EDGEWATER

RESIDENCES

PHASE 3

PREMIUM SEAVIEW LIVING

MGS DEVELOPMENT

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, dinning, and entertainment

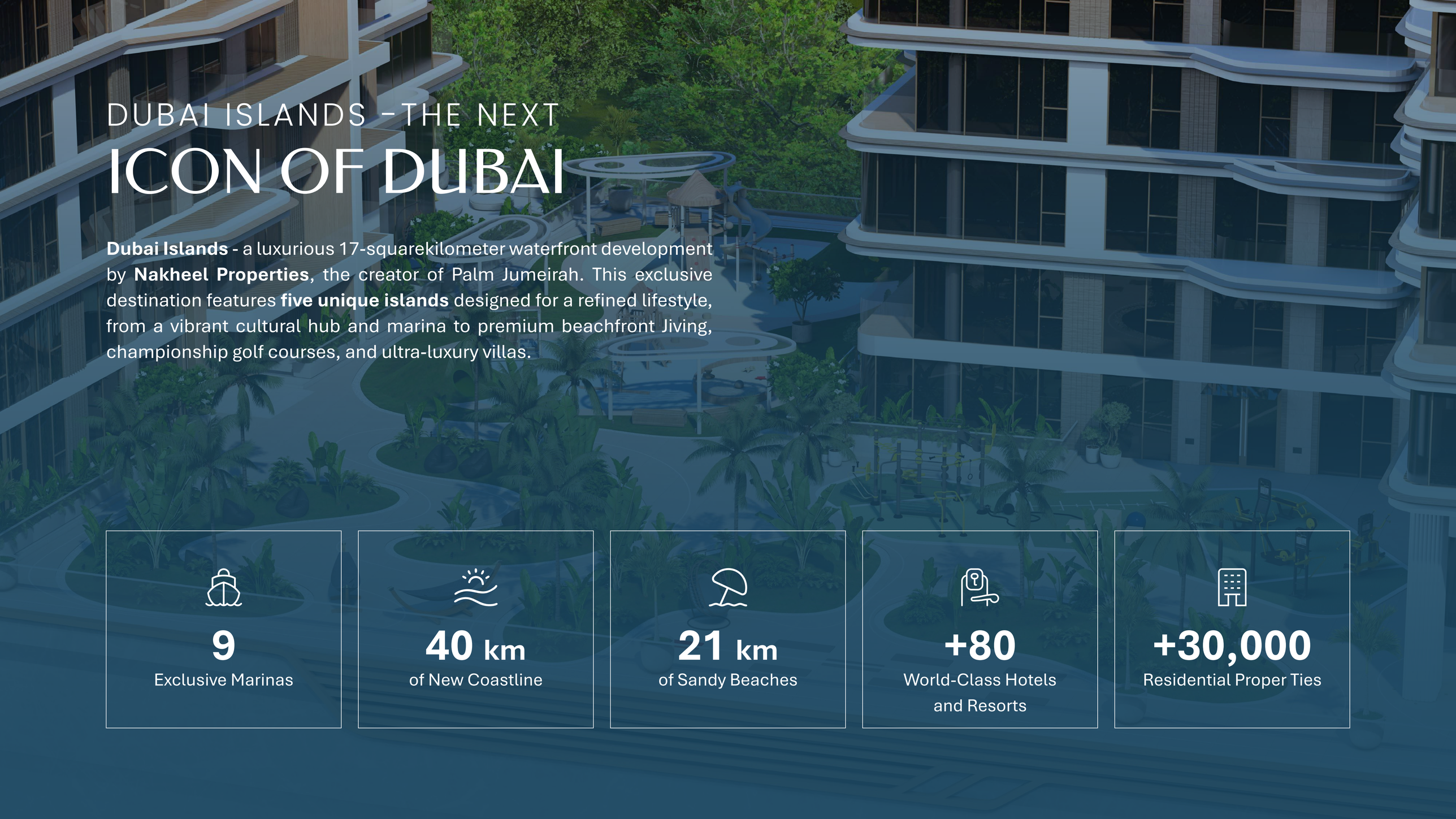
EXCLUSIVE AMENITIES
Including clubhouse, wellness zones, lush landscapes, and more

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 Amerian 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 Jiving, 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 Proper Ties

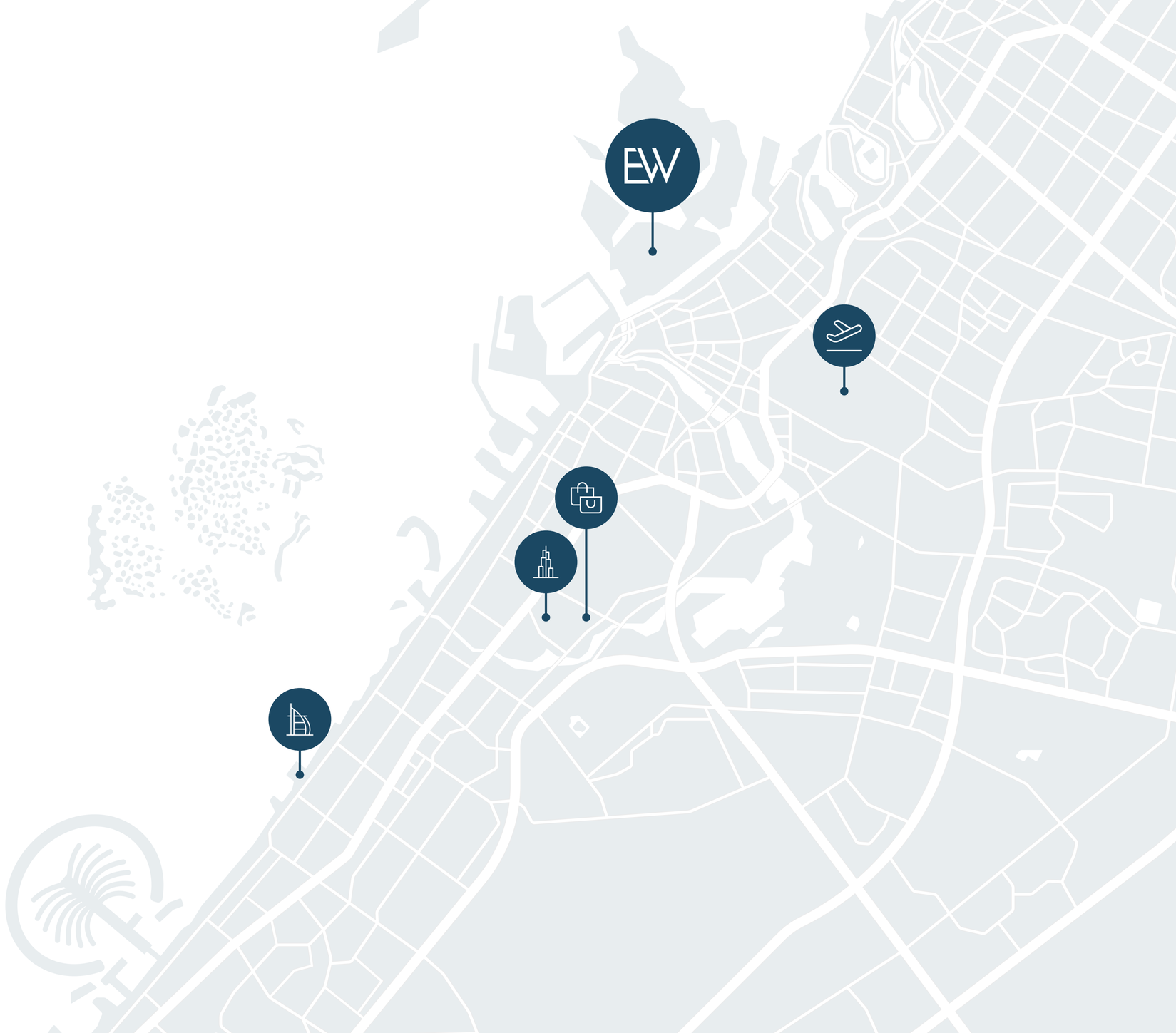
STRATEGIC LOCATION

10 mins
Dubai International Airport

20 mins
The Burj Khalifa

20 mins
Dubai Mall

35 mins
Burj Al Arab



WHY DUBAI?

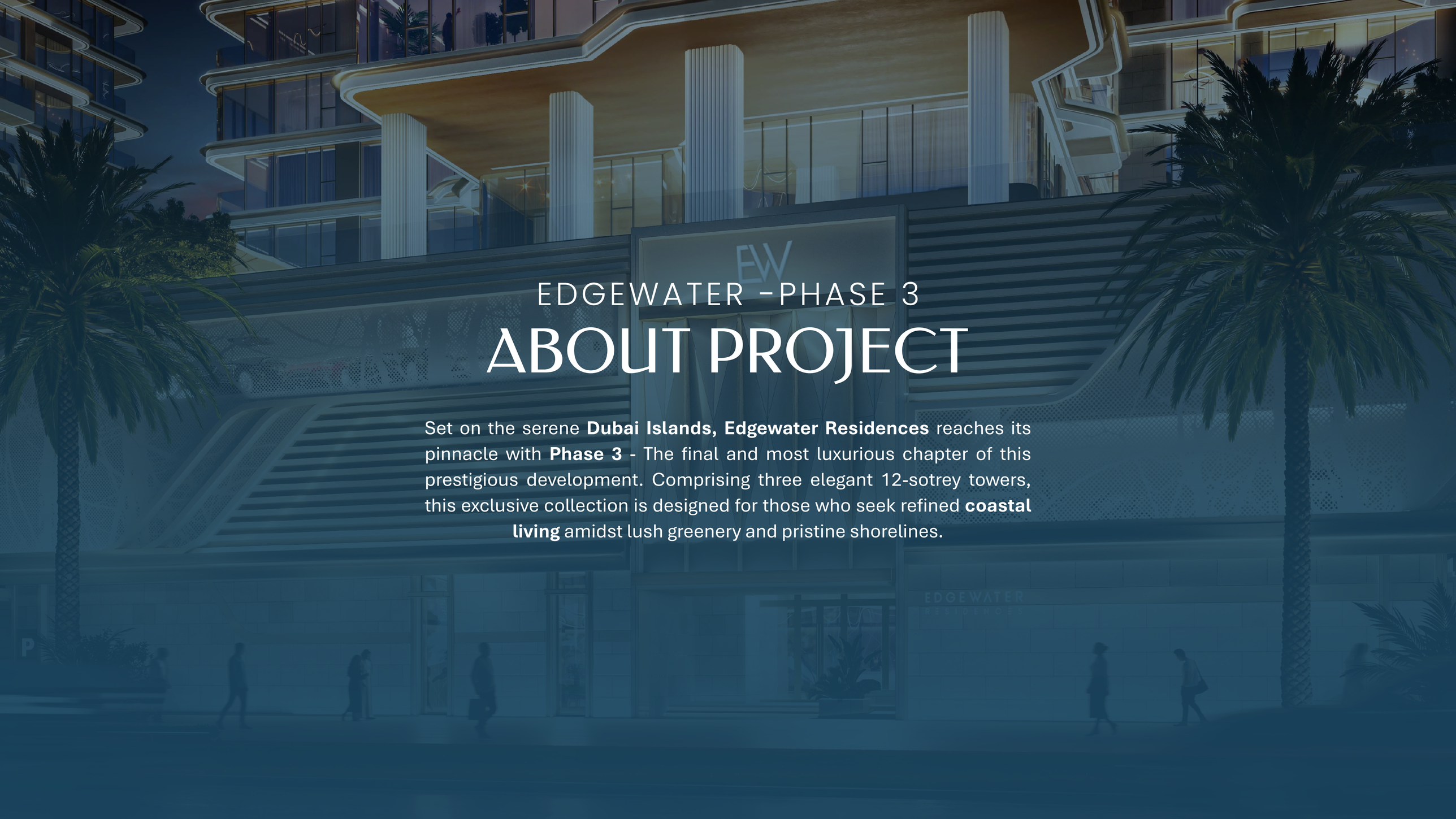
Tax-Free Environment
No income, capital gains, or inheritance tax

Lucrative Renta l Yields
One of the highest RO ls 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

