



# ESTRELLA

By  
nessus  
DEVELOPER



Discover a new  
standard of luxury

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







ESTRELLA



ESTRELLA

Create memories  
that go beyond  
imagination



MAJAN



MAJAN



# 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.





ESTRELLA



ESTRELLA

Connect with the  
essence of nature



MAJAN

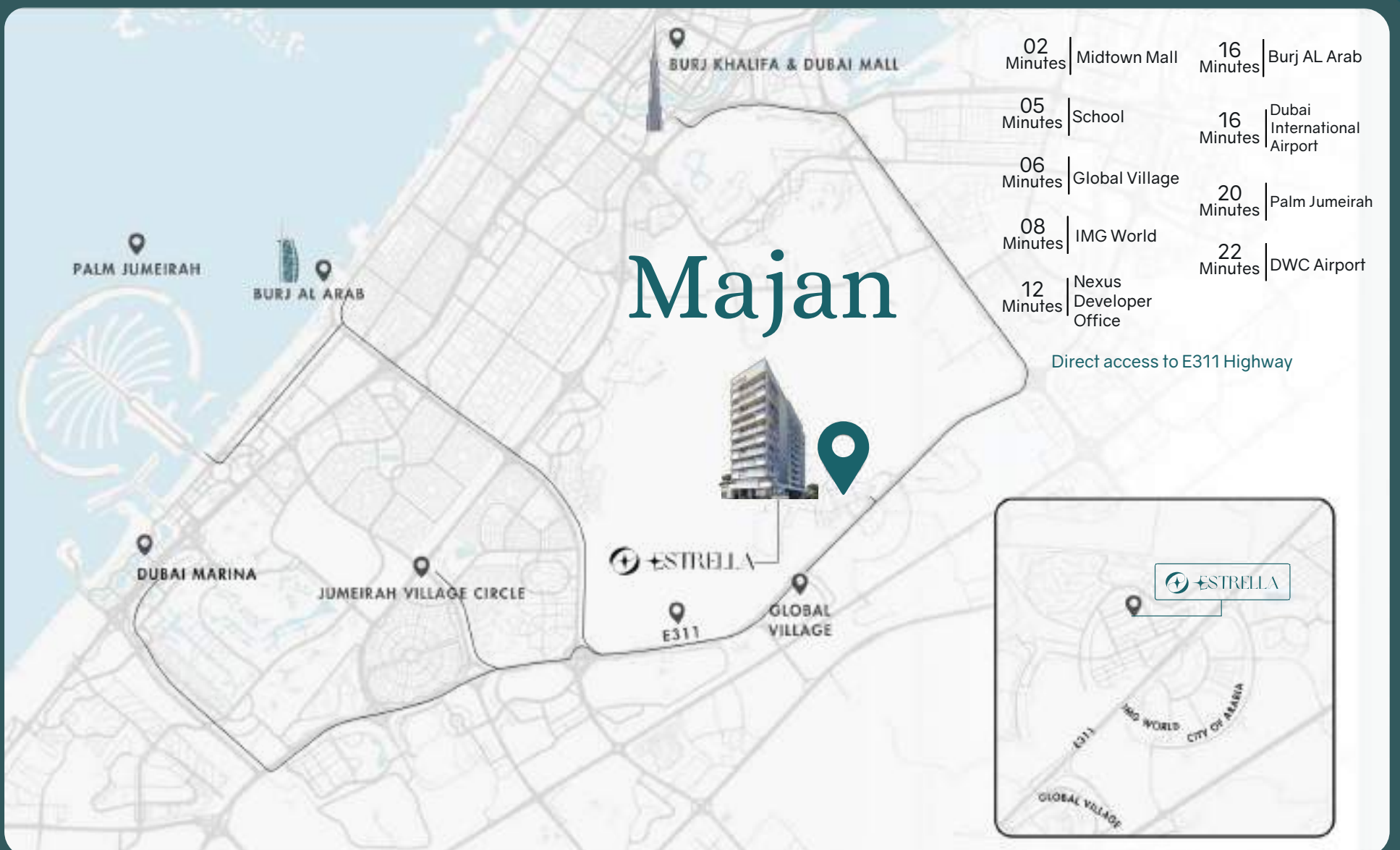


MAJAN



# 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





# 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



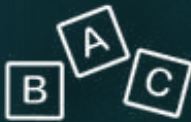
