

FLORA
SHORE

BEACHSIDE RESIDENCES



WHERE THE WALK LEADS TO SERENITY



CALGARY PROPERTIES LLC, HEADQUARTERED IN THE UAE AND BACKED BY THE TRUSTED LEGACY OF BEST GROUP, MARKS A BOLD NEW CHAPTER IN REAL ESTATE DEVELOPMENT.

FROM CEMENT, ROOFING SHEETS AND PVC FOAM BOARDS TO AGGREGATES AND READY MIX CONCRETE, BEST GROUP HAS LONG PROVIDED THE ESSENTIAL MATERIALS BEHIND COUNTLESS SUCCESSFUL PROJECTS. WE NOW BRING THE SAME COMMITMENT OF QUALITY, INNOVATION AND RELIABILITY TO THE UAE.

WITH EXCELLENCE IN CONSTRUCTION AND AN EXCEPTIONAL VISION FOR THE FUTURE, WE BELIEVE IN CONSTRUCTING HOMES THAT SHOWCASE CRAFTSMANSHIP AND BUILDS SUSTAINABLE COMMUNITIES.





FLORA
REALTY

FLORA REALTY REDEFINES CONVENTIONAL REAL ESTATE DEVELOPMENT BY BLENDING INNOVATION, STRATEGIC PLANNING AND SUSTAINABLE PRACTICES TO CREATE SPACES THAT ARE BOTH MEANINGFUL AND ENDURING. OUR JOURNEY BEGINS WITH STRATEGIC LAND ACQUISITION, IN DEPTH MARKET RESEARCH AND FEASIBILITY ANALYSIS, FOLLOWED BY INNOVATIVE DESIGN, PRECISE EXECUTION AND EXCEPTIONAL CONSTRUCTION.

BUILT ON THE LEGACY OF FLORA HOSPITALITY, A TRUSTED NAME IN THE UAE AND INDIA FOR OVER 25 YEARS, WE DELIVER THE SAME VALUES OF EXCELLENCE, SERVICE AND TRUST TO REAL ESTATE. AS PART OF THE FLORA GROUP, OUR DEVELOPMENTS REFLECT A DEEP COMMITMENT TO QUALITY, SUSTAINABILITY, AND COMMUNITY IMPACT. WITH THOUGHTFULLY CRAFTED MARKETING AND SALES STRATEGIES, WE ENSURE OUR PROJECTS RESONATE WITH THOSE WHO CALL THEM HOME.

AT FLORA REALTY, WE DON'T JUST BUILD STRUCTURES, WE CRAFT EXPERIENCES THAT ENRICH LIVES, FOSTER CONNECTIONS AND STAND THE TEST OF TIME.

