



EW

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 sea views, 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



## **VIBRENT LIFESTYLE HUB**

Featuring shopping, dining, and entertainment



## **EXCLUSIVE AMENITIES**

Including clubhouse, wellness zones, lush landscapes, and more



# 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.

# DUBAI ISLANDS - THE NEXT ICON OF DUBAI

**Dubai Islands** - a luxurious 17-squarekilometer 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



**+80**

World-Class Hotels  
and Resorts



**+30,000**

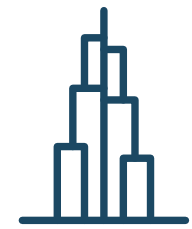
Residential Properties

# STRATEGIC LOCATION



**10 mins**

Dubai International Airport



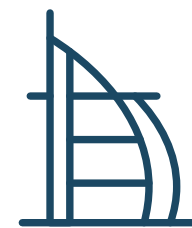
**20 mins**

The Burj Khalifa



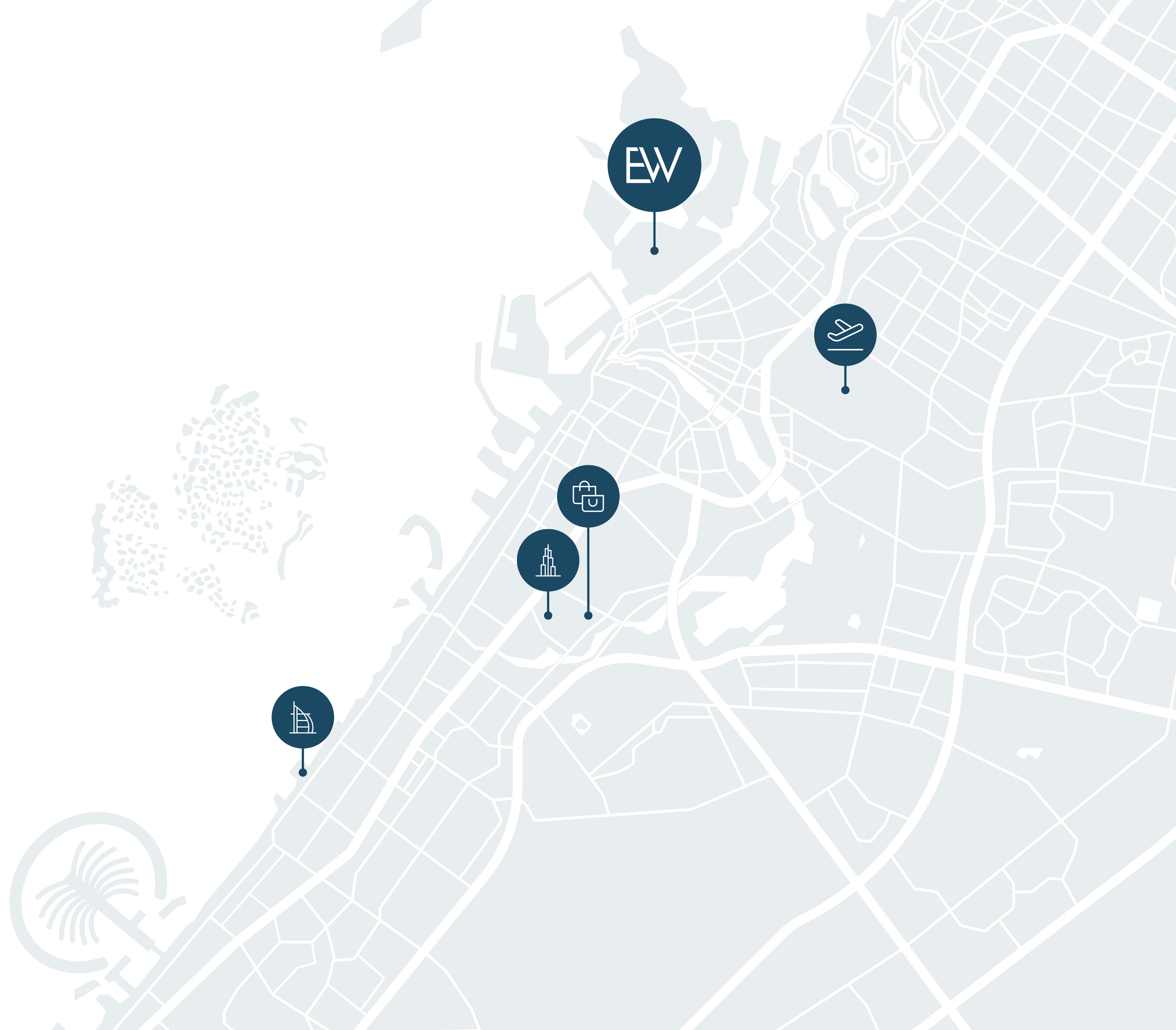
**20 mins**

Dubai Mall



**35 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





# EDGEWATER - PHASE 3 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-story towers, this exclusive collection is designed for those who seek refined **coastal living** amidst lush greenery and pristine shorelines.

# UNIQUE LOCATION

Located on the prestigious **Shore Island**, **Edgewater Residences** offers an unparalleled lifestyle with luxury residences, resorts, marinas, golf courses, and wellness retreats.

Residents will enjoy **fine dining**, **boutique shopping**, and the upcoming **Dubai Islands Mall**, set to surpass Dubai Mall in size by 20%.

A modern bedroom interior featuring a bed with a white headboard and several pillows, a white bedside table with a lamp, a white dresser, and a large window. A potted plant is placed near the window. The room is decorated with a framed abstract artwork on the wall and a mirror above the dresser. The overall aesthetic is clean and minimalist.

# INTERIOR

# LIVING ROOM



# KITCHEN

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



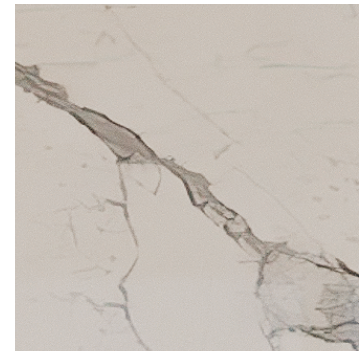
# BEDROOM



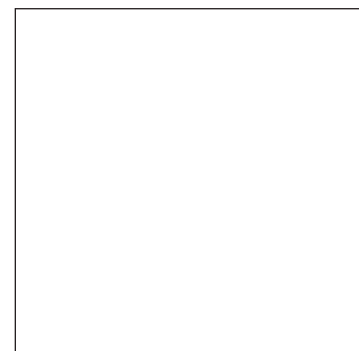


# PREMIUM QUALITY FINISHES

## ENTRANCE HALL



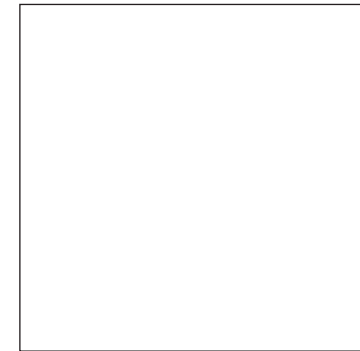
**Walls**  
Procelain Slabs  
Size: 320x150 cm  
Surface Look, Polished



**Walls**  
Wooden Cladding,  
Painted MDF Wood



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



**Cieling**  
Gypsum Board,  
Paint White Color



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

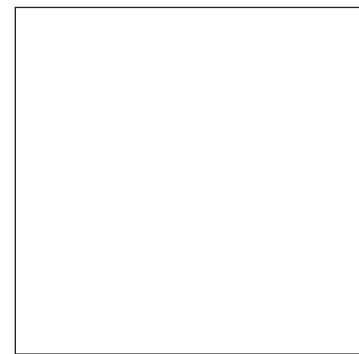


**Walls**  
Jotun Paint  
Light Grey

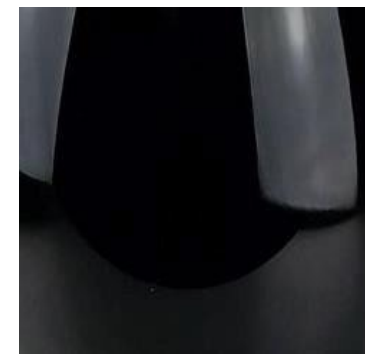


# PREMIUM QUALITY FINISHES

## LIFT LOBBY



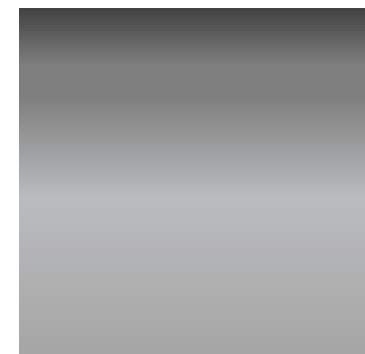
**Cieling**  
Gypsum Board,  
Paint White Color



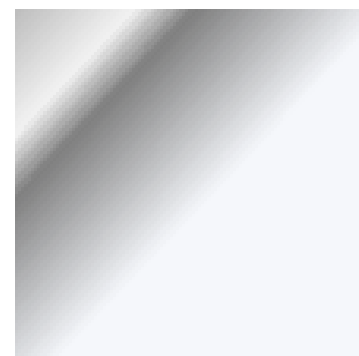
**Wall Cladding**  
Black Glass Mirror



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



**Lift Doors**  
Polished Dark  
Stainless Chrome



**Wall Cladding**  
Polished Dark  
Stainless Chrome

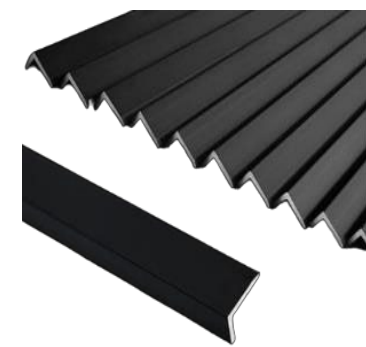


**Floor**  
Marble, Tiles  
Size: 120x120 cm  
Surface Look, Polished



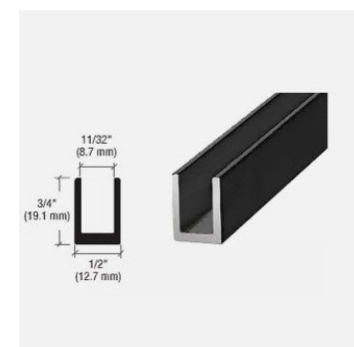
# PREMIUM QUALITY FINISHES

## 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



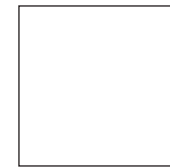
# PREMIUM QUALITY FINISHES THROUGHOUT APARTMENT



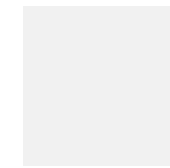
## LIVING ROOM



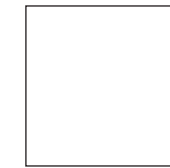
**Floor & Skirting**  
Porcelain, Size 120x60cm  
Surface Look, Matt



**Ceiling**  
Paint White Color



**Walls**  
Off White Color



**Doors**  
Laminate



**Cabinet Doors**  
Laminate

## KITCHEN



**Countertop**  
Engineered Stone

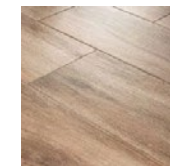


**Wall Between Cabinet**  
Porcelain



**Wardrobes Doors**  
Laminate

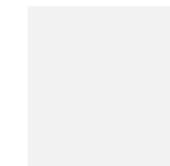
## BEDROOM



**Floors & Skirting**  
Porcelain



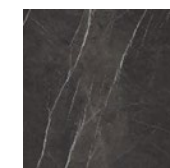
**Ceiling**  
Paint White Color



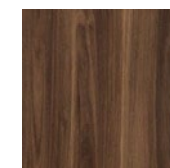
**Walls**  
Off White Color



## LIVING ROOM



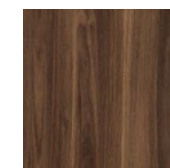
**Tile**  
Armani Grey



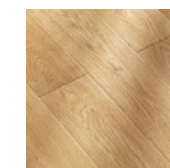
**Vanity Countertop:  
Vanity Doors**  
Laminated HPL



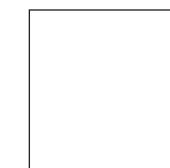
**Walls & Floor**  
Porcelain Tiles



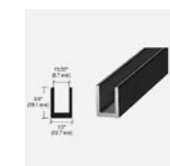
**Wardrobe**  
Laminated MDF  
Wood



**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





# EXTERIOR



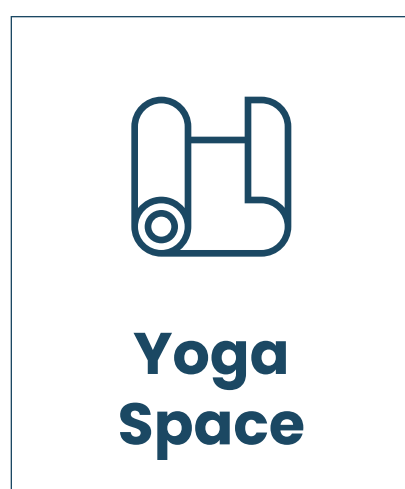
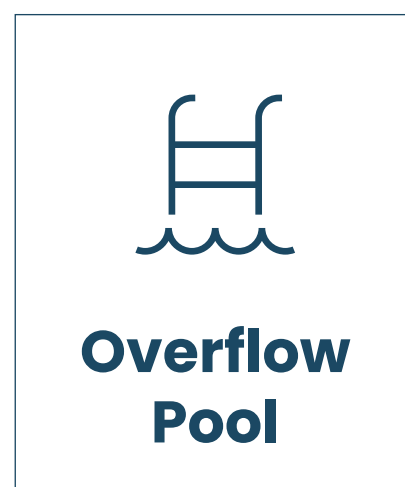
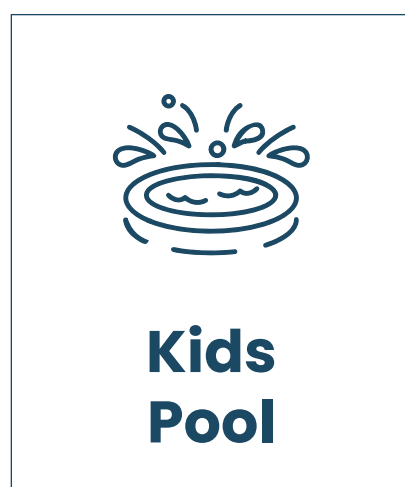
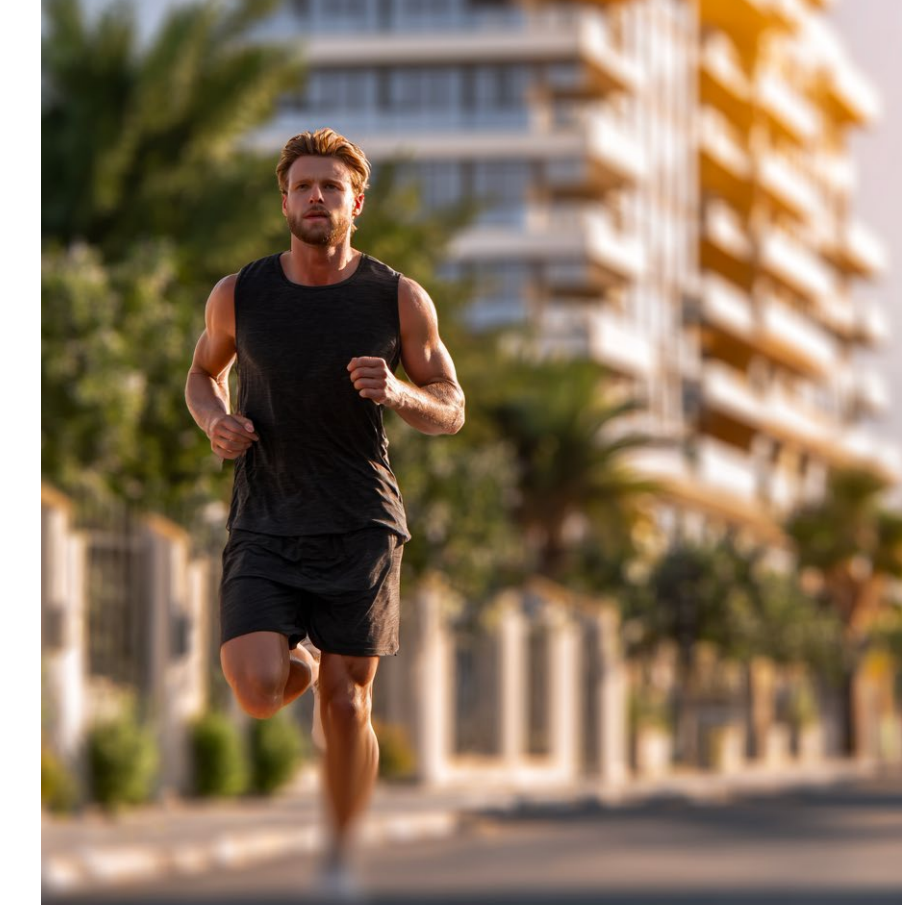




A man in athletic wear is running on a paved path. In the background, there is a tall, modern building with a glass facade and many balconies. Several palm trees are scattered around the building and the path. The scene is captured in a cinematic style with a blue color grade.

