



EW

EDGEWATER RESIDENCES

PHASE 3

PREMIUM SEAVIEW LIVING



UNLOCK TRANQUIL SEASIDE LIFESTYLE

Step into a world of elegance and serenity at **Edgewater Residences**, where modern sophistication meets waterfront bliss. With breathtaking sea views, this exclusive community offers an **unparalleled lifestyle** in the heart of Dubai Islands.



UNMATCHED LIVING EXPERIENCE IN THE HEART OF DUBAI ISLANDS



PRIME LOCATION

With direct access to the sea



VIBRENT LIFESTYLE HUB

Featuring shopping, dining, and entertainment



EXCLUSIVE AMENITIES

Including clubhouse, wellness zones, lush landscapes, and more



ABOUT US



Edgewater Residences is developed by **MGS Development**, a Dubai-based real estate company known for its commitment to excellence, innovation, and sustainable design. With a growing portfolio of high-end residential projects, MGS Development is redefining modern luxury living across the UAE.



Sat-NS
construction company

The project is backed by **SAT Holding**, a Kazakhstan-based group with over 15 years of experience in construction, hospitality, and wellness. Through its subsidiary **SAT-NS Construction**, one of the top five real estate developers in Astana, SAT Holding has delivered more than 20 million sq. ft. of real estate, earning national recognition for quality, reliability, and architectural distinction.



As a key partner in this landmark project, renowned American architects **AYENK** based in **Miami, Florida**, have brought their expertise in luxury waterfront design, ensuring a perfect balance of sophistication and serenity.

DUBAI ISLANDS – THE NEXT ICON OF DUBAI

Dubai Islands - a luxurious 17-squarekilometer waterfront development by **Nakheel Properties**, the creator of Palm Jumeirah. This exclusive destination features **five unique islands** designed for a refined lifestyle, from a vibrant cultural hub and marina to premium beachfront Living, championship golf courses, and ultra-luxury villas.



9

Exclusive Marinas



40 km

of New Coastline



21 km

of Sandy Beaches



+80

World-Class Hotels
and Resorts



+30,000

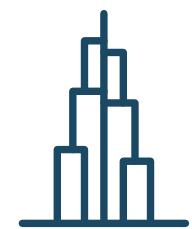
Residential Proper Ties

STRATEGIC LOCATION



10 mins

Dubai International Airport



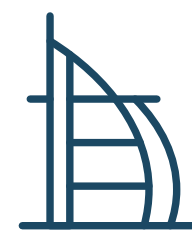
20 mins

The Burj Khalifa



20 mins

Dubai Mall



35 mins

Burj Al Arab



WHY DUBAI?



Tax-Free Environment

No income, capital gains, or inheritance tax



Lucrative Rental Yields

One of the highest ROIs in the world, typically between 5-9%



Residency Visa

Investors can obtain a 2-year visa or a 10-year Golden Visa, including sponsorship benefits