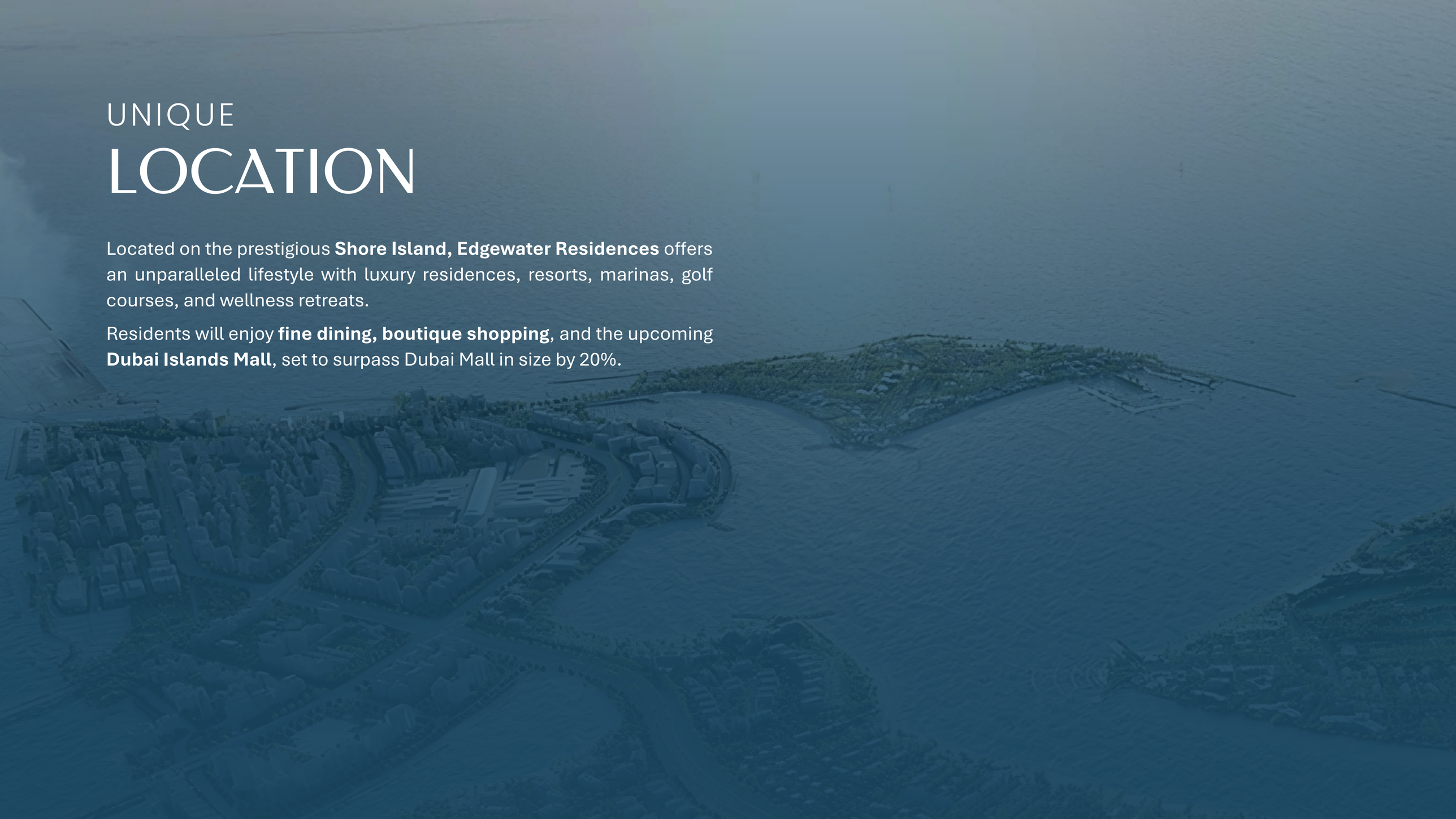
Set on the serene **Dubai Islands, Edgewater Residences** reaches its pinnacle with **Phase 3** - The final and most luxurious chapter of this prestigious development. Comprising three elegant 12-sotrey towers, this exclusive collection is designed for those who seek refined **coastal living** amidst 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%.



INTERIOR

LIVING ROOM

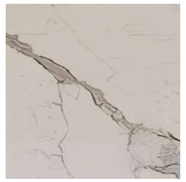
KITCHEN

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
Wodden Cladding,
Painted MDF Wood

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

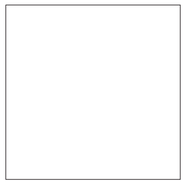
Cieling
Gypsum Board,
Paint White Color

Wall Cladding
Wooden MDF Cladding,
Natural Veneer

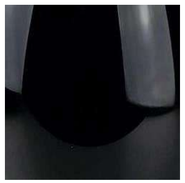
Walls
Jotun Paint
Light Grey

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

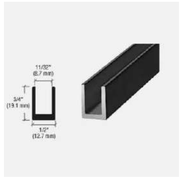
Wall Cladding
Polished Dark
Stainless Chrome

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, Sixe 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
Procelain

Ceiling
Paint White Color

Walls
Off White Color

LIVING ROOM

Tile
Armani Grey

Vanity Countertop: Vanity Doors
Laminated HPL

Walls & Floor
Procelain Tiles

Wardrobe
Laminated MDF Wood

Walls
Procelain Tiles

Ceiling
Paint White Color

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

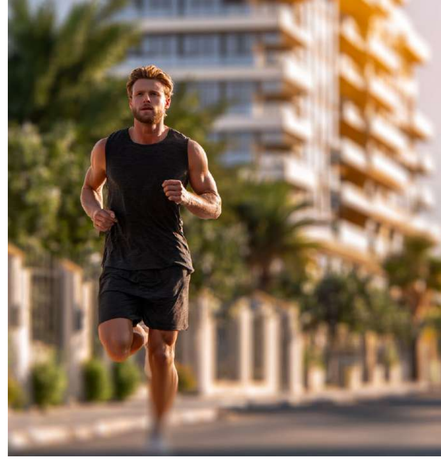
EXTERIOR

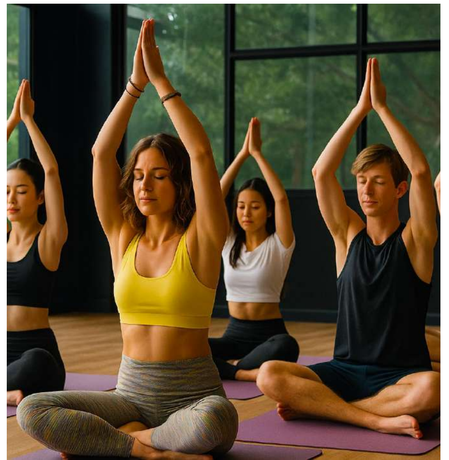
AMENITIES

OUTDOOR

AMENITIES

- Kids Pool
- Sitting Promenade
- Overflow Pool
- Table Tennis
- Outdoor Gym
- Yoga Space
- Playground
- Quiet Zone
- Jogging Track
- Padel Court





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 7th 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

