

FLORA SHORE

BEACHSIDE RESIDENCES

A large, powerful ocean wave is captured in mid-crash, its white-capped crest curving over the deep blue and green water. The sunlight is reflected in the spray and on the surface of the water, creating a bright, glowing effect. The sky above is a clear, pale blue.

WHERE THE WALK LEADS TO SERENITY



CALGARY PROPERTIES LLC, HEADQUARTERED IN THE UAE AND BACKED BY THE TRUSTED LEGACY OF BEST GROUP, MARKS A BOLD NEW CHAPTER IN REAL ESTATE DEVELOPMENT.

FROM CEMENT, ROOFING SHEETS AND PVC FOAM BOARDS TO AGGREGATES AND READY MIX CONCRETE, BEST GROUP HAS LONG PROVIDED THE ESSENTIAL MATERIALS BEHIND COUNTLESS SUCCESSFUL PROJECTS. WE NOW BRING THE SAME COMMITMENT OF QUALITY, INNOVATION AND RELIABILITY TO THE UAE.

WITH EXCELLENCE IN CONSTRUCTION AND AN EXCEPTIONAL VISION FOR THE FUTURE, WE BELIEVE IN CONSTRUCTING HOMES THAT SHOWCASE CRAFTSMANSHIP AND BUILDS SUSTAINABLE COMMUNITIES.





FLORA REALTY REDEFINES CONVENTIONAL REAL ESTATE DEVELOPMENT BY BLENDING INNOVATION, STRATEGIC PLANNING AND SUSTAINABLE PRACTICES TO CREATE SPACES THAT ARE BOTH MEANINGFUL AND ENDURING. OUR JOURNEY BEGINS WITH STRATEGIC LAND ACQUISITION, IN DEPTH MARKET RESEARCH AND FEASIBILITY ANALYSIS, FOLLOWED BY INNOVATIVE DESIGN, PRECISE EXECUTION AND EXCEPTIONAL CONSTRUCTION.

BUILT ON THE LEGACY OF FLORA HOSPITALITY, A TRUSTED NAME IN THE UAE AND INDIA FOR OVER 25 YEARS, WE DELIVER THE SAME VALUES OF EXCELLENCE, SERVICE AND TRUST TO REAL ESTATE. AS PART OF THE FLORA GROUP, OUR DEVELOPMENTS REFLECT A DEEP COMMITMENT TO QUALITY, SUSTAINABILITY, AND COMMUNITY IMPACT. WITH THOUGHTFULLY CRAFTED MARKETING AND SALES STRATEGIES, WE ENSURE OUR PROJECTS RESONATE WITH THOSE WHO CALL THEM HOME.

AT FLORA REALTY, WE DON'T JUST BUILD STRUCTURES, WE CRAFT EXPERIENCES THAT ENRICH LIVES, FOSTER CONNECTIONS AND STAND THE TEST OF TIME.

