

EW

EDGEWATER
RESIDENCES



An aerial photograph of the Dubai skyline, featuring the Burj Khalifa as the central focus. The skyscraper is a tall, tapering structure with a glass facade, reaching into a clear blue sky. Surrounding it are other modern high-rise buildings, some with curved or tiered designs. In the foreground, there are landscaped areas with greenery, palm trees, and a winding waterway. The overall scene depicts a modern, developed urban environment.

Why Dubai?



Zero income tax



100% foreign ownership



Safe and secure environment



World-class infrastructure



Strong capital appreciation



Stable currency pegged to USD

A modern high-rise apartment building with glass balconies and a waterfront view. The building features multiple floors with large windows and balconies, some of which have glass railings. The balconies are illuminated from within, and some have potted plants. The building is situated on a waterfront, with a body of water in the foreground and a city skyline in the background. The sky is blue with some clouds, and the water is a vibrant blue. In the foreground, there are palm trees and a paved area with some parked cars.

About Developer

MGS - Make Global Steps

MGS Development is quickly becoming a standout name in UAE's real estate scene. We are known for creating stylish, high-quality project **Edgewater Residences** that offers a touch of waterfront living luxury.

As we roll out the second phase of our latest project, we are also looking ahead with exciting plans for more developments across the UAE. Our fresh approach and ambitious vision are set to leave a lasting mark on the region's property market.

Our Partners

We work only with reliable partners

Consultant: **ARACO**
Abdul Rahim Architecture Consultants

One of the leading consultants in design, supervision and project management in the UAE.

