



FLORA ISLE
BEACHFRONT RESIDENCES

TECHNICAL BROCHURE



The Essence of **Elevated** Island Living

Flora Isle transcends the ordinary, blending the beauty of pristine beachfront living with exceptional amenities that nurture a balanced lifestyle.

Here, nature's grandeur meets thoughtful design, offering residents unrivaled access to wellness spaces and vibrant community hubs.

With every detail crafted to elevate the island experience, Flora Isle isn't just a place to live, it's the perfect sanctuary to call home.

Location Map



2 MINS

Island A
Yacht Marina



4 MINS

Island D Sports Country
Club House Course



5 MINS

Dubai Islands Mall



10 MINS

Island C
Golf Course



11 MINS

Waterfront Market



18 MINS

Dubai Festival City



18 MINS

Dubai International
Airport



25 MINS

Museum of the Future



31 MINS

Business Bay



35 MINS

Burj Khalifa &
Dubai Mall



40 MINS

Burj Al Arab



FLORA ISLE
BEACHFRONT RESIDENCES

Dubai Islands



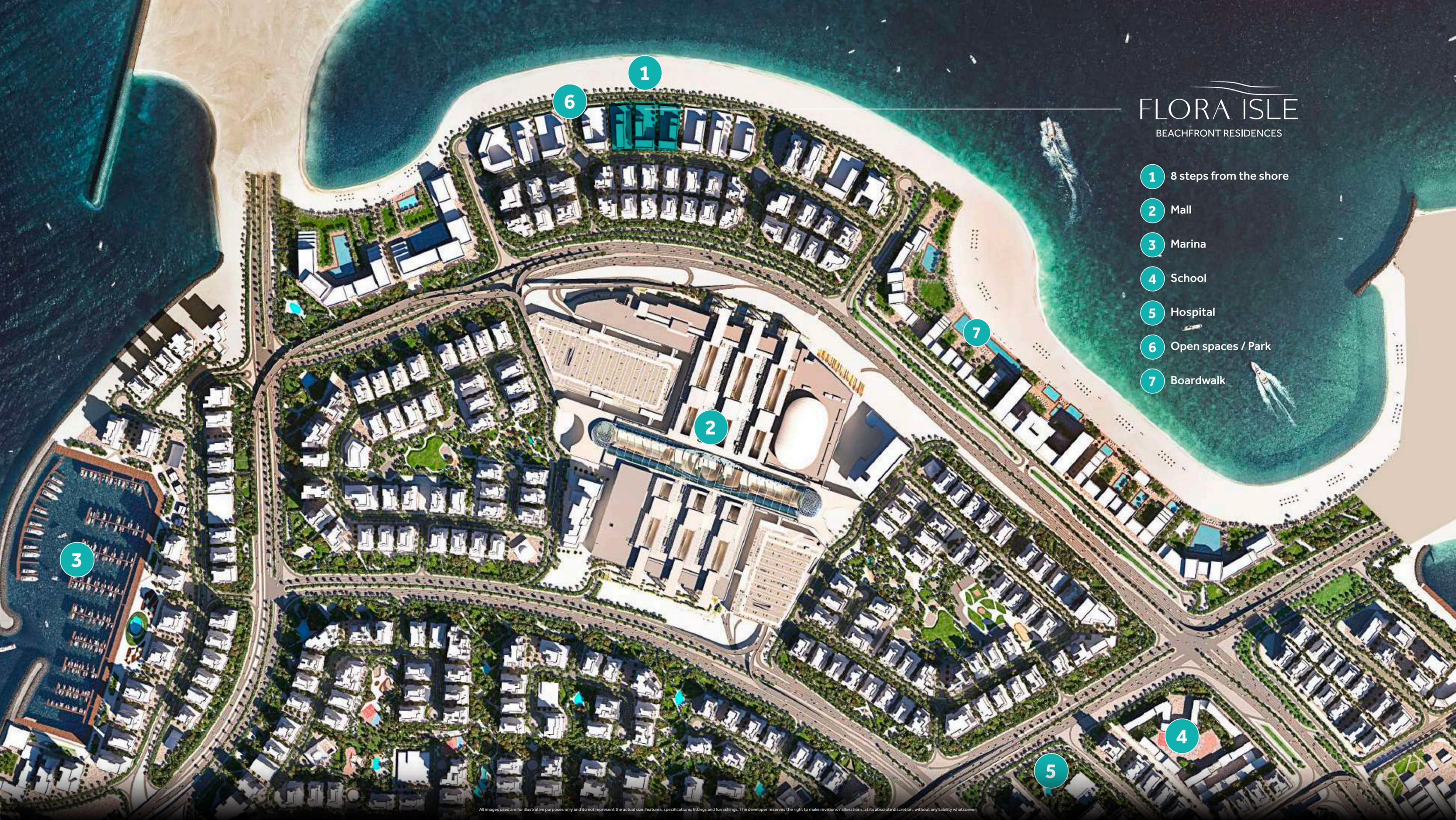
Dubai Islands Zones



FLORA ISLE

BEACHFRONT RESIDENCES

- 1 8 steps from the shore
- 2 Mall
- 3 Marina
- 4 School
- 5 Hospital
- 6 Open spaces / Park
- 7 Boardwalk



Site Masterplan

Plot Number	1010608
Plot Area	43,419.25 Sq. Ft.



Project Details

Project Name	FLORA ISLE
Developer	Flora Isle Real Estate Development L.L.C
Architect	Joe Tabet & Partners
Location	Dubai Islands
RERA Number	3440
Plot Number	1010608
Plot Area	43,419.25 Sq. Ft.
Height	B+G+7
Total Number of Units	251
Branded	No
Anticipated Service Fees	18 AED / Sq. Ft.
Anticipated Completion Date	Q2 2027
Elevators	2 Residential / 1 Service (Per Block)

Parking	1BR	1 Car Park
	2BR	1 Car Park
	3BR	2 Car Park

Unit Mix

Unit	Isle 1	Isle 2	Isle 3	Total Count	%	Indicative Range (sq.ft)	
						min	max
1BR	37	15	37	89	35%	750	900
2BR	51	38	51	140	56%	1,200	1,400
3BR	8	6	8	22	9%	2,000	3,000
Total	96	59	96	251	100%		



Amenities

Basement Floor

- 1  Adult's Entertainment Room
- 2  Indoor Squash Court

Ground Floor

- 3  Lobby
- 4  Indoor Kids Play Area
- 5  Multipurpose Room
- 6  Gym
- 7  Changing Room & Washrooms
- 8  Indoor Lounge
- 9  Toddler Splash Pool
- 10  Outdoor Kids Play Area
- 11  Garden Seating Area
- 12  Sea View Lounge
- 13  Lounges & Cabanas
- 14  Wellness Garden
- 15  Sunken Garden Seating
- 16  Hammock Garden
- 17  BBQ Area
- 18  Beach Volley Ball
- 19  Outdoor Gym
- 20  Yoga Pavilion
- 21  Running Track

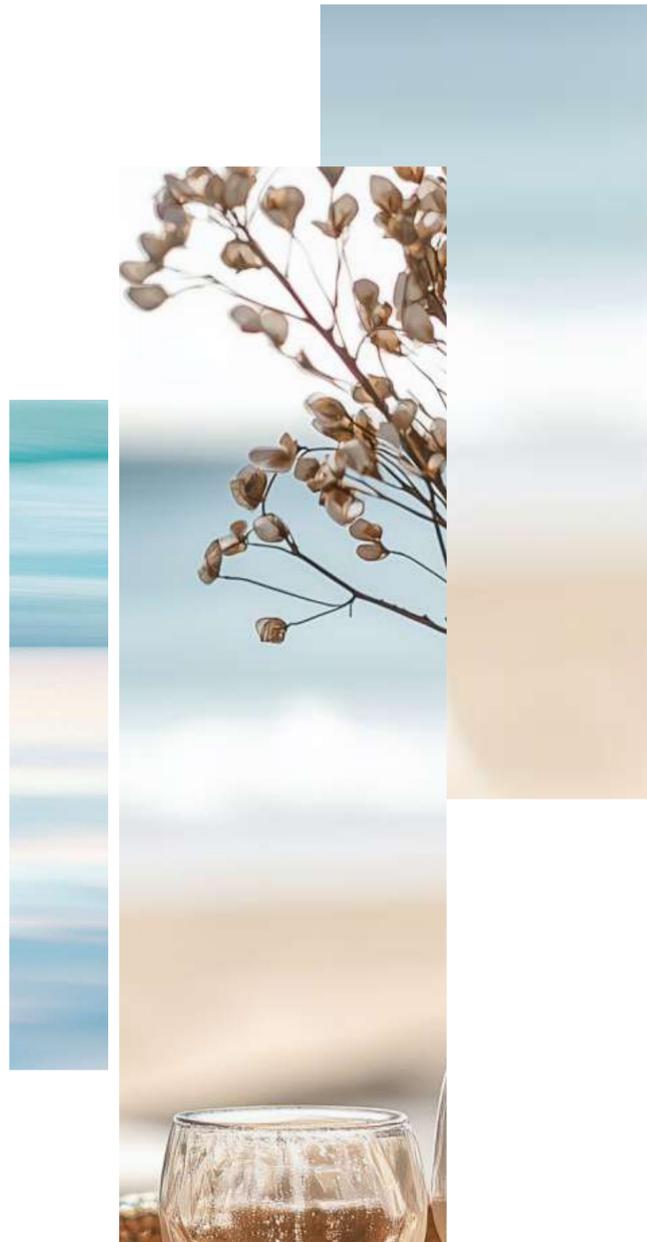
First Floor

- 22  Indoor Spa Relaxation Area
- 23  Urban Beach Deep Pool
- 24  Urban Beach Raised Lap Pool
- 25  Pool Deck Area