LOCATION MAP



2 MINS
ISLAND A
YACHT
MARINA



3 MINS
ISLAND D
SPORTS
COUNTRY
CLUB HOUSE
COURSE



5 MINS
DUBAI ISLANDS
MALL



10 MINS
ISLAND C
GOLF COURSE



11 MINS
WATERFRONT
MARKET



18 MINS
DUBAI FESTIVAL
CITY



18 MINS
DUBAI
INTERNATIONAL
AIRPORT



25 MINS
MUSEUM OF
THE FUTURE



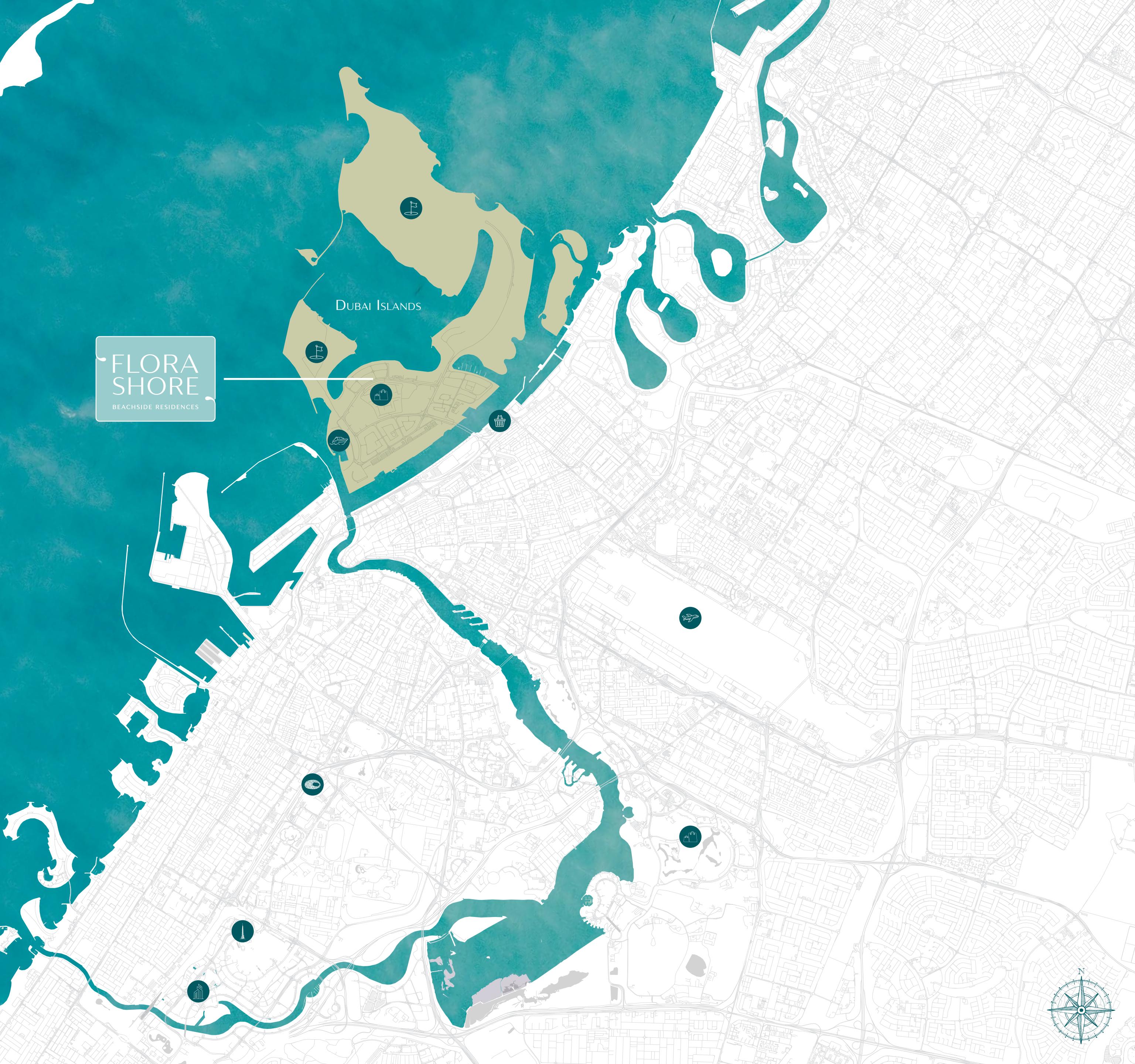
31 MINS
BUSINESS BAY



35 MINS
BURJ KHALIFA
AND DUBAI MALL



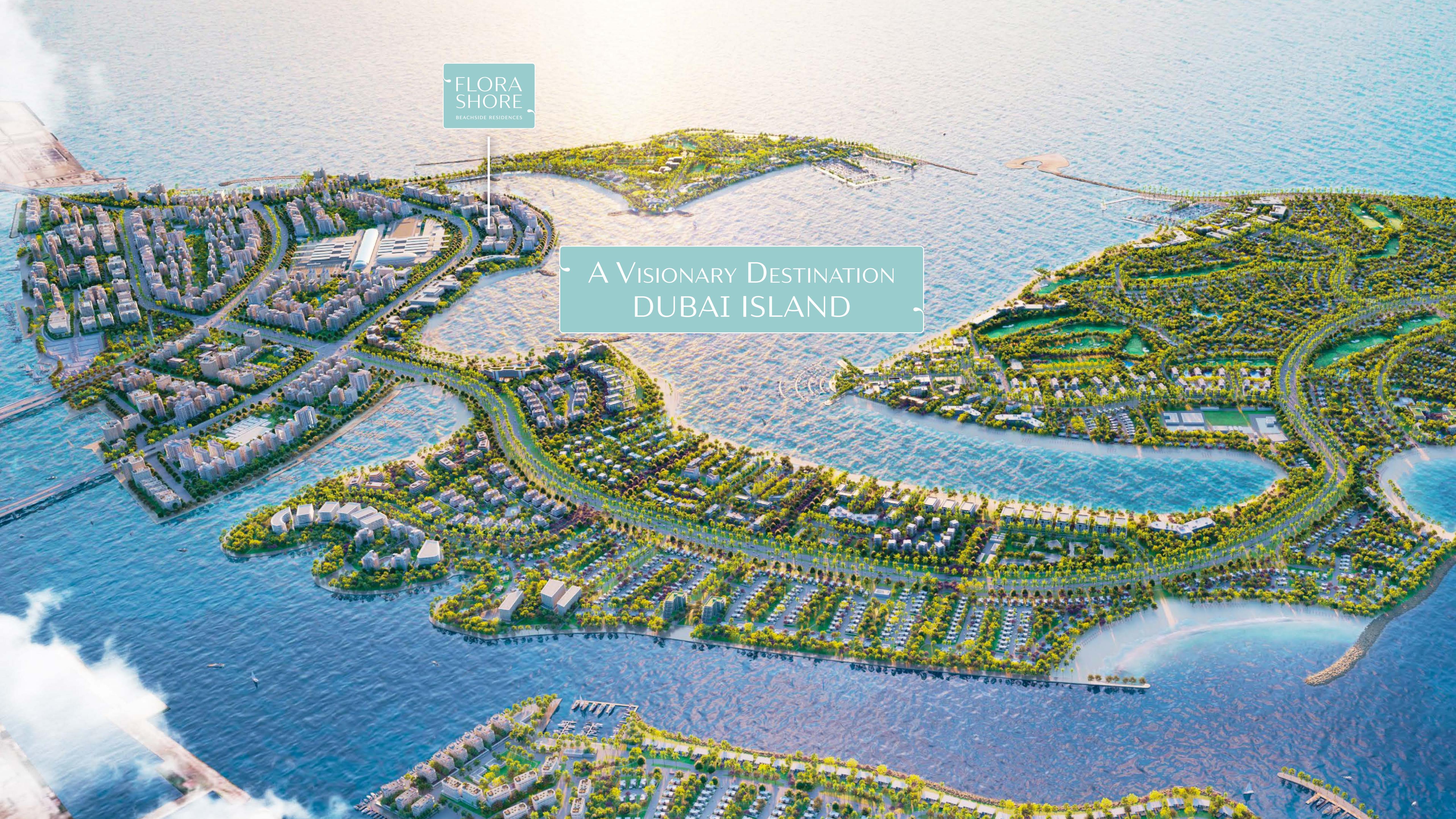
40 MINS
BURJ AL ARAB



FLORA
SHORE
BEACHSIDE RESIDENCES



A VISIONARY DESTINATION
DUBAI ISLAND



DUBAI ISLANDS MASTERPLAN



ISLAND A

1. WATERFRONT RESIDENTIAL COMMUNITY
2. ART AND CULTURAL DISTRICT
3. URBAN ISLAND COMMUNITY
4. MALL
5. BEACH

ISLAND B

6. WATERFRONT RESORTS
7. BEACH FRONT RESIDENTIAL
8. COMMUNITY PARK

ISLAND C

9. MARINA VILLAGE
10. WELLNESS RESORT
11. 18 HOLE GOLF COURSE
12. GOLF RESIDENTIAL
13. OASIS PARK
14. FAMILY RESORT
15. BEACH

ISLAND D

16. BEACH FRONT RESIDENTIAL
17. GOLF RESIDENTIAL
18. 9 HOLE GOLF COURSE
19. BEACH

ISLAND E

20. LUXURY PRIVATE ISLAND COMMUNITY





A RETREAT, RECONNECTED