LOCATION MAP



2MINS
ISLAND A
YACHT
MARINA



3MINS
ISLAND D
SPORTS
COUNTRY
CLUB HOUSE
COURSE



5MINS
DUBAI ISLANDS
MALL



10MINS
ISLAND C
GOLF COURSE



11MINS
WATERFRONT
MARKET



18MINS
DUBAI FESTIVAL
CITY



18MINS
DUBAI
INTERNATIONAL
AIRPORT



25MINS
MUSEUM OF
THE FUTURE



31MINS
BUSINESS BAY



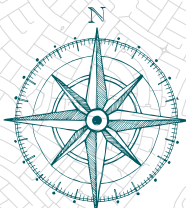
35MINS
BURJ KHALIFA
AND DUBAI MALL



40MINS
BURJ AL ARAB

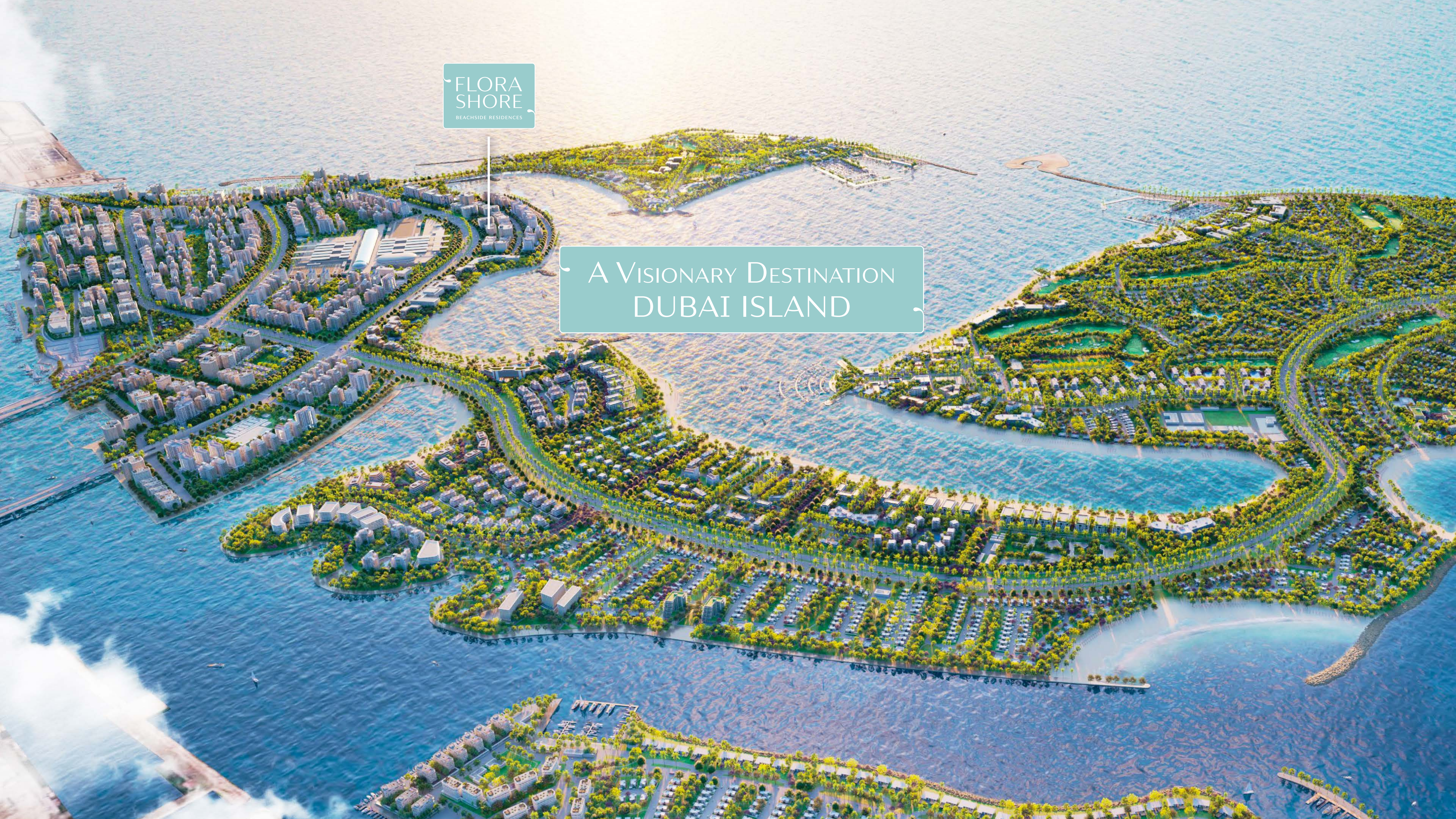


FLORA
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A VISIONARY DESTINATION
DUBAI ISLAND



DUBAI ISLANDS MASTERPLAN



Island A

- 1. WATERFRONT RESIDENTIAL COMMUNITY
- 2. ART AND CULTURAL DISTRICT
- 3. URBAN ISLAND COMMUNITY
- 4. MALL
- 5. BEACH

Island B

- 6. WATERFRONT RESORTS
- 7. BEACH FRONT RESIDENTIAL
- 8. COMMUNITY PARK

Island C

- 9. MARINA VILLAGE
- 10. WELLNESS RESORT
- 11. 18 HOLE GOLF COURSE
- 12. GOLF RESIDENTIAL
- 13. OASIS PARK
- 14. FAMILY RESORT
- 15. BEACH

Island D

- 16. BEACH FRONT RESIDENTIAL
- 17. GOLF RESIDENTIAL
- 18. 9 HOLE GOLF COURSE
- 19. BEACH

Island E

- 20. LUXURY PRIVATE ISLAND COMMUNITY





A RETREAT, RECONNECTED

AT FLORA SHORE, CALM DOESN'T MEAN DISTANCE. LOCATED ALONG THE VIBRANT BEACH WALK, JUST MOMENTS FROM THE SHORELINE AND STEPS FROM THE MALL, IT'S WHERE EVERYDAY LIFE MEETS THE QUIET LUXURY OF PRESENCE. THOUGHTFULLY CRAFTED SPACES REFLECT THE ELEGANCE OF COASTAL LIVING WITHOUT LEAVING THE HEART OF CONNECTION BEHIND.

THIS IS MORE THAN A RESIDENCE.
IT'S A RHYTHM. A RETURN TO BALANCE.
A WAY TO LIVE CLOSE TO IT ALL.

PLOT LOCATION

FLORA ISLE
BEACHFRONT RESIDENCES

FLORA
SHORE
BEACHSIDE RESIDENCES


2MINS WALK
TO THE BEACH


2MINS WALK
TO THE MALL

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SHORE
BEACHSIDE RESIDENCES



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BUILDING STRUCTURE

TYPICAL 1	1 ST FLOOR
TYPICAL 2	2 ND , 4 TH , 6 TH FLOOR
TYPICAL 3	3 RD , 5 TH , 7 TH FLOOR
TYPICAL 4	8 TH TO 10 TH FLOOR
TYPICAL 5	11 TH AND 12 TH FLOOR

ROOFTOP

RESIDENTIAL FLOORS

1ST FLOOR

2 PODIUMS

GROUND FLOOR

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FACADE



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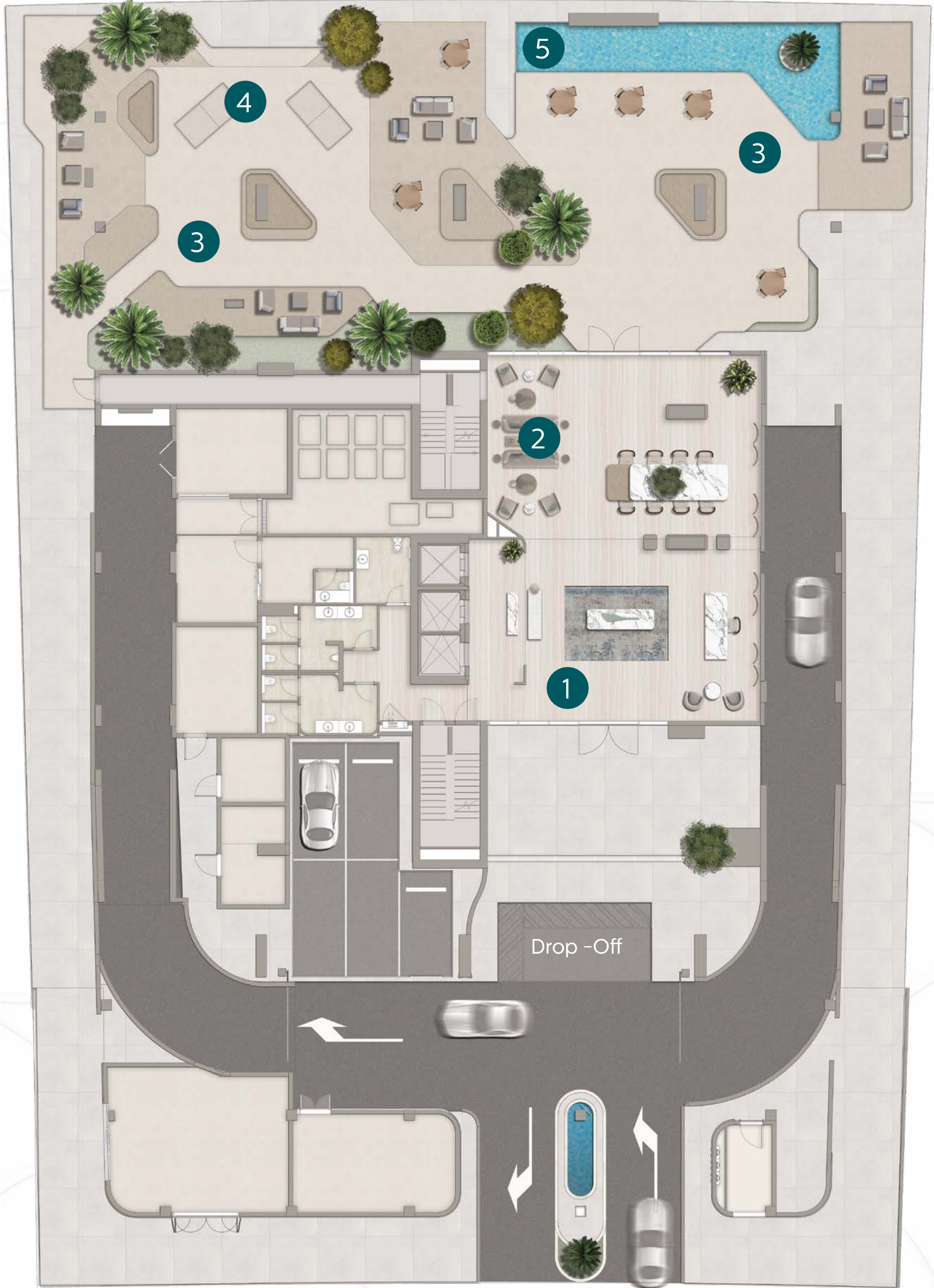




