

THE ISLAND
LIVING EXPERIENCE

floareá
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.





MASHRIQ ELITE
— DEVELOPMENTS —



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.







1st Floor



Disclaimer:

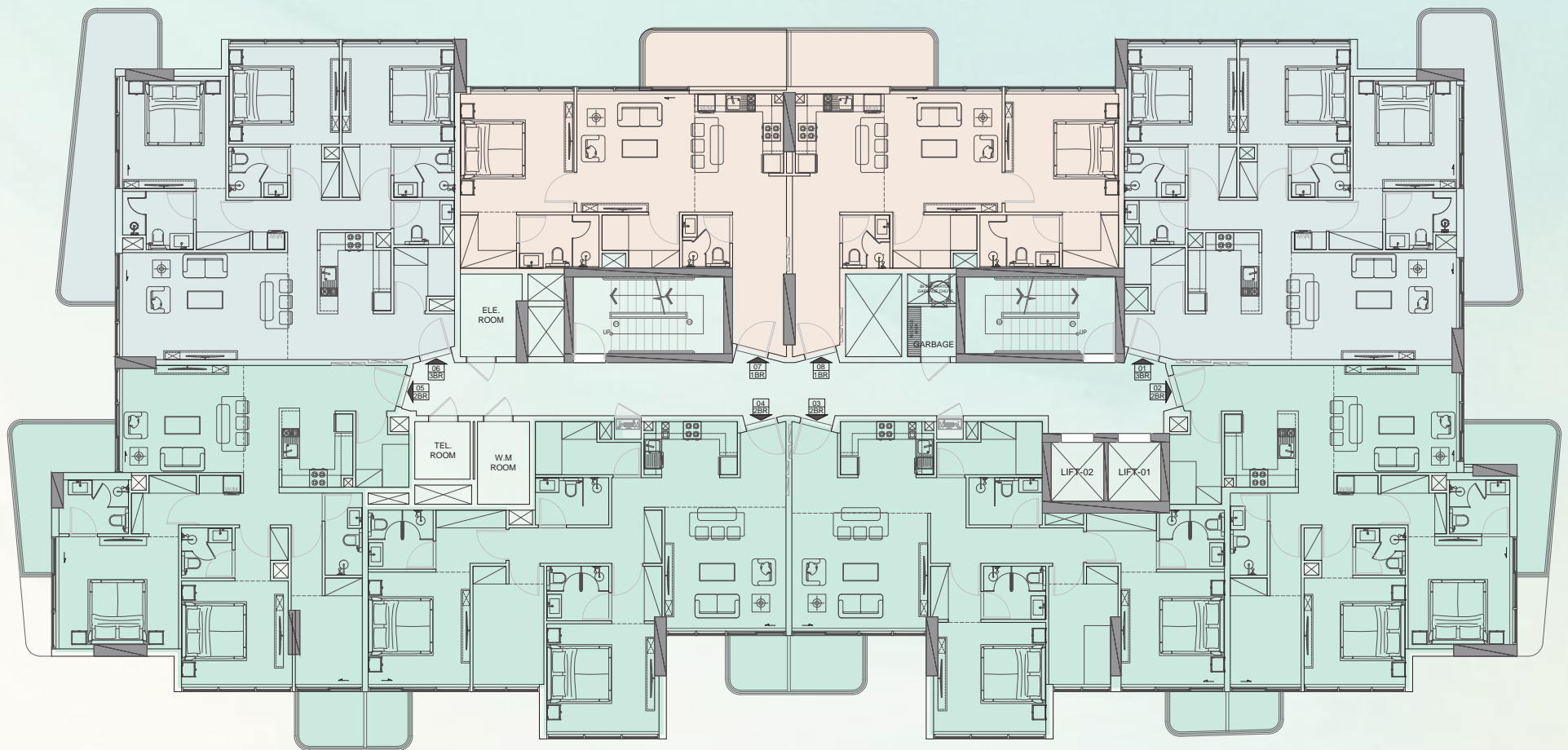
All pictures, plans, layouts, information, data, dimensions and details included in this floor plan are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions.

floareá
Breeze

Typical Floor Plan

2nd, 4th and 6th

MASHRIQ ELITE
DEVELOPMENTS



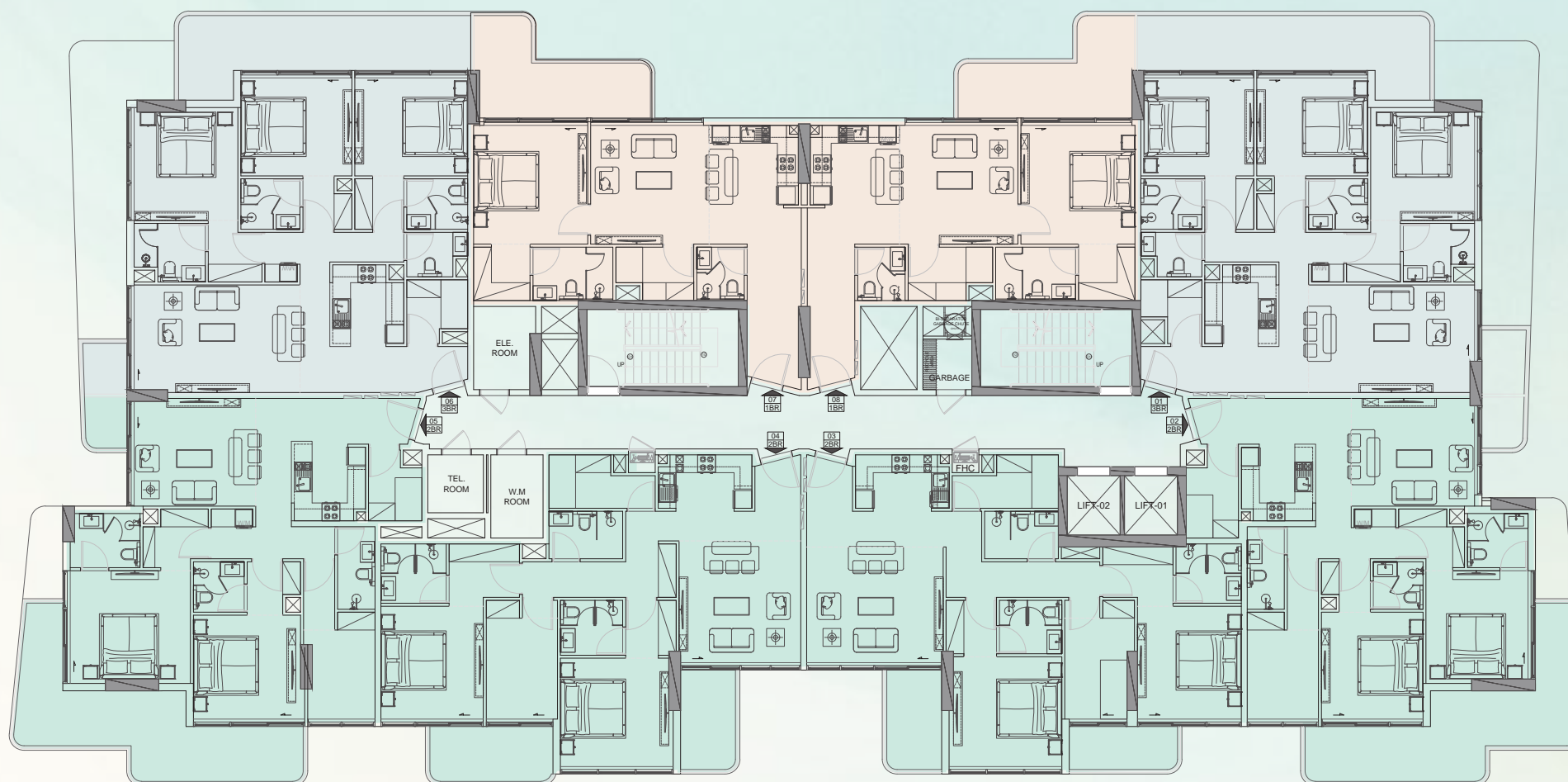
Disclaimer:

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.

floareá
Breeze

Typical Floor Plan 3rd and 5th

MASHRIQ ELITE
DEVELOPMENTS



Disclaimer:

