









LOCATION

The prime location of Edgewater Residences also provides residents with easy access to a range of amenities and services.



10 mins

Dubai International Airport



20 mins

The Burj Khalifa



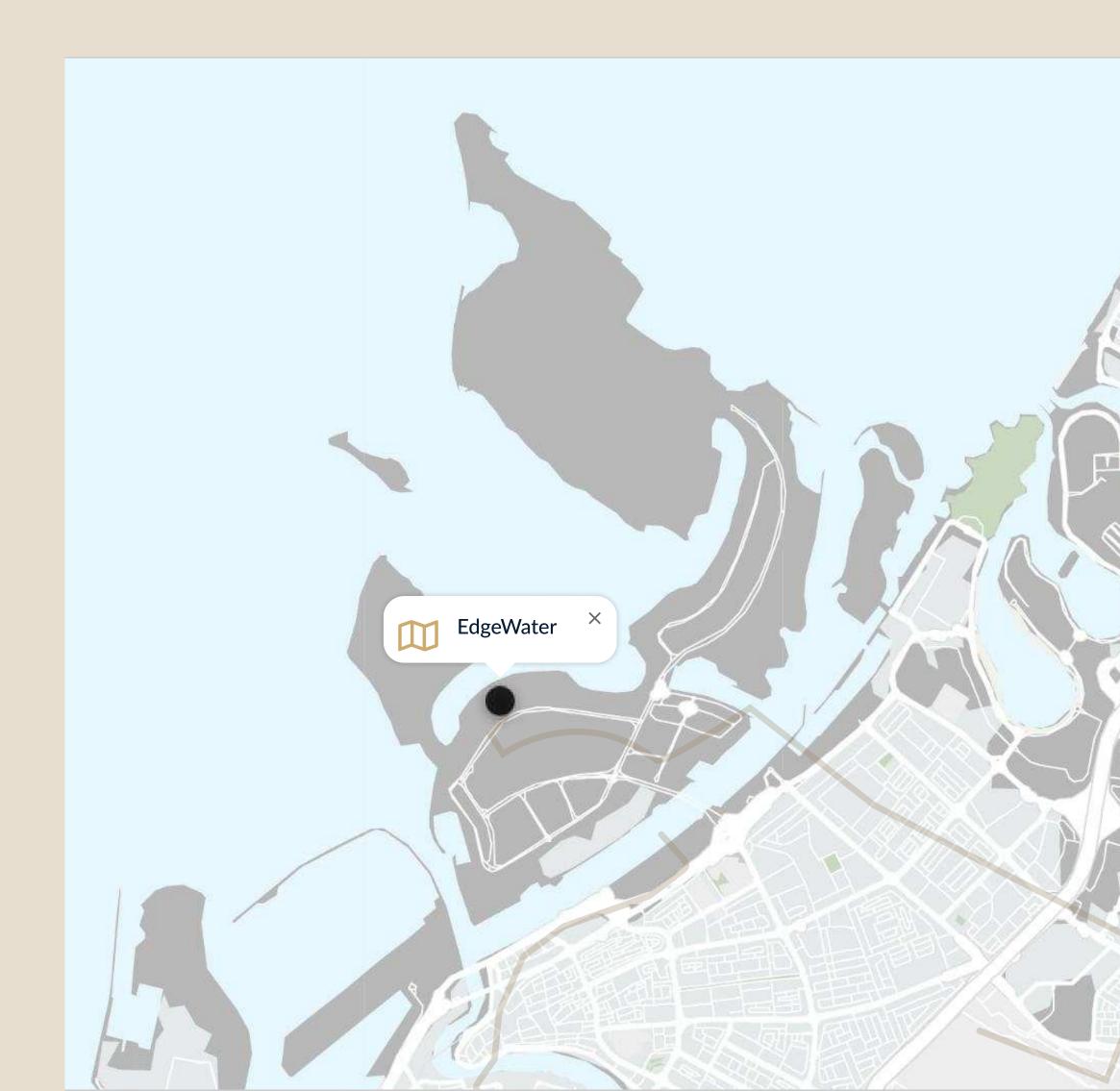
20 mins

Dubai Mall



25 mins Burj Al Arab





ABOUT PROJECT



RESIDENCES







AMENITIES













APARTMENTS





Refined from the moment of arrival.

Each of the bespoke residential towers of Edgewater Residences feature an elegant lobby with beautiful furnishings. Safe and monitored, the lobbies feature 24/7 security.









