



EW

EDGEWATER
RESIDENCES

PHASE 2

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





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.

RELIABLE AND TRUSTED OUR PARTNERS

At **Edgewater Residences**, we collaborate exclusively with trusted and reputable partners.



Consultant

ARACO

**Abdul Rahim Architecture
Consultants**

A leading name in design,
supervision, and project
management across the UAE.



Foundation

DELTA

Foundation

Renowned for its expertise in
geotechnical engineering, delivering
diverse building and construction
projects throughout the Middle East.

ABC

Main contractor

ABC

**Ancient Builders
Constructions LLC**

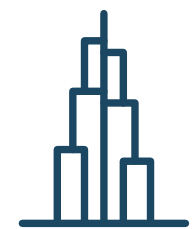
A recognized leader in design, steel
structures, building contracting,
and engineering consultancy
across the UAE.

STRATEGIC LOCATION



10 mins

Dubai International Airport



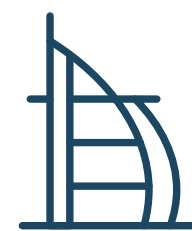
20 mins

The Burj Khalifa



20 mins

Dubai Mall



35 mins

Burj Al Arab



EXPERIENCE THE ELEGANCE OF ISLAND LIVING



EDGEWATER - PHASE 2 AN EXCEPTIONAL LIFESTYLE

Dubai Islands is a visionary waterfront destination, offering a truly exceptional lifestyle. This remarkable man-made development blends pristine beaches and lush landscaped spaces with world-class amenities, where nature seamlessly enriches everyday living.



9

Marinas



2

Golf Courses



21 km

Pristine Beaches



+80

Resorts

KEY FACTS

PROPERTY TYPE	Residential
LOCATION	Dubai Islands
PRICES	Starting from 2.0 M AED
SIZES	Starting from 724 sq.ft.
DEVELOPMENT STATUS	Estimated handover Q4 2026
NUMBER OF FLOORS	G+2P+12
NUMBER OF UNITS	97
TYPE OF UNITS	1, 2, 3 - bedroom apartments



A modern interior design scene featuring a large, light-colored sofa with several cushions, a round coffee table with a glass top, and a floor lamp with a conical shade. The room has large windows with sheer curtains and a potted plant. The entire image is overlaid with a semi-transparent blue filter. The word "INTERIOR" is centered in white, uppercase letters.

INTERIOR

LIVING ROOM



KITCHEN

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



BEDROOM

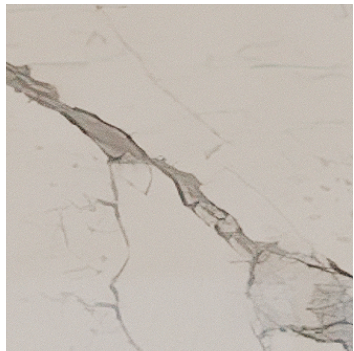


BATHROOM

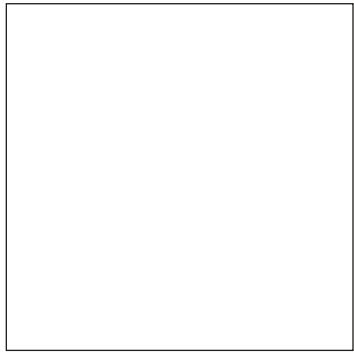


PREMIUM QUALITY FINISHES

ENTRANCE HALL



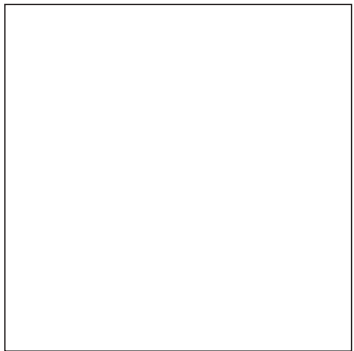
Walls
Procelain Slabs
Size: 320x150 cm
Surface Look, Polished



Walls
Wodden Cladding,
Painted MDF Wood



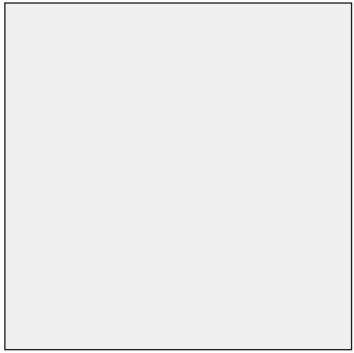
Floor
Marble, Tiles
Size: 120x120 cm
Surface Look, Polished



