THE ISLAND LIVING EXPERIENCE

Floursa Breeze







Mashriq Elite Developments stands as a true beacon of luxury within Dubai's ever-evolving real estate landscape.

Our diverse portfolio caters to a wide range of lifestyles, seamlessly balancing sophistication with functionality to create spaces that resonate with residents and investors alike.

From concept to completion, Mashriq Elite is driven by a vision to craft more than just residences; we create enduring landmarks that embody modern luxury while honoring timeless design principles.

















floareá IMPZ COMING SOON



floarcá RESIDENCE

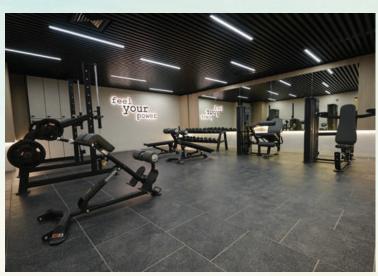




In The Heart of Arjan

- 206 apartments
- Launched in September 2023
- Handed Over in August 2025
- Residents Already Moved In





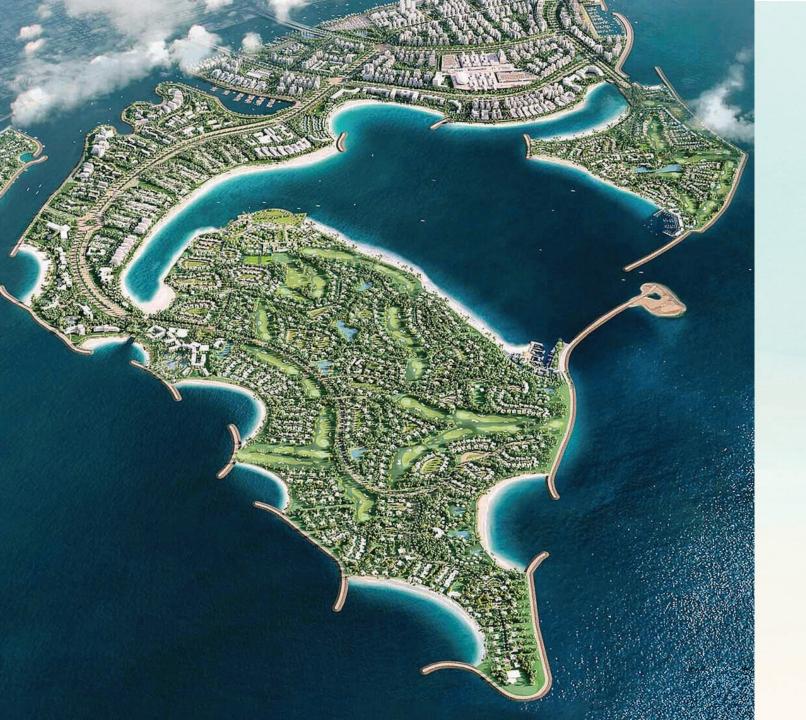














A Community Anchored in the Island ore

Floarea Breeze is an upcoming project by Mashriq Elite, meticulously designed to offer a complete island community living experience within the Dubai Islands.

Thoughtfully planned layouts, premium finishes, and generous homes ensure comfort and quality for every family.

The project features resort-style amenities, lush outdoor spaces, and family-centric facilities, cultivating a vibrant and deeply welcoming coastal environment for all residents.

With its strategic location and upcoming bridge access, the best of Dubai is effortlessly reachable, making Floarea Breeze a community where life is convenient, connected, and truly enjoyable.

A Connected Island Tife



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



Malls and Shoping Centers

(Within 20 minutes)

Dubai Mall BurJuman Mall Deira City Centre Al Ghurair Centre Wafi Mall Mercato Mall

Madinat Jumeirah Mall of Emirates



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



Beaches and

(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



Museums and Heritage (Within 15 minutes)

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



Lifestyle and Leisure (Within 15 minutes)

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



INTRODUCING

FIOUISE & Sreeze







UNIT OFFERINGS

1 BEDROOM WITH STUDY	12
2 BEDROOM WITH STUDY AND MAID ROOM	24
3 BEDROOM WITH STUDY	12
TOWNHOUSE 3 BEDROOM WITH STUDY	4



The Key Features of floarea

Strategic Location

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

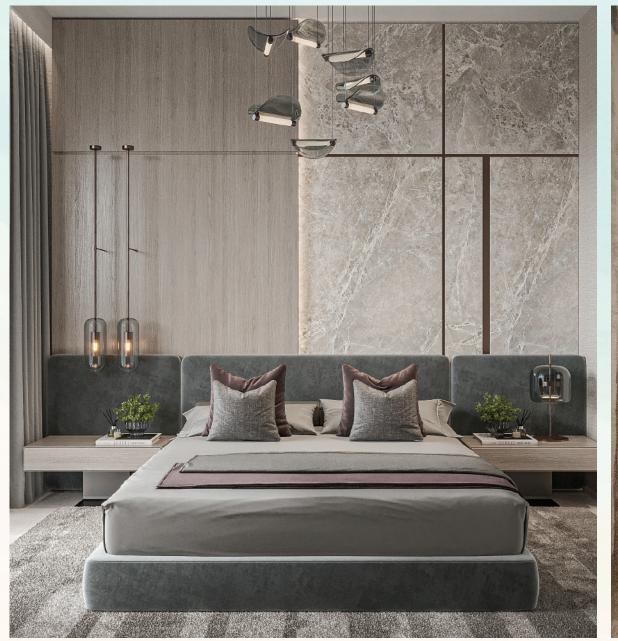
ANPR Car Parking System

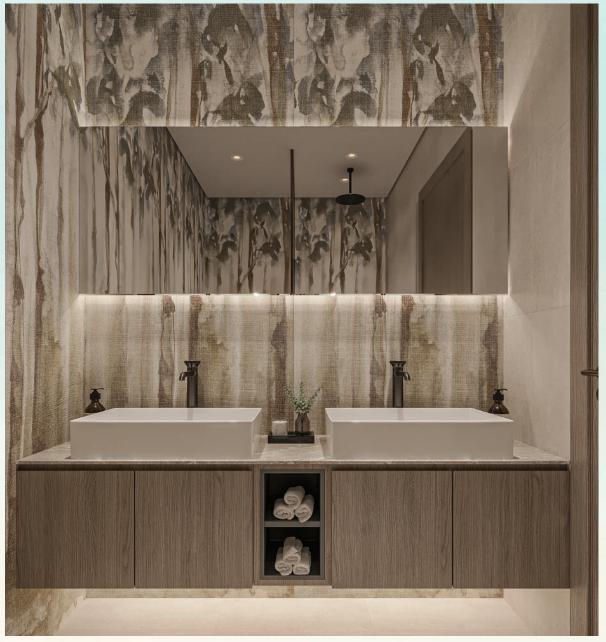
A seamless, number plate recognition parking solution for hassle-free entry and exit.

















floarcá

Floor Plan





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

Pre launch Discount

From AED 100,000 upto AED 200,000

Valid Till **05TH** December 2025

Payment Plan

20%	Down Payment
10%	March 2026
5%	June 2026
5%	September 2026

5% December 2026
 5% March 2027
 50% On Completion

Completion Q3 2027

Agency Commission

5% of the Sales Value

6% If sold 3 Units Within 30 Days

Commission will be paid in 48 Hours

After Receiving Signed SPA and Down Payment Along With DLD and Admin Fees

Think Elite Tive Elite

