

THE ISLAND  
LIVING EXPERIENCE

*flóarcá*  
*Breeze*



MASHRIQ ELITE  
DEVELOPMENTS



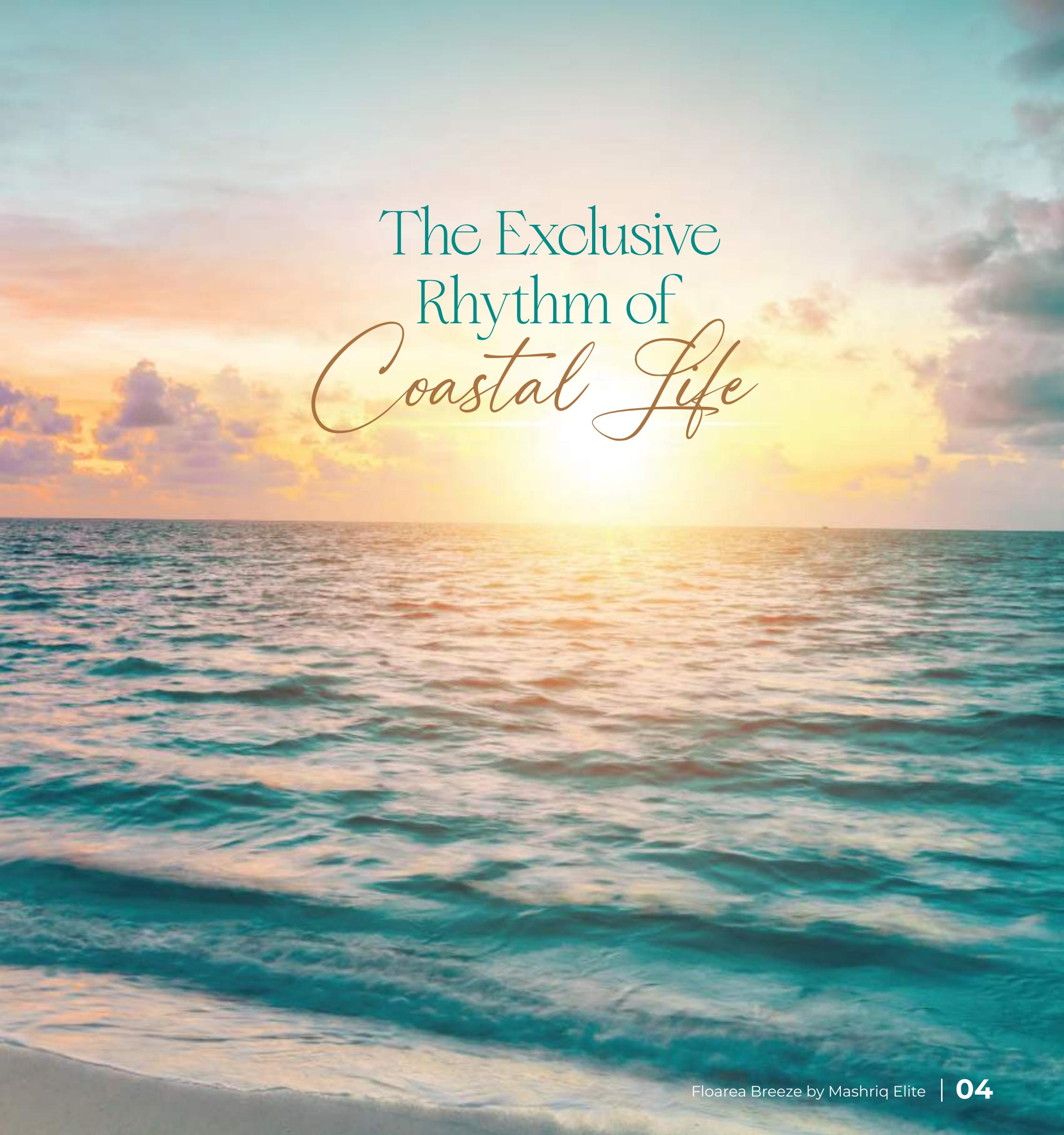
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| Floarea Breeze by Mashriq Elite



# A Community Anchored in the *Island Core*

Floarea Breeze is an upcoming project by Mashriq Elite, meticulously designed to offer a complete island community living experience within the Dubai Islands. Thoughtfully planned layouts, premium finishes, and generous homes ensure comfort and quality for every family. The project features resort-style amenities, lush outdoor spaces, and family-centric facilities, cultivating a vibrant and deeply welcoming coastal environment for all residents. With its strategic location and upcoming bridge access, the best of Dubai is effortlessly reachable, making Floarea Breeze a community where life is convenient, connected, and truly enjoyable.

