

# *floarea* *Vista*

THE ADDRESS OF LIMITLESS POSSIBILITIES



MASHRIQ ELITE  
— DEVELOPMENTS —



# Table of Contents

The Art of Refined Living	01
About Mashriq Elite Developments	02
Introducing Floarea Vista	04
Unit Types	16
Amenities Floor Plans	17
Amenities	18
About Discovery Gardens - Al Furjan Community	29
Key Attractions	30
The Epicentre Of Progression - Dubai	31
Our Previous Project	32
Upcoming Projects	33
Contact Us	37





# The Art of Refined Living



**MASHRIQ ELITE**  
— DEVELOPMENTS —

# *A Legacy In The Making*

## *About The Developer*

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Mashriq Elite Developments stands as the epitome of sophistication in Dubai's dynamic Real Estate landscape, renowned for its illustrious heritage and a versatile portfolio curated to cater to diverse tastes and lifestyles. Each project represents the pinnacle of meticulous craftsmanship, seamlessly merging avant-garde architecture, functional design, and exquisite finishes. Our projects symbolize an unwavering commitment to excellence, where architectural brilliance seamlessly intertwines with practical luxury.



# MASHRIQ ELITE

— DEVELOPMENTS —

*Harmony and Ingenuity  
in Perfect Equilibrium*

*About  
floareá  
Vista*

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Presenting Floareá Vista, the newest creation from Mashriq Elite Developments in Discovery Gardens - Al Furjan Community. This Architectural Gem sets a new standard for living with enchanting interiors, innovative exteriors, and unmatched amenities. Spanning 10-Floors, it offers 158 Residential Units, having mix of **Studios, One-Bedroom, and Two-Bedroom Apartments** complemented by **Amenities on First & Roof Floor.**

*Exquisite Details  
Beyond Expectations  
of Excellence*

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Surpassing mere aesthetics, the architecture of Floarea Vista unveils itself as a lavish masterpiece, seamlessly blending opulence with practicality. From meticulously chosen decor to an ambiance exuding sophistication, every detail has been meticulously curated to provide an elevated living experience synonymous with modern luxury living.

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*Let Comfort Envelop You  
in a Luxurious Embrace*

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*Your Aesthetic Escape*



*Bespoke Living at Finest*

*Ascending the Desires  
of Marvelous Living*

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*The Apex of Urban Charm*



*Illustrious and Refined*



*The Perfect Balance  
Just For You*

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*Enhancing Your Daily  
Rituals with Prestige*

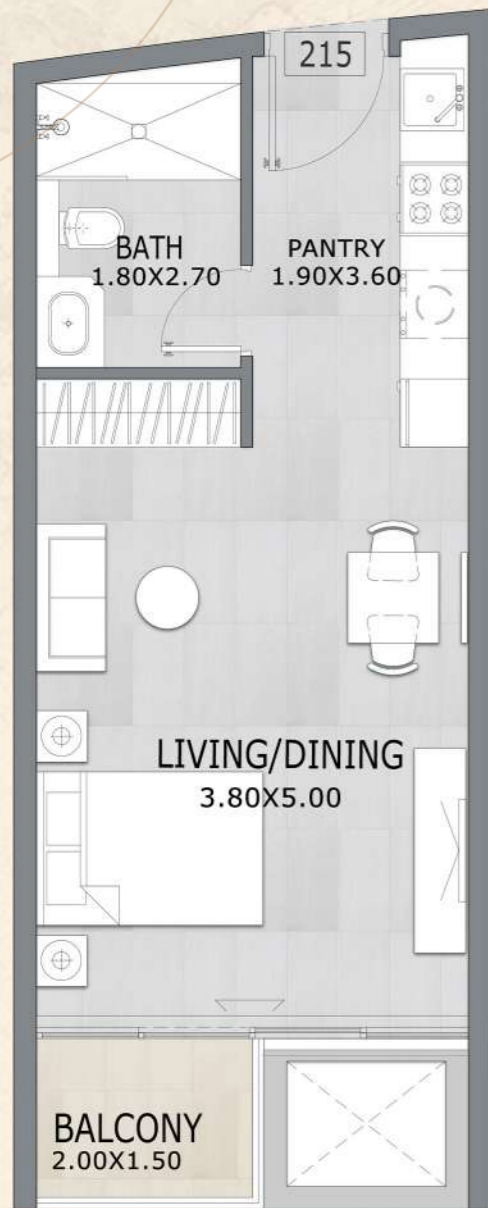
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# *The Epitome of Grandeur*