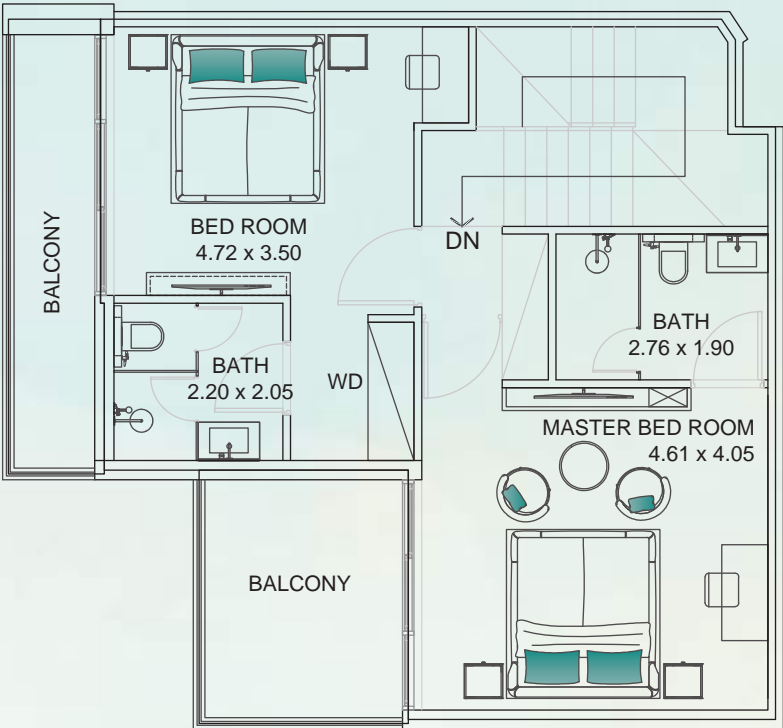
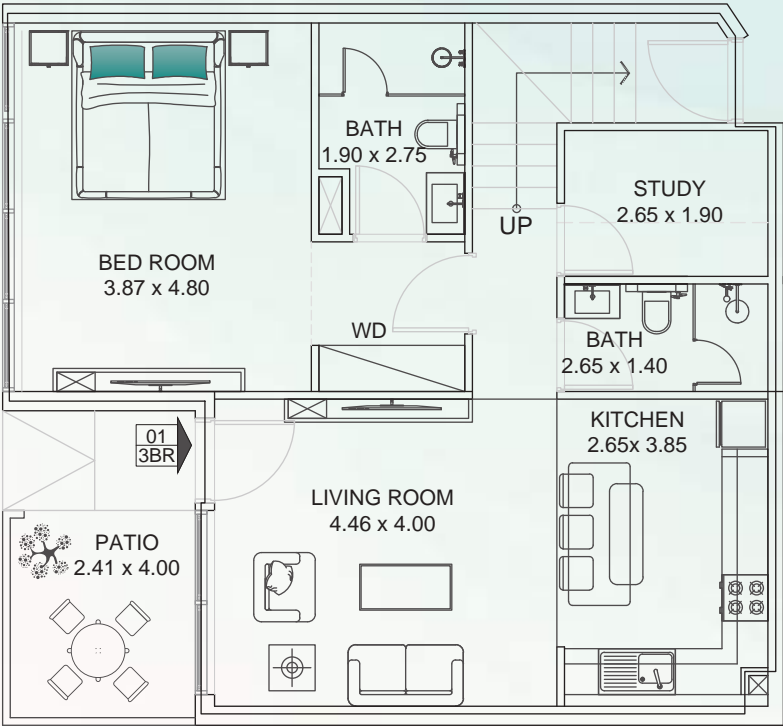
All pictures, plans, layouts, information, data, dimensions and details included in this floor plan are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions.

floareá
Breeze



Townhouse 3BHK

Type A



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

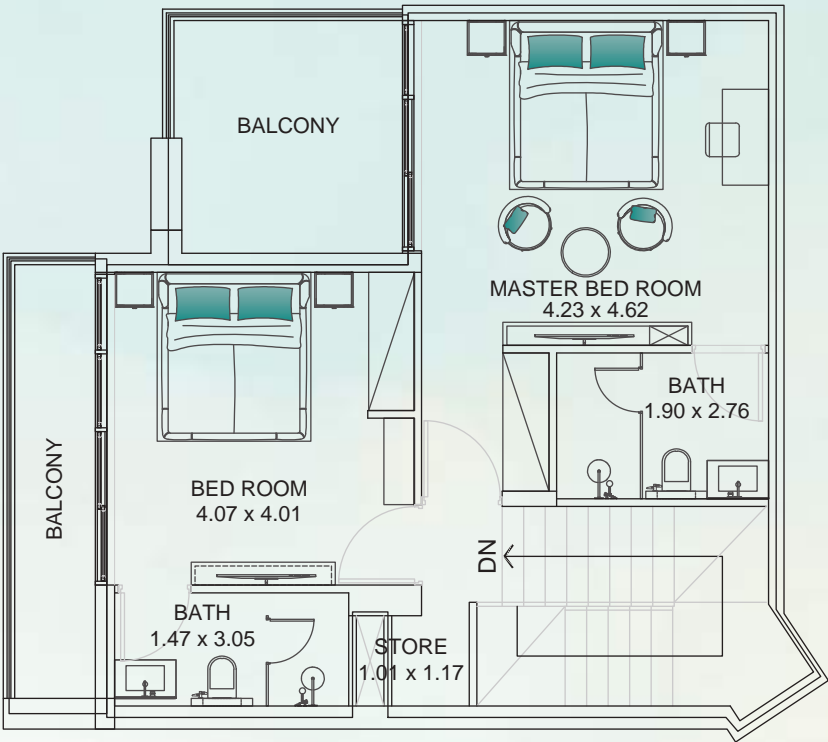
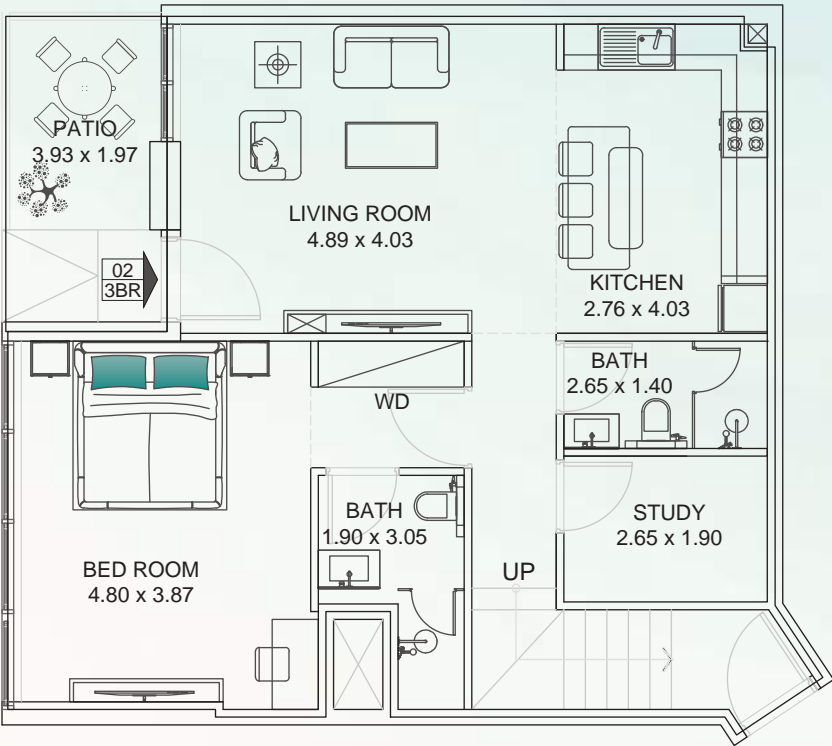
Unit Number: G-01

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.



