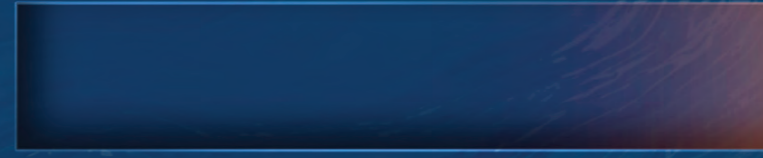


Live in the Rhythm of Lake and Greens

floarea
LAKES



MASHRIQ ELITE
— DEVELOPMENTS —



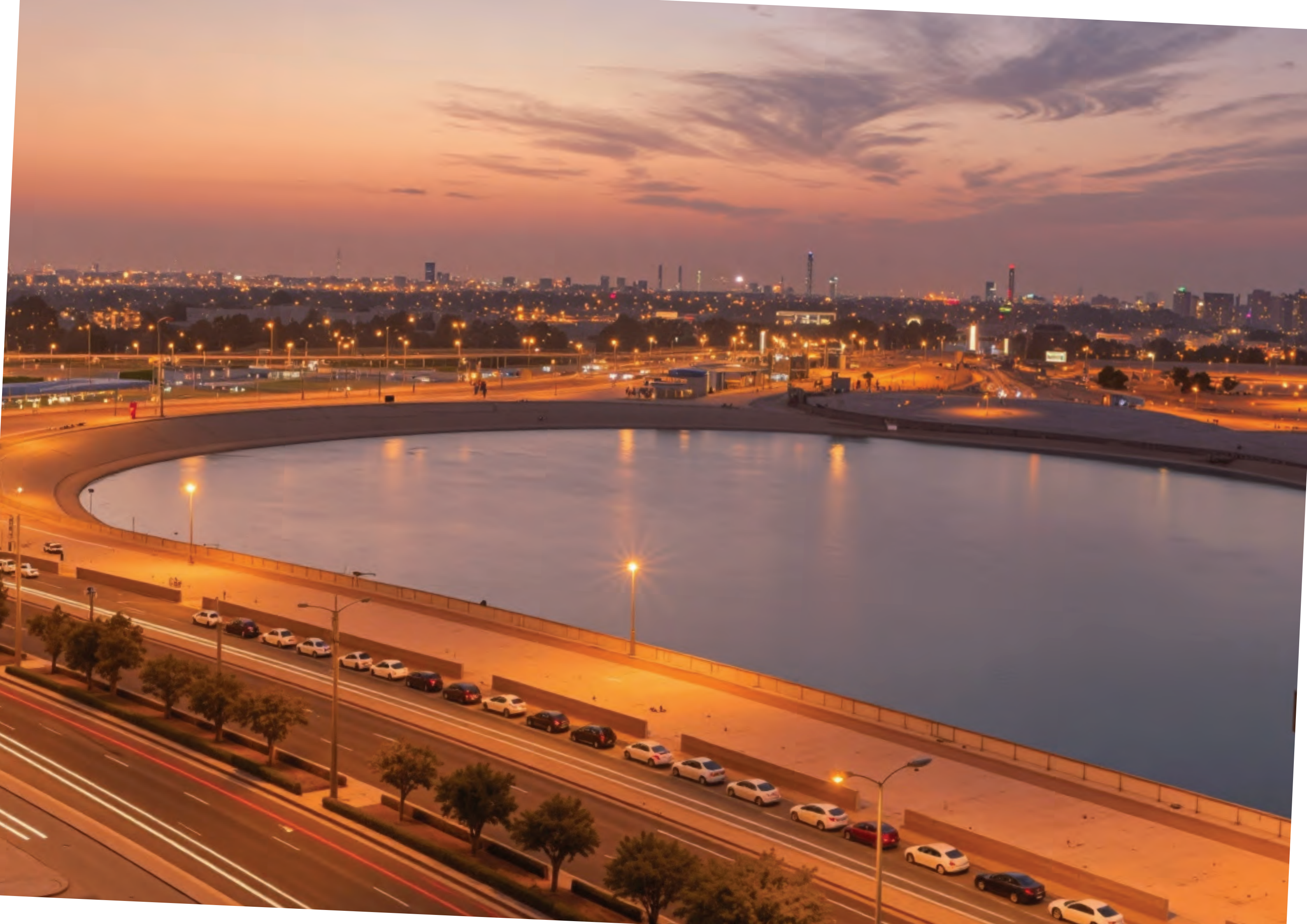


MASHRIQ ELITE
— DEVELOPMENTS —

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.