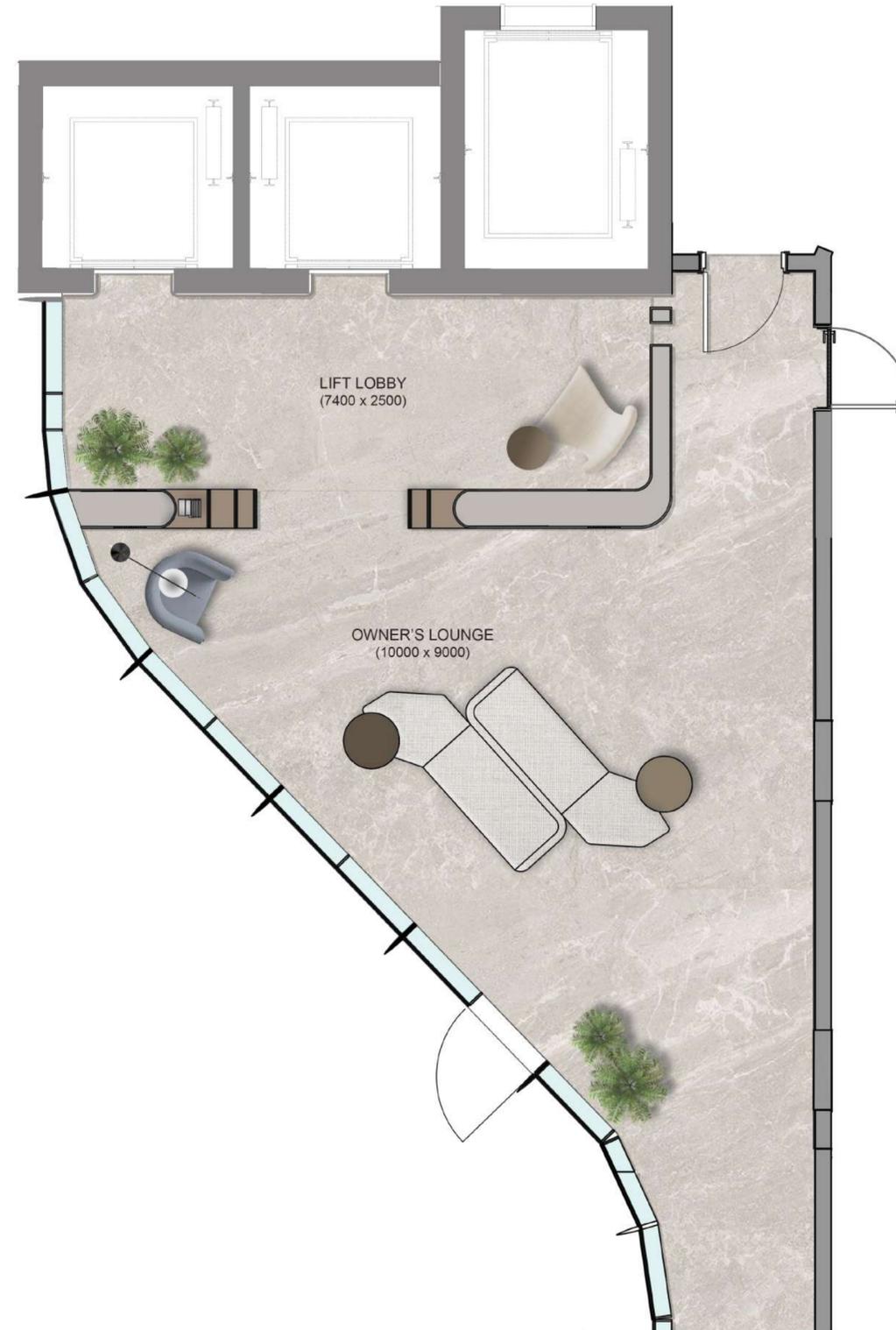
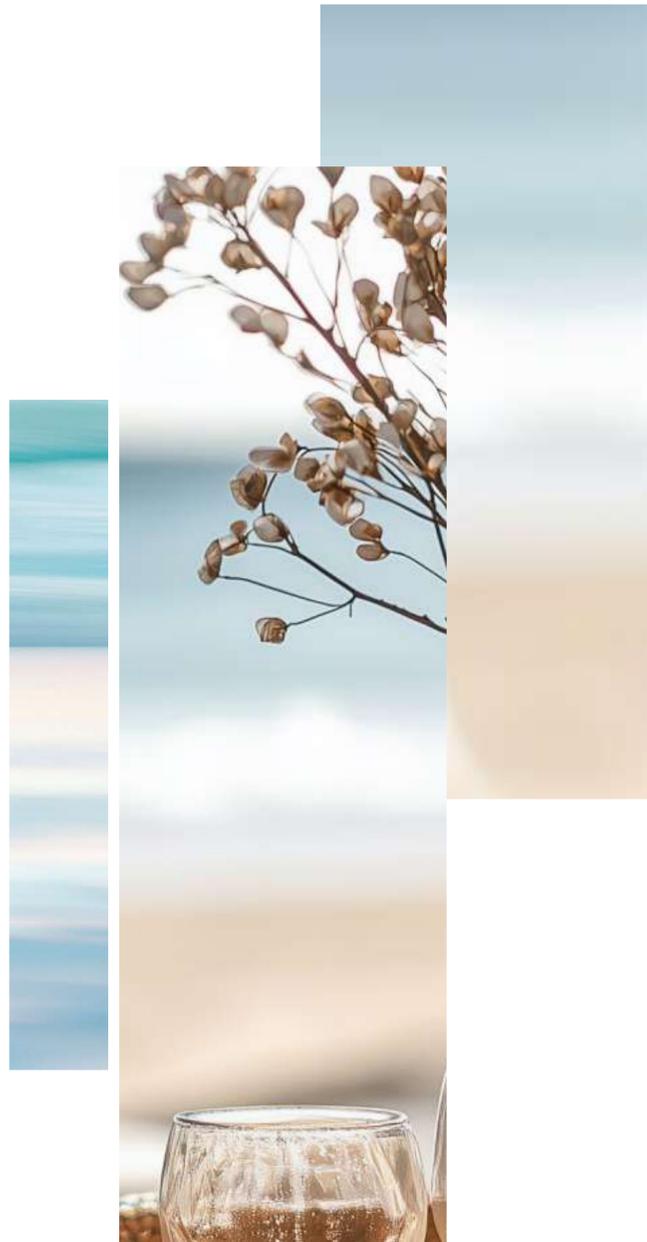
Main Lobby

Ground Floor - Indoor - Isle 2
1,743 Sqft.



Indoor Lounge

Ground Floor - Indoor - Isle 1 & 3
2,055 Sqft.



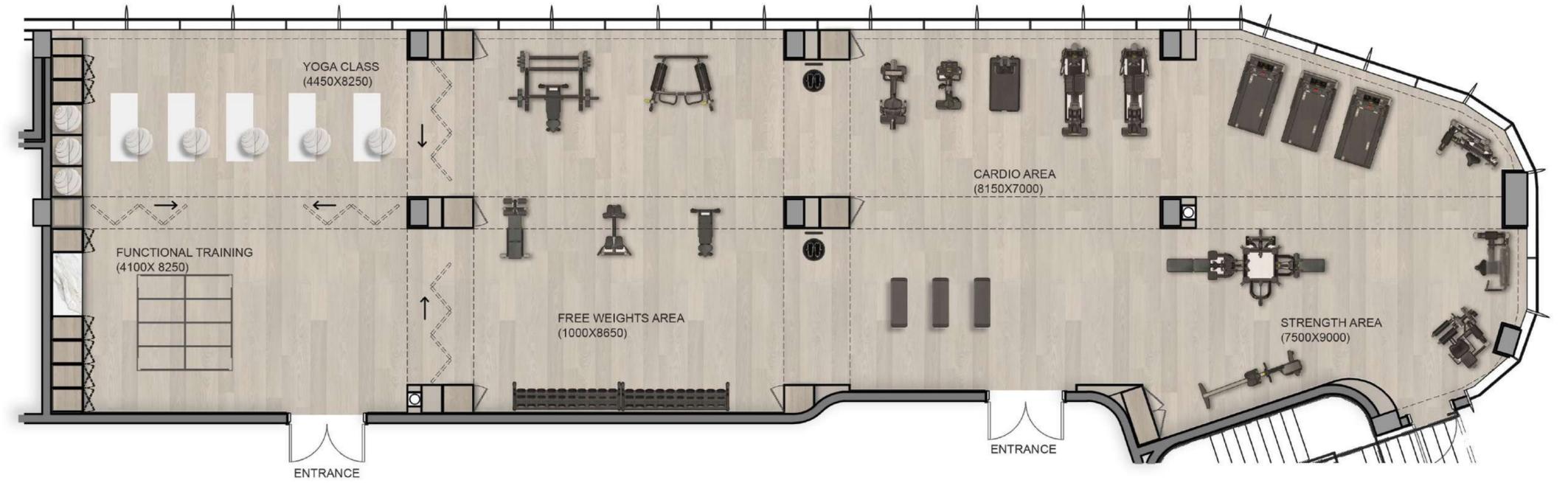
Adult's Entertainment Room

Basement Floor - Indoor
630 Sqft.