# AMENITIES

# OUTDOOR AMENITIES



# INDOOR AMENITIES



**Kids Playing Room**



**Common Room**



**Gym**



# YOUR DREAM BUILDING

**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 7<sup>th</sup> floor.

# HANDOVER Q4-2026

## 1 BR Apartment

From 645 to 2,481 sq.ft  
Starting Price 2.0 M AED

## 2 BR Apartment

From 1,081 to 2,162 sq.ft  
Starting Price 2.9 M AED

## 3 BR Apartment

From 1,533 to 3,576 sq.ft  
Starting Price 3.9 M AED

35/65

# PAYMENT PLAN

EW

EDGEWATER  
RESIDENCES

**5%**

BOOKING

**10%**

1<sup>ST</sup>  
INSTALLMENT

**5%**

2<sup>ND</sup>  
INSTALLMENT

**10%**

3<sup>RD</sup>  
INSTALLMENT

**5%**

4<sup>TH</sup>  
INSTALLMENT

**65%**

HANDOVER



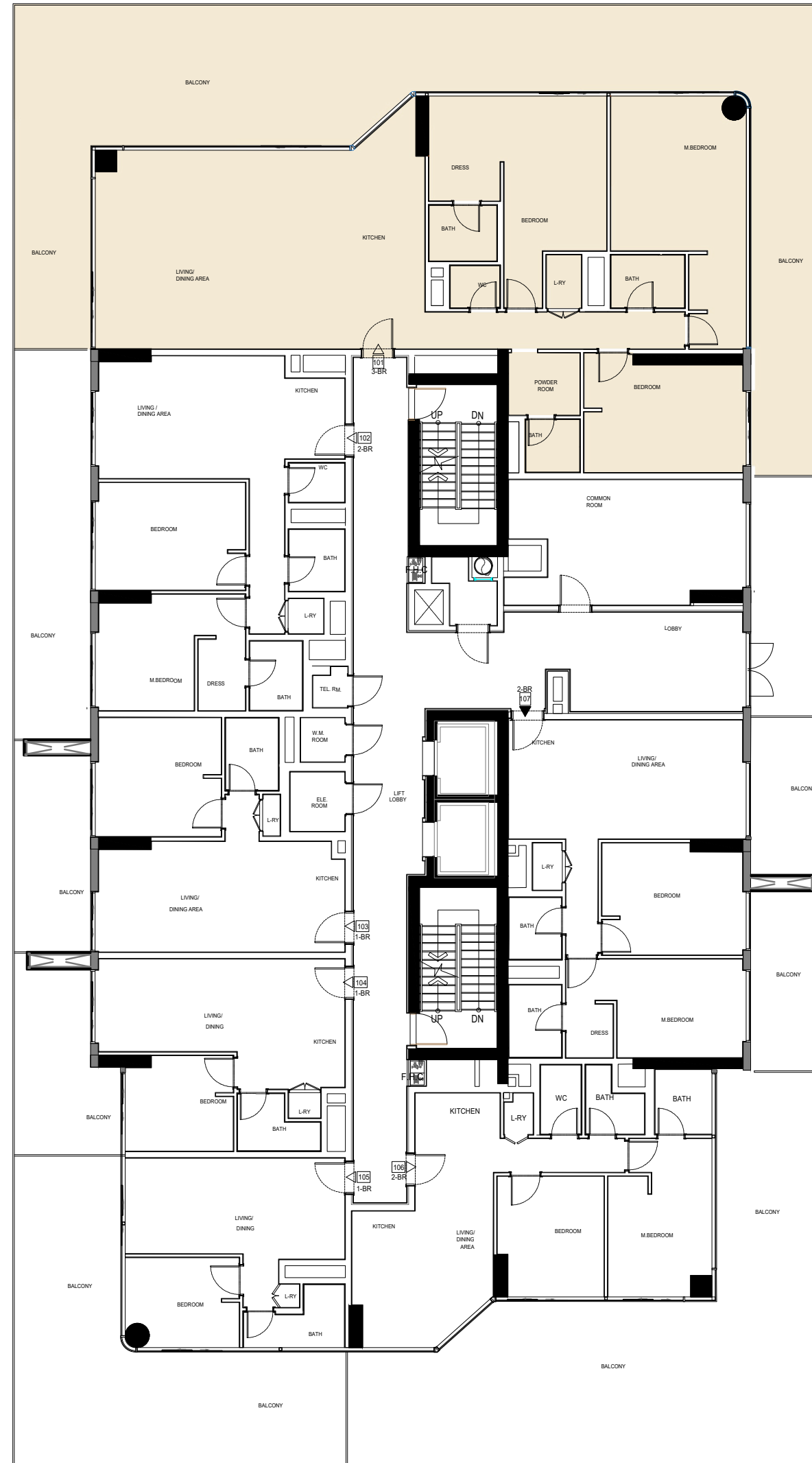
EDGEWATER - PHASE 3  
**FLOOR PLANS**



SEA

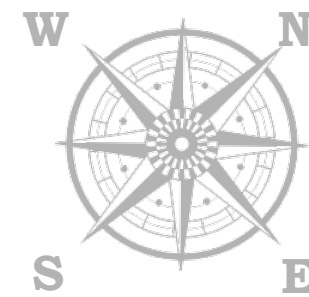
A- TOWER

# 1<sup>ST</sup> FLOOR



COMMUNITY

COMMUNITY



MALL

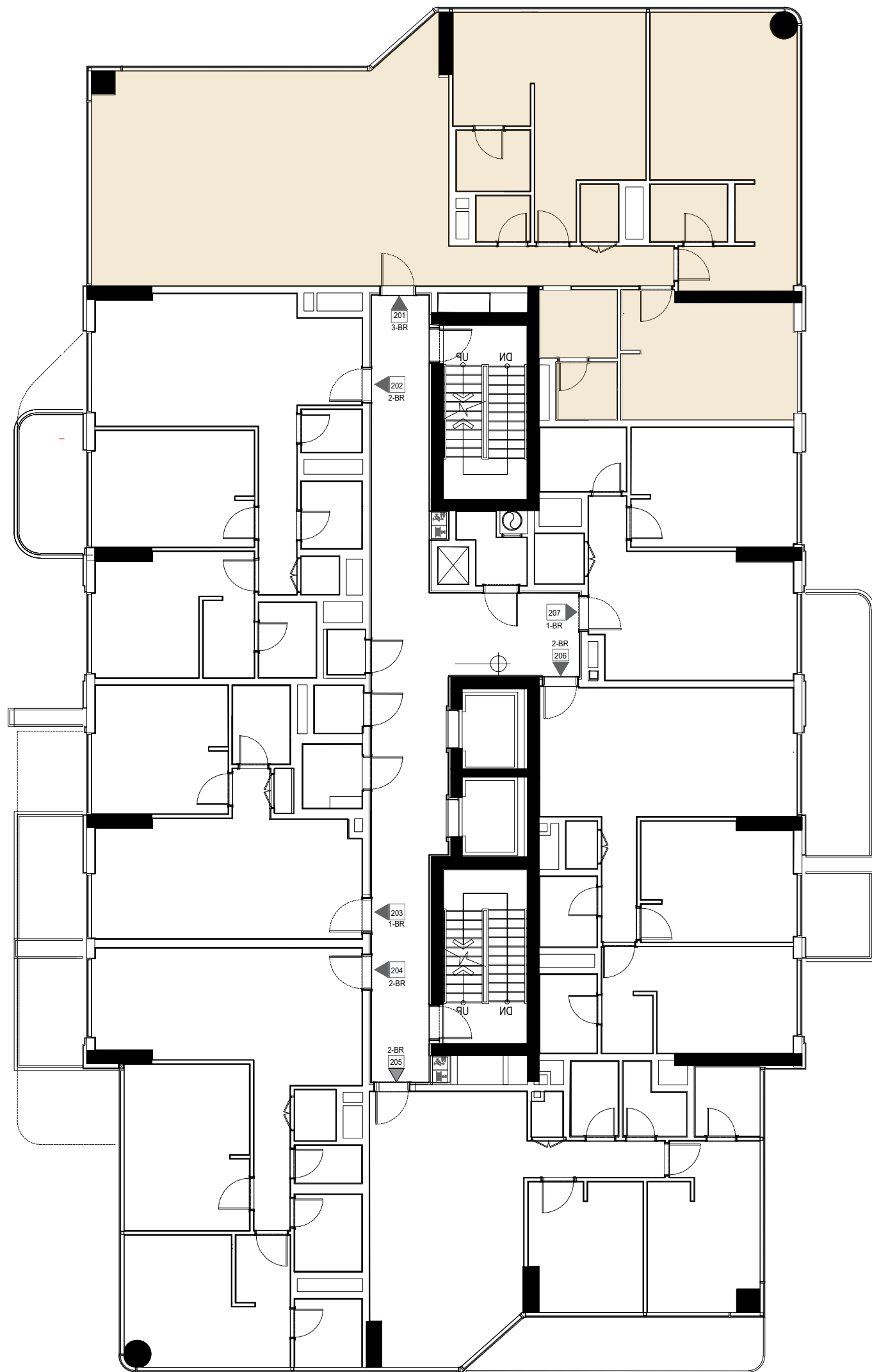
■	<b>1 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 770 sq. ft.
	<b>DIRECTIONS</b>	Bach Walk III, Mall
■	<b>2 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 1,294 sq. ft.
	<b>DIRECTIONS</b>	Mall, Kids Area
■	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 3,802 sq. ft.
	<b>DIRECTIONS</b>	Pool, Beach, Beach Walk III

SEA

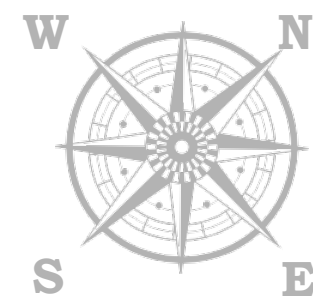
A- TOWER

# 2<sup>ND</sup> FLOOR

COMMUNITY



COMMUNITY



MALL

**2 BD APARTMENT**

3 Units



**SIZES**

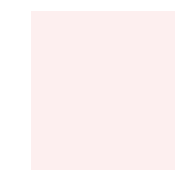
From 1,127 sq. ft.

**DIRECTIONS**

Beach Walk III, Beach, Mall

**3 BD APARTMENT**

1 Unit



**SIZES**

From 2,171 sq. ft.

**DIRECTIONS**

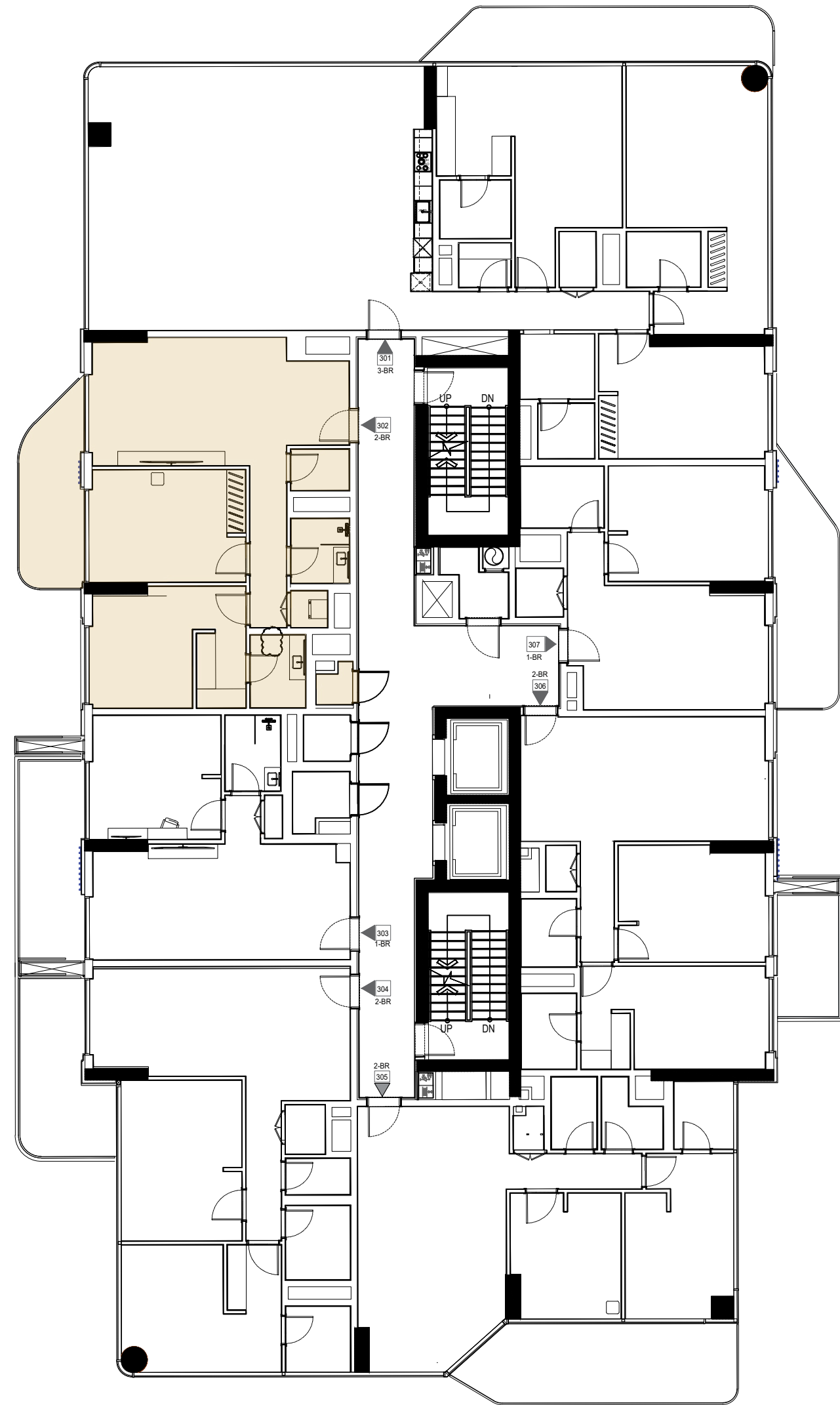
Al Mamzar, Beach, Beach Walk III

SEA

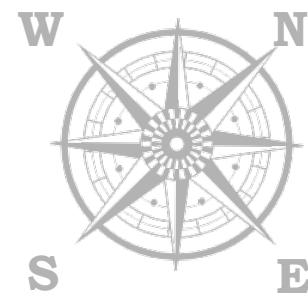
A- TOWER

# 3<sup>RD</sup> FLOOR


COMMUNITY



COMMUNITY



MALL

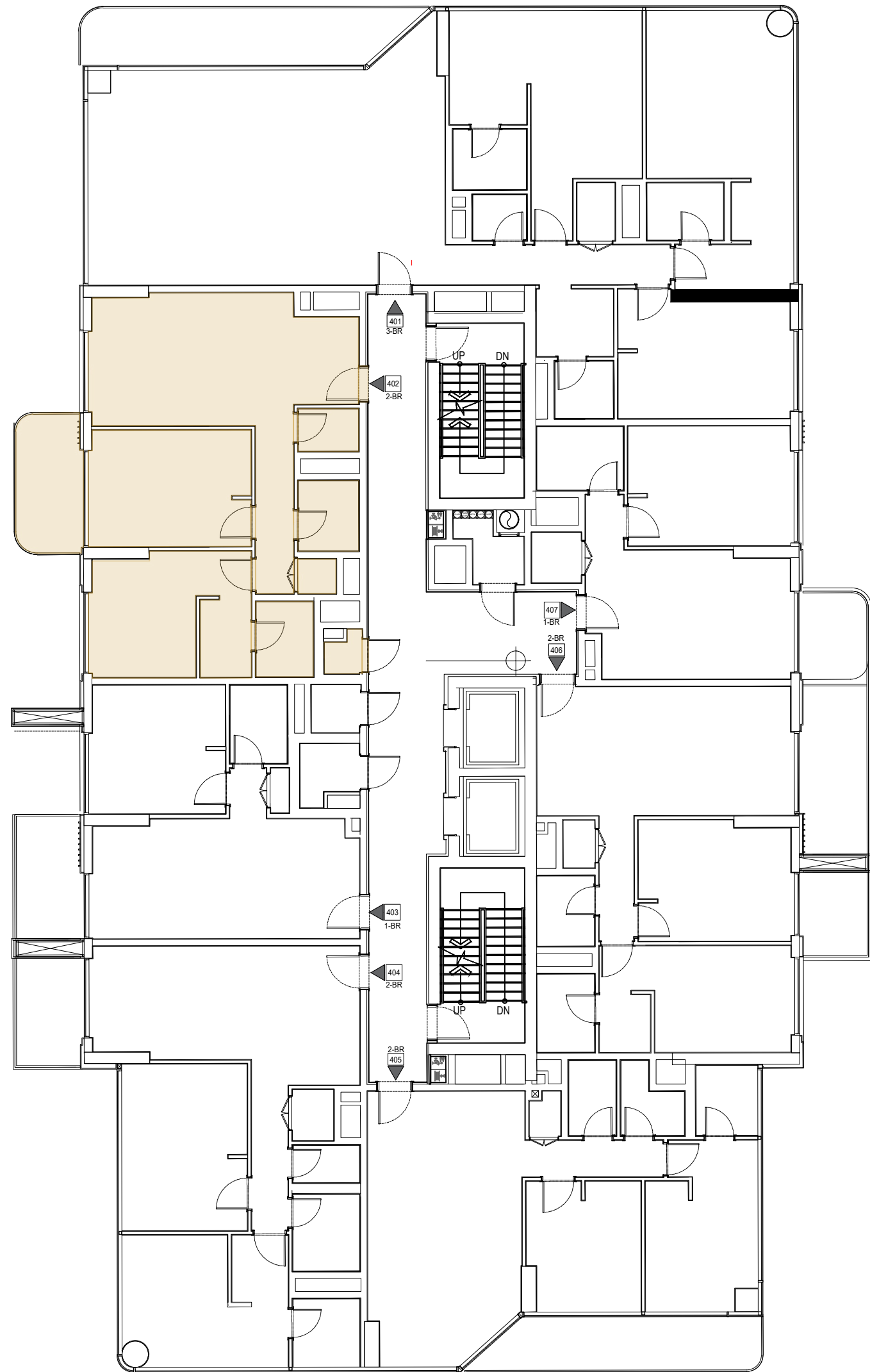
	<b>2 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 1,161 sq. ft.
	<b>DIRECTIONS</b>	Beach Walk III, Beach, Mall

SEA

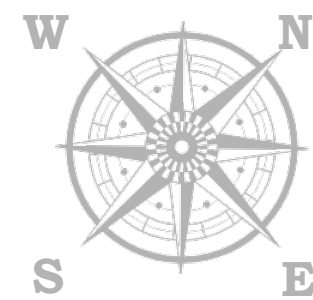
A- TOWER

# 4<sup>TH</sup> FLOOR


COMMUNITY



COMMUNITY



MALL

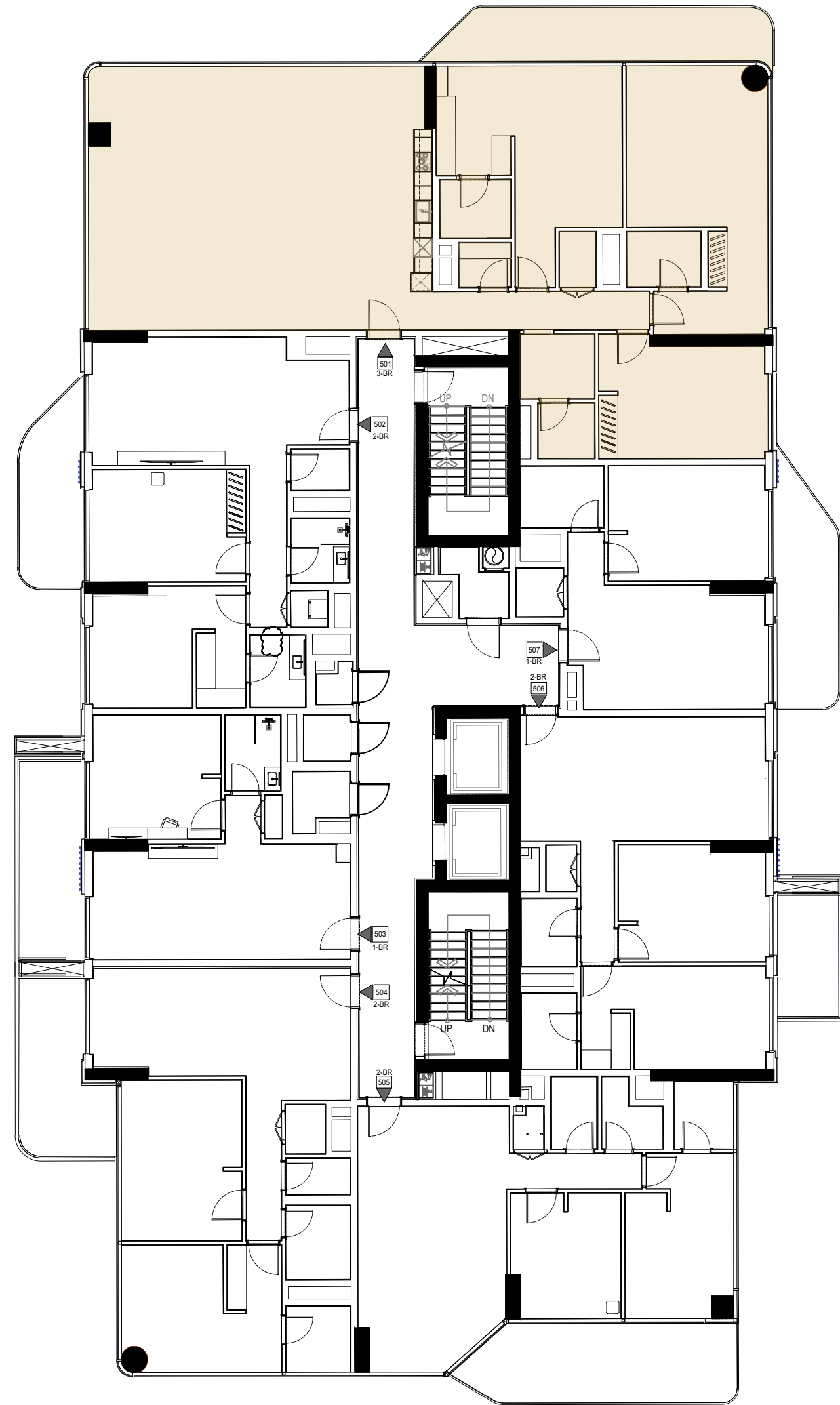
	<b>2 BD APARTMENT</b>	3 Units
	<b>SIZES</b>	From 1,127 sq. ft.
	<b>DIRECTIONS</b>	Beach Walk III, Sea, Mall

SEA

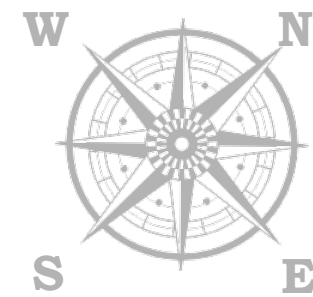
A- TOWER

# 5<sup>TH</sup> FLOOR

COMMUNITY



COMMUNITY



MALL

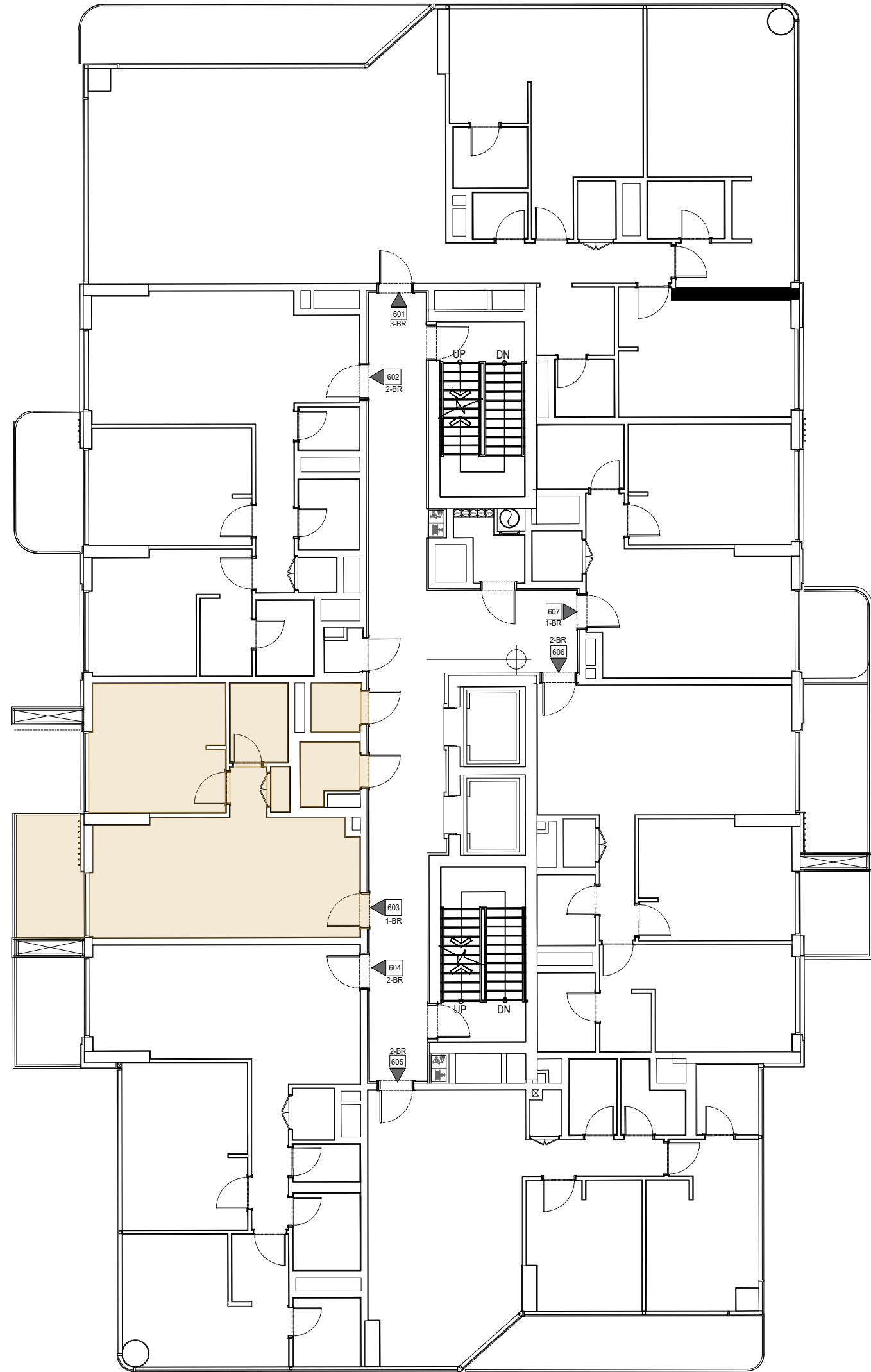
■	<b>1 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 791 sq. ft.
	<b>DIRECTIONS</b>	Bach Walk III/ Partial Sea, Sea, Al Mamzar
■	<b>2 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 1,081 sq. ft.
	<b>DIRECTIONS</b>	Partial Sea, Mall, Al Mamzar
■	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 2,559 sq. ft.
	<b>DIRECTIONS</b>	Al Mamzar, Sea, Beach Walk III

SEA

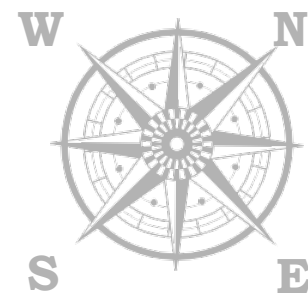
A- TOWER

# 6<sup>TH</sup> FLOOR

COMMUNITY



COMMUNITY



MALL

**1 BD APARTMENT**

2 Units



**SIZES**

From 698 sq. ft.

