



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



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Connect with the
essence of nature



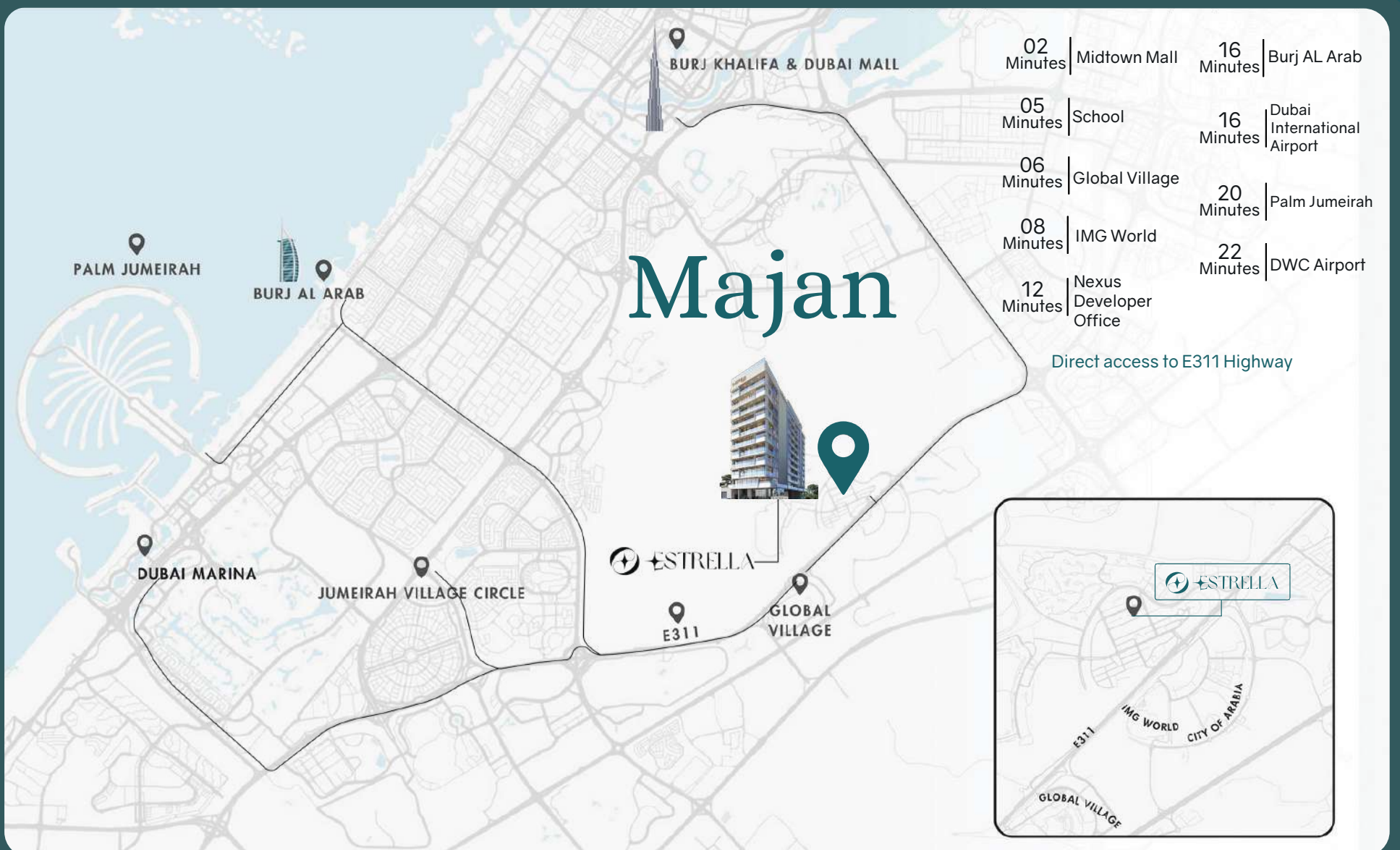
MAJAN



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



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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 982,800

ESTRELLA

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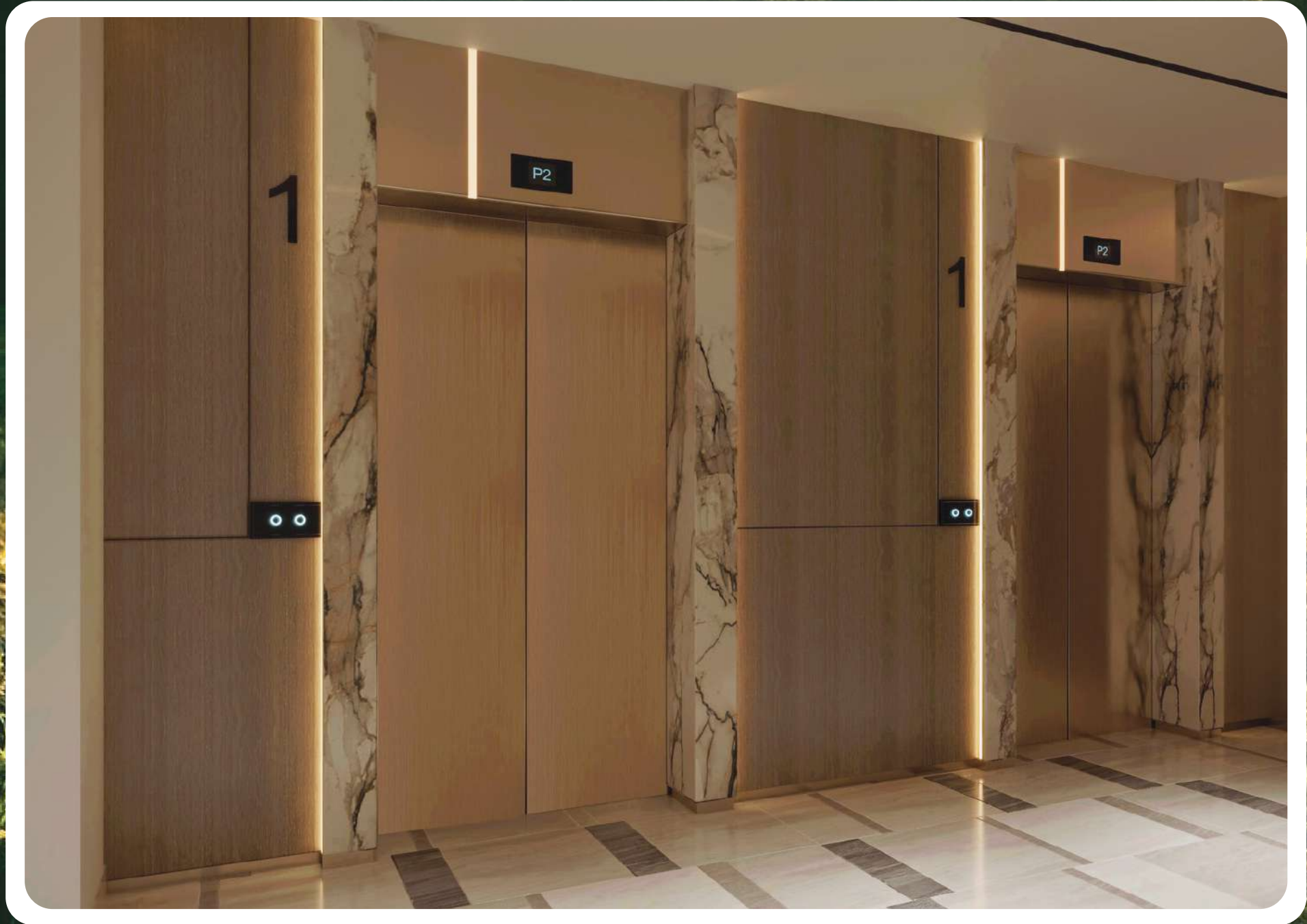
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A new era of
excellence



