



FLORA SHORE

BEACHSIDE RESIDENCES

TECHNICAL BROCHURE



WHERE THE WALK LEADS TO SERENITY

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



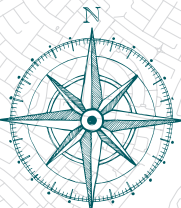
35MINS
BURJ KHALIFA
AND DUBAI MALL



40MINS
BURJ AL ARAB



FLORA
SHORE
BEACHSIDE RESIDENCES





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

FLORA ISLE
BEACHFRONT RESIDENCES

FLORA
SHORE
BEACHSIDE RESIDENCES


2MINS WALK
TO THE BEACH


2MINS WALK
TO THE MALL

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FLORA
SHORE
BEACHSIDE RESIDENCES

THE BEACHFRONT DISTRICT

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

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FLORA
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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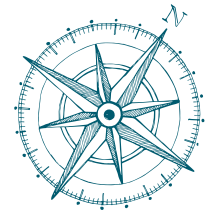
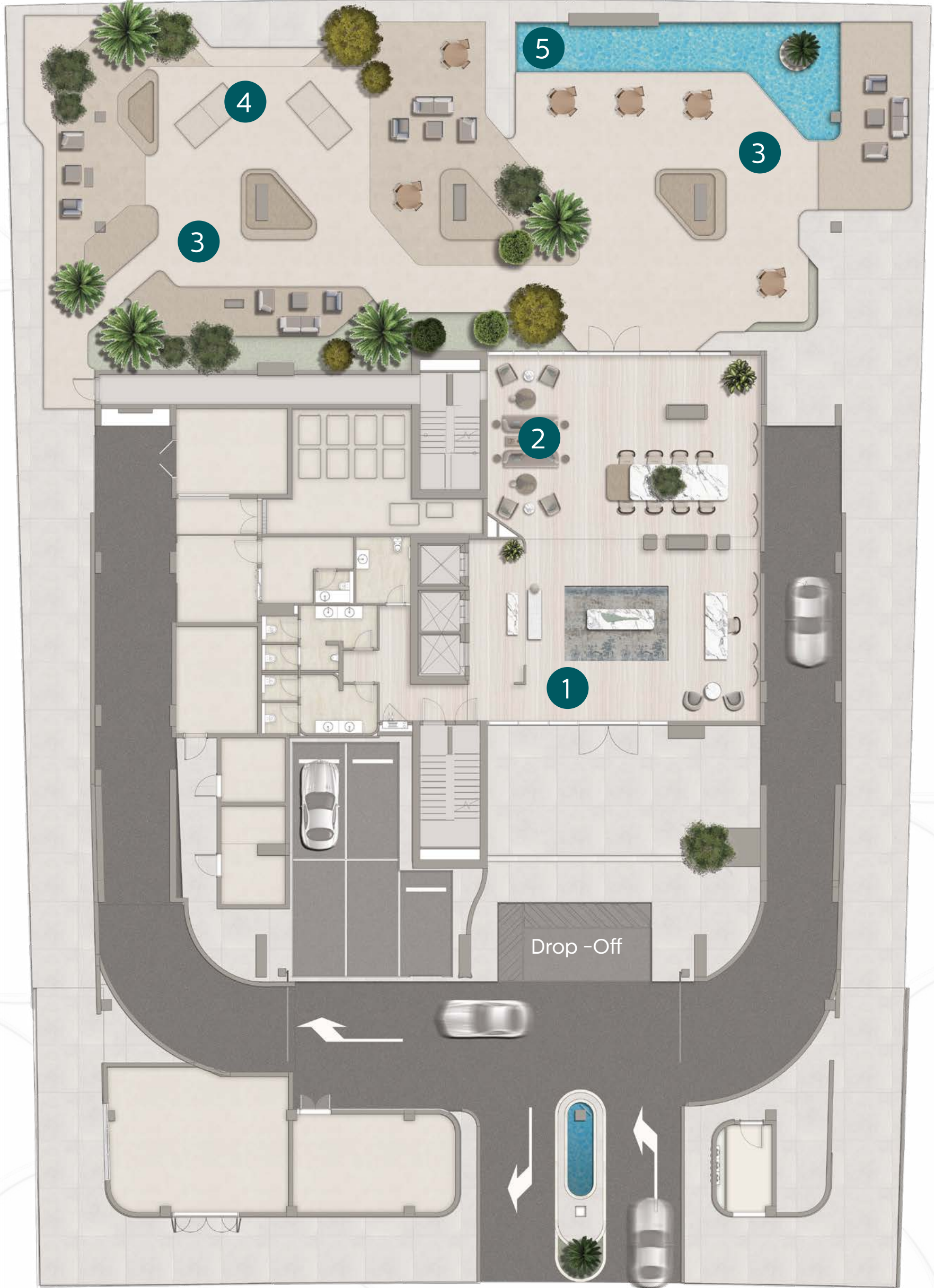




AMENITIES

AMENITIES GROUND FLOOR

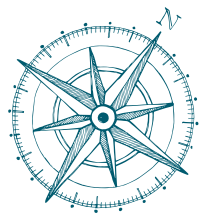
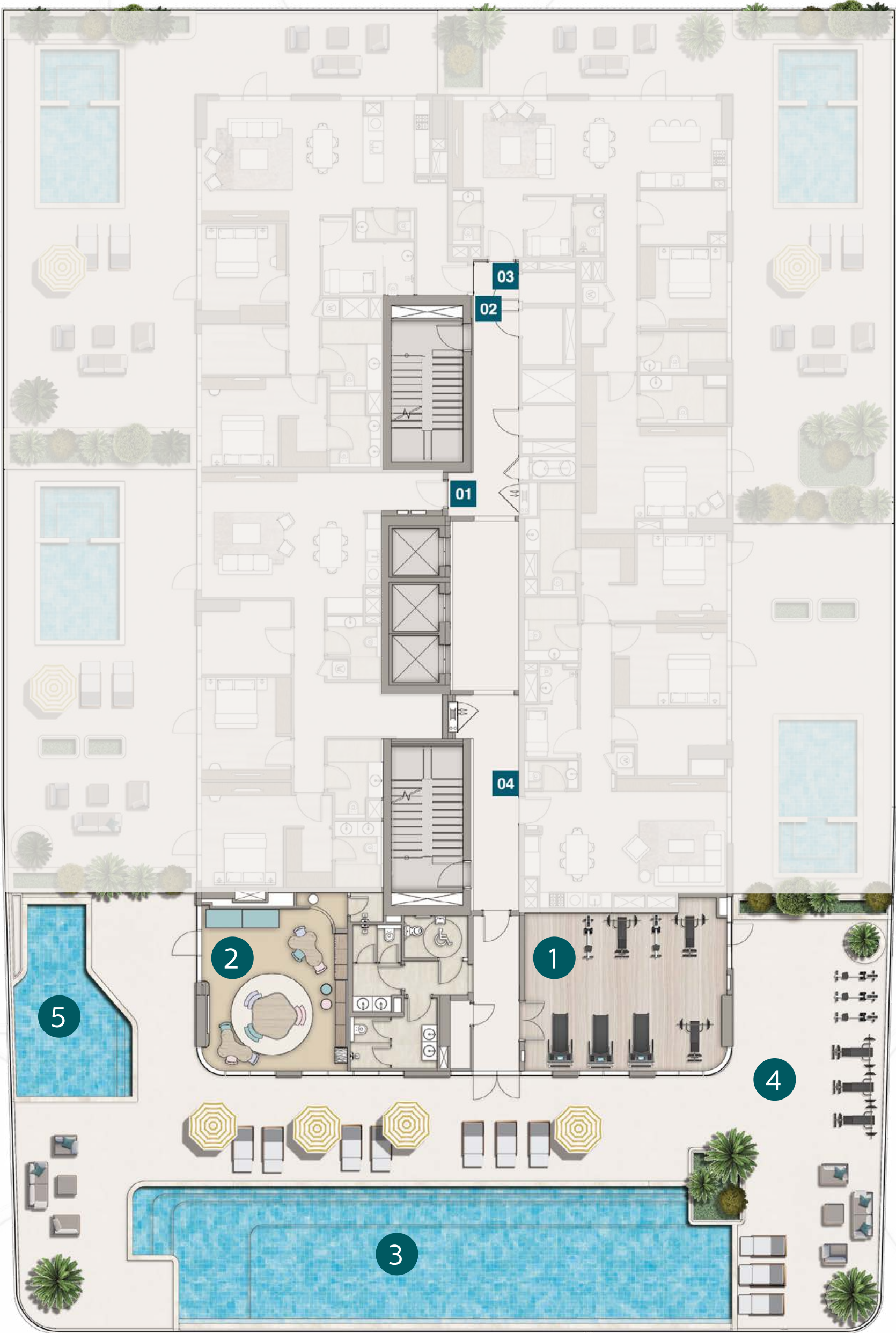
1. INDOOR LOUNGE	1,036 SQFT
2. CO-WORKING SPACE	1,139 SQFT
3. OUTDOOR LOUNGE	1,005 SQFT
4. TABLE TENNIS	515 SQFT
5. WATER FEATURE	477 SQFT



