

# *floareá*

R E S I D E N C E



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 orchestrated compositions that invite seamless flow and endless 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 EVOKE 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 space, 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.







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## Where Nature and Urbanity *Unite*

At the heart of every Floareá enclave lies Central Park, a lush haven merging natural serenity with urban vitality. The meticulously crafted landscape offers a respite from city life, where residents can wander along curated pathways adorned with sculptures and flora. Beyond its aesthetic allure, the park serves as a communal gathering space.

With a commitment to sustainability, the Central Park stands as a living testament to the harmonious coexistence of nature and modern living, inviting all to unwind, connect, and find solace in its vibrant embrace.

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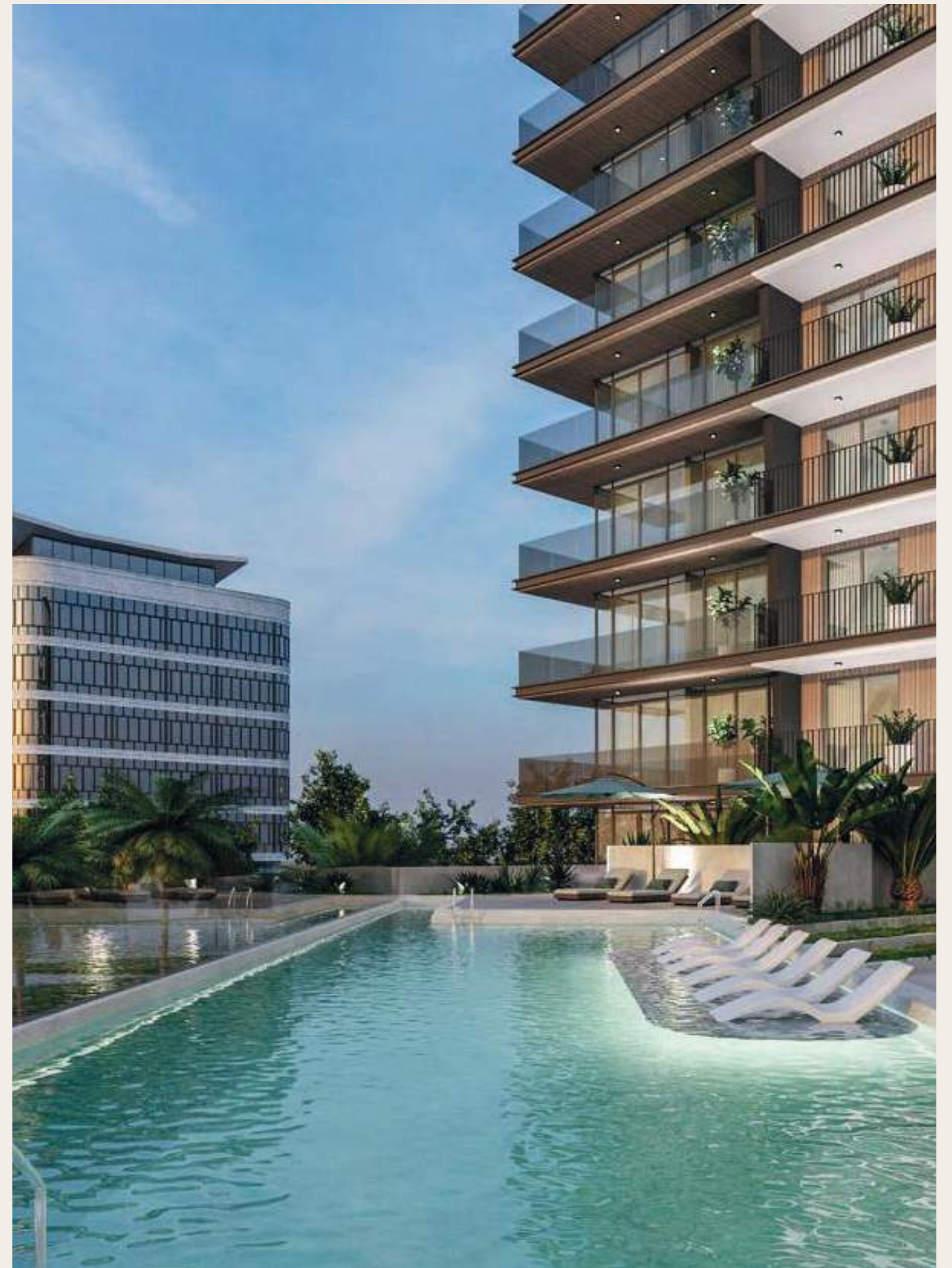
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# The Enchanted *Floareá* Swimming Pool

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 swimming pool offers an oasis of tranquility.

