



# EW

## EDGEWATER RESIDENCES

### PHASE 2



**MGS**  
DEVELOPMENT

# 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 US



**Edgewater Residences** is developed by **MGS Development**, a Dubai-based real estate company known for its commitment to excellence, innovation, and sustainable design. With a growing portfolio of high-end residential projects, MGS Development is redefining modern luxury living across the UAE.



The project is backed by **SAT Holding**, a Kazakhstan-based group with over 15 years of experience in construction, hospitality, and wellness. Through its subsidiary **SAT-NS Construction**, one of the top five real estate developers in Astana, SAT Holding has delivered more than 20 million sq. ft. of real estate, earning national recognition for quality, reliability, and architectural distinction.



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.

# RELIABLE AND TRUSTED OUR PARTNERS

At **Edgewater Residences**, we collaborate exclusively with trusted and reputable partners.



Consultant

**ARACO**

**Abdul Rahim Architecture  
Consultants**

A leading name in design, supervision, and project management across the UAE.



Foundation

**DELTA**

**Foundation**

Renowned for its expertise in geotechnical engineering, delivering diverse building and construction projects throughout the Middle East.

**ABC**

Main contractor

**ABC**

**Ancient Builders  
Constructions LLC**

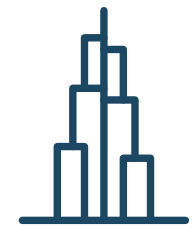
A recognized leader in design, steel structures, building contracting, and engineering consultancy across the UAE.

# STRATEGIC LOCATION



**10 mins**

Dubai International Airport



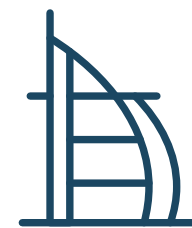
**20 mins**

The Burj Khalifa



**20 mins**

Dubai Mall



**35 mins**

Burj Al Arab



# EXPERIENCE THE ELEGANCE OF ISLAND LIVING



# EDGEWATER - PHASE 2 AN EXCEPTIONAL LIFESTYLE

Dubai Islands is a visionary waterfront destination, offering a truly exceptional lifestyle. This remarkable man-made development blends pristine beaches and lush landscaped spaces with world-class amenities, where nature seamlessly enriches everyday living.



**9**

Marinas



**2**

Golf Courses



**21 km**

Pristine Beaches



**+80**

Resorts

# KEY FACTS

**PROPERTY TYPE**

Residential

**LOCATION**

Dubai Islands

**PRICES**

Starting from 2.0 M AED

**SIZES**

Starting from 724 sq.ft.

**DEVELOPMENT STATUS**

Estimated handover Q4 2026

**NUMBER OF FLOORS**

G+2P+12

**NUMBER OF UNITS**

97

**TYPE OF UNITS**

1, 2, 3 - bedroom apartments



# INTERIOR



# LIVING ROOM



# KITCHEN

Equipped with premium BOSCH appliances, including oven, gas stove, and hood.



# BEDROOM

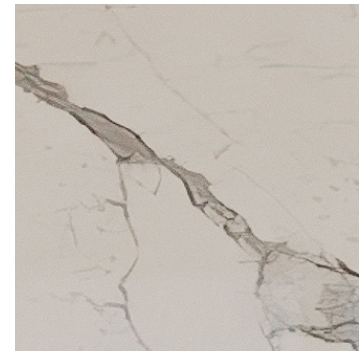


# BATHROOM

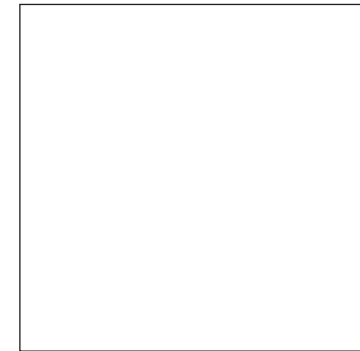


# PREMIUM QUALITY FINISHES

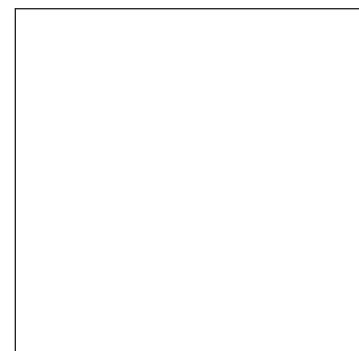
## ENTRANCE HALL



**Walls**  
Procelain Slabs  
Size: 320x150 cm  
Surface Look, Polished



**Cieling**  
Gypsum Board,  
Paint White Color



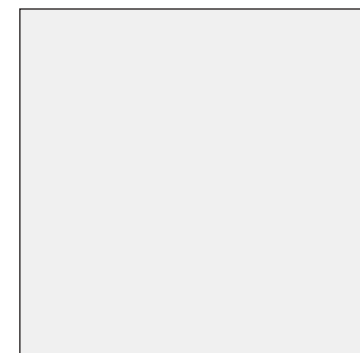
**Walls**  
Wodden Cladding,  
Painted MDF Wood



**Wall Cladding**  
Wooden MDF Cladding,  
Natural Veneer



**Floor**  
Marble, Tiles  
Size: 120x120 cm  
Surface Look, Polished

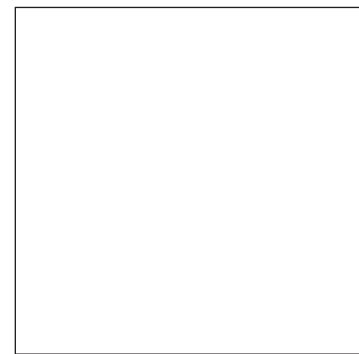


**Walls**  
Jotun Paint  
Light Grey



# PREMIUM QUALITY FINISHES

## LIFT LOBBY



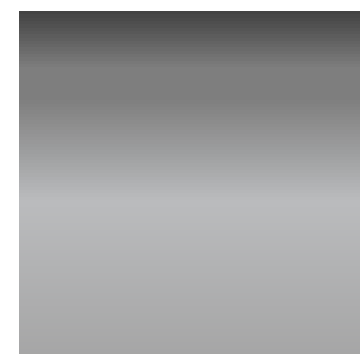
**Cieling**  
Gypsum Board,  
Paint White Color



