



FLORA
SHORE

BEACHSIDE RESIDENCES

TECHNICAL BROCHURE

A large, powerful ocean wave is captured in mid-crash, its white-capped crest curving over the deep blue and green water. The sunlight is reflected in the spray and on the surface of the water, creating a bright, glowing effect. The sky above is a clear, pale blue.

WHERE THE WALK LEADS TO SERENITY

LOCATION MAP



2 MINS
ISLAND A
YACHT
MARINA



3 MINS
ISLAND D
SPORTS
COUNTRY
CLUB HOUSE
COURSE



5 MINS
DUBAI ISLANDS
MALL



10 MINS
ISLAND C
GOLF COURSE



11 MINS
WATERFRONT
MARKET



18 MINS
DUBAI FESTIVAL
CITY



18 MINS
DUBAI
INTERNATIONAL
AIRPORT



25 MINS
MUSEUM OF
THE FUTURE



31 MINS
BUSINESS BAY



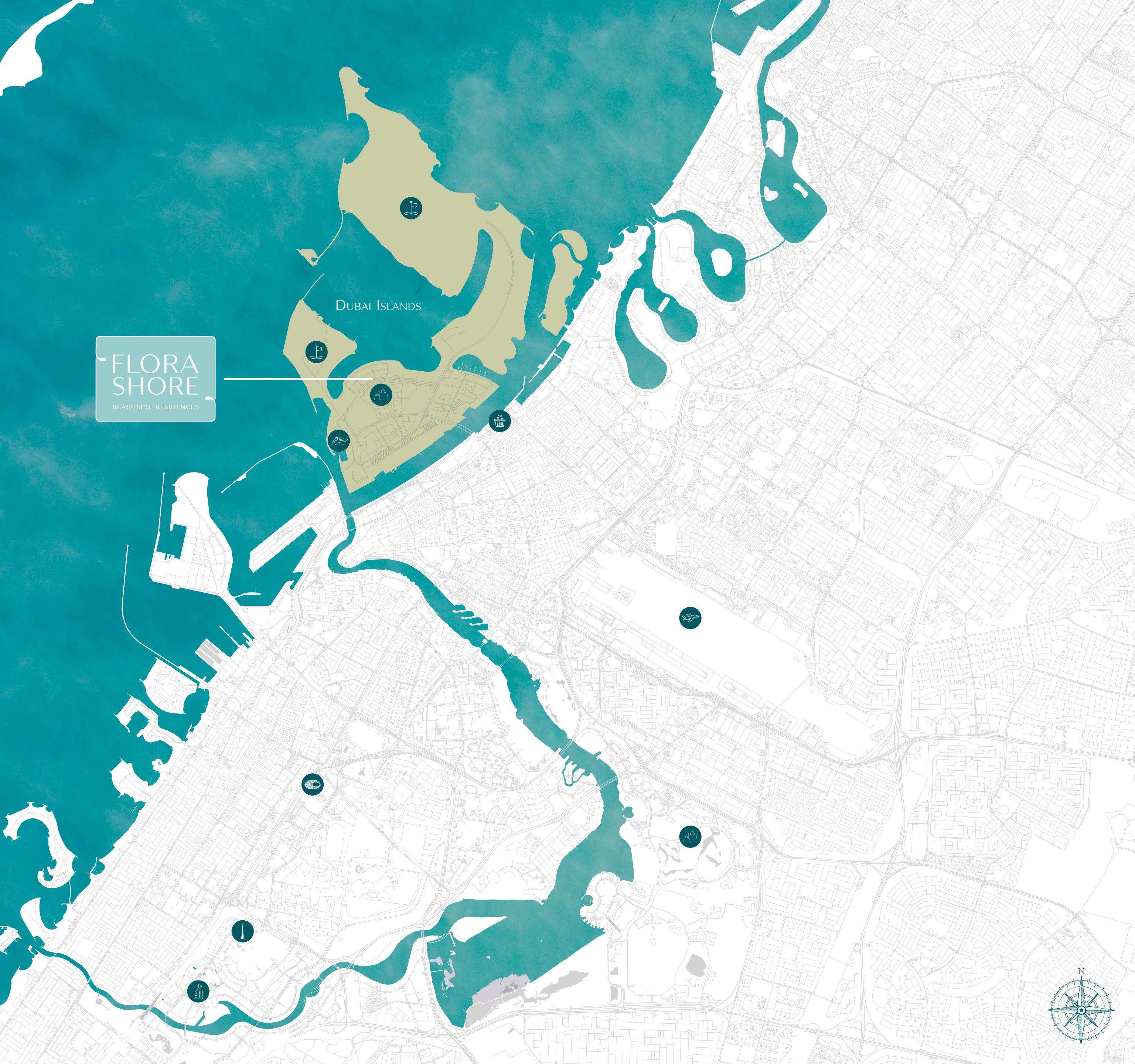
35 MINS
BURJ KHALIFA
AND DUBAI MALL



40 MINS
BURJ AL ARAB

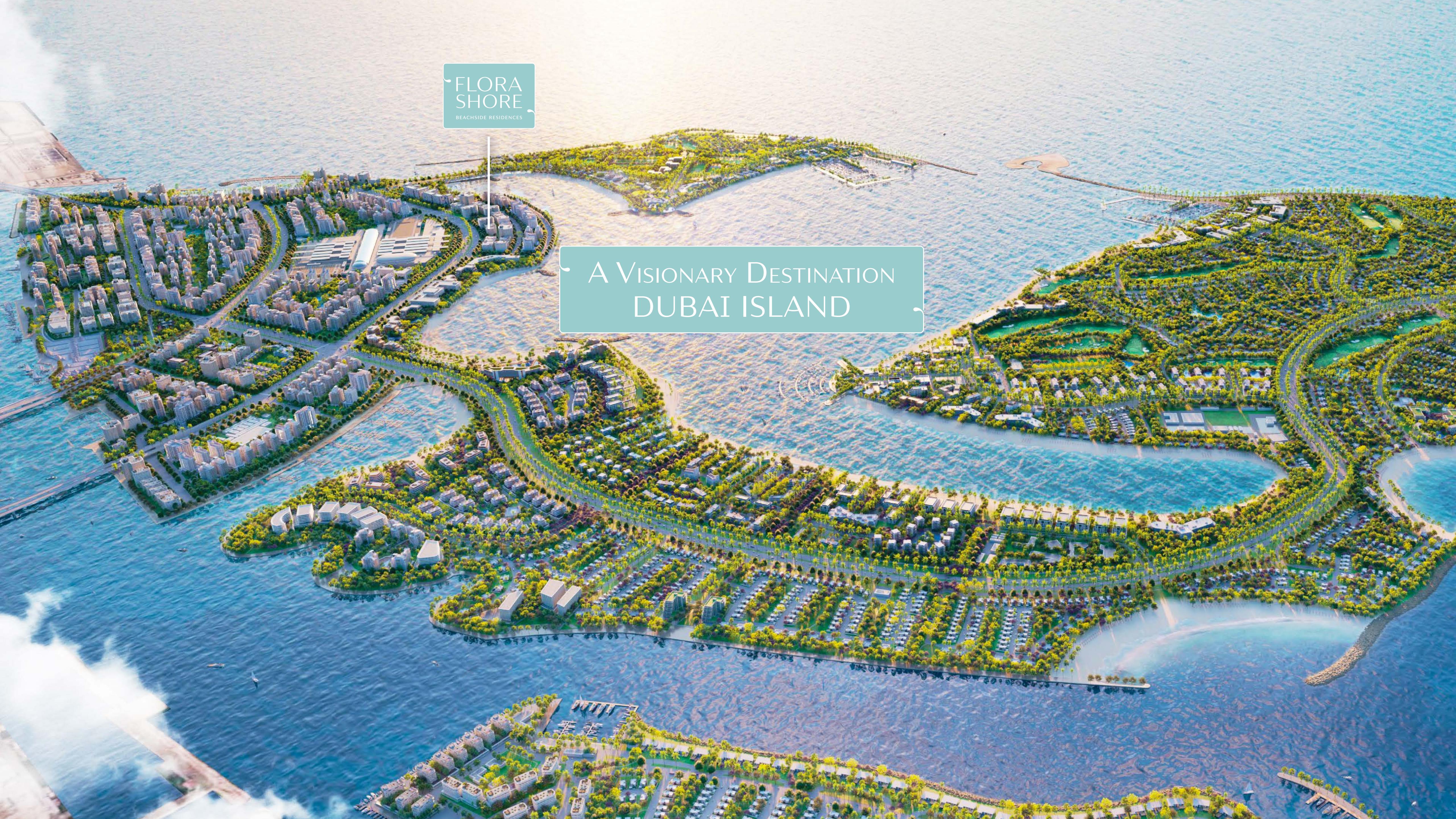


FLORA
SHORE
BEACHSIDE RESIDENCES





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





THE BEACHFRONT DISTRICT

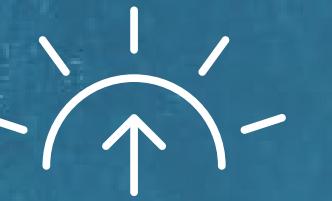
BEACHFRONT HOTEL AND RESIDENTIAL DISTRICT, MIX OF LUXURY HOTELS AND BRANDED RESIDENTIAL APARTMENTS



FLORA
SHORE
BEACHSIDE RESIDENCES



SUNSET



SUNRISE

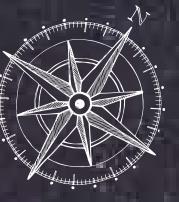


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BUILDING STRUCTURE

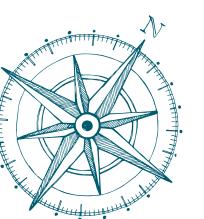
TYPICAL 1	1 ST FLOOR
TYPICAL 2	2 ND , 4 TH , 6 TH FLOOR
TYPICAL 3	3 RD , 5 TH , 7 TH FLOOR
TYPICAL 4	8 TH TO 10 TH FLOOR
TYPICAL 5	11 TH AND 12 TH FLOOR