Open the doors to luxury living with EDGEWATER RESIDENCES

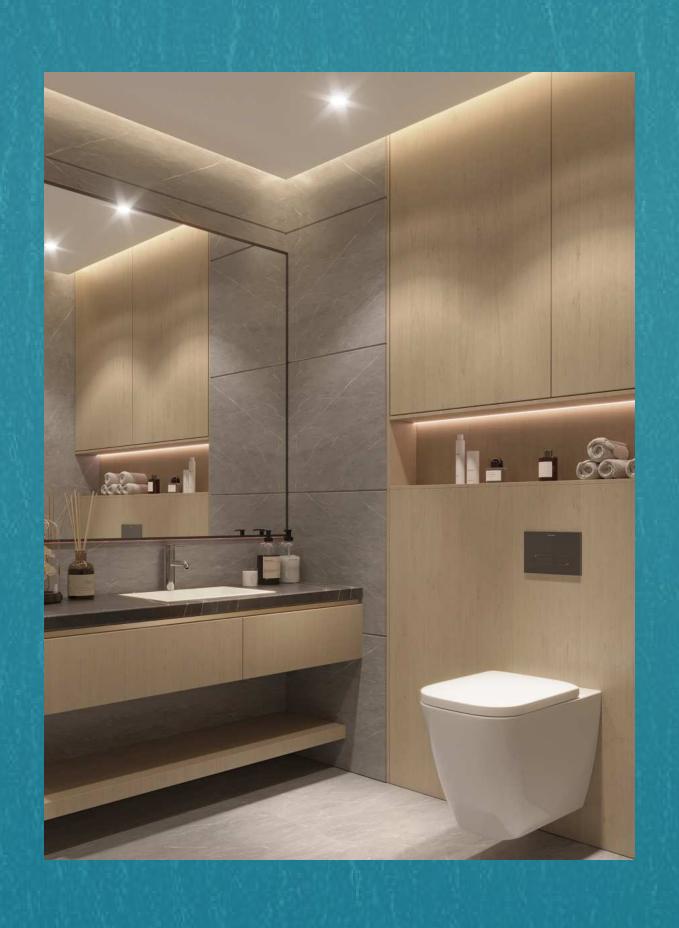
Exclusive Apartments in the Heart of the Dubai Archipelago.



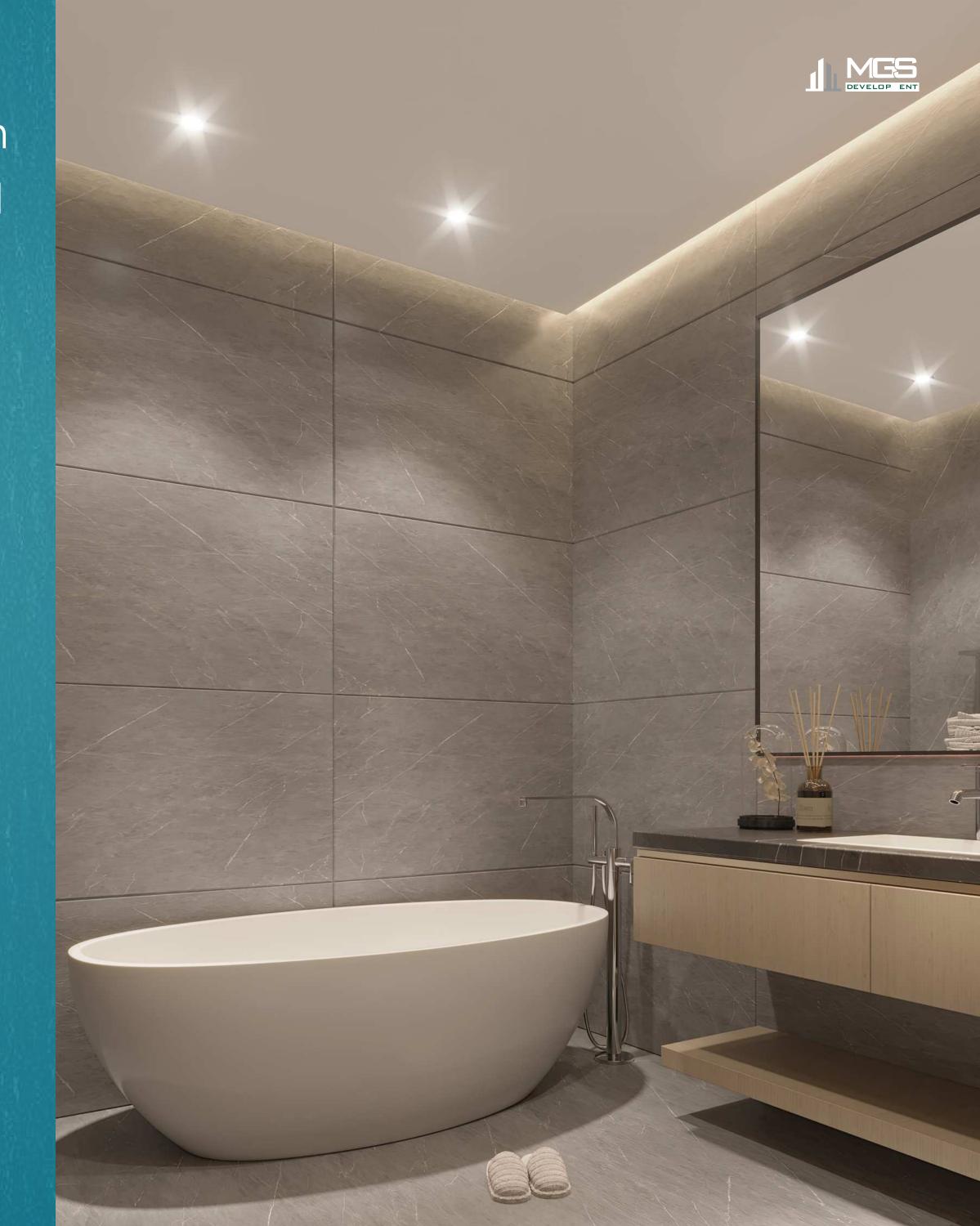




Create your COZY RETREAT with our MODERN INTERIOR DESIGN











CONVENIENT
PAYMENT
PLAN

Down payment

10%

First payment

10%

Second payment

5%

Third payment

5%

Fourth payment

10%

Fifth payment

5%

Sixth payment

5%

Seventh payment

5%

Eighth payment

5%

Final payment on Handover

40%





Why Dubai?