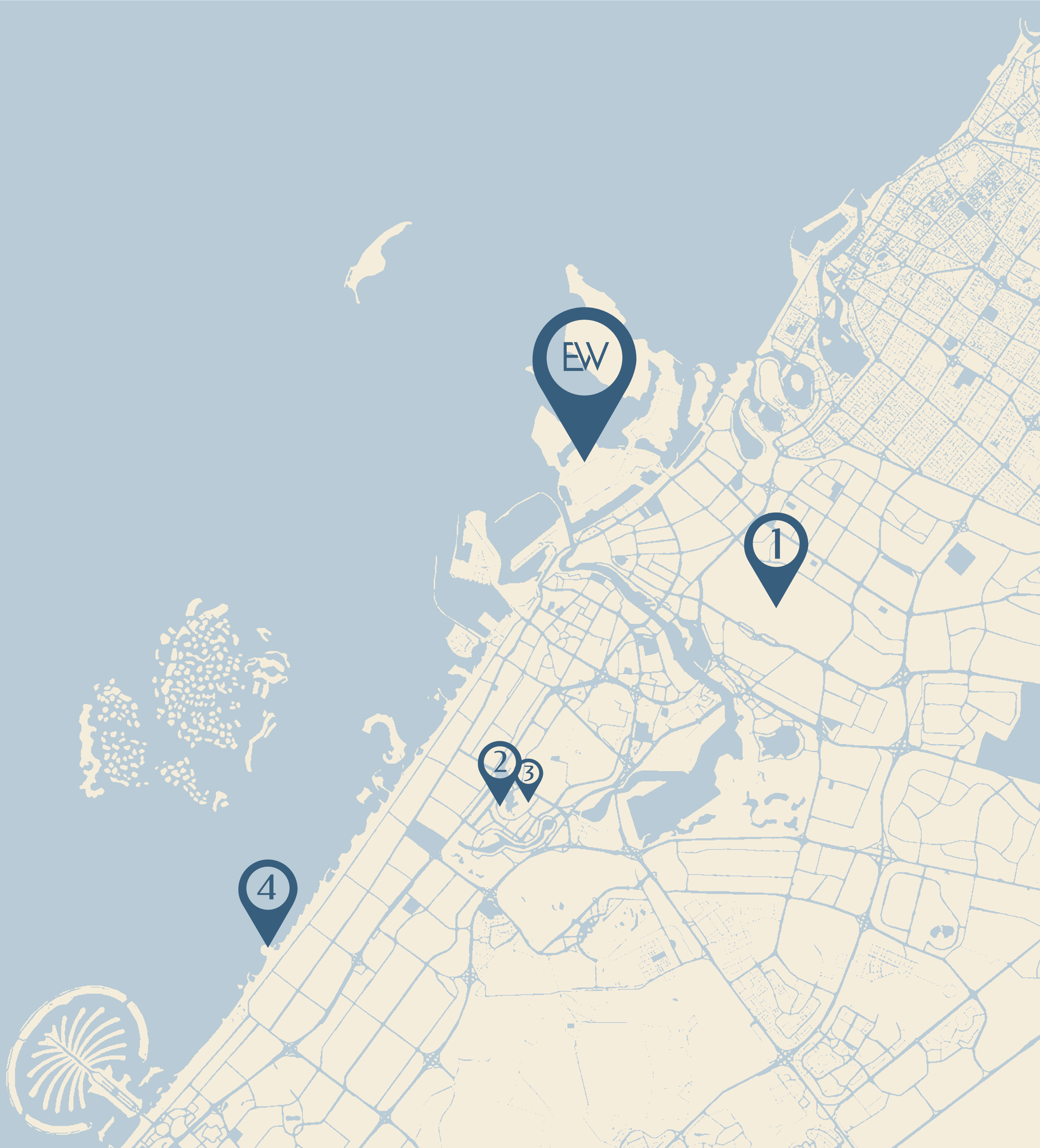
Foundation: **DELTA Foundation**

One of the experienced companies in the geotechnical field through a diverse range of buildings and construction projects across the Middle East.

Main contractor: **ABC**
Ancient Builders Constructions LLC

Company shows its leadership and expertise in design, steel structure, building contracting & engineering consultancy across UAE.



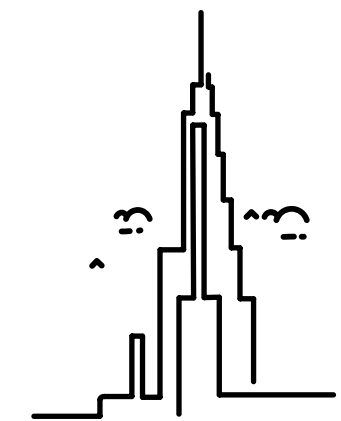


Strategic Location



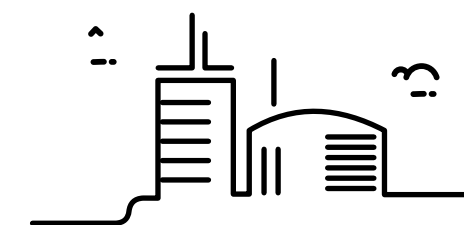
10 mins

1. Dubai International Airport



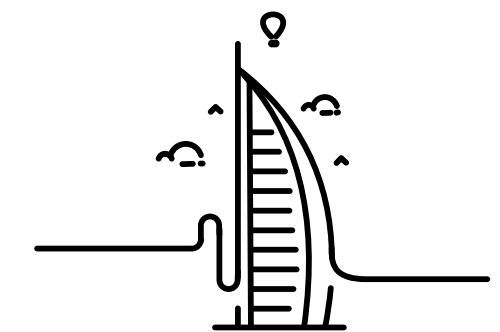
20 mins

2. The Burj Khalifa



20 mins

3. Dubai Mall



35 mins

4. Burj Al Arab



EW

EDGEWATER
RESIDENCES

P

Edgewater Residences II

by MGS Development

Key Facts

Property type	Residential
Location	Dubai Islands
Prices	Starting from AED 1,574,342
Sizes	Starting from 724 sq.ft.
Development status	Estimated handover Q3 2026
Number of floors	G+2P+12
Number of units	97
Type of units	1, 2, 3 - bedroom apartments





EW
EDGEWATER
RESIDENCES

Experience the beauty of island living



Exceptional Lifestyle

80+

Resort & Hotels

9

Marinas

21 km

Pristine Beach

2

Golf Courses



Dubai Islands is a visionary waterfront destination, offering a one-of-a-kind lifestyle. This exceptional manmade development combines pristine beaches and landscaped green spaces with world-class amenities, where nature seamlessly enhances everyday living.

A home that fulfills
your needs







Amenities

-  Outdoor resting zone
-  Swimming pool
-  Kids playing area







Living room





Kitchen & Dining

BOSCH appliances: oven, gas stove





Bedroom





Bedroom



Bathroom

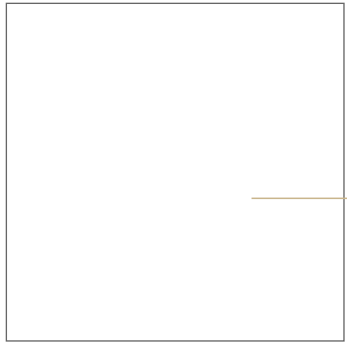


Premium quality finishes

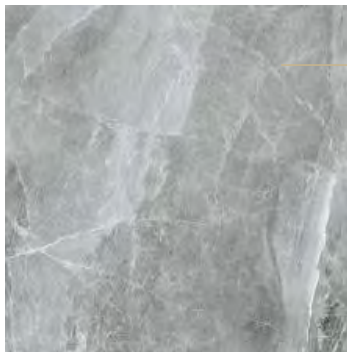
Entrance Hall



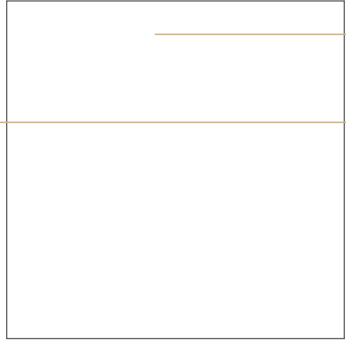
Walls:
Porcelain Slabs
Size:320x150 cm
Surface Look, Polished



