



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

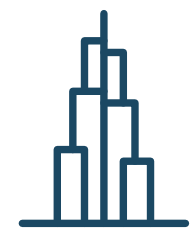
Residential Proper Ties

STRATEGIC LOCATION



10 mins

Dubai International Airport



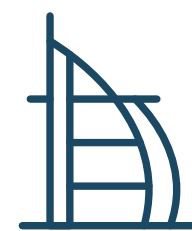
20 mins

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

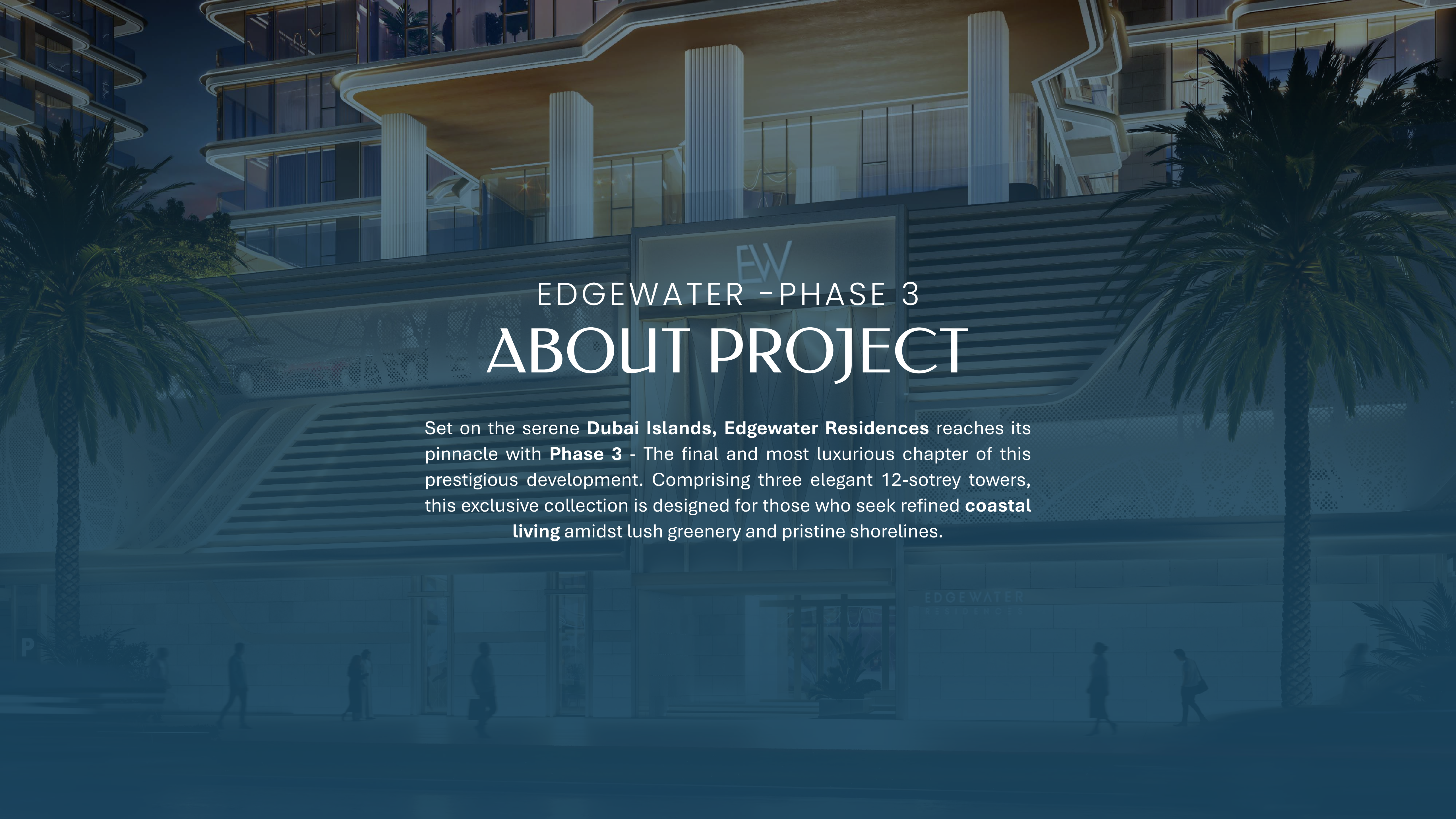
Ranked #1 in the MENA region and #6 globally in the World's Best Cities Index 2024 by Resonance Consultancy



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 mix of glass facades and solid walls with horizontal slats. Several balconies with glass railings are visible, some with interior lights on. Two large palm trees are positioned on either side of the building. In the foreground, silhouettes of people are walking on a sidewalk. The overall lighting is a deep blue, with warm interior lights providing contrast. The text 'EDGEWATER - PHASE 3' and 'ABOUT PROJECT' is overlaid in white. A small 'EW' logo is visible on a glass panel above the main text.

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.

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 dark headboard and multiple pillows. A potted tree stands near the bed. To the left, a nightstand holds a lamp. A large window on the right side of the room provides a view of a city skyline. The room is decorated with a framed abstract painting on the wall and a small table with a plant and books. The word "INTERIOR" is overlaid in the center.

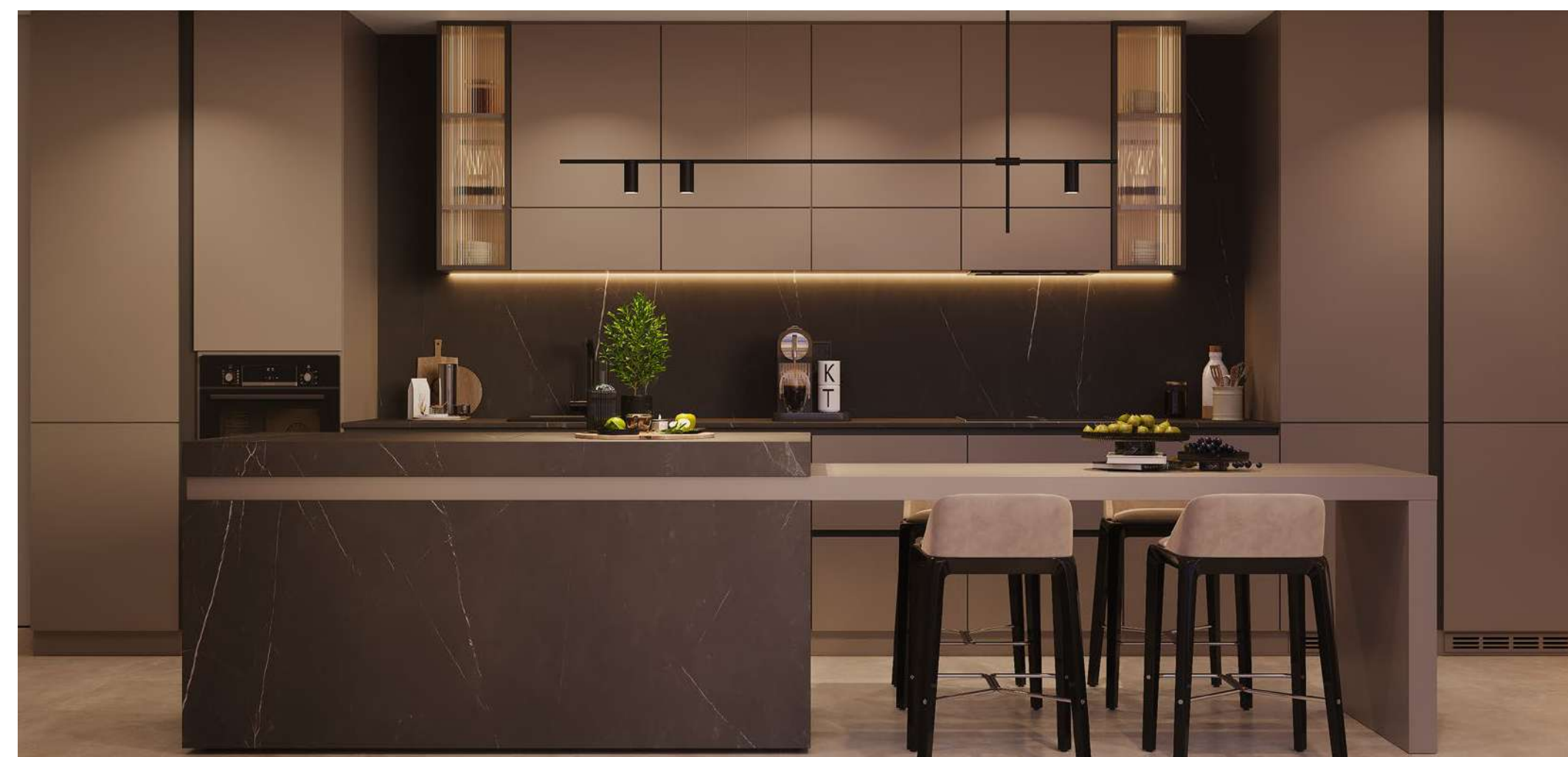
INTERIOR

LIVING ROOM



KITCHEN

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



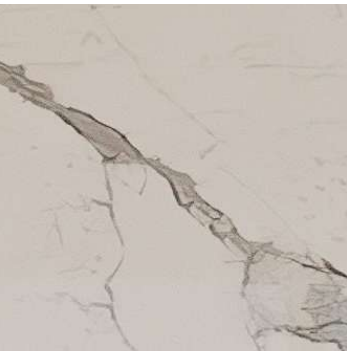
BEDROOM



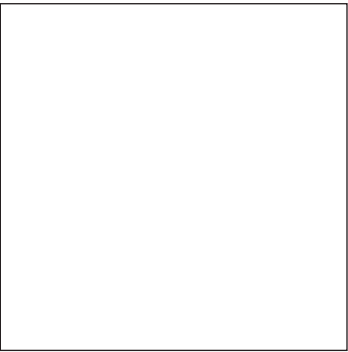


PREMIUM QUALITY FINISHES

ENTRANCE HALL



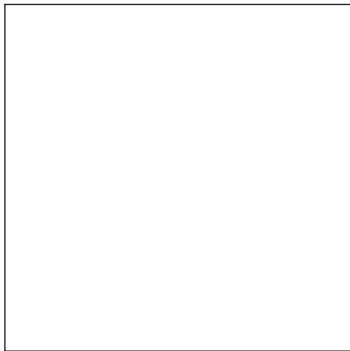
Walls
Procelain Slabs
Size: 320x150 cm
Surface Look, Polished



Walls
Wodden Cladding,
Painted MDF Wood



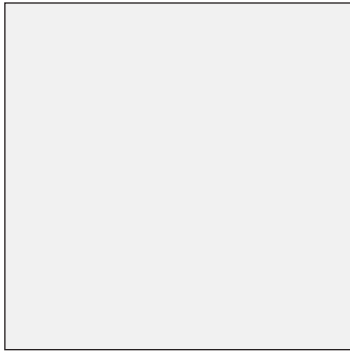
Floor
Marble, Tiles
Size: 120x120 cm
Surface Look, Polished



Cieling
Gypsum Board,
Paint White Color



Wall Cladding
Wooden MDF Cladding,
Natural Veneer

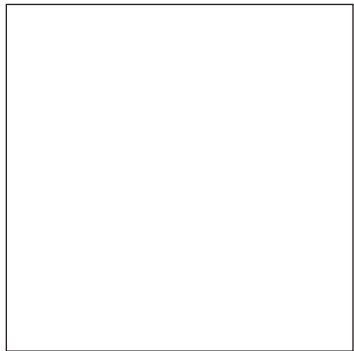


Walls
Jotun Paint
Light Grey



PREMIUM QUALITY FINISHES

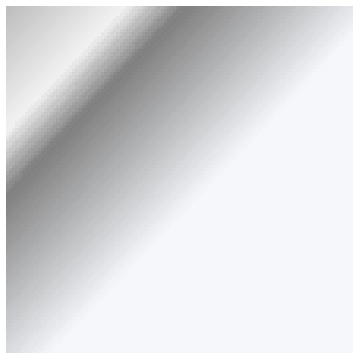
LIFT LOBBY



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

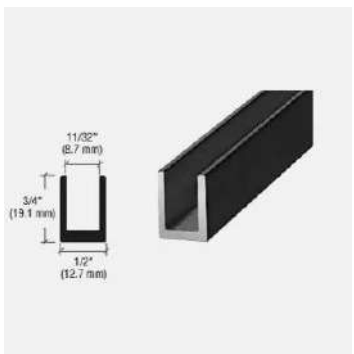


PREMIUM QUALITY FINISHES

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



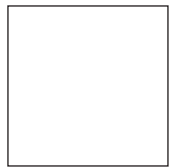
PREMIUM QUALITY FINISHES THROUGHOUT APARTMENT



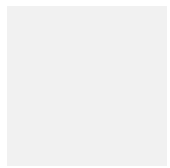
LIVING ROOM



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



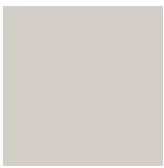
Ceiling
Paint White Color



Walls
Off White Color



Doors
Laminate



Cabinet Doors
Laminate

KITCHEN



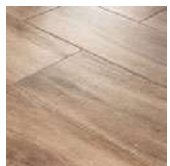
Countertop
Engineered Stone



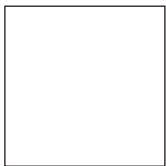
**Wall Between
Cabinet**
Porcelain



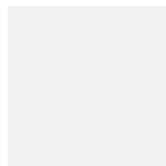
Wardrobes Doors
Laminate



Floors & Skirting
Porcelain



Ceiling
Paint White Color



Walls
Off White Color

BEDROOM



LIVING ROOM



Tile
Armani Grey



**Vanity Countertop:
Vanity Doors**
Laminated HPL



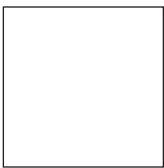
Walls & Floor
Porcelain Tiles



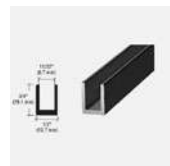
Wardrobe
Laminated MDF
Wood



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



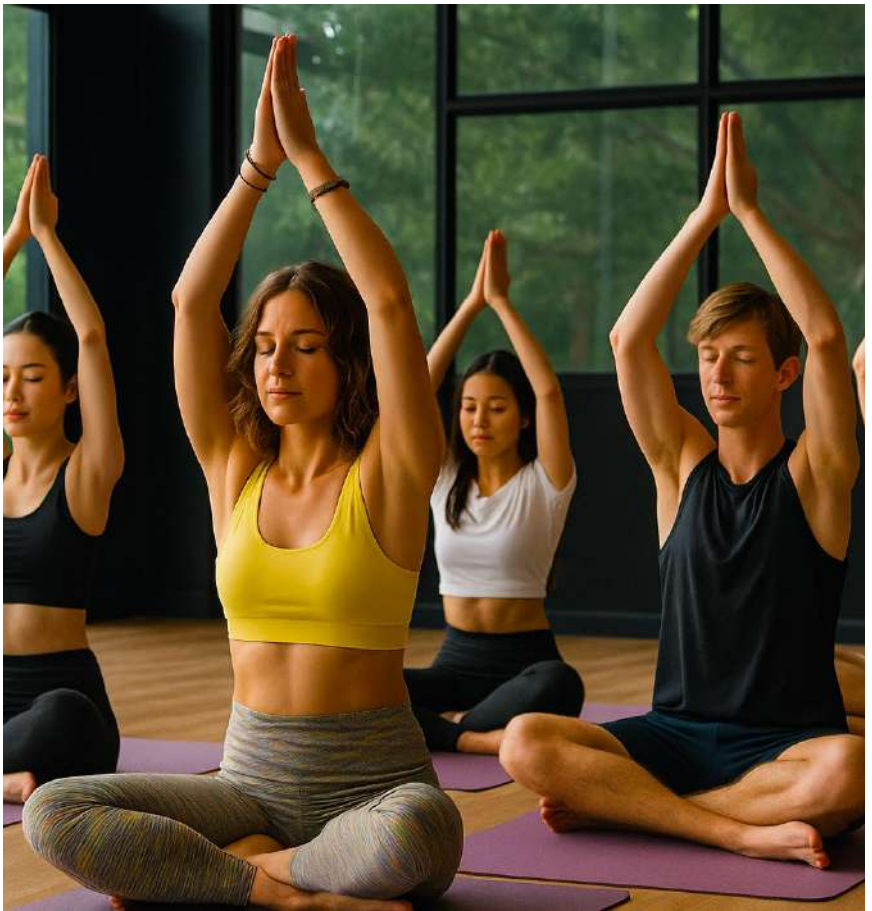


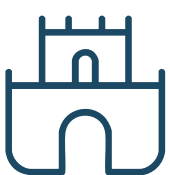


A man in athletic wear is running on a paved path. In the background, there is a tall, modern building with a glass facade and many balconies. Several palm trees are visible, some in the foreground and some behind the building. The scene is set in an urban environment during the day.

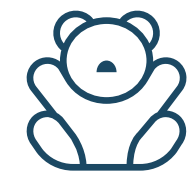
AMENITIES

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

5%

BOOKING

10%

**1ST
INSTALLMENT**

5%

**2ND
INSTALLMENT**

10%

**3RD
INSTALLMENT**

5%

**4TH
INSTALLMENT**

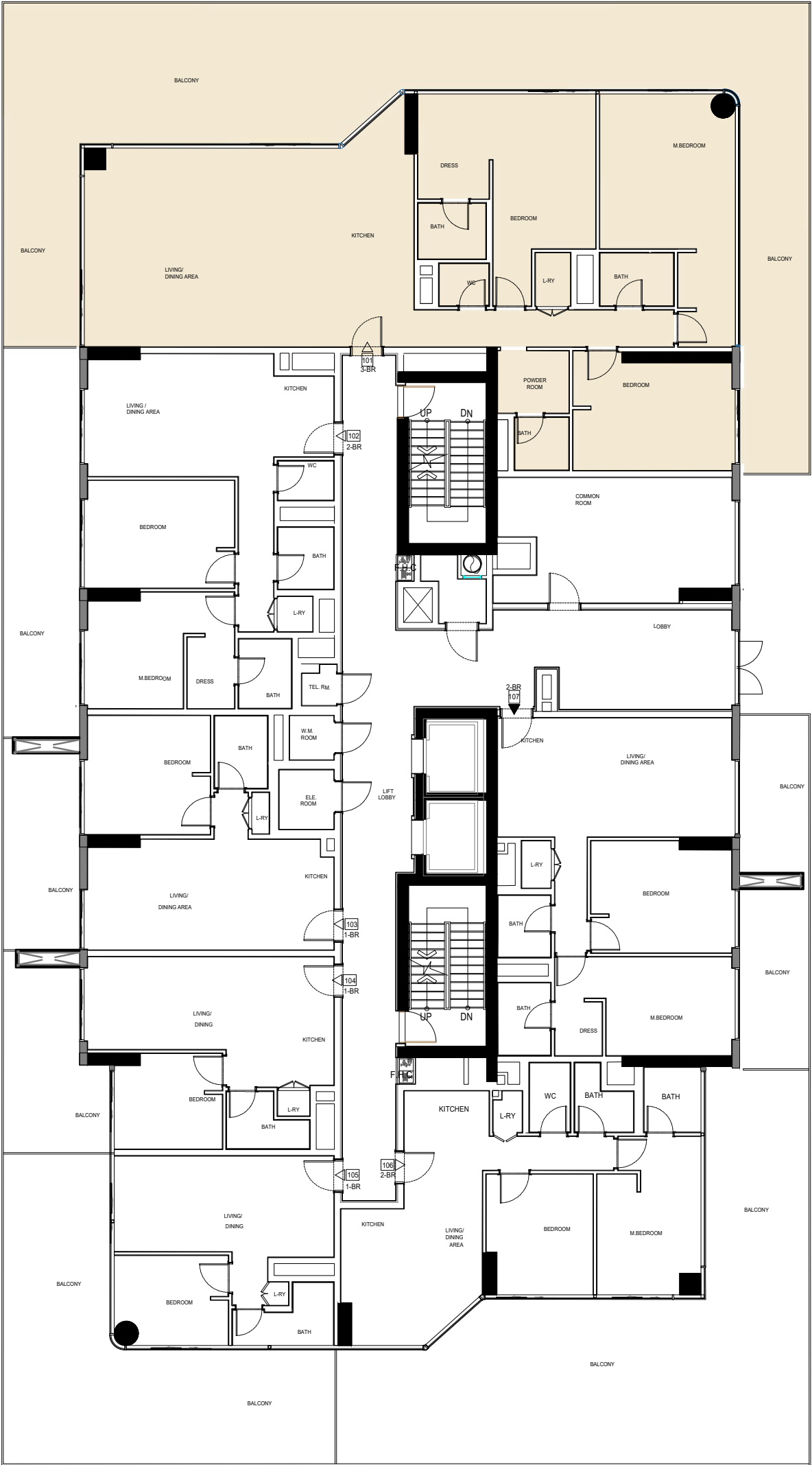
65%

HANDOVER

A modern interior space, likely a lounge or common area, featuring a mix of seating options including sofas, armchairs, and ottomans. The room has large windows on the right side, providing a view of the outdoors. The ceiling is exposed, showing ductwork and modern lighting fixtures. The overall aesthetic is clean and contemporary.