Lobby





Living Room





Bedroom







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Rooftop Pool

Where stunning views meet seamless
luxury



Key Features And Amenities



Grand Lobby



Roof-top pool



Covered Private Parking



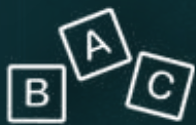
High-speed Elevators



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

ESTRELLA

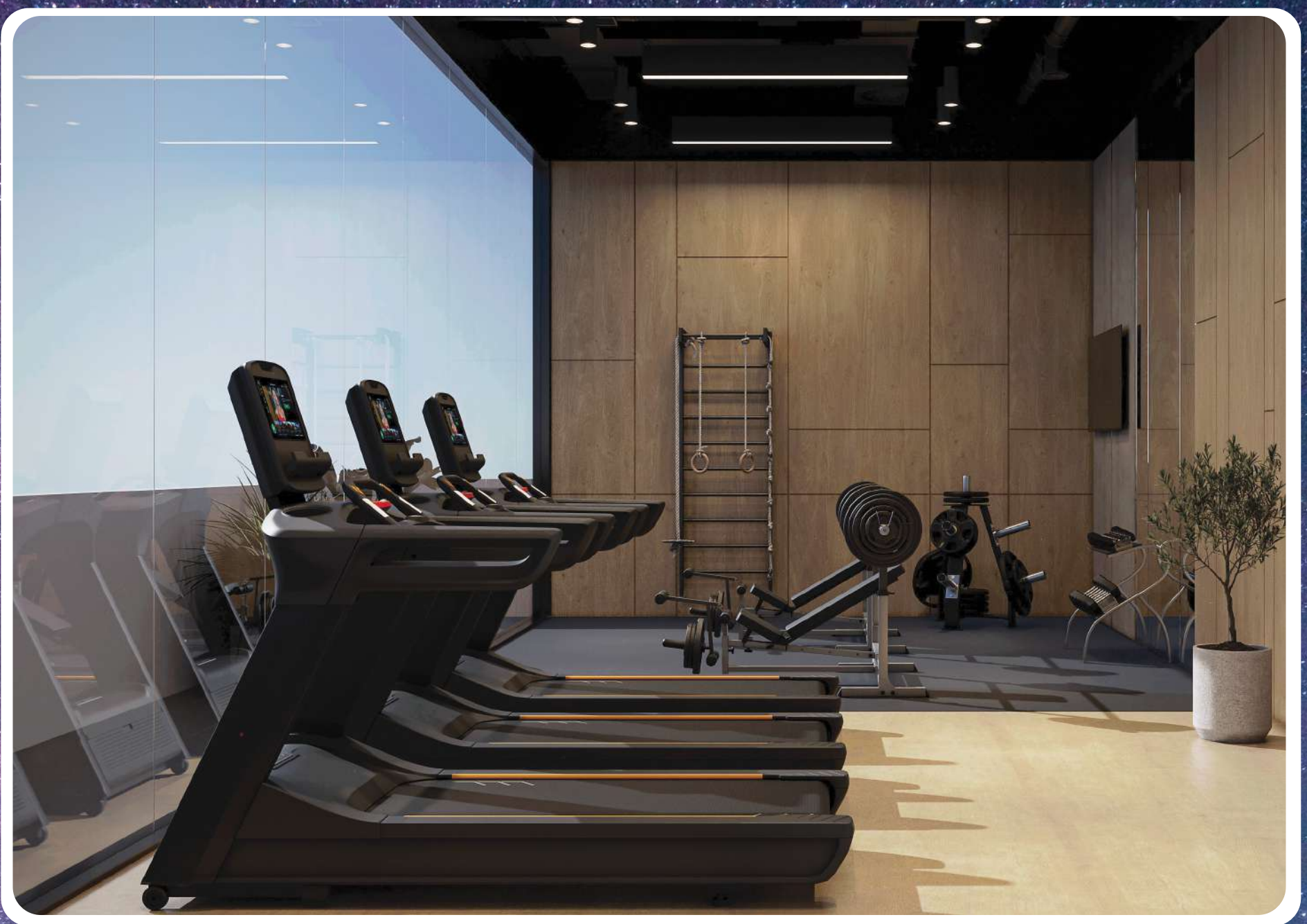
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Fitness club