High Quality of Life

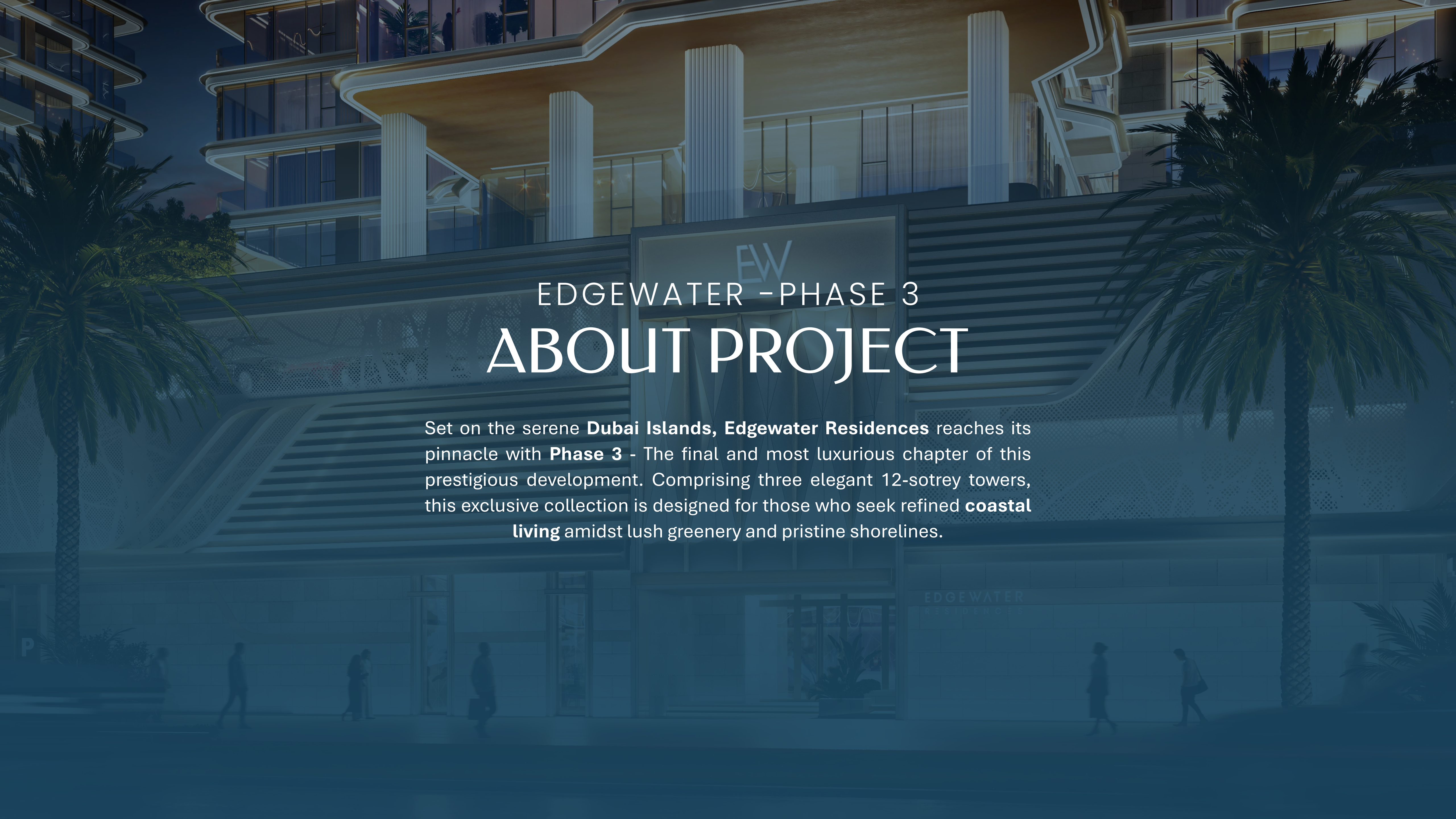
Ranked #1 in the MENA region and #6 globally in the World's Best Cities Index 2024 by Resonance Consultancy



100% Safety

Dubai is ranked the 4th safest city in the world in 2024, according to Numbeo



An architectural rendering of a modern, multi-story residential building at night. The building features a prominent glass facade with illuminated interiors and balconies. The ground floor has a dark, textured facade with large glass windows. Two palm trees are visible in the foreground, one on the left and one on the right. The overall scene is set against a dark night sky.

EDGEWATER - PHASE 3 ABOUT PROJECT

Set on the serene **Dubai Islands**, **Edgewater Residences** reaches its pinnacle with **Phase 3** - The final and most luxurious chapter of this prestigious development. Comprising three elegant 12-storey towers, this exclusive collection is designed for those who seek refined **coastal living** amidst lush greenery and pristine shorelines.

EDGEWATER
RESIDENCES

UNIQUE LOCATION

Located on the prestigious **Shore Island, Edgewater Residences** offers an unparalleled lifestyle with luxury residences, resorts, marinas, golf courses, and wellness retreats.

Residents will enjoy **fine dining, boutique shopping**, and the upcoming **Dubai Islands Mall**, set to surpass Dubai Mall in size by 20%.

A modern bedroom interior featuring a large bed with a white headboard and multiple pillows. A large potted tree stands near the bed. A large window provides a view of a city skyline. To the right, there is a desk area with a chair and a mirror. The room is decorated with a framed abstract painting and a bedside table with a lamp.

INTERIOR

LIVING ROOM



KITCHEN

Equipped with premium BOSCH appliances, including oven, gas stove, and hood.