Where Creativity Meets *Connectivity*

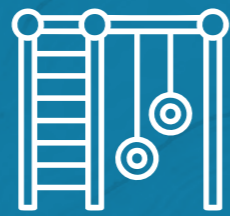
Dubai Production City (formerly IMPZ) is a dynamic free zone and master-planned community strategically located between Sheikh Muhammed Bin Zayd and Al Fay Road that connects to all key attractions of Dubai, it provides a professional ecosystem built for creativity and growth. With 100% foreign ownership, strong regional connectivity, and a well-rounded lifestyle offering, the district goes beyond business. Residential communities, hotels, and retail hubs such as City Centre Me'aisem create a vibrant, self-sustained destination where industry, innovation, and everyday living coexist seamlessly.



A Collection
of Exclusive
Amenities
(On Three Floors)



Kids Adventure & Family Spaces



Kids Monkey Bar and Dome



Kids Physical Activity Area



Reading Corner



Kids Mini Waterpark



Kids Pool



Spiral Dome



Cycling Track



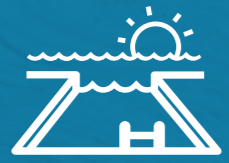
Kids Mini Park



Walking Track

Rooftop Retreat

Floarea Lakes offers an extensive array of Rooftop Amenities for family living, wellness, and leisure.