Zero income tax



100% foreign ownership



Safe and secure environment



World-class infrastructure



Strong capital appreciation



Stable currency pegged to USD



About Developer

MGS Development is quickly becoming a standout name in UAE's real estate scene. We are known for creating stylish, high-quality project Edgewater Residences that offers a touch of waterfront living luxury.

As we roll out the second phase of our latest project, we are also looking ahead with exciting plans for more developments across the UAE. Our fresh approach and ambitious vision are set to leave a lasting mark on the region's property market.

Our Partners

We work only with reliable partners

Consultant: **ARACO**

Abdul Rahim Architecture Consultants

One of the leading consultants in design, supervision and project management in the UAE.

Foundation: **DELTA Foundation**

One of the experienced companies in the geotechnical field through a diverse range of buildings and construction projects across the Middle East.

Main contractor: **ABC**

Ancient Builders Constructions LLC

Company shows its leadership and expertise in design, steel structure, building contracting & engineering consultancy across UAE.





Edgewater Residences II by MGS Development

Key Facts

Property type	Residental
Location	Dubai Islands
Prices	Starting from AED 1,574,342
Sizes	Starting from 724 sq.ft.
Development status	Estimated handover Q3 2026
Number of floors	G+2P+12
Number of units	97
Type of units	1, 2, 3 - bedroom apartments





Exceptional Lifestyle

80+

9

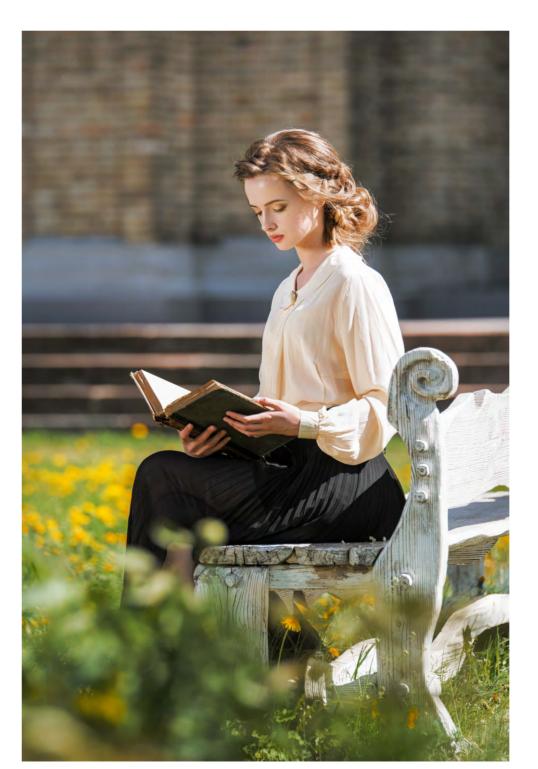
Resort & Hotels

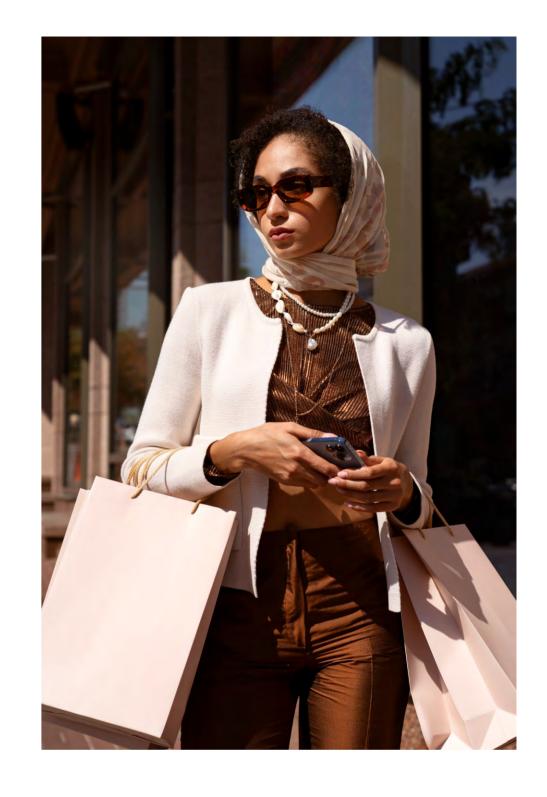
Marinas

21 km

2

Pristine Beach Golf Courses





Dubai Islands is a visionary waterfront destination, offering a one-of-a-kind lifestyle. This exceptional manmade development combines pristine beaches and landscaped green spaces with world-class amenities, where nature seamlessly enhances everyday living.







