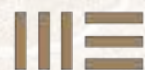




YOU ARE A GUIDE TO THE  
WORLD OF LUXURY



*floareá*  
RESIDENCE



MASHRIQ ELITE  
DEVELOPMENTS









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## Design that Exude Brilliance



In the world of architectural marvels, Floareá's creations stand out as a testament to ingenious design, with each structure harmonizing meticulous artistry to encapsulate our distinctive identity.

Stepping into a Floareá Residence transport you into a realm where imagination takes tangible form and innovation becomes the reigning monarch.

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# The Thoughtful Choreography of Floareá

Our layouts are more than arrangements of walls, they are carefully  
possibilities. From the grand entrance that greet you upon entry  
to the interplay of open spaces and intimate corners, every inch of  
a Floareá layout is designed to harmonize with your lifestyle.

Envisioning Elegance  
The Floareá Chronicles

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WHERE SPACES EMBRACE  
DREAMS AND EVOLVE POSSIBILITIES.



# AMENITIES



INFINITY POOL  
WITH SUN SHELF



SPLASH PAD



CLUBHOUSE



BBQ COURTYARD



KIDS PLAY ROOM



GYM



STEAM & SAUNA



YOGA STUDIO



# Stunning Design, Every Corner

As you wander through Floarea, you'll discover that beauty is not confined to one angle – it's omnipresent. Look up, and you'll be greeted by architectural marvels that stretch toward the sky.

Gaze out of the windows, and you'll find nature's artwork framed by panoramic views. Turn a corner, and you'll encounter surprises that delight and inspire.







## Where Nature and Urbanity Unite

At the heart of every Floarea enclave lies Central Park, a lush haven merging natural serenity with urban vitality. The öË áÁ ñý ñ~ùÁ ²x ËÇùñ²÷Ç Á² ËùýåË ù where residents can wander along curated pathways adorned with Á ñ Ë ù²÷Çùñý ²2ù Ë~ý÷Çùá ù²Ë ÞË á a communal gathering space.

With a commitment to sustainability, the Central Park stands as a living testament to the harmonious coexistence of nature and öýÇË ÷ùñá 'á÷Ø3ùá÷ 'á á÷Øù²ññù ýù ÷ 'á÷Ç its vibrant embrace.