Horizon Pool



Jogging Track



Cabanas



Sky Deck Sitting Area



Sky Lounge



Pool Side Sun Deck



Volleyball Court



Basketball Court



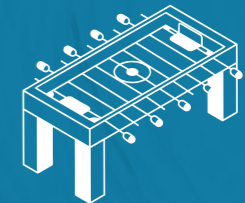
Goofy Golf



Badminton Court



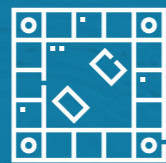
Outdoor Table Tennis



Outdoor Foosball



Outdoor Carrom



Board Games Nook



Curvy Seatings



Barbecue Area



Zen Garden



Club House



Indoor Gym



Outdoor Gym



Meditation Deck



Sauna



Steam



Plunge Bath

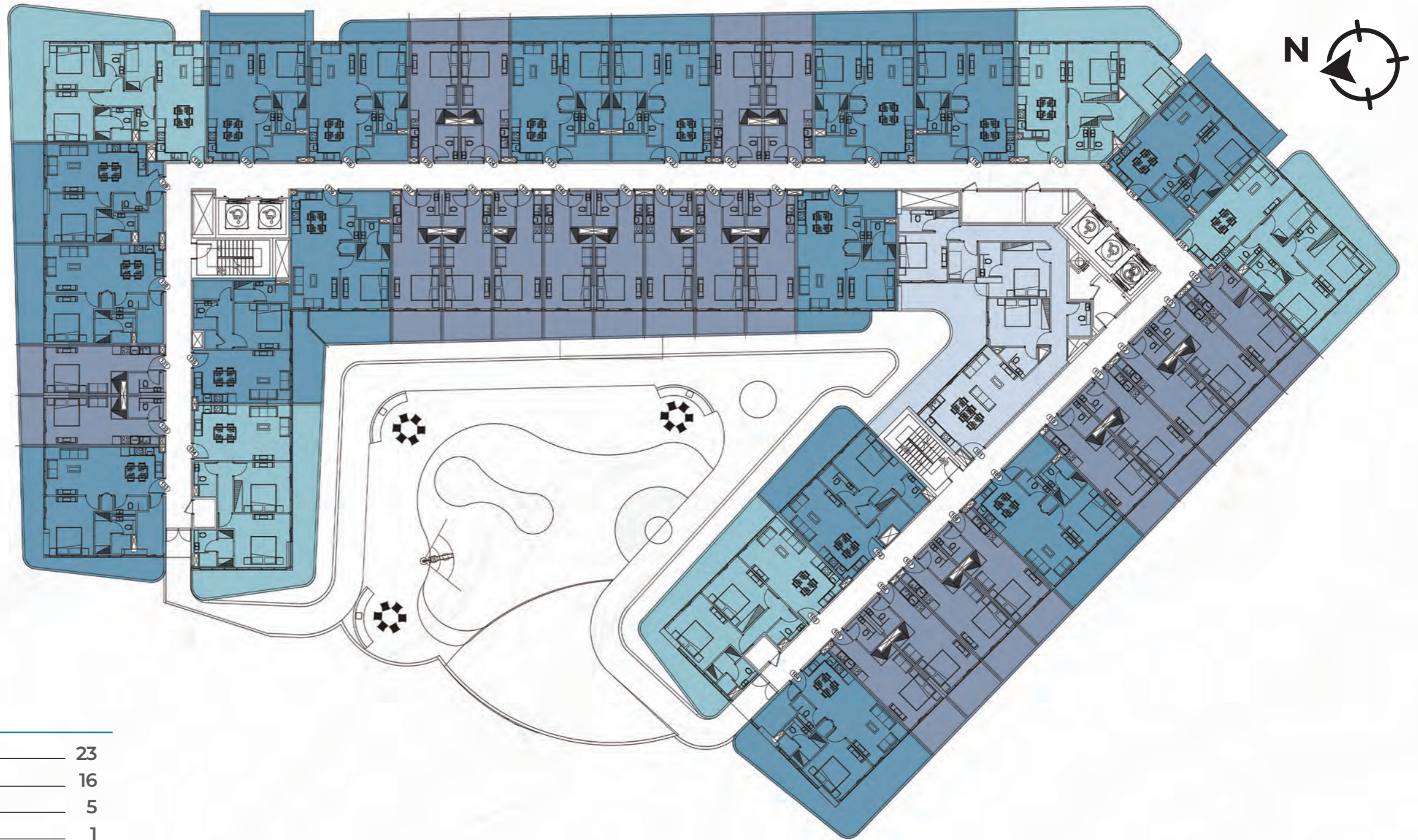


MASHRIQ ELITE III

MASHRIQ ELITE III

floarea
LAKSES

1st Floor



Unit Mix

Studio	23
1 Bed Unit	16
2 Bed Unit	5
3 Bed Unit	1

Disclaimer:

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2nd, 5th and 6th Typical Floor Plan