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# Unit Types

Studio - One Bedroom - Two Bedroom Apartments

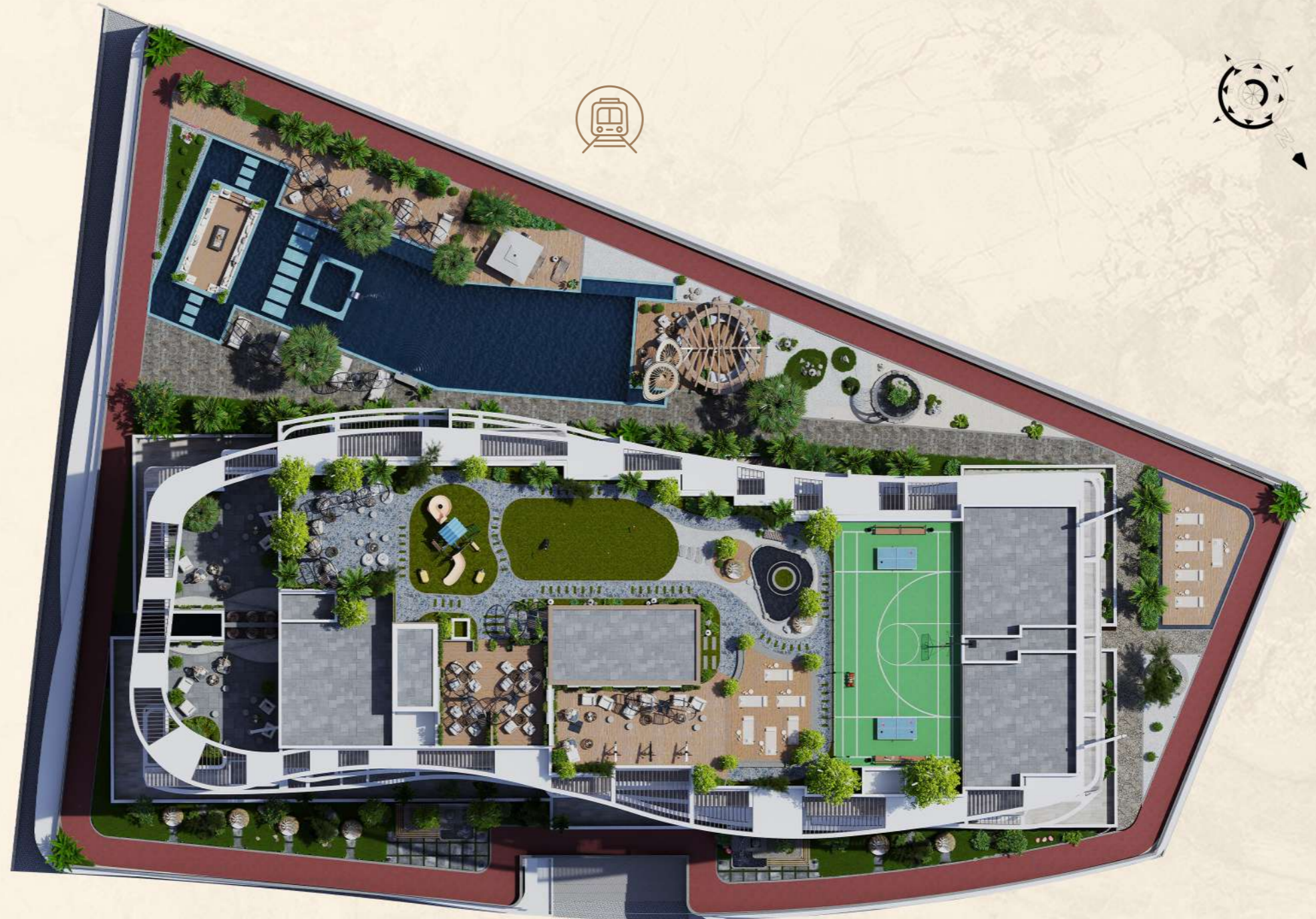


**Disclaimer:**

All pictures, plans, layouts, information, data, dimensions and details included in this floor plan are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions.