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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

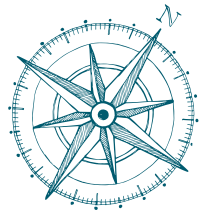




TYPICAL FLOOR PLANS

1ST FLOOR

2 BEDROOMS 4 UNITS

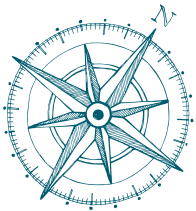
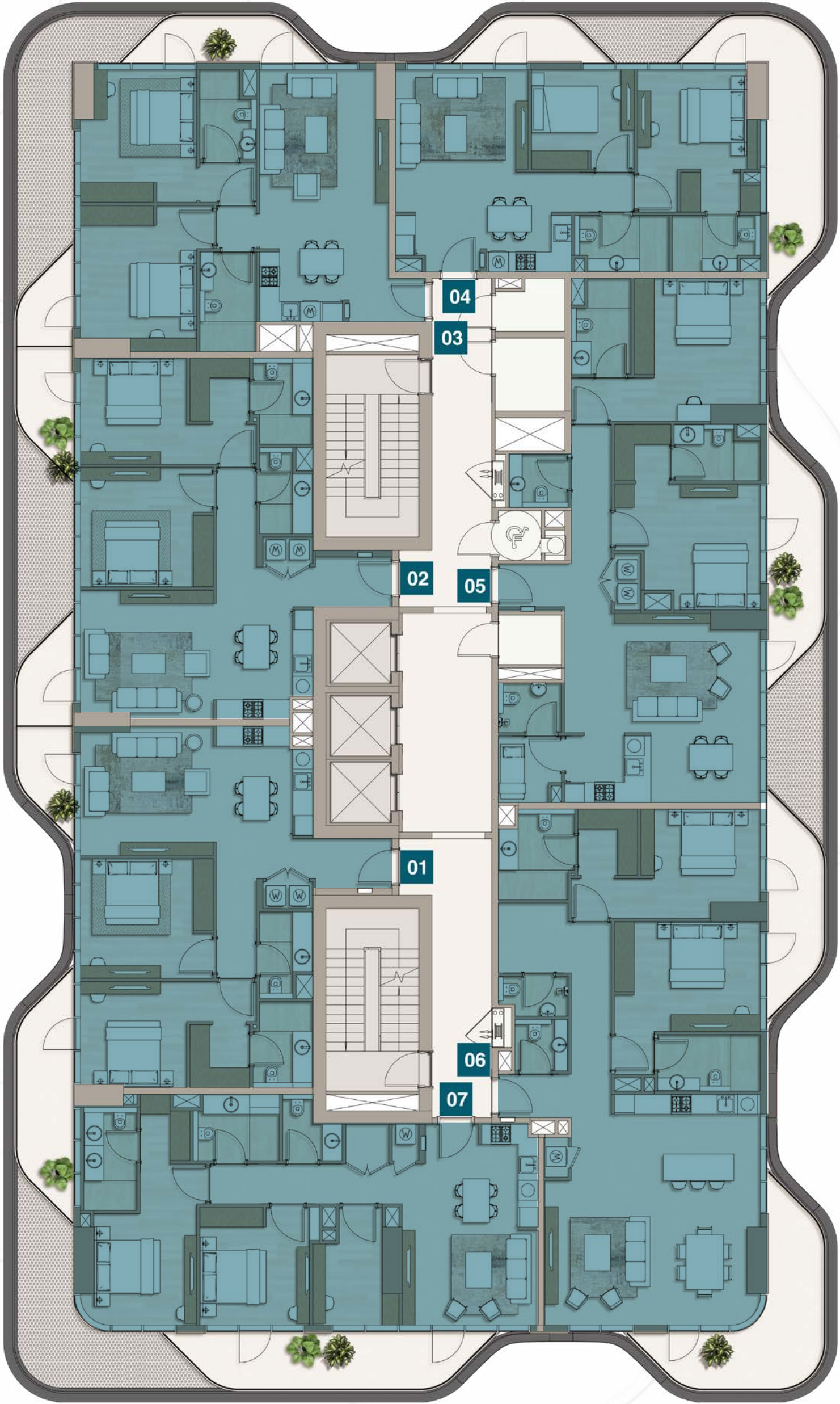


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2ND, 4TH, 6TH FLOOR

2 BEDROOMS

7 UNITS

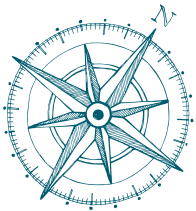
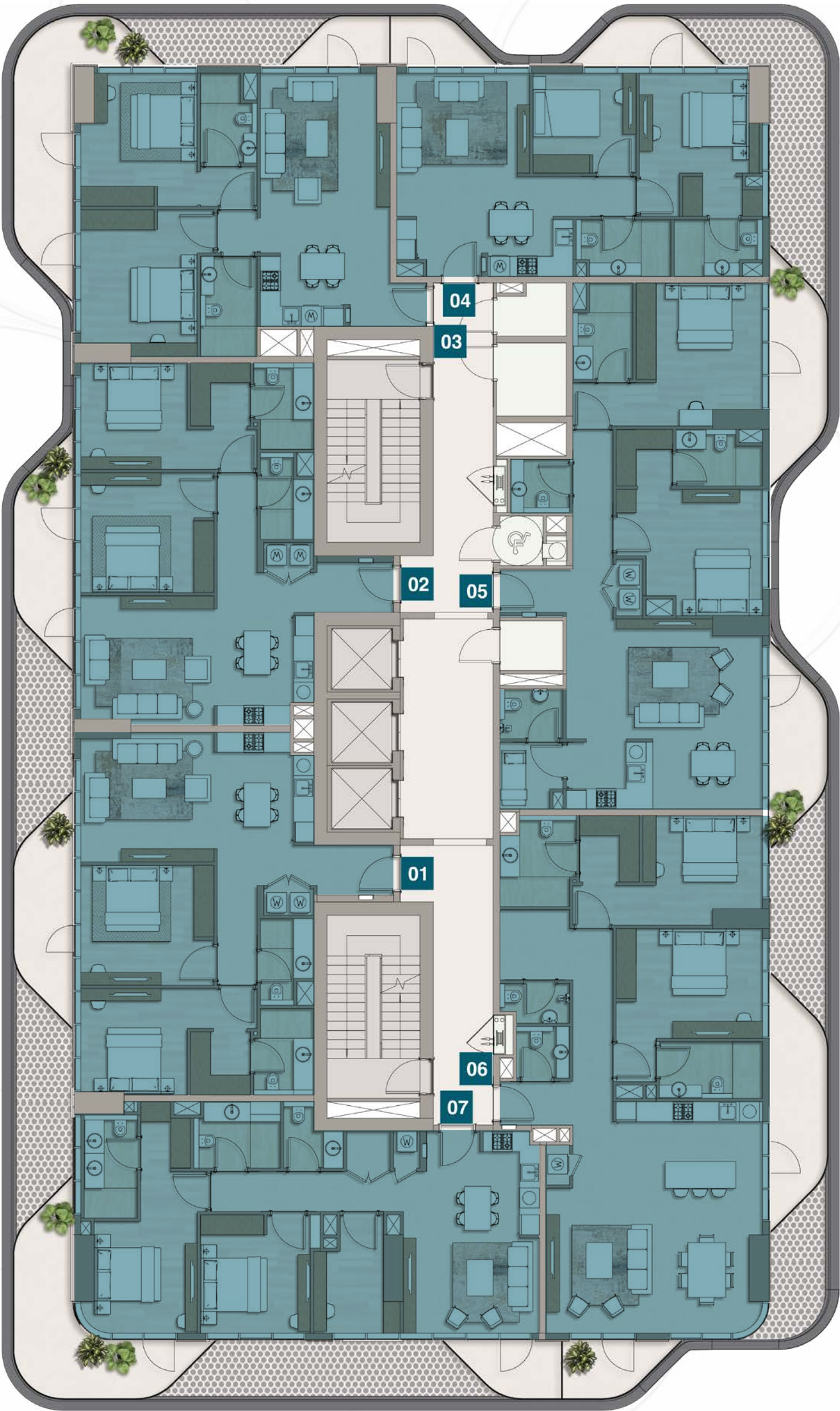