AMENITIES

AMENITIES GROUND FLOOR

1. INDOOR LOUNGE	1,036 SQFT
2. CO-WORKING SPACE	1,139 SQFT
3. OUTDOOR LOUNGE	1,005 SQFT
4. TABLE TENNIS	515 SQFT
5. WATER FEATURE	477 SQFT



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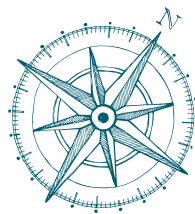
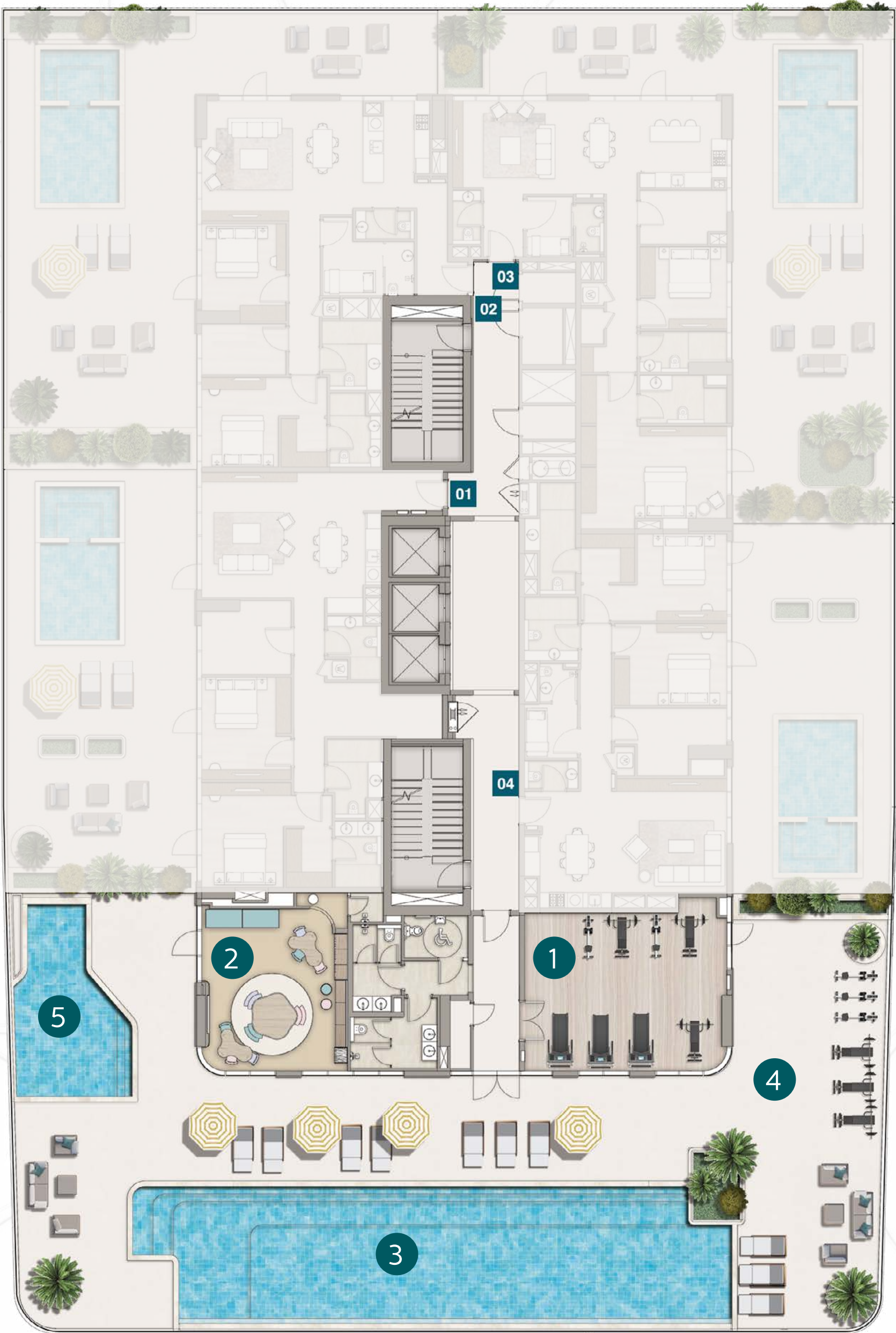
OUTDOOR LOUNGE



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AMENITIES 1ST FLOOR

1. GYM	525 SQFT
2. KIDS CLUB	430 SQFT
3. SWIMMING POOL	1,200 SQFT
4. OPEN-AIR GYM	518 SQFT
5. KIDS POOL	403 SQFT



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SWIMMING POOL



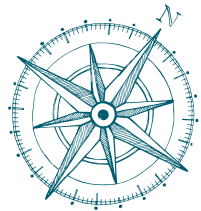
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TYPICAL FLOOR PLANS

