

EW

EDGEWATER
RESIDENCES





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.

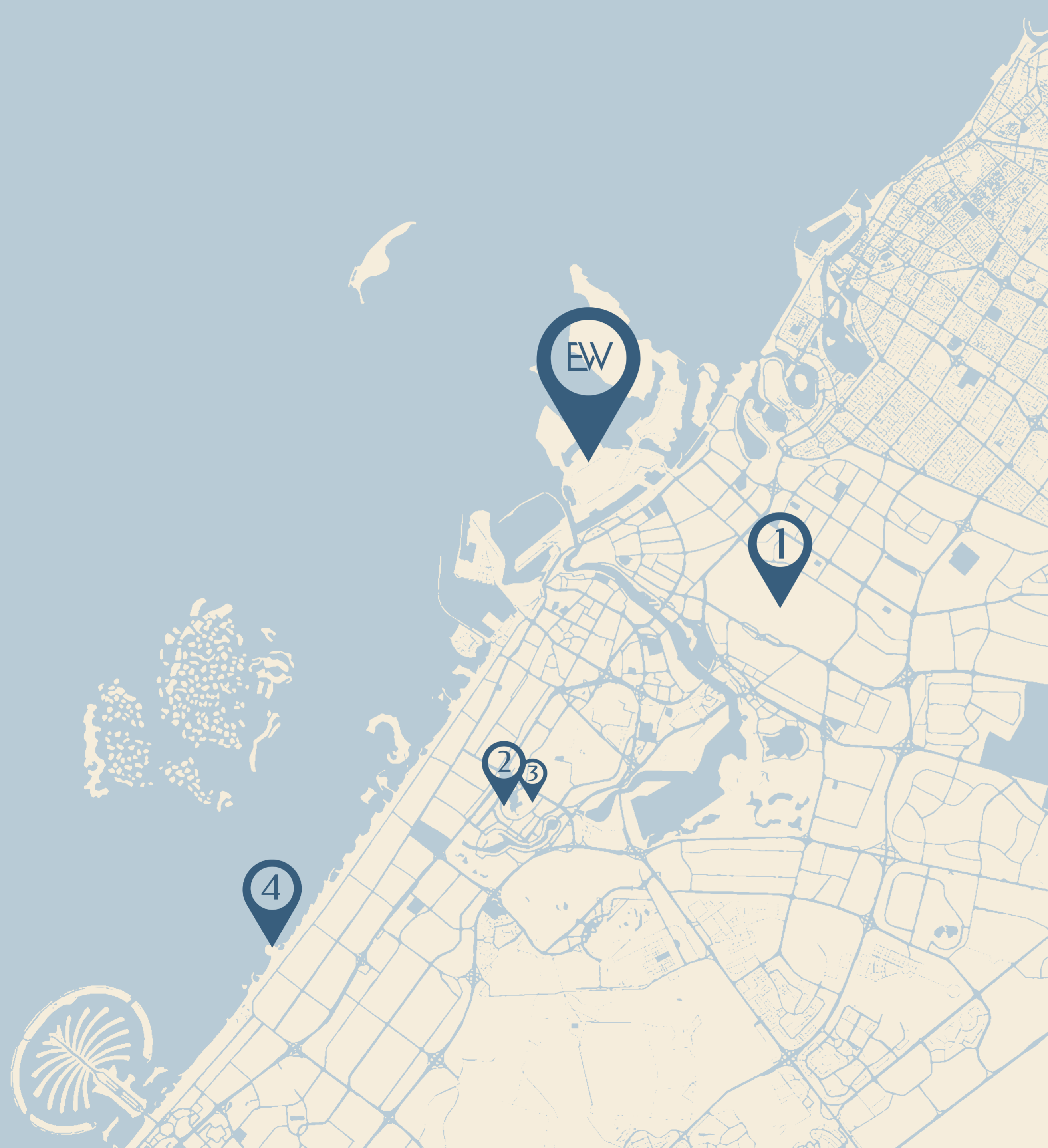
Foundation: **DELTA Foundation**

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.



