



# 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.





**MR. ABDUL SAMAD**  
C.E.O Nexus Group

A handwritten signature in white ink that reads "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

A handwritten signature in white ink that reads "Arham Aleem".





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Connect with the  
essence of nature



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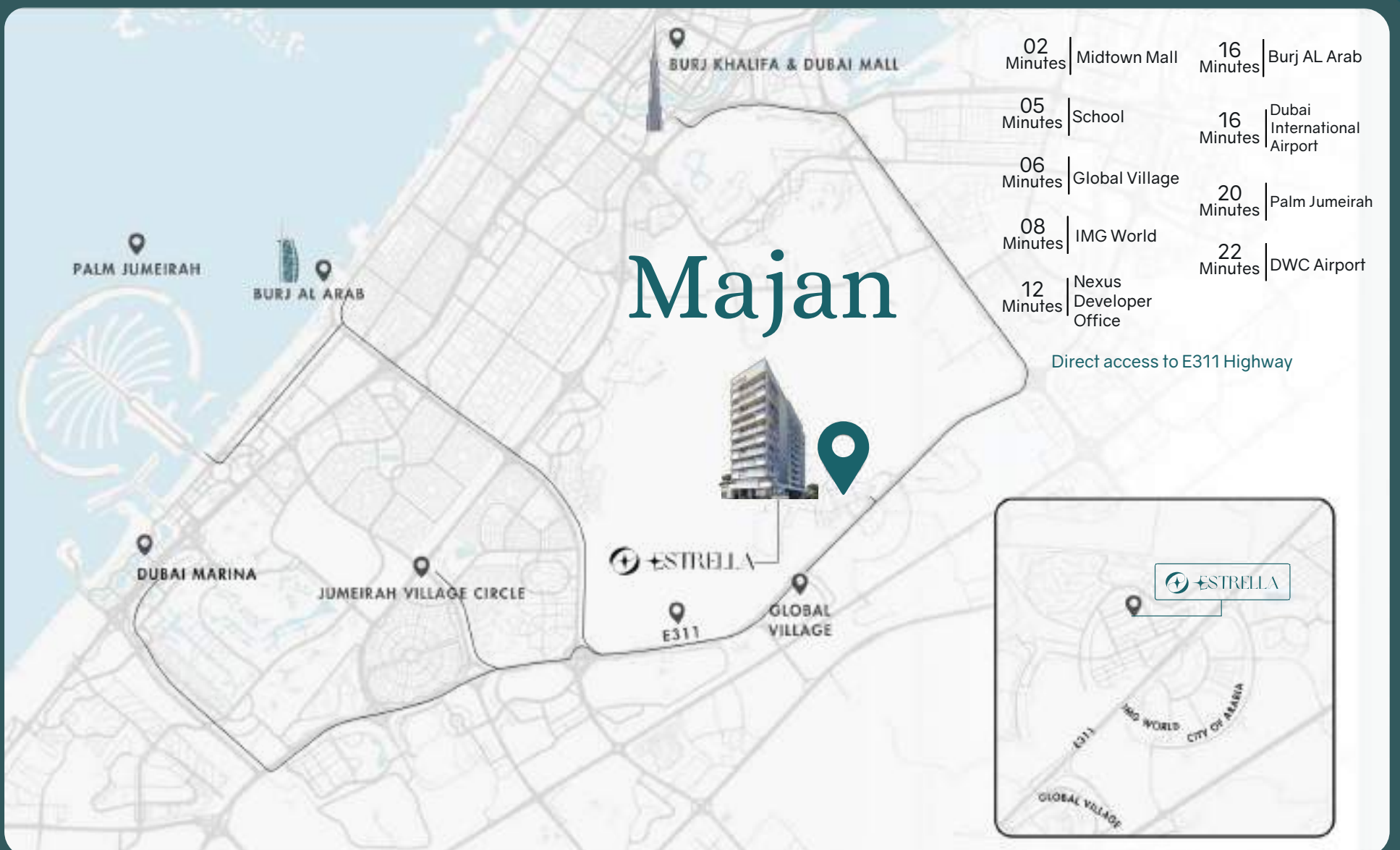


MAJAN



# 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





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Bringing  
nature to your  
doorstep



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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 1 M