Cieling
Gypsum Board,
Paint White Color



Wall Cladding
Wooden MDF Cladding,
Natural Veneer

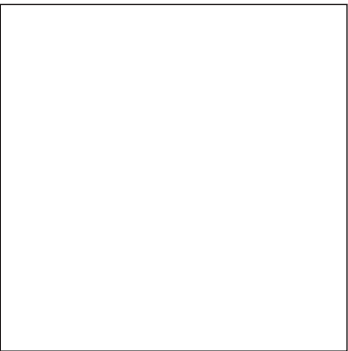


Walls
Jotun Paint
Light Grey



PREMIUM QUALITY FINISHES

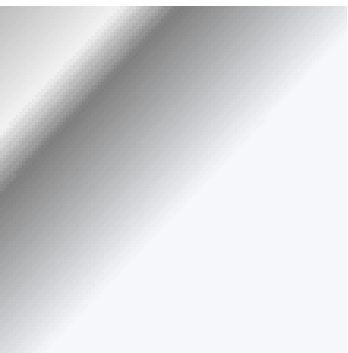
LIFT LOBBY



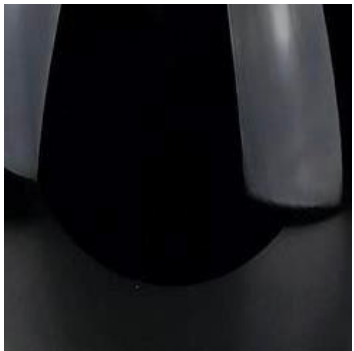
Cieling
Gypsum Board,
Paint White Color



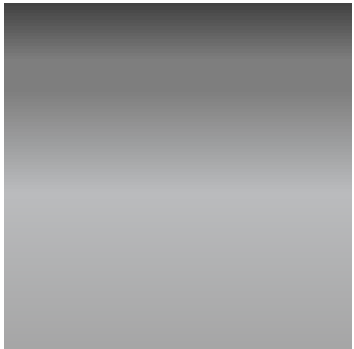
Wall Cladding
Wooden MDF Cladding,
Natural Veneer



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

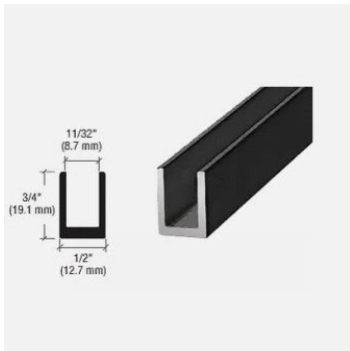


PREMIUM QUALITY FINISHES

TYPICAL CORRIDOR



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



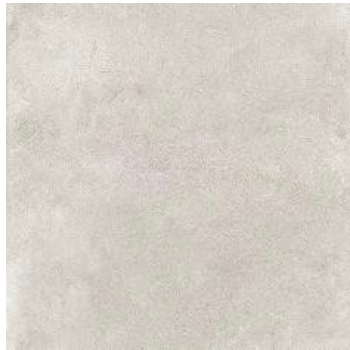
Vertical Aluminum U Channel
CRL SD516MBL
Matte Black 5/16"
Single Aluminum U Channel