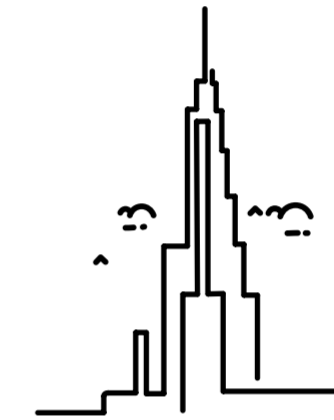


Strategic Location



10 mins

1. Dubai International Airport



20 mins

2. The Burj Khalifa



20 mins

3. Dubai Mall



35 mins

4. Burj Al Arab



EW

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RESIDENCES

P

Edgewater Residences II

by MGS Development

Key Facts

Property type	Residential
Location	Dubai Islands
Prices	Starting from AED 1,574,342
Sizes	Starting from 724 sq.ft.
Development status	Estimated handover Q4 2026
Number of floors	G+2P+12
Number of units	97
Type of units	1, 2, 3 - bedroom apartments





EW

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RESIDENCES

Experience the beauty of island living



Exceptional Lifestyle

80+
Resort & Hotels

9
Marinas

21 km
Pristine Beach

2
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.




A home that fulfills
your needs







Amenities

-  Outdoor resting zone
-  Swimming pool
-  Kids playing area







Living room



Kitchen & Dining

BOSCH appliances: oven, gas stove





Bedroom





Bedroom



Bathroom



Premium quality finishes

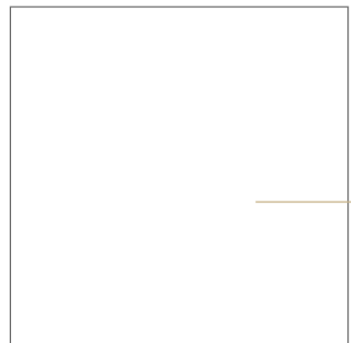
Entrance Hall



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



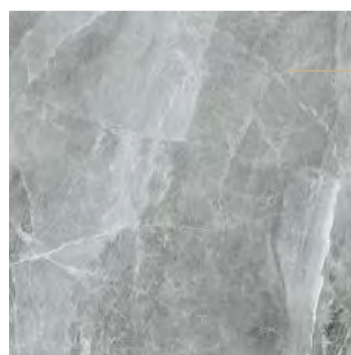
Ceiling:
Gypsum Board, Paint
White Color



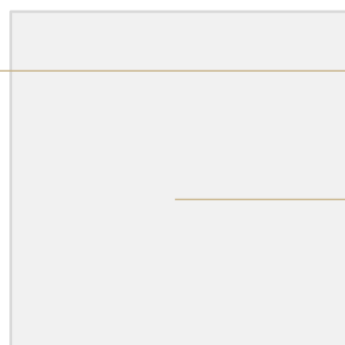
Walls:
Wooden Cladding,
Painted MDF Wood



Walls:
Wooden MDF Cladding,
Natural Veneer



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



Walls:
Jotun Paint, Light Grey





Premium quality finishes

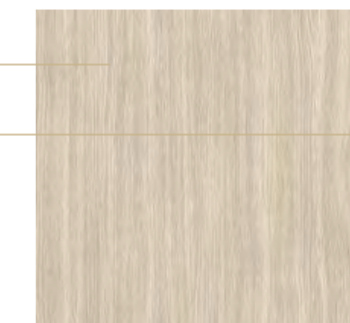
Lift Lobby



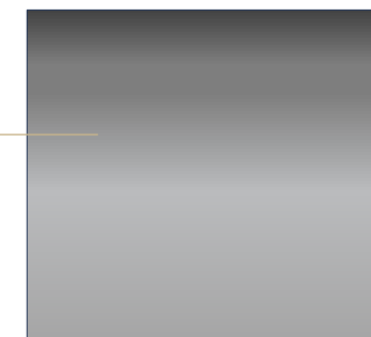
Ceiling:
Gypsum Board, Paint White
Color



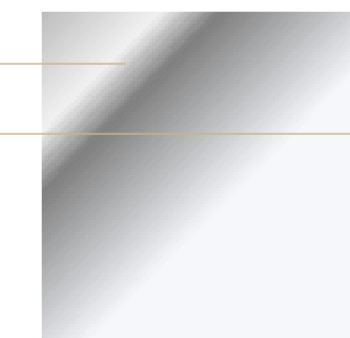
Wall Cladding:
Black Glass Mirror



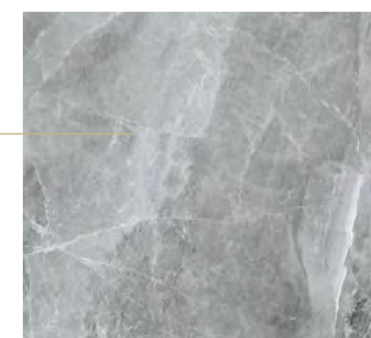
Wall Cladding:
Wooden MDF Cladding,
Natural Veneer