AMENITIES

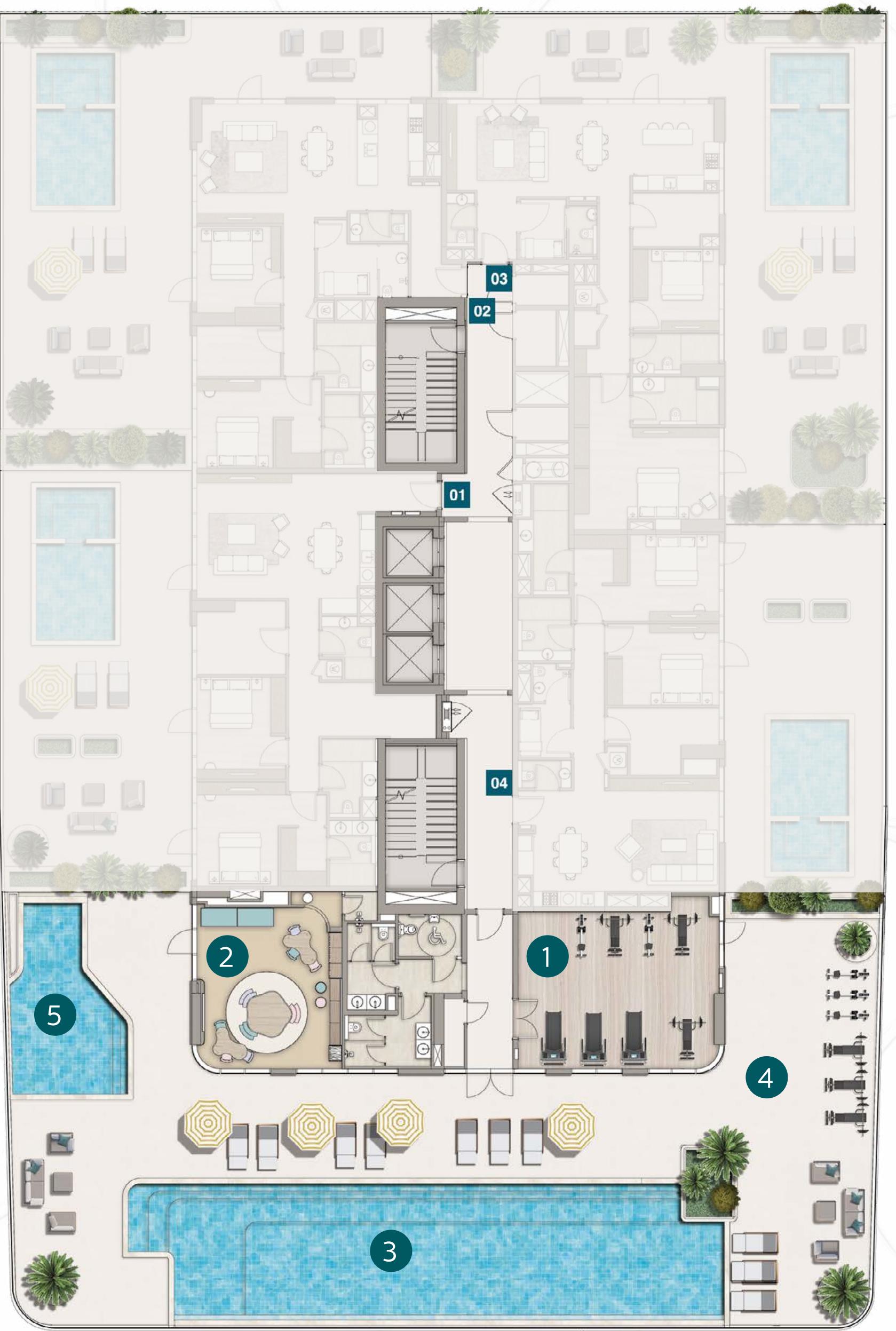
AMENITIES GROUND FLOOR

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



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



TYPICAL FLOOR PLANS

1ST FLOOR

2 BEDROOMS

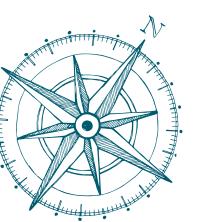
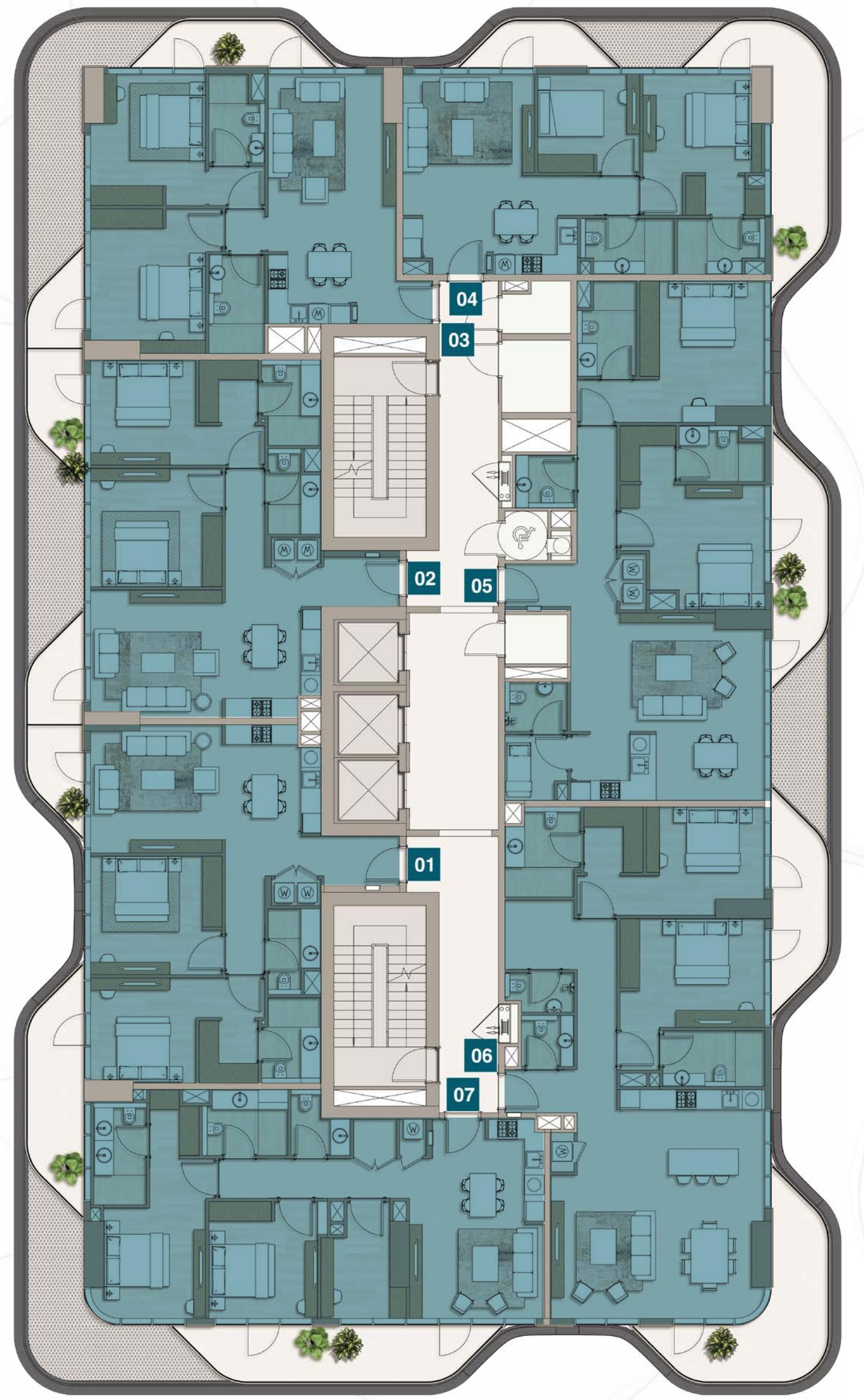
4 UNITS