# Amenities Floor Plan

First & Roof Floor



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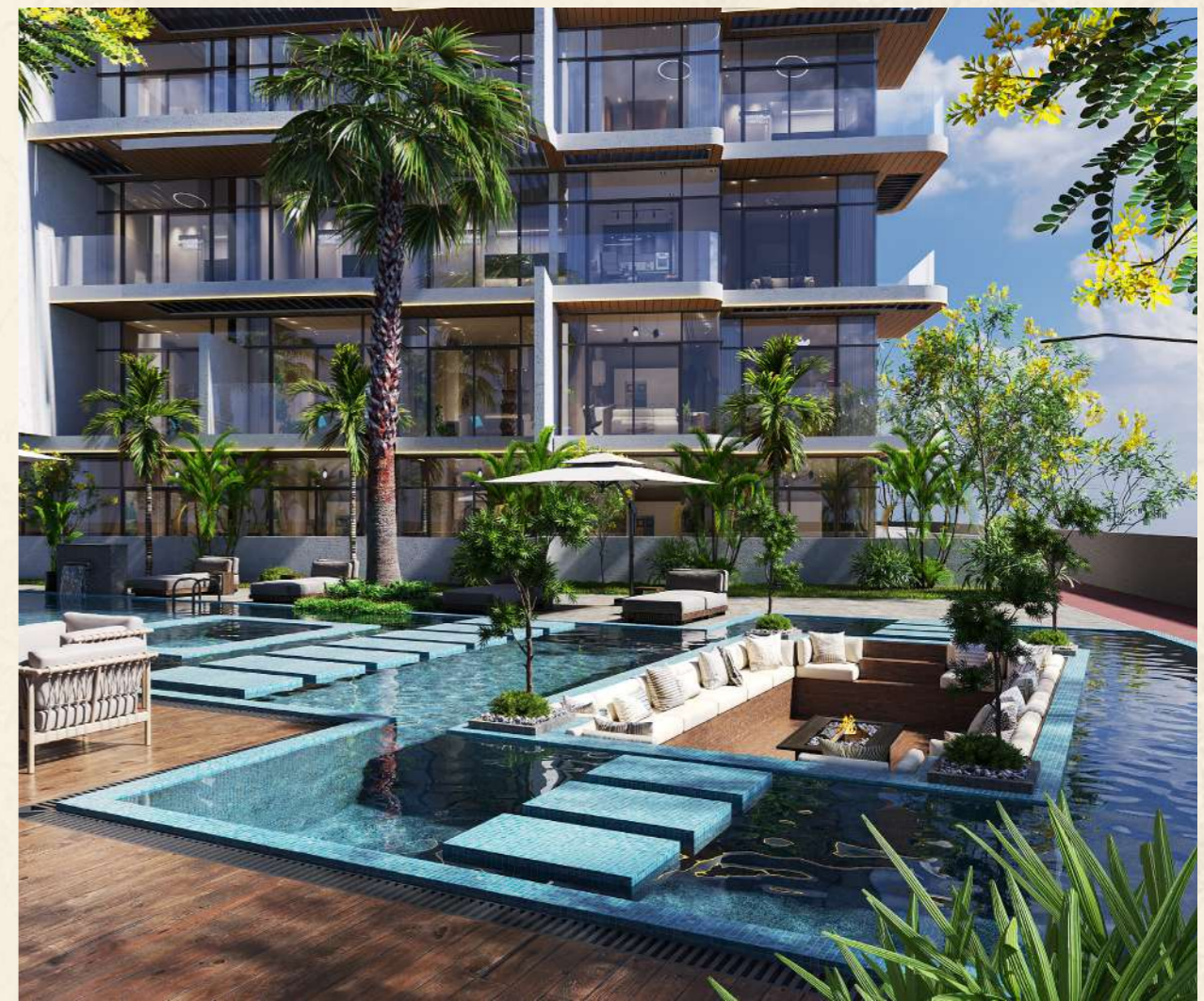
# Amenities

