

floareá *Skies*

A Life Painted in Pastel Horizons



MASHRIQ ELITE
— DEVELOPMENTS —

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A Sky High *Standard* of Living

Floareá Skies, an upcoming residential project by Mashriq Elite Developments, is poised to redefine the landscape of luxury living. With a focus on superior craftsmanship and innovative design, Floareá Skies represents the pinnacle of elegance and sophistication. As our fourth venture, this project embodies our dedication to delivering the highest standards of living, creating an unmatched experience that will set a new benchmark in the industry.

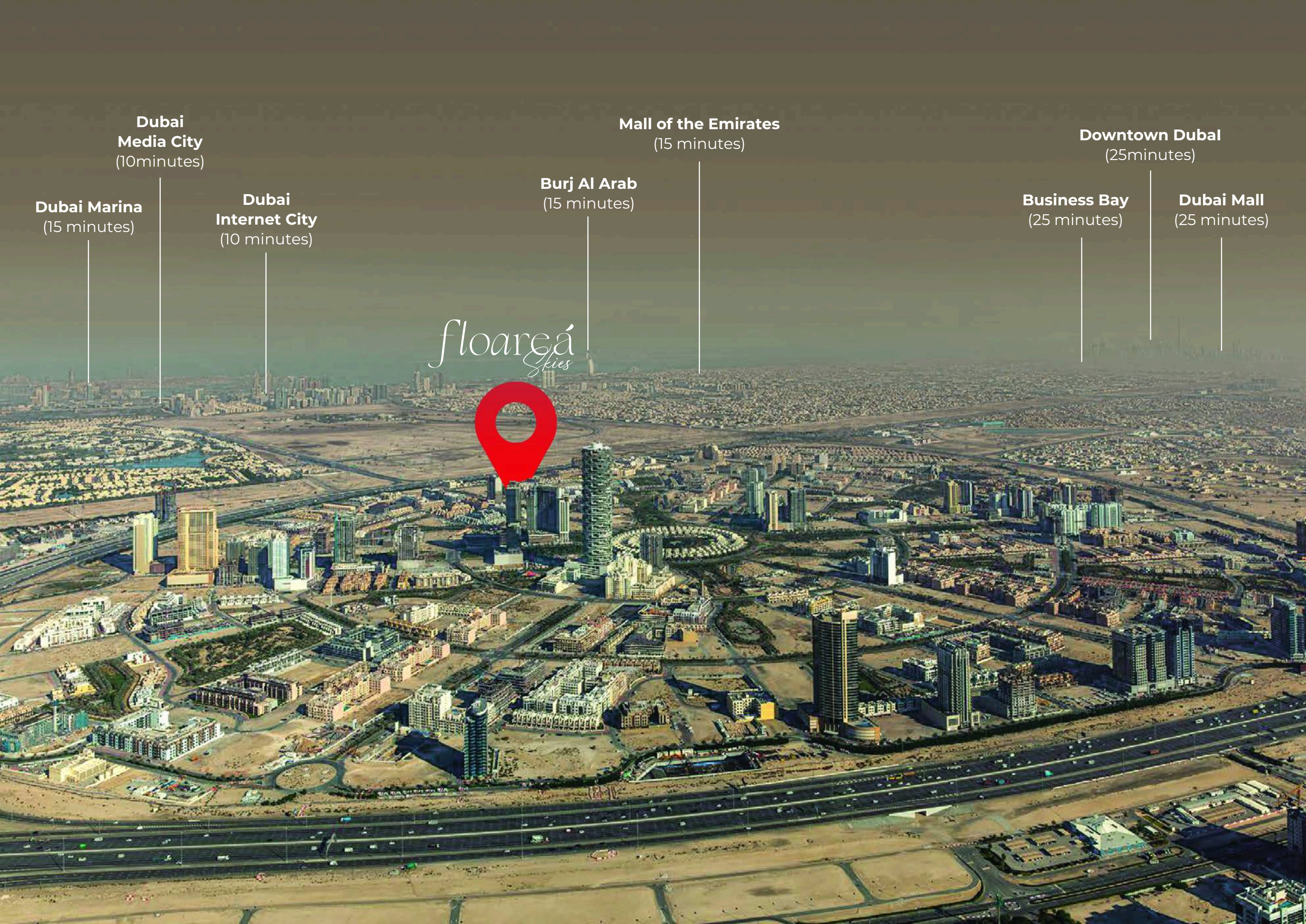
floareá Skies

Studio, 1 & 2 Bedroom
Apartments



A Perfectly Poised Address

Nestled in the heart of Jumeirah Village Circle (JVC), this thriving community offers the perfect blend of serenity and city convenience. Designed for modern living, JVC is a neighborhood where lush green landscapes meet contemporary architecture, creating an environment that is both vibrant and peaceful. With seamless connectivity to Dubai's key destinations, top-tier schools, shopping hubs, and leisure attractions, every necessity is just moments away.



**Dubai
Media City**
(10minutes)

Mall of the Emirates
(15 minutes)

Downtown Dubai
(25minutes)

Dubai Marina
(15 minutes)

**Dubai
Internet City**
(10 minutes)

Burj Al Arab
(15 minutes)

Business Bay
(25 minutes)

Dubai Mall
(25 minutes)

Shaping the Future with Architectural *Artistry*

Mashriq Elite Developments stands as a hallmark of luxury in Dubai's ever-evolving real estate landscape, distinguished by its rich heritage and an impressive portfolio that caters to diverse lifestyles and refined tastes. Each project is a masterpiece of exceptional craftsmanship, seamlessly blending visionary architecture, functional design and exquisite finishes.