AT FLORA SHORE, CALM DOESN'T MEAN DISTANCE. LOCATED ALONG THE VIBRANT BEACH WALK, JUST MOMENTS FROM THE SHORELINE AND STEPS FROM THE MALL, IT'S WHERE EVERYDAY LIFE MEETS THE QUIET LUXURY OF PRESENCE. THOUGHTFULLY CRAFTED SPACES REFLECT THE ELEGANCE OF COASTAL LIVING WITHOUT LEAVING THE HEART OF CONNECTION BEHIND.

THIS IS MORE THAN A RESIDENCE.
IT'S A RHYTHM. A RETURN TO BALANCE.
A WAY TO LIVE CLOSE TO IT ALL.

Plot Location

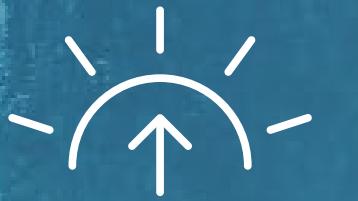




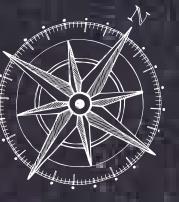
FLORA
SHORE
BEACHSIDE RESIDENCES



SUNSET



SUNRISE



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BUILDING STRUCTURE

| | |
|-----------|---|
| TYPICAL 1 | 1 ST FLOOR |
| TYPICAL 2 | 2 ND , 4 TH , 6 TH FLOOR |
| TYPICAL 3 | 3 RD , 5 TH , 7 TH FLOOR |
| TYPICAL 4 | 8 TH TO 10 TH FLOOR |
| TYPICAL 5 | 11 TH AND 12 TH FLOOR |



FACADE



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DROP - OFF



LOBBY

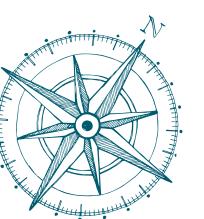


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AMENITIES

AMENITIES GROUND FLOOR

| | |
|---------------------|------------|
| 1. INDOOR LOUNGE | 1,036 SQFT |
| 2. CO-WORKING SPACE | 1,139 SQFT |
| 3. OUTDOOR LOUNGE | 1,005 SQFT |
| 4. TABLE TENNIS | 515 SQFT |
| 5. WATER FEATURE | 477 SQFT |