Lift Doors
Polished Dark Stainless
Chrome



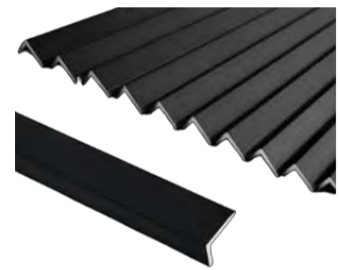
Wall Cladding
Polished Dark Stainless
Chrome



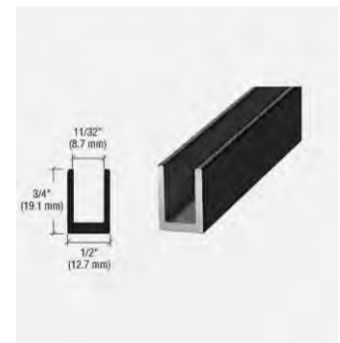
Floor:
Marble, Tiles
Size: 120x120 cm
Surface Look, Polished

Premium quality finishes

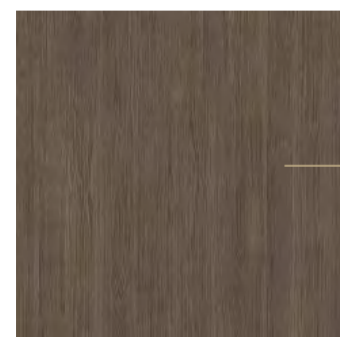
Typical Corridor



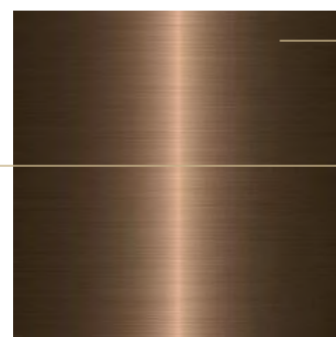
Horizontal Aluminum L-Channel:
CRL SDCD516MBL
Matte Black 5/16"
Single Aluminum U-Channel



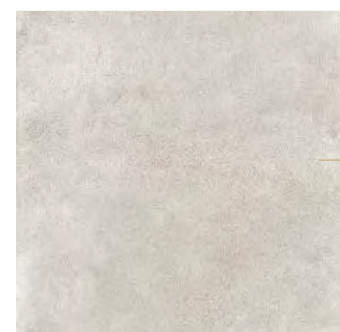
Vertical Aluminum U-Channel:
CRL SDCD516MBL
Matte Black 5/16" Single
Aluminum U-Channel



Corridor Doors:
Door Size: 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

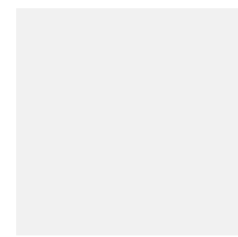
Living Room



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



Ceiling:
Paint White
Color



Walls:
Off White
Color



Doors:
Laminate



**Cabinet
Doors**
Laminate

Kitchen



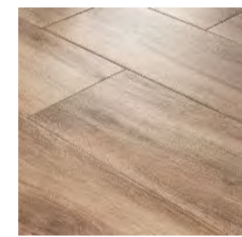
Countertop
Engineered
Stone



**Wall
Between
Cabinet**
Porcelain



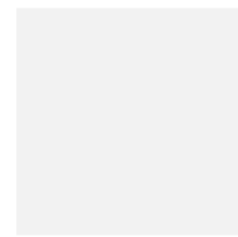
**Wardrobes
Doors**
Laminate



**Floors &
Skirting**
Porcelain



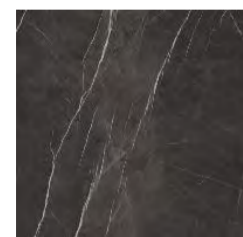
Ceiling
Paint White
Color



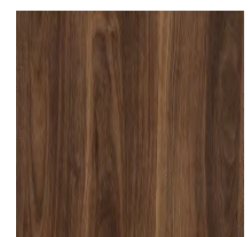
Walls
Off White
Color

Bedrooms

Bathroom



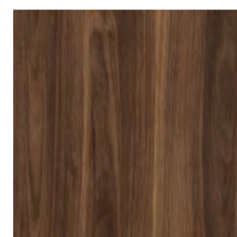
Tile:
Armani
Grey



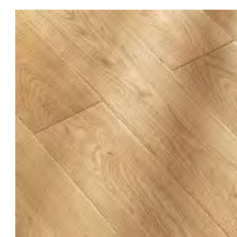
**Vanity
Countertop:
Vanity Doors:**
Laminated HPL



