

floareá *Grandé*

A GRAND VISION OF EXTRAORDINARY LIVING



MASHRIQ ELITE
DEVELOPMENTS

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An Icon of Luxury & *Grandeur*

With Floareá Residence launched in September 2023, now reaching completion and setting benchmarks for its rapid construction and superior quality within a year, Mashriq Elite Developments is proud to announce its 3rd Residential Project—Floareá Grandé. This new endeavor stands as a testament to our commitment to excellence, offering a more expansive and refined evolution of luxury living, designed to redefine the standards set by its predecessor.

- Fast Pace Construction
- Committed to Handover on Time
- High-End Quality

floareá

RESIDENCE

Launched in September 2023
Currently 85% Completed



A Landmark of *Prestige* in the Heart of Arjan

Nestled in the heart of Arjan, our residential project epitomizes modern living, offering a harmonious blend of comfort and convenience. Surrounded by the captivating Dubai Miracle Garden and Butterfly Garden, this prime location ensures effortless access to Dubai's most iconic and major attractions. The community has a fully developed infrastructure with top-tier hospitals and reputable schools within, along with supermarkets and diverse dining options, just steps away. Experience a lifestyle where every detail is thoughtfully designed to provide a sanctuary of refined comfort.



Leading the *Future* of Urban Living

About The Developer

Mashriq Elite Developments emerges as a symbol of luxury in Dubai's dynamic real estate landscape, renowned for its rich heritage and an extensive portfolio that caters to a wide range of tastes and lifestyles. Every project embodies exceptional craftsmanship, seamlessly combining innovative architecture, functional design and opulent finishes. Our developments stand as a testament to our unwavering commitment to excellence, where architectural beauty harmonizes with everyday luxury.



MASHRIQ ELITE

— DEVELOPMENTS —

Floareá Grandé

In the realm of architectural brilliance, Floareá Grandé is a beacon of extraordinary design, where each creation is a fusion of visionary artistry and meticulous craftsmanship. Every structure embodies a harmonious balance of form and function, bringing to life a bold expression of innovation.

Each spacious apartment is a masterpiece offering expansive layouts that provide the perfect canvas for creating personalized, comfortable living spaces, while the latest in modern amenities ensure a lifestyle of unparalleled convenience. From sleek interiors to thoughtfully designed exteriors, every detail at Floareá Grandé is meticulously designed to elevate daily life.

Experience a
Life of Endless
Possibilities

Studio, 1, 2 & 3 Bedroom Apartments



Key Features of Floareá Grandé

Strategic Location

Located in the heart of Arjan, Floareá Grandé offers an unbeatable location with easy access to major attractions and key transport links.

Spacious Apartments

Designed for comfort and functionality, offering generous living space.

High-End European Tile Flooring

Elegant flooring for a timeless, sophisticated touch.

High-End European Appliances

High-end appliances for culinary excellence.

European Feature Walls

Unique designs that express your personal style.

Built-in Wardrobe

A stylish combination of wood and glass, designed to maximize space while adding a touch of modern elegance.

Designer Interiors

A perfect blend of luxury and practicality in every room.

Exceptional Amenities

Our premium amenities offer an unparalleled living experience, featuring meticulously designed spaces and services that cater to your every need.

Grand Vertical Garden with Water Feature

A stunning fusion of nature and architecture, our vertical garden creates a living tapestry of lush greenery complemented by the soothing sounds of cascading water.

Spacious Balconies

Enjoy expansive outdoor spaces with stunning views.

Natural Garden Atrium

Step into a tranquil oasis where natural light filters through the soaring atrium space, creating an enchanting interplay of light and shadow among carefully curated plantings.

Boutique Entrance

The carefully crafted space sets the tone for the exceptional living experience that awaits within.

Grand Reception Lobby

An architectural masterpiece that welcomes residents and guests with its soaring ceilings, premium finishes, and artful lighting.

Panoramic Elevators

Experience vertical transportation reimaged with our glass-enclosed panoramic elevators.

EV Charging Station

Future-ready and eco-conscious, these stations ensure your electric vehicle is always ready for your next journey.

Smart Home System with ALEXA Voice Assistant

Step into the future of intelligent living with our integrated smart home system. Featuring ALEXA voice assistant, this cutting-edge technology allows you to control lighting, temperature, entertainment, and security with simple voice commands or your smartphone.

ANPR Car Parking System

Our Automatic Number Plate Recognition system provides seamless and secure access to parking space.