**DIRECTIONS**

Beach Walk III, Sea,  
Partial Sea, Al Mamzar

**2 BD APARTMENT**

2 Units



**SIZES**

From 1,176 sq. ft.

**DIRECTIONS**

Mall, Partial Sea, Al Mamzar

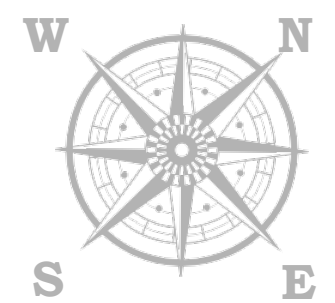
SEA

# 7<sup>TH</sup> FLOOR

A- TOWER



COMMUNITY



MALL

COMMUNITY

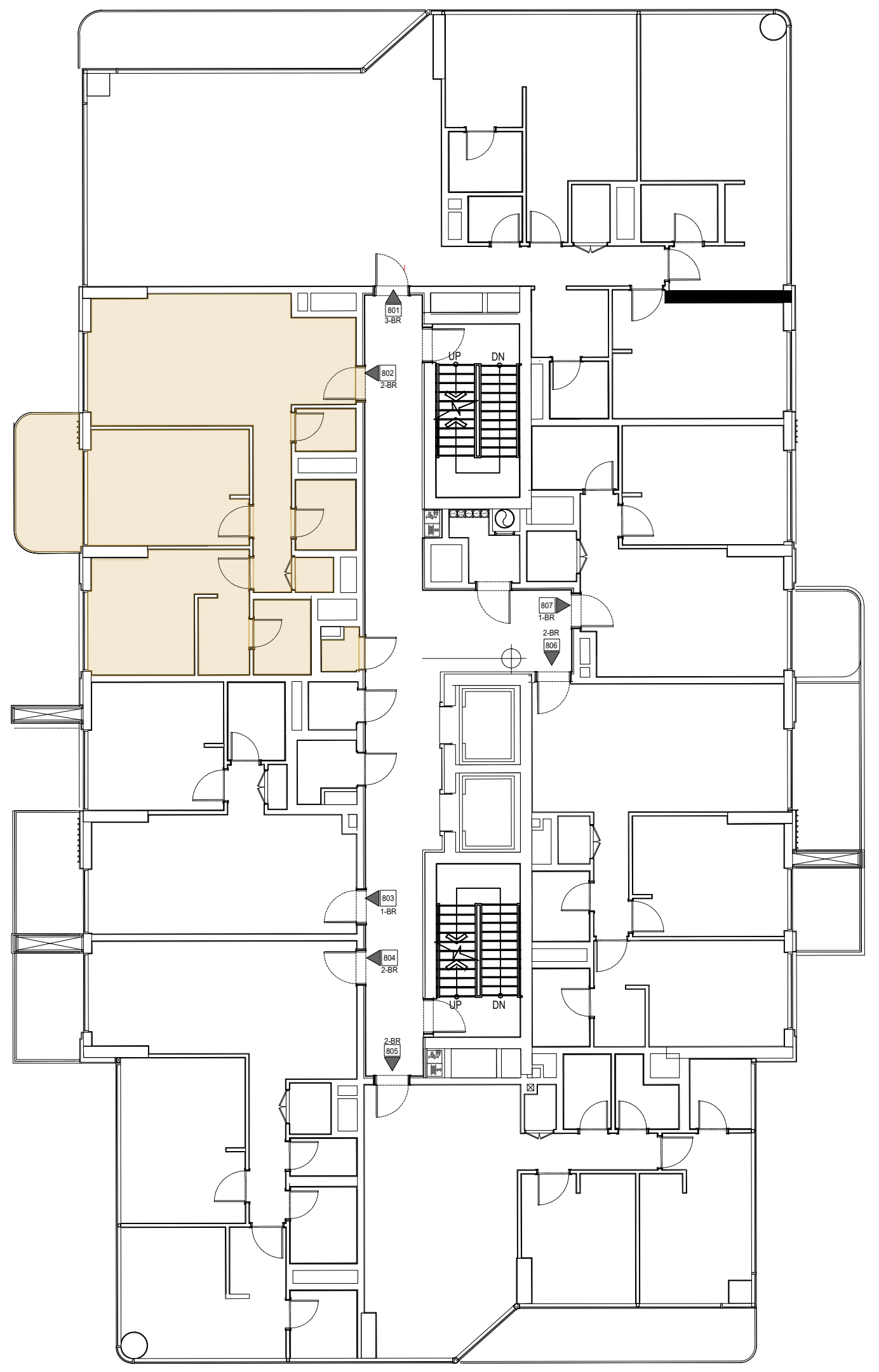
■	<b>1 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 791 sq. ft.
	<b>DIRECTIONS</b>	Bach Walk III/ Partial Sea
■	<b>2 BD APARTMENT</b>	3 Units
	<b>SIZES</b>	From 1,081 sq. ft.
	<b>DIRECTIONS</b>	Beach Walk III, Partial Sea, Mall, Al Mamzar
■	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 2,559 sq. ft.
	<b>DIRECTIONS</b>	Al Mamzar, Sea, Beach Walk III

SEA

A- TOWER

# 8<sup>TH</sup> FLOOR


COMMUNITY



COMMUNITY



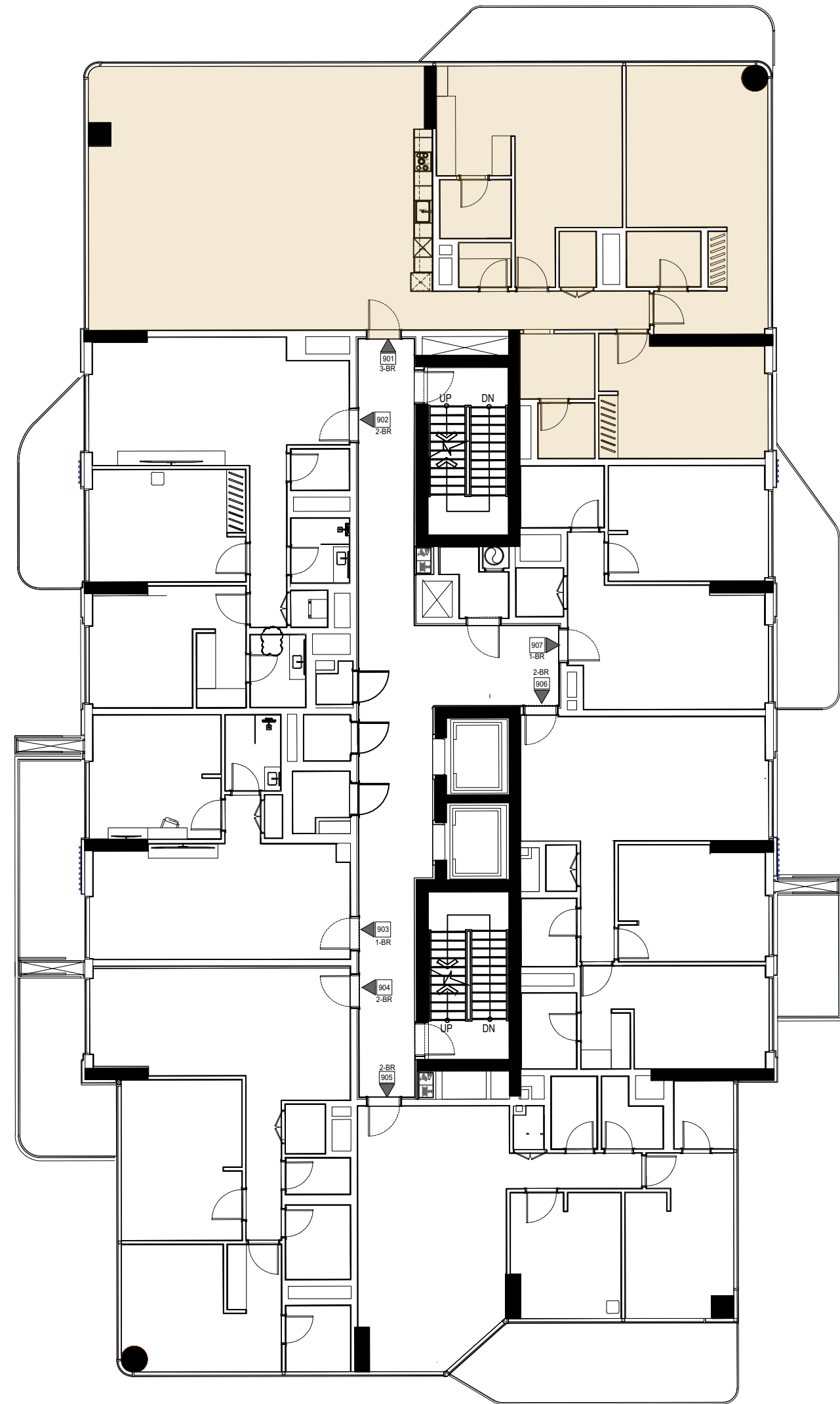
MALL

	<b>2 BD APARTMENT</b>	3 Units
	<b>SIZES</b>	From 1,127 sq. ft.
	<b>DIRECTIONS</b>	Beach Walk III, Sea, Mall

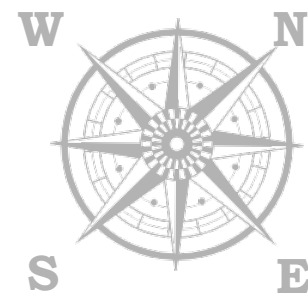
SEA

# 9<sup>TH</sup> FLOOR

A- TOWER



COMMUNITY



MALL

COMMUNITY

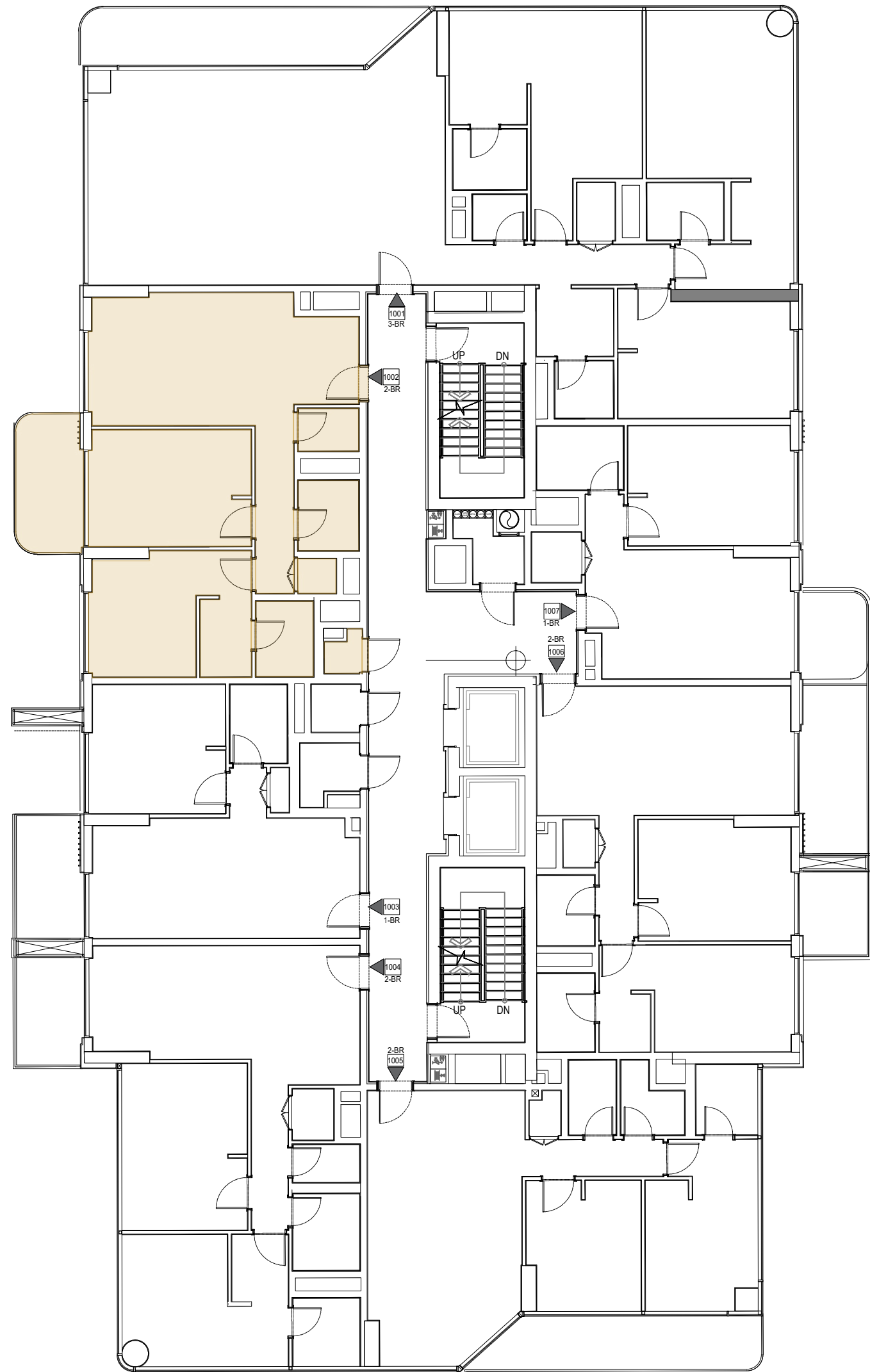
	<b>2 BD APARTMENT</b>	4 Units
	<b>SIZES</b>	From 1,081 sq. ft.
	<b>DIRECTIONS</b>	Beach Walk III, Sea, Mall, Al Mamzar
	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 2,559 sq. ft.
	<b>DIRECTIONS</b>	Al Mamzar, Sea, Beach Walk III

SEA

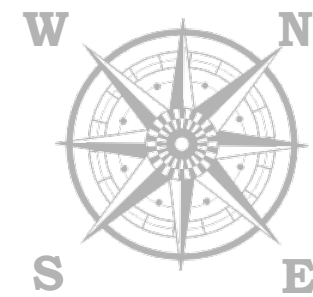
A- TOWER

# 10<sup>TH</sup> FLOOR

COMMUNITY



COMMUNITY



MALL

**2 BD APARTMENT**

4 Units



**SIZES**

From 1,127 sq. ft.

**DIRECTIONS**

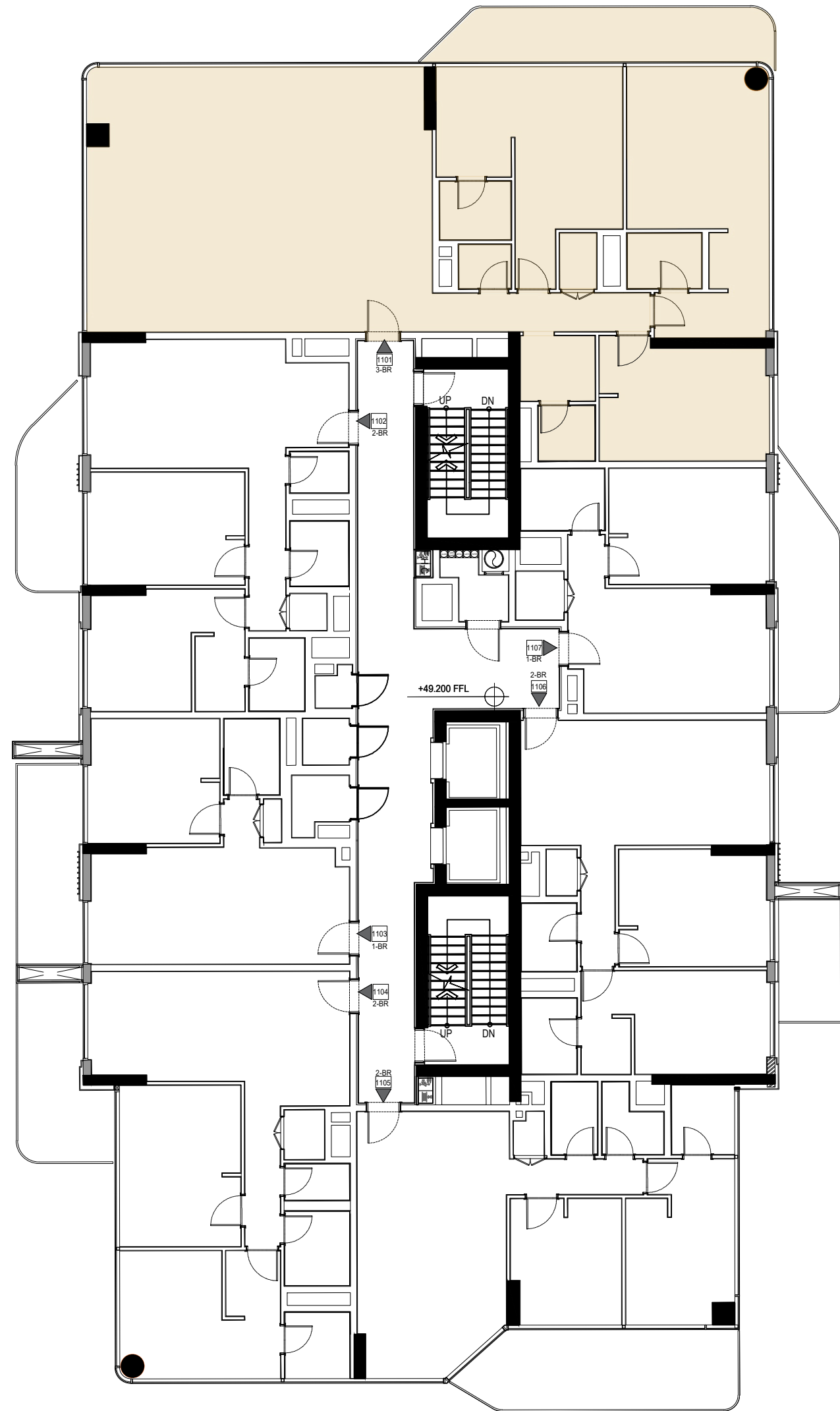
Beach Walk III, Sea, Mall,  
Partial Sea, Al Mamzar

SEA

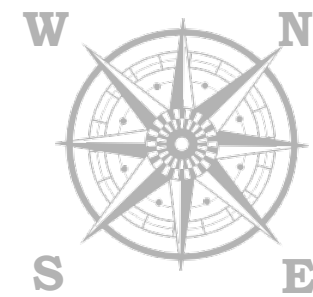
# 11<sup>TH</sup> FLOOR

A- TOWER

COMMUNITY



COMMUNITY



MALL

**2 BD APARTMENT**

3 Units



**SIZES**

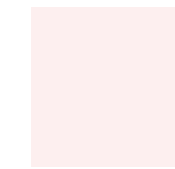
From 1,081 sq. ft.

**DIRECTIONS**

Beach Walk III, Partial Sea,  
Mall, Al Mamzar

**3 BD APARTMENT**

1 Unit



**SIZES**

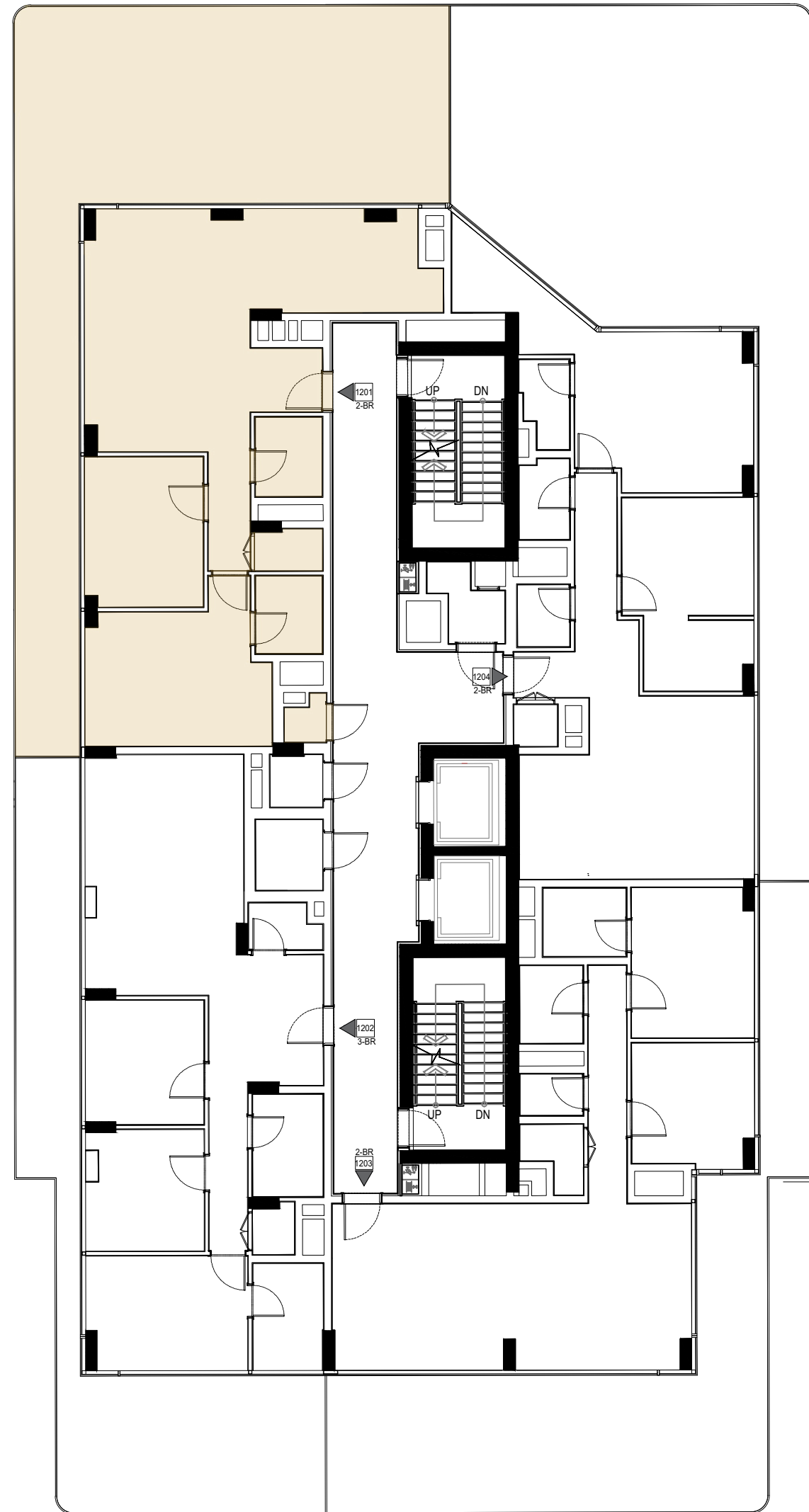
From 2,561 sq. ft.