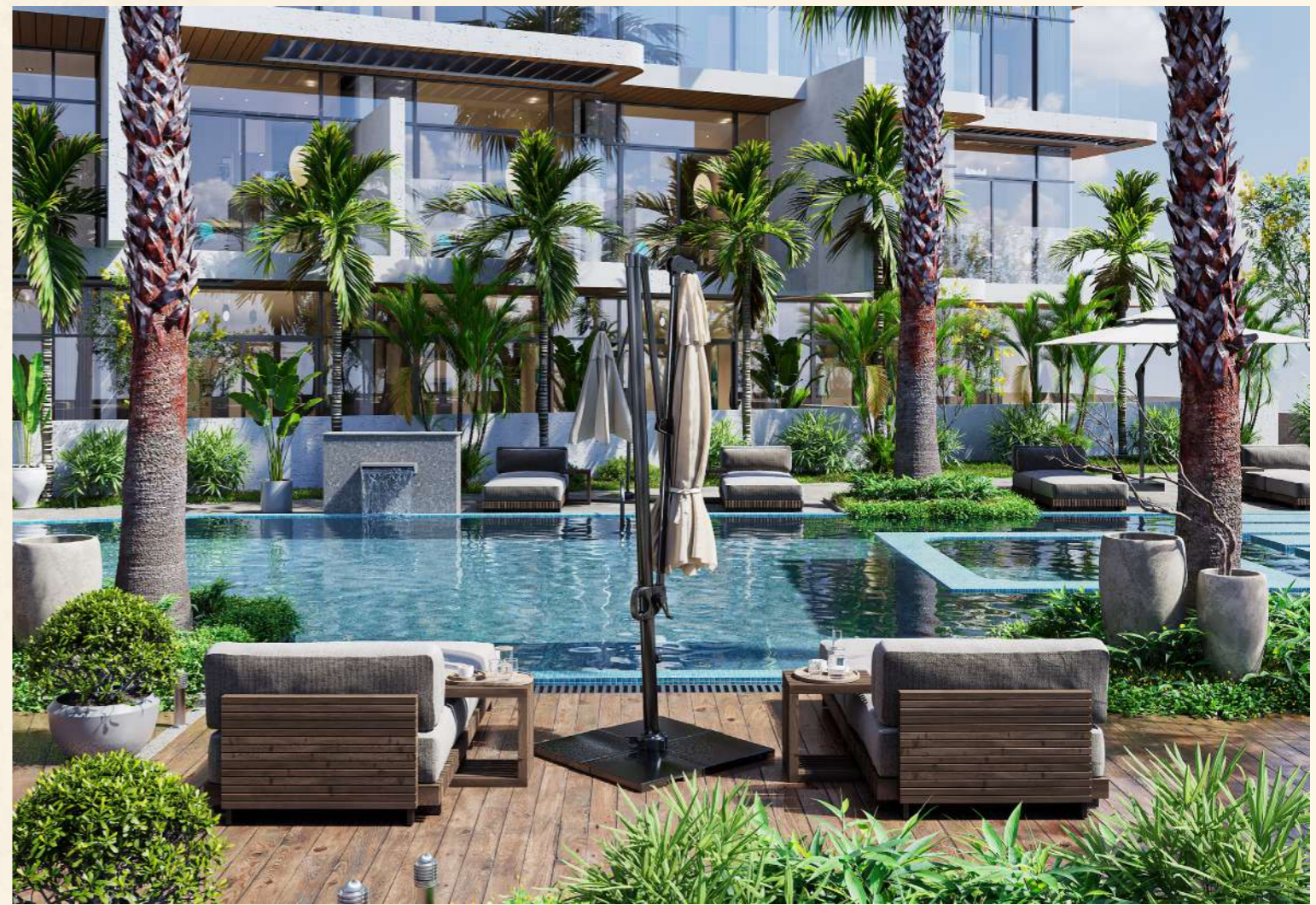
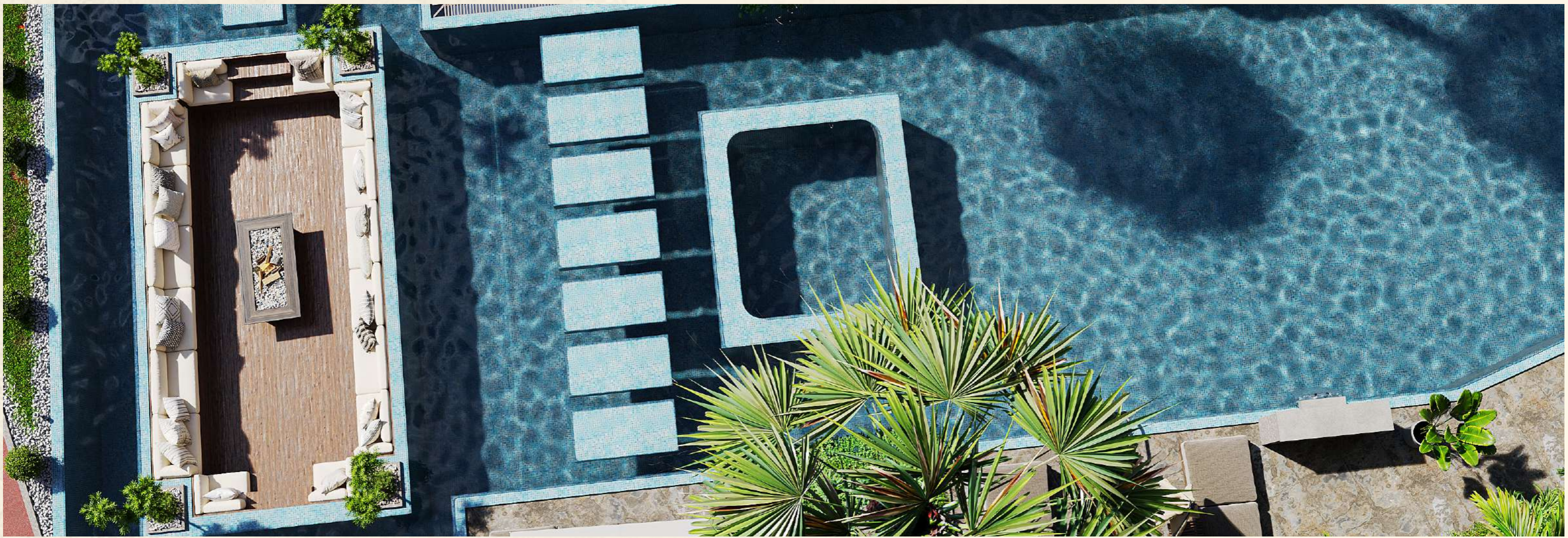
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- Swimming Pool
- Pool Sitting Lounge
- Sun Deck
- Jacuzzi
- Kids Pool
- Splash Pad
- Kids Play Area
- Indoor Techno Gym
- Outdoor Gym
- Outdoor Meditation Deck
- Jogging Track
- Board Games Corner
- Multi Sports Court
- Outdoor Table Tennis
- Sky Lounge
- Floral Swings
- EV Charging Station
- BBQ & Grill Lounge
- Sunken Sitting Lounge
- Mini Golf
- Bean Bags Lounge
- Reading Corner
- Outdoor Cosmic Sitting
- ZEN Garden

