



LOCATION MAP



3MINS
ISLAND D
SPORTS
COUNTRY
CLUB HOUSE
COURSE



10mins island c golf course



18mins dubai international airport



35MINS BURJ KHALIFA AND DUBAI MALL





11mins waterfront market



25mins museum of the future



40mins burjal arab



5mins dubai islands mall

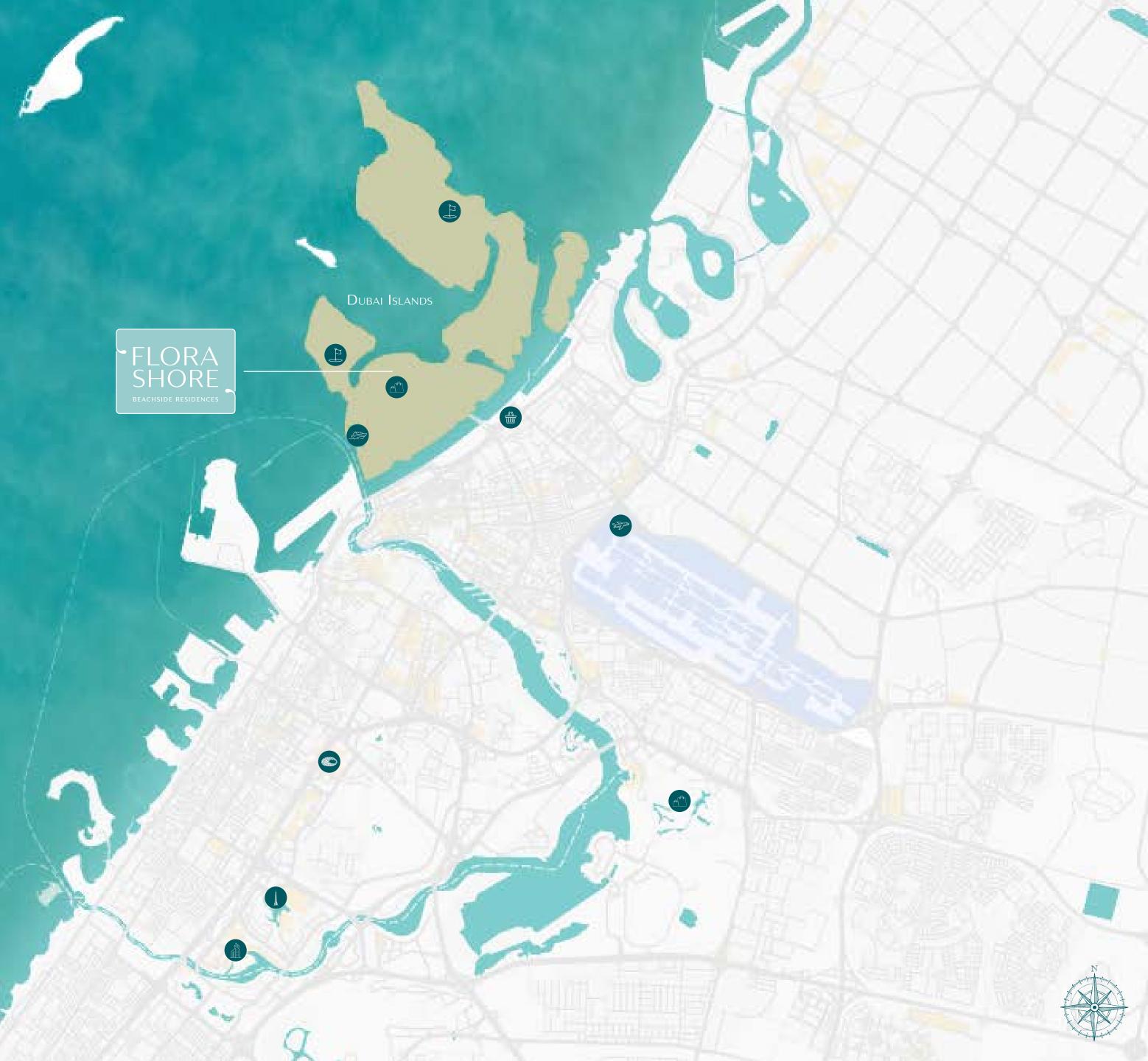


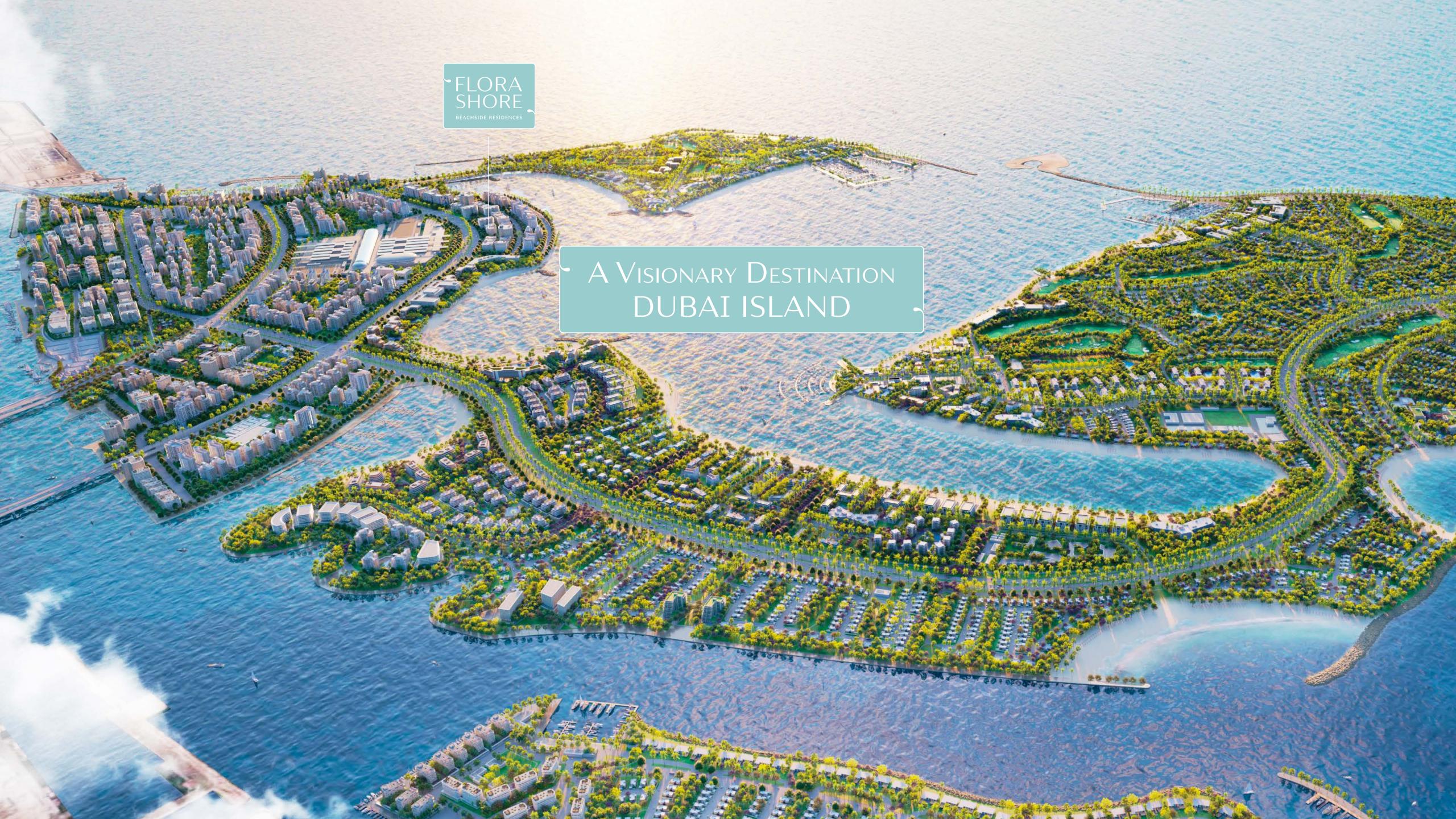
18mins dubai festival city



31_{MINS} BUSINESS BAY







Dubai Islands Masterplan

ISLAND A

- 1. Waterfront Residential Community
- 2. Art and Cultural District
- 3. Urban Island Community
- 4. Mall
- 5. Веасн

ISLAND B

- 6. Waterfront Resorts
- 7. Beach Front Residential
- 8. Community Park

ISLAND C

- 9. Marina Village
- 10. Wellness Resort
- 11. 18 Hole Golf Course
- 12. Golf Residential
- 13. Oasis Park
- 14. Family Resort
- 15. Веасн