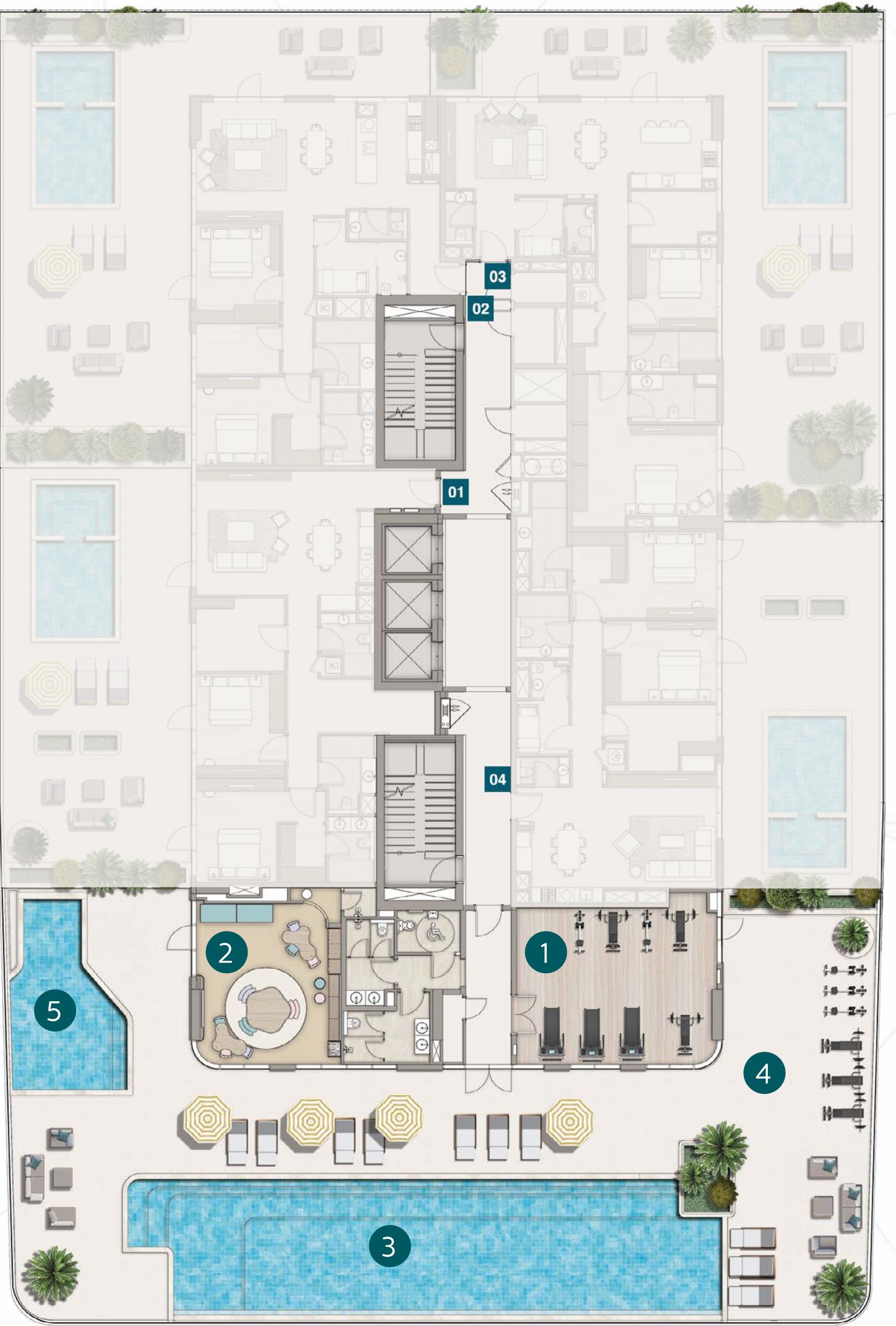
OUTDOOR LOUNGE



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AMENITIES 1ST FLOOR

| | |
|------------------|------------|
| 1. GYM | 525 SQFT |
| 2. KIDS CLUB | 430 SQFT |
| 3. SWIMMING POOL | 1,200 SQFT |
| 4. OPEN-AIR GYM | 518 SQFT |
| 5. KIDS POOL | 403 SQFT |



