



FLORA ISLE

BEACHFRONT RESIDENCES

PRE-SALES DECK



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.





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 70 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

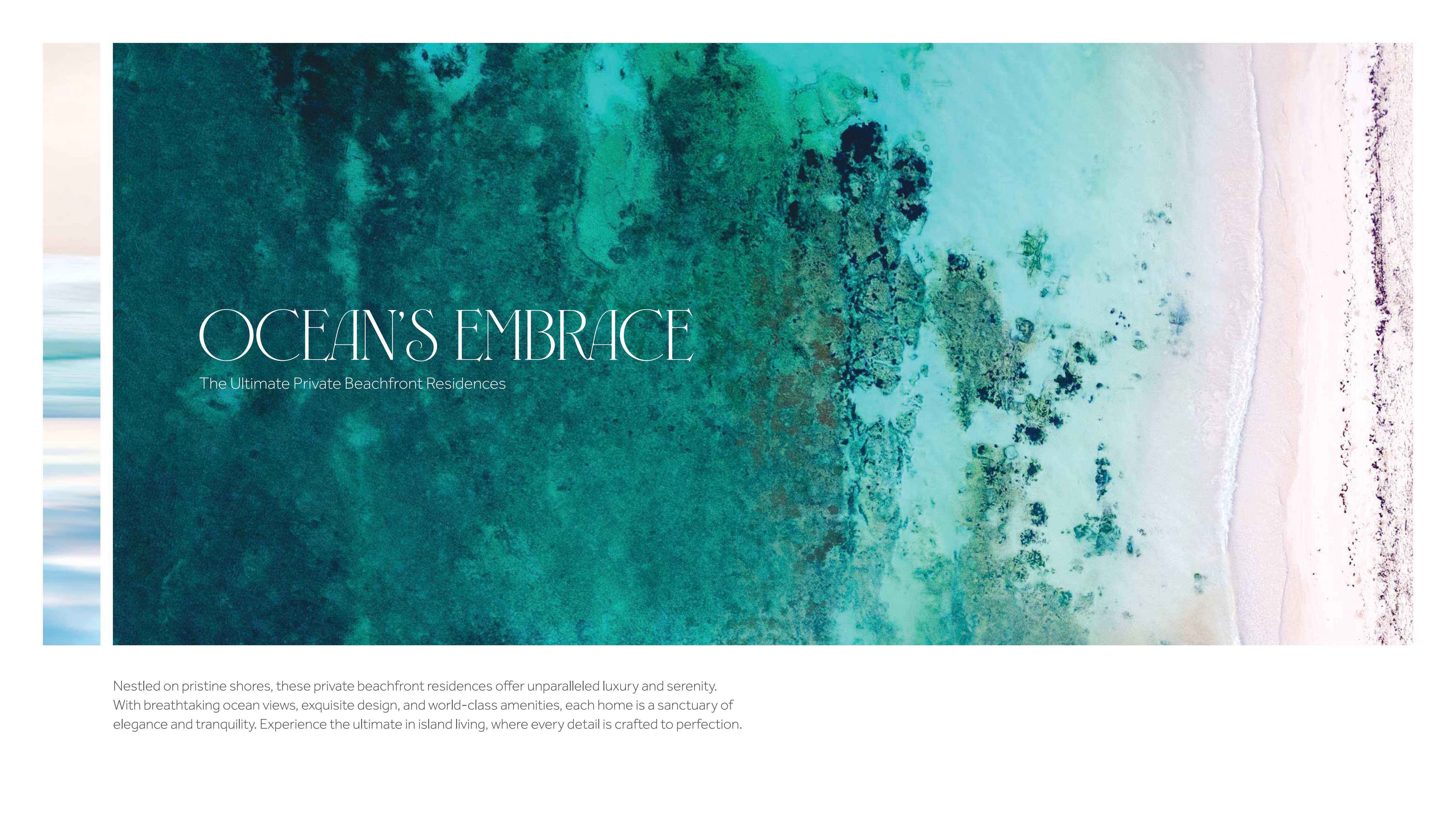


Award-Winning **Design**

Design
Middle East

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



An aerial photograph of a tropical beach. The left side of the image shows deep turquoise water with visible coral reefs and some darker patches of seabed. The right side shows a wide, white sandy beach with gentle waves washing onto the shore. The overall tone is serene and luxurious.

OCEAN'S EMBRACE

The Ultimate Private Beachfront Residences

Nestled on pristine shores, these private beachfront residences offer unparalleled luxury and serenity. With breathtaking ocean views, exquisite design, and world-class amenities, each home is a sanctuary of elegance and tranquility. Experience the ultimate in island living, where every detail is crafted to perfection.

The Height of Coastal Elegance

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.

Catch the Waves



Location Map



2MINS
Island A
Yacht Marina



4MINS
Island D Sports Country
Club House Course



5MINS
Dubai Islands Mall



10MINS
Island C
Golf Course



11MINS
Waterfront Market



18MINS
Dubai Festival City



18MINS
Dubai International
Airport



25MINS
Museum of the Future



31MINS
Business Bay



35MINS
Burj Khalifa &
Dubai Mall



40 MINS
Burj Al Arab



FLORA ISLE
BEACHFRONT RESIDENCES

Dubai Islands



Dubai Creek Harbor

Downtown Dubai

Dubai International Airport

Port Rashid

Island A

Island D

Island B

Island E

FLORA ISLE

Island C

2040 دبي DUBAI

Dubai Islands

The 2040 Dubai Masterplan reimagines the city's waterfront, creating transformative man-made islands that blend luxury living, commercial vibrancy, and leisure.

With visionary architecture and sustainable design, these islands will offer stunning residences, world-class resorts, and dynamic recreational spaces.

Rooted in environmental conservation, the plan envisions a harmonious balance between nature and growth, elevating Dubai as a global hub for innovation, tourism, and a better future.

BEACH ACCESS

12-Kilometer beach length with Blue Flag Global Accreditation



MARINAS

Total of nine marinas including six marinas in Island A



HOTELS & RESORTS

Total of 86 resorts and hotels in Islands A, B, C, and D



MALLS

Located in Island A, the mall is designed for retail and entertainment



GOLF COURSES

18- hole golf course in Island C and 9-hole golf course in Island D



PARKS & OPEN SPACES

A total of 1,987,249 sqm. open spaces



Dubai Islands Zones



Port Rashid



Sunrise

Island A



Sunset

Island D



Island C



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.





With panoramic ocean views that stretch beyond the horizon, this exceptional residence brings nature's beauty right to your doorstep.

Thoughtfully designed with world-class amenities—private pools, fitness centers, and exclusive beachfront access—it's where luxury meets tranquility by the endless sea.

Project Details

Project Name	FLORA ISLE
Developer	Flora Isle Real Estate Development L.L.C
Architect	Joe Tabet & Partners
Location	Dubai Islands
RERA Number	In Progress
Plot Number	1010608
Plot Area	43,419.25 Sq. Ft.
Height	B+G+7
Total Number of Units	251
Branded	No
Anitcipated Service Fees	18 AED / Sq. Ft.
Anticipated Completion Date	Q1 2028
Elevators	2 Residential / 1 Service (Per Block)

Unfurnished

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

Unit Mix

Unit	Count	Total area (sq.ft)		%
		min	max	
1BR	86	813	823	34%
2BR	143	1,319	1,324	57%
3BR	22	2,094	2,443	9%
Total	251			



Building Configuration

Configurations are the same across all 3 Isles.