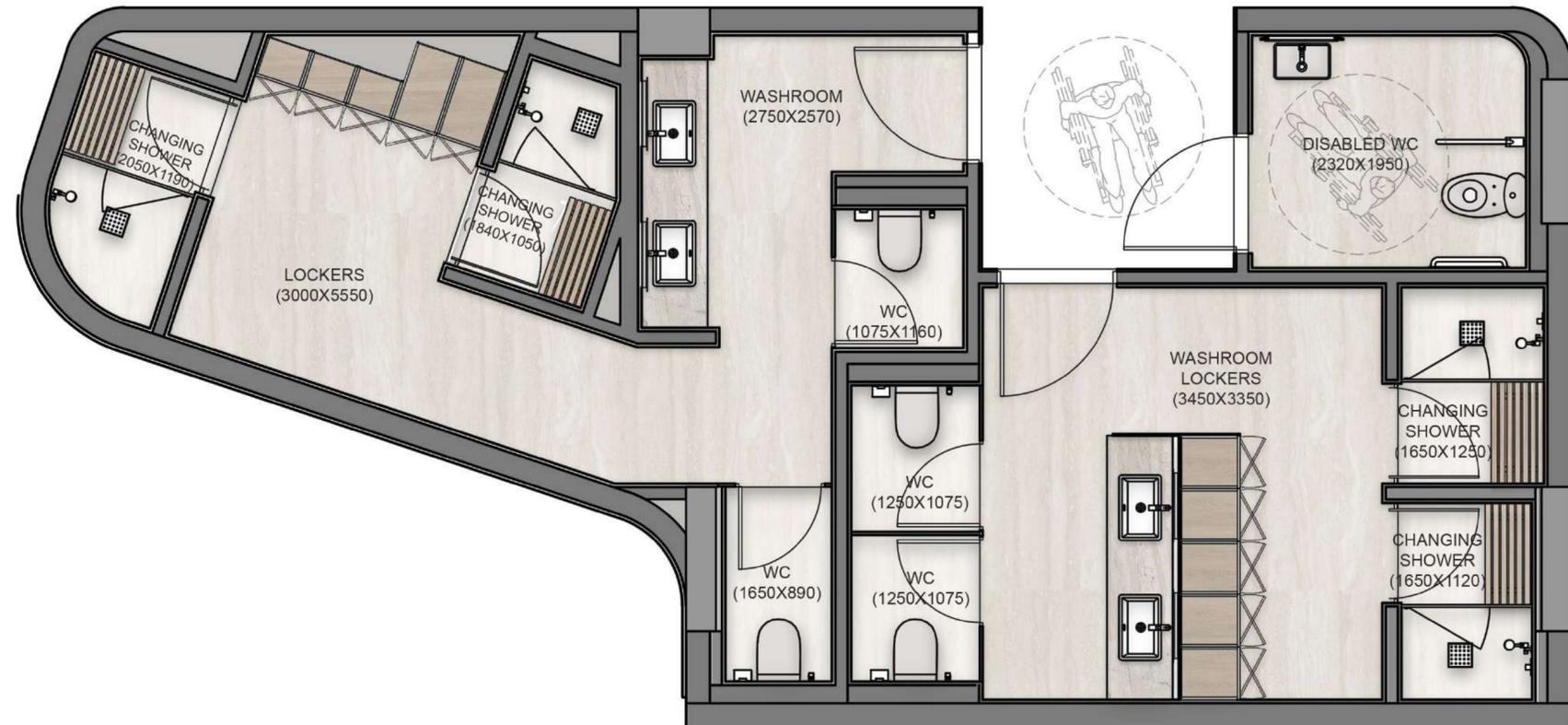
Gym

Ground Floor - Indoor - Isle 2
2,952 Sqft.



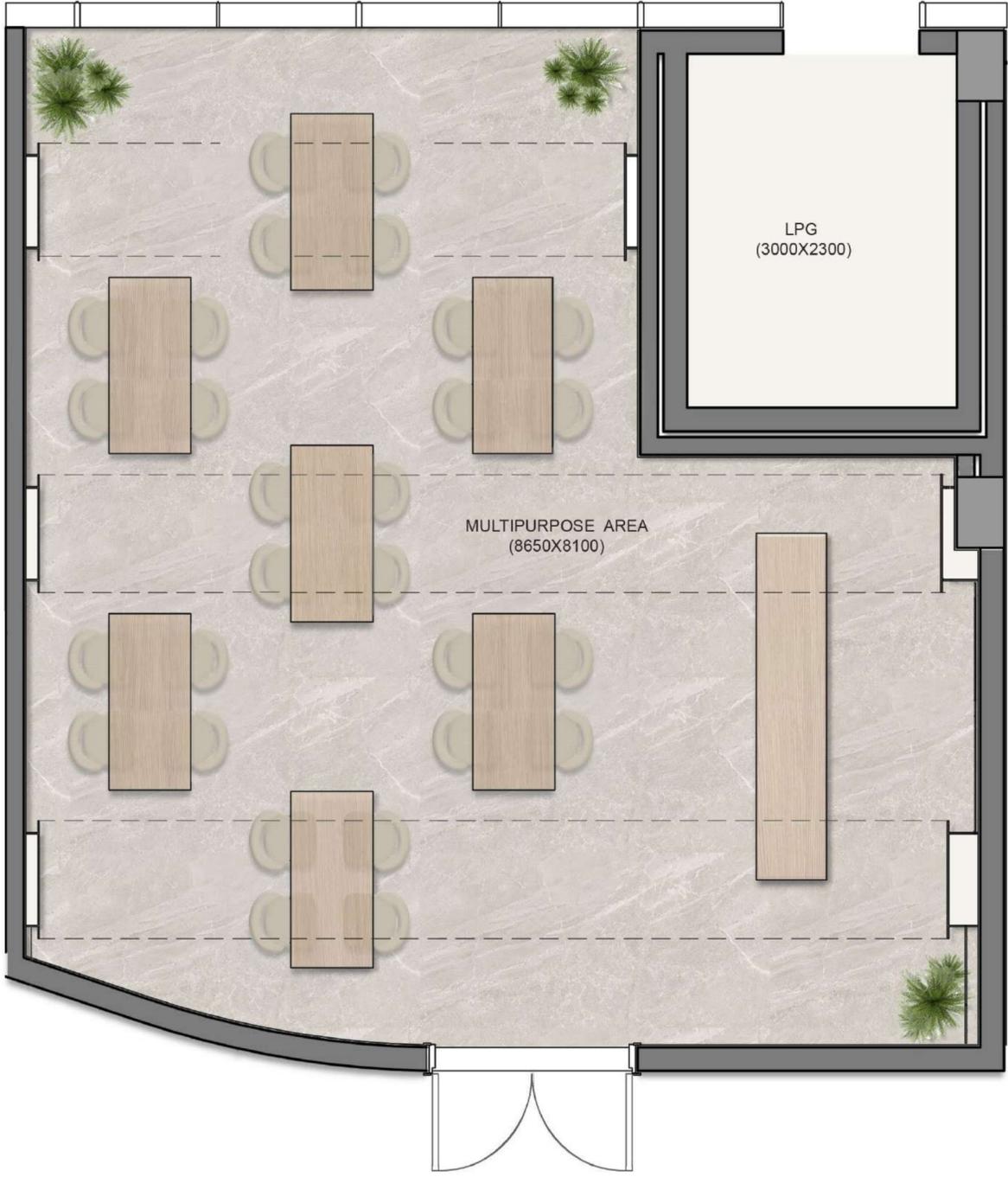
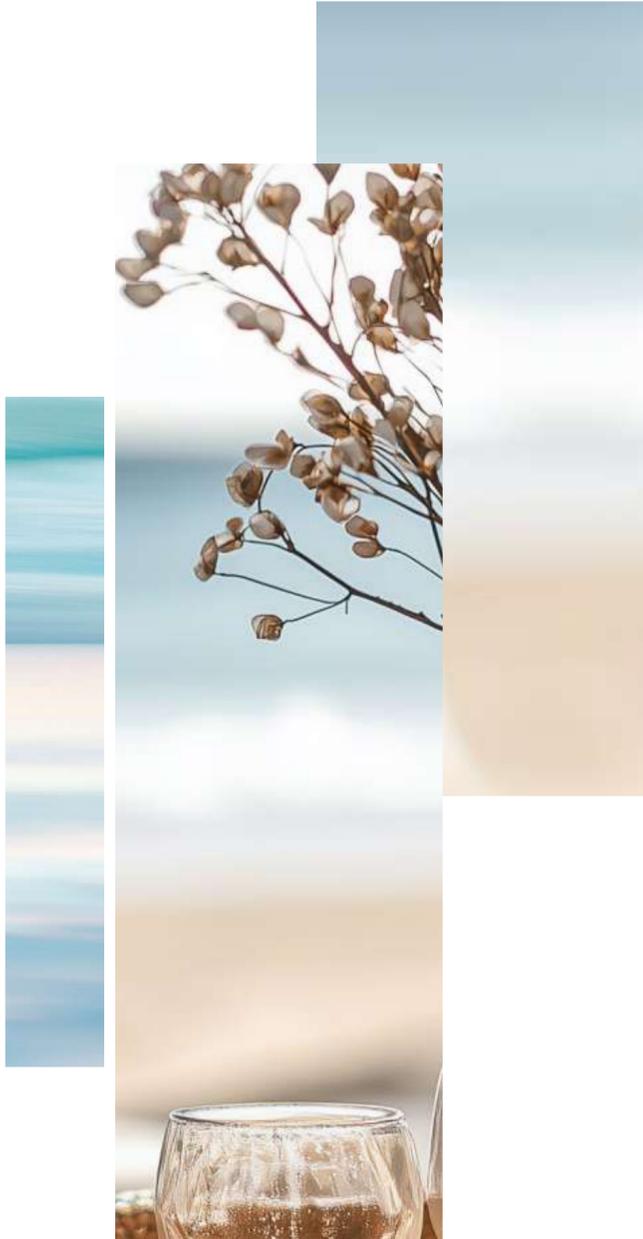
Changing Room & Washrooms