An Address That Elevates
the *Standard* of Living



The background is a solid teal color with a subtle, repeating pattern of large, overlapping leaves. The leaves are rendered in a slightly lighter shade of teal, creating a textured, organic feel. The text is centered and reads: Amenities Designed
for a *Distinctive Lifestyle*

Amenities Designed
for a *Distinctive Lifestyle*





Grand Swimming Pool

Outdoor Kids Play Area





Gym

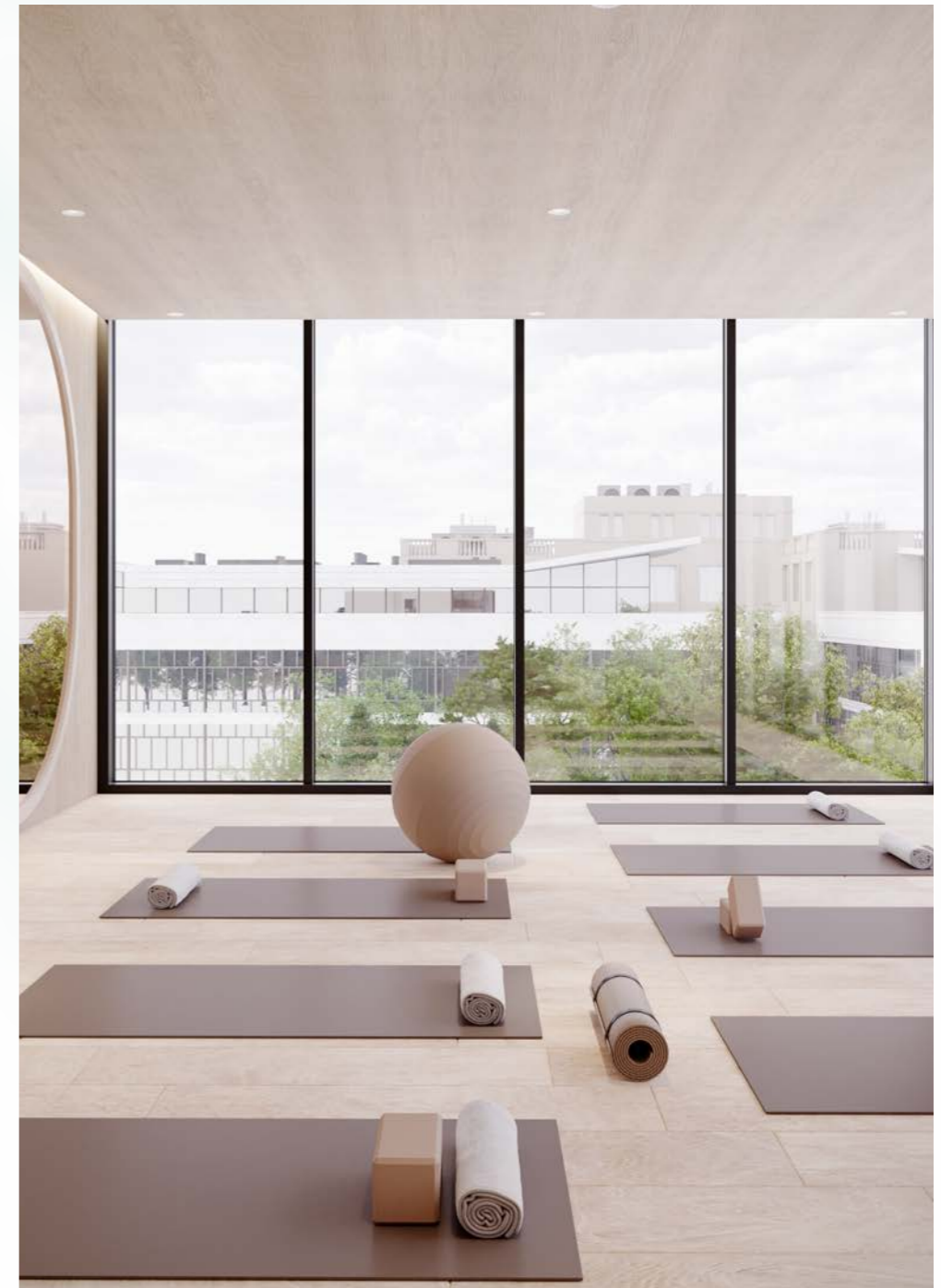
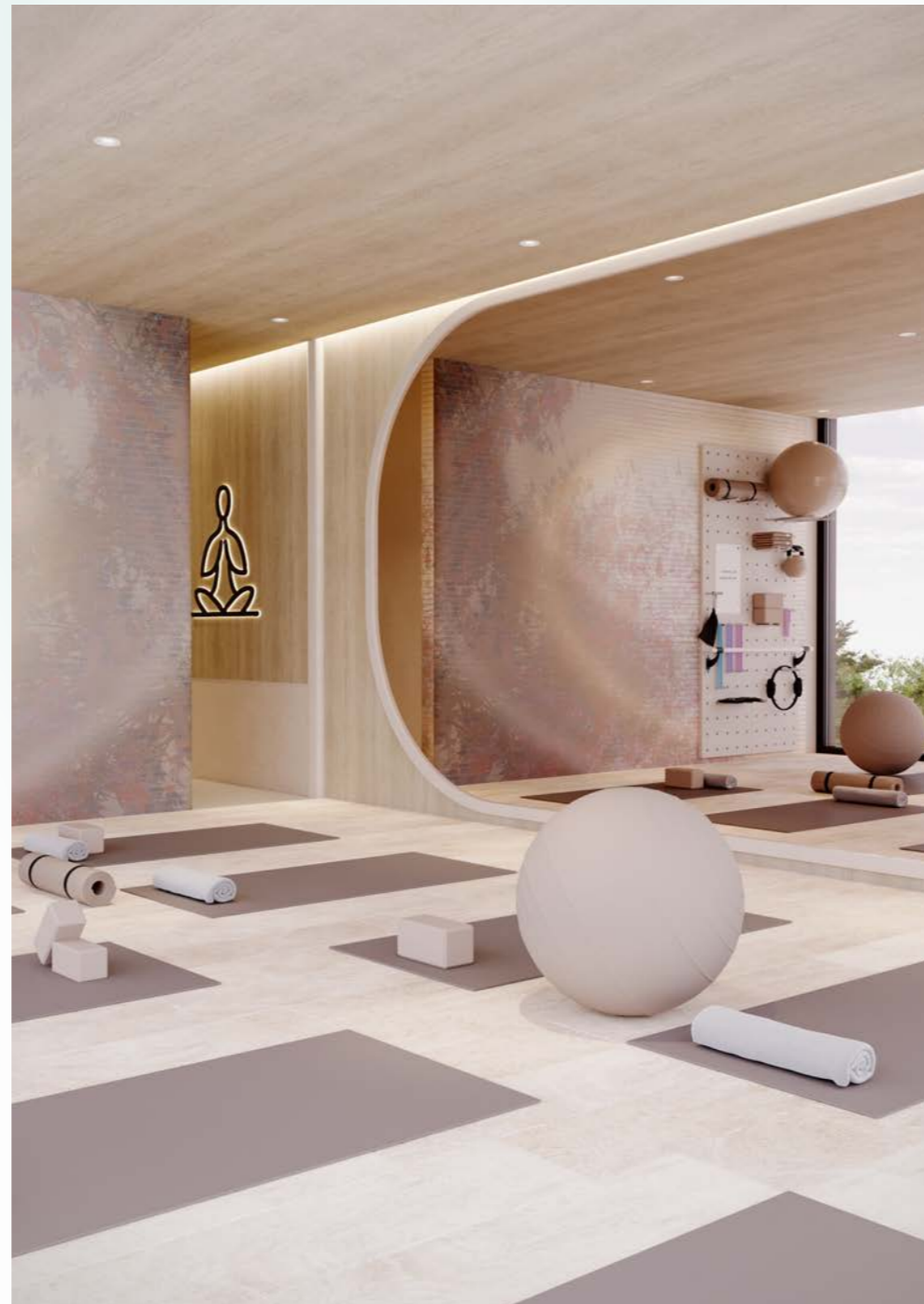
Steam and Sauna



