

THE ISLAND  
LIVING EXPERIENCE

*floareá*  
*Breeze*



MASHRIQ ELITE  
— DEVELOPMENTS —









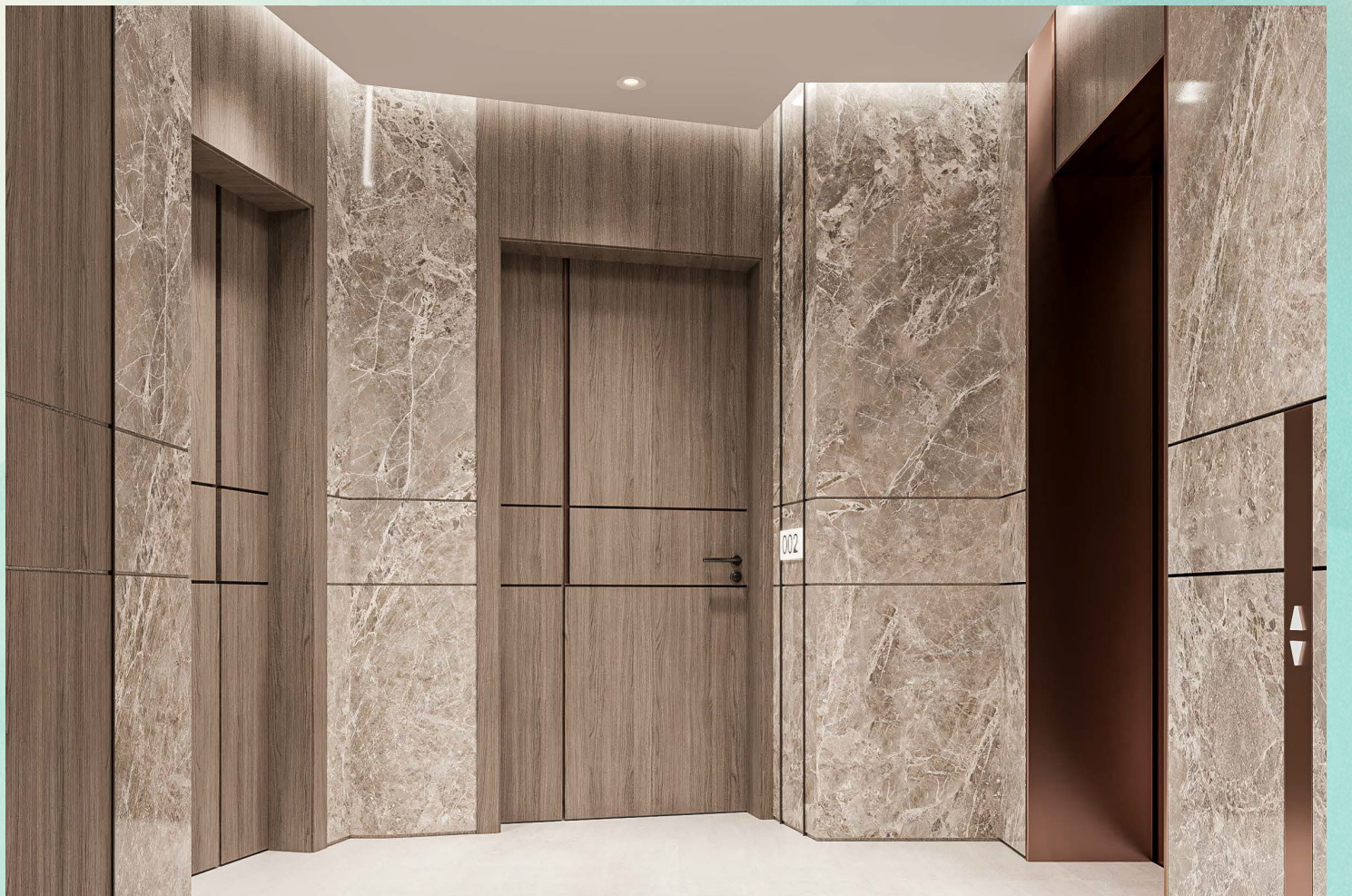
# About The Project

We believe your home should nourish your soul and at Floarea Breeze, that means embracing the exclusive island soul of the Dubai Islands. This project delivers an uncompromised experience of island living right here in Dubai, offering a masterfully realized lifestyle for those who seek ultimate comfort and flawless aesthetics, seamlessly connected to the water's edge.

This exclusive enclave unveils a limited collection of 52 designer units, comprising 1, 2, and 3-bedroom apartments, complemented by just four townhouses, culminating in an intimate, private community that celebrates refined island living.

