

# *floareá* *Vista*

THE ADDRESS OF LIMITLESS POSSIBILITIES



MASHRIQ ELITE  
— DEVELOPMENTS —

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# The Art of Refined Living



# *A Legacy In The Making*

## *About The Developer*

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Mashriq Elite Developments stands as the epitome of sophistication in Dubai's dynamic real estate landscape, renowned for its illustrious heritage and a versatile portfolio curated to cater to diverse tastes and lifestyles. Each property represents the pinnacle of meticulous craftsmanship, seamlessly merging avant-garde architecture, functional design, and exquisite finishes. Our projects symbolize an unwavering commitment to excellence, where architectural brilliance seamlessly intertwines with practical luxury.



MASHRIQ ELITE

— DEVELOPMENTS —



# *Harmony and Ingenuity in Perfect Equilibrium*

## *About Floarea Vista*

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Nestled amidst the opulence of Dubai, Floarea Vista by Mashriq Elite Developments epitomizes a masterpiece, seamlessly integrating ingenious design elements to showcase our distinct identity. Boasting captivating interiors, innovative exteriors, and unrivaled amenities, it pledges a lifestyle of harmony in Discovery Gardens - Al Furjan Community. Spanning 10 floors, with 158 luxurious residential units ranging from studios to two-bedroom apartments, complemented by exclusive roof-floor amenities, it heralds a new era of opulent living.



*floareá*  
Vista

# *Exquisite Details Beyond Expectations of Excellence*

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Surpassing mere aesthetics, the interiors of Floarea Vista unveil themselves as a lavish masterpiece, seamlessly blending opulence with practicality. From meticulously chosen decor to an ambiance exuding sophistication, every detail has been meticulously curated to provide an elevated living experience synonymous with modern luxury living.







*The Apex of Urban Charm*





*The Perfect Balance  
Just For You*

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*Enhancing Your Daily  
Rituals with Prestige*

# Floor Plan

## 1st - Amenities Floor



**Disclaimer:** All pictures, plans, layouts, information, data 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- All dimensions are in metres, and measured from finish to finish excluding construction tolerances.
- 2- All materials, dimensions and drawings are approximate only.
- 3- All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.

# Unit Types

## Studio - One Bedroom - Two Bedroom Apartments



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# Amenities

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- Swimming Pool
- Pool Sitting Lounge
- Sun Deck
- Jacuzzi
- Kids Pool
- Splash Pad
- Kids Play Area
- Indoor Techno Gym
- Outdoor Gym
- Outdoor Meditation
- Deck
- Jogging Track
- Board Games Corner
- Multi Sports Court
- Outdoor Table Tennis
- Sky Lounge
- Floral Swings
- EV Charging Station
- BBQ & Grill Lounge
- Mini Golf
- Bean Bags Lounge
- Reading Corner
- Roof Garden
- Outdoor Cosmic Sitting
- ZEN Garden







*Instilling a feeling of  
lavishness and prestige*

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*Every Element in  
Perfect Cadence*

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# *A Story of Serenity and Prosperity*

## *Discovery Gardens Al Furjan Community*

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Enveloped within Dubai's vibrant landscape, Discovery Gardens and Al Furjan Community coalesce to form an opulent haven of modern living. This meticulously crafted sanctuary, curated by visionary developers, seamlessly marries sophistication with contemporary allure. With luxurious abodes, verdant landscapes, and bespoke amenities, Al Furjan beckons discerning individuals to indulge in a lifestyle beyond compare. Here, amidst grandeur and grace, residents find respite, elevating every moment amidst the dynamic pulse of Dubai.

Key Attraction:

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1 The Gardens  
Metro Station
- 

2 Discovery Gardens  
Metro Station
- 

3 Discovery  
Gardens
- 

4 Al  
Furjan
- 

5 Jumeirah  
Park
- 

6 Ibn  
Battuta
- 

7 Dubai  
Hills
- 

8 Mall of the  
Emirates
- 

9 Burj  
Al Arab
- 

10 Jumeirah  
Village Circle
- 

11 Dubai  
Marina
- 

12 Jumeirah  
Lake Towers
- 

13 Jumeirah  
Islands
- 

14 Dubai  
Sports City
- 

15 Palm  
Jumeirah

floareá  
Vista

Al Furjan



# *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 focuses on community well-being with smart infrastructure, indoor gyms, and serene living spaces.



# *Upcoming Project*

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Expected Launch Date

**JVC | Q3 2024**





# *The Epicenter of Progression Dubai*

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Dubai reigns supreme as the epitome of real estate evolution, magnetizing international investors with its pioneering ventures and thriving market. Renowned for its visionary initiatives and investor-friendly regulations, the city presents unparalleled prospects. Foreign elites gravitate towards Dubai for its strategic locale, opulent lifestyle, and promising yields. At the forefront of this opulence stands Mashriq Elite Developments, orchestrating architectural marvels that redefine luxury living in the region's elite echelons.



MASHRIQ ELITE  
— DEVELOPMENTS —

A LIFESTYLE THAT DOESN'T DICTATE  
IT INSPIRES

[www.mashriqelite.com](http://www.mashriqelite.com)