



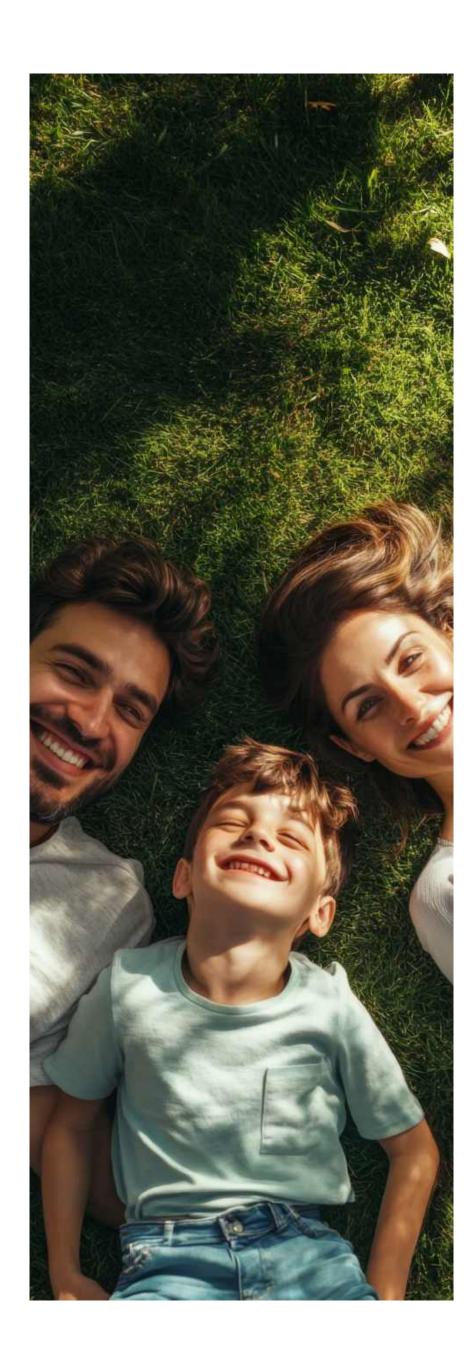
PHASE 3











UNMATCHED LIVING EXPERIENCE in the heart of Dubai Islands

Prime location

with direct access to the sea

Vibrant lifestyle hub

featuring shopping, dining, and entertainment

Exclusive amenities

including clubhouse, wellness zones, lush landscapes, and even more





MGS DEVELOPMENT

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.

AYENK

As a key partner in this landmark project, renowned American architects **AYENK** based in Miami, Florida, have brought their expertise in luxury waterfront design, ensuring a perfect balance of sophistication and serenity.



DUBAIISLANDS—THE NEXT icon of Dubai

Dubai Islands — a luxurious 17-square-kilometer waterfront development by Nakheel Properties, the creator of Palm Jumeirah. This exclusive destination features five unique islands designed for a refined lifestyle, from a vibrant cultural hub and marina to premium beachfront living, championship golf courses, and ultra-luxury villas.