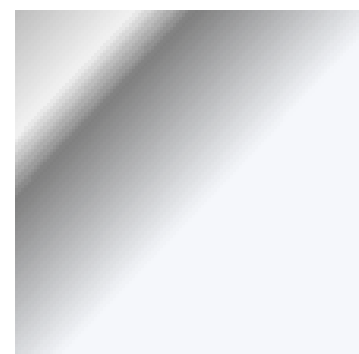
**Wall Cladding**  
Black Glass Mirror



**Wall Cladding**  
Wooden MDF Cladding,  
Natural Veneer



**Lift Doors**  
Polished Dark  
Stainless Chrome



**Wall Cladding**  
Polished Dark  
Stainless Chrome

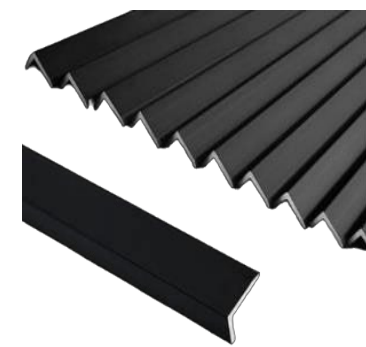


**Floor**  
Marble, Tiles  
Size: 120x120 cm  
Surface Look, Polished



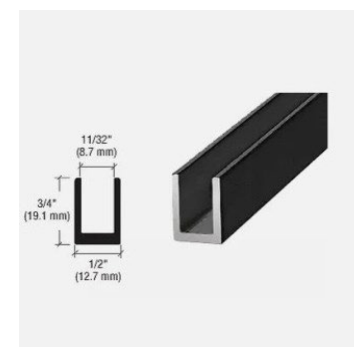
# PREMIUM QUALITY FINISHES

## 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: 220x100cm  
Surface Look, Matt



### Lift Doors

Polished Dark  
Stainless Chrome



### Wall Cladding

Polished Dark  
Stainless Chrome



### Floor

Marble, Tiles  
Size: 120x120 cm  
Surface Look, Polished



# PREMIUM QUALITY FINISHES THROUGHOUT APARTMENT



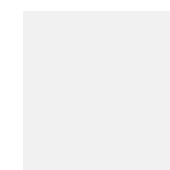
## LIVING ROOM



**Floor & Skirting**  
Porcelain, Size 120x60cm  
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

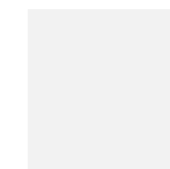
## BEDROOM



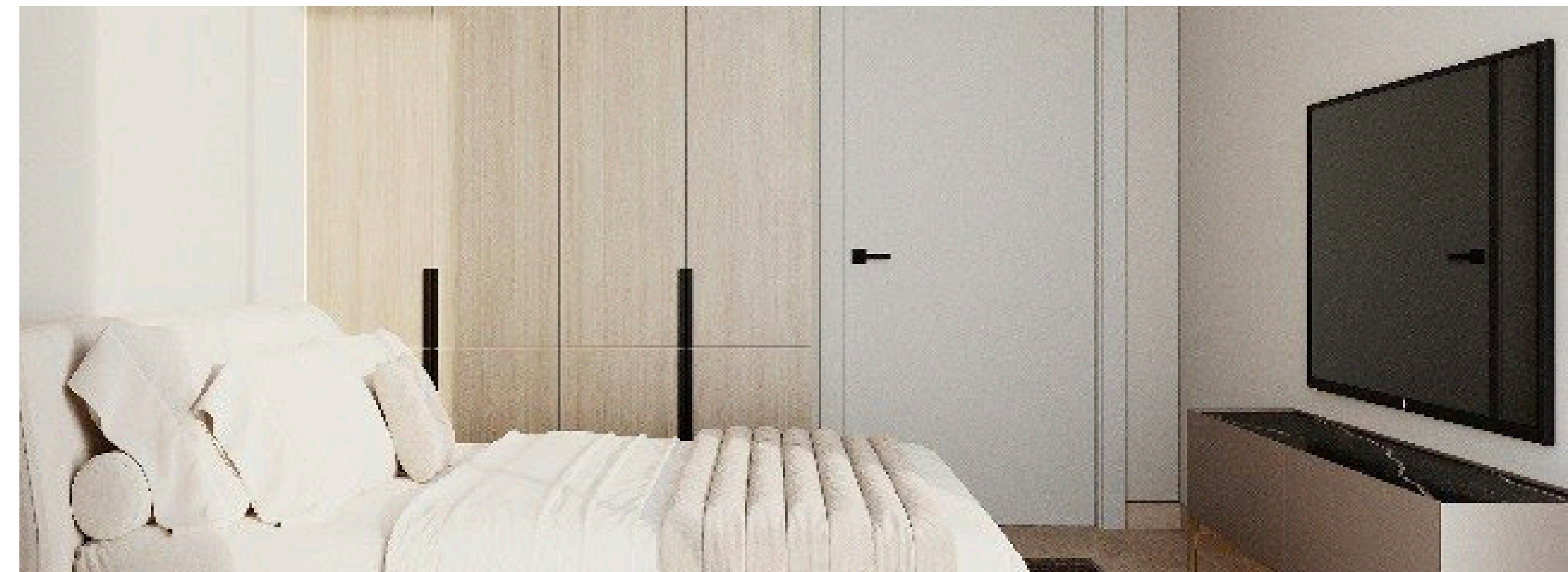
**Floors & Skirting**  
Porcelain



**Ceiling**  
Paint White Color



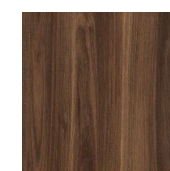
**Walls**  
Off White Color



## LIVING ROOM



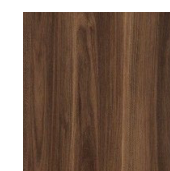
**Tile**  
Armani Grey



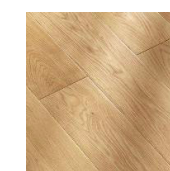
**Vanity Countertop:  
Vanity Doors**  
Laminated HPL



**Walls & Floor**  
Porcelain Tiles



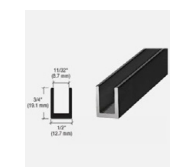
**Wardrobe**  
Laminated MDF  
Wood



**Walls**  
Porcelain Tiles



**Ceiling**  
Paint White  
Color



**Horizontal Aluminum U Channel  
Between Walls and Skirting Termination**  
CRL SDCD516MBL  
Matte Black 5/16" Single Aluminum U Channel



The image features a blue-tinted architectural rendering of a modern high-rise building. The building has a distinctive design with rounded corners and multiple levels of balconies or terraces. To the left of the building, there is a silhouette of a palm tree. The word "EXTERIOR" is written in a white, serif font across the middle of the image. The background is a dark, cloudy sky.

EXTERIOR







A person in athletic wear is running on a paved path. In the background, there is a modern, multi-story building with balconies. A palm tree is visible on the left side of the frame. The scene is captured during the golden hour, with warm sunlight creating a soft glow. The word "AMENITIES" is overlaid in white, bold, sans-serif capital letters in the center of the image.

# AMENITIES

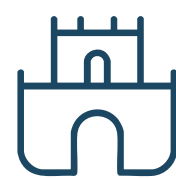
# AMENITIES



**Outdoor Resting Zone**



**Swimming Pool**



**Kids Playing Area**





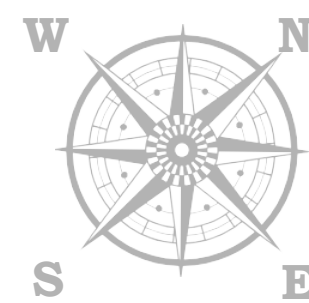
# FLOOR PLANS

SEA

# 1<sup>ST</sup> FLOOR



CITY



MALL

COMMUNITY

■	<b>1 BD APARTMENT</b>	6 Units
	<b>SIZES</b>	From 893 sq. ft.
	<b>DIRECTIONS</b>	Sea, City, Mall, Community
■	<b>2 BD APARTMENT</b>	3 Units
	<b>SIZES</b>	From 1,461 sq. ft.
	<b>DIRECTIONS</b>	Sea, City, Mall, Community

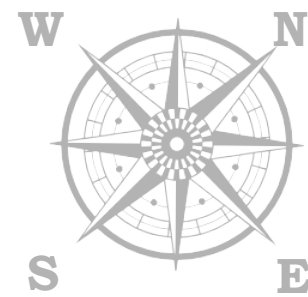
SEA

# 2<sup>ND</sup> FLOOR

COMMUNITY



CITY



MALL

## 1 BD APARTMENT

4 Units



### SIZES

From 769 sq. ft.