Walls:
Wooden Cladding,
Painted MDF Wood



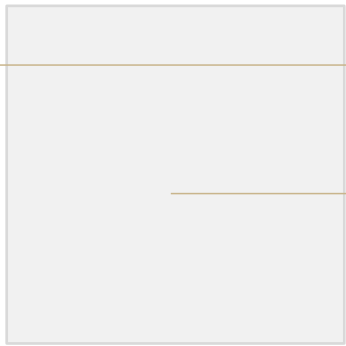
Floor:
Marble, Tiles
Size:120x120 cm
Surface Look, Polished



Ceiling:
Gypsum Board, Paint
White Color



Walls:
Wooden MDF Cladding,
Natural Veneer



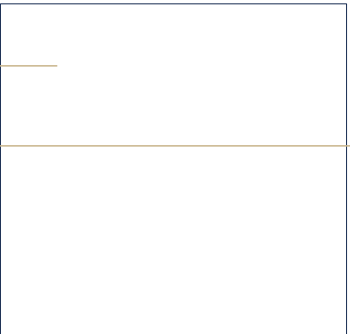
Walls:
Jotun Paint, Light Grey



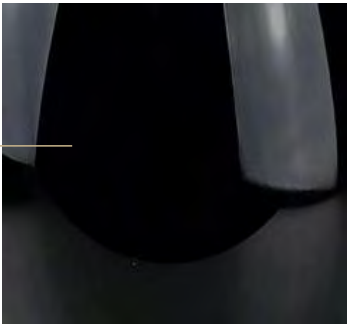


Premium quality finishes

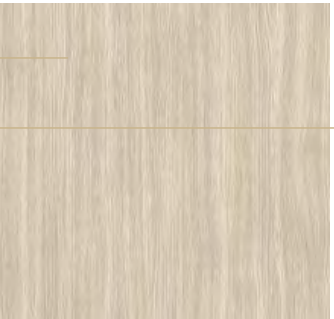
Lift Lobby



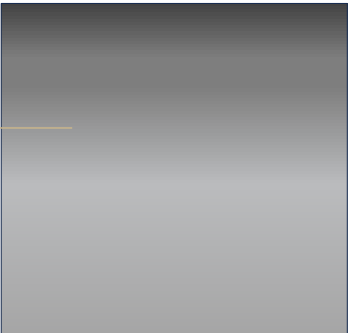
Ceiling:
Gypsum Board, Paint White
Color



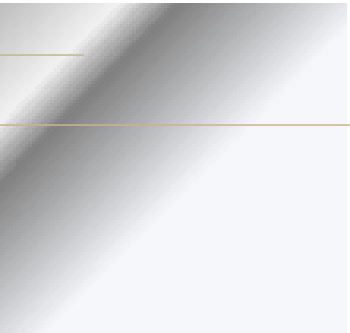
Wall Cladding:
Black Glass Mirror



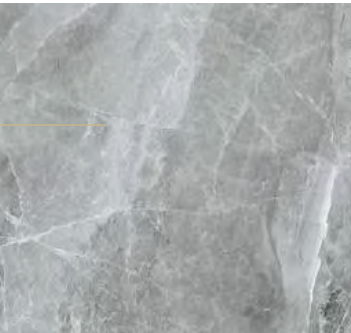
Wall Cladding:
Wooden MDF Cladding,
Natural Veneer



Lift Doors
Polished Dark Stainless
Chrome



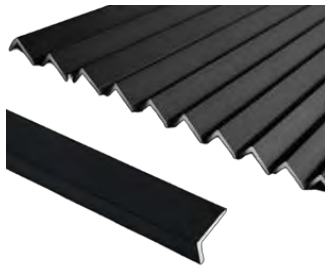
Wall Cladding
Polished Dark Stainless
Chrome



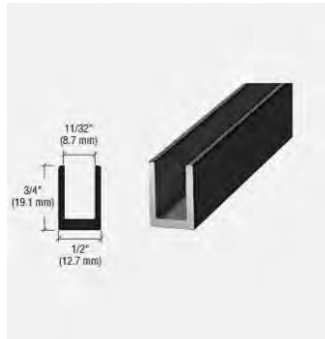
Floor:
Marble, Tiles
Size:120x120 cm
Surface Look, Polished