# First Floor Amenities

1. Specially crafted Swimming Pool with Sunken Seating & Jacuzzi
2. Kids pool with splash pad
3. Jogging Track with Stunning 3-side open views
4. State-of-the-Art Techno Gym with Personalized Training Sync options
5. Cosmic Sitting Areas
6. Zen Areas
7. Outdoor Sundeck
8. Floral Swings





# Roof Top Amenities

1. Mini Golf
2. Dedicated BBQ Area
3. Bean Bag Lounge
4. Sky View Deck
5. Multi-Sports Court
6. Board Games Corner
7. Outdoor Meditation Deck
8. Kids Play Area
9. Outdoor Sitting Area









*Inspired by Elegance  
Designed for Life*



*A Realm of  
Peaceful Living*

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*Instilling a feeling of  
Lavishness and Prestige*

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*Lavish Features  
Endless Comfort*

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*Every Element in  
Perfect Cadence*

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*Elite Spaces  
Exclusive Experience*

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# *A Story of Serenity and Prosperity*

Discovery Gardens- Al Furjan Community

Enveloped within Dubai's vibrant landscape, Discovery Gardens and Al Furjan Community coalesce to form an opulent haven of modern living. This meticulously crafted sanctuary, curated by visionary developers, seamlessly marries sophistication with contemporary allure.