Ground Floor - Indoor - Isle 2
615 Sqft.



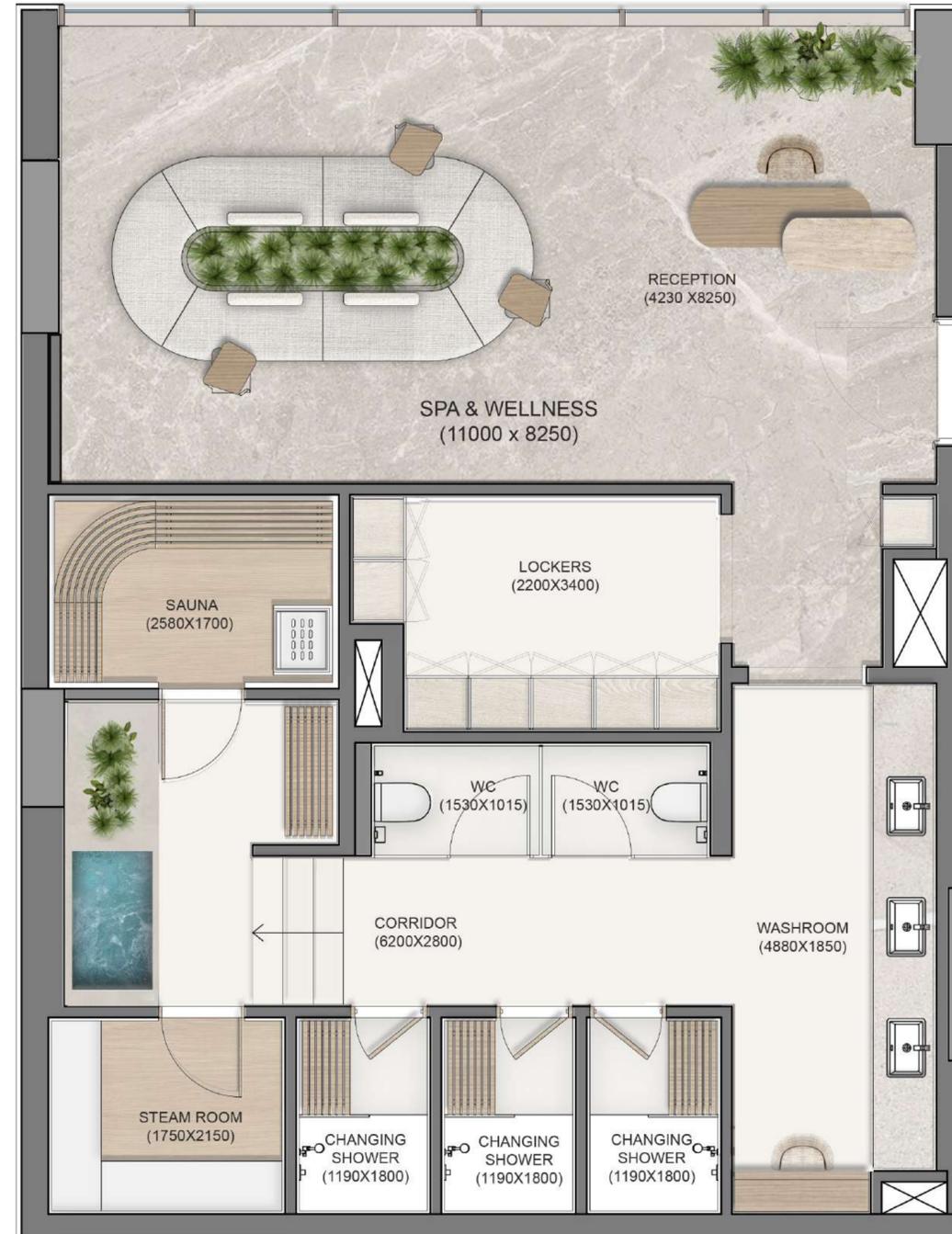
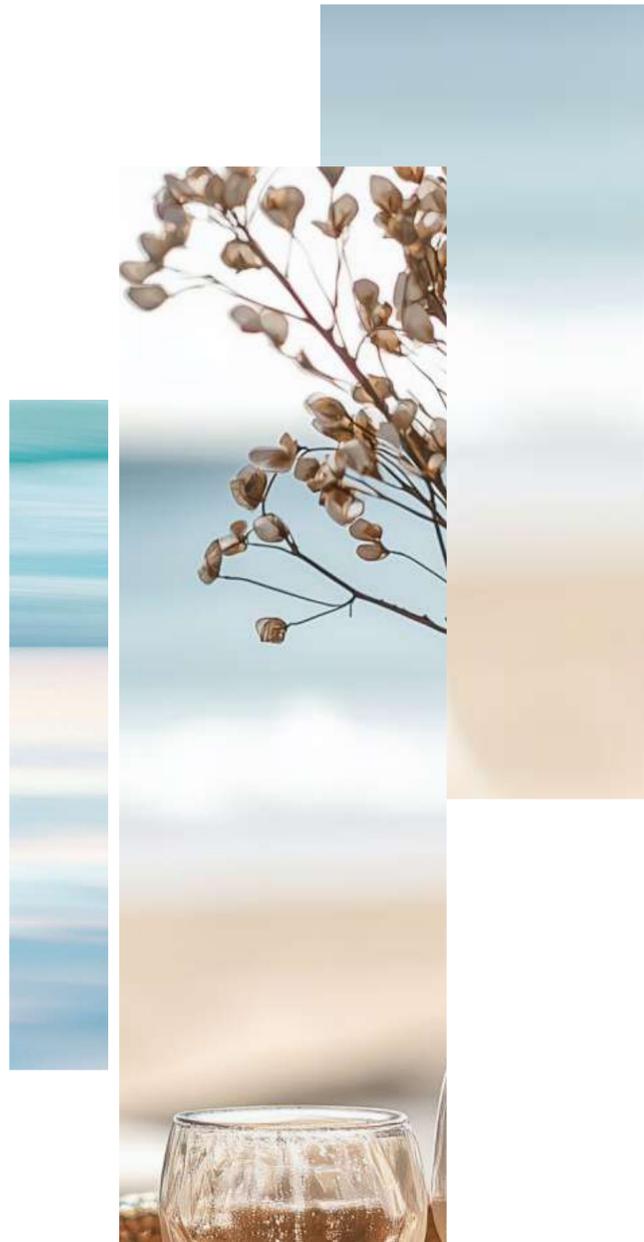
Multipurpose Room

Ground Floor - Indoor - Isle 2
633 Sqft.