**DIRECTIONS**

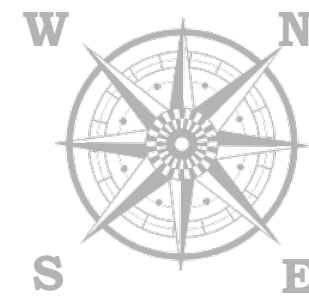
Al Mamzar, Sea, Beach Walk III

SEA

COMMUNITY



COMMUNITY



MALL

# 12<sup>TH</sup> FLOOR

A- TOWER

	<b>2 BD APARTMENT</b>	3 Units
	<b>SIZES</b>	From 1,752 sq. ft.
	<b>DIRECTIONS</b>	Sea, Mall
	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 2,561 sq. ft.
	<b>DIRECTIONS</b>	Mall, Sea, Beach Walk III

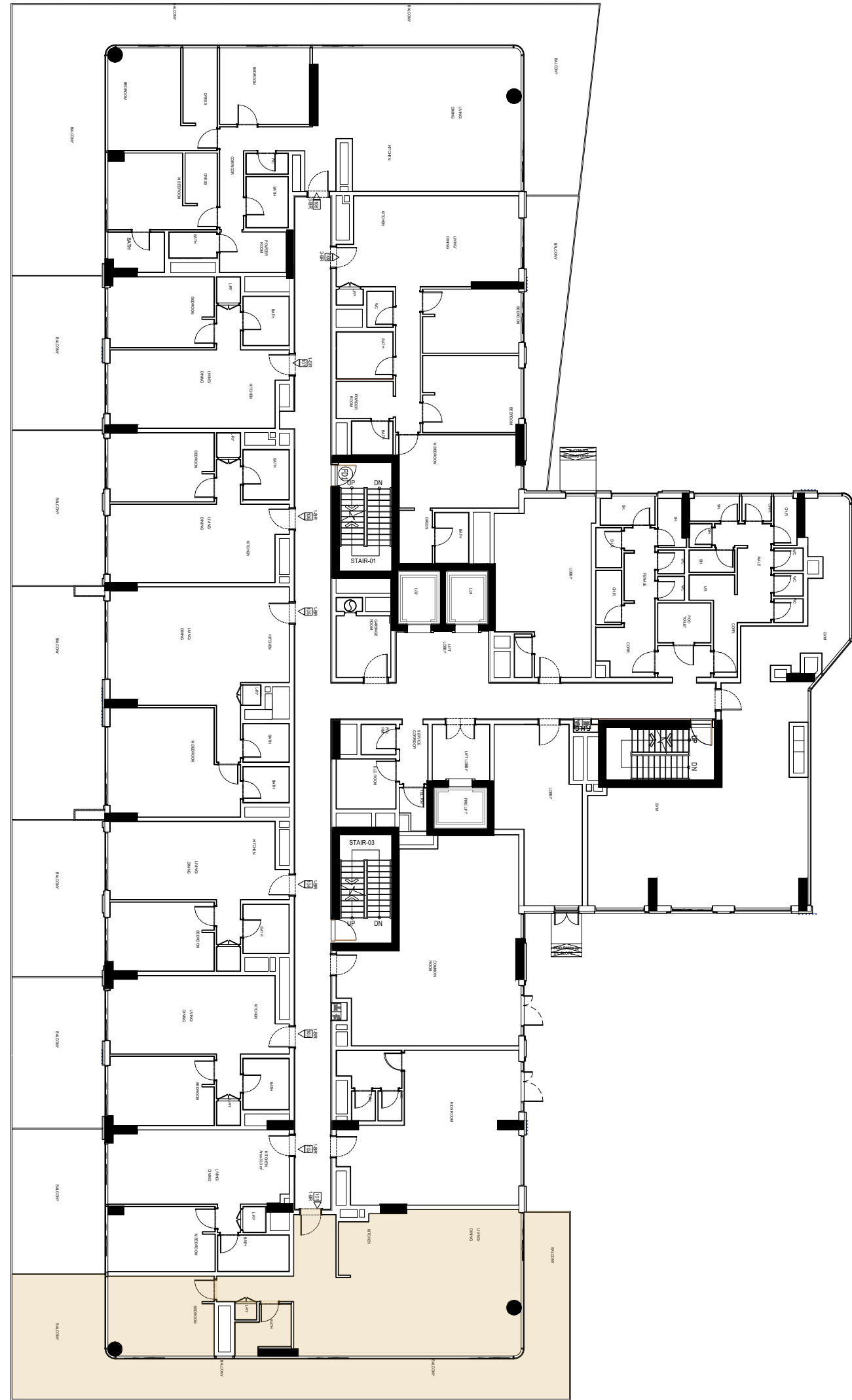


COMMUNITY

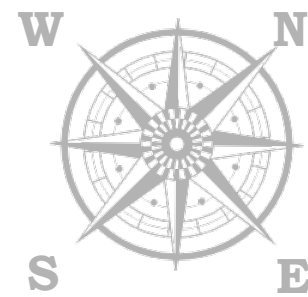
B- TOWER

# 1<sup>ST</sup> FLOOR

MAL



SEA

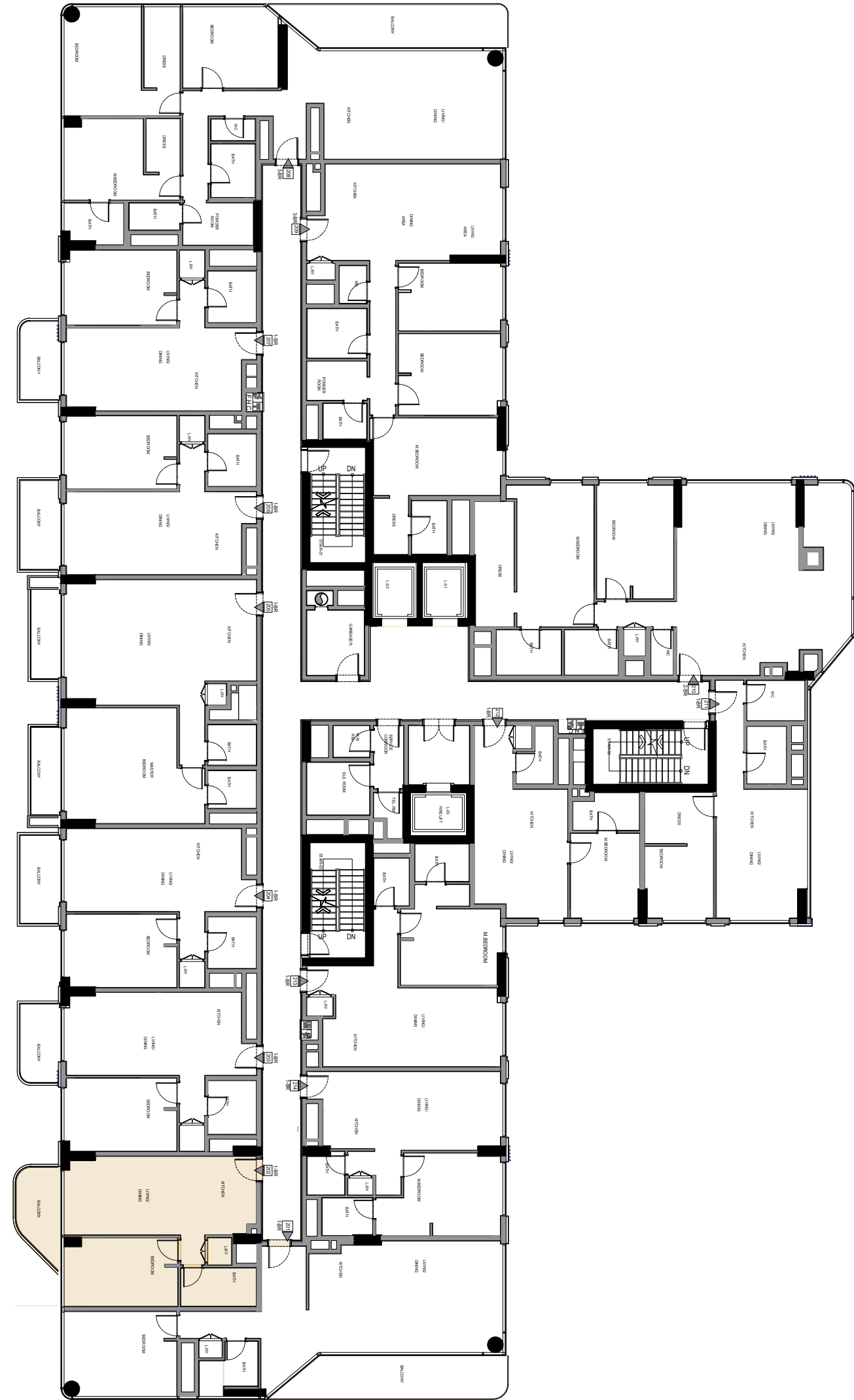


COMMUNITY

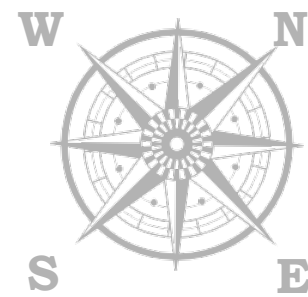
■	<b>1 BD APARTMENT</b>	7 Units
	<b>SIZES</b>	From 1,135 sq. ft.
	<b>DIRECTIONS</b>	Mall, Kids Area, Beach
■	<b>3 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 1,854 sq. ft.
	<b>DIRECTIONS</b>	Mall, Kids Area, Pool

COMMUNITY

MAL



SEA



COMMUNITY

# 2<sup>ND</sup> FLOOR

B- TOWER

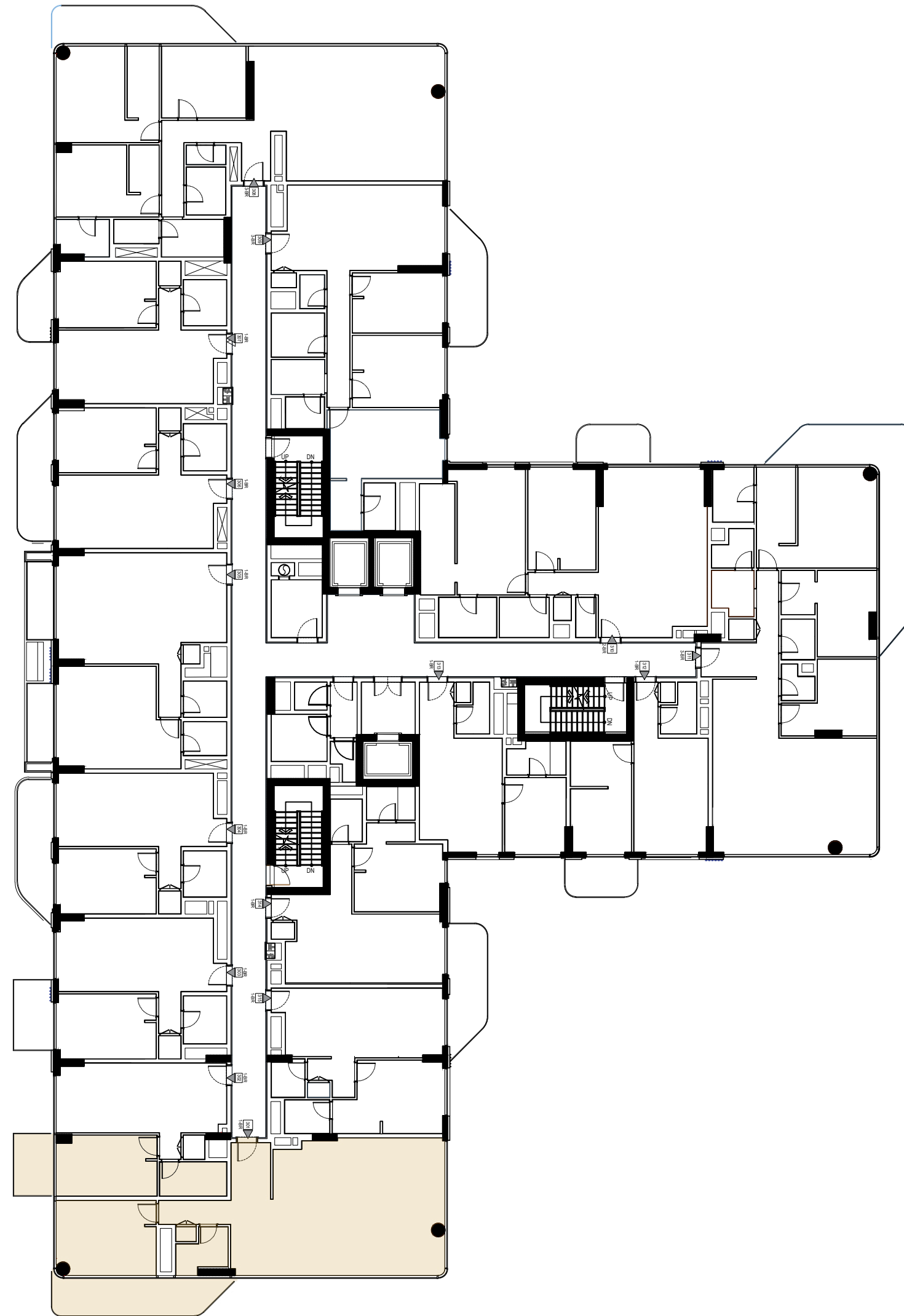
■	<b>1 BD APARTMENT</b>	6 Units
	<b>SIZES</b>	From 784 sq. ft.
	<b>DIRECTIONS</b>	Mall
■	<b>2 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 1,673 sq. ft.
	<b>DIRECTIONS</b>	Pool, Beach
■	<b>3 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 1,533 sq. ft.
	<b>DIRECTIONS</b>	Mall, Pool, Beach

COMMUNITY

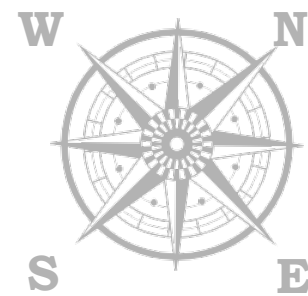
B- TOWER

# 3<sup>RD</sup> FLOOR

MAL



SEA



COMMUNITY

**1 BD APARTMENT**

7 Units



**SIZES**

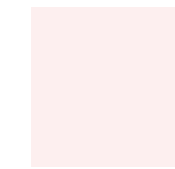
From 772 sq. ft.

**DIRECTIONS**

Mall, Community, Beach

**3 BD APARTMENT**

2 Units



**SIZES**

From 1,685 sq. ft.

**DIRECTIONS**

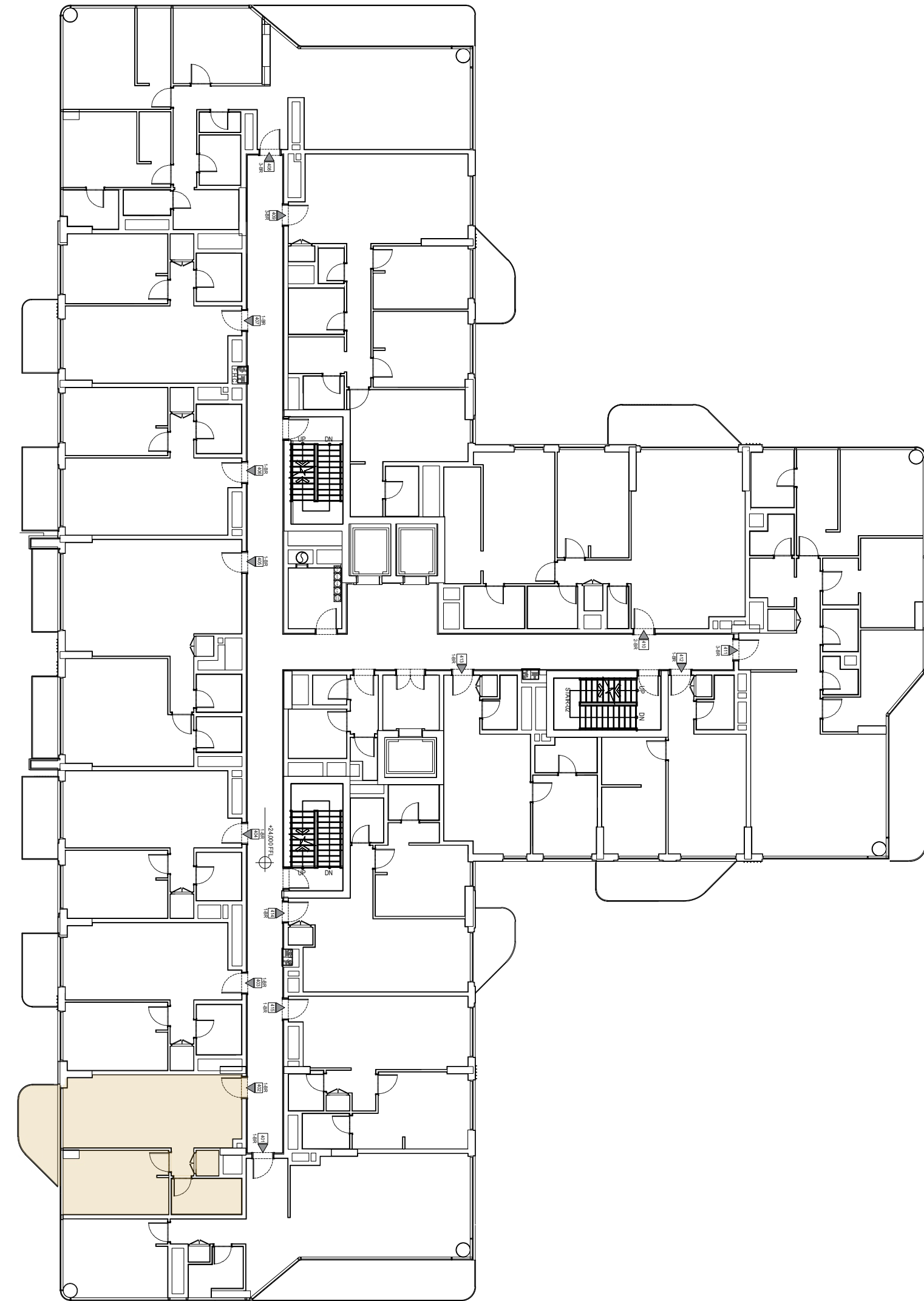
Mall, Pool, Beach

COMMUNITY

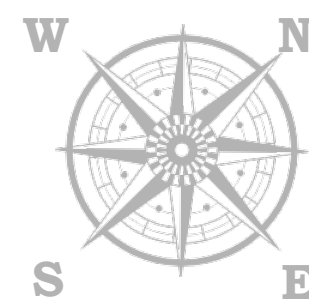
B- TOWER

# 4<sup>TH</sup> FLOOR

MAL



SEA



COMMUNITY

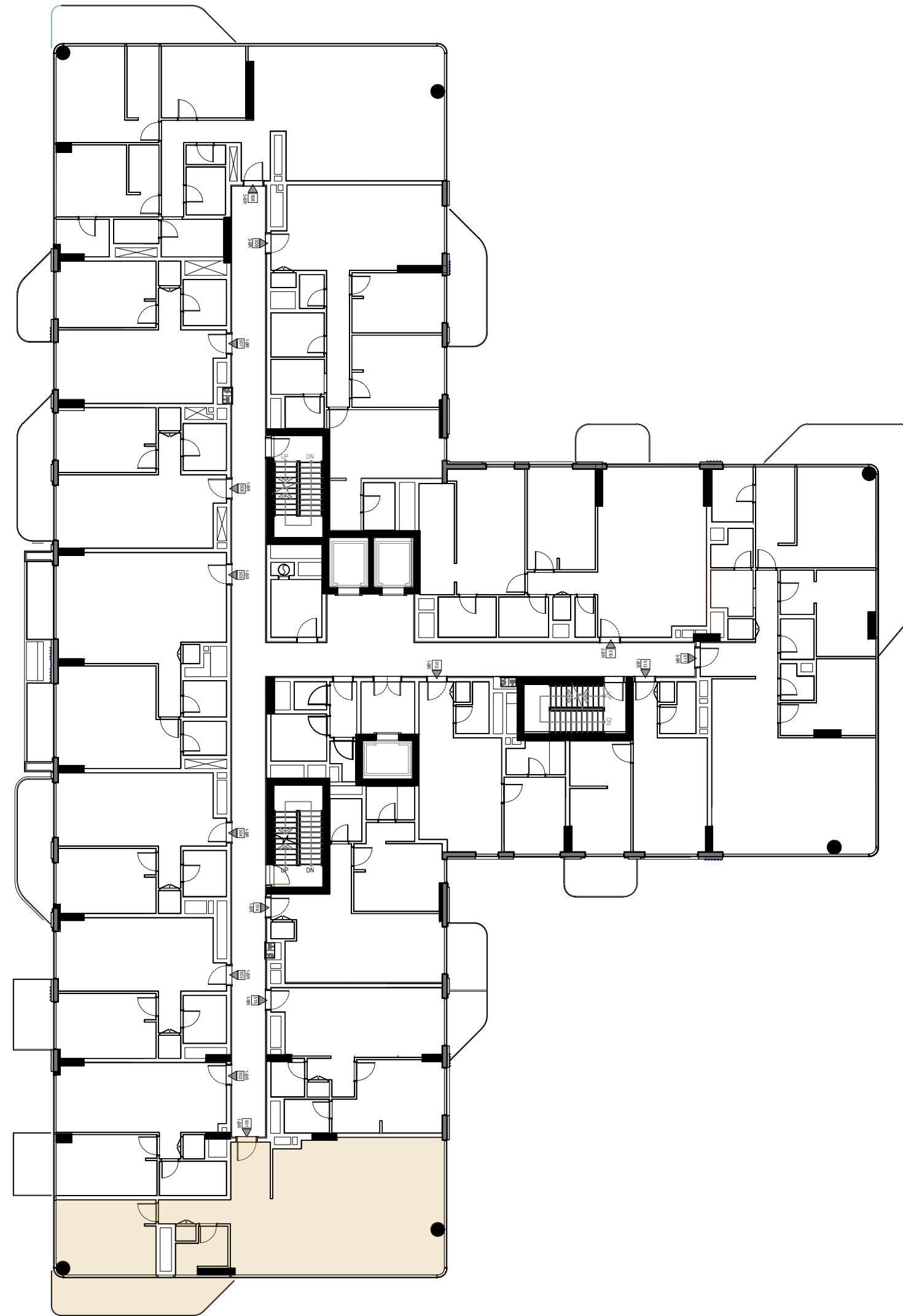
■	<b>1 BD APARTMENT</b>	5 Units
	<b>SIZES</b>	From 786 sq. ft.
	<b>DIRECTIONS</b>	Mall
■	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 1,978 sq. ft.
	<b>DIRECTIONS</b>	Mall, Pool, Beach