Experience fitness at
new heights

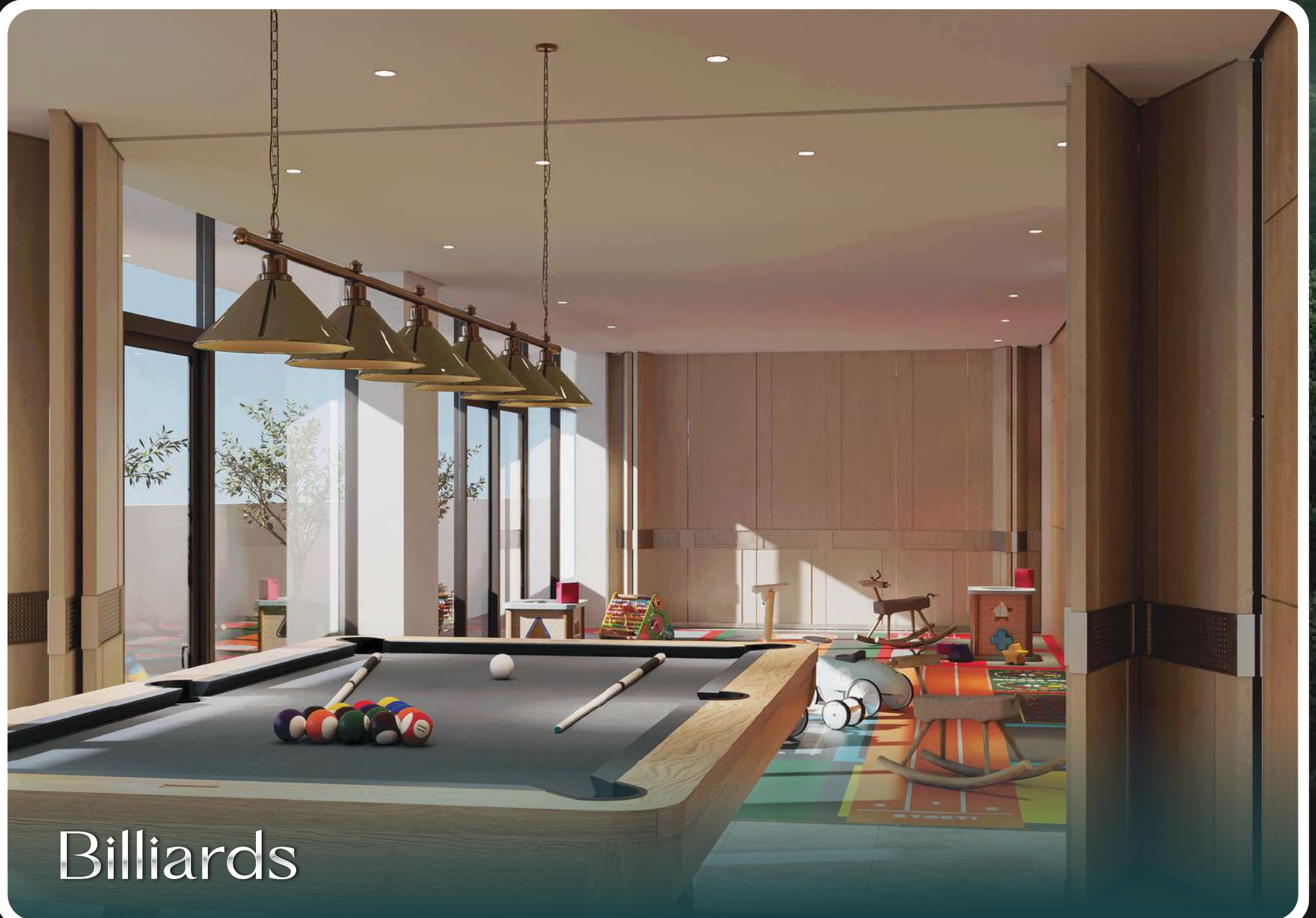
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Smart home



Billiards



Sun Bed



Bbq area



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ESTRELLA

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Foosball

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Kids Play Area

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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