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# Discover *Joy* at the Children's Swimming Pool

At Floareá, our 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*

Stepping indoors is like entering a realm of refined luxury. Our 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 fixtures, every element whispers a story of opulence and elegance.

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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 is 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.

The soft, 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 Floareá

Elevate your well-being journey within the nurturing embrace of Floareá's Gym. 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 Floareá Steam & Sauna. At Floareá, we offer more than just living spaces – we curate experiences that nurture your well-being.









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# Urban Serenity:

## *The Modern Elegance of Floareá Studio Apartments*



Discover a refined balance between comfort and sophistication within Floareá's 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

Step into a realm where each corner is a testament to efficient design, where the living area seamlessly flows into the sleeping alcove, creating a harmonious and open ambiance.

Large windows invite natural light to dance across contemporary finishes, making every inch of your studio a canvas of modern aesthetics.

Floareá's Studio Apartments offer an oasis of tranquility amidst 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 comfort. The well-defined living areas effortlessly connect, creating an ambiance of openness and fluidity. From the inviting living room to the private bedroom sanctuary, each corner is a testament to meticulous design. Natural light streams through generous windows, highlighting contemporary finishes that exude timeless elegance.

Whether you're a young professional, a couple, or someone seeking a refined abode, Floareá's One Bedroom Apartments offer an urban oasis where tranquility and luxury intertwine. 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.





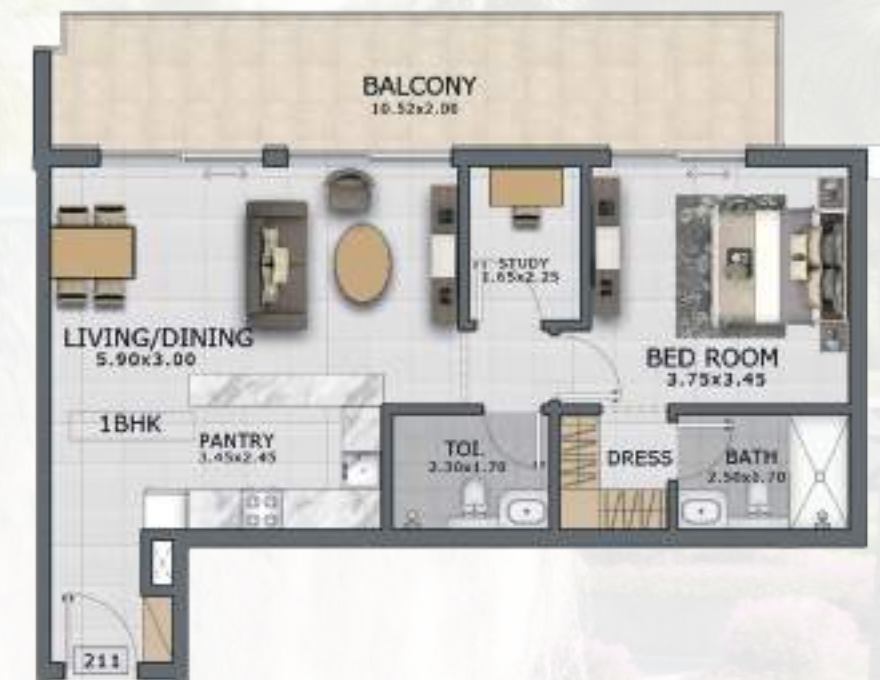
# 1 BEDROOM FLOOR PLAN



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.



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## *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 serene location, these thoughtfully designed apartments offer modern 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 Floearea's vibrant community.