### DIRECTIONS

Sea, City

## 2 BD APARTMENT

5 Units



### SIZES

From 1,082 sq. ft.

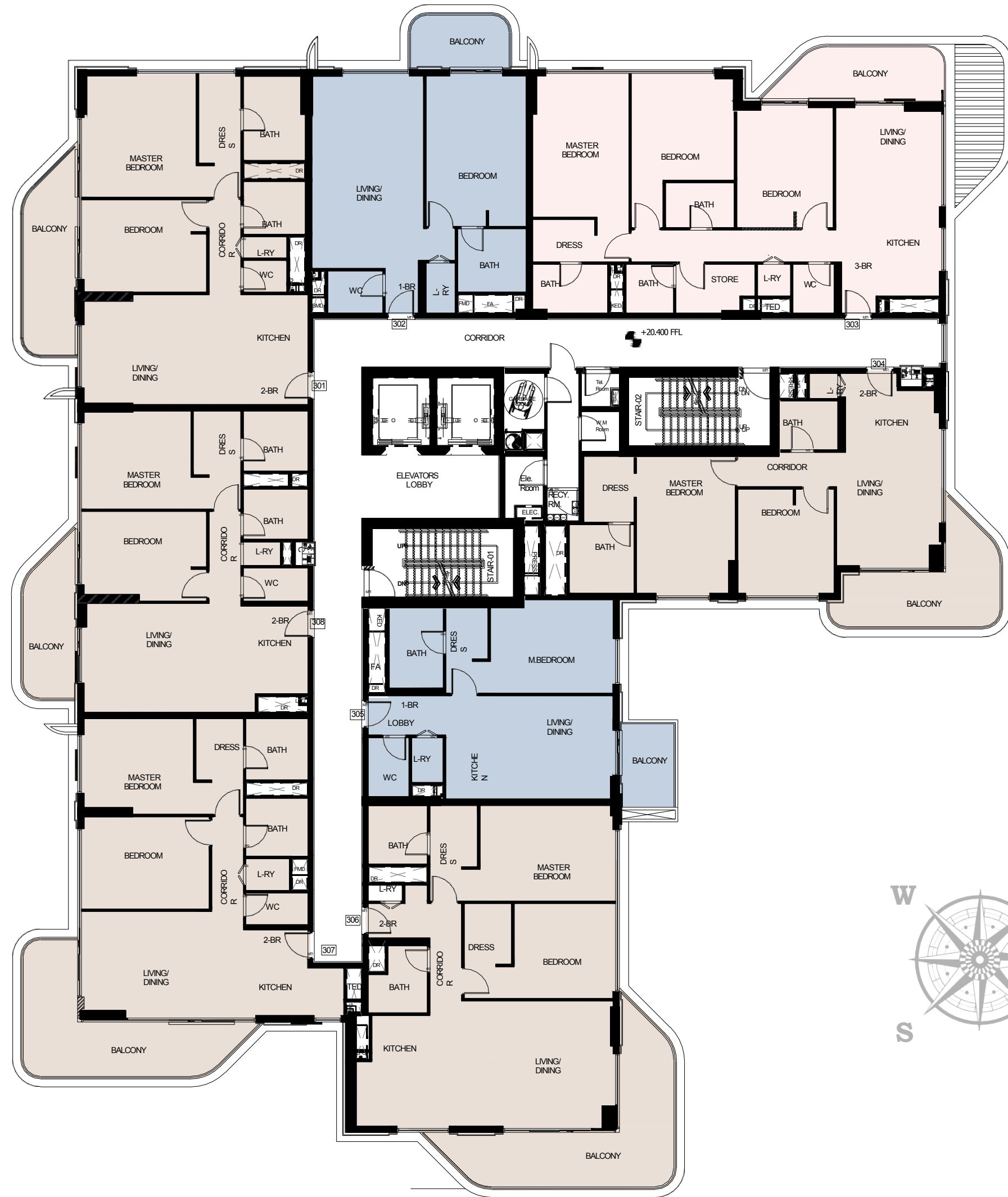
### DIRECTIONS

Sea, City, Mall, Community

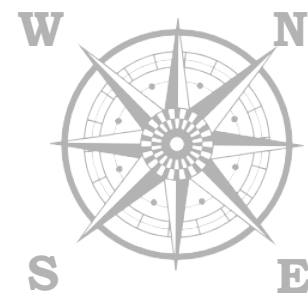
SEA

# 3<sup>RD</sup> FLOOR

COMMUNITY



CITY



MALL

**1 BD APARTMENT**

2 Units



**SIZES**

From 841 sq. ft.

**DIRECTIONS**

Sea, City

**2 BD APARTMENT**

5 Units



**SIZES**

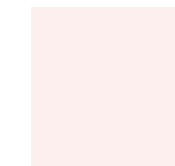
From 1,116 sq. ft.

**DIRECTIONS**

Sea, City, Mall, Community

**3 BD APARTMENT**

1 Unit



**SIZES**

From 1,577 sq. ft.