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floareá *Skies*

A new benchmark in modern living, Floareá Skies is designed for those who seek refined living without compromise. Offering an exquisite selection of studio, 1-bedroom, and 2-bedroom residences, each home is perfectly designed with spacious layouts, premium finishes, and seamless functionality.

With a bold architectural presence and meticulously curated amenities, this development exudes an aura of refinement and comfort. Rooted in quality and timeless allure, Floareá Skies reimagines contemporary urban living at its finest.





floareá

MASHROO ELITE



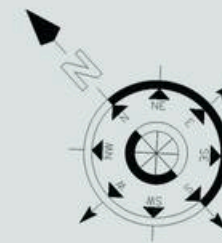
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Typical Floor Plan

Lower Floors

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*floarea
skies*

Disclaimer:

All pictures, plans, layouts, information, data, dimensions 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.



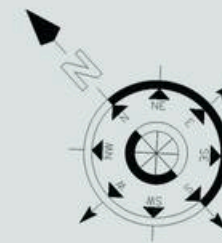
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Typical Floor Plan

Higher Floors

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skies

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Key Features of Floarea Skies

- ◆ Upcoming Metro Station (Purple Line)
- ◆ Prime Location adjacent to JVC's Entry/Exit
- ◆ Designer Lobby
- ◆ Striking Elevation
- ◆ Spacious Designer Apartments
- ◆ Hightened Glass Windows
- ◆ Glass & Wooden Wardrobes
- ◆ Premium Kitchen & Bathroom Finishes
- ◆ High-End European Tile Flooring
- ◆ High-End European Appliances
- ◆ EV Charging Station
- ◆ Smart Home System with Alexa Voice Assistant
- ◆ ANPR Car Parking System
- ◆ High Speed Elevators