With luxurious abodes, verdant landscapes, and bespoke amenities, Al Furjan beckons discerning individuals to indulge in a lifestyle beyond compare. Here, amidst grandeur and grace, residents find respite, elevating every moment amidst the dynamic pulse of Dubai.



## Key Attraction:

- |   |   |
|---|---|
|  1 The Gardens Metro Station |  2 Discovery Gardens Metro Station |
|  3 Discovery Gardens         |  4 Al Furjan                       |
|  5 Jumeirah Park             |  6 Ibn Battuta                     |
|  7 Dubai Hills               |  8 Mall of the Emirates            |
|  9 Burj Al Arab             |  10 Jumeirah Village Circle       |
|  11 Dubai Marina           |  12 Jumeirah Lake Towers         |
|  13 Jumeirah Islands       |  14 Dubai Sports City            |
|   |  15 Palm Jumeirah                |

*floarea*  
*Vista*

Al Furjan





# *The Epicenter of Progression Dubai*

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Dubai reigns supreme as the epitome of real estate evolution, magnetizing international investors with its pioneering ventures and thriving market. Renowned for its visionary initiatives and investor-friendly regulations, the city presents unparalleled prospects. Foreign elites gravitate towards Dubai for its strategic locale, opulent lifestyle, and promising yields. At the forefront of this opulence stands Mashriq Elite Developments, orchestrating architectural marvels that redefine luxury living in the region's elite echelons.

# *floareá*

R E S I D E N C E

Floareá Residence laid the foundation for Mashriq Elite Developments, heralding a new era of luxury real estate. Positioned in Arjan along Sheikh Mohammed Bin Zayed Road, it promises upscale living with easy access to Dubai's premier destinations. Offering a range of meticulously designed units, from Studios to 2-bedroom apartments, Floareá focuses on community well-being with smart infrastructure, indoor gyms, and serene living spaces.

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**Completion Date**  
**Q1 2025**





# *Upcoming Project*

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Expected Launch Date  
**JVC | Q3 2024**



# *Upcoming Project*

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Expected Launch Date  
**Dubai Land | Q3 2024**



**Mashriq Group**, your trusted partner in Real Estate, Project Development, and Telecommunication. With over two decades of experience, we have become pioneers in these industries, having network not only in the UAE but also across United States, Europe, Singapore, Saudi Arabia, and the wider region.

### *Project Development*

Our collateral team of highly skilled professionals collaborates closely with architects, engineers, contractors, and local authorities to ensure successful project delivery, adhering to the highest standards of quality, sustainability, and safety.

Our success stems from our commitment to customer satisfaction, innovation, and delivering tailored solutions. We excel in on-time, on-budget, high-quality project delivery. We adapt to industry trends, embrace technology, and thrive on overcoming challenges.

Choose Al Mashriq Group as your partner to ignite possibilities, unlock potential, and elevate your projects to new heights of success.

### *Telecommunication*

As technology continues to advance rapidly, the telecommunication industry plays a pivotal role in connecting people globally. In Telecommunication segment, we have a strong presence with an extensive supply chain and trading network. Our deep understanding of clientele needs allows us to provide top-notch services, solutions, trading, and supply chain management.

### *Real Estate*

In the realm of Real Estate, we specialize in a wide range of services including property development, investment, sales, and management in Asian & Middle-East Region. We have successfully completed a substantial count of residential and commercial segment in the region, catering to the evolving needs of our clients.

### *Design Centre*

Design is at the core of what we do. Our design and architecture services are a blend of innovation and practicality, where aesthetics harmoniously meet functionality. Our team of visionary architects and designers work closely with clients to understand their unique vision and needs.





**MASHRIQ ELITE**  
— DEVELOPMENTS —

A LIFESTYLE THAT  
DOESN'T DICTATE  
**IT INSPIRES**

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