A wide-angle photograph of a sunset over the ocean. The sky is filled with dramatic, colorful clouds in shades of orange, yellow, and pink. The ocean in the foreground has small, white-capped waves crashing onto a light-colored sandy beach. The overall atmosphere is serene and tropical.

The Exclusive  
Rhythm of  
*Coastal Life*

# 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 Shopping Centers (Within 20 minutes)

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



## Museums and Heritage (Within 15 minutes)

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



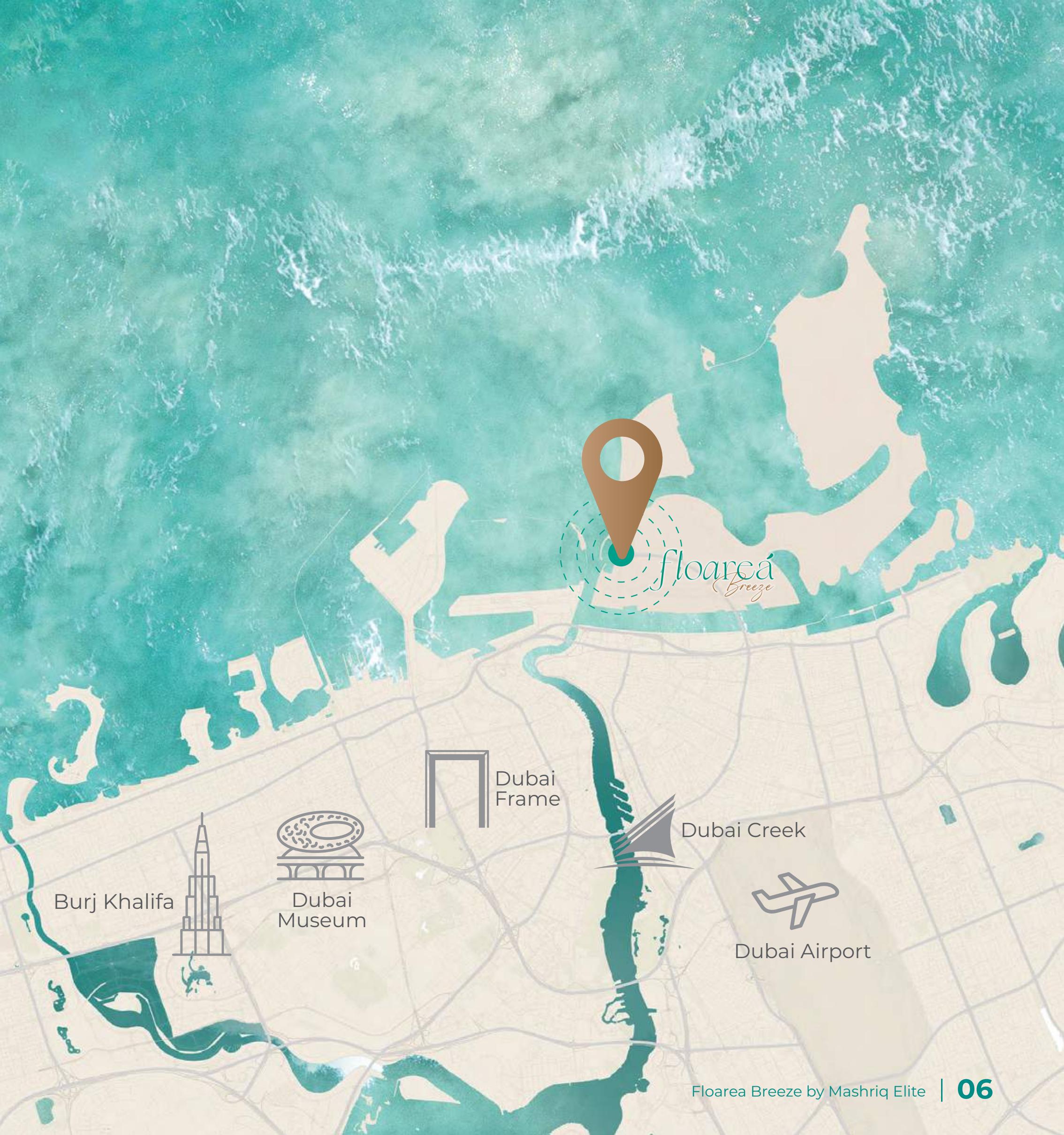
## Souks, Traditional Markets and Food Street (Within 20 minutes)

