
EW
EDGEWATER
RESIDENCES
MGS
DEVELOPMENT



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.

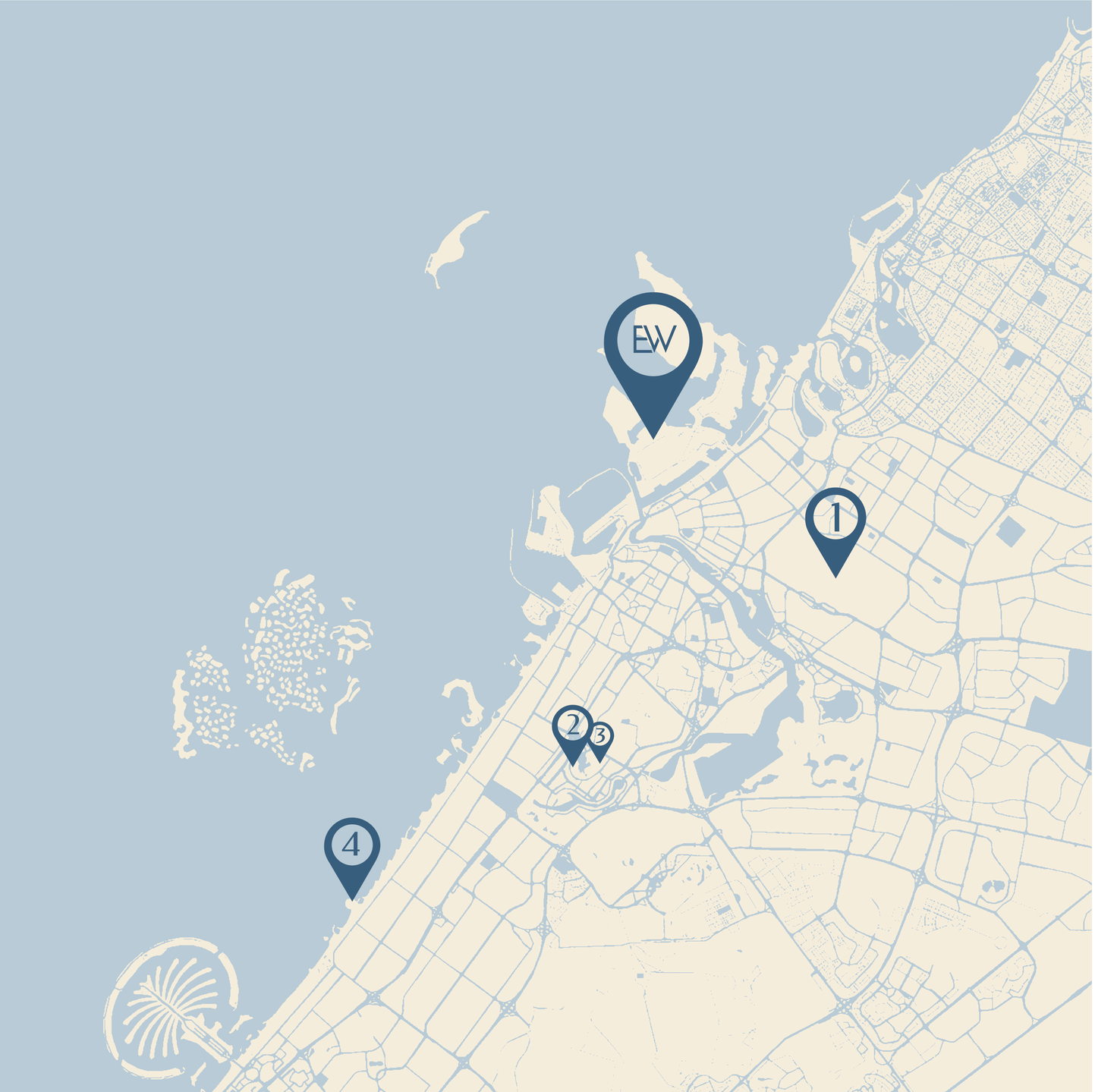
Foundation: **DELTA Foundation**

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.