EDGEWATER - PHASE 3 FLOOR PLANS

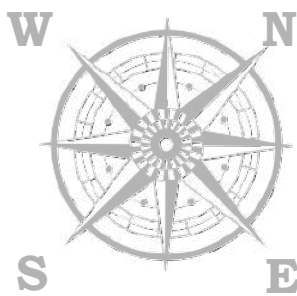
COMMUNITY



SEA

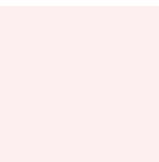
MALL

COMMUNITY

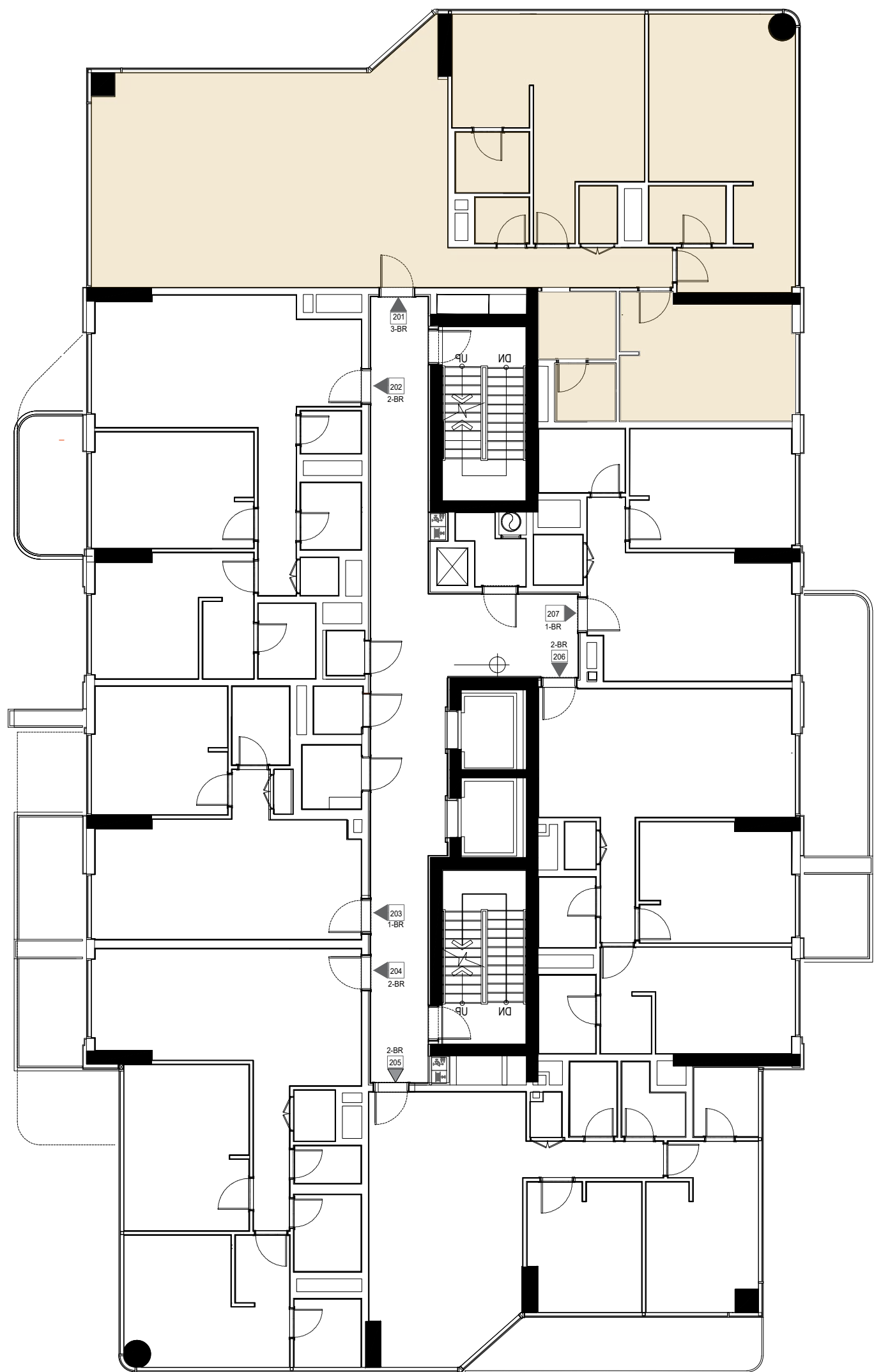


1ST FLOOR

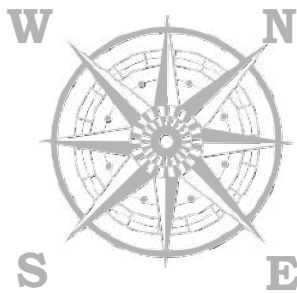
A- TOWER

	1 BD APARTMENT	2 Units
	SIZES	From 770 sq. ft.
	DIRECTIONS	Bach Walk III, Mall
	2 BD APARTMENT	2 Units
	SIZES	From 1,294 sq. ft.
	DIRECTIONS	Mall, Kids Area
	3 BD APARTMENT	1 Unit
	SIZES	From 3,802 sq. ft.
	DIRECTIONS	Pool, Beach, Beach Walk III

COMMUNITY



COMMUNITY

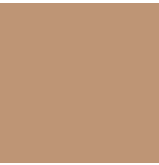
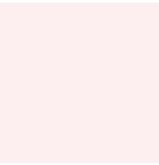


SEA

MALL

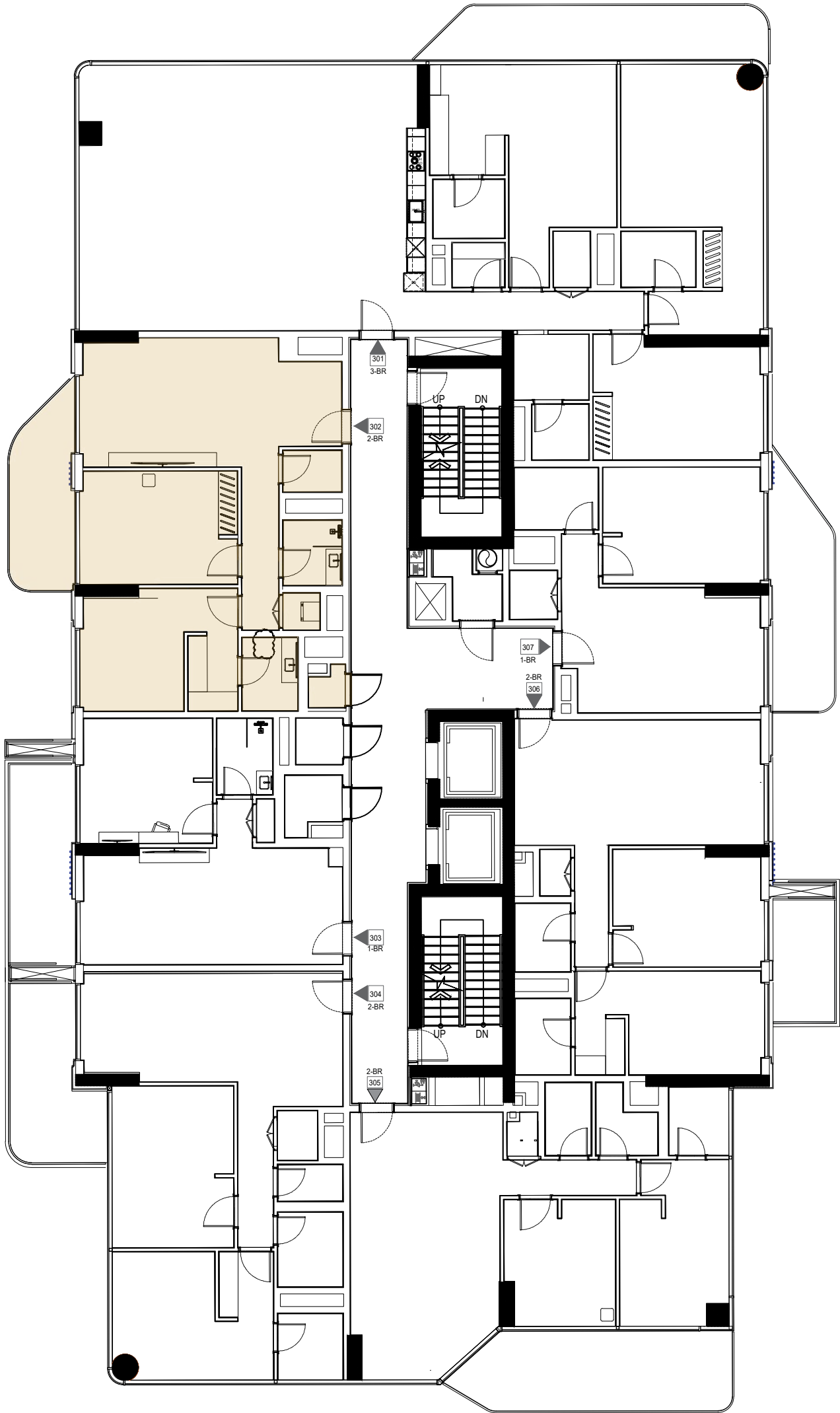
2ND FLOOR

A- TOWER

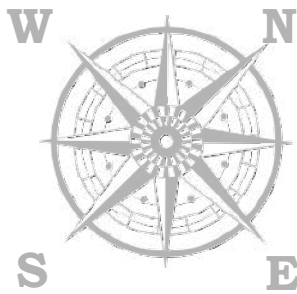
	2 BD APARTMENT	3 Units
	SIZES	From 1,127 sq. ft.
	DIRECTIONS	Beach Walk III, Beach, Mall
	3 BD APARTMENT	1 Unit
	SIZES	From 2,171 sq. ft.
	DIRECTIONS	Al Mamzar, Beach, Beach Walk III

SEA

COMMUNITY



COMMUNITY



MALL

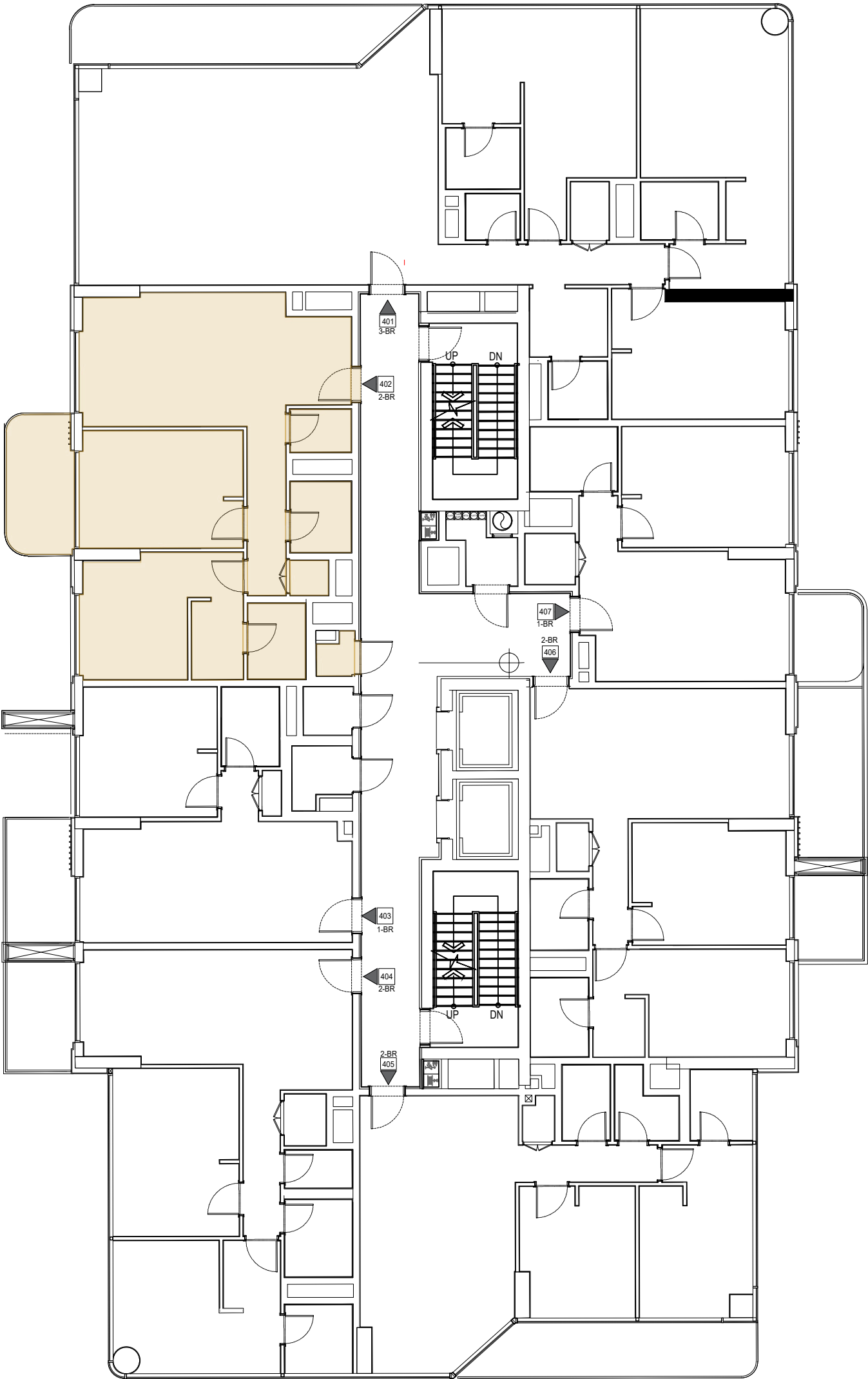
3RD FLOOR

A- TOWER

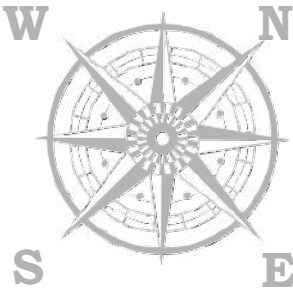
	2 BD APARTMENT	2 Units
	SIZES	From 1,161 sq. ft.
	DIRECTIONS	Beach Walk III, Beach, Mall

SEA

COMMUNITY



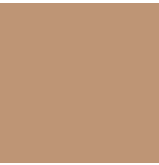
COMMUNITY



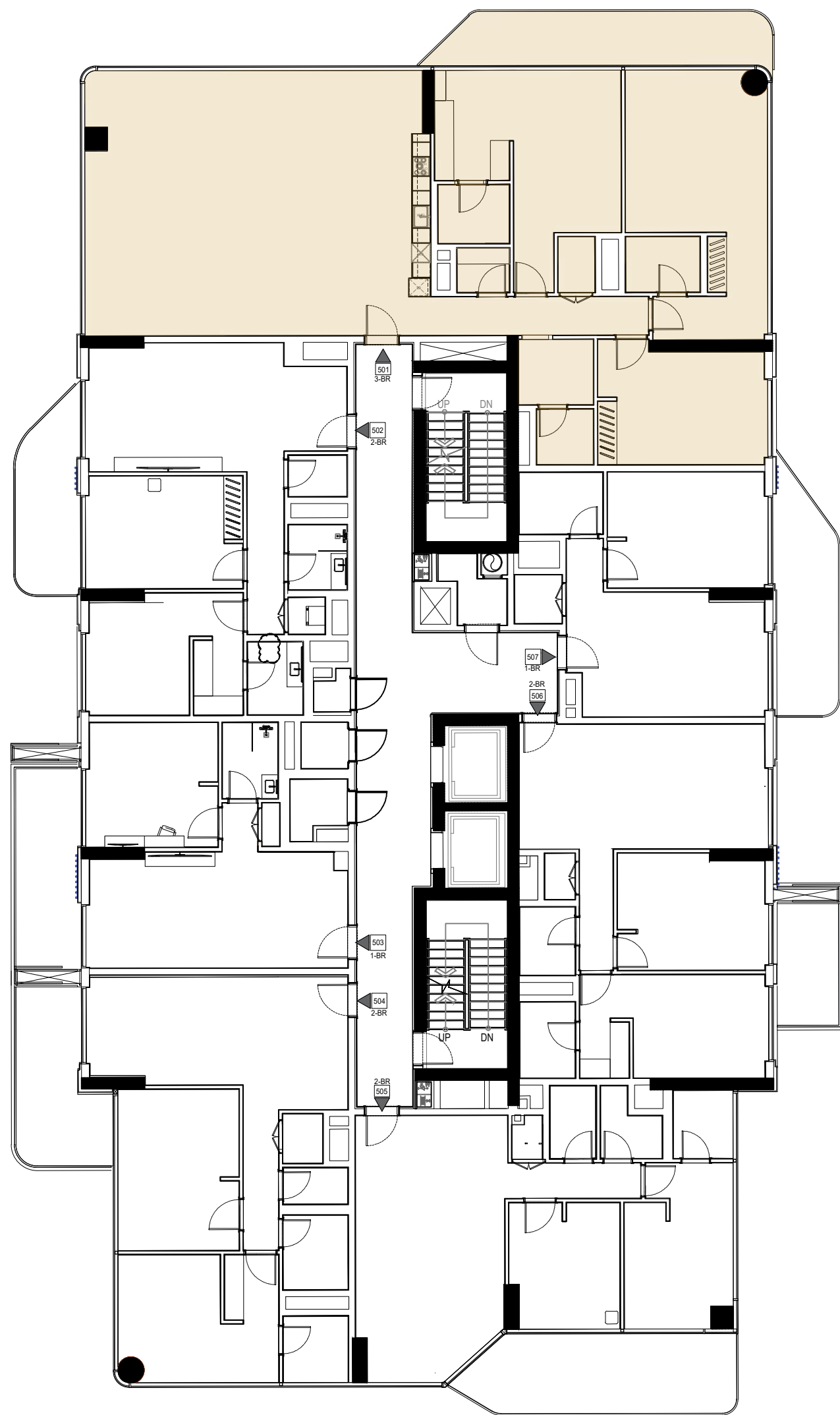
MALL

4TH FLOOR

A- TOWER

	2 BD APARTMENT	3 Units
	SIZES	From 1,127 sq. ft.
	DIRECTIONS	Beach Walk III, Sea, Mall

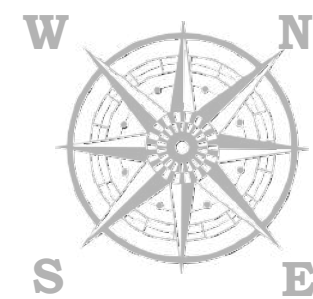
COMMUNITY



SEA

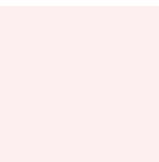
MALL

COMMUNITY

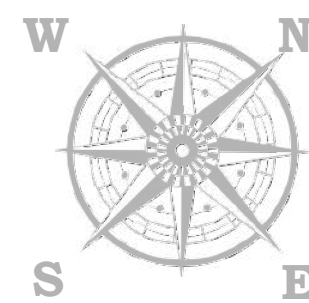
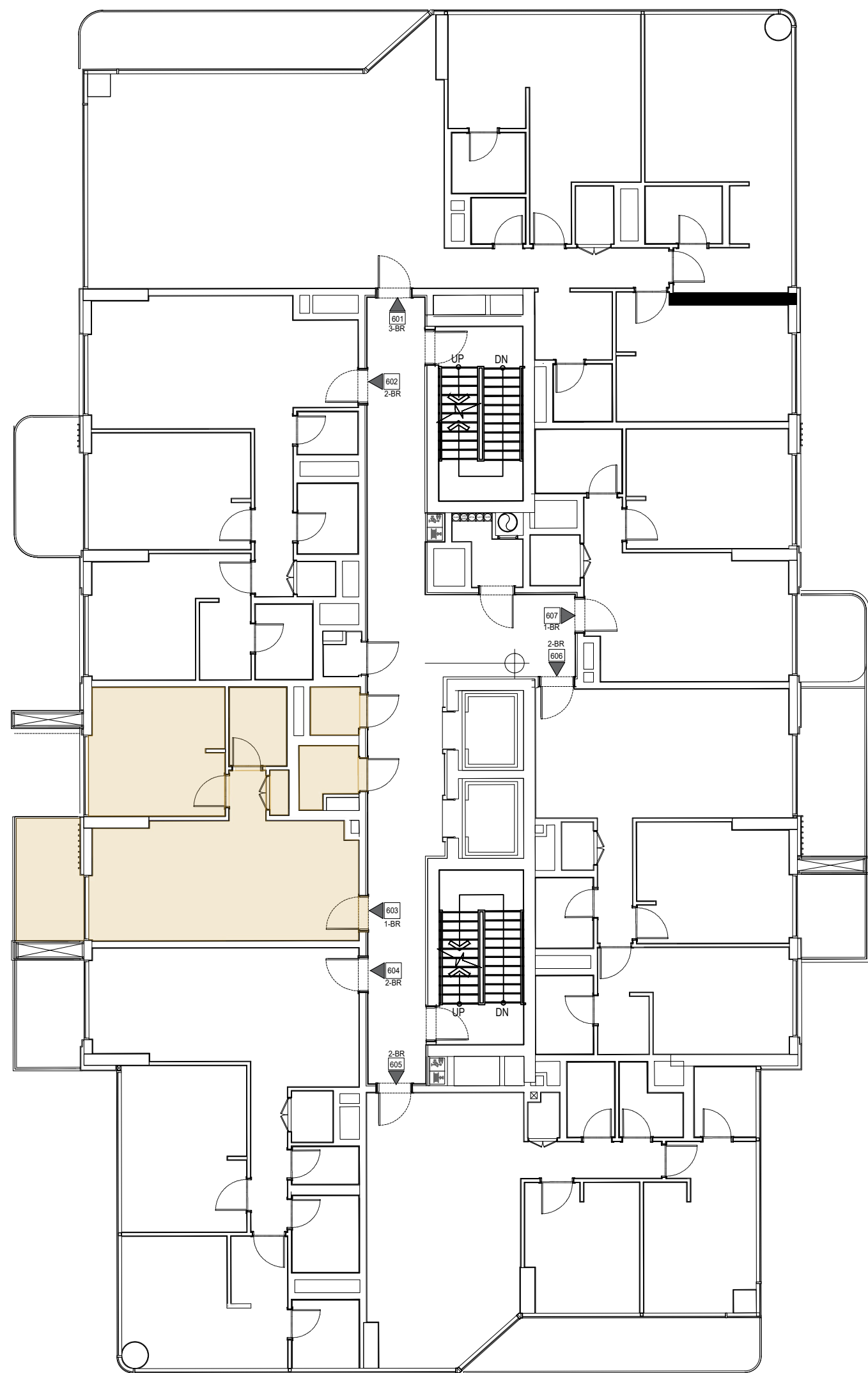