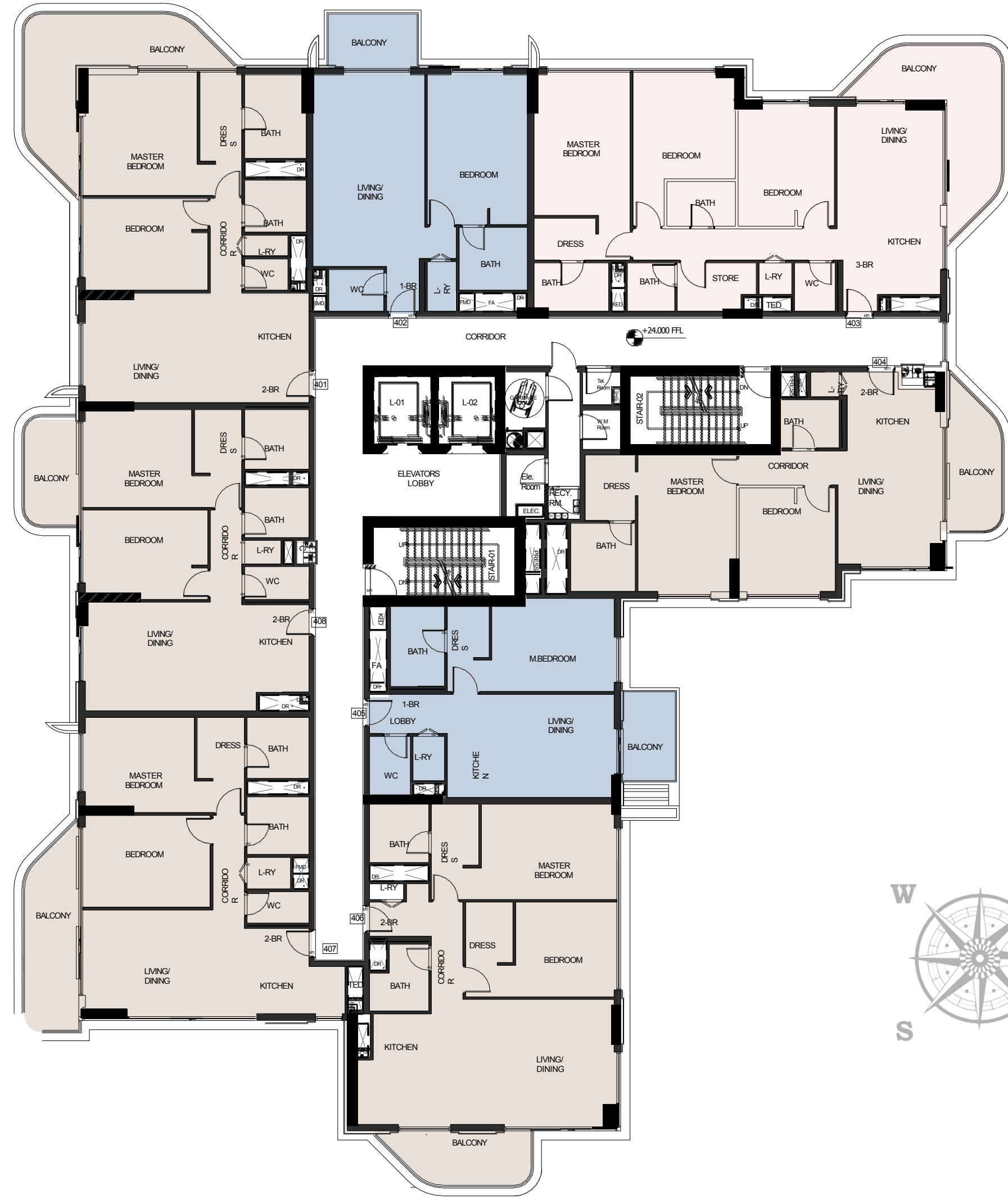
**DIRECTIONS**

Sea, City

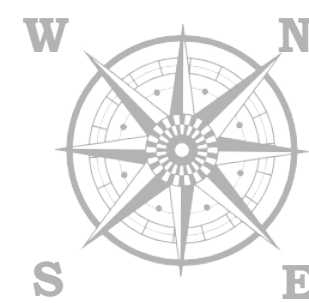
SEA

# 4<sup>TH</sup> FLOOR

COMMUNITY



CITY



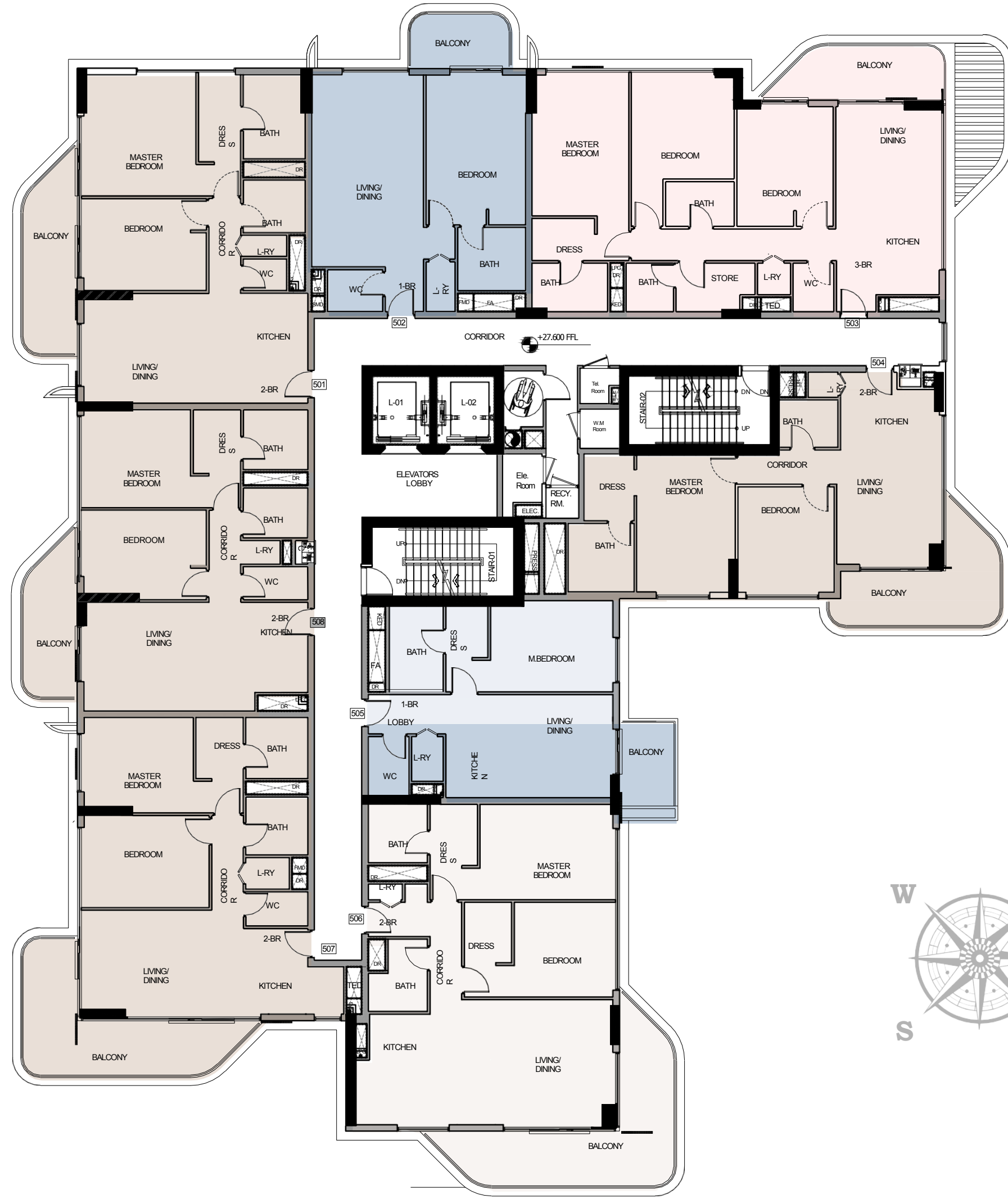
MALL

■	<b>1 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 845 sq. ft.
	<b>DIRECTIONS</b>	Sea, City
■	<b>2 BD APARTMENT</b>	5 Unit
	<b>SIZES</b>	From 1,082 sq. ft.
	<b>DIRECTIONS</b>	Sea, City, Mall, Community
■	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 1,654 sq. ft.
	<b>DIRECTIONS</b>	Sea, City