**Walls &
Floor**
Porcelain Tiles



Wardrobe:
Laminated MDF
Wood



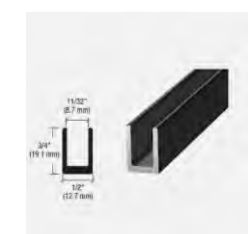
Walls
Porcelain
Tiles



Ceiling:
Paint White
Color



Lighting:



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



Payment Plan



5%

Booking deposit
October 2024

10%

1st Instalment
January 2025

10%

2nd Instalment
July 2025

10%

3rd Instalment
January 2026

5%

4th Instalment
July 2026

60%

Handover
Q3 2026

SEA

1 ST FLOOR

COMMUNITY



CITY

MALL

■ 1 bd apartment:	6 units
Sizes:	from 893 sq.ft.
Prices:	from AED 1,574,342
Available views:	Sea, City, Mall, Community
■ 2 bd apartment:	3 units
Sizes:	from 1,461 sq.ft.
Prices:	from AED 2,629,824
Available views:	Sea, City, Mall, Community

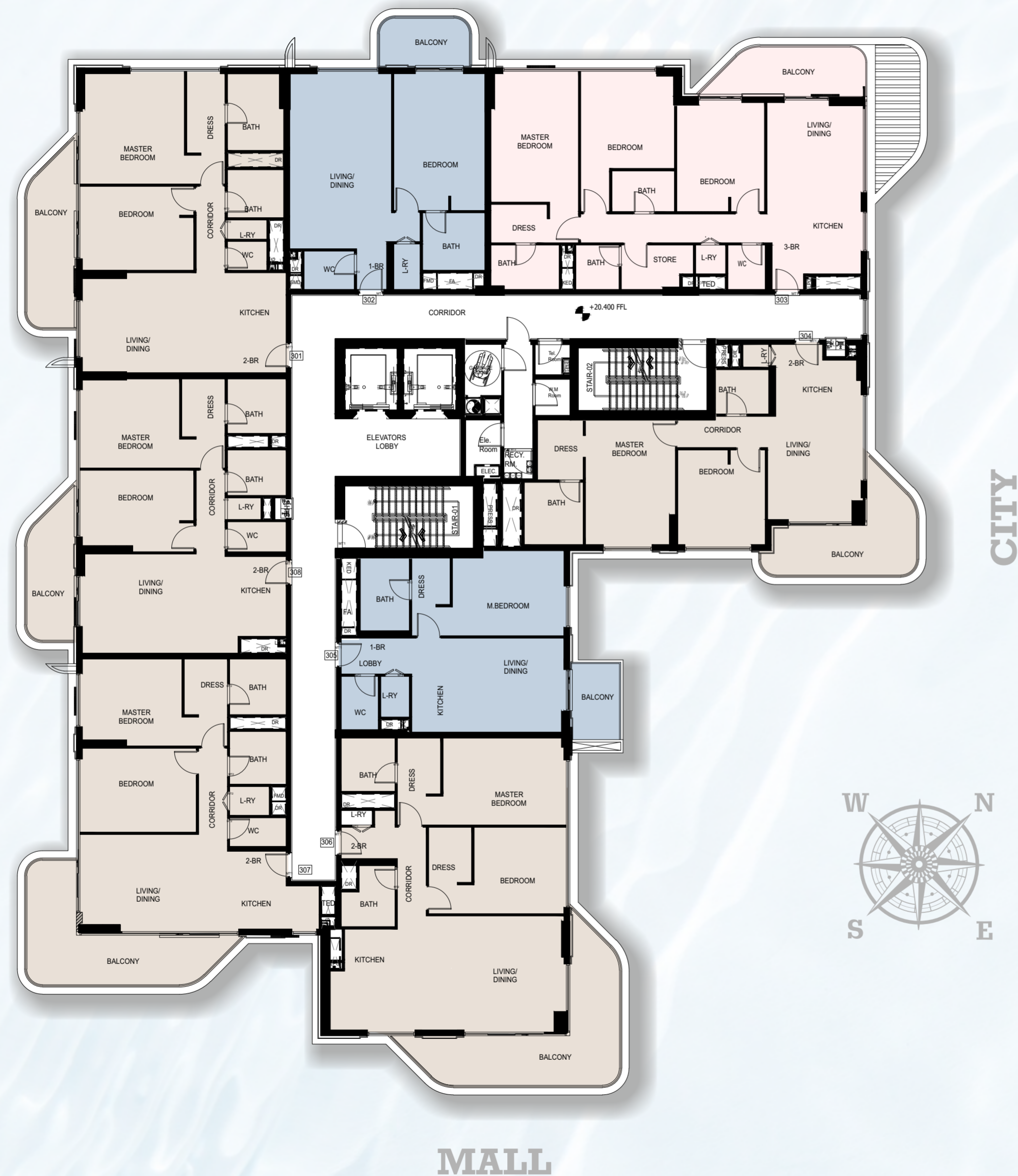


2 ND FLOOR



■	1 bd apartment:	4 units
	Sizes:	from 769 sq.ft.
	Prices:	from AED 1,632,390
	Available views:	Sea, City
■	2 bd apartment:	5 units
	Sizes:	from 1,082 sq.ft.
	Prices:	from AED 2,290,629
	Available views:	Sea, City, Mall, Community

COMMUNITY



3 RD FLOOR

■	1 bd apartment	2 units
	Sizes:	from 841 sq.ft.
	Prices:	from AED 1,820,741
	Available views:	Sea, City
■	2 bd apartment	5 units
	Sizes:	from 1,116 sq.ft.
	Prices:	from AED 2,285,551
	Available views:	Sea, City, Mall, Community
■	3 bd apartment	1 unit
	Sizes:	from 1,577 sq.ft.
	Prices:	from AED 3,049,896
	Available views:	Sea, City