Premium quality finishes

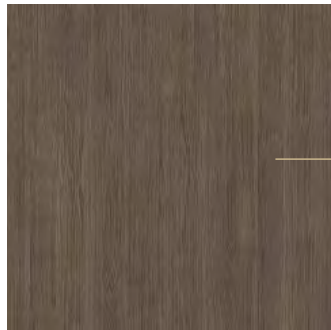
Typical Corridor



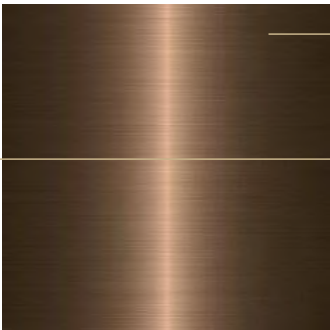
Horizontal
Aluminum L-
Channel:
CRL SDCD516MBL
Matte Black 5/16"
Single Aluminum U-
Channel



Vertical
Aluminum U- Channel:
CRL SDCD516MBL
Matte Black 5/16" Single
Aluminum U-Channel



Corridor Doors:
Door Size: 220x100 cm
Surface Look, Matt



Bronze
Metallic Platte
Door Size: 100x10cm
Surface Look, Matt



Walls:
Jotun Paint Stucco Effect



Floor & Skirting:
Porcelain, Size: 120x60 cm
Tiles Size:120x10 cm
Surface Look, Matt



Finishings

Throughout apartment

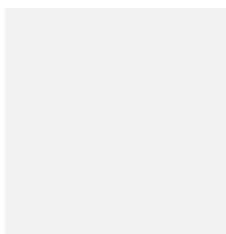
Living Room



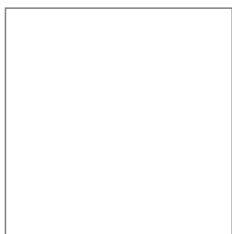
Floor & Skirting:
Porcelain, Size: 120x60 cm
Surface Look, Matt



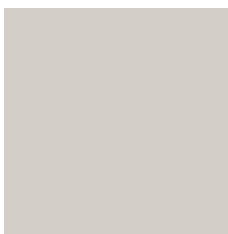
Ceiling:
Paint White
Color



Walls:
Off White
Color



Doors:
Laminate



**Cabinet
Doors**
Laminate

Kitchen



Countertop
Engineered
Stone



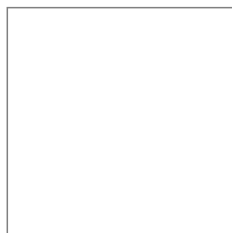
**Wall
Between
Cabinet**
Porcelain



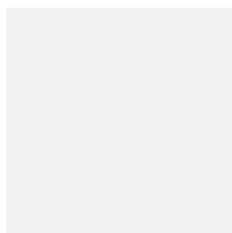
**Wardrobes
Doors**
Laminate



**Floors &
Skirting**
Porcelain

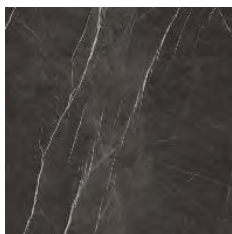


Ceiling
Paint White
Color

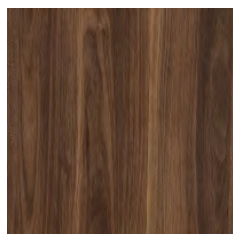


Walls
Off White
Color

Bedrooms



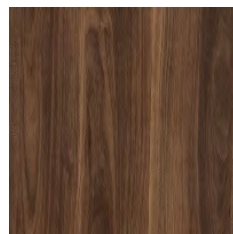
Tile:
Armani
Grey



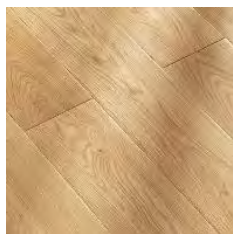
**Vanity
Countertop:
Vanity Doors:**
Laminated HPL