2ND, 4TH, 6TH FLOOR

2 BEDROOMS

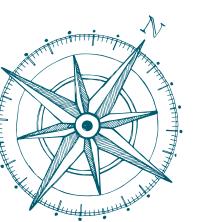
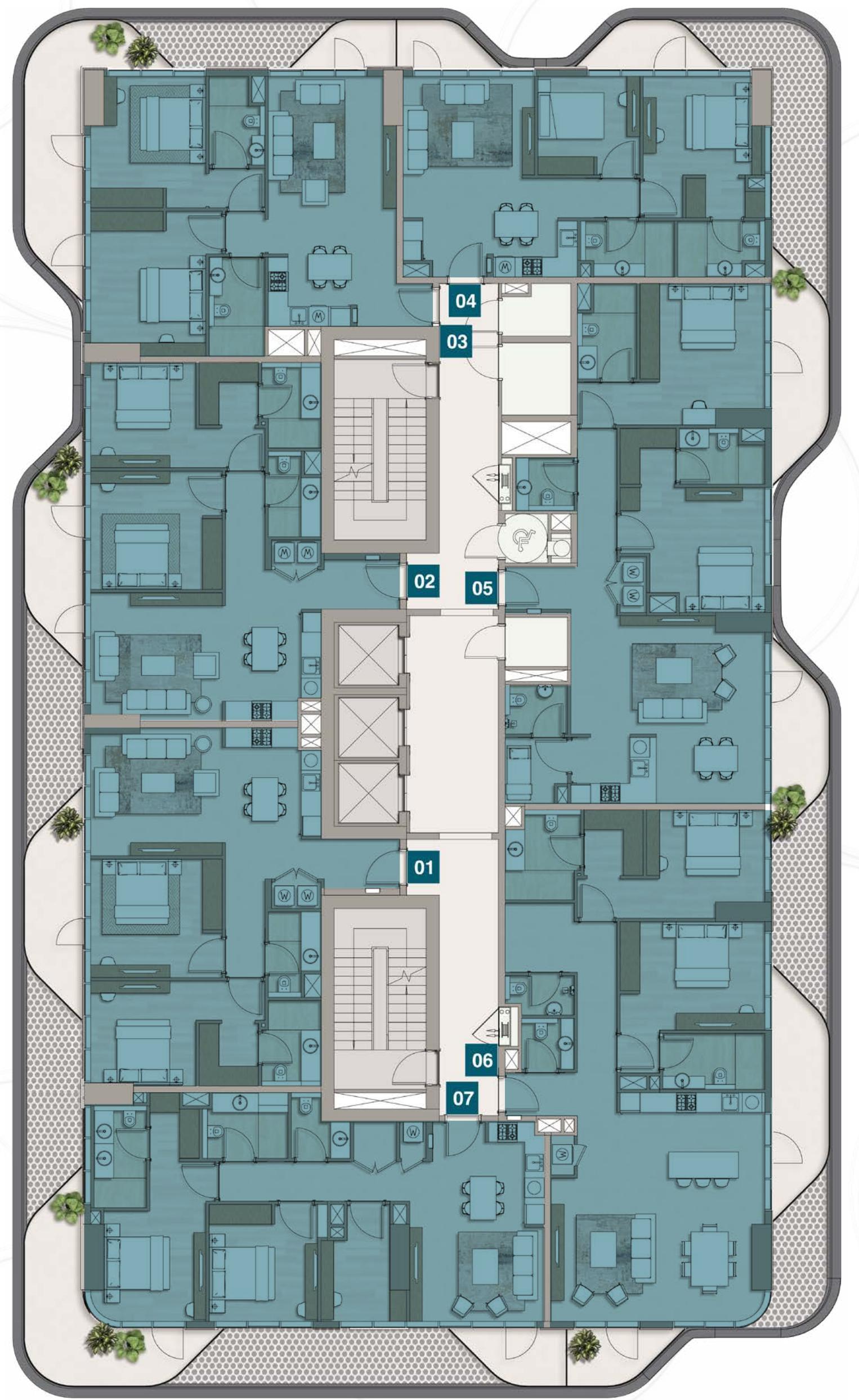
7 UNITS



3RD, 5TH, 7TH FLOOR

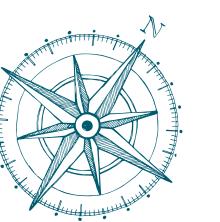
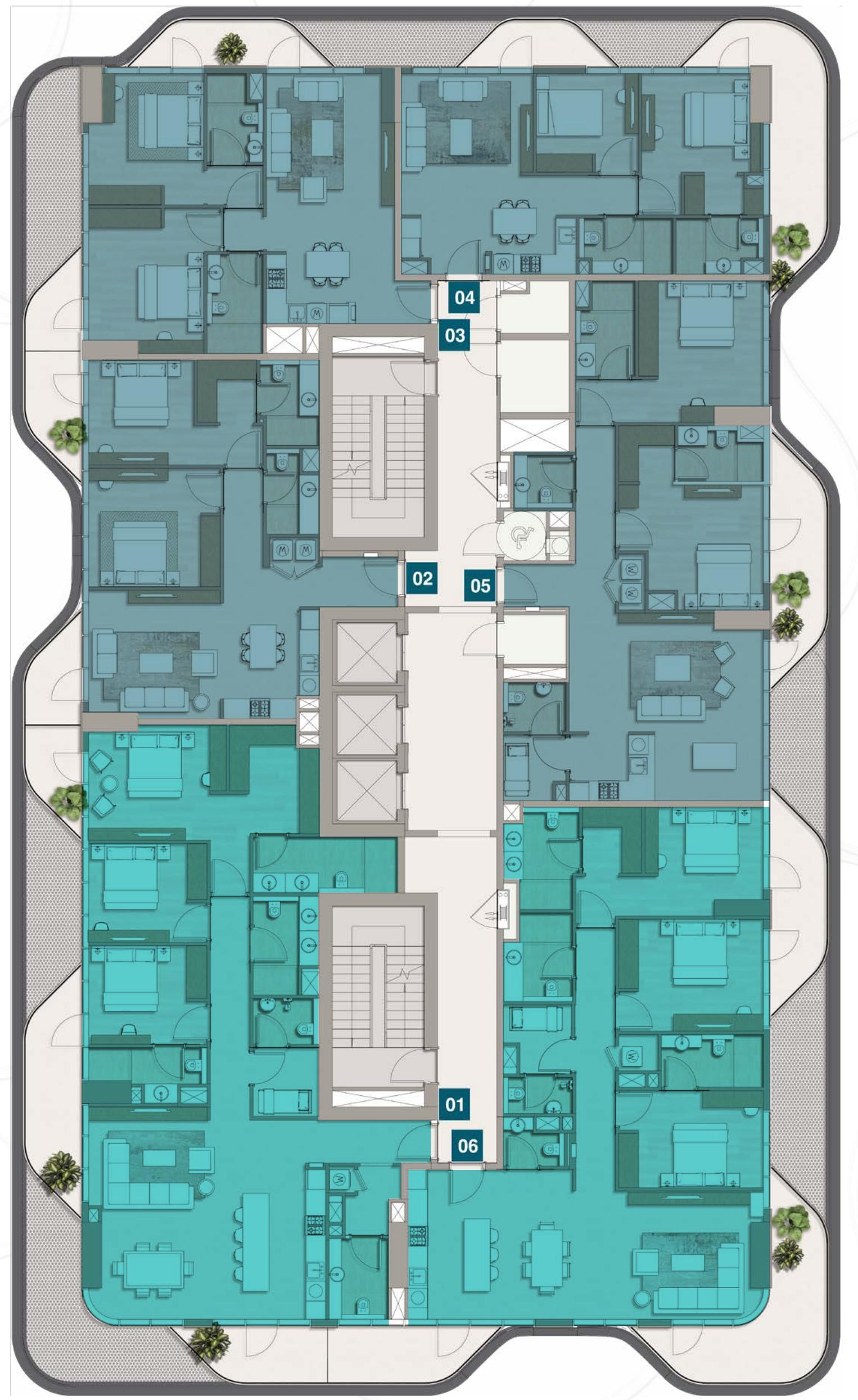
2 BEDROOMS

7 UNITS



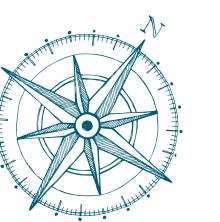
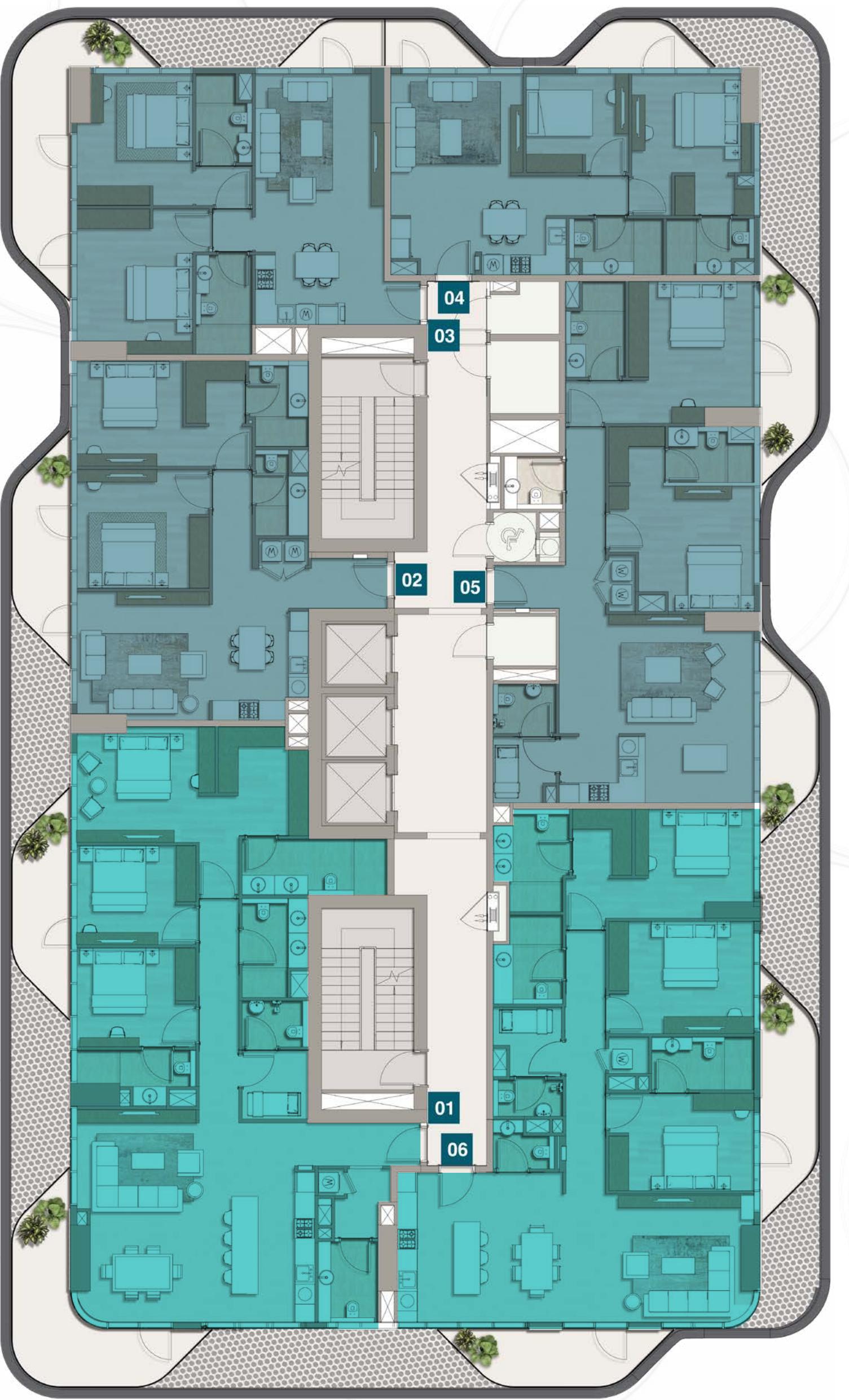
8TH AND 10TH FLOOR