High-speed Elevators



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

MAJAN

MAJAN

# Fitness club

Experience fitness at  
new heights

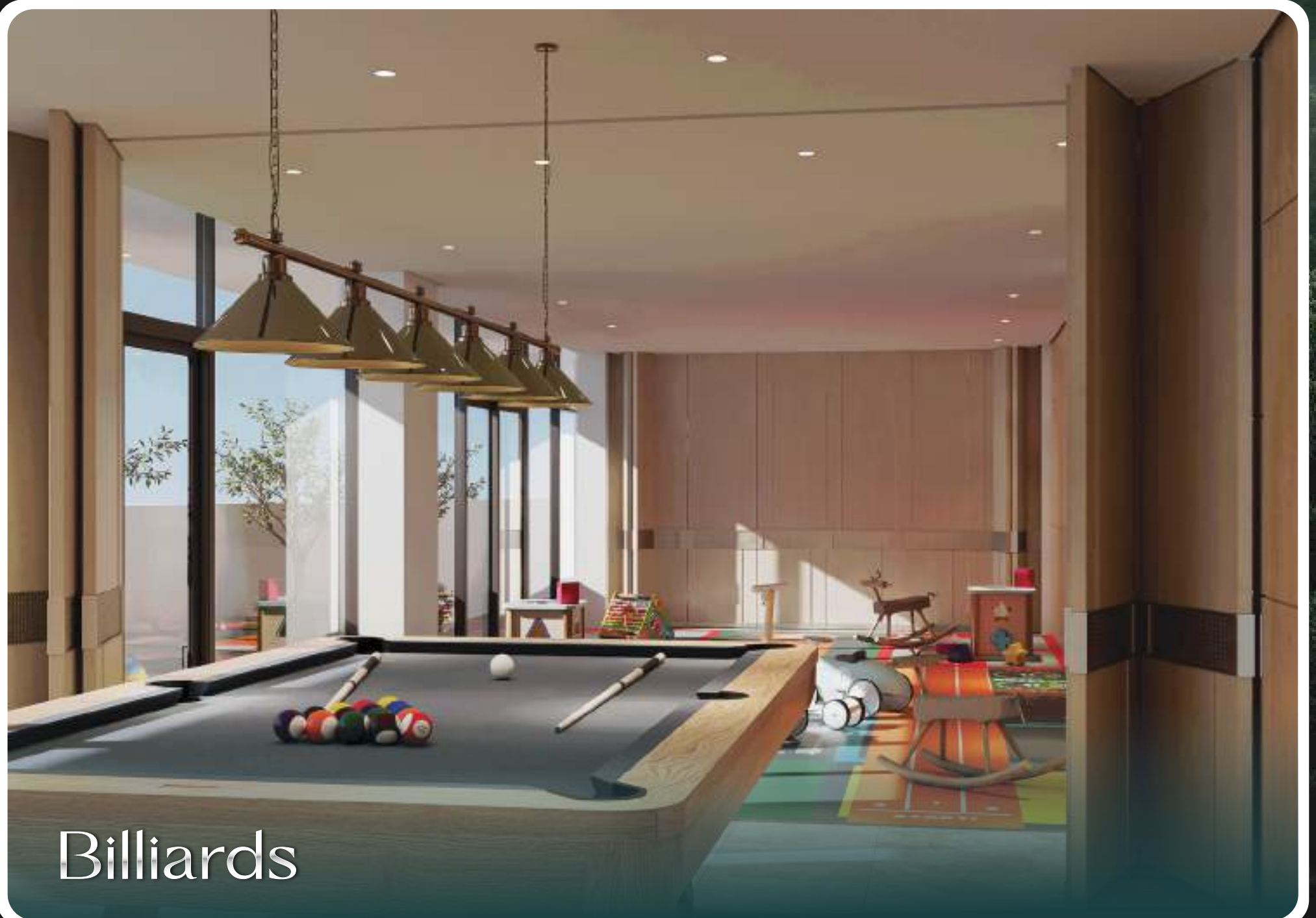








Smart home



Billiards





Sun Bed



Bbq area





ESTRELLA

MAJAN

ESTRELLA

MAJAN