Spa

First Floor - Indoor - Isle 2
1,055 Sqft.



Floor Plans

Building Configuration

Configurations are the same across all 3 Isles.



Ground Floor



Tower	Type	Count
Isle 1	1BR	0
	2BR	6
	3BR	1
Isle 2	1BR	1
	2BR	3
	3BR	0
Isle 3	1BR	0
	2BR	6
	3BR	1
Total		18

- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms



First Floor



Tower	Type	Count
Isle 1	1BR	5
	2BR	7
	3BR	1
Isle 2	1BR	2
	2BR	5
	3BR	0
Isle 3	1BR	5
	2BR	7
	3BR	1
Total		33

- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms



2nd to 5th Floor



Tower	Type	Count
Isle 1	1BR	5
	2BR	7
	3BR	1
Isle 2	1BR	2
	2BR	5
	3BR	1
Isle 3	1BR	5
	2BR	7
	3BR	1
Total		34

- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms



6th Floor



Tower	Type	Count
Isle 1	1BR	7
	2BR	5
	3BR	1
Isle 2	1BR	2
	2BR	5
	3BR	1
Isle 3	1BR	7
	2BR	5
	3BR	1
Total		34

- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms

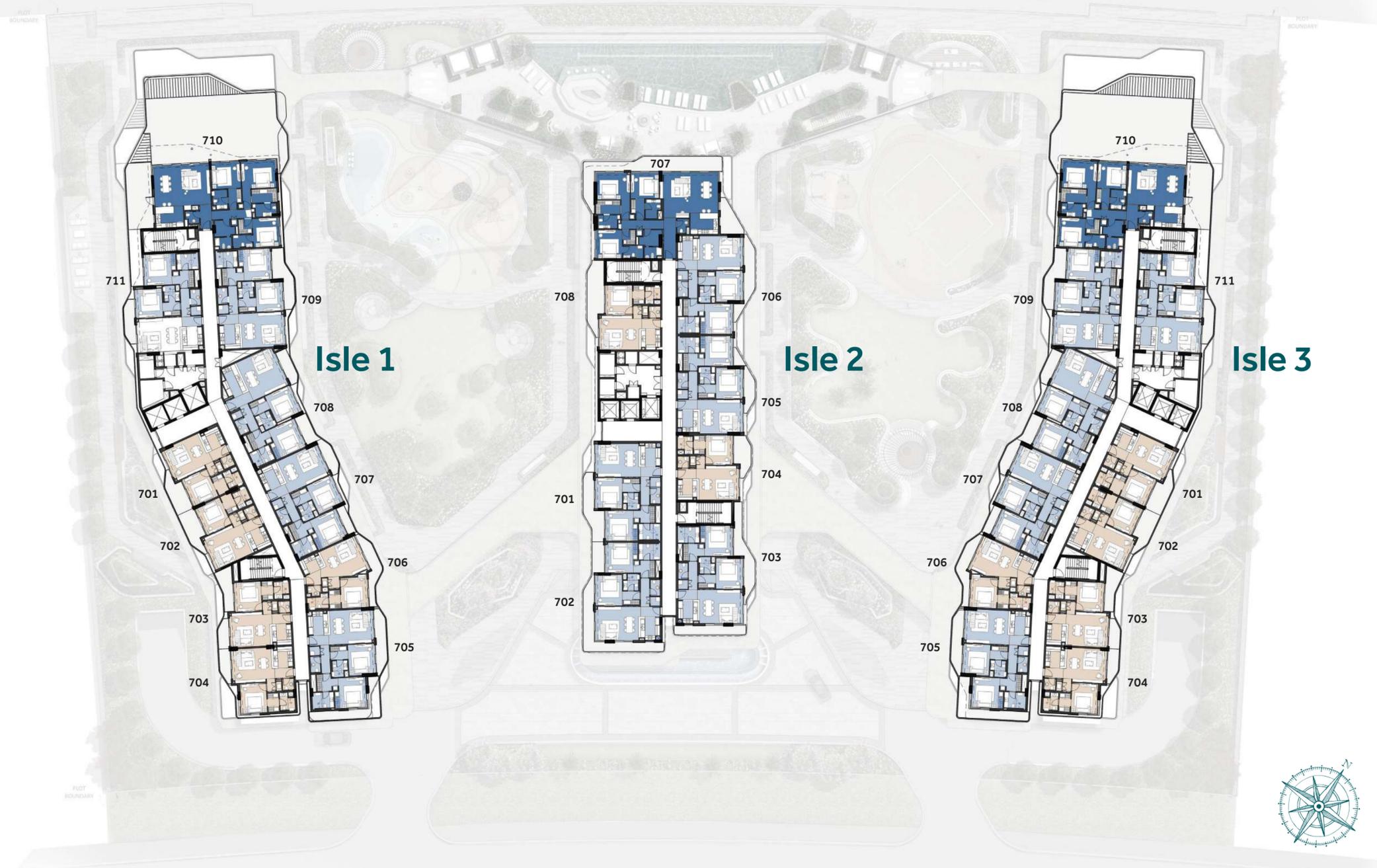


7th Floor



Tower	Type	Count
Isle 1	1BR	5
	2BR	5
	3BR	1
Isle 2	1BR	2
	2BR	5
	3BR	1
Isle 3	1BR	5
	2BR	5
	3BR	1
Total		30

- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms



Unit Plans

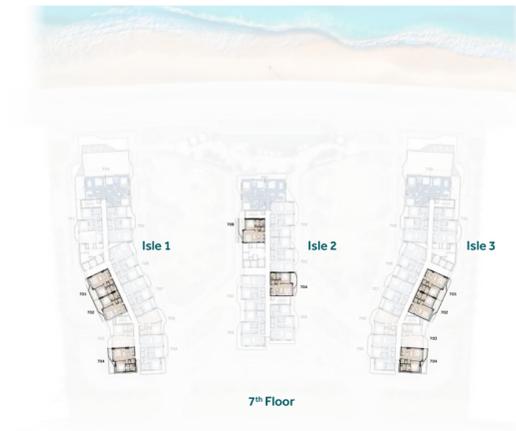
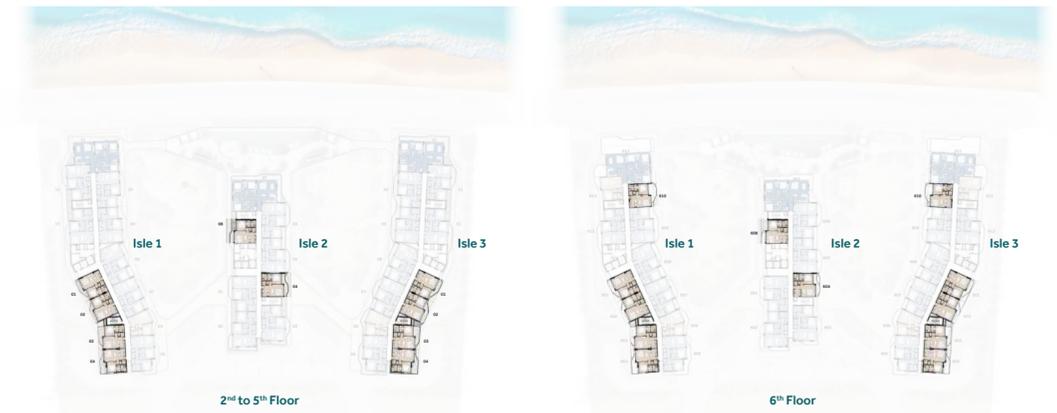
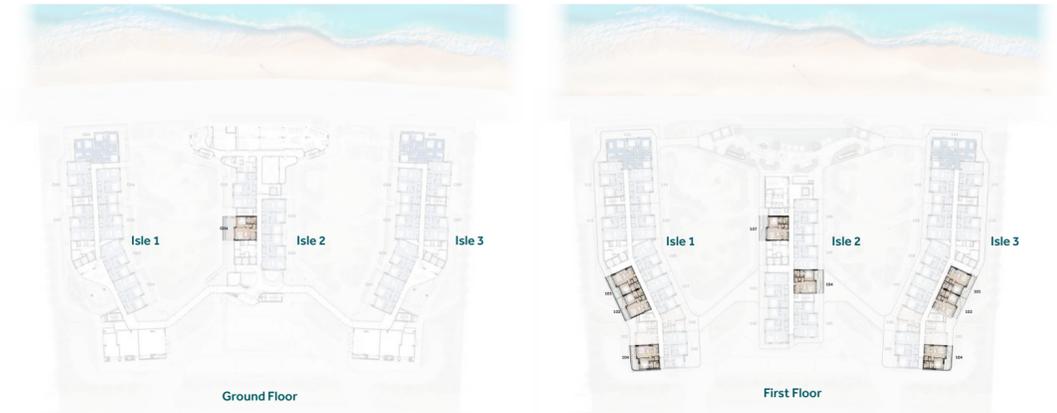
Material Board