2 BEDROOM	4 UNITS	
3 BEDROOM	2 UNITS	



9TH FLOOR

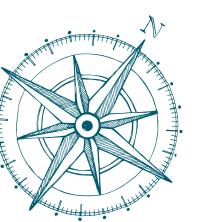
2 BEDROOM	4 UNITS	
3 BEDROOM	2 UNITS	



11TH FLOOR

2 BEDROOM 5 UNITS 

4 BEDROOM 1 UNIT 



12TH FLOOR

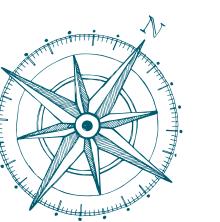
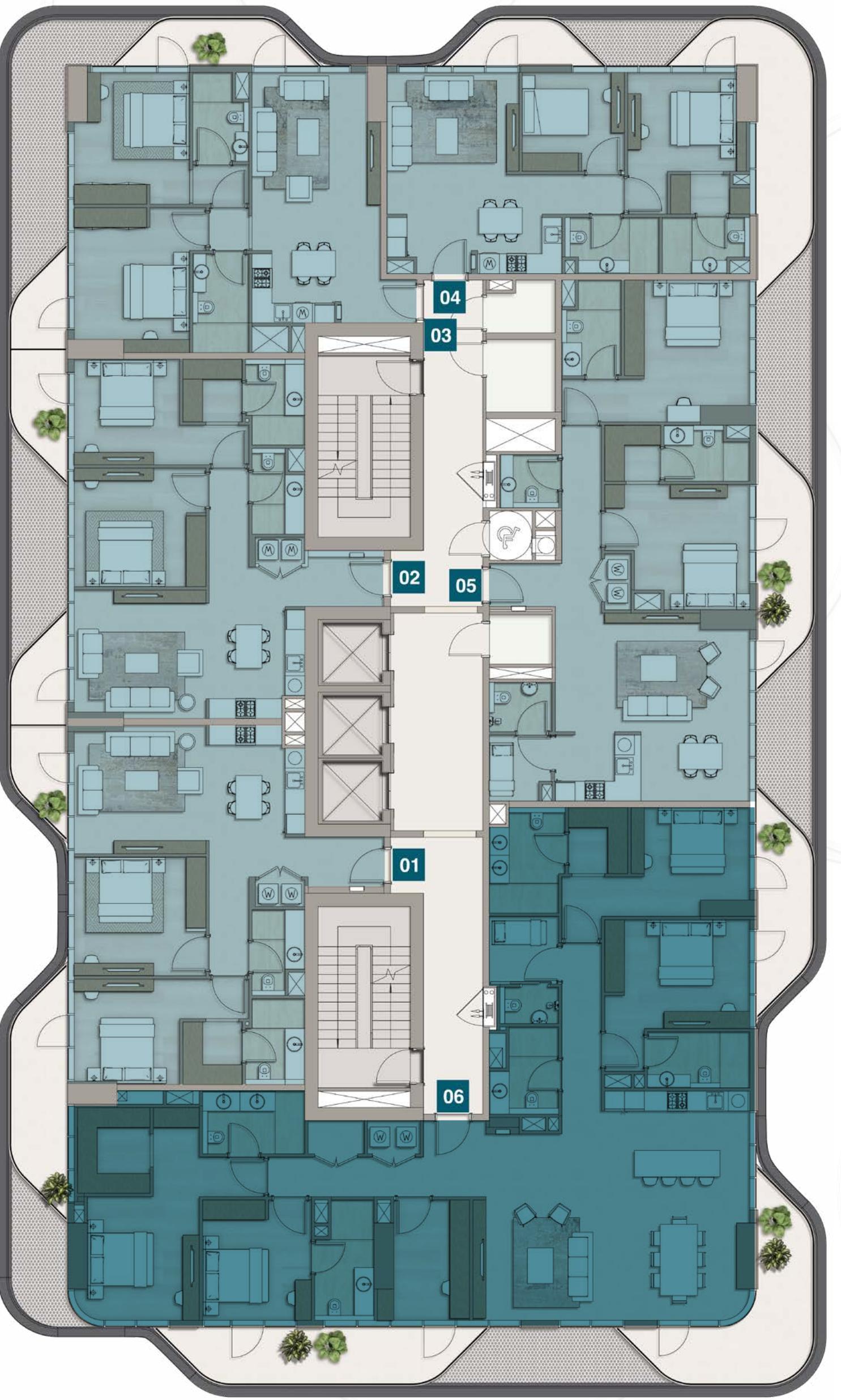
2 BEDROOM

5 UNITS



4 BEDROOM

1 UNIT



UNIT PLANS

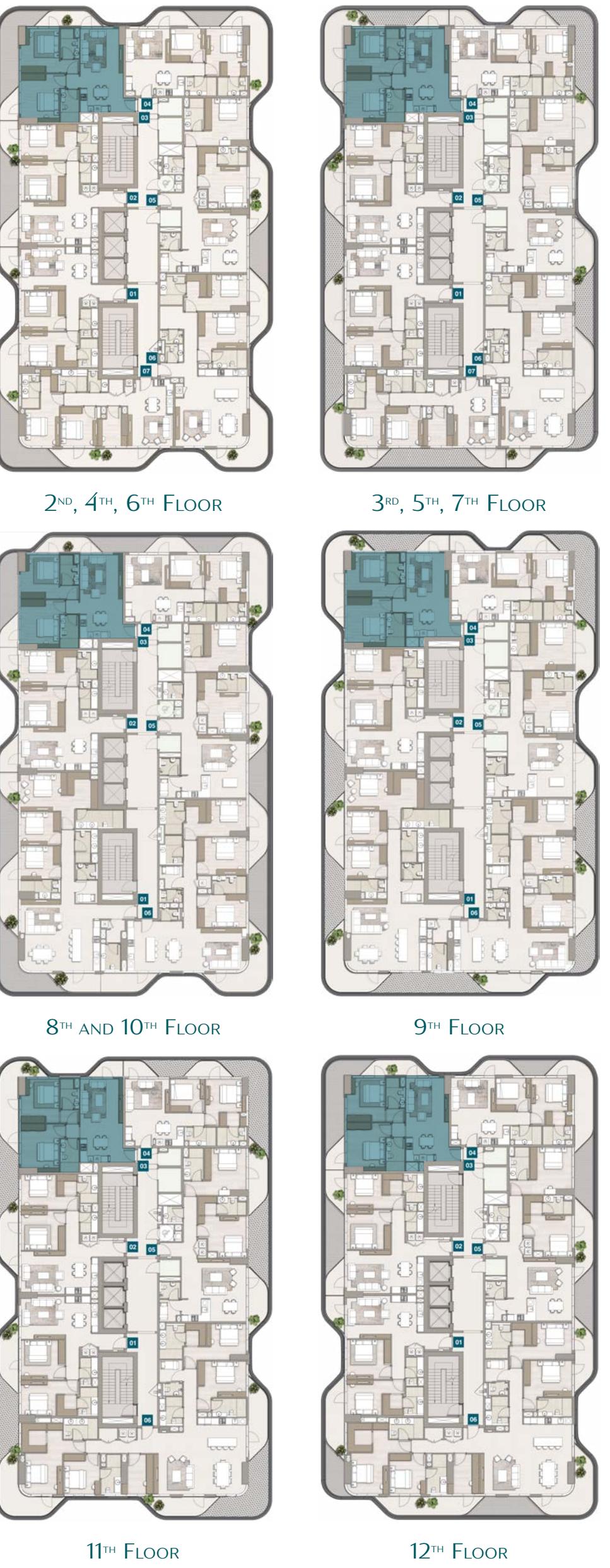
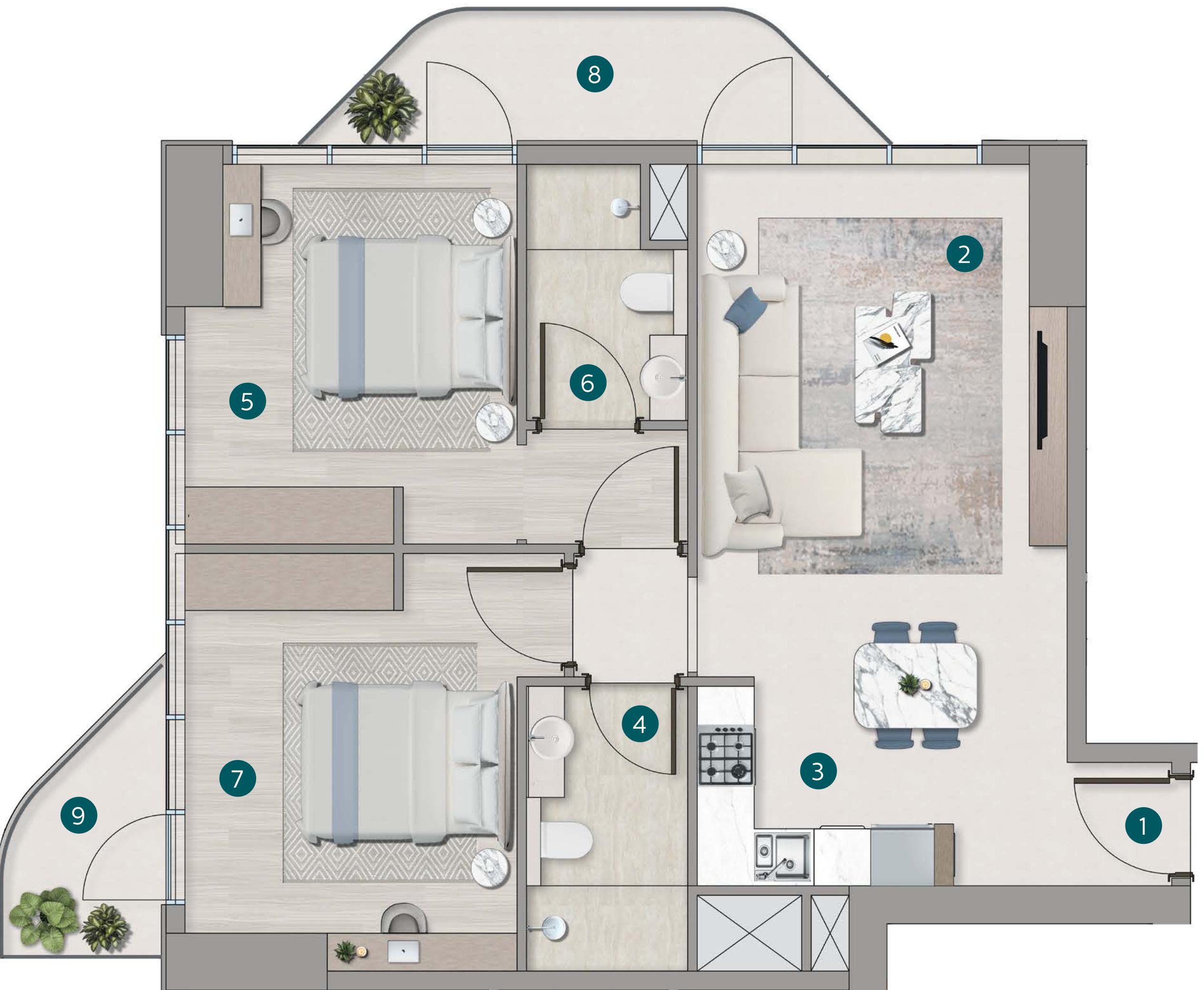
2 BEDROOM TYPE A1