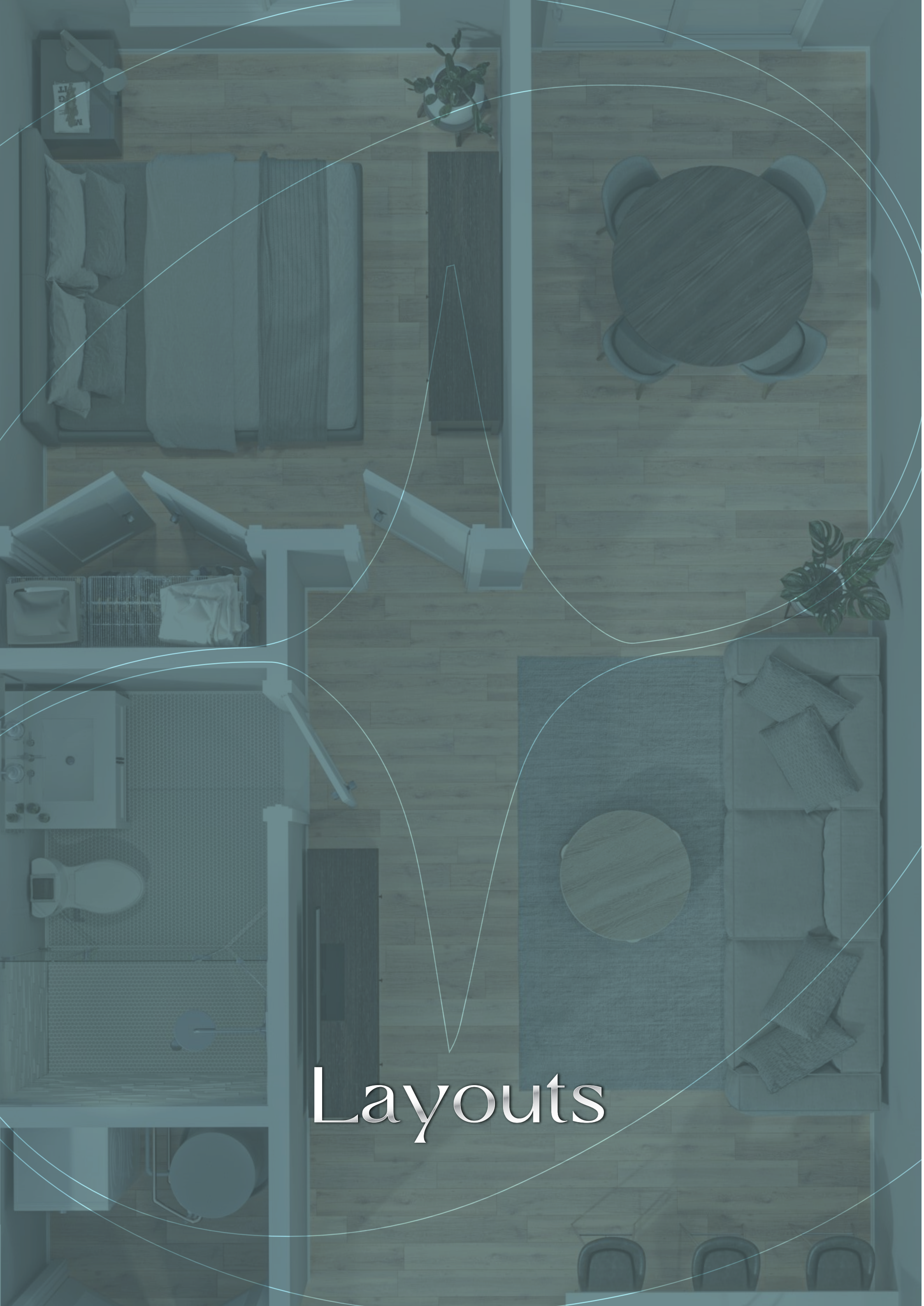
5%

AFTER
50% COMPLETION

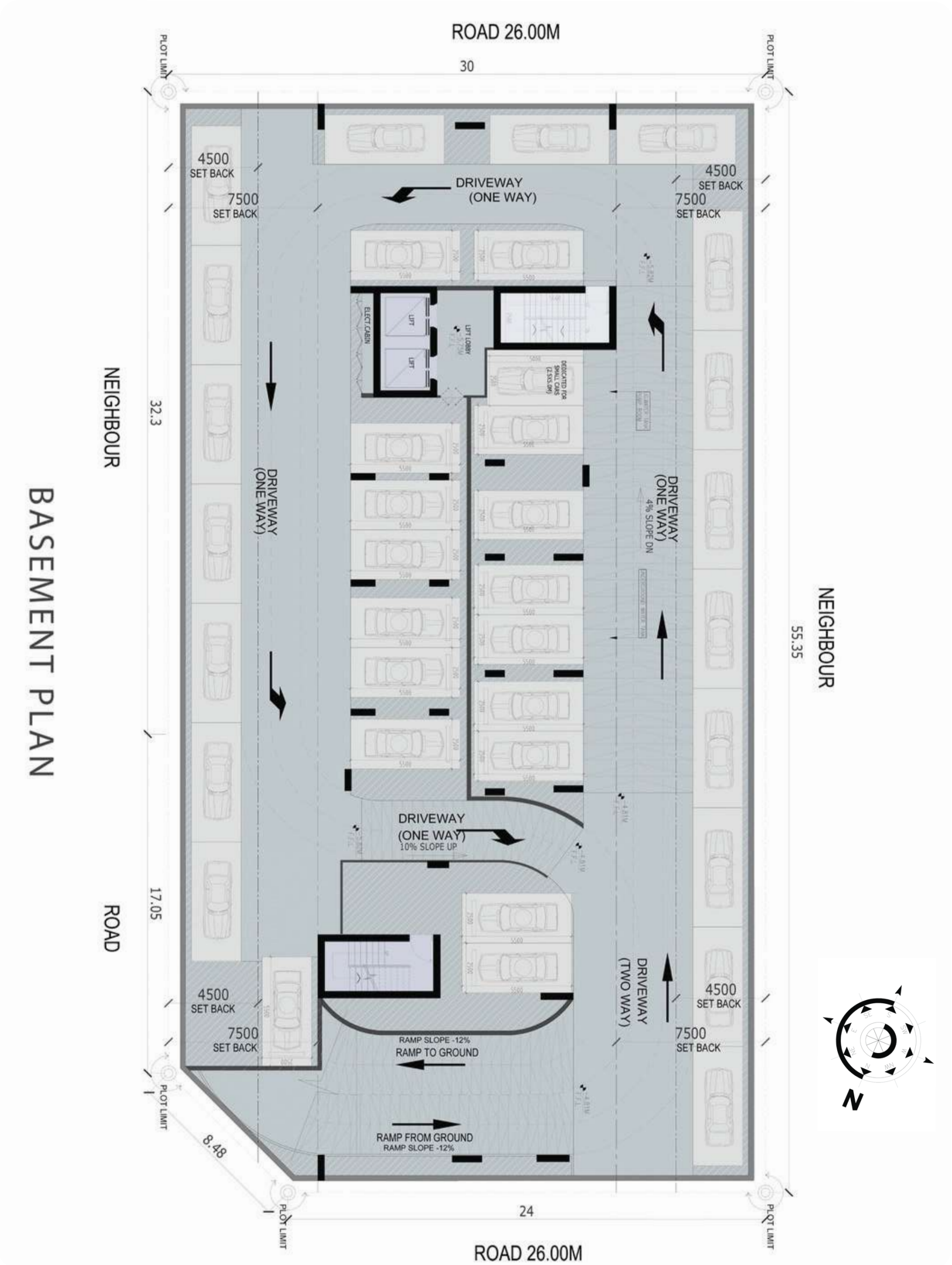
60%

ON

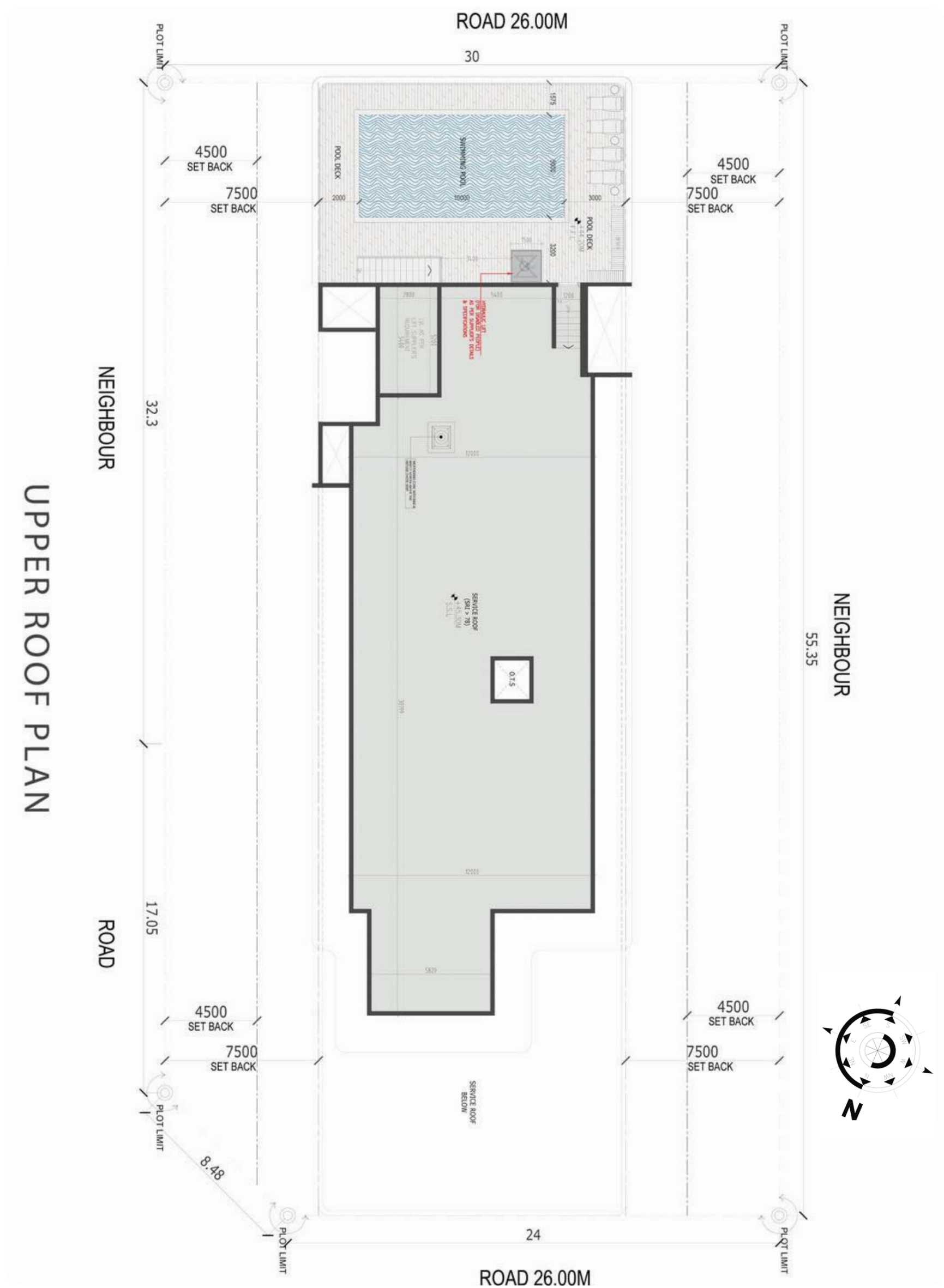
