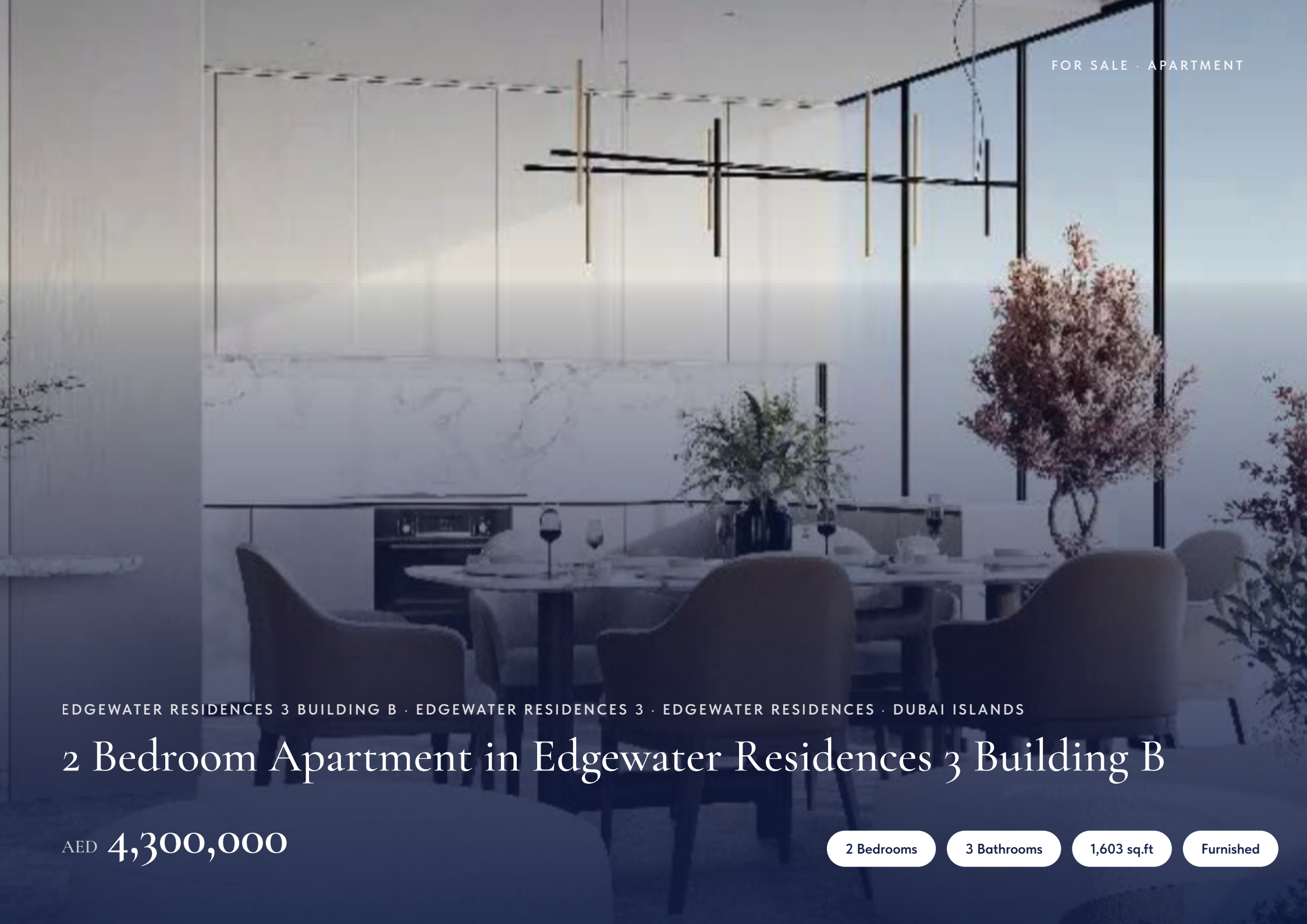


FOR SALE · APARTMENT

EDGEWATER RESIDENCES 3 BUILDING B · EDGEWATER RESIDENCES 3 · EDGEWATER RESIDENCES · DUBAI ISLANDS

2 Bedroom Apartment in Edgewater Residences 3 Building B

AED 4,300,000

2 Bedrooms | 3 Bathrooms | 1,603 sq.ft | Furnished

At a glance

PRICE

AED 4,300,000

BEDROOMS	BATHROOMS
2	3

AREA	PRICE / SQ.FT
1,603 sq.ft	2,682 AED

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

About the property

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.

PAYMENT & HANDOVER

- Payment Plan: 35% on booking, 65% on handover
- Handover: Q1 2027

WORLD-CLASS AMENITIES

Infinity Pool, Fully Equipped Gym, Jogging Trails, Kids' Play Area, Indoor Parking, Retail Outlets, Restaurants, Supermarket, 24/7 Security & Concierge.

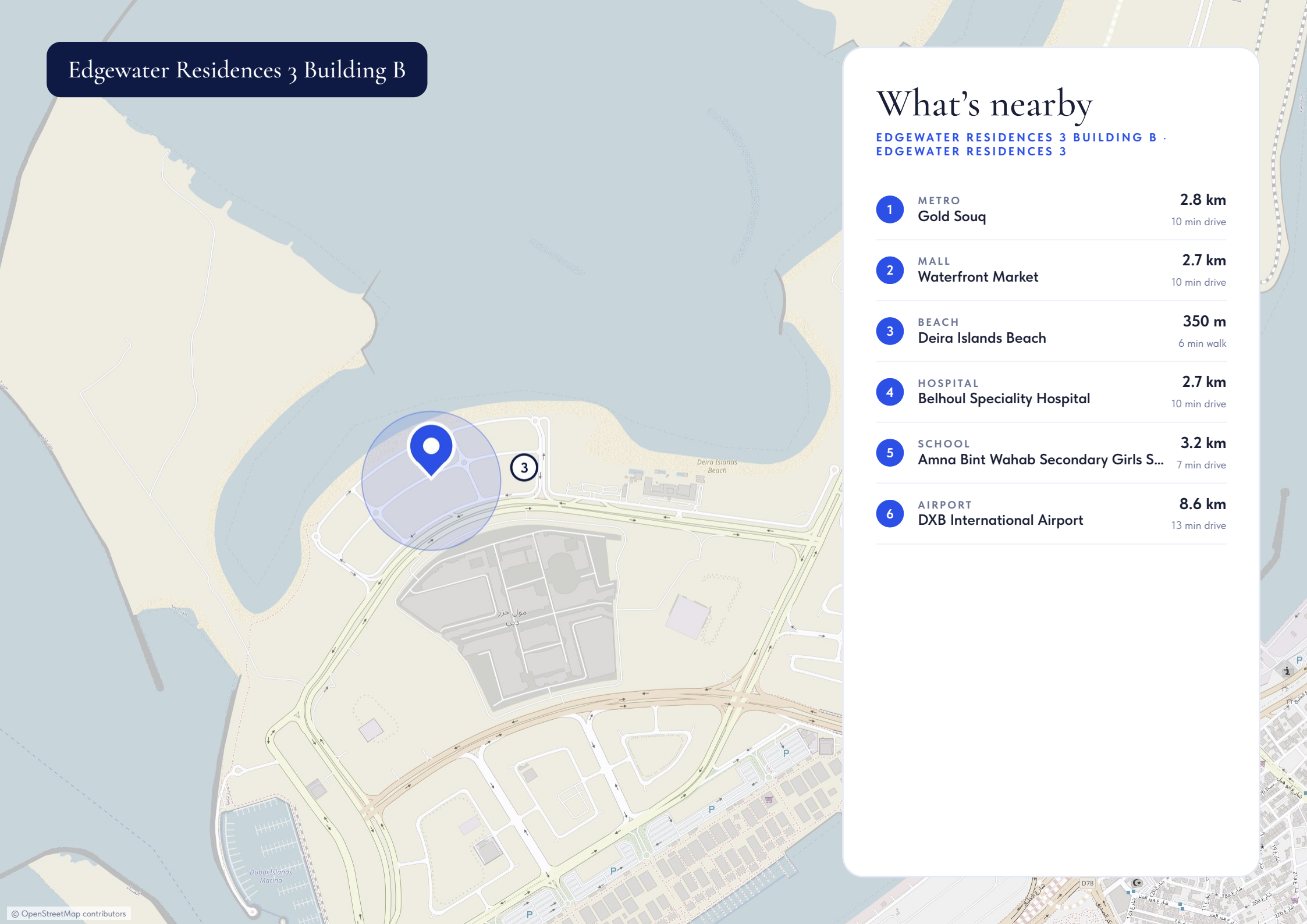
PRIME LOCATION

- 18 minutes to Dubai International Airport
- 18 minutes to Dubai Mall
- 20 minutes to Burj Khalifa
- 25 minutes to Burj Al Arab
- Surrounded by shopping, dining, entertainment, and shoreline parks

ABOUT EDGEWATER RESIDENCES

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.

Edgewater Residences 3 Building B



What's nearby

EDGEWATER RESIDENCES 3 BUILDING B · EDGEWATER RESIDENCES 3

1	METRO	Gold Souq	2.8 km 10 min drive
2	MALL	Waterfront Market	2.7 km 10 min drive
3	BEACH	Deira Islands Beach	350 m 6 min walk
4	HOSPITAL	Belhoul Speciality Hospital	2.7 km 10 min drive
5	SCHOOL	Amna Bint Wahab Secondary Girls S...	3.2 km 7 min drive
6	AIRPORT	DXB International Airport	8.6 km 13 min drive



THE PROJECT

Edgewater Residences

Dubai Islands

DEVELOPER
MGS Development

HANDOVER
Q4 2026

SERVICE CHARGE
18.0 AED/sqft

STATUS
Off-plan

AMENITIES

- Balcony
- Built-in wardrobes
- Central A/C
- Covered parking
- Kitchen appliances
- Shared pool
- Security
- Concierge
- Shared gym
- Children's play area
- Lobby in building
- Water view

DRIVING TIME

DXB Airport	**~18 min**
Downtown / Dubai Mall	**~22 min**
Dubai Hills Mall	**~34 min**
Dubai Marina	**~35 min**
JBR Beach	**~37 min**
Palm Jumeirah	**~42 min**

Without traffic


























EW
EDGEWATER





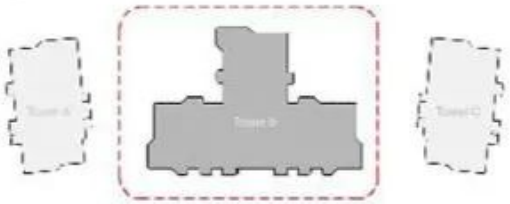


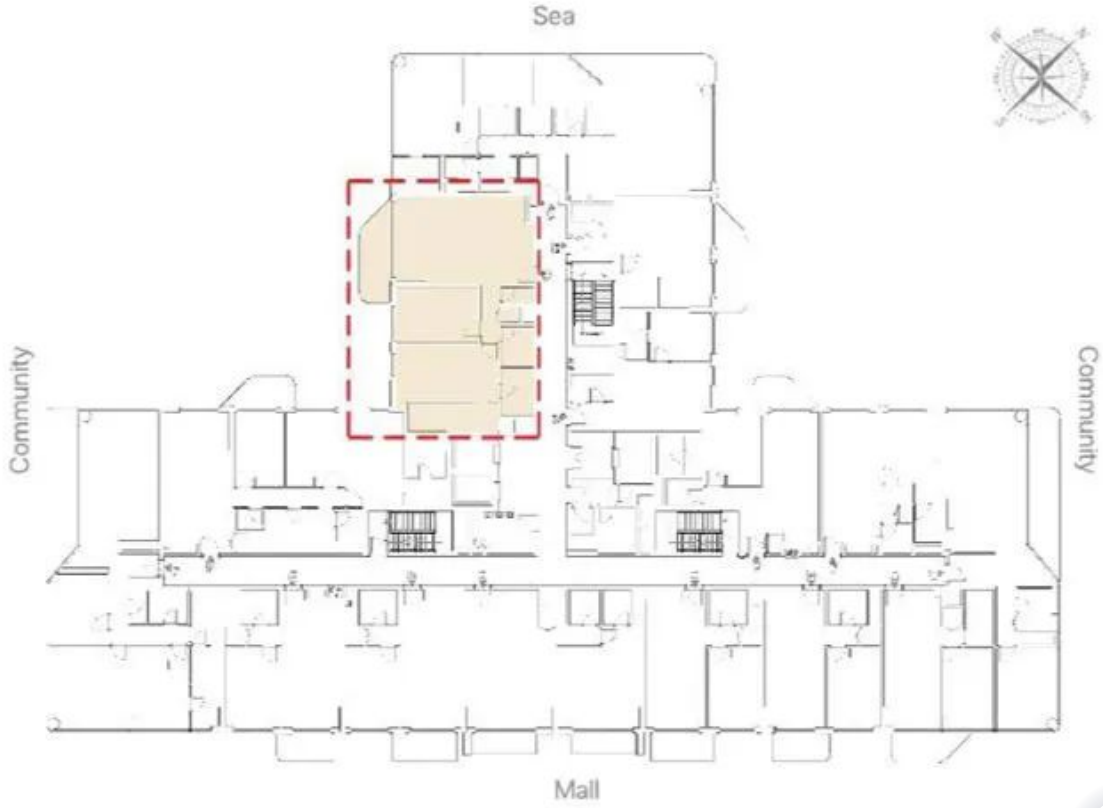







8.3
5.7
0.6
KITCHEN
Area 53 m²
LIVING/
DINING
BALCONY
MIDDLE
WING
WC
L-RY
3.6
5.3
BEDROOM
Area 18.7 m²
BATH
6.6
3.6
M.BEDROOM
Area 34.6 m²
BATH
5.9
1.8
DRESS





DLD PERMIT