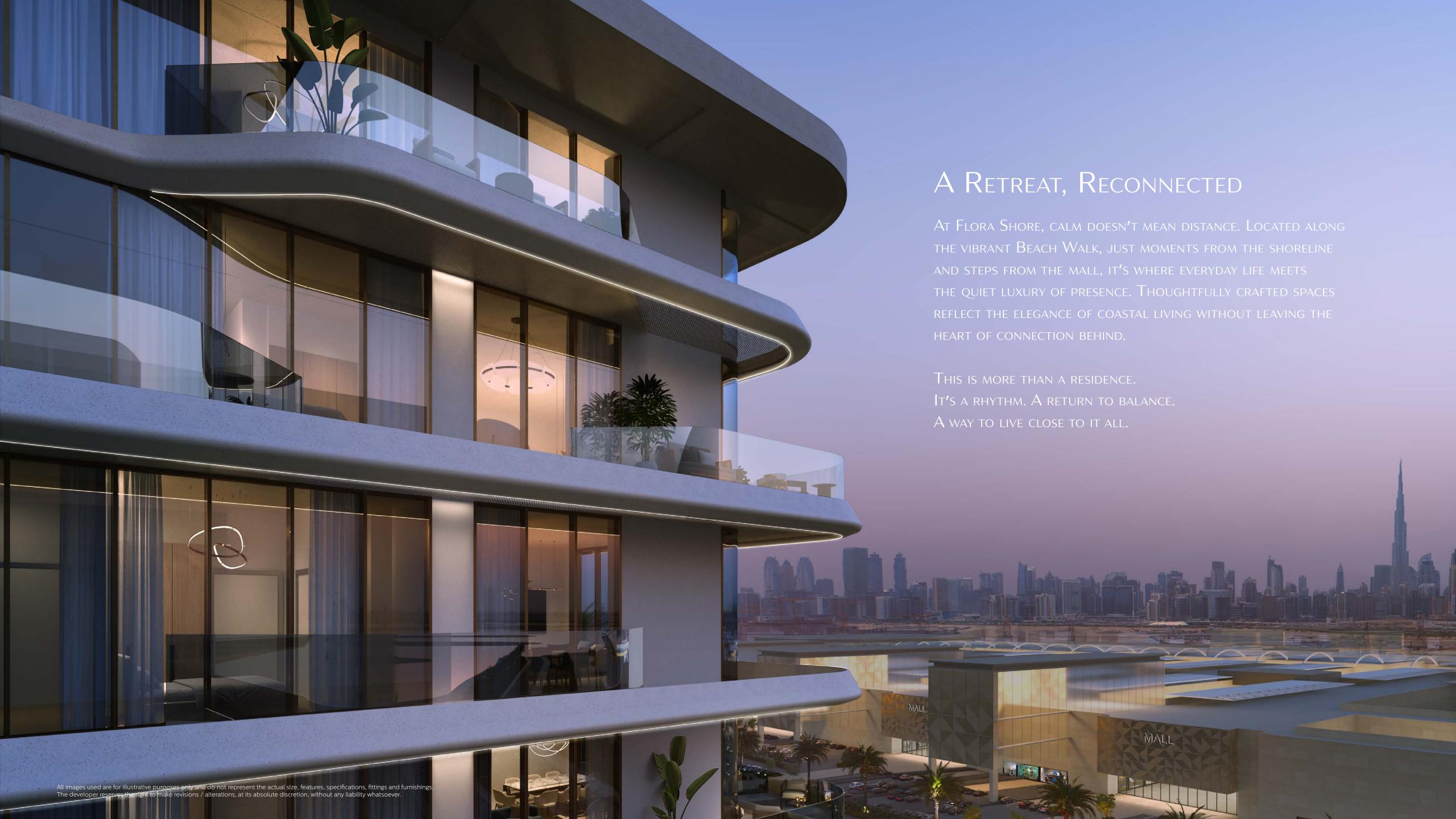
ISLAND D

- 16. Beach Front Residential
- 17. Golf Residential
- 18. 9 Hole Golf Course
- 19. Веасн

ISLAND E

20. Luxury Private Island Community





PLOT LOCATION





Building Structure

Typical 1	1st Floor
Typical 2	2^{ND} to 7^{TH} Floor
Typical 3	8 th to 10 th Floor
Typical 4	11 th and 12 th Floor

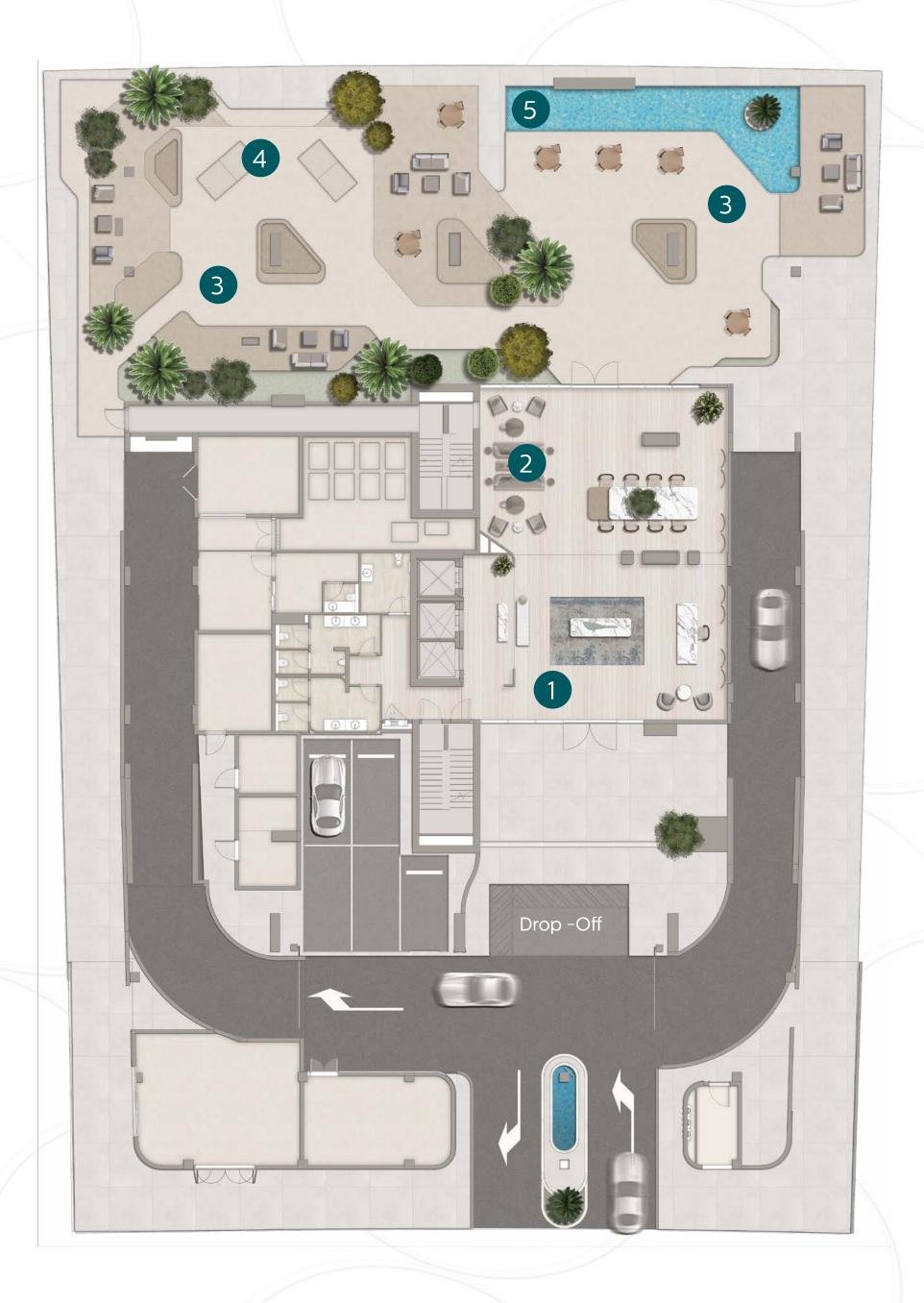


All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



Amenities Ground Floor

1. Indoor Lounge	1,036 Sqft	
2. Co-working Space	1,139 Sqft	
3. Outdoor Lounge	1,005 SQFT	
4. Table Tennis	515 Sqft	
5. Water Feature	477 SQFT	