5%	10%	5%	10%	5%	65%
BOOKING	1ST INSTALLMENT	2ND INSTALLMENT	3RD INSTALLMENT	4TH INSTALLMENT	HANDOVER

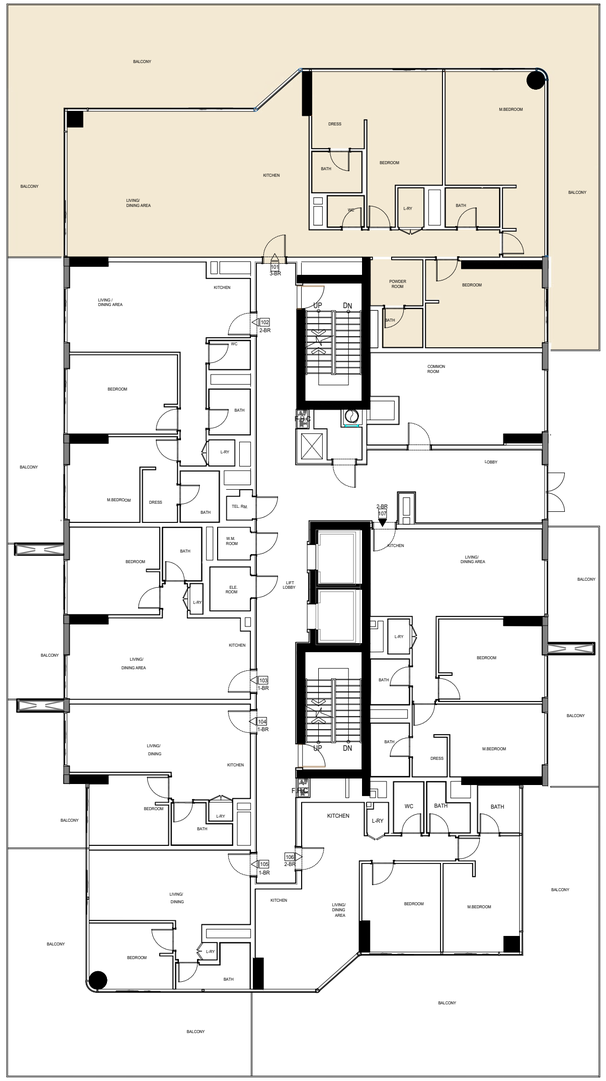
EDGEWATER - PHASE 3

FLOOR PLANS

12 FLOORS

A-TOWER

SEA



COMMUNITY

COMMUNITY

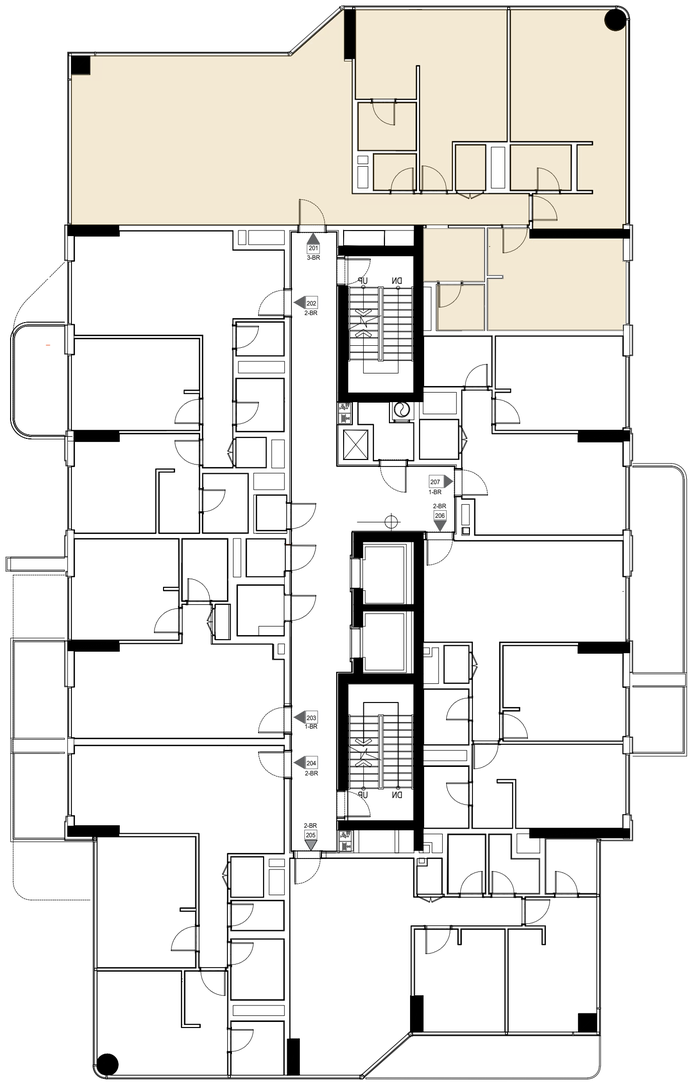
MALL

1ST FLOOR

A- TOWER

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

SEA



COMMUNITY

COMMUNITY

MALL

2ND FLOOR

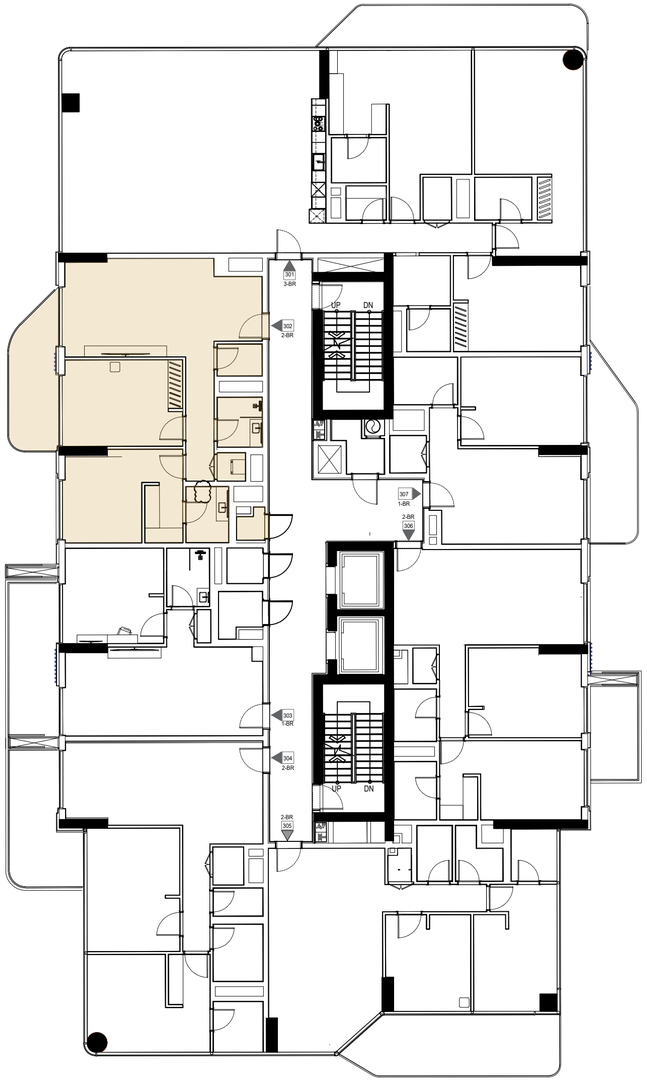
A- TOWER

	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

COMMUNITY



COMMUNITY

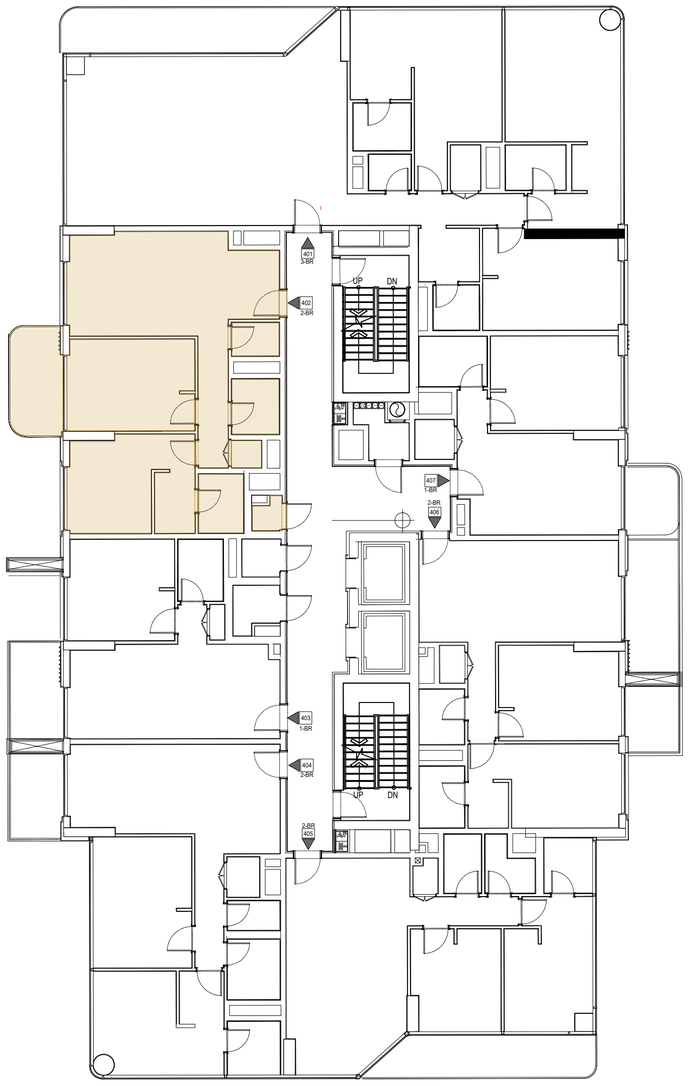
MALL

3RD FLOOR

A- TOWER

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

SEA



COMMUNITY

COMMUNITY

MALL

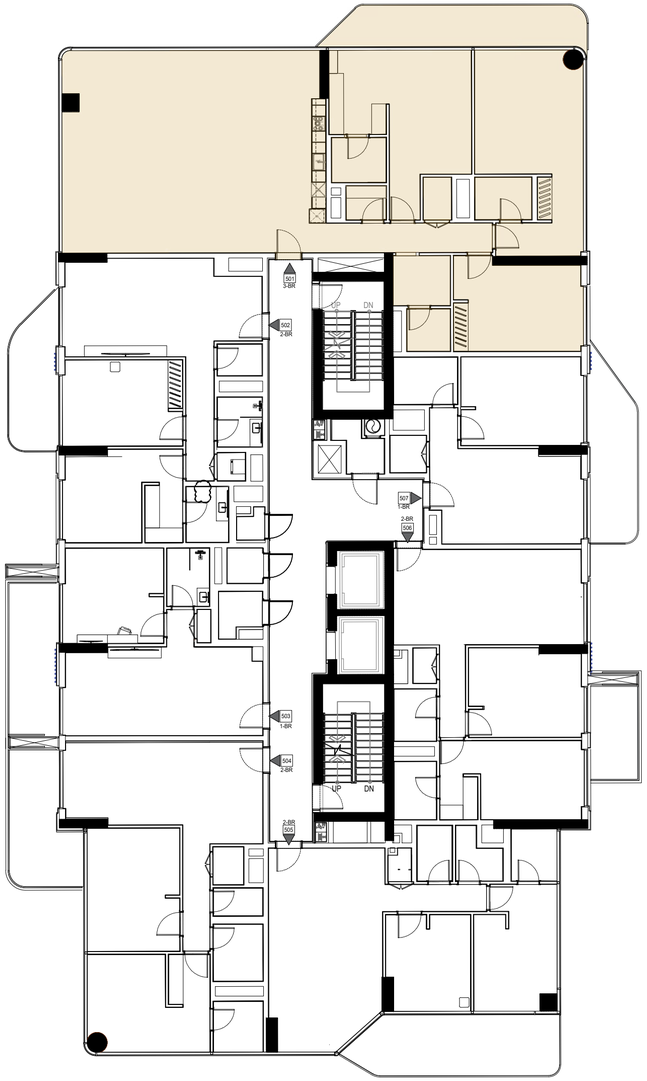
4TH FLOOR

A- TOWER

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

SEA

COMMUNITY



COMMUNITY

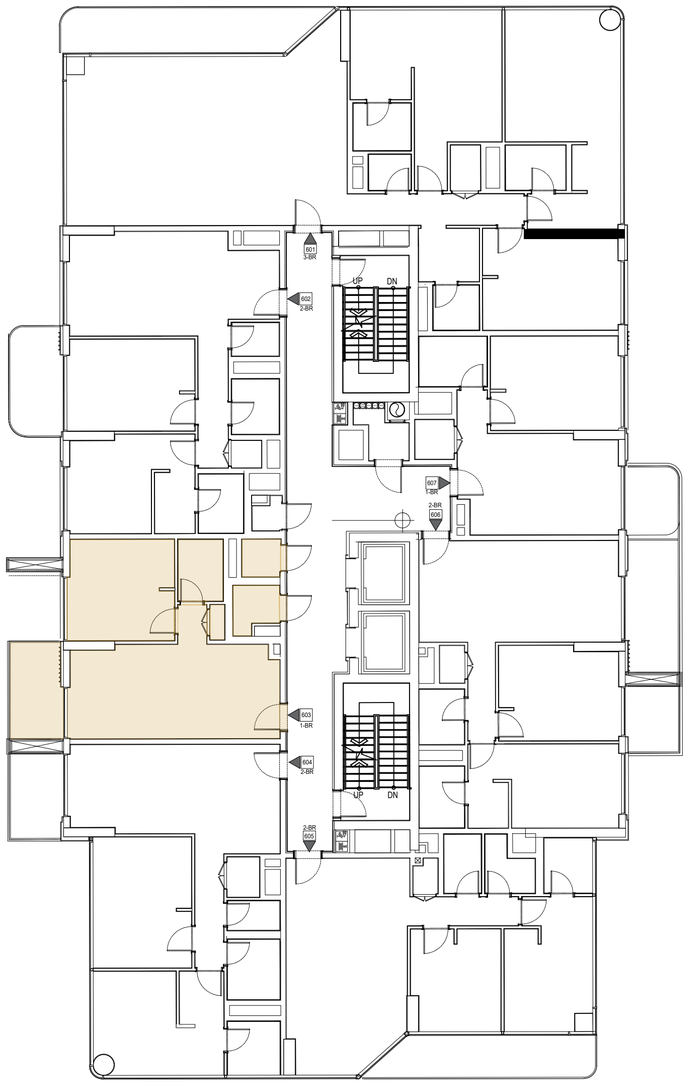
MALL

5TH FLOOR

A- TOWER

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

SEA



COMMUNITY

COMMUNITY

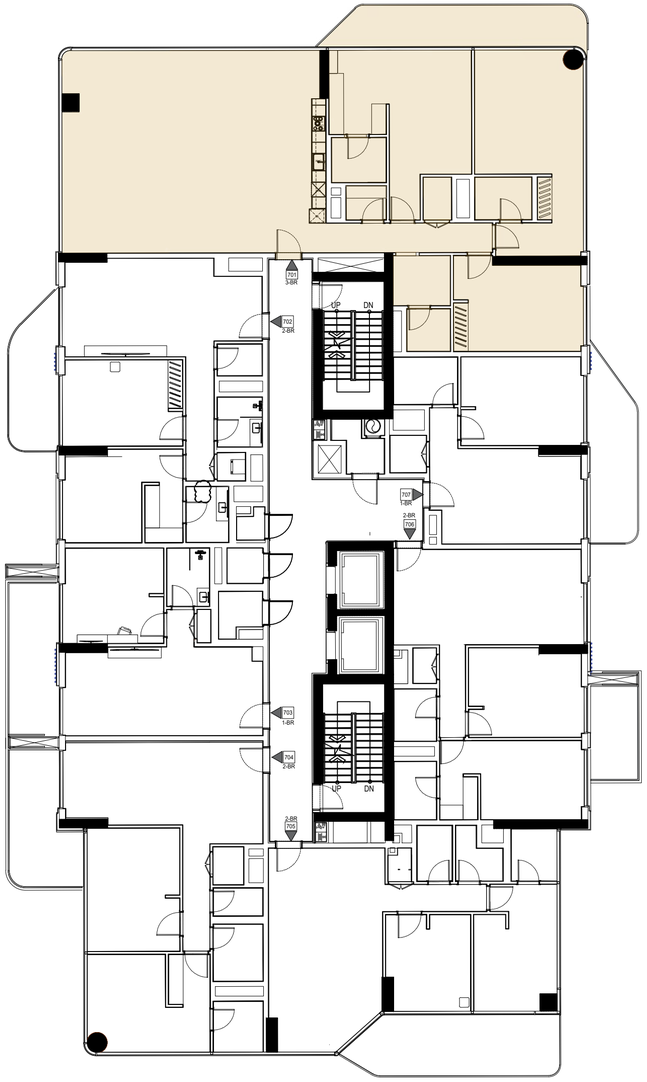
MALL

6TH FLOOR

A- TOWER

	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



COMMUNITY

COMMUNITY

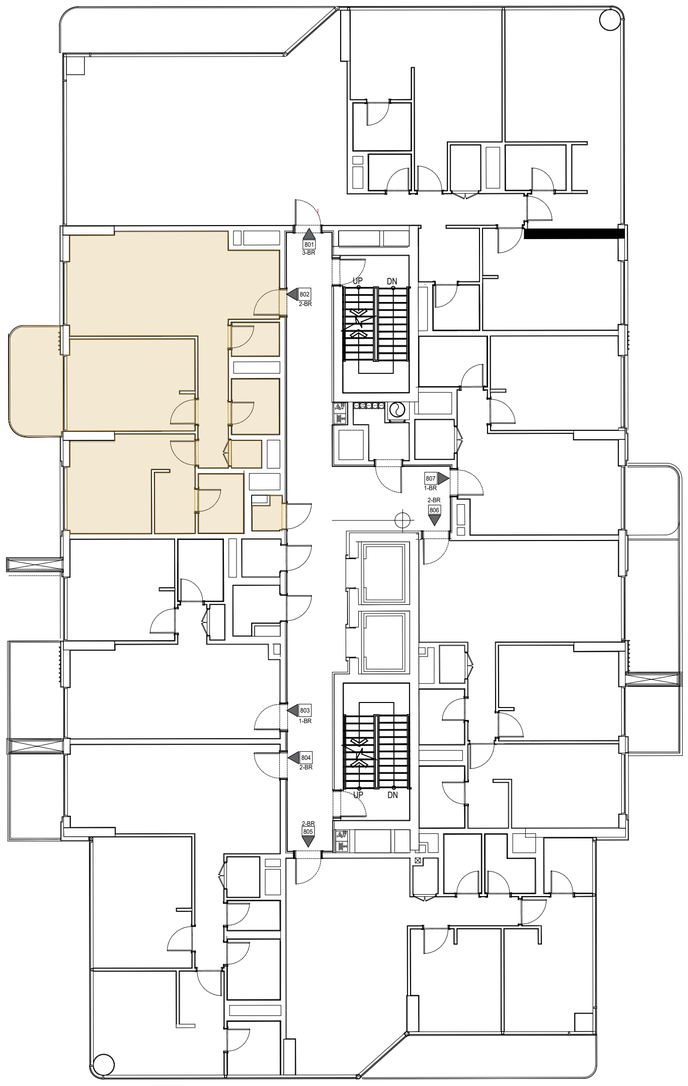
MALL

7TH FLOOR

A- TOWER

	1 BD APARTMENT	1 Unit
	SIZES	From 791 sq. ft.
	DIRECTIONS	Bach Walk III/ Partial Sea
	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 2,559 sq. ft.
	DIRECTIONS	Al Mamzar, Sea, Beach Walk III