COMMUNITY

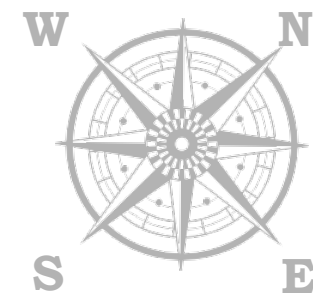
B- TOWER

# 5<sup>TH</sup> FLOOR

MAL



SEA



COMMUNITY

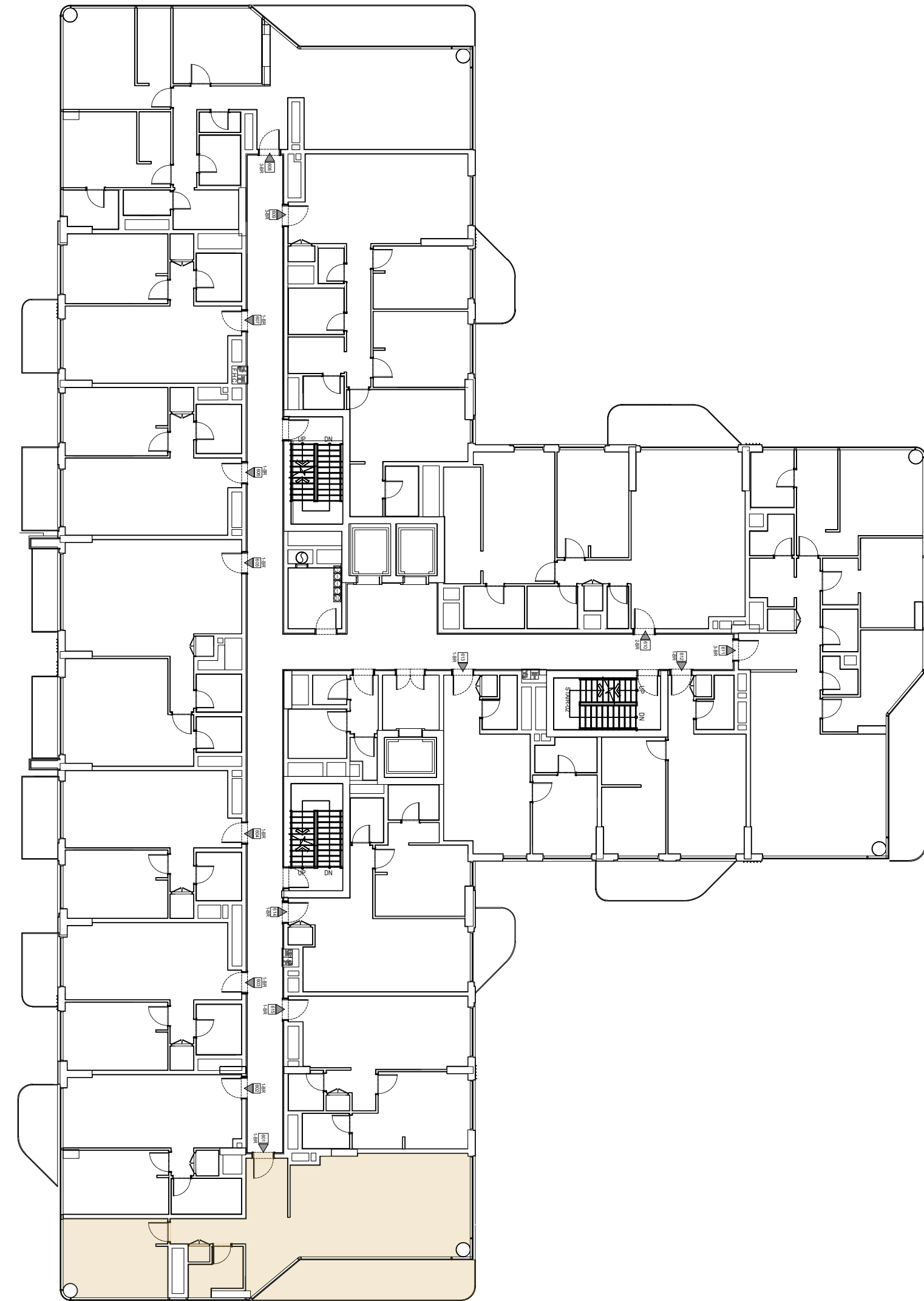
■	<b>1 BD APARTMENT</b>	10 Units
	<b>SIZES</b>	From 646 sq. ft.
	<b>DIRECTIONS</b>	Mall, Sea, Partial Sea, Community
■	<b>2 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 1,557 sq. ft.
	<b>DIRECTIONS</b>	Sea, Community
■	<b>3 BD APARTMENT</b>	3 Units
	<b>SIZES</b>	From 1,685 sq. ft.
	<b>DIRECTIONS</b>	Mall, Pool, Sea, Community

COMMUNITY

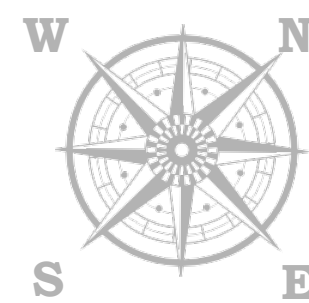
B- TOWER

# 6<sup>TH</sup> FLOOR

MAL



SEA



COMMUNITY

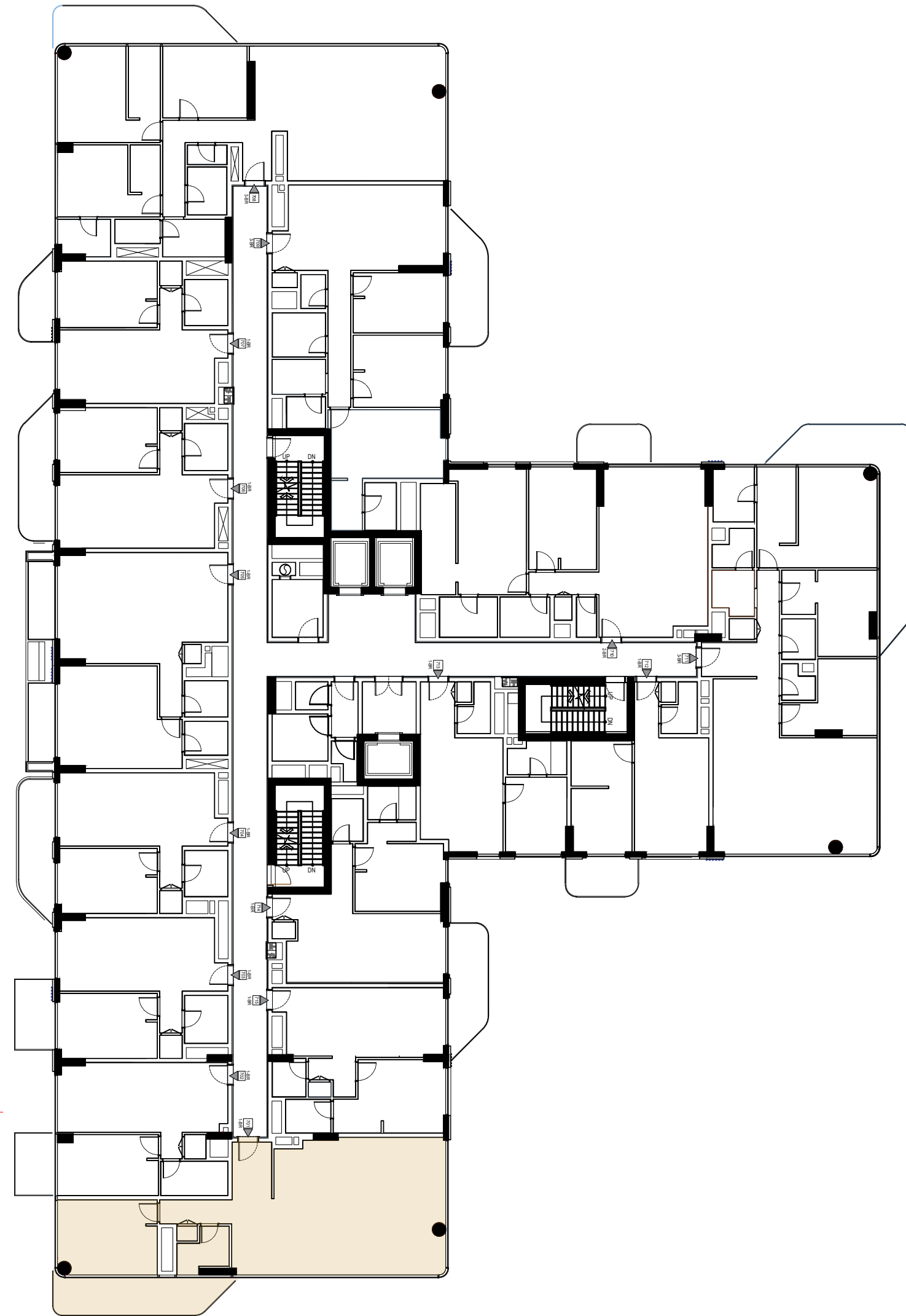
■	<b>1 BD APARTMENT</b>	8 Units
	<b>SIZES</b>	From 645 sq. ft.
	<b>DIRECTIONS</b>	Mall, Sea, Partial Sea, Community
■	<b>2 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 1,603 sq. ft.
	<b>DIRECTIONS</b>	Sea
■	<b>3 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 1,626 sq. ft.
	<b>DIRECTIONS</b>	Mall, Pool, Sea

COMMUNITY

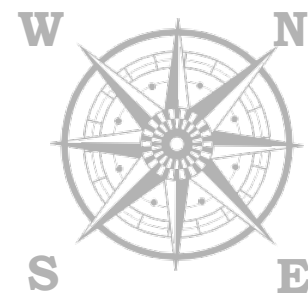
B- TOWER

# 7<sup>TH</sup> FLOOR

MAL



SEA



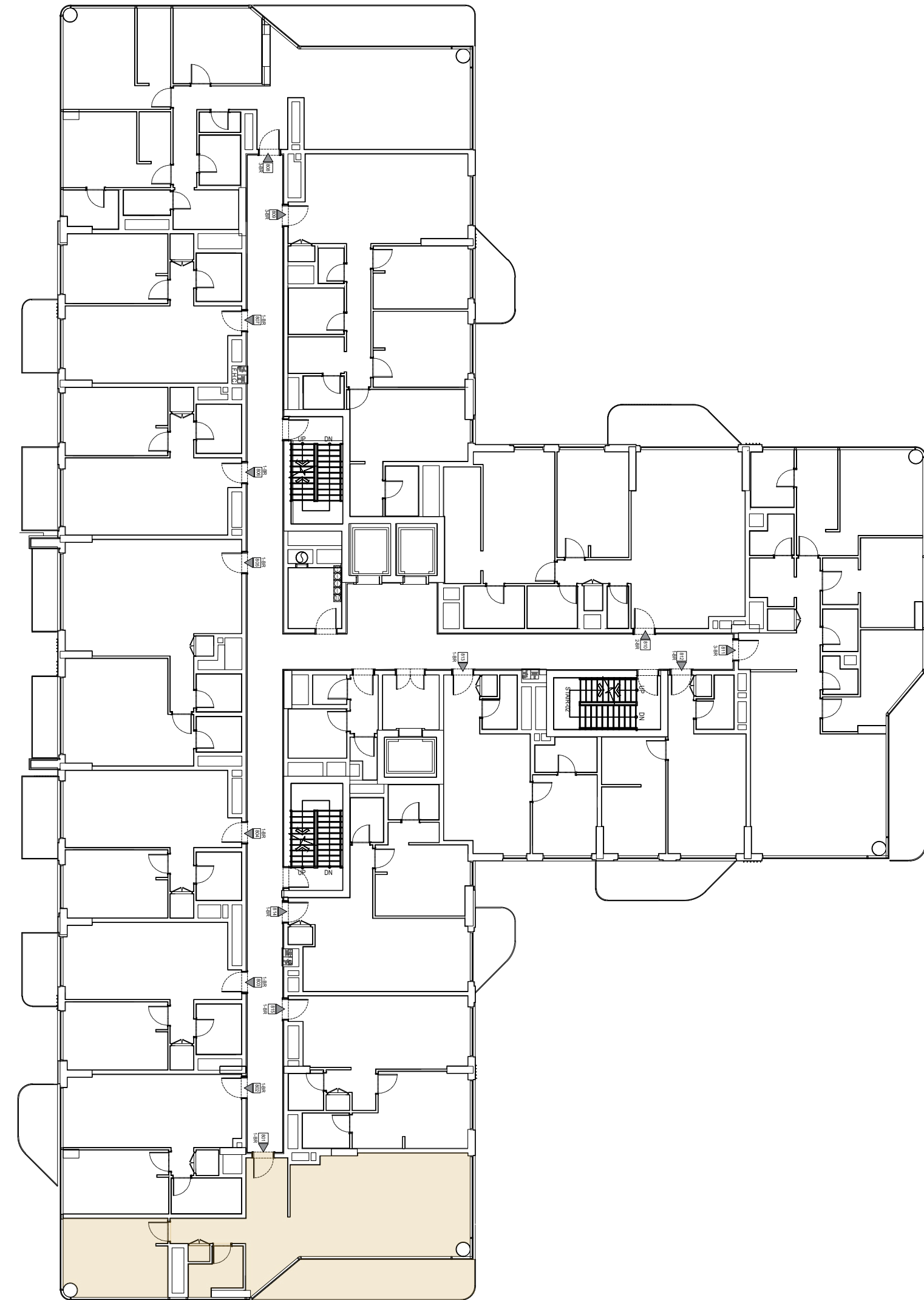
COMMUNITY

■	<b>1 BD APARTMENT</b>	8 Units
	<b>SIZES</b>	From 703 sq. ft.
	<b>DIRECTIONS</b>	Mall, Sea, Community
■	<b>3 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 1,685 sq. ft.
	<b>DIRECTIONS</b>	Mall, Pool, Sea

COMMUNITY

B- TOWER

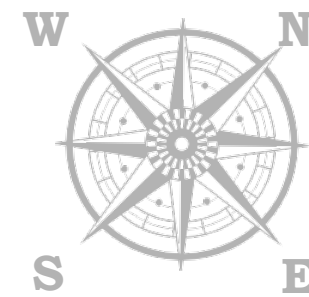
# 8<sup>TH</sup> FLOOR



MAL

SEA

COMMUNITY



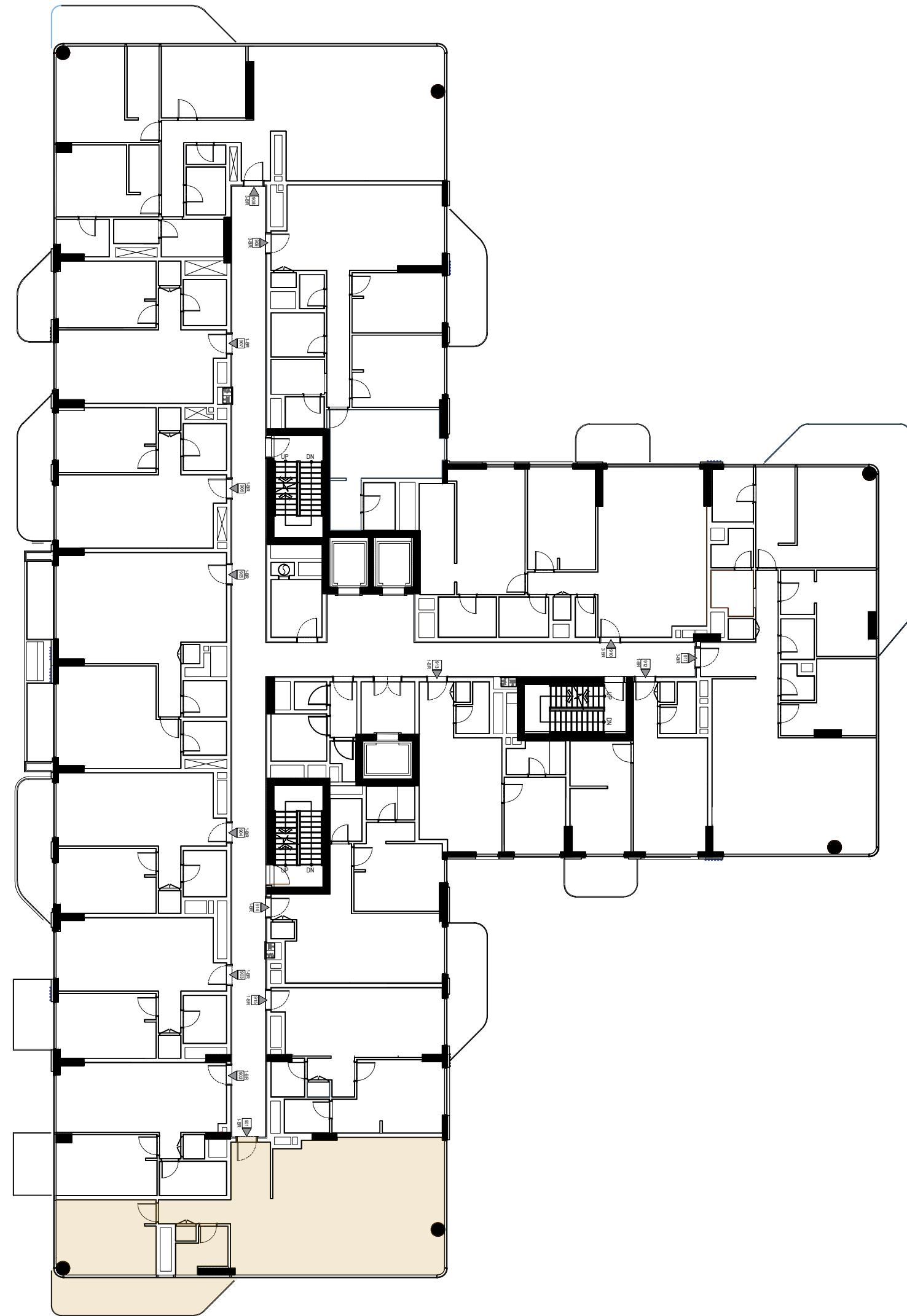
■	<b>1 BD APARTMENT</b>	8 Units
	<b>SIZES</b>	From 645 sq. ft.
	<b>DIRECTIONS</b>	Mall, Sea, Partial Sea, Community
■	<b>2 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 1,603 sq. ft.
	<b>DIRECTIONS</b>	Partial Sea
■	<b>3 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 1,626 sq. ft.
	<b>DIRECTIONS</b>	Mall, Pool, Sea