Amenities 1st Floor

525 SQFT
430 Sqft
1,200 Sqft
518 SQFT
403 SQFT







1st Floor

2 Bedrooms

4 Units



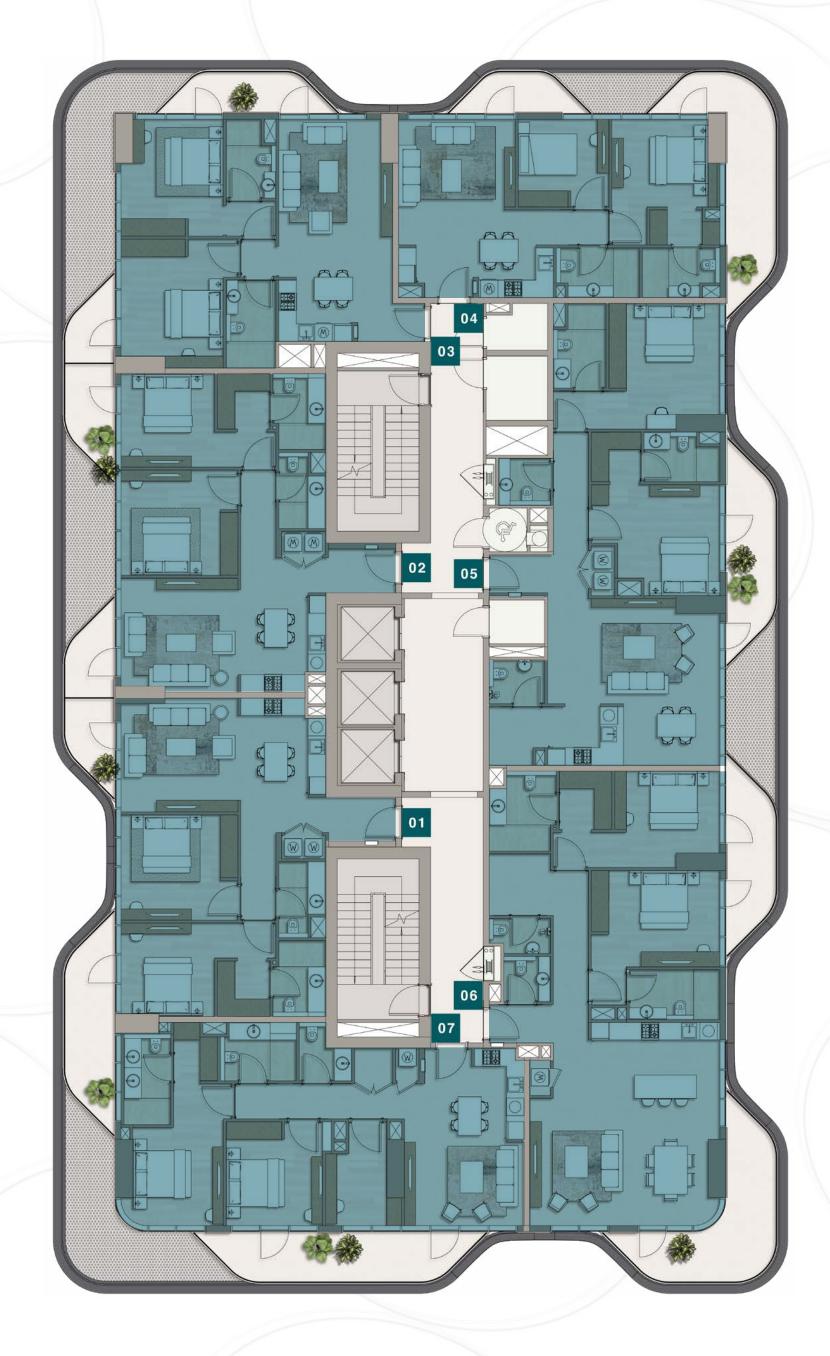


2^{ND} to 7^{TH} Floor

2 Bedrooms

7 Units







8TH TO 10TH FLOOR

2 BEDROOM 4 UNITS

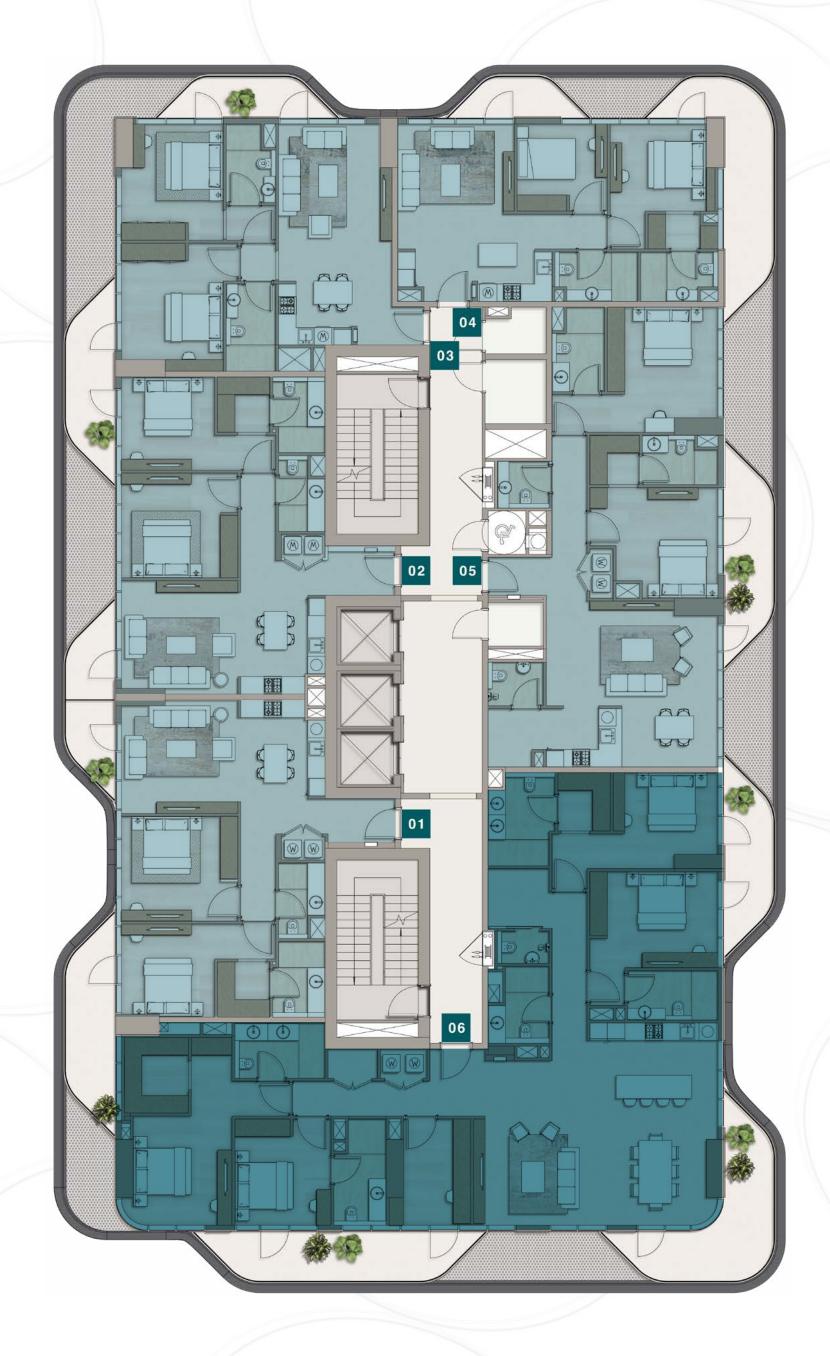
3 BEDROOM 2 UNITS



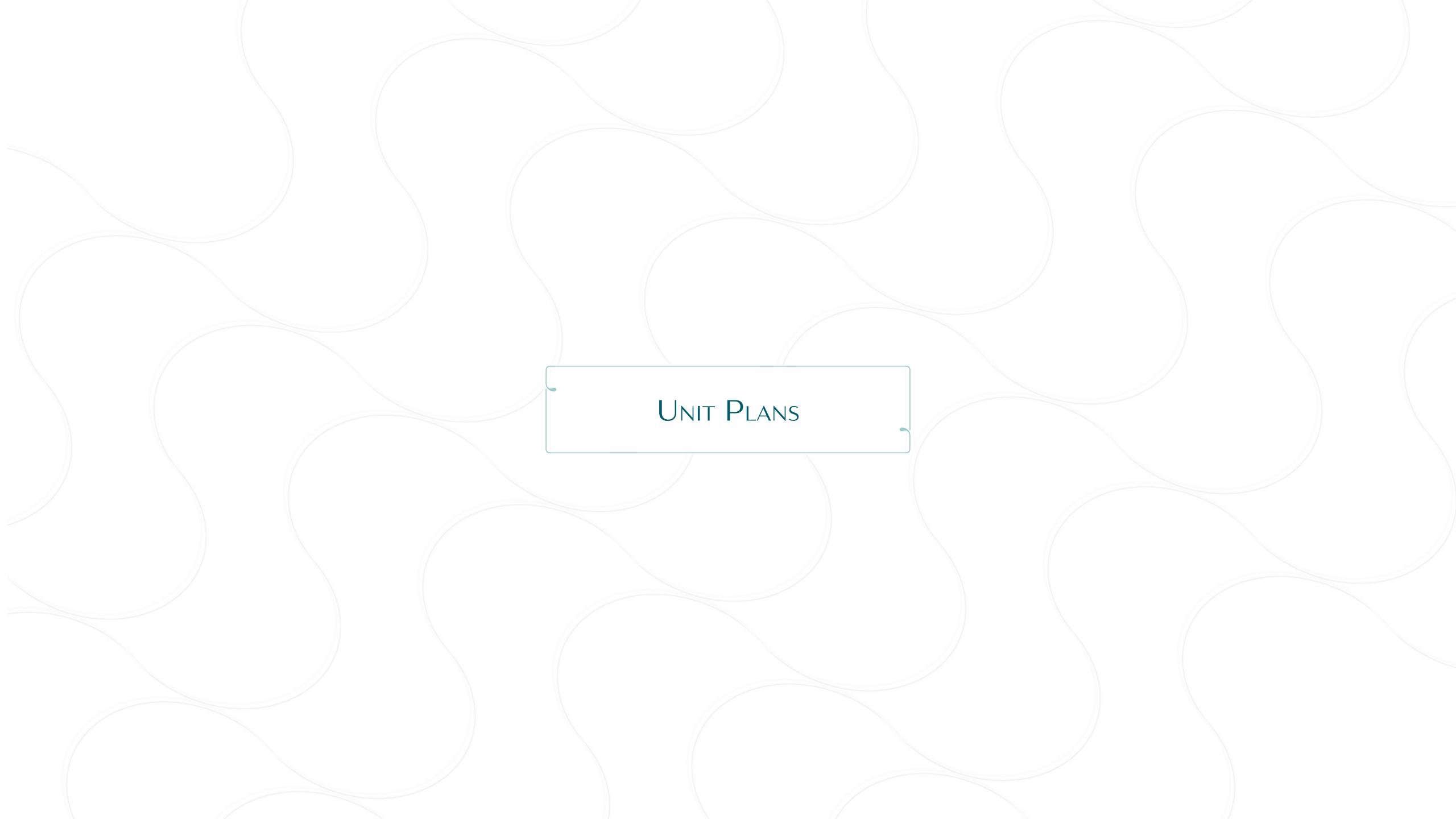


11^{тн} & 12^{тн} Floor

2 Bedroom 5 Units
4 Bedroom 1 Unit



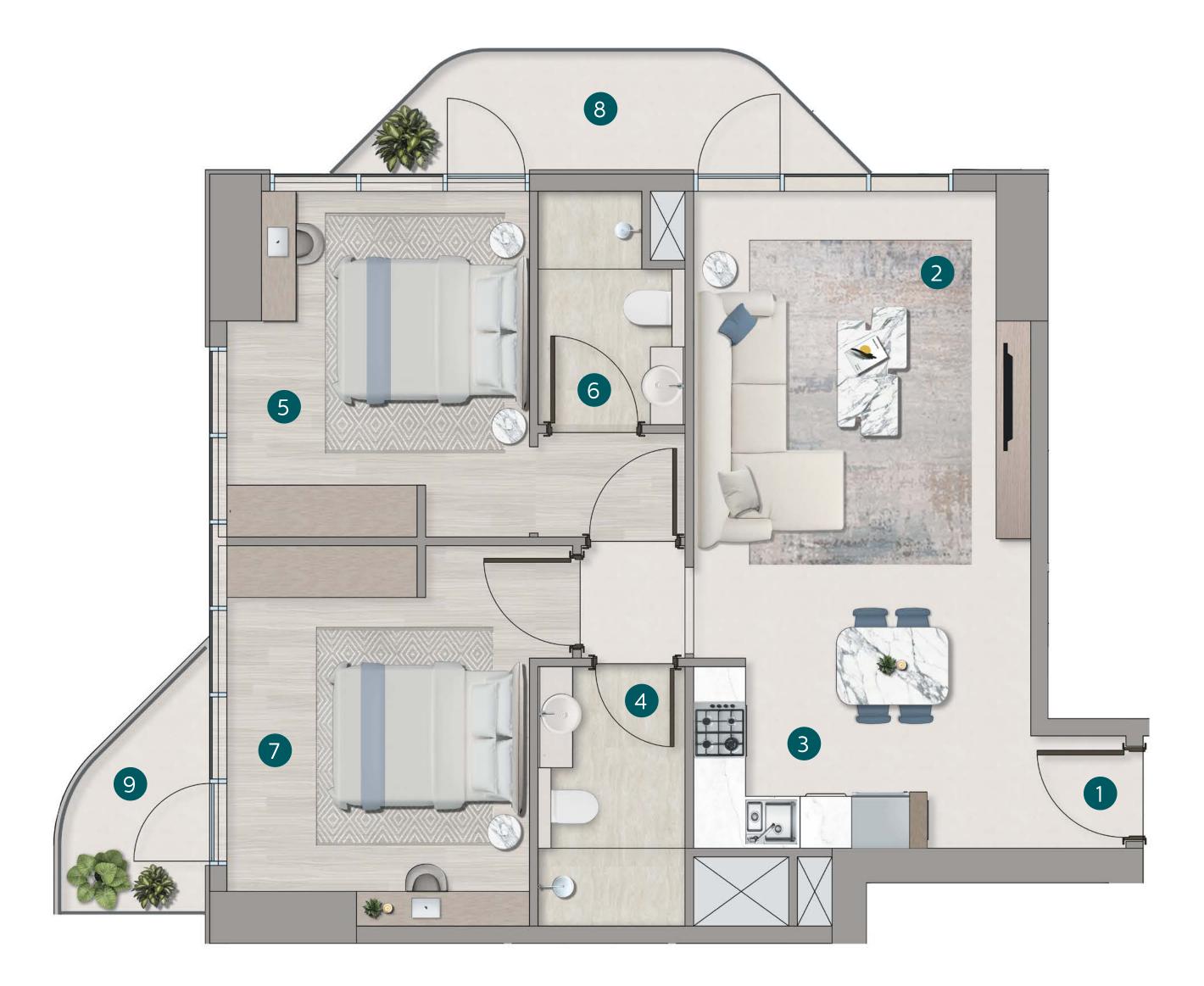




Total Area	xxx Sqft
Balcony Area	xxx Sqft
Internal Area	xxx Sqft

 Entrance

١.	Entrance	
2.	Living Room	5.4M x 3.5M
3.	Kitchen	$2.7M \times 2.2M$
4.	Bathroom	$3.0M \times 1.7M$
5.	Master Bedroom	$4.4M \times 3.5M$
6.	Master Bathroom	$2.7M \times 1.7M$
7.	Bedroom	$4.0M \times 3.5M$
8.	Balcony 1	$6.2M \times 1.5M$
9.	Balcony 2	1.8M x 3.2M





 2^{ND} to 7^{TH} Floor



 $8^{\text{\tiny TH}}$ to $10^{\text{\tiny TH}}$ Floor



11™ & 12™ Floor

Total Area	xxx Sqft