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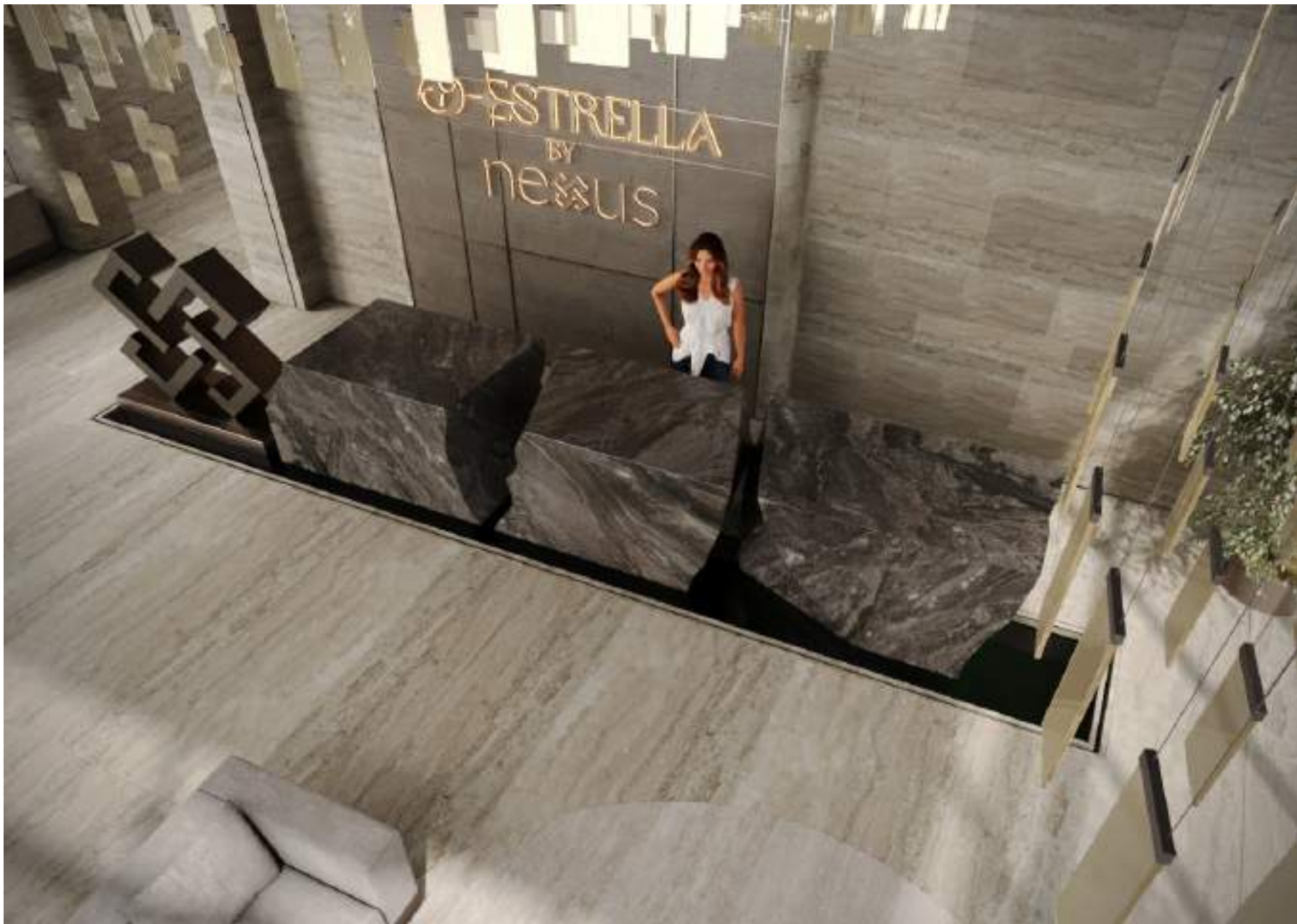
A new era of  
excellence