COMMUNITY





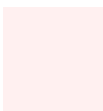
MALL

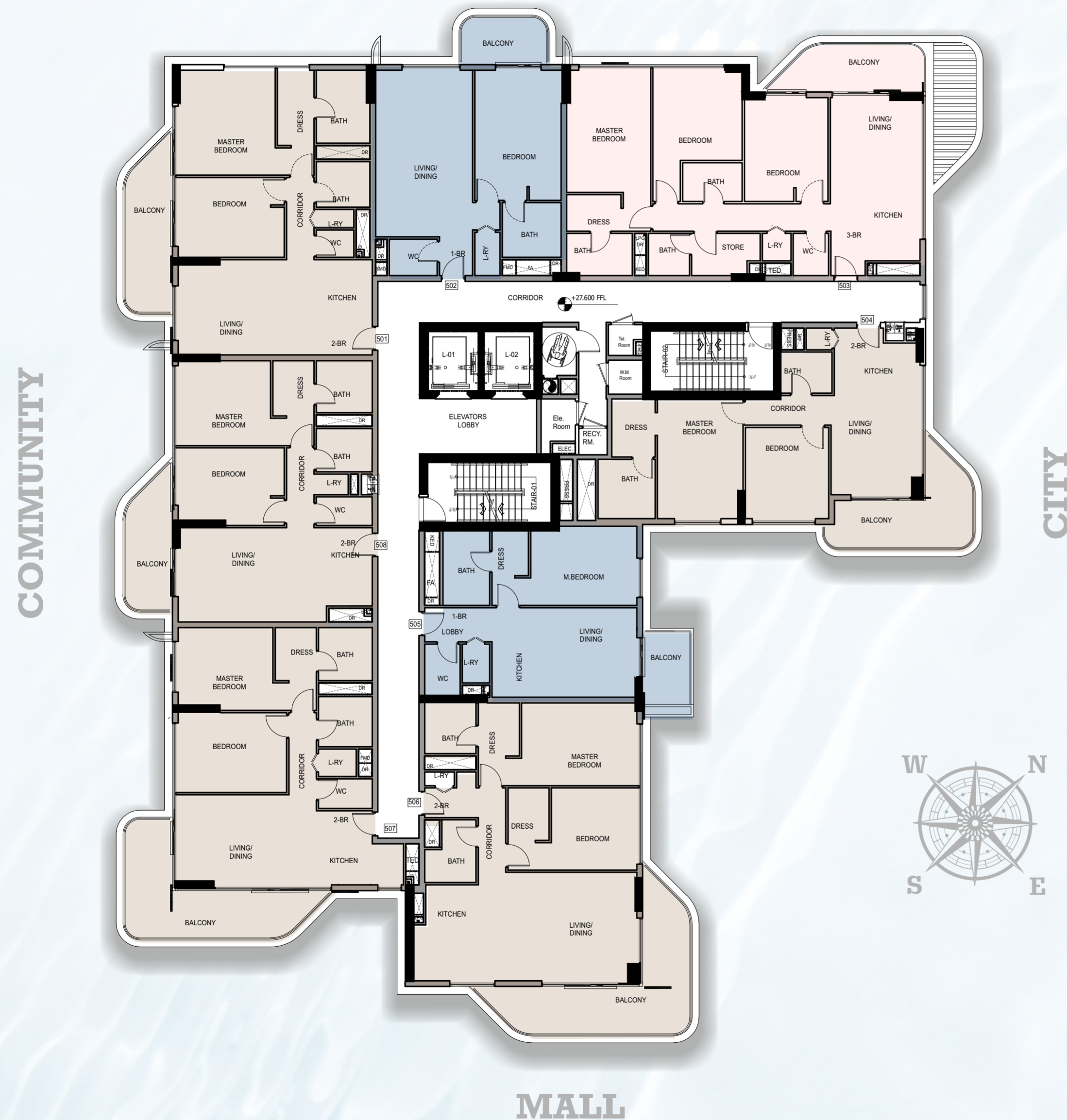


4 TH FLOOR

■	1 bd apartment	2 units
	Sizes:	from 845 sq.ft.
	Prices:	from AED 1,849,591
	Available views:	Sea, City
■	2 bd apartment	5 units
	Sizes:	from 1,082 sq.ft.
	Prices:	from AED 2,239,977
	Available views:	Sea, City, Mall, Community
■	3 bd apartment	1 units
	Sizes:	from 1,654 sq.ft.
	Prices:	from AED 3,233,692
	Available views:	Sea, City

5 TH FLOOR

	1 bd apartment	2 units
	Sizes:	from 841 sq.ft.
	Prices:	from AED 1,859,387
	Available views:	Sea, City
	2 bd apartment	5 units
	Sizes:	from 1,116 sq.ft.
	Prices:	from AED 2,223,488
	Available views:	Sea, City, Mall, Community
	3 bd apartment	1 unit
	Sizes:	from 1,577 sq.ft.
	Prices:	from AED 3,117,181
	Available views:	Sea, City



COMMUNITY



SEA

CITY



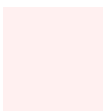


MALL

6 TH FLOOR

■	1 bd apartment	2 units
	Sizes:	from 840 sq.ft.
	Prices:	from AED 1,876,909
	Available views:	Sea, City
■	2 bd apartment	5 units
	Sizes:	from 1,082 sq.ft.
	Prices:	from AED 2,288,170
	Available views:	Sea, City, Mall, Community
■	3 bd apartment	1 unit
	Sizes:	from 1,654 sq.ft.
	Prices:	from AED 3,304,479
	Available views:	Sea, City

7 TH FLOOR

	1 bd apartment	2 units
	Sizes:	from 841 sq.ft.
	Prices:	from AED 1,898,768
	Available views:	Sea, City
	2 bd apartment	5 units
	Sizes:	from 1,082 sq.ft.
	Prices:	from AED 2,312,256
	Available views:	Sea, City, Mall, Community
	3 bd apartment	1 unit
	Sizes:	from 1,577 sq.ft.
	Prices:	from AED 3,184,679
	Available views:	Sea, City



