

TECHNICAL BROCHURE



Flora Isle transcends the ordinary, blending the beauty of pristine beachfront living with exceptional amenities that nurture a balanced lifestyle.

Here, nature's grandeur meets thoughtful design, offering residents unrivaled access to wellness spaces and vibrant community hubs.

With every detail crafted to elevate the island experience, Flora Isle isn't just a place to live, it's the perfect sanctuary to call home.



#### Location Map



2<sub>MINS</sub> Island A Yacht Marina



4mins Island D Sports Country Club House Course



5<sub>MINS</sub> Dubai Islands Mall



**10**mins Island C Golf Course



11mins Waterfront Market



**18**mins Dubai Festival City



**18**<sub>MINS</sub> Dubai International Airport



25<sub>mins</sub> Museum of the Future



31<sub>MINS</sub> Business Bay

















## Site Masterplan

Plot Number	1010608
Plot Area	43,419.25 Sq. Ft.



# 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
Anitcipated Service Fees	18 AED / Sq. Ft.
Anticipated Completion Date	Q2 2027
Elevators	2 Residential / 1 Service (Per Block)

	1BR	1 Car Park
Parking	2BR	1 Car Park
	3BR	2 Car Park

#### Unit Mix

Unit	Isle 1	o 1   Iclo 2	Isla 1 Isla 2	Isle 1 Isle 2 Isle 3 Total Count	2 Islo 7	Total Count	Total Count	%	Indicative Range (sq.ft)	
Offic	ISIC 1	ISIC Z	ISIC 3	iotal Court	Total Court 70	min	max			
1BR	37	15	37	89	35%	750	900			
2BR	51	38	51	140	56%	1,200	1,400			
3BR	8	6	8	22	9%	2,000	3,000			
Total	96	59	96	251	100%					





#### **Basement Floor**



Adult's Entertainment Room

Indoor Squash Court

#### **Ground Floor**





Lobby



Indoor Kids Play Area



Multipurpose Room







Changing Room & Washrooms





Indoor Lounge



Toddler Splash Pool
Outdoor Kids Play Area



Lounges & Cabanas



€ Wellness Garden

Sunken Garden Seating



Hammock Garden



**BBQ** Area

Beach Volley Ball



Outdoor Gym

Running Track

Yoga Pavilion

#### First Floor



22 Indoor Spa Relaxation Area

Urban Beach Deep Pool

Urban Beach Raised Lap Pool



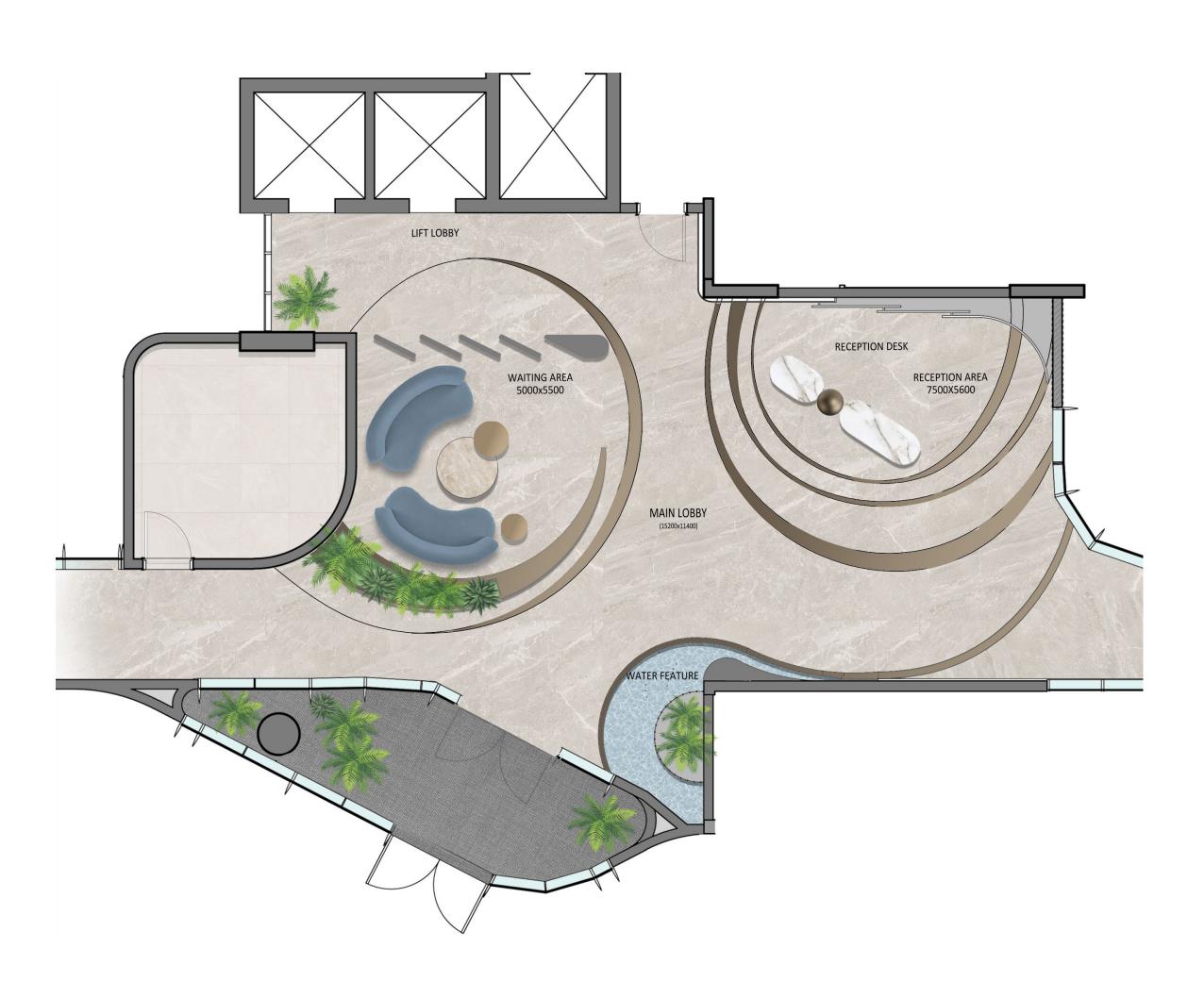
Pool Deck Area



# Main Lobby

Ground Floor - Indoor - Isle 2 1,743 Sqft.

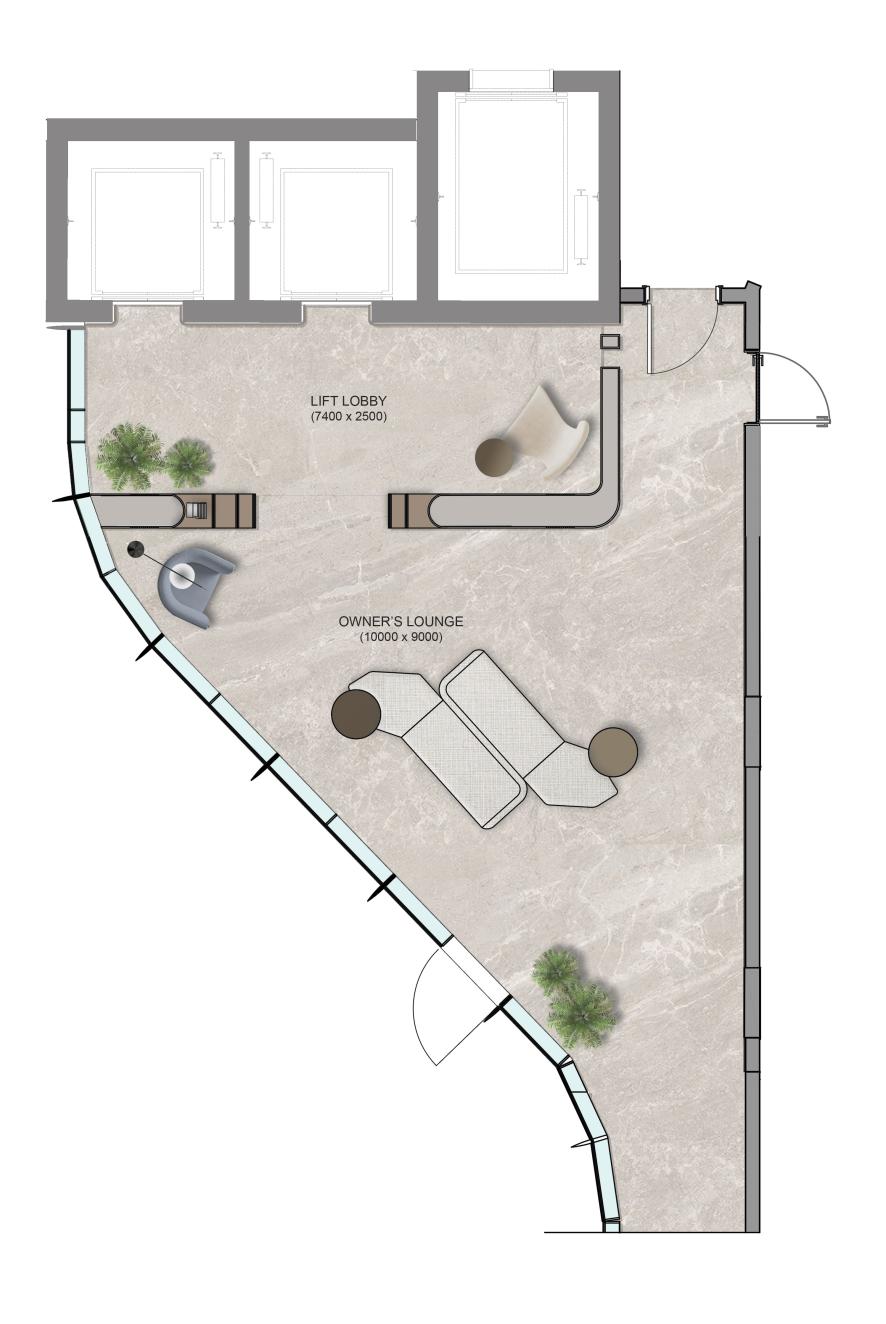




## Indoor Lounge

Ground Floor - Indoor - Isle 1 & 3 2,055 Sqft.

