MGS DEVELOPMENT

EDGEWATER
RESIDENCES

PHASE 3

Premium Seaview Living

UNLOCK TRANQUIL *seaside lifestyle*

Step into a world of elegance and serenity at **Edgewater Residences**, where modern sophistication meets waterfront bliss. With breathtaking views of the sea, this exclusive community offers an unparalleled lifestyle in the heart of **Dubai Islands.**

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

Edgewater Residences is created by **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.

DUBAI ISLANDS — 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
exclusive marinas

40 km
of new coastline

21 km
of sandy 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

Why 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 luxury 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

Ceiling
Gypsum Board, Paint
White Color

Walls
Wooden Cladding,
Painted MDF Wood

Walls
Wooden MDF Cladding,
Natural Veneer

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

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

Walls
Off White Color

Doors
Laminate

Cabinet Doors
Laminate

Kitchen

Countertop
Engineered Stone

Wall Between Cabinet
Porcelain

Wardrobes Doors
Laminate

Bedrooms

Floors & Skirting
Porcelain

Ceiling
Paint White Color

Walls
Off White Color

Bathroom

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 UChannel

Exterior

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Outdoor amenities

- Kids pool
- Seating promenade
- Overflow pool
- Table tennis
- Outdoor gym
- Yoga space
- Playground
- Quite zone
- Jogging track
- Padel court

Intdoor amenities

Kids playing room

Gym

Common room

Building

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 to 1,477 sq.ft — Starting Price **1,68M AED**

2 BR Apartment

from 1,081 to 2,162 sq.ft — Starting Price **2,50M AED**

3 BR Apartment

from 1,533 to 3,576 sq.ft — Starting Price **3,25M AED**

HANDOVER:
Q4 2026

Payment plan

35/65

5%	10%	5%
Booking	1st Installment	2nd Installment
Mar-25	60 days	Sep-25
10%	5%	65%
3 Installment	4th Installment	Handover
Dec-25	Mar-26	Dec-26