BEDROOM



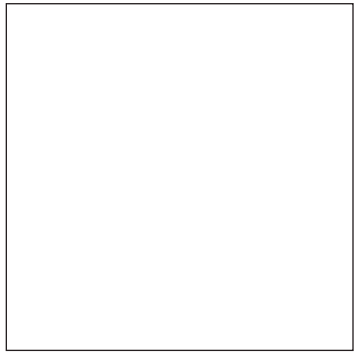


PREMIUM QUALITY FINISHES

ENTRANCE HALL



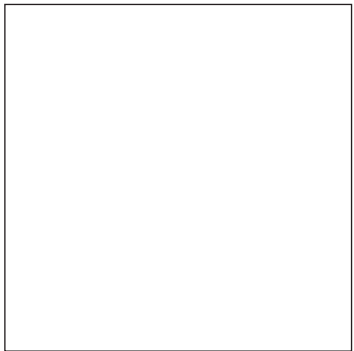
Walls
Procelain Slabs
Size: 320x150 cm
Surface Look, Polished



Walls
Wodden Cladding,
Painted MDF Wood



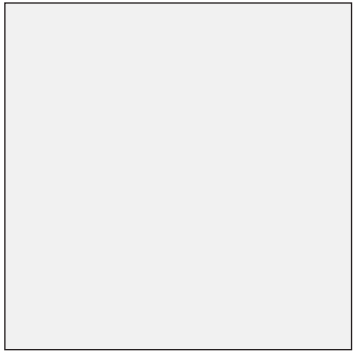
Floor
Marble, Tiles
Size: 120x120 cm
Surface Look, Polished



Cieling
Gypsum Board,
Paint White Color



Wall Cladding
Wooden MDF Cladding,
Natural Veneer

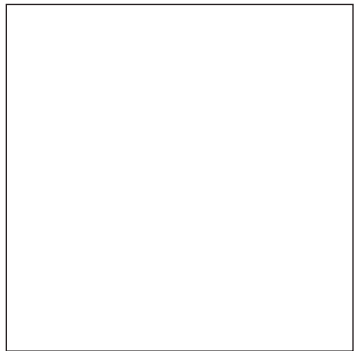


Walls
Jotun Paint
Light Grey



PREMIUM QUALITY FINISHES

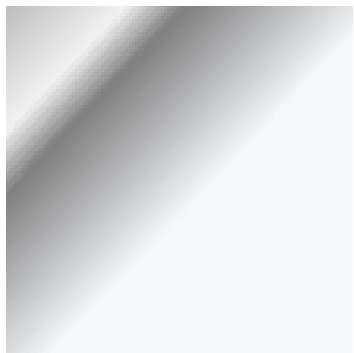
LIFT LOBBY



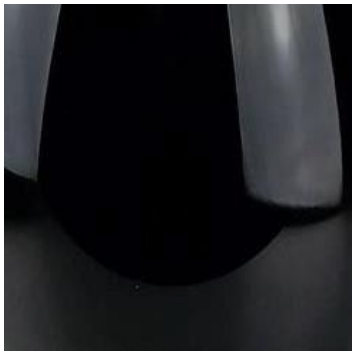
Cieling
Gypsum Board,
Paint White Color



Wall Cladding
Wooden MDF Cladding,
Natural Veneer



Wall Cladding
Polished Dark
Stainless Chrome



Wall Cladding
Black Glass Mirror



Lift Doors
Polished Dark
Stainless Chrome



Floor
Marble, Tiles
Size: 120x120 cm
Surface Look, Polished

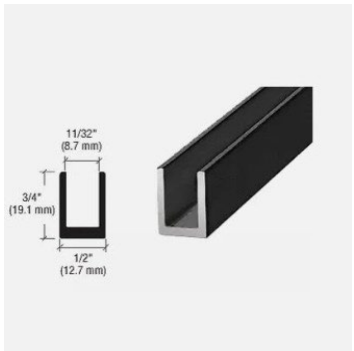


PREMIUM QUALITY FINISHES

TYPICAL CORRIDOR



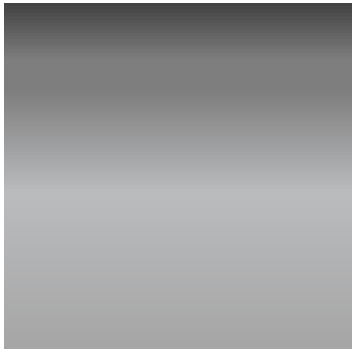
Horizontal Aluminum L Channel
CRL SD516MBL
Matte Black 5/16"
Single Aluminum U Channel