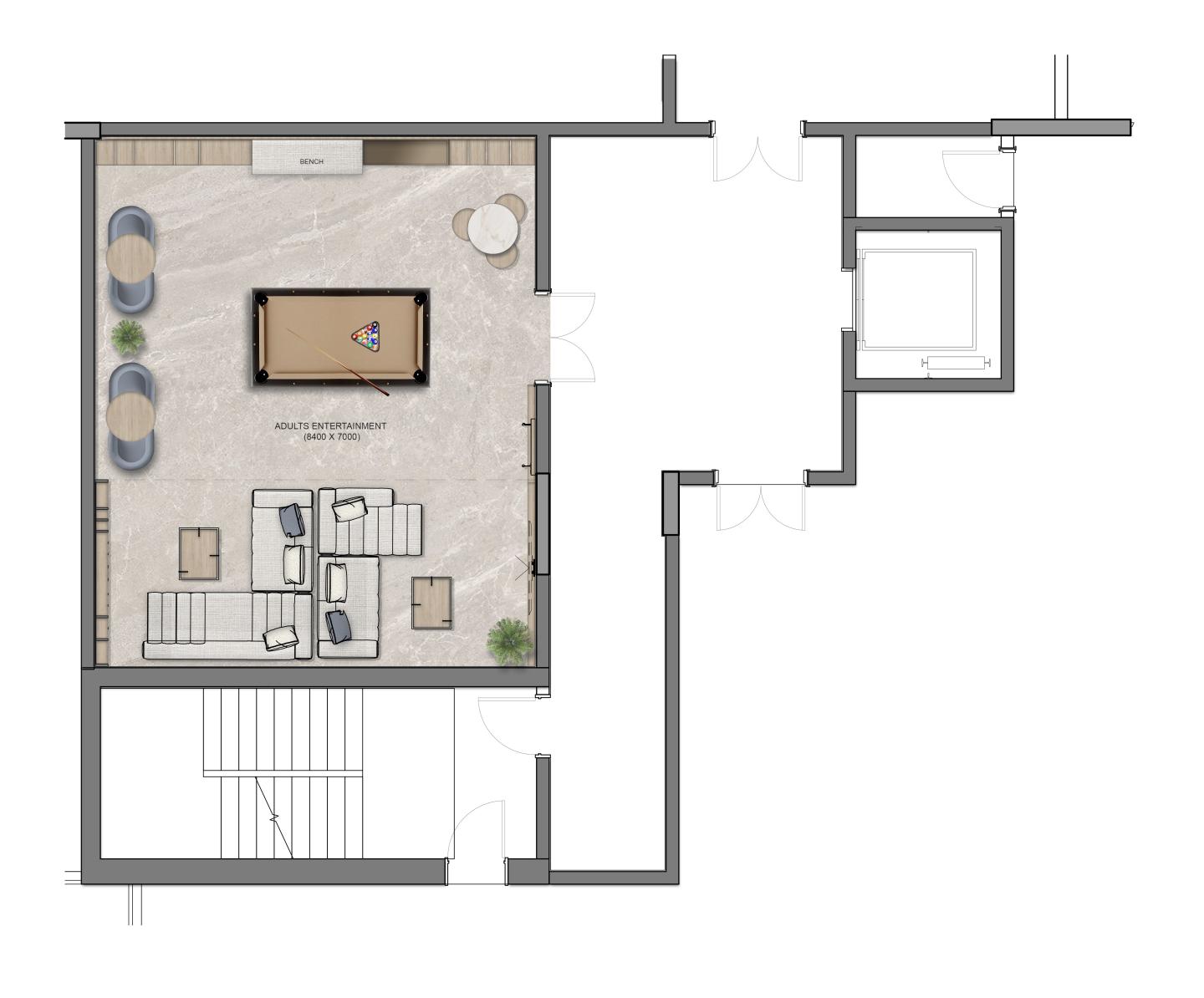




#### Adult's Entertainment Room

Basement Floor - Indoor 630 Sqft.

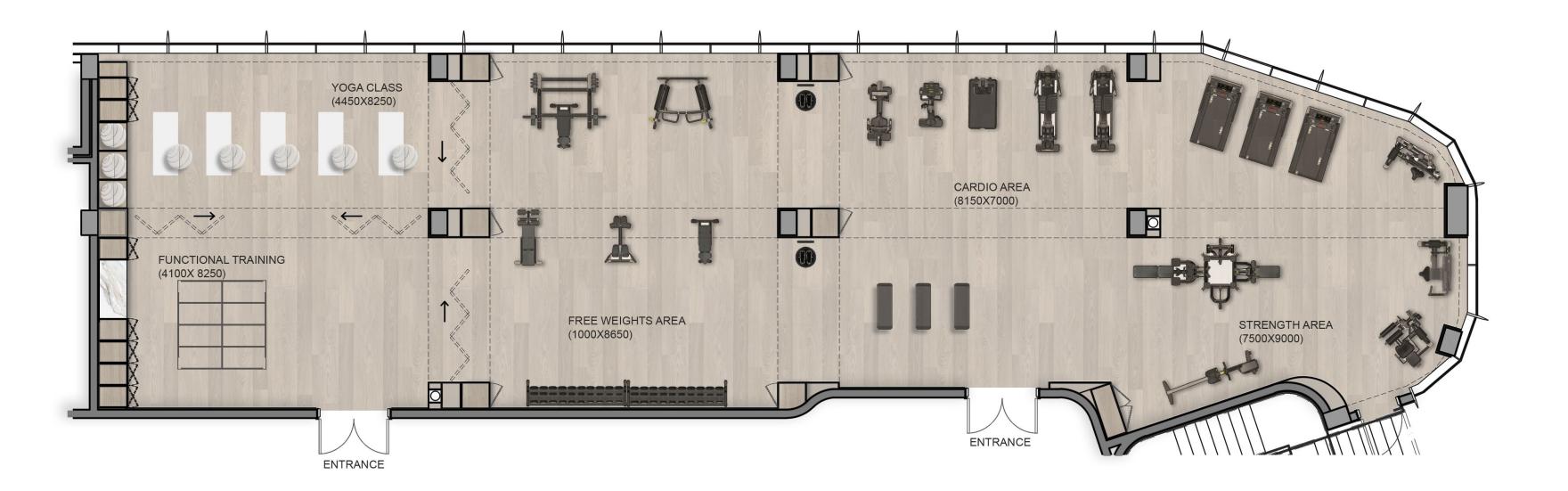




Gym

Ground Floor - Indoor - Isle 2 2,952 Sqft.

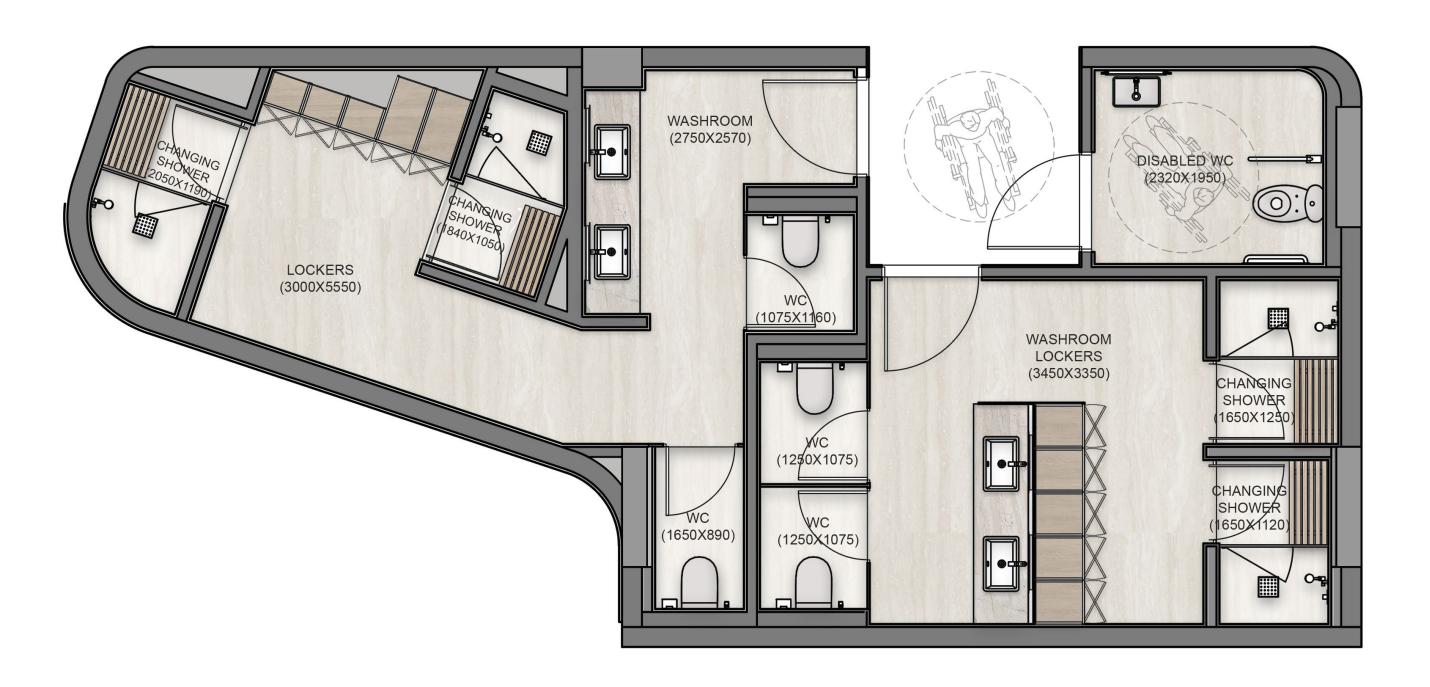




#### Changing Room & Washrooms

Ground Floor - Indoor - Isle 2 615 Sqft.