1ST FLOOR

2 BEDROOMS 4 UNITS

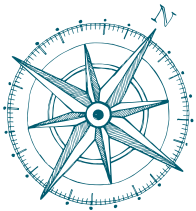
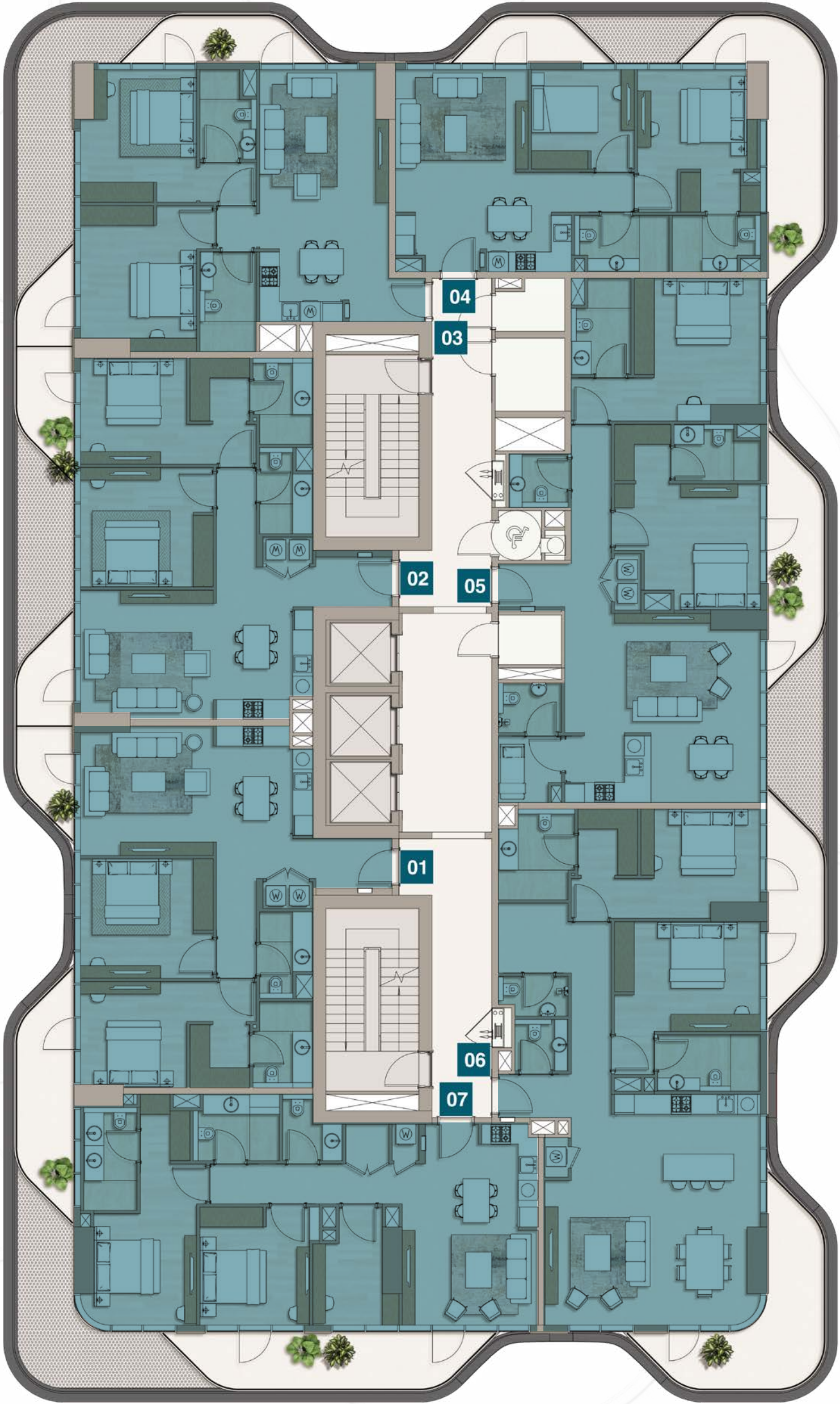


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2ND, 4TH, 6TH FLOOR

2 BEDROOMS

7 UNITS

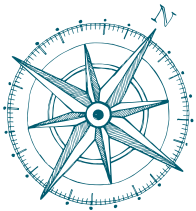
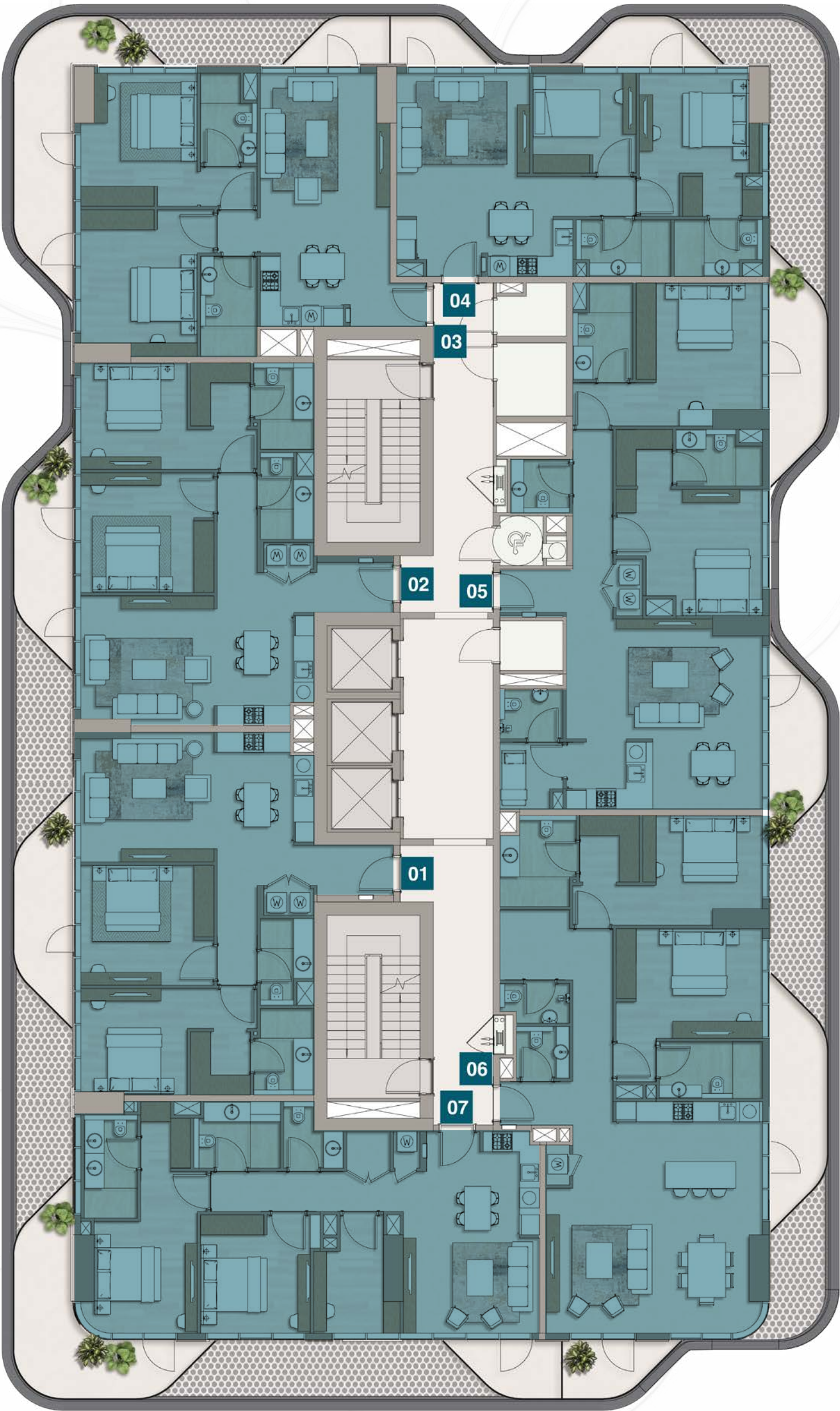