Townhouse 3BHK

Type B



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

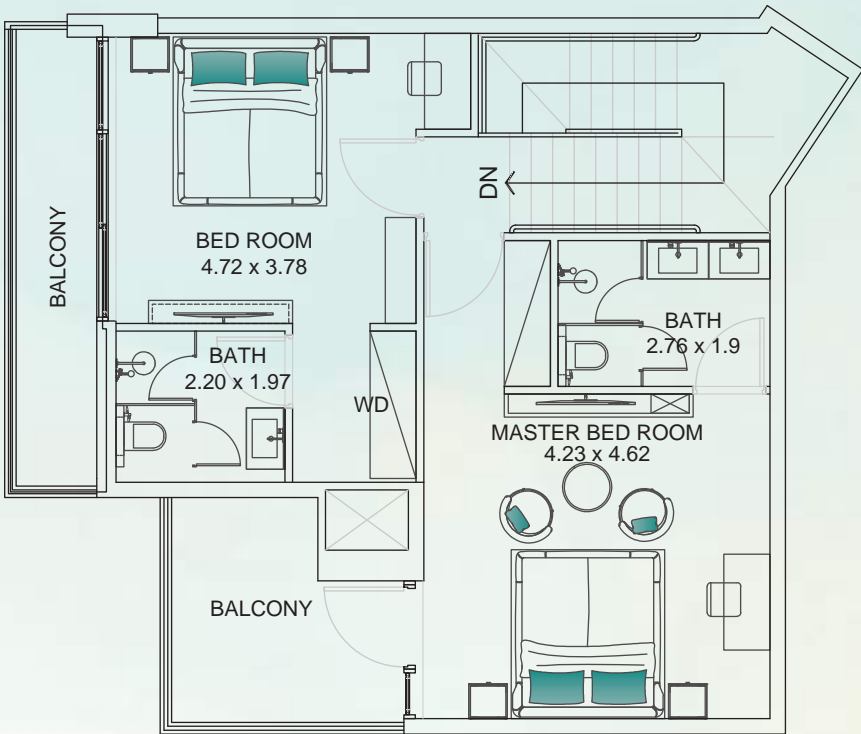
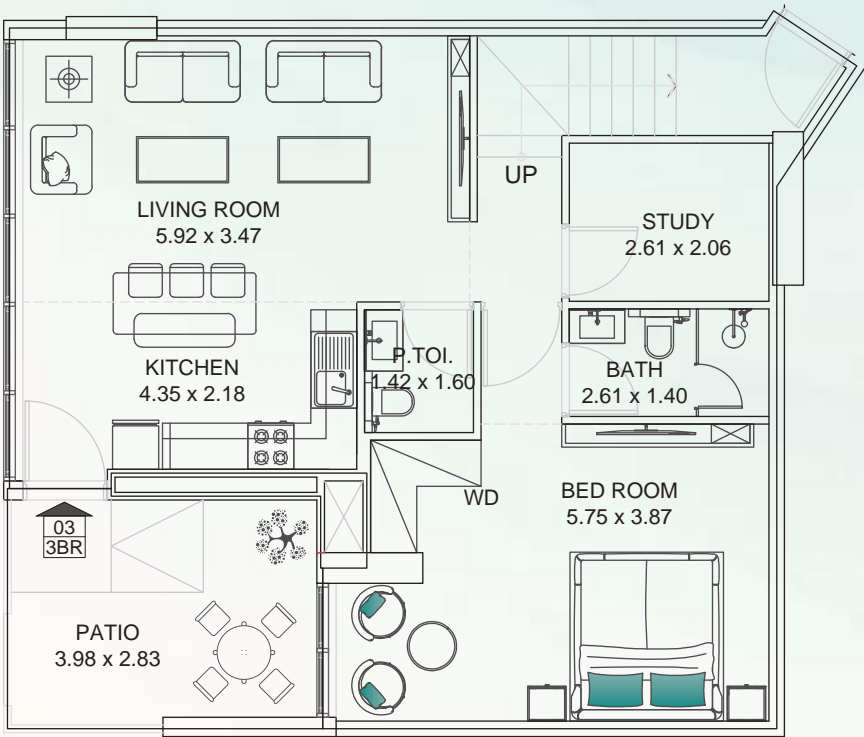
Unit Number: G-02

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.



Townhouse 3BHK

Type C



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

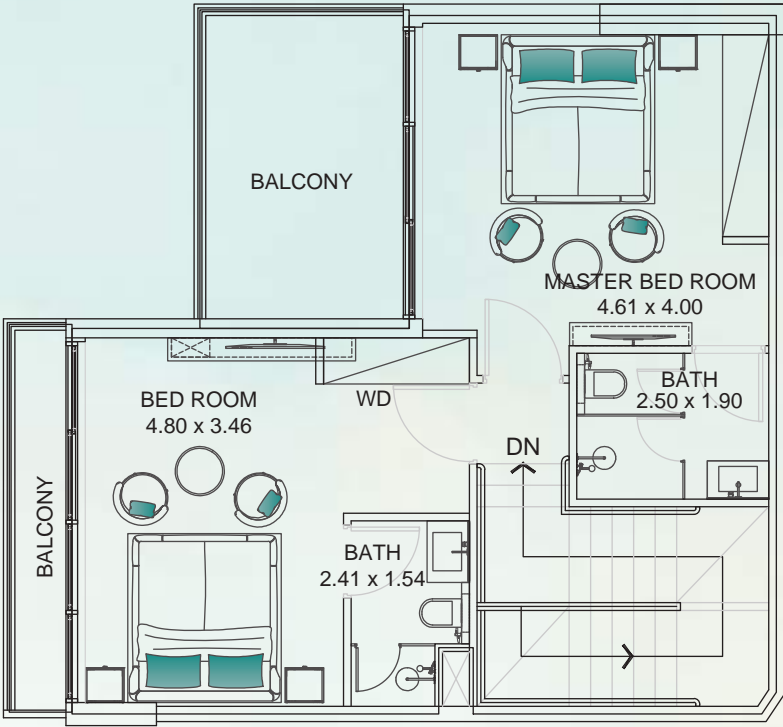
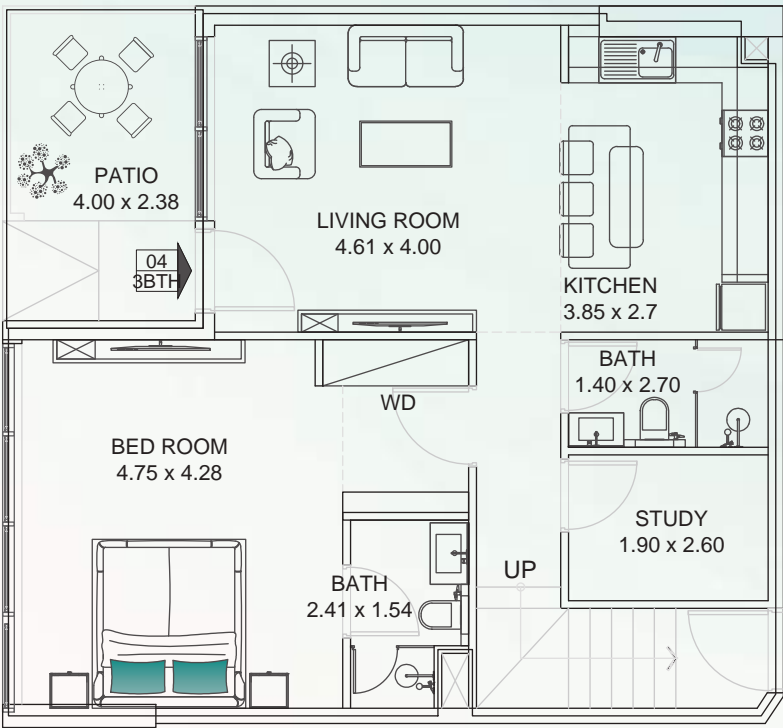
Unit Number: G-03

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.



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

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.

floareá *Breeze*

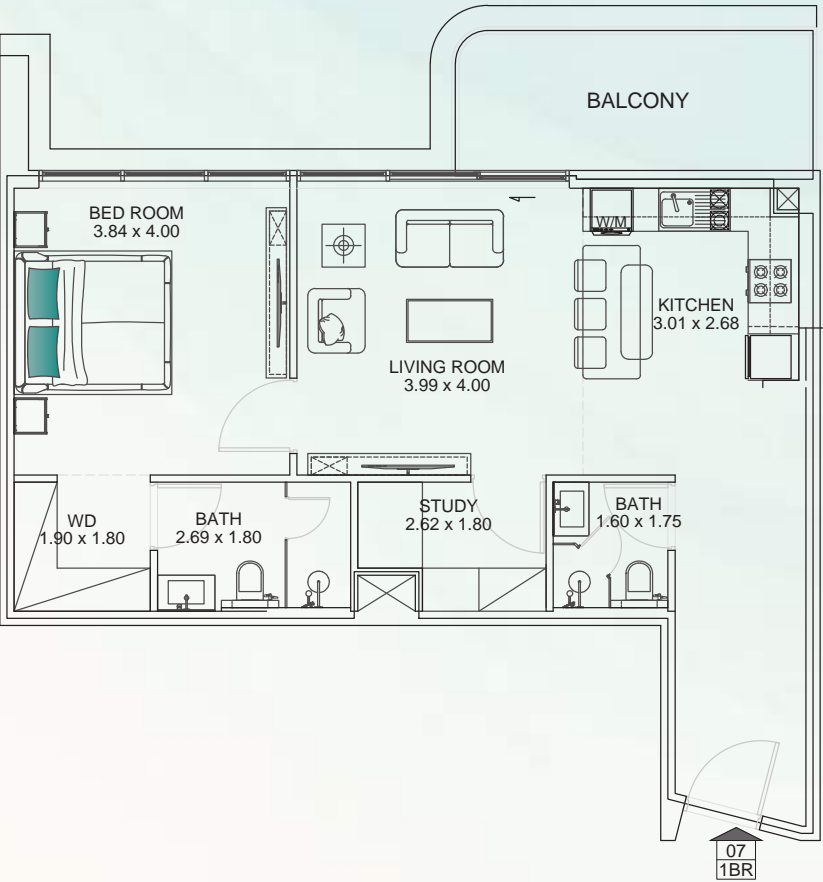


Disclaimer:

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.