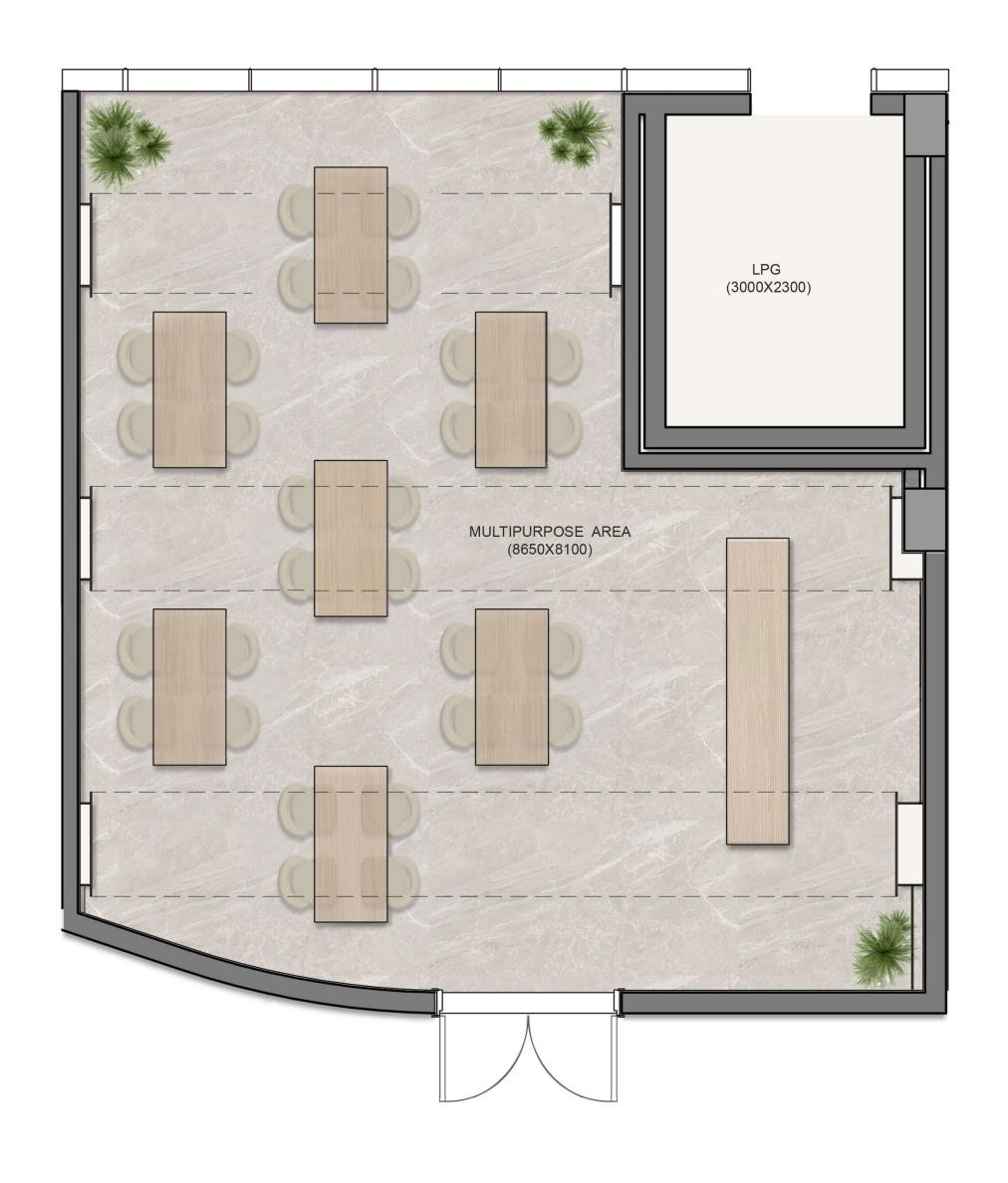




## Multipurpose Room

Ground Floor - Indoor - Isle 2 633 Sqft.

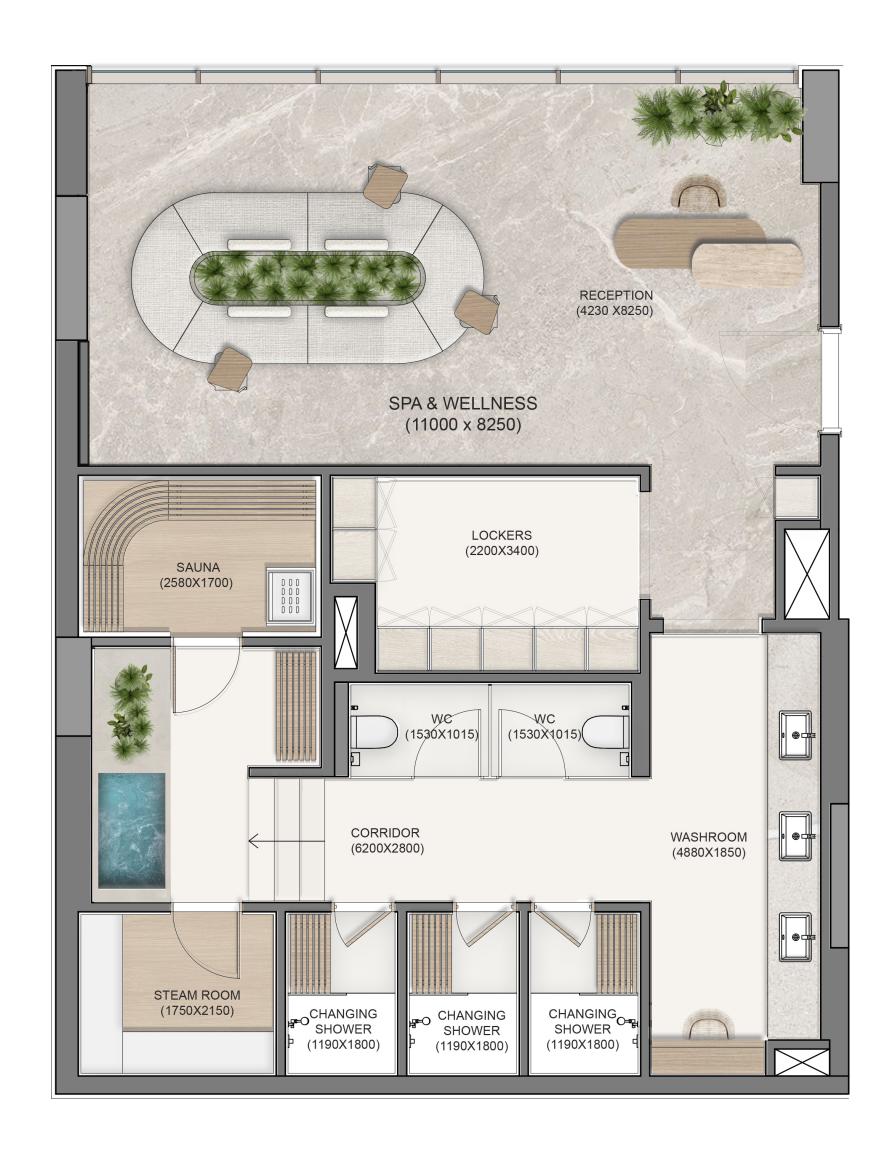




Spa

First Floor - Indoor - Isle 2 1,055 Sqft.