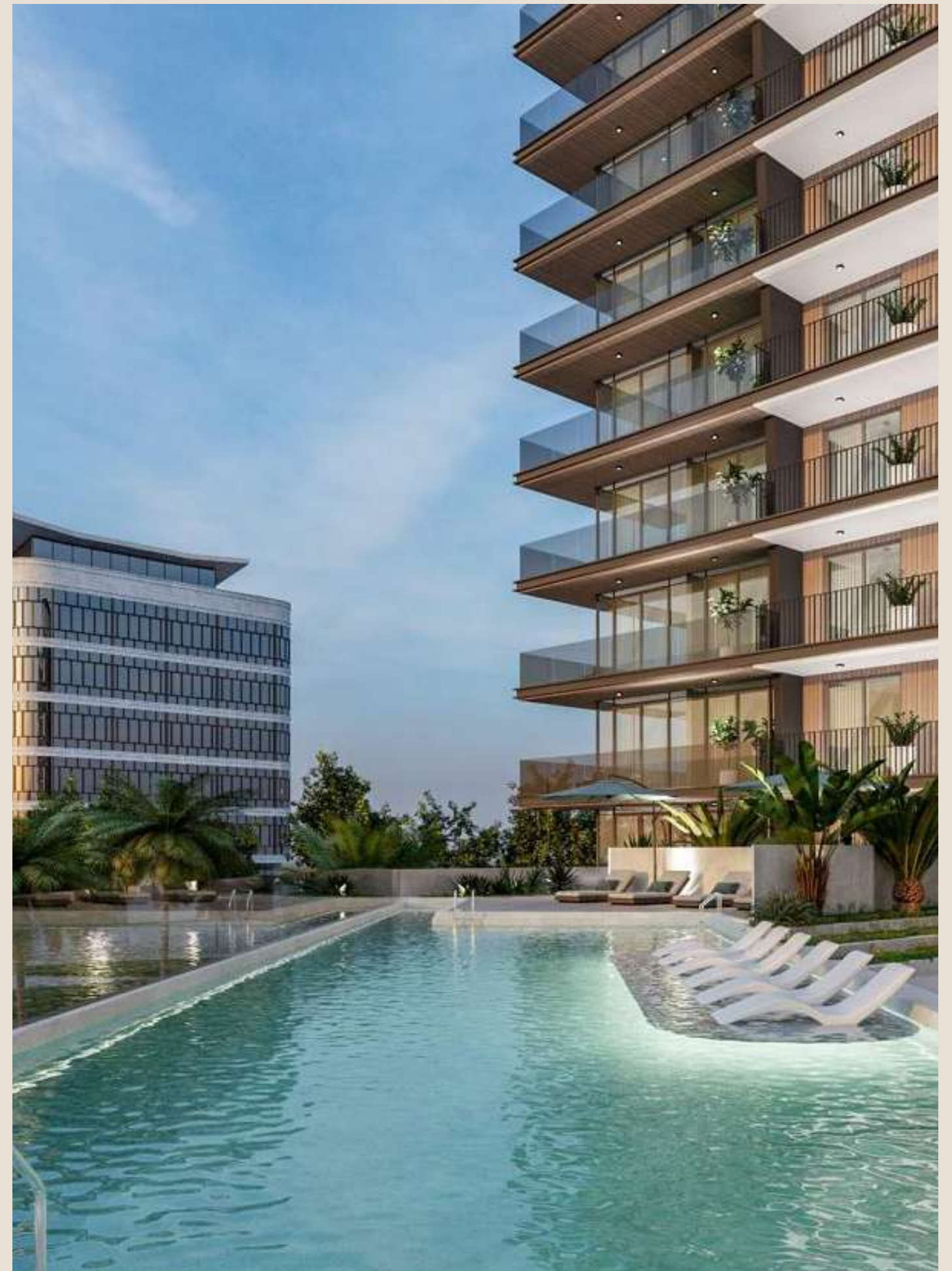
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# The Enchanted Floareá Swimming Pool

Immerse yourself in the epitome of aquatic luxury at Floareá's enchanting swimming pool. A glistening sanctuary designed to captivate the senses, this pool is more than a mere amenity – it's a realm where water shimmers like liquid sapphire under the sun's embrace.

Whether you seek invigorating morning laps or serene twilight reflections, Floareá's swimming pool offers an oasis of tranquility.

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# Discover Joy at the Children's Swimming Pool

At Floareaour little ones make a big splash in the Children's Swimming Pool. Designed for fun and safety, this vibrant aquatic haven is where kids can create cherished memories while enjoying the refreshing waters in a secure environment.







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## Interiors that Whisper Luxury

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interiors are crafted with the utmost care, a tapestry woven with  
opulent materials and thoughtful details.