UNIT SERIES 03

INTERNAL AREA	866 SQFT
BALCONY AREA	120-211 SQFT
TOTAL AREA	986-1,077 SQFT

- 1. Entrance
- 2. Living Room
- 3. Kitchen
- 4. Bathroom
- 5. Master Bedroom
- 6. Master Bathroom
- 7. Bedroom
- 8. Balcony 1
- 9. Balcony 2

5.4M x 3.5M
2.7M x 2.2M
3.0M x 1.7M
4.4M x 3.5M
2.7M x 1.7M
4.0M x 3.5M
6.2M x 1.8M
1.8M x 3.2M



2 BEDROOM TYPE A2

UNIT SERIES 01, 02

INTERNAL AREA 922 - 923 SQFT

BALCONY AREA 99 - 172 SQFT

TOTAL AREA 1,021 - 1,094 SQFT

- 1. Entrance
- 2. Living Room 3.8M x 4.0M
- 3. Kitchen & Dining 3.4M x 2.9M
- 4. Bathroom 2.5M x 1.6M
- 5. Master Bedroom 3.2M x 3.3M
- 6. Master Bathroom 2.6M x 1.8M
- 7. Walk-In Closet 1.9M x 1.9M
- 8. Bedroom 3.6M x 4.0M
- 9. Laundry Room 1.7M x 0.8M
- 10. Balcony 1 4.1M x 1.8M
- 11. Balcony 2 3.1M x 1.8M



2ND, 4TH, 6TH FLOOR



3RD, 5TH, 7TH FLOOR



8TH AND 10TH FLOOR



9TH FLOOR



11TH FLOOR



12TH FLOOR

2 BEDROOM TYPE B

UNIT SERIES 07

INTERNAL AREA 992 SQFT

BALCONY AREA 159-232 SQFT

TOTAL AREA 1,151-1,223 SQFT

1. Entrance	
2. Living Room	2.8M x 4.1M
3. Kitchen & Dining	3.2M x 3.2M
4. Powder Room	2.0M x 1.8M
5. Master Bedroom	3.3M x 3.1M
6. Walk-In Closet	2.0M x 1.5M
7. Master Bathroom	3.2M x 1.6M
8. Bedroom	3.5M x 3.3M
9. Bathroom	2.0M x 2.6M
10. Laundry Room	0.8M x 0.8M
11. S.Room	2.4M x 2.6M
12. Balcony	1.8M x 10.2M



2ND, 4TH, 6TH FLOOR



3RD, 5TH, 7TH FLOOR

2 BEDROOM TYPE C

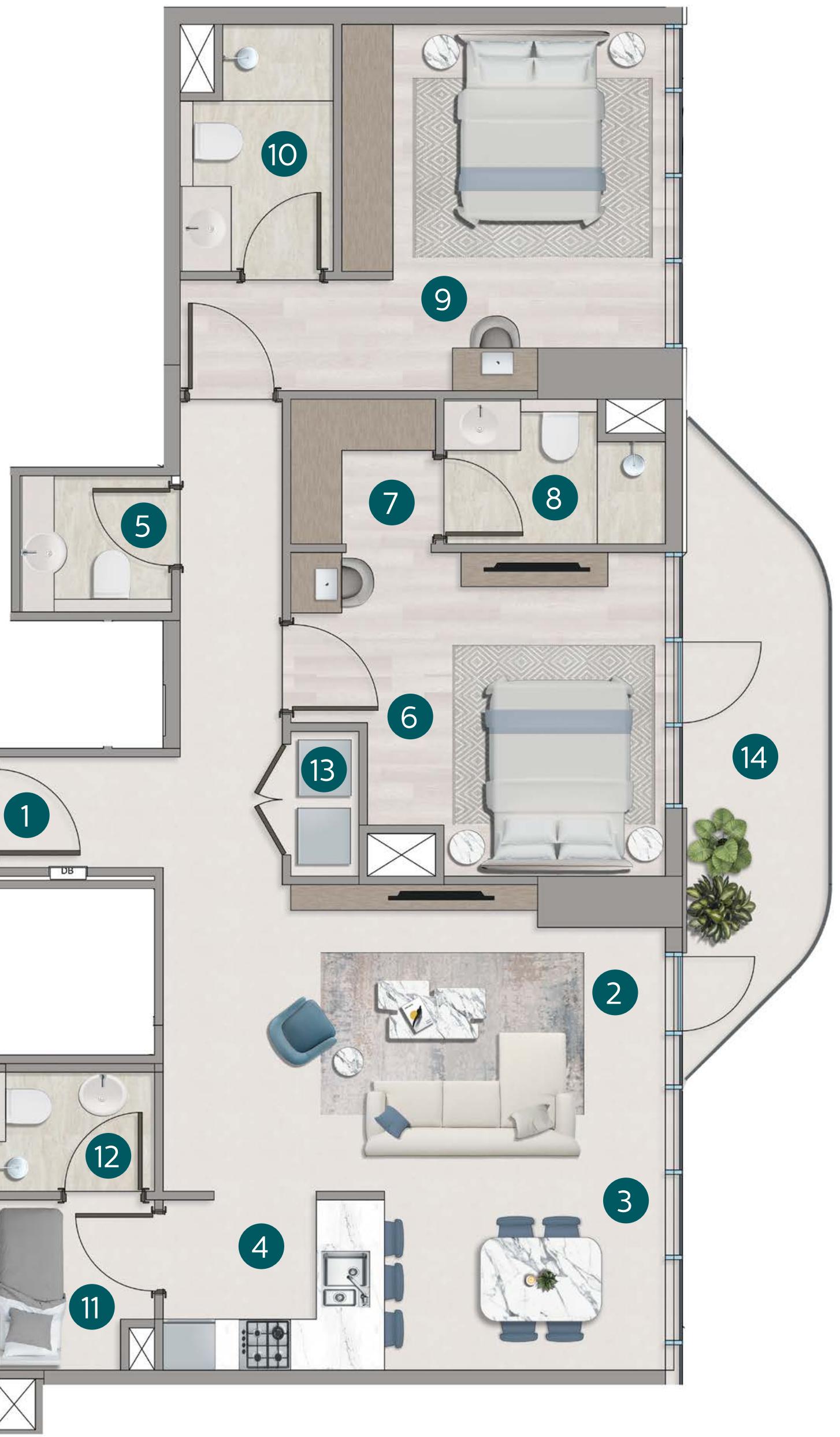
UNIT SERIES 05

INTERNAL AREA 1,166 SQFT

BALCONY AREA 118-189 SQFT

TOTAL AREA 1,284-1,355 SQFT

1. Entrance	
2. Living Room	5.9M x 3.6M
3. Dining	3.3M x 2.1M
4. Kitchen	2.6M x 2.0M
5. Powder Room	1.6M x 1.8M
6. Master Bedroom	3.8M x 4.4M
7. Walk-In Closet	1.7M x 1.8M
8. Master Bathroom	1.7M x 2.6M
9. Bedroom	4.3M x 5.7M
10. Bathroom	2.9M x 1.7M
11. Maid's Room	1.9M x 2.0M
12. Maid's Bathroom	1.6M x 1.9M
13. Laundry Room	1.7M x 0.8M
14. Balcony	1.8M x 7.9M