Handover



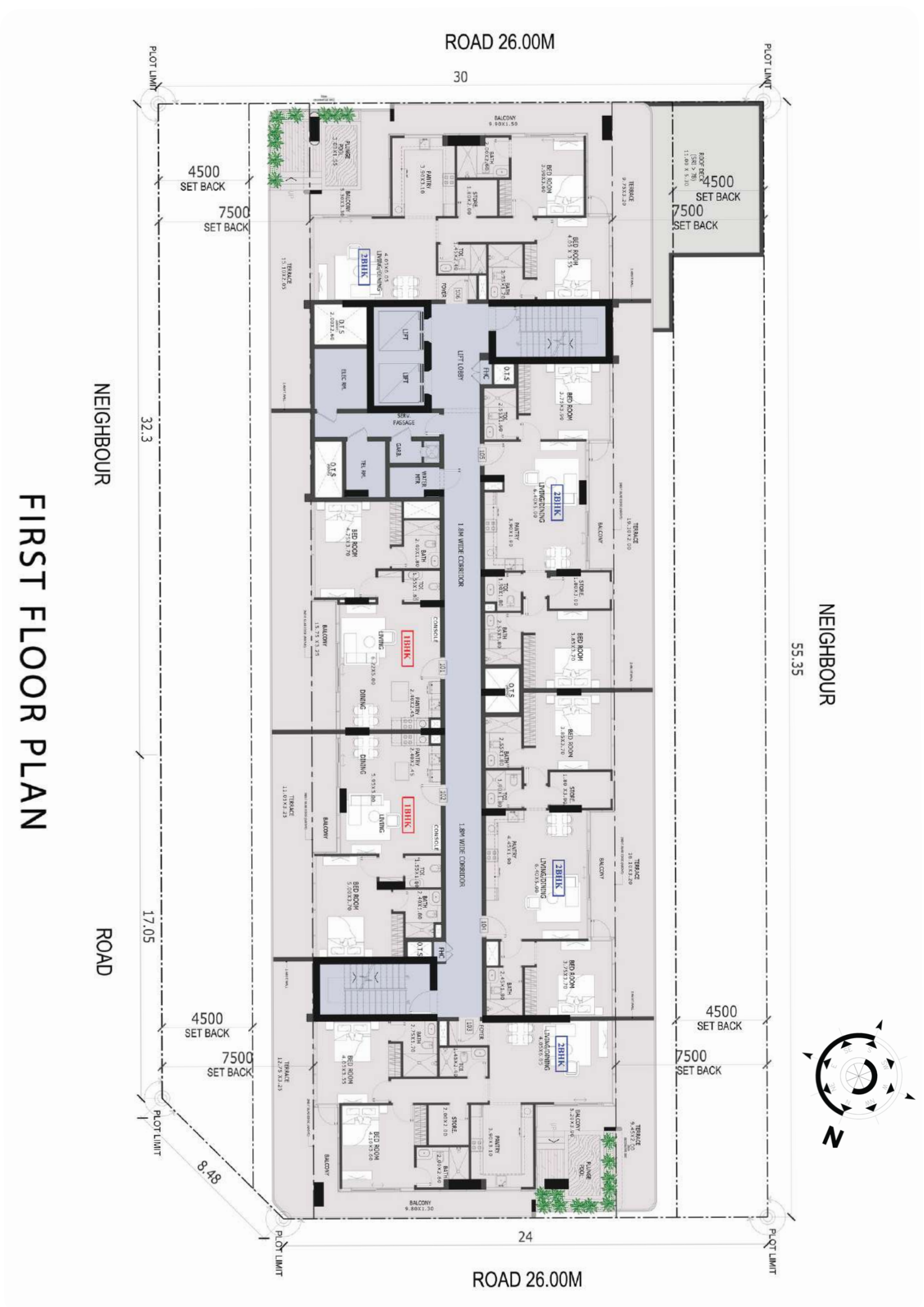
Layouts

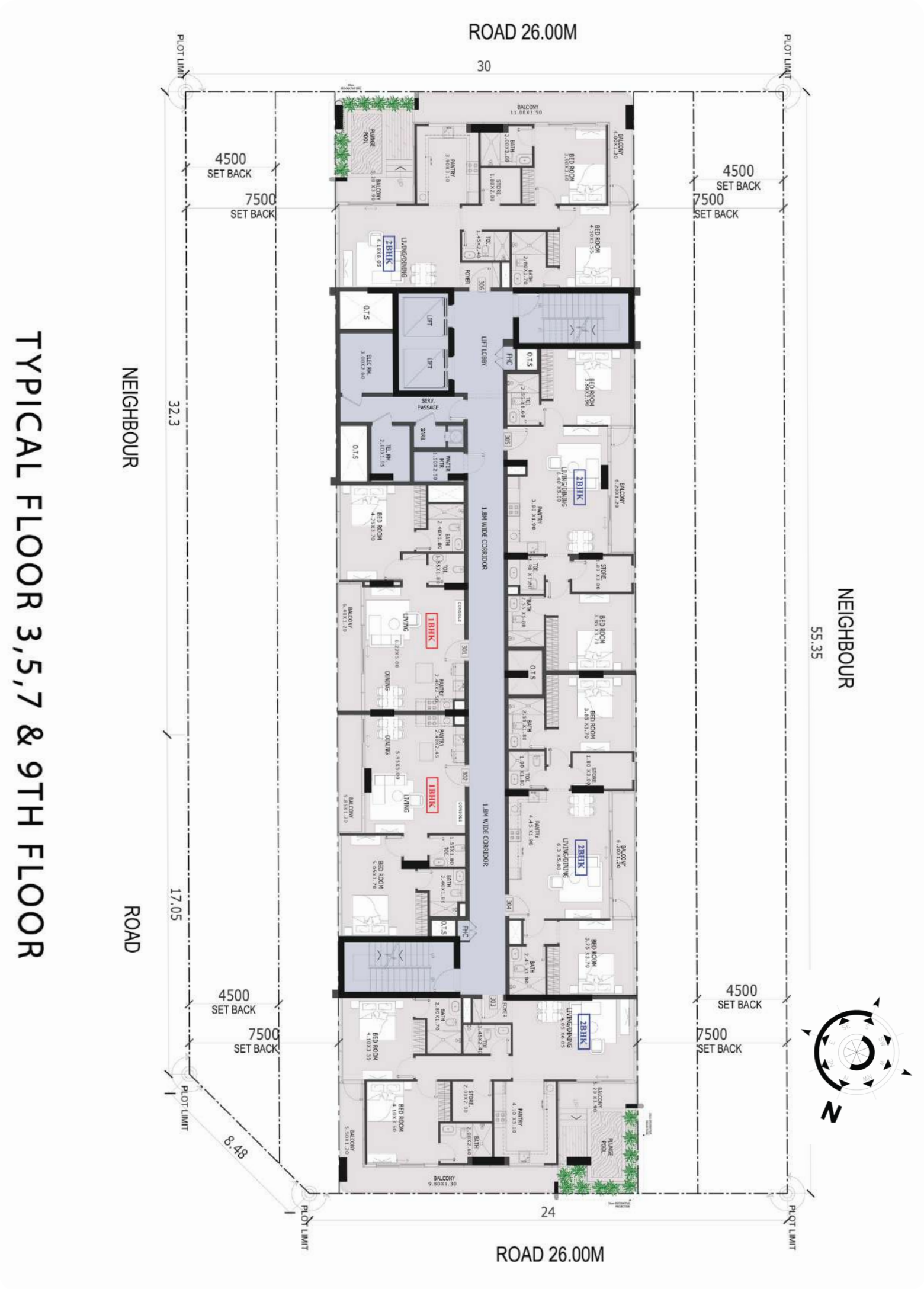




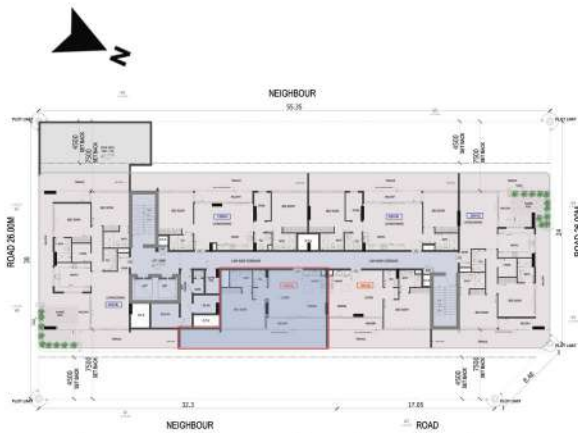