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3RD, 5TH, 7TH FLOOR

2 BEDROOMS

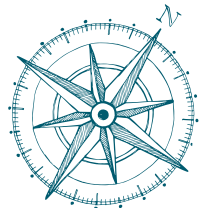
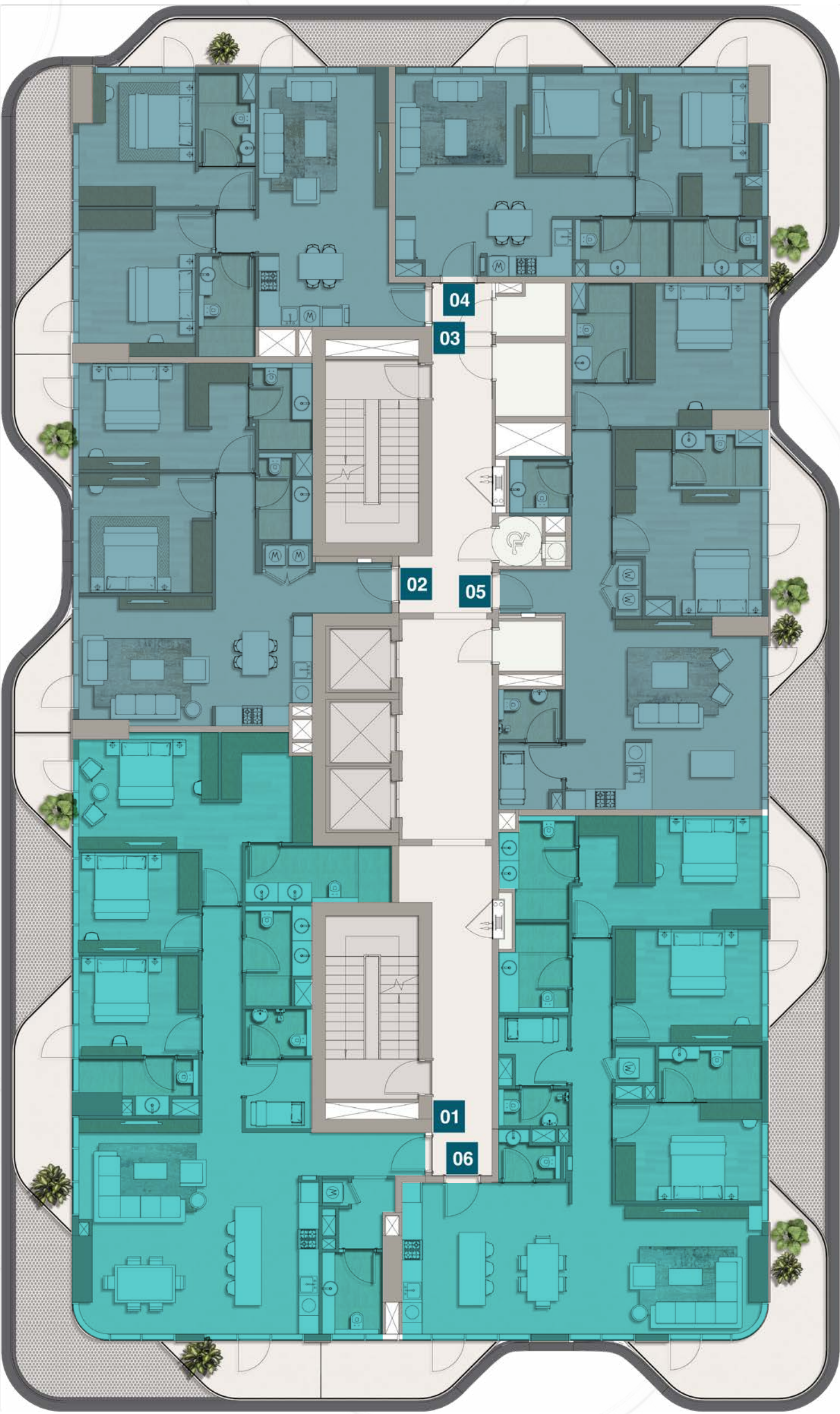
7 UNITS



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8TH AND 10TH FLOOR

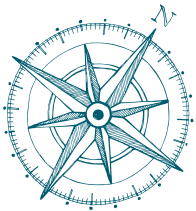
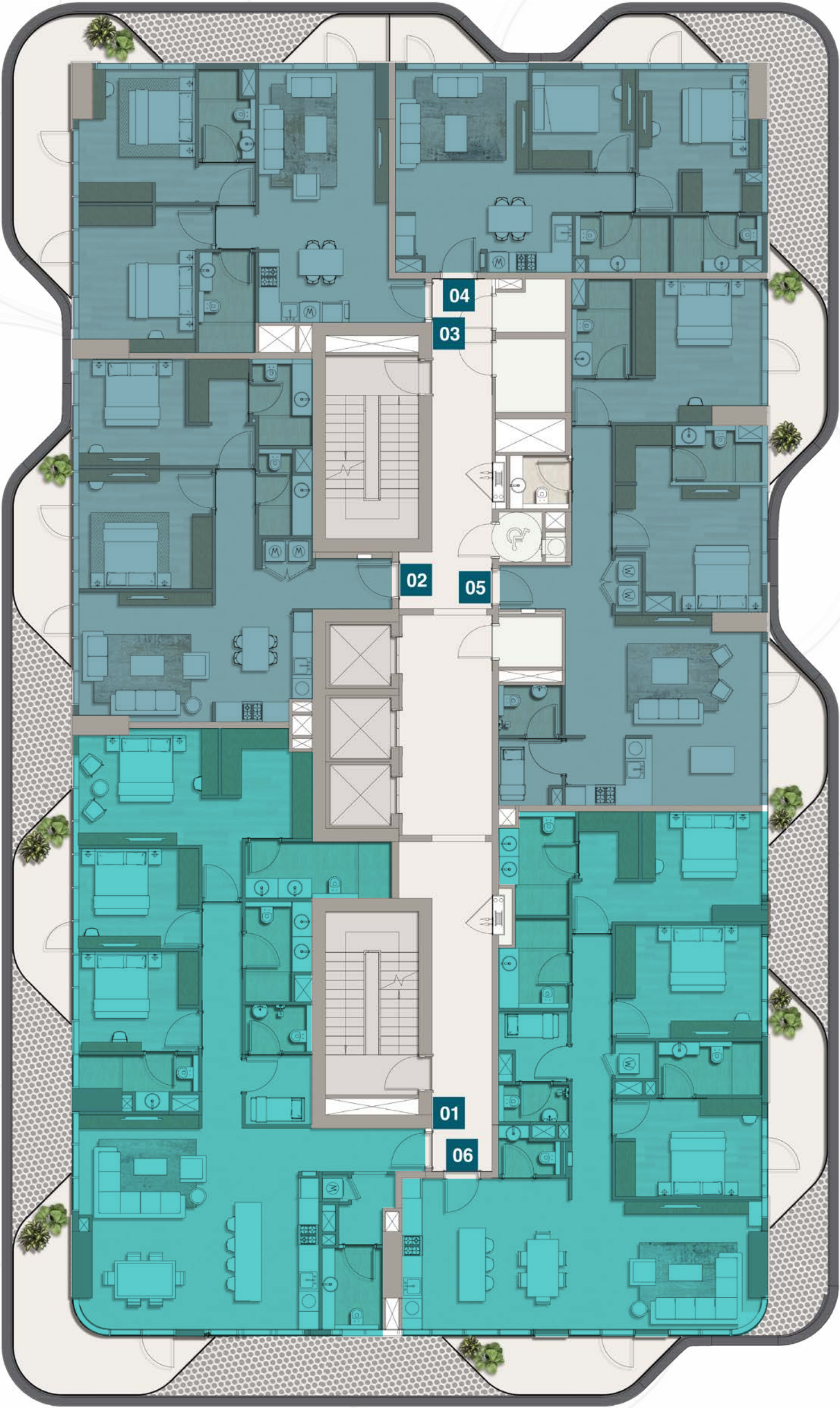
2 BEDROOM	4 UNITS	<div></div>
3 BEDROOM	2 UNITS	<div></div>