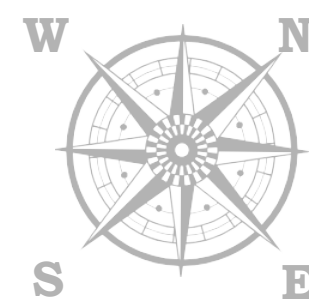
SEA

# 5<sup>TH</sup> FLOOR


COMMUNITY



CITY



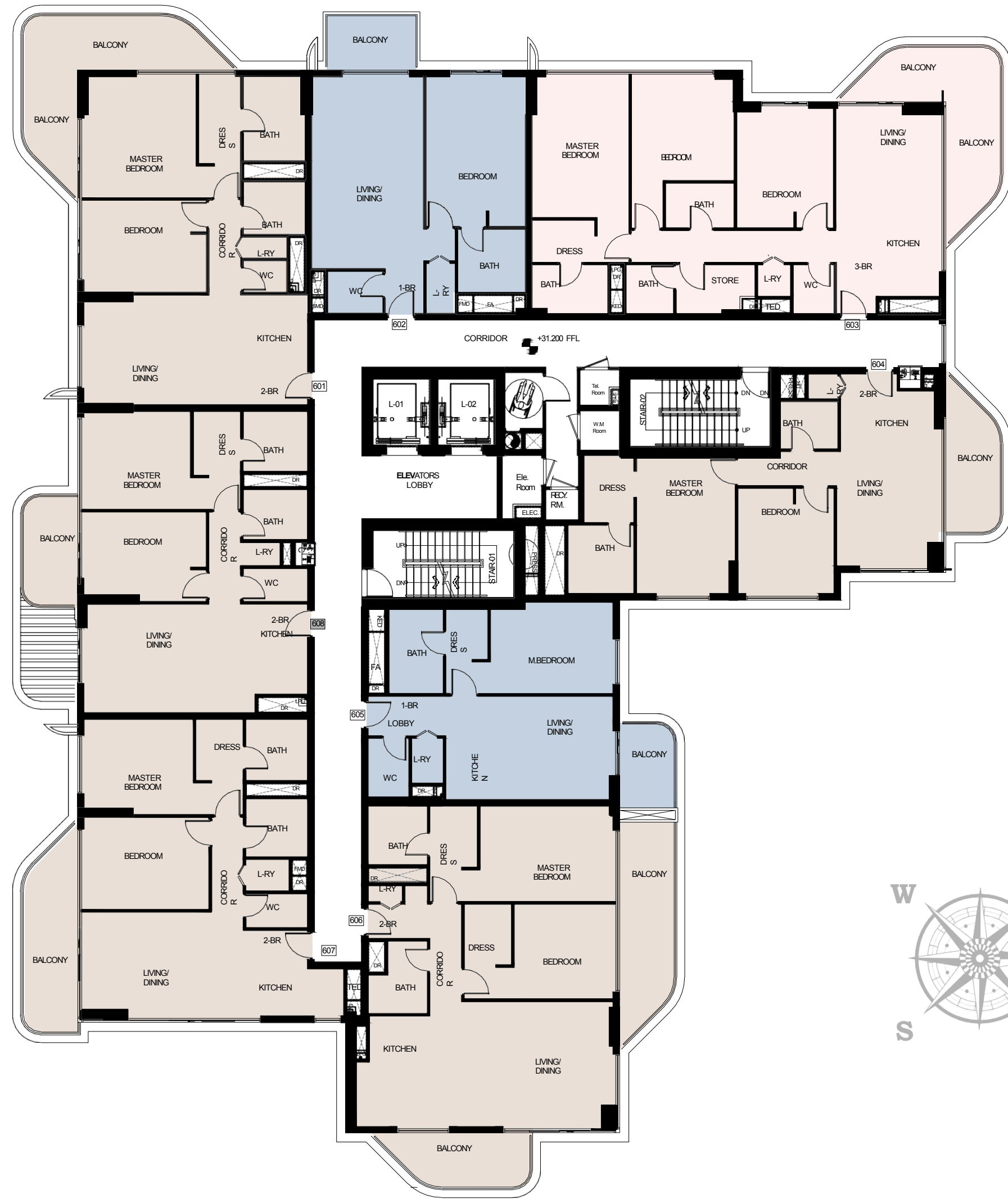
MALL

	<b>1 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 841 sq. ft.
	<b>DIRECTIONS</b>	Sea, City
	<b>2 BD APARTMENT</b>	5 Units
	<b>SIZES</b>	From 1,116 sq. ft.
	<b>DIRECTIONS</b>	Sea, City, Mall, Community
	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 1,577 sq. ft.
	<b>DIRECTIONS</b>	Sea, City

