

CAPITAL STAR



**SUCCESS** ISN'T ONLY VISION,  
IT'S **ENGINEERED**



IT'S WHERE **ART**

MEETS SCIENCE



WHERE AMBITION BECOMES **ACHIEVEMENT**





**INNOVATION** FLOWS  
WHERE SPACES ALLOW





WHEN  
EXCELLENCE  
SPEAKS,  
**TRUST**  
FOLLOWS

# EVERY **CORNER** MATTERS



EVERY **DETAIL**  
COUNTS





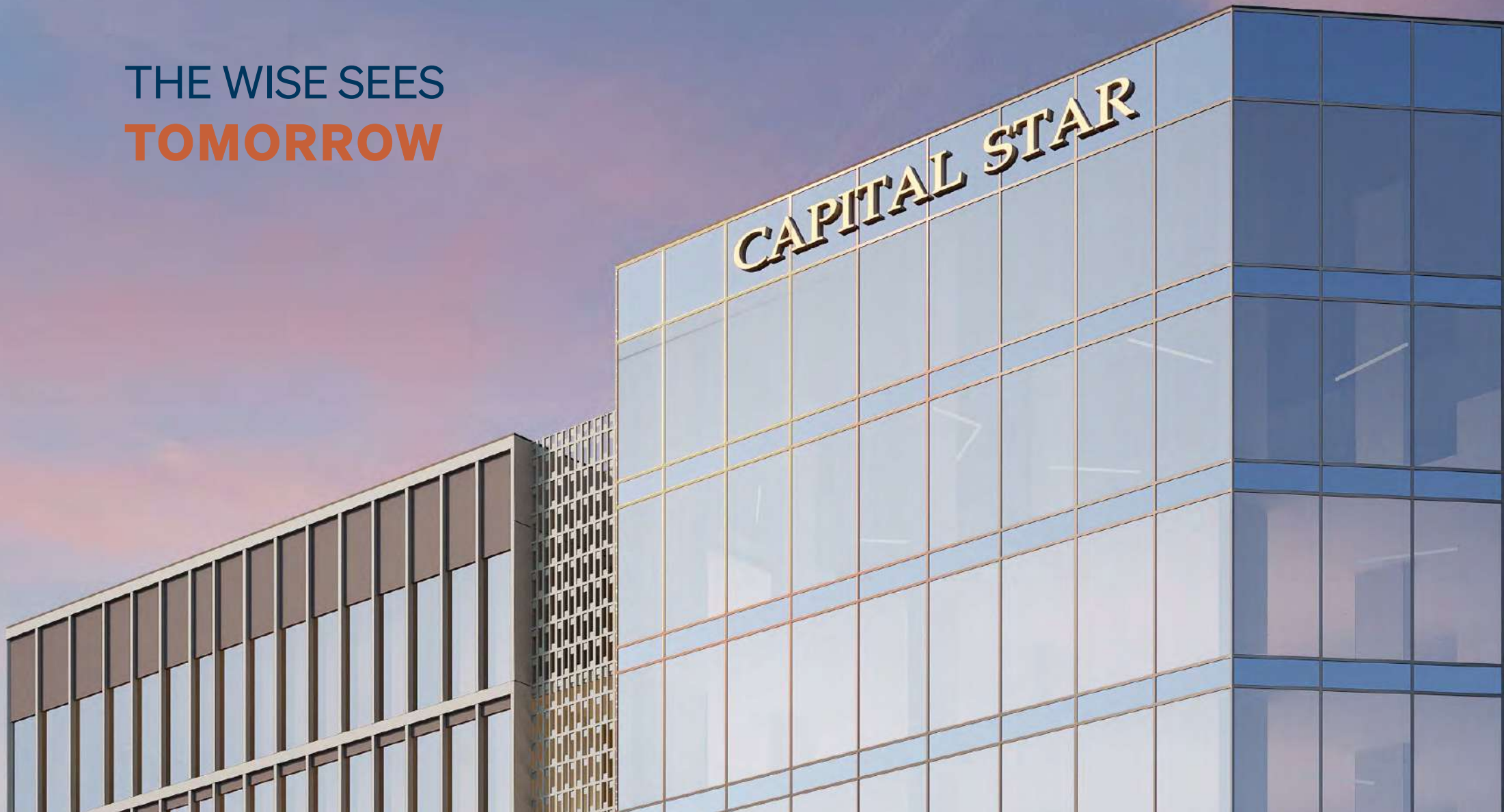


SOME SEE  
**OFFICES**



OTHERS SEE  
**OPPORTUNITY**

THE WISE SEES  
**TOMORROW**





THIS IS  
**CAPITAL STAR**  
WHERE SUCCESS  
HAS A NEW ADDRESS