Balcony Area	xxx Sqft
Internal Area	xxx Sqft

1.	Entrance	
2.	Living Room	$3.8M \times 4.0M$
3.	Kitchen & Dining	$3.4M \times 2.9M$
4.	Bathroom	$2.5M \times 1.6M$
5.	Master Bedroom	$3.2M \times 3.3M$
6.	Master Bathroom	$2.6M \times 1.8M$
7.	Walk-In Closet	1.9M x 1.9M
8.	Bedroom	$3.6M \times 4.0M$
9.	Laundry Room	$1.7M \times 0.8M$
10.	Balcony 1	$4.1M \times 1.8M$
11.	Balcony 2	$3.1M \times 1.8M$





 2^{ND} to 7^{TH} Floor



 $8^{\text{\tiny TH}}$ to $10^{\text{\tiny TH}}$ Floor



11™ & 12™ Floor

Internal Area	XXX SQFT
Balcony Area	XXX SQFT
TOTAL AREA	XXX SQFT

1.	Entrance	
2.	Living Room	$2.8M \times 4.1M$
3.	Kitchen & Dining	3.2M x 3.2M
4.	Powder Room	2.0M x 1.8M
5.	Master Bedroom	$3.3M \times 3.1M$
6.	Walk-In Closet	2.0M x 1.5M
7.	Master Bathroom	3.2M x 1.6M
8.	Bedroom	3.5M x 3.3M
9.	Bathroom	2.0M x 2.6M
10.	Laundry Room	$0.8M \times 0.8M$
11.	S. Room	2.4M x 2.6M
12.	Balcony	1.8M x 10.2M