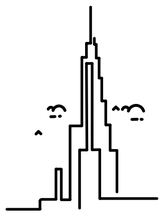




Strategic Location



10 mins
1. Dubai International Airport



20 mins
2. The Burj Khalifa



20 mins
3. Dubai Mall



35 mins
4. Burj Al Arab


EW
EDGEWATER
RESIDENCES
P

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




EDGEWATER
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



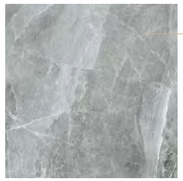
Walls:
Porcelain Slabs
Size:320x150 cm
Surface Look, Polished

Ceiling:
Gypsum Board, Paint
White Color

Walls:
Wooden Cladding,
Painted MDF Wood



Walls:
Wooden MDF Cladding,
Natural Veneer



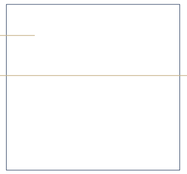
Floor:
Marble, Tiles
Size:120x120 cm
Surface Look, Polished

Walls:
Jotun Paint, Light Grey

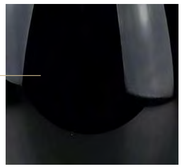


Premium quality finishes

Lift Lobby



Ceiling:
Gypsum Board, Paint White Color



Wall Cladding:
Black Glass Mirror



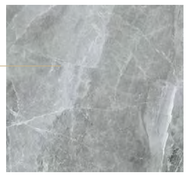
Wall Cladding:
Wooden MDF Cladding, Natural Veneer



Lift Doors
Polished Dark Stainless Chrome



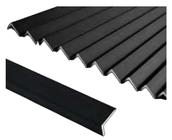
Wall Cladding
Polished Dark Stainless Chrome



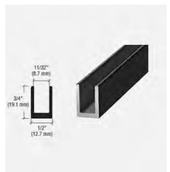
Floor:
Marble, Tiles
Size:120x120 cm
Surface Look, Polished

Premium quality finishes

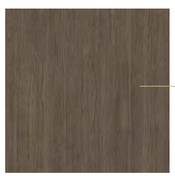
Typical Corridor



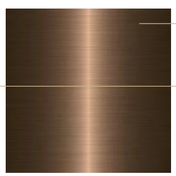
Horizontal Aluminum L-Channel:
CRL SDCD516MBL
Matte Black 5/16"
Single Aluminum U-Channel



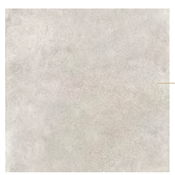
Vertical Aluminum U- Channel:
CRL SDCD516MBL
Matte Black 5/16" Single Aluminum U-Channel



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



Bronze Metallic Platte
Door Size: 100x10cm
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

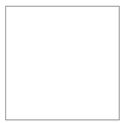


Floor & Skirting:
Porcelain, Size: 120x60 cm
Surface Look, Matt



Ceiling:
Paint White
Color

Walls:
Off White
Color



Doors:
Laminate

Cabinet
Doors
Laminate

Kitchen



Countertop
Engineered
Stone

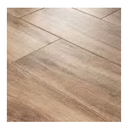


Wall
Between
Cabinet
Porcelain



Wardrobes
Doors
Laminate

Bedrooms



Floors &
Skirting
Porcelain



Ceiling
Paint White
Color

Walls
Off White
Color

Bathroom



Tile:
Armani
Grey



Vanity
Countertop:
Vanity Doors:
Laminated HPL



Walls &
Floor
Porcelain Tiles



Wardrobe:
Laminated MDF
Wood



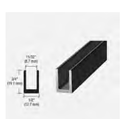
Walls
Porcelain
Tiles



Ceiling:
Paint White
Color



Lighting:



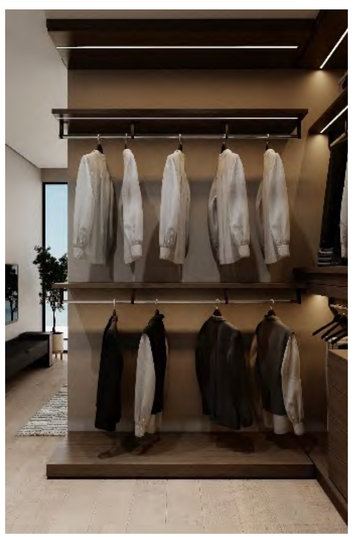
Horizontal Aluminum U-Channel Between
walls and skirting termination:

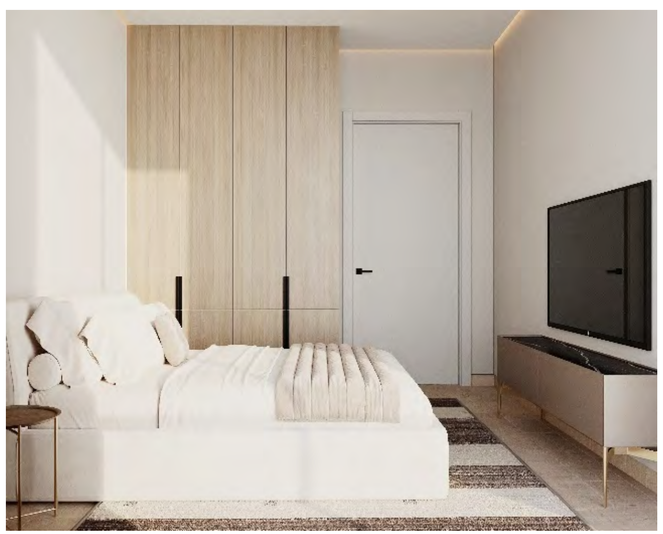
CRL SDCD516MBL Matte Black 5/16" Single Aluminum U-
Channel