# 2 BEDROOM FLOOR PLAN



Suite Area: 1094 Sq.ft  
Terrace Area: 582 Sq.ft  
**Total Area: 1676 Sq.ft**



Suite Area: 965 Sq.ft  
Terrace Area: 409 Sq.ft  
**Total Area: 1374 Sq.ft**



Suite Area: 965 Sq.ft  
Terrace Area: 194 Sq.ft  
**Total Area: 1159 Sq.ft**

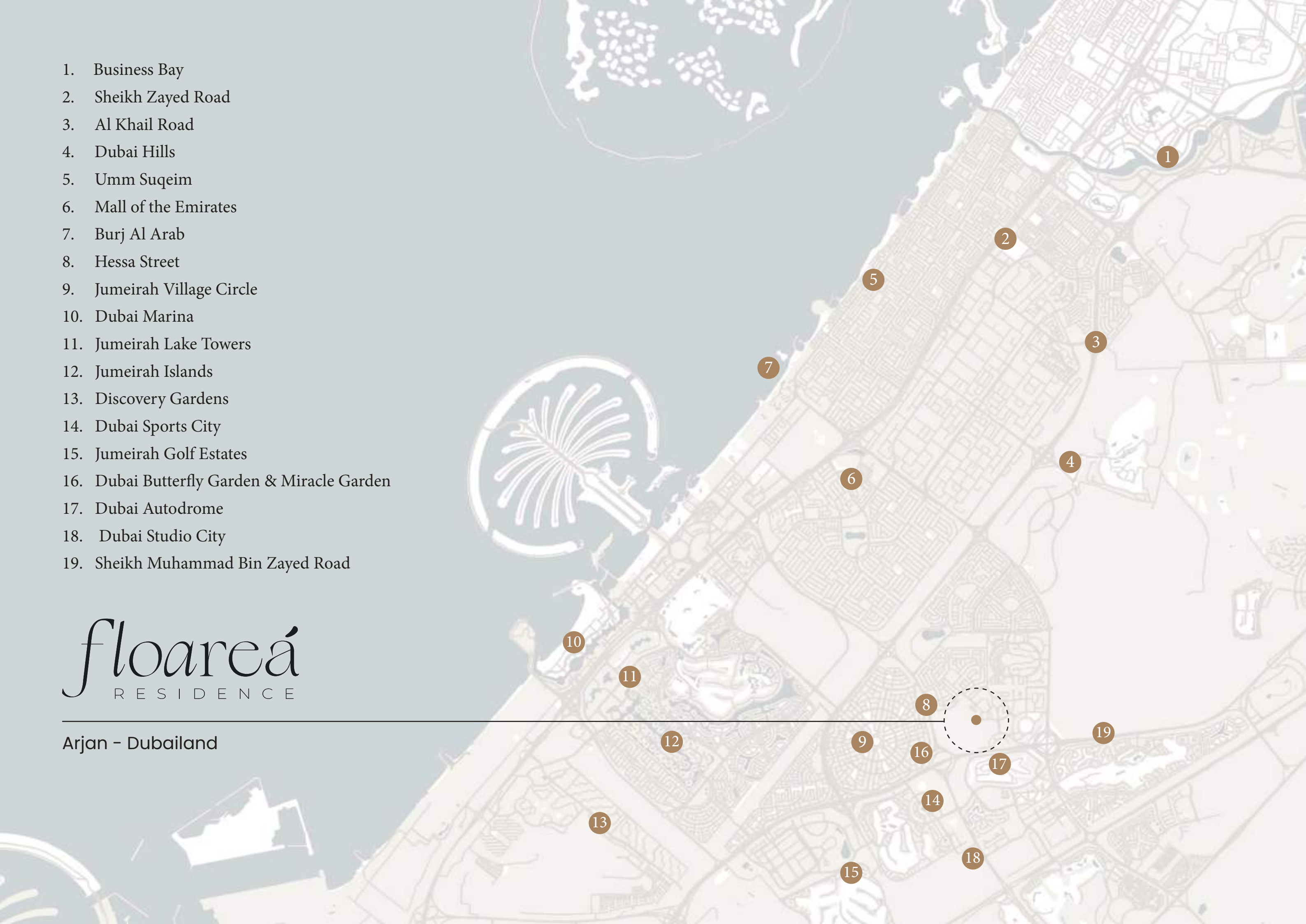
Enabling customers to select from a variety of layouts that match their preferences.



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 vibrant Dubai market, where we aim to add significant value, innovate, and contribute fresh ideas to the Property Development sector.

## 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.





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