



# EDGEWATER

## RESIDENCES

### PHASE III

### About the location

Dubai Islands is a visionary 17-square-kilometer waterfront destination by Nakheel, designed to redefine luxury coastal living. This master-planned development features 40 km of new coastline and 21 km of pristine sandy beaches, offering residents and visitors a seamless blend of nature and urban sophistication. The community will be home to 30,000+ residential properties, upscale shopping, fine dining, and cutting-edge wellness facilities, ensuring a perfect balance of relaxation, recreation, and luxury.

### Why buy?

- Largest mall in the area within walking distance
- Just a minute away from the beach
- Spacious community area
- 10-year Golden visa eligibility

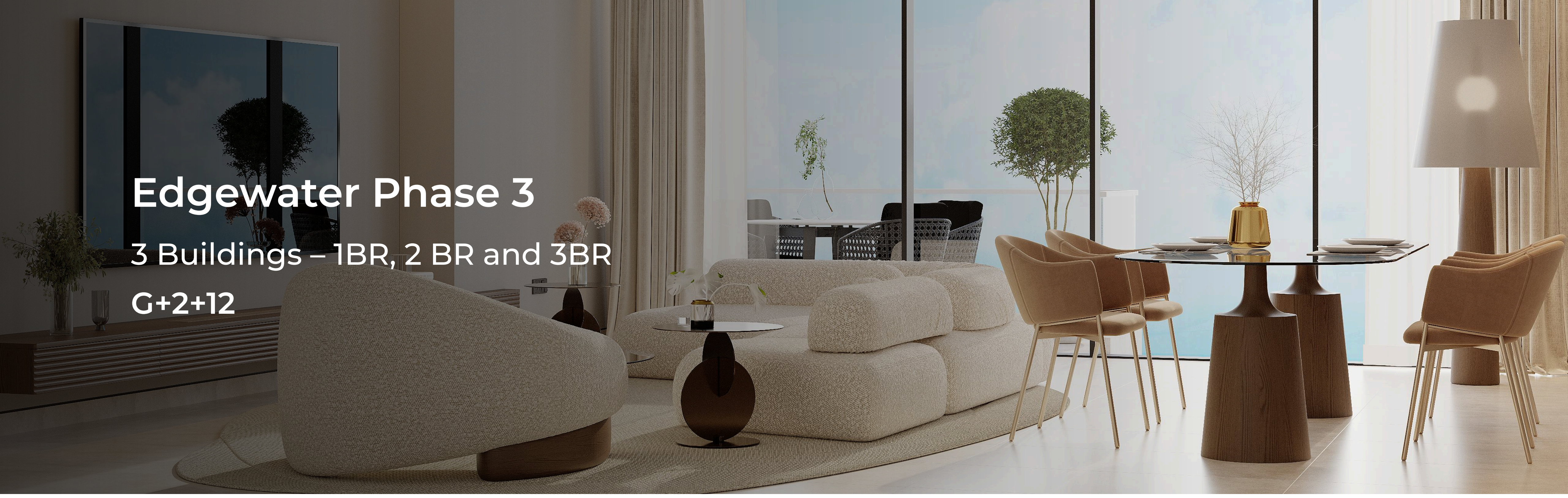
### About the project

#### Phase 3 – The Final & Most Exclusive Chapter

- Premium quality 1, 2 & 3-bedroom apartments
- 3 elegant 12-storey towers
- Sea & golf course views
- Designed by renowned American architects AYENK

### Payment plan - 35/65

Booking	5%	Mar-25
1st Installment	10%	60 days
2nd Installment	5%	Sep-25
3 Installment	10%	Dec-25
4th Installment	5%	Mar-26
Handover	65%	Dec-26



### Edgewater Phase 3

3 Buildings – 1BR, 2 BR and 3BR  
G+2+12

### Tower A and C

Average price per Sq Ft **2,242**

1 - bedroom	23
2 - bedroom	46
3 - bedroom	12
	<b>81</b>

### Tower B

Price per Sq Ft **2,220**

1 - bedroom	120
2 - bedroom	13
3 - bedroom	33
	<b>166</b>

### A,B,C Tower

Units	No. of Units	Area Sq.ft. (from)	Starting Price
1 - bedroom	166	646 sq.ft	1,68M AED
2- bedroom	105	1,081 sq. ft	2,50M AED
3 - bedroom	57	1,533 sq.ft	3,25M AED

### Dimensions

- Lobby ceiling - 4m ceiling height
- Parking height for G floor = 6m
- Podium level - 3.60 m
- - 2nd podium level - 3.60 m clear height and it varies in the ramp areas