SEA



COMMUNITY

COMMUNITY

MALL

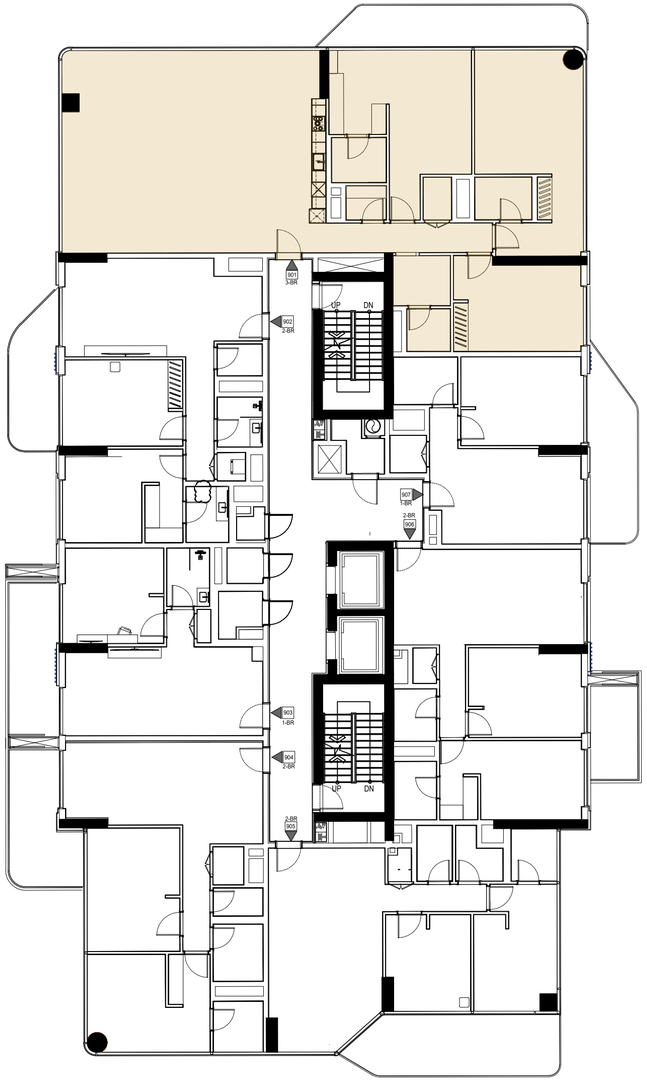
8TH FLOOR

A- TOWER

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

SEA

COMMUNITY



COMMUNITY

MALL

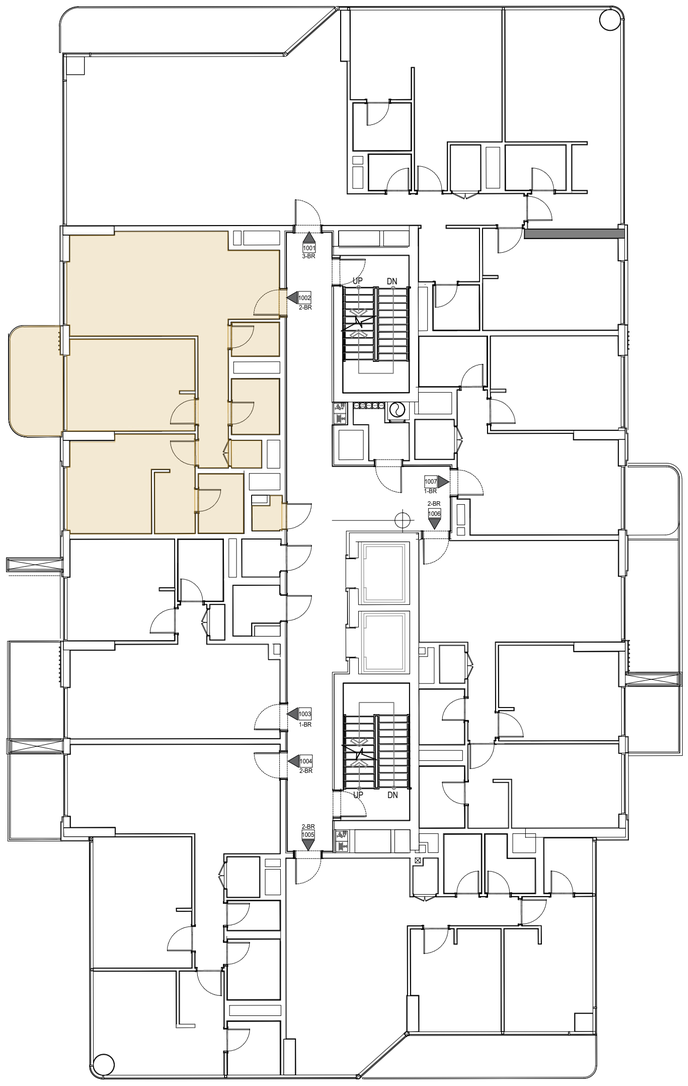
9TH FLOOR

A- TOWER

2 BD APARTMENT	4 Units
SIZES	From 1,081 sq. ft.
DIRECTIONS	Beach Walk III, Sea, Mall, Al Mamzar

3 BD APARTMENT	1 Unit
SIZES	From 2,559 sq. ft.
DIRECTIONS	Al Mamzar, Sea, Beach Walk III

SEA



COMMUNITY

COMMUNITY

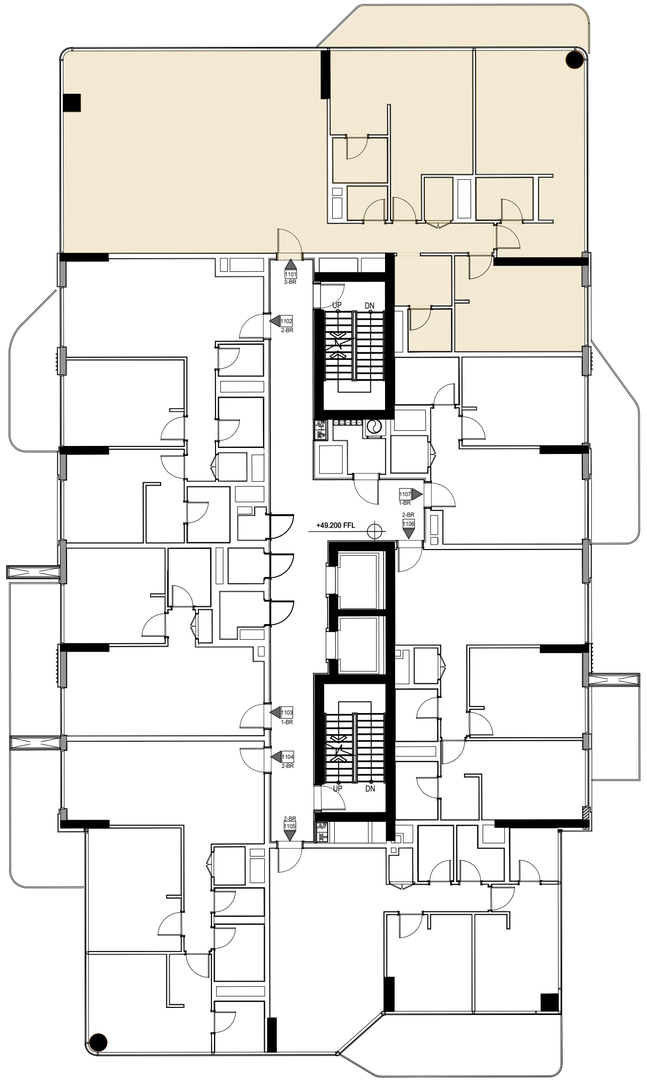
MALL

10TH FLOOR

A- TOWER

2 BD APARTMENT	4 Units
SIZES	From 1,127 sq. ft.
DIRECTIONS	Beach Walk III, Sea, Mall, Partial Sea, Al Mamzar

SEA



COMMUNITY

COMMUNITY

W N S E

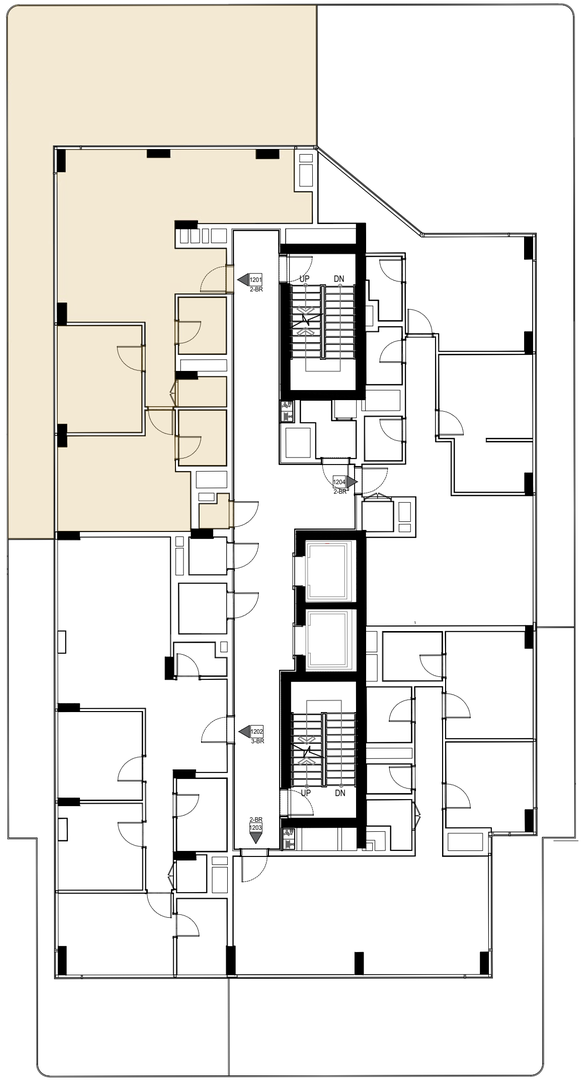
MALL

11TH FLOOR

A- TOWER

	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

12TH FLOOR

A- TOWER

	2 BD APARTMENT	3 Units
	SIZES	From 1,752 sq. ft.
	DIRECTIONS	Sea, Mall

	3 BD APARTMENT	1 Unit
	SIZES	From 2,561 sq. ft.
	DIRECTIONS	Mall, Sea, Beach Walk III

12 FLOORS

B-TOWER

COMMUNITY

MAL

SEA

COMMUNITY

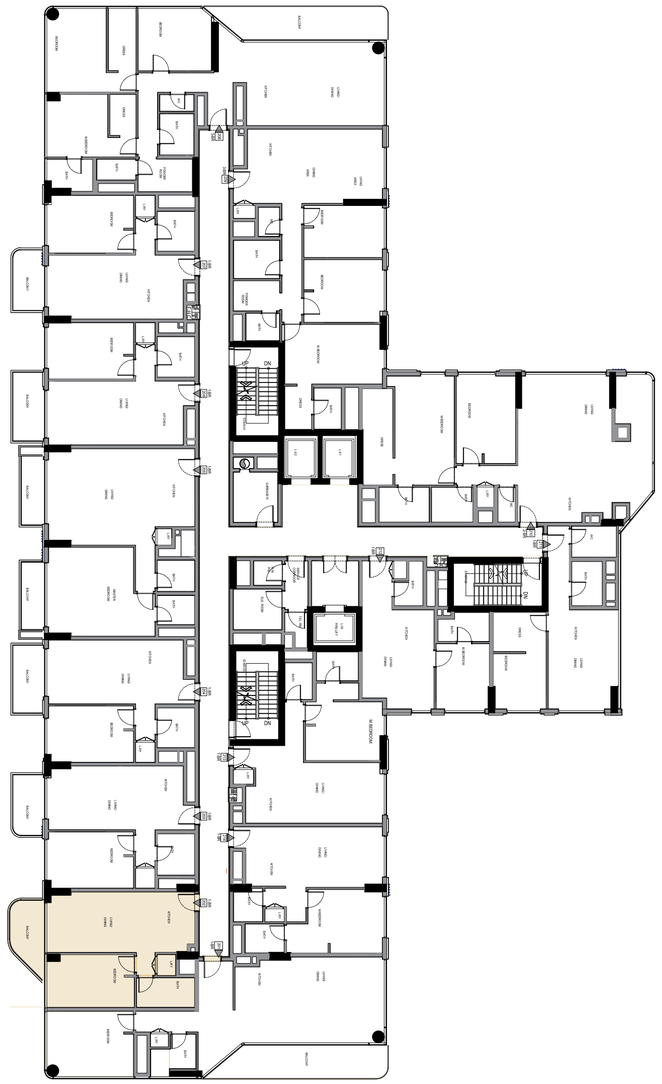
1ST FLOOR

B- TOWER

	1 BD APARTMENT	7 Units
	SIZES	From 1,135 sq. ft.
	DIRECTIONS	Mall, Kids Area, Beach