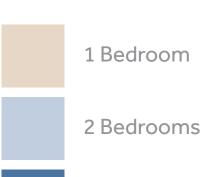
Floor Plans

#### Building Configuration

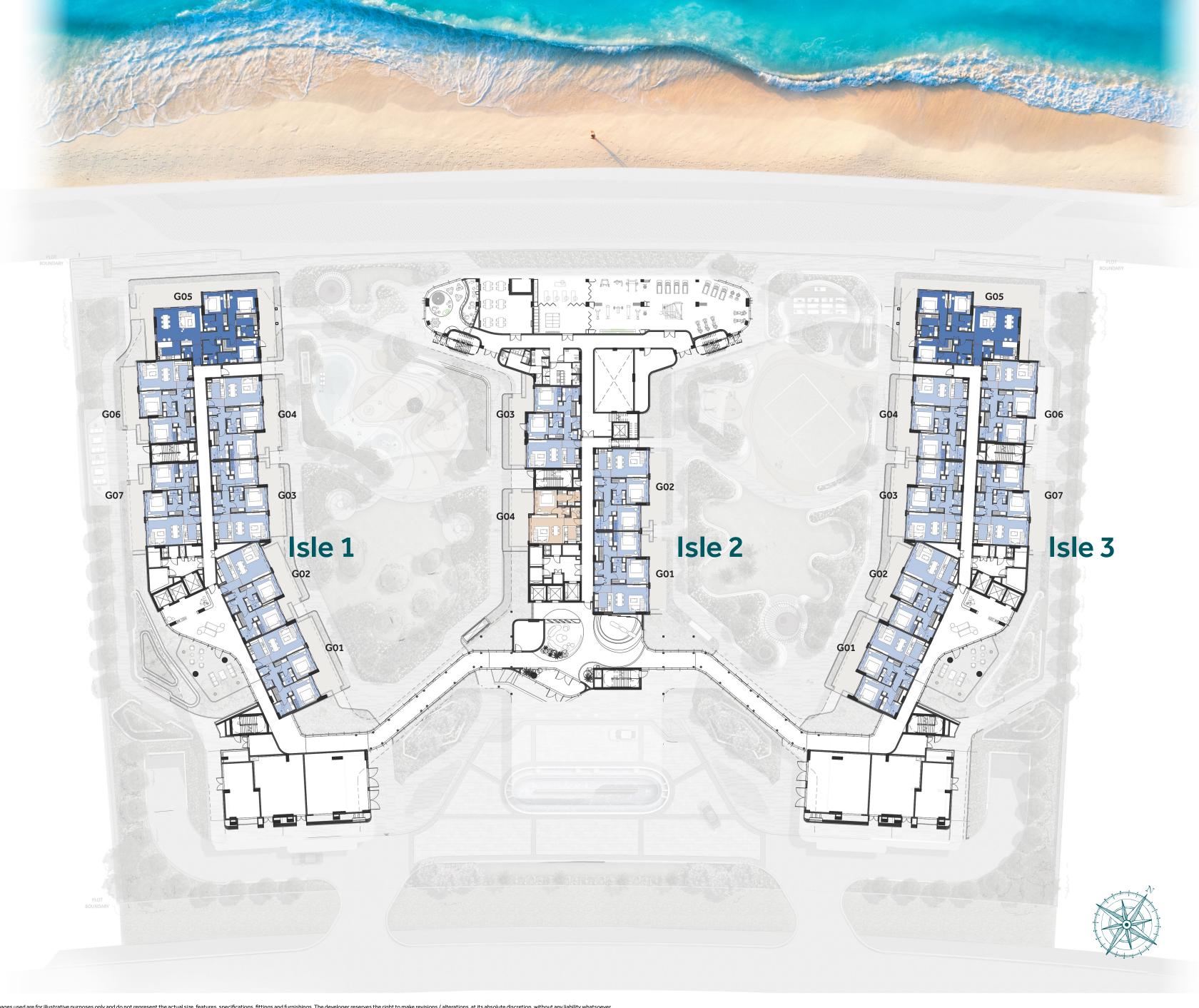


#### Ground Floor

Туре	Count
1BR	0
2BR	6
3BR	1
1BR	1
2BR	3
3BR	0
1BR	0
2BR	6
3BR	1
	18
	1BR 2BR 3BR 1BR 2BR 3BR 1BR 2BR 2BR

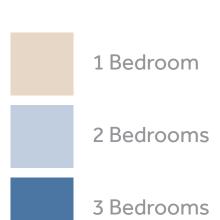


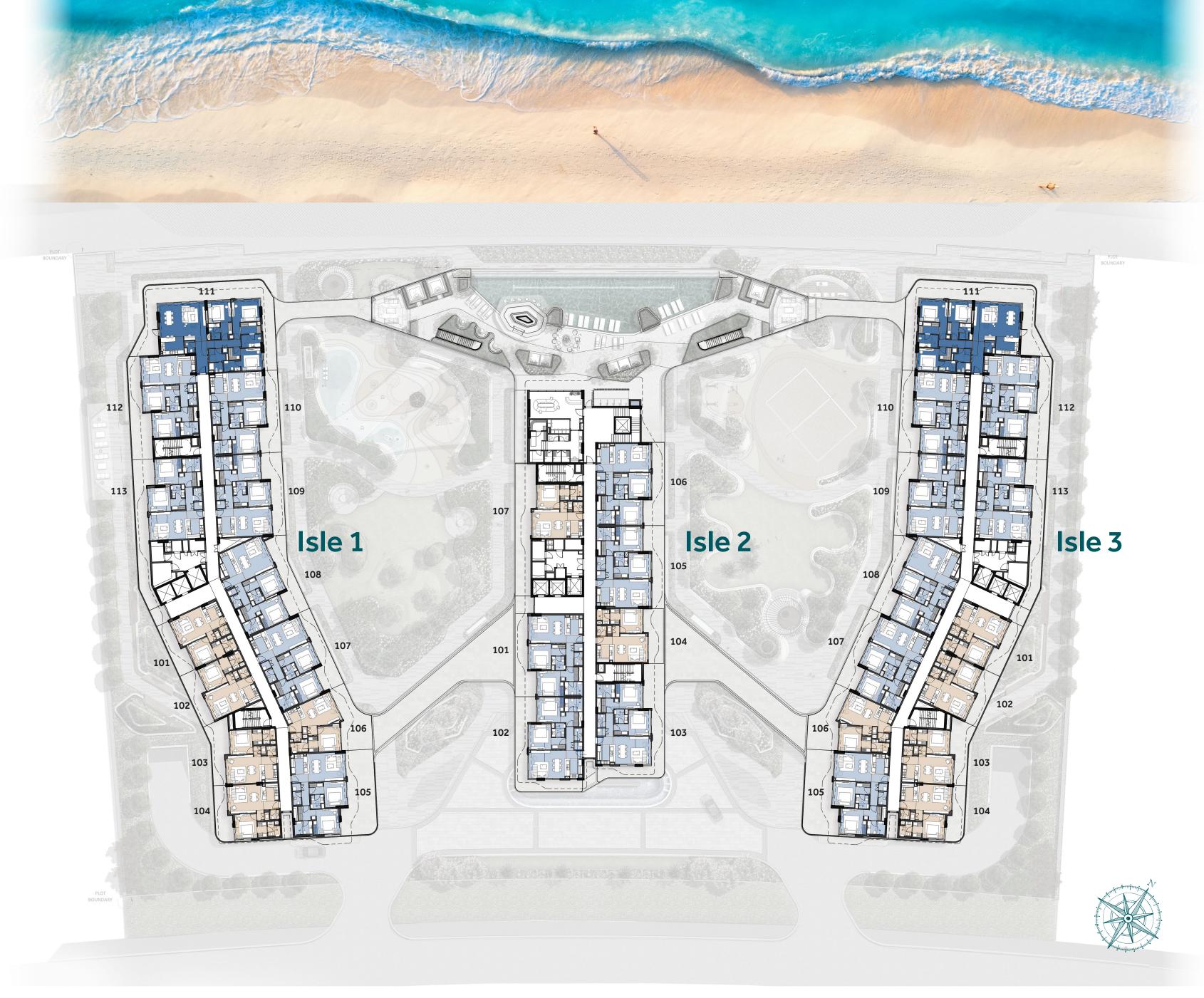
3 Bedrooms



#### First Floor

Туре	Count
1BR	5
2BR	7
3BR	1
1BR	2
2BR	5
3BR	0
1BR	5
2BR	7
3BR	1
	33
	1BR 2BR 3BR 1BR 2BR 3BR 2BR 3BR 2BR

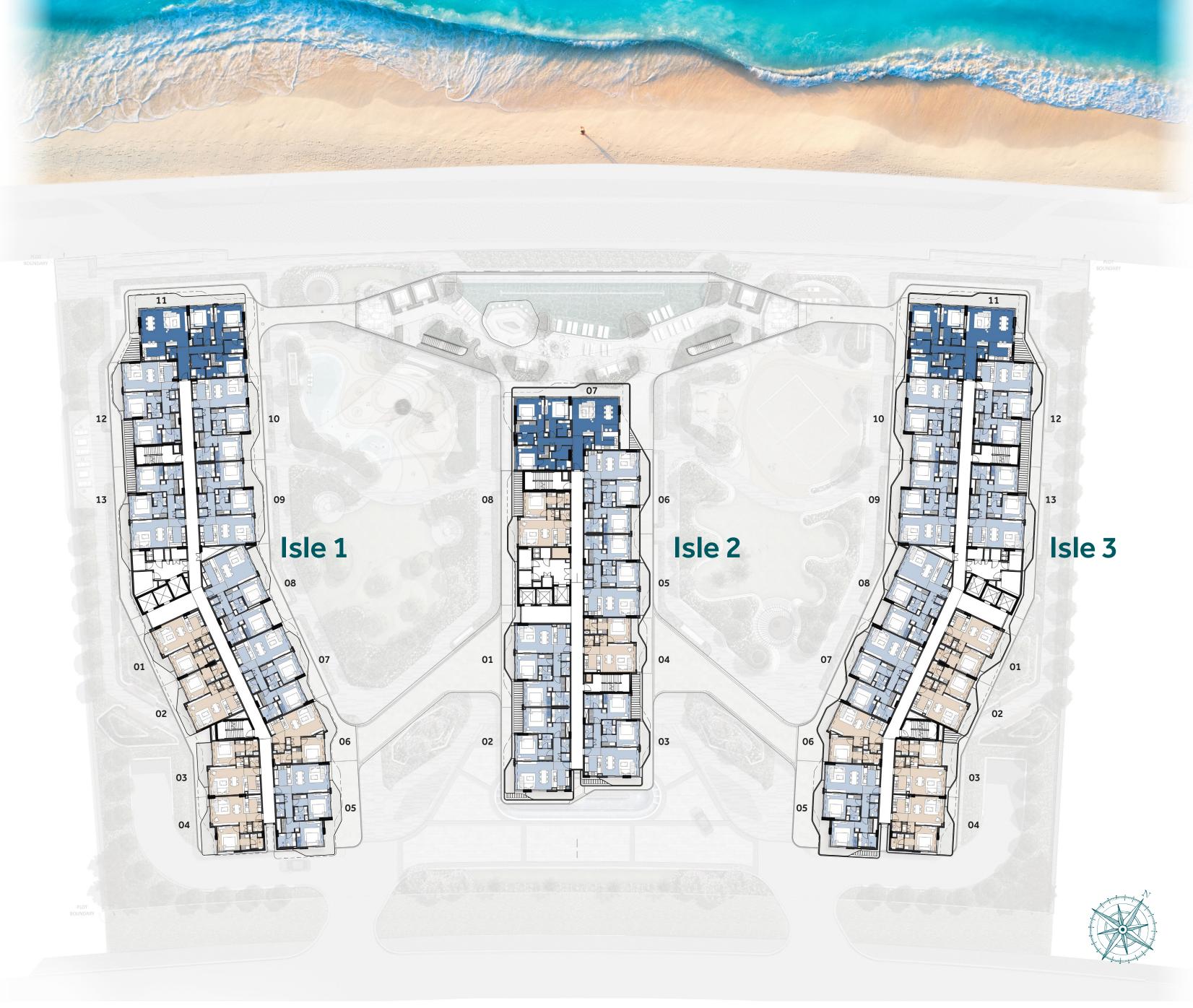




## 2<sup>nd</sup> to 5<sup>th</sup> Floor

Tower	Туре	Count