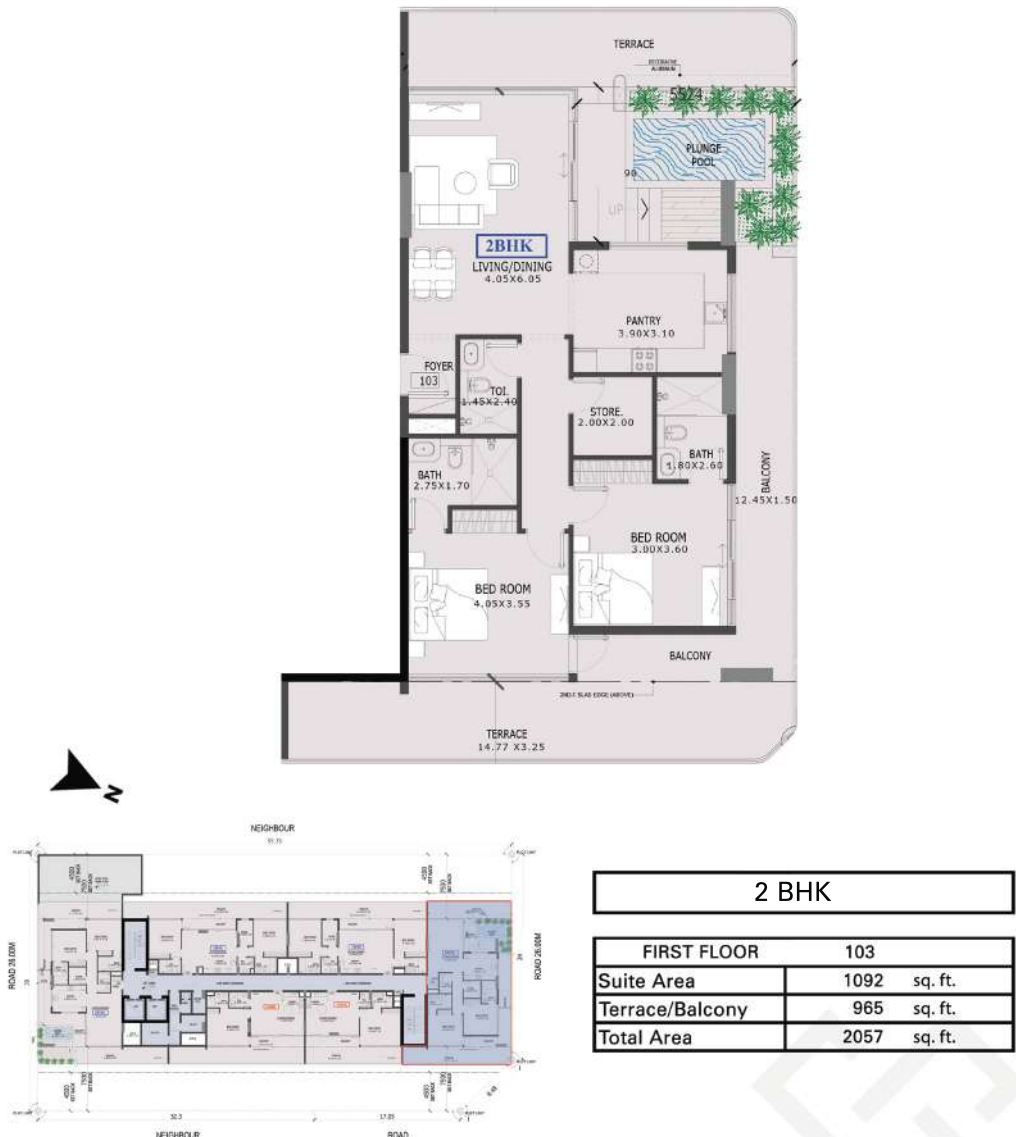
1 BHK	
FIRST FLOOR	
Suite Area	683 sq. ft.
Terrace/Balcony	442 sq. ft.
Total Area	1125 sq. ft.