9 40 km 21 km

exclusive of new of sandy marinas coastline beaches

Over 80

world-class hotels and resorts

30,000+

residential properties





Location

10 mins

Dubai International Airport

20 mins

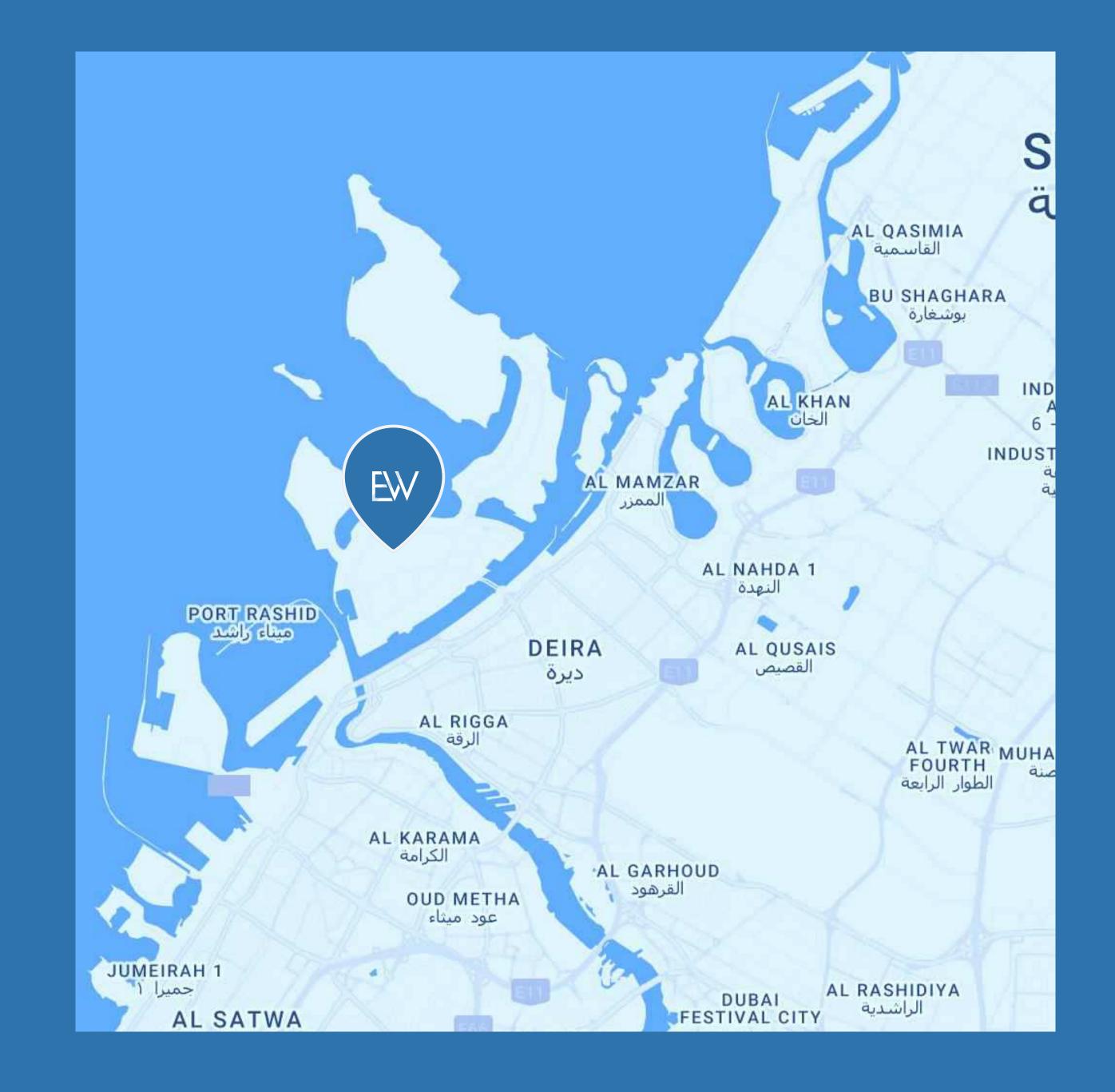
The Burj Khalifa

20 mins

Dubai Mall

25 mins

Burj Al Arab





Mhy Dubai?

Tax-Free Environment

No income, capital gains, or inheritance tax.

Lucrative Rental Yields

One of the highest ROIs in the world, typically between 5-9%.

Residency Visa

Investors can obtain a 2-year visa or a 10-year Golden Visa, including sponsorship benefits.

High Quality of Life

Ranked #1 in the MENA region and #6 globally in the World's Best Cities Index 2024 by Resonance Consultancy.

100% Safety

Dubai is ranked the 4th safest city in the world in 2024, according to Numbeo.



About project

Set on the serene Dubai Islands, **Edgewater Residences** reaches its pinnacle with Phase 3

— the final and most luxurious chapter of this prestigious development. Comprising three elegant 12-storey towers, this exclusive collection is designed for those who seek refined coastal living amidst lush greenery and pristine shorelines.



