

FLORA SHORE

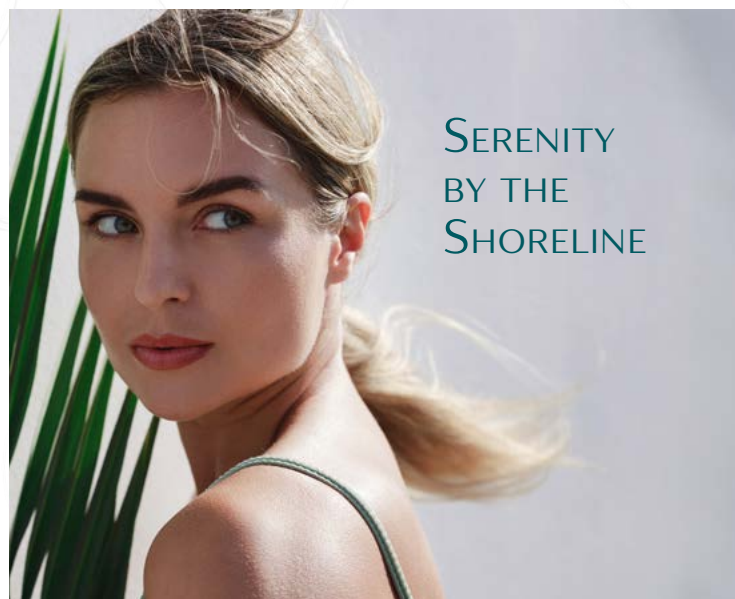
BEACHSIDE RESIDENCES

FACTSHEET

AT FLORA SHORE, REFINED LUXURY UNFOLDS IN PERFECT HARMONY WITH COASTAL SERENITY. THOUGHTFULLY CRAFTED FINISHES CAPTURE THE ENDURING BEAUTY OF THE SHORELINE, CREATING SPACES DESIGNED TO ELEVATE EVERYDAY LIVING.

THIS IS MORE THAN A RESIDENCE.
IT'S A RHYTHM. A RETREAT. A RETURN TO WHAT TRULY MATTERS.

PROJECT NAME	FLORA SHORE BY CALGARY PROPERTIES
DEVELOPER	CALGARY PROPERTIES L.L.C
ARCHITECT	MIMAR ARCHITECTURE + ENGINEERING
LOCATION	DUBAI ISLANDS – ISLAND A
RERA NUMBER	3626
PLOT NUMBER	DIA – R – 0270
PLOT AREA	26,893 SQFT
BUILDING HEIGHT	G+2P+12+R
CEILING HEIGHT	LIVING ROOM 3.2M KITCHEN AND BATHROOM 2.5M
FURNISHED/UNFURNISHED	FURNISHED
TOTAL NUMBER OF UNITS	76 UNITS
ANTICIPATED SERVICE FEES	20 AED / SQFT



SERENITY
BY THE
SHORELINE

ANTICIPATED COMPLETION DATE	Q1 2028
ELEVATORS	2 RESIDENTIAL 1 SERVICE
PARKING/UNIT	2BR 1 CAR PARK 3BR 2 CAR PARK 4BR 2 CAR PARK

FLORA SHORE

BEACHSIDE RESIDENCES

UNIT MIX

TYPE	NO OF UNITS	PERCENTAGE
2 BEDROOM	68	89%
3 BEDROOM	6	8%
4 BEDROOM	2	3%
TOTAL	76	

AMENITIES

AMENITY	SIZE	FLOOR
INDOOR LOUNGE	1,036 SQFT	GROUND
CO-WORKING SPACE	1,139 SQFT	GROUND
OUTDOOR LOUNGE	1,005 SQFT	GROUND
TABLE TENNIS	515 SQFT	GROUND
WATER FEATURE	477 SQFT	GROUND
GYM	525 SQFT	1 ST
KIDS CLUB	430 SQFT	1 ST
SWIMMING POOL	1,200 SQFT	1 ST
OPEN-AIR GYM	518 SQFT	1 ST
KIDS POOL	403 SQFT	1 ST
OUTDOOR CINEMA	507 SQFT	ROOFTOP
YOGA AREA	635 SQFT	ROOFTOP
OUTDOOR KITCHEN	616 SQFT	ROOFTOP
SEATING AREA	78 SQFT	ROOFTOP