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

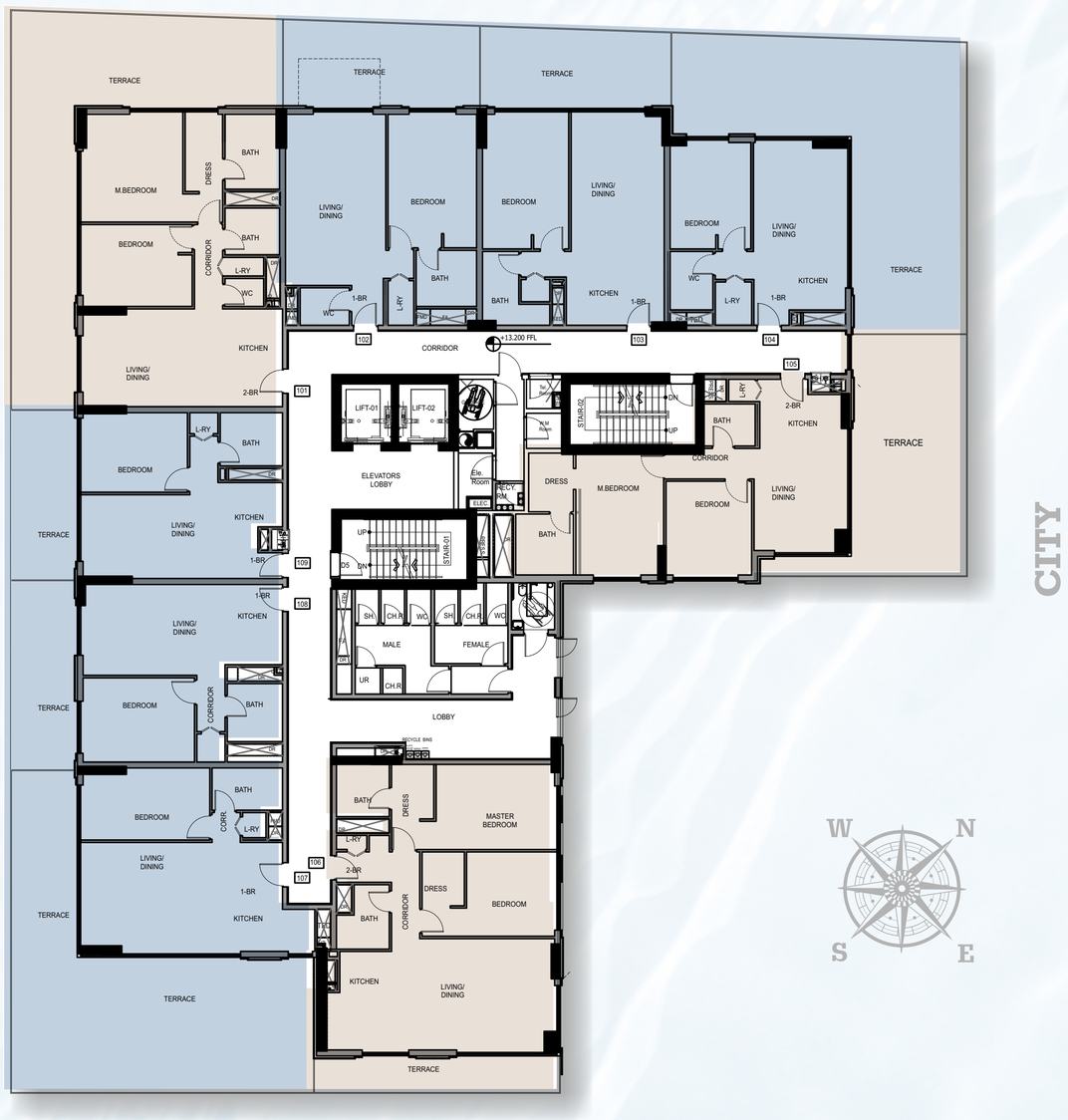
July 2026

60%

Handover

Q3 2026

SEA



COMMUNITY

CITY

MALL

1 ST FLOOR

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

SEA