Isle 1

Isle 2

Isle 3

Ground Floor
& Amenities

Typical 1
Levels 2-4

Typical 4
Levels 7

Typical 2
Levels 5

Typical 3
Levels 6

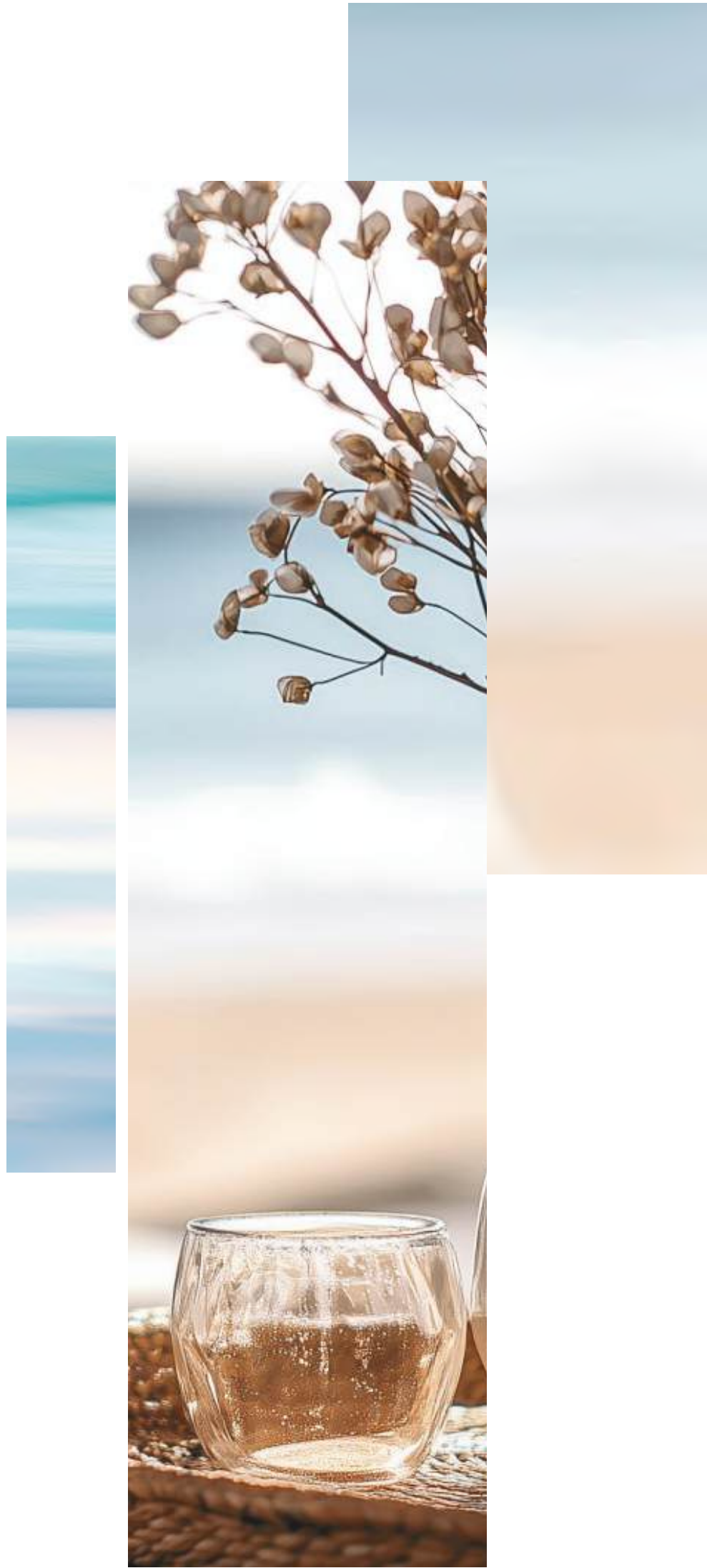
First Level
& Amenities

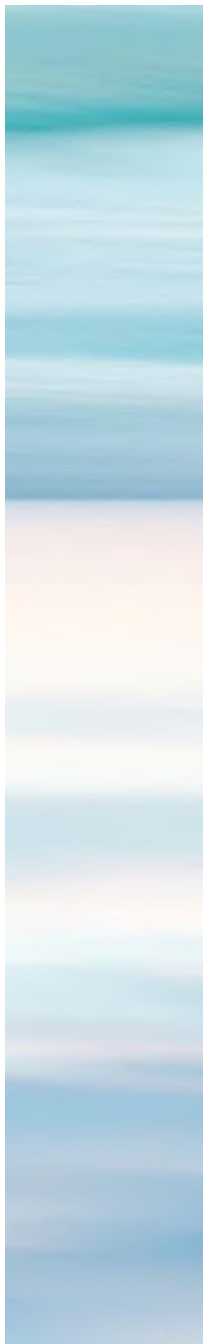
Basement

SEASIDE MAJESTY

The Art of Timeless Exteriors & Grand Architecture









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 & Toilets
- 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 Pool