Vertical Aluminum U Channel
CRL SD516MBL
Matte Black 5/16"
Single Aluminum U Channel



Corridor Doors
Door Size: 220x100cm
Surface Look, Matt



Lift Doors
Polished Dark
Stainless Chrome



Wall Cladding
Polished Dark
Stainless Chrome



Floor
Marble, Tiles
Size: 120x120 cm
Surface Look, Polished



PREMIUM QUALITY FINISHES THROUGHOUT APARTMENT



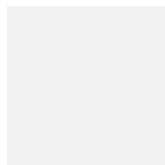
LIVING ROOM



Floor & Skirting
Porcelain, Size 120x60cm
Surface Look, Matt



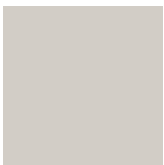
Ceiling
Paint White Color



Walls
Off White Color



Doors
Laminate



Cabinet Doors
Laminate

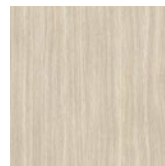
KITCHEN



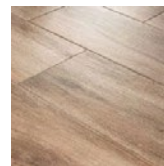
Countertop
Engineered Stone



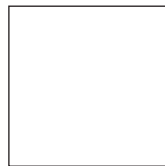
**Wall Between
Cabinet**
Porcelain



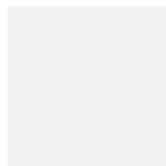
Wardrobes Doors
Laminate



Floors & Skirting
Porcelain



Ceiling
Paint White Color

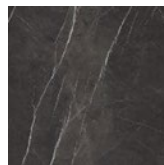


Walls
Off White Color

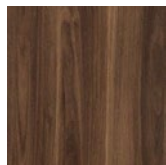
BEDROOM



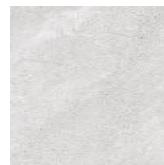
LIVING ROOM



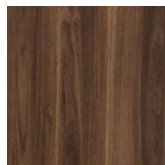
Tile
Armani Grey



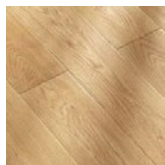
**Vanity Countertop:
Vanity Doors**
Laminated HPL



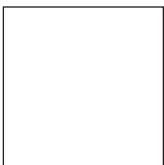
Walls & Floor
Porcelain Tiles



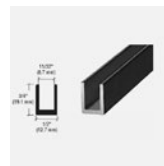
Wardrobe
Laminated MDF
Wood



Walls
Porcelain Tiles



Ceiling
Paint White
Color



**Horizontal Aluminum U Channel
Between Walls and Skirting Termination**
CRL SDCD516MBL
Matte Black 5/16" Single Aluminum U Channel





EXTERIOR







A man with a beard, wearing a dark t-shirt and shorts, is running on a paved path. In the background, there is a tall, modern building with many windows and balconies. Palm trees and other greenery are visible along the path. The overall scene is set in an urban environment during the day.

AMENITIES

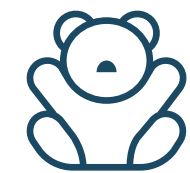
OUTDOOR AMENITIES



 Kids Pool	 Sitting Promenade	 Overflow Pool	 Table Tennis	 Outdoor Gym
 Yoga Space	 Playground	 Quiet Zone	 Jogging Track	 Padel Court



INDOOR AMENITIES



Kids Playing Room



Common Room



Gym



YOUR DREAM BUILDING

Premium collection of semi fitted apartments with high-quality BOSCH kitchen appliances. Top-floor apartments will offer stunning sea views and golf courses from the 7th floor.

HANDOVER Q4-2026

1 BR Apartment

From 645 to 2,481 sq.ft

Starting Price 2.0 M AED

2 BR Apartment

From 1,081 to 2,162 sq.ft

Starting Price 2.9 M AED

3 BR Apartment

From 1,533 to 3,576 sq.ft

Starting Price 3.9 M AED

35/65

PAYMENT PLAN

EW

EDGEWATER
RESIDENCES

5%

BOOKING

10%

1ST
INSTALLMENT

5%

2ND
INSTALLMENT

10%

3RD
INSTALLMENT

5%

4TH
INSTALLMENT

65%

HANDOVER