COMMUNITY

CITY

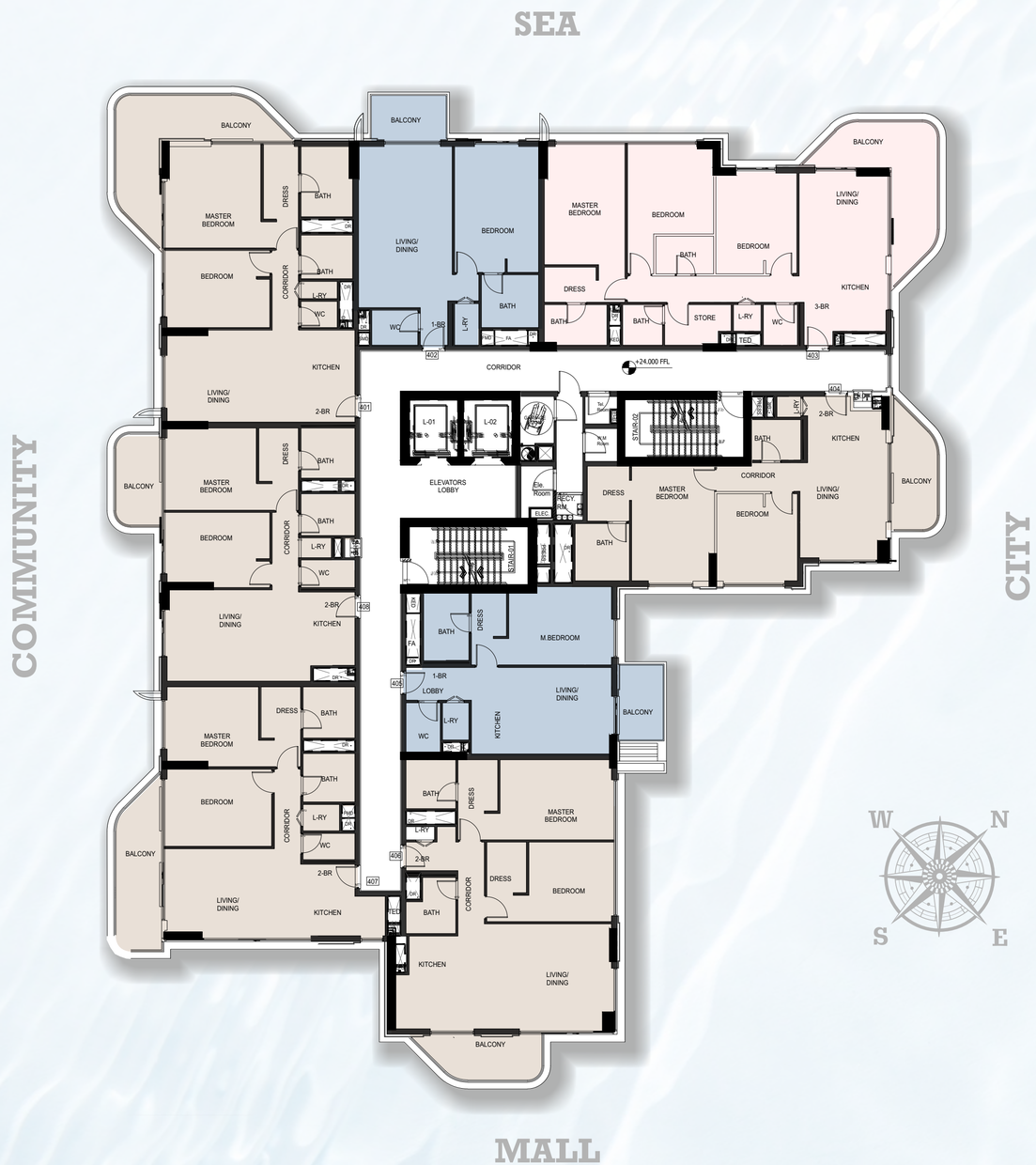
MALL

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



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

SEA



COMMUNITY

CITY

MALL