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3RD, 5TH, 7TH FLOOR

2 BEDROOMS

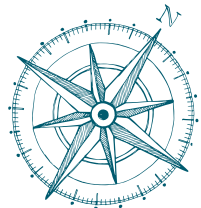
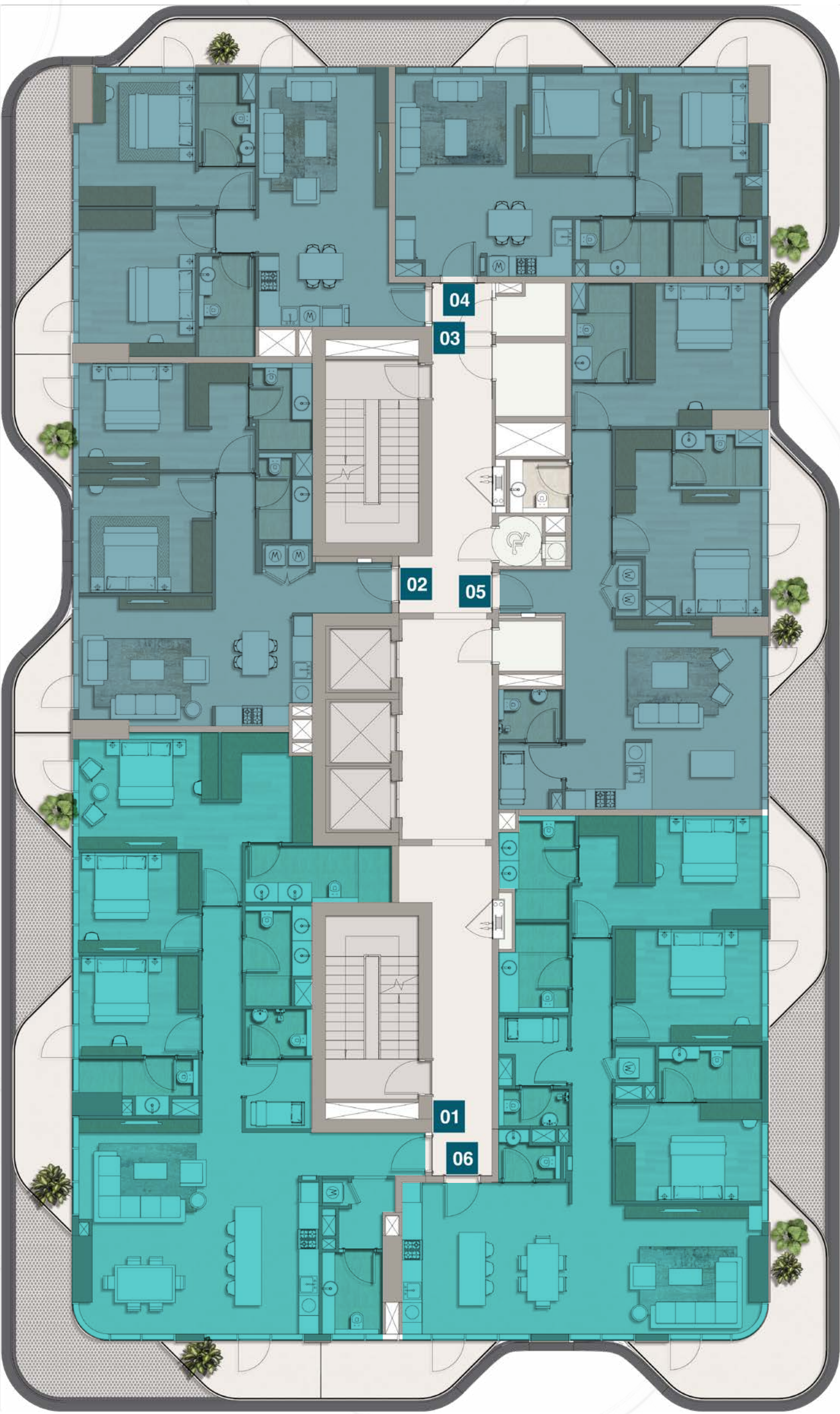
7 UNITS