Yoga Studio

Your Journey to Peace Begins Here

Designed with tranquility in mind, it provides a serene space for residents to practice mindfulness, stretch and rejuvenate. Whether you're seeking relaxation or a space to center your thoughts, our yoga studio offers an ideal environment for personal well-being and inner peace.





Club House

A Space Curated for Leisure and Comfort

Designed to provide the perfect escape, it offers an array of first-class facilities and thoughtfully designed space to relax, recharge and indulge. Whether you're looking to unwind with friends or enjoy a moment of tranquility, our Clubhouse is the ideal place to elevate your lifestyle.





BBQ Courtyard

A Culinary Retreat Under the Stars

Our BBQ Courtyard is the perfect fusion of nature, designed to bring people together over the joy of outdoor dining. Surrounded by lush greenery and equipped with premium grilling facilities, it's the ideal setting for savoring delicious meals, creating cherished memories, and enjoying a vibrant community spirit in a serene ambiance.

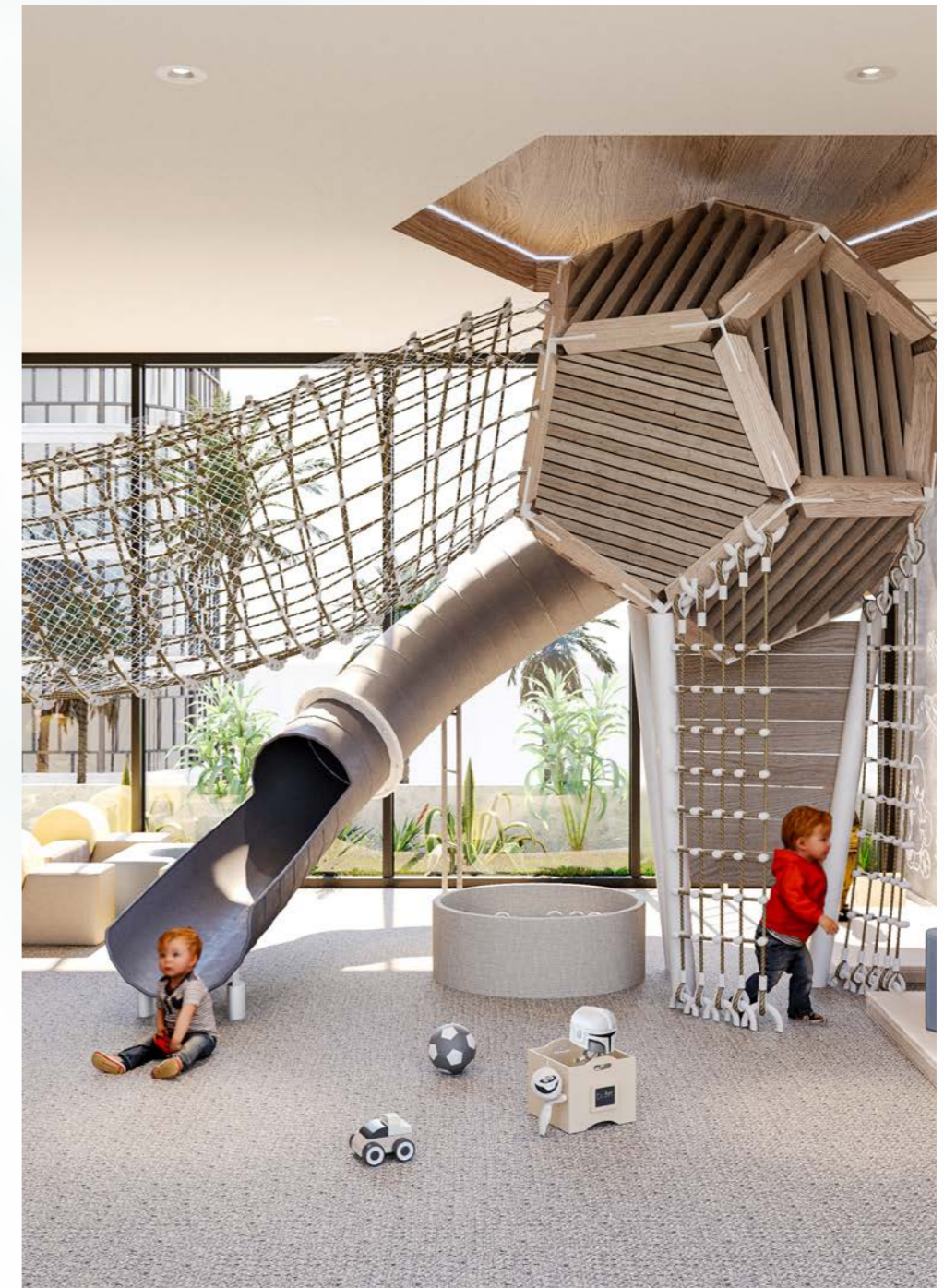


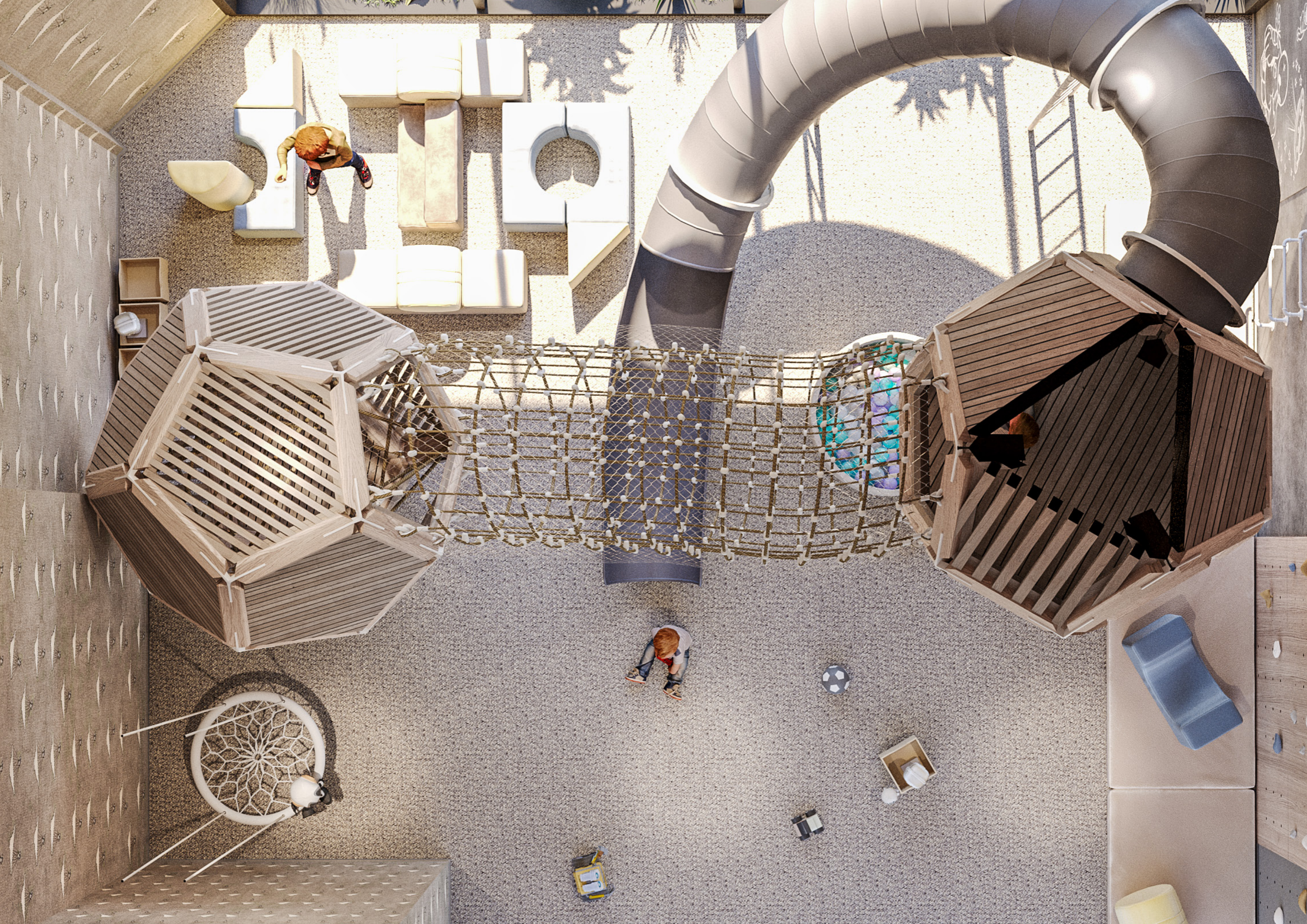


Indoor Kids Play Area

A World of Joy for Little Adventurers

Our Indoor Kids' Play Area is a safe and vibrant haven designed to spark imagination and endless fun. With engaging activities, interactive zones and a secure environment, it's the perfect place for children to explore and create unforgettable memories while parents enjoy peace of mind.





The background is a deep teal color with a subtle, draped fabric texture. A semi-transparent grid of squares is overlaid on the right side of the image. The text is centered on the left side.

Interiors
That Speak
of *Luxury*

Garden Atrium





Grand Entrance

Artistic Lobby



Sculpted Living Room

This living room radiates a sense of calm and refined style, where every detail is thoughtfully crafted. It offers a versatile space that effortlessly transitions from lively social gatherings to peaceful moments of relaxation, creating an atmosphere that enhances both comfort and functionality.



Serene Bedroom

Exuding luxury and comfort, this bedroom offers expansive layout and refined finishes. The addition of exquisite glass and wooden wardrobes provides functionality, seamlessly blending storage with aesthetics. Each room serves as a sanctuary, thoughtfully designed to offer unparalleled comfort.



State-of-the-Art Kitchen

Our state-of-the-art kitchen is designed for both functionality and aesthetics, offering the perfect space for culinary creativity. With top-tier appliances and ample space, this kitchen empowers you to prepare meals with ease and precision, turning every cooking experience into a moment of mastery.



Chic Bathroom

Featuring sleek fixtures, premium materials, and modern design, each bathroom provides a spa-like experience. A perfect space for relaxation and indulgence.