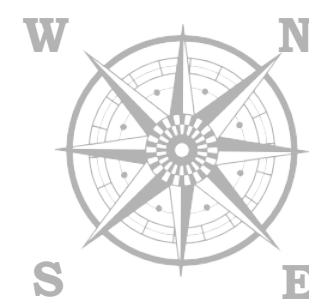
SEA

# 6<sup>TH</sup> FLOOR

COMMUNITY



CITY



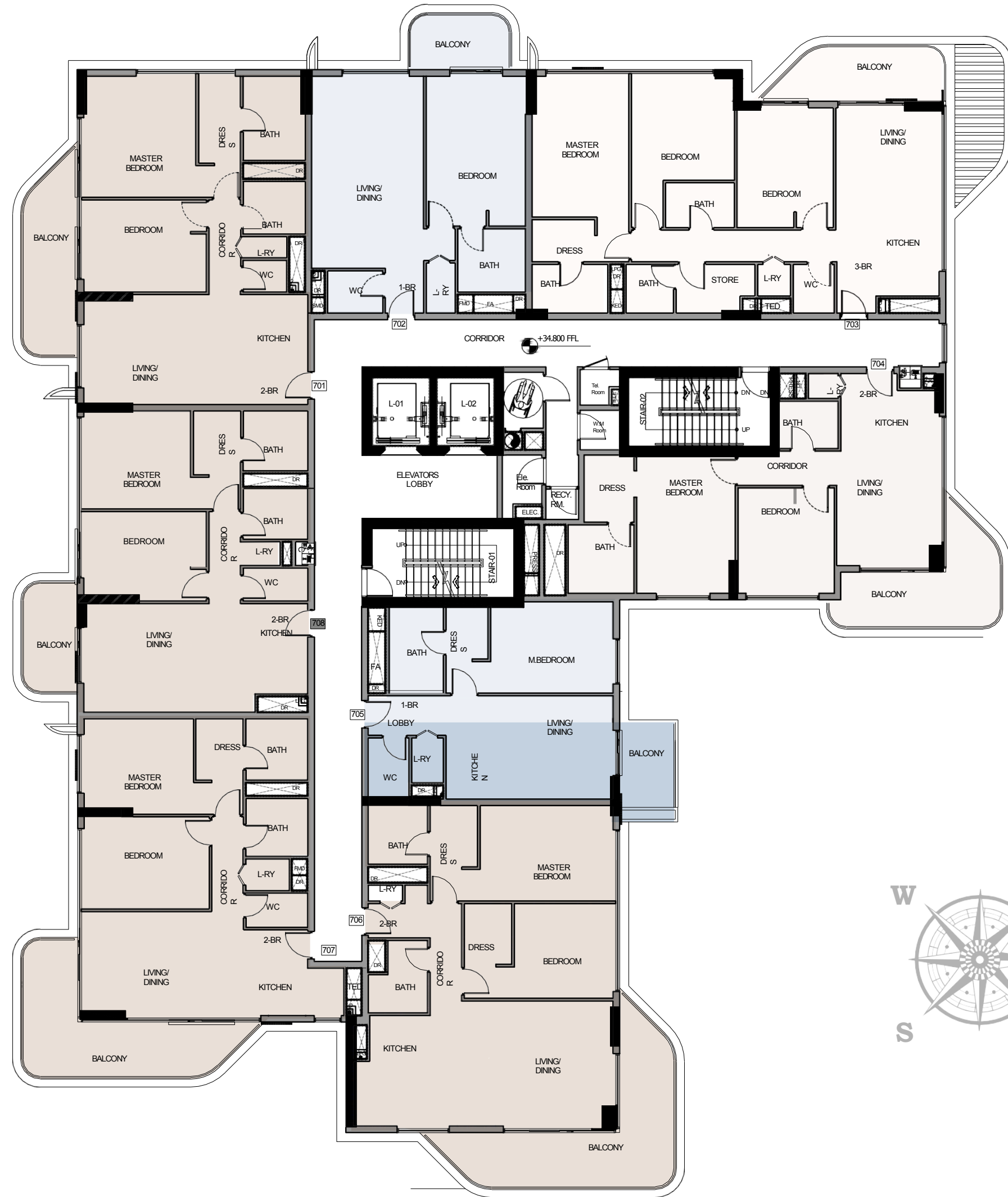
MALL

	<b>1 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 840 sq. ft.
	<b>DIRECTIONS</b>	Sea, City
	<b>2 BD APARTMENT</b>	5 Unit
	<b>SIZES</b>	From 1,082 sq. ft.
	<b>DIRECTIONS</b>	Sea, City, Mall, Community
	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 1,654 sq. ft.
	<b>DIRECTIONS</b>	Sea, City

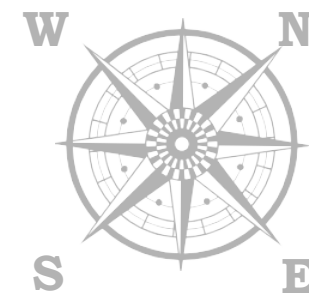
SEA

# 7<sup>TH</sup> FLOOR

COMMUNITY



CITY



MALL

**1 BD APARTMENT**

2 Units



**SIZES**

From 841 sq. ft.

**DIRECTIONS**

Sea, City

**2 BD APARTMENT**

5 Units



**SIZES**

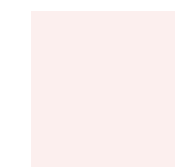
From 1,082 sq. ft.

**DIRECTIONS**

Sea, City, Mall, Community

**3 BD APARTMENT**

1 Unit



**SIZES**

From 1,577 sq. ft.

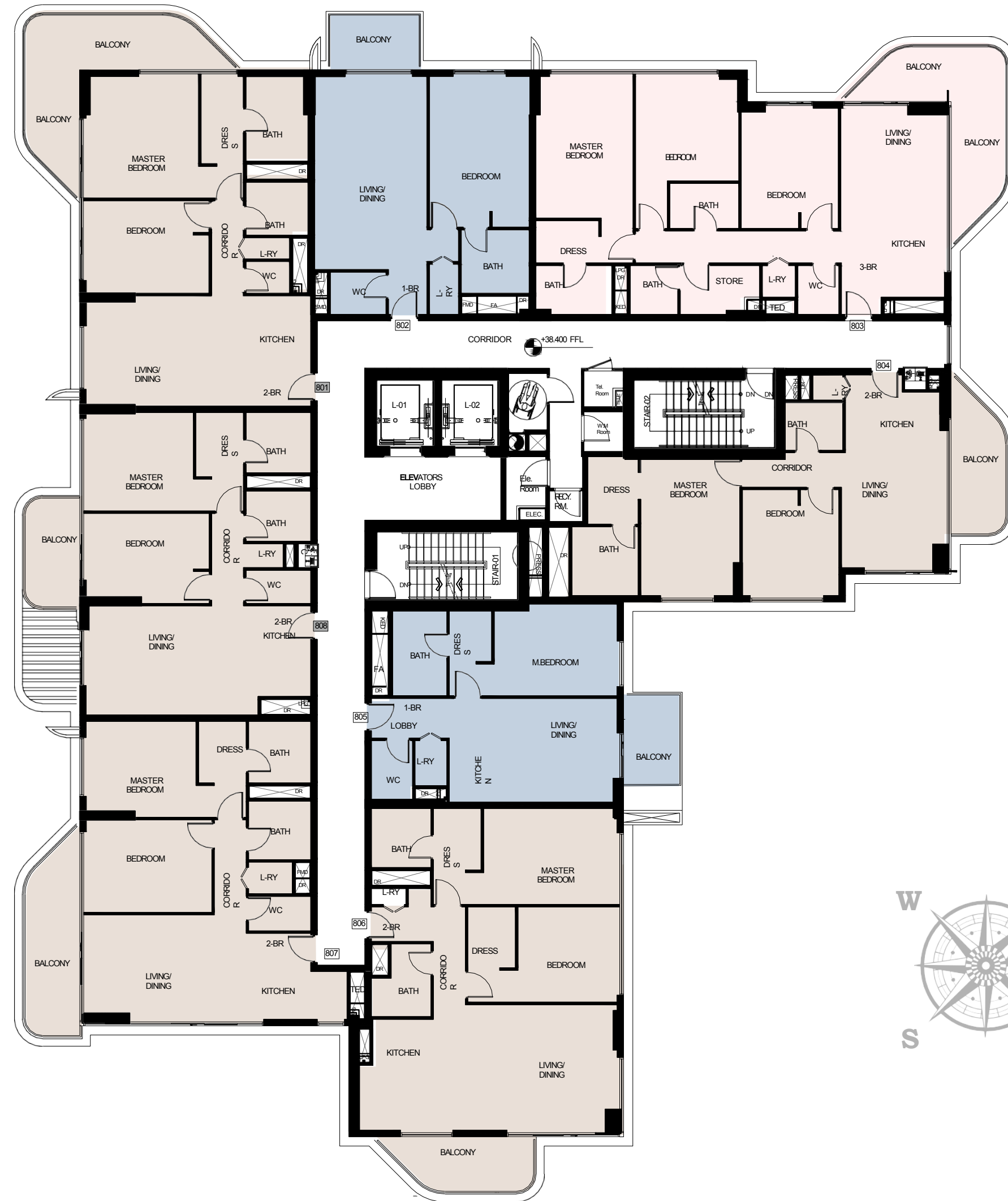
**DIRECTIONS**

Sea, City

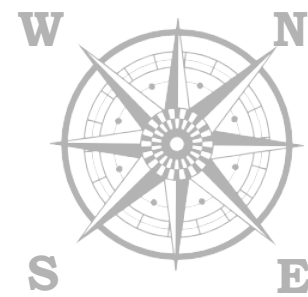
SEA

# 8<sup>TH</sup> FLOOR

COMMUNITY



CITY



MALL

**1 BD APARTMENT**

2 Units



**SIZES**

From 846 sq. ft.

**DIRECTIONS**

Sea, City

**2 BD APARTMENT**

5 Unit



**SIZES**

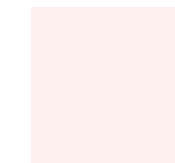
From 1,082 sq. ft.