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8TH AND 10TH FLOOR

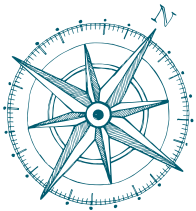
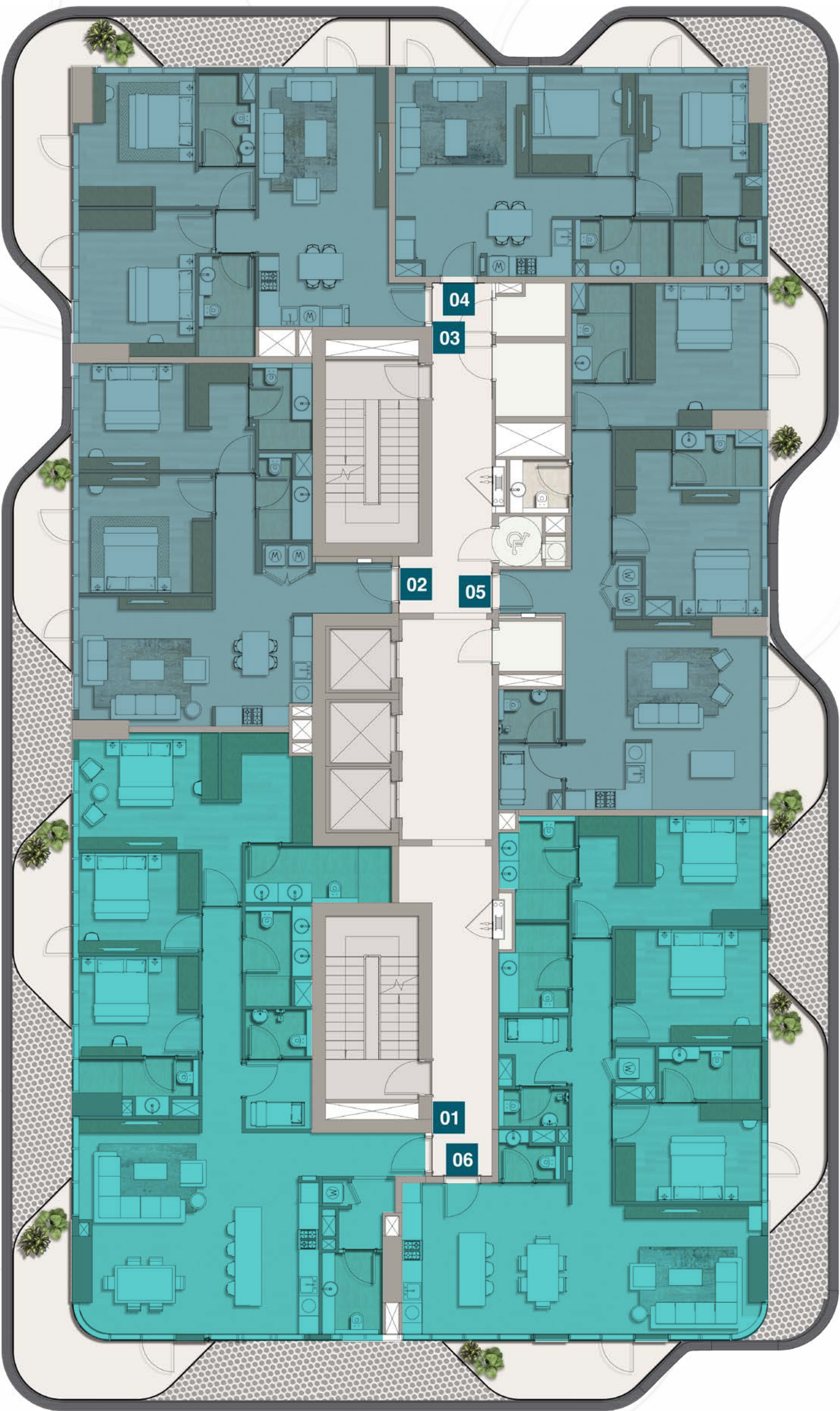
2 BEDROOM	4 UNITS	
3 BEDROOM	2 UNITS	



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9TH FLOOR

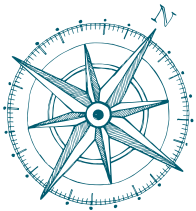
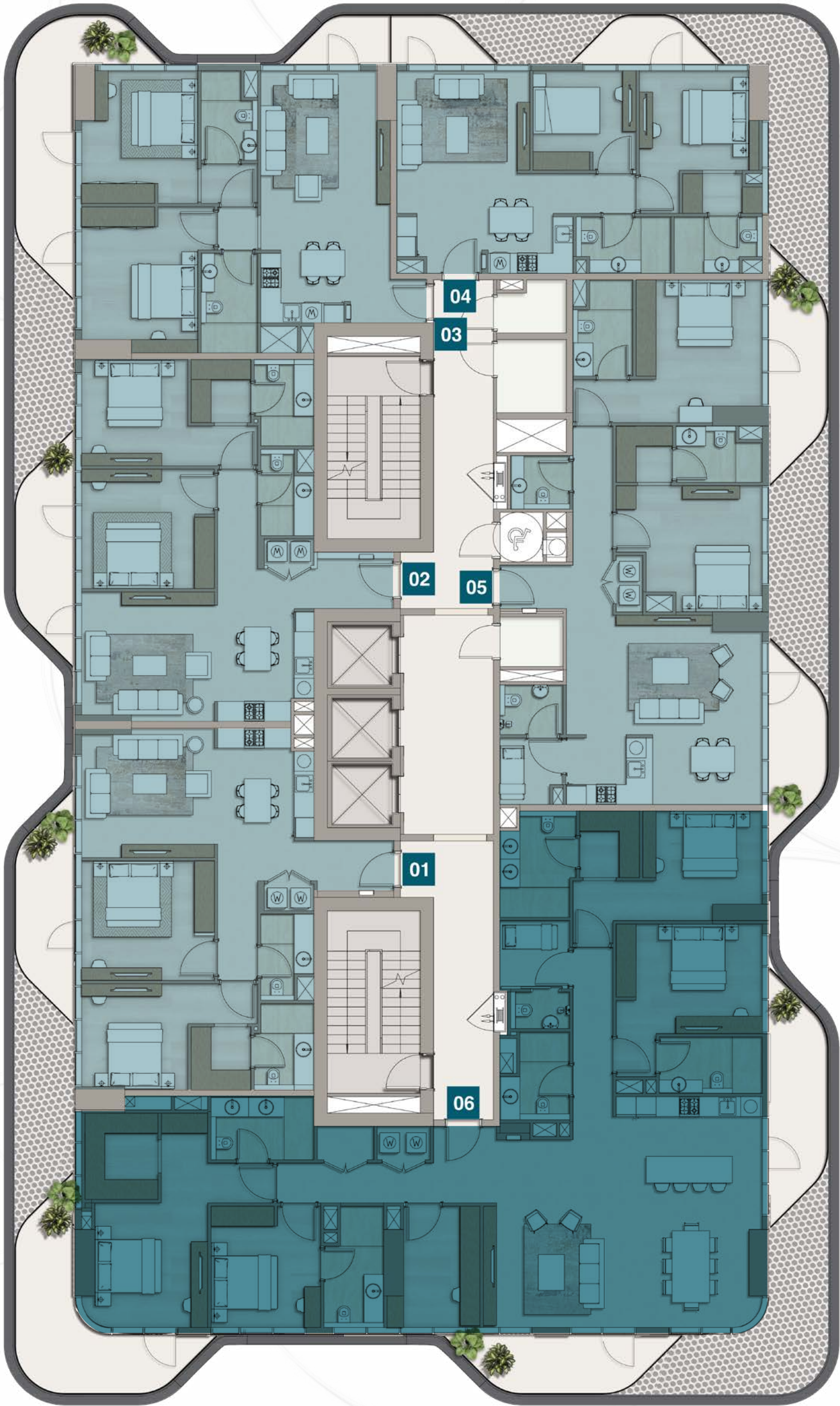
2 BEDROOM	4 UNITS	
3 BEDROOM	2 UNITS	