	3 BD APARTMENT	2 Units
	SIZES	From 1,854 sq. ft.
	DIRECTIONS	Mall, Kids Area, Pool

COMMUNITY



MAL

SEA

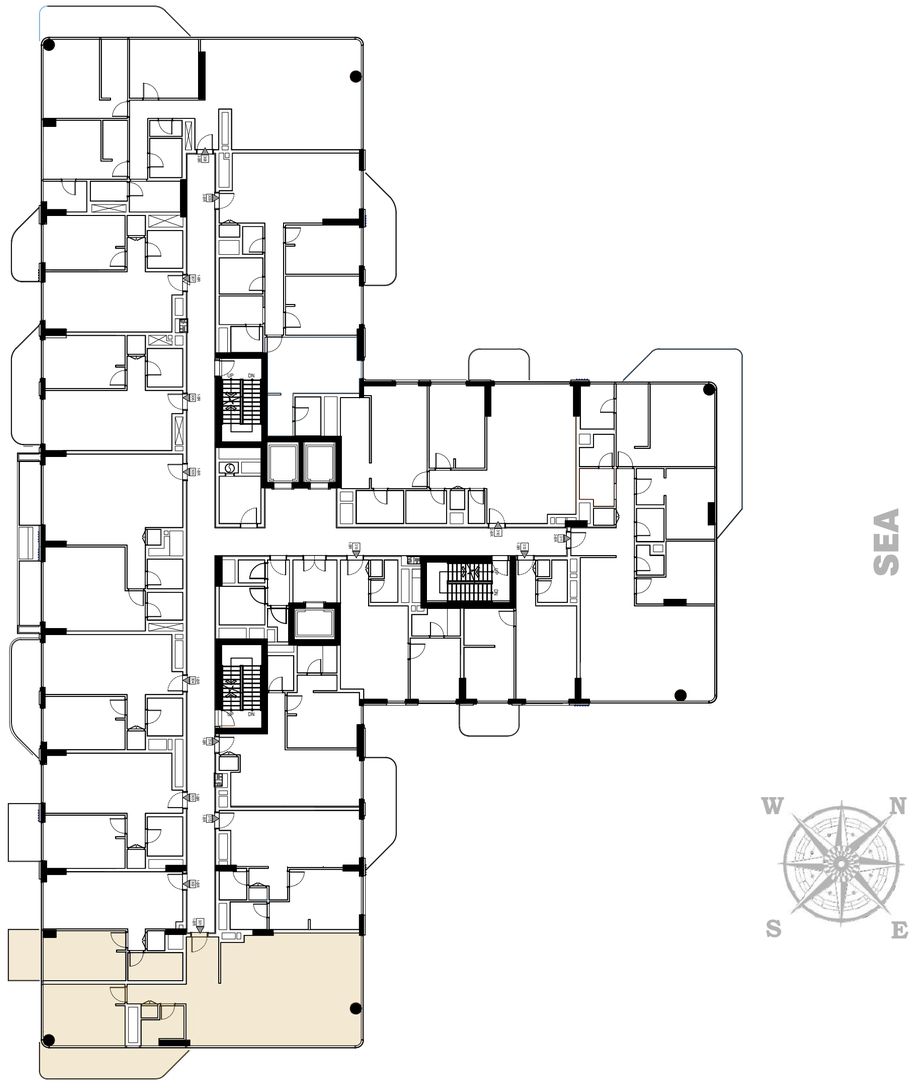
COMMUNITY

2ND FLOOR

B- TOWER

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

COMMUNITY



COMMUNITY

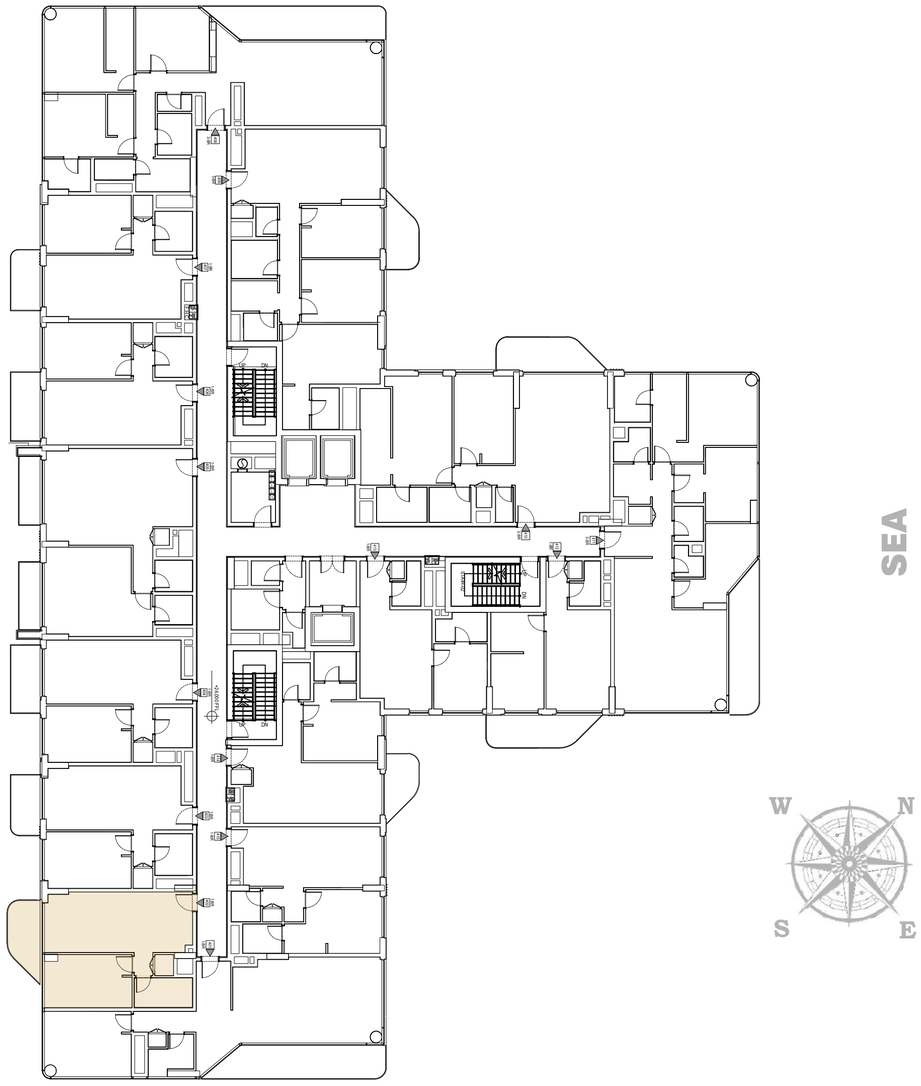
3RD FLOOR

B- TOWER

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



COMMUNITY

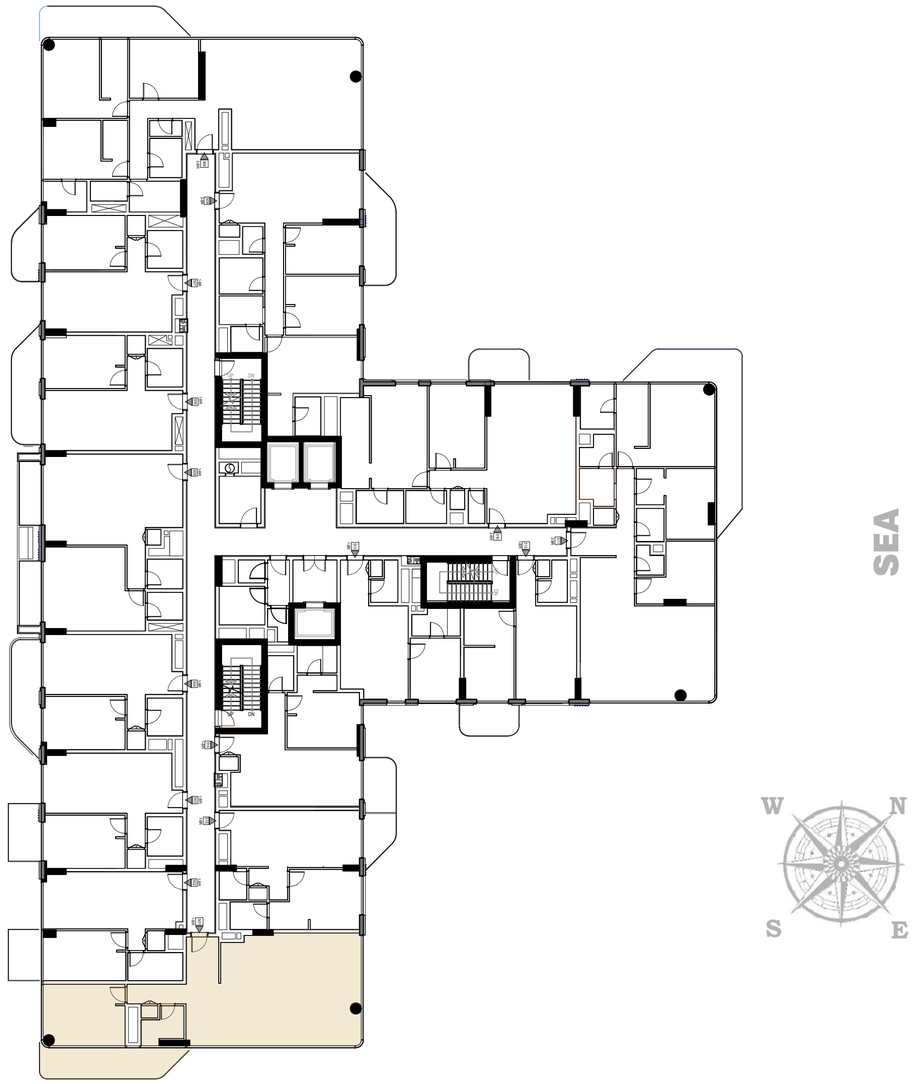
4TH FLOOR

B- TOWER

1 BD APARTMENT	5 Units
SIZES	From 786 sq. ft.
DIRECTIONS	Mall

3 BD APARTMENT	1 Unit
SIZES	From 1,978 sq. ft.
DIRECTIONS	Mall, Pool, Beach

COMMUNITY



COMMUNITY

5TH FLOOR

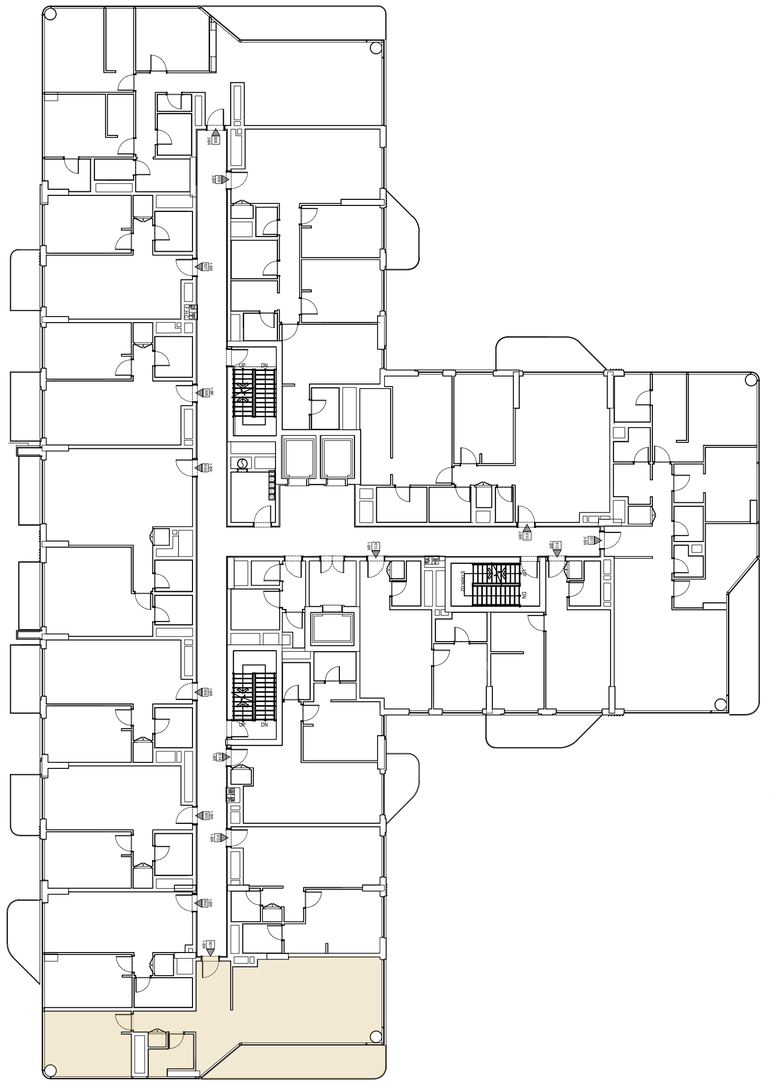
B- TOWER

1 BD APARTMENT	10 Units
SIZES	From 646 sq. ft.
DIRECTIONS	Mall, Sea, Partial Sea, Community

2 BD APARTMENT	1 Unit
SIZES	From 1,557 sq. ft.
DIRECTIONS	Sea, Community

3 BD APARTMENT	3 Units
SIZES	From 1,685 sq. ft.
DIRECTIONS	Mall, Pool, Sea, Community

COMMUNITY



MAL

SEA

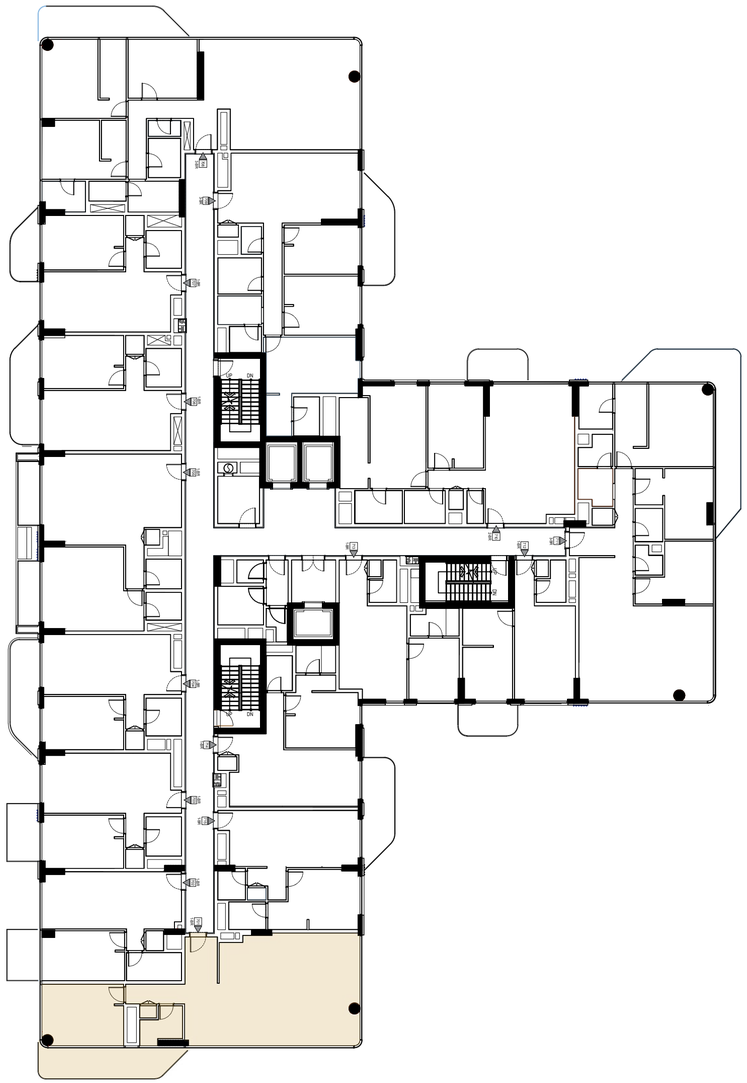
COMMUNITY

6TH FLOOR

B- TOWER

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

COMMUNITY



MAL

SEA

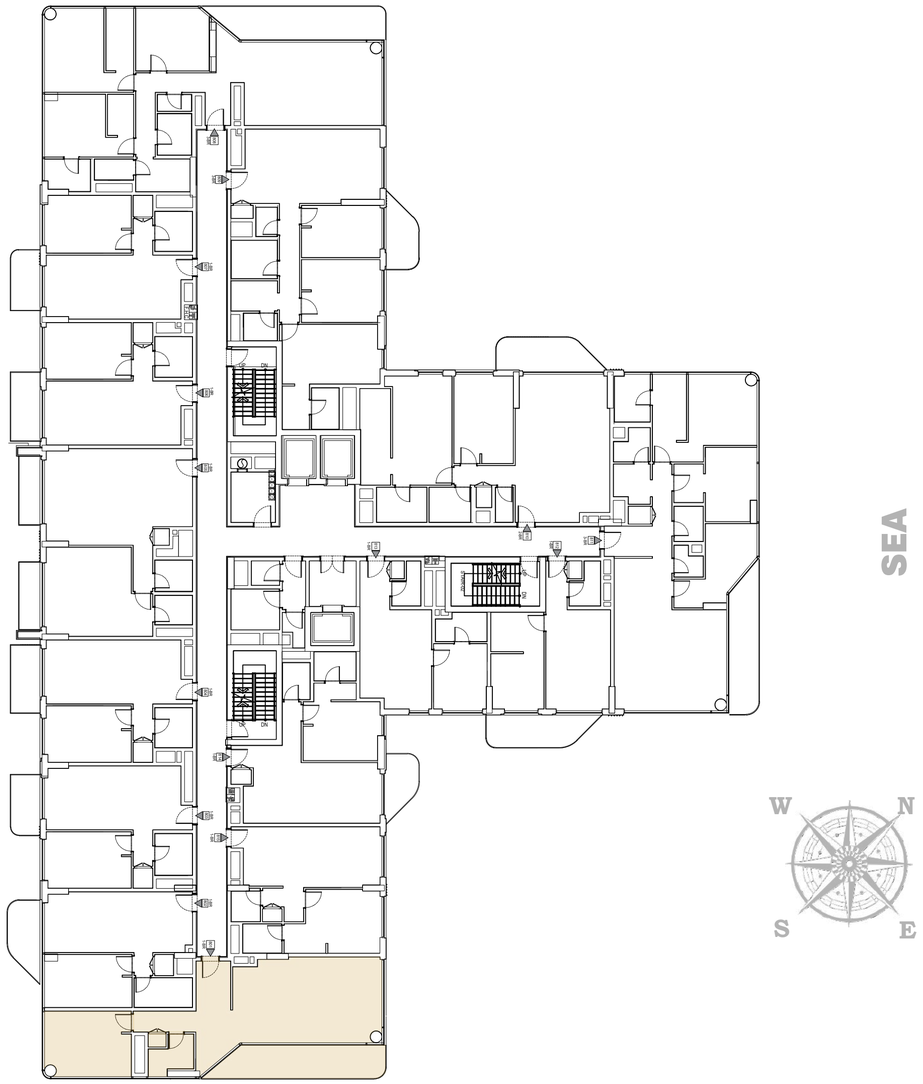
COMMUNITY

7TH FLOOR

B- TOWER