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



## Lifestyle and Leisure (Within 15 minutes)

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



Burj Khalifa



Dubai Frame

Dubai Creek



Dubai Airport



Al Mashriq  
Group of Companies



# A Legacy *Forged in Trust*

## Mr. Kamran Muhammad

For Mr. Kamran Muhammad, development has never been about concrete and glass alone. It has always been about dreams, lifestyles, and lasting trust. His journey with Mashriq Elite reflects a belief that every project must do more than deliver homes—it must elevate living style, inspire communities, and set new benchmarks in Dubai's ever-evolving skyline.

"Our aim is not to build the most projects, but to create the most meaningful developments. Homes that people cherish living in and investments that owners are proud to hold while continually Developing Elite Lifestyles."





# About The Project

We believe your home should nourish your soul, and at Floarea Breeze, that means embracing the exclusive 'island soul' of the Dubai Islands. This project delivers an uncompromised experience of island living right here in Dubai. It is a masterfully realized lifestyle for those who demand ultimate comfort and flawless aesthetics, seamlessly connecting you to the water's edge. This exclusive enclave unveils a limited collection of 52 units consisting of 1, 2, and 3-Bedroom apartments complemented by just four Townhouses, culminating in an intimate community.

These havens are sculpted to embrace the diverse aspirations of nature and comfort. Each residence is a testament to sophisticated coastal artistry, where fully clad walls feature a harmonious, textured blend of Premium wood finishes. Evoking the warmth of a yacht deck and elegant porcelain feature finishes mirroring the cool, clean wash of the tides.



A Complete  
*Coastal Lifestyle*

Signature Touches of  
Floarea Breeze

## Strategic Location

Perfectly positioned in the Dubai Islands. This prime waterfront location offers seamless access to landmarks like Burj Khalifa and surrounding pristine beaches & luscious parks.

## Convenient Access

You will get access to a variety of food streets and marinas. Furthermore, an upcoming bridge is set to significantly enhance connectivity to the mainland, streamlining your commute to key city nodes.

## Grand Lobby

An elegantly curated arrival space that blends contemporary design with timeless charm.

## Designer Corridor

Every part of the building, including the Designer Corridors, is thoughtfully finished to balance visual appeal with everyday functionality.

## Generous Apartments

Thoughtfully designed layouts offering generous proportions for comfortable, modern living.

## Expansive Balconies

Expansive outdoor spaces that invite natural light and mesmerising views.

## Heightened Glass Windows

Floor-to-ceiling windows that frame the outdoors while enhancing light and space indoors.

## Italian Tile Flooring

Sophisticated, high-quality Italian tiles that bring understated luxury underfoot.

## Premium wood finishes and appliances

Premium craftsmanship is reflected in every finish and appliance for a refined living experience. As well as a state-of-the-art Bosch appliance package for a refined living experience.

## Designer Interiors

Every corner is thoughtfully finished to balance visual appeal with everyday functionality.

## Fully Fitted Kitchens

State-of-the-art appliances and sleek fittings designed for both ease and elegance in culinary moments.

## Feature Walls

Artfully designed wall accents that lend character and depth to your interiors.

## Consoles

Bespoke designer consoles and dresser consoles that add both functionality and aesthetic appeal to every apartment.

## Exceptional Amenities

Two floors of thoughtfully curated lifestyle spaces to enrich your everyday.

## Smart Home System with ALEXA Voice Assistant

Integrated smart features offering intuitive control and modern convenience at your command.

## ANPR Car Parking System

A seamless, number plate recognition parking solution for hassle-free entry and exit.



