

THE ISLAND
LIVING EXPERIENCE

floareá
Breeze

By



MASHRIQ ELITE
— DEVELOPMENTS —



MASHRIQ ELITE

— DEVELOPMENTS —



Where Vision Transforms Into Legacy

Mashriq Elite Developments stands as a true beacon of luxury within Dubai's ever-evolving real estate landscape.

Our diverse portfolio caters to a wide range of lifestyles, seamlessly balancing sophistication with functionality to create spaces that resonate with residents and investors alike.

From concept to completion, Mashriq Elite is driven by a vision to craft more than just residences; we create enduring landmarks that embody modern luxury while honoring timeless design principles.



MASHRIQ ELITE
DEVELOPMENTS

floareá
RESIDENCE

floareá
Vista

floareá
Grande

floareá
Skies

floareá
Oasis

floareá
Breeze

floareá
MEYDAN
COMING SOON

floareá
IMPZ
COMING SOON



floareá

R E S I D E N C E

In The Heart of Arjan

- 206 apartments
- Launched in September 2023
- Handed Over in August 2025
- Residents Already Moved In





A serene sunset scene over a vast ocean. The sun is a bright, glowing orb on the horizon, casting a shimmering path of light across the water. The sky is filled with soft, colorful clouds in shades of orange, yellow, and light blue. The ocean's surface is covered in gentle, rhythmic waves. Overlaid on the upper half of the image is the text 'The Exclusive Rhythm of Coastal Life' in a mix of serif and script fonts.

The Exclusive
Rhythm of
Coastal Life



A Community Anchored in the *Island Core*

Floarea Breeze is an upcoming project by Mashriq Elite, meticulously designed to offer a complete island community living experience within the Dubai Islands.

Thoughtfully planned layouts, premium finishes, and generous homes ensure comfort and quality for every family.

The project features resort-style amenities, lush outdoor spaces, and family-centric facilities, cultivating a vibrant and deeply welcoming coastal environment for all residents.

With its strategic location and upcoming bridge access, the best of Dubai is effortlessly reachable, making Floarea Breeze a community where life is convenient, connected, and truly enjoyable.

A Connected Island *Life*



Iconic Landmarks Central Hubs (Within 20 minutes)

Burj Khalifa
The Dubai Frame
Museum of the Future
Downtown Dubai
Business Bay
Burj Al Arab
Dubai International Airport



Malls and Shopping Centers (Within 20 minutes)

Dubai Mall
BurJuman Mall
Deira City Centre
Al Ghurair Centre
Wafi Mall
Mercato Mall
Madinat Jumeirah
Mall of Emirates



Souks, Traditional Markets and Food Street (Within 20 minutes)

Gold Souk
Spice Souk
Textile Souk
Souk Al Seef
Vibrant Food Streets
Al Seef Dining Promenade



Beaches and Parks (Within 15 minutes)

Dubai Islands Beach
Al Mamzar Beach Park
Jumeirah Public Beach
Kite Beach
La Mer Beach
Creek Park
Zabeel Park
Dubai Garden Glow



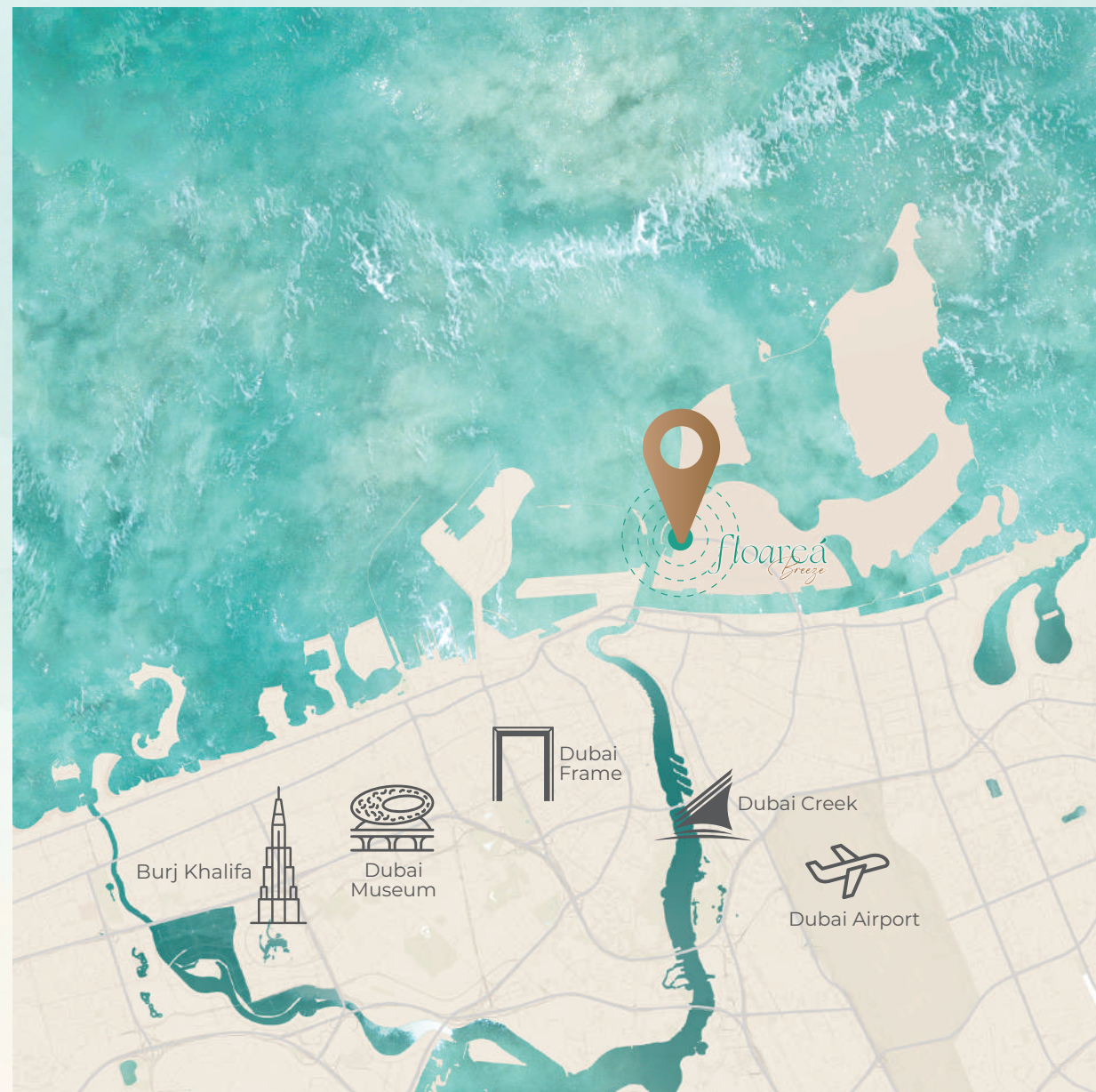
Museums and Heritage (Within 15 minutes)