SWIMMING POOL



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TYPICAL FLOOR PLANS

1ST FLOOR

2 BEDROOMS

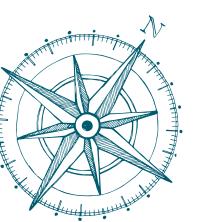
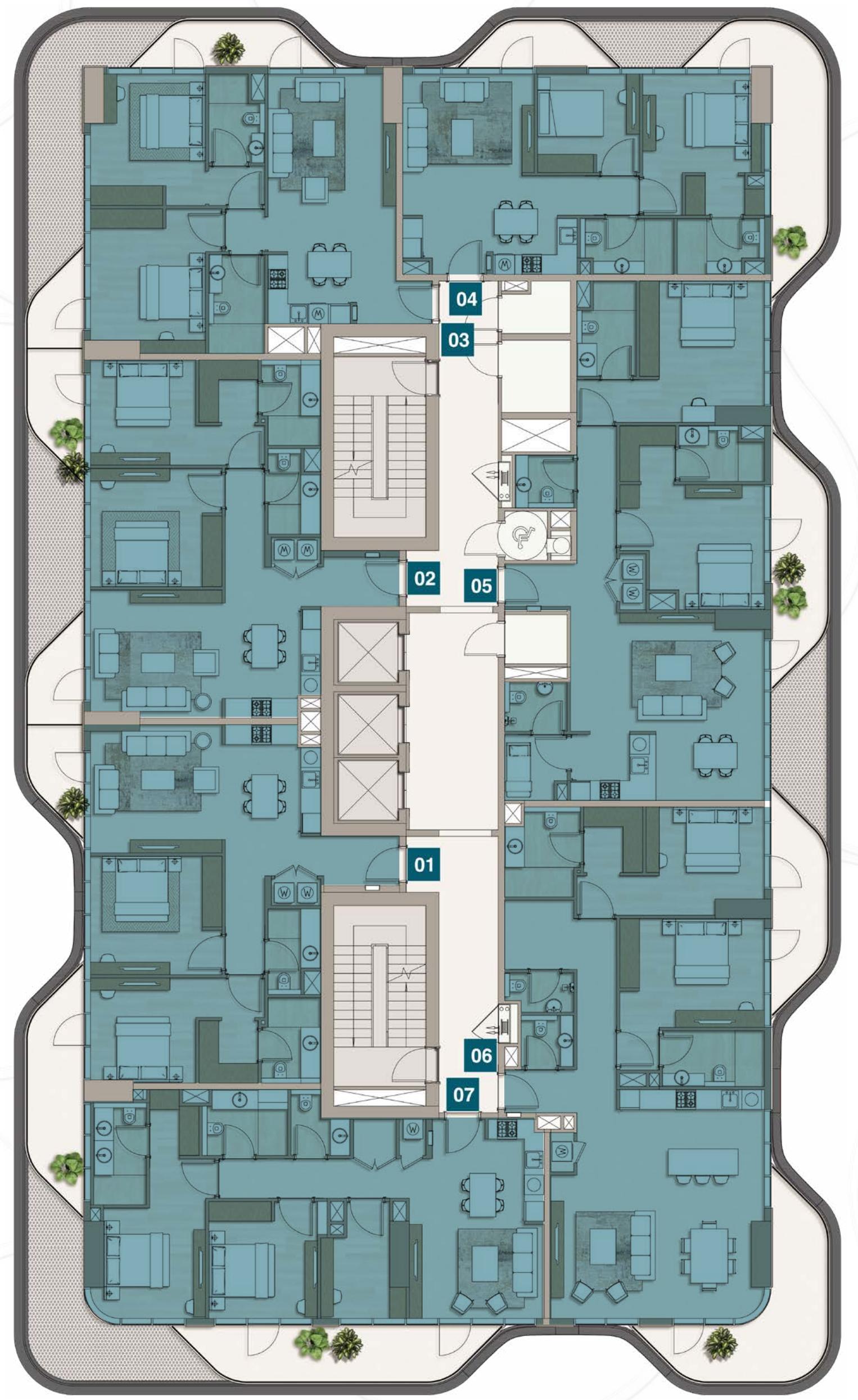
4 UNITS