From the soft caress of plush fabrics to the gleam of bespoke  
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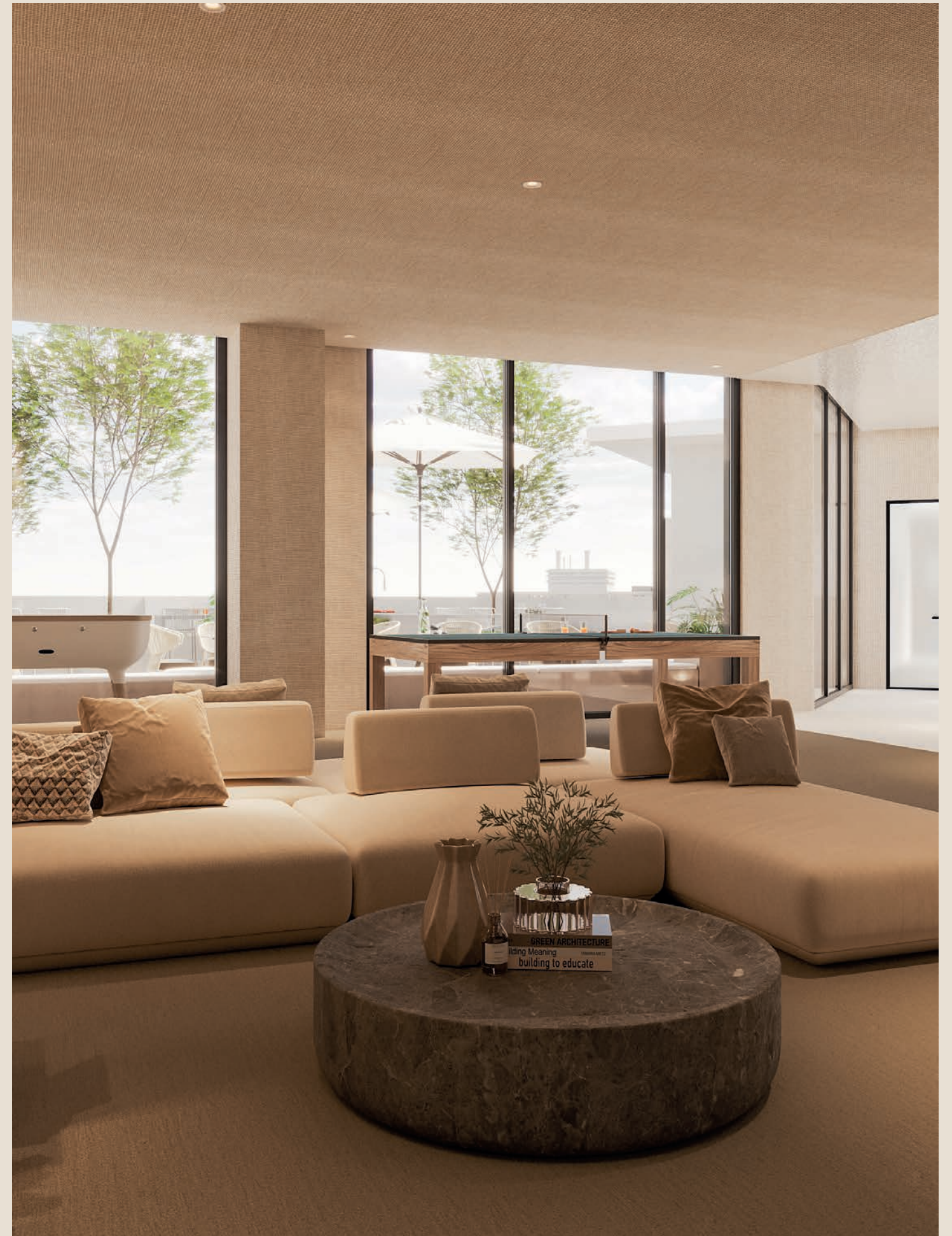


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# Aesthetic Alchemy

Floareá's designs are more than the sum of their parts, they are an alchemical blend of functionality and allure. Our architects and designers collaborate in perfect harmony, transforming visions into reality.

Floareá's an invitation to indulge in the aesthetic symphony that resonates throughout every nook and cranny.











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## The Enchanted Indoor Playground at Floareá

Step into a world of endless imagination and boundless laughter at Floareá's Indoor Playing Area. Here, the ordinary transforms into the extraordinary, as children embark on whimsical journeys within the safety and comfort of a captivating indoor haven.

So, vibrant flooring invites tiny footsteps to explore a realm of interactive games, slides that spiral like enchanted towers, and climbing structures that awaken the spirit of adventure.

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# Tranquil Haven

## The Serene Yoga Studio at Floareá

Discover inner peace and rejuvenation at the heart of Floareá's sanctuary – the Yoga Studio. A haven of serenity, this space is meticulously designed to guide you on a journey of self-discovery and holistic well-being. With its tranquil ambiance, soft lighting, and harmonious decor, the Yoga Studio beckons you to leave behind the worries of the outside world and immerse yourself in the practice of mindfulness.

Floareá's Yoga Studio be your sanctuary for reconnection and revitalization.