Living room





Kitchen & Dining

BOSCH appliances: oven, gas stove





Bedroom

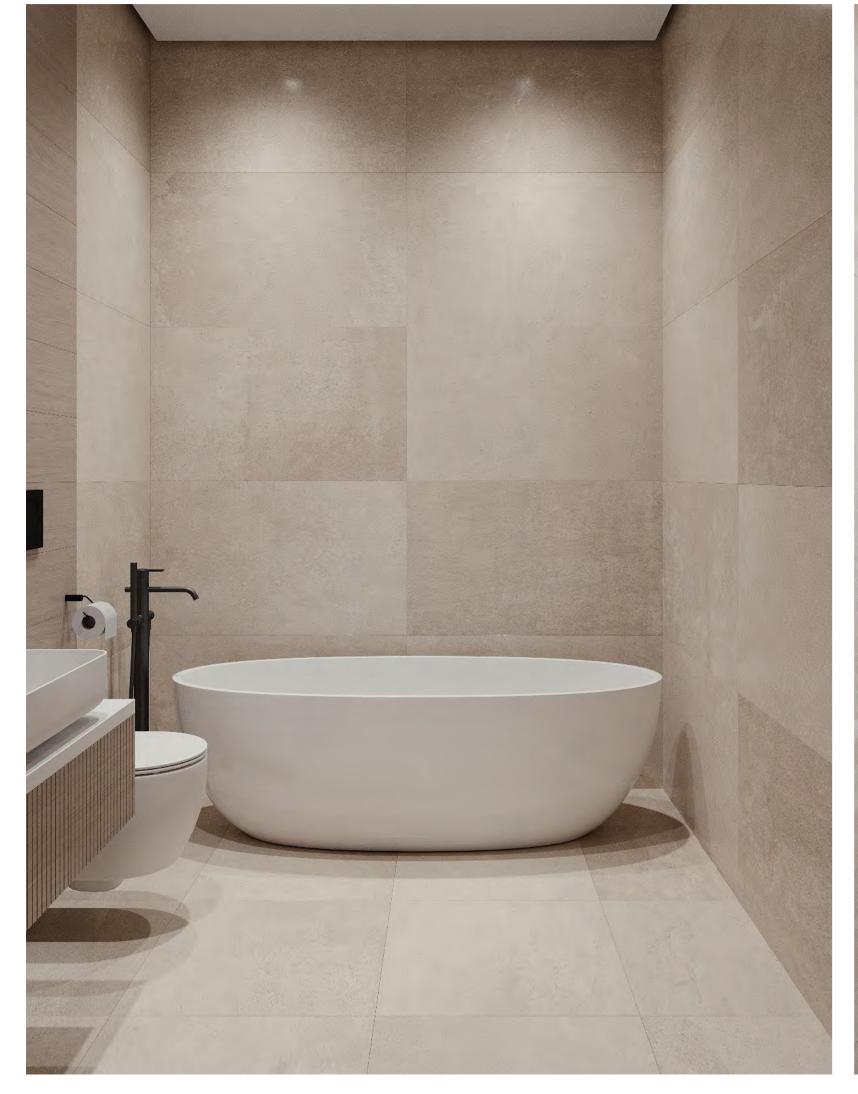




Bedroom



Bathroom







Premium quality finishes Entrance Hall



Walls:
Porcelain Slabs
Size:320x150 cm
Surface Look, Polished



Ceiling: Gypsum Board, Paint White Color

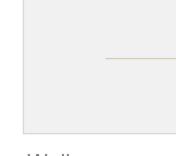


Walls: Wooden Cladding, Painted MDF Wood



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

Walls: Wooden MDF Cladding, Natural Veneer



Walls: Jotun Paint, Light Grey

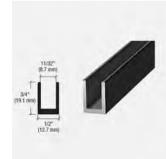




Premium quality finishes Typical Corridor



Horizontal
Aluminum LChannel:
CRL SDCD516MBL
Matte Black 5/16"
Single Aluminum UChannel



Vertical
Aluminum U- Channel:
CRL SDCD516MBL
Matte Black 5/16" Single
Aluminum U-Channel



Corridor Doors: Door Size: 220x100 cm Surface Look, Matt



Bronze
Metallic Platte
Door Size: 100x10 cm
Surface Look, Matt



Walls: Jotun Paint Stucco Effect



Floor & Skirting:
Porcelain, Size: 120x60 cm
Tiles Size:120x10 cm
Surface Look, Matt



Finishings Throughout apartment

Living Room



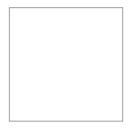
Floor & Skirting: Porcelain, Size: 120x60 cm Surface Look, Matt



Ceiling:
Paint White Color



Walls: Off White Color



Doors: Laminate

Bedrooms



Cabinet Doors Laminate

Kitchen



Countertop Engineered Stone



Wall Between Cabinet Porcelain



Wardrobes Doors Laminate



Floors & Skirting Porcelain



Ceiling Paint White Color



Walls Off White Color

Bathroom



Tile: Armani Grey



Vanity Countertop: Vanity Doors: Porcelain Tiles Laminated HPL



Walls & Floor



Wardrobe: Laminated MDF

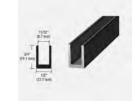


Walls Porcelain Tiles



Ceiling:
Paint White Color





Horizontal Aluminum U-Channel Between walls and skirting termination:

CRL SDCD516MBL Matte Black 5/16" Single Aluminum U-















PHASE 3









UNMATCHED LIVING EXPERIENCE in the heart of Dubai Islands

Prime location

with direct access to the sea

Vibrant lifestyle hub

featuring shopping, dining, and entertainment

Exclusive amenities

including clubhouse, wellness zones, lush landscapes, and even more





MGS DEVELOPMENT

MGS Development, a renowned real estate company dedicated to delivering world-class residential projects. With a commitment to excellence, innovation, and sustainability, the developer has earned a reputation for creating luxurious, future-forward living spaces that redefine modern elegance.