2ND, 4TH, 6TH FLOOR

2 BEDROOMS

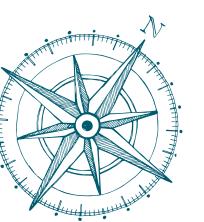
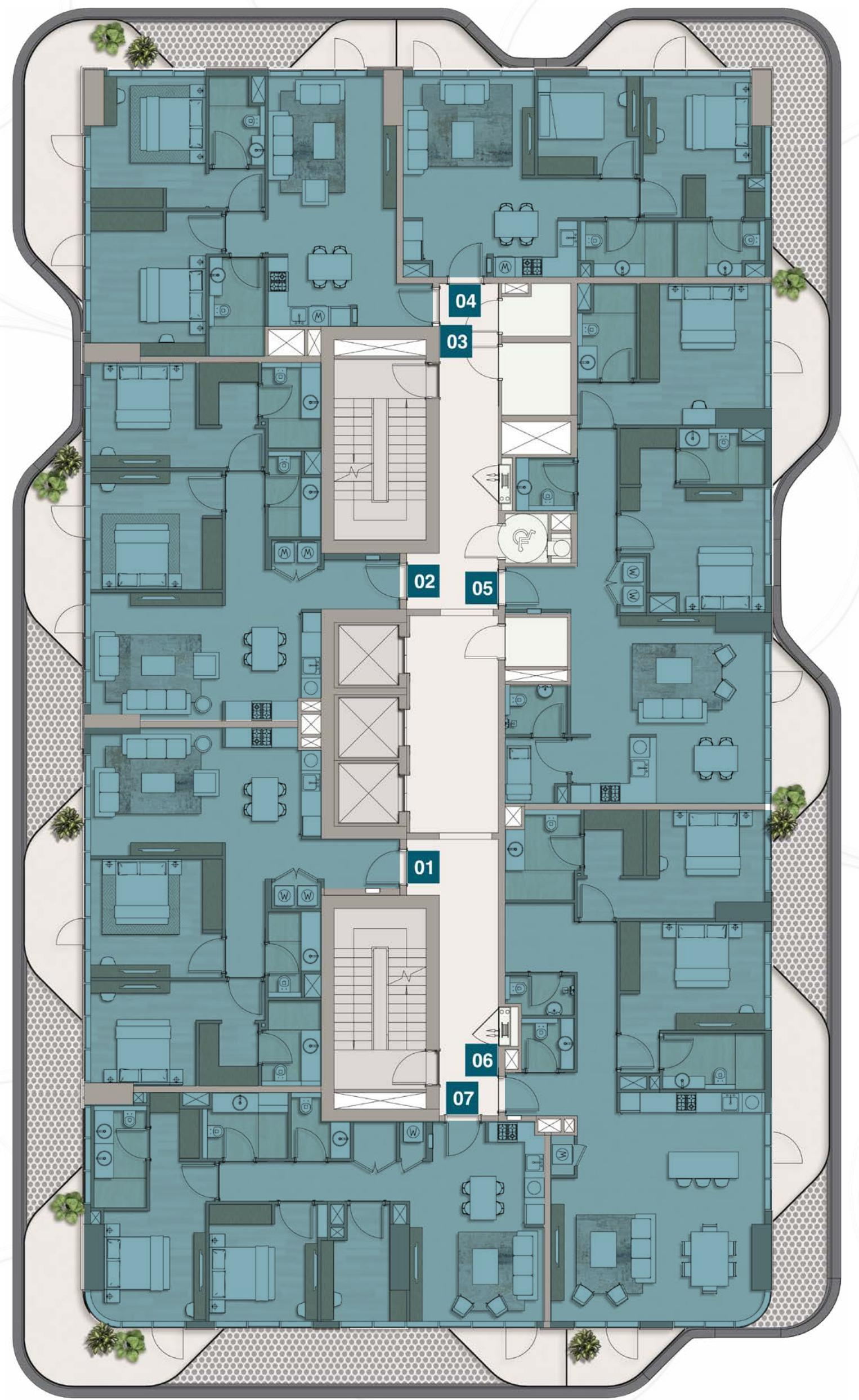
7 UNITS