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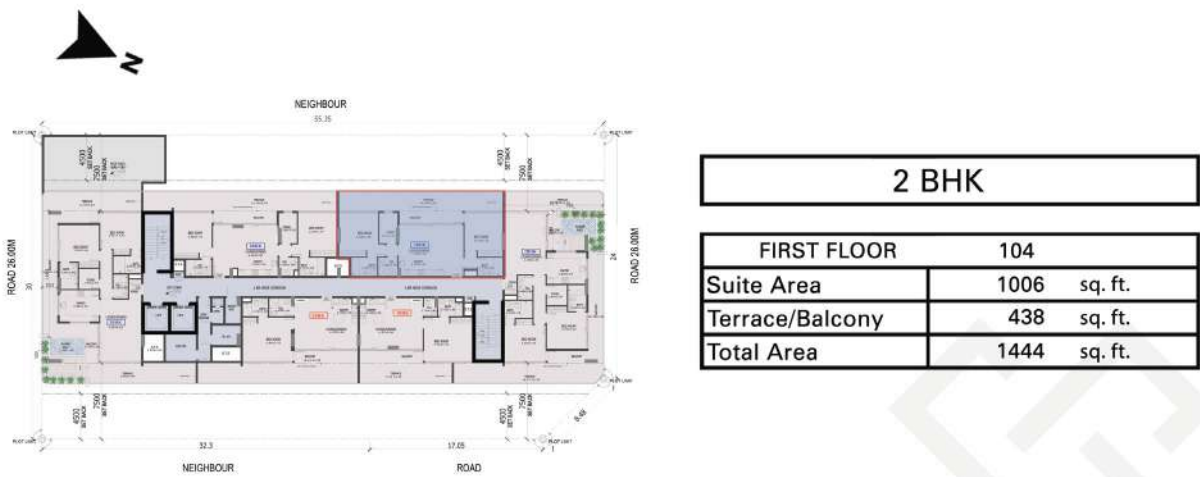


1 BHK	
FIRST FLOOR	
Suite Area	673 sq. ft.
Terrace/Balcony	331 sq. ft.
Total Area	1004 sq. ft.

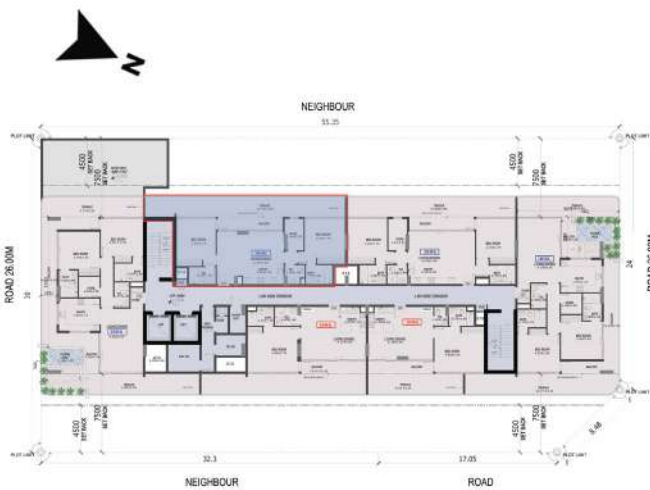
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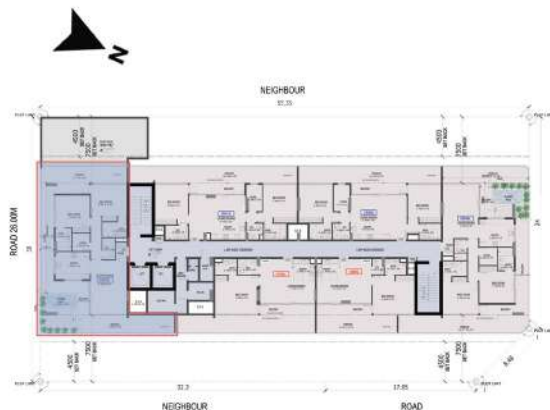
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2 BHK

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

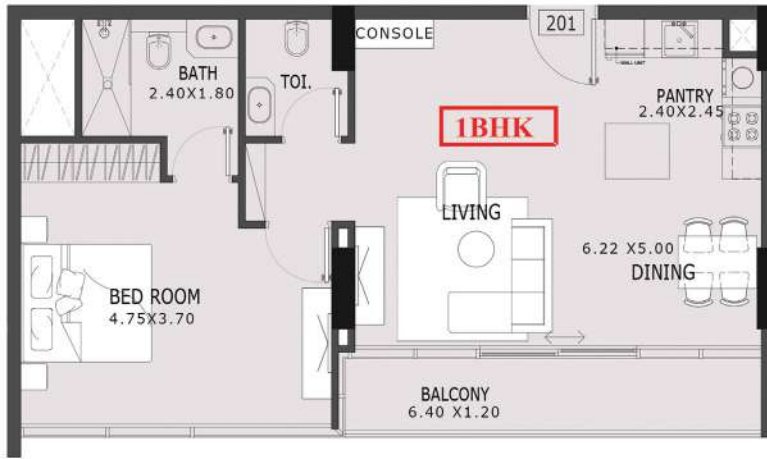
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2 BHK

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

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

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

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

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

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2 BHK

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

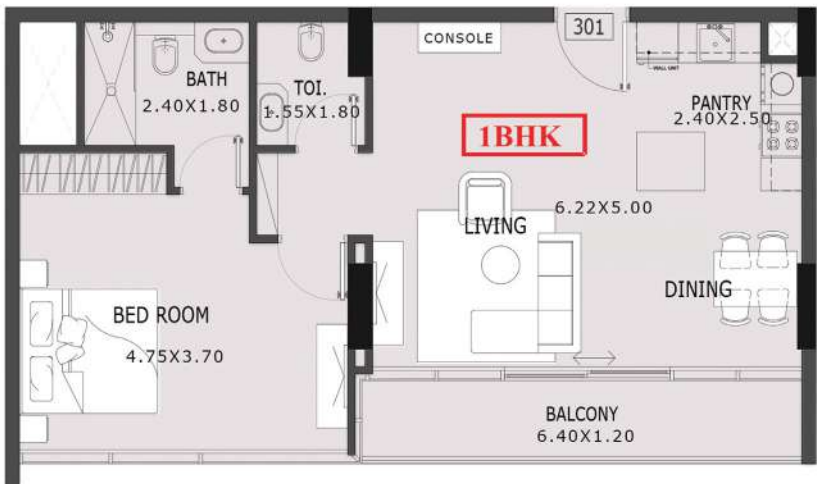
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2 BHK