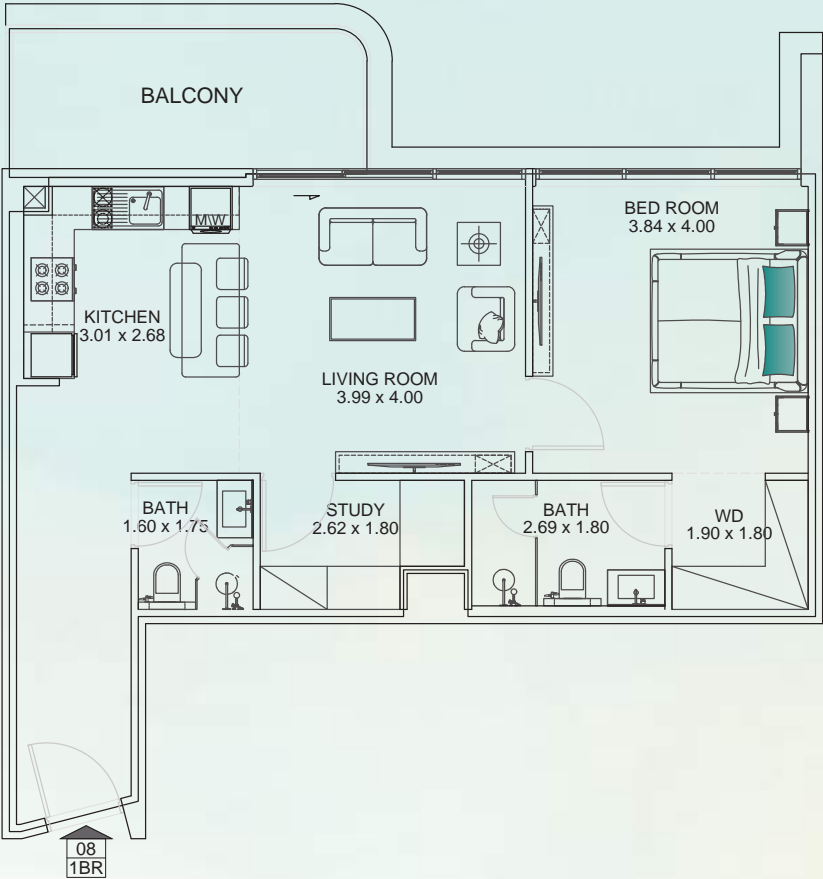


1 BHK Type A



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

Unit Number: 207, 407 & 607



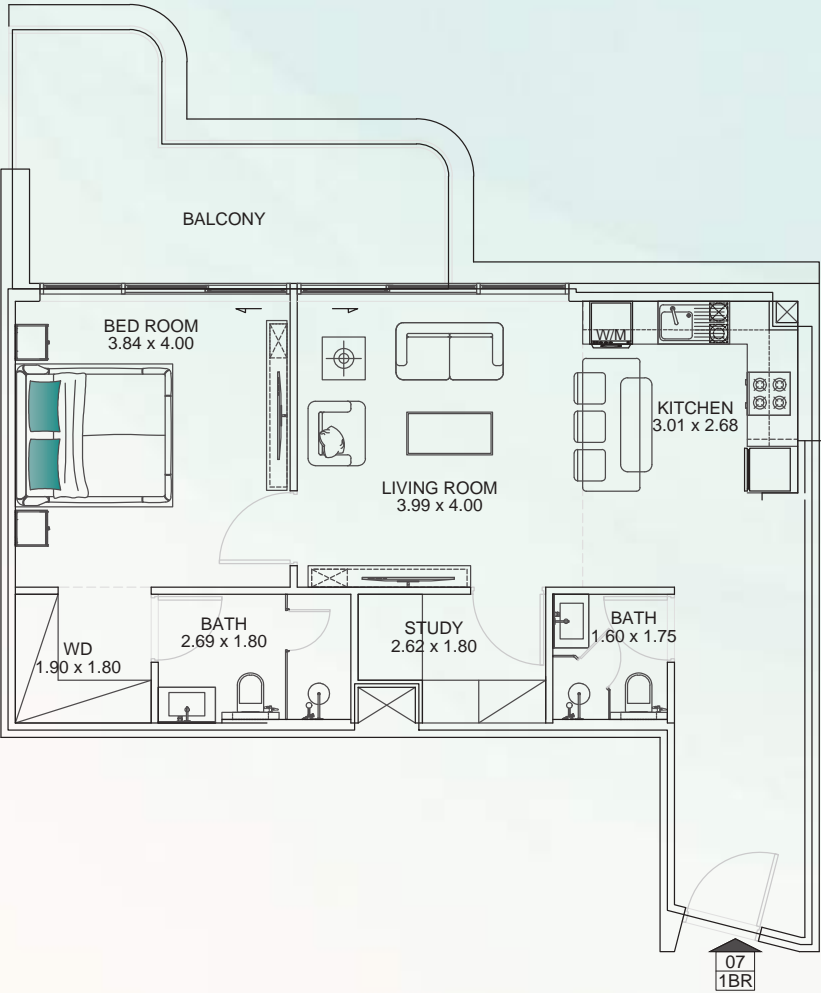
SUITE AREA	785.55	SQ.FT
BALCONY AREA	110.87	SQ.FT
TOTAL AREA	896.42	SQ.FT

Unit Number: 208, 408 & 608

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.

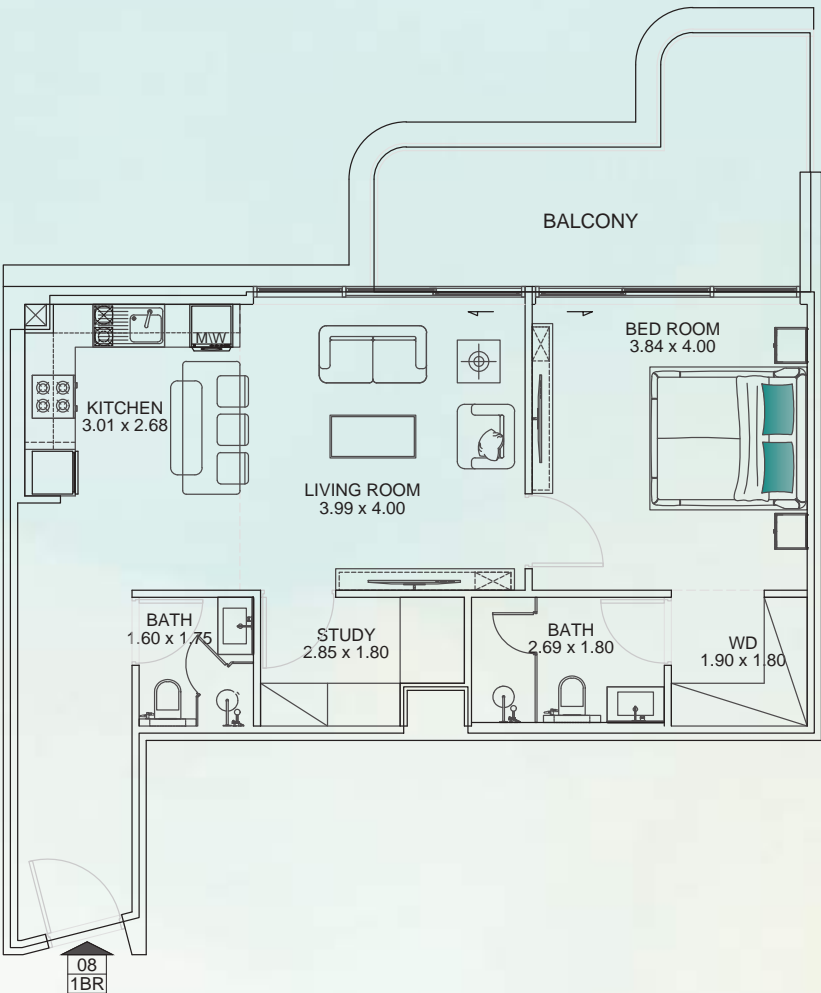


1 BHK Type A1



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

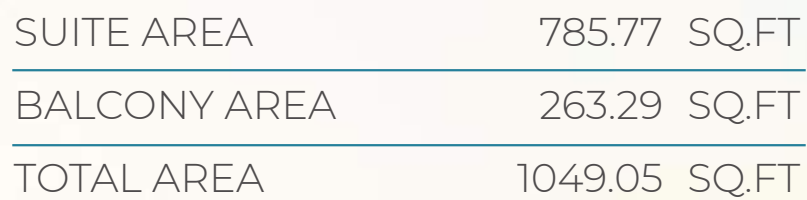
Unit Number: 307 & 507



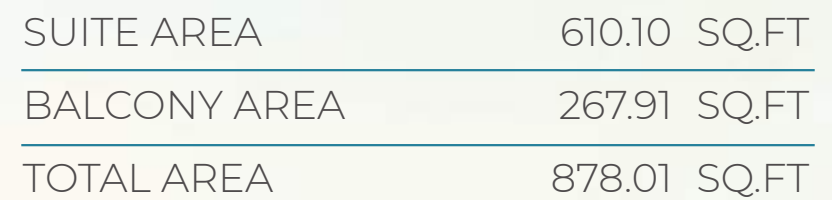
SUITE AREA	785.77	SQ.FT
BALCONY AREA	172.65	SQ.FT
TOTAL AREA	958.42	SQ.FT

Unit Number: 308 & 508

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.