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



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

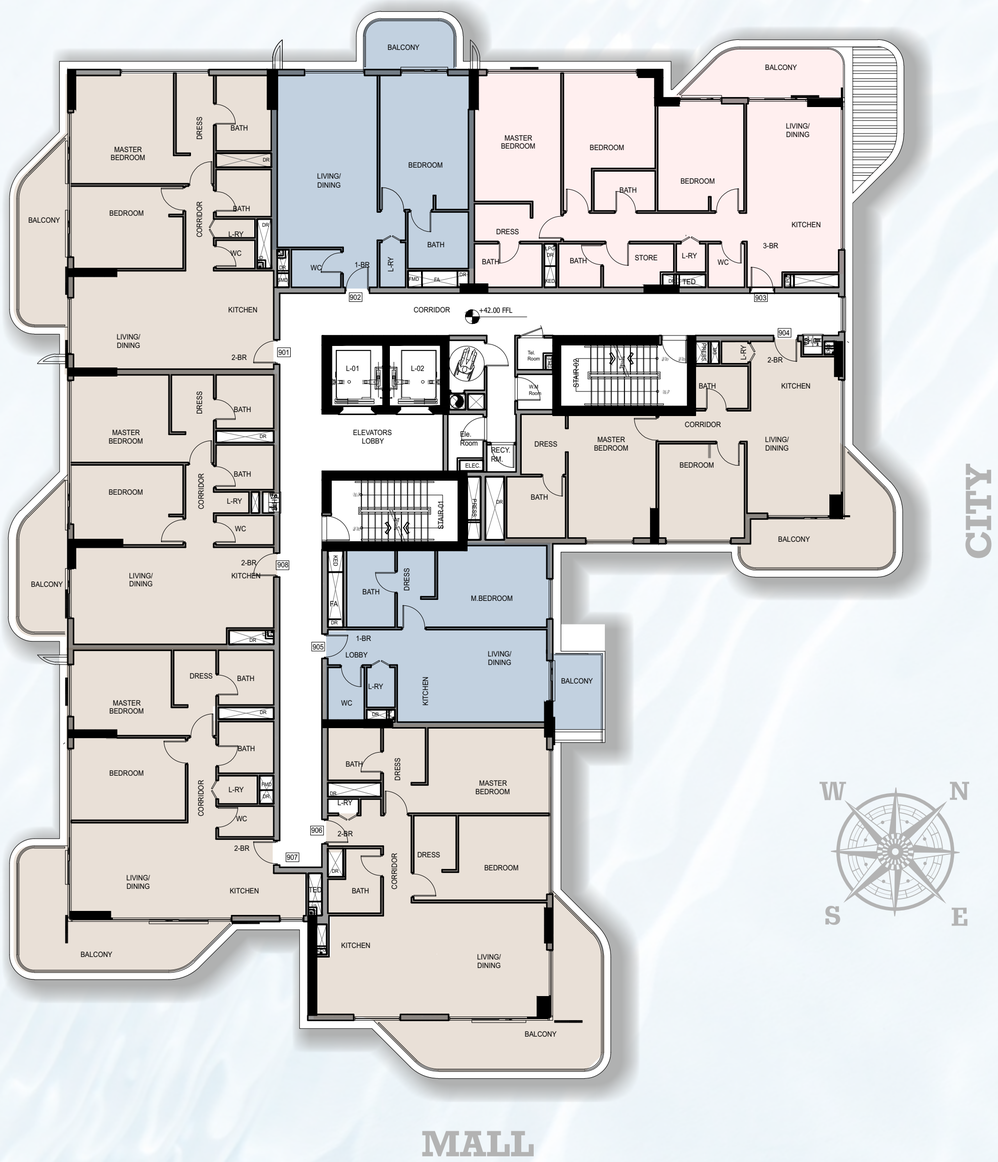
3 bd apartment	1 unit
Sizes:	from 1,577 sq.ft.
Prices:	from AED 3,184,679
Available views:	Sea, City