	1BR	5
Isle 1	2BR	7
	3BR	1
	1BR	2
Isle 2	2BR	5
	3BR	1
Isle 3	1BR	5
	2BR	7
	3BR	1
Total		34



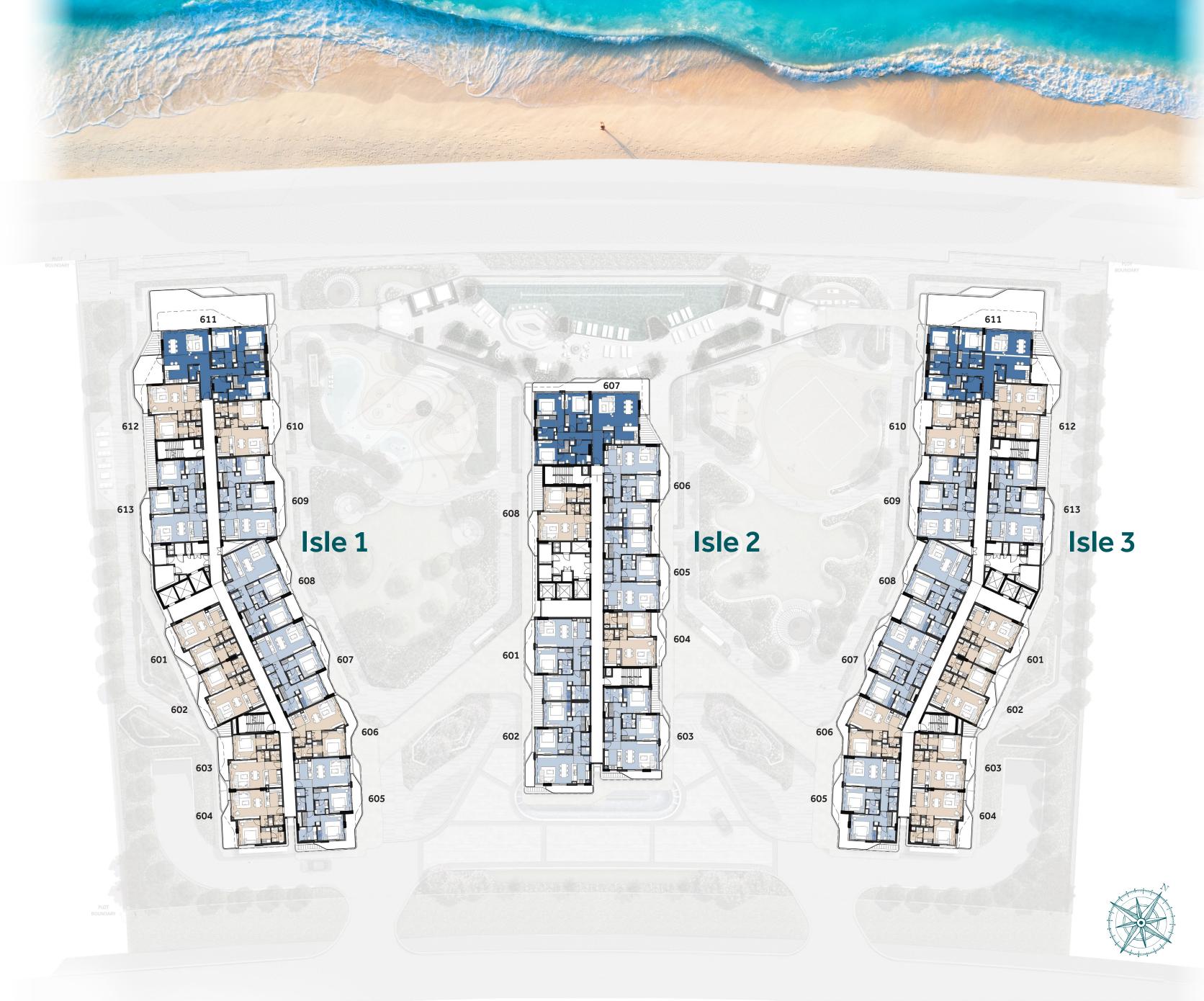


# 6<sup>th</sup> Floor

Tower	Туре	Count
	1BR	7
Isle 1	2BR	5
	3BR	1
	1BR	2
Isle 2	2BR	5
	3BR	1
Isle 3	1BR	7
	2BR	5
	3BR	1
Total		34
- IOtal		) <del>1</del>

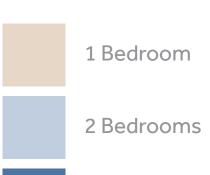


3 Bedrooms

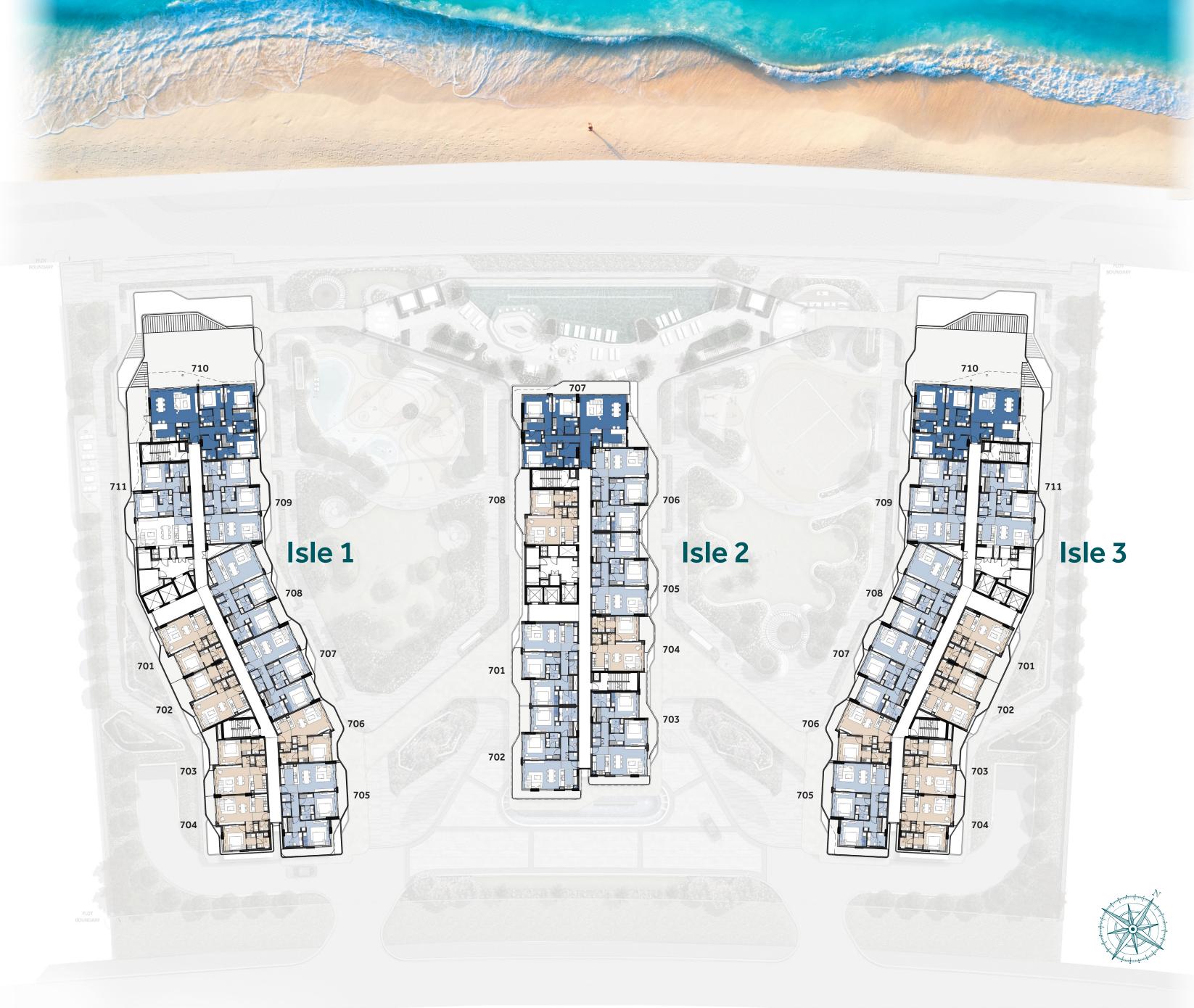


#### 7<sup>th</sup> Floor

Tower	Туре	Count
	1BR	5
Isle 1	2BR	5
	3BR	1
	1BR	2
Isle 2	2BR	5
	3BR	1
Isle 3	1BR	5
	2BR	5
	3BR	1
Total		30