# Foosball



ESTRELLA

ESTRELLA

MAJAN

MAJAN

# Kids Play Area



ESTRELLA

ESTRELLA

MAJAN

MAJAN

Create lasting  
memories filled  
with wonder



# PAYMENT PLAN 30 / 70

10%  
DOWN  
PAYMENT

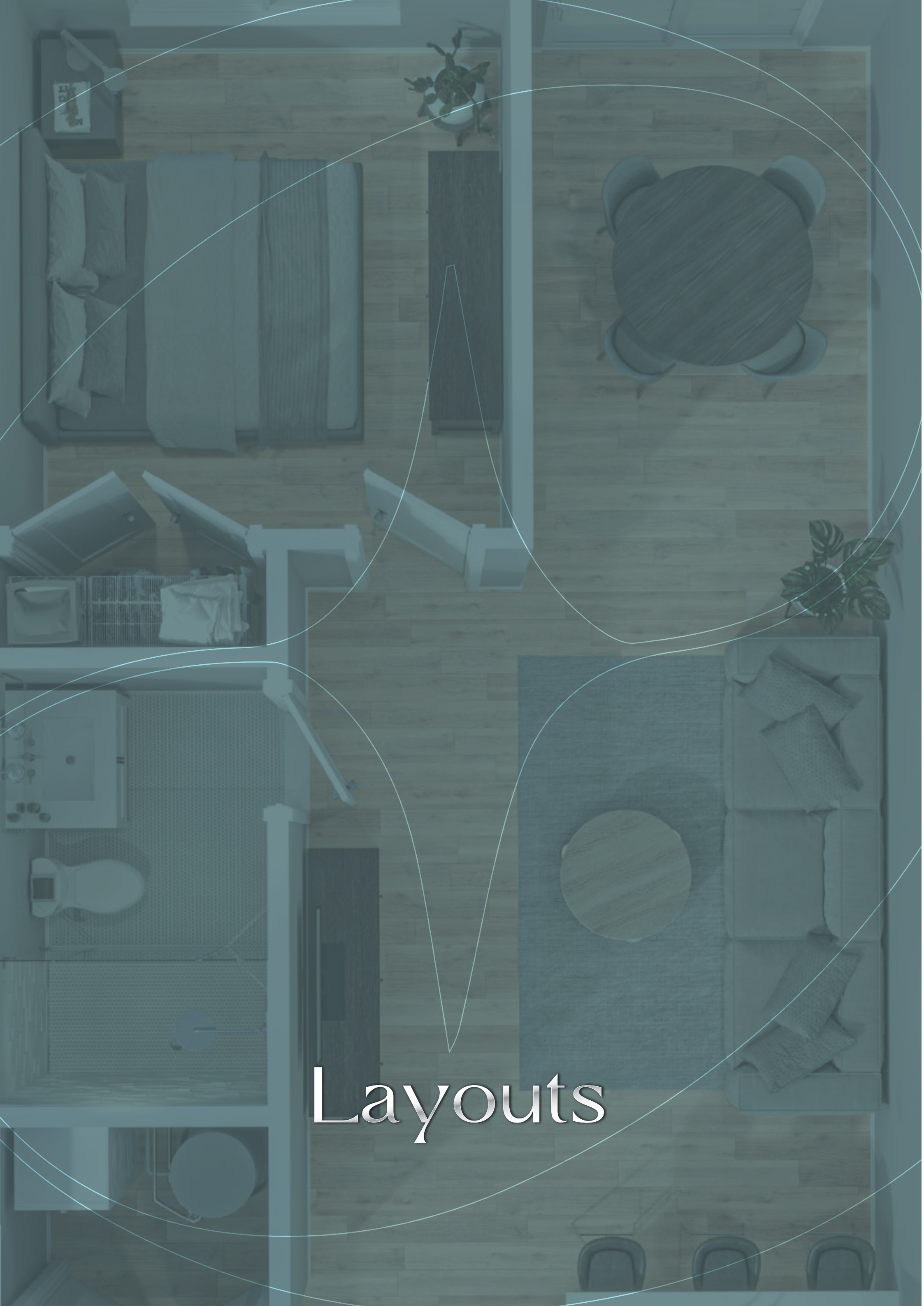
5%  
IN  
2 MONTH

5%  
AFTER  
6 MONTHS

10%  
AFTER  