COMMUNITY

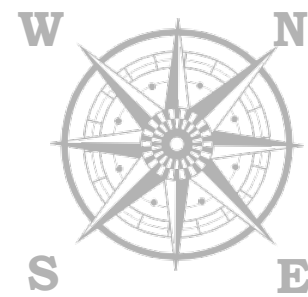
B- TOWER

# 9<sup>TH</sup> FLOOR

MAL



SEA



COMMUNITY

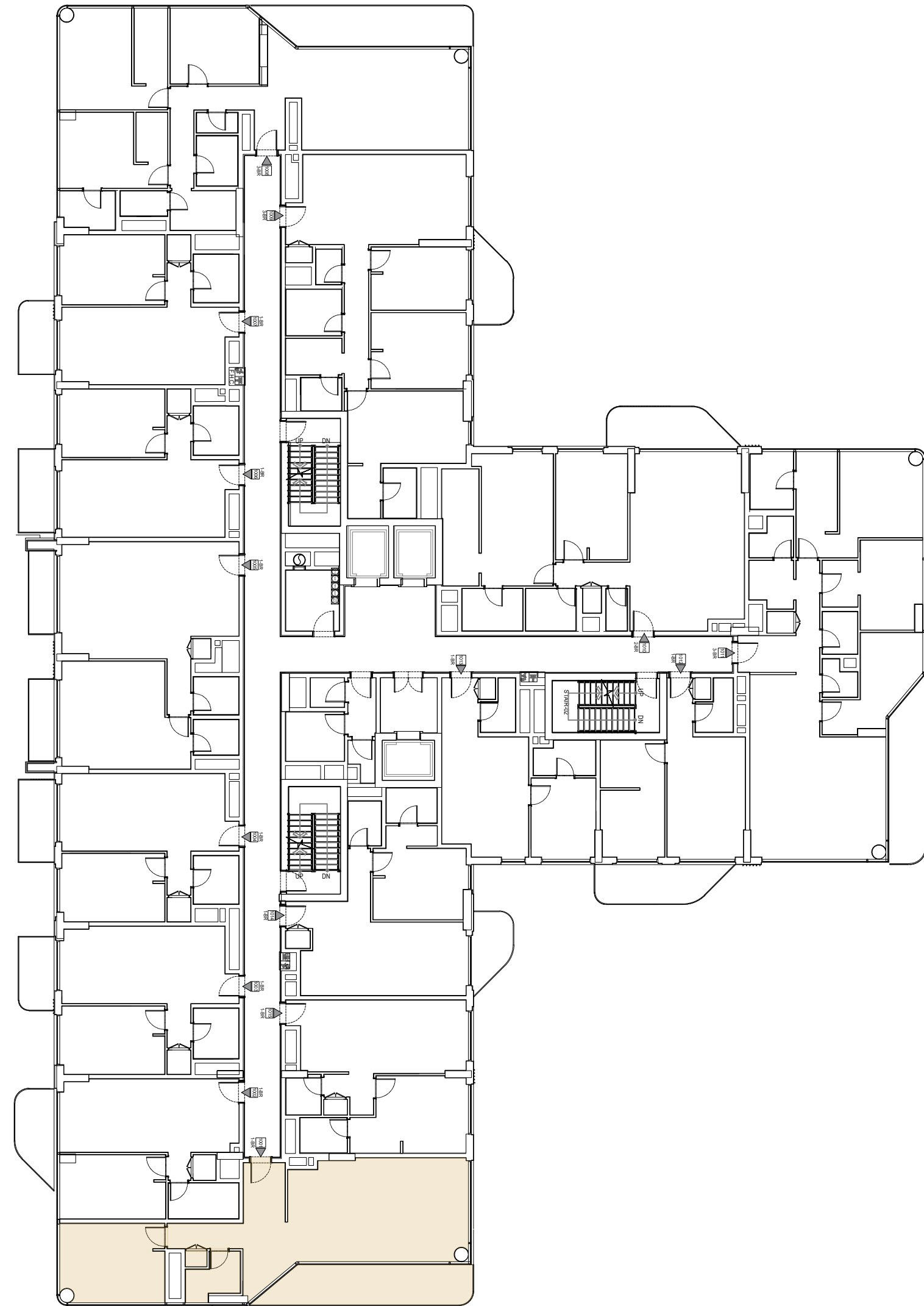
	<b>1 BD APARTMENT</b>	9 Units
	<b>SIZES</b>	From 646 sq. ft.
	<b>DIRECTIONS</b>	Mall, Sea, Partial Sea, Community
	<b>3 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 1,685 sq. ft.
	<b>DIRECTIONS</b>	Mall, Pool, Sea

COMMUNITY

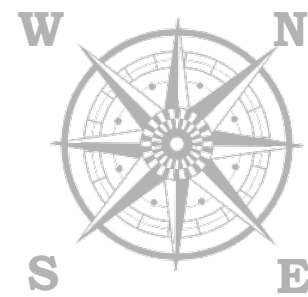
B- TOWER

# 10<sup>TH</sup> FLOOR

MAL



SEA



COMMUNITY

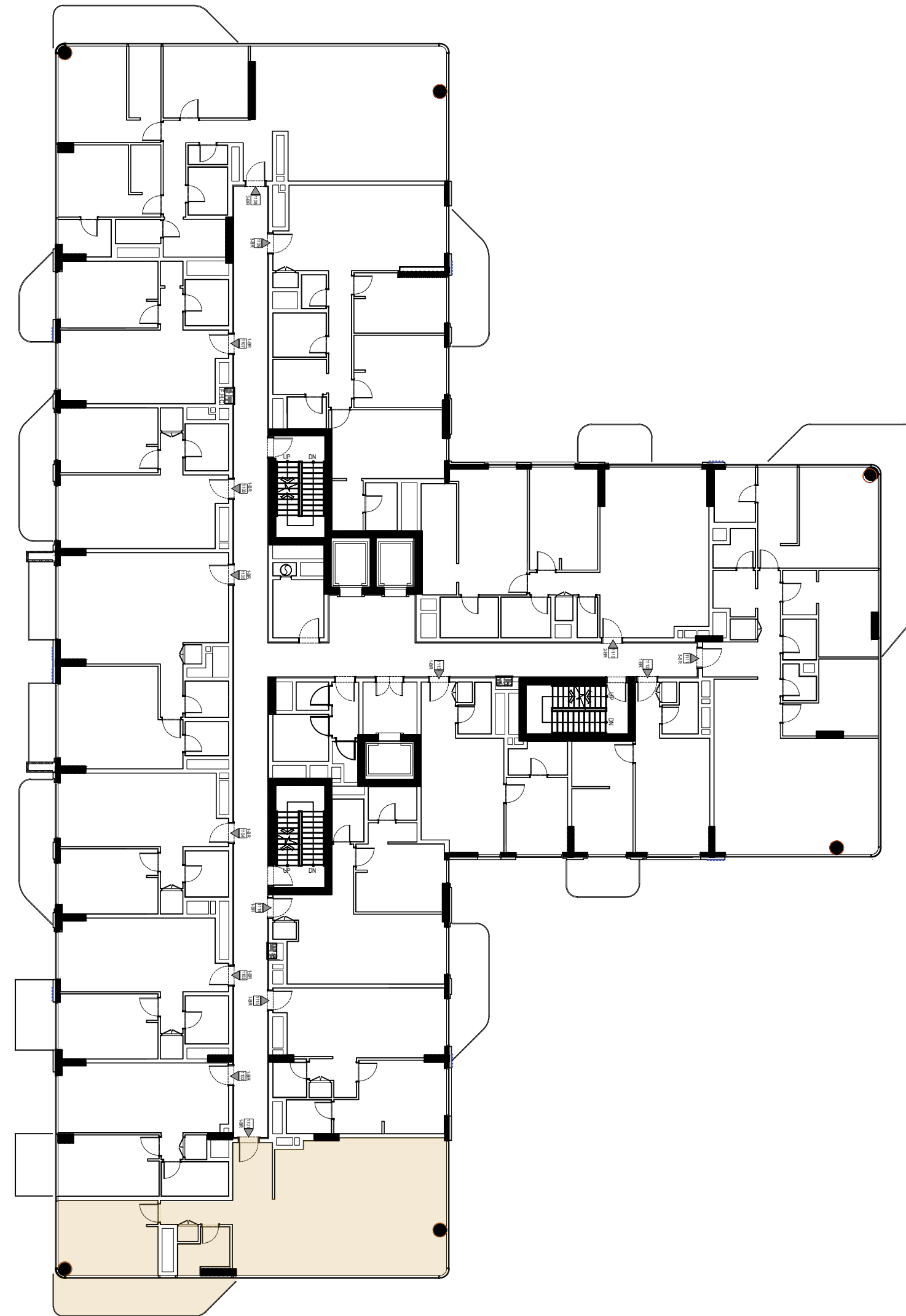
■	<b>1 BD APARTMENT</b>	8 Units
	<b>SIZES</b>	From 645 sq. ft.
	<b>DIRECTIONS</b>	Mall, Sea, Partial Sea, Community
■	<b>3 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 1,626 sq. ft.
	<b>DIRECTIONS</b>	Mall, Pool, Sea

COMMUNITY

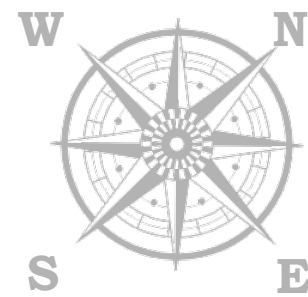
B- TOWER

# 11<sup>TH</sup> FLOOR

MAL



SEA



COMMUNITY

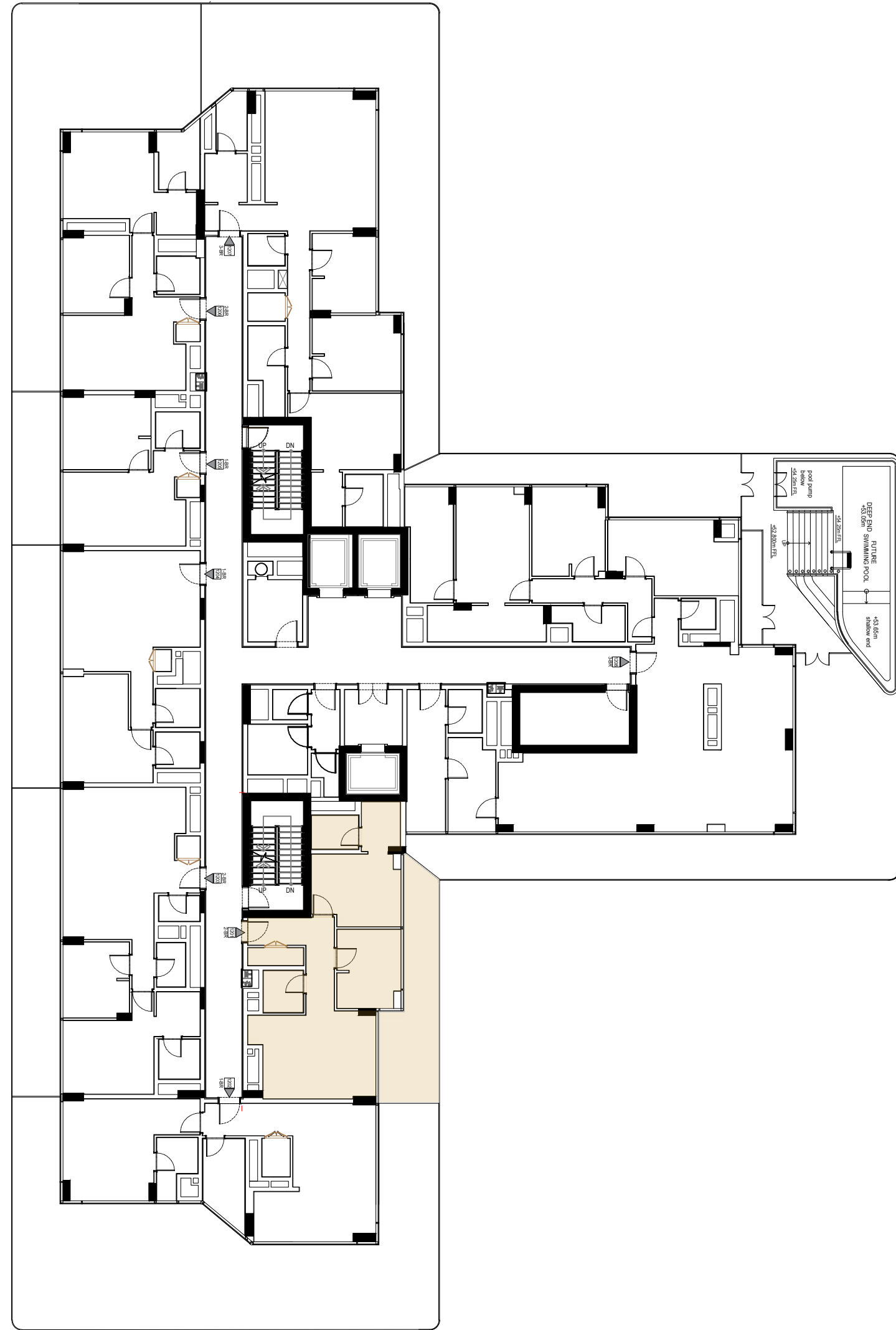
■	<b>1 BD APARTMENT</b>	6 Units
	<b>SIZES</b>	From 646 sq. ft.
	<b>DIRECTIONS</b>	Mall, Sea, Partial Sea, Community
■	<b>3 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 1,685 sq. ft.
	<b>DIRECTIONS</b>	Mall, Pool, Sea

COMMUNITY

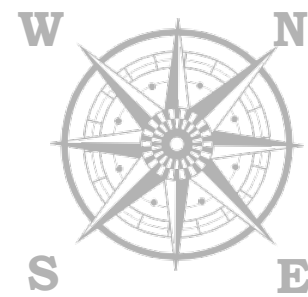
B- TOWER

# 12<sup>TH</sup> FLOOR

MAL



SEA



COMMUNITY

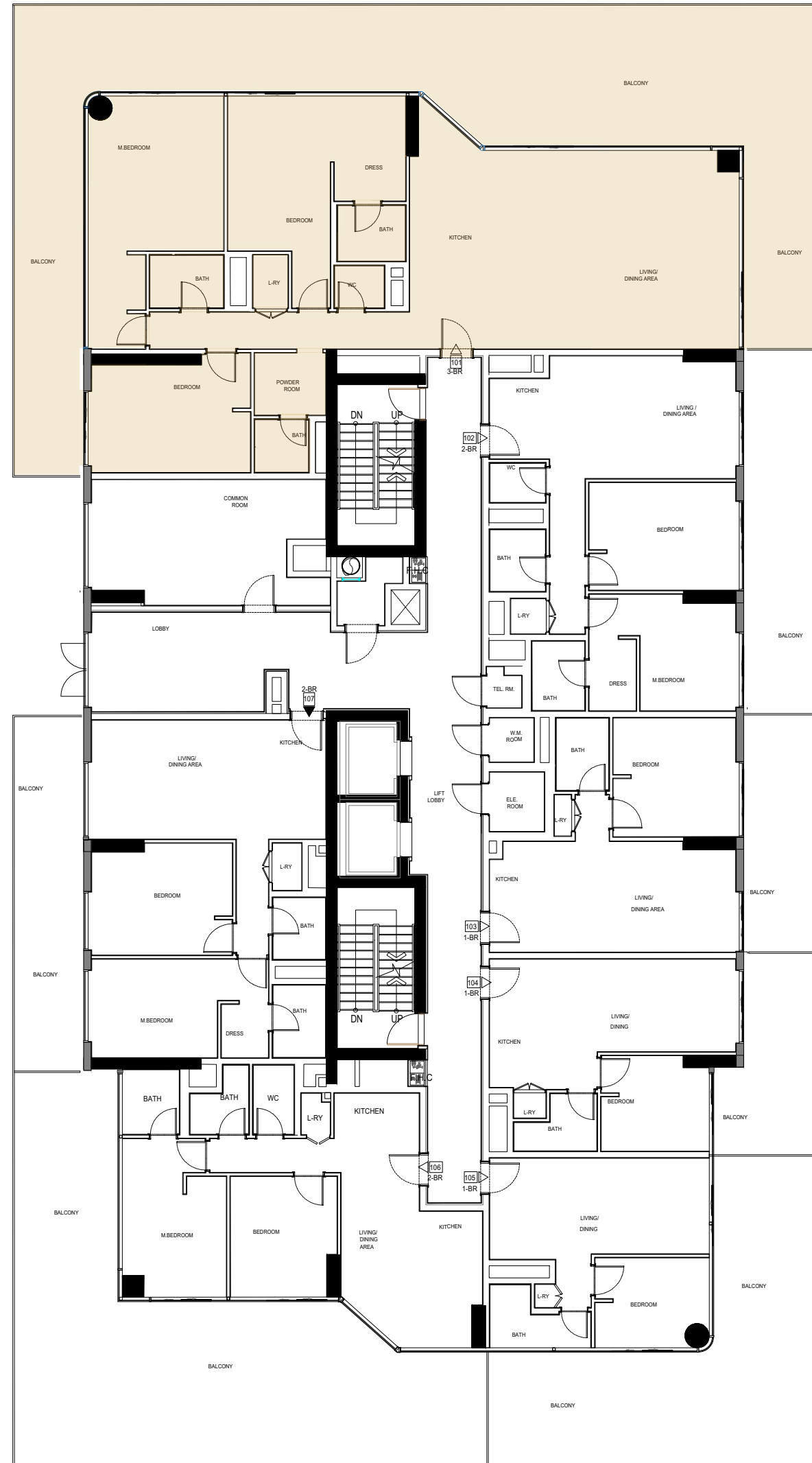
■	<b>1 BD APARTMENT</b>	3 Units
	<b>SIZES</b>	From 714 sq. ft.
	<b>DIRECTIONS</b>	Mall, Sea
■	<b>2 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 1,446 sq. ft.
	<b>DIRECTIONS</b>	Mall, Community
■	<b>3 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 2,493 sq. ft.
	<b>DIRECTIONS</b>	Sea



SEA

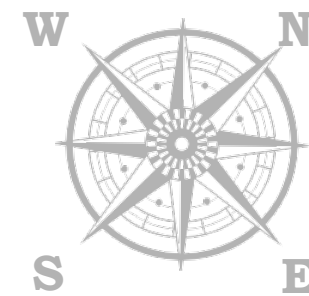
C- TOWER

# 1<sup>ST</sup> FLOOR



COMMUNITY

COMMUNITY



MALL

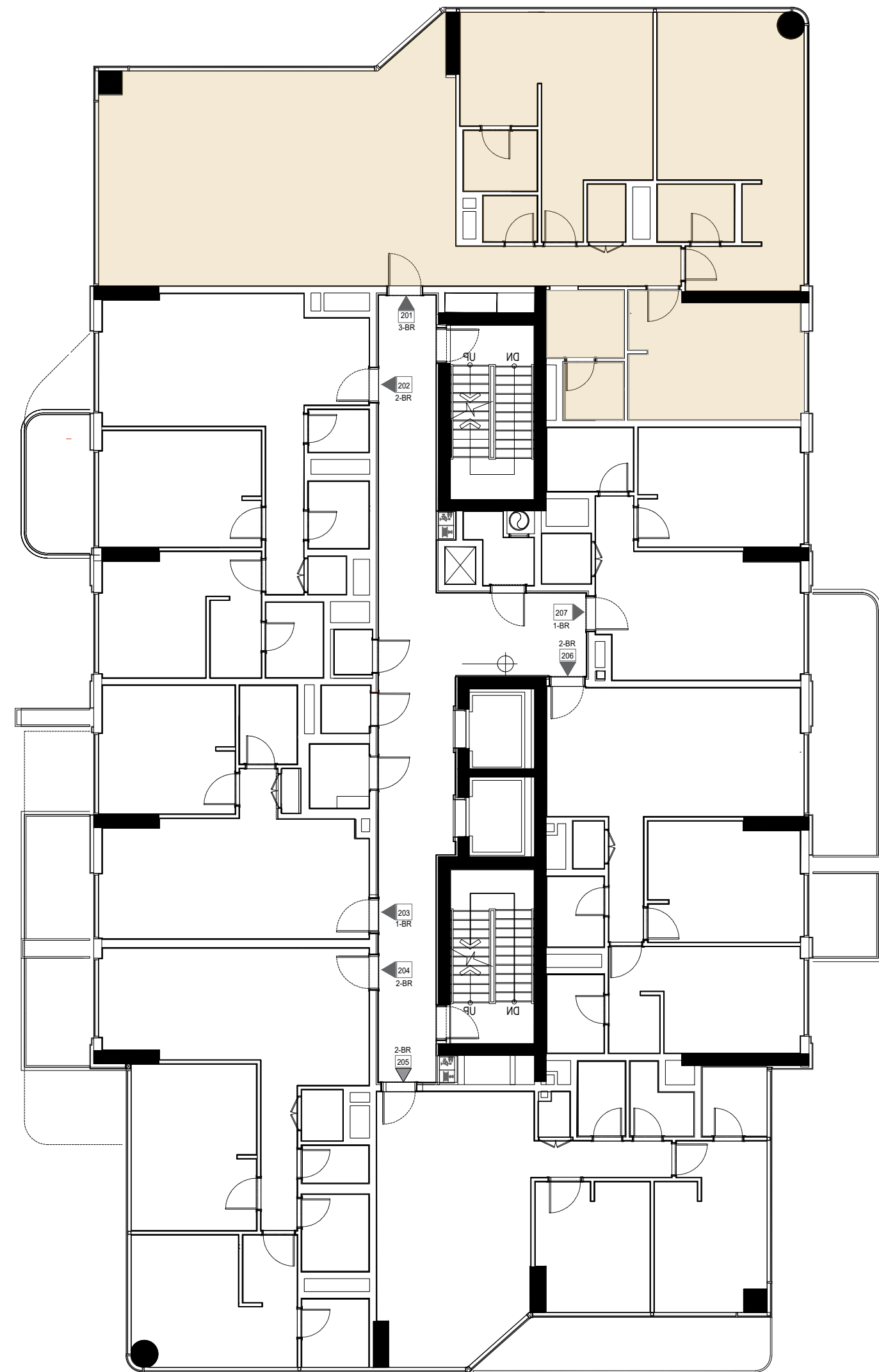
■	<b>1 BD APARTMENT</b>	3 Units
	<b>SIZES</b>	From 765 sq. ft.
	<b>DIRECTIONS</b>	Al Mamzar, Mall
■	<b>2 BD APARTMENT</b>	3 Units
	<b>SIZES</b>	From 1,294 sq. ft.
	<b>DIRECTIONS</b>	Beach, Al Mamzar, Mall, Kids Area
■	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 3,798 sq. ft.
	<b>DIRECTIONS</b>	Community, Beach