3 Bedrooms





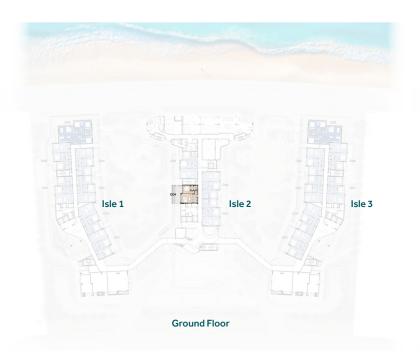
#### Material Board

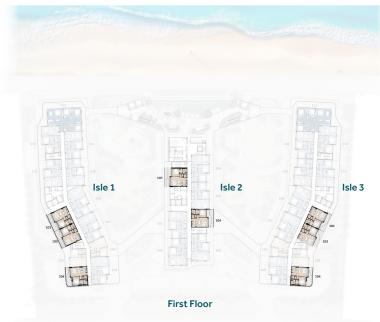
- 1. Master Bathroom Porcelain floor tile
- 2. Powder Room- Porcelain floor tile
- 3. Living, Kitchen and Corridors apartments Porcelain floor tile
- 4. Bedrooms Porcelain floor tile
- 5. All Bathroom Walls Ivory matt Porcelain tile wall cladding
- 6. All Bathroom Feature Walls PIETRA matt wall tile
- 7. Master Bathroom Countertop Stone Trace Glade Slab
- 8. Kitchen Wood Veneered Wood
- 9. Kitchen High Counter Finish Wall Cladding wood Veneer flutted

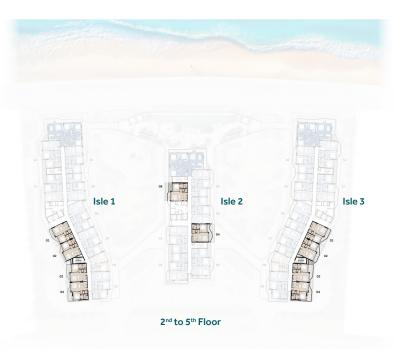


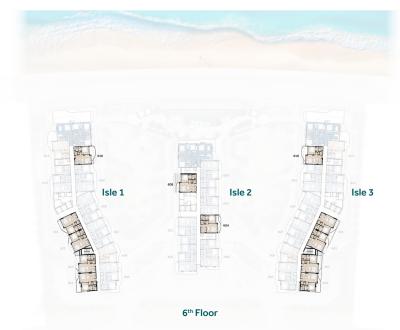
Area	Min - Max
Suite Area	681 - 695 Sqft.
Balcony Area	65 - 634 Sqft.
Total	750 - 1,326 Sqft.









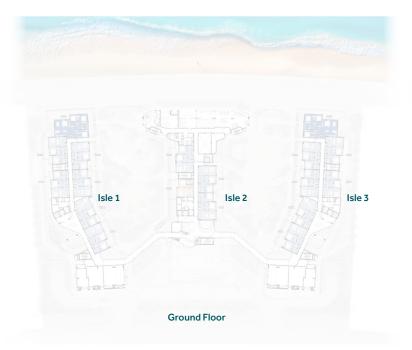


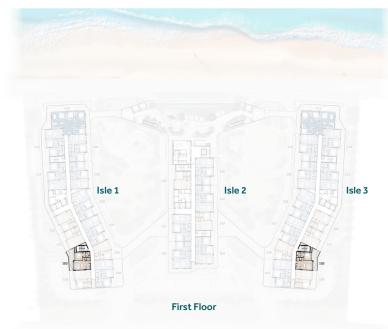


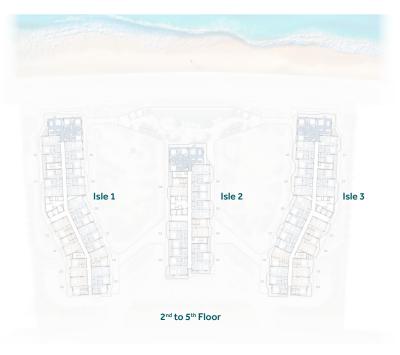


Area	Min - Max
Suite Area	691 - 691 Sqft.
Balcony Area	136 - 162 Sqft.
Total	828 - 854 Sqft.









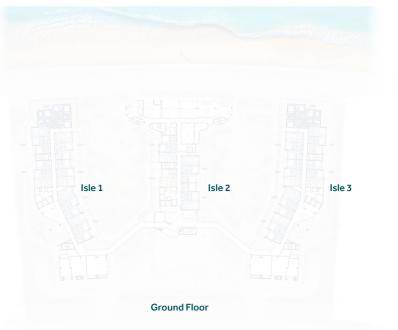




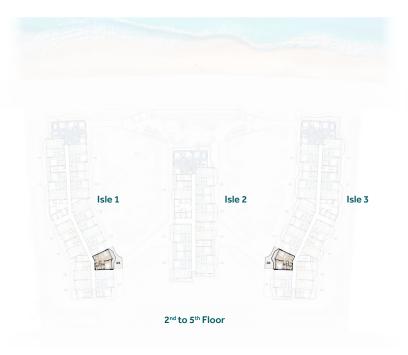


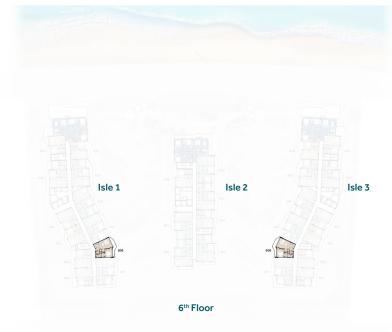
Total	828 - 1,122 Sqft.
Balcony Area	133 - 427 Sqft.
Suite Area	695 - 695 Sqft.
Area	Min - Max









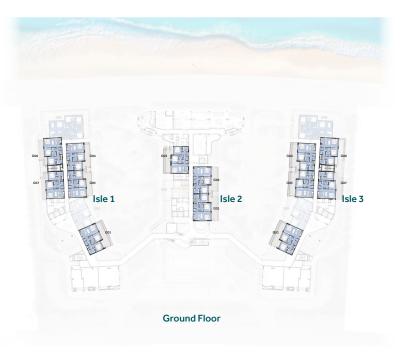


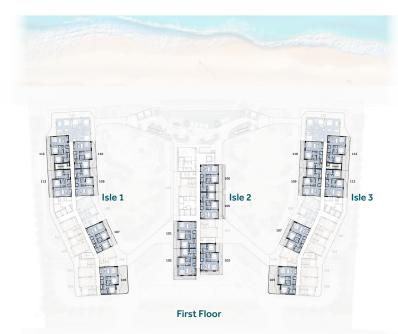


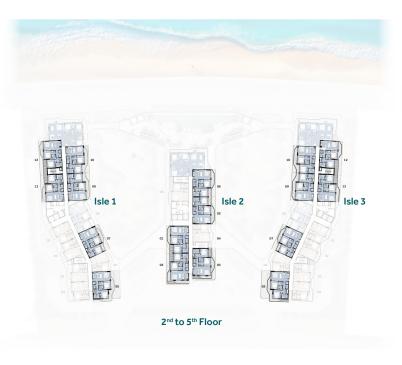


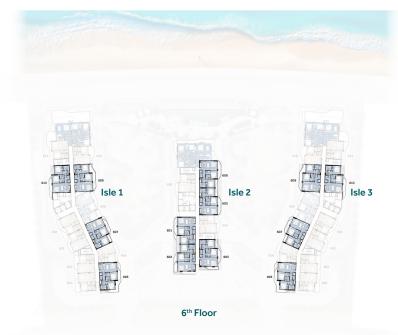
Area	Min - Max
Suite Area	1,061 - 1,127 Sqft.
Balcony Area	107 - 684 Sqft.
Total	1,182 - 1,760 Sqft.

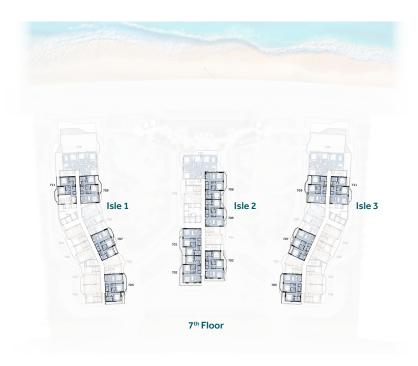








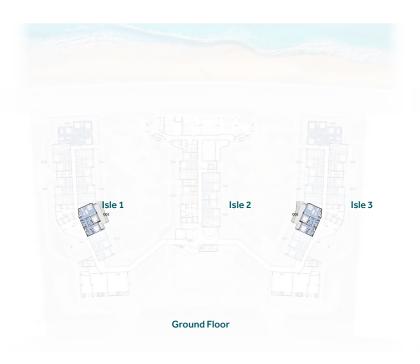


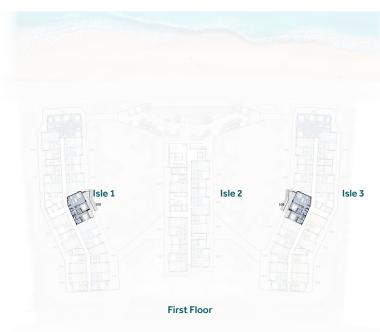


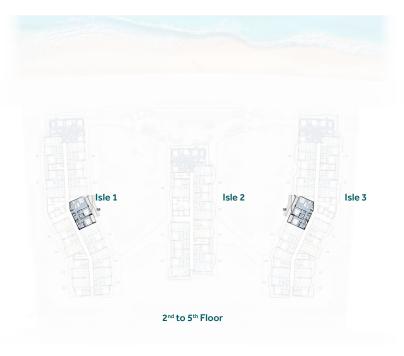


Area	Min - Max
Suite Area	1,126 - 1,127 Sqft.
Balcony Area	152 - 518 Sqft.
Total	1,280 - 1,645 Sqft.