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9TH FLOOR

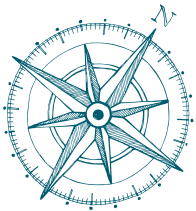
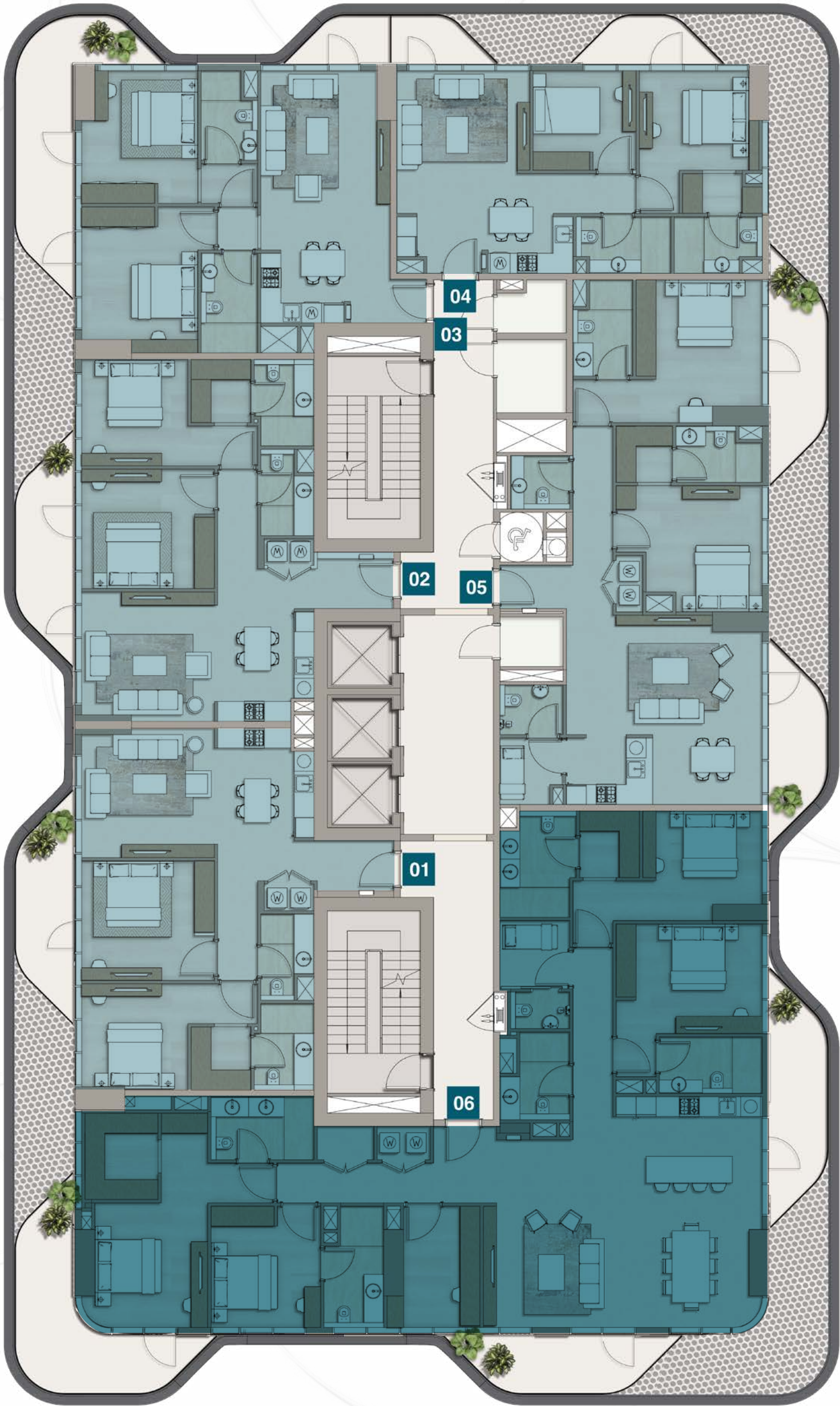
2 BEDROOM	4 UNITS	<div></div>
3 BEDROOM	2 UNITS	<div></div>



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11TH FLOOR

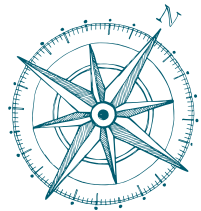
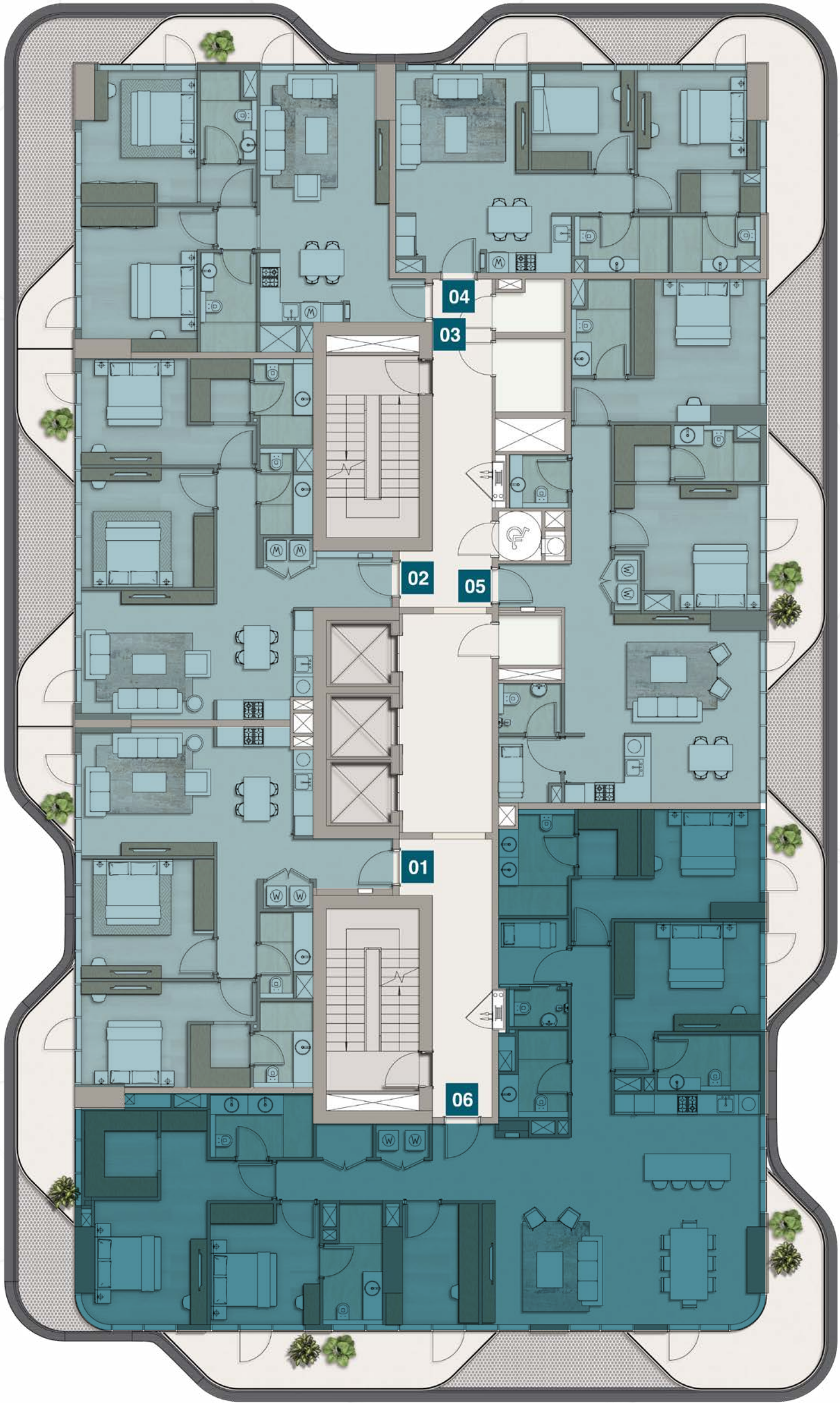
2 BEDROOM	5 UNITS	<div></div>
4 BEDROOM	1 UNIT	<div></div>