5TH FLOOR

A- TOWER

	1 BD APARTMENT	2 Units
	SIZES	From 791 sq. ft.
	DIRECTIONS	Bach Walk III/ Partial Sea, Sea, Al Mamzar
	2 BD APARTMENT	2 Units
	SIZES	From 1,081 sq. ft.
	DIRECTIONS	Partial Sea, Mall, Al Mamzar
	3 BD APARTMENT	1 Unit
	SIZES	From 2,559 sq. ft.
	DIRECTIONS	Al Mamzar, Sea, Beach Walk III

COMMUNITY



SEA

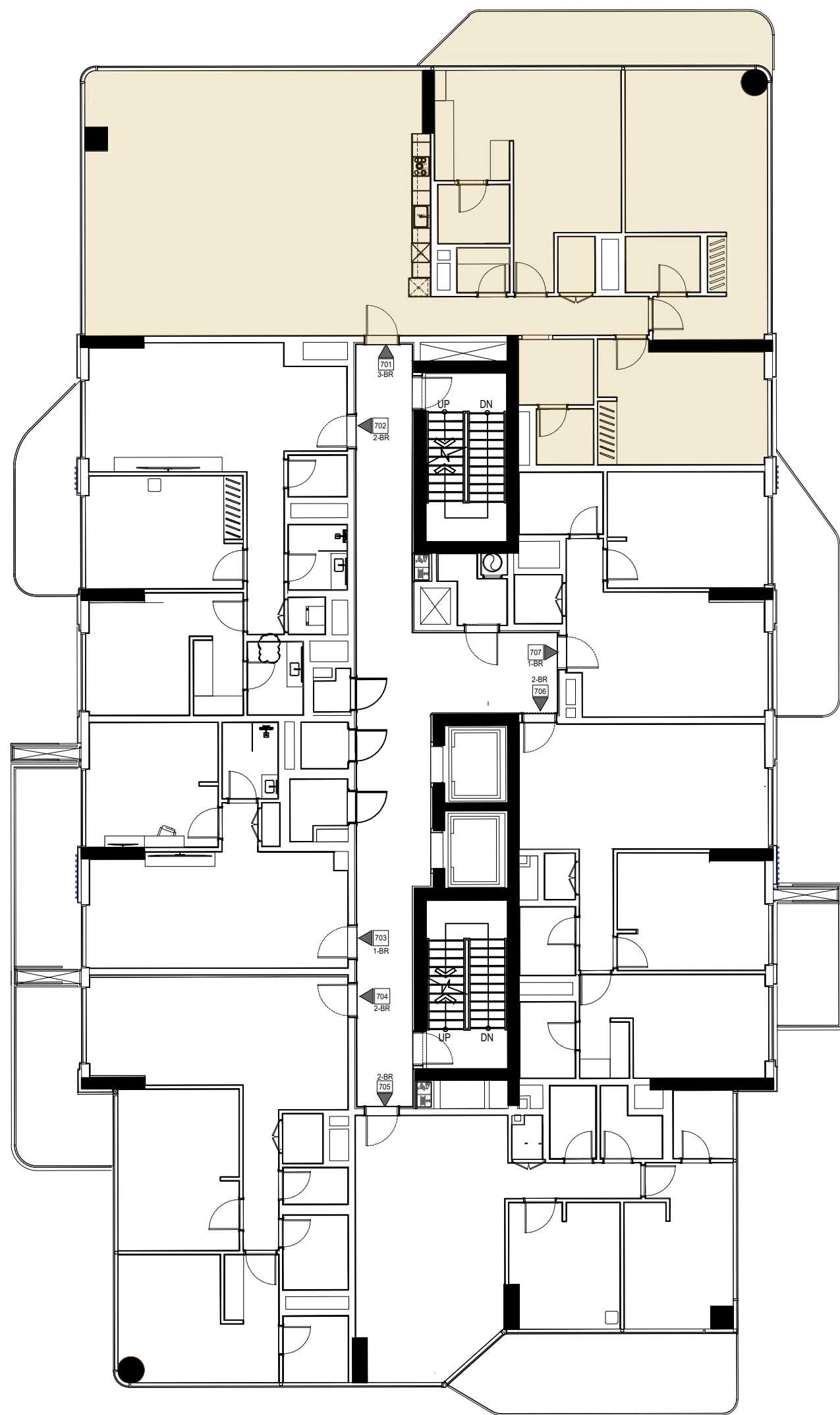
MALL

6TH FLOOR

A- TOWER

	1 BD APARTMENT	2 Units
	SIZES	From 698 sq. ft.
	DIRECTIONS	Beach Walk III, Sea, Partial Sea, Al Mamzar
	2 BD APARTMENT	2 Units
	SIZES	From 1,176 sq. ft.
	DIRECTIONS	Mall, Partial Sea, Al Mamzar

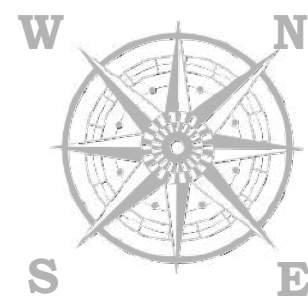
COMMUNITY



SEA

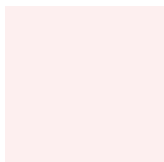
MALL

COMMUNITY



7TH FLOOR

A- TOWER

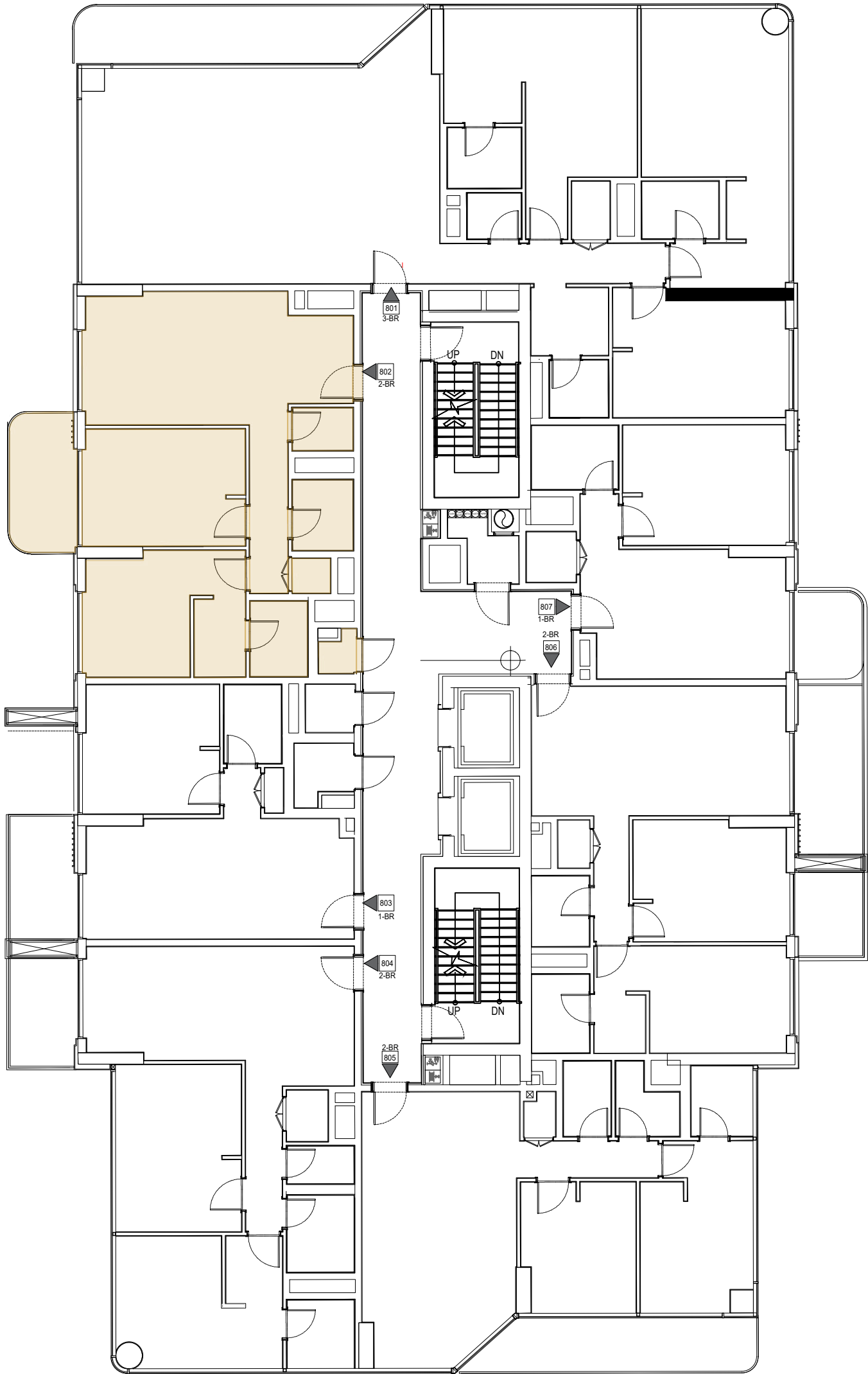
	1 BD APARTMENT	1 Unit
	SIZES	From 791 sq. ft.
	DIRECTIONS	Bach Walk III/ Partial Sea
	2 BD APARTMENT	3 Units
	SIZES	From 1,081 sq. ft.
	DIRECTIONS	Beach Walk III, Partial Sea, Mall, Al Mamzar
	3 BD APARTMENT	1 Unit
	SIZES	From 2,559 sq. ft.
	DIRECTIONS	Al Mamzar, Sea, Beach Walk III

SEA

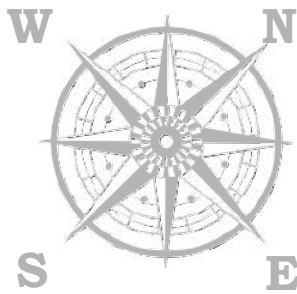
8TH
FLOOR

A- TOWER

COMMUNITY



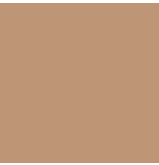
COMMUNITY



MALL

2 BD APARTMENT

3 Units



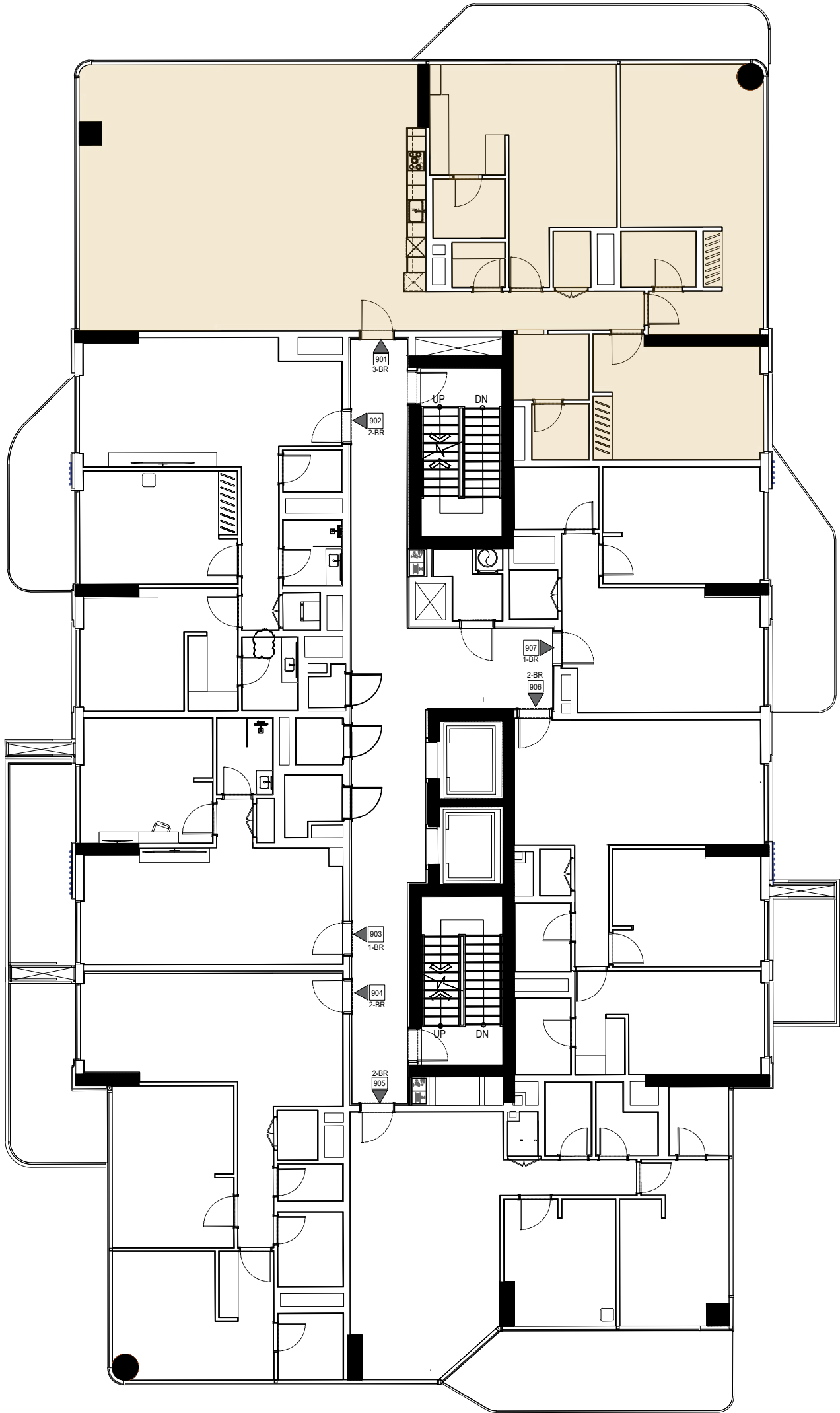
SIZES

From 1,127 sq. ft.

DIRECTIONS

Beach Walk III, Sea, Mall

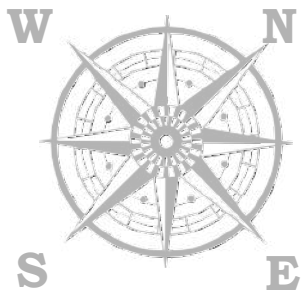
COMMUNITY



SEA

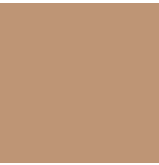
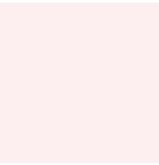
MALL

COMMUNITY



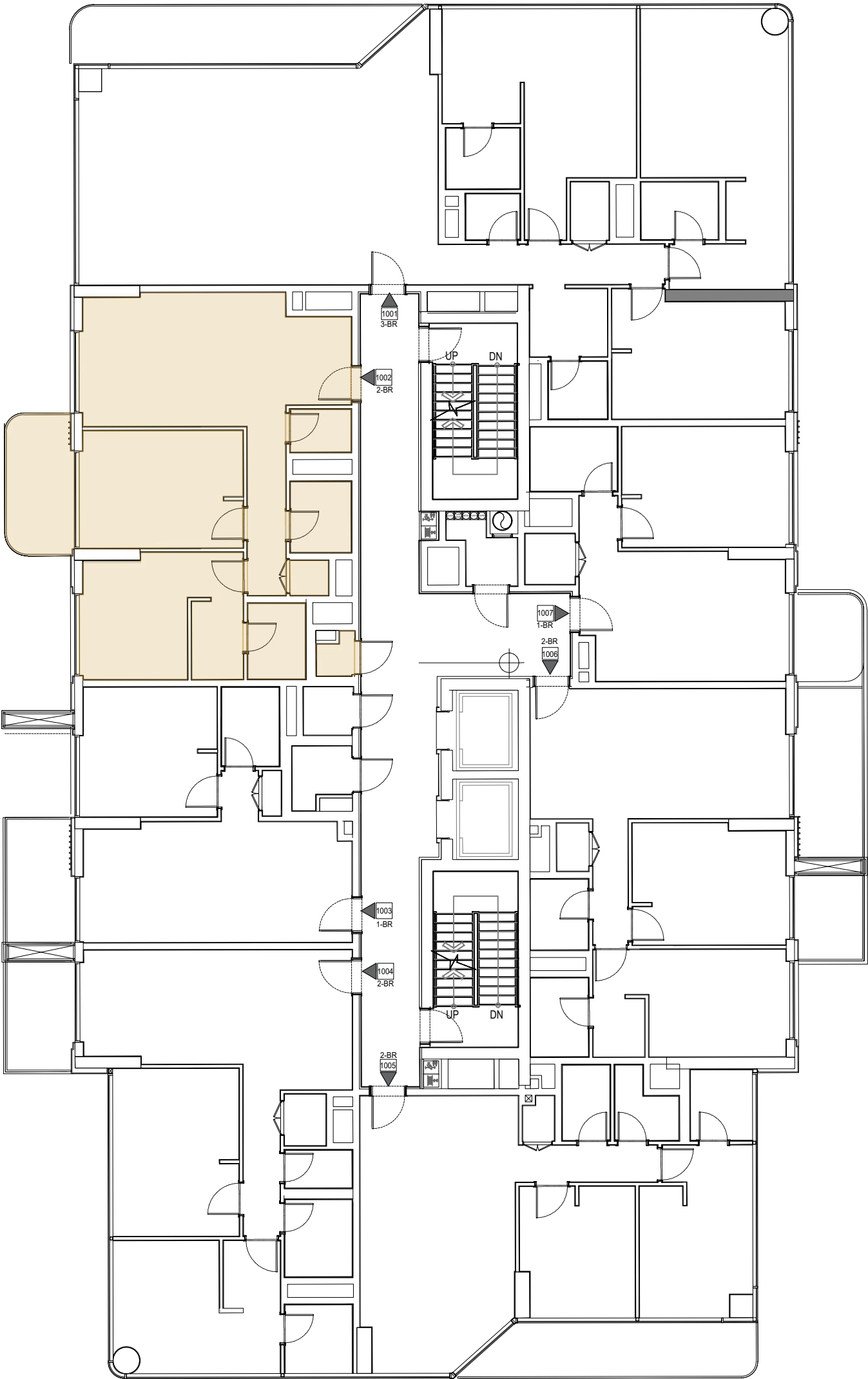
9TH FLOOR

A- TOWER

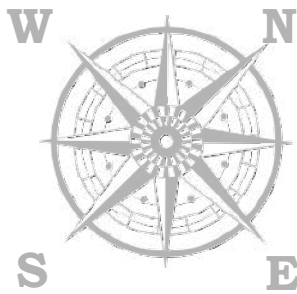
	2 BD APARTMENT	4 Units
	SIZES	From 1,081 sq. ft.
	DIRECTIONS	Beach Walk III, Sea, Mall, Al Mamzar
	3 BD APARTMENT	1 Unit
	SIZES	From 2,559 sq. ft.
	DIRECTIONS	Al Mamzar, Sea, Beach Walk III

SEA

COMMUNITY



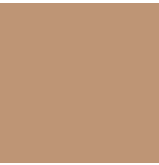
COMMUNITY



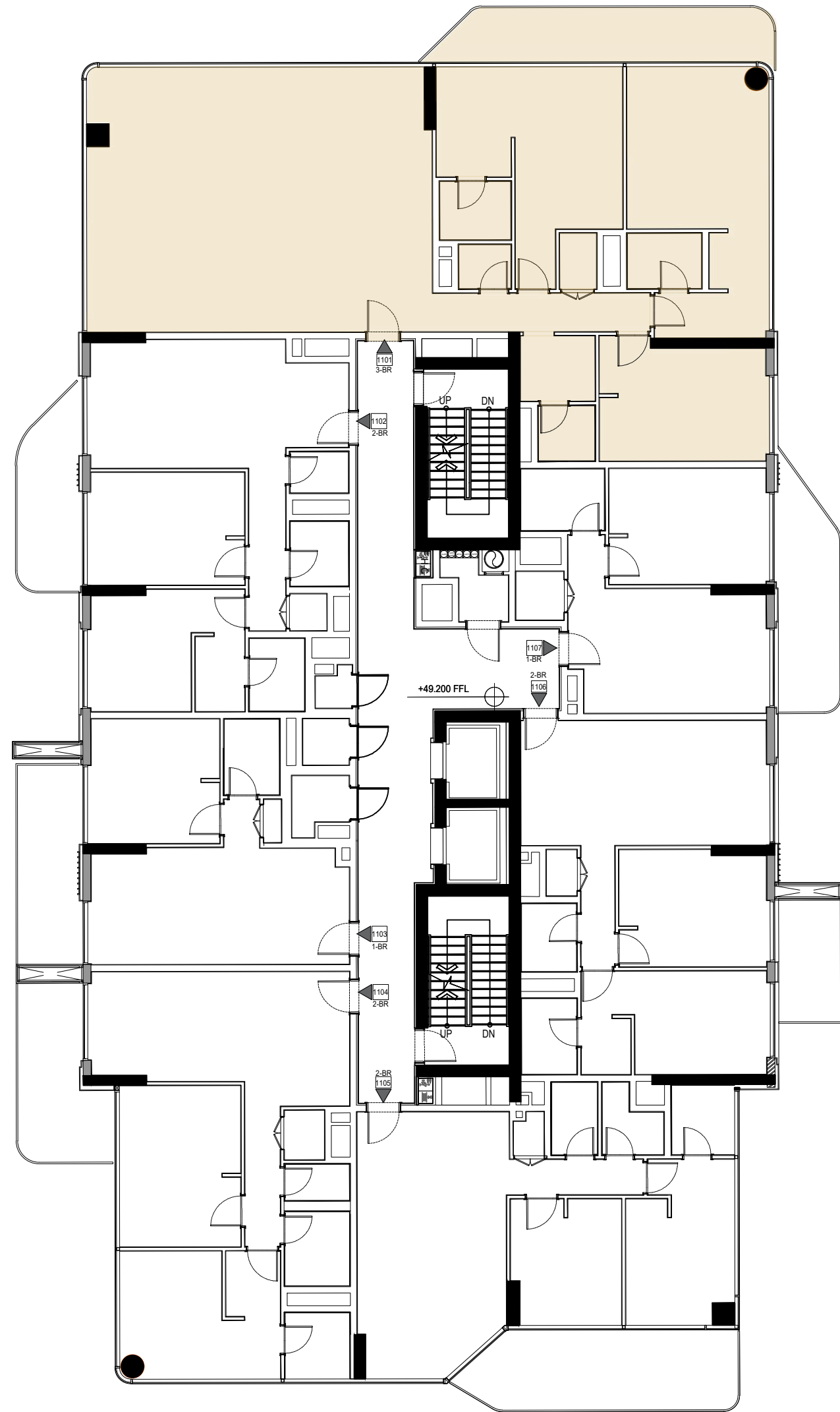
MALL

10TH FLOOR

A- TOWER

	2 BD APARTMENT	4 Units
	SIZES	From 1,127 sq. ft.
	DIRECTIONS	Beach Walk III, Sea, Mall, Partial Sea, Al Mamzar

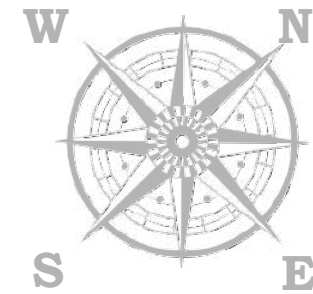
COMMUNITY



SEA

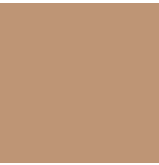
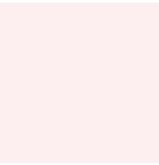
MALL