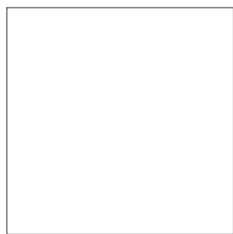
**Walls &
Floor**
Porcelain Tiles



Wardrobe:
Laminated MDF
Wood



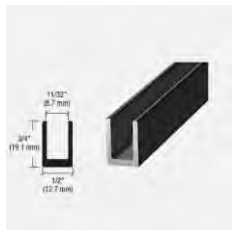
Walls
Porcelain
Tiles



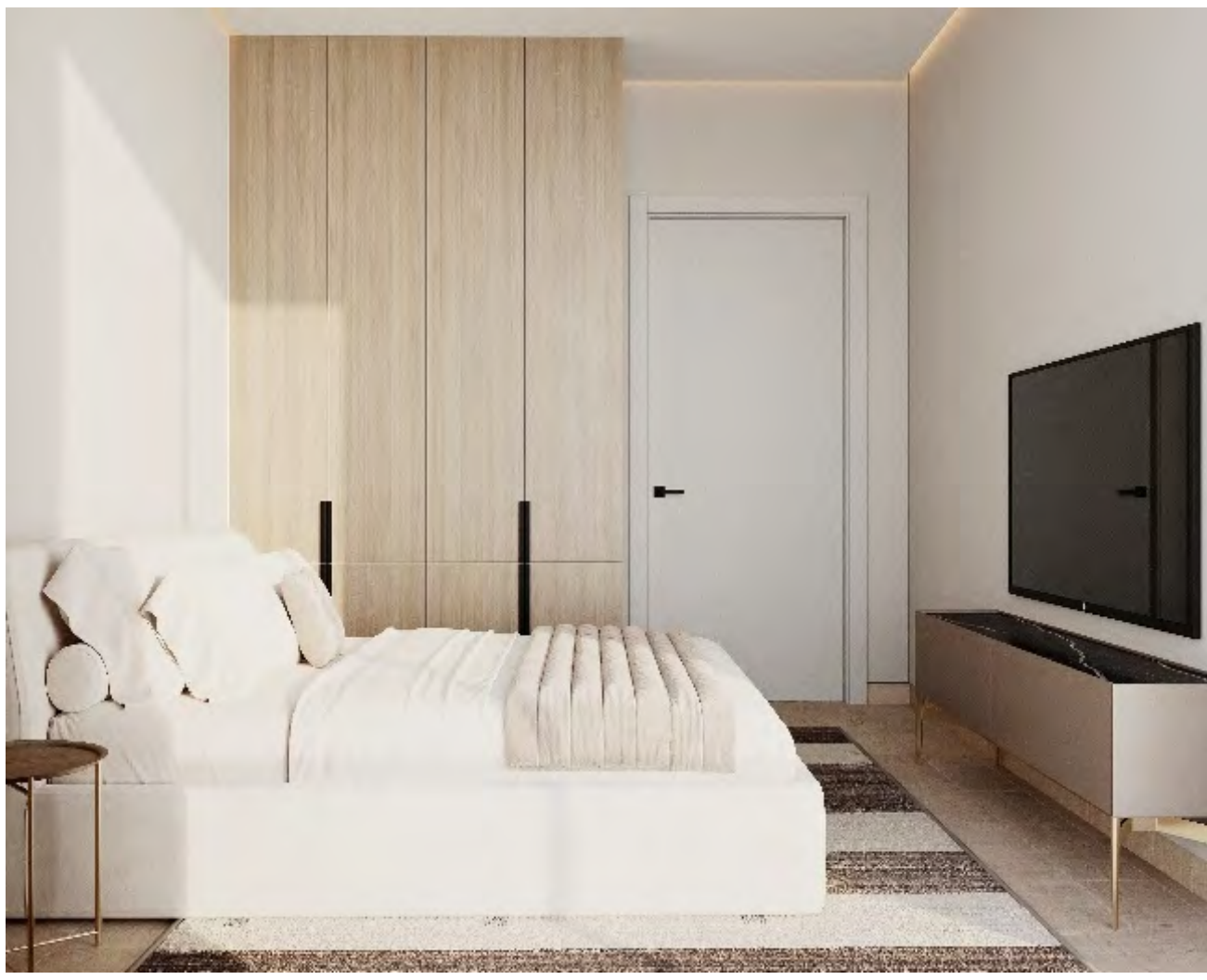
Ceiling:
Paint White
Color



Lighting:



**Horizontal Aluminum U-Channel Between
walls and skirting termination:**
CRL SDCD516MBL Matte Black 5/16" Single Aluminum U-
Channel



Payment Plan



5%

Booking deposit
October 2024

10%

1st Instalment
January 2025

10%

2nd Instalment
July 2025

10%

3rd Instalment
January 2026

5%

4th Instalment
July 2026

60%

Handover
Q3 2026

COMMUNITY



MALL



1 ST FLOOR

	1 bd apartment:	6 units
	Sizes:	from 893 sq.ft.
	Prices:	from AED 1,574,342
	Available views:	Sea, City, Mall, Community
	2 bd apartment:	3 units
	Sizes:	from 1,461 sq.ft.
	Prices:	from AED 2,629,824
	Available views:	Sea, City, Mall, Community