**DIRECTIONS**

Sea, City, Mall, Community

**3 BD APARTMENT**

1 Unit



**SIZES**

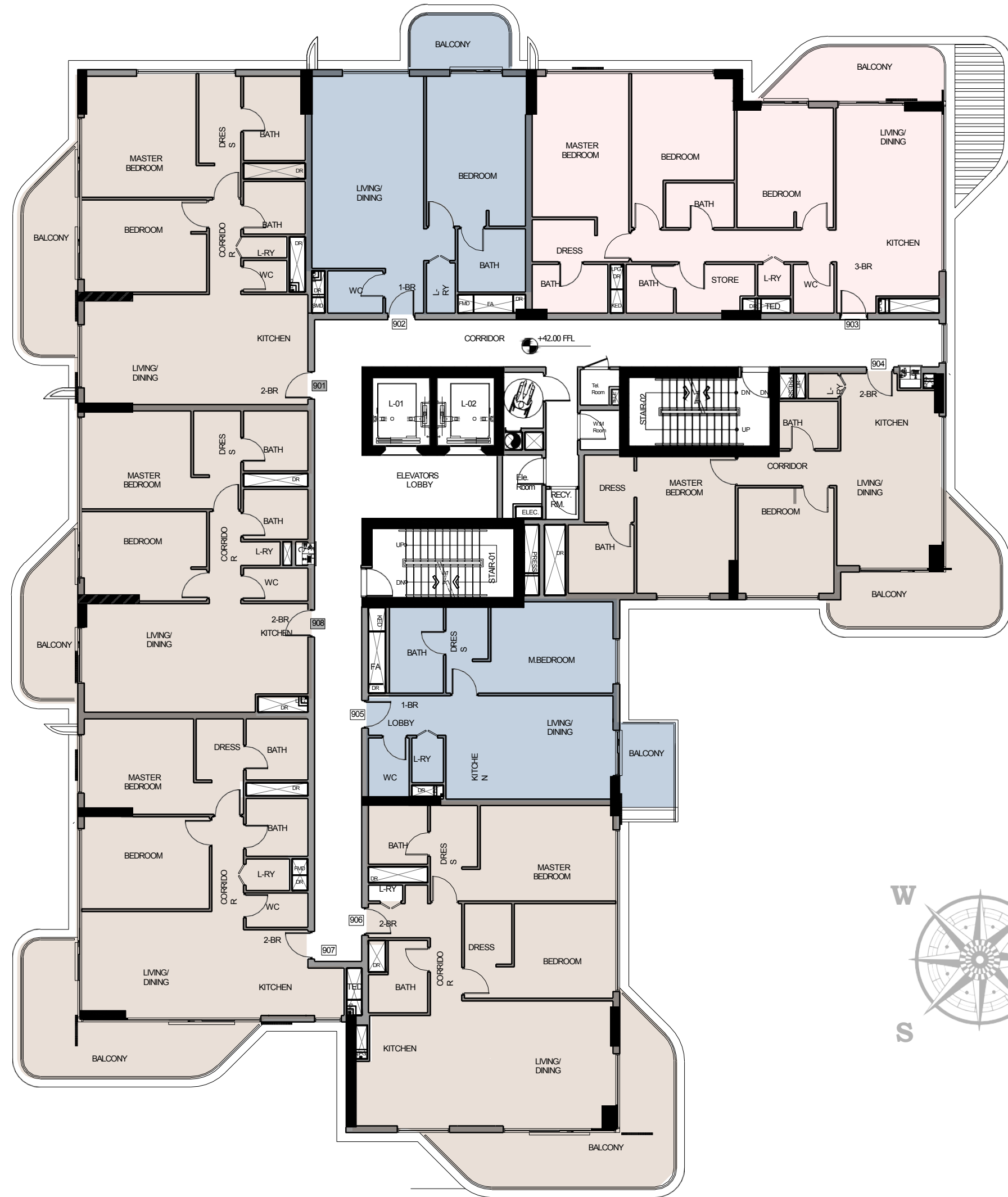
From 1,654 sq. ft.

**DIRECTIONS**

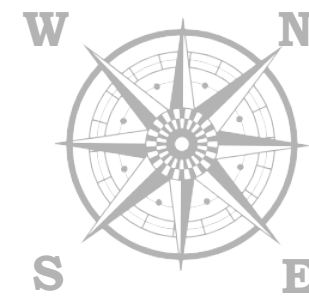
Sea, City

COMMUNITY

SEA



CITY



MALL

# 9<sup>TH</sup> FLOOR

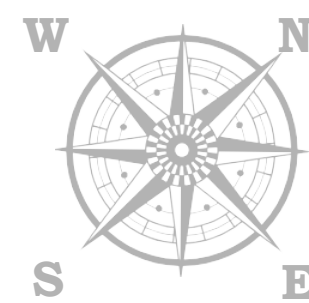
■	<b>1 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 841 sq. ft.
	<b>DIRECTIONS</b>	Sea, City
■	<b>2 BD APARTMENT</b>	5 Units
	<b>SIZES</b>	From 1,116 sq. ft.
	<b>DIRECTIONS</b>	Sea, City, Mall, Community
■	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 1,577 sq. ft.
	<b>DIRECTIONS</b>	Sea, City

