



FOR SALE · OFF-PLAN

2 Bedrooms · Apartment

Edgewater Residences 3 · Edgewater Residences · Dubai Islands

4 890 000 AED

3 052 AED/sq.ft · 1 602 sq.ft · 2 bed · 3 bath

DLD Permit 71722211577

2 Bedrooms · Apartment

Bedrooms 2	Bathrooms 3	Area 1 602 sq.ft	Type Apartment
Completion Off-plan	Furnishing Furnished	Service charge 18.0 AED/sqft	Price per sq.ft 3 052 AED/sq.ft

HIGHLIGHTS

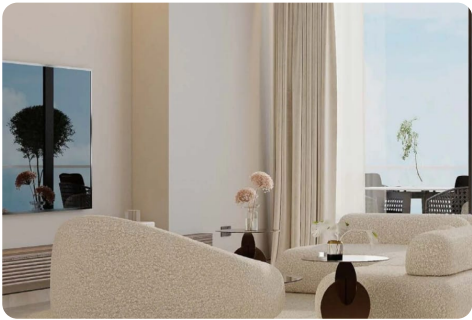
- High Floor with open sea views
- Built-in Wardrobes & Modern Open Kitchen
- 1 Dedicated Parking Space & Laundry Room
- Spacious Living Room & Bright Bedrooms
- Balcony with panoramic sea vistas
- Modern Finishing throughout

DESCRIPTION

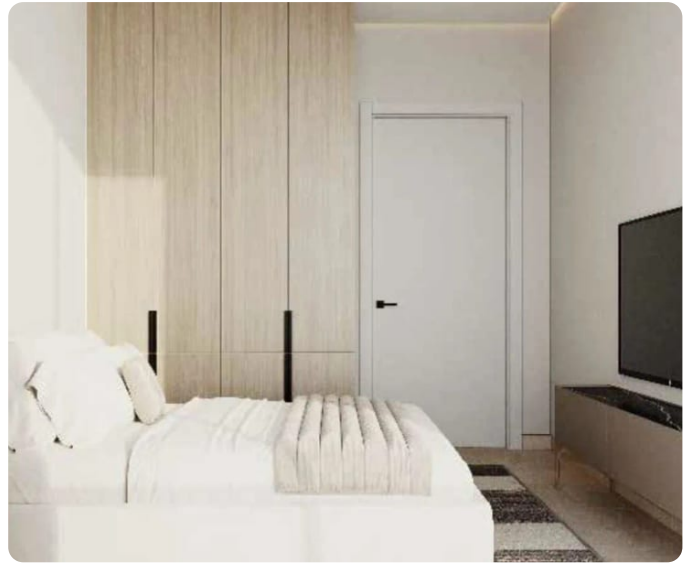
An elegant 2-bedroom plus laundry apartment in Edgewater Residences, Dubai Islands. This luxurious waterfront property offers high-floor open sea views and a flexible payment plan. Infinity Pool, Fully Equipped Gym, Jogging Trails, Kids' Play Area, Indoor Parking, Retail Outlets, Restaurants, Supermarket, 24/7 Security & Concierge. Developed by MGS, this waterfront community spans 12 residential floors above 2 podium levels. Apartments feature contemporary interiors and high-end fixtures, balancing city life with coastal serenity.

WHAT'S INCLUDED

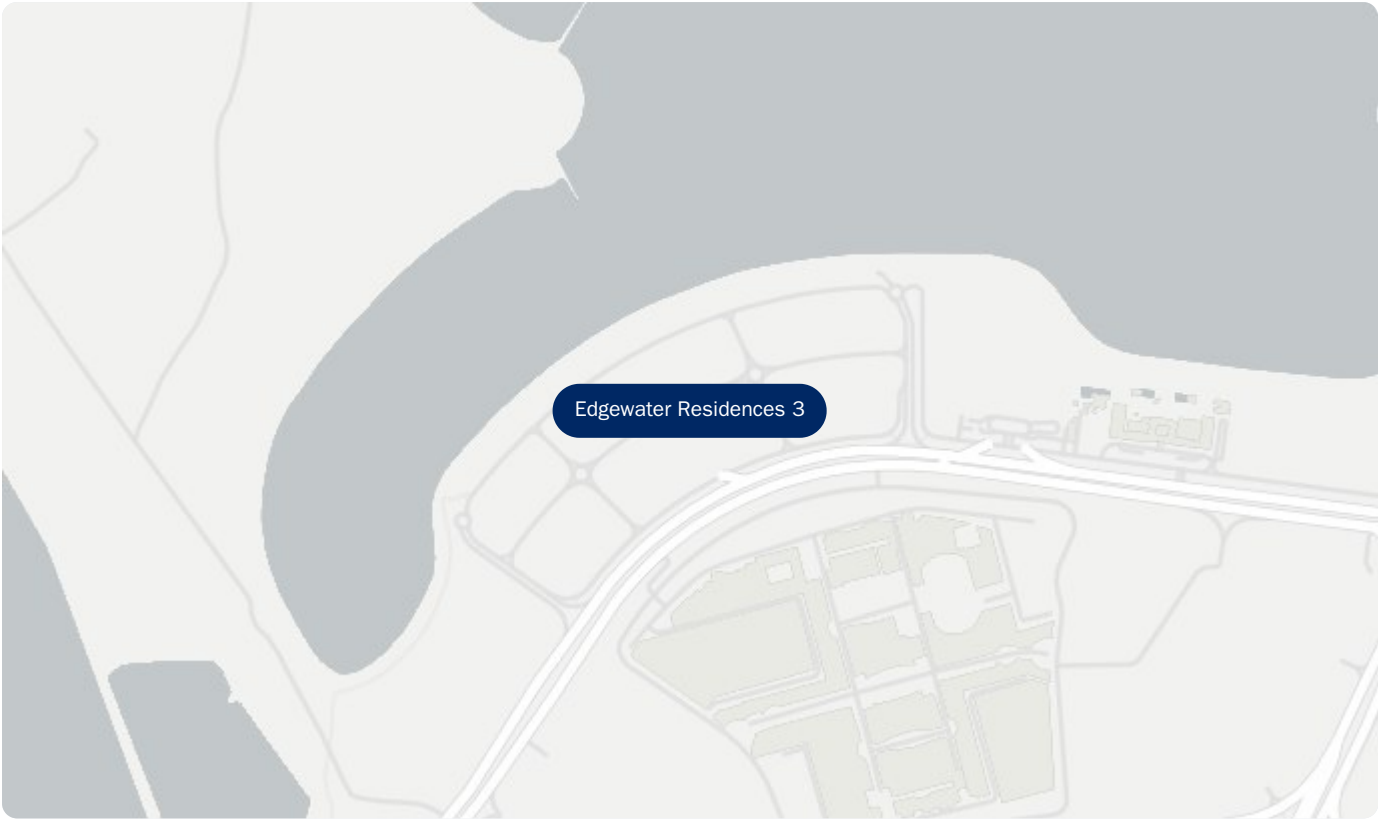
- Balcony
- Central ac
- Kitchen appliances
- Security
- Built in wardrobes
- Covered parking
- Shared pool
- Concierge



Edgewater Residences 3



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WHAT'S NEARBY

DXB Airport	~18 min · 13.9 km
Dubai Hills Mall	~34 min · 33 km
JBR Beach	~37 min · 38.1 km

Downtown / Dubai Mall	~22 min · 19.3 km
Dubai Marina	~35 min · 37.2 km
Palm Jumeirah	~42 min · 41.4 km

Edgewater Residences



Developer	MGS Development
Handover	Q4 2026
Service charge	18.0 AED/sqft
Community	Dubai Islands
Status	Off-plan

This unit

4 890 000 AED

3 052 AED/sq.ft · 1 602 sq.ft

AMENITIES

- Balcony
 - Covered parking
 - Security
 - Childrens play area
- Built in wardrobes
 - Kitchen appliances
 - Concierge
 - Lobby in building
- Central ac
 - Shared pool
 - Shared gym
 - View of water