COMMUNITY

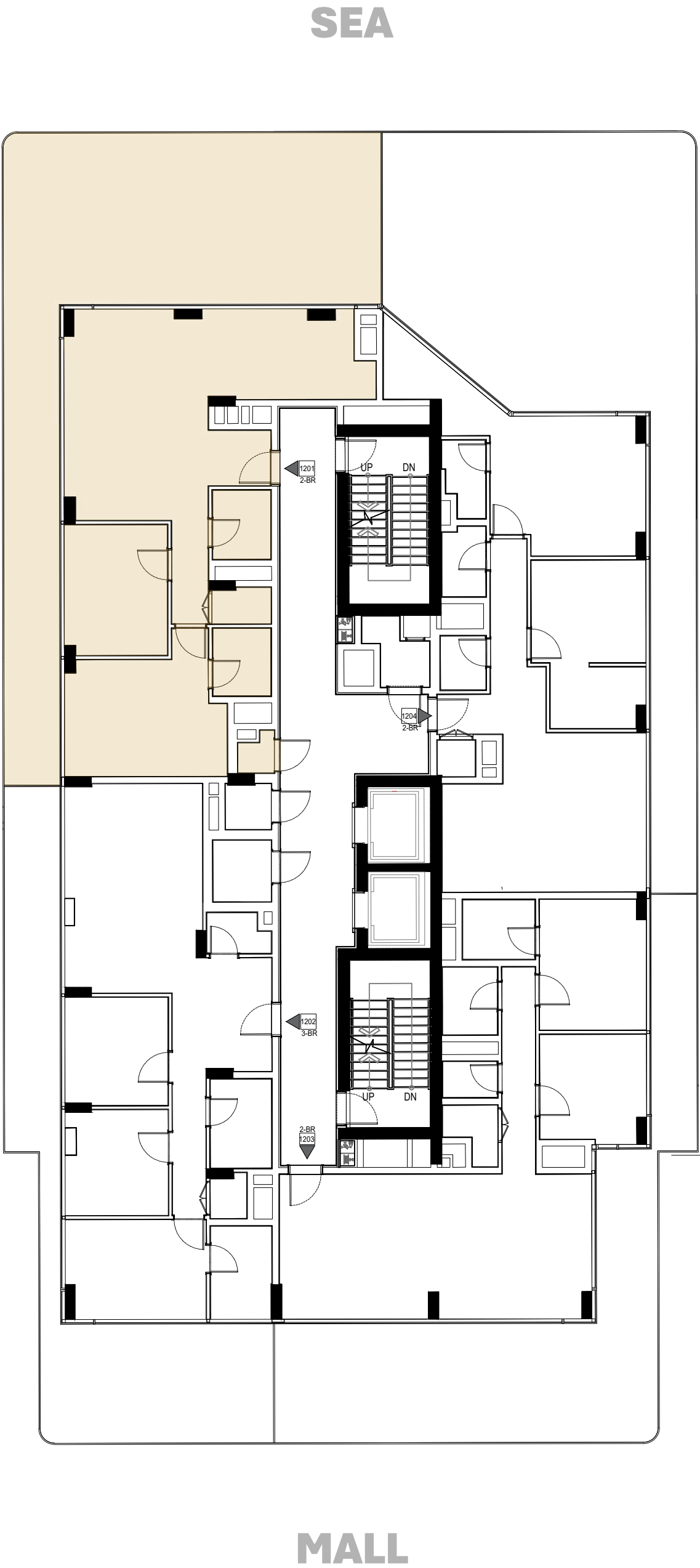


11TH FLOOR

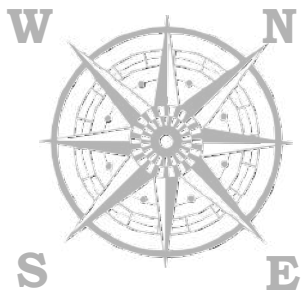
A- TOWER

	2 BD APARTMENT	3 Units
	SIZES	From 1,081 sq. ft.
	DIRECTIONS	Beach Walk III, Partial Sea, Mall, Al Mamzar
	3 BD APARTMENT	1 Unit
	SIZES	From 2,561 sq. ft.
	DIRECTIONS	Al Mamzar, Sea, Beach Walk III

COMMUNITY

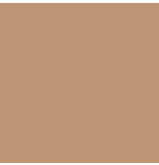
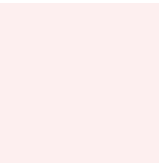


COMMUNITY



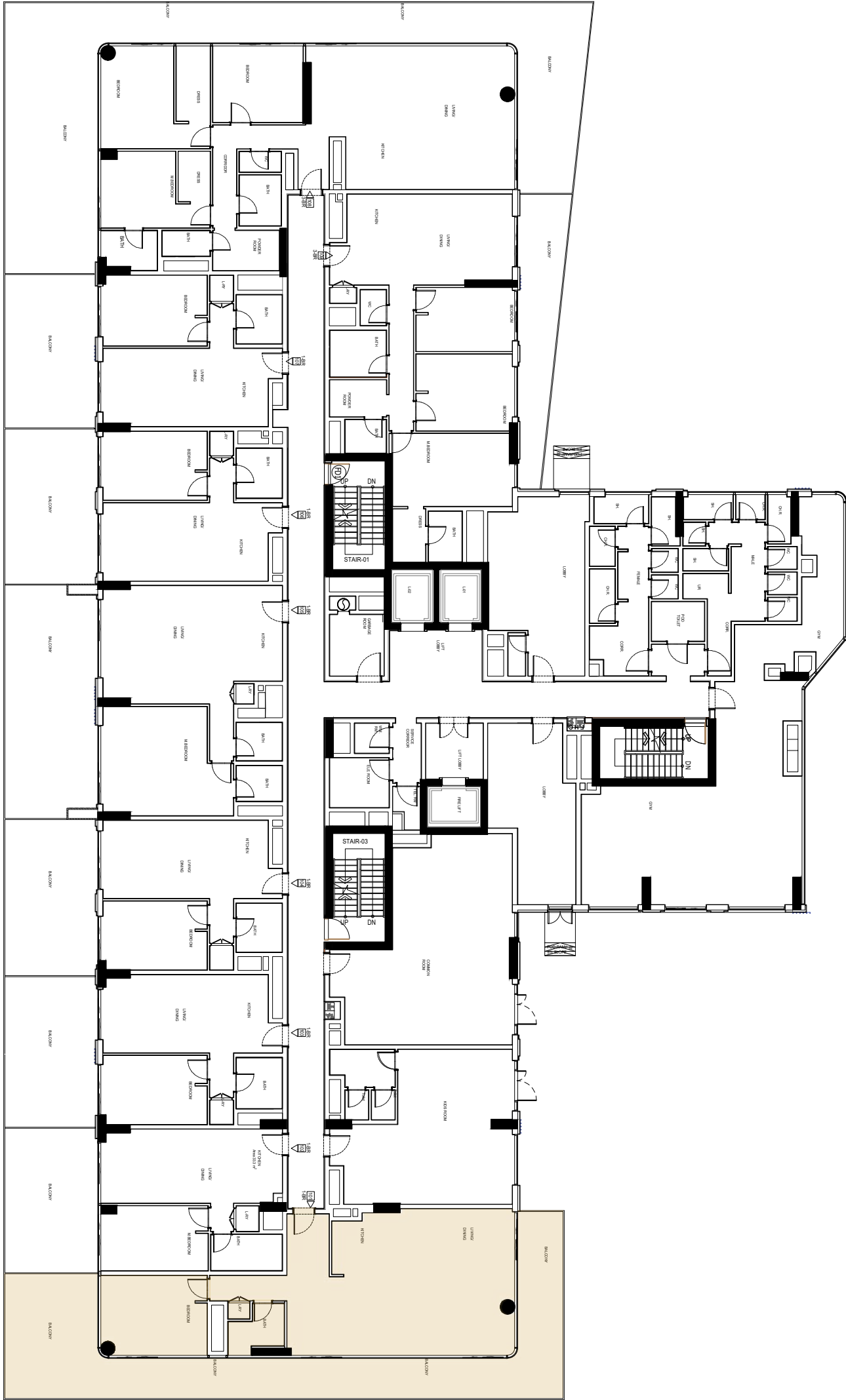
12TH FLOOR

A- TOWER

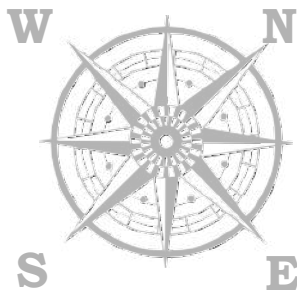
	2 BD APARTMENT	3 Units
	SIZES	From 1,752 sq. ft.
	DIRECTIONS	Sea, Mall
	3 BD APARTMENT	1 Unit
	SIZES	From 2,561 sq. ft.
	DIRECTIONS	Mall, Sea, Beach Walk III

MAL

COMMUNITY



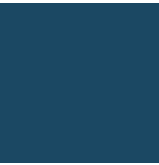
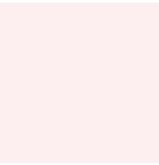
SEA



COMMUNITY

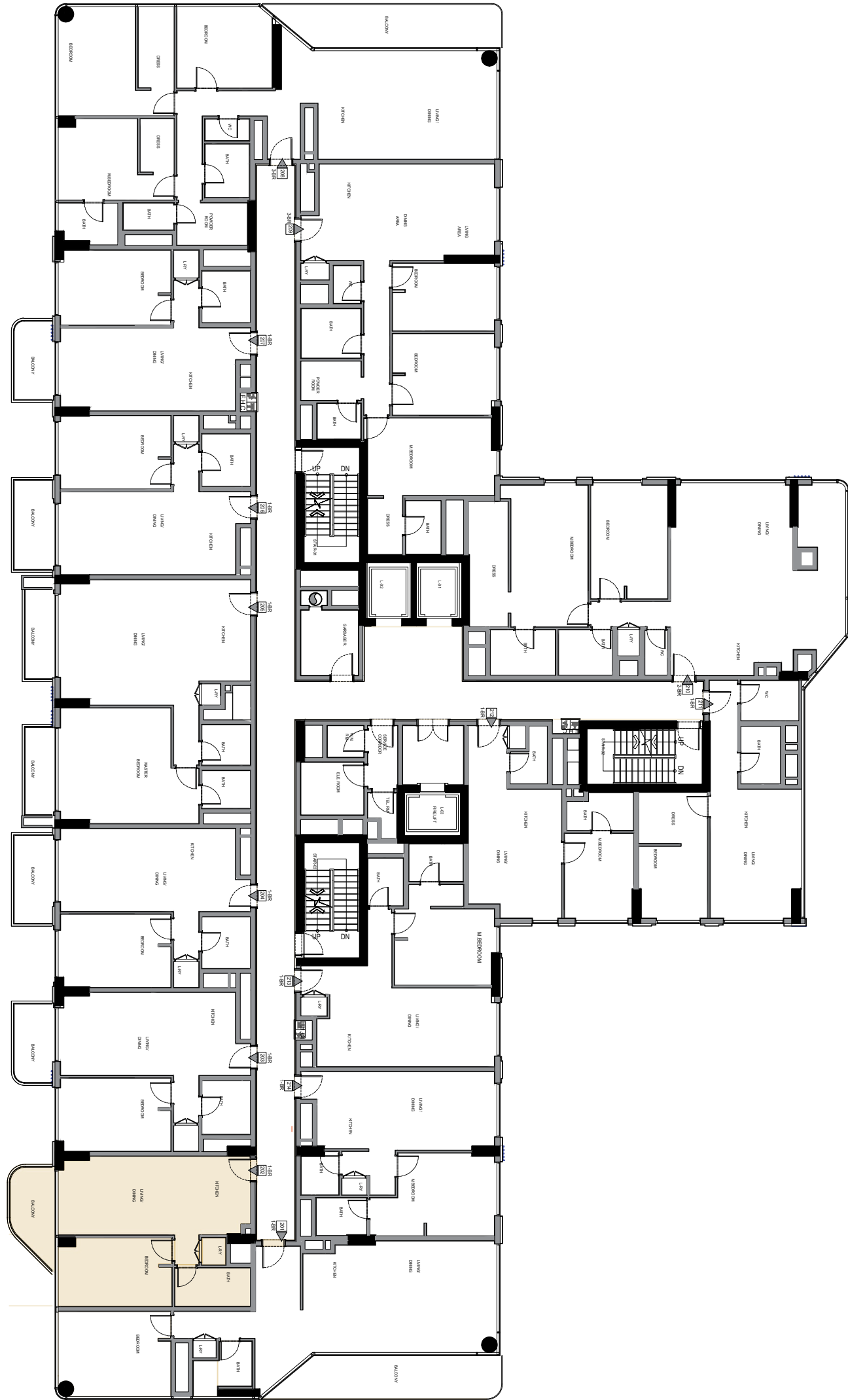
1ST FLOOR

B- TOWER

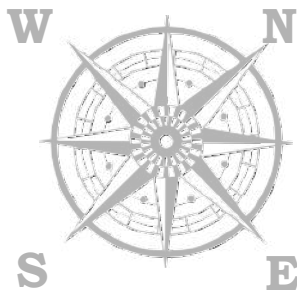
	1 BD APARTMENT	7 Units
	SIZES	From 1,135 sq. ft.
	DIRECTIONS	Mall, Kids Area, Beach
	3 BD APARTMENT	2 Units
	SIZES	From 1,854 sq. ft.
	DIRECTIONS	Mall, Kids Area, Pool

MAL

COMMUNITY



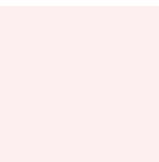
SEA



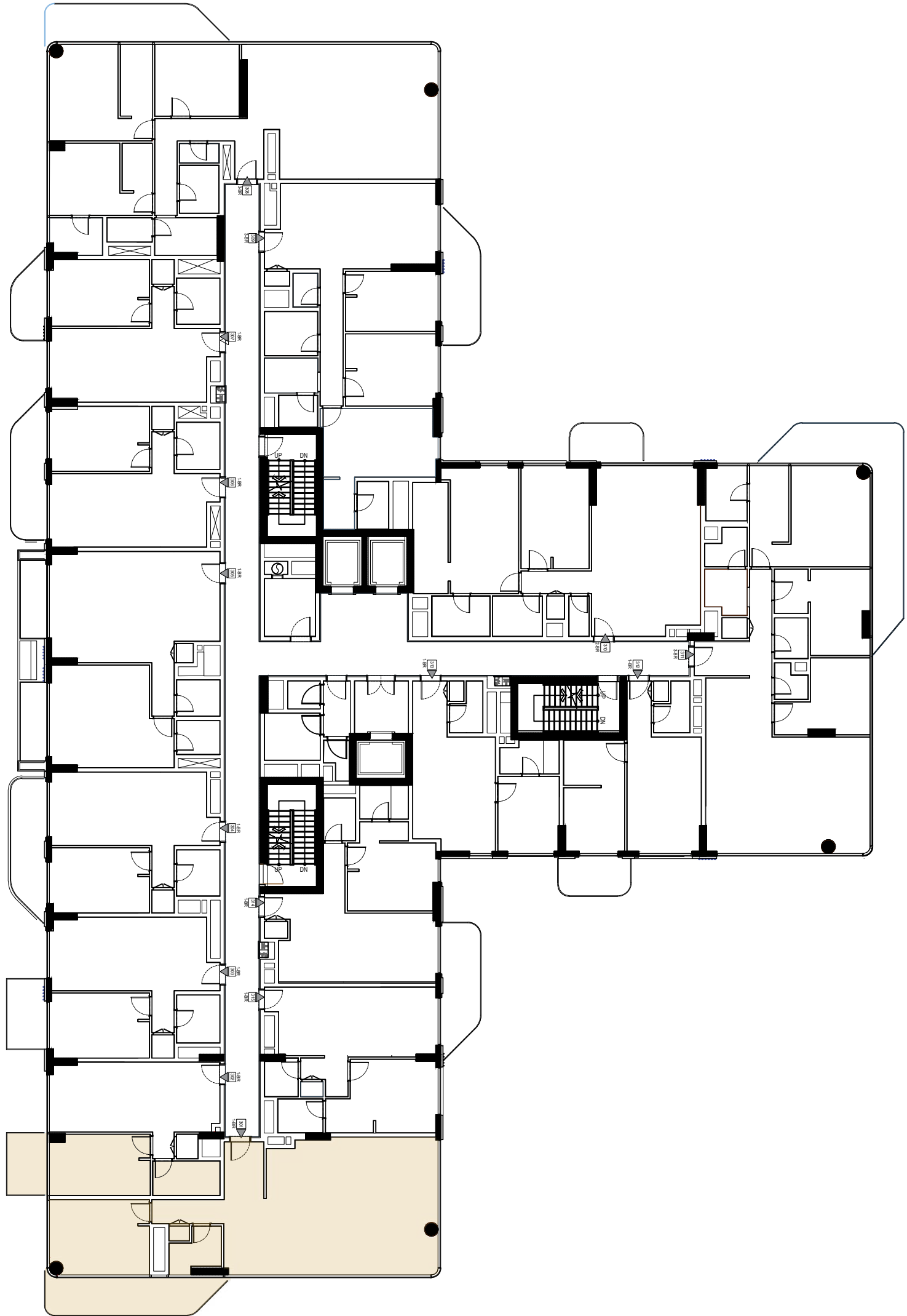
COMMUNITY

2ND FLOOR

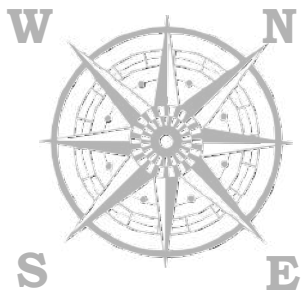
B- TOWER

	1 BD APARTMENT	6 Units
	SIZES	From 784 sq. ft.
	DIRECTIONS	Mall
	2 BD APARTMENT	1 Unit
	SIZES	From 1,673 sq. ft.
	DIRECTIONS	Pool, Beach
	3 BD APARTMENT	2 Units
	SIZES	From 1,533 sq. ft.
	DIRECTIONS	Mall, Pool, Beach

MAL



SEA

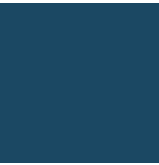
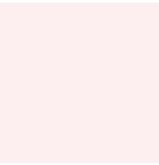