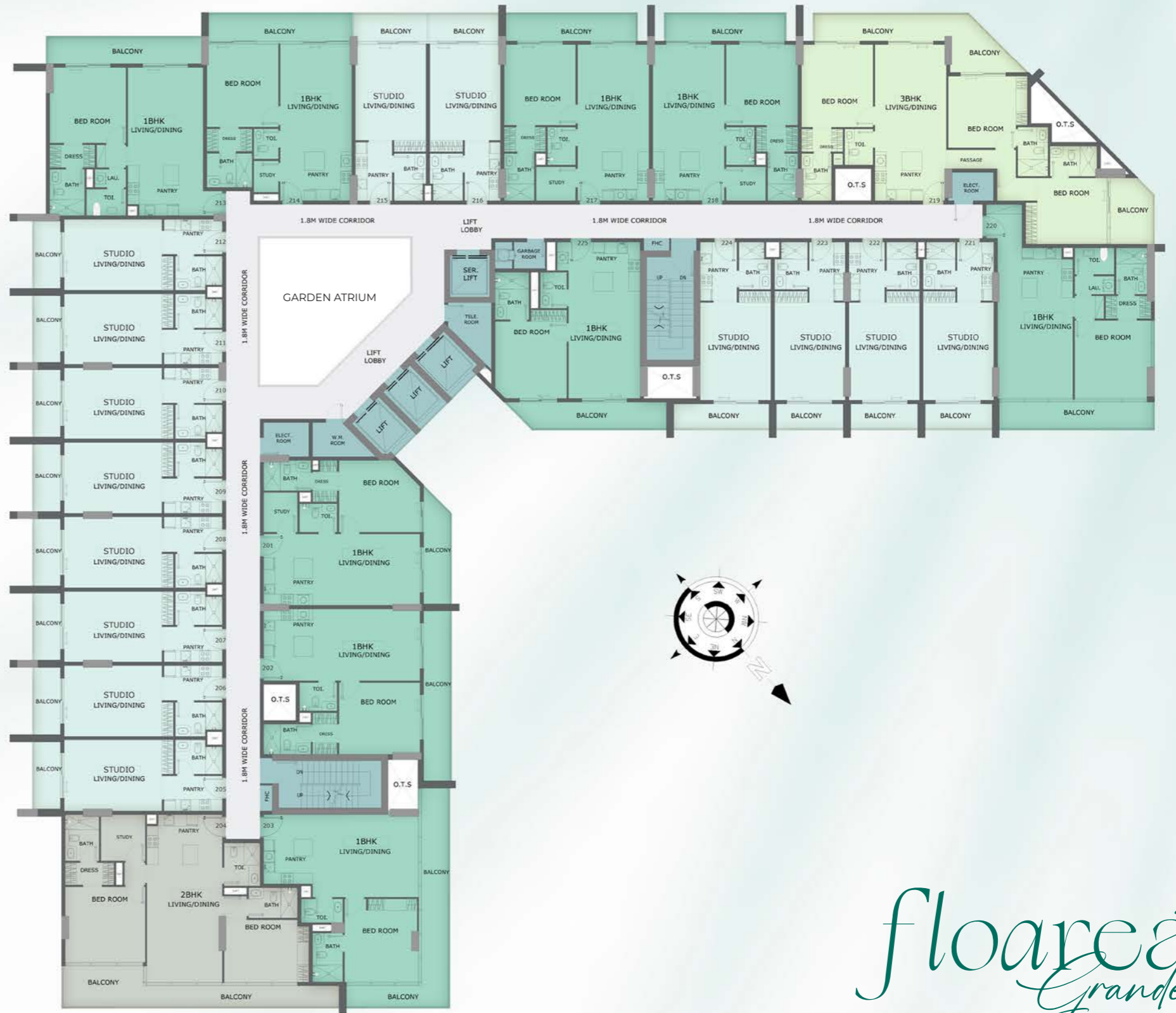






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Typical Floor Plan



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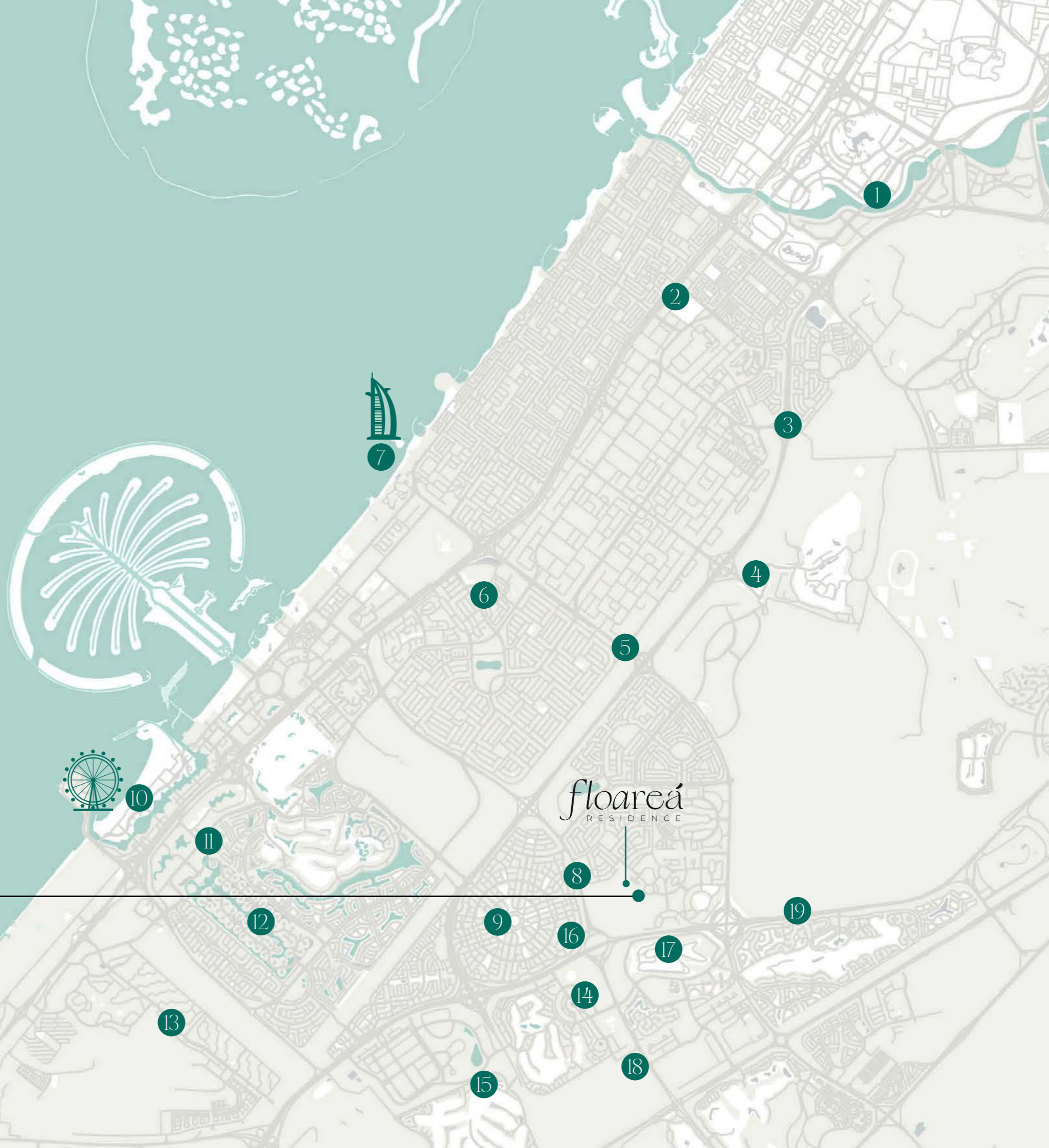
All pictures, plans, layouts, information, data, dimensions and details included in this floor plan are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions.



- 1 Business Bay
- 2 Sheikh Zayed Road
- 3 Al Khail Road
- 4 Dubai Hills
- 5 Umm Suqeim
- 6 Mall of the Emirates
- 7 Burj Al Arab
- 8 Hessa Street
- 9 Jumeirah Village Circle
- 10 Dubai Marina
- 11 Jumeirah Lake Towers
- 12 Jumeirah Islands
- 13 Discovery Gardens
- 14 Dubai Sports City
- 15 Jumeirah Golf Estates
- 16 Dubai Butterfly Garden and Miracle Garden
- 17 Dubai Autodrome
- 18 Dubai Studio City
- 19 Sheikh Muhammad Bin Zayed Road