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

SEA



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

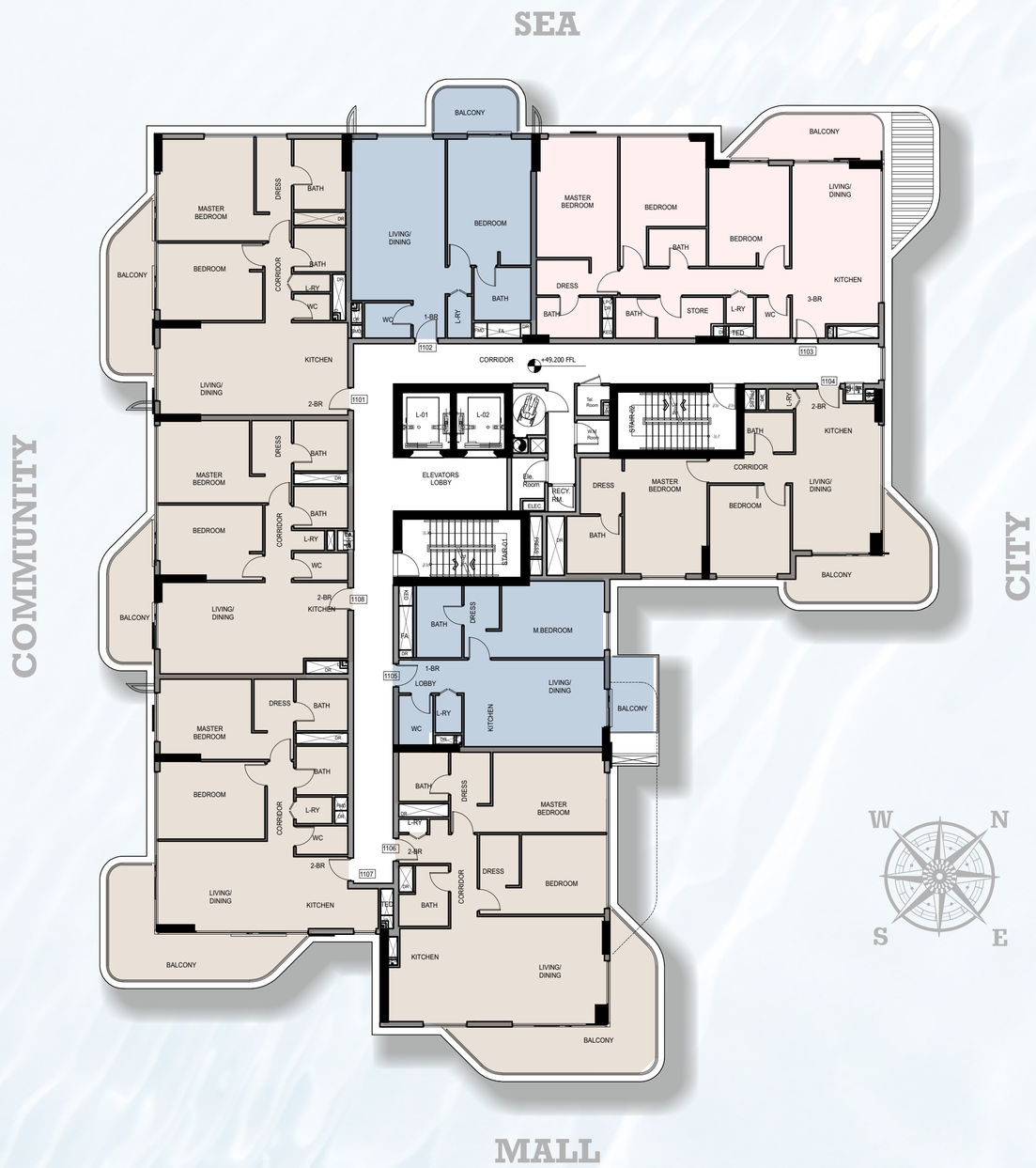


10 TH FLOOR

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

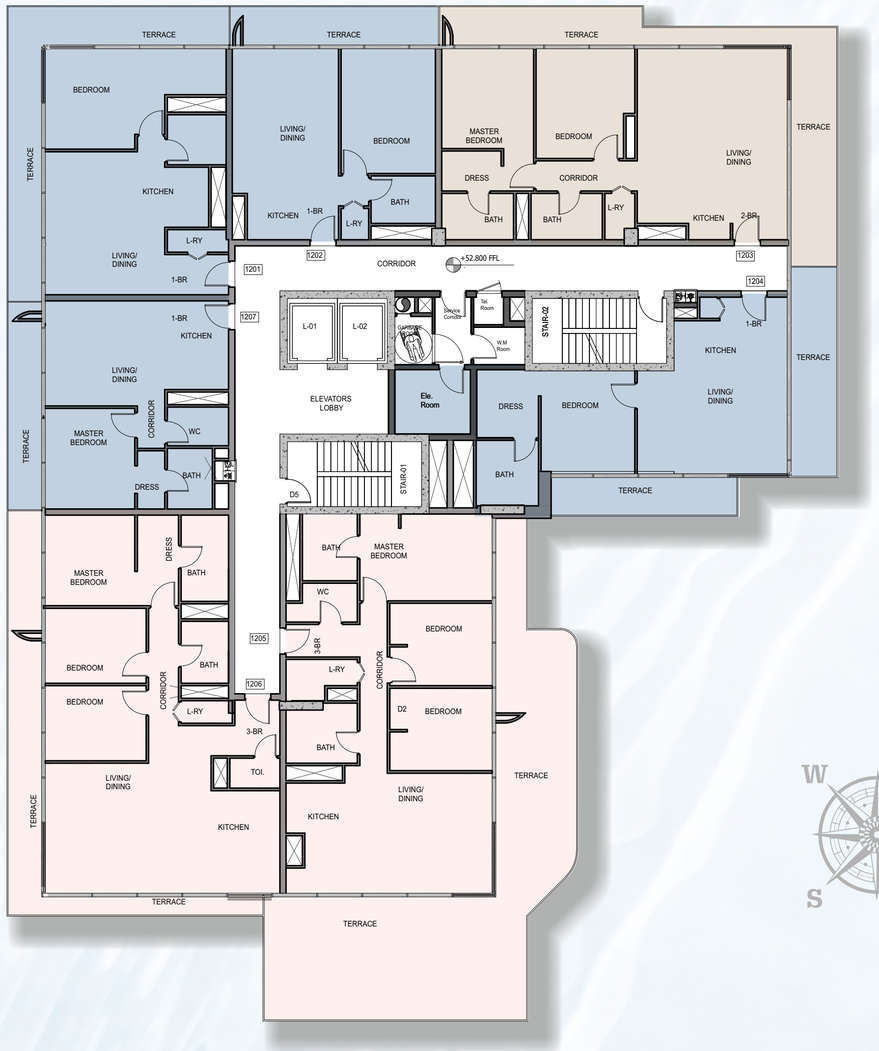
3 bd apartment	1 unit
Sizes:	from 1,652 sq.ft.
Prices:	from AED 3,441,115
Available views:	Sea, City



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

SEA



COMMUNITY

CITY



MALL

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

EDGEWATER

RESIDENCES

Managed by EVA Real Estate exclusively

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