1. **Master Bathroom** - Porcelain floor tile
2. **Powder Room**- Porcelain floor tile
3. **Living, Kitchen and Corridors apartments** - Porcelain floor tile
4. **Bedrooms** - Porcelain floor tile
5. **All Bathroom Walls** - Ivory matt Porcelain tile wall cladding
6. **All Bathroom Feature Walls** - PIETRA matt wall tile
7. **Master Bathroom Countertop** - Stone Trace Glade Slab
8. **Kitchen Wood** - Veneered Wood
9. **Kitchen High Counter Finish** - Wall Cladding wood Veneer fluted



1 Bedroom - Type 1

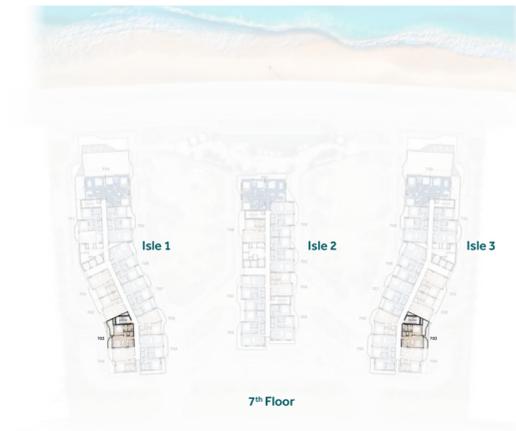
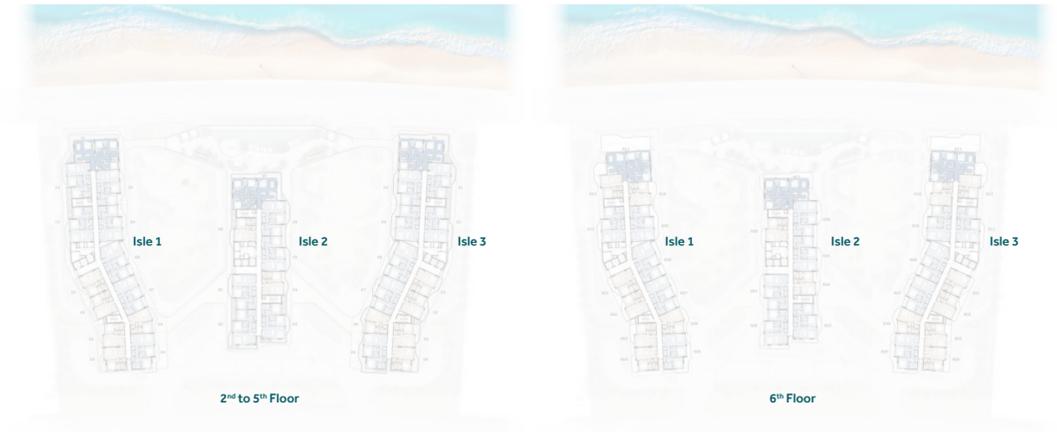
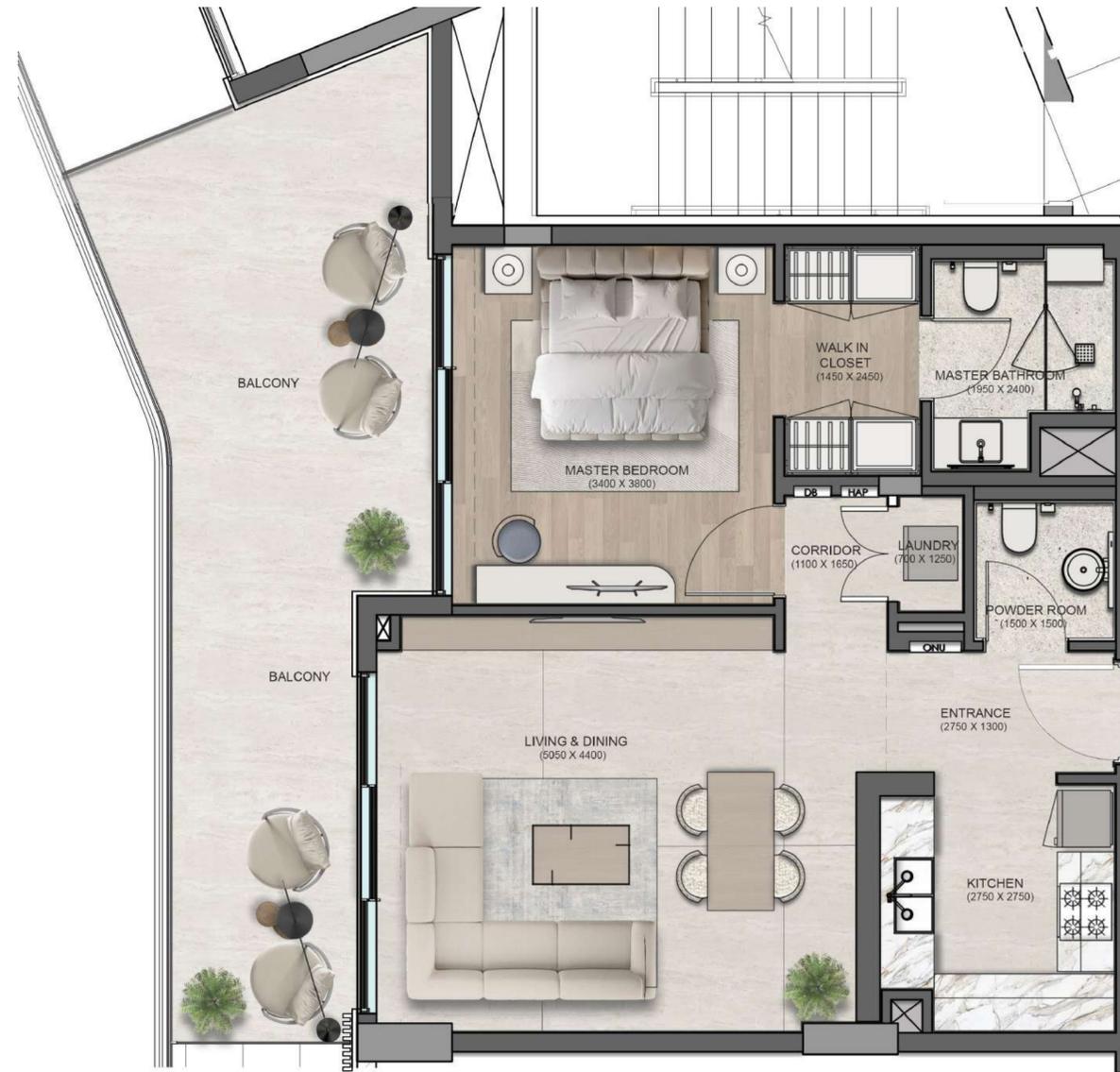
Area	Min - Max
Suite Area	681 - 695 Sqft.
Balcony Area	65 - 634 Sqft.
Total	750 - 1,326 Sqft.



Disclaimer: Balcony designs and sizes may vary from floor to floor and are subject to change based on final approved plans. Layouts may differ from units to units and in sizes. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