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# Fitness Oasis:

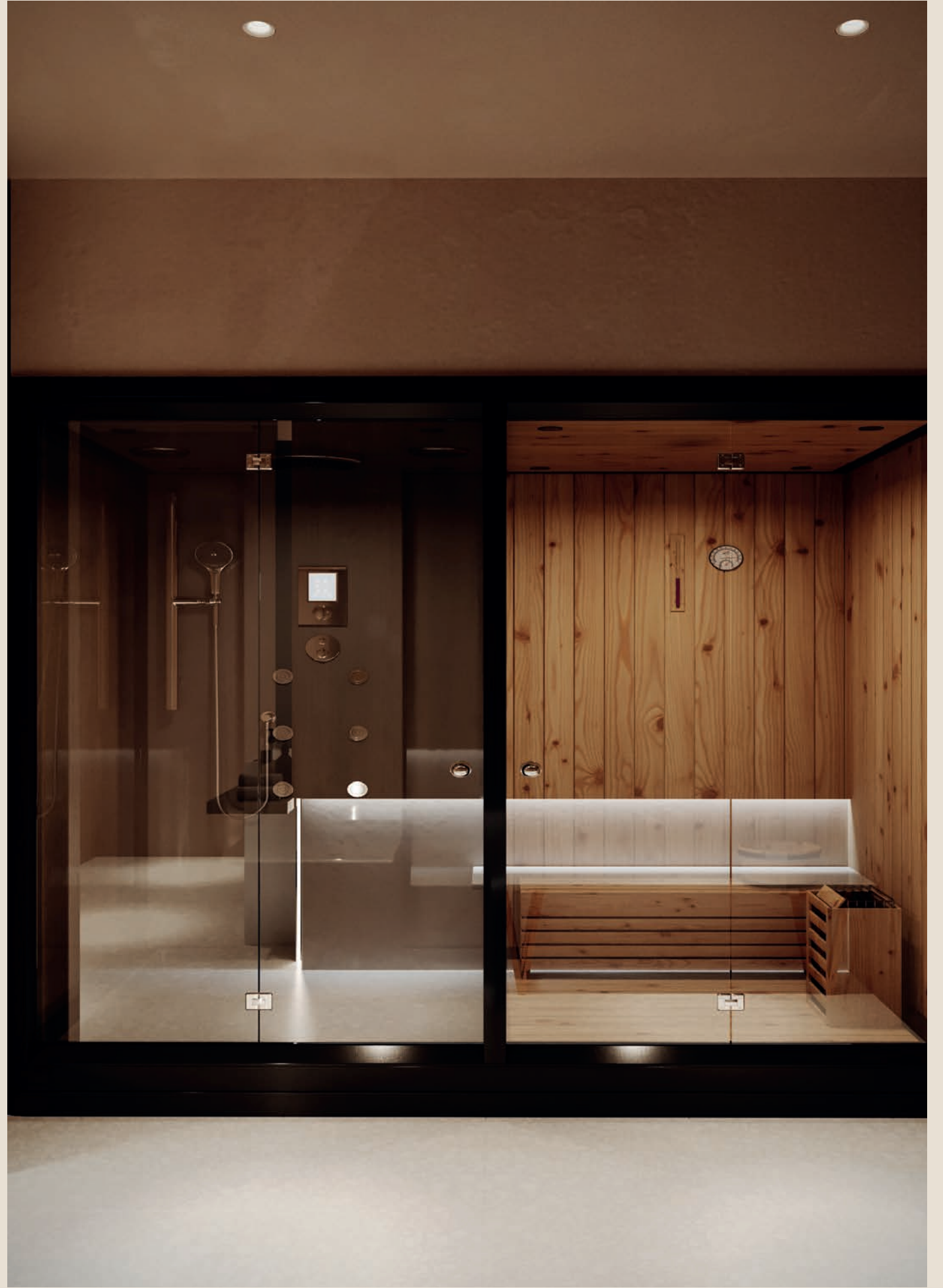
## The Empowering Gym, Steam & Sauna at Floreá

Elevate your well-being journey within the nurturing embrace of Floreá. More than just a workout space, it's a realm where strength meets aspiration and determination blends seamlessly with innovation.