3RD, 5TH, 7TH FLOOR

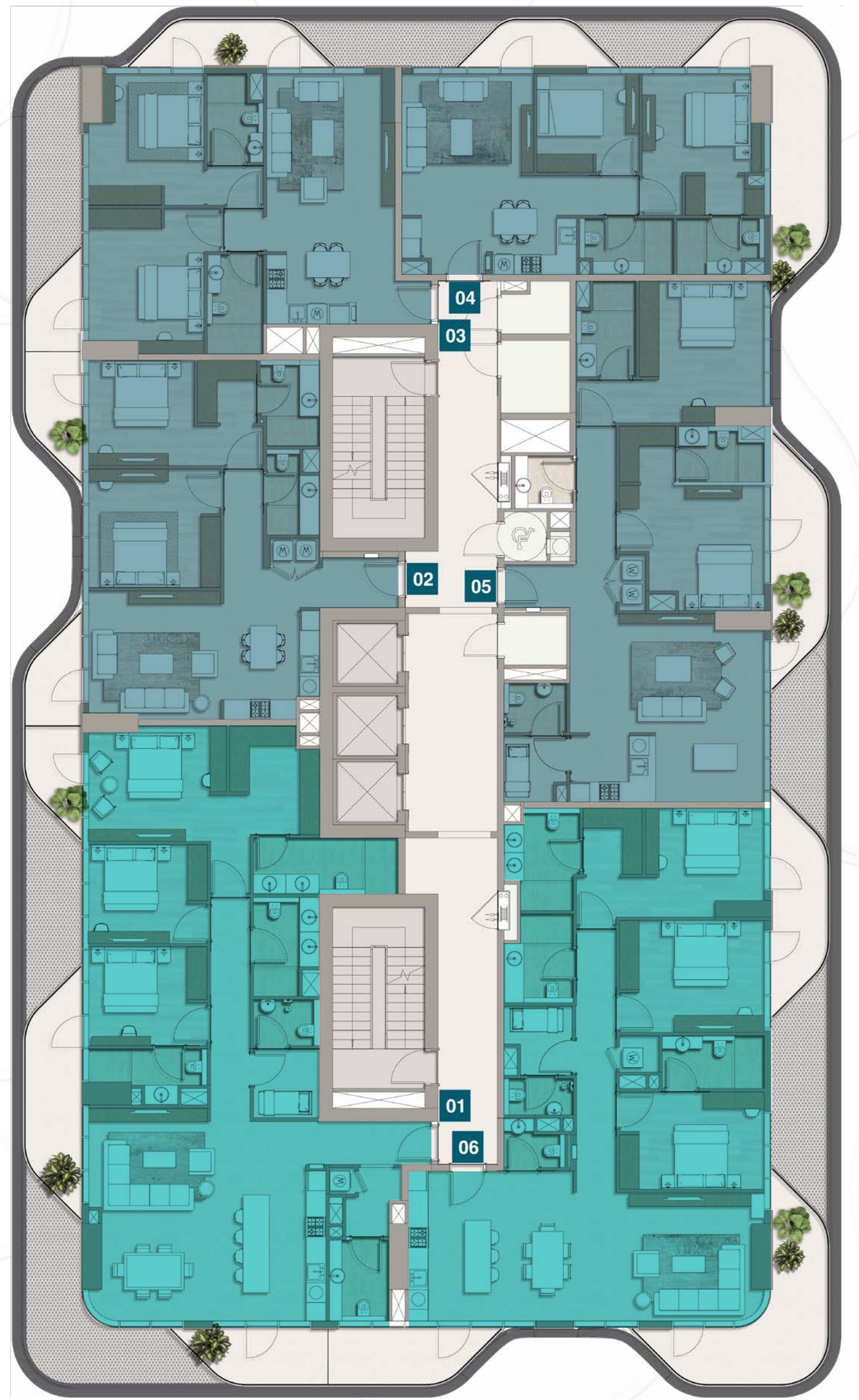
2 BEDROOMS

7 UNITS



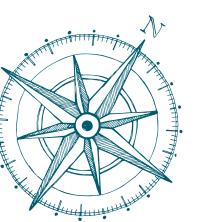
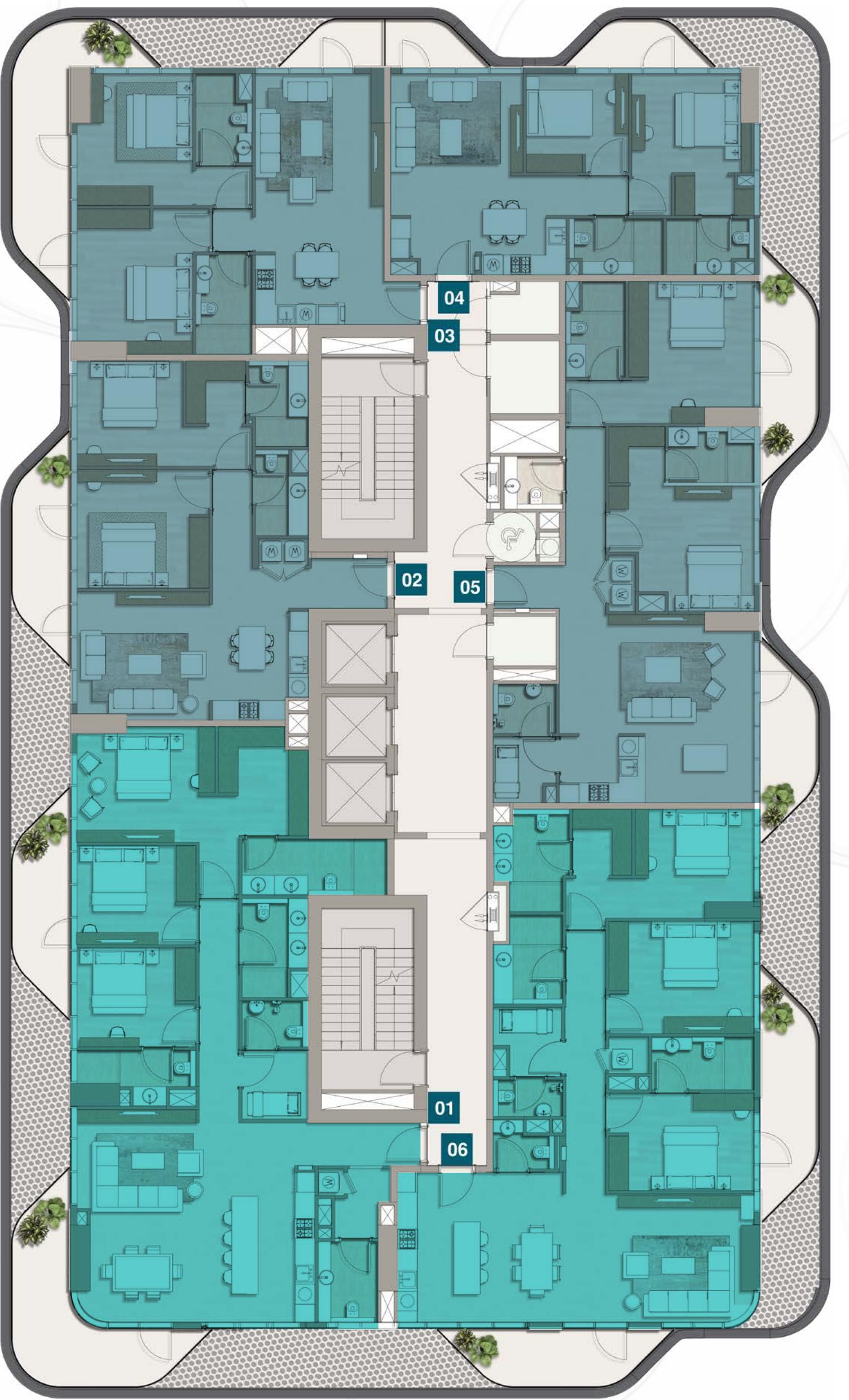
8TH AND 10TH FLOOR