2ND, 4TH, 6TH FLOOR



3RD, 5TH, 7TH FLOOR



8TH AND 10TH FLOOR



9TH FLOOR



11TH FLOOR



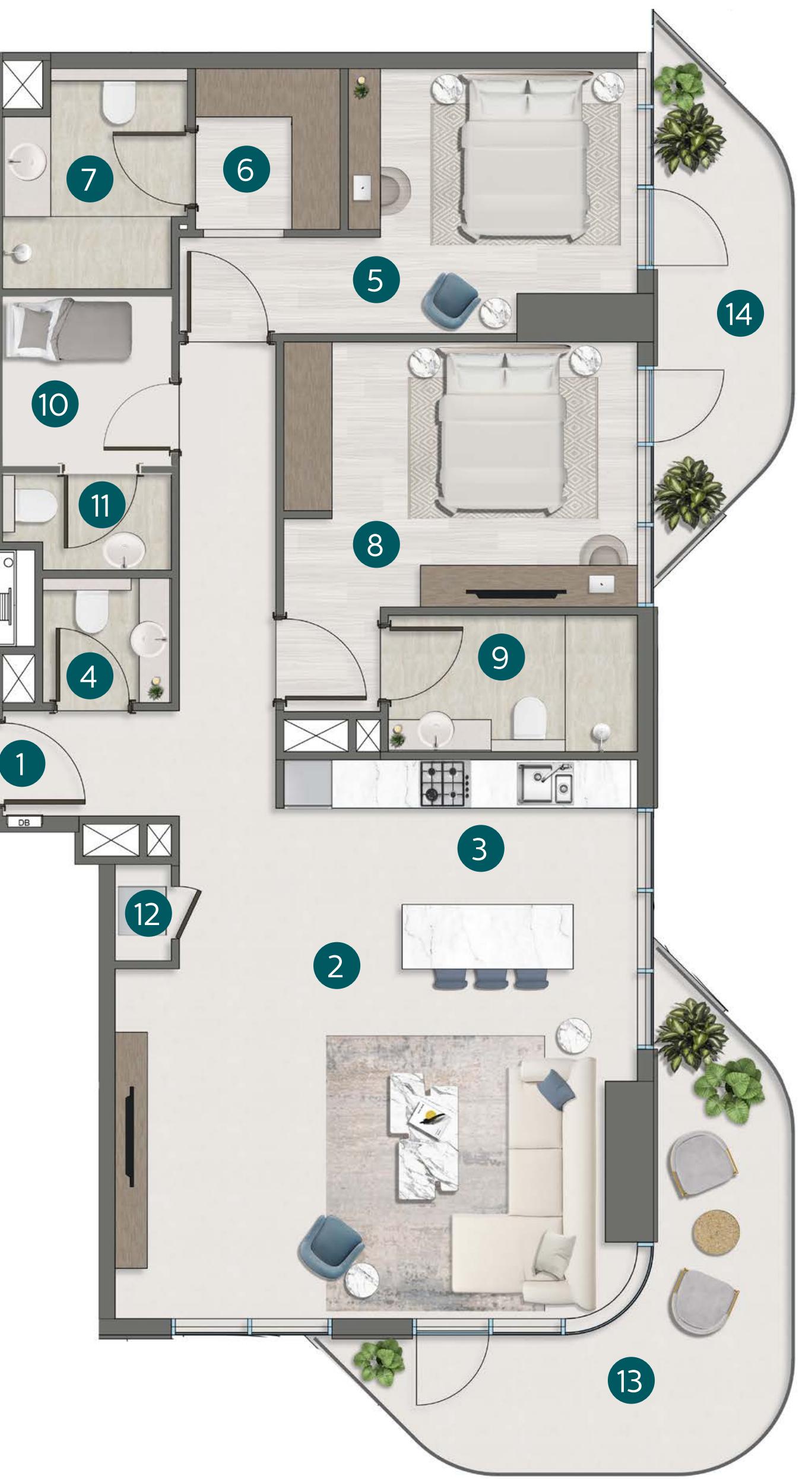
12TH FLOOR

2 BEDROOM TYPE D

UNIT SERIES 06

INTERNAL AREA	1,257 SQFT
BALCONY AREA	167-277 SQFT
TOTAL AREA	1,424-1,534 SQFT

1. Entrance	
2. Living & Dining Room	6.5M x 4.3M
3. Kitchen	4.5M x 2.6M
4. Powder Room	1.5M x 1.6M
5. Master Bedroom	3.3M x 5.7M
6. Walk-In Closet	1.8M x 1.6M
7. Master Bathroom	2.7M x 2.1M
8. Bedroom	3.3M x 4.3M
9. Bathroom	1.2M x 2.1M
10. Maid's Room	2.1M x 2.1M
11. Maid's Bathroom	1.2M x 2.1M
12. Laundry Room	1.2M x 0.8M
13. Balcony 1	1.8M x 10.8M
14. Balcony 2	1.8M x 7.0M



2 BEDROOM TYPE D2

UNIT SERIES 02

INTERNAL AREA 1,345 SQFT

BALCONY AREA 1,804 SQFT

TOTAL AREA 3,149 SQFT

1. Entrance	
2. Living & Dining room	4.7M x 6.3M
3. Kitchen	2.9M x 2.6M
4. Powder Room	1.1M x 2.7M
5. Master Bedroom	3.5M x 3.0M
6. Walk-In Closet	1.9M x 1.8M
7. Master Bathroom	2.9M x 2.0M
8. Bedroom	3.3M x 3.3M
9. Bathroom	2.7M x 2.3M
10. S.Room	2.0M x 3.0M
11. Maid's Room	2.9M x 2.4M
12. Maid's Bathroom	2.1M x 1.3M
13. Laundry Room	0.8M x 0.8M
14. Balcony	14.7M x 16.9M
15. Pool	6.5M x 3.5M



1ST FLOOR

2 BEDROOM TYPE D3

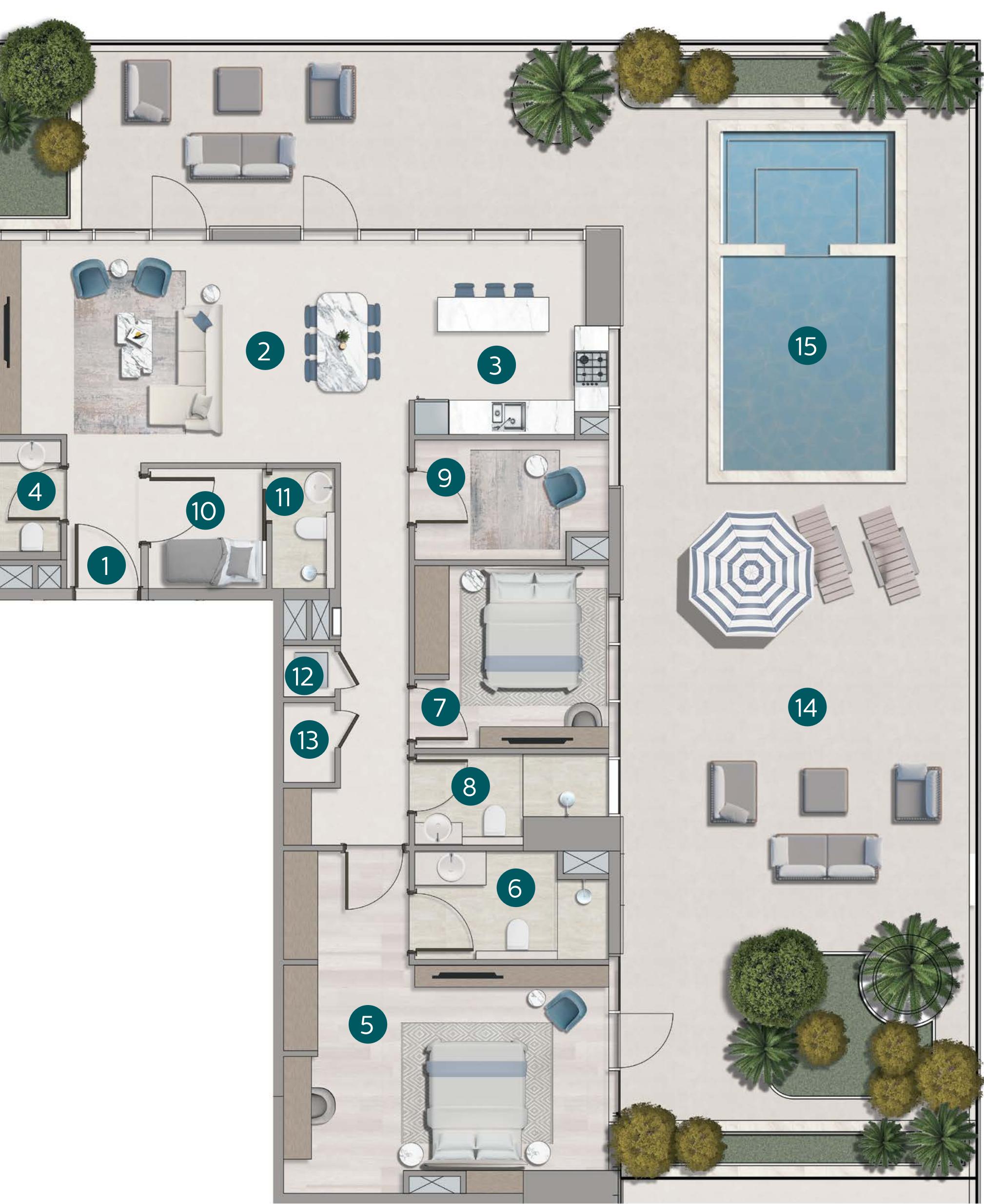
UNIT SERIES 03

INTERNAL AREA 1,386 SQFT

BALCONY AREA 1,795 SQFT

TOTAL AREA 3,181 SQFT

1. Entrance	
2. Living & Dining	3.4M x 7.5M
3. Kitchen	3.4M x 3.1M
4. Powder Room	2.7M x 1.2M
5. Master Bedroom	3.9M x 5.6M
6. Master Bathroom	1.9M x 3.4M
7. Bedroom	3.2M x 3.4M
8. Bathroom	1.6M x 3.4M
9. Study	2.4M x 3.5M
10. Maid's Room	2.2M x 2.1M
11. Maid's Bathroom	2.1M x 1.1M
12. Laundry	0.9M x 0.9M
13. S.Room	1.4M x 0.9M
14. Balcony	13.9M x 17.3M
15. Pool	6.5M x 3.5M