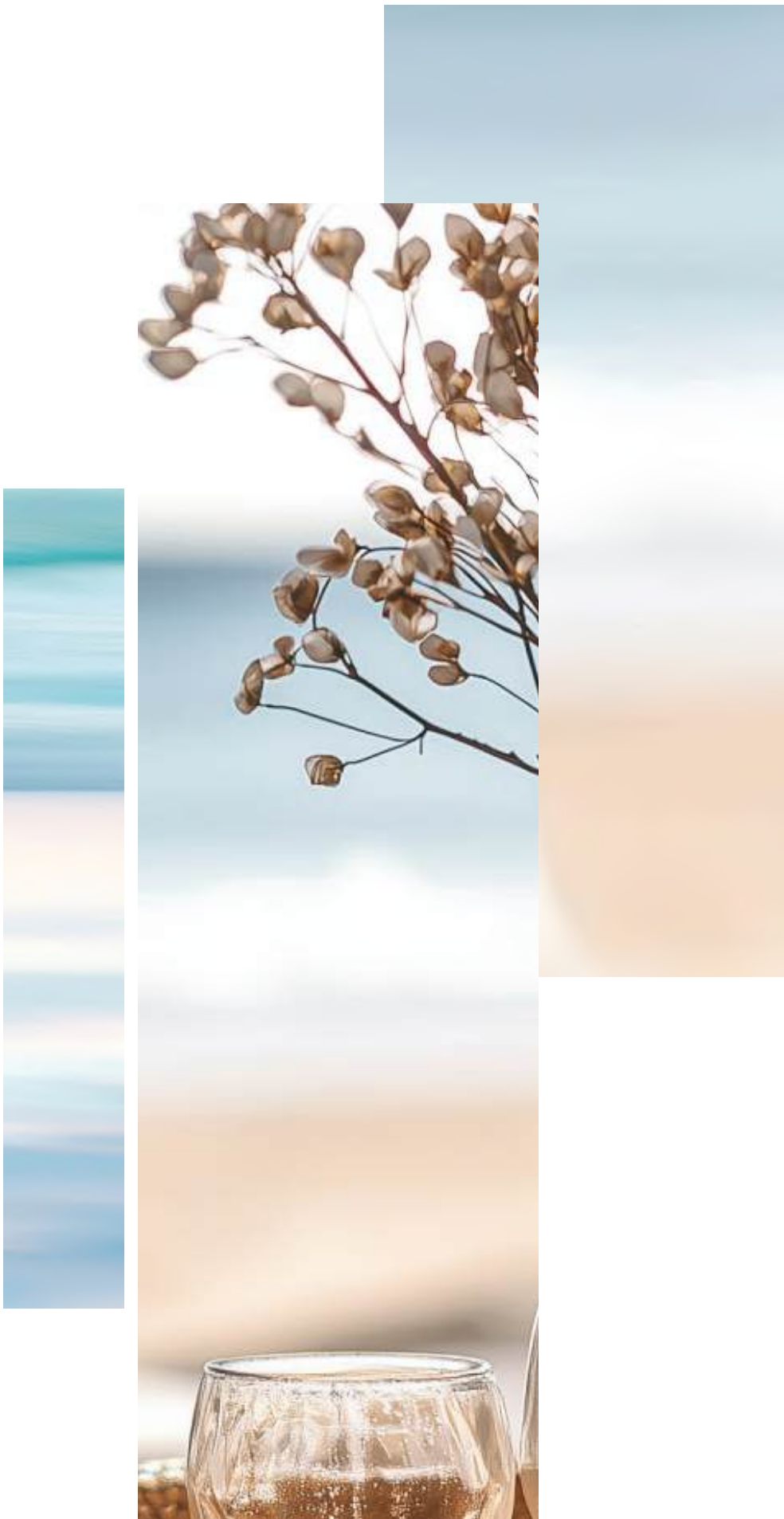


Wellness Garden



Main Lobby

Ground Floor - Indoor - Isle 2



Main Lobby

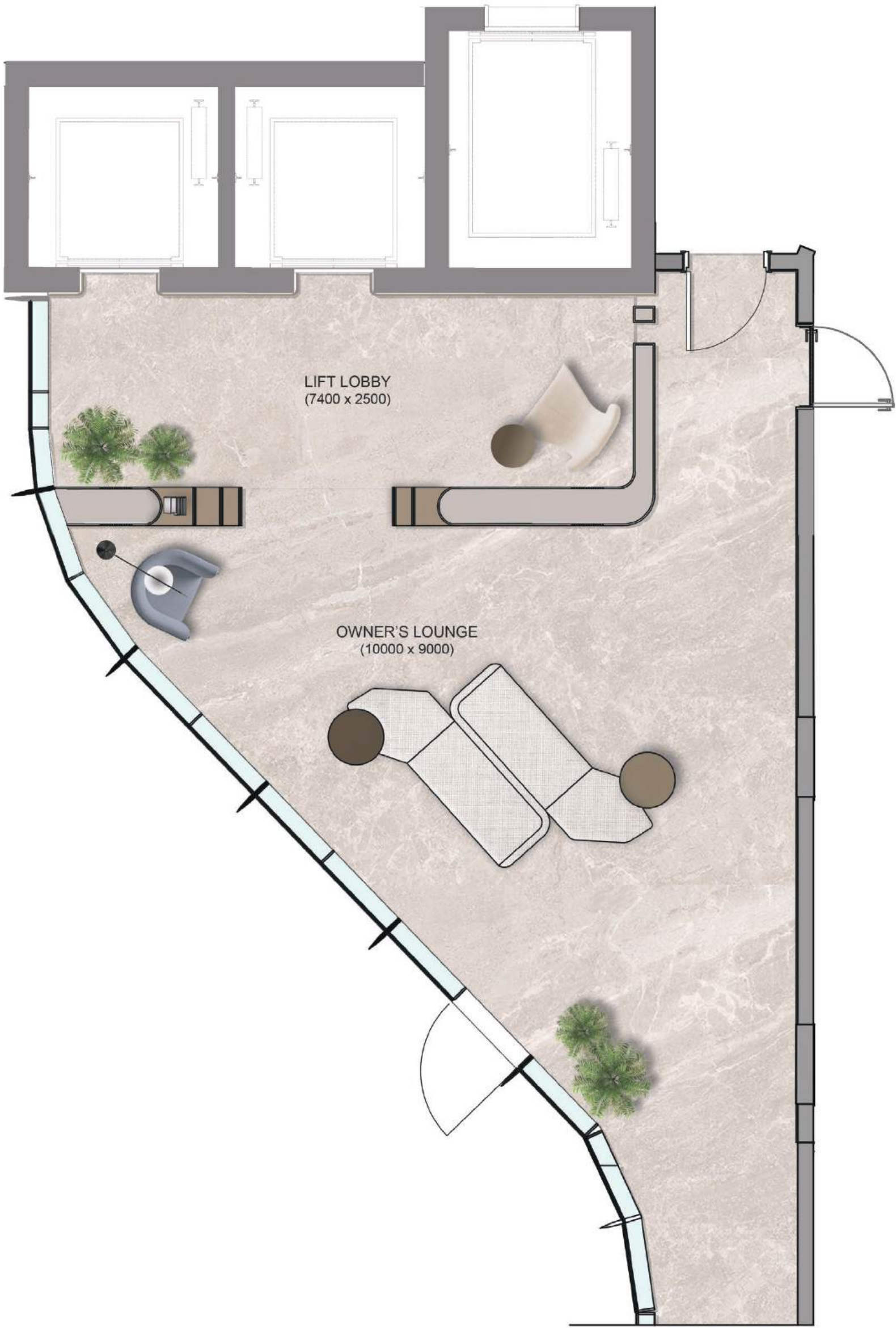
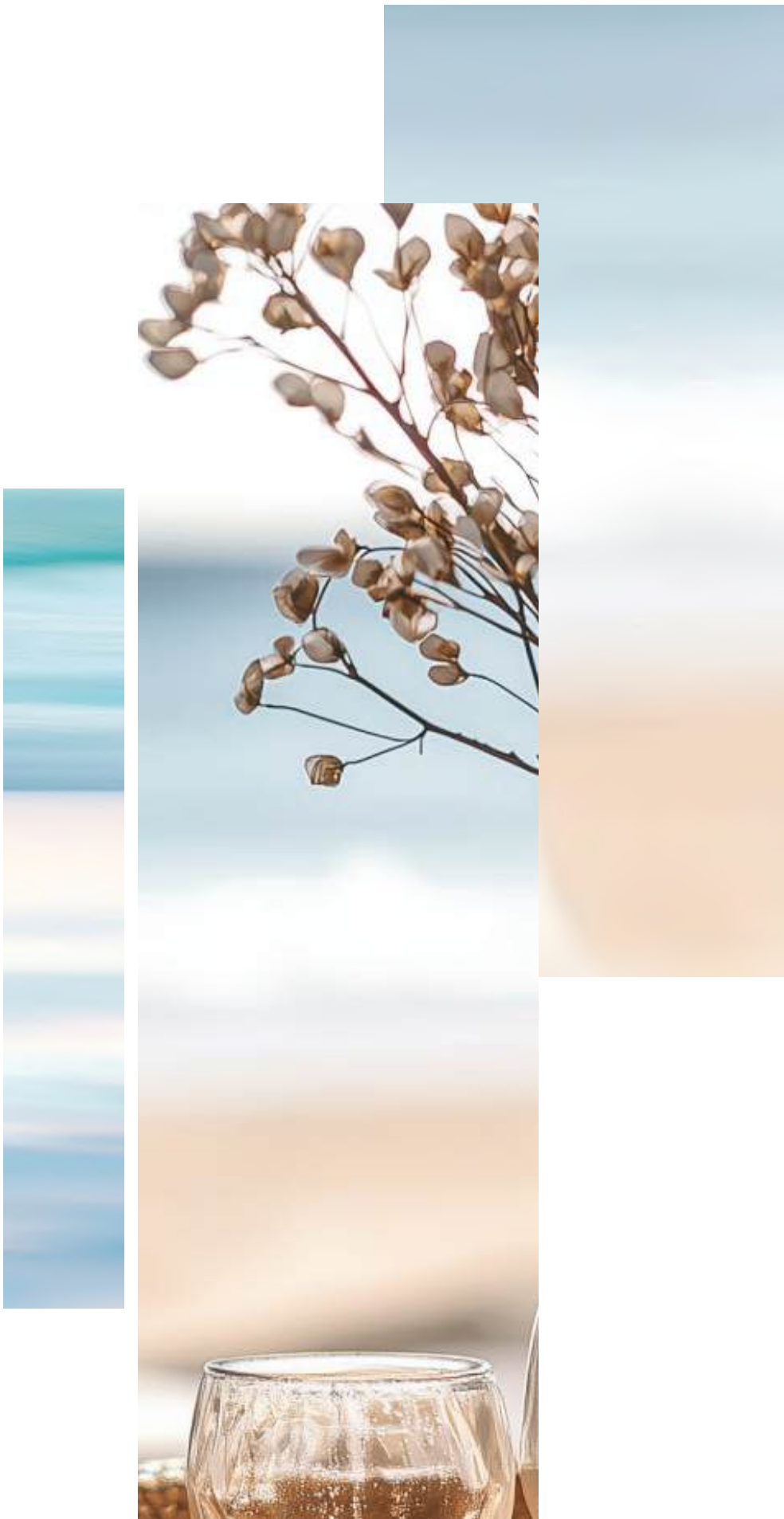