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Grandé

Arjan - Dubailand

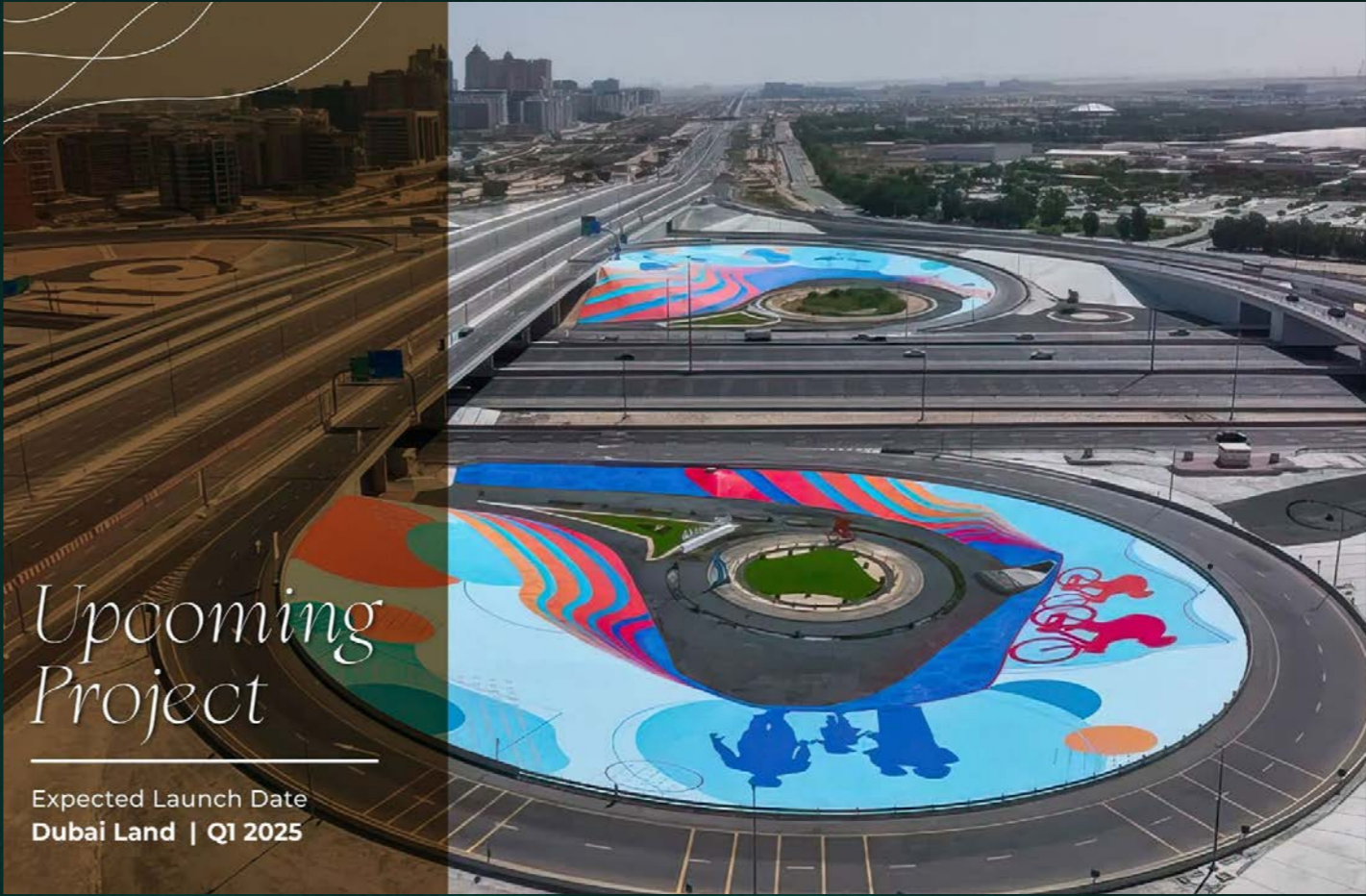


floareá *Vista*

Launched in June 2024



Our Upcoming Chapters in Prestige Living



Upcoming Project

Expected Launch Date
Dubai Land | Q1 2025



Upcoming Project

Expected Launch Date
JVC | Q2 2025



Upcoming Project

Expected Launch Date
Dubai Island | Q2 2025



Al Mashriq

Group of Companies

Al Mashriq Group is your trusted partner in Real Estate, Project Development, and Telecommunication. With over two decades of experience, we have become pioneers in these industries, having a network not only in the UAE but also across the United States, Europe, Singapore, Saudi Arabia, and the wider region.

Project Development

Our collateral team of highly skilled professionals collaborates closely with architects, engineers, contractors, and local authorities to ensure successful project delivery, adhering to the highest standards of quality, sustainability, and safety.

Our success stems from our commitment to customer satisfaction, innovation, and delivering tailored solutions. We excel in on-time, on-budget, high-quality project delivery. We adapt to industry trends, embrace technology, and thrive on overcoming challenges.

Choose Al Mashriq Group as your partner to ignite possibilities, unlock potential, and elevate your projects to new heights of success.

Telecommunication

As technology continues to advance rapidly, the telecommunication industry plays a pivotal role in connecting people globally. In the Telecommunications segment, we have a strong presence with an extensive supply chain and trading network. Our deep understanding of clientele needs allows us to provide top-notch services, solutions, trading, and supply chain management.

Real Estate

In the realm of Real Estate, we specialize in a wide range of services including property development, investment, sales, and management in the Asian & Middle-East Regions. We have successfully completed a substantial count of residential and commercial segments in the region, catering to the evolving needs of our clients.

Design Centre

Design is at the core of what we do. Our design and architecture services are a blend of innovation and practicality, where aesthetics harmoniously meet functionality. Our team of visionary architects and designers works closely with clients to understand their unique visions and needs.



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— DEVELOPMENTS —

Developing
Elite Lifestyles