COMMUNITY



2 ND FLOOR

1 bd apartment:	4 units
Sizes:	from 769 sq.ft.
Prices:	from AED 1,632,390
Available views:	Sea, City
2 bd apartment:	5 units
Sizes:	from 1,082 sq.ft.
Prices:	from AED 2,290,629
Available views:	Sea, City, Mall, Community

COMMUNITY



3 RD FLOOR

1 bd apartment	2 units
Sizes:	from 841 sq.ft.
Prices:	from AED 1,820,741
Available views:	Sea, City
2 bd apartment	5 units
Sizes:	from 1,116 sq.ft.
Prices:	from AED 2,285,551
Available views:	Sea, City, Mall, Community
3 bd apartment	1 unit
Sizes:	from 1,577 sq.ft.
Prices:	from AED 3,049,896
Available views:	Sea, City

COMMUNITY



4TH FLOOR

1 bd apartment	2 units
Sizes:	from 845 sq.ft.
Prices:	from AED 1,849,591
Available views:	Sea, City
2 bd apartment	5 units
Sizes:	from 1,082 sq.ft.
Prices:	from AED 2,239,977
Available views:	Sea, City, Mall, Community
3 bd apartment	1 units
Sizes:	from 1,654 sq.ft.
Prices:	from AED 3,233,692
Available views:	Sea, City