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

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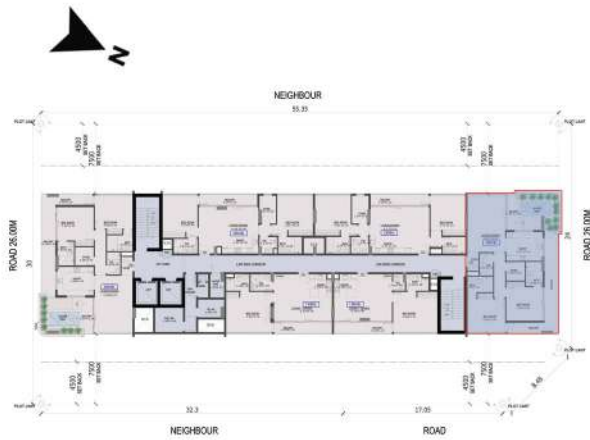
1 BHK	
TYPICAL FLOOR 301,501,701&901	
Suite Area	683 sq. ft.
Terrace/Balcony	87 sq. ft.
Total Area	770 sq. ft.

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

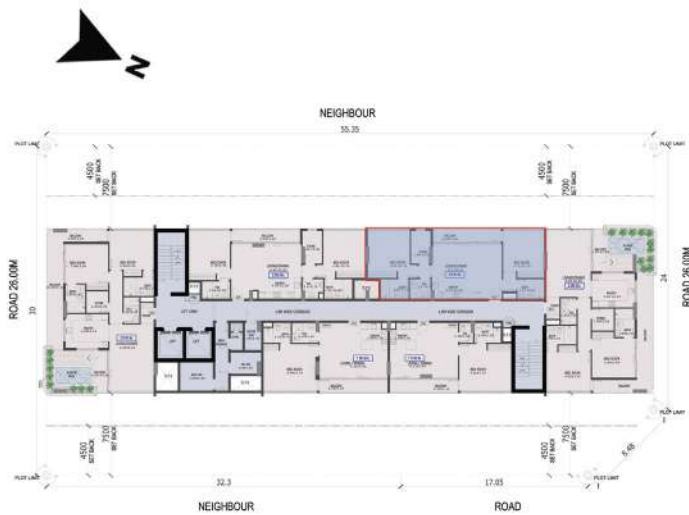
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2 BHK

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

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2 BHK

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

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2 BHK

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

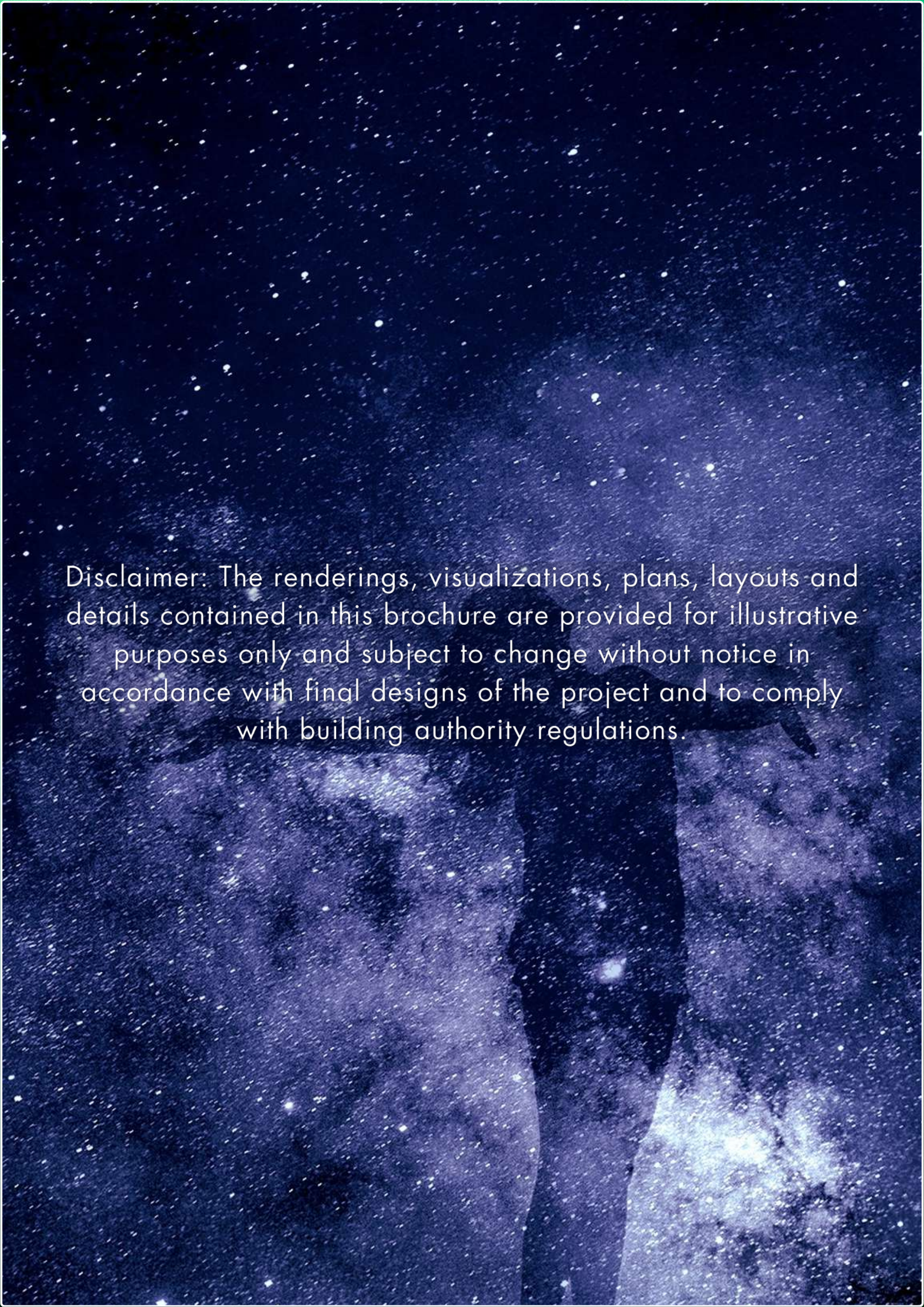
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2 BHK

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

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