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12TH FLOOR

2 BEDROOM	5 UNITS	<div></div>
4 BEDROOM	1 UNIT	<div></div>



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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

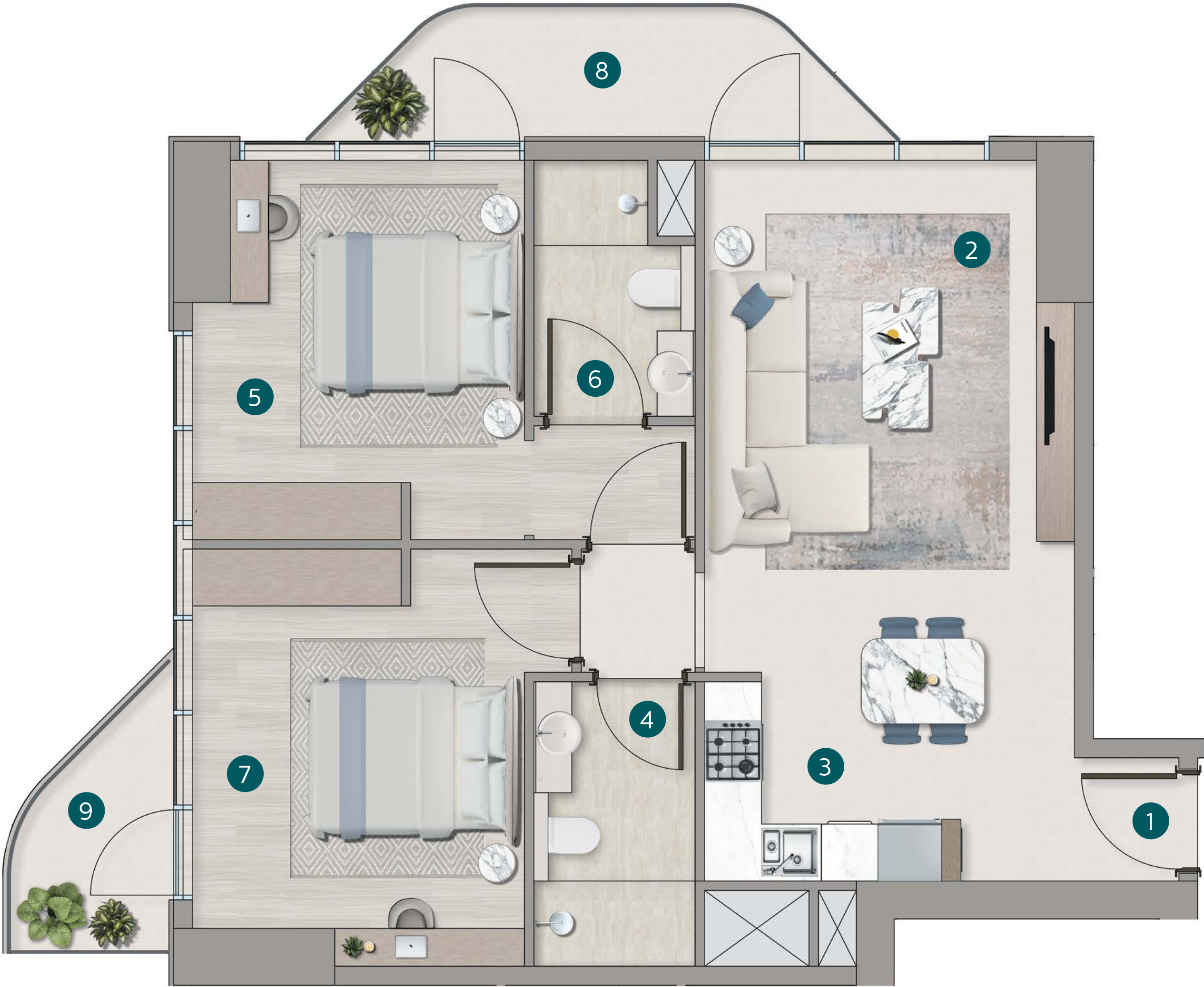
4.4M x 3.5M

2.7M x 1.7M

4.0M x 3.5M

6.2M x 1.8M

1.8M x 3.2M



2ND, 4TH, 6TH FLOOR



3RD, 5TH, 7TH FLOOR



8TH AND 10TH FLOOR



9TH FLOOR



11TH FLOOR



12TH FLOOR

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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. Kitchen & Dining

4. Bathroom

5. Master Bedroom

6. Master Bathroom

7. Walk-In Closet

8. Bedroom

9. Laundry Room

10. Balcony 1

11. Balcony 2
- 3.8M x 4.0M

3.4M x 2.9M

2.5M x 1.6M

3.2M x 3.3M

2.6M x 1.8M

1.9M x 1.9M

3.6M x 4.0M

1.7M x 0.8M

4.1M x 1.8M

3.1M x 1.8M



2ND, 4TH, 6TH FLOOR



3RD, 5TH, 7TH FLOOR



8TH AND 10TH FLOOR



9TH FLOOR



11TH FLOOR



12TH FLOOR

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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

3. Kitchen & Dining

4. Powder Room

5. Master Bedroom

6. Walk-In Closet

7. Master Bathroom

8. Bedroom

9. Bathroom

10. Laundry Room

11. S.Room

12. Balcony
- 2.8M x 4.1M

3.2M x 3.2M

2.0M x 1.8M

3.3M x 3.1M

2.0M x 1.5M

3.2M x 1.6M

3.5M x 3.3M

2.0M x 2.6M

0.8M x 0.8M

2.4M x 2.6M

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

3. Dining

4. Kitchen

5. Powder Room

6. Master Bedroom

7. Walk-In Closet

8. Master Bathroom

9. Bedroom

10. Bathroom

11. Maid's Room

12. Maid's Bathroom

13. Laundry Room

14. Balcony
- 5.9M x 3.6M

3.3M x 2.1M

2.6M x 2.0M

1.6M x 1.8M

3.8M x 4.4M

1.7M x 1.8M

1.7M x 2.6M

4.3M x 5.7M

2.9M x 1.7M

1.9M x 2.0M

1.6M x 1.9M

1.7M x 0.8M

1.8M x 7.9M



2ND, 4TH, 6TH FLOOR



3RD, 5TH, 7TH FLOOR



8TH AND 10TH FLOOR



9TH FLOOR



11TH FLOOR



12TH FLOOR

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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