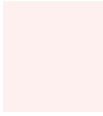
COMMUNITY



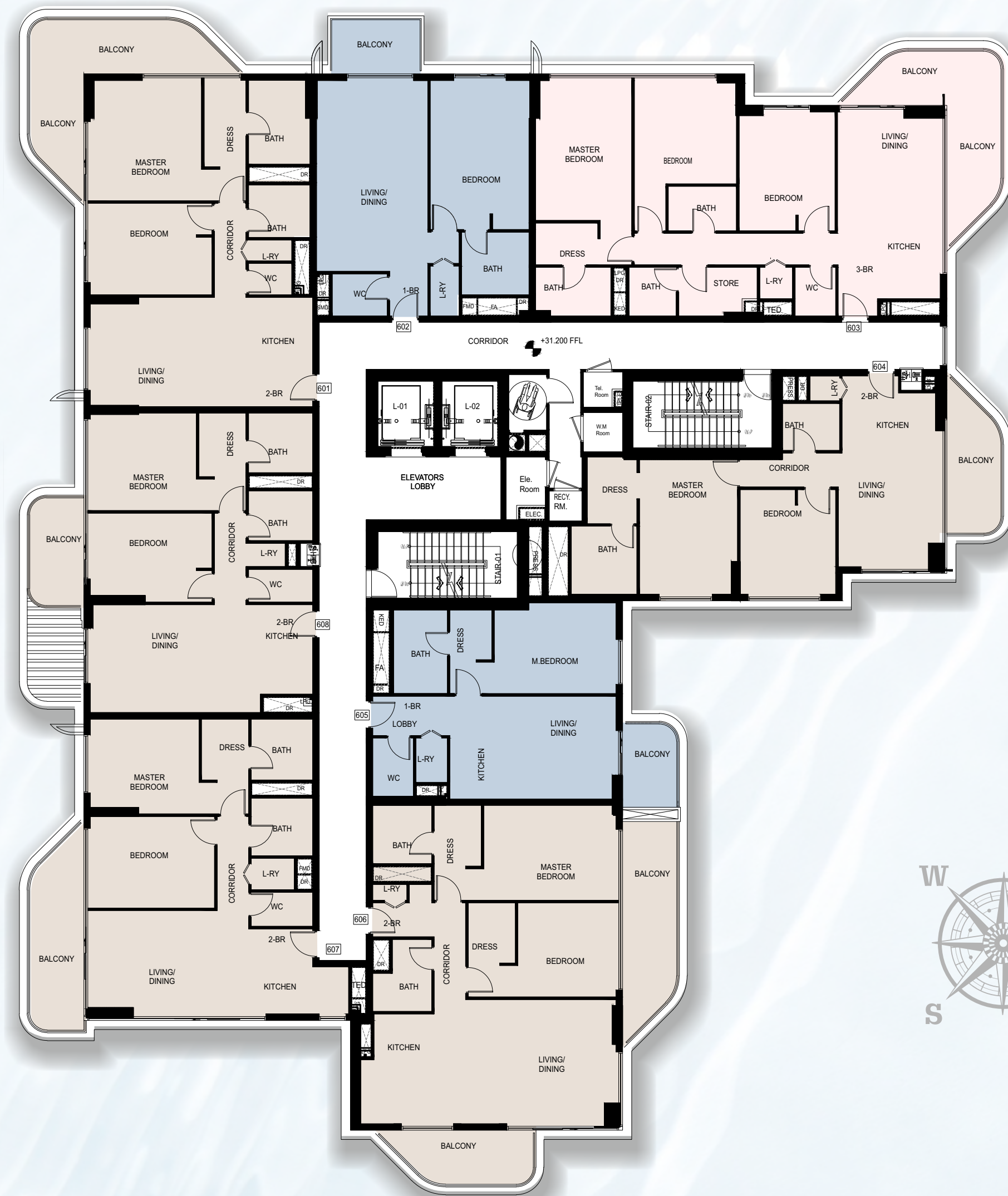
MALL



5 TH FLOOR

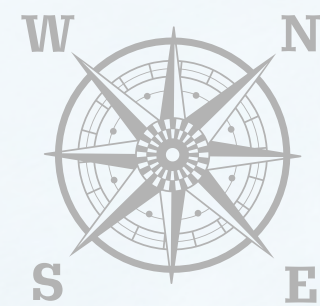
	1 bd apartment	2 units
	Sizes:	from 841 sq.ft.
	Prices:	from AED 1,859,387
	Available views:	Sea, City
	2 bd apartment	5 units
	Sizes:	from 1,116 sq.ft.
	Prices:	from AED 2,223,488
	Available views:	Sea, City, Mall, Community
	3 bd apartment	1 unit
	Sizes:	from 1,577 sq.ft.
	Prices:	from AED 3,117,181
	Available views:	Sea, City

COMMUNITY



MALL

CITY



6 TH FLOOR



1 bd apartment

2 units

Sizes:

from 840 sq.ft.

Prices:

from AED 1,876,909

Available views:

Sea, City



2 bd apartment

5 units

Sizes:

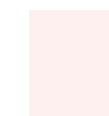
from 1,082 sq.ft.

Prices:

from AED 2,288,170

Available views:

Sea, City, Mall, Community



3 bd apartment

1 unit

Sizes:

from 1,654 sq.ft.

Prices:

from AED 3,304,479

Available views:

Sea, City

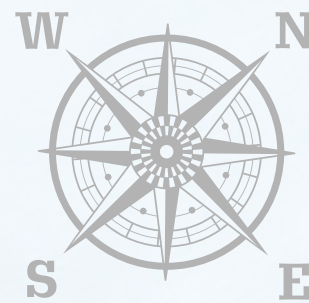
COMMUNITY



SEA

CITY

MALL



7 TH FLOOR

	1 bd apartment	2 units
Sizes:		from 841 sq.ft.
Prices:		from AED 1,898,768
Available views:		Sea, City
	2 bd apartment	5 units
Sizes:		from 1,082 sq.ft.
Prices:		from AED 2,312,256
Available views:		Sea, City, Mall, Community
	3 bd apartment	1 unit
Sizes:		from 1,577 sq.ft.
Prices:		from AED 3,184,679
Available views:		Sea, City

COMMUNITY



8 TH FLOOR

1 bd apartment	2 units
Sizes:	from 846 sq.ft.
Prices:	from AED 1,927,540
Available views:	Sea, City
2 bd apartment	5 units
Sizes:	from 1,082 sq.ft.
Prices:	from AED 2,336,817
Available views:	Sea, City, Mall, Community
3 bd apartment	1 unit
Sizes:	from 1,654 sq.ft.
Prices:	from AED 3,375,042
Available views:	Sea, City



9 TH FLOOR

1 bd apartment	2 units
Sizes:	from 841 sq.ft.
Prices:	from AED 1,937,663
Available views:	Sea, City
2 bd apartment	5 units
Sizes:	from 1,116 sq.ft.
Prices:	from AED 2,433,932
Available views:	Sea, City, Mall, Community
3 bd apartment	1 unit
Sizes:	from 1,577 sq.ft.
Prices:	from AED 3,252,177
Available views:	Sea, City