Located on the prestigious Shore Island, **Edgewater Residence** will offer Iuxury living with premium residences, resorts, marinas, golf courses, and wellness retreats.

Residents will enjoy fine dining, boutique shopping, and the upcoming Dubai Islands Mall, which is set to surpass Dubai Mall in size by 20%.



Interior

Living Room

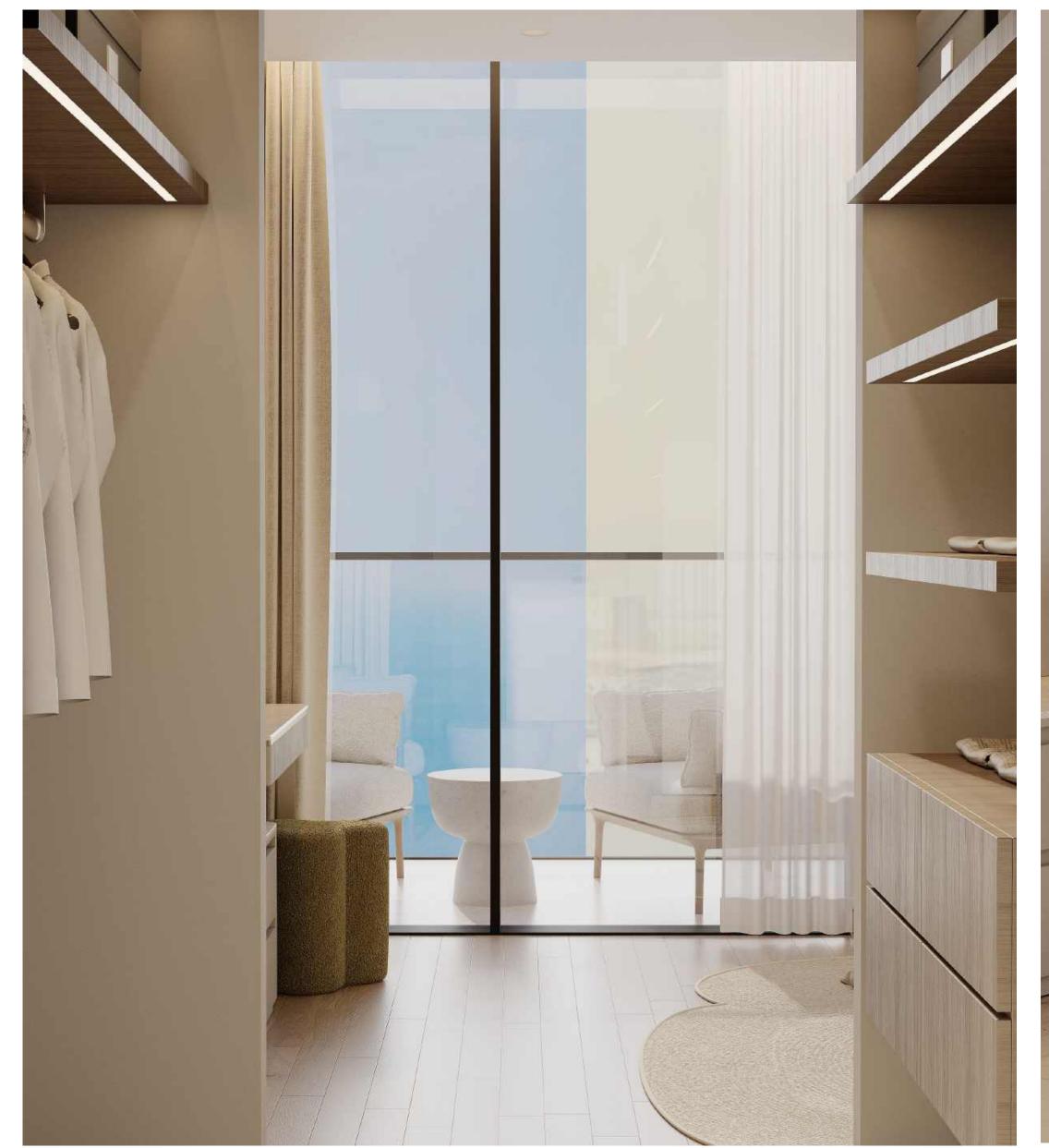






Bedroom



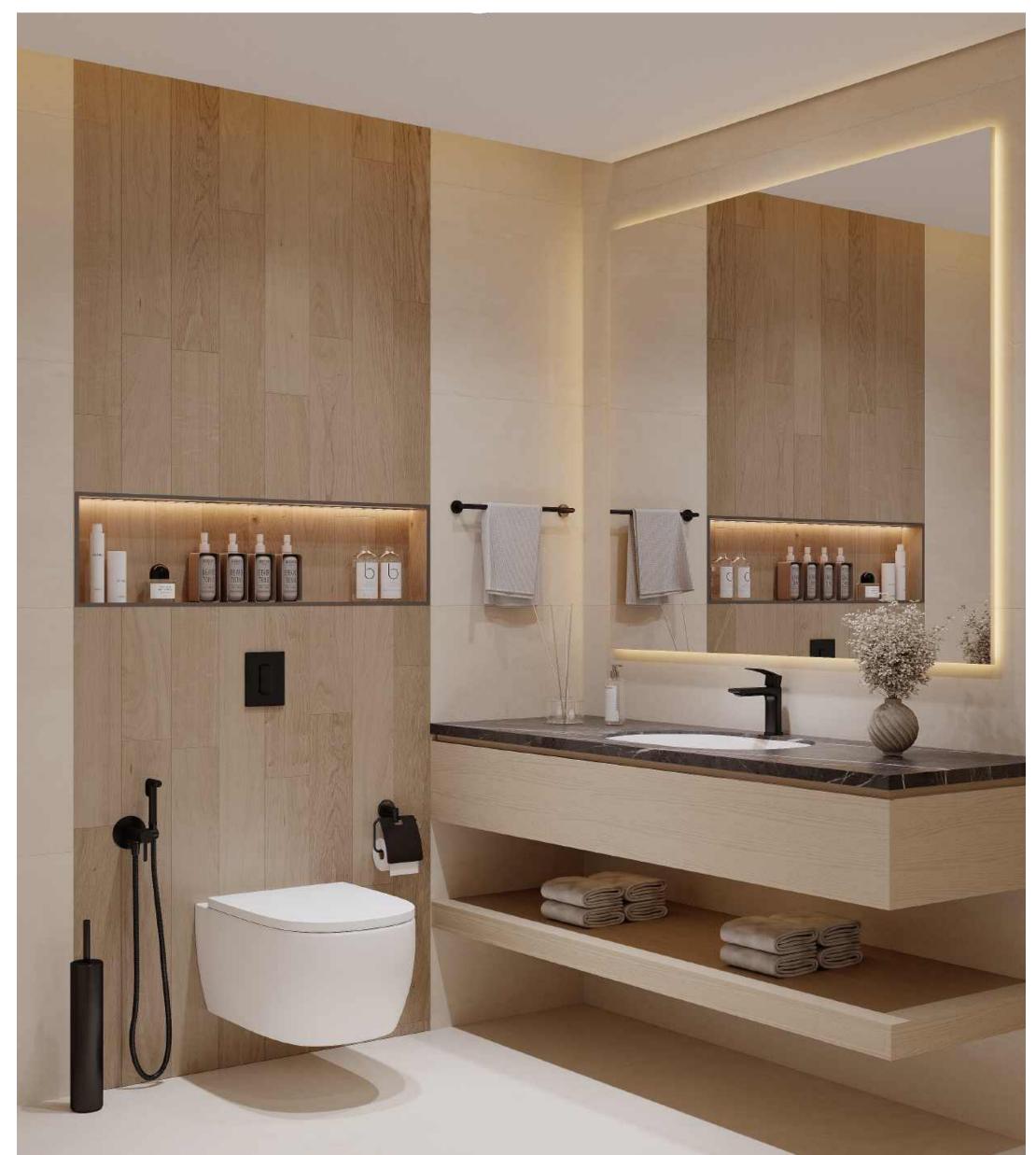




Bathroom

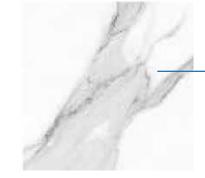






PREMIUM QUALITY FINISHES

Entrance Hall