Reception Area



Indoor Lounge

Ground Floor - Indoor - Isle 1 & 3

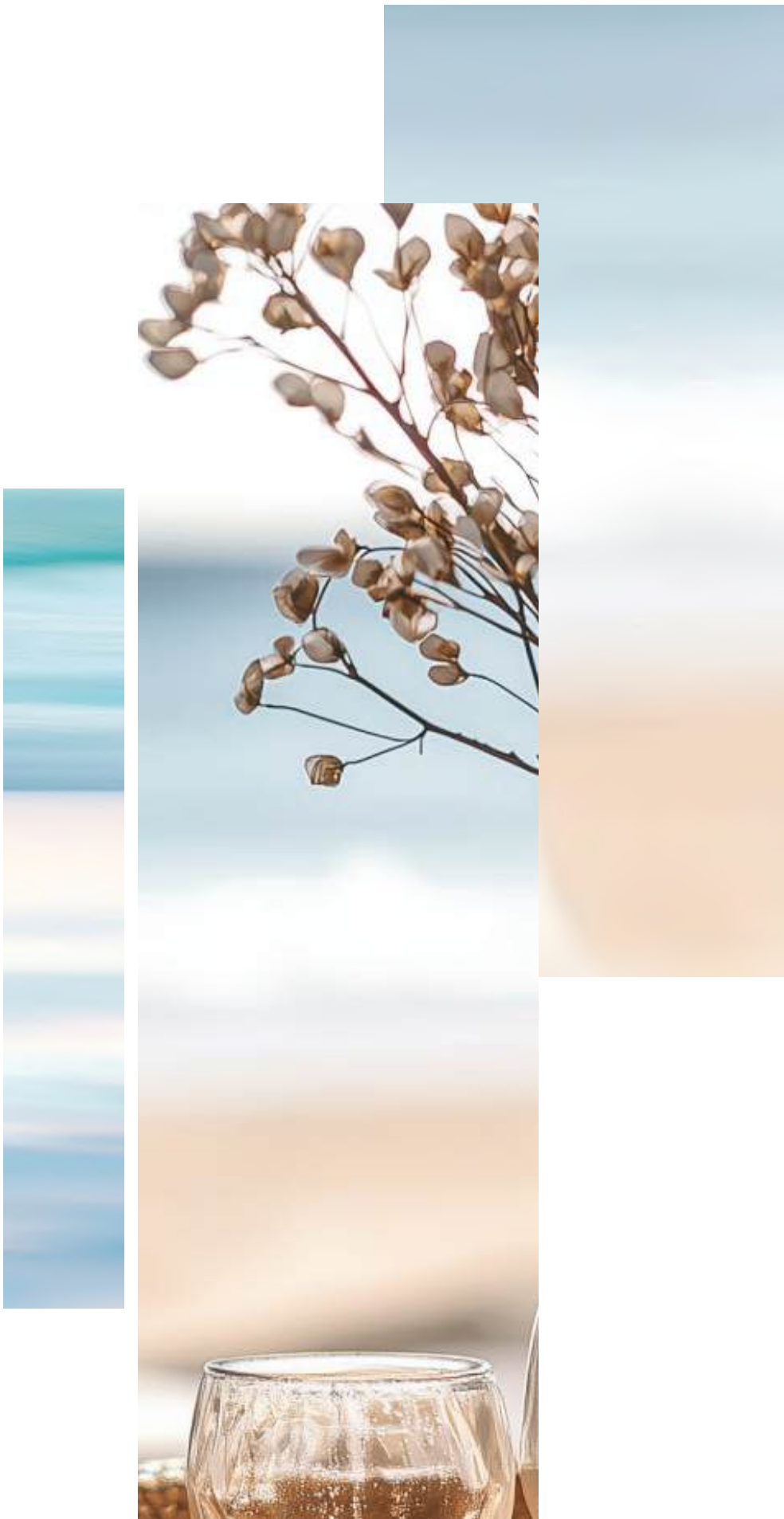


Lounge



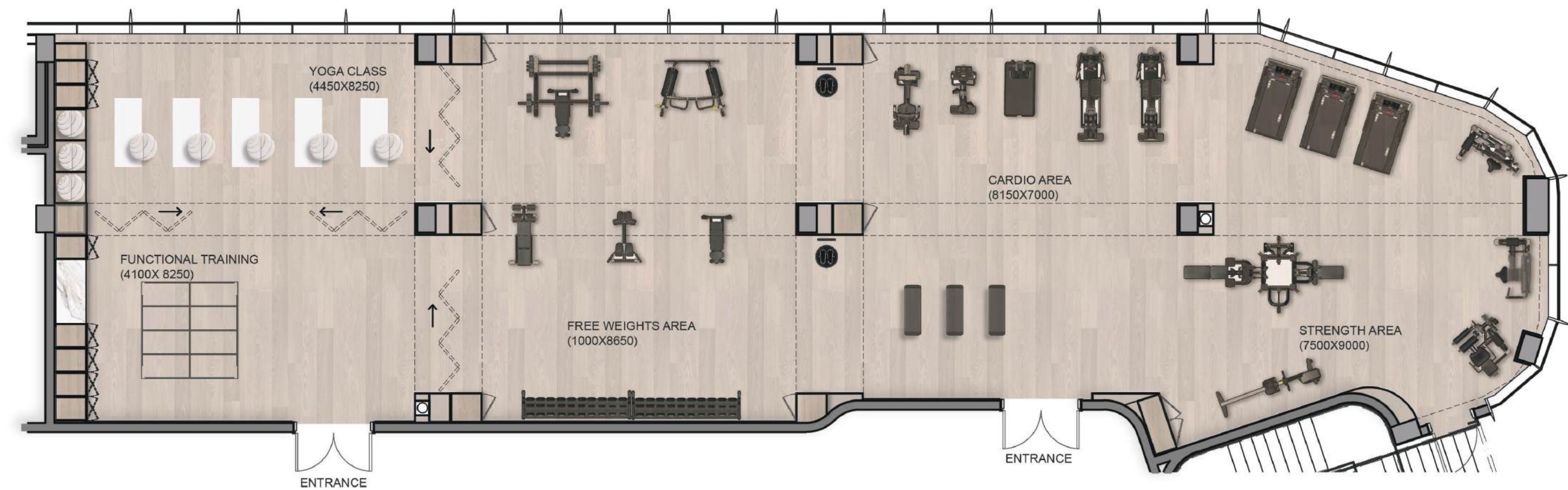
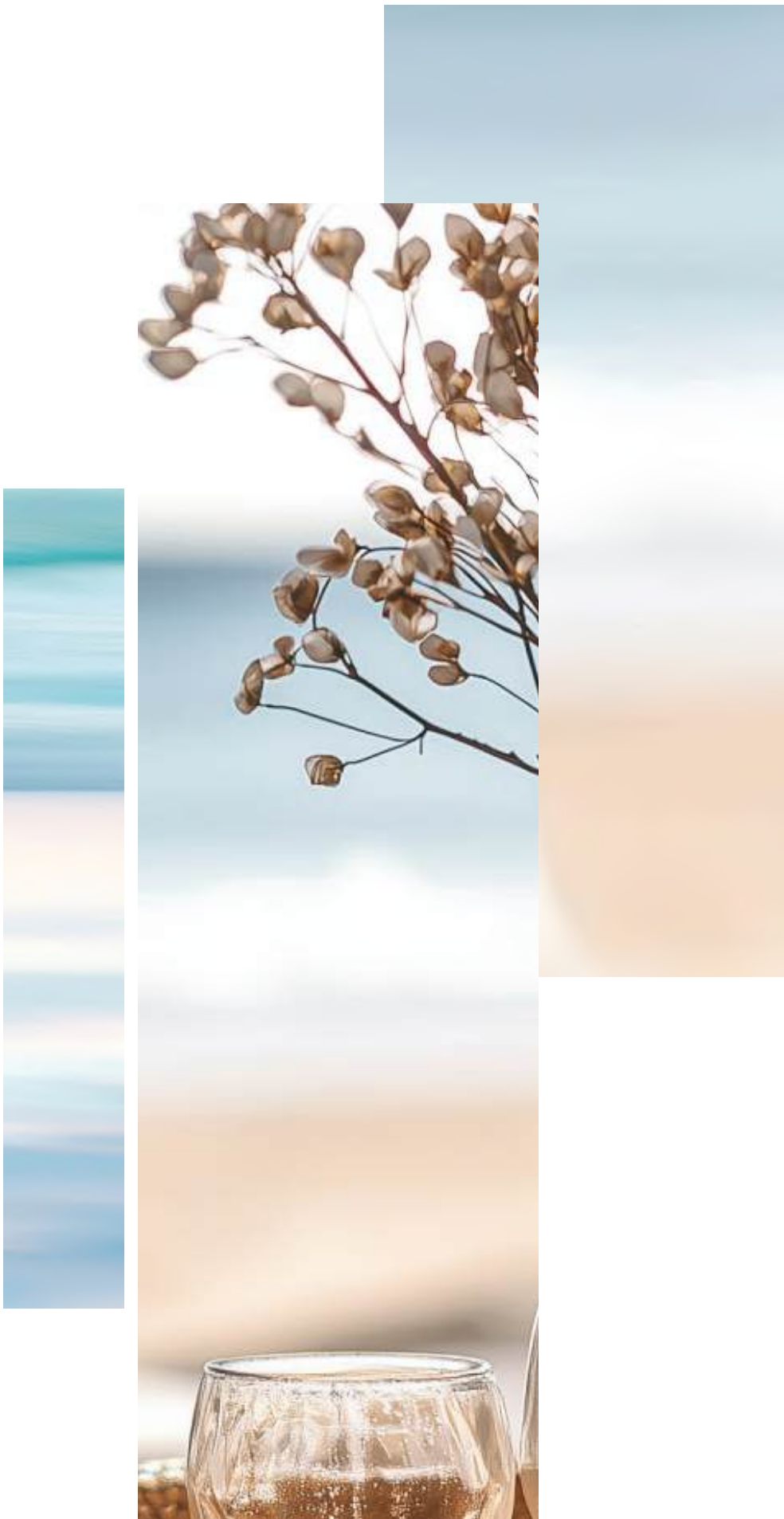
Adult's Entertainment Room

Basement Floor - Indoor



Gym

Ground Floor - Indoor - Isle 2



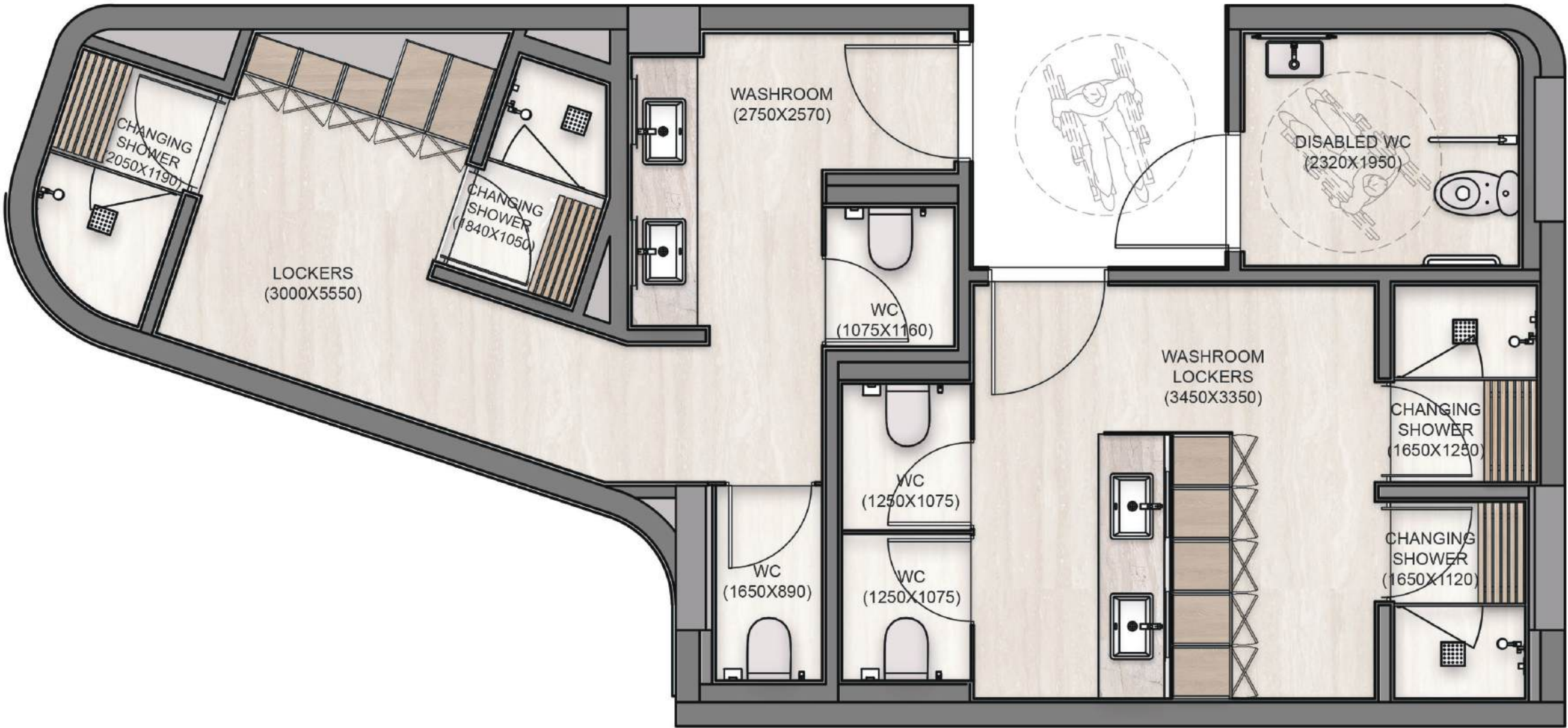
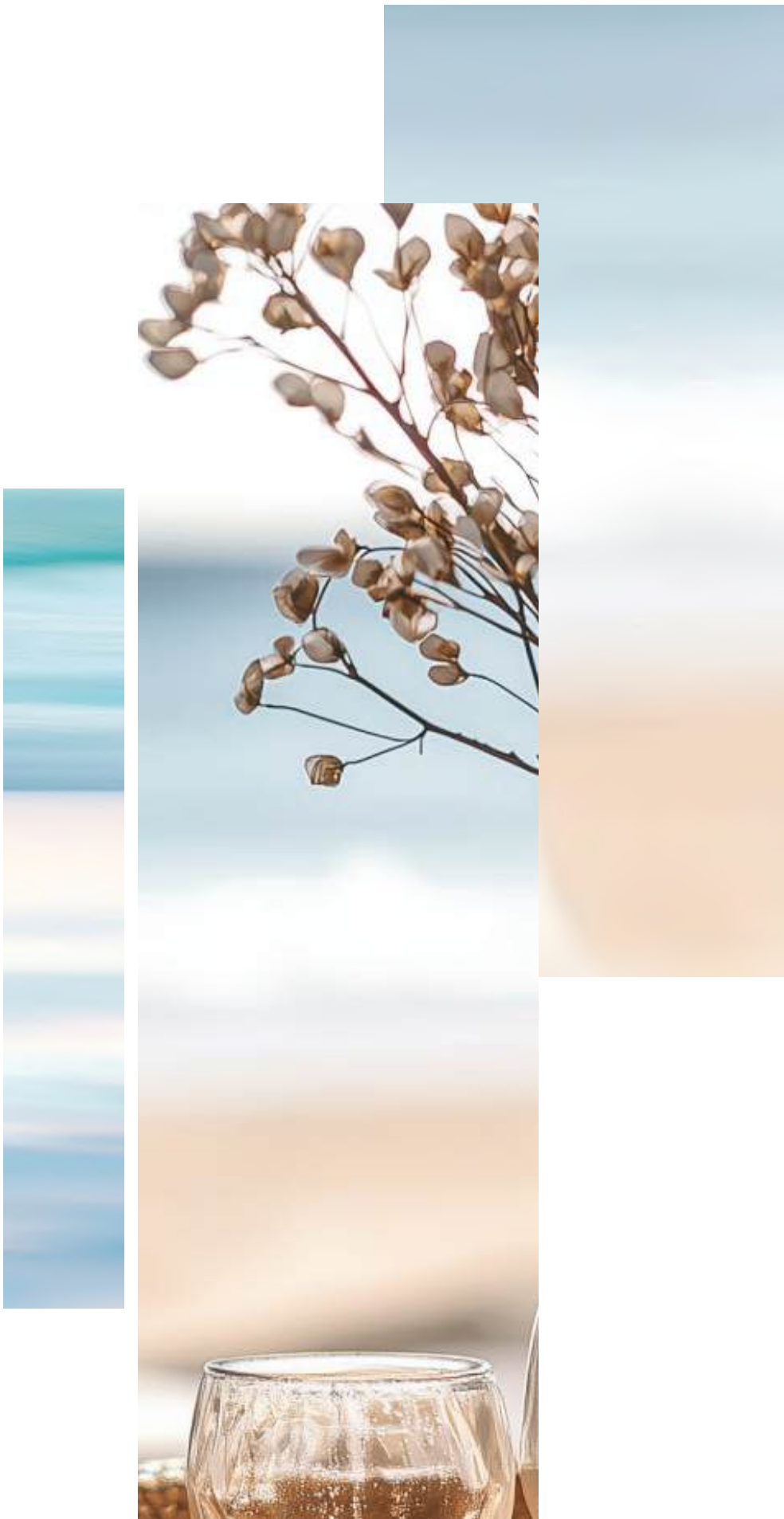