AYENK

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.



DUBAIISLANDS—THE NEXT icon of Dubai

Dubai Islands — a luxurious 17-square-kilometer 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 40 km 21 km

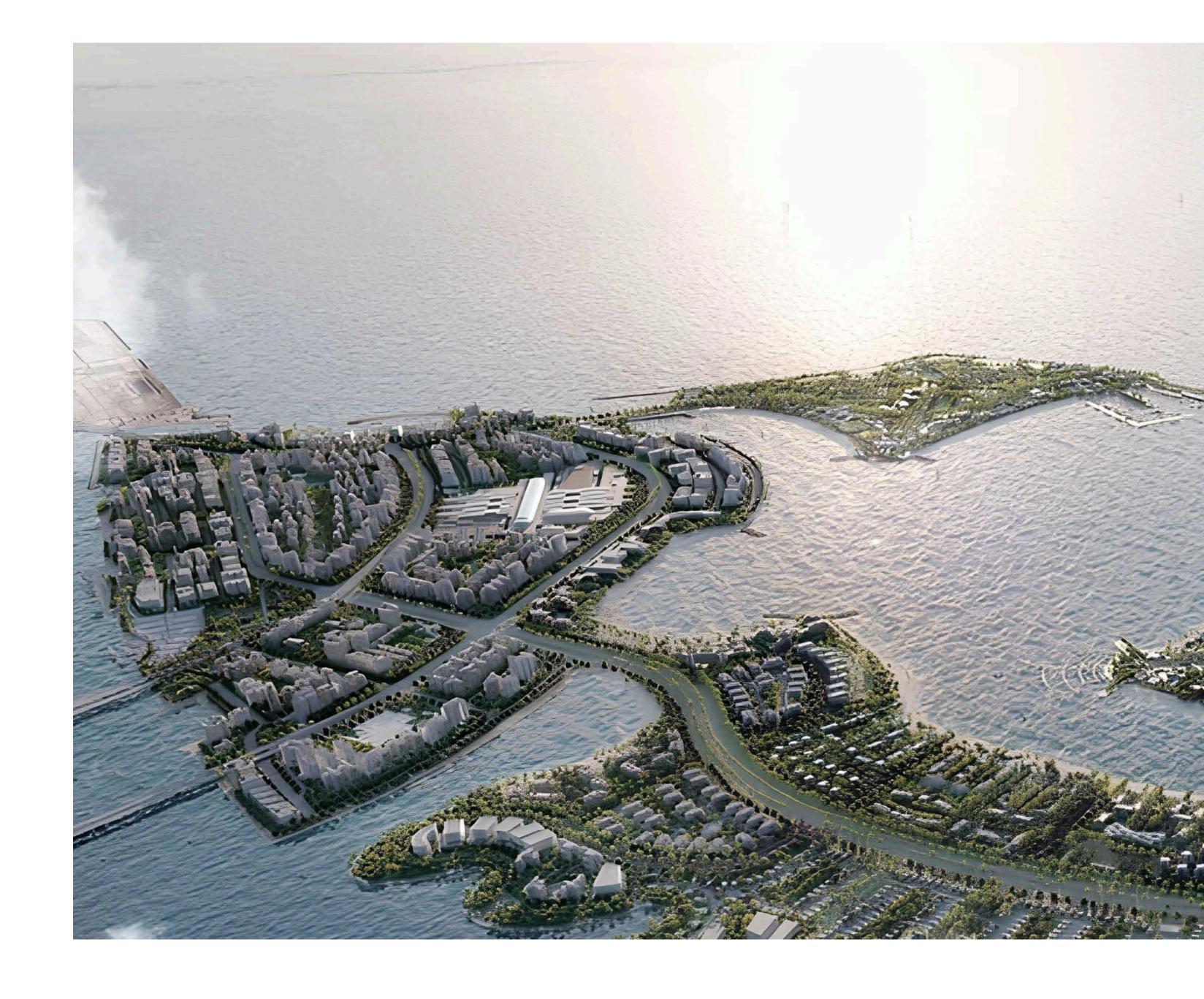
exclusive of new of sandy marinas coastline beaches

