

FLORA ISLE

BEACHFRONT RESIDENCES

Factsheet

DUBAI ISLANDS

<https://maps.app.goo.gl/WAA3gMyfp9i7GqNr7>



Project

DETAILS

Project Name:	FLORA ISLE	
Developer:	Flora Isle Real Estate Development L.L.C	
Architect:	Joe Tabet & Partners	
Location:	Dubai Islands	
RERA Number:	3440	
Plot Number:	1010608	
Plot Area:	43,419.25 Sq. Ft.	
Height:	B+G+7	
Total Number of Units:	251	
Branded	No	
Anticipated Service Fees:	18 AED / Sq. Ft.	
Anticipated Completion Date:	Q2 2027	
Elevators	2 Residential / 1 Service (Per Block)	
Parking	1BR / 1 Car Park	
	2BR / 1 Car Park	
	3BR / 2 Car Park	
Amenities	Adult's Entertainment Room	Outdoor Kids Play Area
	Squash Court	Garden Seating Area
	Lobby	Sea View Lounge
	Kids Play Area	Lounges & Cabanas
	Multipurpose Room	Wellness Garden
	Gym	Sunken Garden Seating
	Changing Room & Toilets	Hammock Garden
	Indoor Lounge	BBQ Area
	SPA Relaxation Area	Beach Volley Ball
	Toddler Splash Pool	Outdoor Gym
	Outdoor Kids Play Area	Yoga Pavilion
	Running Track	Urban Beach Raised Lap Pool
	Urban Beach Deep Pool	Pool Deck Area
White Goods	Hob, Extant, Dishwasher, Refrigerator, Oven, Microwave & Washing Machine	
Brand of White Goods	Teka or Equivalent	
Sanitary Brand	V&B, BAGNODESIGN, Jaquar or Equivalent	

Amenities

DETAILS

Zone	Ceiling Height (mm)	Area in Sq. Mt.	Area in Sq. Ft.	Dimension LxWxH
Basement Floor - Indoor				
Adult's Entertainment Room	3,200	58.515	629.96	9,700 x 6,000 x 4,450
Squash Court	9,750	57.835	622.47	8,425 x 7,000 x 9,750
Ground Floor - Indoor				
Main Lobby	4,200	162	1,742.69	10,100 x 15,025 x 5,000
Lobby (pool side)	3,200	30.07	323.69	8,425 x 4,650 x 5,000
Kids Play Area	3,200	55.8	600.6	8,225 x 8,000 x 3,500
Multipurpose Room	3,000	58.8	633.3	8,150 x 8,675 x 3,500
Gym	3,000	274.2	2,951.78	33,305 x 8,675 x 3,500
Changing Room & Washrooms	2,500	57.14	615.06	5,600 x 7,000 x 4,850
Indoor Lounge (next to the lounge garden space) x2	4,200	191	2,055.12	9,400 x 12,000 x 5,000
First Floor - Indoor				
SPA Relaxation Area	2,500	98	1,054.89	8,230 x 10,975 x 3,230

Zone	Area in Sq. Mt.	Area in Sq. Ft.
Ground Floor - Outdoor		
Zone 1		
Toddler Splash Pool	97.5	1,049.88
Kids Play Area	467.15	5,022.84
Garden Seating Area	373.08	4,013.24
Sea View Lounge	166.43	1,789.16
Lounges & Cabanas	231.58	2,493.24
Zone 2		
Wellness Garden	362.9	3,904.55
Sunken Garden seating	36.88	397.53
Hammock Garden	20.5	221.67
Outdoor BBQ x2	235.16	2,533.42
Beach Volley Ball	253	2,718.83
Outdoor Gym	66.8	719.01
Yoga Pavilion	110.28	1,187.27
Zone 1 & 2		
Lounge Garden Space x2	125.12	1,347.28
Buffer Landscape x7	714	7,686.18
Viewing Points x7	42.8	460.68
Running Track in meters	721.80 lm.	2368.11 lft.
First Floor - Outdoor		
Urban Beach Deep Pool	150	1,614.40
Urban Beach Raised Lap Pool	50	538.20
Pool Deck area	265.82	2,861.26

EOI PROCESS

To participate in the Expression of Interest campaign and secure your preferred unit, we kindly request that you comply with the following requirements:

1. **Client's Document Required:** Client's Passport Copy and Emirates ID Copy (for UAE Residents).
2. **Signed EOI form** (attached), with correct customer details, valid email address, and phone number to issue the receipt(s).
3. **Payment:** Cheque or Wire Transfer should be in favour of **"FLORA ISLE REAL ESTATE DEVELOPMENT LLC"**.
4. **Cash payment** will be accepted for the EOI campaign up to AED 50,000 for each unit.

Bank Details for Wire Transfer

S.No	Description	Details
1.	Account Name	FLORA ISLE REAL ESTATE DEVELOPMENT LLC
2.	Account No.	3708489321801
3.	IBAN No.	AE140340003708489321801
4.	Swift Code	MEBLAEAD
5.	Bank Name	EMIRATES ISLAMIC BANK
6.	Currency	AED

*Cheque should be in favour of FLORA ISLE REAL ESTATE DEVELOPMENT

Any EOI received not containing the above will not be considered.

Allocation will be on First Come First Serve basis & Receipt issuance confirmation by **"FLORA ISLE REAL ESTATE DEVELOPMENT LLC"**.

Please note, upon unit allocation for all EOI confirmed deals, we require balance payment & documentation for unit booking.

If the client is not able to get the desired unit, EOI will be refunded to the client within 15 working days from the date the client shares the correct account details.

We look forward to receiving your expression of interest and working together to make the "FLORA ISLE" project a landmark.