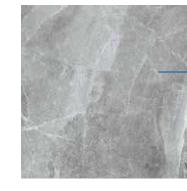


Walls Porcelain Slabs Size:320x150 cm Surface Look, Polished



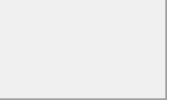


Walls Wooden Cladding, Painted MDF Wood



Floor Marble, Tiles Size: 120xl20 cm Surface Look, Polished

Walls Wooden MDF Cladding, Natural Veneer



Walls Jotun Paint, Light Grey





PREMIUM QUALITY FINISHES Lift Lobby



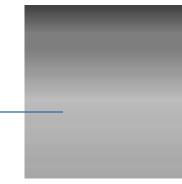
Ceiling Gypsum Board, Paint White Color



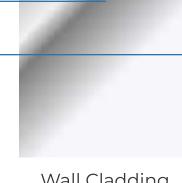
Wall Cladding Black Glass Mirror



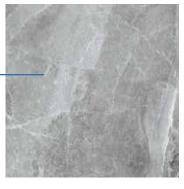
Wall Cladding Wooden MDF Cladding, Natural Veneer



Lift Doors
Polished Dark Stainless Chrome



Wall Cladding Polished Dark Stainless Chrome



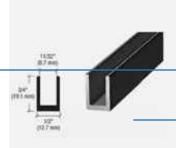
Floor Marble, Tiles Size:120x120 cm Surface Look, Polished

PREMIUM QUALITY FINISHES Typical corridor



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

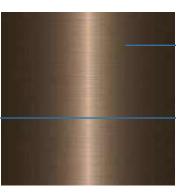
Channel



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



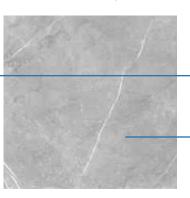
Corridor Doors Door Size: 220x100 cm Surface Look, Matt