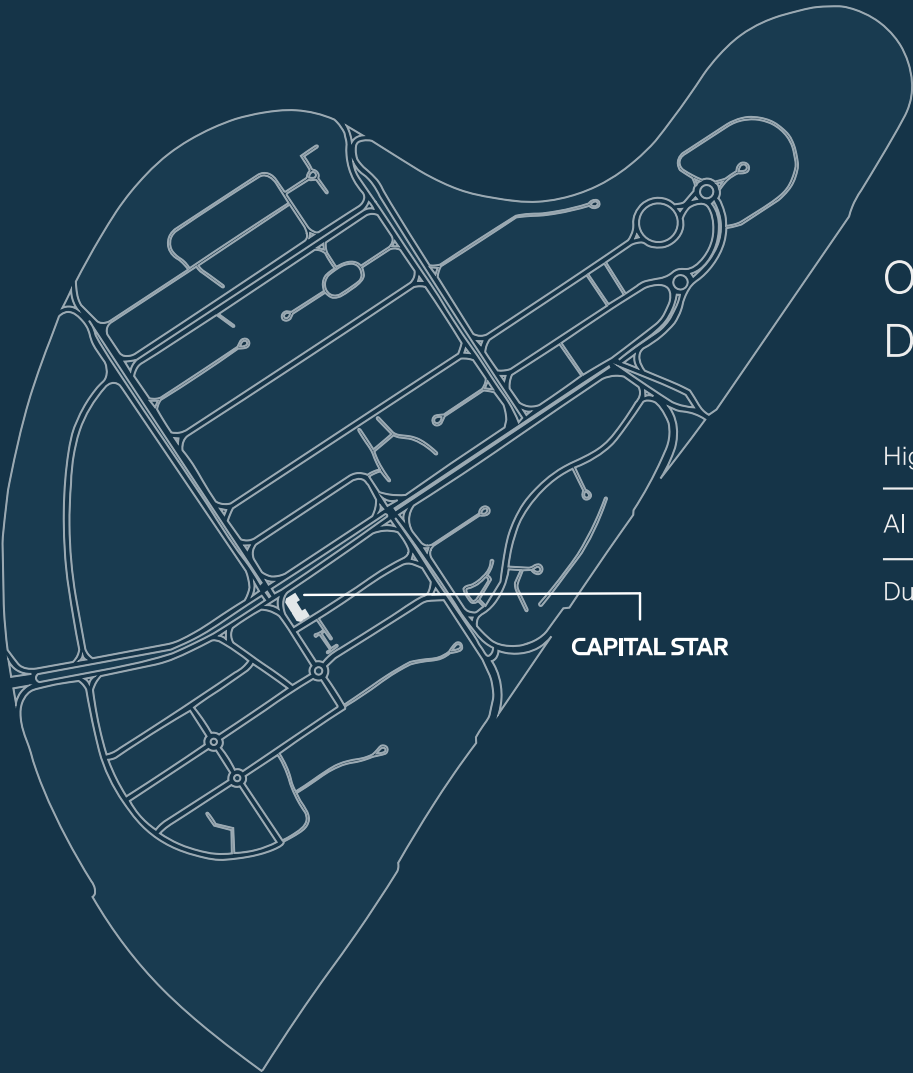


PREMIUM OFFICES FOR THOSE WHO SEE BEYOND

# CAPITAL STAR

## Prime Location

Capital Star is strategically located in Majan, directly on Mohamed Bin Zayed Road, offering excellent visibility and accessibility. Just 15 minutes from anywhere in Dubai, the location ensures seamless connectivity with free-flowing traffic, making it an ideal hub for businesses. Its prime positioning provides a prestigious address, perfect for welcoming clients and driving business growth in a dynamic environment.