1 BHK Type B



| floareá
Breeze

floareá *Breeze*

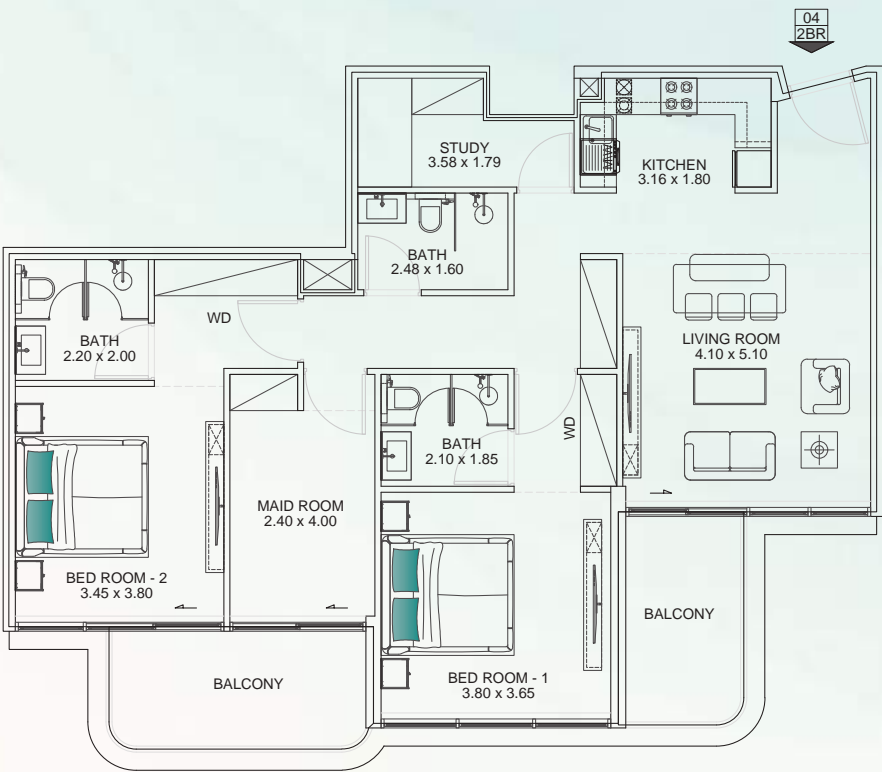


Disclaimer:

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.

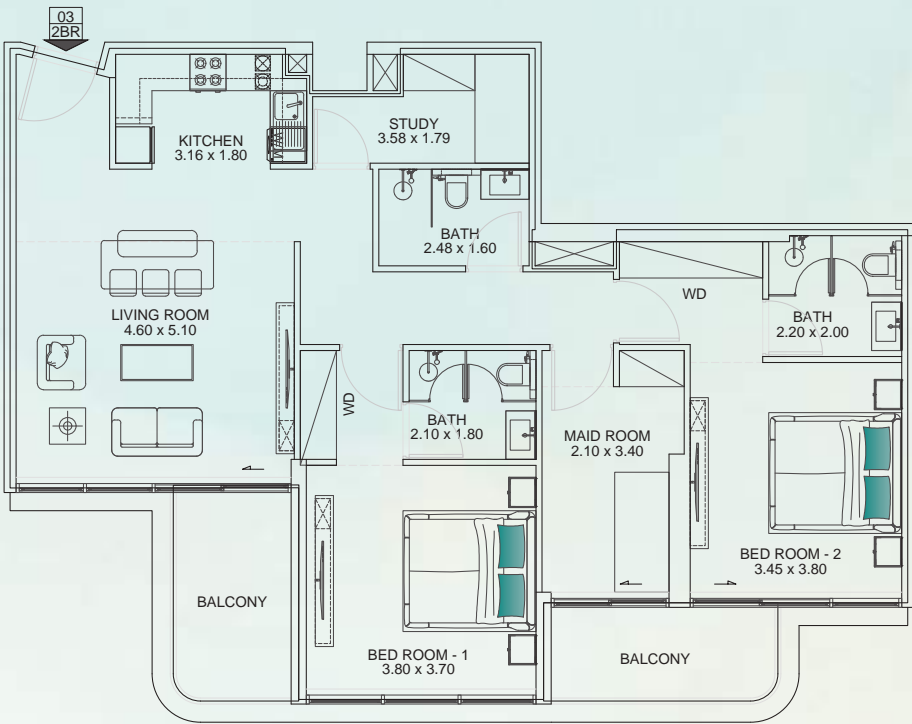


2 BHK Type A



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

Unit Number: 304 & 504



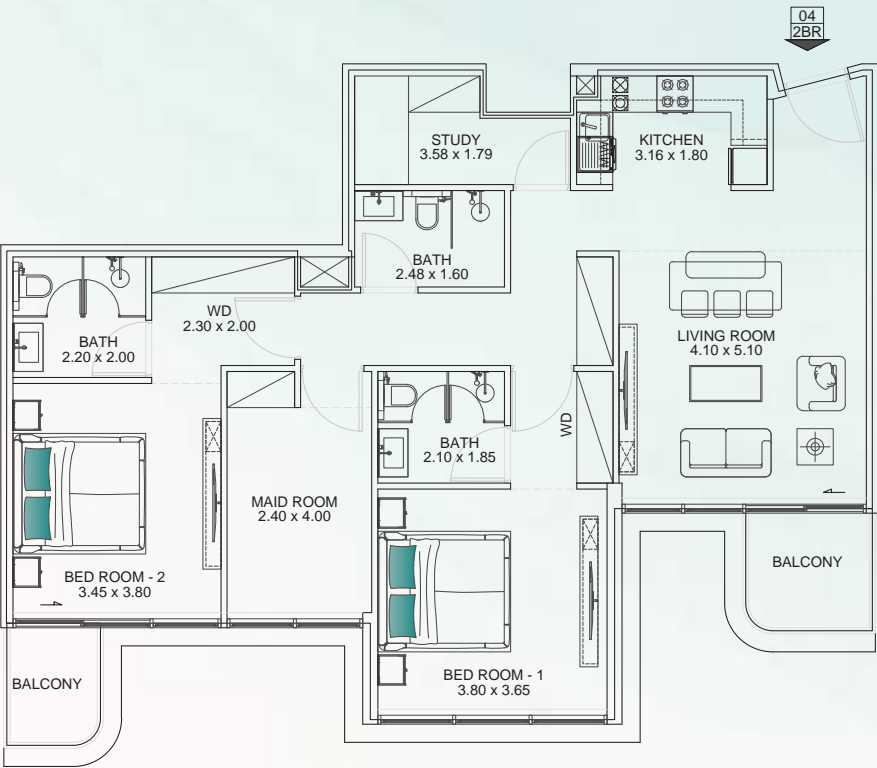
SUITE AREA	1223.96	SQ.FT
BALCONY AREA	148.76	SQ.FT
TOTAL AREA	1372.72	SQ.FT

Unit Number: 303 & 503

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.