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



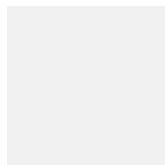
LIVING ROOM



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



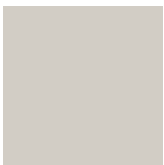
Ceiling
Paint White Color



Walls
Off White Color



Doors
Laminate



Cabinet Doors
Laminate

KITCHEN



Countertop
Engineered Stone



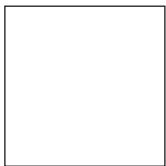
**Wall Between
Cabinet**
Porcelain



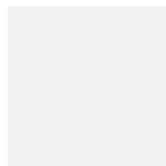
Wardrobes Doors
Laminate



Floors & Skirting
Porcelain

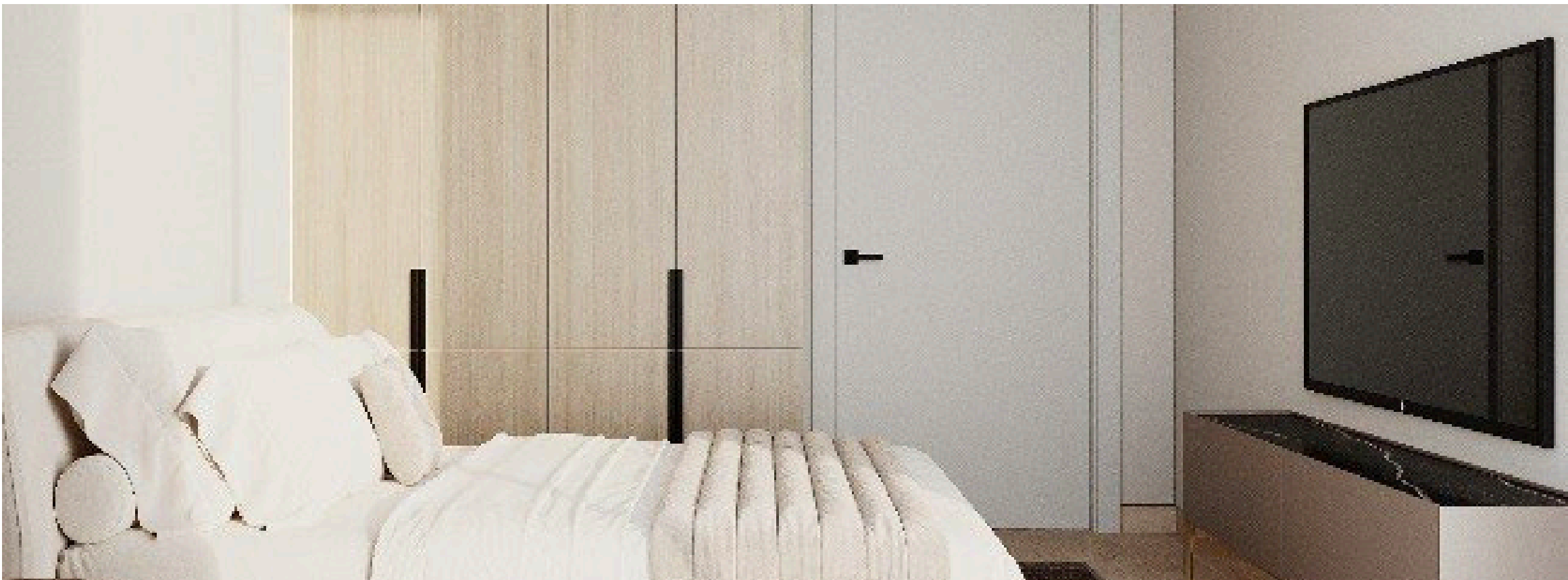


Ceiling
Paint White Color



Walls
Off White Color

BEDROOM



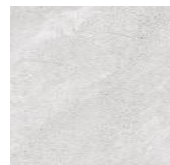
LIVING ROOM



Tile
Armani Grey



**Vanity Countertop:
Vanity Doors**
Laminated HPL



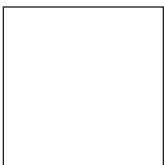
Walls & Floor
Porcelain Tiles



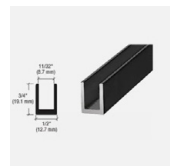
Wardrobe
Laminated MDF
Wood



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



A high-angle, low-light photograph of a modern glass skyscraper at night. The building's facade is composed of numerous rectangular glass panels, some of which are illuminated from within, creating a warm glow against the dark exterior. The building's structure is characterized by a series of horizontal and vertical lines, with a prominent corner that tapers slightly towards the top. To the left of the building, a large palm tree is visible, its fronds silhouetted against the dark sky. The sky is a deep, dark blue with some lighter, wispy clouds. The overall mood is serene and sophisticated.

EXTERIOR







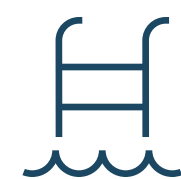
A person in athletic wear is running on a paved path. To the left, a palm tree is partially visible. In the background, a modern, multi-story building with blue and white accents is visible. The scene is bathed in the warm, golden light of a low sun, creating a soft glow and long shadows.

AMENITIES

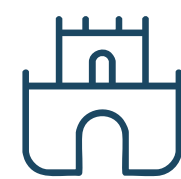
AMENITIES



Outdoor Resting Zone



Swimming Pool



Kids Playing Area





EDGEWATER

R E S I D E N C E S

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