### Only Minutes Away From Dubai Major Locations

Highway Road	1 min
Al Barari Restaurants	5 min
Dubai Downtown	20 min





## ONLY 1 MIN FROM THE HIGHWAY

Capital Star is in a Traffic-Free Location Conveniently located in Majan, Dubai. Just 1 minute from the highway, ensuring hassle-free access.





## KEY DESTINATIONS

WITHIN MINUTES

1 min	Highway Road
3 min	The Farm Al Barari
10 min	Global Village
15 min	Dubai Hills Mall
17 min	Meydan Racecourse
19 min	Dubai Motor City
20 min	Dubai Downtown
21 min	JVC
28 min	Dubai Marina
30 min	Palm Jumeirah



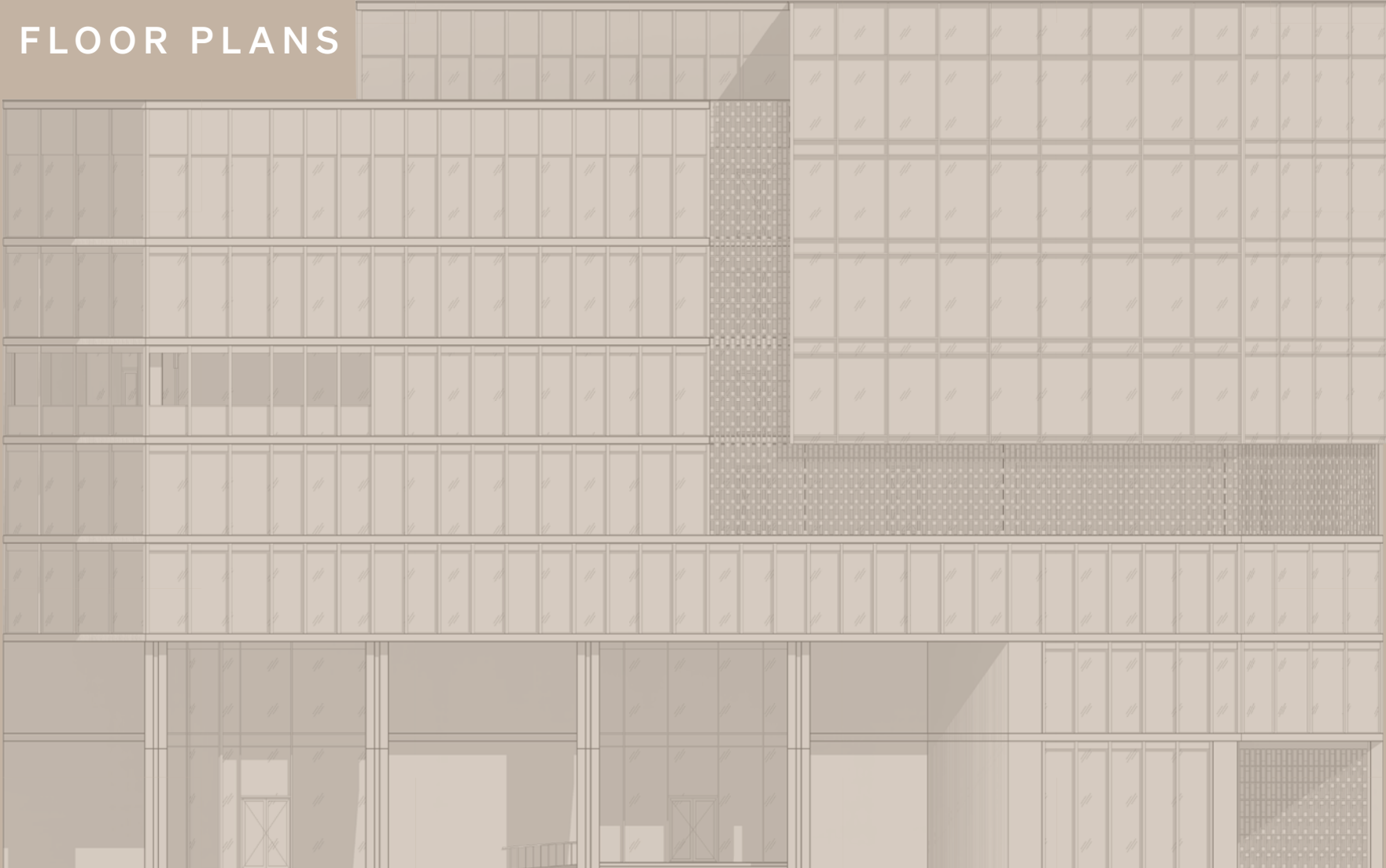