# A Selection of Premium *Amenities*



Lavish  
Swimming Pool



Kids Pool



Pool Side  
Baja Shelves



Fully Equipped  
Indoor Gym



Sunken  
Meditation Deck



Cosmic Seating



Outdoor  
Kids Play Area



Board Game Nook



Zen Walkway  
with Serene Seating



Rooftop  
BBQ Corner



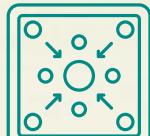
Sky Lounge



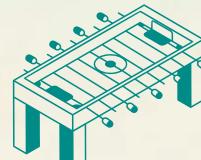
Kids Play Sandpit



Outdoor  
Table Tennis



Outdoor  
Carrom



Outdoor Foosball

A wide-angle photograph of a tropical sunset. The sky is filled with large, billowing clouds that are orange, yellow, and white. The sun is low on the horizon, casting a bright glow. The ocean in the foreground has small, calm waves. A sandy beach curves along the right side of the frame. Several palm trees stand on a grassy hillside in the background and on the right. The overall atmosphere is peaceful and luxurious.

# Architecture That Speaks *Luxury*





## Impeccable Interiors With Timeless Appeal

The apartments and townhouses are a celebration of contemporary design, where every element reflects a modern, refined aesthetic. Iconic glass façades frame panoramic views, bringing the beauty of the surroundings into each home. Expansive interiors are complemented by spacious balconies, thoughtfully designed to capture breathtaking sunsets and provide the perfect setting for relaxation and entertaining.

Sustainability is seamlessly woven into the design, with natural finishes that enhance the sense of warmth and authenticity. Every material is carefully selected to balance aesthetics and environmental responsibility, creating interiors that are not only visually stunning but also timeless in their appeal.