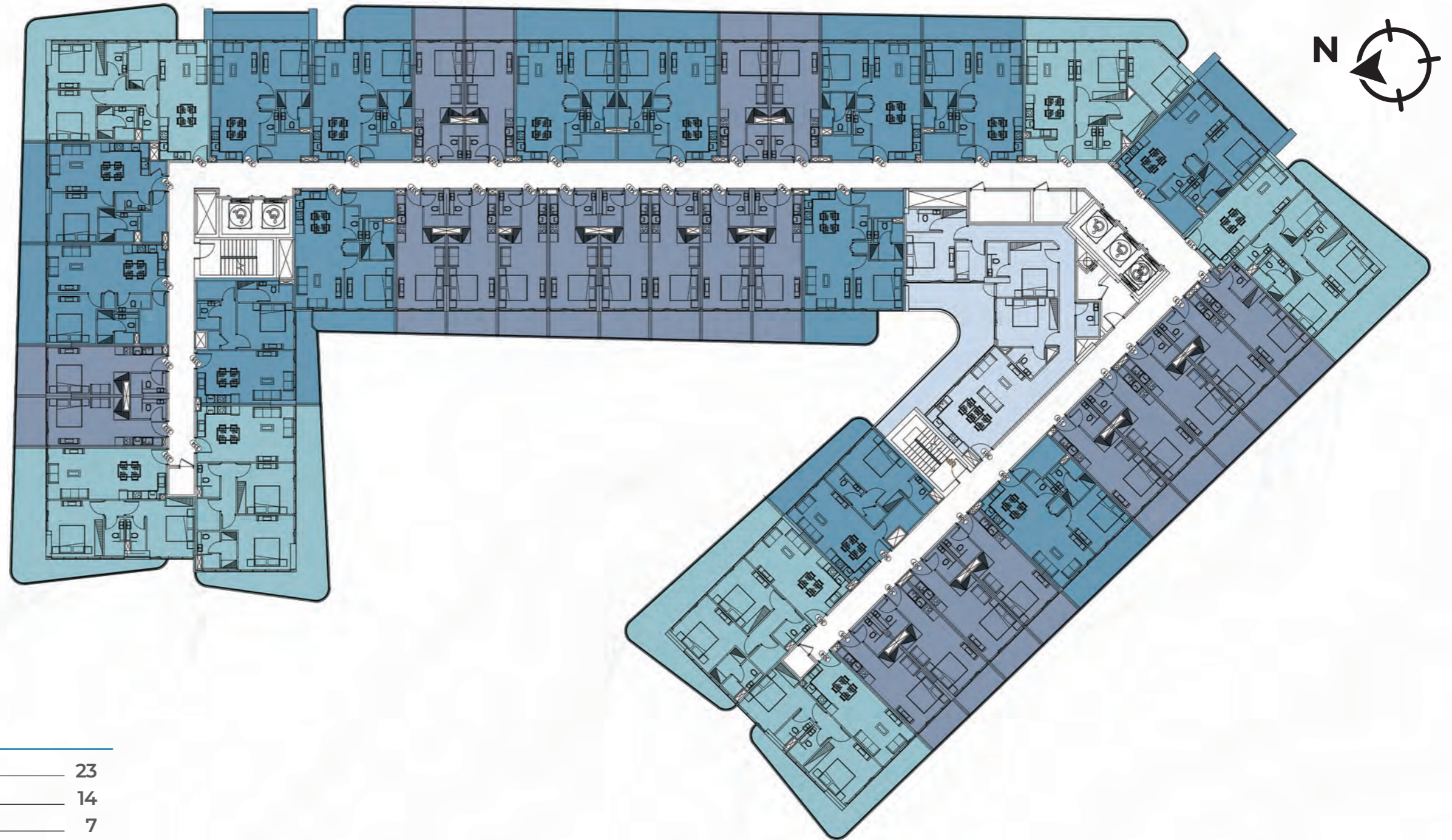
Unit Mix

Studio	23
1 Bed Unit	14
2 Bed Unit	7
3 Bed Unit	1

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3rd and 4th Typical Floor Plan