10 TH FLOOR

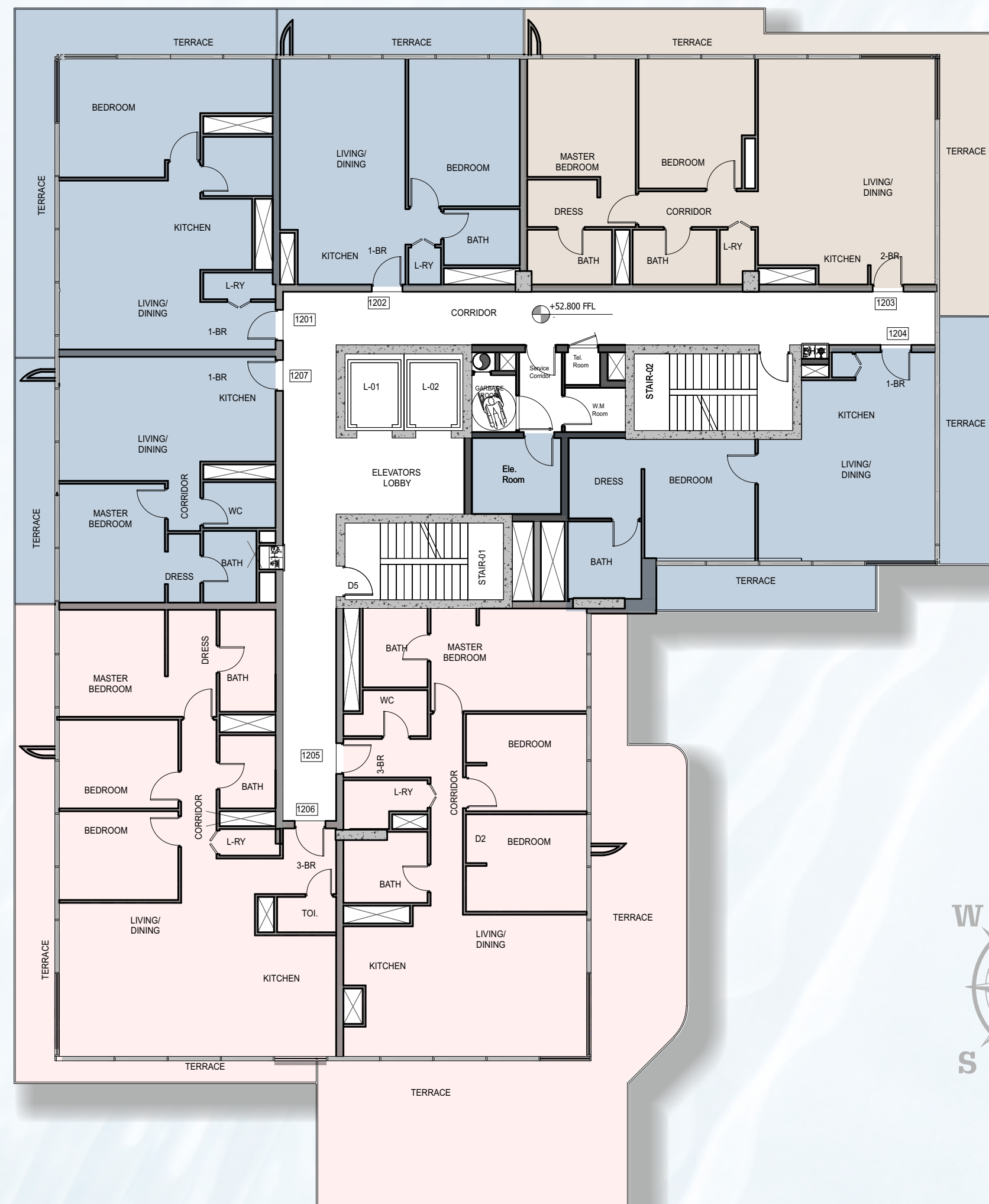
1 bd apartment	2 units
Sizes:	from 840 sq.ft.
Prices:	from AED 1,954,343
Available views:	Sea, City
2 bd apartment	5 units
Sizes:	from 1,082 sq.ft.
Prices:	from AED 2,384,999
Available views:	Sea, City, Mall, Community
3 bd apartment	1 unit
Sizes:	from 1,652 sq.ft.
Prices:	from AED 3,441,115
Available views:	Sea, City



11 TH FLOOR

■	1 bd apartment	2 units
	Sizes:	from 846 sq.ft.
	Prices:	from AED 1,986,917
	Available views:	Sea, City
■	2 bd apartment	5 units
	Sizes:	from 1,117 sq.ft.
	Prices:	from AED 2,485,274
	Available views:	Sea, City, Mall, Community
■	3 bd apartment	1 unit
	Sizes:	from 1,576 sq.ft.
	Prices:	from AED 3,318,328
	Available views:	Sea, City

COMMUNITY



SEA

CITY

MALL

12 TH FLOOR

1 bd apartment	4 units
Sizes:	from 725 sq.ft.
Prices:	from AED 1,707,272
Available views:	Sea, City, Mall, Community
2 bd apartment	1 unit
Sizes:	from 1,498 sq.ft.
Prices:	from AED 2,923,167
Available views:	Sea, City
3 bd apartment	2 units
Sizes:	from 1,597 sq.ft.
Prices:	from AED 3,303,674
Available views:	Mall, Community, City



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