# 1st Floor

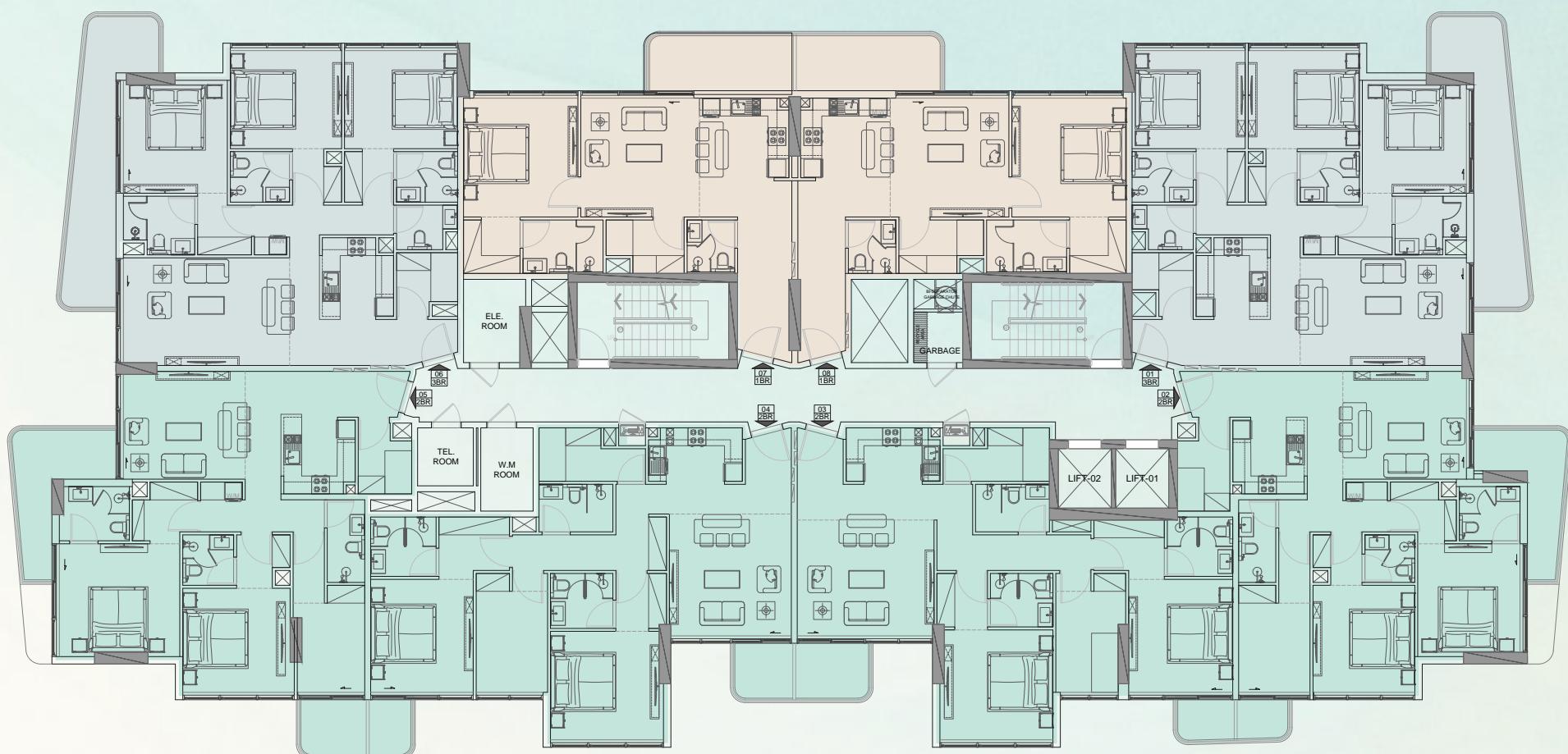


**Disclaimer:**

All pictures, plans, layouts, information, data, dimensions and details included in this floor plan are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions.

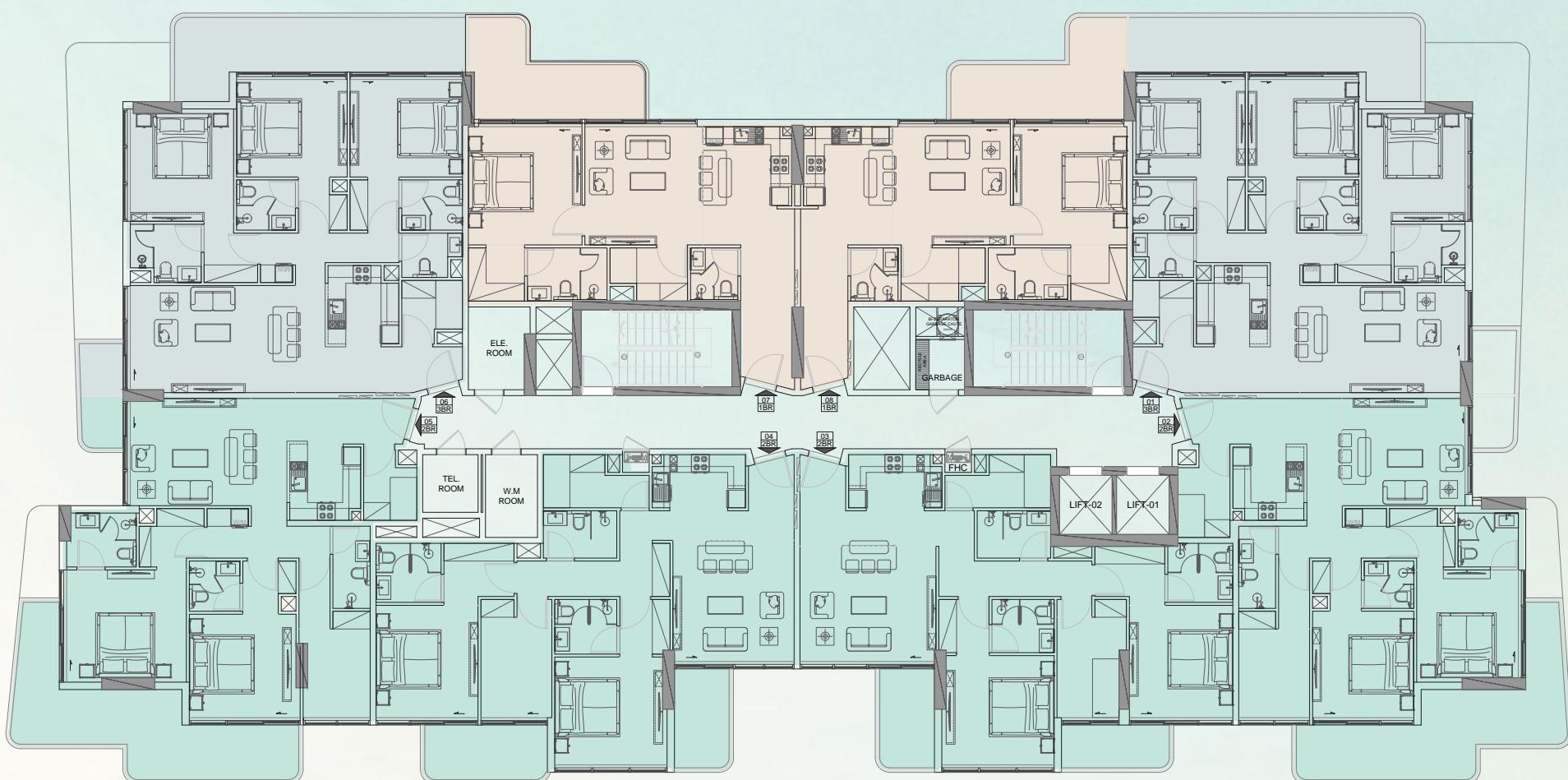
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# Typical Floor Plan 2nd, 4th and 6th