## Bulding Structure

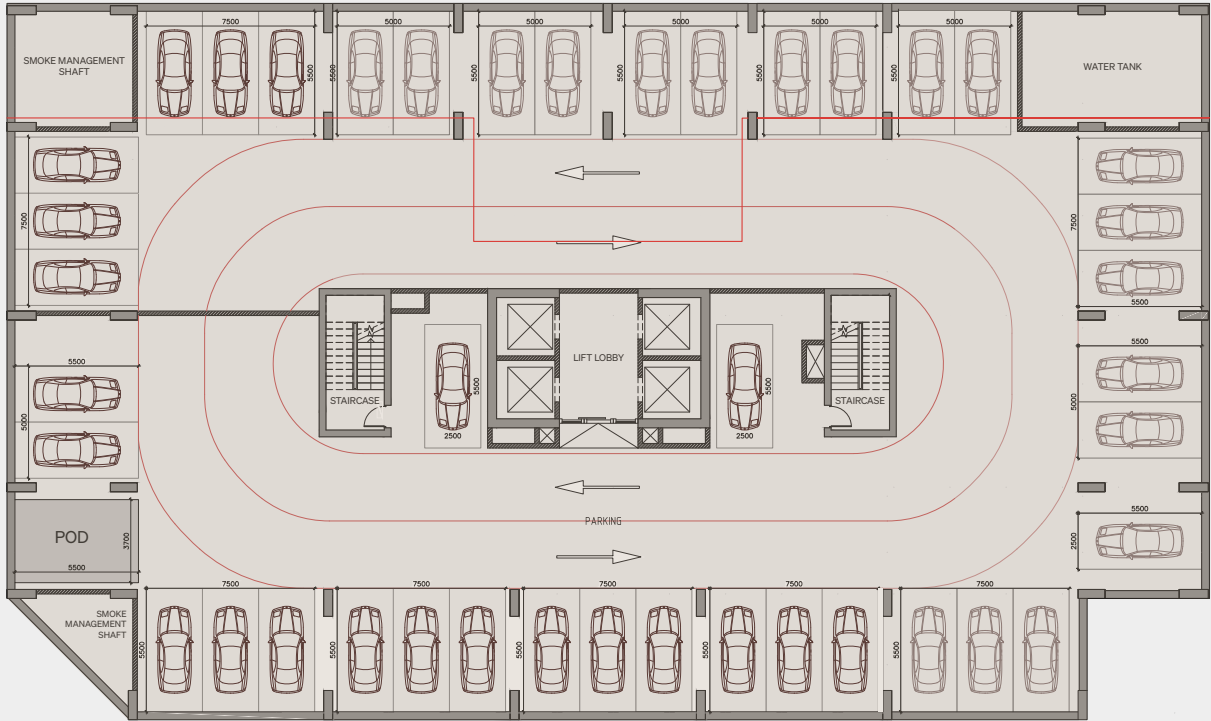
The building features three basement levels for parking, a ground floor with a prestigious lobby and two retail spaces, six floors of 10,000 sq. ft. each, and a 7th-floor high-end gym.

Designed with striking architecture and a modern exterior, it offers a luxurious interior with premium finishes, including aluminum metal ceiling strips, acoustic ceiling panels, stainless steel accents, colored mirrors, wooden textures, decorated plaster, and elegant carpeting—creating a refined and sophisticated business environment.