COMMUNITY

COMMUNITY

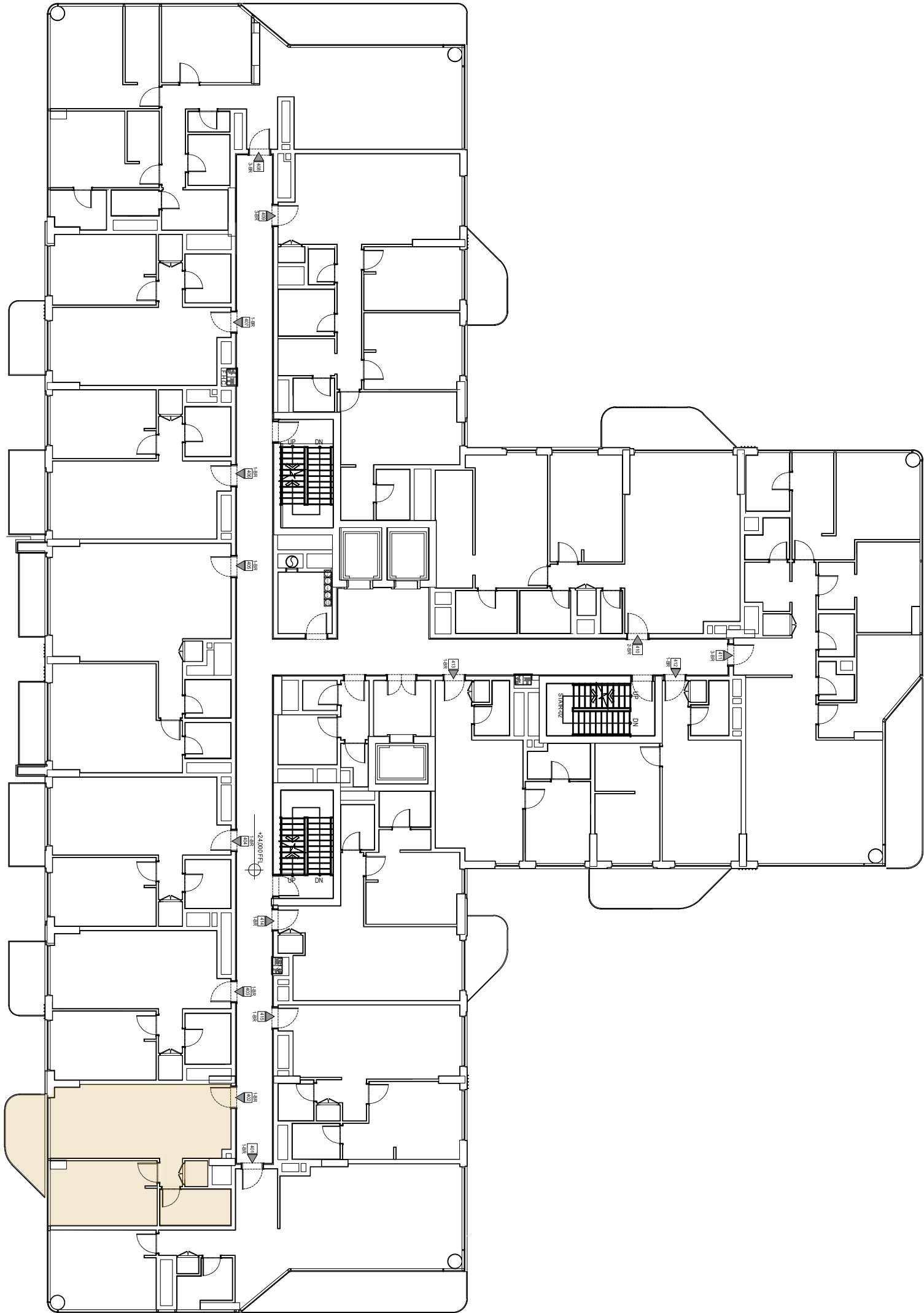
3RD FLOOR

B- TOWER

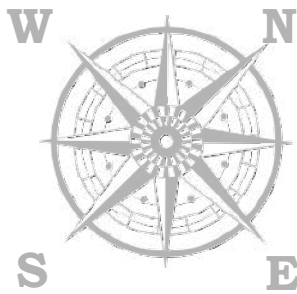
	1 BD APARTMENT	7 Units
	SIZES	From 772 sq. ft.
	DIRECTIONS	Mall, Community, Beach
	3 BD APARTMENT	2 Units
	SIZES	From 1,685 sq. ft.
	DIRECTIONS	Mall, Pool, Beach

MAL

COMMUNITY



SEA



COMMUNITY

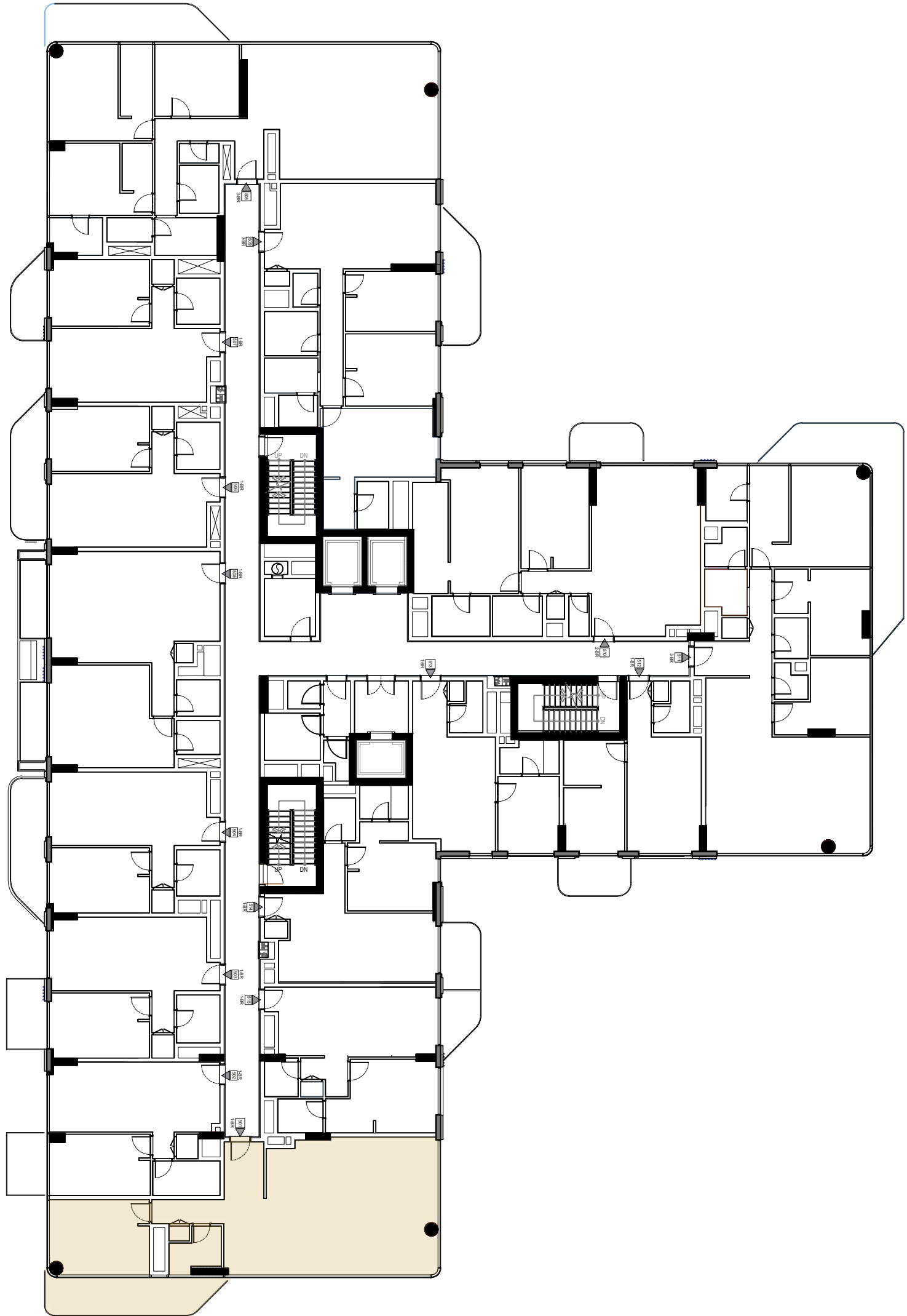
4TH FLOOR

B- TOWER

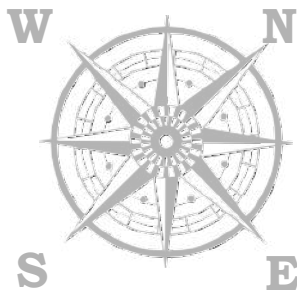
	1 BD APARTMENT	5 Units
	SIZES	From 786 sq. ft.
	DIRECTIONS	Mall
	3 BD APARTMENT	1 Unit
	SIZES	From 1,978 sq. ft.
	DIRECTIONS	Mall, Pool, Beach

MAL

COMMUNITY



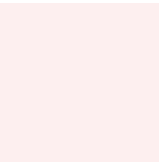
SEA



COMMUNITY

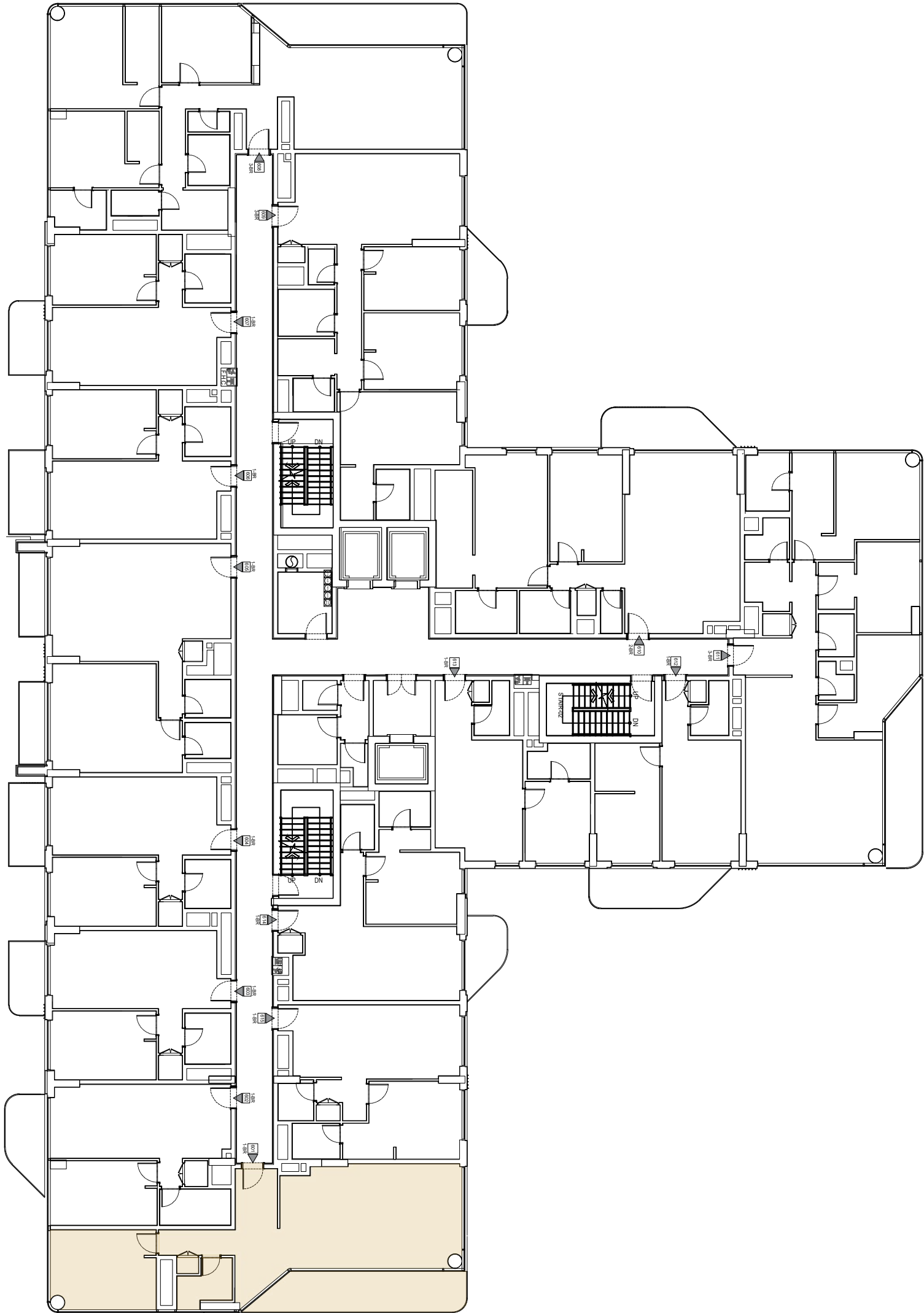
5TH FLOOR

B- TOWER

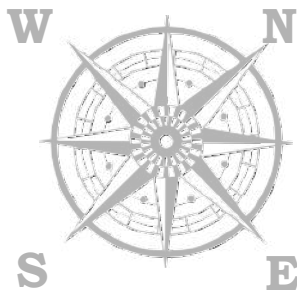
	1 BD APARTMENT	10 Units
	SIZES	From 646 sq. ft.
	DIRECTIONS	Mall, Sea, Partial Sea, Community
	2 BD APARTMENT	1 Unit
	SIZES	From 1,557 sq. ft.
	DIRECTIONS	Sea, Community
	3 BD APARTMENT	3 Units
	SIZES	From 1,685 sq. ft.
	DIRECTIONS	Mall, Pool, Sea, Community

MAL

COMMUNITY



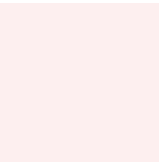
SEA



COMMUNITY

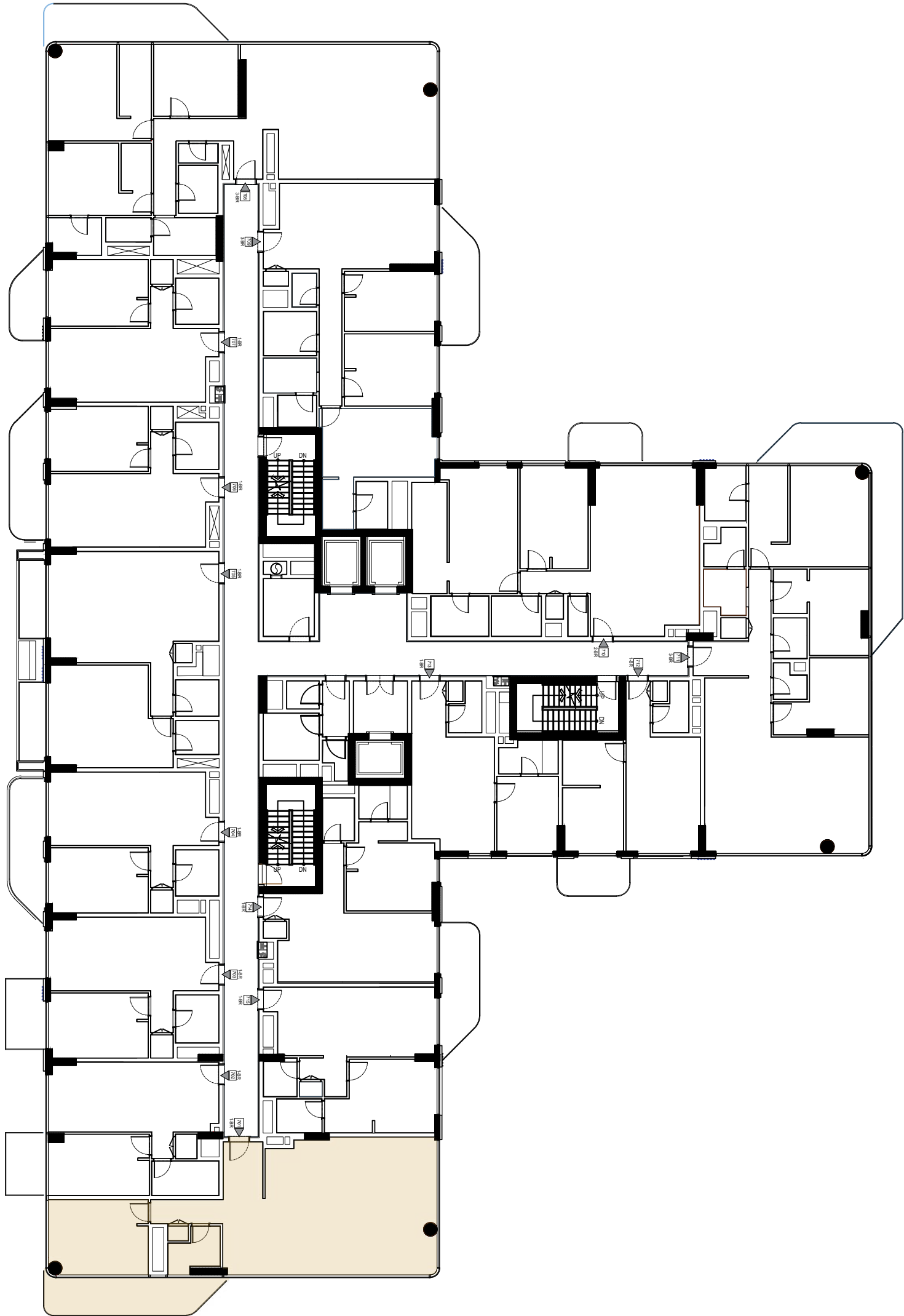
6TH FLOOR

B- TOWER

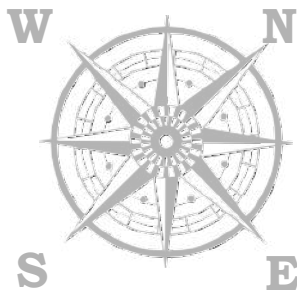
	1 BD APARTMENT	8 Units
	SIZES	From 645 sq. ft.
	DIRECTIONS	Mall, Sea, Partial Sea, Community
	2 BD APARTMENT	1 Unit
	SIZES	From 1,603 sq. ft.
	DIRECTIONS	Sea
	3 BD APARTMENT	2 Units
	SIZES	From 1,626 sq. ft.
	DIRECTIONS	Mall, Pool, Sea

MALL

COMMUNITY



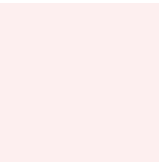
SEA



COMMUNITY

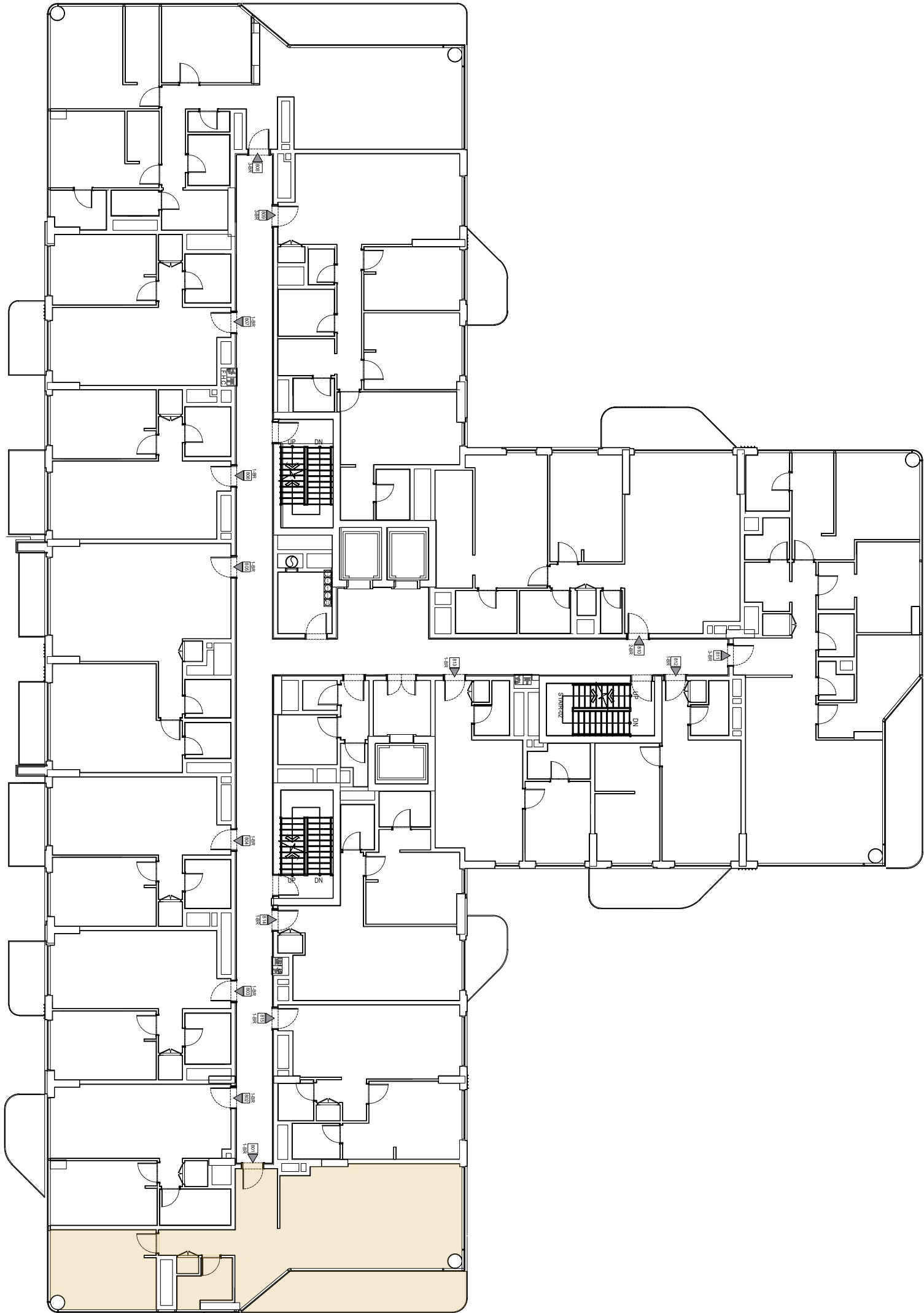
7TH FLOOR

B- TOWER

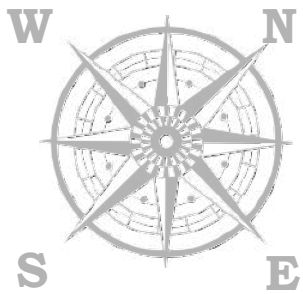
	1 BD APARTMENT	8 Units
	SIZES	From 703 sq. ft.
	DIRECTIONS	Mall, Sea, Community
	3 BD APARTMENT	2 Units
	SIZES	From 1,685 sq. ft.
	DIRECTIONS	Mall, Pool, Sea

