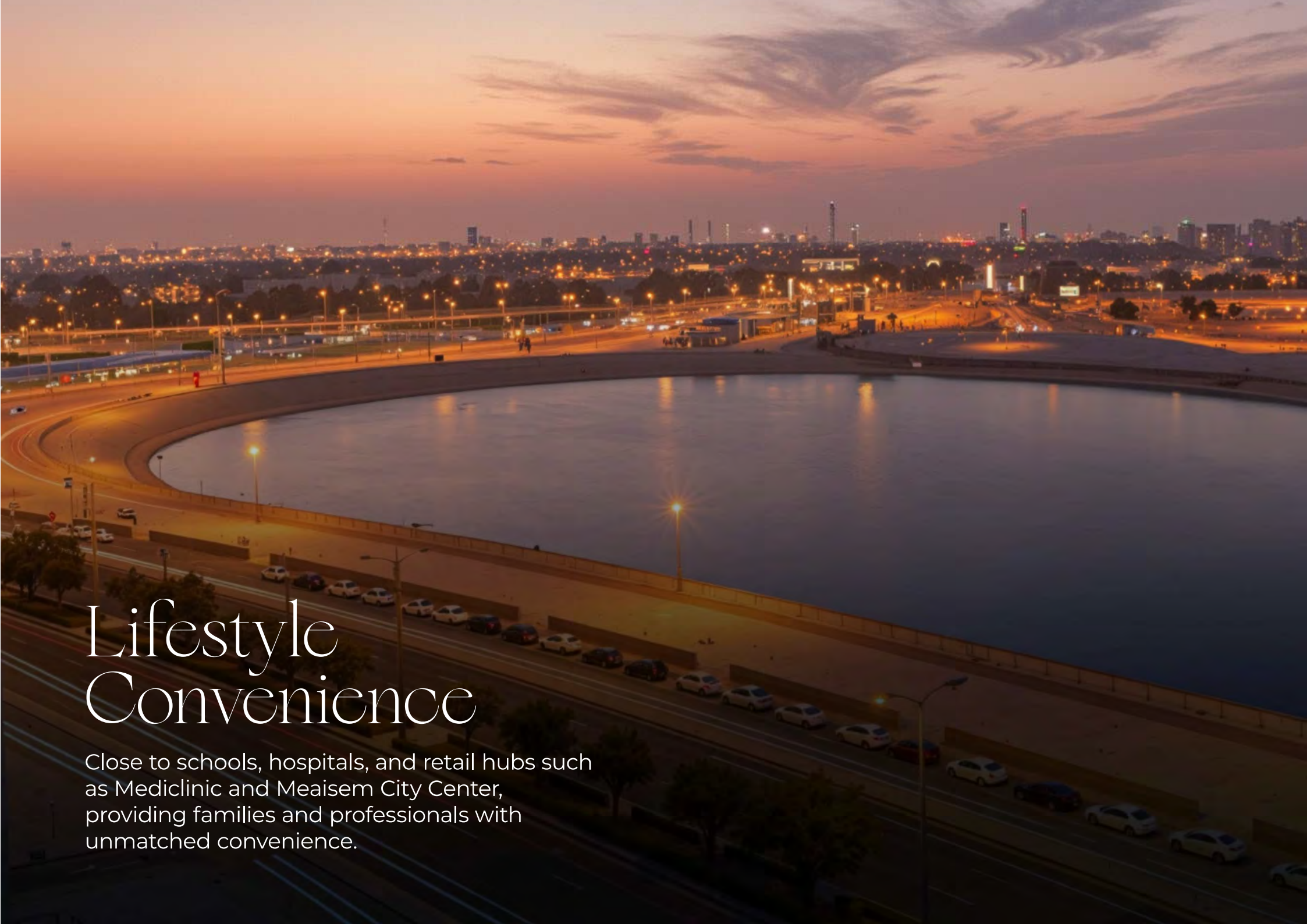
Live in the Rhythm of Lake and Greens

floreá LAKES

MASHRIQ ELITE
DEVELOPMENTS



Lifestyle Convenience

Close to schools, hospitals, and retail hubs such as Mediclinic and Meaisem City Center, providing families and professionals with unmatched convenience.

About The Project

Floarea Lakes is a lakeside residential community situated in Dubai Production City (IMPZ), offering a blend of modern living, strategic location & serene waterfront views.

This off-plan project comprises 346 premium units, including studios, 1, 2, and 3 bedroom apartments, catering to a diverse range of lifestyles, from young professionals to growing families.

Each residence features contemporary layouts that maximize natural light with limited park and lake-facing vistas, delivering an ideal balance of comfort and functionality. Residents will benefit from thoughtfully designed amenities on **three floors**, a vibrant community atmosphere, and seamless connectivity to Dubai's key districts, retail hubs, and transport links, making Floarea Lakes a compelling choice for both long-term living and investment potential.