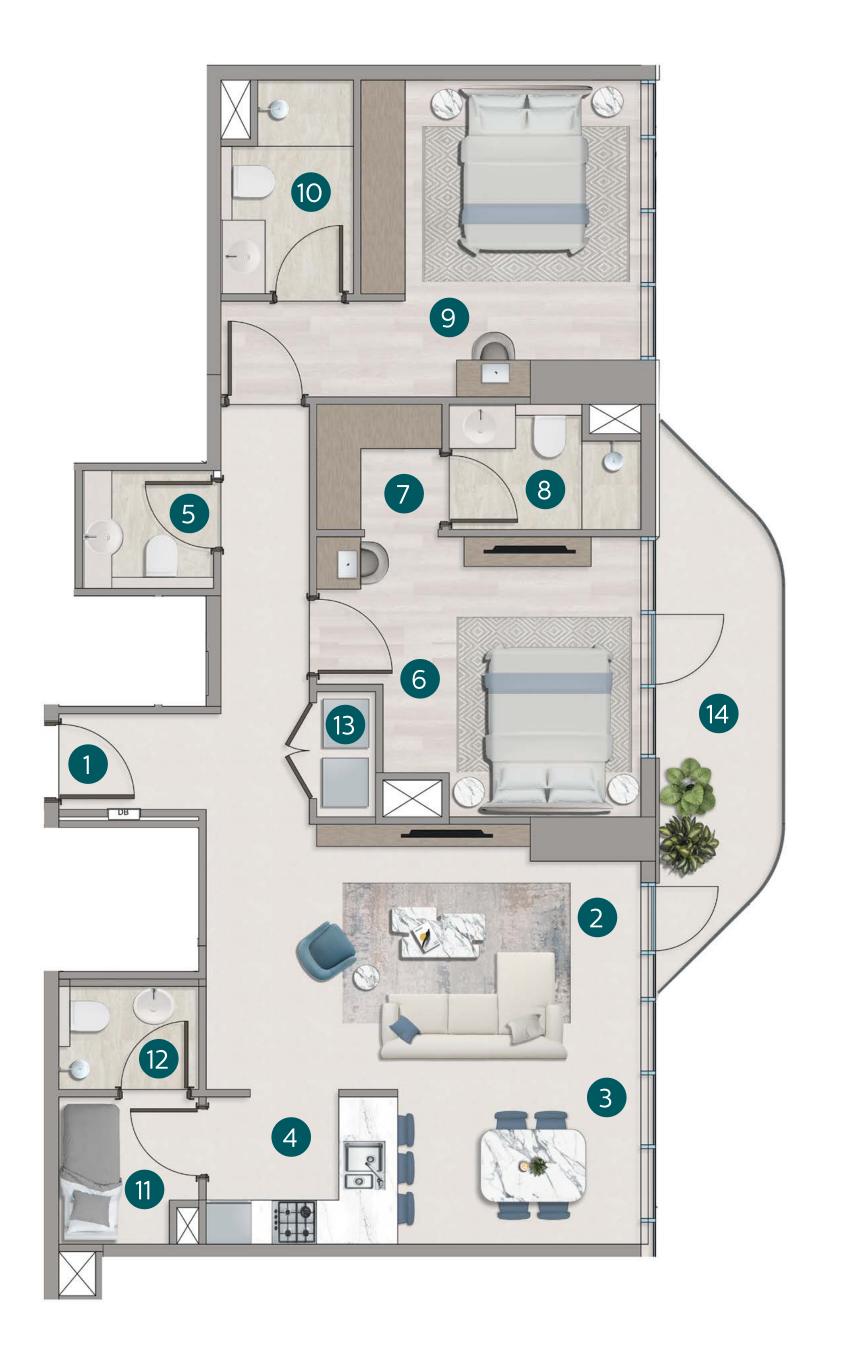




 $2^{\scriptscriptstyle{\mathsf{ND}}}$ to $7^{\scriptscriptstyle{\mathsf{TH}}}$ Floor

Internal Area	XXX SQFT
Balcony Area	XXX SQFT
TOTAL AREA	xxx Sqft

1.	Entrance	
2.	Living Room	5.9M x 3.6M
3.	Dining	$3.3M \times 2.1M$
4.	Kitchen	2.6M x 2.0M
5.	Powder Room	1.6M x 1.8M
6.	Master Bedroom	3.8M x 4.4M
7.	Walk-In Closet	$1.7M \times 1.8M$
8.	Master Bathroom	$1.7M \times 2.6M$
9.	Bedroom	$4.3M \times 5.7M$
10.	Bathroom	$2.9M \times 1.7M$
11.	Maid's Room	1.9M x 2.0M
12.	Maid's Bathroom	1.6M x 1.9M
13.	Laundry Room	$1.7M \times 0.8M$
14.	Balcony	$1.8M \times 7.9M$





 2^{ND} to 7^{TH} Floor



 $8^{\text{тн}}$ то $10^{\text{тн}}$ Floor



11^{тн} & 12^{тн} Floor

Internal Area	xxx Sqft
Balcony Area	XXX SQFT
TOTAL AREA	xxx Sqft

1.	Entrance

1.	Entrance	
2.	Living & Dining room	$4.7M \times 6.3M$
3.	Kitchen	2.9M x 2.6M
4.	Powder Room	$1.1M \times 2.7M$
5.	Master Bedroom	$3.5M \times 3.0M$
6.	Walk-In Closet	$1.9M \times 1.8M$
7.	Master Bathroom	2.9M x 2.0M
8.	Bedroom	$3.3M \times 3.3M$
9.	Bathroom	$2.7M \times 2.3M$
10.	S. Room	2.0M x 3.0M
11.	Maid's Room	$2.9M \times 2.4M$
12.	Maid's Bathroom	$2.1M \times 1.3M$
13.	Laundry Room	$0.8M \times 0.8M$
14.	Balcony	14.7M x 16.9M
15.	Pool	6.5M x 3.5M





1st Floor

Total Area	xxx Sqft
Balcony Area	xxx Sqft
Internal Area	xxx Sqft

1.	Entrance

1.	Entrance	
2.	Living & Dining	$3.4M \times 7.5M$
3.	Kitchen	$3.4M \times 3.1M$
4.	Powder Room	$2.7M \times 1.2M$
5.	Master Bedroom	3.9M x 5.6M
6.	Master Bathroom	1.9M x 3.4M
7.	Bedroom	$3.2M \times 3.4M$
8.	Bathroom	1.6M x 3.4M
9.	Study	2.4M x 3.5M
10.	Maid's Room	$2.2M \times 2.1M$
11.	Maid's Bathroom	$2.1M \times 1.1M$
12.	Laundry	$0.9M \times 0.9M$
13.	S Room	$1.4M \times 0.9M$
14.	Balcony	13.9M x 17.3M
15.	Pool	6.5M x 3.5M