3. Kitchen

4. Powder Room

5. Master Bedroom

6. Walk-In Closet

7. Master Bathroom

8. Bedroom

9. Bathroom

10. Maid's Room

11. Maid's Bathroom

12. Laundry Room

13. Balcony 1

14. Balcony 2
- 6.5M x 4.3M

4.5M x 2.6M

1.5M x 1.6M

3.3M x 5.7M

1.8M x 1.6M

2.7M x 2.1M

3.3M x 4.3M

1.2M x 2.1M

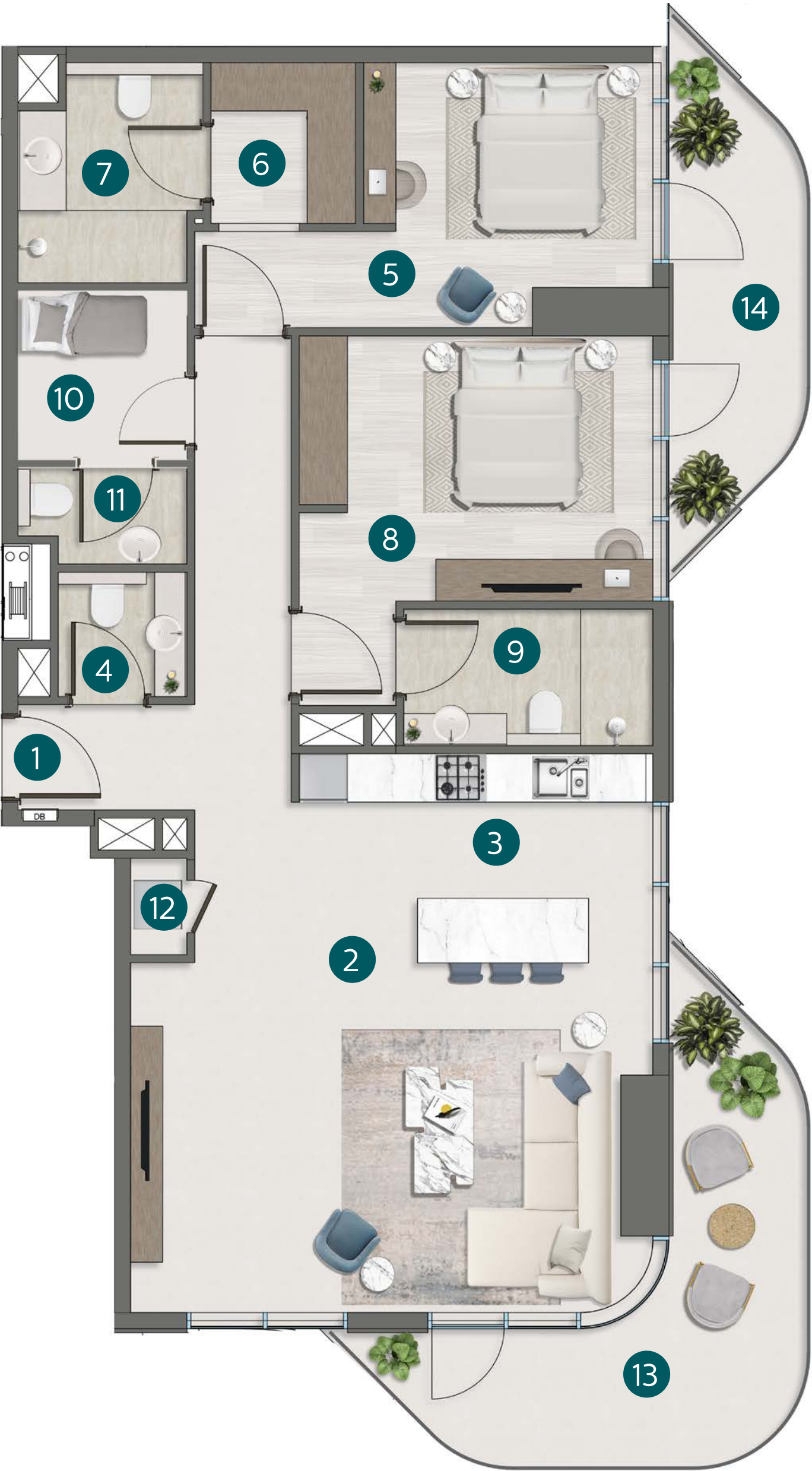
2.1M x 2.1M

1.2M x 2.1M

1.2M x 0.8M

1.8M x 10.8M

1.8M x 7.0M



2ND, 4TH, 6TH FLOOR



3RD, 5TH, 7TH FLOOR

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

3. Kitchen

4. Powder Room

5. Master Bedroom

6. Walk-In Closet

7. Master Bathroom

8. Bedroom

9. Bathroom

10. S.Room

11. Maid's Room

12. Maid's Bathroom

13. Laundry Room

14. Balcony

15. Pool
- 4.7M x 6.3M

2.9M x 2.6M

1.1M x 2.7M

3.5M x 3.0M

1.9M x 1.8M

2.9M x 2.0M

3.3M x 3.3M

2.7M x 2.3M

2.0M x 3.0M

2.9M x 2.4M

2.1M x 1.3M

0.8M x 0.8M

14.7M x 16.9M

6.5M x 3.5M



1ST FLOOR

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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.

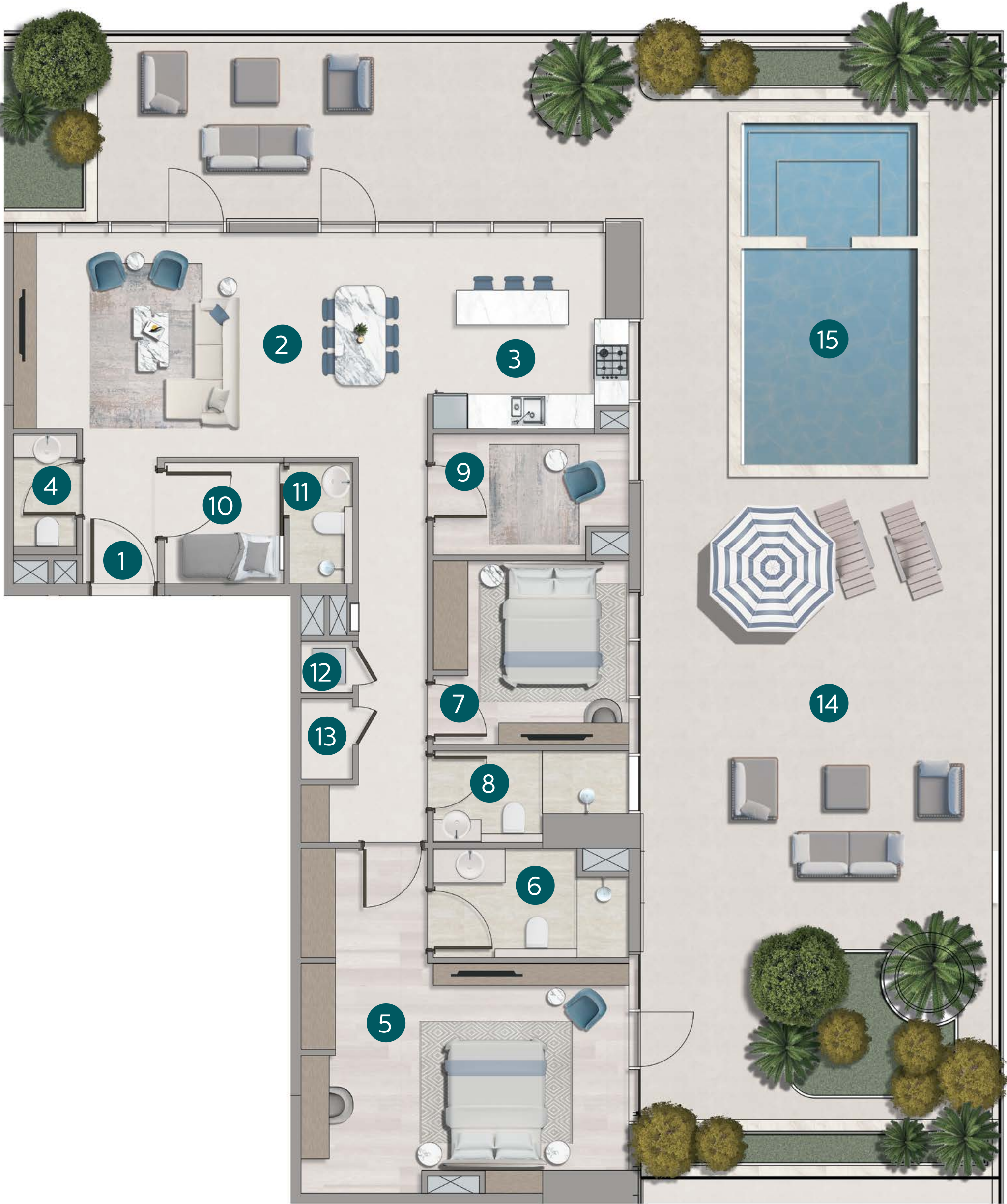
Balcony

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.