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

COMMUNITY



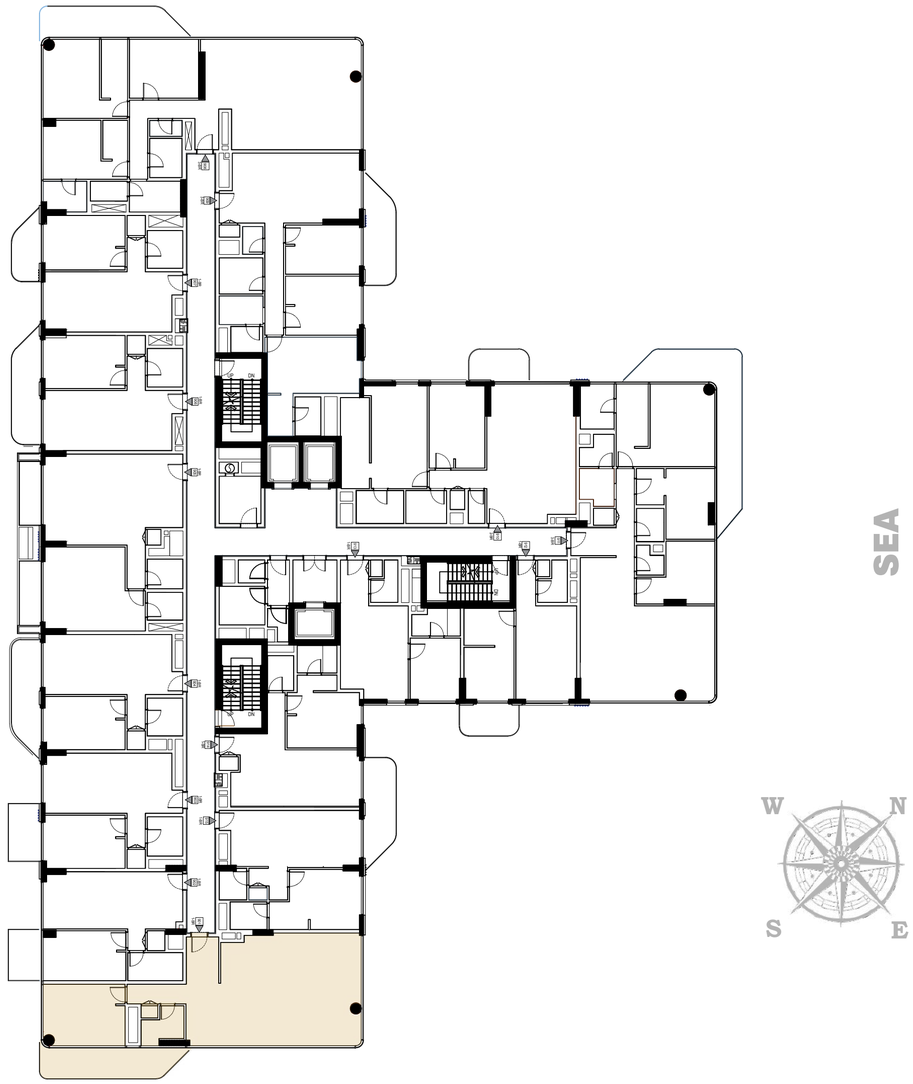
COMMUNITY

8TH FLOOR

B- TOWER

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

COMMUNITY



MAL

SEA

COMMUNITY

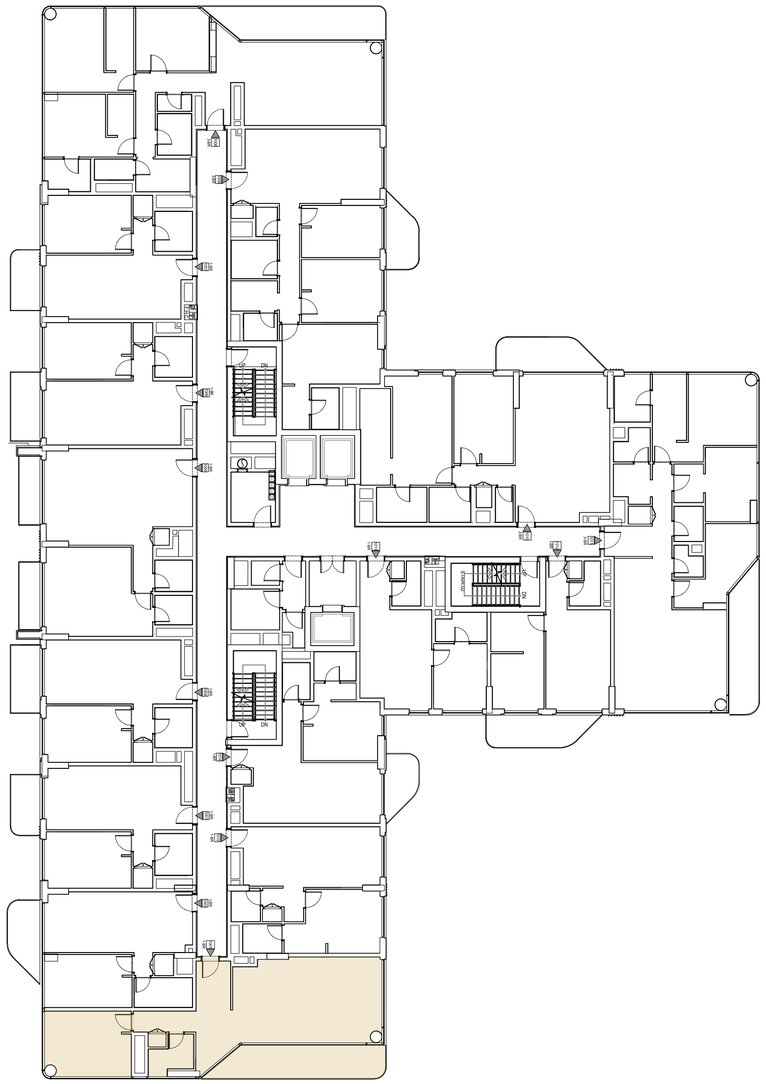
9TH FLOOR

B- TOWER

	1 BD APARTMENT	9 Units
	SIZES	From 646 sq. ft.
	DIRECTIONS	Mall, Sea, Partial Sea, Community

	3 BD APARTMENT	2 Units
	SIZES	From 1,685 sq. ft.
	DIRECTIONS	Mall, Pool, Sea

COMMUNITY



MAL

SEA

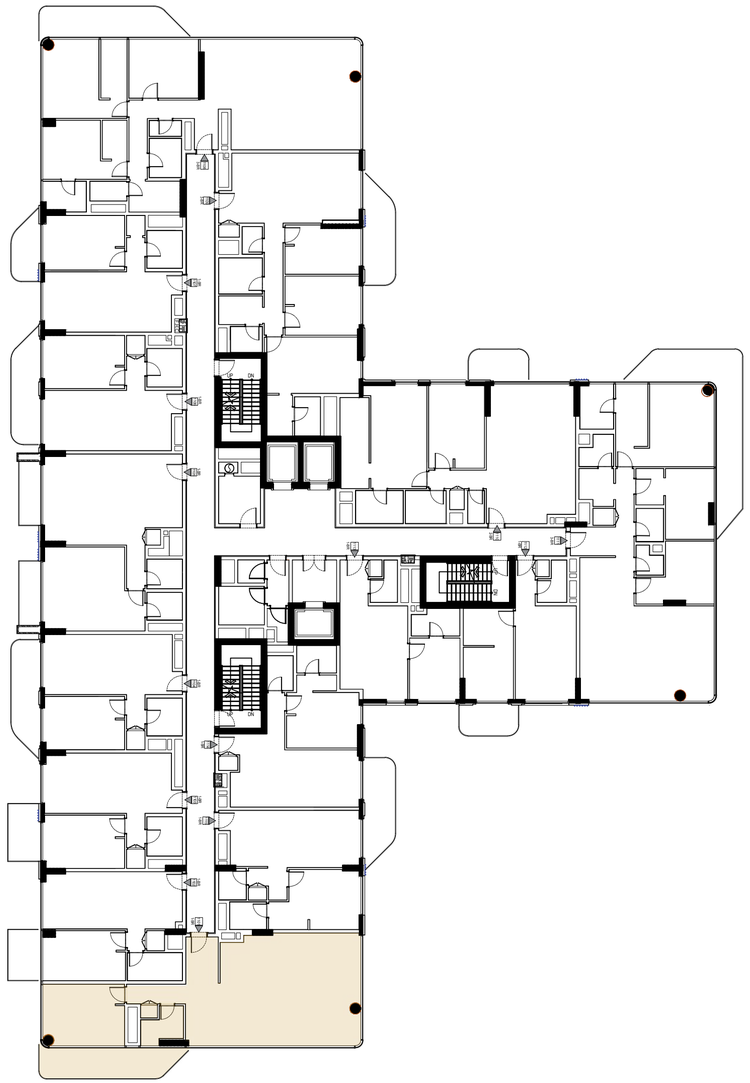
COMMUNITY

10TH FLOOR

B- TOWER

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

COMMUNITY



MAL

SEA

COMMUNITY

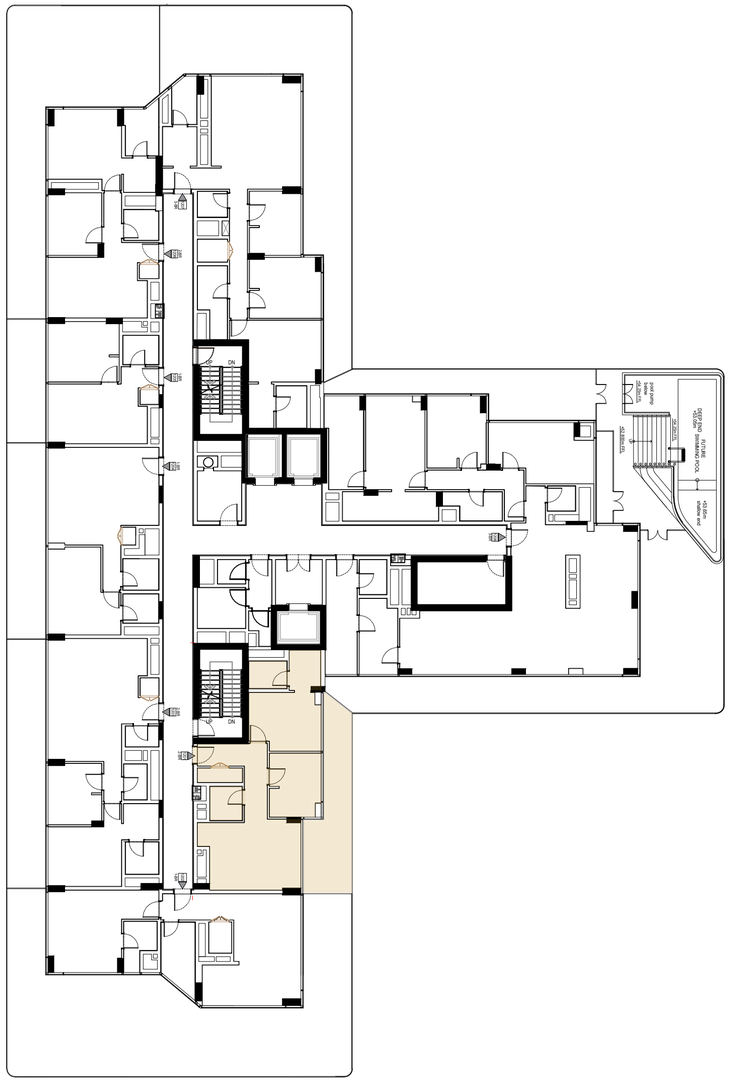
11TH FLOOR

B- TOWER

1 BD APARTMENT	6 Units
SIZES	From 646 sq. ft.
DIRECTIONS	Mall, Sea, Partial Sea, Community

3 BD APARTMENT	2 Units
SIZES	From 1,685 sq. ft.
DIRECTIONS	Mall, Pool, Sea

COMMUNITY



MAL

SEA

COMMUNITY

12TH FLOOR

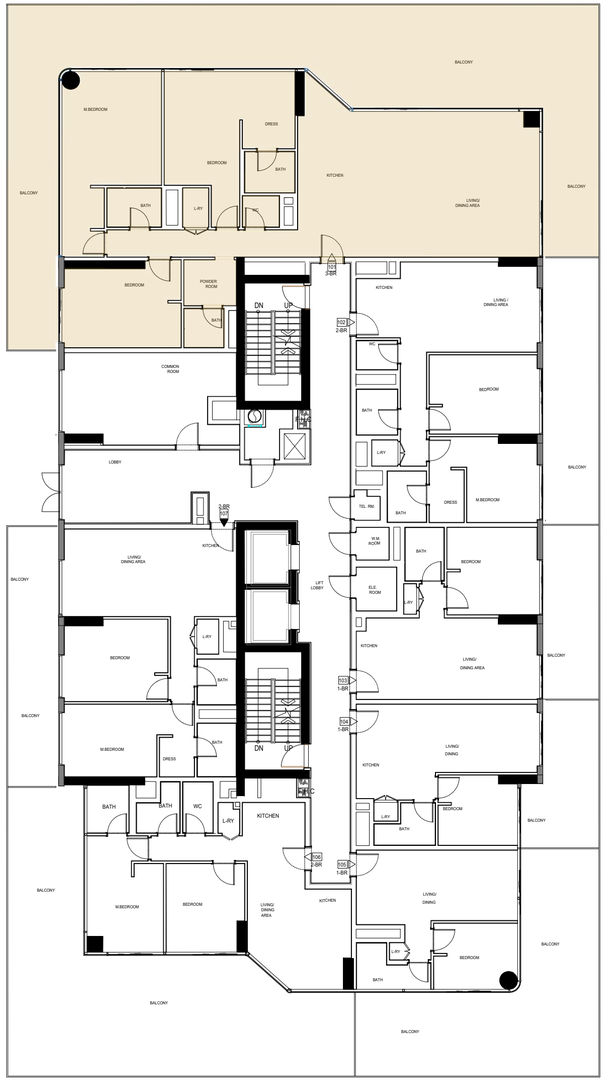
B- TOWER

	1 BD APARTMENT	3 Units
	SIZES	From 714 sq. ft.
	DIRECTIONS	Mall, Sea
	2 BD APARTMENT	2 Units
	SIZES	From 1,446 sq. ft.
	DIRECTIONS	Mall, Community
	3 BD APARTMENT	2 Units
	SIZES	From 2,493 sq. ft.
	DIRECTIONS	Sea