Each residence is a testament to sophisticated coastal artistry. Every detail reflects a dialogue between nature and design, from fully clad walls in rich, textured wood finishes that evoke the warmth of a yacht deck, to porcelain accents that mirror the cool, clean wash of the tides.

















Seaside Serenity  
*Just 5 Minutes Walk to  
Dubai Islands Marina & Beach*



# The Key Features of *floareá* Breeze

## Strategic Location

Perfectly positioned in the Dubai Islands. This prime waterfront location offers seamless access to landmarks and surrounding pristine beaches & lush parks.

## Convenient Access

Enjoy seamless connectivity to vibrant food streets and picturesque marinas. Soon, this landmark will connect directly to the Infinity Bridge, further enhancing access to the mainland and streamlining commutes to key destinations.

## Grand Lobby and Designer Corridor

An elegantly curated arrival space that blends contemporary design with timeless charm. Every part of the building is thoughtfully finished to balance visual appeal with everyday functionality.

## Generous Apartments

Thoughtfully designed layouts offering generous proportions for comfortable, modern living.

## Heightened Glass Windows

Floor-to-ceiling windows that frame the outdoors while enhancing light and space indoors.

## Italian Tile Flooring

Sophisticated, high-quality Italian tiles that bring understated luxury underfoot.

## Premium Wood Finishes

Every finish reflects meticulous attention to detail, with the kitchen featuring premium wood finishes & aesthetic fittings for a refined living experience.

## Fully Fitted Kitchens

Sleek fittings paired with Bosch's state-of-the-art appliances, bringing ease and elegance to your kitchen experience.

## Designer Interiors

Every corner is thoughtfully finished to balance visual appeal with everyday functionality.

## Feature Walls

Artfully designed wall accents that lend character and depth to your interiors.

## Consoles

Bespoke designer consoles and dresser consoles that add both functionality and aesthetic appeal to every apartment.

## Exceptional Amenities

Experience thoughtfully curated spaces & amenities on two floors, where lifestyle meets everyday luxury.

## Smart Home System with ALEXA Voice Assistant

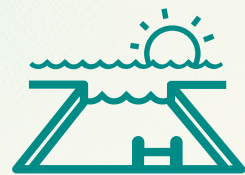
Integrated smart features offering intuitive control and modern convenience at your command.

## ANPR Car Parking System

A seamless, number plate recognition parking solution for hassle-free entry and exit.



# A Selection of Premium Amenities



Lavish  
Swimming Pool



Kids Pool



Pool Side  
Baja Shelves



Fully Equiped  
Indoor Gym



Sunken  
Meditation Deck



Cosmic Sitting



Outdoor  
Kids Play Area



Board Game Nook



Zen Walkway  
With Serene Sitting



Rooftop  
BBQ Corner



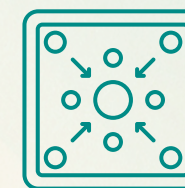
Sky Lounge



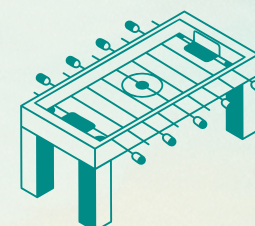
Kids Play Sandpit



Outdoor  
Table Tennis



Outdoor Carrom



Outdoor Foosball







## Starting Price

1 Bedroom	AED 1,899,000	2 Bedroom	AED 2,699,000
3 Bedroom	AED 3,149,000	Townhouse (3 Bedroom)	AED 4,149,000

## Payment Plan

50% During Construction	50% On Completion
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Completion  
Quarter 03, 2027



# A Connected Island *Life*



## Iconic Landmarks Central Hubs (Within 20 minutes)

Burj Khalifa  
The Dubai Frame  
Museum of the Future  
Downtown Dubai  
Business Bay  
Burj Al Arab  
Dubai International Airport



## Souks, Traditional Markets and Food Street (Within 20 minutes)

Gold Souk  
Spice Souk  
Textile Souk  
Souk Al Seef  
Vibrant Food Streets  
Al Seef Dining Promenade



## Museums and Heritage (Within 15 minutes)

Dubai Museum  
Al Fahidi Fort  
Al Seef Cultural Heritage Museum  
Museum of Illusions  
Etihad Museum  
Al Shindagha Museum



## Malls and Shopping Centers (Within 20 minutes)

Dubai Mall  
BurJuman Mall  
Deira City Centre  
Al Ghurair Centre  
Wafi Mall  
Mercato Mall  
Madinat Jumeirah  
Mall of Emirates