Lobby









# Living Room









Bedroom













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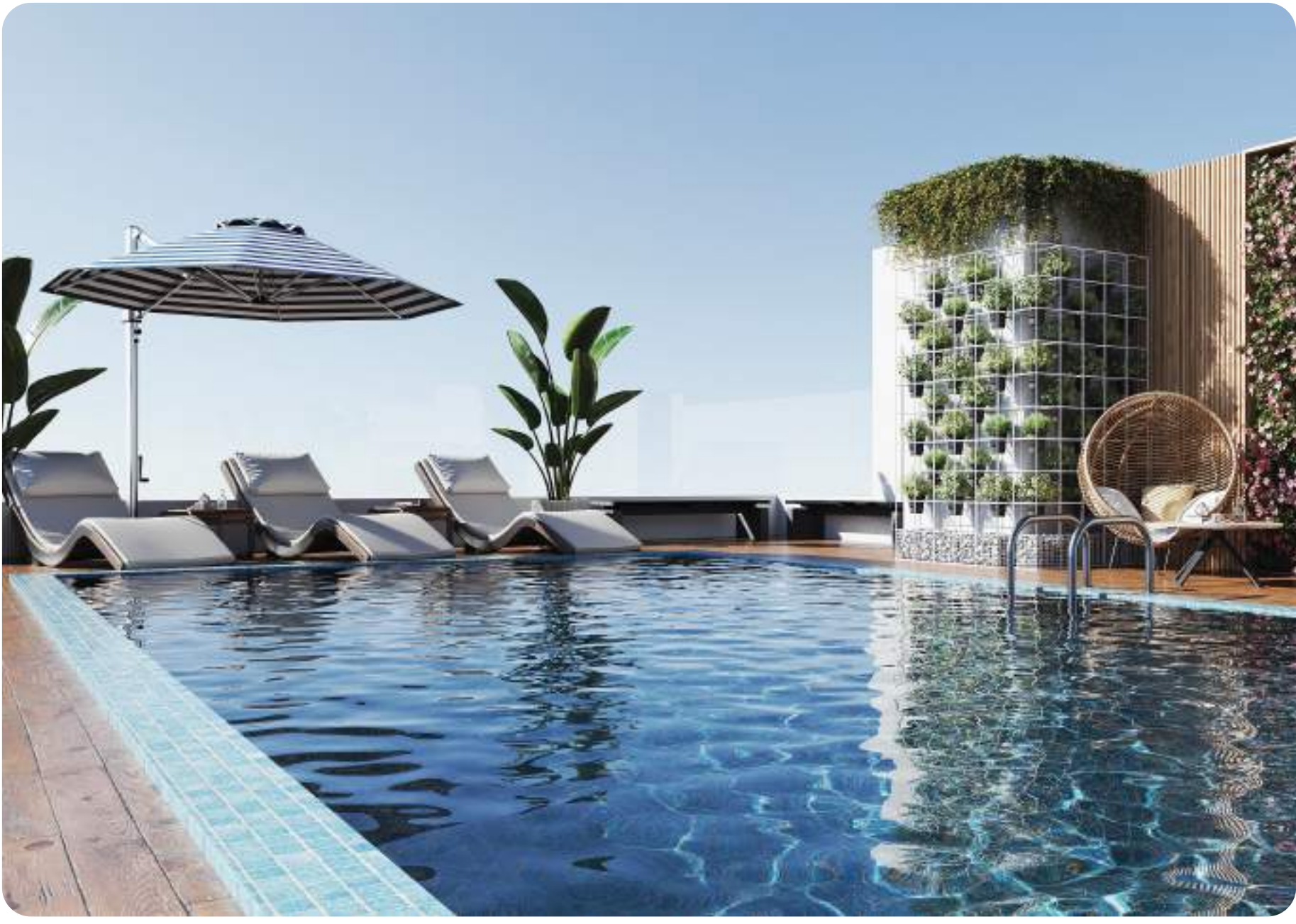
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# Rooftop Pool