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11TH FLOOR

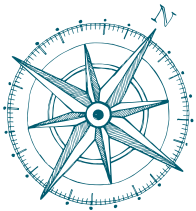
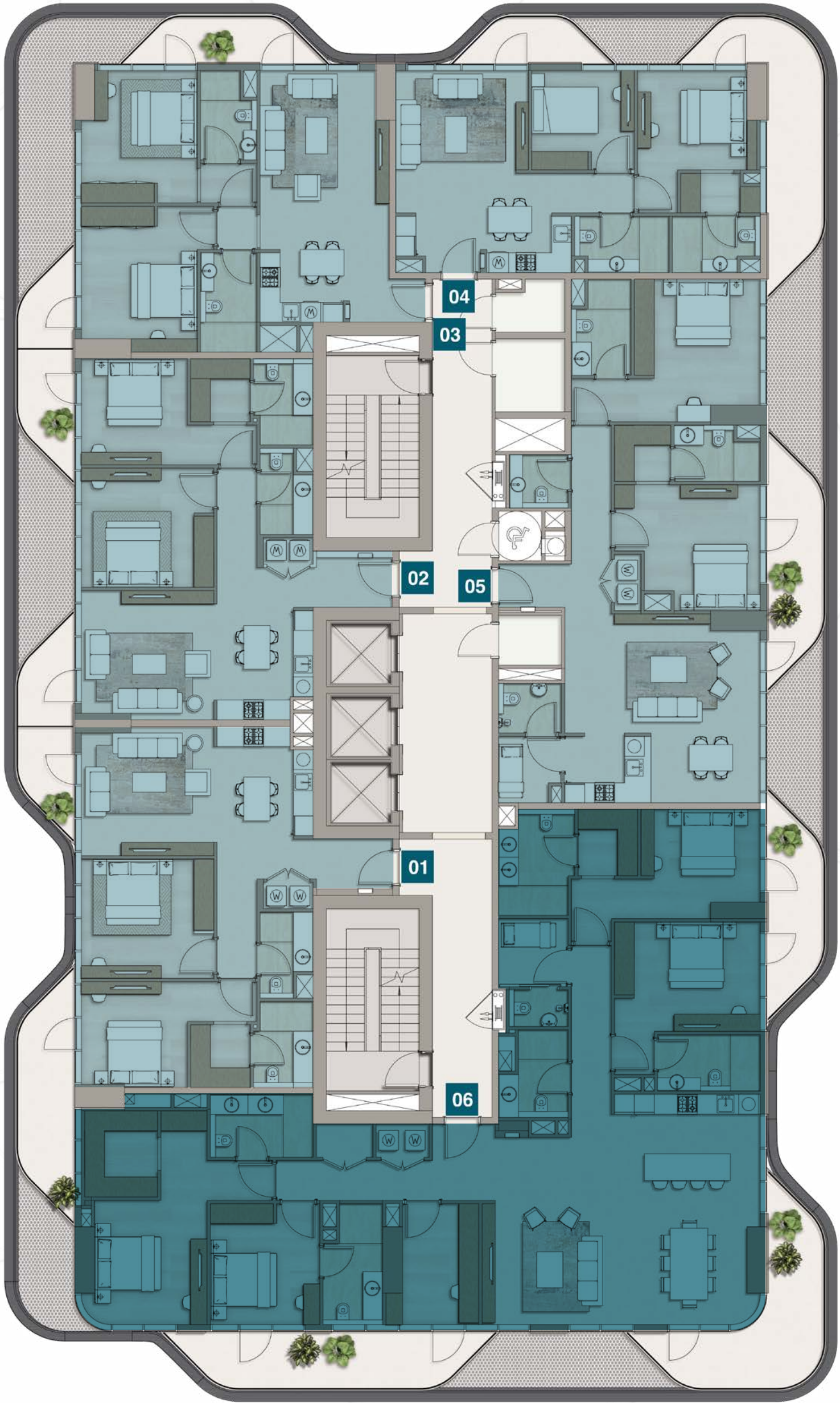
2 BEDROOM	5 UNITS	
4 BEDROOM	1 UNIT	