1 Bedroom - Type 2

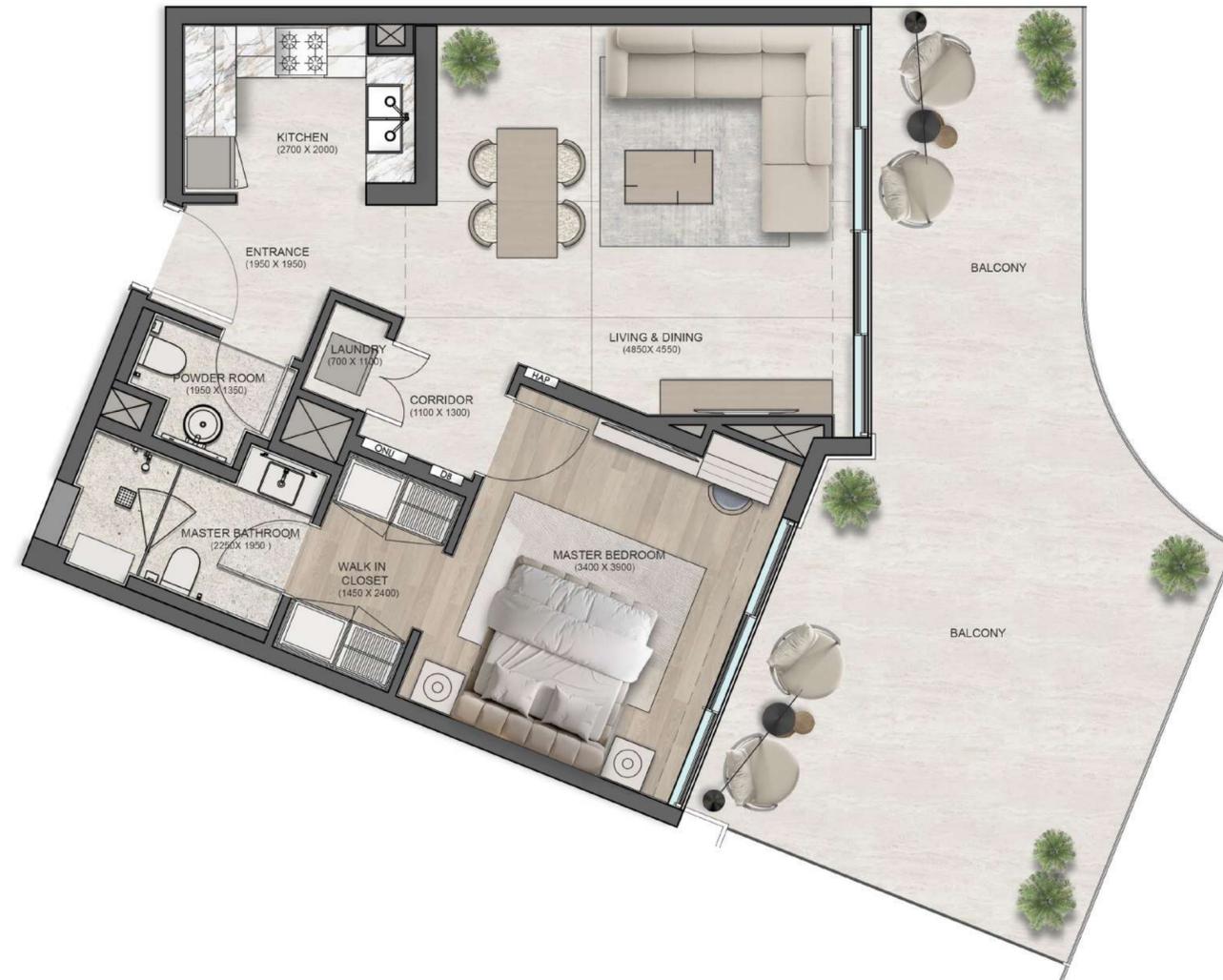
Area	Min - Max
Suite Area	691 - 691 Sqft.
Balcony Area	136 - 162 Sqft.
Total	828 - 854 Sqft.



Disclaimer: Balcony designs and sizes may vary from floor to floor and are subject to change based on final approved plans. Layouts may differ from units to units and in sizes. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

1 Bedroom - Type 3

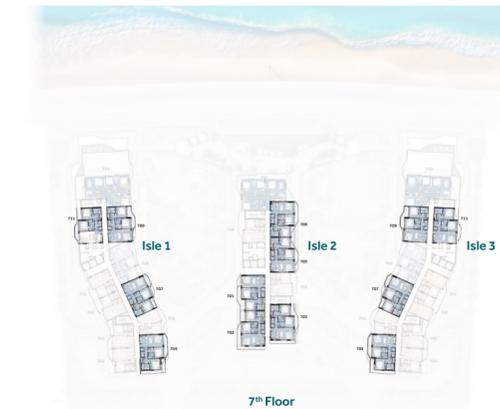
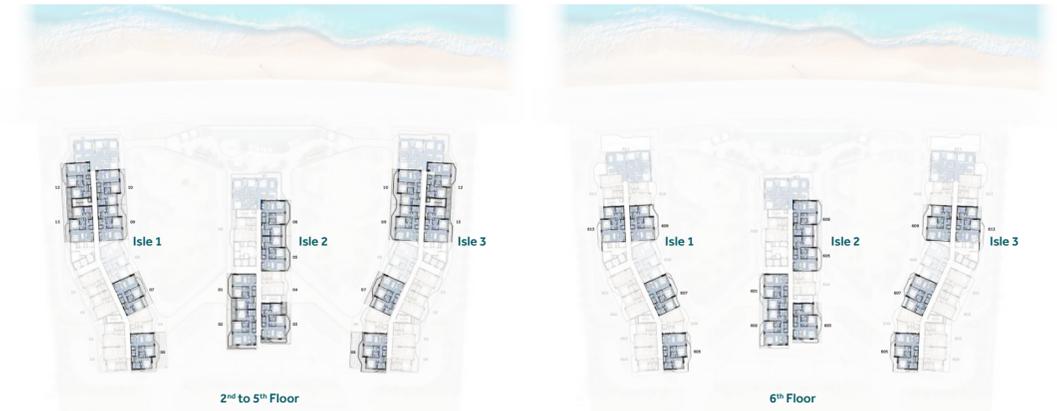
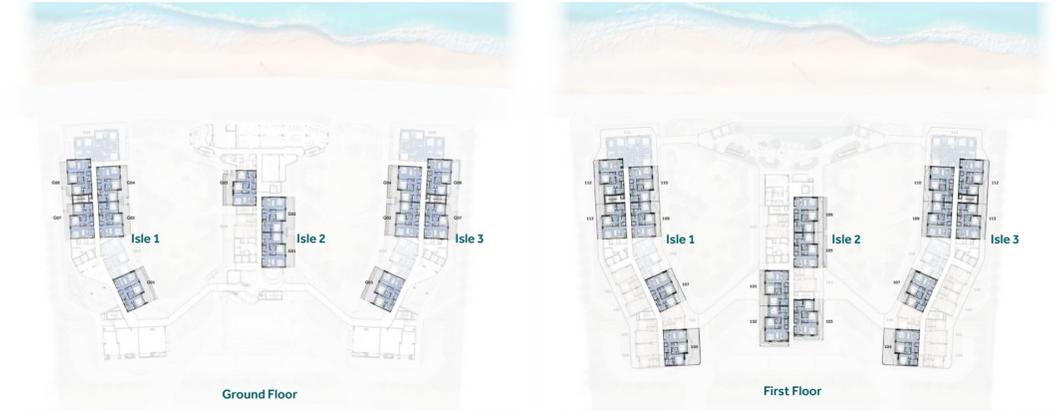
Area	Min - Max
Suite Area	695 - 695 Sqft.
Balcony Area	133 - 427 Sqft.
Total	828 - 1,122 Sqft.



Disclaimer: Balcony designs and sizes may vary from floor to floor and are subject to change based on final approved plans. Layouts may differ from units to units and in sizes. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

2 Bedroom - Type 1

Area	Min - Max
Suite Area	1,061 - 1,127 Sqft.
Balcony Area	107 - 684 Sqft.
Total	1,182 - 1,760 Sqft.



Disclaimer: Balcony designs and sizes may vary from floor to floor and are subject to change based on final approved plans. Layouts may differ from units to units and in sizes. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

2 Bedroom - Type 2

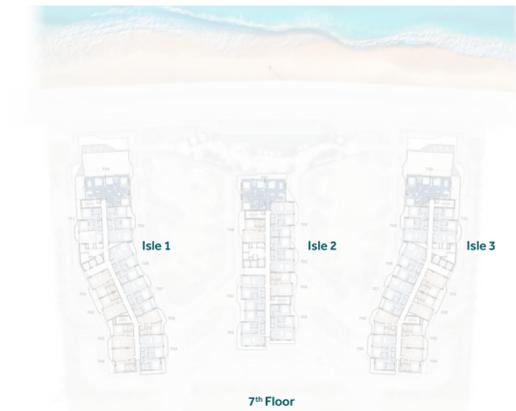
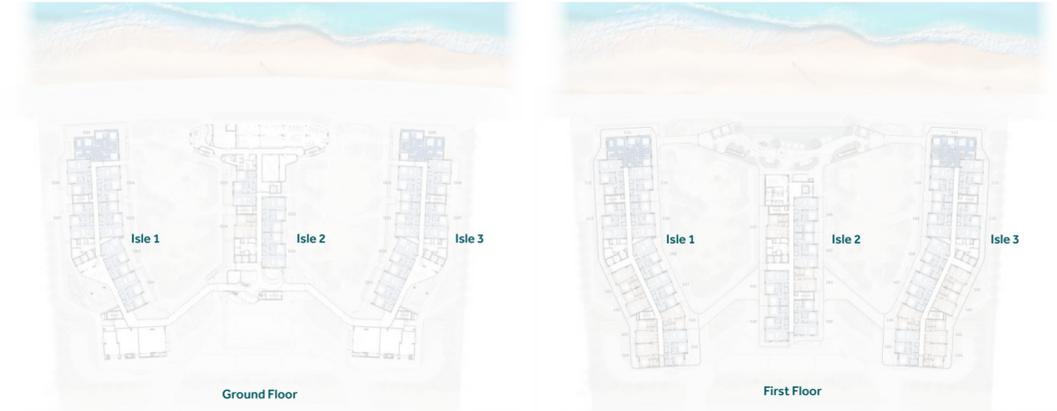
Area	Min - Max
Suite Area	1,126 - 1,127 Sqft.
Balcony Area	152 - 518 Sqft.
Total	1,280 - 1,645 Sqft.