Over 80

world-class hotels and resorts

30,000+

residential properties





Location

10 mins

Dubai International Airport

20 mins

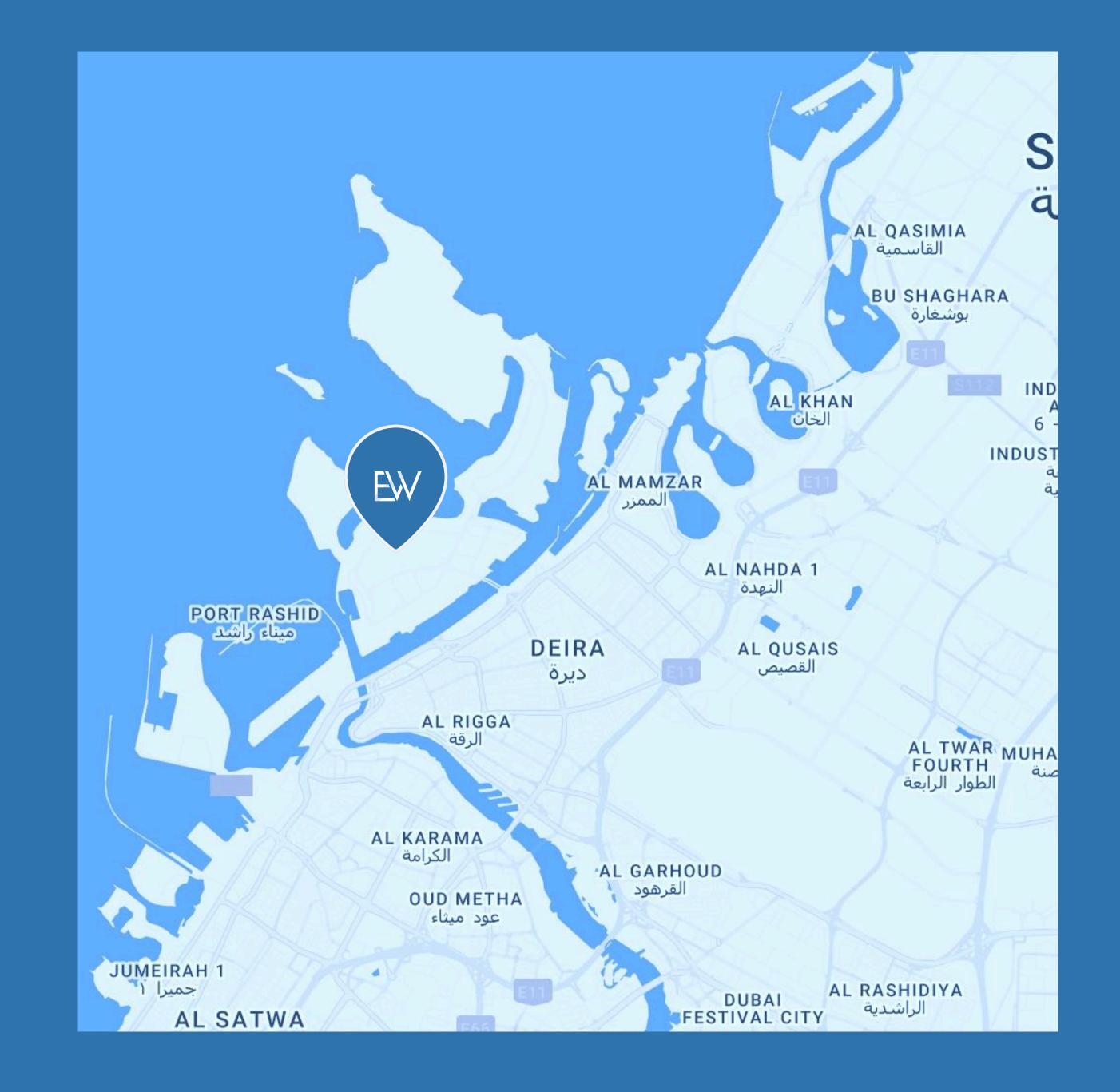
The Burj Khalifa

20 mins

Dubai Mall

25 mins

Burj Al Arab





Mhy 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 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-storey towers, this exclusive collection is designed for those who seek refined coastal living amidst lush greenery and pristine shorelines.



Located on the prestigious Shore Island, **Edgewater Residence** will offer Iuxury living with premium residences, resorts, marinas, golf courses, and wellness retreats.