Dubai Museum
Al Fahidi Fort
Al Seef Cultural Heritage Museum
Museum of Illusions
Etihad Museum
Al Shindagha Museum



Lifestyle and Leisure (Within 15 minutes)

Dubai Creek Golf & Yacht Club
Dubai Creek Harbour
Al Seef Promenade
Destination Art
Cultural District
Bvlgari Resort
Nikki Resort
Al Nasr Leisure Land
Alserkal Avenue



INTRODUCING

floareá
Breeze



Seaside Serenity

*Just 5 Minutes Walk to
Dubai Islands Marina & Beach*



floareá
Breeze

UNIT OFFERINGS

1 BEDROOM
WITH STUDY

12

2 BEDROOM
WITH STUDY AND MAID ROOM

24

3 BEDROOM
WITH STUDY

12

TOWNHOUSE
3 BEDROOM WITH STUDY

4



The Key Features of floarea *Breeze*

Strategic Location

Perfectly positioned in the Dubai Islands. This prime waterfront location offers seamless access to landmarks and surrounding pristine beaches & lush parks.

Convenient Access

Enjoy seamless connectivity to vibrant food streets and picturesque marinas. Soon, this landmark will connect directly to the Infinity Bridge, further enhancing access to the mainland and streamlining commutes to key destinations.

Grand Lobby and Designer Corridor

An elegantly curated arrival space that blends contemporary design with timeless charm. Every part of the building is thoughtfully finished to balance visual appeal with everyday functionality.

Generous Apartments

Thoughtfully designed layouts offering generous proportions for comfortable, modern living.

Heightened Glass Windows

Floor-to-ceiling windows that frame the outdoors while enhancing light and space indoors.

Italian Tile Flooring

Sophisticated, high-quality Italian tiles that bring understated luxury underfoot.

Premium Wood Finishes

Every finish reflects meticulous attention to detail, with the kitchen featuring premium wood finishes & aesthetic fittings for a refined living experience.

Fully Fitted Kitchens

Sleek fittings paired with Bosch's state-of-the-art appliances, bringing ease and elegance to your kitchen experience.

Designer Interiors

Every corner is thoughtfully finished to balance visual appeal with everyday functionality.

Feature Walls

Artfully designed wall accents that lend character and depth to your interiors.

Consoles

Bespoke designer consoles and dresser consoles that add both functionality and aesthetic appeal to every apartment.

Exceptional Amenities

Experience thoughtfully curated spaces & amenities on two floors, where lifestyle meets everyday luxury.

Smart Home System with ALEXA Voice Assistant

Integrated smart features offering intuitive control and modern convenience at your command.