# Typical Floor Plan

## 3rd and 5th



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# Designed to Breathe and Inspire

## Grand Living Room

The living room is designed as the heart of the home, blending open layouts with everyday comfort. Expansive layouts, abundant natural light, and refined finishes create a space that feels open yet intimate, perfect for both quiet evenings and lively gatherings.





## Wake Up to Refinement

### Bedrooms That Inspire Calm

The bedroom is a serene sanctuary, designed to offer the perfect balance of comfort and peace. Spacious layouts, thoughtfully crafted interiors, and natural finishes create an atmosphere of calm and sophistication. Large windows invite natural light and frame picturesque views, while every detail is curated to ensure restful nights.





# Where Cooking Becomes an Experience

## A Kitchen Designed for Culinary Excellence

The kitchen is thoughtfully designed to blend functionality with elegance, becoming the heart of the home. Equipped with modern layouts and premium finishes, it offers the perfect space for culinary creativity and social gatherings.

Every detail, from countertops to cabinetry, reflects sophistication, making the kitchen not just a space to cook, but a centerpiece of refined living.





# Where focus meets ambition

## Calm Study Room

The study room offers a quiet and practical space, perfect for work, reading, or study. With natural light and a simple layout, it provides comfort while staying functional for everyday use.

Designed for focus and privacy, this room is a great addition for professionals, students, or anyone who values having a dedicated space to stay productive at home.





# Redefine Your Everyday Rituals

## Rejuvenating Bathrooms

Featuring premium finishes, contemporary fittings, and spacious layouts, each detail reflects a commitment to comfort and elegance. The atmosphere evokes a spa-like retreat, offering residents a space to rejuvenate after a long day.

From refined surfaces to carefully selected fixtures, the bathrooms embody sophistication and modern luxury. Natural textures and timeless materials enhance the sense of calm, while thoughtful design ensures functionality meets indulgence.