MAL

COMMUNITY



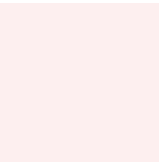
SEA



COMMUNITY

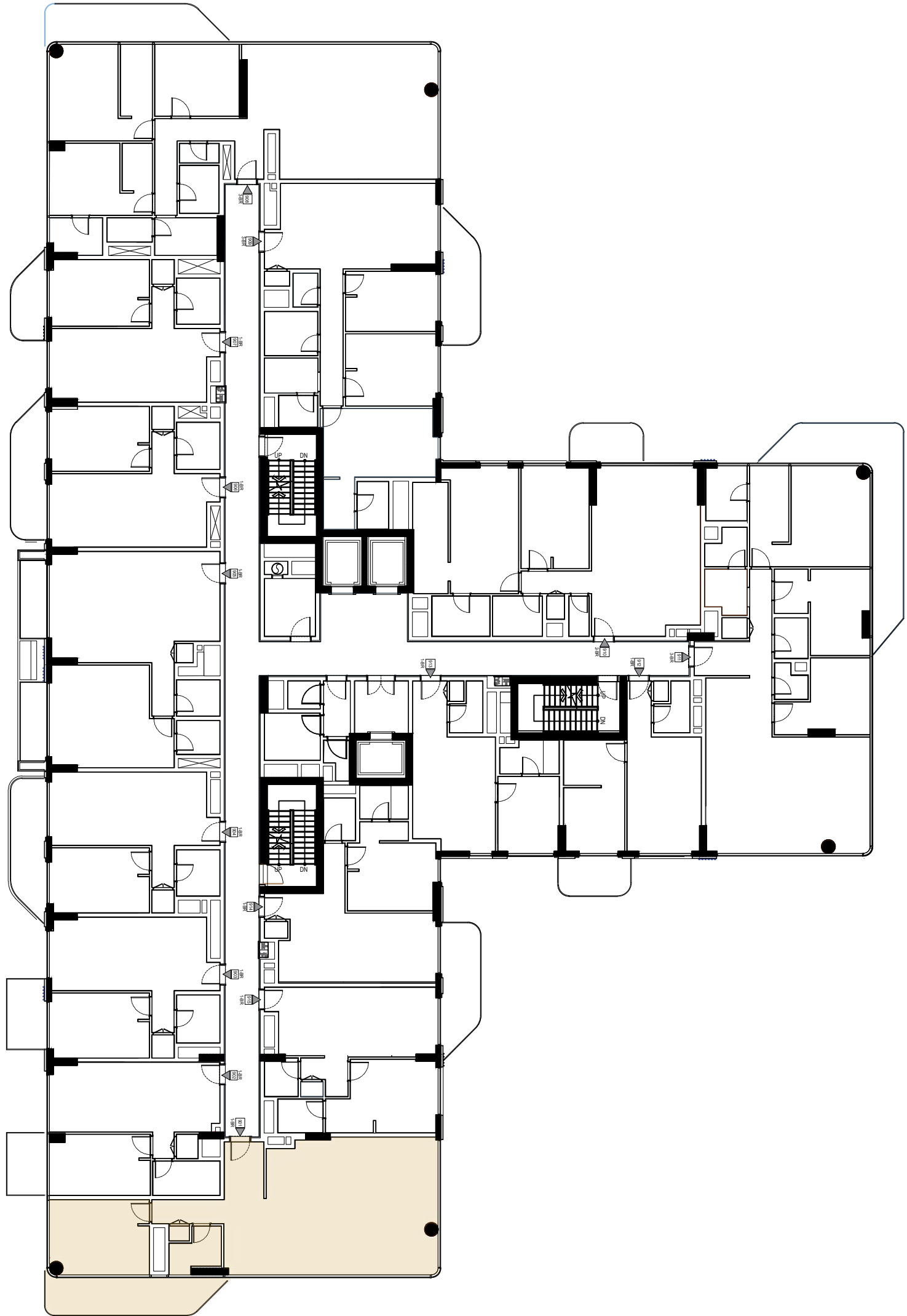
8TH FLOOR

B- TOWER

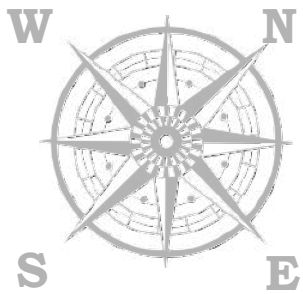
	1 BD APARTMENT	8 Units
	SIZES	From 645 sq. ft.
	DIRECTIONS	Mall, Sea, Partial Sea, Community
	2 BD APARTMENT	1 Unit
	SIZES	From 1,603 sq. ft.
	DIRECTIONS	Partial Sea
	3 BD APARTMENT	2 Units
	SIZES	From 1,626 sq. ft.
	DIRECTIONS	Mall, Pool, Sea

MAL

COMMUNITY



SEA



COMMUNITY

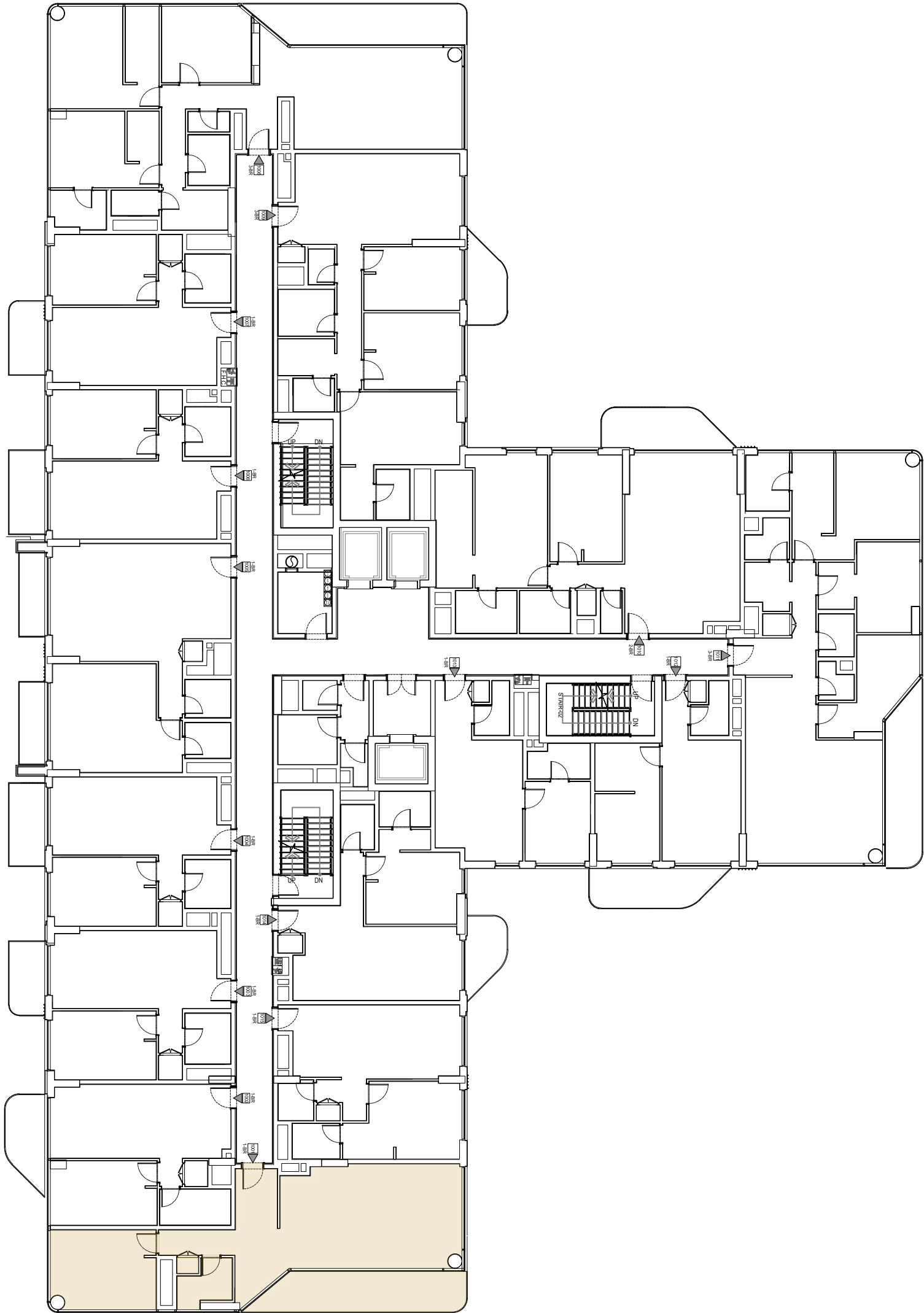
9TH FLOOR

B- TOWER

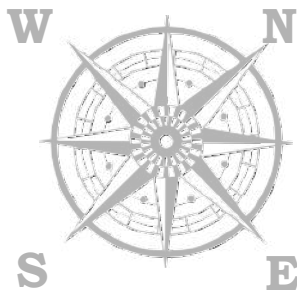
	1 BD APARTMENT	9 Units
	SIZES	From 646 sq. ft.
	DIRECTIONS	Mall, Sea, Partial Sea, Community
	3 BD APARTMENT	2 Units
	SIZES	From 1,685 sq. ft.
	DIRECTIONS	Mall, Pool, Sea

MAL

COMMUNITY



SEA



COMMUNITY

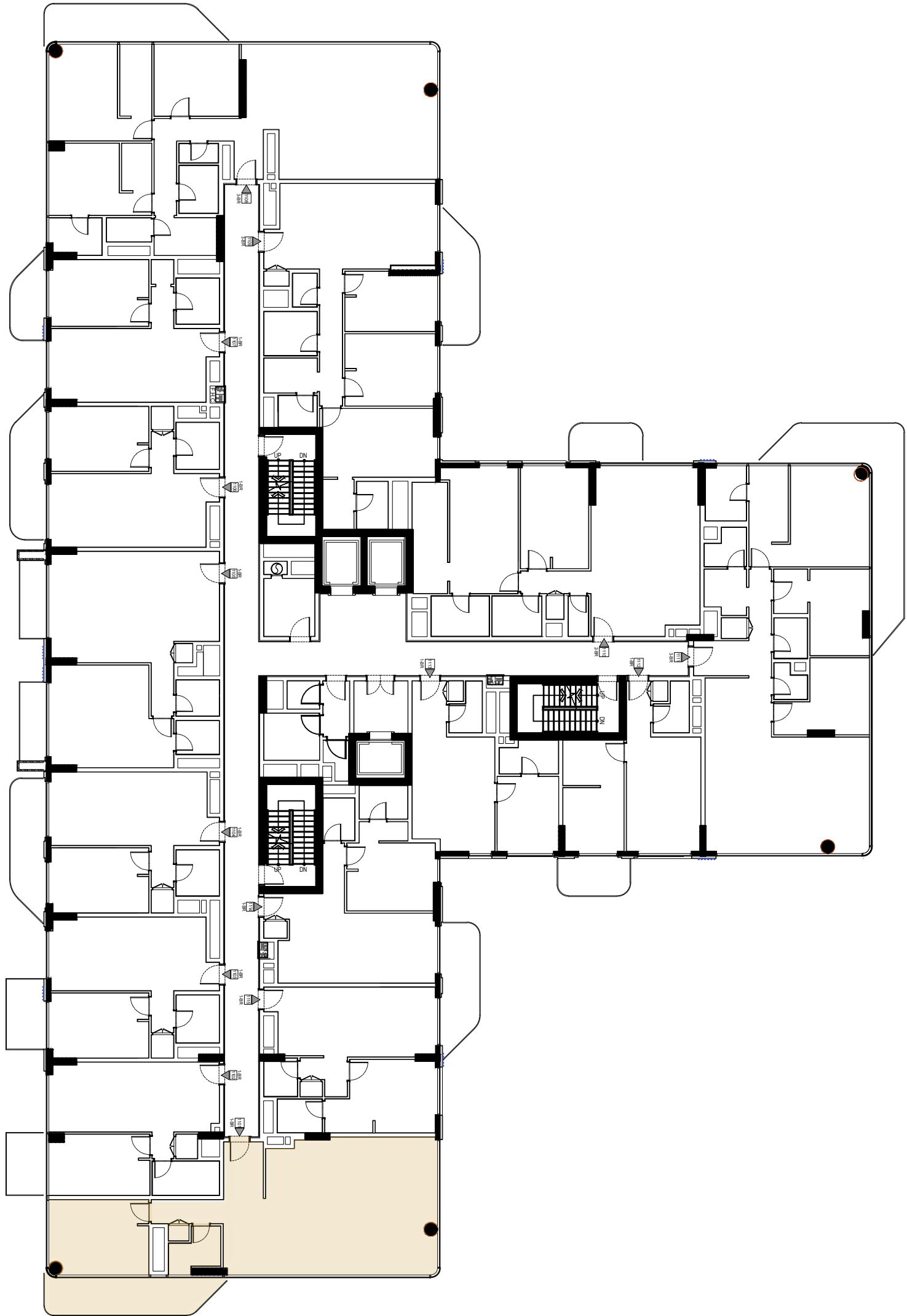
10TH FLOOR

B- TOWER

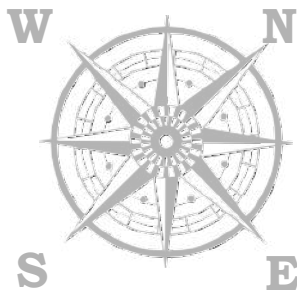
	1 BD APARTMENT	8 Units
	SIZES	From 645 sq. ft.
	DIRECTIONS	Mall, Sea, Partial Sea, Community
	3 BD APARTMENT	2 Units
	SIZES	From 1,626 sq. ft.
	DIRECTIONS	Mall, Pool, Sea

MAL

COMMUNITY



SEA



COMMUNITY

11TH FLOOR

B- TOWER

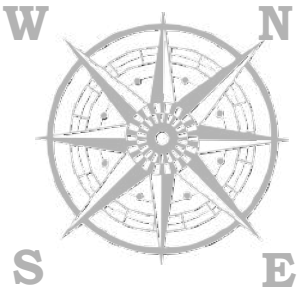
	1 BD APARTMENT	6 Units
	SIZES	From 646 sq. ft.
	DIRECTIONS	Mall, Sea, Partial Sea, Community
	3 BD APARTMENT	2 Units
	SIZES	From 1,685 sq. ft.
	DIRECTIONS	Mall, Pool, Sea

MAL

COMMUNITY



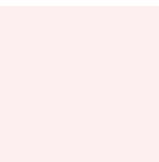
SEA



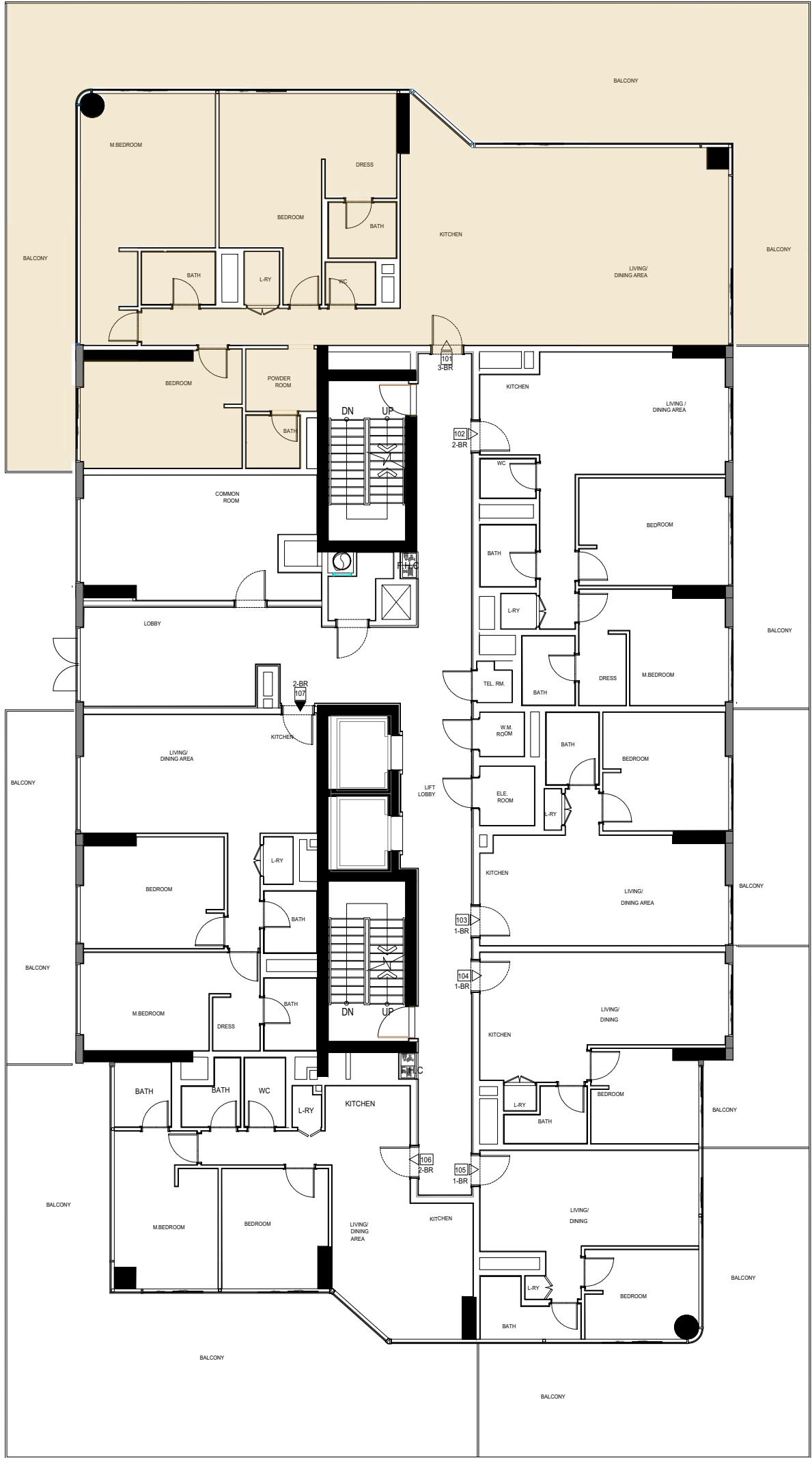
COMMUNITY

12TH FLOOR

B- TOWER

	1 BD APARTMENT	3 Units
	SIZES	From 714 sq. ft.
	DIRECTIONS	Mall, Sea
	2 BD APARTMENT	2 Units
	SIZES	From 1,446 sq. ft.
	DIRECTIONS	Mall, Community
	3 BD APARTMENT	2 Units
	SIZES	From 2,493 sq. ft.
	DIRECTIONS	Sea

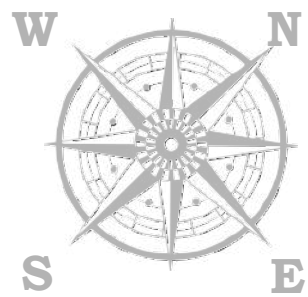
COMMUNITY



SEA

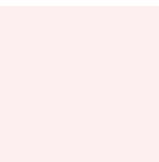
MALL

COMMUNITY

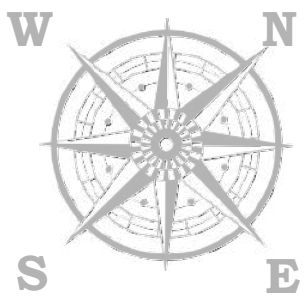
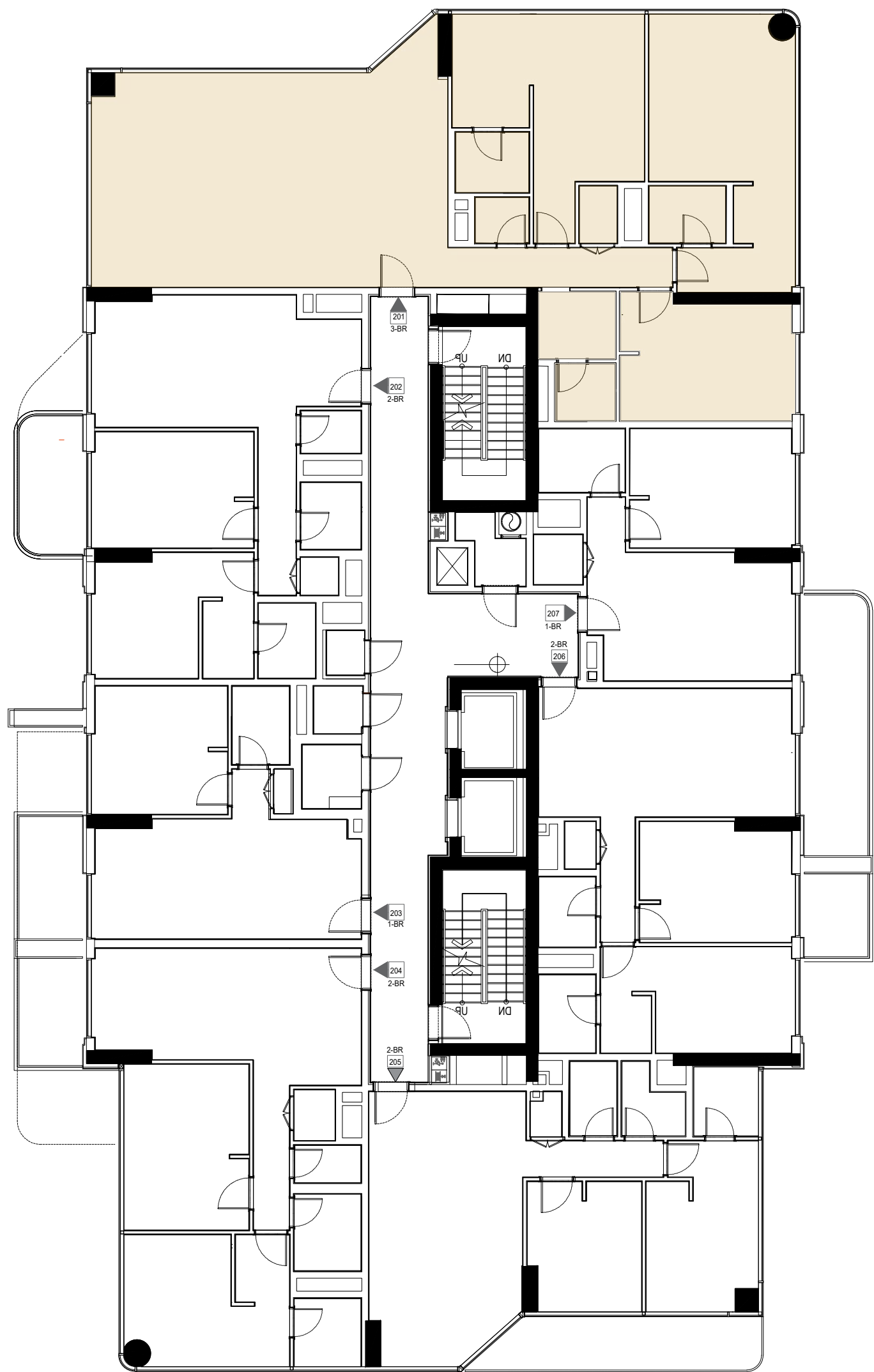