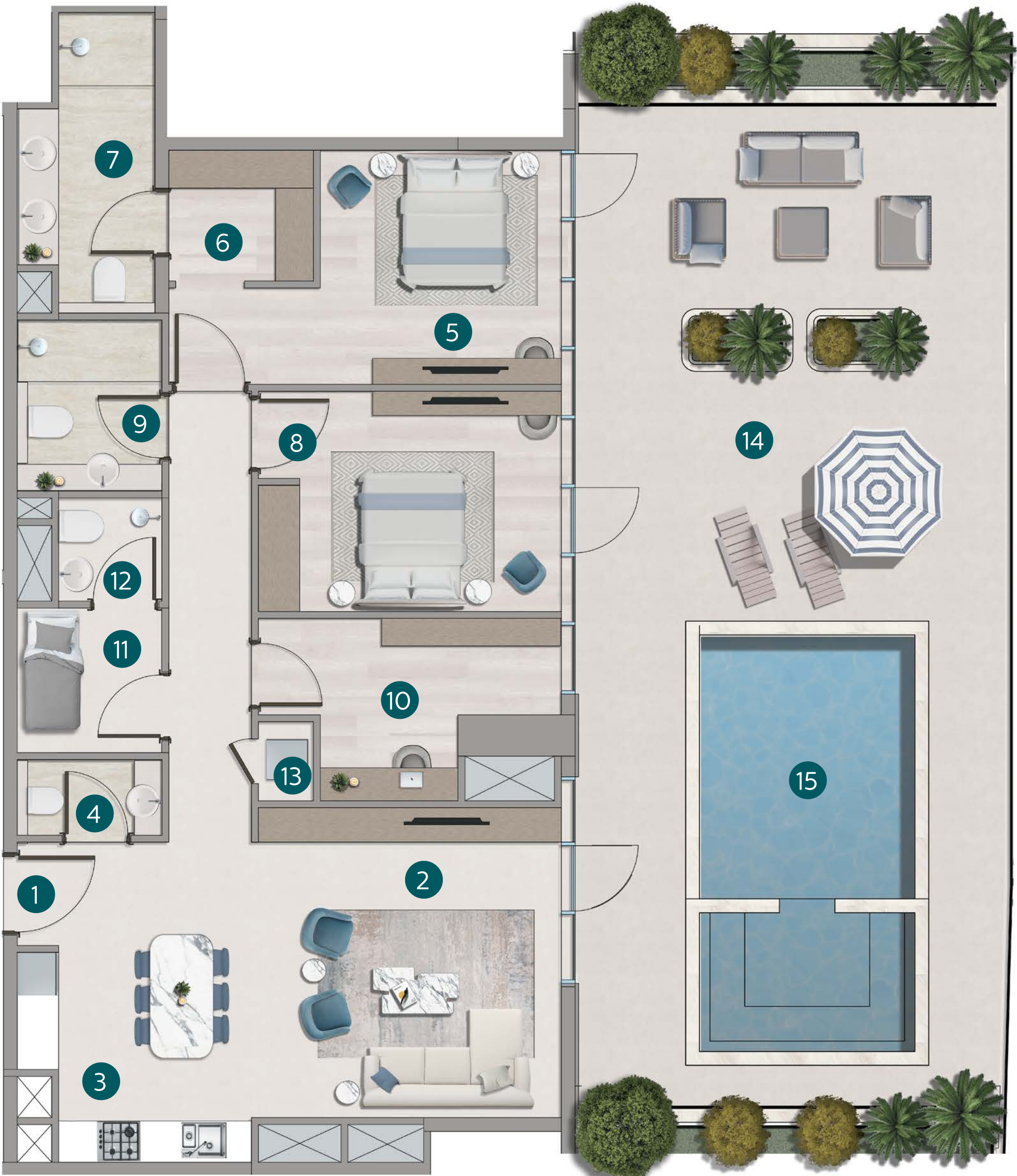
Balcony

18.8M x 6.3M

15.

Pool

6.1M x 3.1M



1ST FLOOR

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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

3. Kitchen & Dining

4. Powder Room

5. Master Bedroom

6. Walk-In closet

7. Master Bathroom

8. Bedroom

9. Bathroom

10. Study

11. Maid's Room

12. Maid's Bathroom

13. Balcony

14. Pool
- 5.1M x 4.1M

5.1M x 2.9M

2.5M x 2.1M

4.0M x 3.2M

2.2M x 1.8M

2.5M x 1.8M

4.0M x 3.5M

3.1M x 2.1M

2.9M x 3.5M

2.9M x 2.1M

1.7M x 2.2M

15.6M x 7.5M

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

3. Kitchen & Dining

4. Master Bedroom

5. Walk-In Closet

6. Master Bathroom

7. Bedroom

8. Bathroom

9. Balcony 1

10. Balcony 2
- 4.3M x 4.0M

1.8M x 2.9M

3.0M x 3.3M

1.2M x 2.3M

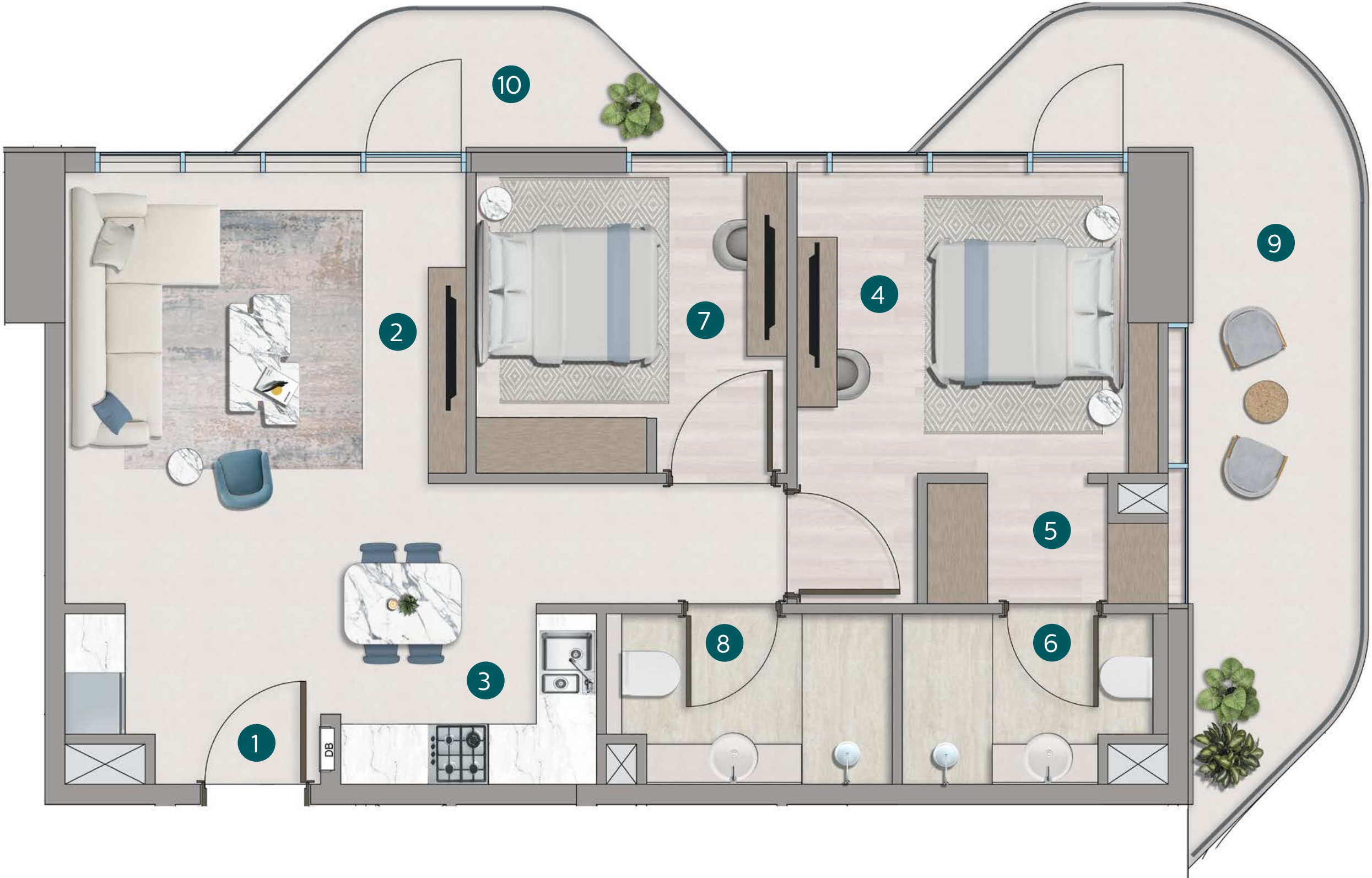
1.7M x 2.6M

3.0M x 3.2M

1.7M x 2.8M

1.8M x 9.2M

1.5M x 5.0M



2ND, 4TH, 6TH FLOOR



3RD, 5TH, 7TH FLOOR



8TH AND 10TH FLOOR



9TH FLOOR



11TH FLOOR



12TH FLOOR

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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