Where stunning views meet seamless  
luxury







# Key Features And Amenities



Grand Lobby



Roof-top pool



Covered Private Parking



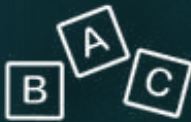
High-speed Elevators



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



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# Fitness club

Experience fitness at  
new heights

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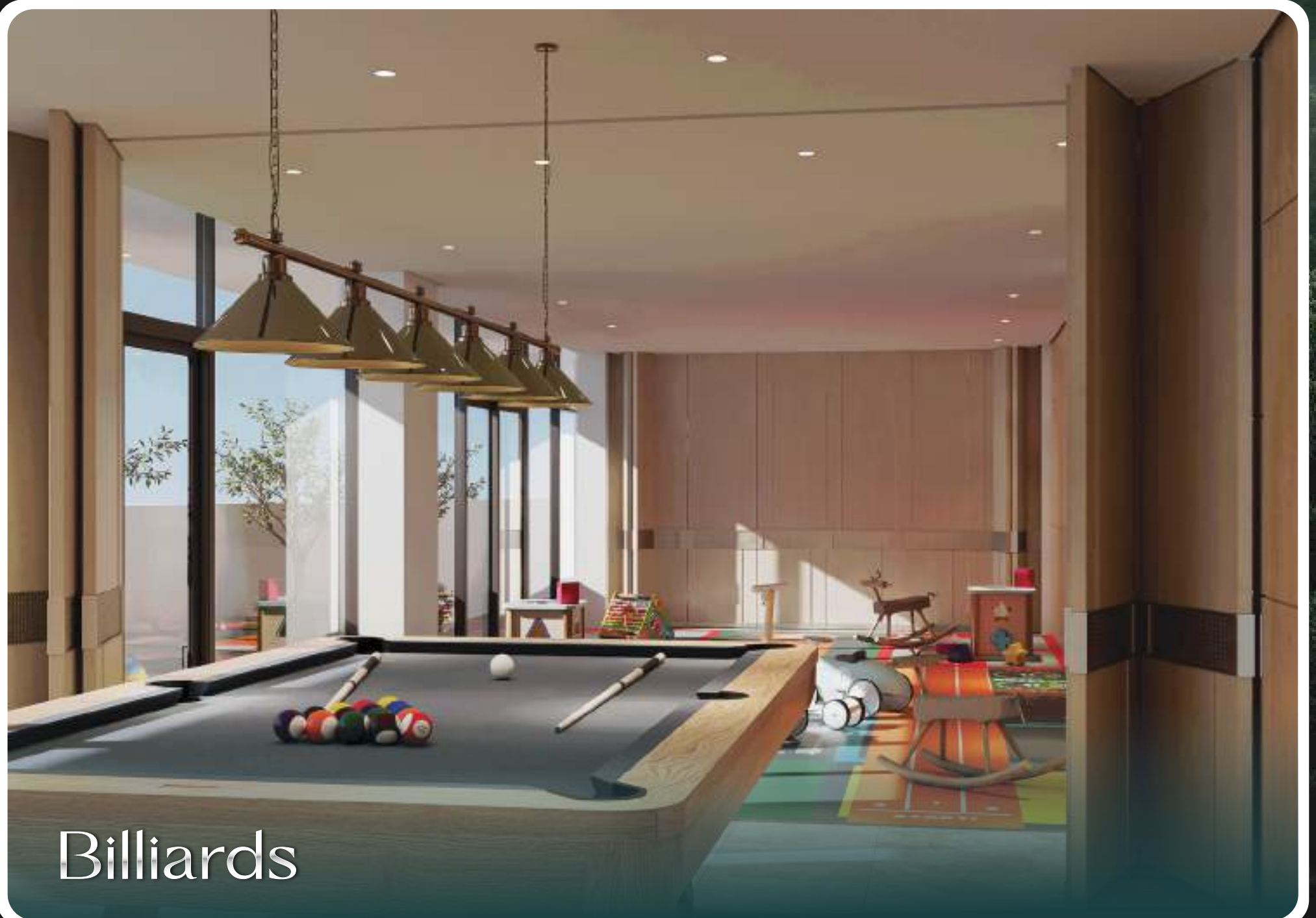








Smart home



Billiards





Sun Bed



Bbq area





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# Foosball



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# Kids Play Area



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Create lasting  
memories filled  
with wonder



A photograph of a person standing on a rocky shore at night, looking out at a starry sea under a dark, star-filled sky. The person is silhouetted against the bright, starry water. The sky is dark and filled with many stars. The water is dark and also filled with many stars, creating a dreamlike, ethereal atmosphere. The person is standing on a rocky shore, and their shadow is cast on the rocks. The overall scene is very dark, with the stars providing the main source of light.

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.





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