



FLORA SHORE

BEACHSIDE RESIDENCES

FACTSHEET

AT FLORA SHORE, Refined luxury unfolds in perfect harmony with coastal serenity. Thoughtfully crafted finishes capture the enduring beauty of the shoreline, creating spaces designed to elevate everyday living.

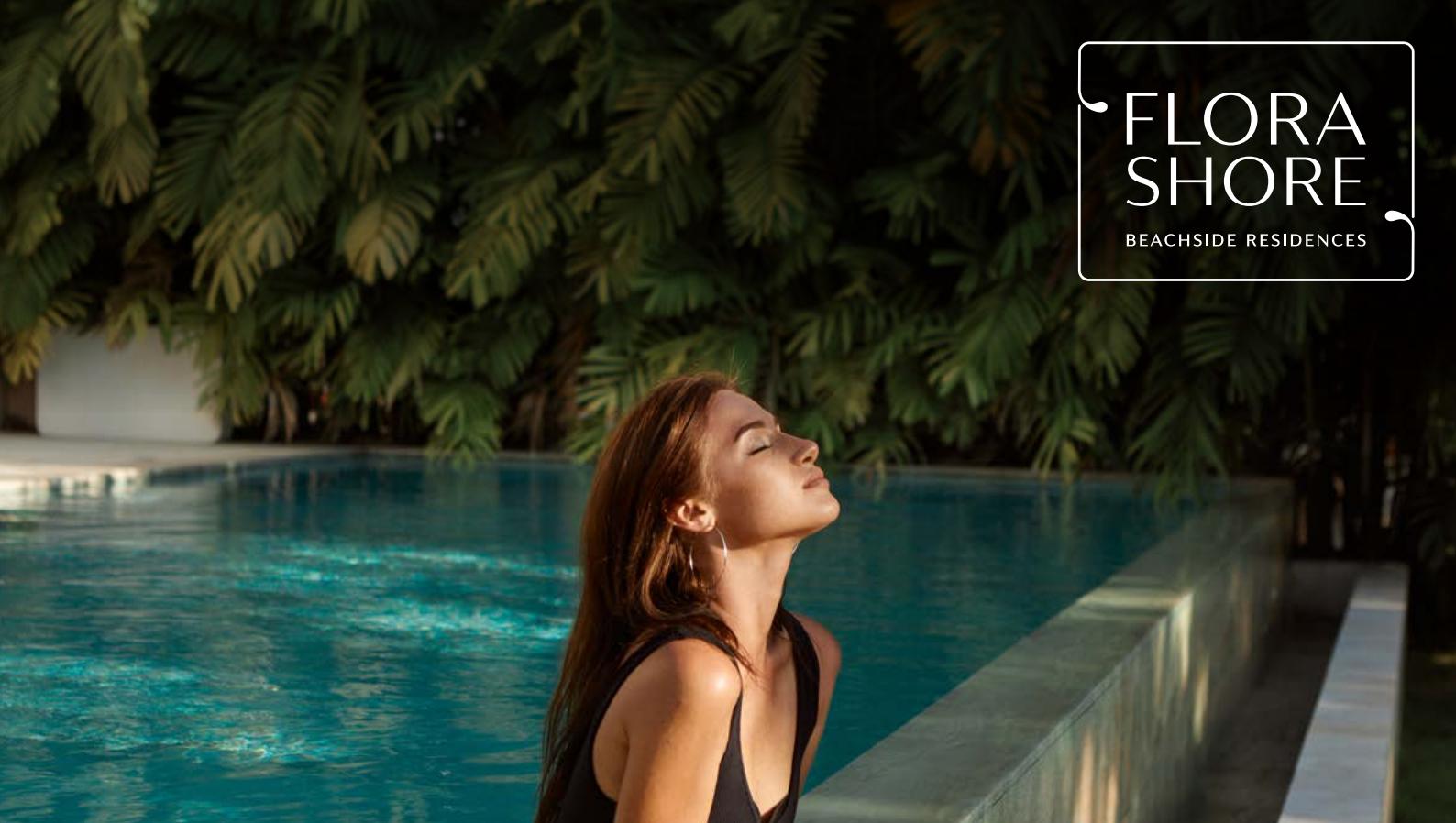
THIS IS MORE THAN A RESIDENCE.
IT'S A RHYTHM. A RETREAT. A RETURN TO WHAT TRULY MATTERS.

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| PROJECT NAME | FLORA SHORE BY CALGARY PROPERTIES |
| DEVELOPER | CALGARY PROPERTIES L.L.C |
| ARCHITECT | MIMAR ARCHITECTURE + ENGINEERING |
| LOCATION | DUBAI ISLANDS – ISLAND A |
| RERA NUMBER | 3626 |
| PILOT NUMBER | DIA – R – 0270 |
| PILOT AREA | 26,893 SQFT |
| BUILDING HEIGHT | G+2P+12+R |
| CEILING HEIGHT | LIVING ROOM 3.2M KITCHEN AND BATHROOM 2.5M |
| FURNISHED/UNFURNISHED | FURNISHED |
| TOTAL NUMBER OF UNITS | 76 UNITS |
| ANTICIPATED SERVICE FEES | 20 AED / SQFT |



SERENITY
BY THE
SHORELINE

| | |
|-----------------------------|--|
| ANTICIPATED COMPLETION DATE | Q1 2028 |
| ELEVATORS | 2 RESIDENTIAL 1 SERVICE |
| PARKING/UNIT | 2BR 1 CAR PARK 3BR 2 CAR PARK 4BR 2 CAR PARK |



UNIT MIX

| TYPE | NO OF UNITS | PERCENTAGE |
|--------------|-------------|------------|
| 2 BEDROOM | 68 | 89% |
| 3 BEDROOM | 6 | 8% |
| 4 BEDROOM | 2 | 3% |
| TOTAL | 76 | |



AMENITIES

| AMENITY | SIZE | FLOOR |
|------------------|------------|-----------------|
| INDOOR LOUNGE | 1,036 SQFT | GROUND |
| CO-WORKING SPACE | 1,139 SQFT | GROUND |
| OUTDOOR LOUNGE | 1,005 SQFT | GROUND |
| TABLE TENNIS | 515 SQFT | GROUND |
| WATER FEATURE | 477 SQFT | GROUND |
| GYM | 525 SQFT | 1 ST |
| KIDS CLUB | 430 SQFT | 1 ST |
| SWIMMING POOL | 1,200 SQFT | 1 ST |
| OPEN-AIR GYM | 518 SQFT | 1 ST |
| KIDS POOL | 403 SQFT | 1 ST |
| OUTDOOR CINEMA | 507 SQFT | ROOFTOP |
| YOGA AREA | 635 SQFT | ROOFTOP |
| OUTDOOR KITCHEN | 616 SQFT | ROOFTOP |
| SEATING AREA | 78 SQFT | ROOFTOP |