1ST FLOOR

2 BEDROOM TYPE D4

UNIT SERIES 04

INTERNAL AREA 1,290 SQFT

BALCONY AREA 988 SQFT

TOTAL AREA 2,278 SQFT

1. Entrance	
2. Living Room	4.5M x 4.5M
3. Kitchen & Dining	3.3M x 3.4M
4. Powder Room	1.1M x 2.1M
5. Master Bedroom	3.7M x 3.5M
6. Walk-In Closet	1.9M x 2.1M
7. Master Bathroom	4.3M x 2.0M
8. Bedroom	3.2M x 4.4M
9. Bathroom	2.4M x 2.1M
10. Study	3.7M x 2.2M
11. Maid's Room	2.1M x 2.1M
12. Maid's Bathroom	1.6M x 1.6M
13. Laundry	0.8M x 1.15M
14. Balcony	18.8M x 6.3M
15. Pool	6.1M x 3.1M



2 BEDROOM TYPE D5

UNIT SERIES 01

INTERNAL AREA 1,382 SQFT

BALCONY AREA 1,344 SQFT

TOTAL AREA 2,726 SQFT

1. Entrance	
2. Living Room	5.1M x 4.1M
3. Kitchen & Dining	5.1M x 2.9M
4. Powder Room	2.5M x 2.1M
5. Master Bedroom	4.0M x 3.2M
6. Walk-In closet	2.2M x 1.8M
7. Master Bathroom	2.5M x 1.8M
8. Bedroom	4.0M x 3.5M
9. Bathroom	3.1M x 2.1M
10. Study	2.9M x 3.5M
11. Maid's Room	2.9M x 2.1M
12. Maid's Bathroom	1.7M x 2.2M
13. Balcony	15.6M x 7.5M
14. Pool	6.1M x 3.1M



1ST FLOOR

2 BEDROOM TYPE X

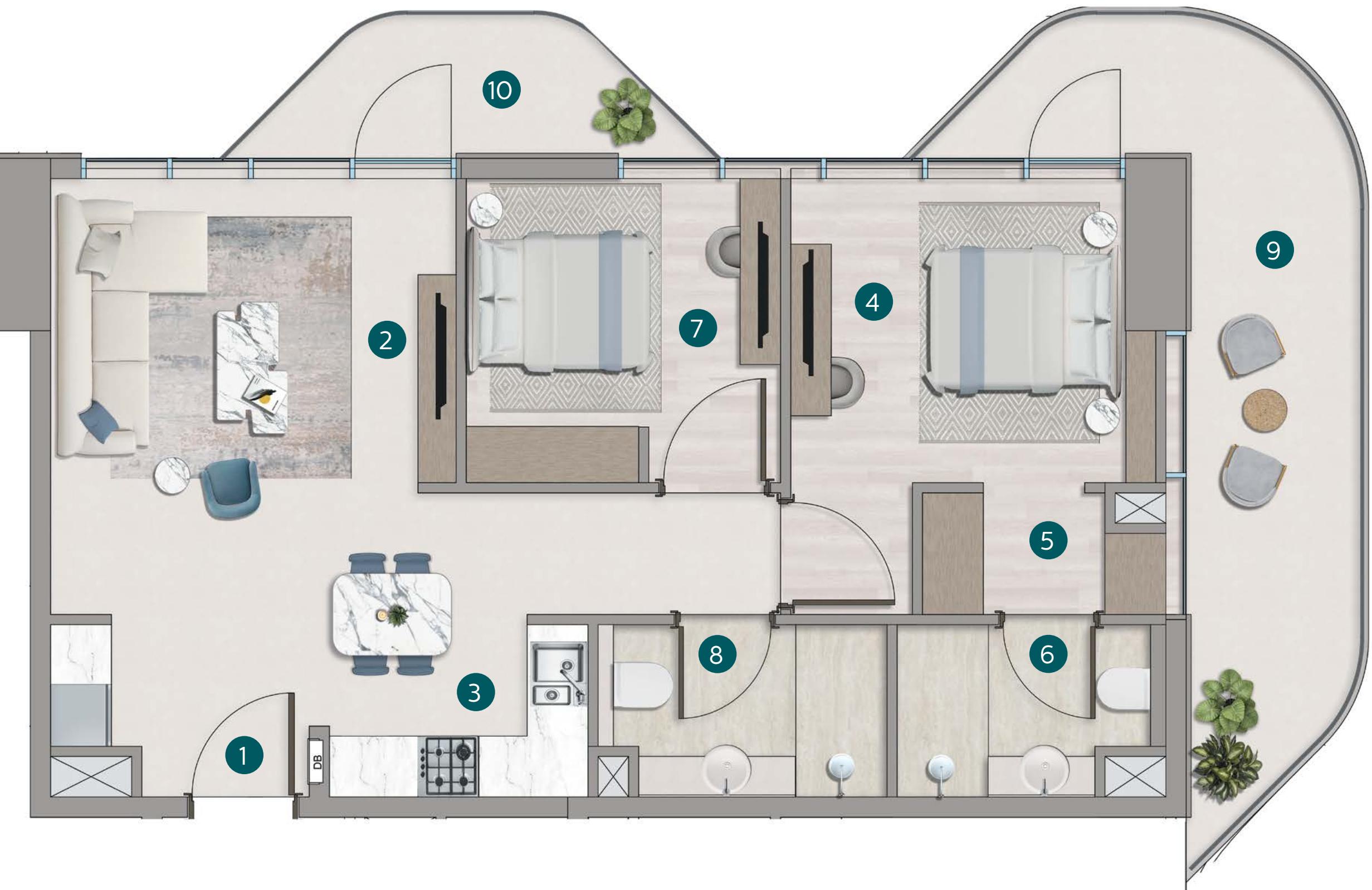
UNIT SERIES 04

INTERNAL AREA **751 SQFT**

BALCONY AREA **88-232 SQFT**

TOTAL AREA 838-983 SQFT

1. Entrance	
2. Living Room	4.3M x 4.0M
3. Kitchen & Dining	1.8M x 2.9M
4. Master Bedroom	3.0M x 3.3M
5. Walk-In Closet	1.2M x 2.3M
6. Master Bathroom	1.7M x 2.6M
7. Bedroom	3.0M x 3.2M
8. Bathroom	1.7M x 2.8M
9. Balcony 1	1.8M x 9.2M
10. Balcony 2	1.5M x 5.0M



2ND, 4TH, 6TH FLOOR



3RD, 5TH, 7TH FLOOR



8TH AND 10TH FLOOR



9TH FLOOR



11TH FLOOR



12TH FLOOR

3 BEDROOM TYPE A

UNIT SERIES 06

INTERNAL AREA 1,504 SQFT

BALCONY AREA 218-351 SQFT

TOTAL AREA 1,722-1,855 SQFT

1. Entrance	
2. Living Room	5.8M x 3.8M
3. Kitchen & Dining	5.0M x 4.5M
4. Powder Room	1.8M x 1.5M
5. Master Bedroom	3.3M x 3.6M
6. Walk-In Closet	2.1M x 2.1M
7. Master Bathroom	3.1M x 1.6M
8. Bedroom	3.0M x 4.0M
9. Bathroom	1.6M x 3.1M
10. Bedroom	3.4M x 4.0M
11. Bathroom	2.7M x 2.1M
12. Maid's Room	2.1M x 2.2M
13. Maid's Bathroom	1.1M x 2.2M
14. Laundry Room	1.2M x 1.1M
15. Balcony 1	1.8M x 9.2M
16. Balcony 2	1.8M x 5.0M
17. Balcony 3	1.8M x 3.3M



8TH AND 10TH FLOOR



9TH FLOOR

3 BEDROOM TYPE B

UNIT SERIES 01

INTERNAL AREA 1,637 SQFT

BALCONY AREA 248-276 SQFT

TOTAL AREA 1,885-1,913 SQFT

- 1. Entrance
- 2. Living & Dining 6.4M x 3.6M
- 3. Kitchen 4.7M x 3.6M
- 4. Powder Room 2.4M x 2.5M
- 5. Master Bedroom 3.5M x 4.2M
- 6. Walk-In closet 2.1M x 2.8M
- 7. Master Bathroom 1.7M x 4.4M
- 8. Bedroom 1 3.0M x 3.6M
- 9. Bathroom 1 3.1M x 2.1M
- 10. Bedroom 2 3.0M x 3.6M
- 11. Bathroom 2 1.7M x 3.6M
- 12. Maid's Room 2.0M x 2.1M
- 13. Maid's Bathroom 1.5M x 2.1M
- 14. Laundry 0.7M x 0.8M
- 15. Balcony 1 5.5M x 1.8M
- 16. Balcony 2 7.8M x 1.8M
- 17. Balcony 3 3.4M x 1.8M