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12TH FLOOR

2 BEDROOM	5 UNITS	
4 BEDROOM	1 UNIT	



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2BR LIVING & DINING

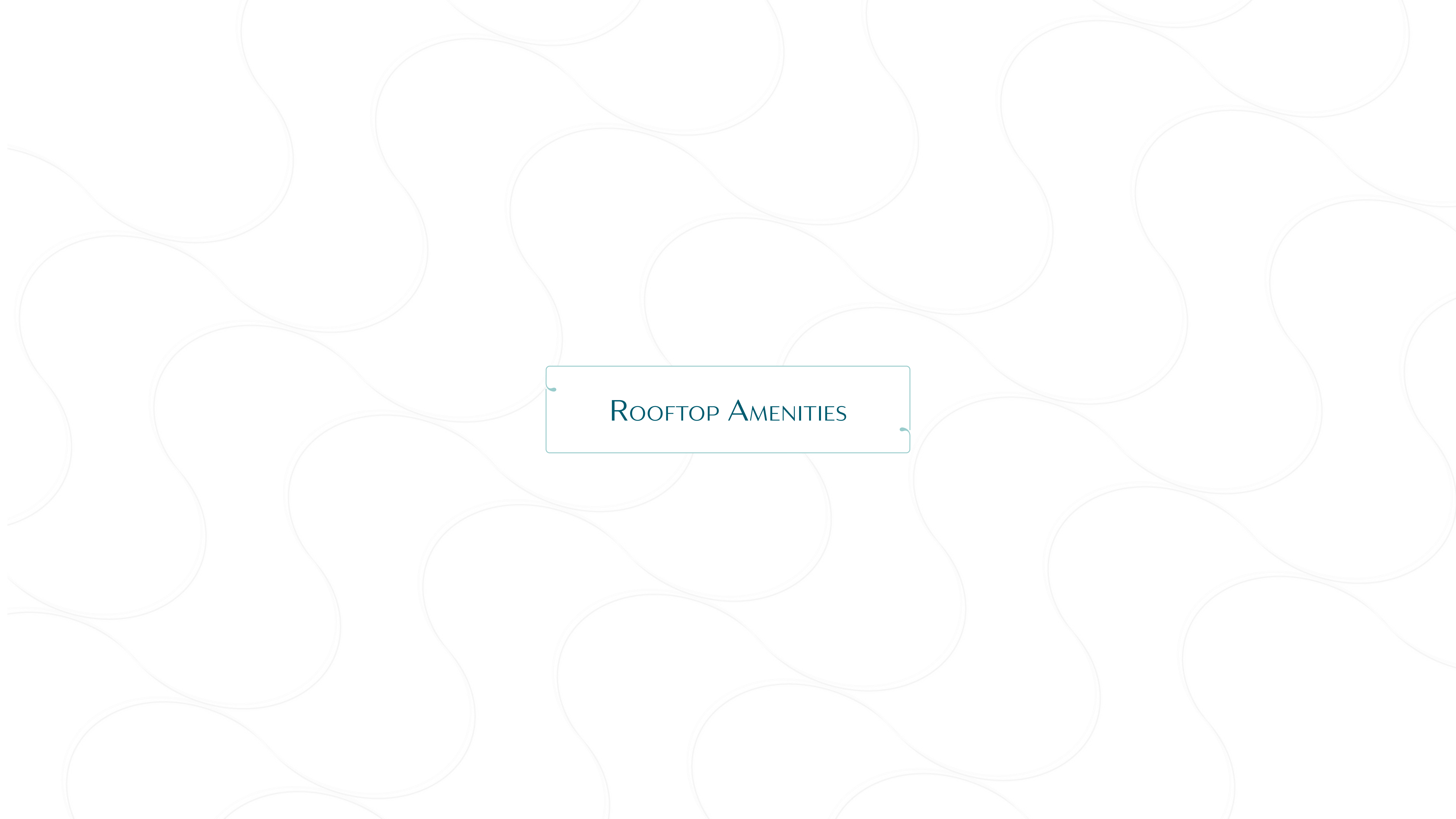


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2BR MASTER BEDROOM



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ROOFTOP AMENITIES

AMENITIES ROOFTOP

1. OUTDOOR CINEMA	507 SQFT
2. YOGA AREA	635 SQFT
3. OUTDOOR KITCHEN	616 SQFT
4. SEATING AREA	78 SQFT
5. OUTDOOR SEATING AREA	
6. WATER FEATURE	



PROJECT DETAILS

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
PLOT NUMBER	DIA – R – 0270
PLOT AREA	26,893 SQFT
BUILDING HEIGHT	G+2P+12+R
CIELING HEIGHT	LIVING ROOM 3.2M KITCHEN AND BATHROOM 2.5M
FURNISHED/UNFURNISHED	FURNISHED
TOTAL NUMBER OF UNITS	76 UNITS
ANITCIPATED SERVICE FEES	20 AED / SQFT
ANTICIPATED COMPLETION DATE	Q1 2028
ELEVATORS	2 RESIDENTIAL
	1 SERVICE
	2Br 1 CAR PARK
PARKING/UNIT	3Br 2 CAR PARK
	4Br 2 CAR PARK

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WHY INVEST IN DUBAI ISLANDS

INVESTING IN DUBAI ISLAND, PART OF DUBAI'S AMBITIOUS DEVELOPMENT, OFFERS COMPELLING BENEFITS.

THIS EXPANSIVE, MIXED USE DEVELOPMENT IN THE HEART OF DUBAI'S HISTORIC DEIRA PRESENTS SIGNIFICANT OPPORTUNITIES ACROSS RESIDENTIAL, COMMERCIAL, RETAIL, AND HOSPITALITY SECTORS.

HERE ARE KEY REASONS TO INVEST IN DUBAI ISLAND:



STRATEGIC LOCATION
AND CONNECTIVITY



WATERFRONT
LIFESTYLE



ATTRACTIVE RENTAL
YIELDS AND ROI



BEACH ACCESS



VIBRANT COMMUNITY AND
CULTURAL INTEGRATION



INDICATIVE UNIT SIZE AND PRICE

50/50 PAYMENT PLAN

TYPE	STARTING SIZE
2 BEDROOM	983 SQFT
2 BEDROOM - MAIDS / STUDY	1,284 SQFT
2 BEDROOM - PODIUM	2,278 SQFT
3 BEDROOM	1,855 SQFT

STARTING PRICE **₹2,258,888**
FURNISHED

ESTIMATED COMPLETION DATE
Q1 2028

EOI PROCESS

To participate in the Expression of Interest campaign and secure your preferred unit, we kindly request that you comply with the following requirements:

- 1. **Client’s Document Required:** Client’s Passport Copy and Emirates ID Copy (for UAE Residents).
- 2. **Signed EOI form** (attached), with correct customer details, valid email address, and phone number to issue the receipt(s).
- 3. **Payment:** Cheque or Wire Transfer should be in favour of “ **Calgary Properties L.L.C** ”.
- 4. **Cash payment** will be accepted for the EOI campaign up to AED 50,000 for each unit.

Bank Details for Wire Transfer

S.No	Description	Details
1.	Account Name	Calgary Properties L.L.C
2.	Account No.	0800 008176 001
3.	IBAN No.	AE38 0040 0008 0000 8176 001
4.	Swift Code	ABKKAEAD
5.	Bank Name	Al Ahli Bank of Kuwait K.S.C.P.
6.	Branch	Abu Baker Al Siddique Road, Dubai, United Arab Emirates
7.	Currency	AED

*Cheque should be in favour of Calgary Properties LLC

Any EOI received not containing the above will not be considered.

Allocation will be on First Come First Serve basis & Receipt issuance confirmation by “ **Calgary Properties L.L.C** ”.

Please note, upon unit allocation for all EOI confirmed deals, we require balance payment & documentation for unit booking.

If the client is not able to get the desired unit, EOI will be refunded to the client within 21 working days from the date the client shares the correct account details.

We look forward to receiving your expression of interest and working together to make the “FLORA SHORE” project a landmark.



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