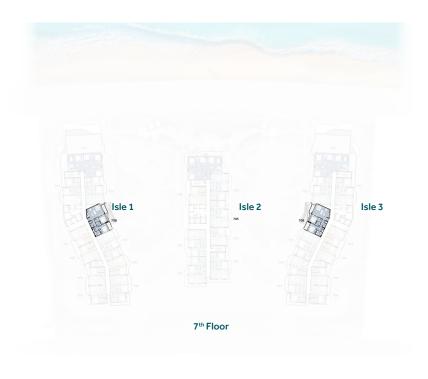








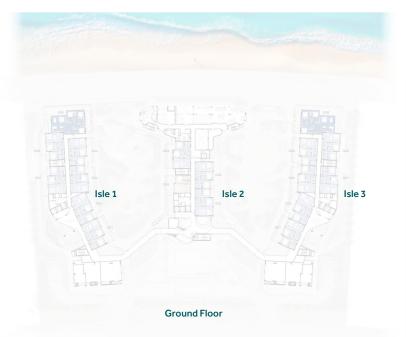


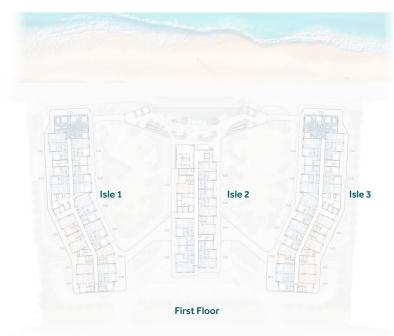


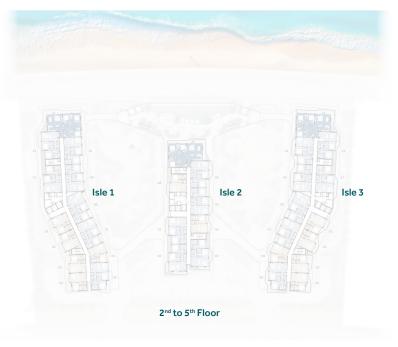


Suite Area	1,710 Sqft.
Balcony Area	1,247 Sqft.
Total	2,957 Sqft.

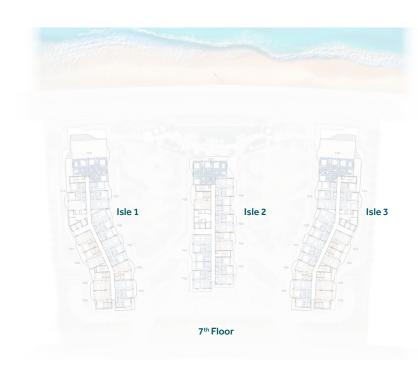






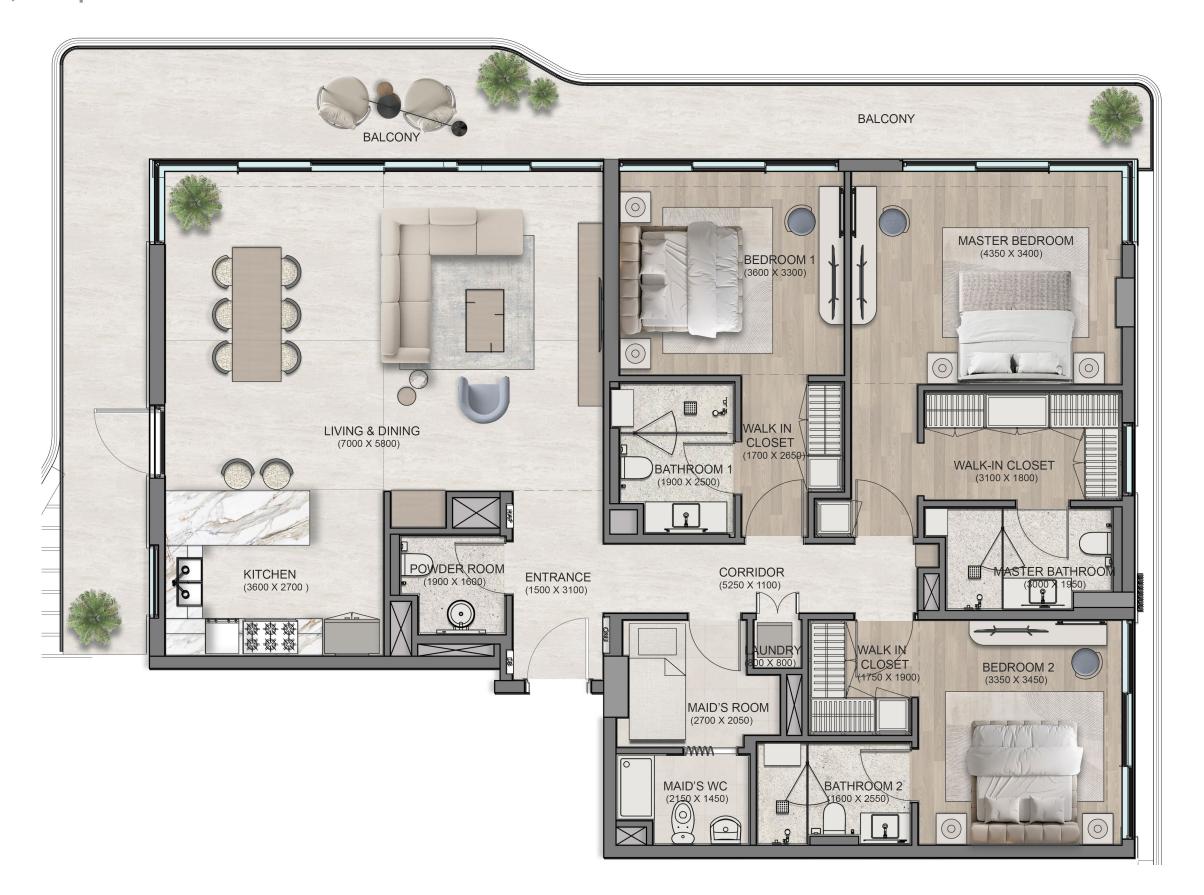


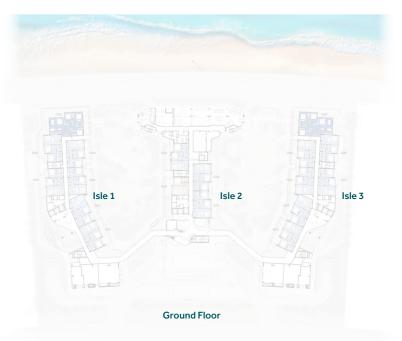


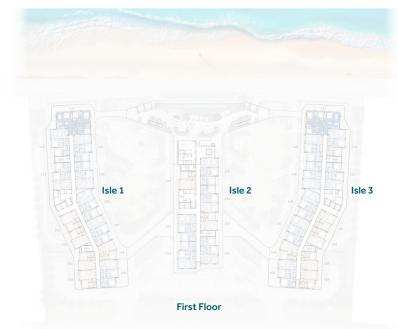




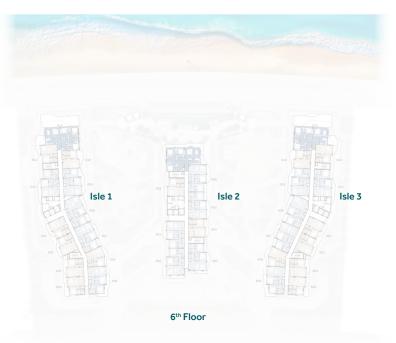
Area	Min - Max
Suite Area	1,711 - 1,712 Sqft.
Balcony Area	385 - 464 Sqft.
Total	2,096 - 2,176 Sqft.