Embark on a journey of rejuvenation and relaxation within the serene enclave of the Floreá Steam & Sauna. At Floreá – we curate experiences that nurture your well-being.









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# Urban Serenity:

## The Modern Elegance of Floarea Studio Apartments



Discover a refined balance between comfort and sophistication within Floarea Studio Apartments. These thoughtfully designed spaces redefine urban living, offering a seamless blend of functionality and style.

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## Where Design and Tranquility Converge

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creating a harmonious and open ambiance.

Large windows invite natural light to dance across contemporary  
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aesthetics.

Floarea's [ Ç á ý ù² ö Ë ÷ ù ý á Ë ù² ÷ ù ý² á ù ý × ù  
the city's pulse. Experience the art of living gracefully within  
these compact yet luxurious residences, where each detail has been  
meticulously curated to enhance your comfort and elevate your  
lifestyle.



# STUDIO FLOOR PLAN



Suite Area: 359 Sq.ft  
Terrace Area: 123 Sq.ft  
Total Area: 482 Sq.ft



Suite Area: 342 Sq.ft  
Terrace Area: 69 Sq.ft  
Total Area: 411 Sq.ft

Allowing customers to choose between a community view, pool view and neighbor amenities view.





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# A Haven of Sophistication: One Bedroom Luxury Apartments



Experience the epitome of modern living.

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# Seamless Comfort:

## Where Elegance Meets Practicality

These exquisite spaces are a harmonious blend of style and functionality, inviting you to immerse yourself in a world of seamless comfort. From the open-plan living room to the private bedroom sanctuary, each corner is a testament to meticulous design. Natural light streams through generous windows, creating a warm and inviting atmosphere. The attention to detail is evident in every element, from the high-quality materials to the thoughtful placement of decor, resulting in a space that exudes elegance and practicality.

Whether you're a young professional, a couple, or someone seeking a peaceful retreat, these residences offer a lifestyle of elegance and practicality. Elevate your lifestyle and relish in the art of gracious living within these thoughtfully crafted residences, where every detail is curated to enhance your everyday experience.





# 1 BEDROOM FLOOR PLAN



Suite Area: 694 Sq. ft  
 Terrace Area: 130 Sq. ft  
 Total Area: 824 Sq. ft



Suite Area: 715 Sq. ft  
 Terrace Area: 561 Sq. ft  
 Total Area: 1276 Sq. ft



Suite Area: 723 Sq. ft  
 Terrace Area: 228 Sq. ft  
 Total Area: 951 Sq. ft

Enabling customers to select from a variety of layouts that match their preferences.



# Unveiling Floarea's 2 Bedroom Residences



Embrace Modern Comfort in Floarea's 2-Bedroom Residences





# Embracing Serenity

Discover the allure of Floarea's 2-bedroom residences. Nestled in a living with spacious layouts, inviting interiors, and ample natural light.

Embrace comfort and convenience, open living spaces, and contemporary amenities. Experience a harmonious blend of style and functionality in the heart of Floarea's vibrant community.



# 2 BEDROOM FLOOR PLAN



Enabling customers to select from a variety of layouts that match their preferences.