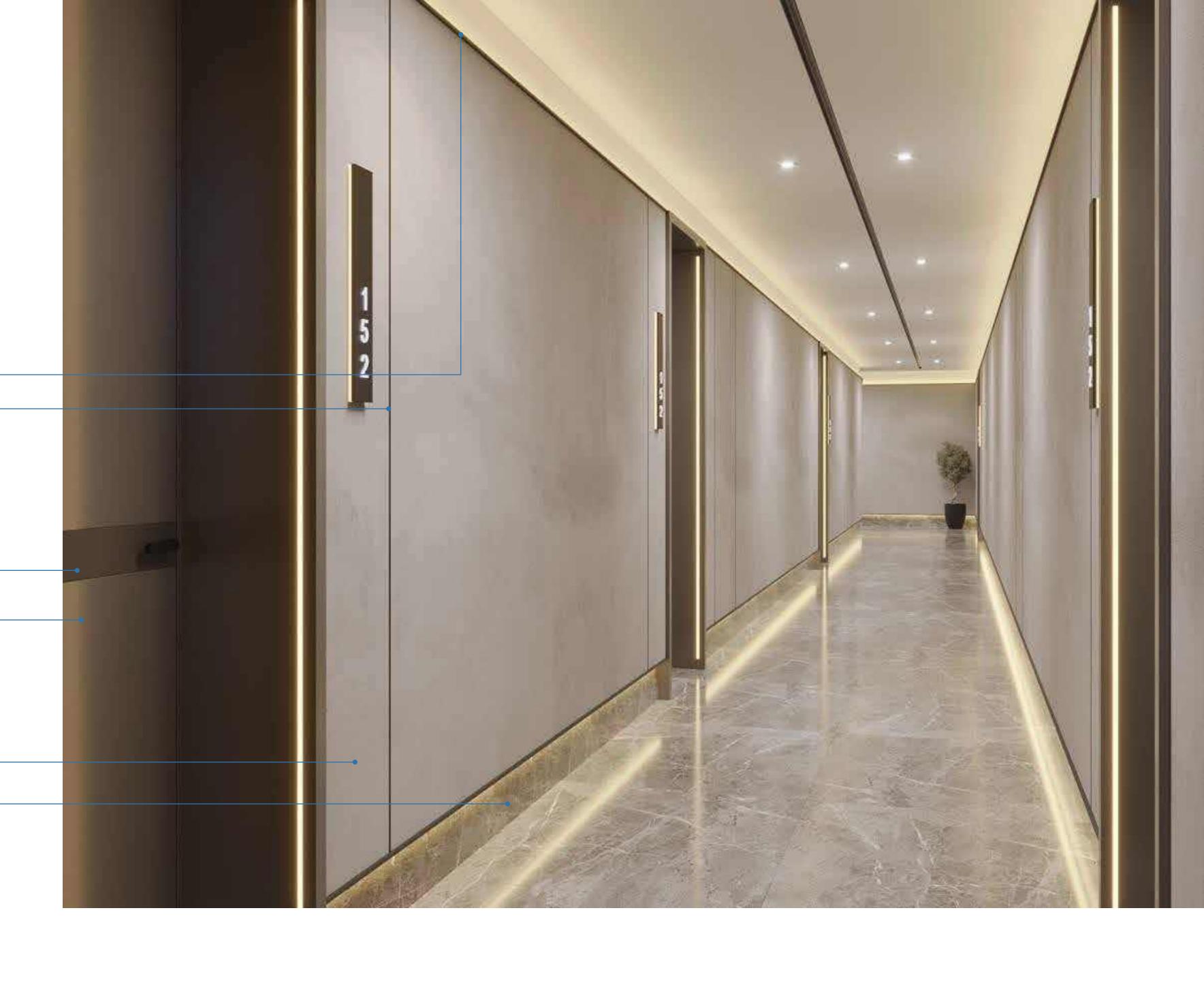
Bronze Metallic Platte Door Size: 100x10cm Surface Look, Matt



Wall Jotun Paint Stucco Effect



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



PREMIUM QUALITY FINISHES

Throughout apartment

Living Room



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



Ceiling Paint White Color Off White Color



Doors Laminate

Bedrooms





Laminate

Kitchen



Countertop Engineered Stone

Wall Between Cabinet Porcelain



Wardrobes Doors Laminate



Walls

Floors & Skirting Porcelain





Ceiling Paint White Color



Walls Off White Color

Bathroom



Tile Armani Grey



Vanity Countertop: Vanity Doors: Porcelain Tiles Laminated HPL



Walls & Floor



Wardrobe Wood



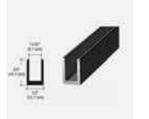
Walls Laminated MDF Porcelain Tiles



Ceiling Paint White Color



Lighting



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











Exterior











Outator



Kids pool



Seating promenade



Overflow pool



Table tennis



Outdoor gym



Yoga space



Playground



Quite zone



Jogging track



Padel court







Inthorage



Kids playing room



Gym



Common room









3 towers 12 residential floors per each

2 podium floors

Premium collection of semi fitted apartments with high-quality **BOSCH** kitchen appliances.

Top-floor apartments will offer stunning sea views and golf courses from the 5th floor.



Unit Types

1 BR Apartment

from 646 sq.ft — **1.4 million AED**

2 BR Apartment

from 1,081 sq. ft — **2.3 million AED**

3 BR Apartment

from 1,533 sq.ft — **2.7 million AED**

HANDOVER:

Q4 2026



Payment

35/65

5%

Booking

Mar-25

10%

1st Installment

60 days

5%

2nd Installment

Sep-25

10%

3 Installment

Dec-25

5%

4th Installment

Mar-26

65%

Handover

Dec-26