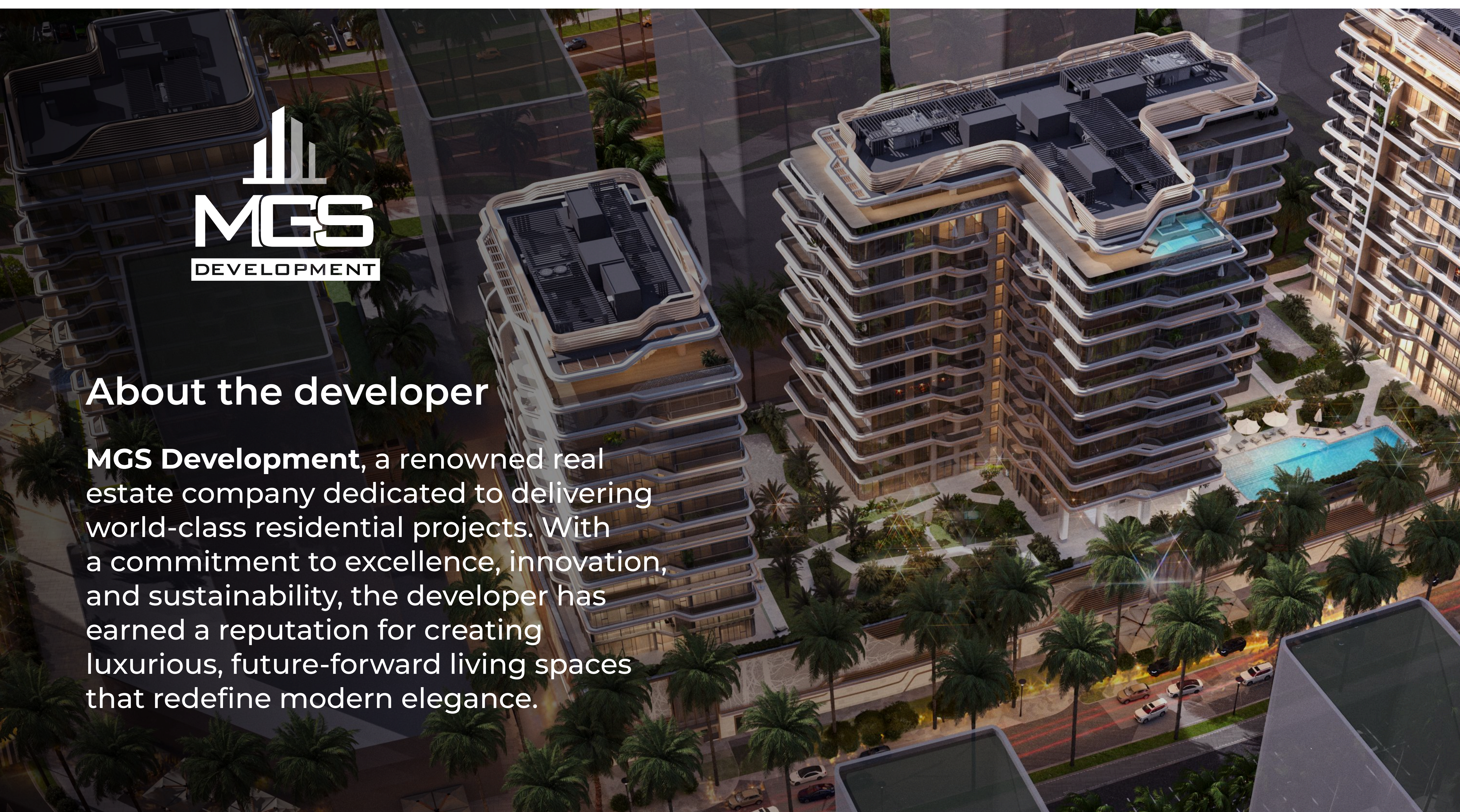
### Amenities

#### Swimming pool

- Adult Pool 19,05m x 7,5m Depth 1,5m
- Kids Pool 8,8m x 5,9m Depth 0.5m

#### Indoor amenities

- Kids playing room - 70 sq.m.
- Gym - 170 sq.m (male and female changing rooms)
- **3 Common rooms** (meeting, coworking) – Tower B 75 sq. m  
Tower A & C 40 sq.m



### About the developer

**MGS Development**, a renowned real estate company dedicated to delivering world-class residential projects. With a commitment to excellence, innovation, and sustainability, the developer has earned a reputation for creating luxurious, future-forward living spaces that redefine modern elegance.