COMMUNITY



SEA

CITY

MALL

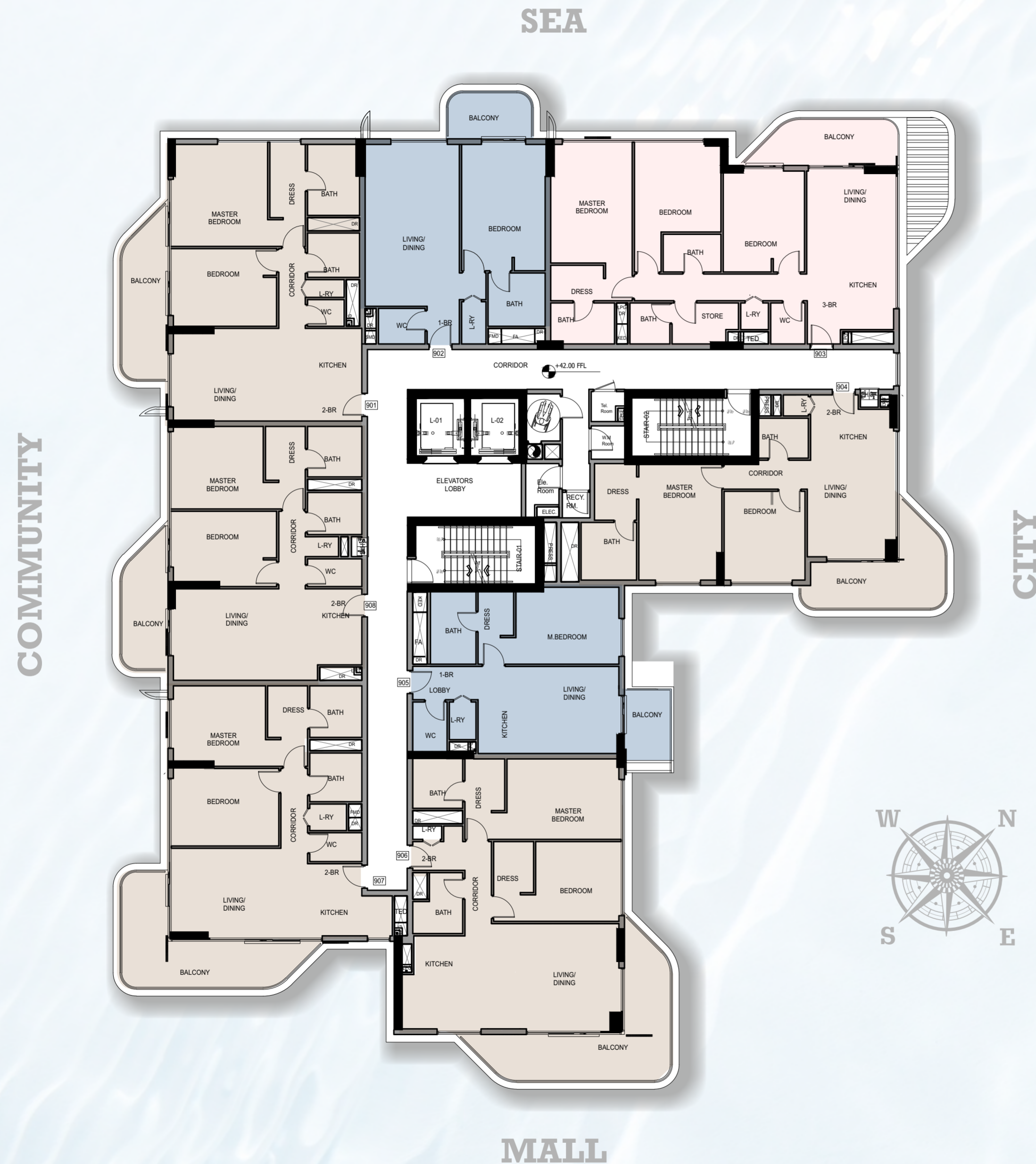


8 TH FLOOR

■	1 bd apartment	2 units
	Sizes:	from 846 sq.ft.
	Prices:	from AED 1,927,540
	Available views:	Sea, City
■	2 bd apartment	5 units
	Sizes:	from 1,082 sq.ft.
	Prices:	from AED 2,336,817
	Available views:	Sea, City, Mall, Community
■	3 bd apartment	1 unit
	Sizes:	from 1,654 sq.ft.
	Prices:	from AED 3,375,042
	Available views:	Sea, City

9 TH FLOOR

■ 1 bd apartment	2 units
Sizes:	from 841 sq.ft.
Prices:	from AED 1,937,663
Available views:	Sea, City
■ 2 bd apartment	5 units
Sizes:	from 1,116 sq.ft.
Prices:	from AED 2,433,932
Available views:	Sea, City, Mall, Community
■ 3 bd apartment	1 unit
Sizes:	from 1,577 sq.ft.
Prices:	from AED 3,252,177
Available views:	Sea, City



COMMUNITY



10 TH FLOOR

■	1 bd apartment	2 units
	Sizes:	from 840 sq.ft.
	Prices:	from AED 1,954,343
	Available views:	Sea, City
■	2 bd apartment	5 units
	Sizes:	from 1,082 sq.ft.
	Prices:	from AED 2,384,999
	Available views:	Sea, City, Mall, Community
■	3 bd apartment	1 unit
	Sizes:	from 1,652 sq.ft.
	Prices:	from AED 3,441,115
	Available views:	Sea, City