SEA

# 10<sup>TH</sup> FLOOR



CITY



MALL

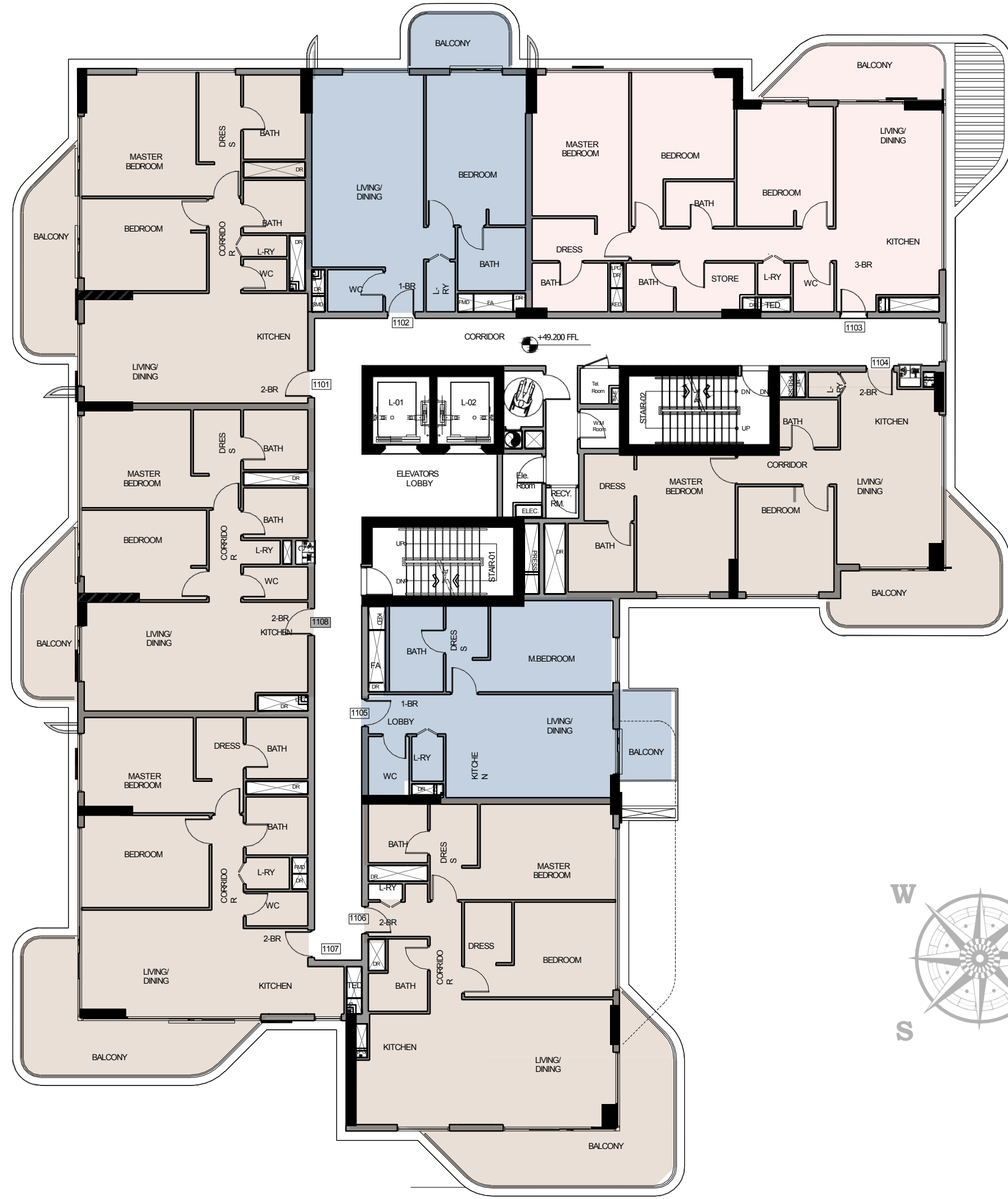
COMMUNITY

■	<b>1 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 840 sq. ft.
	<b>DIRECTIONS</b>	Sea, City
■	<b>2 BD APARTMENT</b>	5 Unit
	<b>SIZES</b>	From 1,082 sq. ft.
	<b>DIRECTIONS</b>	Sea, City, Mall, Community
■	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 1,652 sq. ft.
	<b>DIRECTIONS</b>	Sea, City

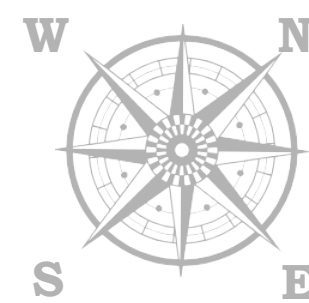
SEA

# 11<sup>TH</sup> FLOOR

COMMUNITY



CITY

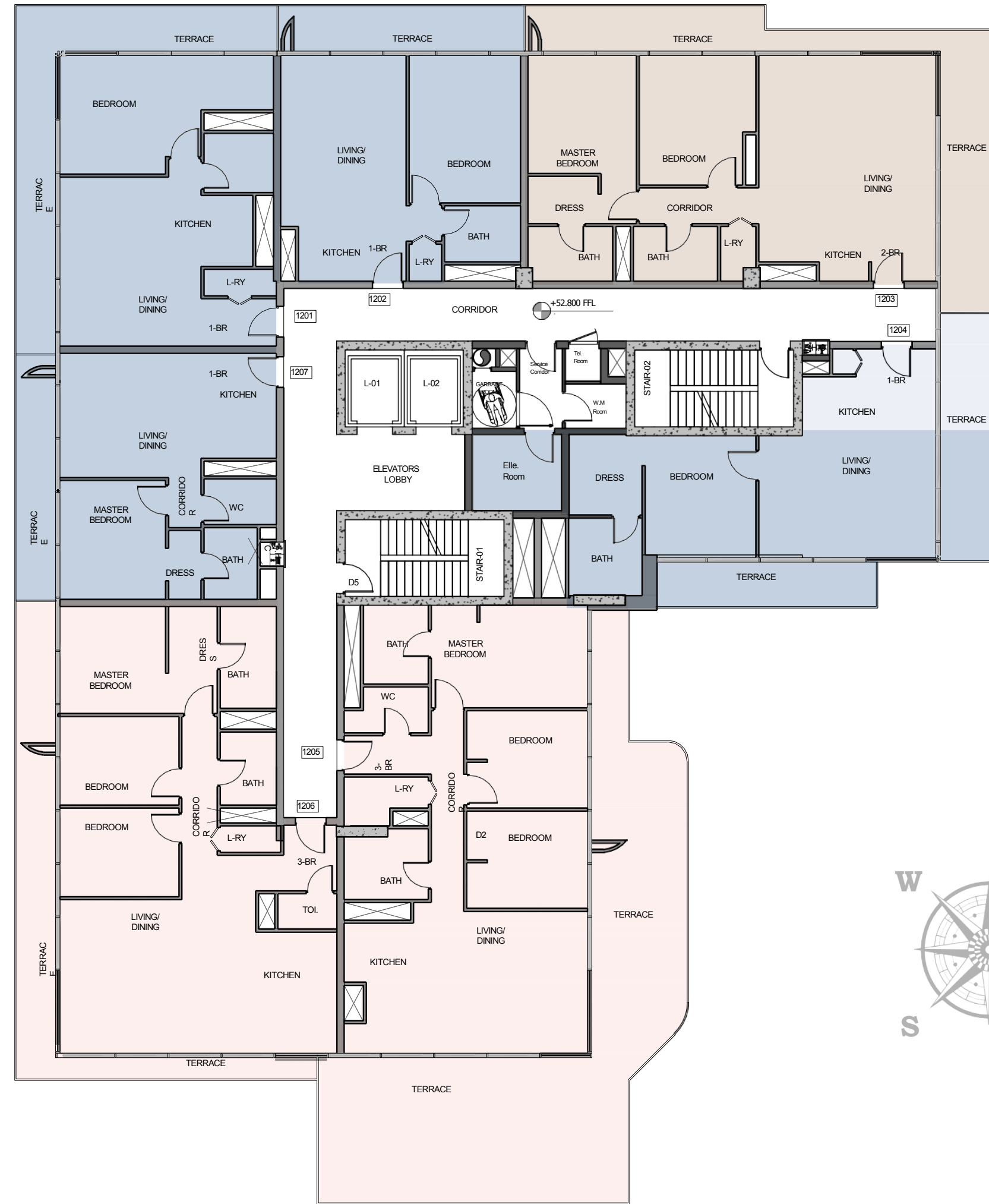


MALL

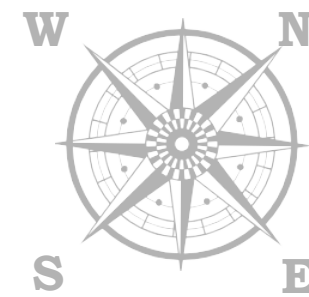
■	<b>1 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 846 sq. ft.
	<b>DIRECTIONS</b>	Sea, City
■	<b>2 BD APARTMENT</b>	5 Unit
	<b>SIZES</b>	From 1,117 sq. ft.
	<b>DIRECTIONS</b>	Sea, City, Mall, Community
■	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 1,576 sq. ft.
	<b>DIRECTIONS</b>	Sea, City

SEA

# 12<sup>TH</sup> FLOOR



CITY



MALL

COMMUNITY

	<b>1 BD APARTMENT</b>	4 Units
	<b>SIZES</b>	From 725 sq. ft.
	<b>DIRECTIONS</b>	Sea, City, Mall, Community
	<b>2 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 1,498 sq. ft.
	<b>DIRECTIONS</b>	Sea, City, Mall, Community
	<b>3 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 1,597 sq. ft.
	<b>DIRECTIONS</b>	Mall, Community, City



EW

EDGEWATER  
RESIDENCES

[info@mgs-development.ae](mailto:info@mgs-development.ae)  
[mgs-development.ae](http://mgs-development.ae)  
[edgewater-residences.ae](http://edgewater-residences.ae)