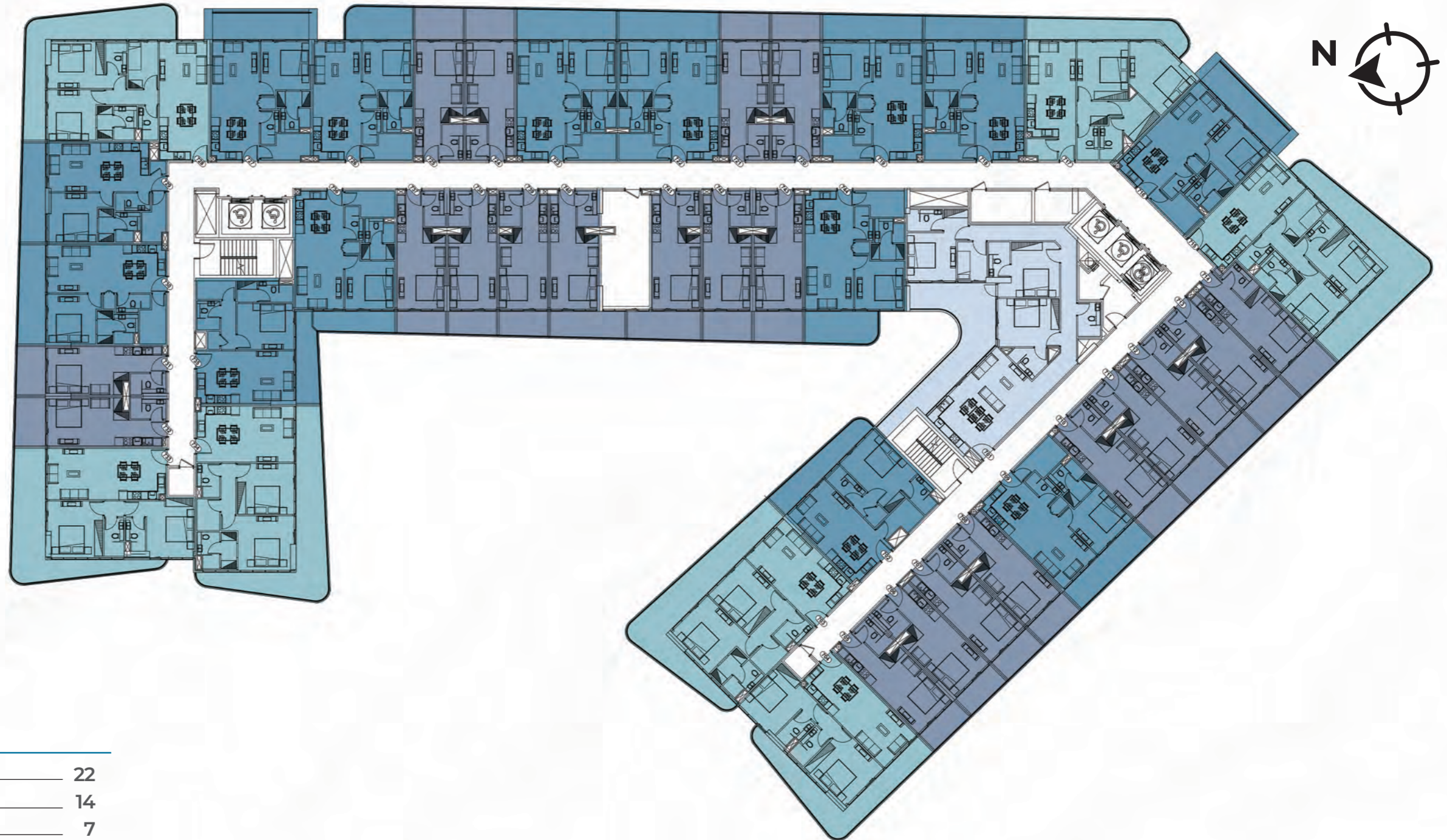
Unit Mix

Studio	23
1 Bed Unit	14
2 Bed Unit	7
3 Bed Unit	1

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7th Typical Floor Plan



Unit Mix

Studio	22
1 Bed Unit	14
2 Bed Unit	7
3 Bed Unit	1

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8th Typical Floor Plan



Unit Mix

Studio	_____	15
1 Bed Unit	_____	9
2 Bed Unit	_____	7
3 Bed Unit	_____	1

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Studio (Standard Type)



APARTMENT AREA **323.35 SQ.FT**

BALCONY AREA **62.54 SQ.FT**

TOTAL AREA **385.89 SQ.FT**



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1 Bedroom with Study (Type A)



APARTMENT AREA **657.89 SQ.FT**

BALCONY AREA **167.59 SQ.FT**

TOTAL AREA **825.48 SQ.FT**



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1 Bedroom with Study (Type B)