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



Interior

Living Room

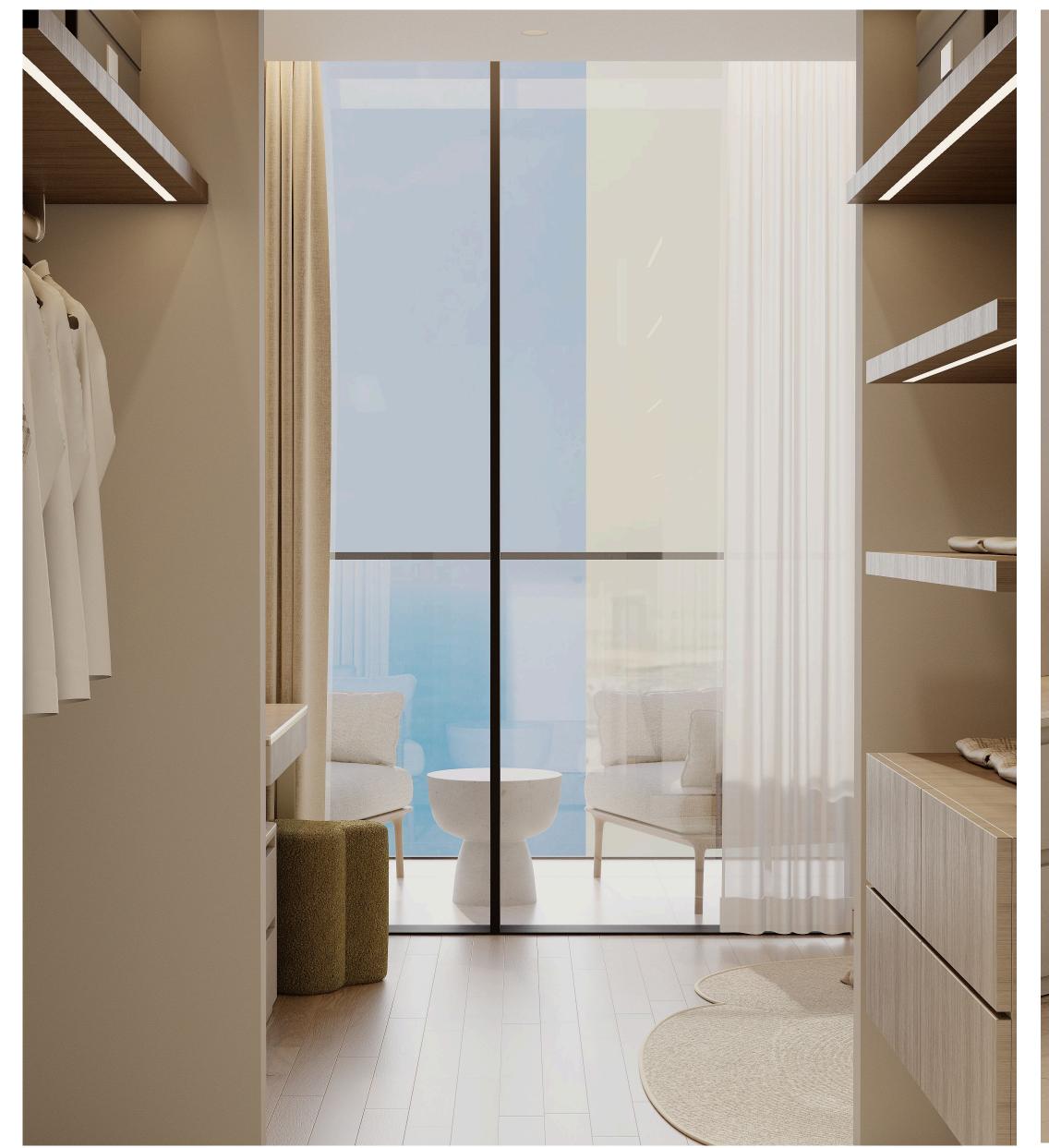






Bedroom







Bathroom

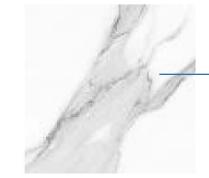






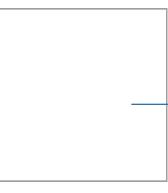
PREMIUM QUALITY FINISHES

Entrance Hall

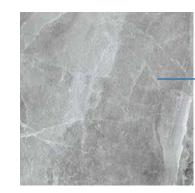


Walls Porcelain Slabs Size:320x150 cm Surface Look, Polished



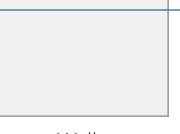


Walls Wooden Cladding, Painted MDF Wood



Floor Marble, Tiles Size: 120xl20 cm Surface Look, Polished

Walls Wooden MDF Cladding, Natural Veneer



Walls Jotun Paint, Light Grey





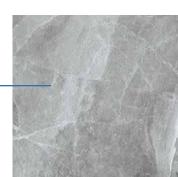
PREMIUM QUALITY FINISHES Lift Lobby



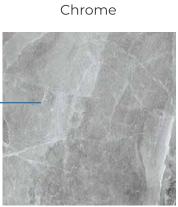




Wall Cladding Wooden MDF Cladding, Natural Veneer



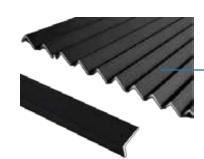
Wall Cladding Polished Dark Stainless Chrome



Lift Doors
Polished Dark Stainless

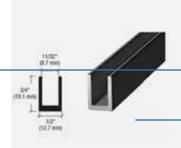
Floor Marble, Tiles Size:120x120 cm Surface Look, Polished

PREMIUM QUALITY FINISHES Typical corridor



Horizontal Aluminum L Channel CRL SDCD516MBL Matte Black 5/16" Single Aluminum U

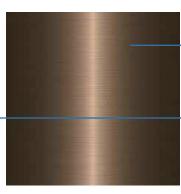
Channel



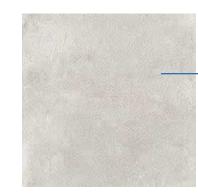
Vertical Aluminum U - Channel CRL SDCD516MBL Matte Black 5/16" Single Aluminum U-Channel



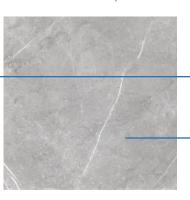
Corridor Doors Door Size: 220x100 cm Surface Look, Matt