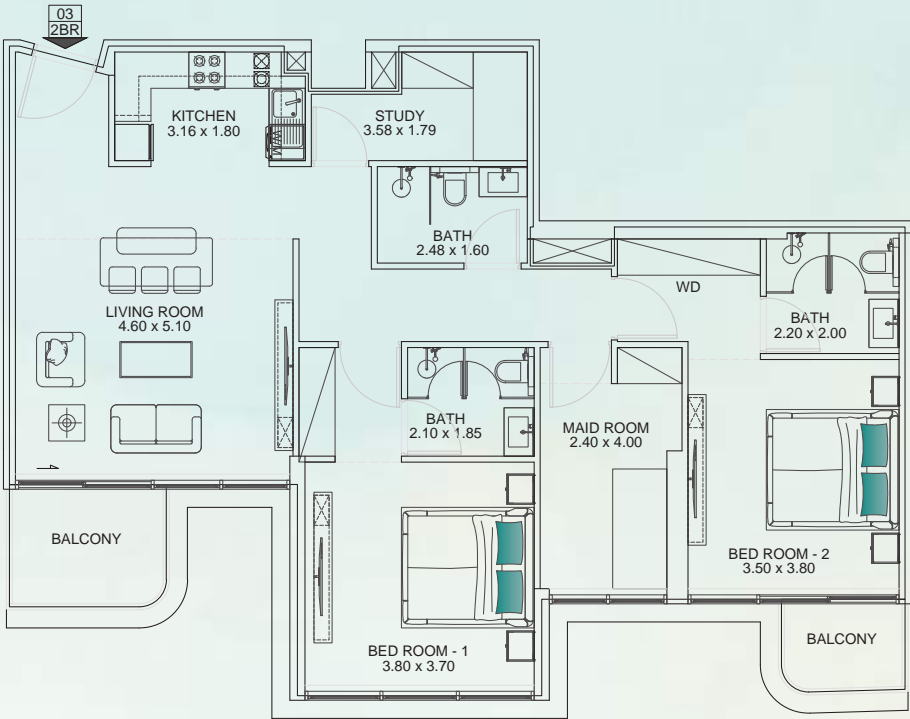


2 BHK Type A1



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

Unit Number: 204, 404 & 604



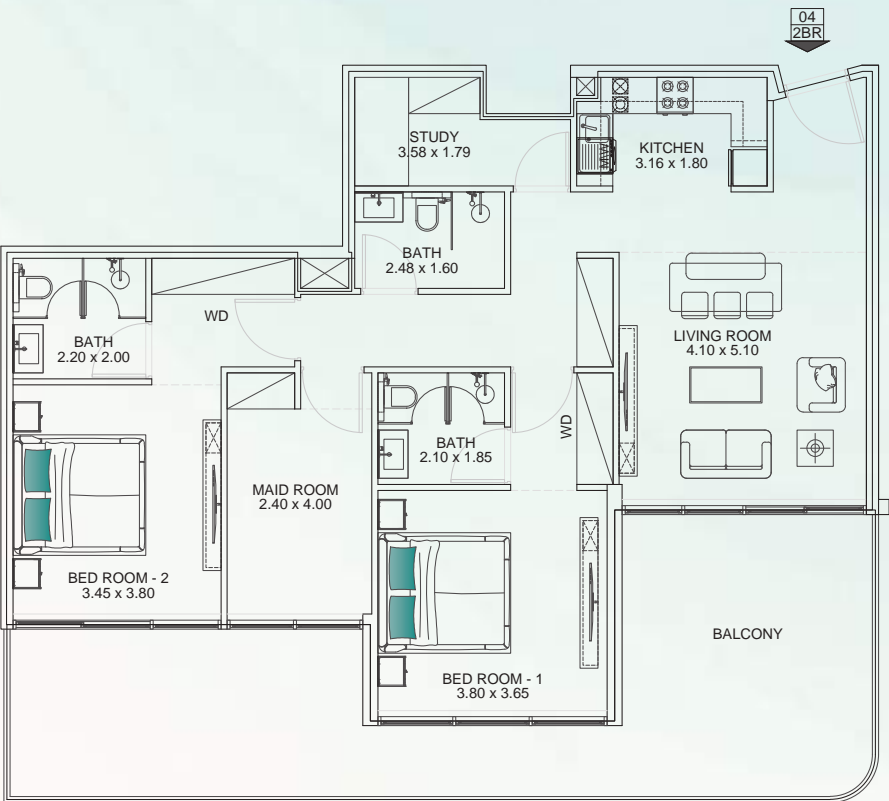
SUITE AREA	1223.96	SQ.FT
BALCONY AREA	92.35	SQ.FT
TOTAL AREA	1316.32	SQ.FT

Unit Number: 203, 403 & 603

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.



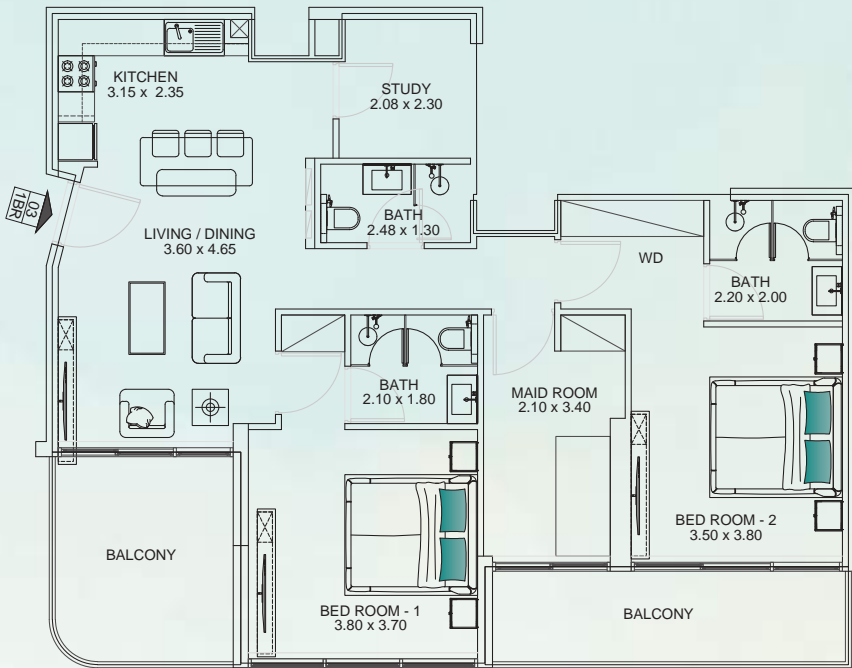
2 BHK Type A2



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



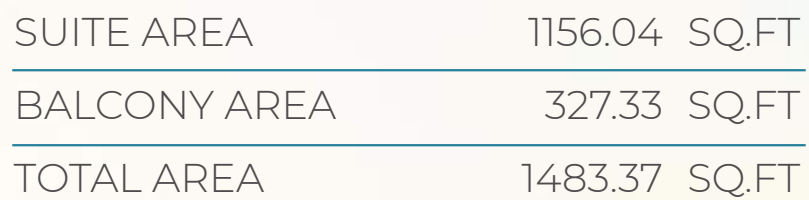
SUITE AREA	1094.80	SQ.FT
BALCONY AREA	229.38	SQ.FT
TOTAL AREA	1324.18	SQ.FT

Unit Number: 103

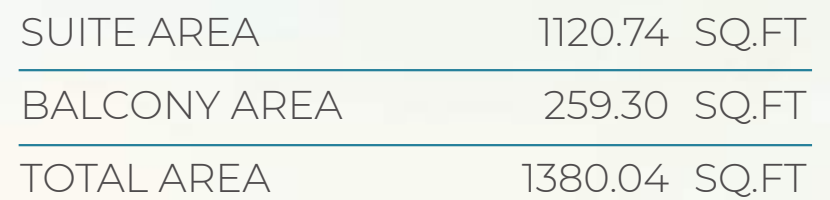
Disclaimer:
All pictures, plans, layouts, information, data, dimensions and details included in this floor plan are indicative only and may change at any time up to the final ‘as built’ status in accordance with final designs of the project, regulatory approvals and planning permissions.



2 BHK Type C



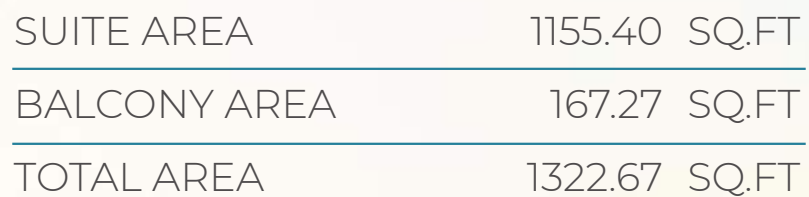
Unit Number: 305 & 505



Unit Number: 302 & 502

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.

| floareá
Breeze



Disclaimer:

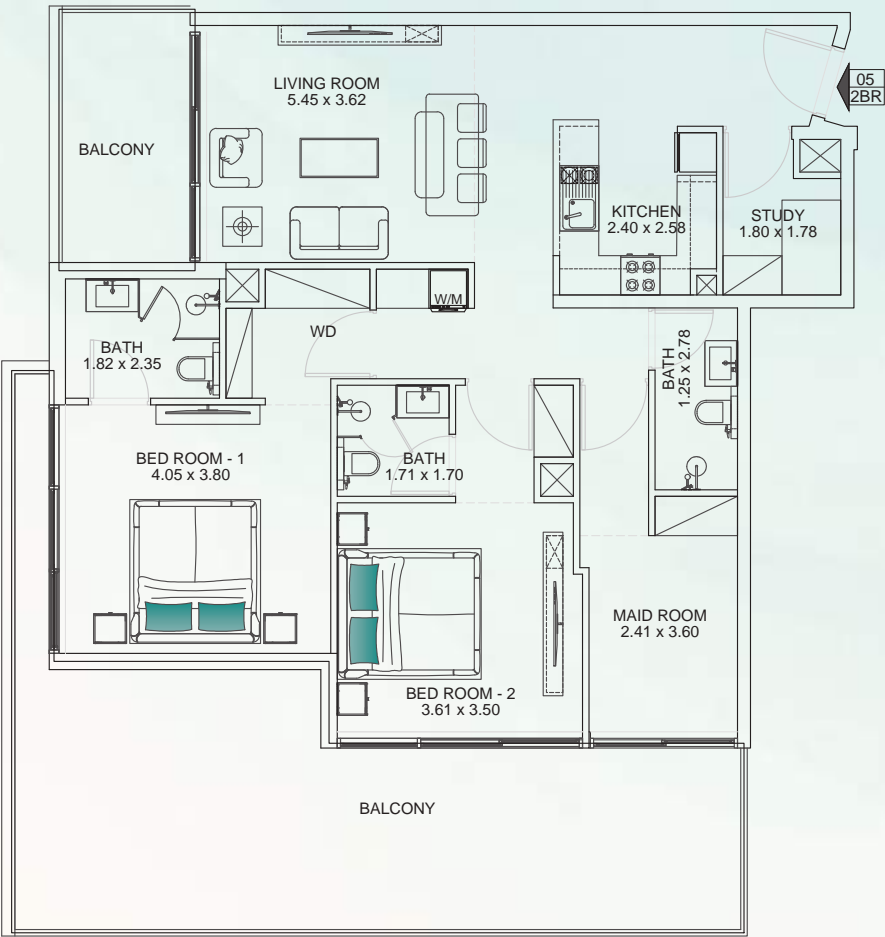
SUITE AREA	1120.74	SQ.FT
BALCONY AREA	138.21	SQ.FT
TOTAL AREA	1258.95	SQ.FT