9 MONTHS

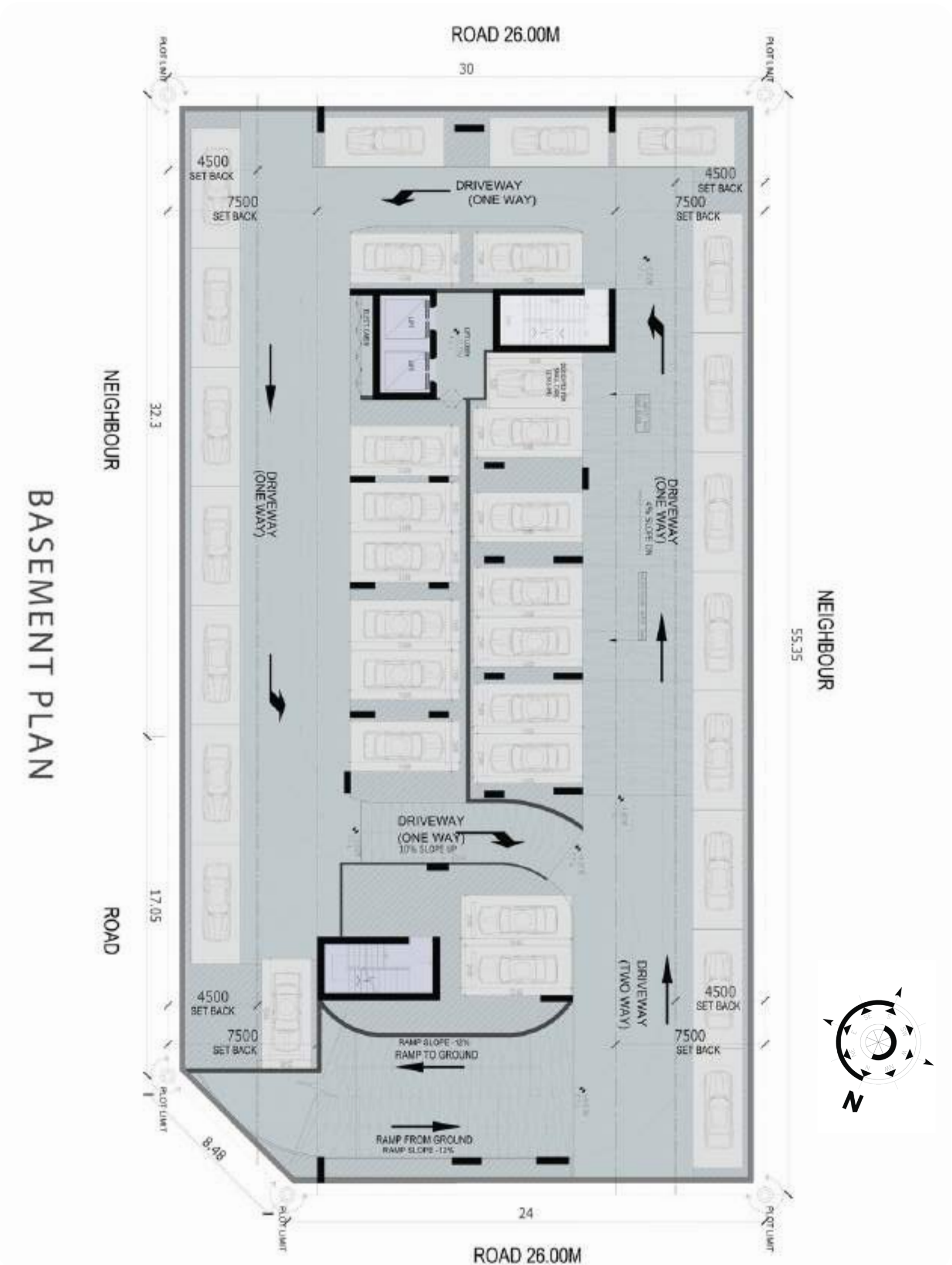
70%  
ON  
COMPLETION



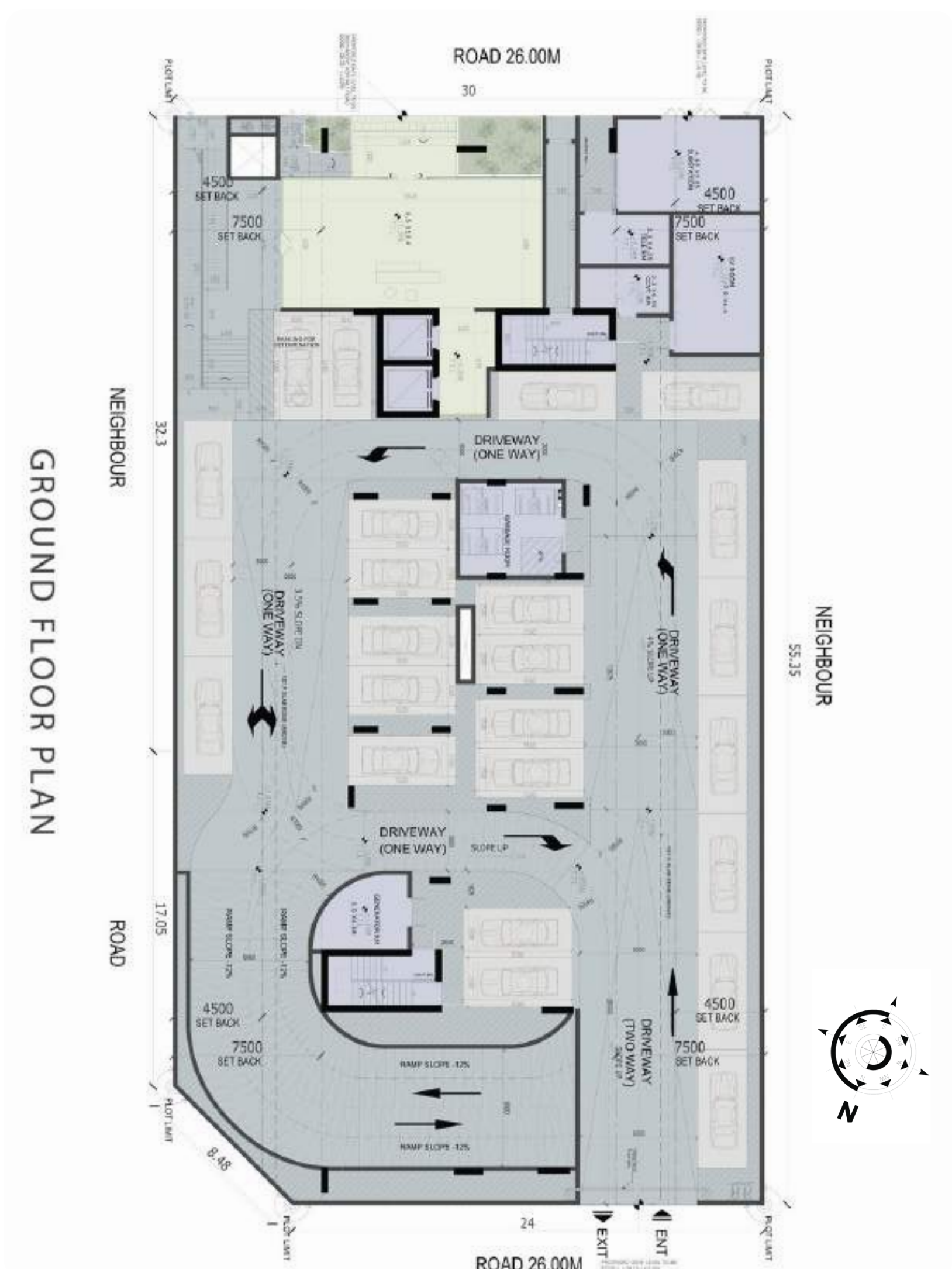


# Layouts

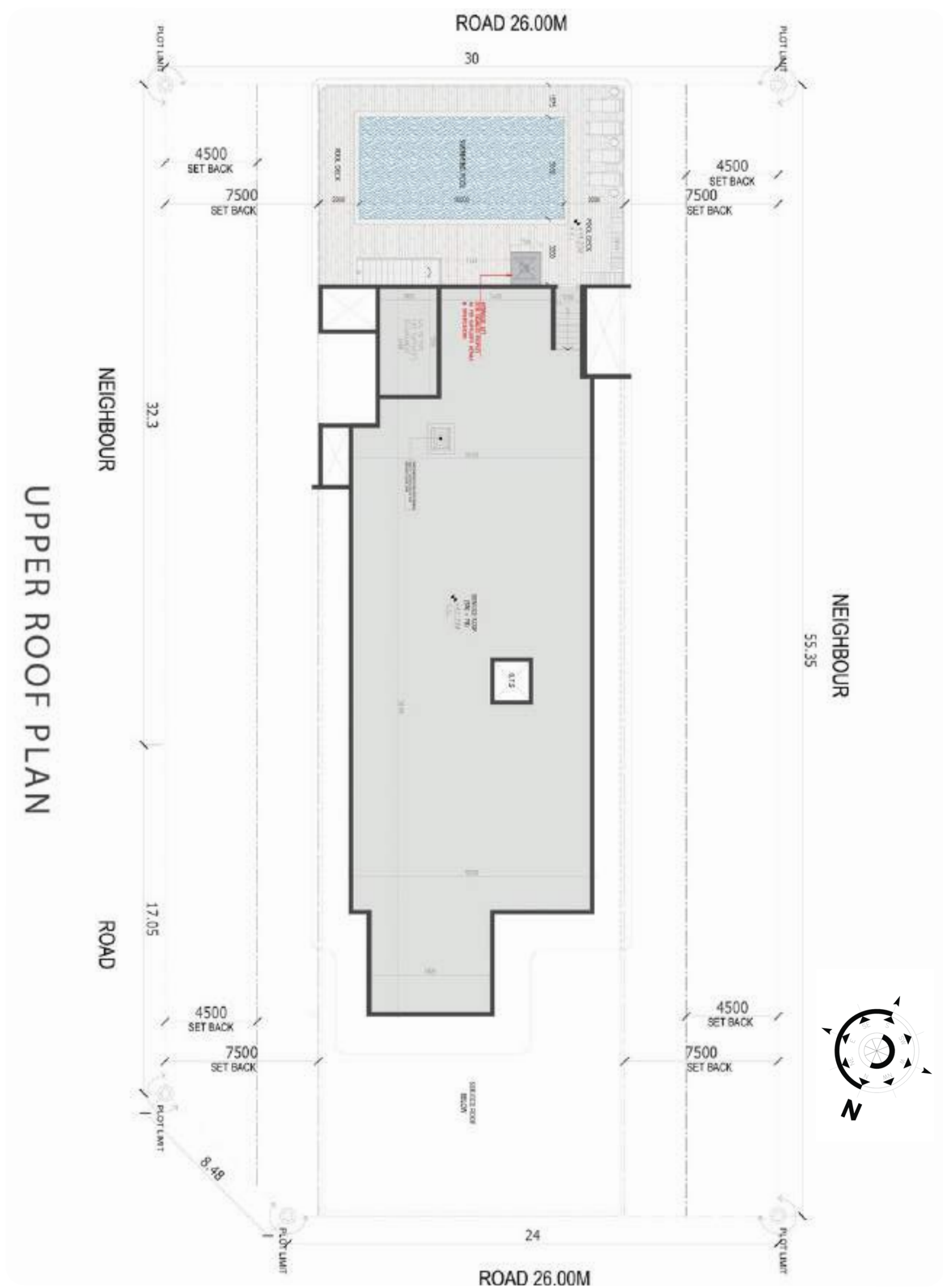




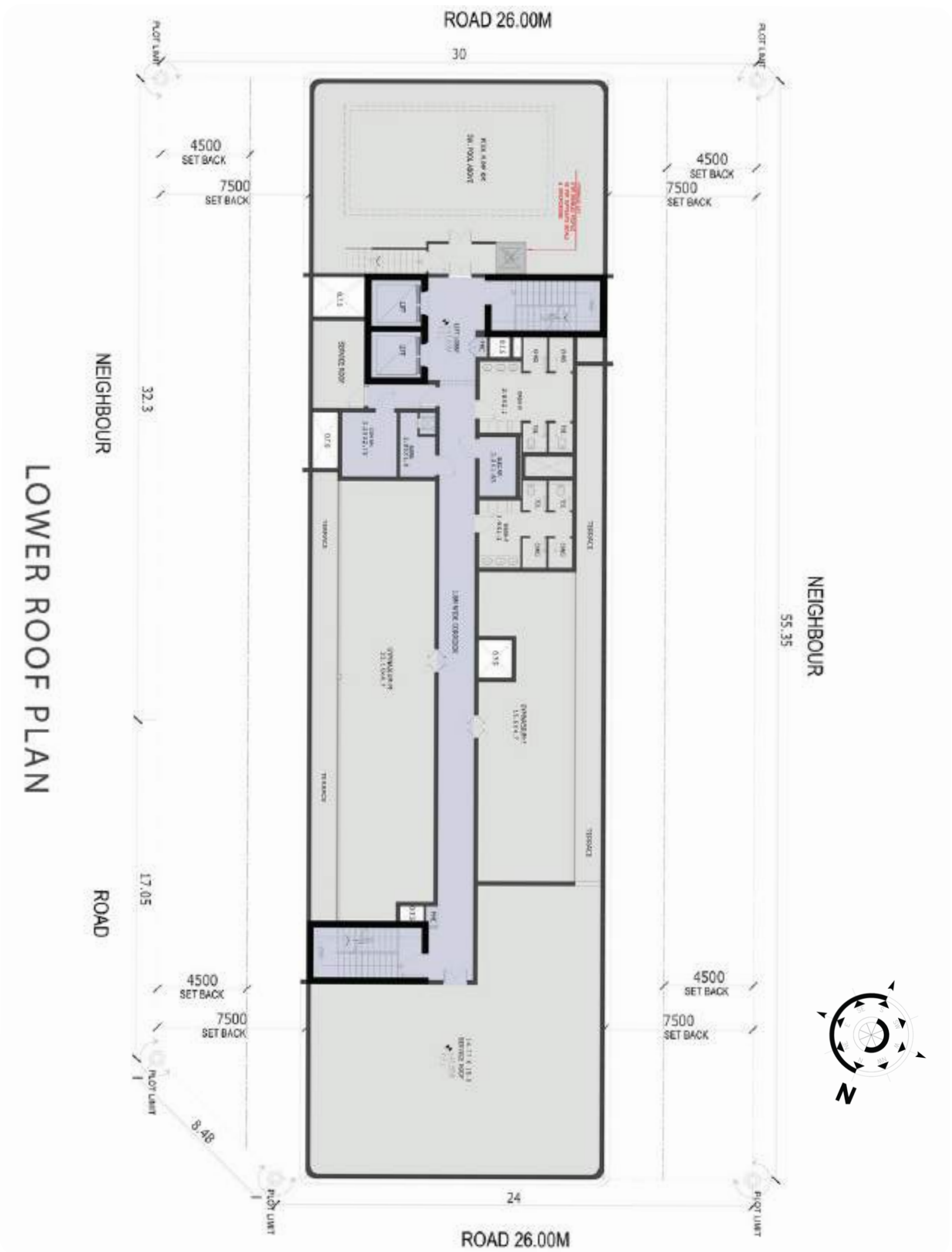




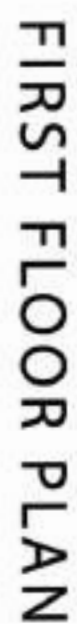




