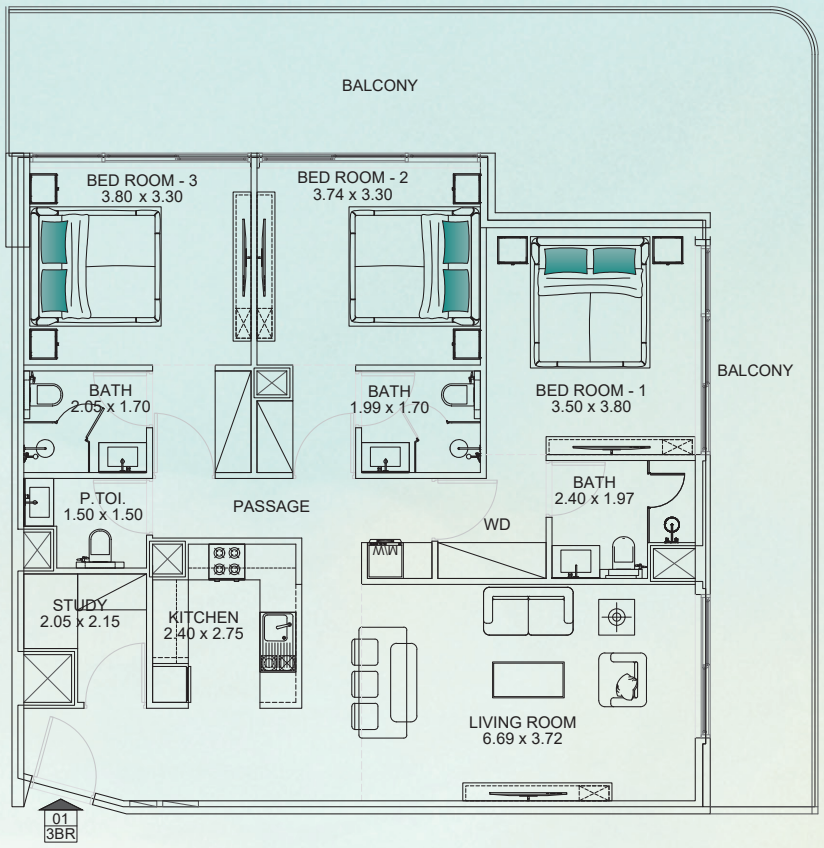
# 3 BHK Type A2




| | | |
|---|---|---|
| SUITE AREA | 1274.66 | SQ.FT |
| BALCONY AREA | 422.91 | SQ.FT |
| TOTAL AREA | 1697.58 | SQ.FT |

***Unit Number:*** 106

# 3 BHK Type A3




| | | |
|---|---|---|
| SUITE AREA | 1271.86 | SQ.FT |
| BALCONY AREA | 628.83 | SQ.FT |
| TOTAL AREA | 1900.69 | SQ.FT |

***Unit Number:*** 101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# A Connected Island *Life*

## Iconic Landmarks Central Hubs
**(Within 20 minutes)**

Burj Khalifa
The Dubai Frame
Museum of the Future
Downtown Dubai
Business Bay
Burj Al Arab
Dubai International Airport

## Beaches and Parks
**(Within 15 minutes)**

Dubai Islands Beach
Al Mamzar Beach Park
Jumeirah Public Beach
Kite Beach
La Mer Beach
Creek Park
Zabeel Park
Dubai Garden Glow

## Malls and Shoping Centers
**(Within 20 minutes)**

Dubai Mall
BurJuman Mall
Deira City Centre
Al Ghurair Centre
Wafi Mall
Mercato Mall
Madinat Jumeirah
Mall of Emirates

## Souks, Traditional Markets and Food Street
**(Within 20 minutes)**

Gold Souk
Spice Souk
Textile Souk
Souk Al Seef
Vibrant Food Streets
Al Seef Dining Promenade

## Museums and Heritage
**(Within 15 minutes)**

Dubai Museum
Al Fahidi Fort
Al Seef Cultural Heritage Museum
Museum of Illusions
Etihad Museum
Al Shindagha Museum

## Lifestyle and Leisure
**(Within 15 minutes)**

Dubai Creek Golf & Yacht Club
Dubai Creek Harbour
Al Seef Promenade
Destination Art
Cultural District
Bvlgari Resort
Nikki Resort
Al Nasr Leisure Land
Alserkal Avenue

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Dubai
Frame

Dubai Creek

Burj Khalifa

Dubai
Museum

Dubai Airport

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# Developing *Elite* Lifestyles

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