FLORA ISLE

BEACHFRONT RESIDENCES


Catch the Waves



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The Essence of Elevated Island Living

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 MINS
Island A
Yacht Marina

4 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 &
Dubai Mall

40 MINS
Burj Al Arab



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2040 دبي DUBAI

Dubai Islands

The 2040 Dubai Masterplan reimagines the city's waterfront, creating transformative man-made islands that blend luxury living, commercial vibrancy, and leisure.

With visionary architecture and sustainable design, these islands will offer stunning residences, world-class resorts, and dynamic recreational spaces.

Rooted in environmental conservation, the plan envisions a harmonious balance between nature and growth, elevating Dubai as a global hub for innovation, tourism, and a better future.

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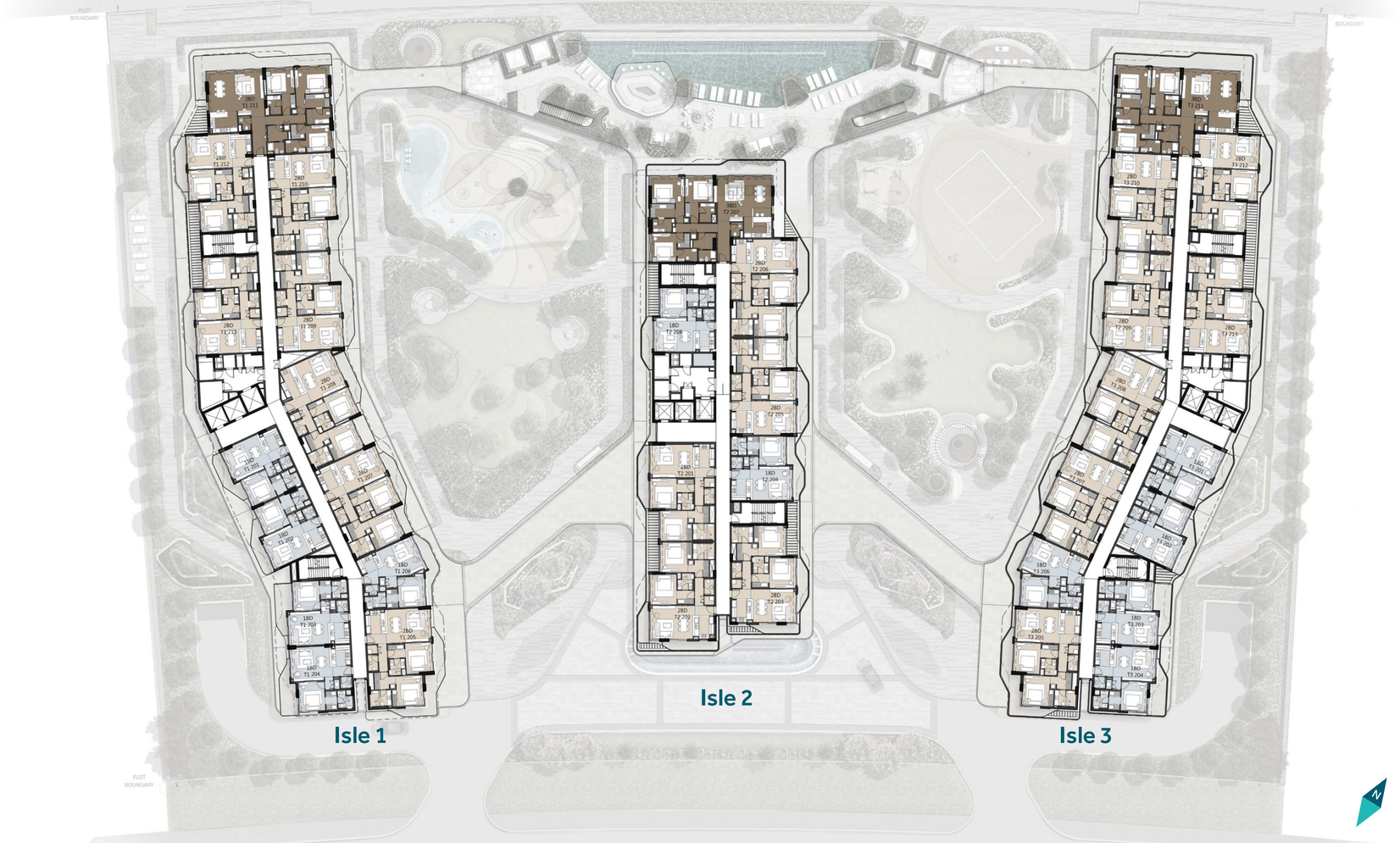
Typical Floor Plan

Isle	Type	Count
	1BR	5
Isle 1	2BR	7
	3BR	1
Total		13

Isle	Type	Count
	1BR	2
Isle 2	2BR	5
	3BR	1
Total		8

Isle	Type	Count
	1BR	5
Isle 3	2BR	7
	3BR	1
Total		13





1BR
2BR
3BR

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Why Invest in Dubai Island

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



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Indicative Unit Sizes and Prices

Unit	Count	%	Area	Starting Price
1 BR	86	34%	813	**AED 2,088,888**
2 BR	143	57%	1,324	**AED 3,120,888**
3 BR	22	9%	2,443	**AED 6,250,888**
Total	251	100%		

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50% / 50%

Payment Plan

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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 **"FLORA ISLE REAL ESTATE DEVELOPMENT LLC "**.
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	FLORA ISLE REAL ESTATE DEVELOPMENT LLC
2.	Account No.	3708489321801
3.	IBAN No.	AE140340003708489321801
4.	Swift Code	MEBLAEAD
5.	Bank Name	EMIRATES ISLAMIC BANK
6.	Currency	AED

*Cheque should be in favour of FLORA ISLE REAL ESTATE DEVELOPMENT

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

Allocation will be on First Come First Serve basis & Receipt issuance confirmation by **"FLORA ISLE REAL ESTATE DEVELOPMENT LLC"**.

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 15 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 ISLE" project a landmark.



FLORA ISLE

BEACHFRONT RESIDENCES

FLORA
REALTY

PRESENTED BY
OCTA
PROPERTIES

CENTURION