12 FLOORS

C-TOWER

SEA



COMMUNITY

COMMUNITY

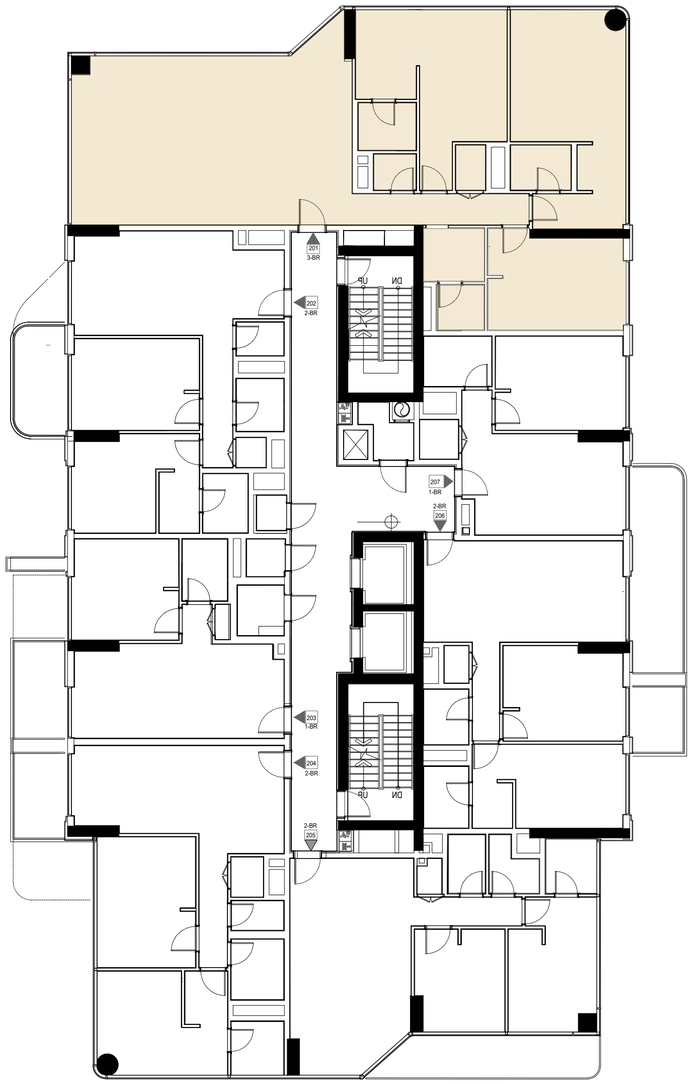
MALL

1ST FLOOR

C- TOWER

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

SEA



COMMUNITY

COMMUNITY

MALL

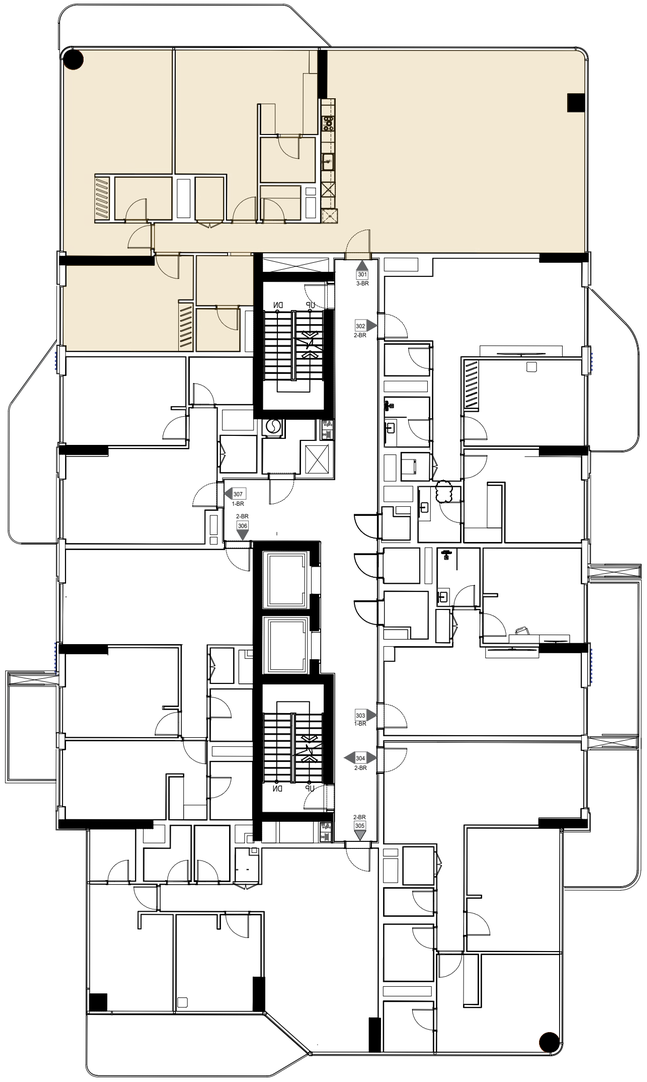
2ND FLOOR

C- TOWER

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

SEA

COMMUNITY



COMMUNITY

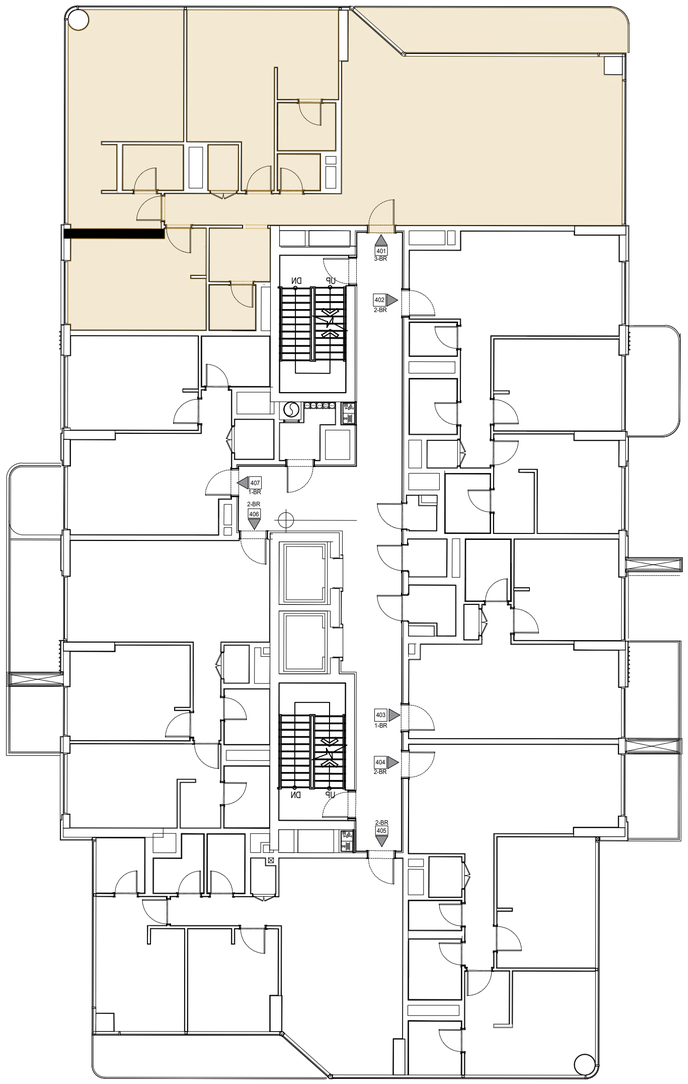
MALL

3RD FLOOR

C- TOWER

2 BD APARTMENT	3 Units
SIZES	From 1,161 sq. ft.
DIRECTIONS	Al Mamzar, Mall

SEA



COMMUNITY

COMMUNITY

MALL

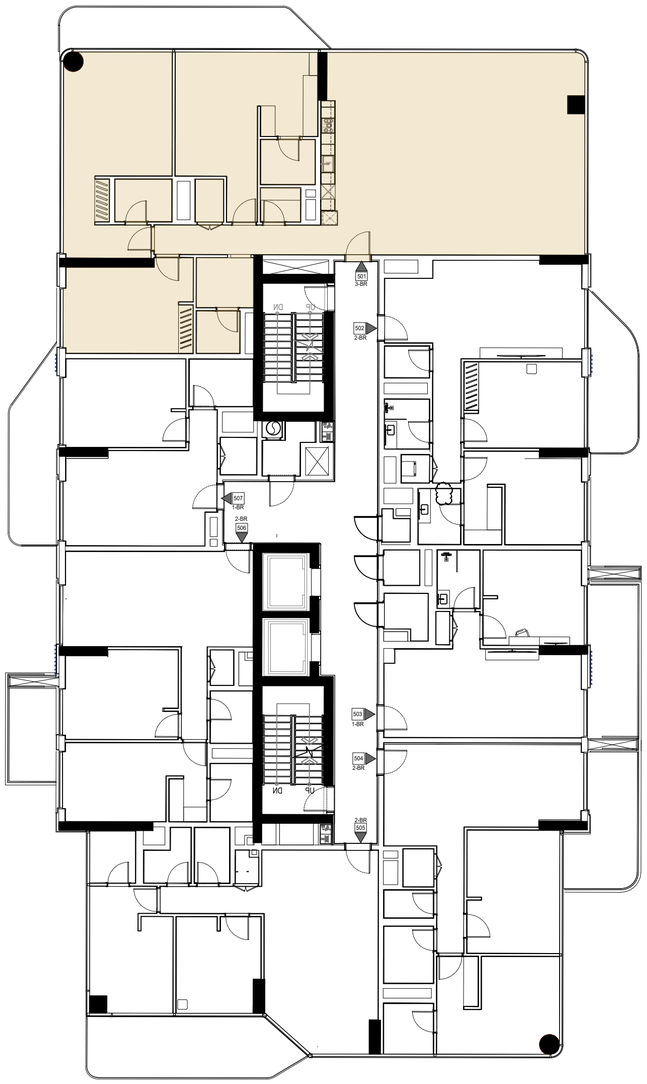
4TH FLOOR

C- TOWER

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

SEA

COMMUNITY



COMMUNITY

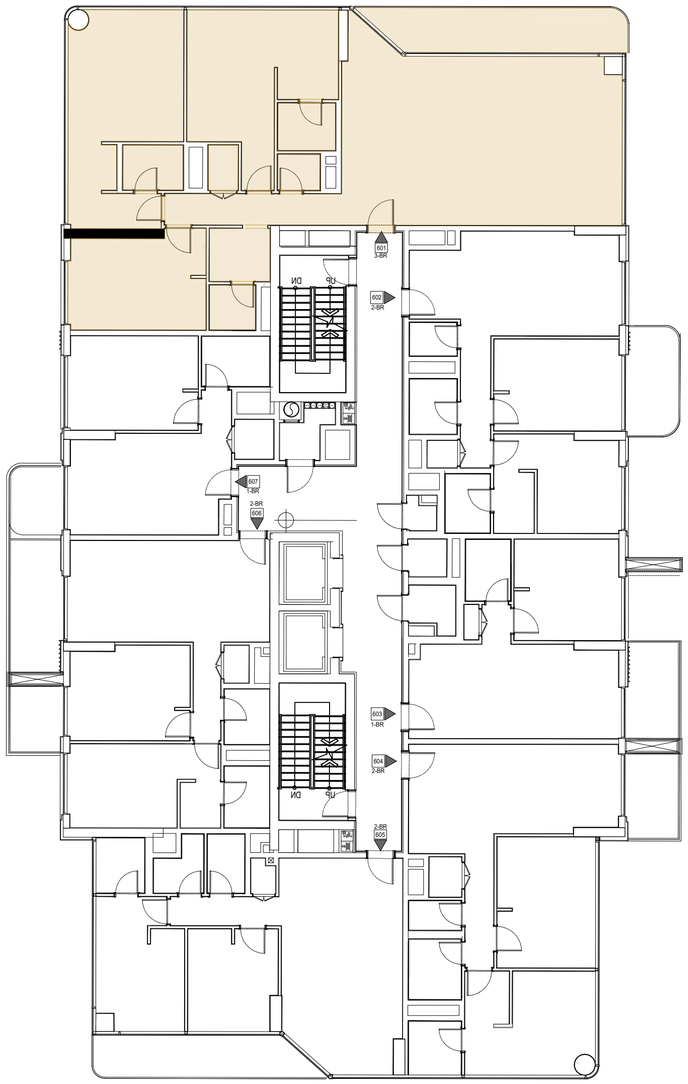
MALL

5TH FLOOR

C- TOWER

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

SEA



COMMUNITY

COMMUNITY

MALL

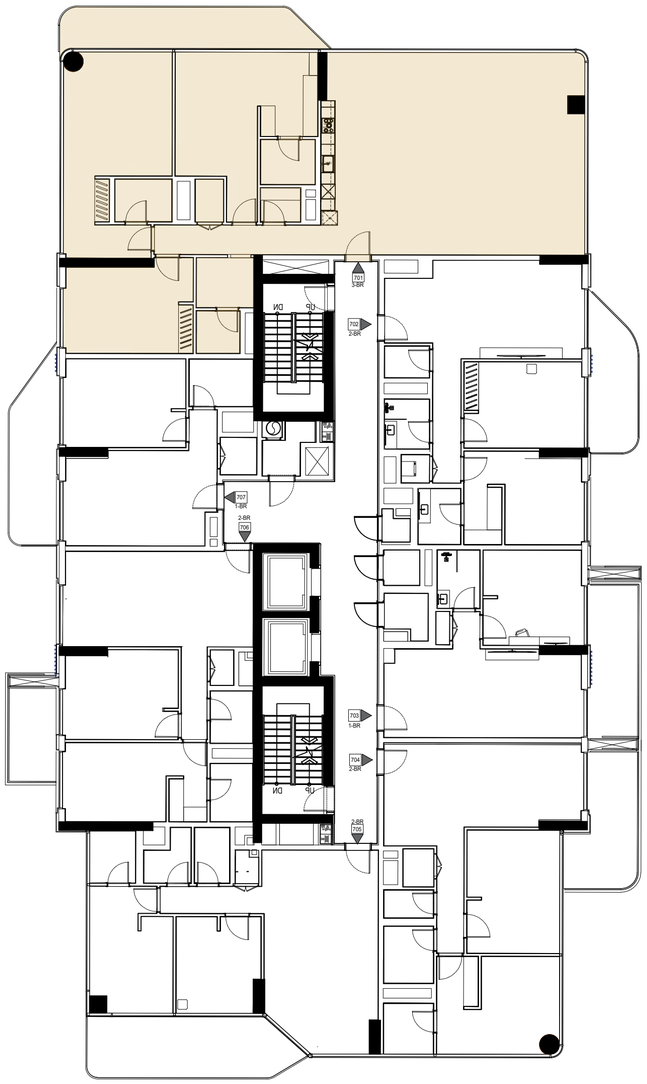
6TH FLOOR

C- TOWER

	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

COMMUNITY



COMMUNITY

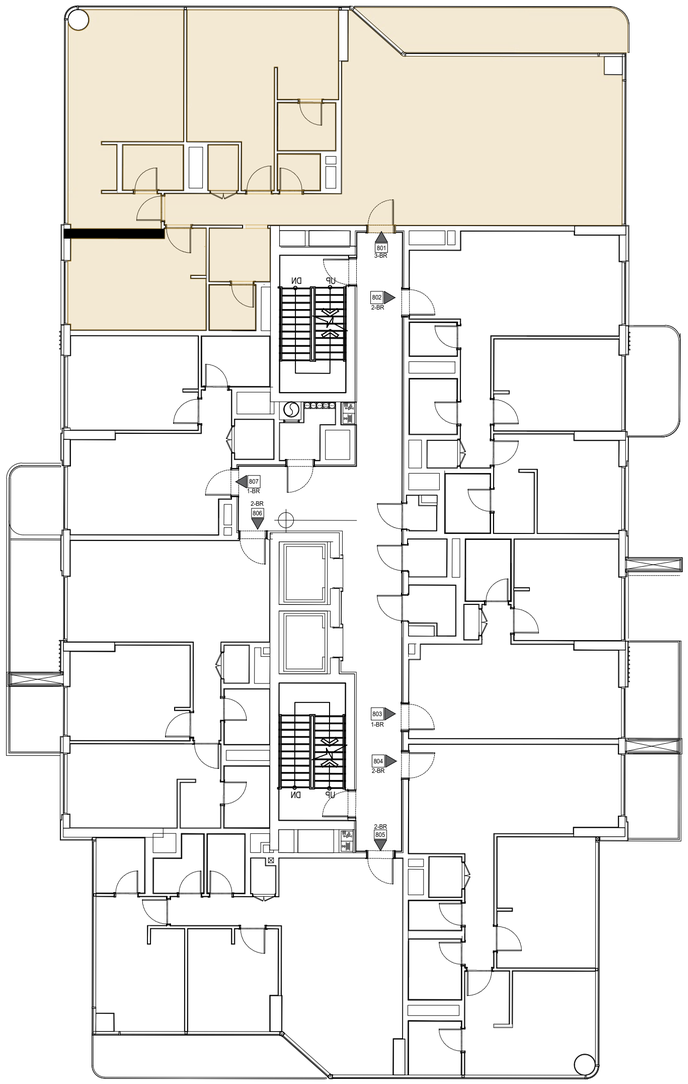