Unit Number: 202, 402 & 602

| floareá
Breeze

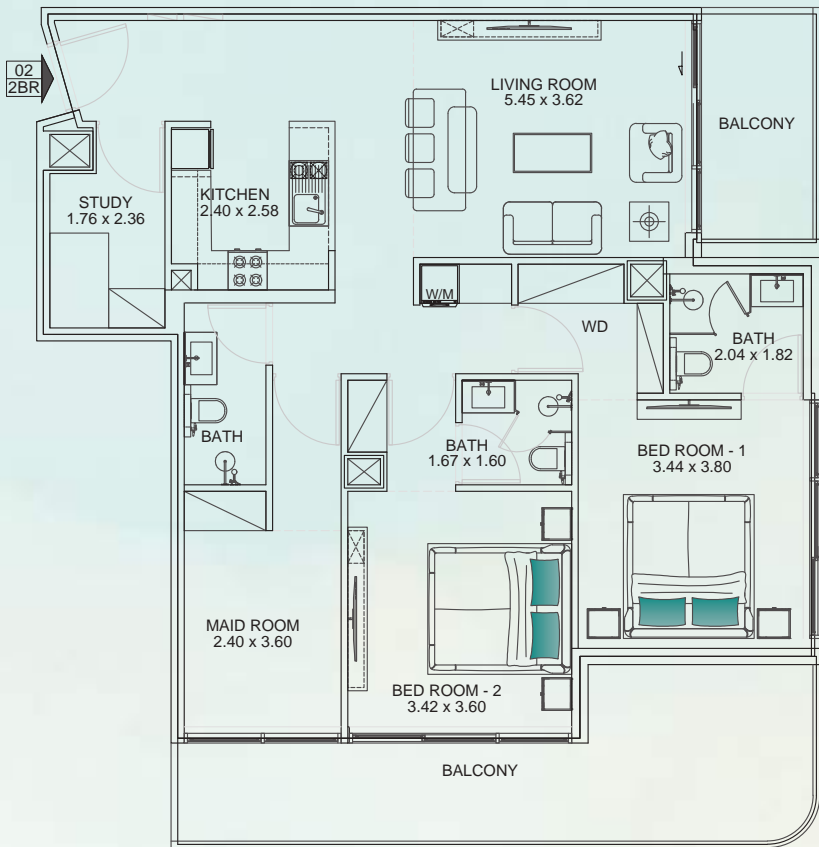


2 BHK Type C2



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

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.

floareá *Breeze*

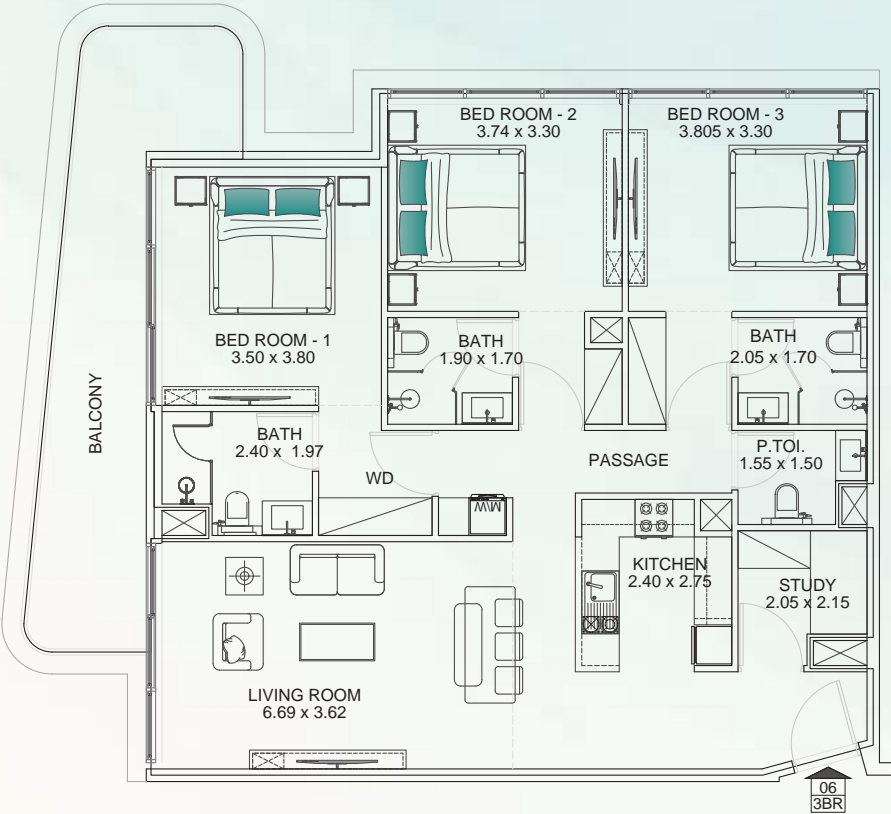


Disclaimer:

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.