1ST FLOOR

C- TOWER

	1 BD APARTMENT	3 Units
	SIZES	From 765 sq. ft.
	DIRECTIONS	Al Mamzar, Mall
	2 BD APARTMENT	3 Units
	SIZES	From 1,294 sq. ft.
	DIRECTIONS	Beach, Al Mamzar, Mall, Kids Area
	3 BD APARTMENT	1 Unit
	SIZES	From 3,798 sq. ft.
	DIRECTIONS	Community, Beach

COMMUNITY

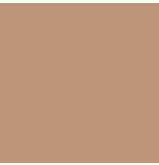
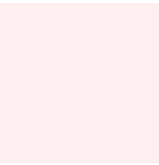


SEA

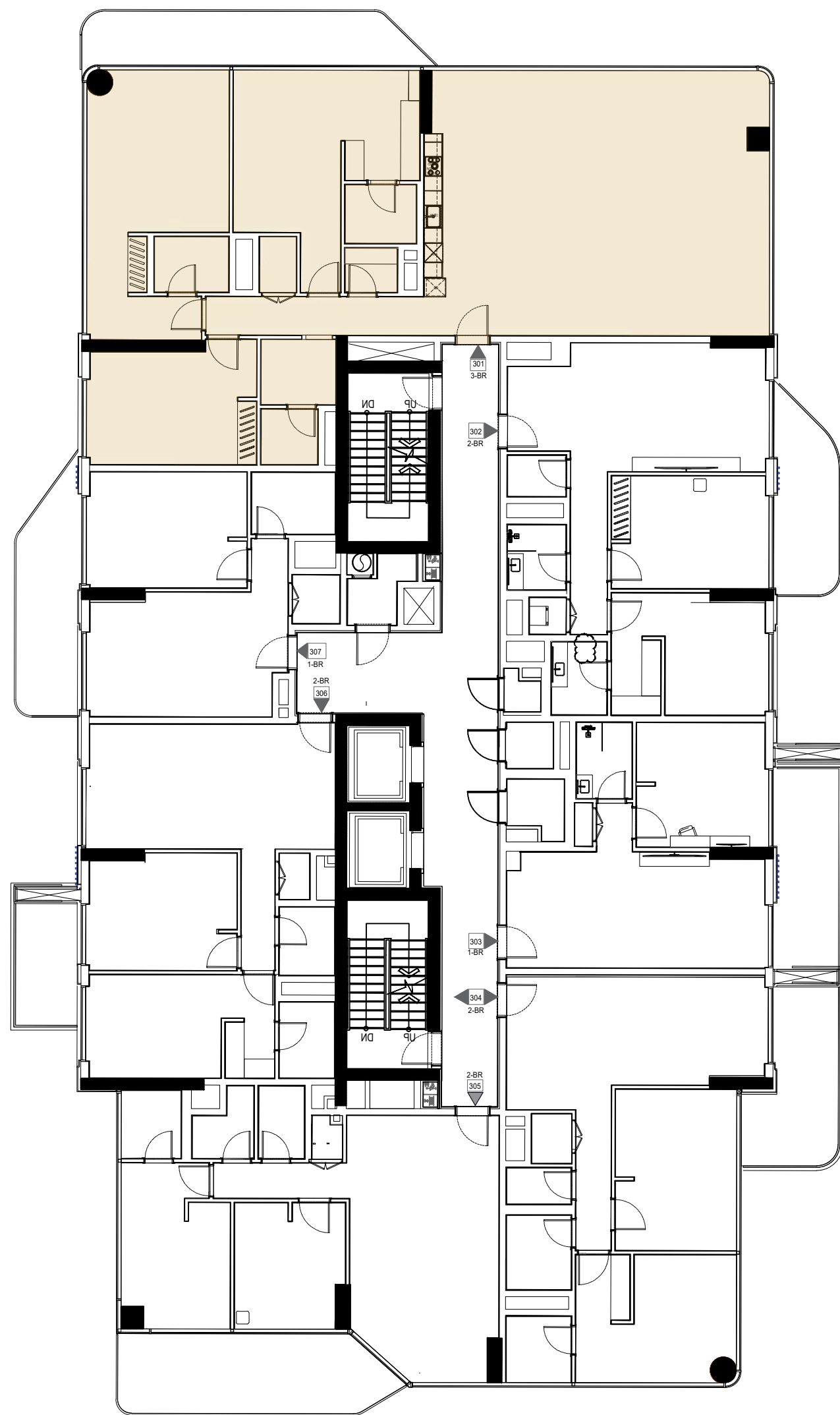
MALL

2ND FLOOR

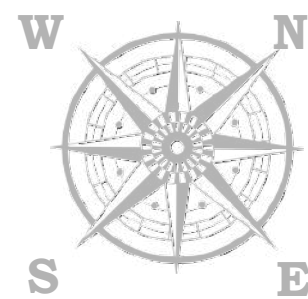
C- TOWER

	2 BD APARTMENT	2 Units
	SIZES	From 1,140 sq. ft.
	DIRECTIONS	Al Mamzar, Mall
	3 BD APARTMENT	1 Unit
	SIZES	From 2,171 sq. ft.
	DIRECTIONS	Community, Beach

COMMUNITY



COMMUNITY



SEA

MALL

3RD FLOOR

C- TOWER



2 BD APARTMENT

3 Units

SIZES

From 1,161 sq. ft.

DIRECTIONS

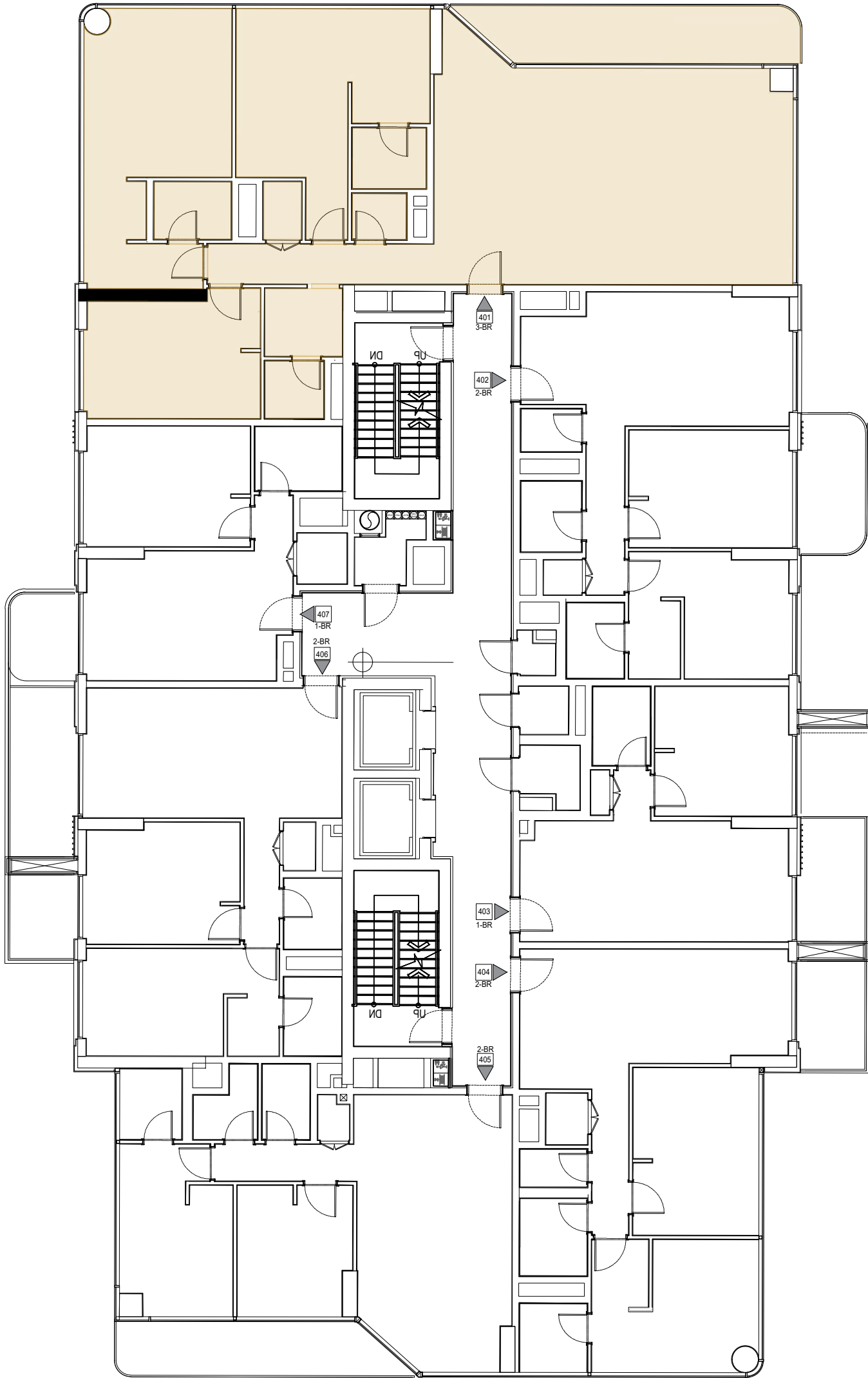
Al Mamzar, Mall

SEA

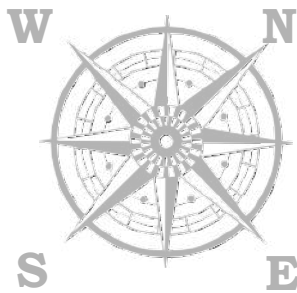
4TH
FLOOR

C- TOWER

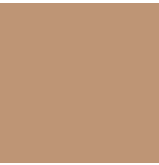
COMMUNITY



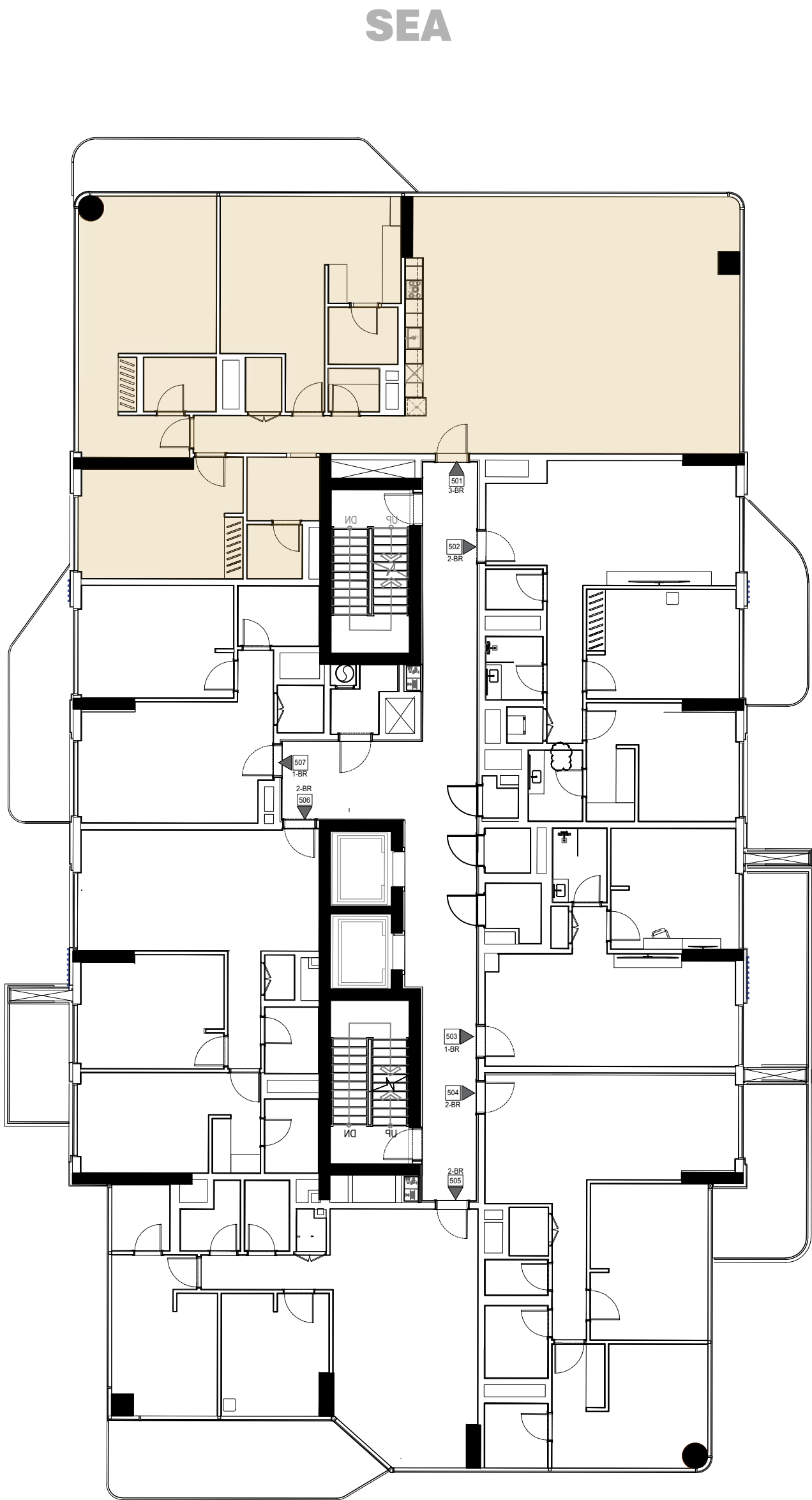
COMMUNITY



MALL

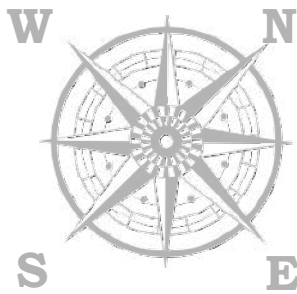
	2 BD APARTMENT	3 Units
	SIZES	From 1,127 sq. ft.
	DIRECTIONS	Al Mamzar, Mall, Kids Area, Beach

COMMUNITY



SEA

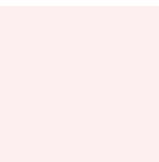
MALL



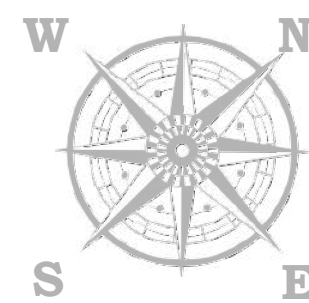
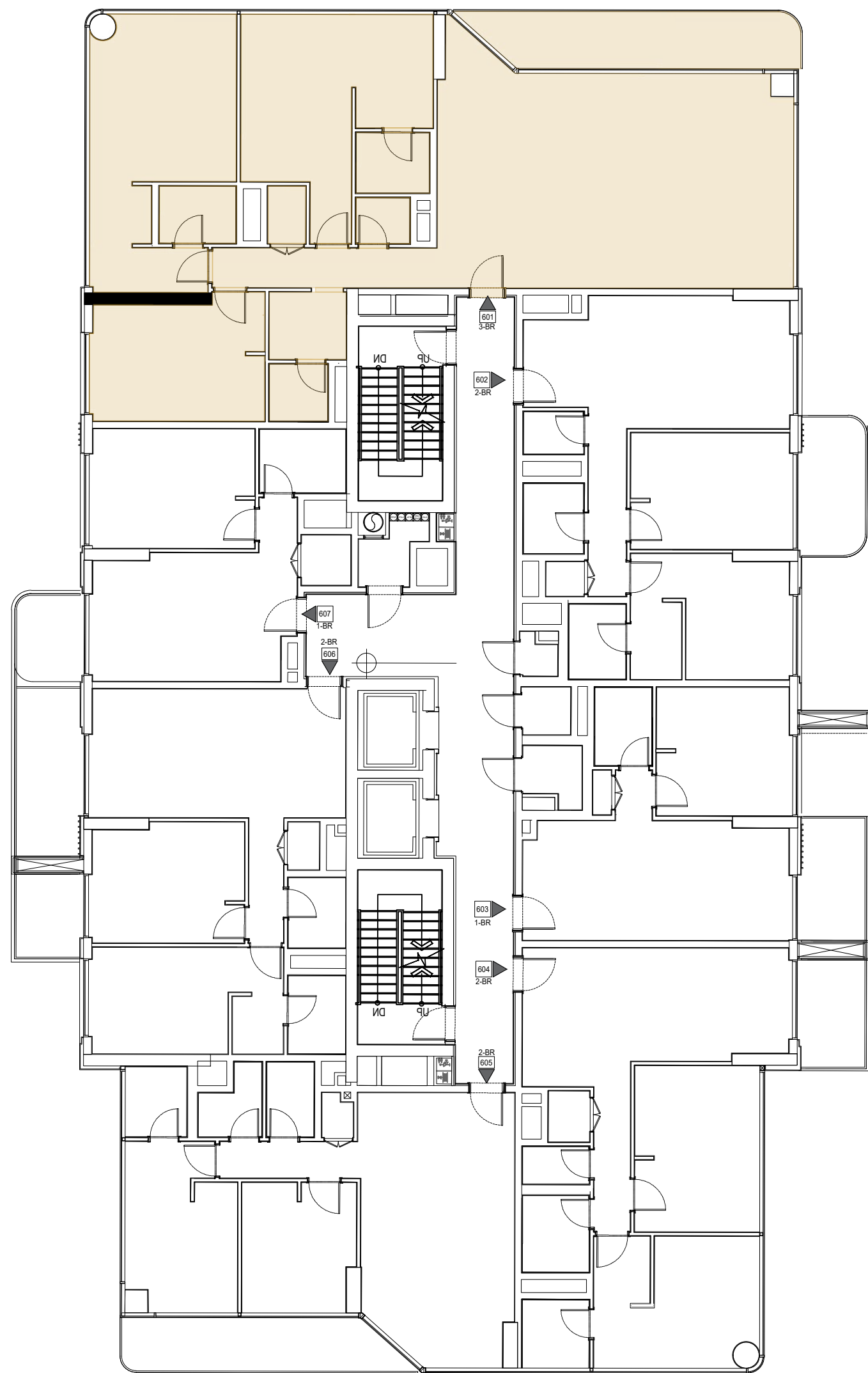
COMMUNITY

5TH FLOOR

C- TOWER

	1 BD APARTMENT	2 Units
	SIZES	From 791 sq. ft.
	DIRECTIONS	Mall, Sea, Community
	2 BD APARTMENT	2 Units
	SIZES	From 1,081 sq. ft.
	DIRECTIONS	Mall, Sea, Community
	3 BD APARTMENT	1 Unit
	SIZES	From 2,559 sq. ft.
	DIRECTIONS	Sea

COMMUNITY



COMMUNITY

SEA

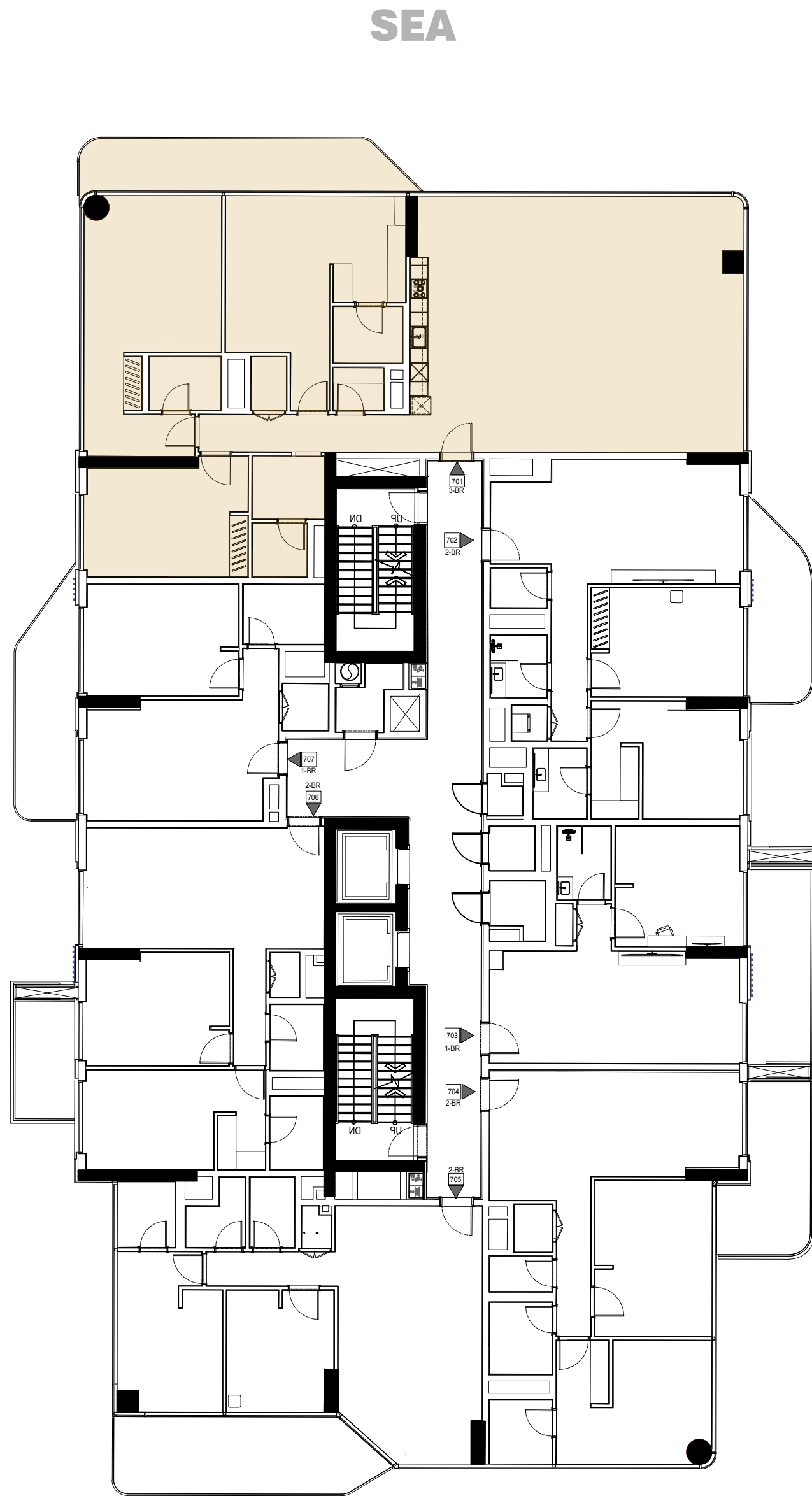
MALL

6TH FLOOR

C- TOWER

	1 BD APARTMENT	2 Units
	SIZES	From 697 sq. ft.
	DIRECTIONS	Al Mamzar, Sea, Community
	2 BD APARTMENT	2 Units
	SIZES	From 1,136 sq. ft.
	DIRECTIONS	Mall, Al Mamzar
	3 BD APARTMENT	1 Unit
	SIZES	From 2,364 sq. ft.
	DIRECTIONS	Sea