ANPR Car Parking System

A seamless, number plate recognition parking solution for hassle-free entry and exit.







floarea
Breeze

Floor Plan

III
MASHRIQ ELITE
DEVELOPMENTS



A Selection of Premium *Amenities*



Lavish
Swimming Pool



Kids Pool



Pool Side
Baja Shelves



Fully Equipped
Indoor Gym



Sunken
Meditation Deck



Cosmic Sitting



Outdoor
Kids Play Area



Board Game Nook



Zen Walkway
With Serene Sitting



Rooftop
BBQ Corner



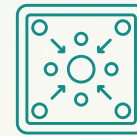
Sky Lounge



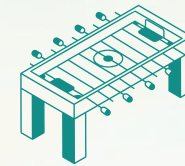
Kids Play Sandpit



Outdoor
Table Tennis



Outdoor Carrom



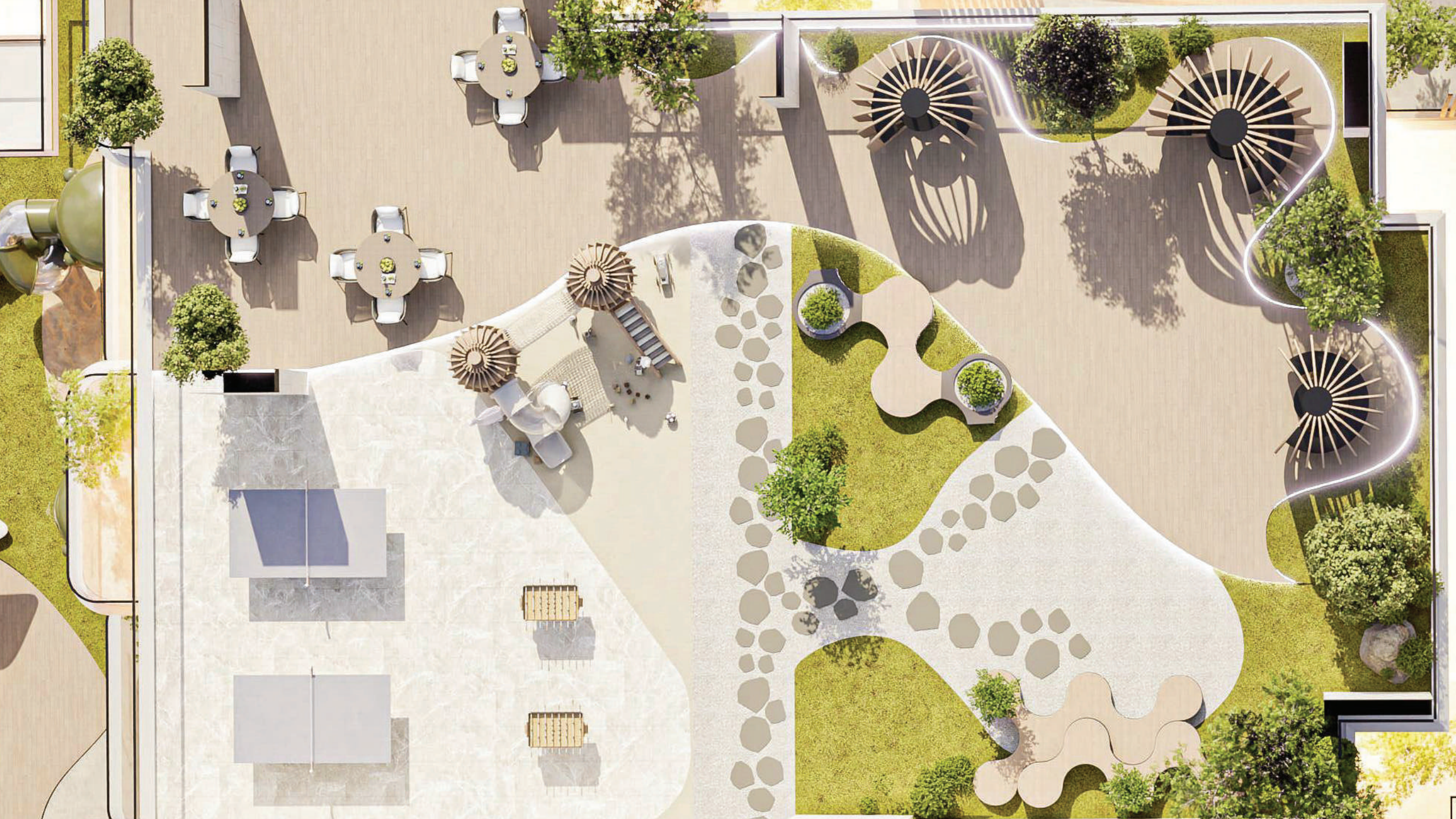
Outdoor Foosball











Starting Price

1 Bedroom	AED 1,899,000	2 Bedroom	AED 2,699,000
3 Bedroom	AED 3,149,000	Townhouse (3 Bedroom)	AED 4,149,000

Pre launch Discount

From AED 100,000 upto AED 200,000

Valid Till **05TH** December 2025

Payment Plan

20% On Booking

5% 1st April 2026

5% 1st July 2026

5% 1st October 2026

5% 1st January 2027

5% 1st April 2027

55% On Completion

Completion Q3 2027

Agency Commission

5% of the Sales Value

6% If sold 3 Units Within 30 Days

Commission will be paid in 48 Hours

After Receiving Signed SPA and Down Payment Along With DLD and Admin Fees

Think Elite
Live Elite



MASHRIQ ELITE
— DEVELOPMENTS —