Gym



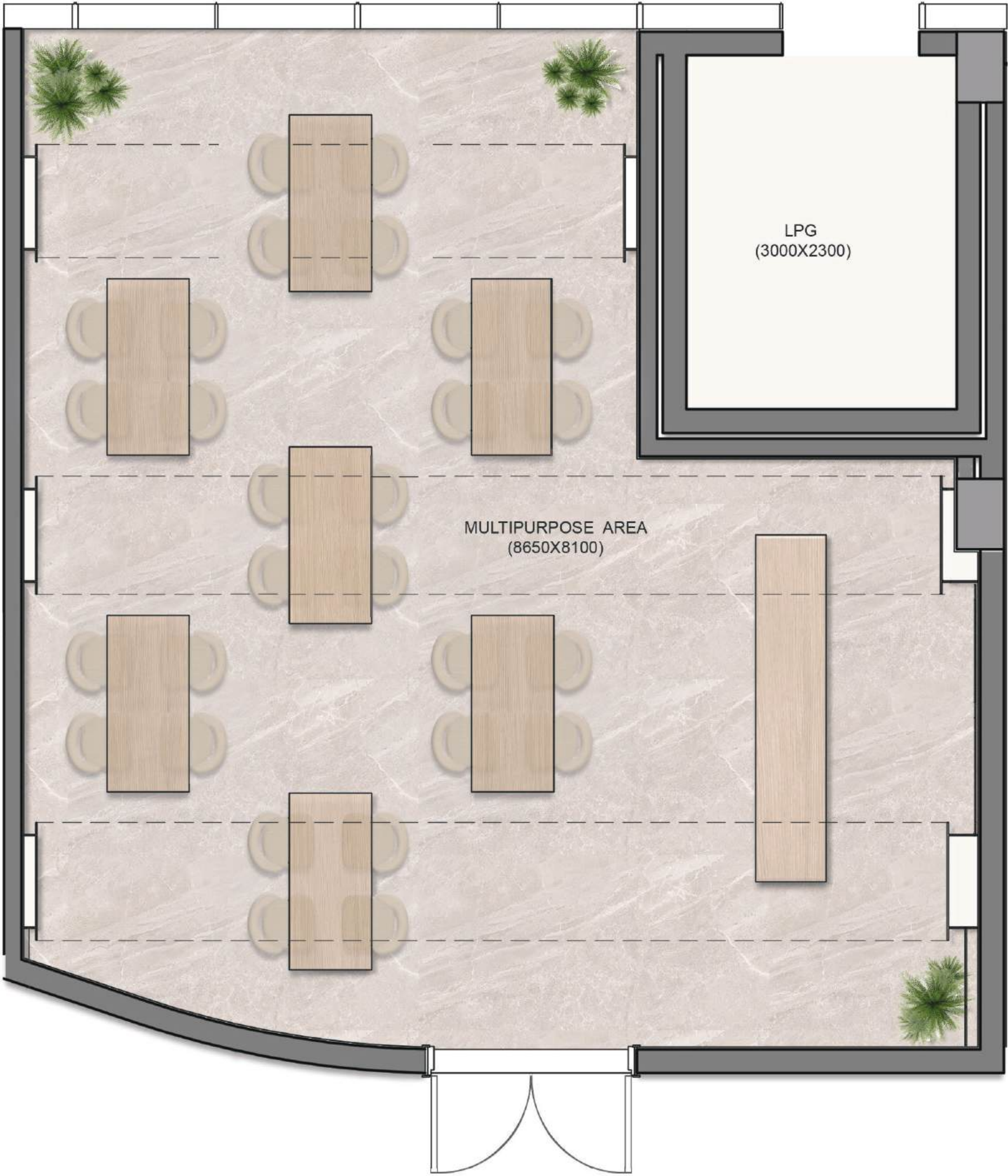
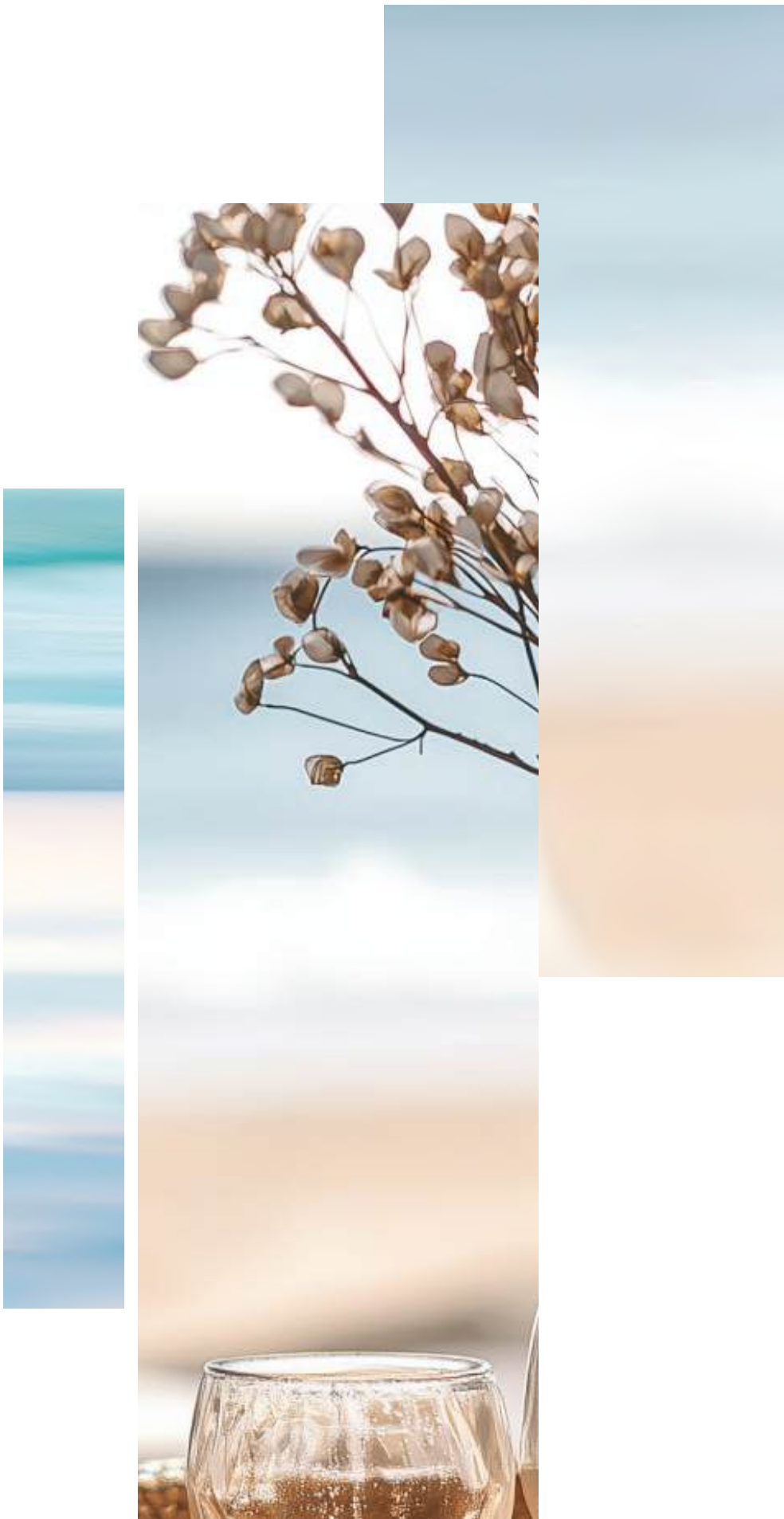
Changing Room & Toilets