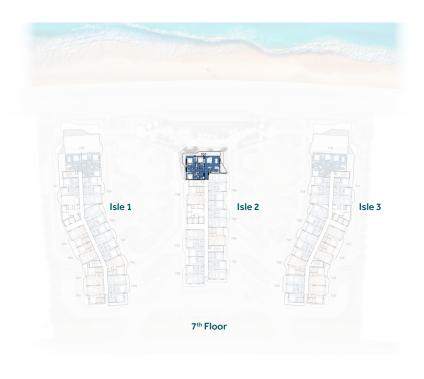






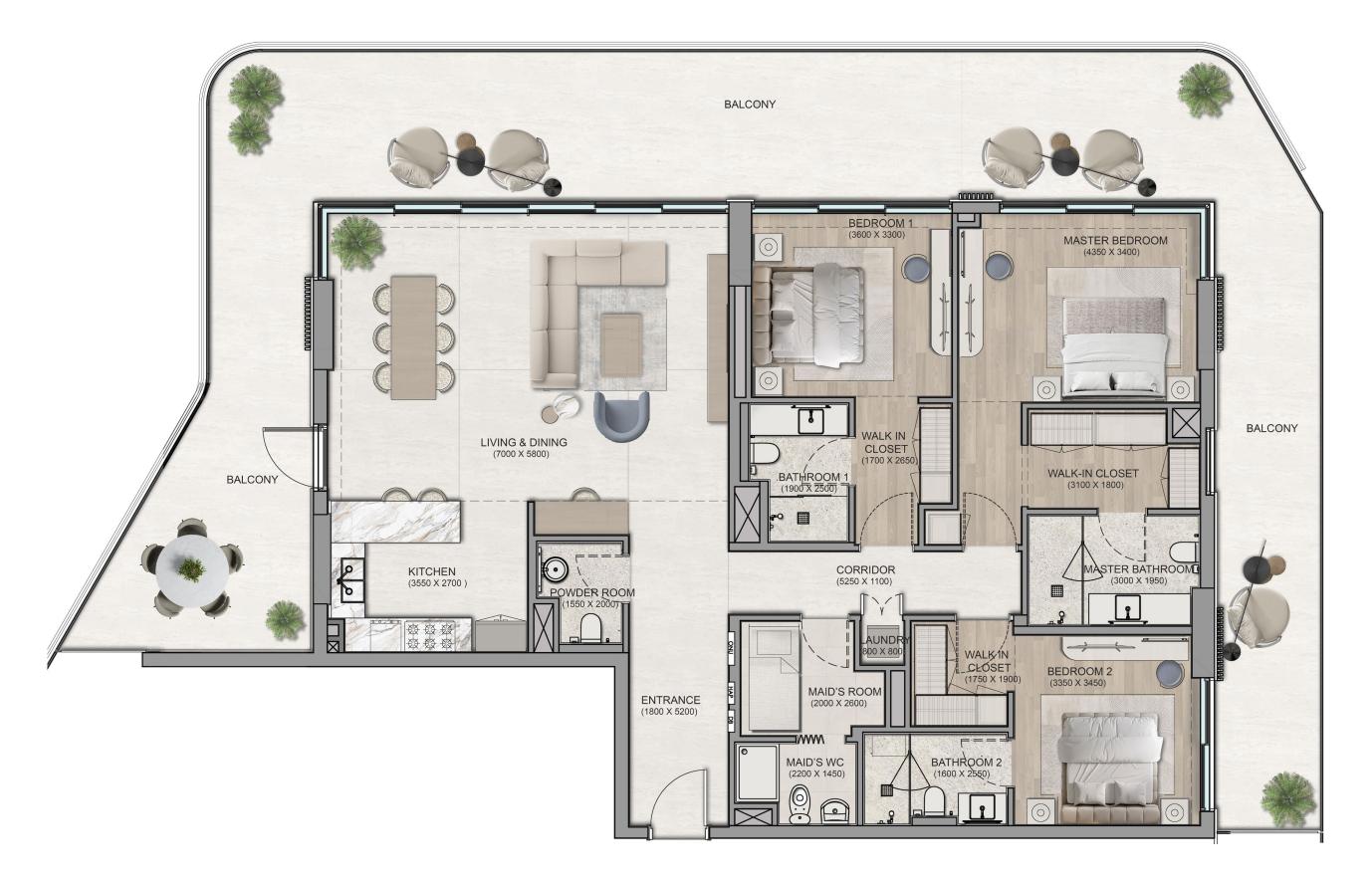


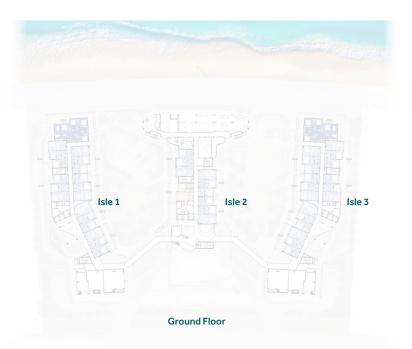




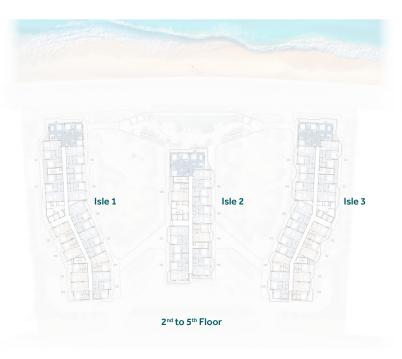


Area	Min - Max
Suite Area	1,711 - 1,712 Sqft.
Balcony Area	405 - 1,919 Sqft.
Total	2,103 - 3,583 Sqft.

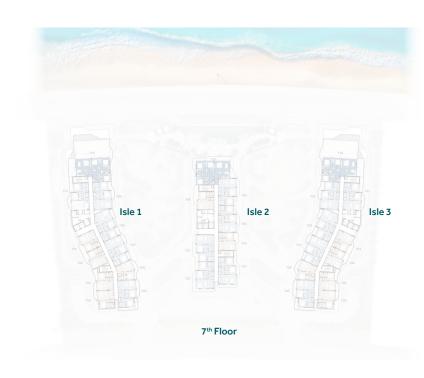








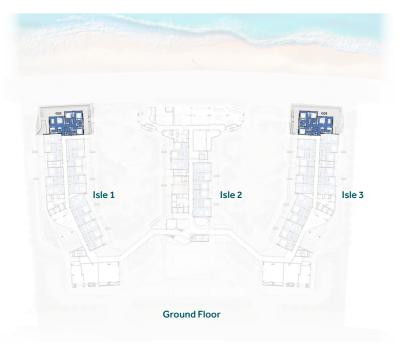


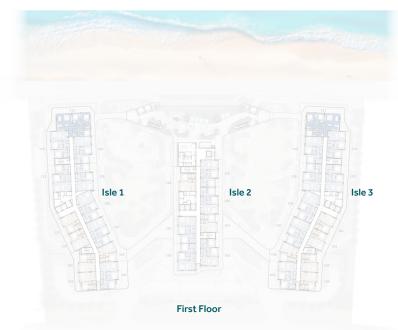


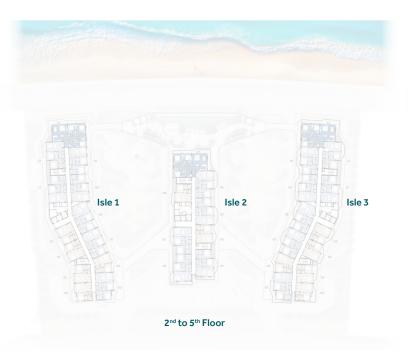


Area	Min - Max
Suite Area	1,659 - 1,659 Sqft.
Balcony Area	1,739 - 1,742 Sqft.
Total	3,398 - 3,401 Sqft.

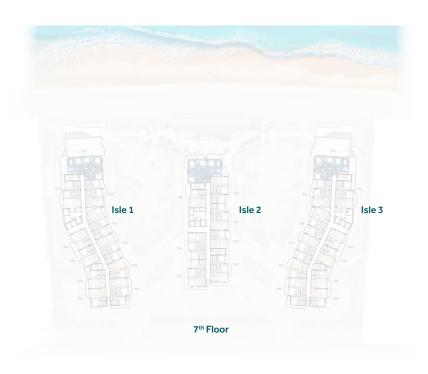
















#### Building Tomorrow's **Urban Legacy**

Centurion Developers is transforming urban landscapes with innovative, sustainable real estate solutions. Guided by a commitment to integrity and customer satisfaction, we create vibrant communities that exceed expectations, deliver lasting value, and seamlessly blend modern design with environmental responsibility.

Our vision goes beyond construction - we aim to enhance lives, build resilient cities, and leave a legacy of thriving, connected living spaces.











#### Projects Rooted In Sustainability

At Flora Realty, we transcend conventional real estate development by merging innovation, meticulous planning, and sustainable practices to create spaces that are as meaningful as they are enduring. Our journey begins with strategic land acquisition, comprehensive market research, and detailed feasibility analysis. It continues with innovative design, precise planning, and exceptional construction, ensuring every project reflects our unwavering commitment to excellence.

Our marketing and sales strategies are crafted to ensure that our developments resonate deeply with those who choose them as their homes, creating spaces that inspire and connect.

Flora Realty is proud to be a part of the Flora Group, building on the legacy of Flora Hospitality, a trusted and celebrated name in the hospitality industry for over 25 years. Known for excellence across the UAE and India, Flora Hospitality has set benchmarks in quality, service, and customer trust. With this strong foundation, Flora Realty carries forward the same values into real estate development, blending innovation with a legacy of reliability and trust.

We are dedicated to ensuring that our projects embody cutting-edge technology, sustainability, and timeless appeal. At Flora Realty, we don't just build structures; we craft experiences that enrich lives, enhance communities, and leave a lasting impact—reflecting our commitment to creating a harmonious world for generations to come and fostering a world in harmony."



#### Design a Better **World**

JT & Partners (JT+P) is a global consultancy offering architecture, planning, engineering, project management, and cost consultancy services.

Specializing in hospitality, residential, commercial, and mixed-use projects, we combine international design standards with local expertise.

Our creative, collaborative team has a proven track record in delivering complex projects worldwide.

- Paris Design Awards 2021
- Architecture Leaders Awards 2021
- INDEX Design Awards 2021
- Middle East Consutltants Awards 2020
- International Loop Award





Award-Winning **Design** 

#### Design Middle East

Residential Project Of The Year 2024 Flora Isle, Dubai Islands Jt+Partners