MALL

7TH FLOOR

C- TOWER

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

SEA



COMMUNITY

COMMUNITY

MALL

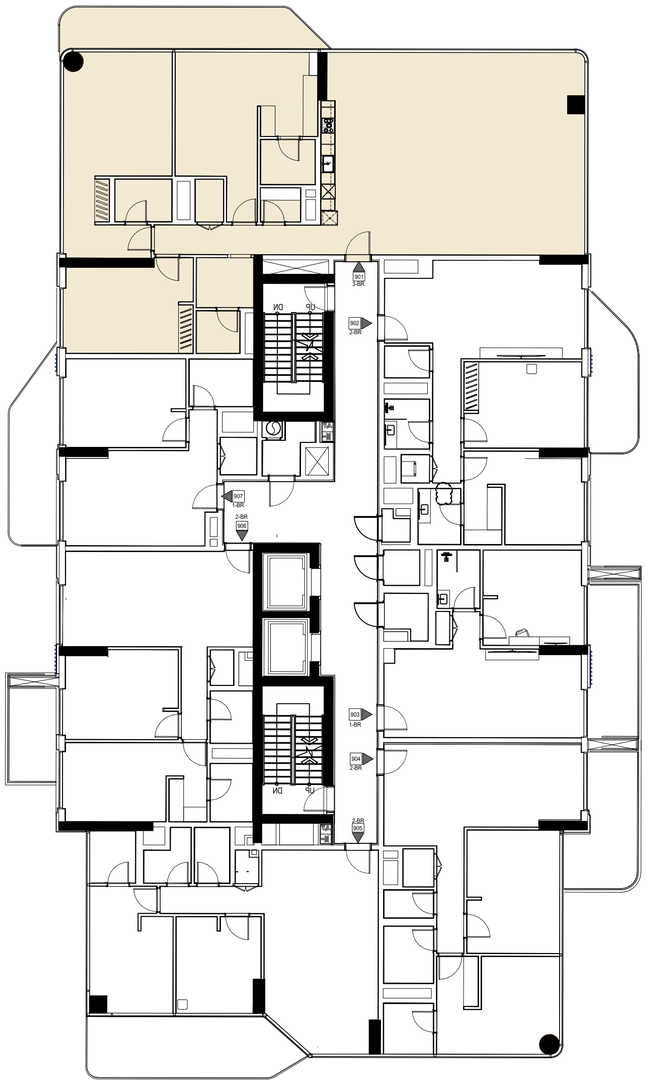
8TH FLOOR

C- TOWER

2 BD APARTMENT	4 Units
SIZES	From 1,127 sq. ft.
DIRECTIONS	Al Mamzar, Mall, Kids Area, Beach

SEA

COMMUNITY



COMMUNITY

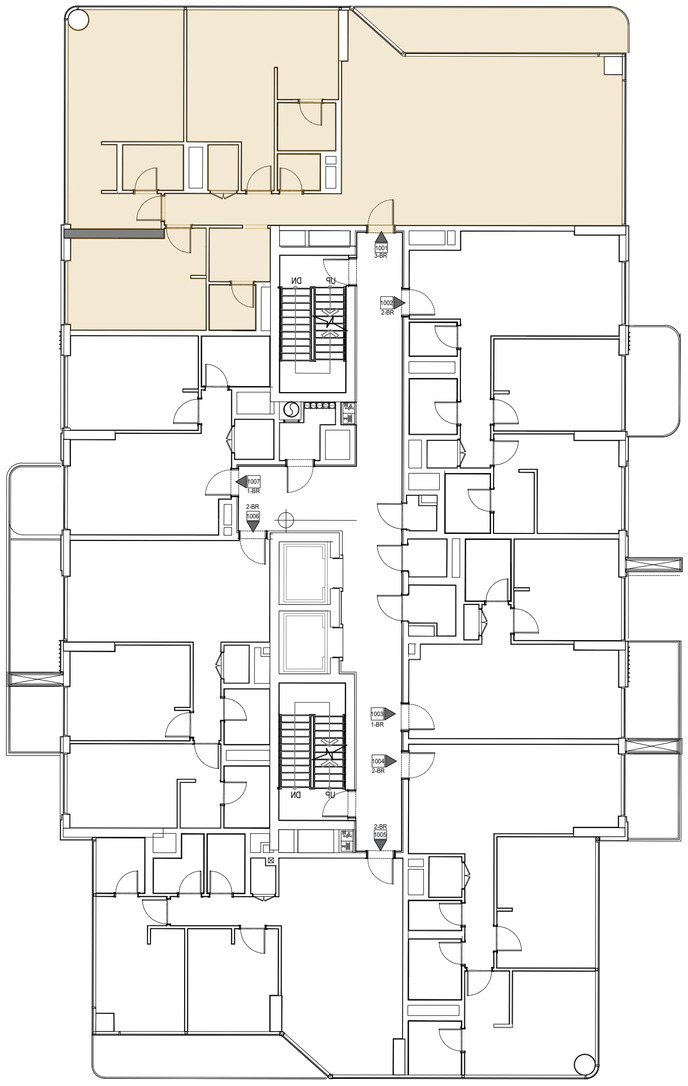
MALL

9TH FLOOR

C- TOWER

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

SEA



COMMUNITY

COMMUNITY

MALL

10TH FLOOR

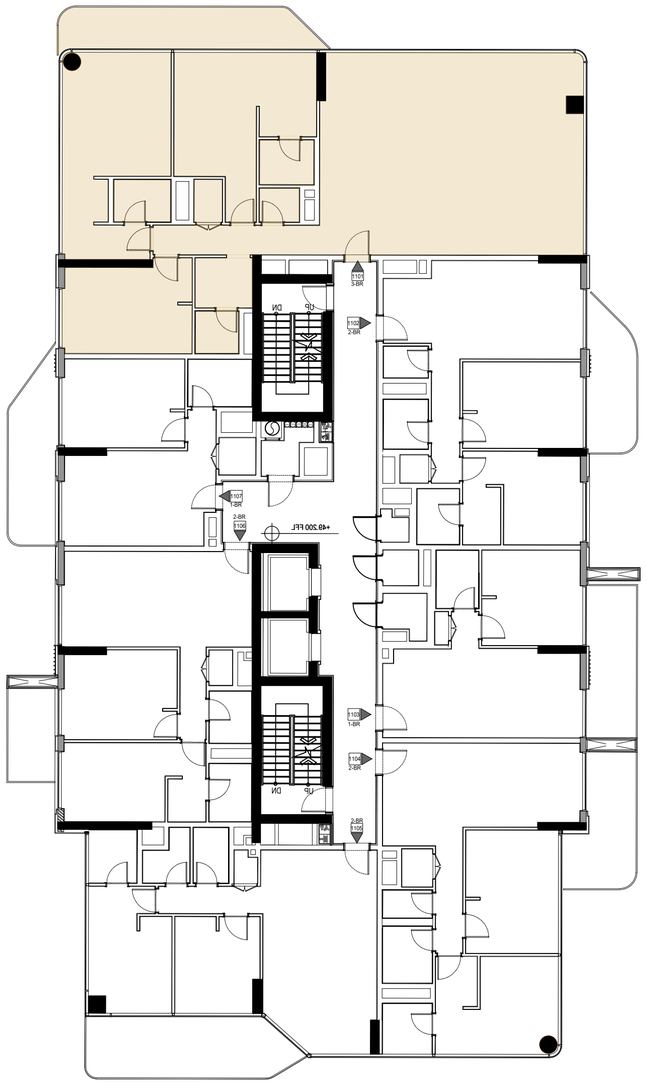
C- TOWER

	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

COMMUNITY



COMMUNITY

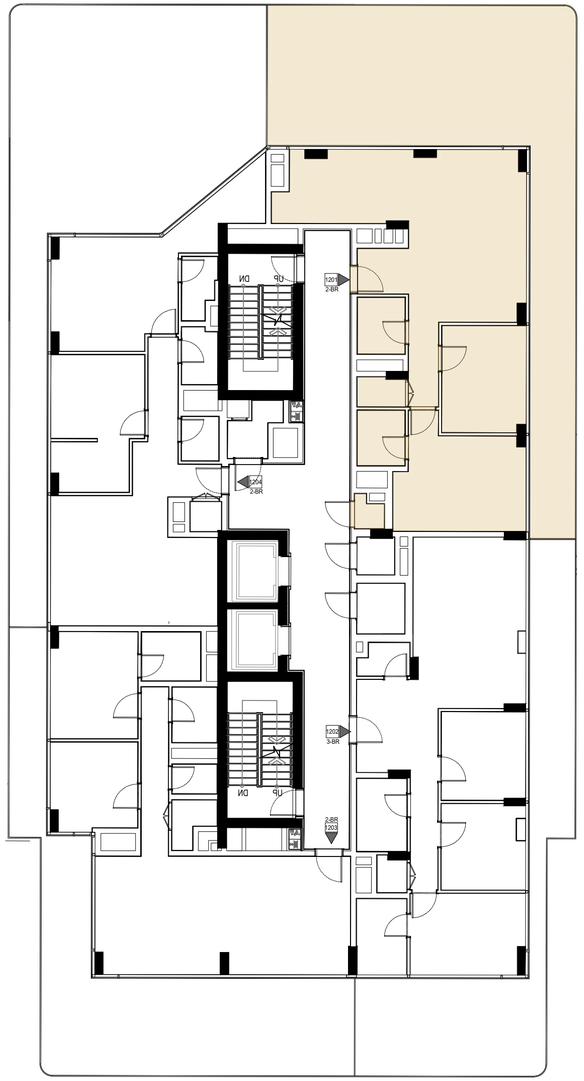
MALL

11TH FLOOR

C- TOWER

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

SEA



COMMUNITY

COMMUNITY

MALL

12TH FLOOR

C- TOWER

	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

EDGEWATER
RESIDENCES

info@mgs-development.ae
mgs-development.ae
edgewater-residences.ae

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