SEA

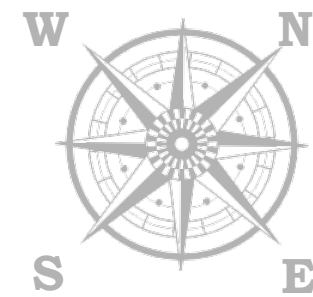
C-TOWER

# 2<sup>ND</sup> FLOOR

COMMUNITY



COMMUNITY



MALL

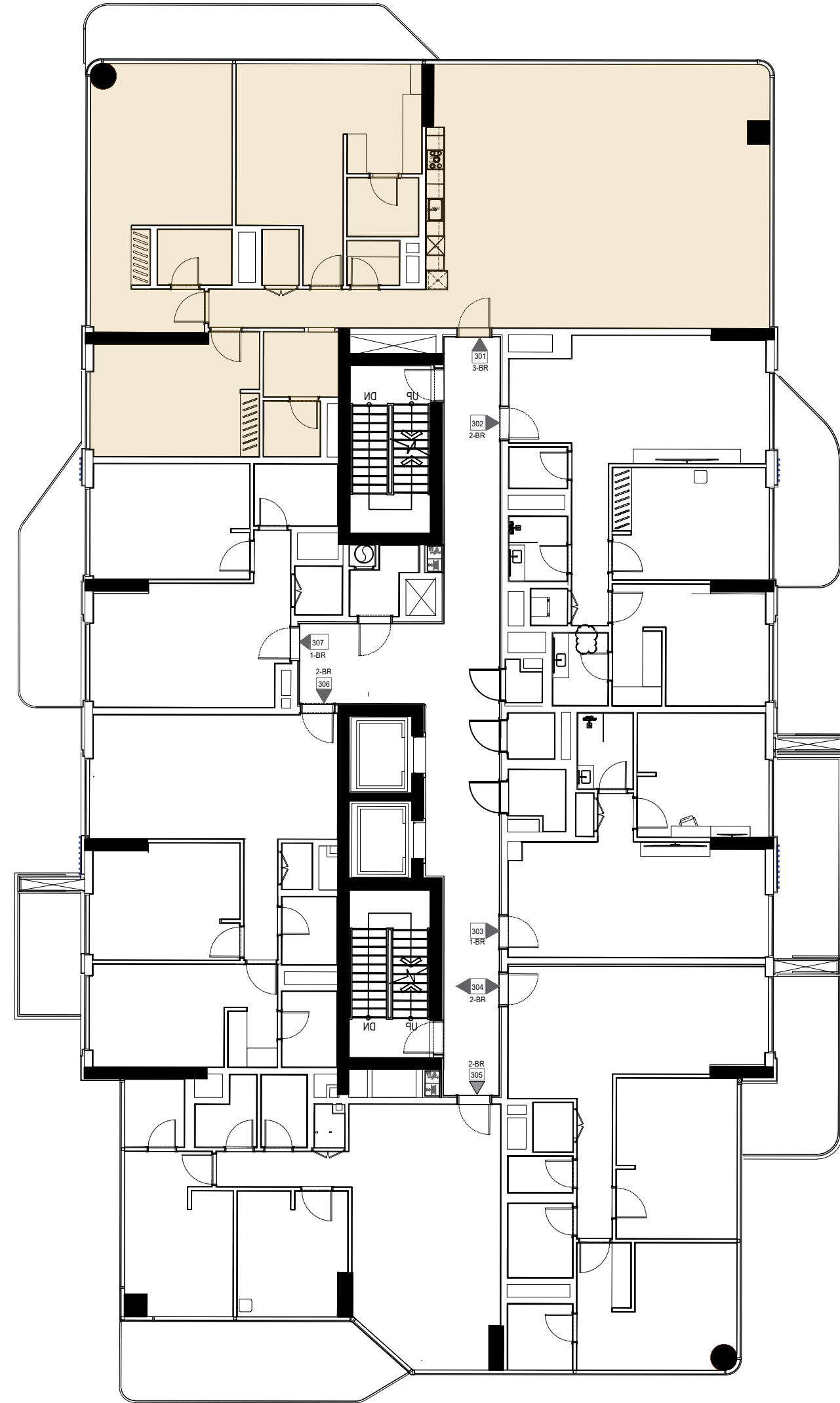
■	<b>2 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 1,140 sq. ft.
	<b>DIRECTIONS</b>	Al Mamzar, Mall
■	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 2,171 sq. ft.
	<b>DIRECTIONS</b>	Community, Beach

SEA

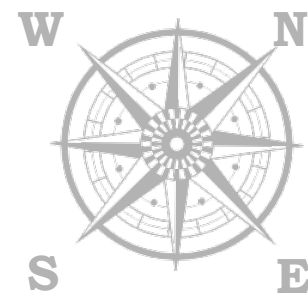
C-TOWER

# 3<sup>RD</sup> FLOOR

COMMUNITY



COMMUNITY



MALL

**2 BD APARTMENT**

3 Units



**SIZES**

From 1,161 sq. ft.

**DIRECTIONS**

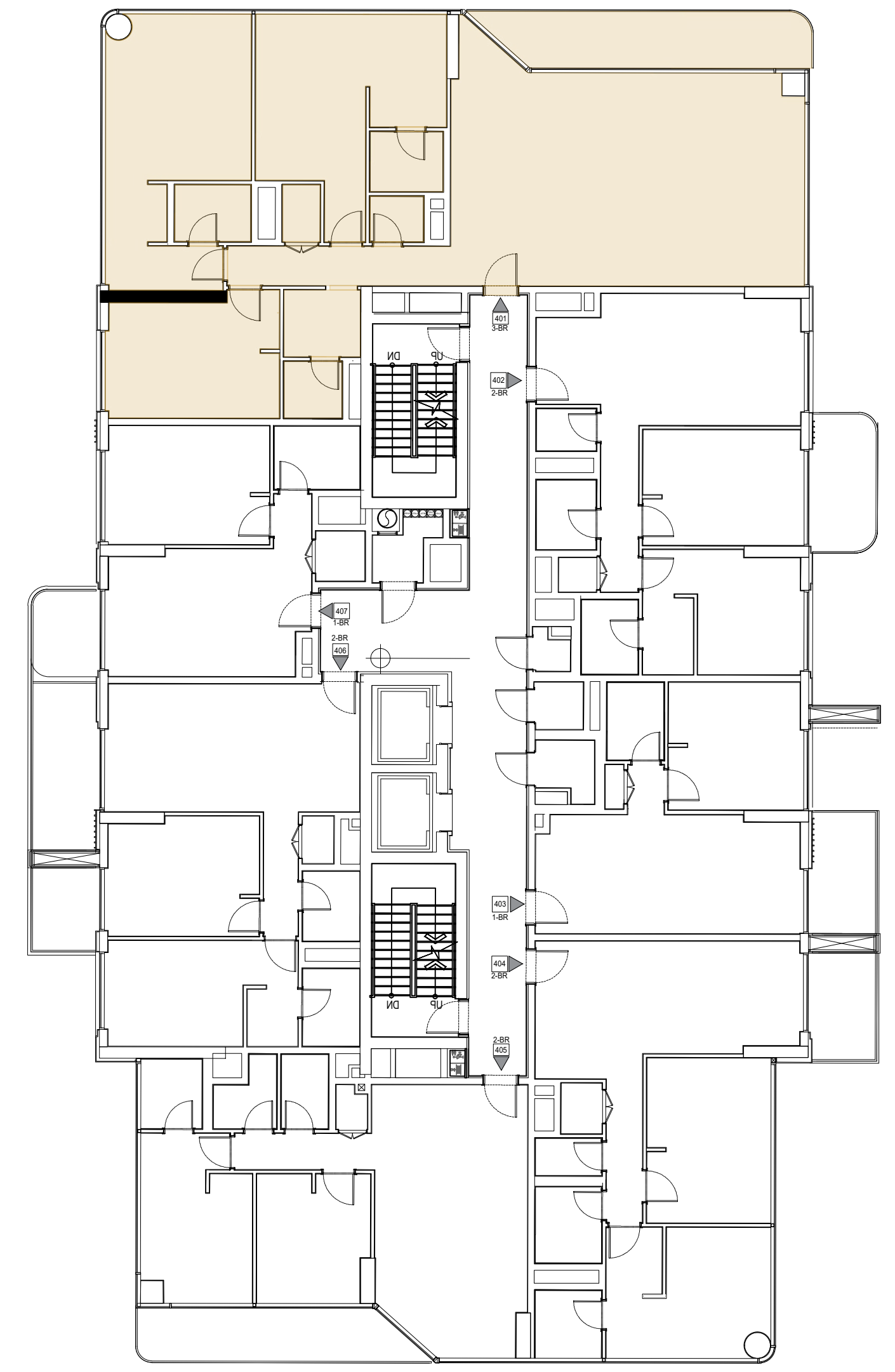
Al Mamzar, Mall

SEA

C-TOWER

# 4<sup>TH</sup> FLOOR


COMMUNITY



COMMUNITY



MALL

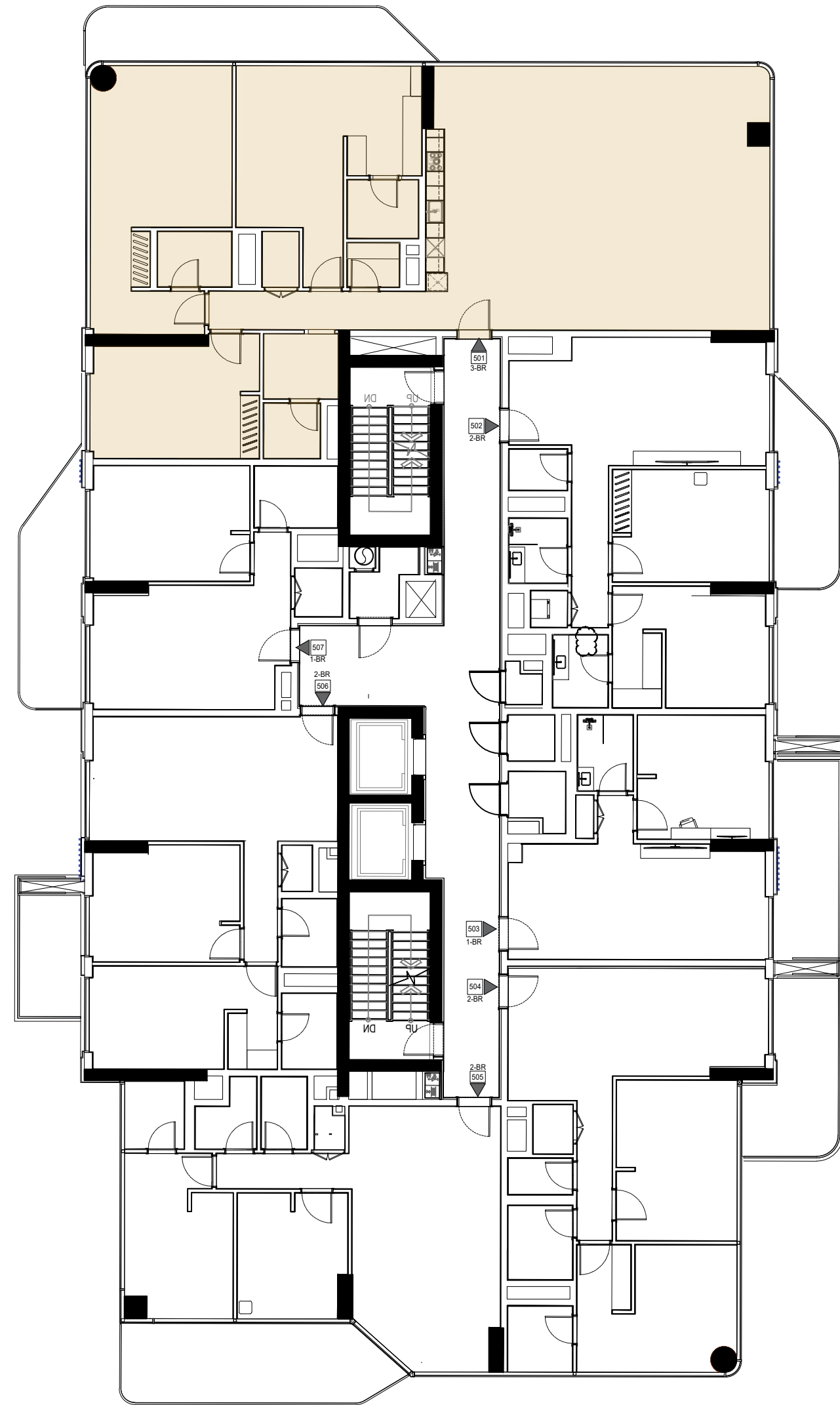
	<b>2 BD APARTMENT</b>	3 Units
	<b>SIZES</b>	From 1,127 sq. ft.
	<b>DIRECTIONS</b>	Al Mamzar, Mall, Kids Area, Beach

SEA

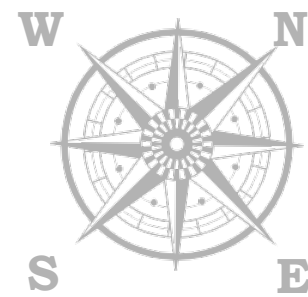
C-TOWER

# 5<sup>TH</sup> FLOOR

COMMUNITY



COMMUNITY



MALL

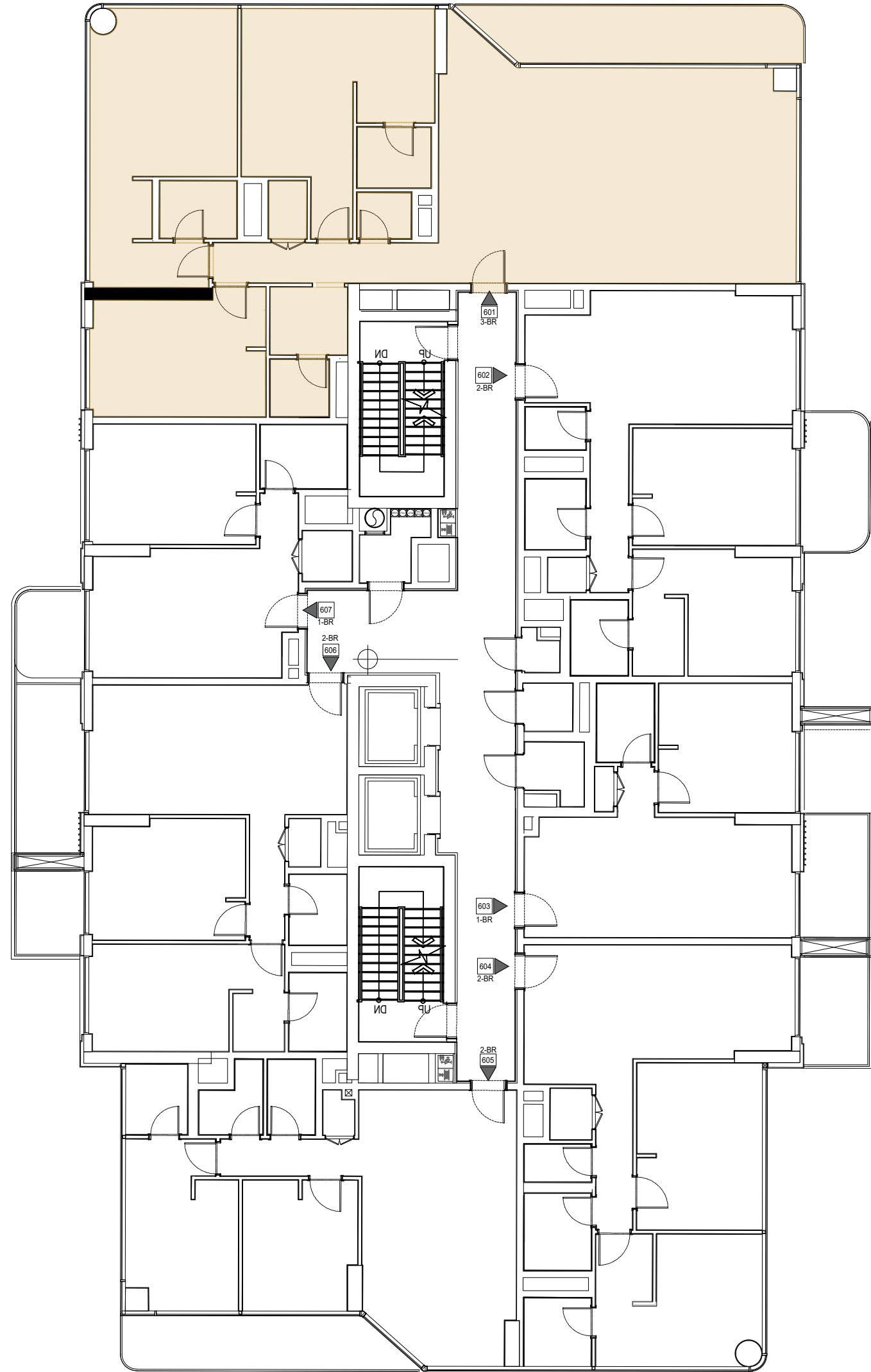
■	<b>1 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 791 sq. ft.
	<b>DIRECTIONS</b>	Mall, Sea, Community
■	<b>2 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 1,081 sq. ft.
	<b>DIRECTIONS</b>	Mall, Sea, Community
■	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 2,559 sq. ft.
	<b>DIRECTIONS</b>	Sea

SEA

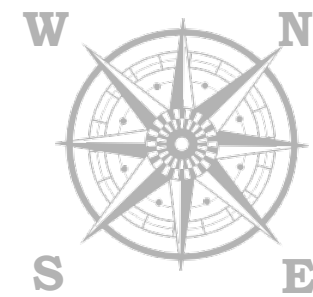
C- TOWER

# 6<sup>TH</sup> FLOOR

COMMUNITY



COMMUNITY



MALL

**1 BD APARTMENT**

2 Units



**SIZES**

From 697 sq. ft.

**DIRECTIONS**

Al Mamzar, Sea, Community

**2 BD APARTMENT**

2 Units



**SIZES**

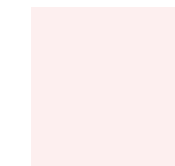
From 1,136 sq. ft.

**DIRECTIONS**

Mall, Al Mamzar

**3 BD APARTMENT**

1 Unit



**SIZES**

From 2,364 sq. ft.

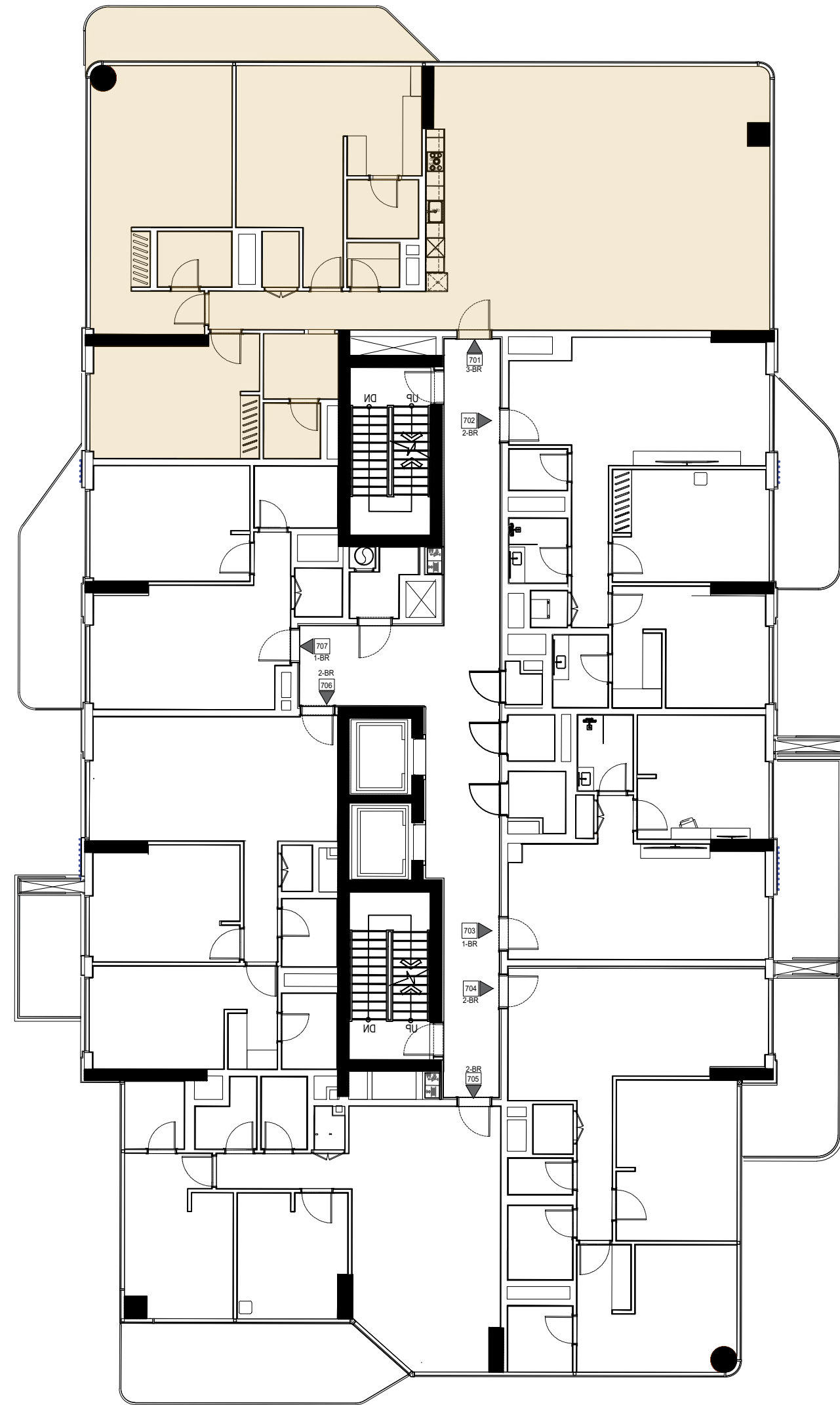
**DIRECTIONS**

Sea

SEA

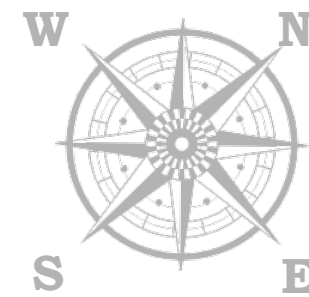
# 7<sup>TH</sup> FLOOR

C-TOWER




COMMUNITY

COMMUNITY



MALL

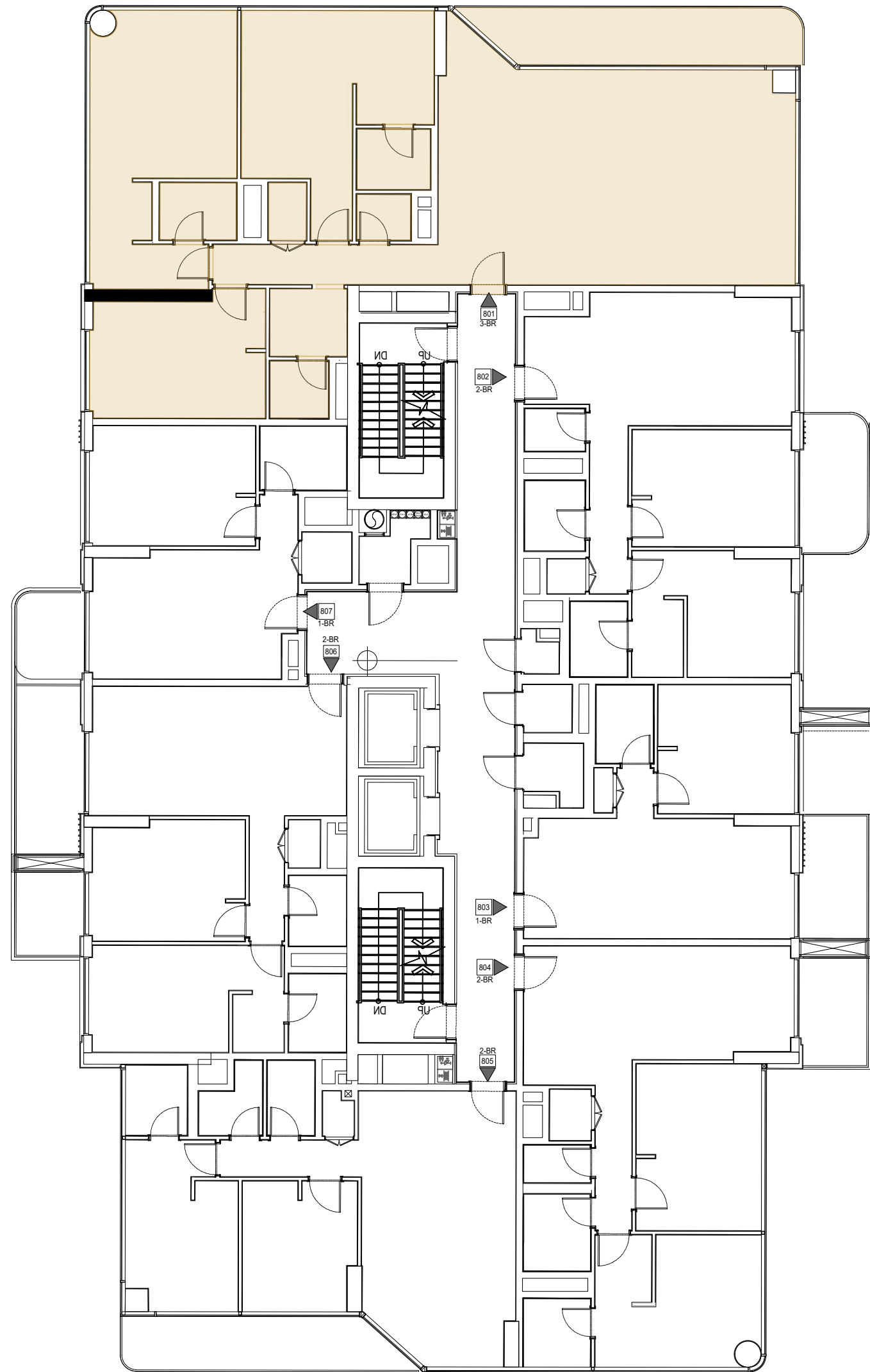
	<b>2 BD APARTMENT</b>	2 Units
	<b>SIZES</b>	From 1,161 sq. ft.
	<b>DIRECTIONS</b>	Mall, Al Mamzar, Sea
	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 2,559 sq. ft.
	<b>DIRECTIONS</b>	Sea