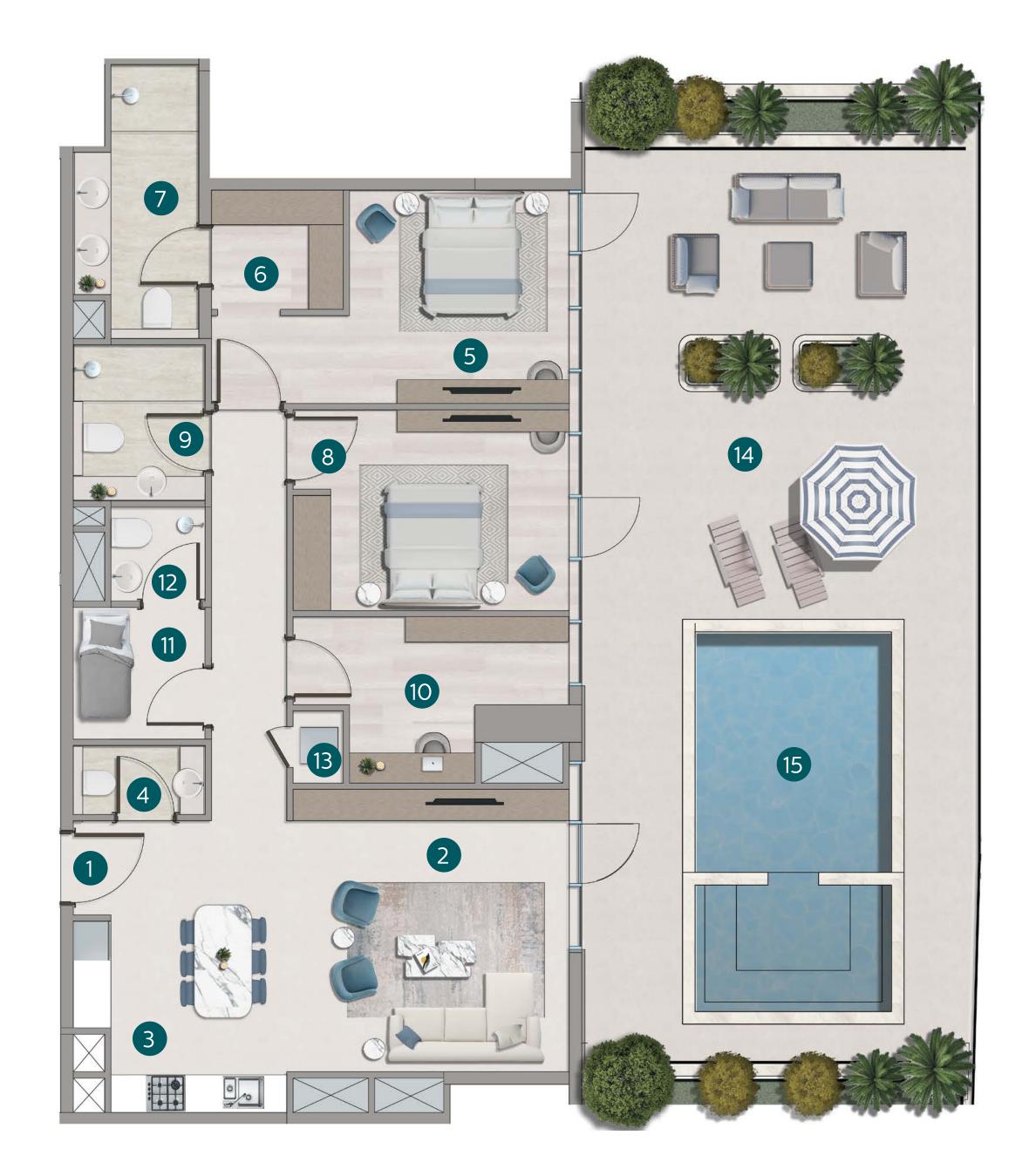




1st Floor

TOTAL AREA	xxx Sqft
Balcony Area	xxx Sqft
Internal Area	xxx Sqft

Entrance	
Living Room	4.5M x 4.5M
Kitchen & Dining	$3.3M \times 3.4M$
Powder Room	$1.1M \times 2.1M$
Master Bedroom	3.7M x 3.5M
Walk-In Closet	$1.9M \times 2.1M$
Master Bathroom	$4.3M \times 2.0M$
Bedroom	$3.2M \times 4.4M$
Bathroom	$2.4M \times 2.1M$
Study	$3.7M \times 2.2M$
Maid's Room	$2.1M \times 2.1M$
Maid's Bathroom	1.6M x 1.6M
Laundry	0.8M x 1.15M
Balcony	18.8M x 6.3M
Pool	6.1M x 3.1M
	Living Room Kitchen & Dining Powder Room Master Bedroom Walk-In Closet Master Bathroom Bedroom Bathroom Study Maid's Room Maid's Bathroom Laundry Balcony





1st Floor

TOTAL AREA	xxx Sqft
Balcony Area	xxx Sqft
Internal Area	xxx Sqft

1.	Entrance	
2.	Living Room	5.1M x 4.1M
3.	Kitchen & Dining	5.1M x 2.9M
4.	Powder Room	$2.5M \times 2.1M$
5.	Master Bedroom	4.0M x 3.2M
6.	Walk-In closet	$2.2M \times 1.8M$
7.	Master Bathroom	$2.5M \times 1.8M$
8.	Bedroom	4.0M x 3.5M
9.	Bathroom	$3.1M \times 2.1M$
10.	Study	2.9M x 3.5M
11.	Maid's Room	$2.9M \times 2.1M$
12.	Maid's Bathroom	$1.7M \times 2.2M$
13.	Balcony	15.6M x 7.5M
14.	Pool	$6.1M \times 3.1M$



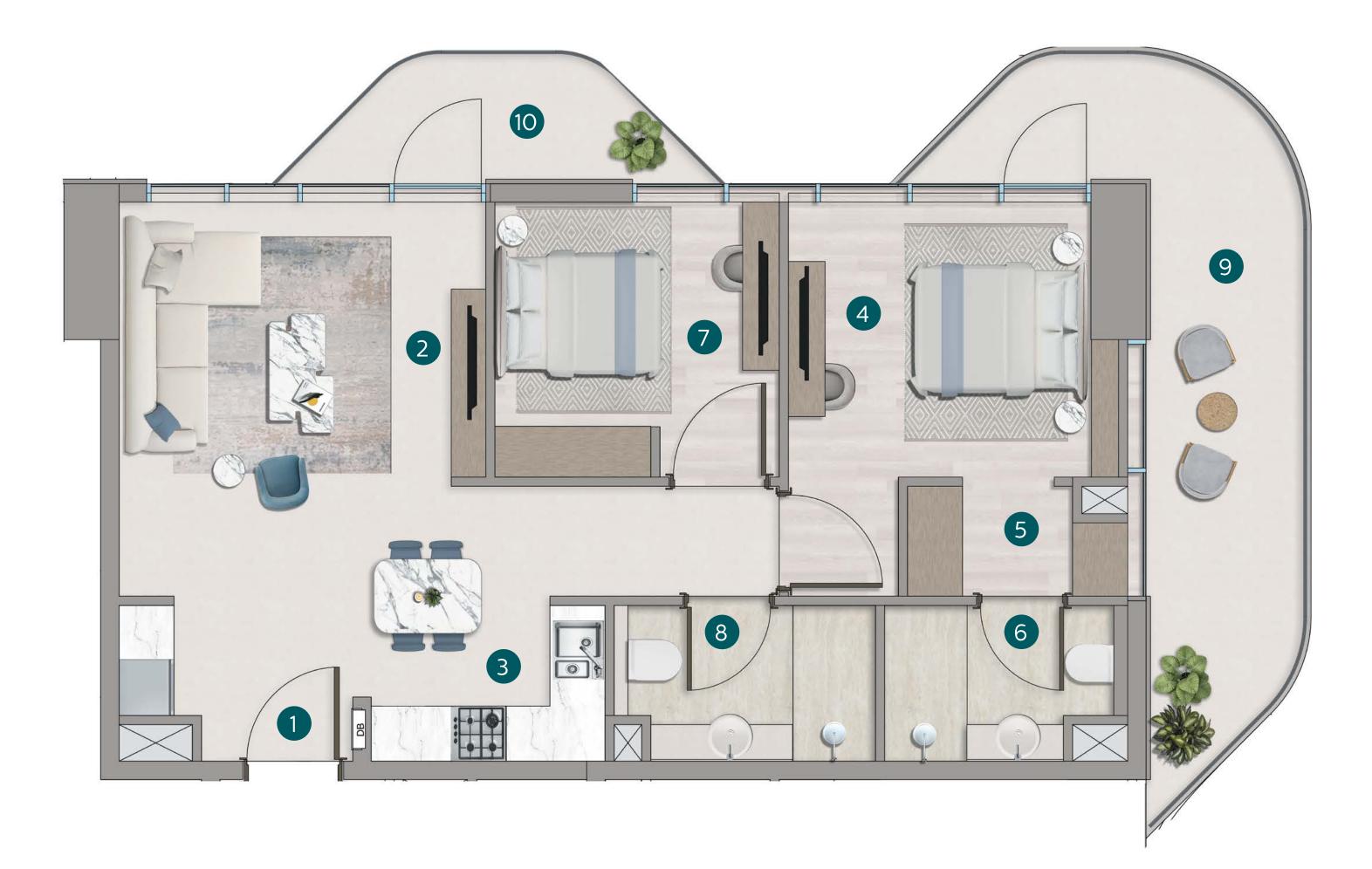


1st Floor

TOTAL AREA	xxx Sqft
Balcony Area	xxx Sqft
Internal Area	xxx Sqft

1	□ .a ± = .a = a
	Entrance
Ι.	

۱.	Entrance	
2.	Living Room	4.3M x 4.0M
3.	Kitchen & Dining	1.8M x 2.9M
4.	Master Bedroom	$3.0M \times 3.3M$
5.	Walk-In Closet	$1.2M \times 2.3M$
6.	Master Bathroom	$1.7M \times 2.6M$
7.	Bedroom	$3.0M \times 3.2M$
8.	Bathroom	$1.7M \times 2.8M$
9.	Balcony 1	1.8M x 9.2M
10.	Balconv 2	1.5M x 5.0M