Where Comfort  
Meets Convenience  
World Class Amenities Await

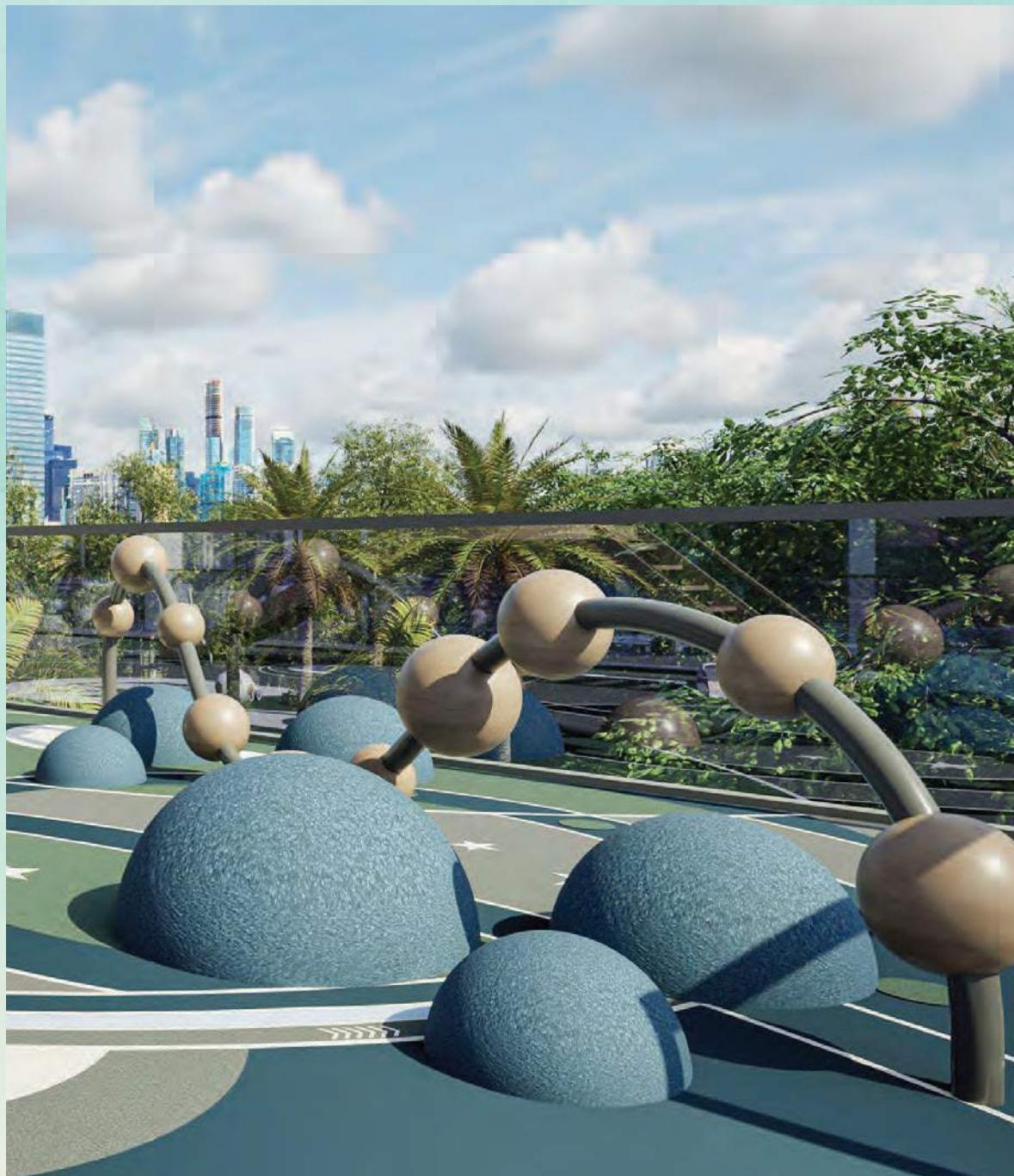




# Grand Swimming Pool With Endless Views

The infinity pool offers a seamless blend of leisure and luxury, with uninterrupted views that stretch endlessly across the horizon. Whether it's a refreshing swim or a quiet moment by the poolside, every detail reflects the essence of refined resort-style living.





# Where Playtime Never Ends

The dedicated children's play area is thoughtfully designed to create a safe, fun, and engaging environment for little ones. With secure surroundings and ample space, it offers the perfect setting for kids to explore, interact, and enjoy active play.





# A Sanctuary For Strength Wellness

The state-of-the-art fitness center is designed for those who value wellness and luxury in equal measure. Equipped with modern machines and thoughtfully curated spaces, it provides the perfect environment to train and rejuvenate.





# Quality Materials & Exceptional Finishes

Every residence is designed with the finest materials to ensure durability and timeless appeal. From polished marble and granite to tempered glass and solid wood finishes, each element reflects a commitment to quality.

## Superior Craftsmanship

### General Materials

- ◆ Marble
- ◆ Granite
- ◆ Tempered Glass
- ◆ Solid Wood / Engineered Wood
- ◆ Stainless Steel
- ◆ Porcelain
- ◆ Natural Stone Cladding

# *floareá* R E S I D E N C E

Floareá Residence laid the foundation for Mashriq Elite Developments, heralding a new era of luxury real estate. Positioned in Arjan along Sheikh Mohammed Bin Zayed Road, it promises upscale living with easy access to Dubai's premier destinations. Offering a range of meticulously designed units, from Studios to 2-bedroom apartments, Floareá Residence focuses on community well-being with smart infrastructure, indoor gyms, and serene living spaces.

