



ESTRELLA

by

ne<sup>SS</sup>us  
DEVELOPER





# IN THE GREEN HEART OF DUBAI

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:

60 Units

Residential Units:

1 BHK, 2 BHK + Study & 2 BHK + Pool

## 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 |

Direct access to E311 Highway

## 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.
- 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

30%

DOWN  
PAYMENT

70%

ON  
HANDOVER

## Facts & Figures

AVERAGE SIZES & STARTING PRICES

- 1 Bedroom: 760 SQFT. - 1,005 SQFT. | AED 1.1M
- 2 Bedroom + Study: 1,081 SQFT. - 1,494 SQFT. | AED 1.6M
- 2 Bedroom + Study + Pool: 1,558 SQFT. - 2,094 SQFT. | AED 2.4M

## Starting Price

AED 1.1 Million

HANDOVER

Q3 2026

## Amenities



Roof-top Pool



Foosball



Fitness Club



Yoga Room



Billiards



Meeting Room



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.

# Payment Plan

## 50/50

20%

DOWN  
PAYMENT

10%

AFTER  
3 MONTHS

10%

AFTER  
6 MONTHS

10%

AFTER  
AT 60%  
PROJECT COMPLETION

14%

ON  
COMPLETION

36%

POST HANDOVER  
1% MONTHLY 36  
MONTHS





+971 50 476 7339



[sales@nexusdeveloper.com](mailto:sales@nexusdeveloper.com)