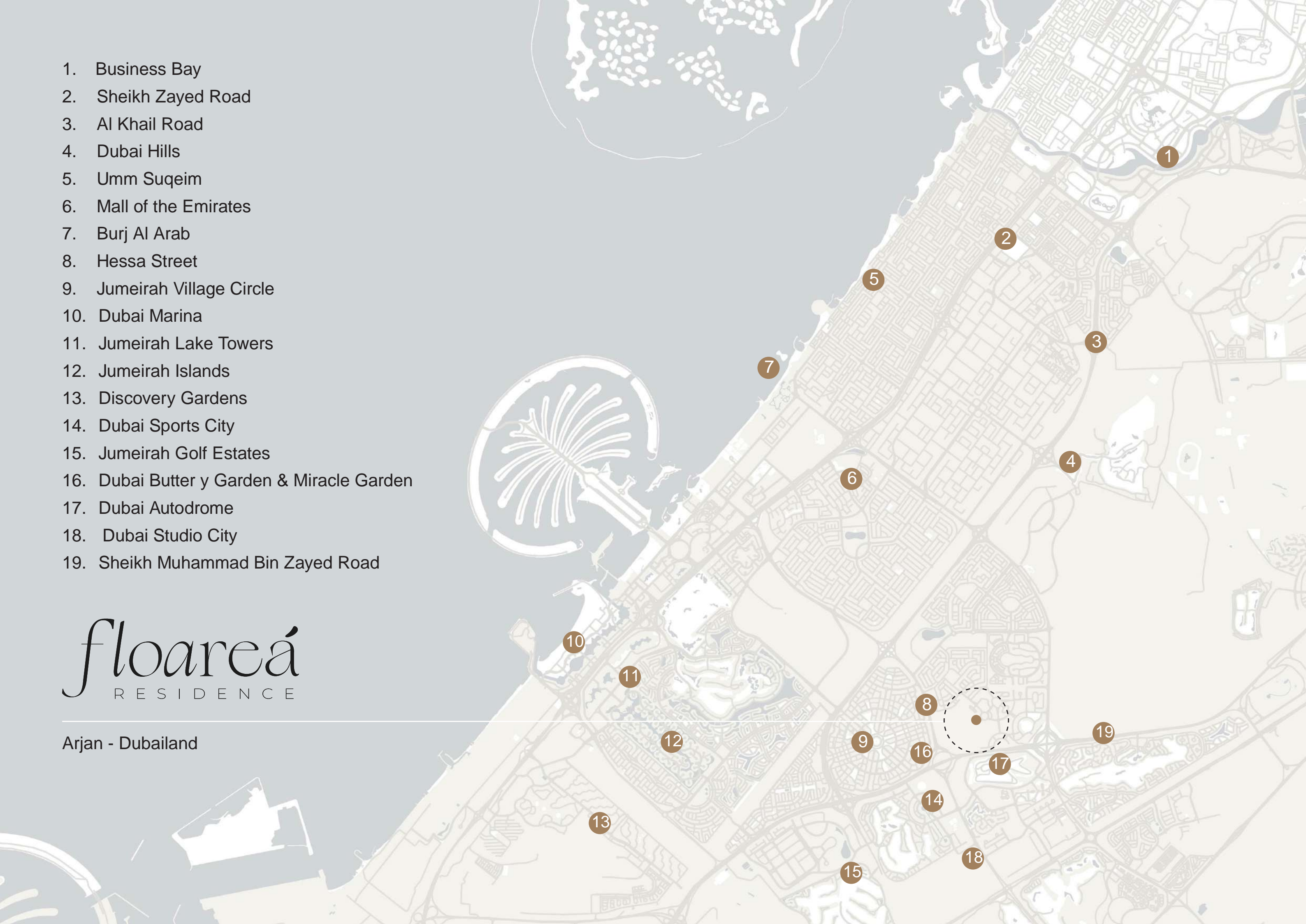


1. Business Bay
2. Sheikh Zayed Road
3. Al Khail Road
4. Dubai Hills
5. Umm Suqeim
6. Mall of the Emirates
7. Burj Al Arab
8. Hessa Street
9. Jumeirah Village Circle
10. Dubai Marina
11. Jumeirah Lake Towers
12. Jumeirah Islands
13. Discovery Gardens
14. Dubai Sports City
15. Jumeirah Golf Estates
16.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

# *floareá*

RESIDENCE

Arjan - Dubailand





# Mashriq Elite Developments

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

## Telecommunication

As technology continues to advance rapidly, the telecommunication industry plays a pivotal role in connecting people globally. In Telecommunication 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 Asian & Middle-East Region. We have successfully completed a substantial count of residential and commercial segment in the region, catering to the evolving needs of our clients.

When it comes to Project Development, we are committed to create infrastructure and spaces that consistently exceed market expectations. Our primary focus now is on the value of our projects, ensuring they meet the highest standards of quality, sustainability, and safety.

## 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 stay ahead of 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.





**MASHRIQ ELITE**  
— DEVELOPMENTS —



# THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION