



# ESTRELLA

By  
nessus  
DEVELOPER



Discover a new  
standard of luxury

At Estrella, luxury is not just a feature  
but an experience.







ESTRELLA



ESTRELLA



MAJAN



MAJAN

Create memories  
that go beyond  
imagination



# Nexus Developer

Nexus Developer specializes in the development of residential projects in Dubai. Over a short span within the industry the developer has delivered multiple townhouses and villas in Dubai and now is working towards delivering its first residential building.





MR. ABDUL SAMAD  
C.E.O Nexus Group

*A. Samad*

## MESSAGE FROM CEO

At the heart of Dubai, we are a leading full-service residential property development firm that prides itself on multidisciplinary prowess, positioned as one of the most trusted and innovative firms.

As property Development Company, our forte is building and property development, investment and asset management, financing, construction management, property management, primary planning, and design. We carry a diversified portfolio providing high-quality services to our valued clients.

Our team is quite adept in what they do, allowing us to dispense with customized solutions for our clients.

Our excellence and expertise make us a pioneering firm in the residential property development sector working towards fulfilling our vision of becoming the region's leading residential property builder company.

## MESSAGE FROM CCO

Nexus is a property development firm that looks to develop exceptional properties by blending innovative architecture with contemporary living. We build and develop, invest, and manage assets, finance, construction management, property management, primary planning, and design.

On the lookout for new possibilities, we embrace fresh concepts and integrate sustainable practices into all our projects. We develop and undertake excellence in whatever we do and we invite you to join us on this distinctive journey that brims with limitless possibilities for the stakeholders.



MR. ARHAM ALEEM  
C.C.O Nexus Developer

*Arham Aleem*





ESTRELLA



ESTRELLA

Connect with the  
essence of nature



MAJAN

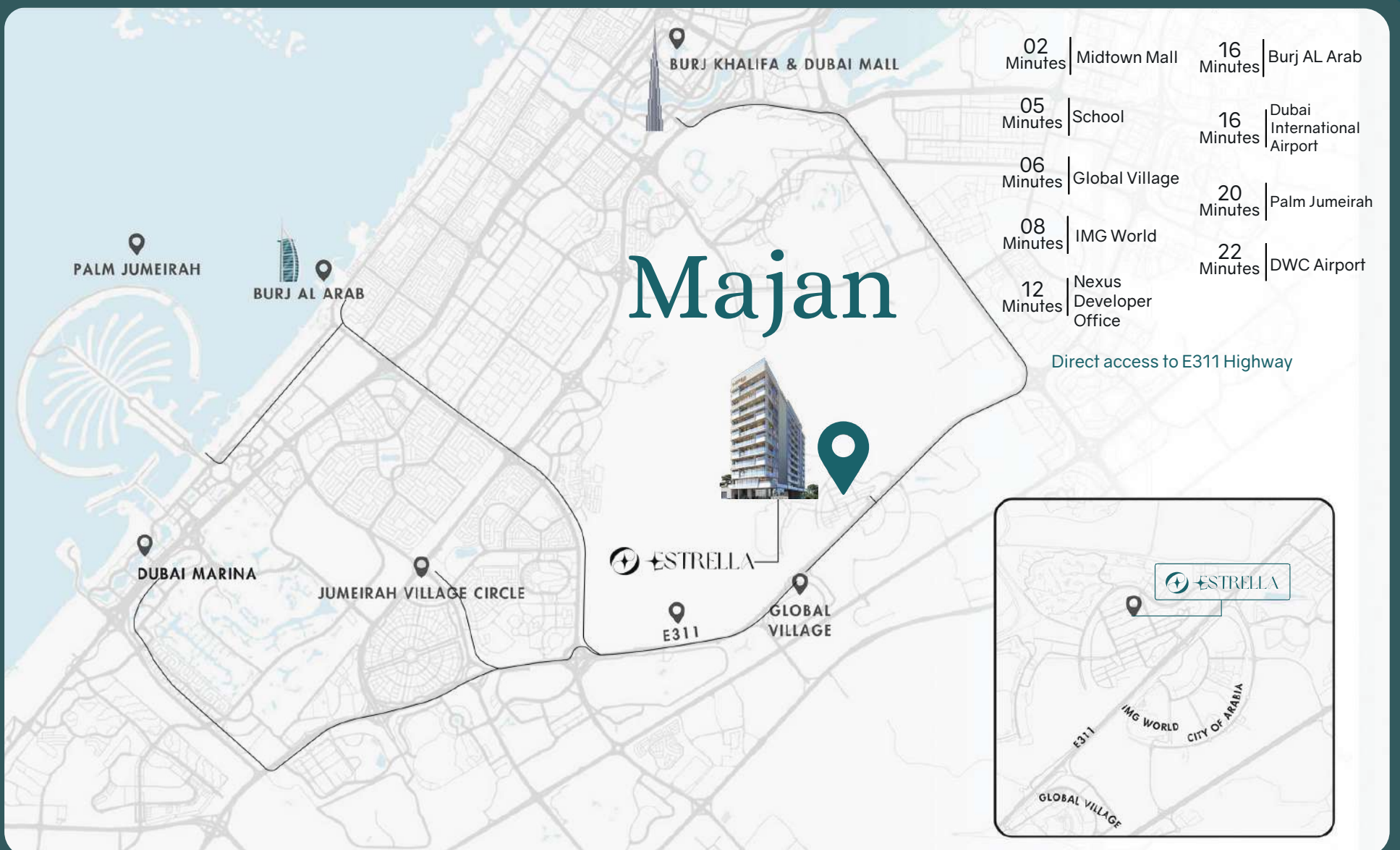


MAJAN



# Majan

Majan, also known as Wadi Al Safa 3, is a family-friendly and growing community in Dubailand. Majan provides easy access to key city areas. Close to popular attractions like Global Village and IMG Worlds of Adventure, Majan combines convenience with a tranquil lifestyle making it an appealing choice for those seeking affordability and comfort in Dubai.





# Minutes Away



GLOBAL VILLAGE



IMG WORLD



# E311 Highway





ESTRELLA

ESTRELLA

MAJAN

MAJAN

Bringing  
nature to your  
doorstep



ESTRELLA

ESTRELLA

MAJAN

MAJAN

Luxury shines in every corner, offering a living experience that's truly extraordinary.



# Building Overview



60 Apartments

✦ 1 Bedroom  
20 Apartments

✦ 2 Bedroom  
20 Apartments

✦ 2 Bedroom + Pool  
20 Apartments

Starting From

AED 982,800



ESTRELLA

ESTRELLA

MAJAN

MAJAN

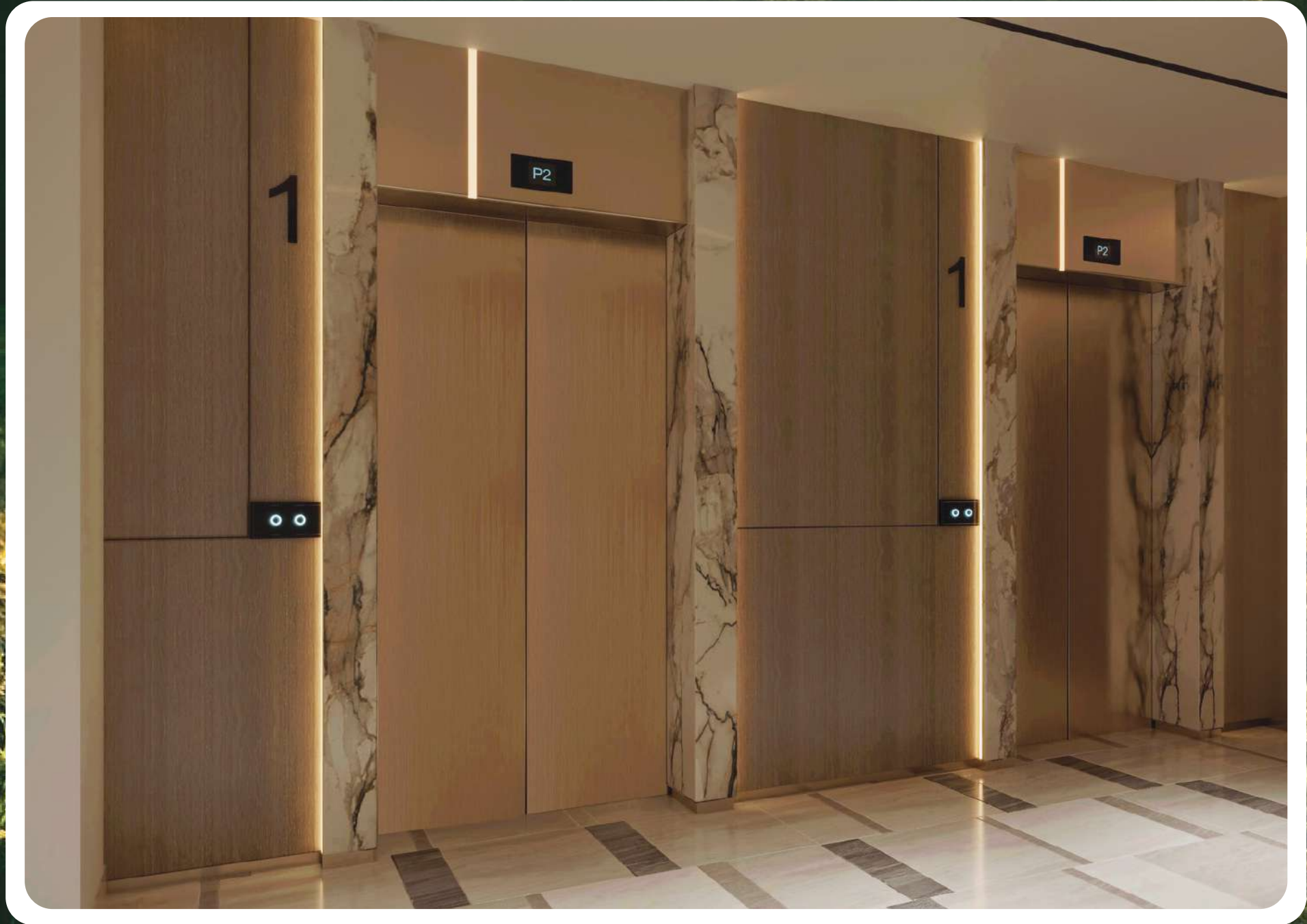
A new era of  
excellence





Lobby









# Living Room









Bedroom













ESTRELLA

ESTRELLA

MAJAN

MAJAN

# Rooftop Pool

Where stunning views meet seamless  
luxury







# Key Features And Amenities



Grand Lobby



Roof-top pool



Covered Private Parking



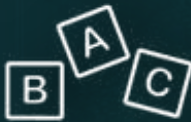
High-speed Elevators



Fitness Club



Meeting Room



Kids Play Area



Multipurpose Room



Cabanas & Sunbeds



Foosball



Billiards



BBQ Area



Smart home Technology



Direct Access to E311



EV Charging Station



In The Heart of Majan



Plunge Pool

ESTRELLA

ESTRELLA

MAJAN

MAJAN



ESTRELLA

ESTRELLA

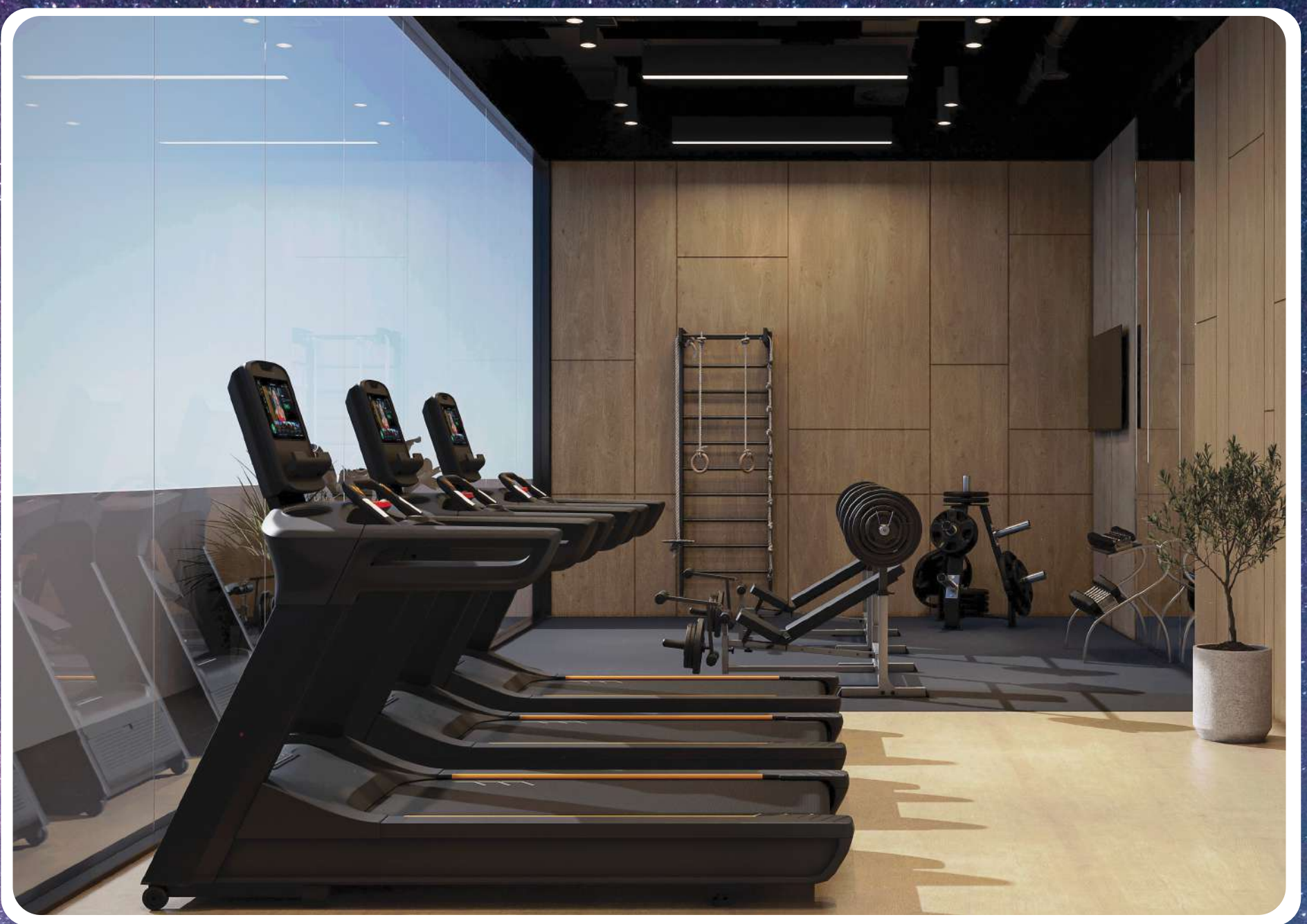
# Fitness club

Experience fitness at  
new heights

MAJAN

MAJAN

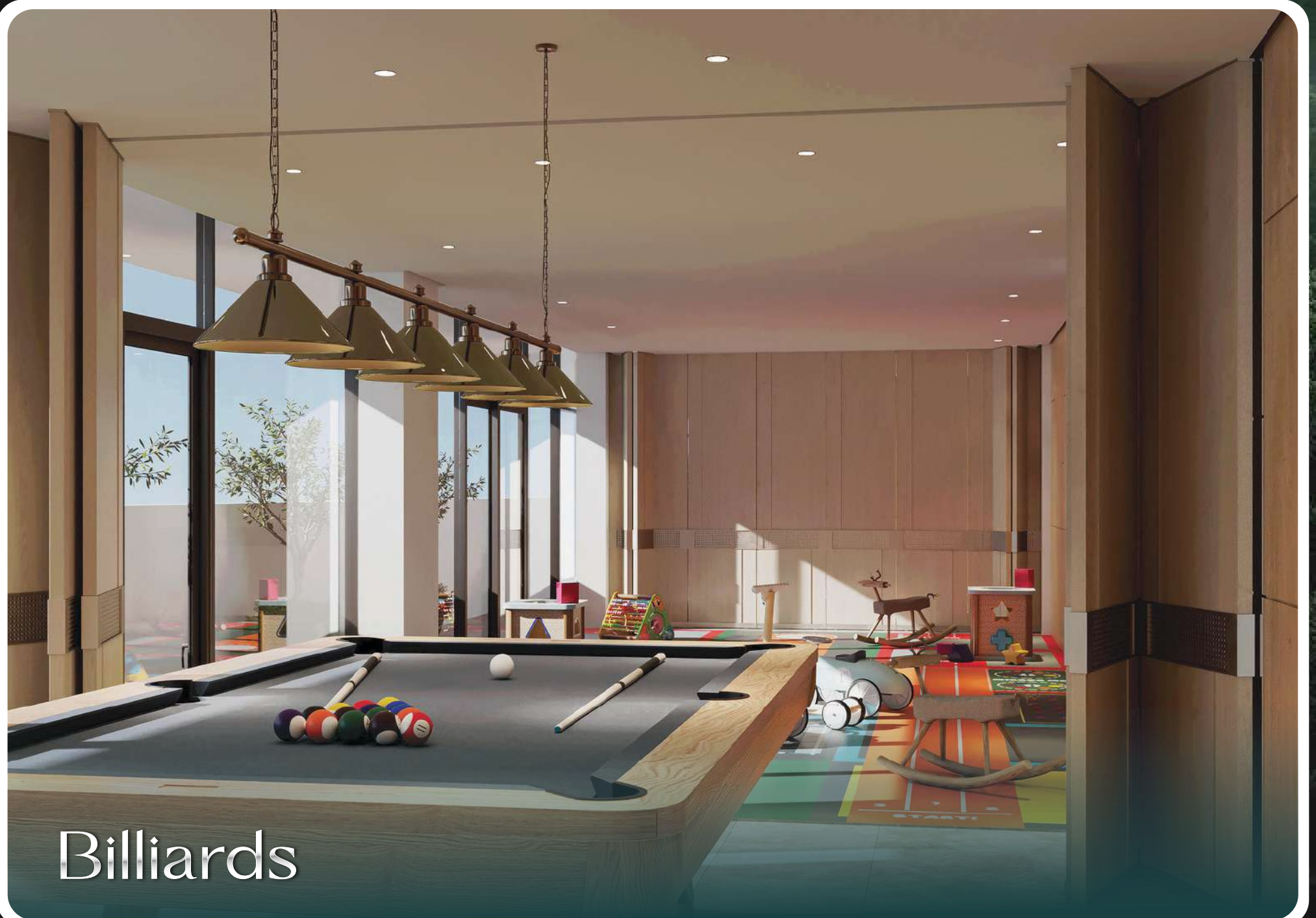








Smart home



Billiards





Sun Bed



Bbq area





ESTRELLA

ESTRELLA

MAJAN

MAJAN

# Foosball



ESTRELLA

ESTRELLA

MAJAN

MAJAN

# Kids Play Area



ESTRELLA

ESTRELLA

MAJAN

MAJAN

Create lasting  
memories filled  
with wonder



# Pre-Launch

## Payment Plan 40/60

10%

DOWN  
PAYMENT

10%

IN  
1 MONTH

5%

AFTER  
3 MONTHS

5%

AFTER  
6 MONTHS

5%

AFTER  
9 MONTHS

5%

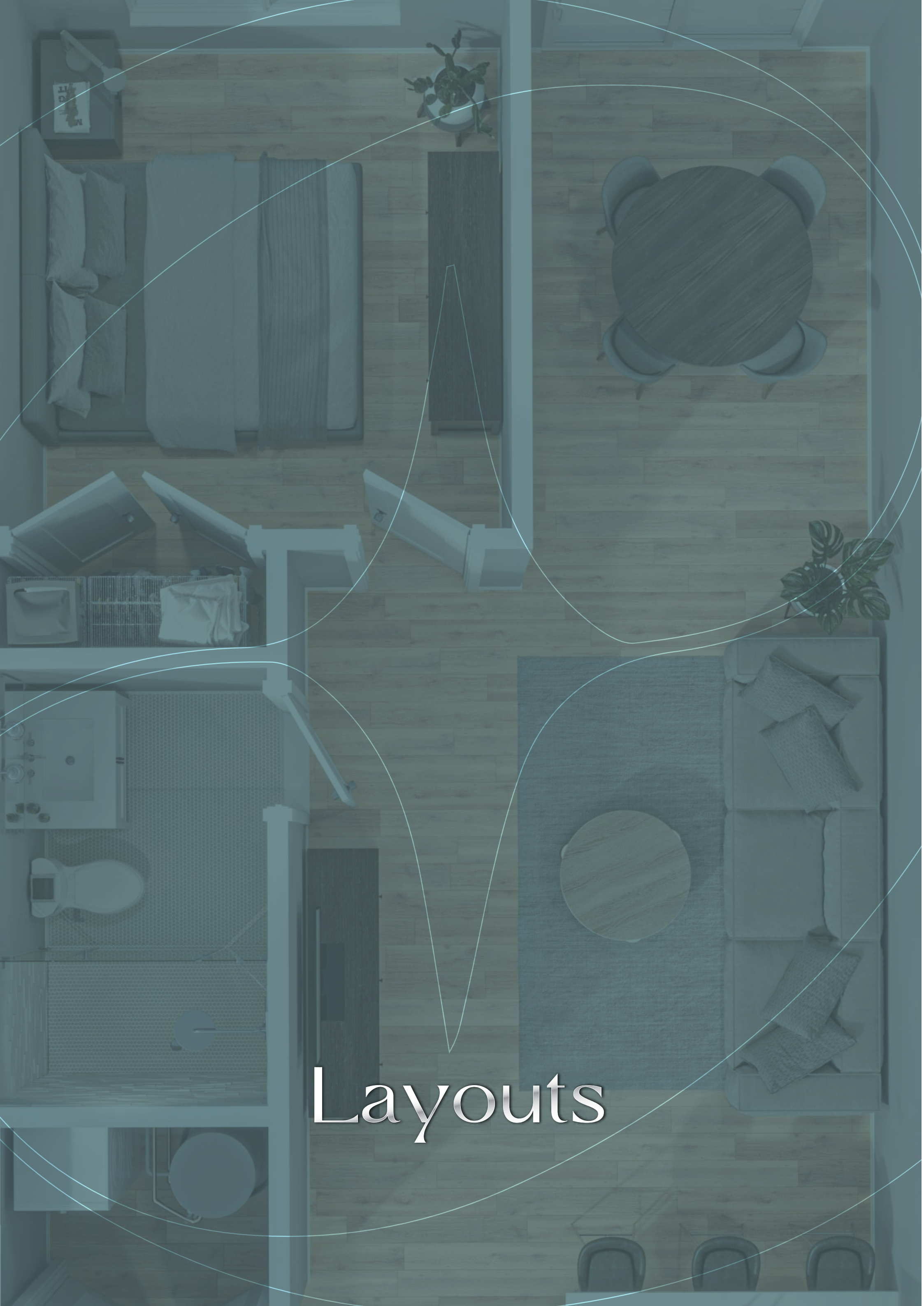
AFTER  
50% COMPLETION

60%

ON

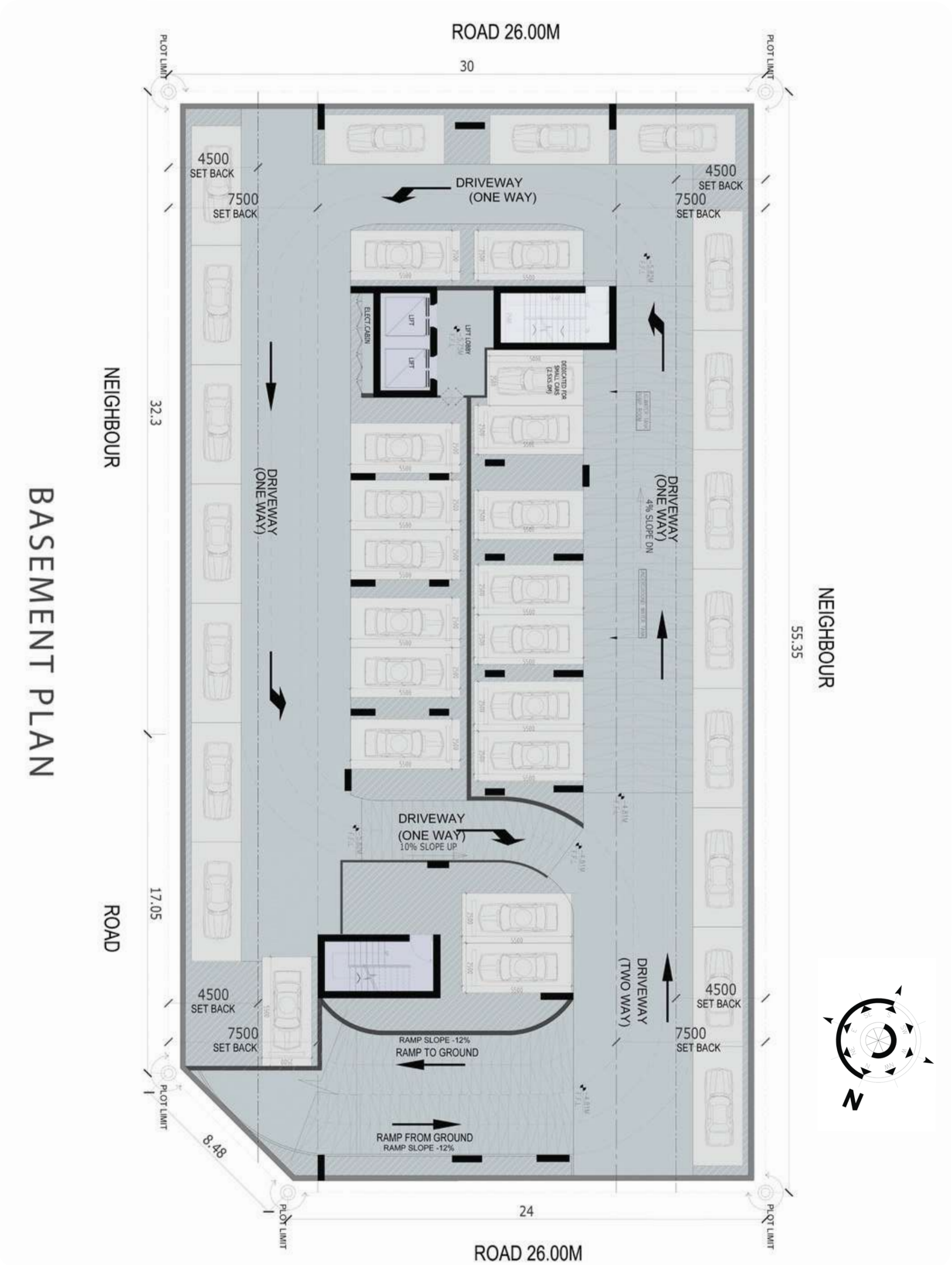
## Handover





# Layouts

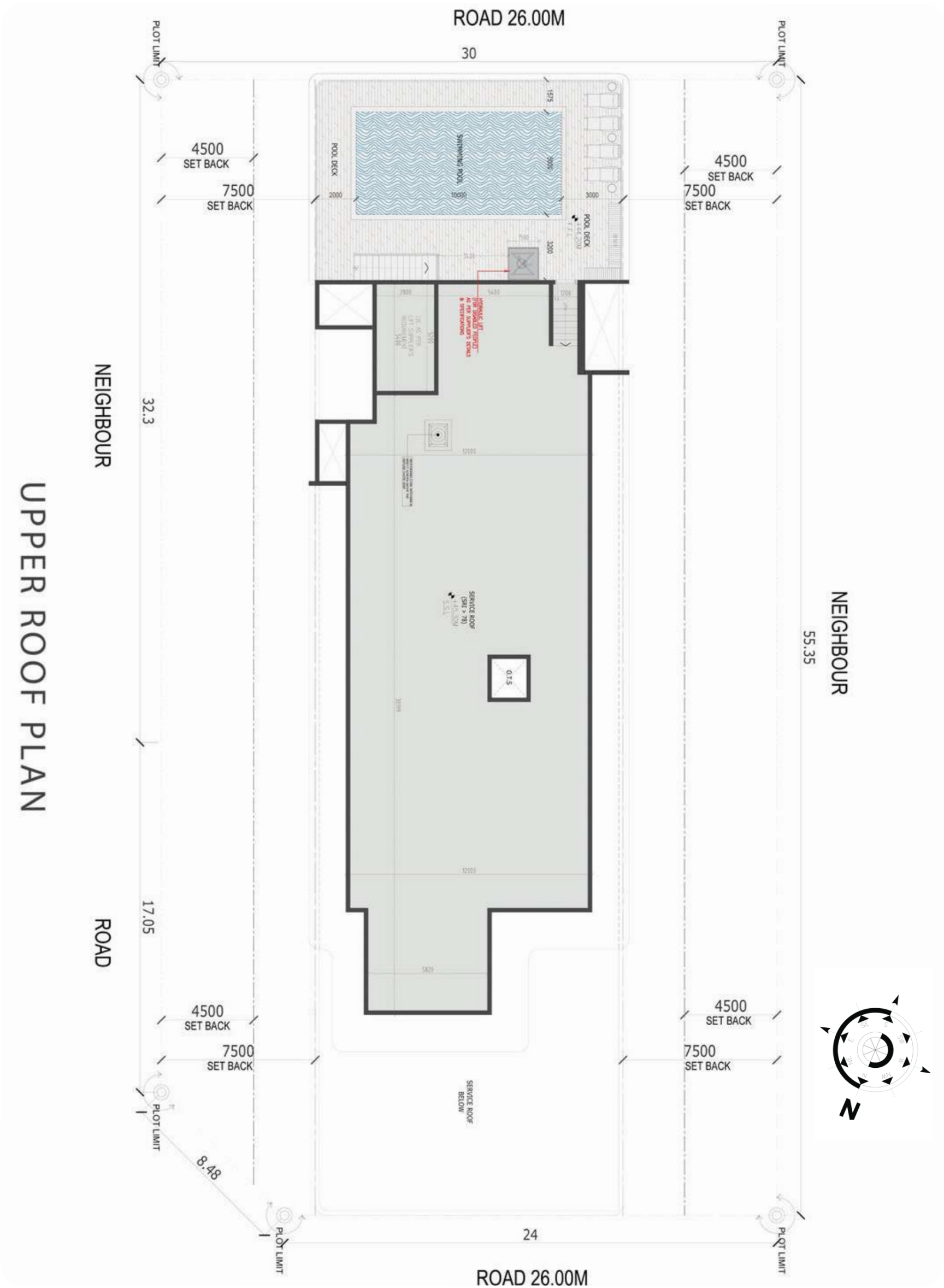












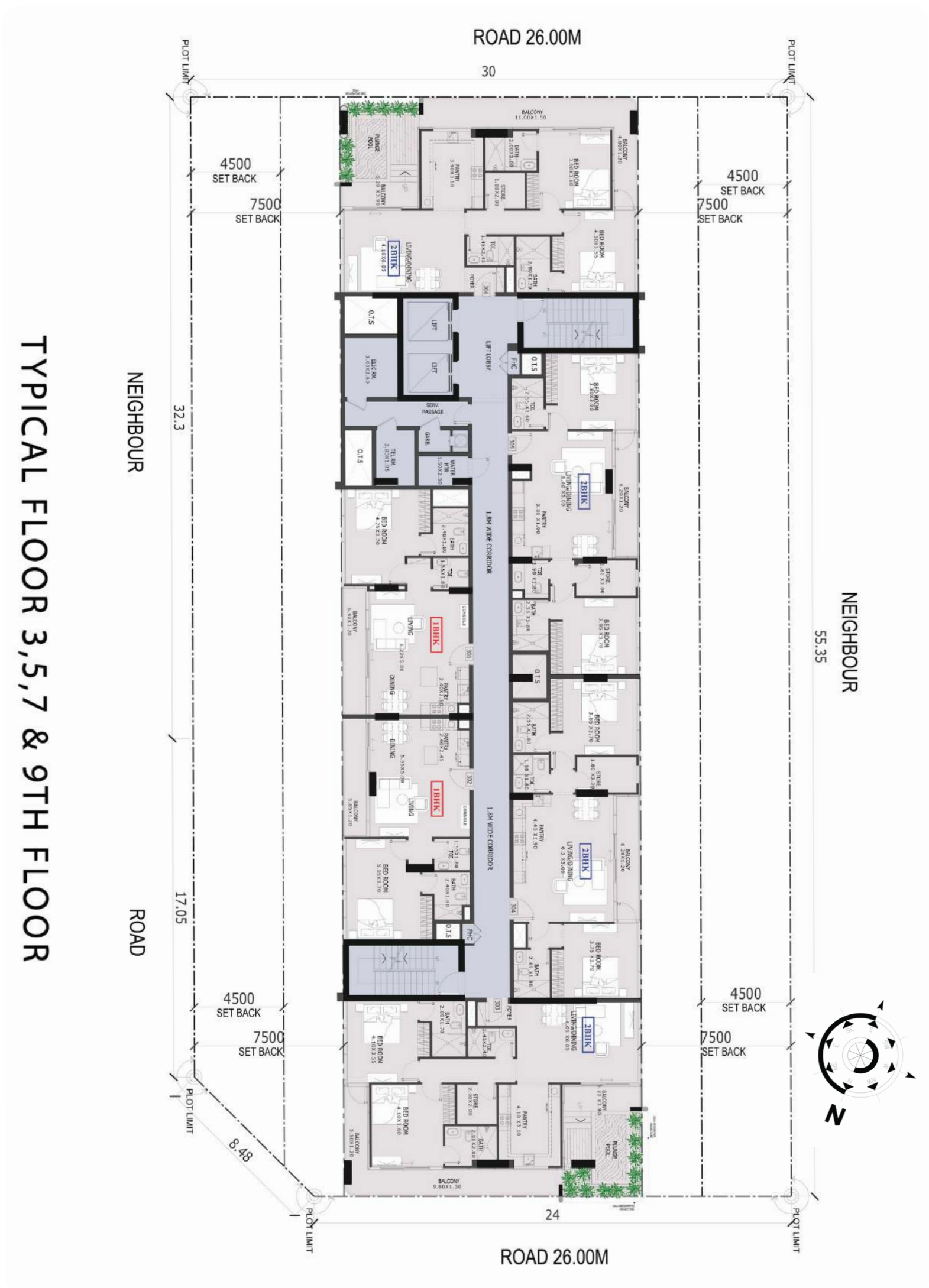








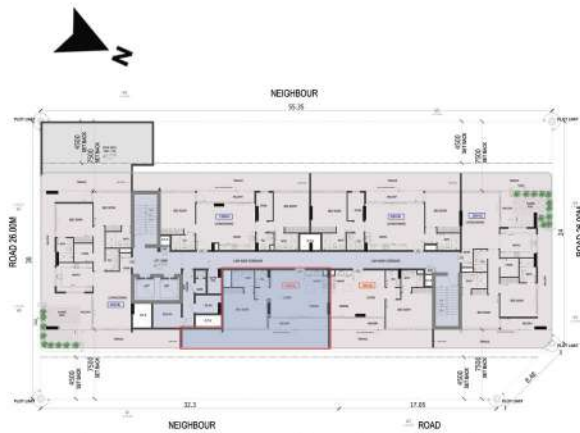












1 BHK	
FIRST FLOOR	
Suite Area	683 sq. ft.
Terrace/Balcony	442 sq. ft.
Total Area	1125 sq. ft.

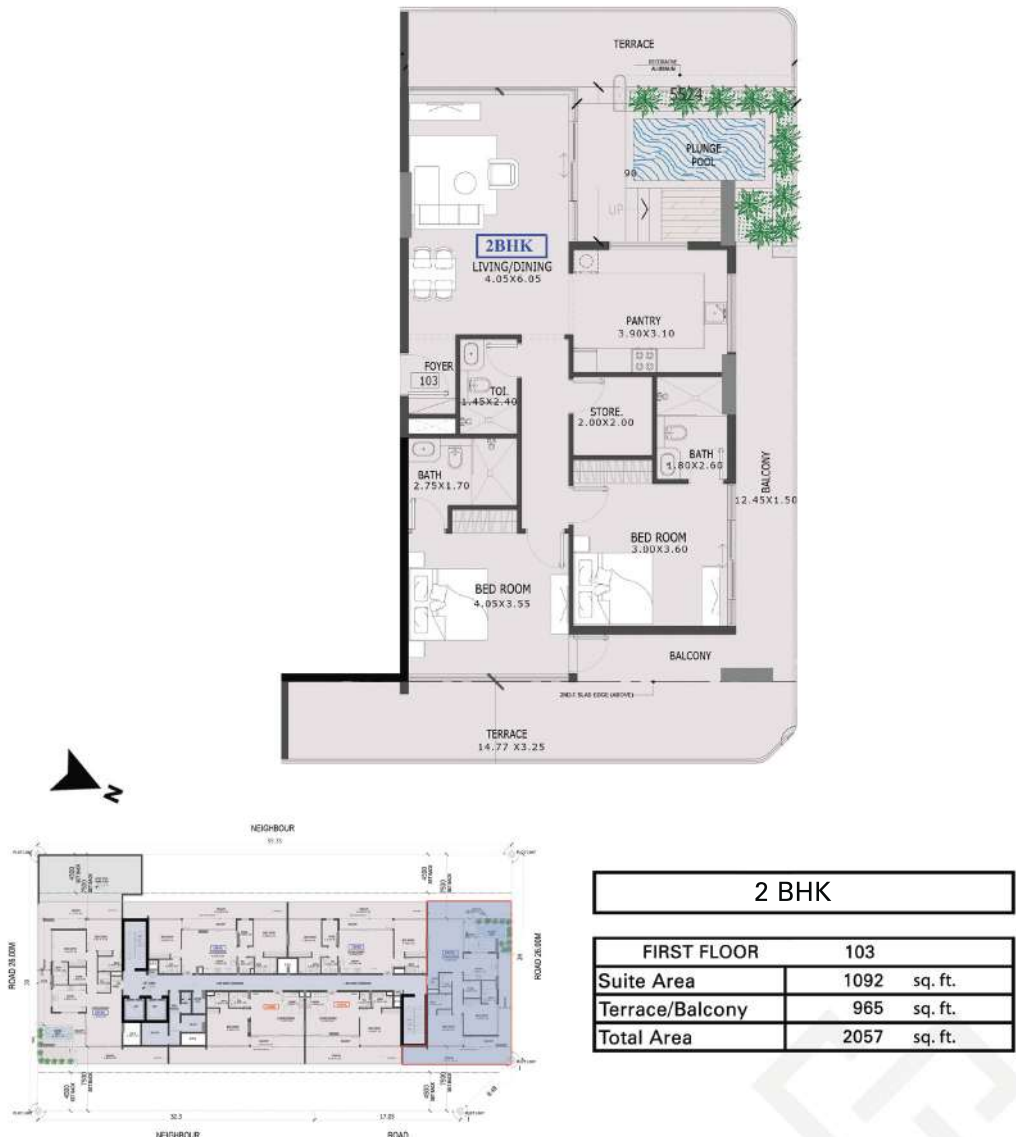
Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.



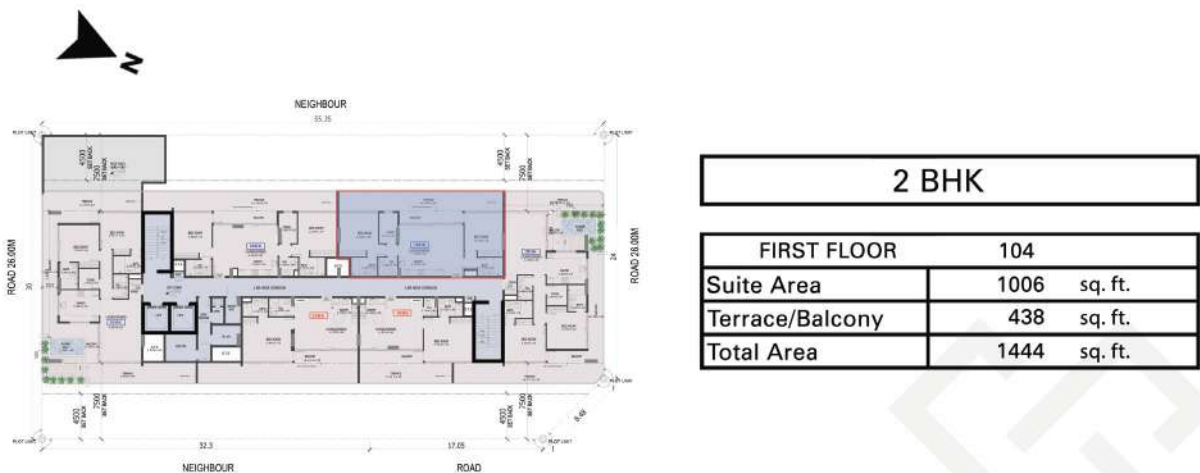
1 BHK	
FIRST FLOOR	
Suite Area	673 sq. ft.
Terrace/Balcony	331 sq. ft.
Total Area	1004 sq. ft.

Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.



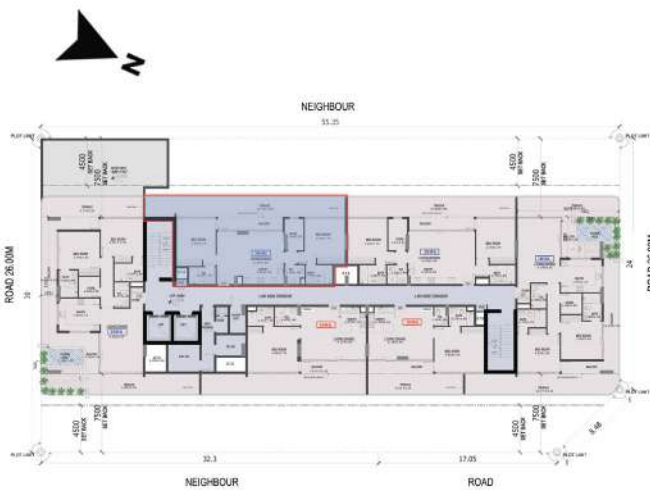


Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.



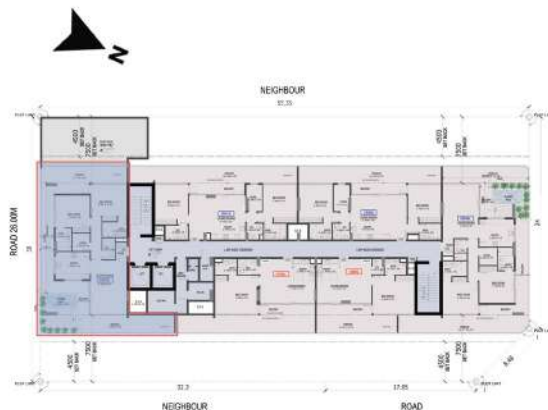
Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.





2 BHK	
FIRST FLOOR	105
Suite Area	989 sq. ft.
Terrace/Balcony	506 sq. ft.
Total Area	1495 sq. ft.

Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.



2 BHK	
FIRST FLOOR	106
Suite Area	1096 sq. ft.
Terrace/Balcony	1018 sq. ft.
Total Area	2114 sq. ft.

Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.





1 BHK			
TYPICAL FLOOR 201,401,601,801&1001			
Suite Area	683	sq. ft.	
Terrace/Balcony	87	sq. ft.	
Total Area	770	sq. ft.	

Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.



1 BHK			
TYPICAL FLOOR 202,402,602,802&1002			
Suite Area	673	sq. ft.	
Terrace/Balcony	81	sq. ft.	
Total Area	754	sq. ft.	

Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.





2 BHK	
TYPICAL FLOOR 203,403,603,803&1003	
Suite Area	1092 sq. ft.
Terrace/Balcony	468 sq. ft.
Total Area	1560 sq. ft.

Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.



2 BHK	
TYPICAL FLOOR 204,404,604,804&1004	
Suite Area	1006 sq. ft.
Terrace/Balcony	85 sq. ft.
Total Area	1091 sq. ft.

Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.





2 BHK	
TYPICAL FLOOR 205,405,605,805&1005	
Suite Area	989 sq. ft.
Terrace/Balcony	85 sq. ft.
Total Area	1074 sq. ft.

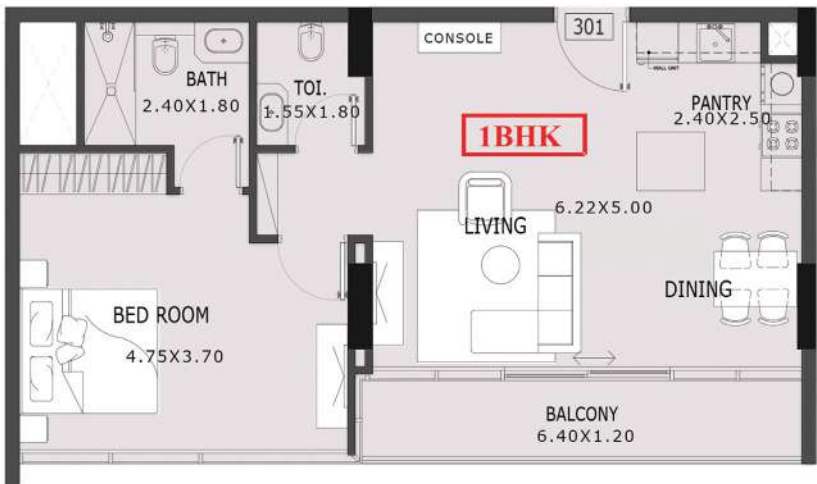
Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.



2 BHK	
TYPICAL FLOOR 206,406,606,806&1006	
Suite Area	1096 sq. ft.
Terrace/Balcony	468 sq. ft.
Total Area	1564 sq. ft.

Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.





1 BHK	
TYPICAL FLOOR 301,501,701&901	
Suite Area	683 sq. ft.
Terrace/Balcony	87 sq. ft.
Total Area	770 sq. ft.

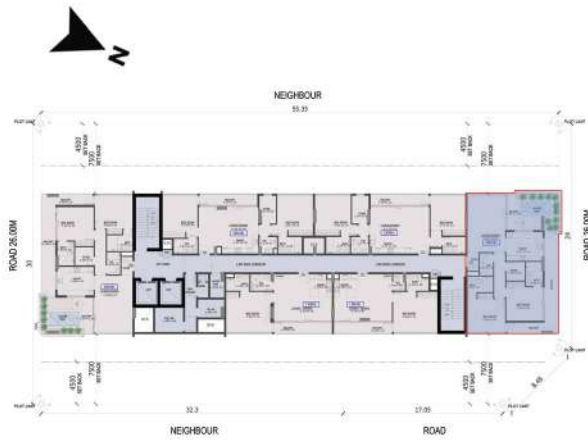
Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.



1 BHK	
TYPICAL FLOOR 302,502,702&902	
Suite Area	673 sq. ft.
Terrace/Balcony	81 sq. ft.
Total Area	754 sq. ft.

Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.

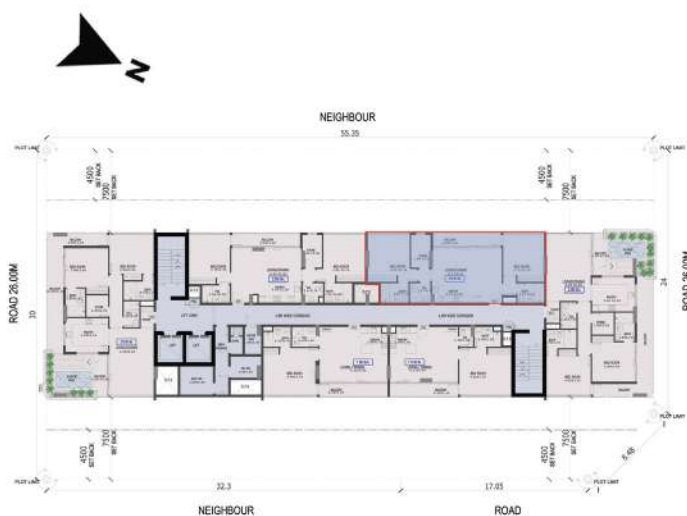




2 BHK

TYPICAL FLOOR		303,503,703&903
Suite Area	1092	sq. ft.
Terrace/Balcony	468	sq. ft.
Total Area	1560	sq. ft.

Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.

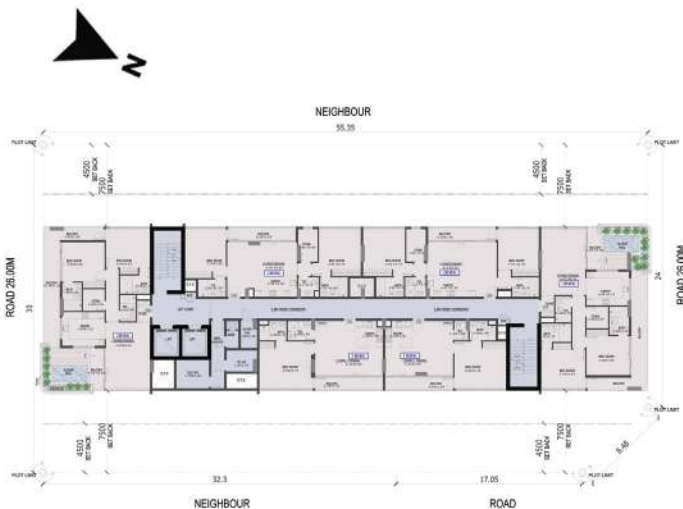


2 BHK

TYPICAL FLOOR		304,504,704&904
Suite Area	1006	sq. ft.
Terrace/Balcony	85	sq. ft.
Total Area	1091	sq. ft.

Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.





**2 BHK**

TYPICAL FLOOR		305,505,705&905
Suite Area	989	sq. ft.
Terrace/Balcony	85	sq. ft.
Total Area	1074	sq. ft.

Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.

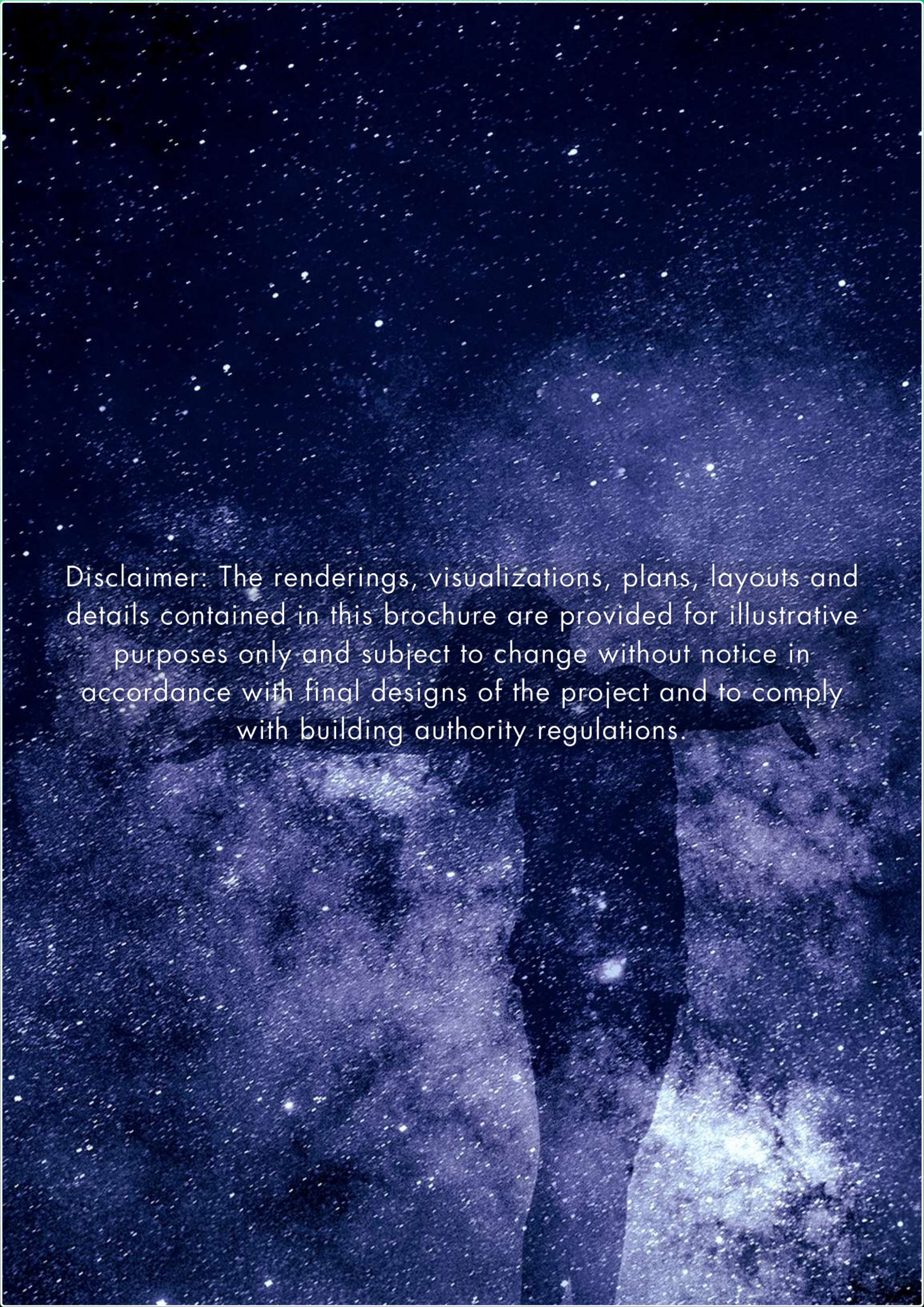


**2 BHK**

TYPICAL FLOOR		306,506,706&906
Suite Area	1096	sq. ft.
Terrace/Balcony	468	sq. ft.
Total Area	1564	sq. ft.

Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.





Disclaimer: The renderings, visualizations, plans, layouts and details contained in this brochure are provided for illustrative purposes only and subject to change without notice in accordance with final designs of the project and to comply with building authority regulations.





# ESTRELLA

By

nessus  
DEVELOPER