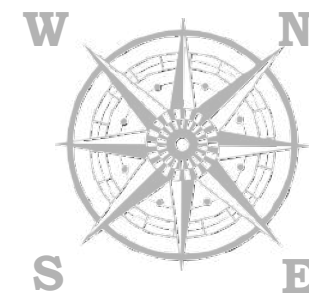
COMMUNITY



SEA

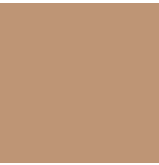
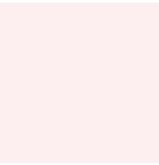
MALL

COMMUNITY



7TH FLOOR

C- TOWER

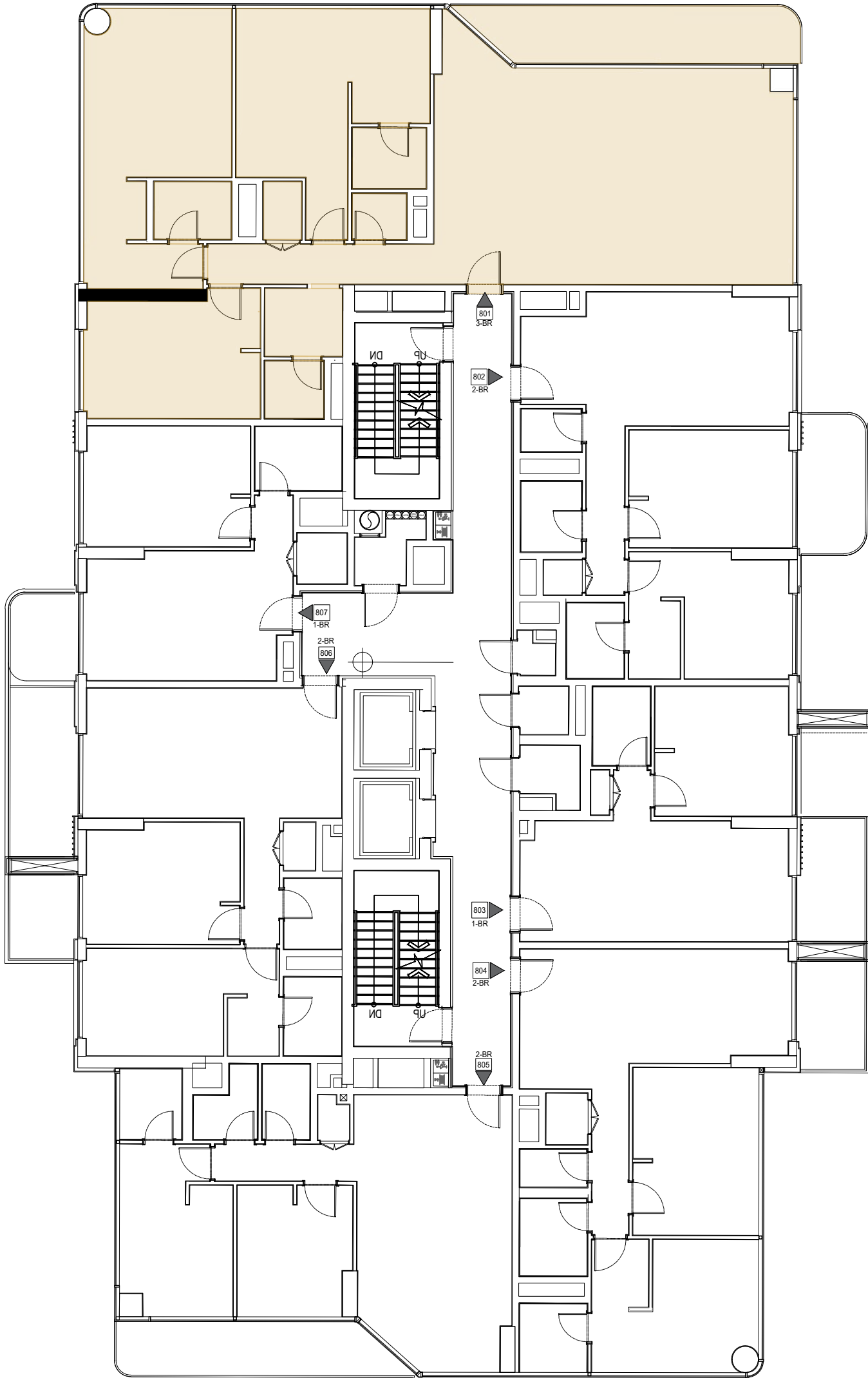
	2 BD APARTMENT	2 Units
	SIZES	From 1,161 sq. ft.
	DIRECTIONS	Mall, Al Mamzar, Sea
	3 BD APARTMENT	1 Unit
	SIZES	From 2,559 sq. ft.
	DIRECTIONS	Sea

SEA

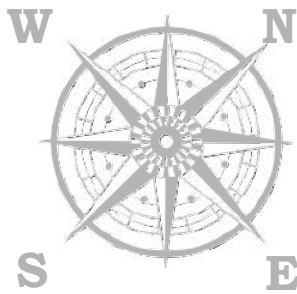
C- TOWER

8TH
FLOOR

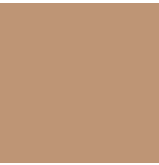
COMMUNITY



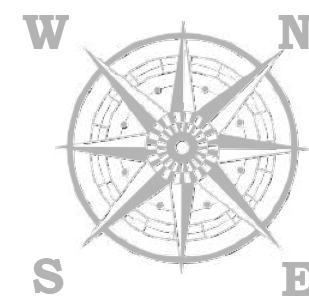
COMMUNITY



MALL

	2 BD APARTMENT	4 Units
	SIZES	From 1,127 sq. ft.
	DIRECTIONS	Al Mamzar, Mall, Kids Area, Beach

COMMUNITY



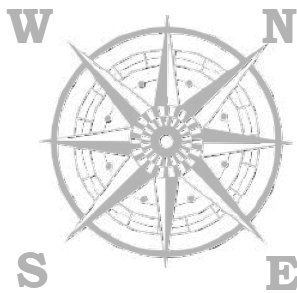
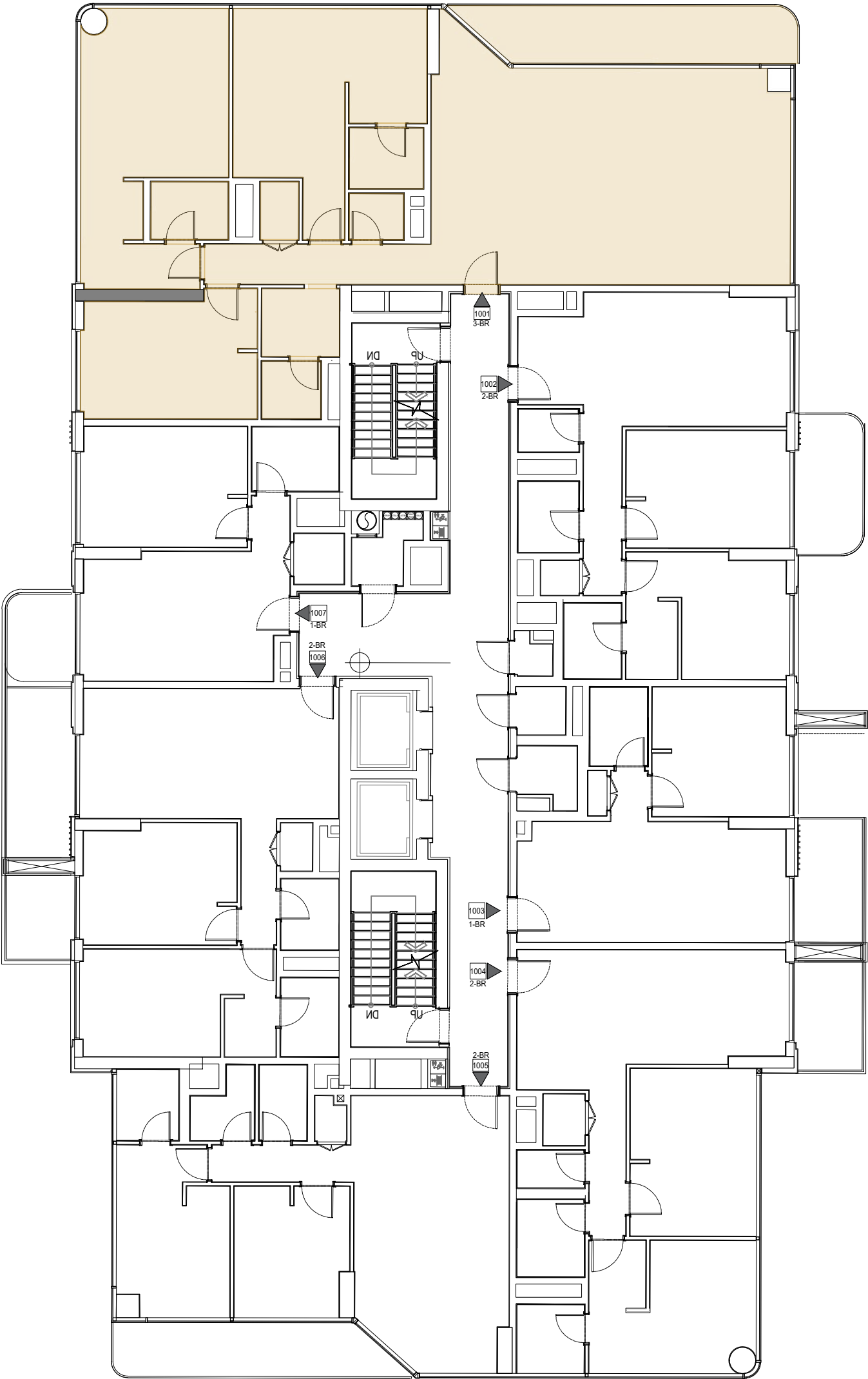
MALL

9TH
FLOOR

C- TOWER

	1 BD APARTMENT	1 Unit
	SIZES	From 791 sq. ft.
	DIRECTIONS	Sea, Al Mamzar
	2 BD APARTMENT	3 Units
	SIZES	From 1,081 sq. ft.
	DIRECTIONS	Mall, Sea, Community, Al Mamzar
	3 BD APARTMENT	1 Unit
	SIZES	From 2,559 sq. ft.
	DIRECTIONS	Sea

COMMUNITY

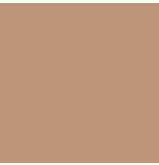
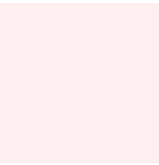


SEA

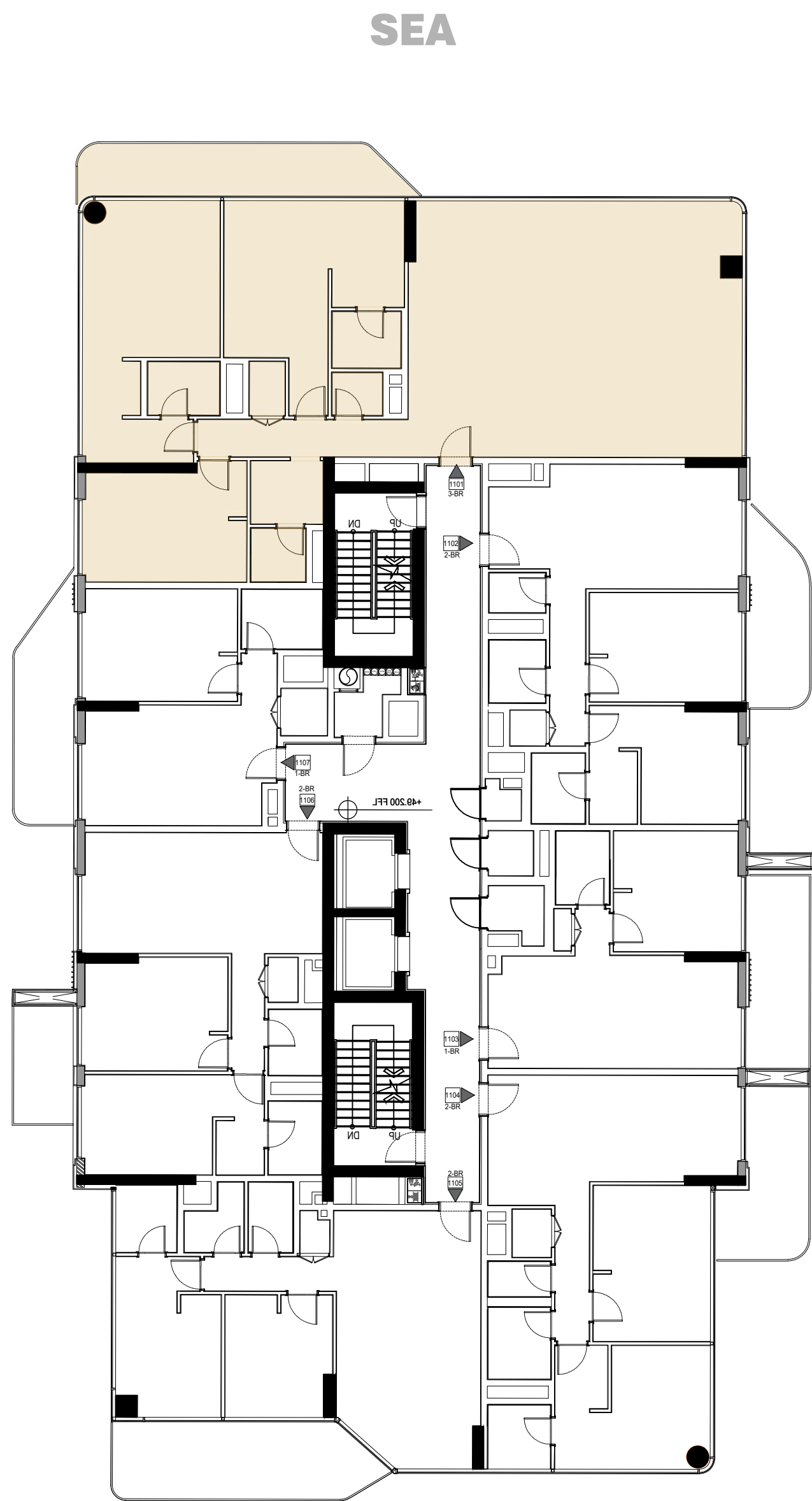
MALL

10TH FLOOR

C- TOWER

	2 BD APARTMENT	2 Units
	SIZES	From 697 sq. ft.
	DIRECTIONS	Sea, Community, Al Mamzar
	3 BD APARTMENT	3 Units
	SIZES	From 1,127 sq. ft.
	DIRECTIONS	Sea, Mall, Al Mamzar

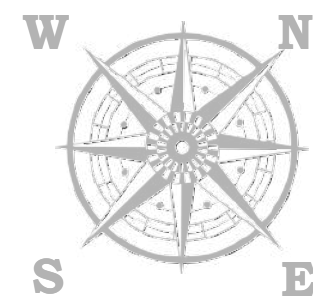
COMMUNITY



SEA

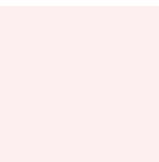
MALL

COMMUNITY

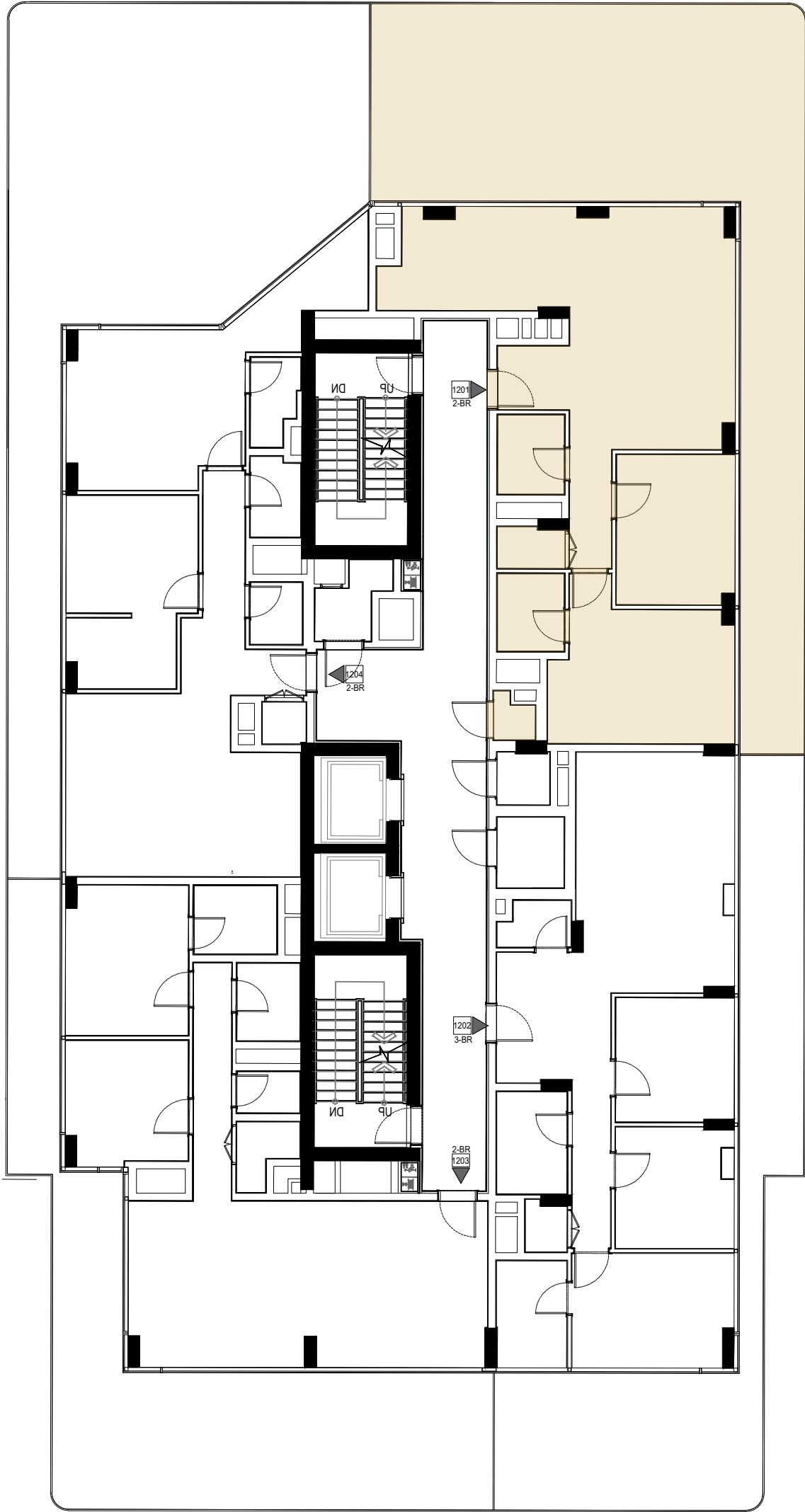


11TH FLOOR

C- TOWER

	1 BD APARTMENT	1 Unit
	SIZES	From 799 sq. ft.
	DIRECTIONS	Sea, Community
	2 BD APARTMENT	4 Units
	SIZES	From 1,081 sq. ft.
	DIRECTIONS	Mall, Sea, Community, Al Mamzar
	3 BD APARTMENT	1 Unit
	SIZES	From 2,561 sq. ft.
	DIRECTIONS	Sea

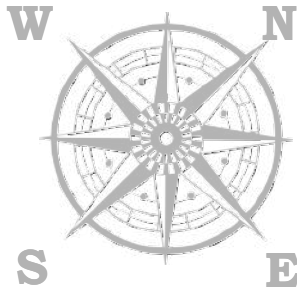
COMMUNITY



SEA

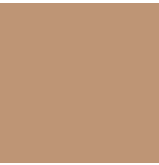
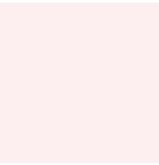
MALL

COMMUNITY



12TH FLOOR

C- TOWER

	2 BD APARTMENT	3 Units
	SIZES	From 1,869 sq. ft.
	DIRECTIONS	Sea, Mall
	3 BD APARTMENT	1 Unit
	SIZES	From 1,752 sq. ft.
	DIRECTIONS	Sea, Mall, Al Mamzar