APARTMENT AREA 659.07 SQ.FT

BALCONY AREA 147.57 SQ.FT

TOTAL AREA 806.65 SQ.FT



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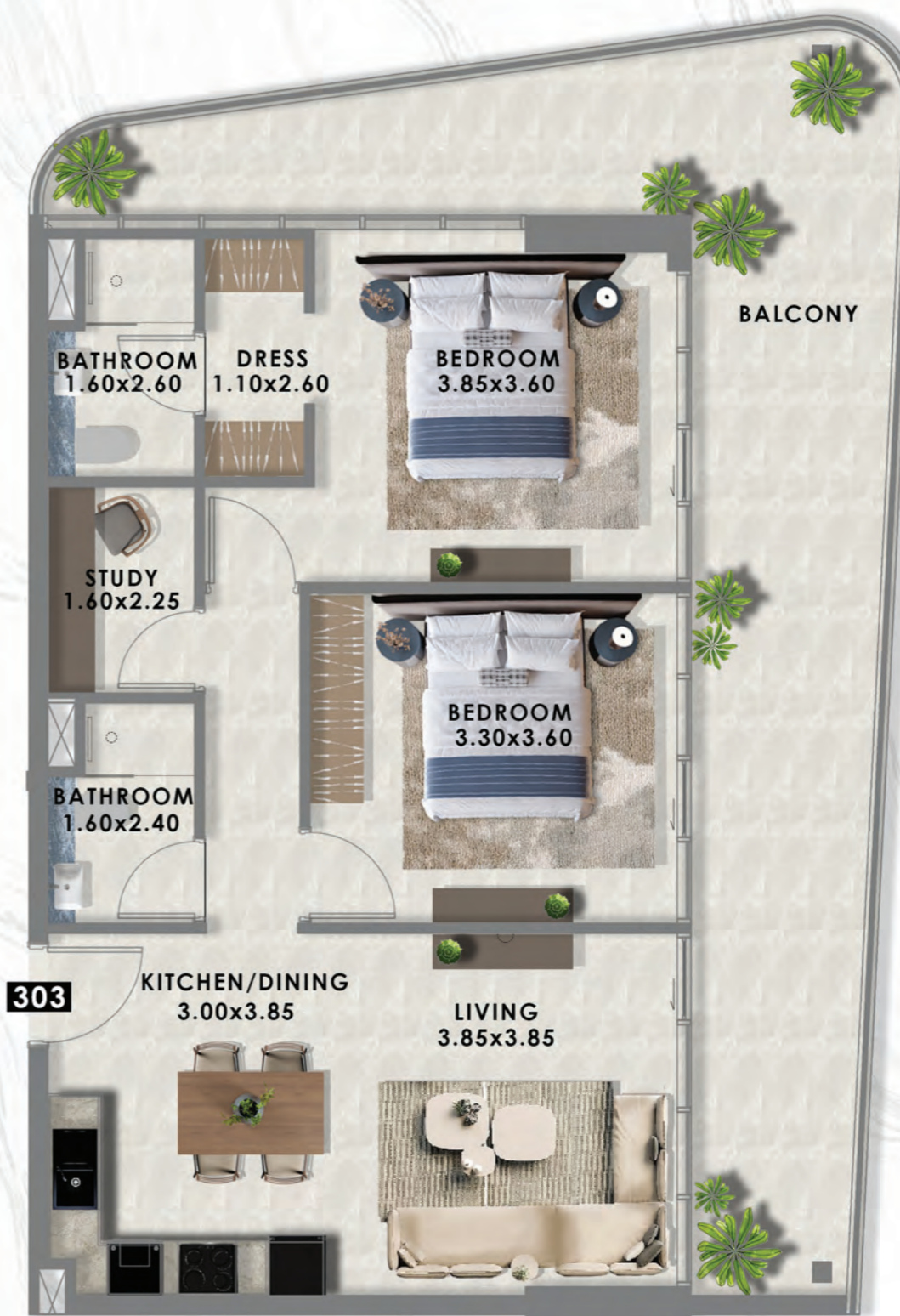
2 Bedroom with Study (Type A)



APARTMENT AREA 882.64 SQ.FT

BALCONY AREA 421.30 SQ.FT

TOTAL AREA 1303.94 SQ.FT



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2 Bedroom with Study (Type B)



APARTMENT AREA **888.67 SQ.FT**

BALCONY AREA **195.15 SQ.FT**

TOTAL AREA **1083.82 SQ.FT**



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2 Bedroom with Maid (Type C)



APARTMENT AREA 936.14 SQ.FT

BALCONY AREA 349.29 SQ.FT

TOTAL AREA 1285.43 SQ.FT



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2 Bedroom (Type D)



APARTMENT AREA **773.17 SQ.FT**

BALCONY AREA **286.54 SQ.FT**

TOTAL AREA **1059.71 SQ.FT**



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3 Bedroom (Standard Type)



APARTMENT AREA 1412.66 SQ.FT

BALCONY AREA 375.01 SQ.FT

TOTAL AREA 1787.67 SQ.FT



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Nearby Attraction

Mall of the Emirates

Palm Jumeirah

Dubai Marina

Ibn Battuta Mall

Dubai International Cricket Stadium

Butterfly Garden

Expo City Dubai

Burj Al Arab

Els Golf Club

Dubai Autodrome

JBR Walk

Global Village

Dubai Miracle Garden

Dubai Hills Mall

Jabel Ali Race Course

IMG World of Adventure

AIN Dubai

Sky Dive



Connected to Key Destinations





MASHRIQ ELITE
— DEVELOPMENTS —

Developing
Elite Lifestyles

Presented By

