

IN THE GREEN HEART OF DUBA

Presenting Estrella by Nexus Developer - a G+10 residential boutique building in Majan, offering premium apartments with sleek interiors and stunning views of Dubai's greenery and Al Barari. Featuring rooftop amenities and a prime location, Estrella combines luxury living with effortless connectivity to shopping, dining, schools, and healthcare. Discover elegance and convenience at Estrella.

Building Configuration:

B + G + 10 Floors

Number of Residences:

Residential Units: 1 BHK, 2 BHK + Study & 2 BHK + Pool

60 Units

Location Highlights

Mosques	02	Minutes	
Midtown Mall	02	Minutes	
Carrefour	02	Minutes	
School	05 /	Minutes	
Global Village	06	Minutes	
IMG World	08	Minutes	
Nexus Developer Office	12	Minutes	
Dubai International Airport	16/	Minutes	
Burj Al Arab	16	Minutes	
Dubai Marina	16	Minutes	
Palm Jumeirah	20 /	Minutes	
Dubai Mall & Downtown	20 /	Minutes	
DWC Airport	22	Minutes	

Property Features

Prime Location | Semi Furnished Apartment | Smart Home Enabled | Ultra-Luxurious Amenities | Breathtaking Views From Every Angle | Plunge Pools Roof Top Amenities | 24/7 Security | Pet-Friendly Neighborhood

Why Invest In Majan?

- Rapidly emerging as a premier residential development in Dubai.
- Freehold property offering full ownership rights to investors.

Direct access to E311 Highway

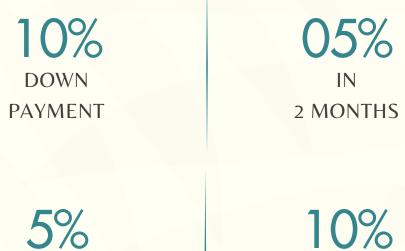
- Located in Dubailand, a vibrant community with excellent amenities and connectivity
- Designed for modern living with access to nature-inspired settings and green spaces.
- · Features premium apartments with luxury finishes and contemporary designs.
- . Equipped with top-tier rooftop amenities for a unique living experience.
- Recognized as a sought-after community for investment and residential comfort.
- Part of Dubai's strategic growth as outlined in the 2040 Urban Master Plan. .
- An exceptional opportunity to own property in a well-connected and evolving neighborhood.

Brand Partners



Italian origin Kitchen § Tiles

Payment Plan 30/70



AFTER 6 MONTHS

AFTER 9 MONTHS

70% ON COMPLETION

Facts & Figures

AVERAGE SIZES § STARTING PRICES

- 1 Bedroom: 760 SQFT. 1,005 SQFT. | AED 982k
- 2 Bedroom + Study: 1,081 SQFT. 1,494 SQFT. | AED 1.4M
- 2 Bedroom + Study + Pool: 1,558 SQFT. 2,094 SQFT. | AED 2.1M

Starting Price AED 1 Million HANDOVER

Q2 2026

Amenities

















R Kids Play Area | Covered Private Parking | Cabanas & Sunbeds | Beautiful Grand Lobby | BBQ AREA

ABOUT THE DEVELOPER

Nexus Developer, a trusted name in Dubai real estate since 2020, delivers premium residential projects in prime locations. Known for quality finishes and strategic land selection, we ensure value appreciation and modern living for our clients.







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