## Beaches and Parks (Within 15 minutes)

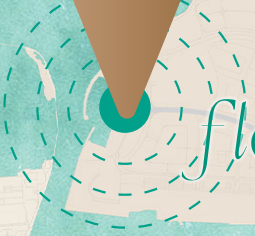
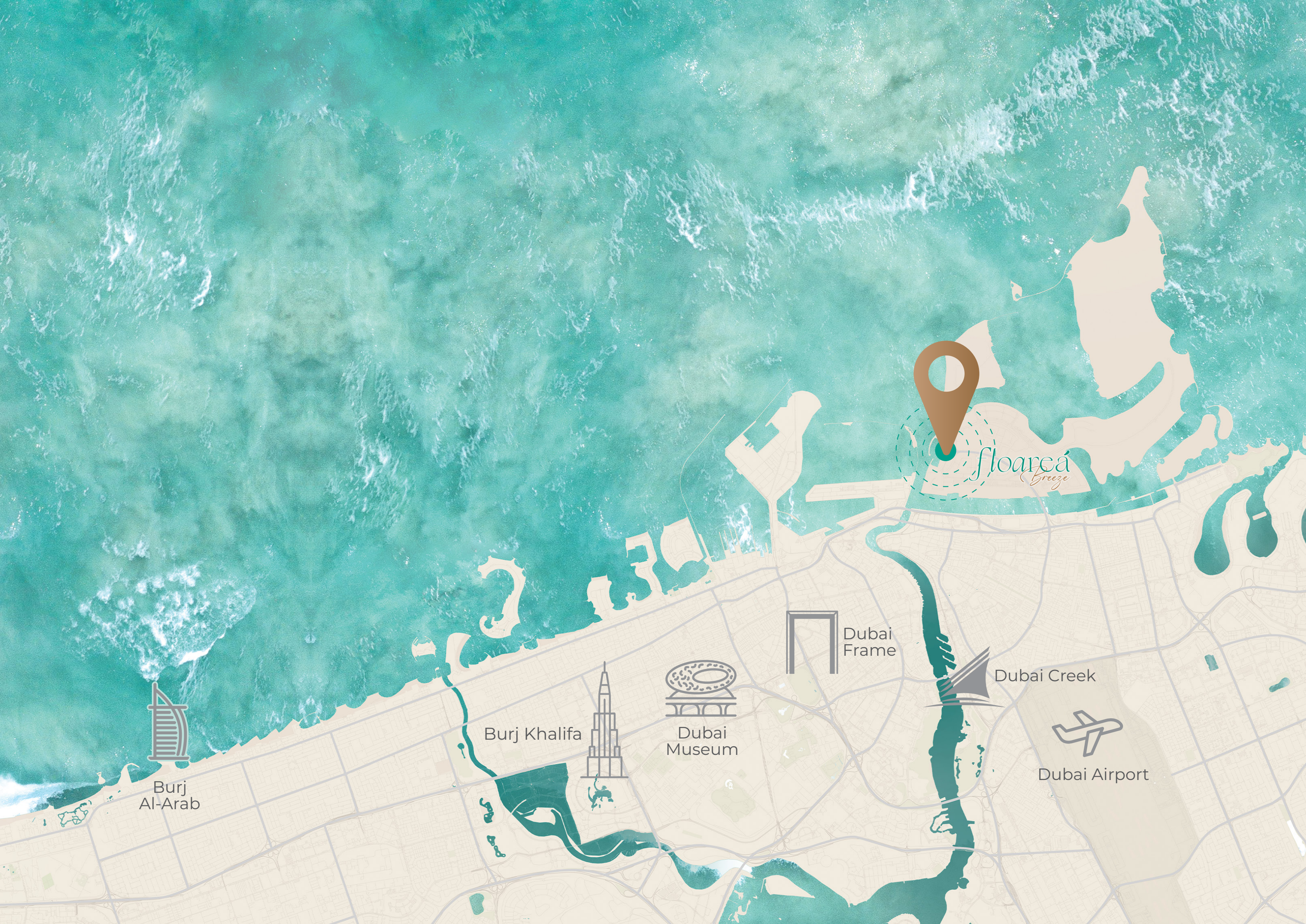
Dubai Islands Beach  
Al Mamzar Beach Park  
Jumeirah Public Beach  
Kite Beach  
La Mer Beach  
Creek Park  
Zabeel Park  
Dubai Garden Glow



## Lifestyle and Leisure (Within 15 minutes)

Dubai Creek Golf & Yacht Club  
Dubai Creek Harbour  
Destination Art  
Cultural District  
Bulgari Resort  
Nikki Resort  
Al Nasr Leisure Land  
Alserkal Avenue





floarea  
Breeze



Burj  
Al-Arab



Burj Khalifa



Dubai  
Museum



Dubai  
Frame



Dubai Creek



Dubai Airport





Developing *Elite* Lifestyles

## Our Brand Partners

**LAUFEN**

**GESSI**



**BOSCH**  
Invented for life



**FONDOVALLE**

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