3. Kitchen & Dining

4. Powder Room

5. Master Bedroom

6. Walk-In Closet

7. Master Bathroom

8. Bedroom

9. Bathroom

10. Bedroom

11. Bathroom

12. Maid's Room

13. Maid's Bathroom

14. Laundry Room

15. Balcony 1

16. Balcony 2

17. Balcony 3
- 5.8M x 3.8M

5.0M x 4.5M

1.8M x 1.5M

3.3M x 3.6M

2.1M x 2.1M

3.1M x 1.6M

3.0M x 4.0M

1.6M x 3.1M

3.4M x 4.0M

2.7M x 2.1M

2.1M x 2.2M

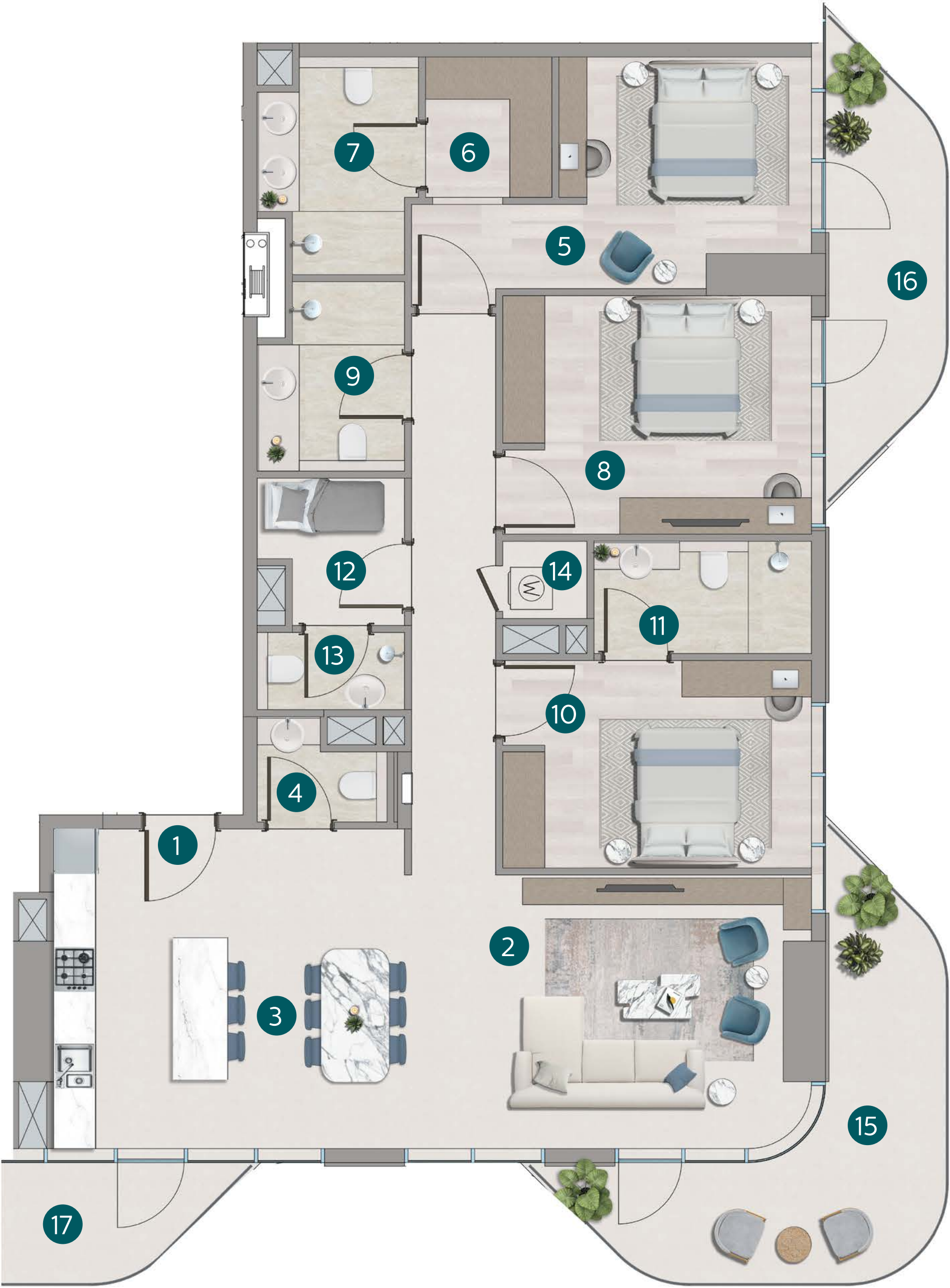
1.1M x 2.2M

1.2M x 1.1M

1.8M x 9.2M

1.8M x 5.0M

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

3. Kitchen

4. Powder Room

5. Master Bedroom

6. Walk-In closet

7. Master Bathroom

8. Bedroom 1

9. Bathroom 1

10. Bedroom 2

11. Bathroom 2

12. Maid's Room

13. Maid's Bathroom

14. Laundry

15. Balcony 1

16. Balcony 2

17. Balcony 3
- 6.4M x 3.6M

4.7M x 3.6M

2.4M x 2.5M

3.5M x 4.2M

2.1M x 2.8M

1.7M x 4.4M

3.0M x 3.6M

3.1M x 2.1M

3.0M x 3.6M

1.7M x 3.6M

2.0M x 2.1M

1.5M x 2.1M

0.7M x 0.8M

5.5M x 1.8M

7.8M x 1.8M

3.4M x 1.8M



8TH AND 10TH FLOOR



9TH FLOOR

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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. Kitchen

4. Bathroom

5. Master Bedroom

6. Walk-In closet

7. Master Bathroom

8. Bedroom 1

9. Bathroom 1

10. Master Bedroom 2

11. Walk-In Closet

12. Master Bathroom 2

13. Bedroom 2

14. Bathroom 2

15. S.Room 1

16. S.Room 2

17. Laundry

18. Maid's Room

19. Maid's Bathroom

20. Balcony 1

21. Balcony 2

22. Balcony 3
- 3.6M x 8.4M

3.3M x 4.5M

2.6M x 2.1M

3.6M x 3.4M

2.7M x 2.2M

1.9M x 3.1M

3.6M x 3.3M

3.6M x 1.8M

3.3M x 3.6M

1.8M x 2.0M

3.2M x 2.3M

3.3M x 3.1M

1.7M x 3.1M

3.6M x 2.5M

1.0M x 1.7M

1.7M x 1.0M

2.0M x 2.1M

1.1M x 1.7M

10.0M x 1.8M

8.9M x 1.8M

6.9M x 1.8M



11TH FLOOR



12TH FLOOR



MATERIAL BOARD & FURNITURE

TYPICAL APARTMENTS
MATERIAL SELECTION



Flooring Tile



Light Wood Veneer



Tinted Glass



Bronze Metal



Artwork



Countertop & Backsplash



Cushions



Rugs & Carpets



Curtains

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
CEILING 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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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

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.

FLORA
SHORE
BEACHSIDE RESIDENCES