Ground Floor - Indoor - Isle 2



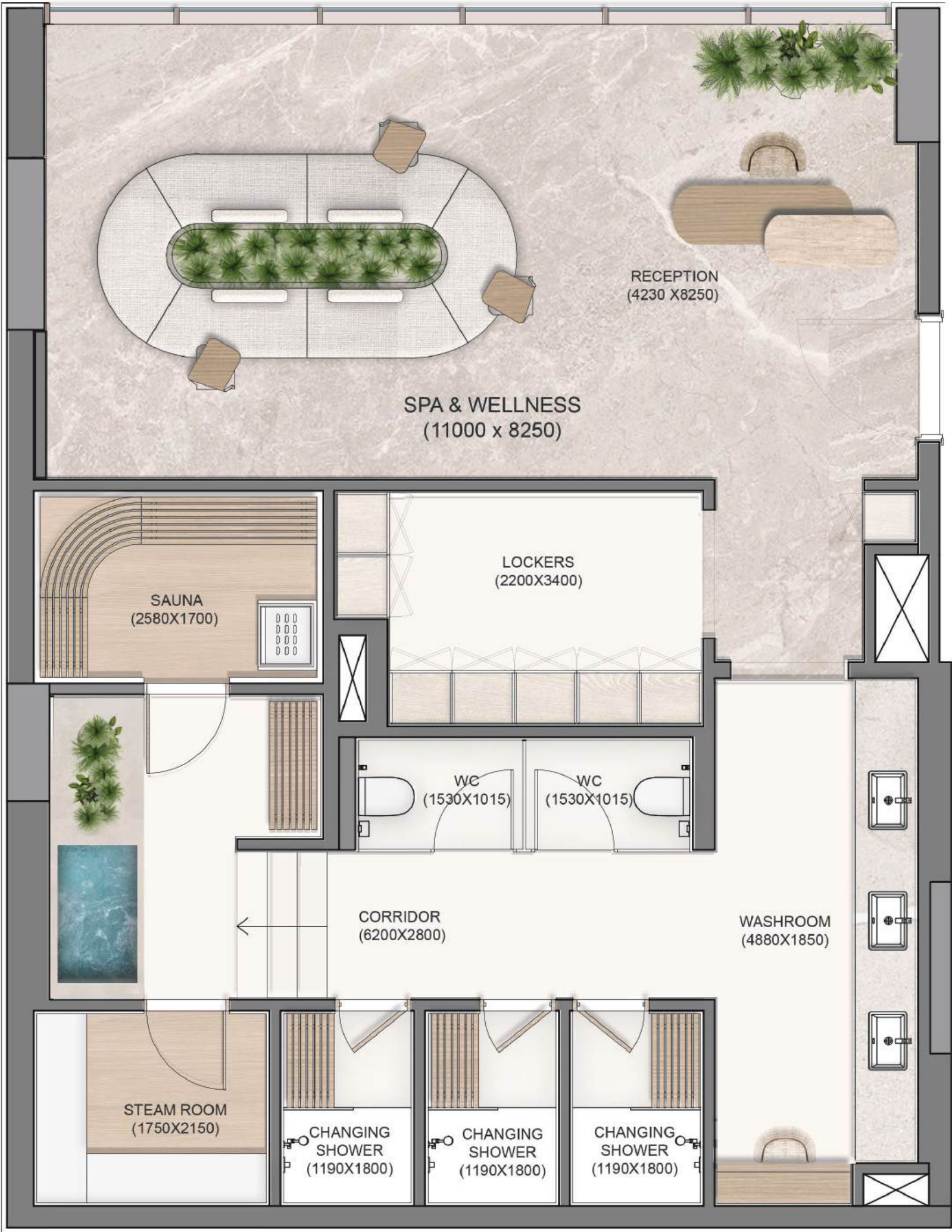
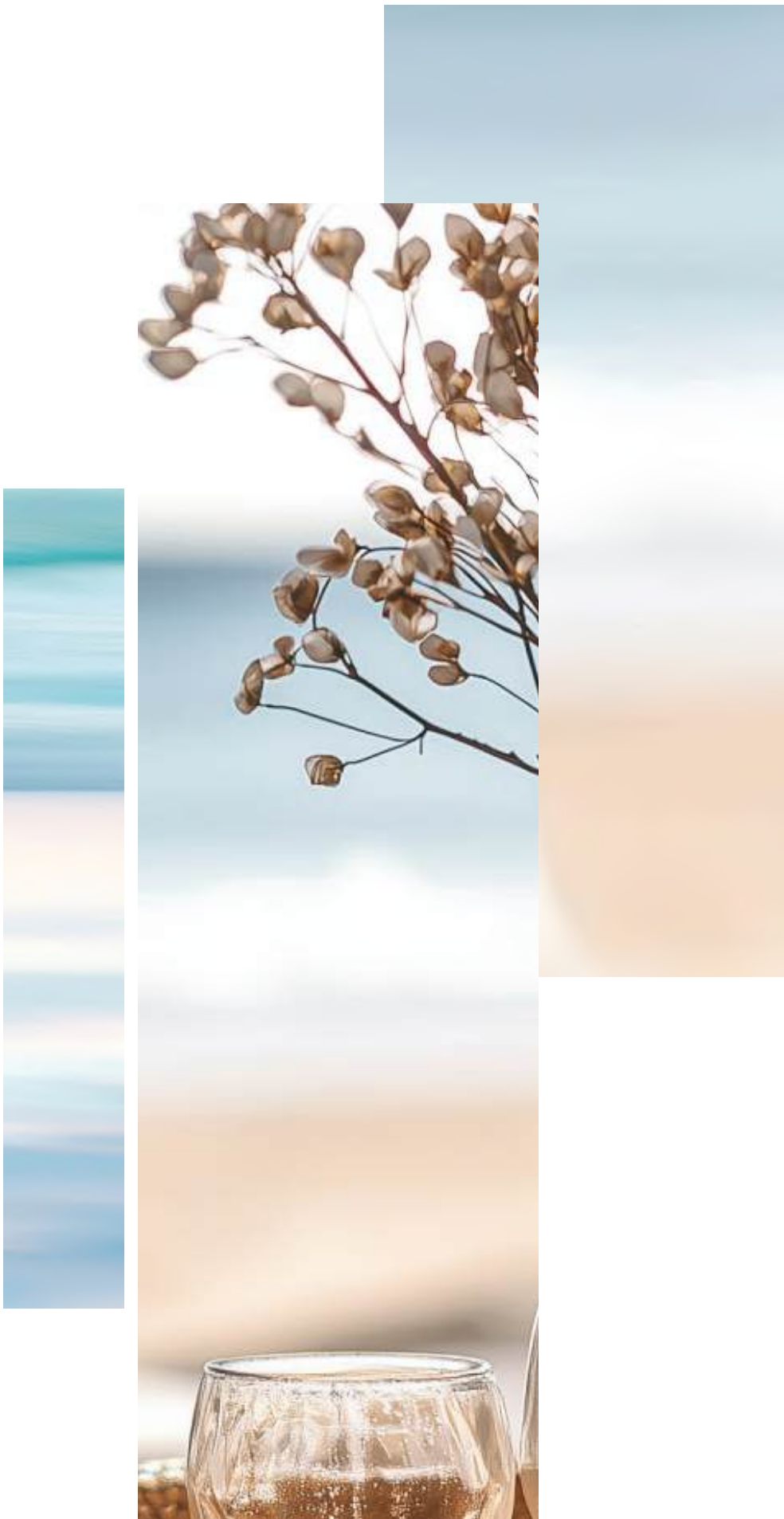
Multipurpose Room