| | | |
|-----------|---------|---|
| 2 BEDROOM | 4 UNITS |  |
| 3 BEDROOM | 2 UNITS |  |



9TH FLOOR

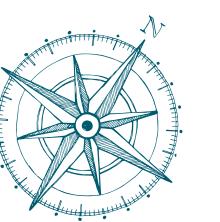
| | | |
|-----------|---------|---|
| 2 BEDROOM | 4 UNITS |  |
| 3 BEDROOM | 2 UNITS |  |



11TH FLOOR

2 BEDROOM 5 UNITS 

4 BEDROOM 1 UNIT 



12TH FLOOR

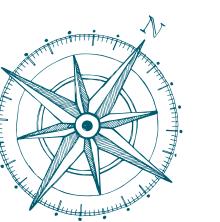
2 BEDROOM

5 UNITS



4 BEDROOM

1 UNIT



2BR LIVING & DINING



2BR MASTER BEDROOM



ROOFTOP AMENITIES

AMENITIES ROOFTOP

| | |
|-------------------------|----------|
| 1. OUTDOOR CINEMA | 507 SQFT |
| 2. YOGA AREA | 635 SQFT |
| 3. OUTDOOR KITCHEN | 616 SQFT |
| 4. SEATING AREA | 78 SQFT |
| 5. OUTDOOR SEATING AREA | |
| 6. WATER FEATURE | |



PROJECT DETAILS

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



WHY INVEST IN DUBAI ISLANDS

INVESTING IN DUBAI ISLAND, PART OF DUBAI'S AMBITIOUS DEVELOPMENT, OFFERS COMPELLING BENEFITS.

THIS EXPANSIVE, MIXED USE DEVELOPMENT IN THE HEART OF DUBAI'S HISTORIC DEIRA PRESENTS SIGNIFICANT OPPORTUNITIES ACROSS RESIDENTIAL, COMMERCIAL, RETAIL, AND HOSPITALITY SECTORS.

HERE ARE KEY REASONS TO INVEST IN DUBAI ISLAND:



STRATEGIC LOCATION
AND CONNECTIVITY



WATERFRONT
LIFESTYLE



ATTRACTIVE RENTAL
YIELDS AND ROI



BEACH ACCESS



VIBRANT COMMUNITY AND
CULTURAL INTEGRATION



INDICATIVE UNIT SIZE AND PRICE

50/50 PAYMENT PLAN

| TYPE | STARTING SIZE |
|---------------------------|---------------|
| 2 BEDROOM | 983 SQFT |
| 2 BEDROOM - MAIDS / STUDY | 1,284 SQFT |
| 2 BEDROOM - PODIUM | 2,278 SQFT |
| 3 BEDROOM | 1,855 SQFT |

STARTING PRICE ₩2,258,888

FURNISHED

ESTIMATED COMPLETION DATE

Q1 2028

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 "**Calgary Properties L.L.C**".
- 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 | Calgary Properties L.L.C |
| 2. | Account No. | 0800 008176 001 |
| 3. | IBAN No. | AE38 0040 0008 0000 8176 001 |
| 4. | Swift Code | ABKKAED |
| 5. | Bank Name | Al Ahli Bank of Kuwait K.S.C.P. |
| 6. | Branch | Abu Baker Al Siddique Road, Dubai, United Arab Emirates |
| 7. | Currency | AED |

*Cheque should be in favour of Calgary Properties LLC

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

Allocation will be on First Come First Serve basis & Receipt issuance confirmation by "**Calgary Properties L.L.C**".

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 21 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 SHORE" project a landmark.