The Key Features of floareá LAKES

Strategic Location Next to Lake & Park

Ideally located in IMPZ, Floarea Lakes enjoys tranquil lake and park surroundings while offering excellent connectivity to major business and lifestyle destinations.

Spacious Apartments

Generously sized residences with efficient layouts designed for enhanced comfort and everyday functionality.

Spacious Balconies

Expansive balconies that extend living spaces, offering serene views and abundant natural light.

High-End European Tiles & Appliances

Premium European tiles and branded appliances curated for durability, elegance, and superior quality.

Designer Facade

A striking contemporary façade that elevates the architectural identity of the development.

Glass & Wooden Wardrobes

Stylishly designed wardrobes combining glass and wood finishes for a refined, modern aesthetic.

Designer Interiors

Thoughtfully crafted interiors featuring elegant materials, textures, and premium finishes.

Exceptional Amenities on 3 Floors

A curated range of lifestyle amenities designed to promote wellness, leisure, and community living.

Two Signature Designer Reception Lobbies

Two distinct, professionally designed reception lobbies create a grand arrival experience, featuring refined finishes, ambient lighting, and a welcoming sense of luxury for residents and guests.

Five High-Speed Elevators

Five high-speed elevators including service elevator ensure seamless vertical connectivity, reduced waiting times, and efficient movement throughout the building, even during peak hours.

Heightened Glass Windows

Floor-to-ceiling glass windows that enhance natural daylight and offer uninterrupted views.

Smart Home System

Integrated smart home features allowing effortless control of lighting, climate, and security.

ANPR-Enabled Car Parking System

Advanced ANPR technology provides secure, seamless, and contactless parking access.

EV Charging Stations

Dedicated electric vehicle charging facilities supporting sustainable, future-ready living.

Fully Fitted Kitchen

Thoughtfully designed kitchens equipped with modern fittings for effortless everyday living.

Feature Walls

Statement feature walls that add depth, character, and a refined aesthetic to your space.

Consoles

Sleek, functional consoles designed to complement the interiors while enhancing everyday convenience.

Community Living Experience

A thoughtfully curated community that brings together comfort, connection, and a lifestyle of belonging.

Generous Apartments & Thoughtful *Design*

A Collection of Exclusive *Amenities*

Kids Adventure & Family Spaces

- Kids Monkey Bar and Dome
- Kids Physical Activity Area
- Reading Corner
- Kids Mini Waterpark
- Kids Pool
- Spiral Dome
- Cycling Track
- Kids Mini Park
- Walking Track

Rooftop Retreat

Floarea Lakes offers an extensive array of Rooftop Amenities for family living, wellness, and leisure.

- Horizon Pool
- Jogging Track
- Cabanas
- Sky Deck Sitting Area
- Sky Lounge
- Pool Side Sun Deck
- Vollyball Court
- Basketball Court
- Goofy Golf
- Badminton Court
- Outdoor Table Tennis
- Outdoor Foosball
- Outdoor Carrom
- Board Games Nook
- Curvy Sittings
- Barbecue Area
- Zen Garden
- Club House
- Indoor Gym
- Outdoor Gym
- Meditation Deck
- Sauna
- Steam
- Plunge Bath

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Pricing and Payment Plan

Starting Price

Studio AED 649,000	1 Bedroom AED 1,059,000
2 Bedroom AED 1,399,000	3 Bedroom AED 1,949,000

Standard Payment Plan

20% Down Payment	5% September 2026	5% January 2027
5% May 2027	5% September 2027	5% January 2028
5% May 2028	50% on Completion (Q4 2028)	

Standard Flexi Plan

20% Down Payment	1% **x 30 months** (May 2026 – Oct 2028)	50% on Completion

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Pricing and Payment Plan

PHPP Payment Plan

20% Down Payment	5% September 2026	5% January 2027
5% May 2027	5% September 2027	5% January 2028
5% May 2028	15% on Completion (Q4 2028)	1% **x 35 months** (from Jan 2029 onwards)

PHPP Flexi Plan

20% Down Payment	1% **x 30 months** (May 2026 – Oct 2028)
15% on Completion	1% **x 35 months** (from Jan 2029 onwards)

Nearby Attraction

Mall of the Emirates
Palm Jumeirah
Dubai Marina
Ibn Battuta Mall
Dubai International Cricket Stadium
Butterfly Garden
Expo City Dubai
Burj Al Arab
Els Golf Club
Dubai Autodrome
JBR Walk
Global Village
Dubai Miracle Garden
Dubai Hills Mall
Jabel Ali Race Course
IMG World of Adventure
AIN Dubai
Sky Dive

Connected to Key Destinations

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DEVELOPMENTS

Developing *Elite* Lifestyles