SEA

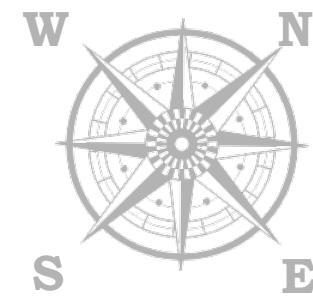
C-TOWER

# 8<sup>TH</sup> FLOOR

COMMUNITY



COMMUNITY



MALL

**2 BD APARTMENT**

4 Units



**SIZES**

From 1,127 sq. ft.

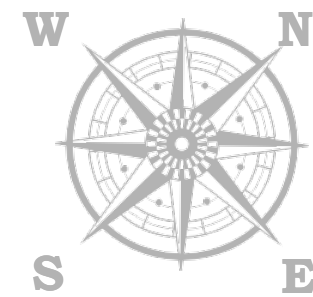
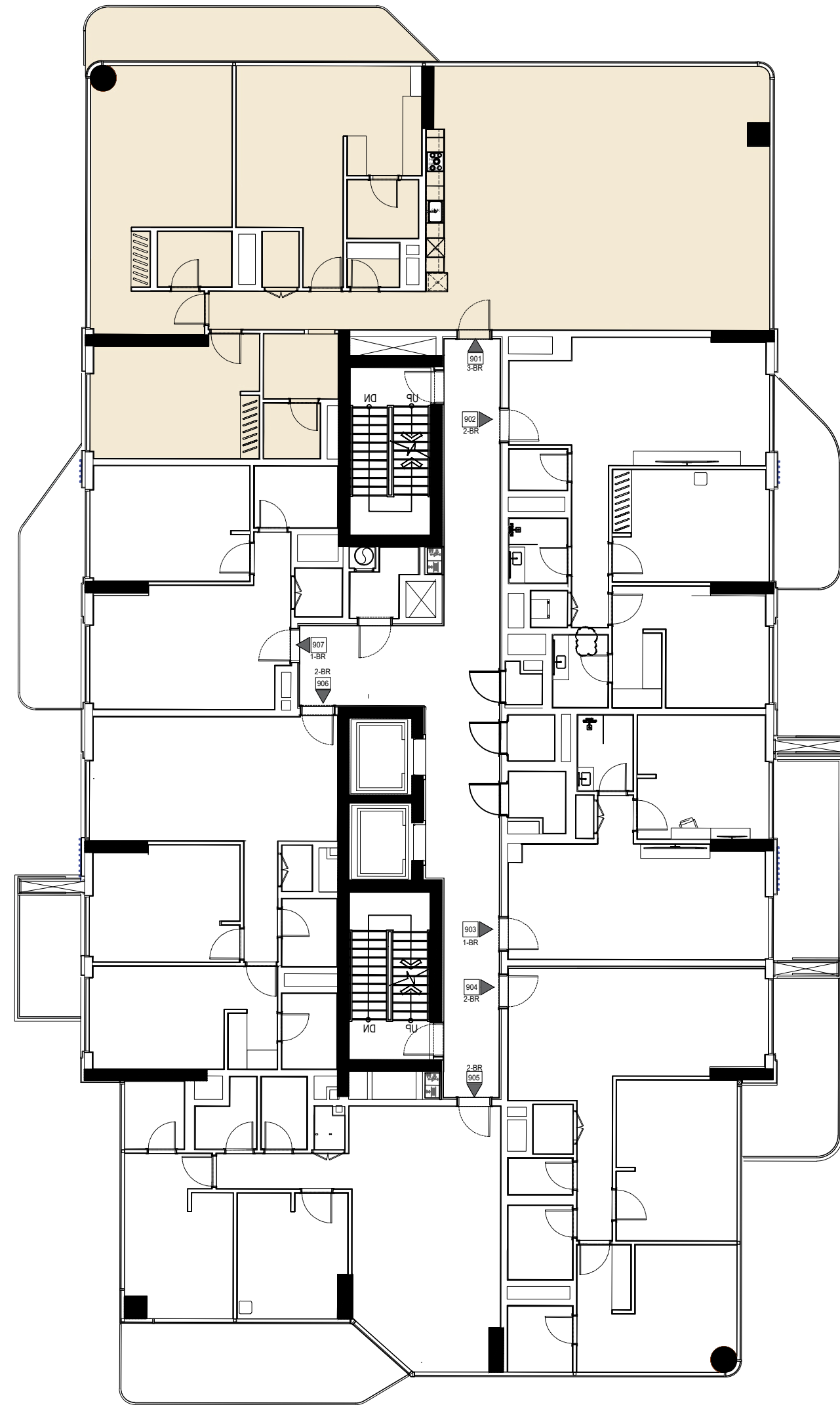
**DIRECTIONS**

Al Mamzar, Mall,  
Kids Area, Beach

SEA

# 9<sup>TH</sup> FLOOR

C- TOWER



MALL

COMMUNITY

COMMUNITY

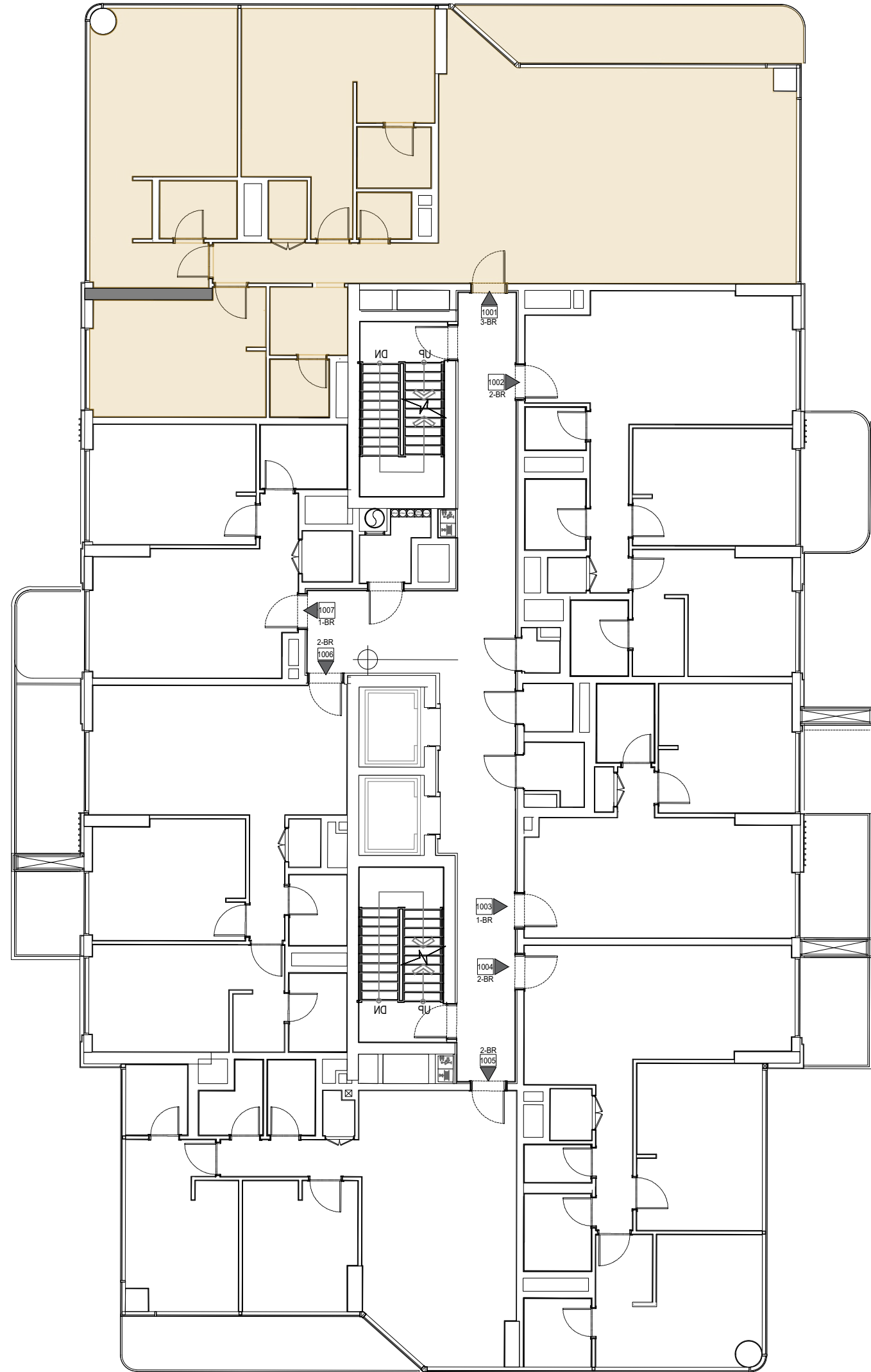
■	<b>1 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 791 sq. ft.
	<b>DIRECTIONS</b>	Sea, Al Mamzar
■	<b>2 BD APARTMENT</b>	3 Units
	<b>SIZES</b>	From 1,081 sq. ft.
	<b>DIRECTIONS</b>	Mall, Sea, Community, Al Mamzar
■	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 2,559 sq. ft.
	<b>DIRECTIONS</b>	Sea

SEA

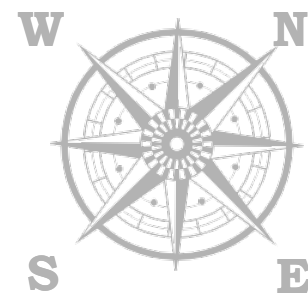
C- TOWER

# 10<sup>TH</sup> FLOOR

COMMUNITY



COMMUNITY



MALL

**2 BD APARTMENT**

2 Units



**SIZES**

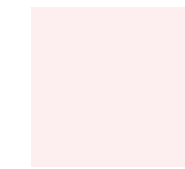
From 697 sq. ft.

**DIRECTIONS**

Sea, Community, Al Mamzar

**3 BD APARTMENT**

3 Units



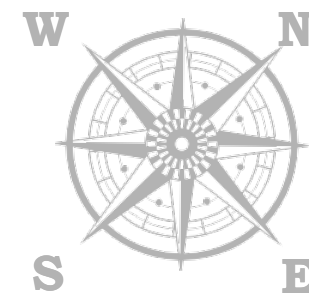
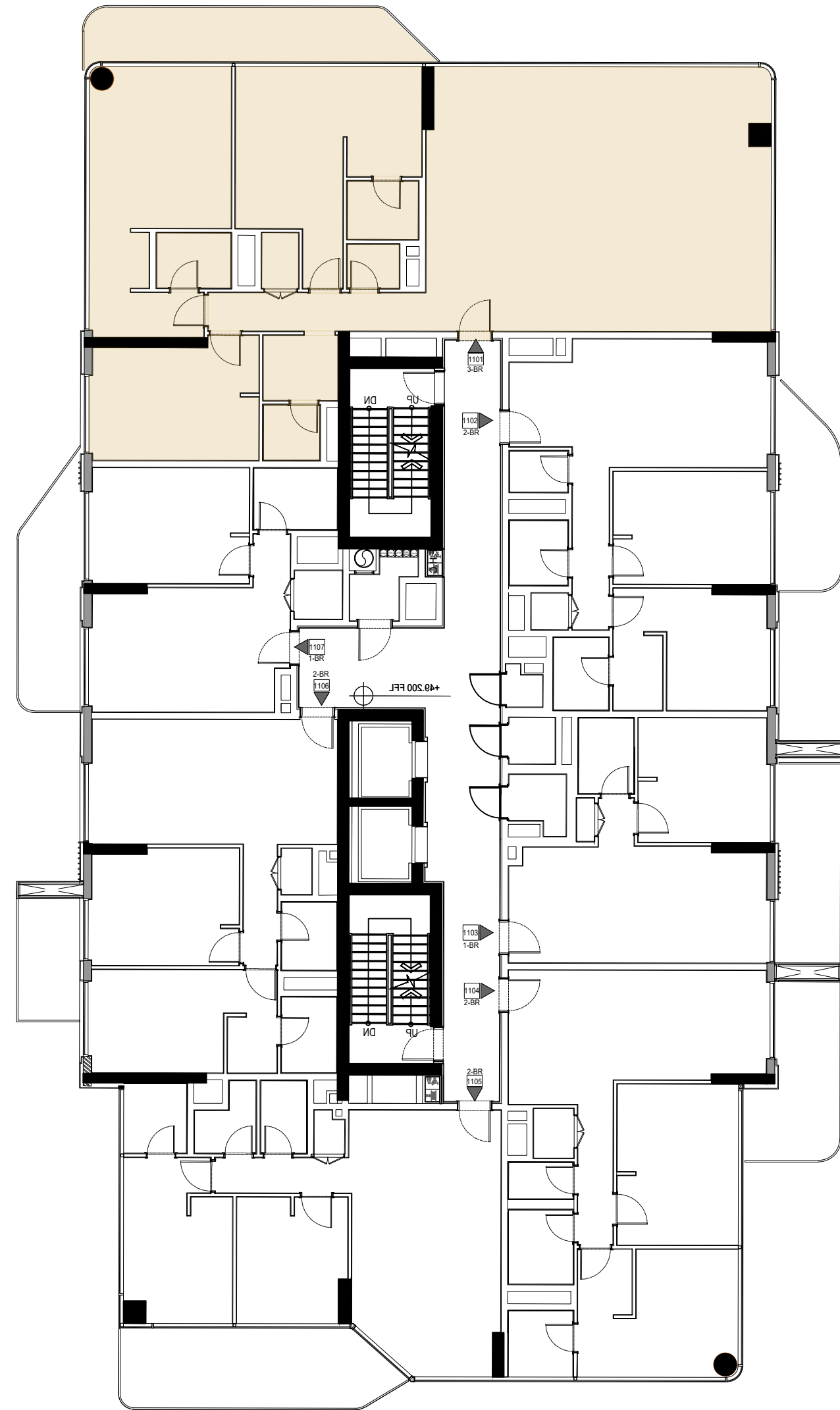
**SIZES**

From 1,127 sq. ft.

**DIRECTIONS**

Sea, Mall, Al Mamzar

SEA



MALL

# 11<sup>TH</sup> FLOOR

C- TOWER

■	<b>1 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 799 sq. ft.
	<b>DIRECTIONS</b>	Sea, Community
■	<b>2 BD APARTMENT</b>	4 Units
	<b>SIZES</b>	From 1,081 sq. ft.
	<b>DIRECTIONS</b>	Mall, Sea, Community, Al Mamzar
■	<b>3 BD APARTMENT</b>	1 Unit
	<b>SIZES</b>	From 2,561 sq. ft.
	<b>DIRECTIONS</b>	Sea

COMMUNITY

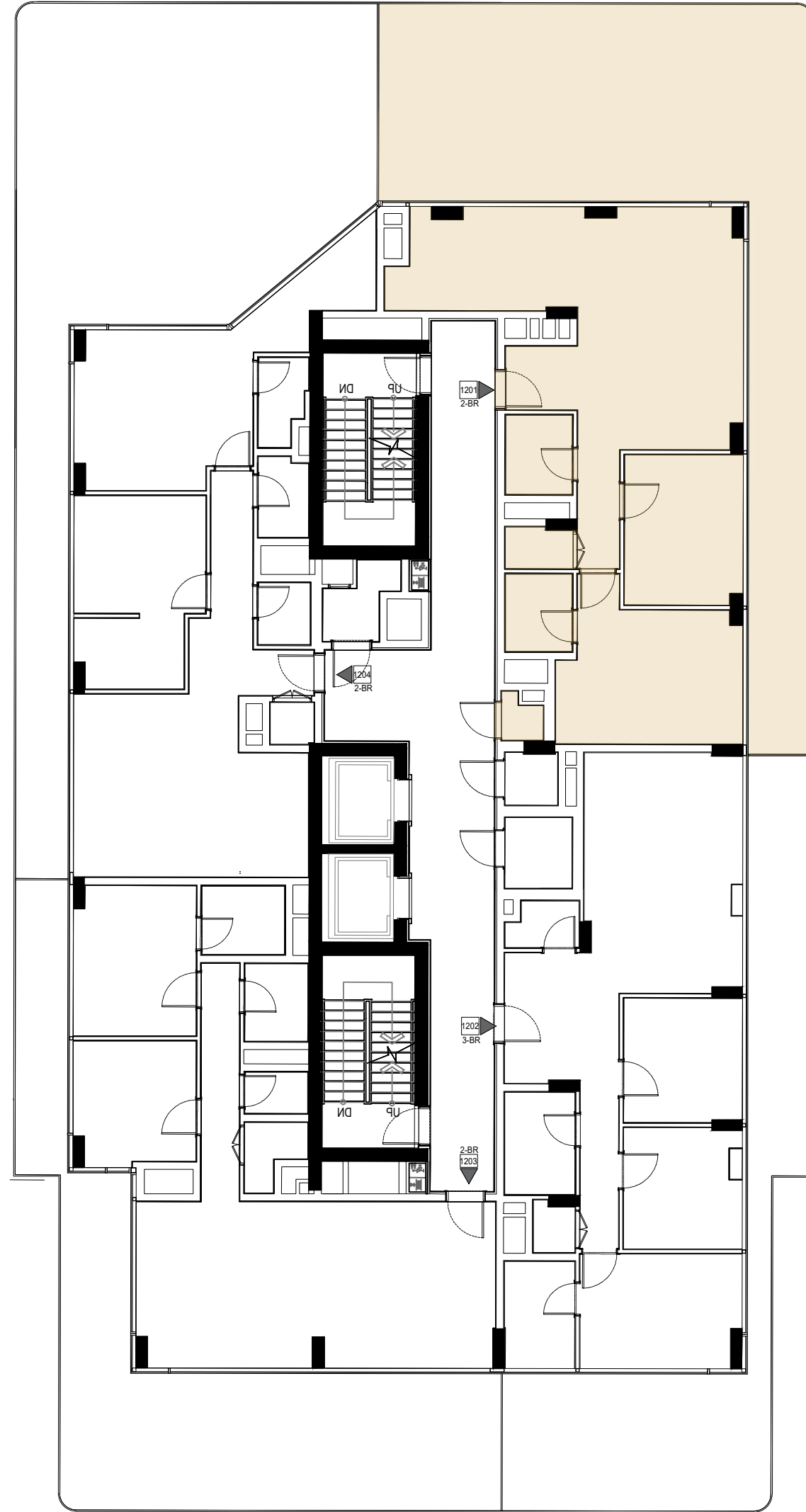
COMMUNITY

SEA

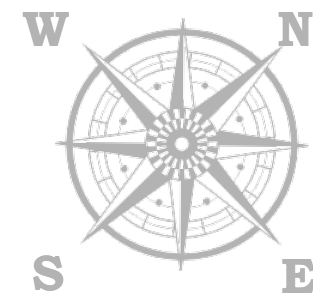
C- TOWER

# 12<sup>TH</sup> FLOOR

COMMUNITY



COMMUNITY



MALL

**2 BD APARTMENT**

3 Units



**SIZES**

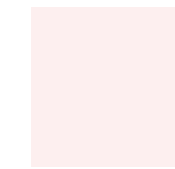
From 1,869 sq. ft.

**DIRECTIONS**

Sea, Mall

**3 BD APARTMENT**

1 Unit



**SIZES**

From 1,752 sq. ft.

**DIRECTIONS**

Sea, Mall, Al Mamzar



EW

EDGEWATER  
RESIDENCES

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