Amenities Built for
the Way You Live



Rooftop Infinity Pool

*floarcá
& kies*



Organic Pool



Sunken Lounge





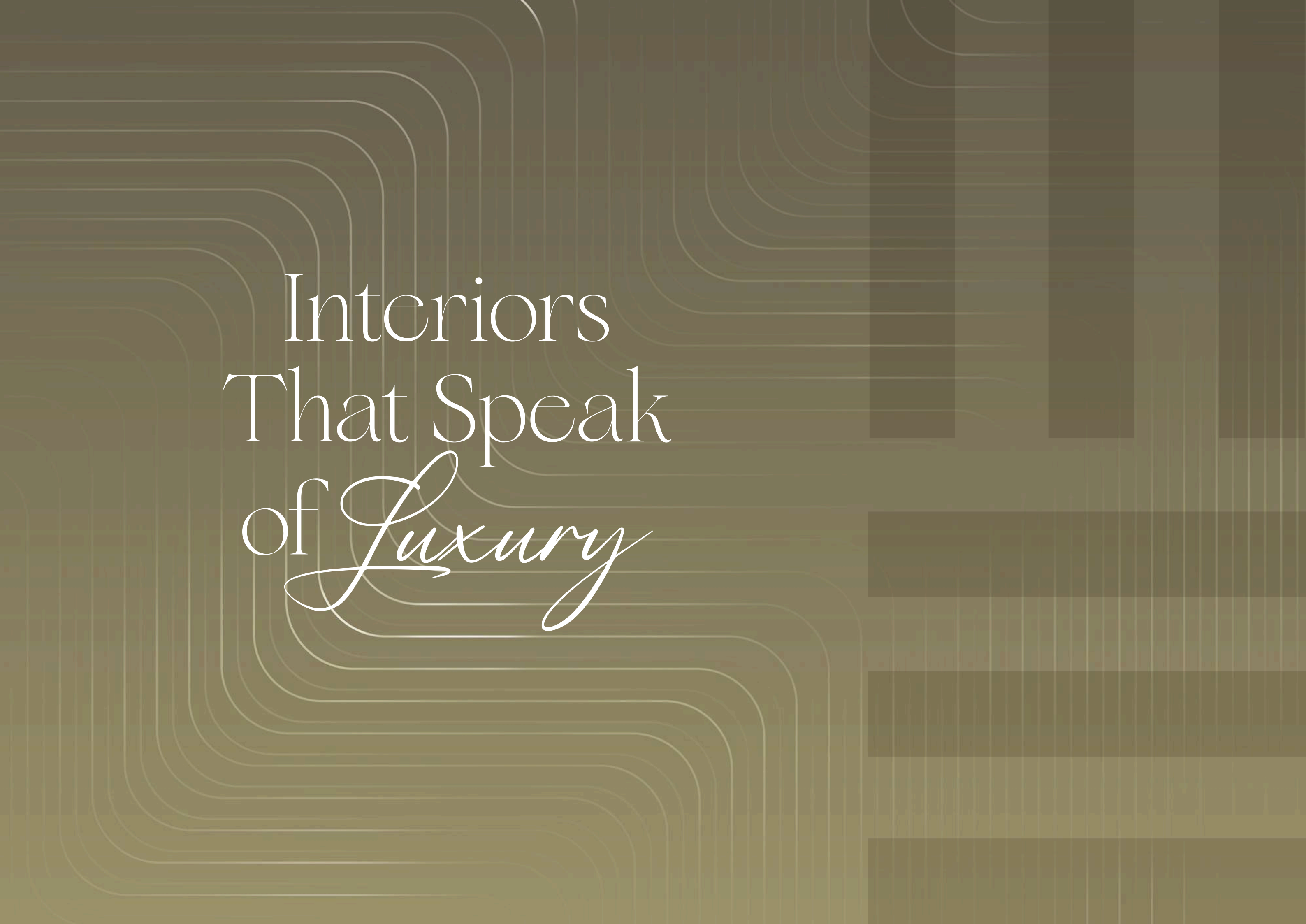
Floating Meditation Deck

GYM



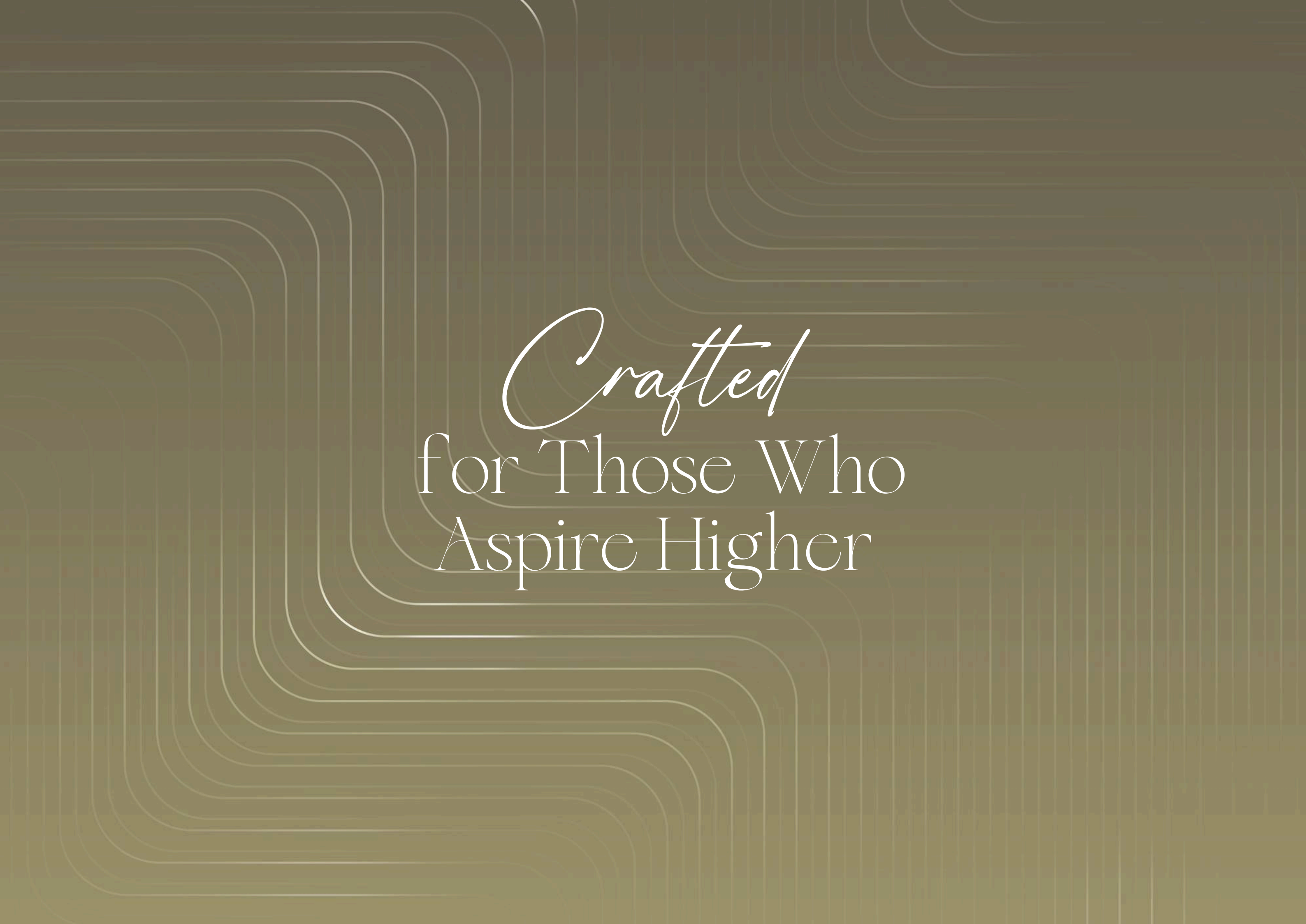


Mini Golf

The background features a series of concentric, rounded rectangular lines in a light beige color, creating a sense of depth and movement. On the right side, there is a vertical grid of squares in various shades of brown and beige, adding a geometric contrast to the organic lines.

Interiors That Speak of *Luxury*





Crafted
for Those Who
Aspire Higher

Calm Study Room

Our thoughtfully designed study rooms offer a quiet, dedicated space where productivity and creativity flow effortlessly. With ample natural light and elegant finishes, it's the perfect environment for work and study.



Sculpted Living Room

This living room radiates a sense of calm and refined style, where every detail is thoughtfully crafted. It offers a versatile space that effortlessly transitions from lively social gatherings to peaceful moments of relaxation, creating an atmosphere that enhances both comfort and functionality.



Serene Bedroom

Exuding luxury and comfort, this bedroom offers expansive layout and refined finishes. The addition of exquisite glass and wooden wardrobes provides functionality, seamlessly blending storage with aesthetics. Each room serves as a sanctuary, thoughtfully designed to offer unparalleled comfort.