8TH AND 10TH FLOOR



9TH FLOOR

4 BEDROOM

UNIT SERIES 06

INTERNAL AREA	2,236 SQFT
BALCONY AREA	399-436 SQFT
TOTAL AREA	2,634-2,672 SQFT

1. Entrance	
2. Living & Dining	3.6M x 8.4M
3. Kitchen	3.3M x 4.5M
4. Bathroom	2.6M x 2.1M
5. Master Bedroom	3.6M x 3.4M
6. Walk-In closet	2.7M x 2.2M
7. Master Bathroom	1.9M x 3.1M
8. Bedroom 1	3.6M x 3.3M
9. Bathroom 1	3.6M x 1.8M
10. Master Bedroom 2	3.3M x 3.6M
11. Walk-In Closet	1.8M x 2.0M
12. Master Bathroom 2	3.2M x 2.3M
13. Bedroom 2	3.3M x 3.1M
14. Bathroom 2	1.7M x 3.1M
15. S.Room 1	3.6M x 2.5M
16. S.Room 2	1.0M x 1.7M
17. Laundry	1.7M x 1.0M
18. Maid's Room	2.0M x 2.1M
19. Maid's Bathroom	1.1M x 1.7M
20. Balcony 1	10.0M x 1.8M
21. Balcony 2	8.9M x 1.8M
22. Balcony 3	6.9M x 1.8M



11TH FLOOR

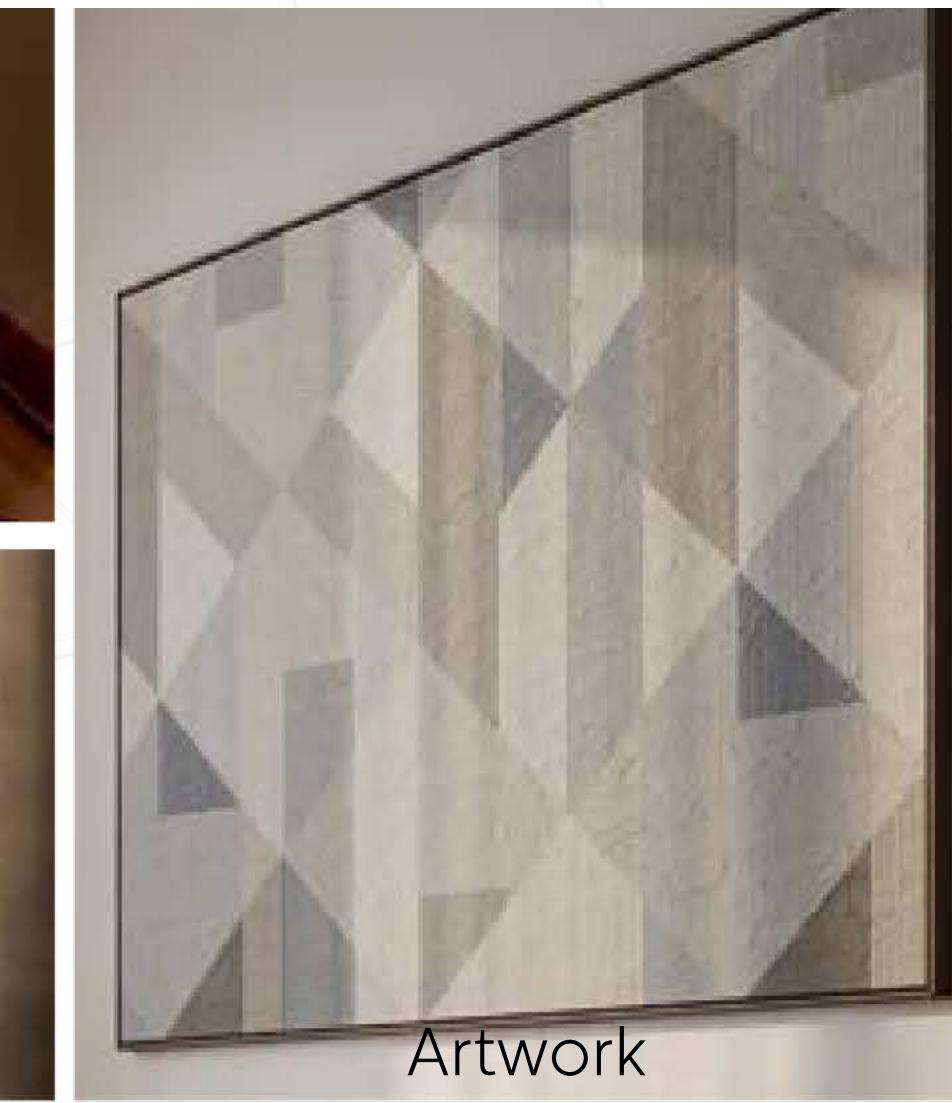


12TH FLOOR

MATERIAL BOARD & FURNITURE

TYPICAL APARTMENTS

MATERIAL SELECTION



TYPICAL APARTMENTS

FURNITURE LAYOUT



● Bed



● Night Stand



● Side Table



● Coffee Table



● Sofa



● Dining Chair



● Dining Table



● Pendant



● Rug



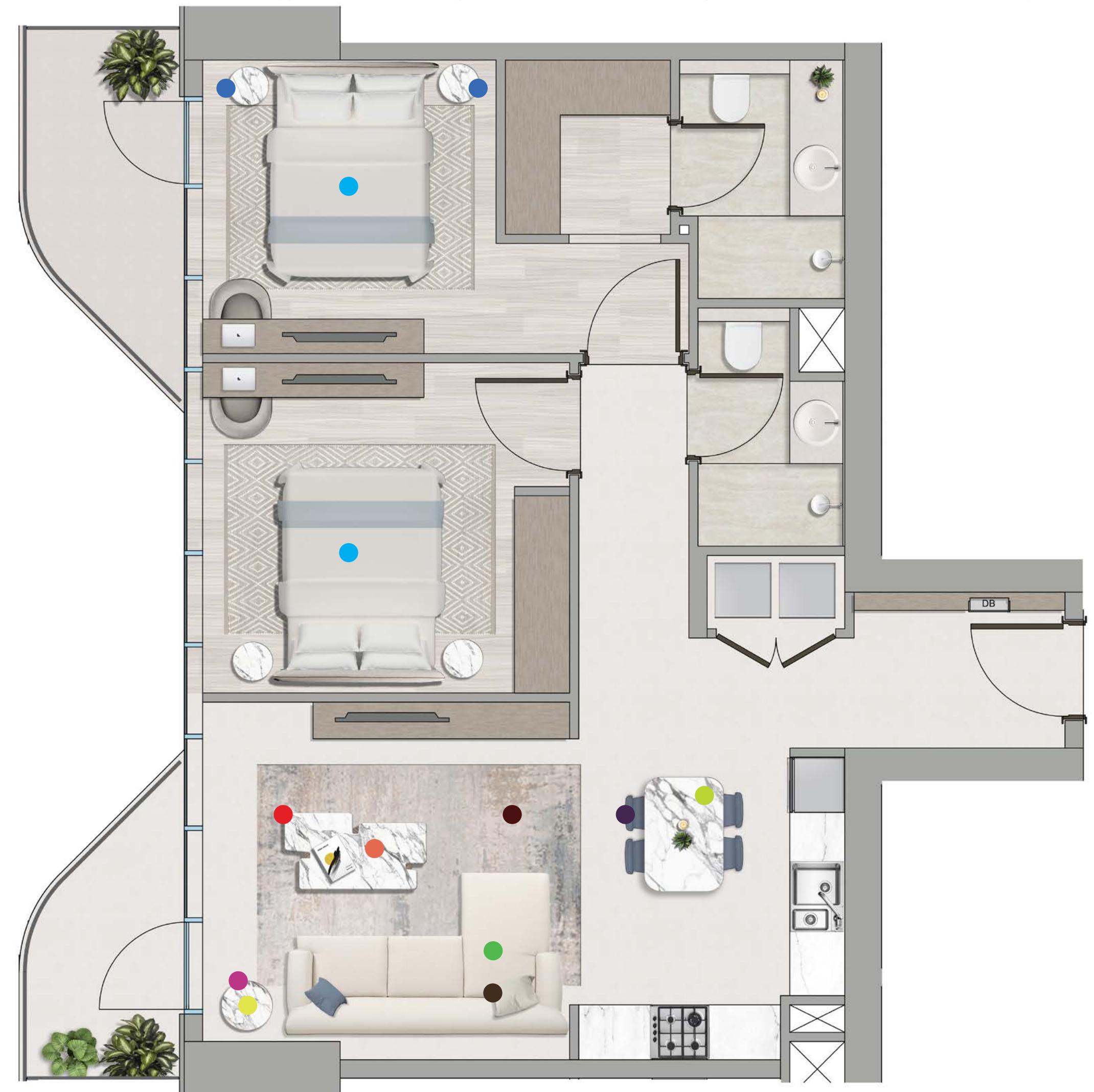
● Cushions



● Outdoor Chair



● Side Table



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
ANTICIPATED SERVICE FEES	20 AED / SQFT
ANTICIPATED COMPLETION DATE	Q1 2028
ELEVATORS	2 RESIDENTIAL 1 SERVICE
PARKING/UNIT	2BR 1 CAR PARK 3BR 2 CAR PARK 4BR 2 CAR PARK

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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



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 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.