COMMUNITY



MALL

CITY

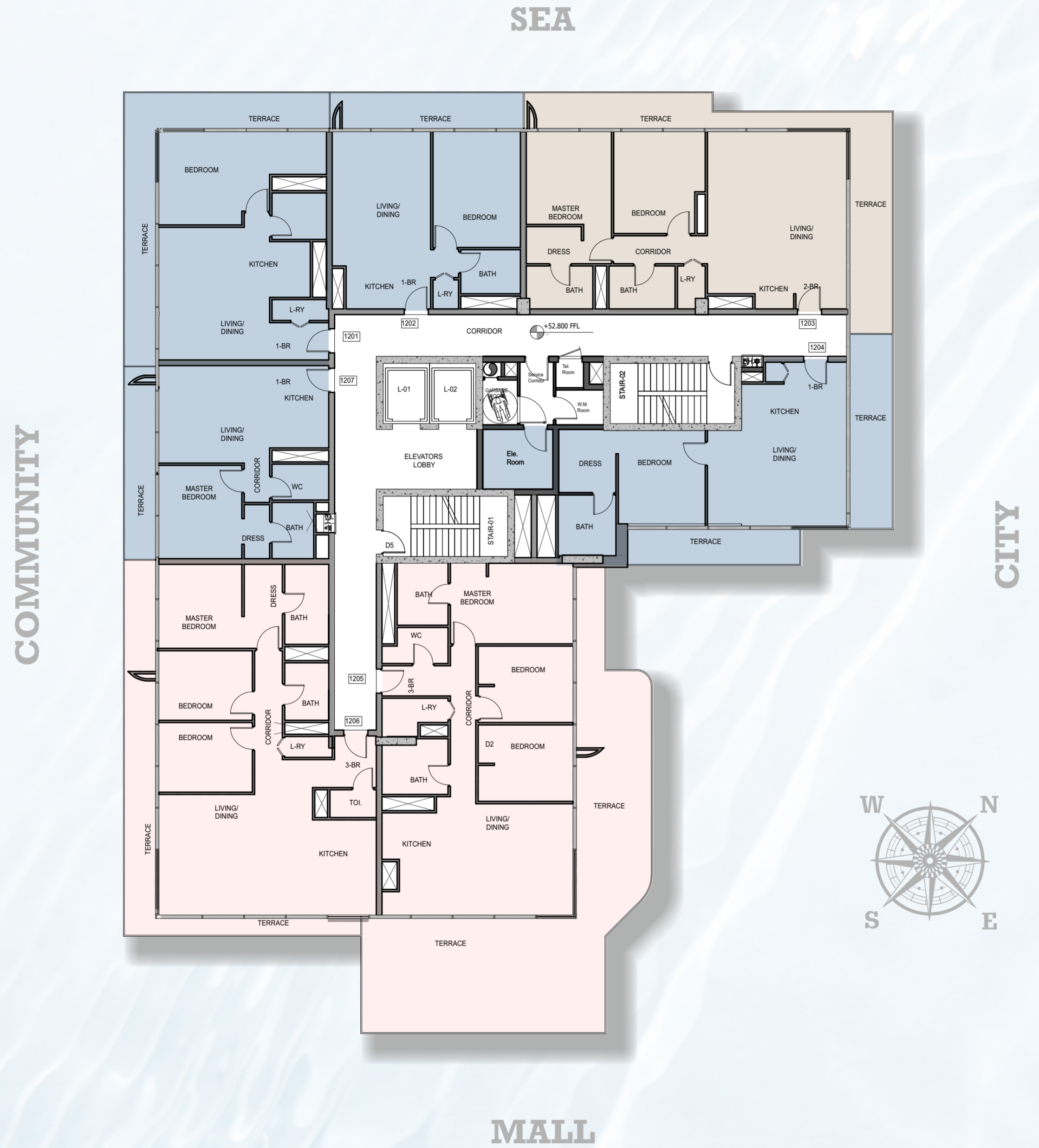
SEA



11 TH FLOOR

■	1 bd apartment	2 units
	Sizes:	from 846 sq.ft.
	Prices:	from AED 1,986,917
	Available views:	Sea, City
■	2 bd apartment	5 units
	Sizes:	from 1,117 sq.ft.
	Prices:	from AED 2,485,274
	Available views:	Sea, City, Mall, Community
■	3 bd apartment	1 unit
	Sizes:	from 1,576 sq.ft.
	Prices:	from AED 3,318,328
	Available views:	Sea, City

12 TH FLOOR



■	1 bd apartment	4 units
	Sizes:	from 725 sq.ft.
	Prices:	from AED 1,707,272
	Available views:	Sea, City, Mall, Community
■	2 bd apartment	1 unit
	Sizes:	from 1,498 sq.ft.
	Prices:	from AED 2,923,167
	Available views:	Sea, City
■	3 bd apartment	2 units
	Sizes:	from 1,597 sq.ft.
	Prices:	from AED 3,303,674
	Available views:	Mall, Community, City