State-of-the-Art Kitchen

Our state-of-the-art kitchen is designed for both functionality and aesthetics, offering the perfect space for culinary creativity. With top-tier appliances and ample space, this kitchen empowers you to prepare meals with ease and precision, turning every cooking experience into a moment of mastery.



Chic Bathroom

Featuring sleek fixtures, premium materials, and modern design, each bathroom provides a spa-like experience. A perfect space for relaxation and indulgence.



Project Highlights

Project Highlights of Floareá Skies

Building Configuration: G+4P + 19 floors

Prime Location: Adjacent to the entry
and exit of JVC

Architectural Elegance: Contemporary
façade with a striking design

Retail Convenience: Ground-floor shops
for everyday needs

Payment Plan: Flexible 50/50 payment
plan, investor-friendly



Schools, Hospitals, Malls
Within Community



Dubai Miracle Garden
05 Minutes



Dubai Butterfly Garden
05 Minutes



Dubai Autodrome
07 Minutes



Jabel Ali Race Course
15mins



Global Village
15 Minutes



Dubai Marina
15 minutes



Dubai Hills Mall
15 Minutes



Mall of Emirates
15 Minutes



Burj Al Arab
15 Minutes



Ibn e Battuta Mall
20mins



Palm Jumeirah
20mins



IMG Worlds of Adventure
20mins



Al Maktoum International Airport
35 Minutes



Dubai International Airport
35 Minutes

- 1 Business Bay
- 2 Sheikh Zayed Road
- 3 Al Khail Road
- 4 Dubai Hills
- 5 Umm Suqeim
- 6 Mall of the Emirates
- 7 Burj Al Arab
- 8 Hessa Street
- 9 Arjan
- 10 Dubai Marina
- 11 Jumeirah Lake Towers
- 12 Jumeirah Islands
- 13 Discovery Gardens
- 14 Dubai Sports City
- 15 Jumeirah Golf Estates
- 16 Dubai Butterfly Garden and Miracle Garden
- 17 Dubai Autodrome
- 18 Dubai Studio City
- 19 Sheikh Muhammad Bin Zayed Road

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Skies

Jumeirah Village Circle



*floarea
Grandé*

Launched in
February 2025



floareá
RESIDENCE

Launched in September 2023
Ready to Handover



floareá Vista

Launched in June 2024



Our Upcoming Chapters in *Prestige Living*



Upcoming
Project

Expected Launch Date
Dubai Island | Q2 2025



Upcoming
Project

Expected Launch Date
Dubai Island | Q3 2025



Al Mashriq

Group of Companies

Al Mashriq Group is your trusted partner in Real Estate, Project Development, and Telecommunication. With over two decades of experience, we have become pioneers in these industries, having a network not only in the UAE but also across the United States, Europe, Singapore, Saudi Arabia, and the wider region.

Project Development

Our collateral team of highly skilled professionals collaborates closely with architects, engineers, contractors, and local authorities to ensure successful project delivery, adhering to the highest standards of quality, sustainability, and safety.

Our success stems from our commitment to customer satisfaction, innovation, and delivering tailored solutions. We excel in on-time, on-budget, high-quality project delivery. We adapt to industry trends, embrace technology, and thrive on overcoming challenges.

Choose Al Mashriq Group as your partner to ignite possibilities, unlock potential, and elevate your projects to new heights of success.

Telecommunication

As technology continues to advance rapidly, the telecommunication industry plays a pivotal role in connecting people globally. In the Telecommunications segment, we have a strong presence with an extensive supply chain and trading network. Our deep understanding of clientele needs allows us to provide top-notch services, solutions, trading, and supply chain management.

Real Estate

In the realm of Real Estate, we specialize in a wide range of services including property development, investment, sales, and management in the Asian & Middle-East Regions. We have successfully completed a substantial count of residential and commercial segments in the region, catering to the evolving needs of our clients.

Design Centre

Design is at the core of what we do. Our design and architecture services are a blend of innovation and practicality, where aesthetics harmoniously meet functionality. Our team of visionary architects and designers works closely with clients to understand their unique visions and needs.



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Developing
Elite Lifestyles

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