**Completed**

**Handed-Over August 2025**



# *floareá* *Vista*

Presenting Floareá Vista, the newest creation from Mashriq Elite Developments in Discovery Gardens - Al Furjan Community. This Architectural Gem sets a new standard for living with enchanting interiors, innovative exteriors, and unmatched amenities. Spanning 10-floors, it offers 158 residential units, having a mix of studios, one-bedroom, and two-bedroom apartments complemented by amenities on first & roof floor.

**Completion Date**

**Q3 2026**



# *floareá* Grandé

In the realm of architectural brilliance, Floareá Grandé is a beacon of extraordinary design in Arjan, where each creation is a fusion of visionary artistry and meticulous craftsmanship. Every structure embodies a harmonious balance of form and function, bringing to life a bold expression of innovation.

Each spacious apartment is a masterpiece offering expansive layouts that provide the perfect canvas for creating personalized, comfortable living spaces, while the latest in modern amenities ensure a lifestyle of unparalleled convenience. From sleek interiors to thoughtfully designed exteriors, every detail at Floareá Grandé is meticulously designed to elevate daily life.

**Completion Date**

**Q4 2026**



# *floareaá Skies*

A new benchmark in modern living in JVC, Floareaá Skies is designed for those who seek refined living without compromise. Offering an exquisite selection of studio, 1-bedroom, and 2-bedroom residences, each home is perfectly designed with spacious layouts, premium finishes, and seamless functionality.

With a bold architectural presence and meticulously curated amenities, this development exudes an aura of refinement and comfort. Rooted in quality and timeless allure, Floareaá Skies reimagines contemporary urban living at its finest.

## **Completion Date**

**Q1 2028**



Introducing Floarea Oasis, a remarkable new project that redefines modern living in a beautifully designed community. Strategically located in Dubailand, it places you just moments away from essential amenities, including parks, shopping malls, and schools within the community.

Each spacious apartment is thoughtfully designed to maximize natural light and modern comforts, creating an inviting sanctuary where you can truly feel at home. Experience a life of luxury, convenience, and joy at Floarea Oasis!

Rising majestically across 13 floors, this distinguished development features 257 beautifully appointed residences, including studio, 1-bedroom, and 2-bedroom apartments, making this project an ideal retreat for modern living.

**Completion Date**  
**Q1 2028**

*floarea  
Oasis*





# About Al Mashriq Group of Companies

Al Mashriq Group is your trusted partner in Real Estate, Project Development, and Telecommunication. With over two decades of experience, we have become pioneers in these industries, having a network not only in the UAE but also across the United States, Europe, Singapore, Saudi Arabia, and the wider region.

## Project Development

Our collateral team of highly skilled professionals collaborates closely with architects, engineers, contractors, and local authorities to ensure successful project delivery, adhering to the highest standards of quality, sustainability, and safety.

Our success stems from our commitment to customer satisfaction, innovation, and delivering tailored solutions. We excel in on-time, on-budget, high-quality project delivery. We adapt to industry trends, embrace technology, and thrive on overcoming challenges.

Choose Al Mashriq Group as your partner to ignite possibilities, unlock potential, and elevate your projects to new heights of success.

## Telecommunication

As technology continues to advance rapidly, the telecommunication industry plays a pivotal role in connecting people globally. In the Telecommunications segment, we have a strong presence with an extensive supply chain and trading network. Our deep understanding of clientele needs allows us to provide top-notch services, solutions, trading, and supply chain management.

## Real Estate

In the realm of Real Estate, we specialize in a wide range of services including property development, investment, sales, and management in the Asian & Middle-East Regions. We have successfully completed a substantial count of residential and commercial segments in the region, catering to the evolving needs of our clients.

## Design Centre

Design is at the core of what we do. Our design and architecture services are a blend of innovation and practicality, where aesthetics harmoniously meet functionality. Our team of visionary architects and designers works closely with clients to understand their unique visions and needs.



Developing  
*Elite* Lifestyles