Ground Floor - Indoor - Isle 2



Spa

First Floor - Indoor - Isle 2



Spa Reception

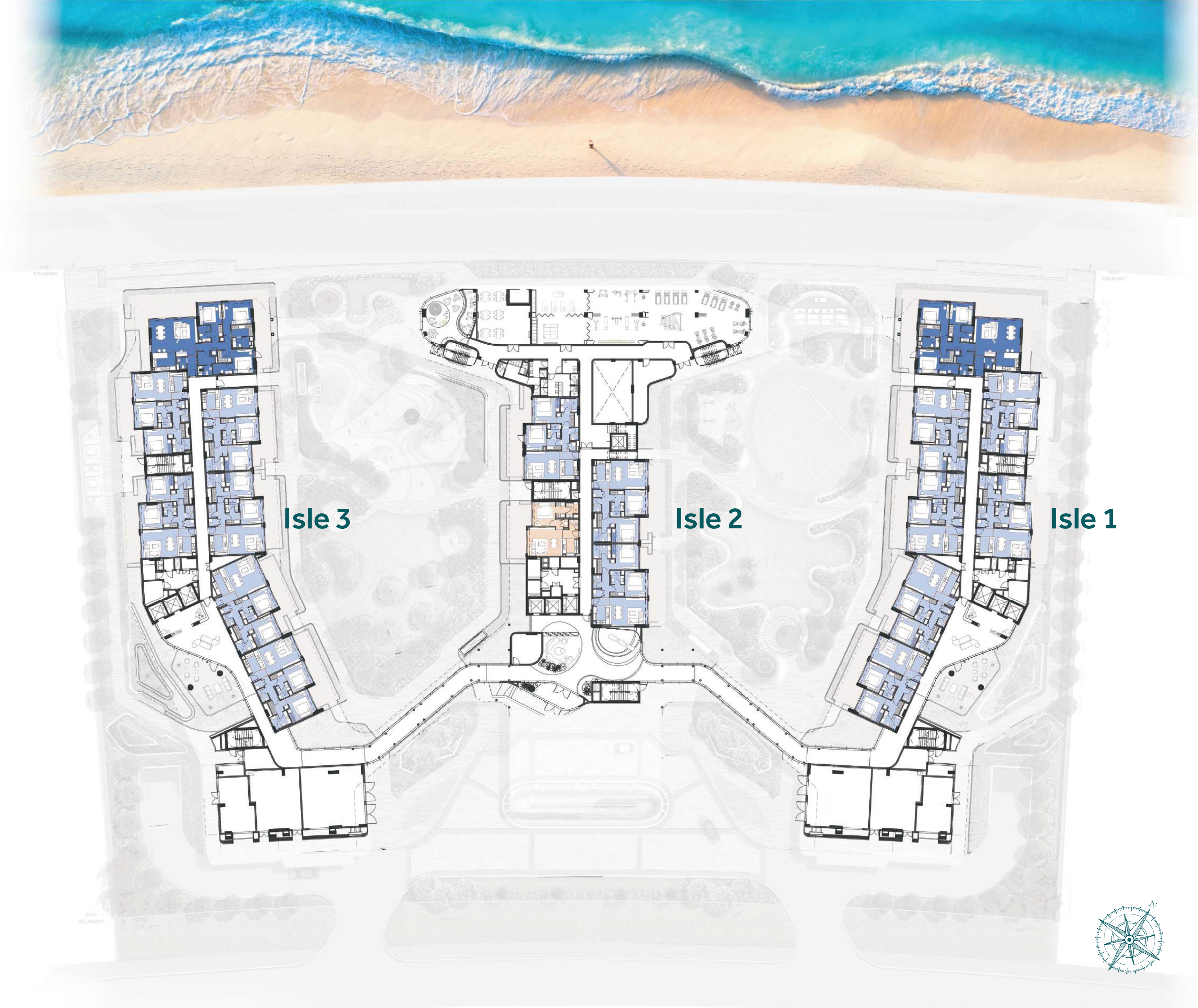


Floor Plans

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

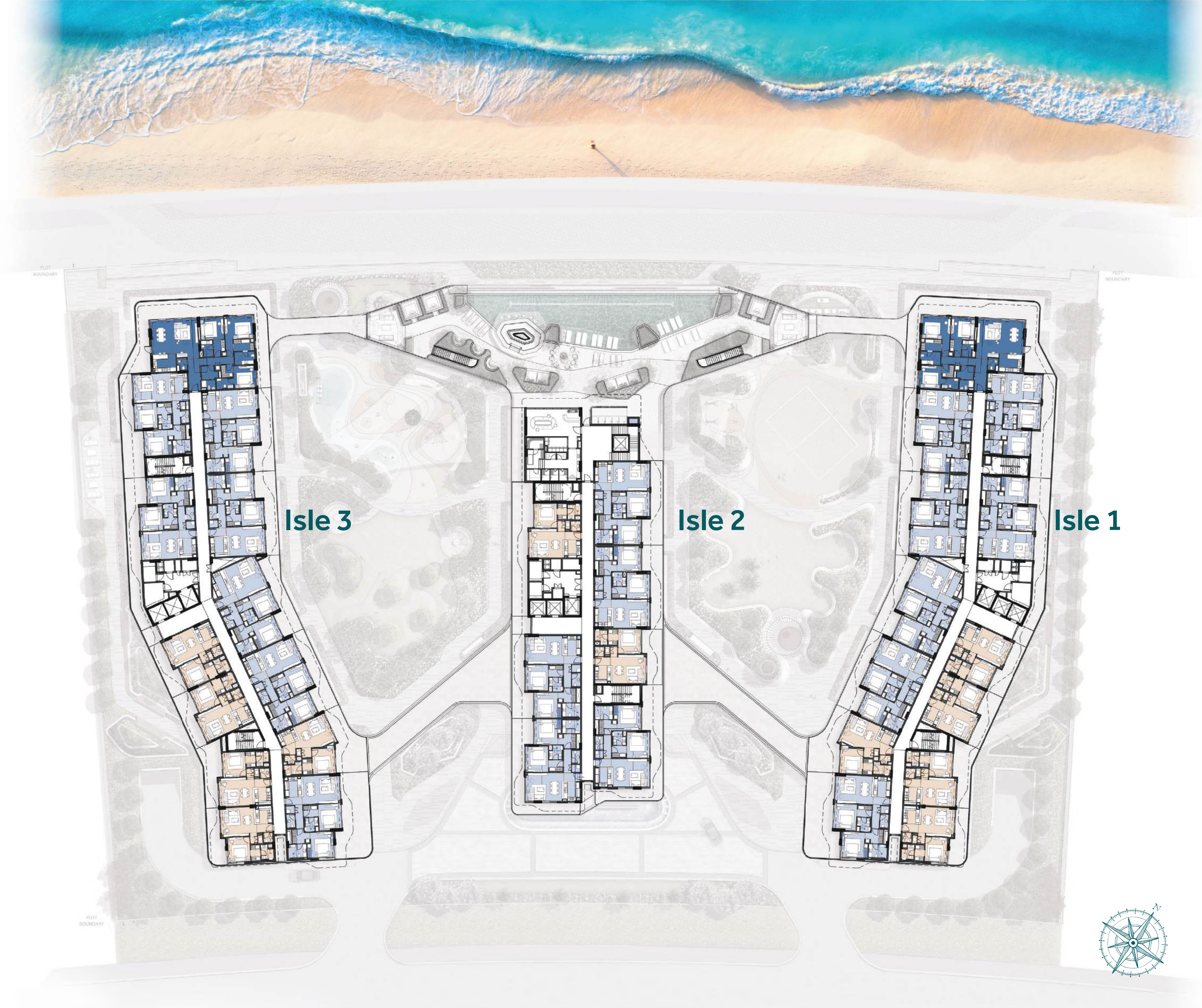
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms

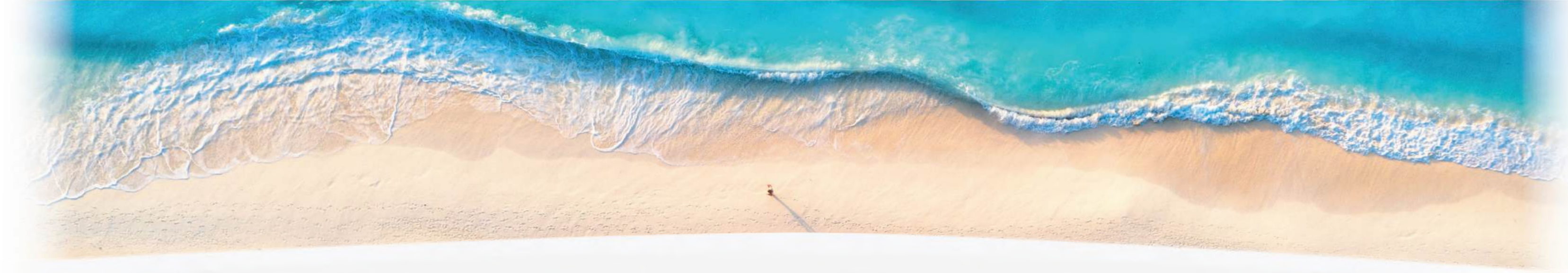


First Floor

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

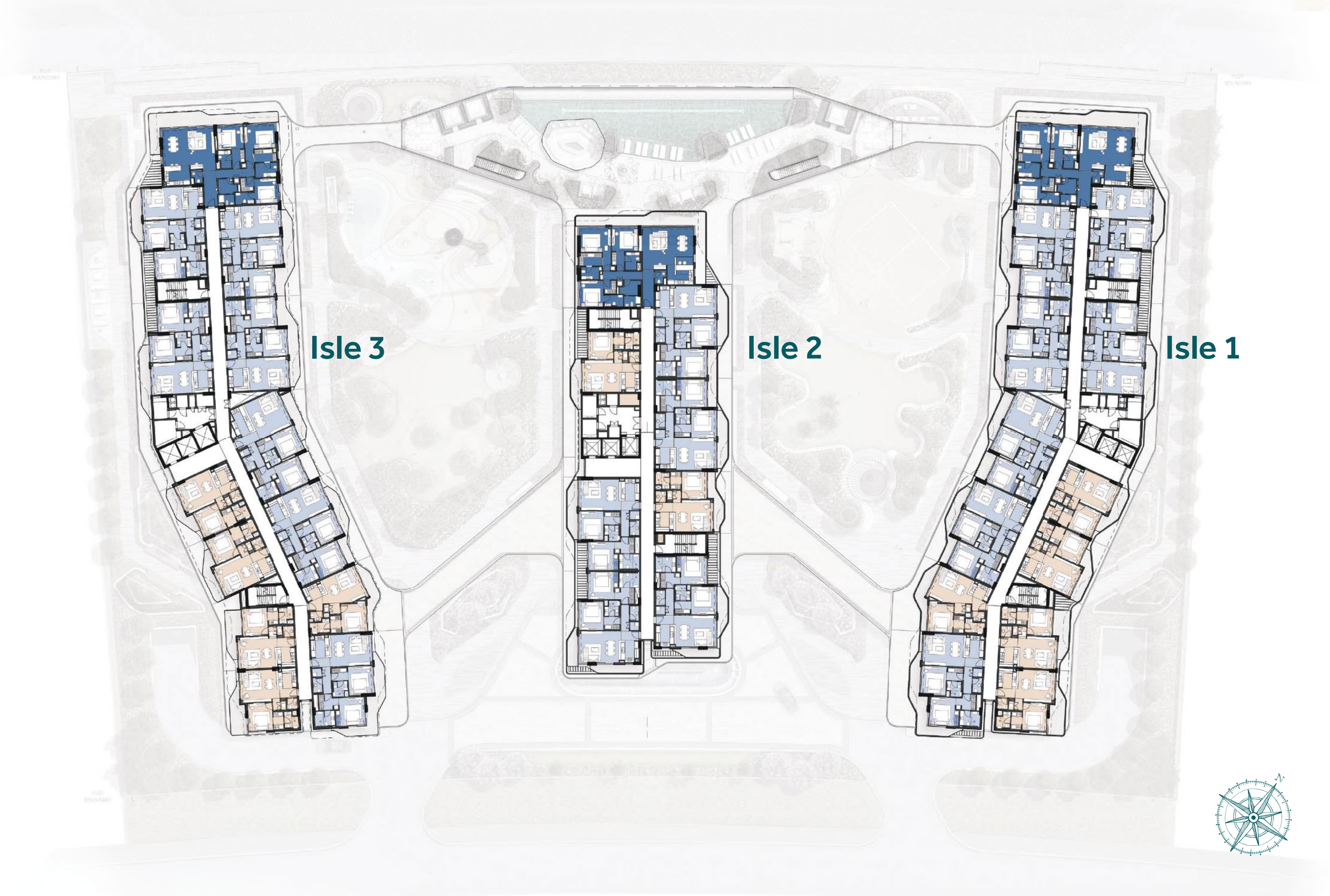




2nd to 4th Floor

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

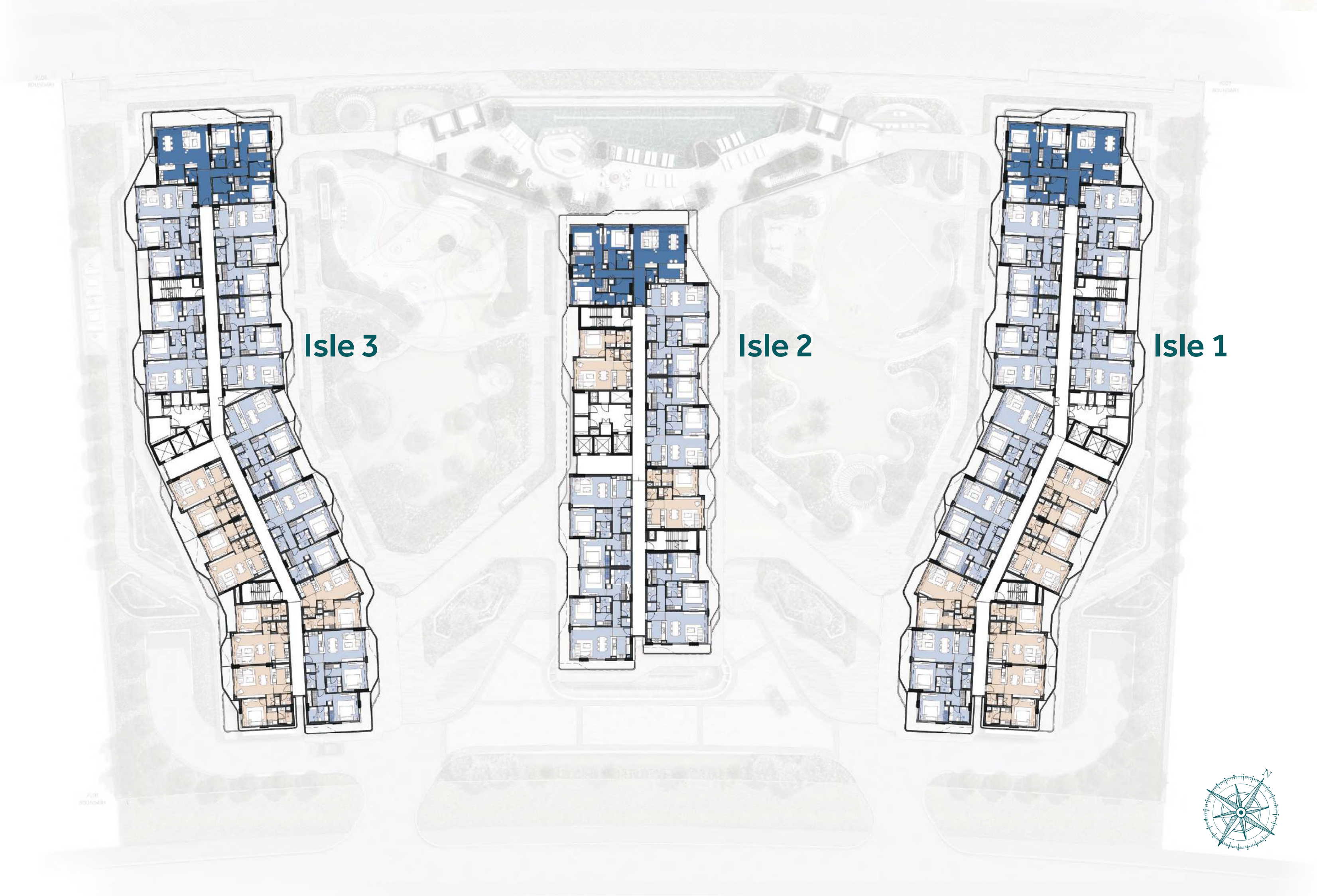




5th Floor

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

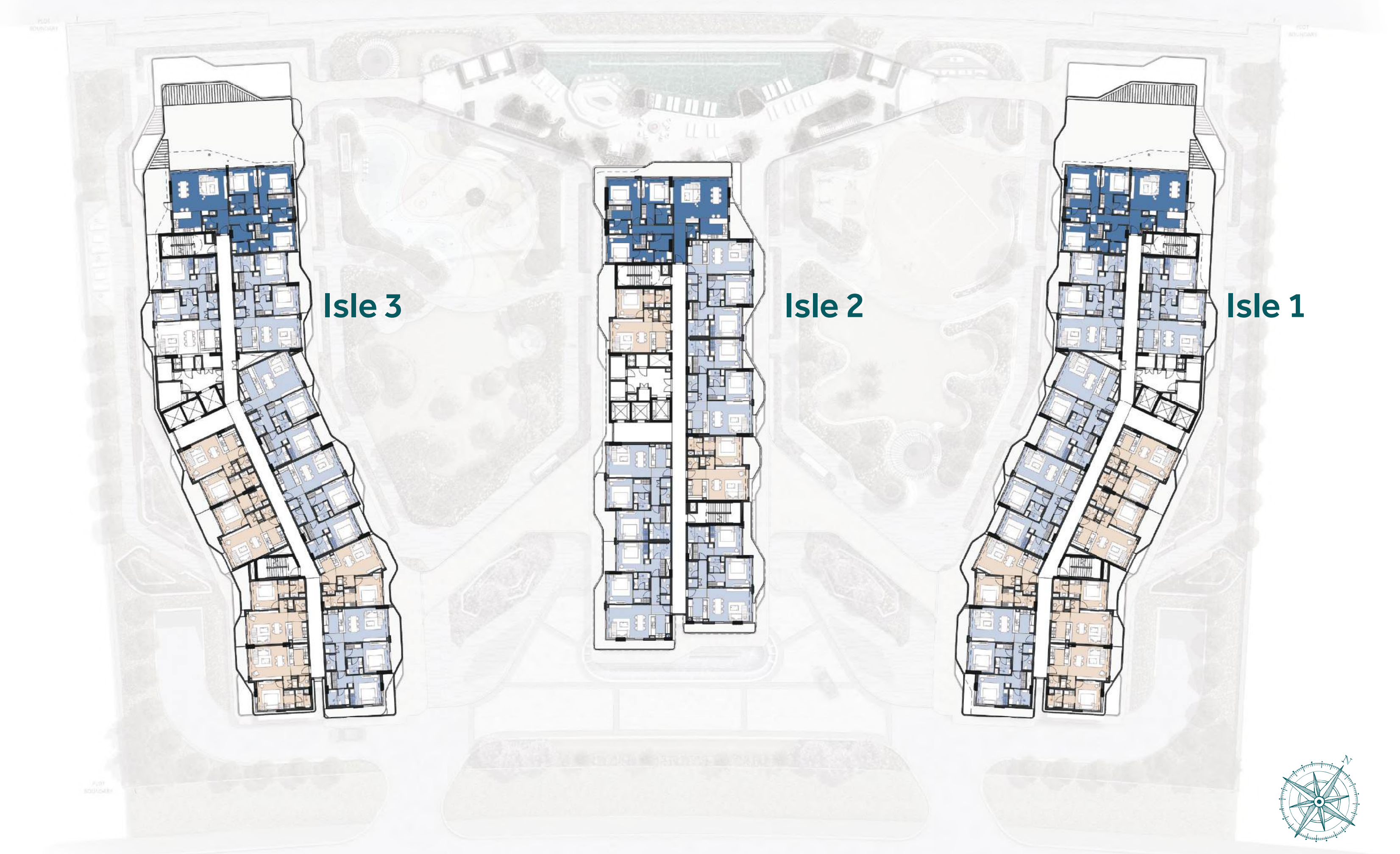




7th Floor

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



Why Invest in Dubai Island

Investing in Dubai Island, part of Dubai's ambitious development, offers compelling benefits.

This expansive, mixed-use development in the heart of Dubai's historic Deira presents significant opportunities across residential, commercial, retail, and hospitality sectors.

Here are key reasons to invest in Dubai Island:



**Strategic Location
and Connectivity**



**Waterfront
Lifestyle**



**Attractive Rental
Yields and ROI**



Beach Access



**Vibrant Community and
Cultural Integration**



50% / 50% Payment Plan

EOI Process

To participate in the Expression of Interest campaign and secure your preferred unit, we kindly request that you comply with the following requirements:

- 1. **Client’s Document Required:** Client’s Passport Copy and Emirates ID Copy (for UAE Residents).
- 2. **Signed EOI form** (attached), with correct customer details, valid email address, and phone number to issue the receipt(s).
- 3. **Payment:** Cheque or Wire Transfer should be in favour of **“FLORA ISLE REAL ESTATE DEVELOPMENT LLC ”**.
- 4. **Cash payment** will be accepted for the EOI campaign up to AED 50,000 for each unit.

Bank Details for Wire Transfer

S.No	Description	Details
1.	Account Name	FLORA ISLE REAL ESTATE DEVELOPMENT LLC
2.	Account No.	3708489321801
3.	IBAN No.	AE140340003708489321801
4.	Swift Code	MEBLAEAD
5.	Bank Name	EMIRATES ISLAMIC BANK
6.	Currency	AED

*Cheque should be in favour of FLORA ISLE REAL ESTATE DEVELOPMENT

Any EOI received not containing the above will not be considered.

Allocation will be on First Come First Serve basis & Receipt issuance confirmation by **“FLORA ISLE REAL ESTATE DEVELOPMENT LLC”**.

Please note, upon unit allocation for all EOI confirmed deals, we require balance payment & documentation for unit booking.

If the client is not able to get the desired unit, EOI will be refunded to the client within 15 working days from the date the client shares the correct account details.

We look forward to receiving your expression of interest and working together to make the “FLORA ISLE” project a landmark.





FLORA ISLE

BEACHFRONT RESIDENCES