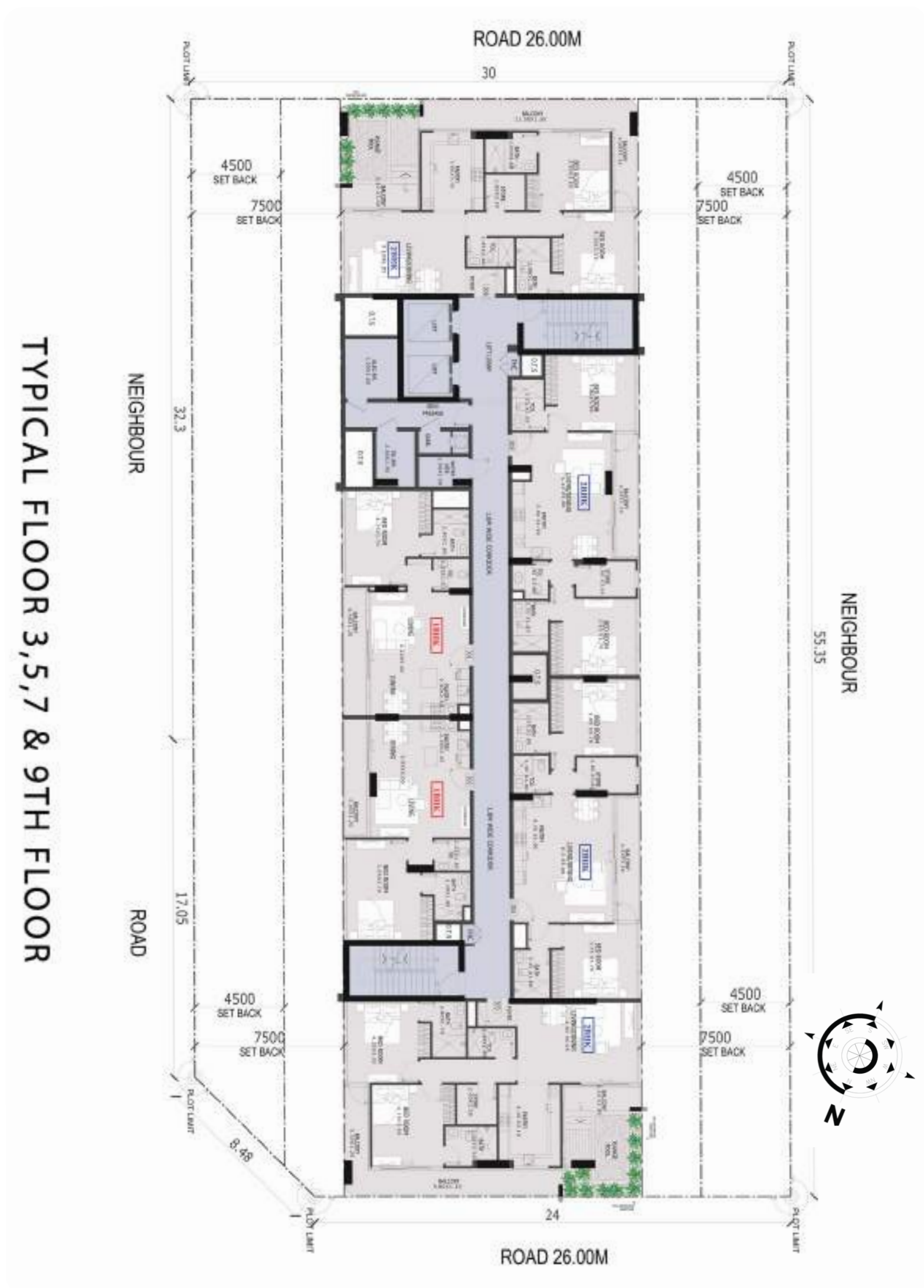




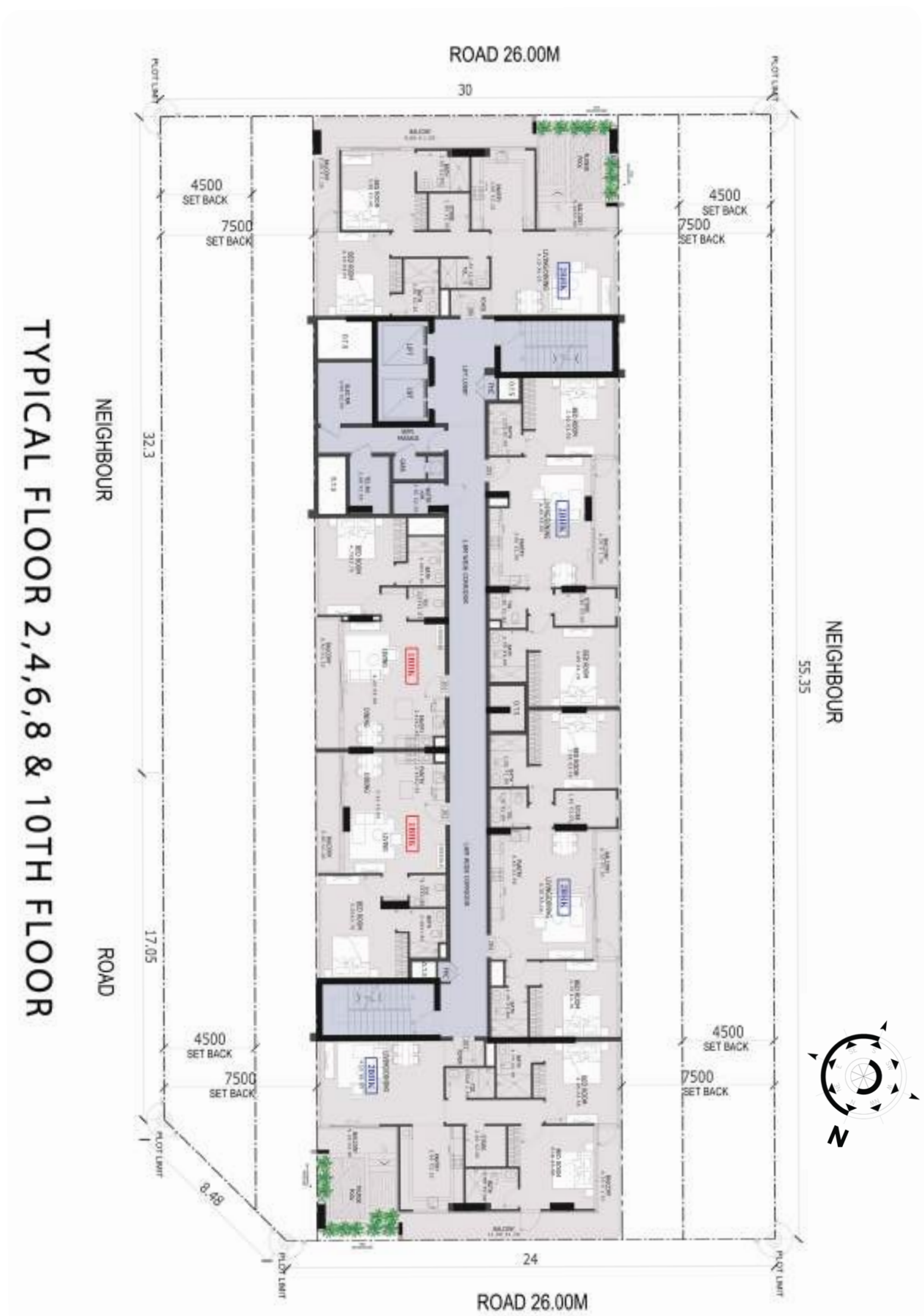
















| 1 BHK           |              |
|-----------------|--------------|
| FIRST FLOOR     |              |
| Suite Area      | 683 sq. ft.  |
| Terrace/Balcony | 442 sq. ft.  |
| Total Area      | 1125 sq. ft. |

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&amp;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&amp;1006

|                 |      |         |
|-----------------|------|---------|
| Suite Area      | 1098 | 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.





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

| 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                    | 1036 sq. ft. |
| Terrace/Balcony               | 458 sq. ft.  |
| Total Area                    | 1554 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