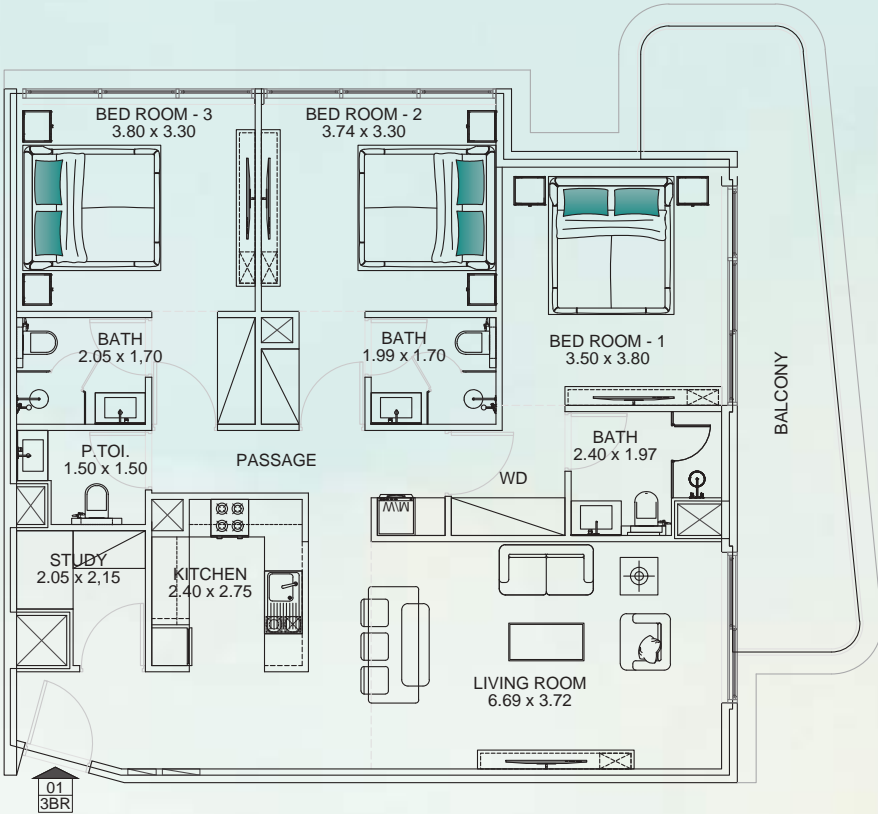


3 BHK Type A



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

Unit Number: 206, 406 & 606



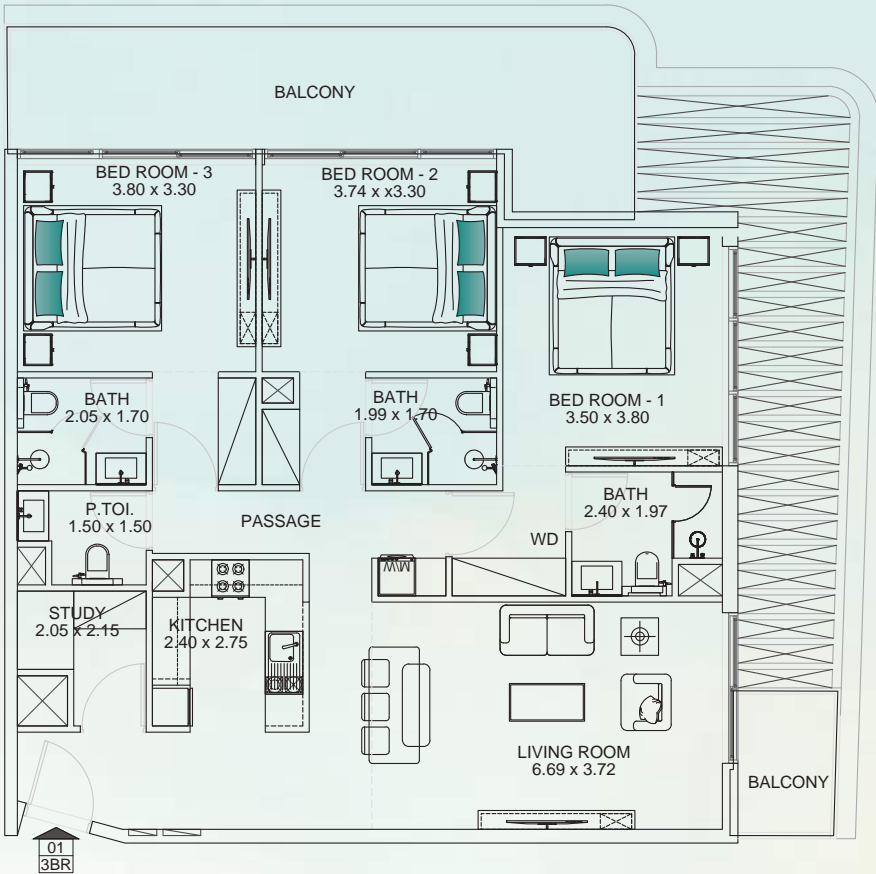
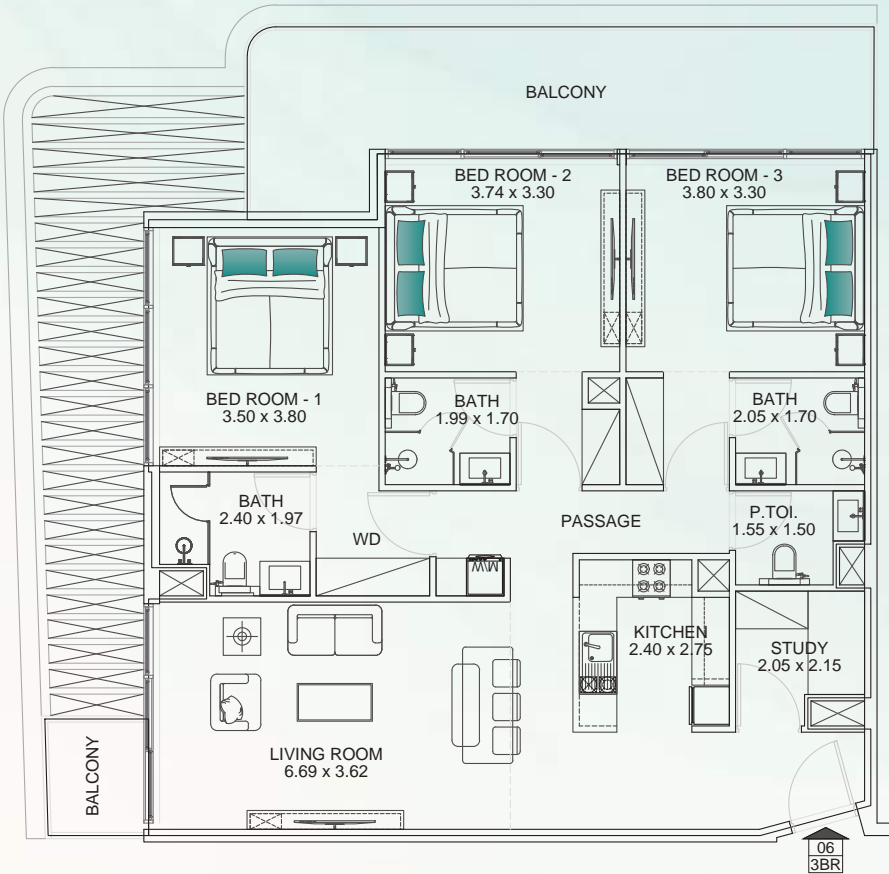
SUITE AREA	1272.08	SQ.FT
BALCONY AREA	202.25	SQ.FT
TOTAL AREA	1474.33	SQ.FT

Unit Number: 201, 401 & 601

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.



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

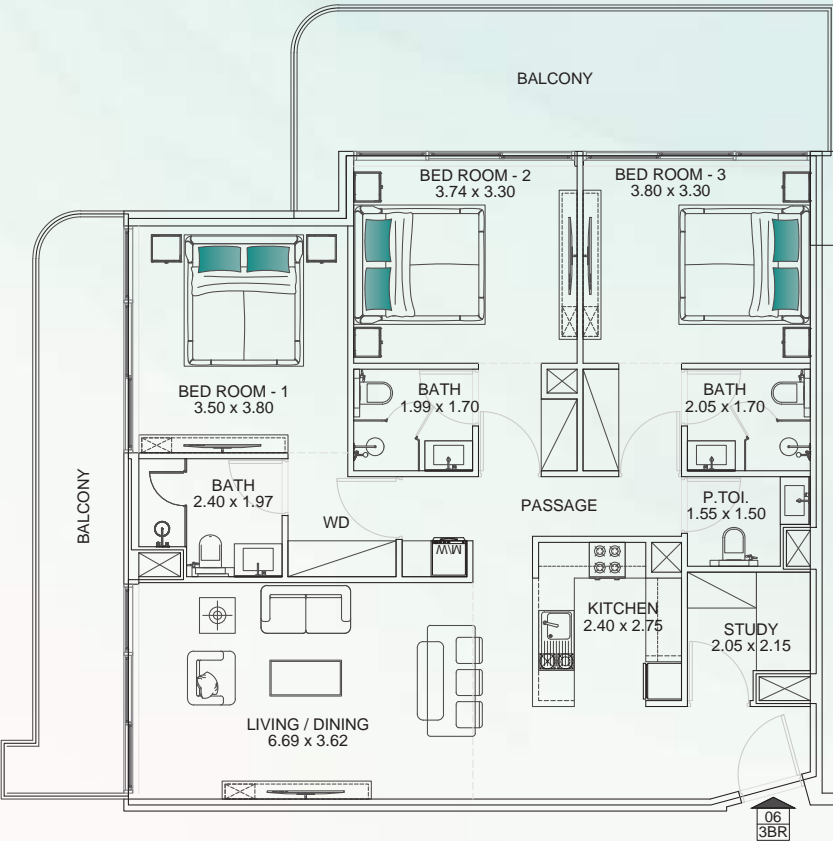
SUITE AREA	1271.86	SQ.FT
BALCONY AREA	279.32	SQ.FT
TOTAL AREA	1551.19	SQ.FT

Unit Number: 301 & 501

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.



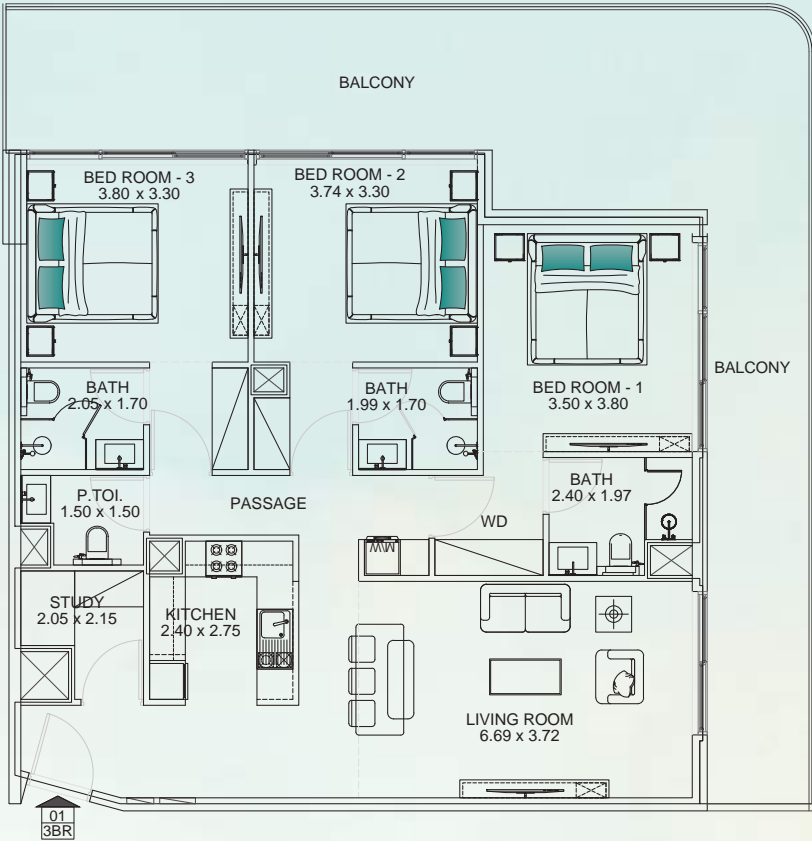
3 BHK Type A2



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

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.

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
Museum



Dubai
Frame



Dubai Creek



Dubai Airport



MASHRIQ ELITE
— DEVELOPMENTS —

Developing
Elite Lifestyles