Disclaimer: Balcony designs and sizes may vary from floor to floor and are subject to change based on final approved plans. Layouts may differ from units to units and in sizes. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

3 Bedroom - Type 1

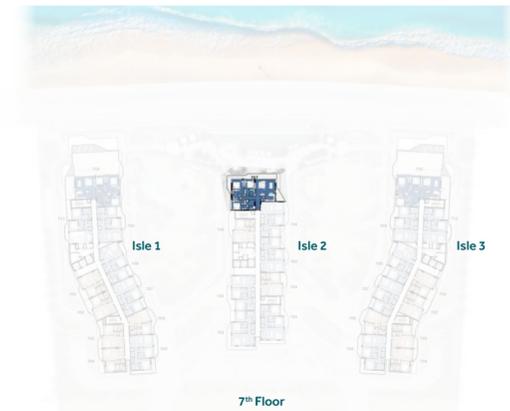
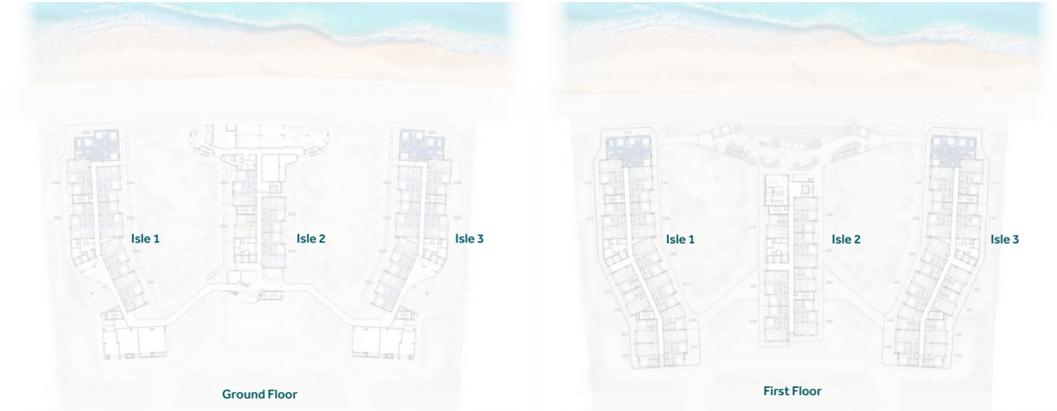
Suite Area	1,710 Sqft.
Balcony Area	1,247 Sqft.
Total	2,957 Sqft.



Disclaimer: Balcony designs and sizes may vary from floor to floor and are subject to change based on final approved plans. Layouts may differ from units to units and in sizes. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

3 Bedroom - Type 2

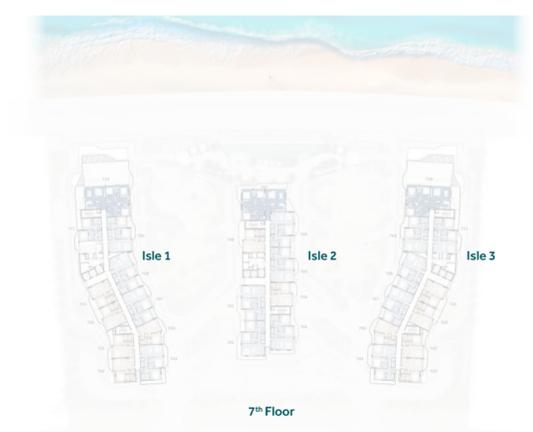
Area	Min - Max
Suite Area	1,711 - 1,712 Sqft.
Balcony Area	385 - 464 Sqft.
Total	2,096 - 2,176 Sqft.



Disclaimer: Balcony designs and sizes may vary from floor to floor and are subject to change based on final approved plans. Layouts may differ from units to units and in sizes. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

3 Bedroom - Type 3

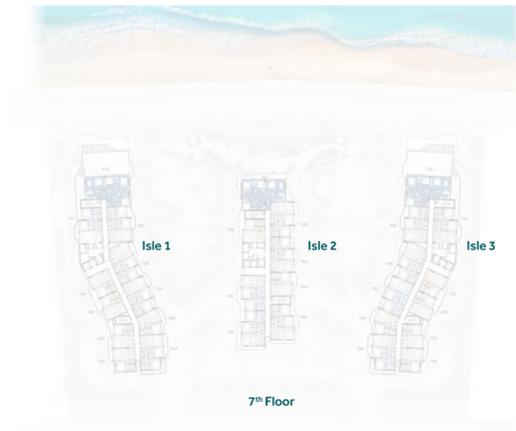
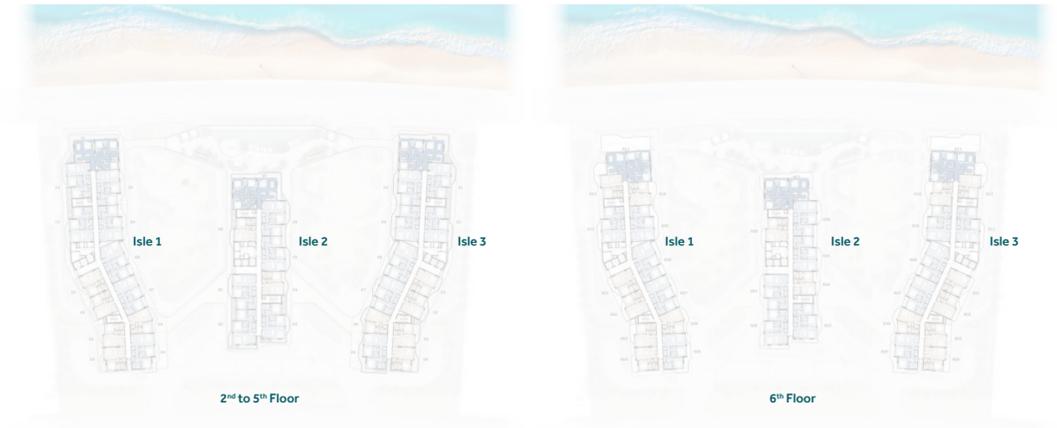
Area	Min - Max
Suite Area	1,711 - 1,712 Sqft.
Balcony Area	405 - 1,919 Sqft.
Total	2,103 - 3,583 Sqft.



Disclaimer: Balcony designs and sizes may vary from floor to floor and are subject to change based on final approved plans. Layouts may differ from units to units and in sizes. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

3 Bedroom - Type 4

Area	Min - Max
Suite Area	1,659 - 1,659 Sqft.
Balcony Area	1,739 - 1,742 Sqft.
Total	3,398 - 3,401 Sqft.



Disclaimer: Balcony designs and sizes may vary from floor to floor and are subject to change based on final approved plans. Layouts may differ from units to units and in sizes. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



CENTURION

Building Tomorrow's **Urban Legacy**

Centurion Developers is transforming urban landscapes with innovative, sustainable real estate solutions. Guided by a commitment to integrity and customer satisfaction, we create vibrant communities that exceed expectations, deliver lasting value, and seamlessly blend modern design with environmental responsibility.

Our vision goes beyond construction - we aim to enhance lives, build resilient cities, and leave a legacy of thriving, connected living spaces.





FLORA
REALTY

Projects Rooted In **Sustainability**

At Flora Realty, we transcend conventional real estate development by merging innovation, meticulous planning, and sustainable practices to create spaces that are as meaningful as they are enduring. Our journey begins with strategic land acquisition, comprehensive market research, and detailed feasibility analysis. It continues with innovative design, precise planning, and exceptional construction, ensuring every project reflects our unwavering commitment to excellence.

Our marketing and sales strategies are crafted to ensure that our developments resonate deeply with those who choose them as their homes, creating spaces that inspire and connect.

Flora Realty is proud to be a part of the Flora Group, building on the legacy of Flora Hospitality, a trusted and celebrated name in the hospitality industry for over 25 years. Known for excellence across the UAE and India, Flora Hospitality has set benchmarks in quality, service, and customer trust. With this strong foundation, Flora Realty carries forward the same values into real estate development, blending innovation with a legacy of reliability and trust.

We are dedicated to ensuring that our projects embody cutting-edge technology, sustainability, and timeless appeal. At Flora Realty, we don't just build structures; we craft experiences that enrich lives, enhance communities, and leave a lasting impact—reflecting our commitment to creating a harmonious world for generations to come and fostering a world in harmony."



Design a Better **World**

JT & Partners (JT+P) is a global consultancy offering architecture, planning, engineering, project management, and cost consultancy services.

Specializing in hospitality, residential, commercial, and mixed-use projects, we combine international design standards with local expertise.

Our creative, collaborative team has a proven track record in delivering complex projects worldwide.

- Paris Design Awards 2021
- Architecture Leaders Awards 2021
- INDEX Design Awards 2021
- Middle East Consultants Awards 2020
- International Loop Award





Award-Winning **Design**

Design
Middle East

Residential Project Of The Year 2024
Flora Isle, Dubai Islands
Jt+Partners





FLORA ISLE
BEACHFRONT RESIDENCES