 2^{ND} to 7^{TH} Floor



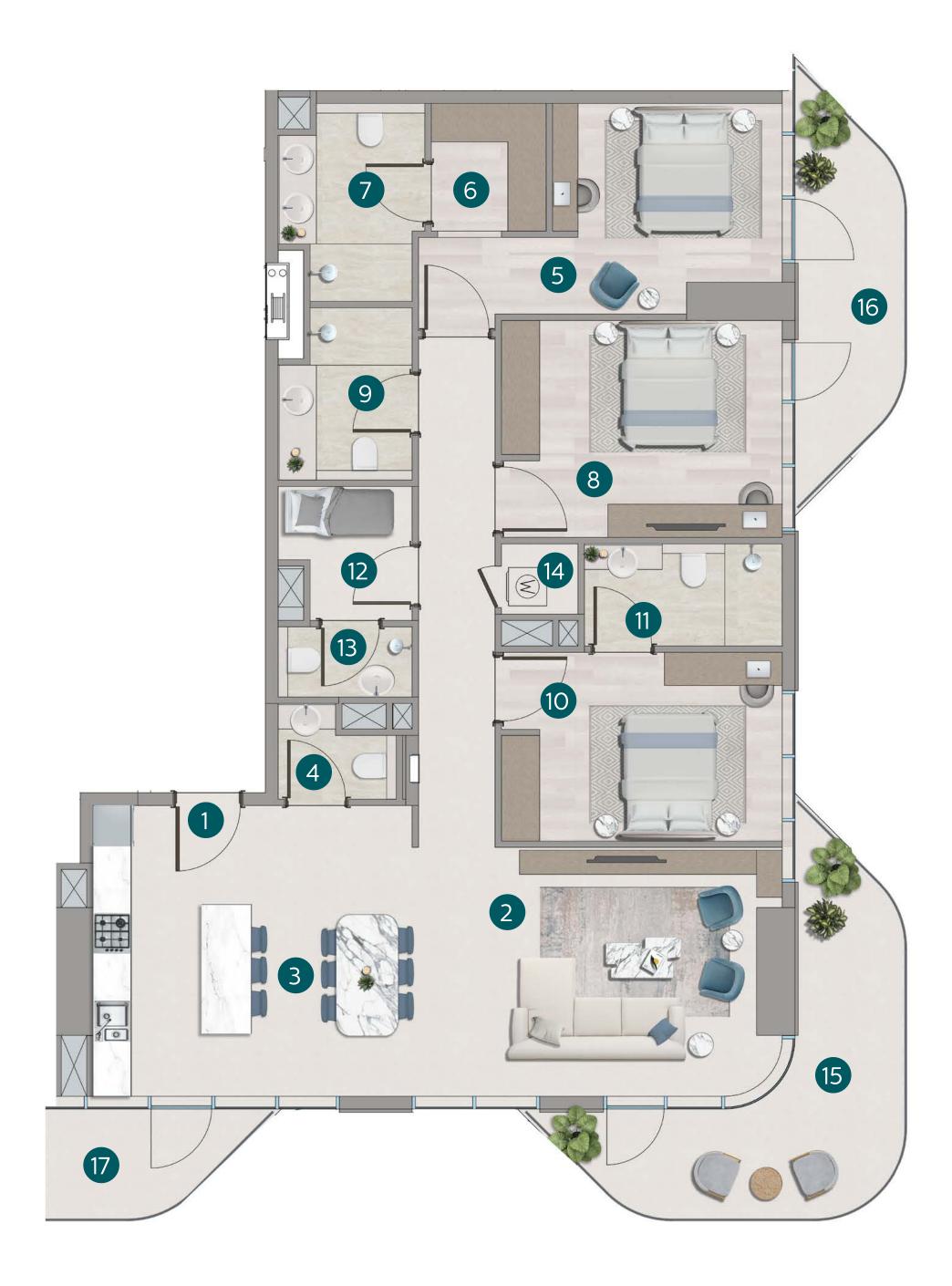
 $8^{\text{\tiny TH}}$ to $10^{\text{\tiny TH}}$ Floor



11™ & 12™ Floor

Total Area	xxx Sqft
Balcony Area	xxx Sqft
Internal Area	xxx Sqft

1.	Entrance	
2.	Living Room	5.8M x 3.8M
3.	Kitchen & Dining	5.0M x 4.5M
4.	Powder Room	1.8M x 1.5M
5.	Master Bedroom	3.3M x 3.6M
6.	Walk-In Closet	$2.1M \times 2.1M$
7.	Master Bathroom	$3.1M \times 1.6M$
8.	Bedroom	$3.0M \times 4.0M$
9.	Bathroom	$1.6M \times 3.1M$
10.	Bedroom	$3.4M \times 4.0M$
11.	Bathroom	$2.7M \times 2.1M$
12.	Maid's Room	$2.1M \times 2.2M$
13.	Maid's Bathroom	$1.1M \times 2.2M$
14.	Laundry Room	$1.2M \times 1.1M$
15.	Balcony 1	$1.8M \times 9.2M$
16.	Balcony 2	$1.8M \times 5.0M$
17.	Balcony 3	$1.8M \times 3.3M$

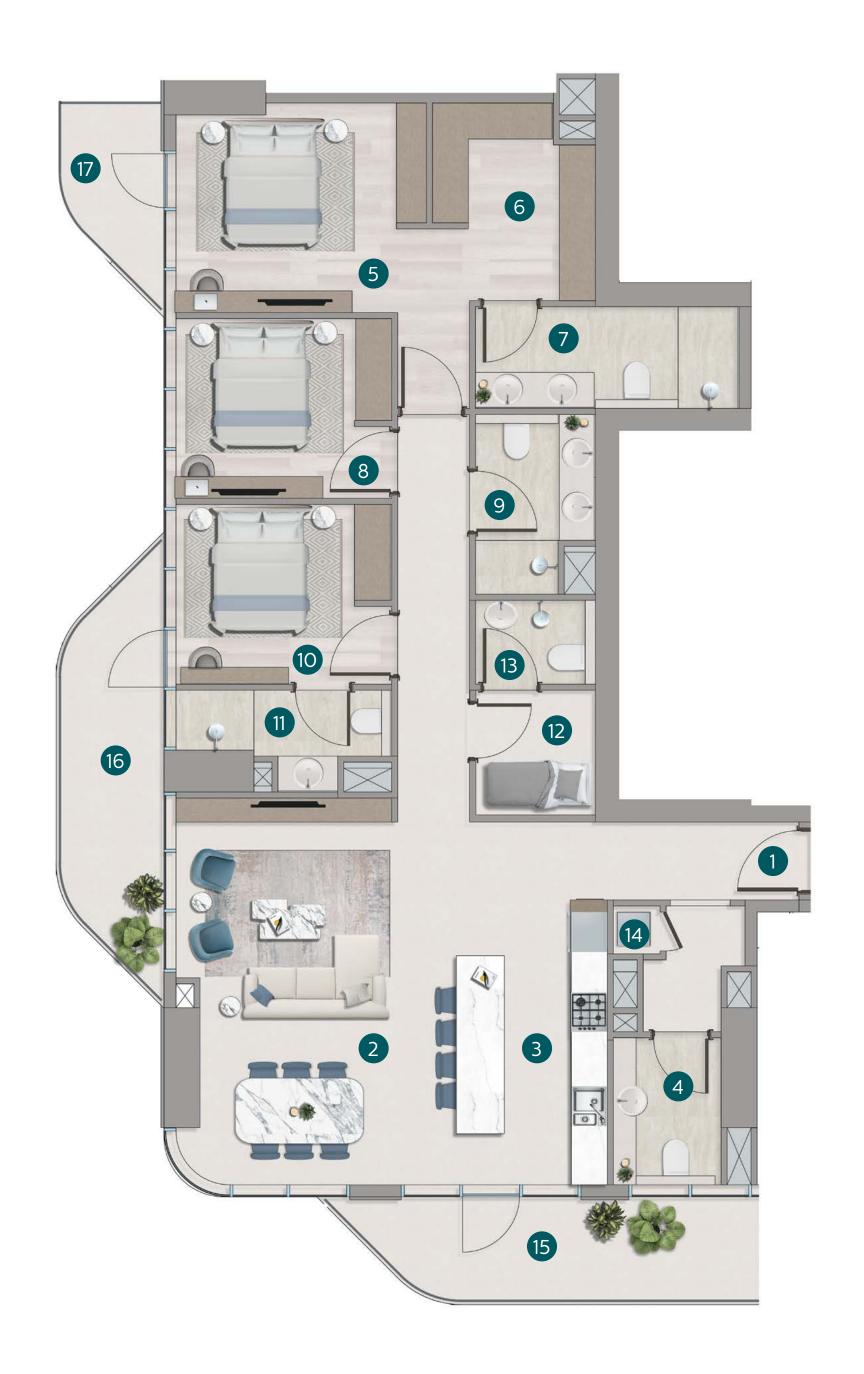




 8^{TH} to 10^{TH} Floor

Internal Area	xxx Sqft
Balcony Area	xxx Sqft
Total Area	XXX SQFT

Entrance	
Living & Dining	6.4M x 3.6M
Kitchen	$4.7M \times 3.6M$
Powder Room	$2.4M \times 2.5M$
Master Bedroom	$3.5M \times 4.2M$
Walk-In closet	$2.1M \times 2.8M$
Master Bathroom	$1.7M \times 4.4M$
Bedroom 1	3.0M x 3.6M
Bathroom 1	$3.1M \times 2.1M$
Bedroom 2	3.0M x 3.6M
Bathroom 2	1.7M x 3.6M
Maid's Room	$2.0M \times 2.1M$
Maid's Bathroom	$1.5M \times 2.1M$
Laundry	$0.7M \times 0.8M$
Balcony 1	$5.5M \times 1.8M$
Balcony 2	$7.8M \times 1.8M$
Balcony 3	$3.4M \times 1.8M$
	Living & Dining Kitchen Powder Room Master Bedroom Walk-In closet Master Bathroom Bedroom 1 Bathroom 1 Bedroom 2 Bathroom 2 Maid's Room Maid's Bathroom Laundry Balcony 1 Balcony 2