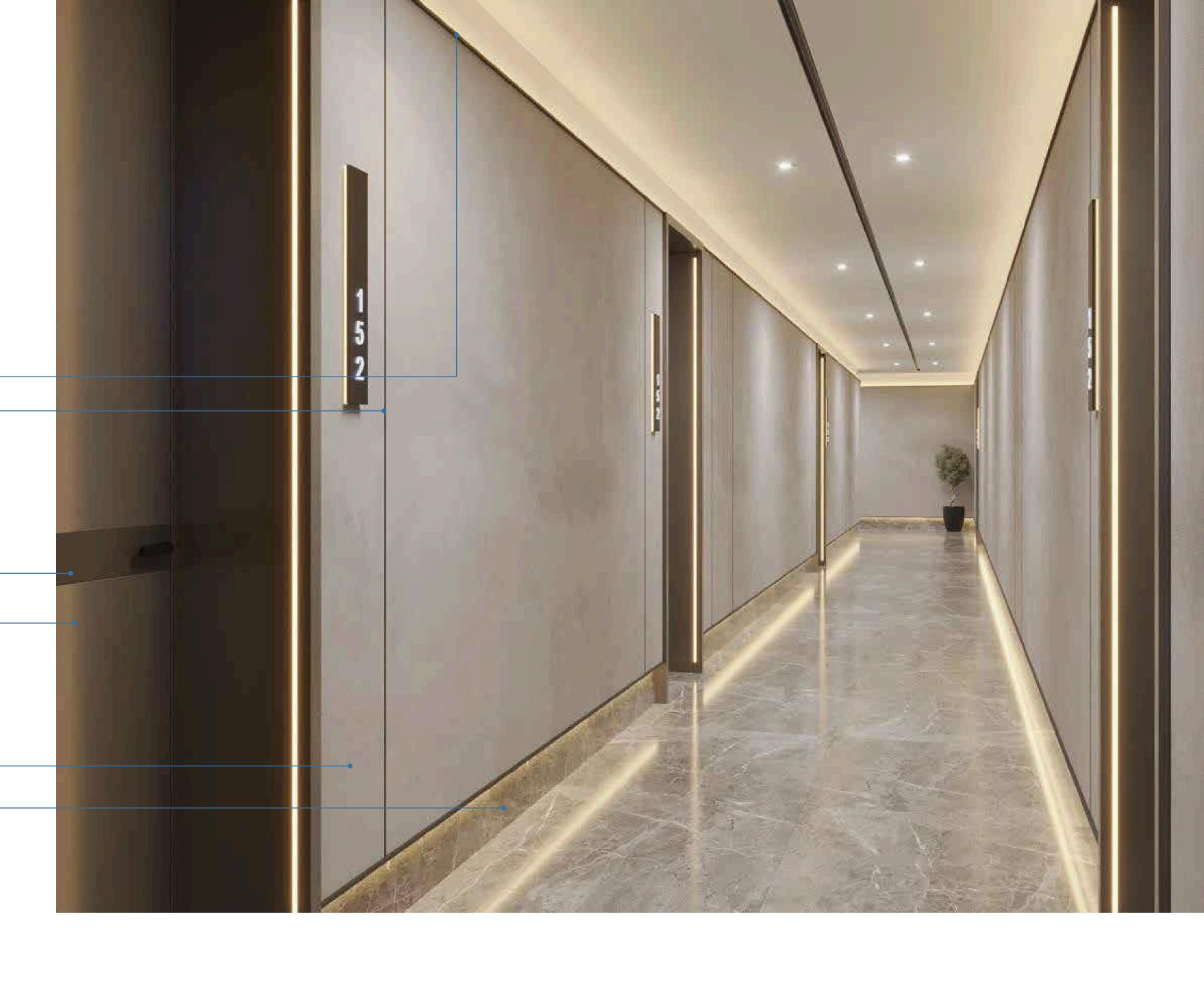
Bronze Metallic Platte Door Size: 100x10cm Surface Look, Matt



Wall Jotun Paint Stucco Effect



Floor & Skirting Porcelain, Size: 120x60 cm Tiles Size:120x10 cm Surface Look, Matt



PREMIUM QUALITY FINISHES

Throughout apartment

Living Room



Floor & Skirting Porcelain, Size: 120x60 cm Surface Look, Matt



Ceiling Paint White Color Off White Color



Walls

Doors Laminate

Bedrooms



Cabinet Doors Laminate

Kitchen



Countertop Engineered Stone





Wardrobes Doors Laminate



Floors & Skirting Porcelain



Ceiling Paint White Color



Walls Off White Color

Bathroom



Tile Armani Grey



Vanity Countertop: Vanity Doors: Porcelain Tiles Laminated HPL



Walls & Floor



Wardrobe Laminated MDF Porcelain Tiles Wood



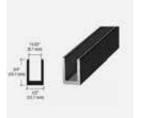
Walls



Ceiling Paint White Color



Lighting



Horizontal Aluminum U-Channel Between walls and skirting termination CRL SDCD516MBL Matte Black 5/16" Single Aluminum **UChannel**











Exterior















Outator



Kids pool

€

Seating promenade



Overflow pool



Table tennis



Outdoor gym



Yoga space



Playground



Quite zone



Jogging track



Padel court







Inthorage



Kids playing room



Gym



Common room









3 towers 12 residential floors per each

2 podium floors

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 5th floor.



Unit Types

1 BR Apartment

from 646 sq.ft

2 BR Apartment

from 1,081 sq. ft

3 BR Apartment

from 1,533 sq.ft

HANDOVER: **Q4 2026**



Payment

35/65

5%

Booking

Mar-25

10%

1st Installment

60 days

5%

2nd Installment

Sep-25

10%

3 Installment

Dec-25

5%

4th Installment

Mar-26

65%

Handover

Dec-26