 $8^{\text{\tiny TH}}$ to $10^{\text{\tiny TH}}$ Floor

4 Bedroom

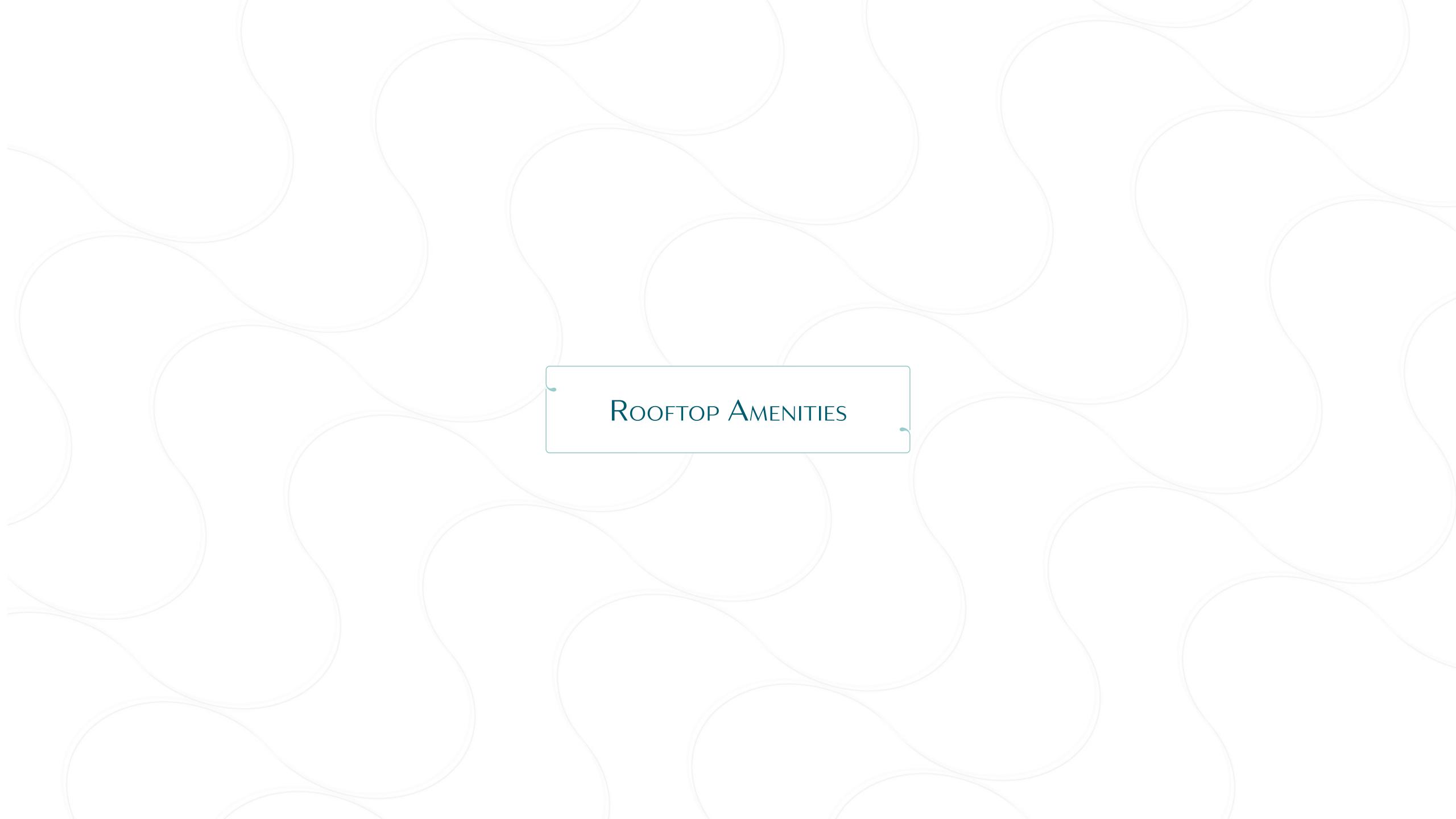
TOTAL AREA	xxx Sqft
Balcony Area	xxx Sqft
Internal Area	xxx Sqft

1.	Entrance	
2.	Living & Dining	3.6M x 8.4M
3.	Kitchen	3.3M x 4.5M
4.	Bathroom	$2.6M \times 2.1M$
5.	Master Bedroom	3.6M x 3.4M
6.	Walk-In closet	2.7M x 2.2M
7.	Master Bathroom	$1.9M \times 3.1M$
8.	Bedroom 1	3.6M x 3.3M
9.	Bathroom 1	$3.6M \times 1.8M$
10.	Master Bedroom 2	3.3M x 3.6M
11.	Walk-In Closet	$1.8M \times 2.0M$
12.	Master Bathroom 2	3.2M x 2.3M
13.	Bedroom 2	$3.3M \times 3.1M$
14.	Bathroom 2	$1.7M \times 3.1M$
15.	S. Room 1	3.6M x 2.5M
16.	S. Room 2	$1.0M \times 1.7M$
17.	Laundry	$1.7M \times 1.0M$
18.	Maid's Room	$2.0M \times 2.1M$
19.	Maid's Bathroom	$1.1M \times 1.7M$
20.	Balcony 1	10.0M x 1.8M
21.	Balcony 2	$8.9M \times 1.8M$
22.	Balcony 3	6.9M x 1.8M





11^{тн} & 12^{тн} Floor



Amenities Rooftop

4. Sunken Seating	78 SQFT	
3. Outdoor Kitchen	616 Sqft	
2. Yoga Area	635 Sqft	
1. Outdoor Cinema	507 SQFT	

6. Water Feature

5. Outdoor Seating Area



PROJECT DETAILS

Project name	Flora Shore By Calgary Properties		
Developer	Calgary Properties L.L.C		
Architect	Mimar Architecture + Engineering		
Location	Dubai Islands – Island A		
Rera Number	3626		
Plot Number	DIA - R - 0270		
Plot Area	26,893 SQFT		
Building Height	G+2P+12+R		
CIELING HEIGHT	LIVING ROOM 3.1M KITCHEN AND BATHROOM 2.4M		
Total Number of Units	76 Units		
Anitcipated Service Fees	20 AED / SQFT		
Anticipated Completion Date	Q3 2027		
	2 Residential		
ELEVATORS	1 Service		
	2Br I 1 Car Park		
Parking/Unit 3Br I 2 Car Park			
	4BR I 2 Car Park		



Indicative Unit Size and Price

Түре	Starting Size	Starting Price
2 Bedroom	xxx Sqft	AED x,xxx,xxx
2 Bedroom Plus	xxx Sqft	AED x,xxx,xxx
2 Bedroom with Maid's	xxx Sqft	AED x,xxx,xxx
2 Bedroom Plus with Maid's	xxx Sqft	AED x,xxx,xxx
2 Bedroom Plus with Study	xxx Sqft	AED x,xxx,xxx
3 Bedroom	xxx Sqft	AED x,xxx,xxx
4 Bedroom	xxx Sqft	AED x,xxx,xxx



Calgary Properties LLC, headquartered in the UAE and backed by the trusted legacy of Best Group, marks a bold new chapter in real estate development.

From Cement, roofing sheets and PVC foam boards to aggregates and ready mix concrete, Best Group has long provided the essential materials behind countless successful projects. We now bring the same commitment of quality, innovation and reliability to the UAE.

WITH EXCELLENCE IN CONSTRUCTION AND AN EXCEPTIONAL VISION FOR THE FUTURE, WE BELIEVE IN CONSTRUCTING HOMES THAT SHOWCASE CRAFTSMANSHIP AND BUILDS SUSTAINABLE COMMUNITIES.







Flora Realty redefines conventional real estate development by blending innovation, strategic planning and sustainable practices to create spaces that are both meaningful and enduring. Our journey begins with strategic land acquisition, in depth market research and feasibility analysis, followed by innovative design, precise execution and exceptional construction.

Built on the legacy of Flora Hospitality, a trusted name in the UAE and India for over 25 years, we deliver the same values of excellence, service and trust to real estate. As part of the Flora Group, our developments reflect a deep commitment to quality, sustainability, and community impact. With thoughtfully crafted marketing and sales strategies, we ensure our projects resonate with those who call them home.

At Flora Realty, we don't just build structures, we craft experiences that enrich lives, foster connections and stand the test of time.