FLOOR PLANS

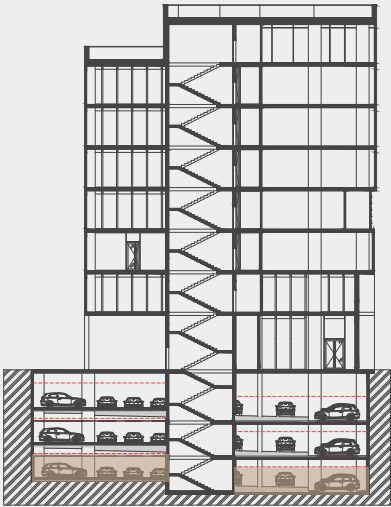


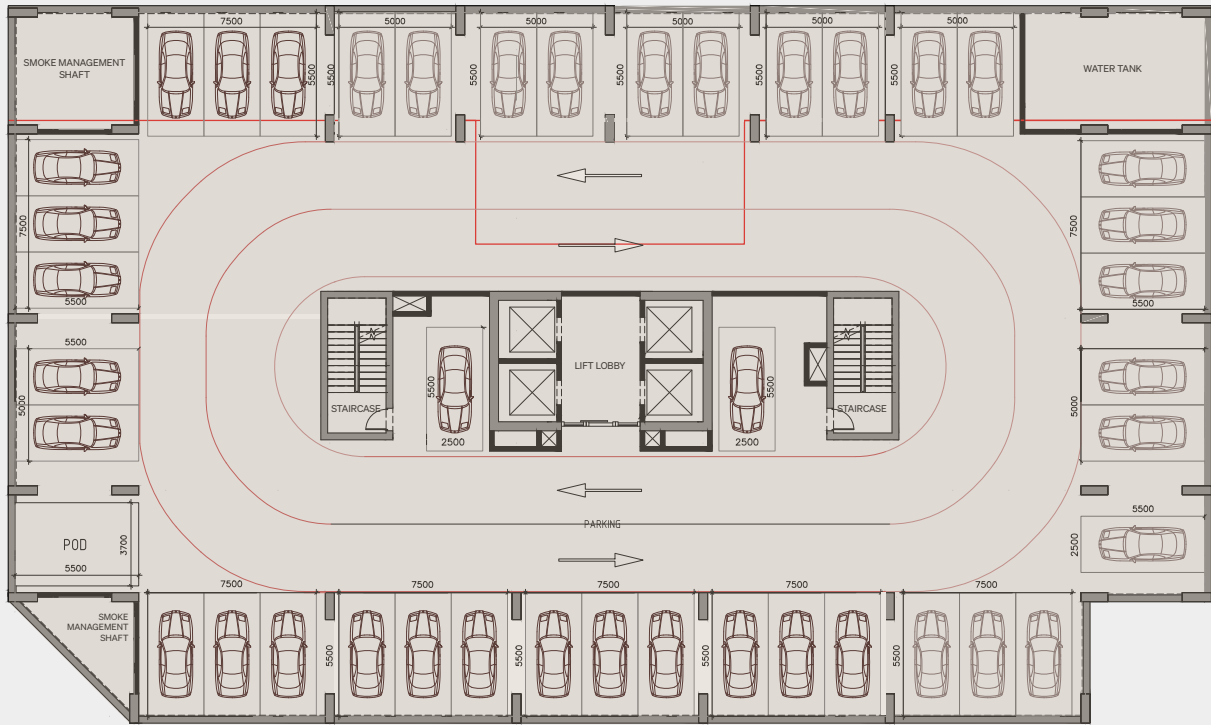


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### 3RD BASEMENT FLOOR

Level	3rd Basement Floor
Total	42 Parking

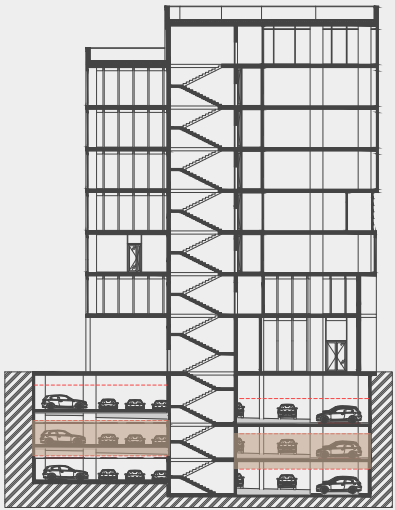




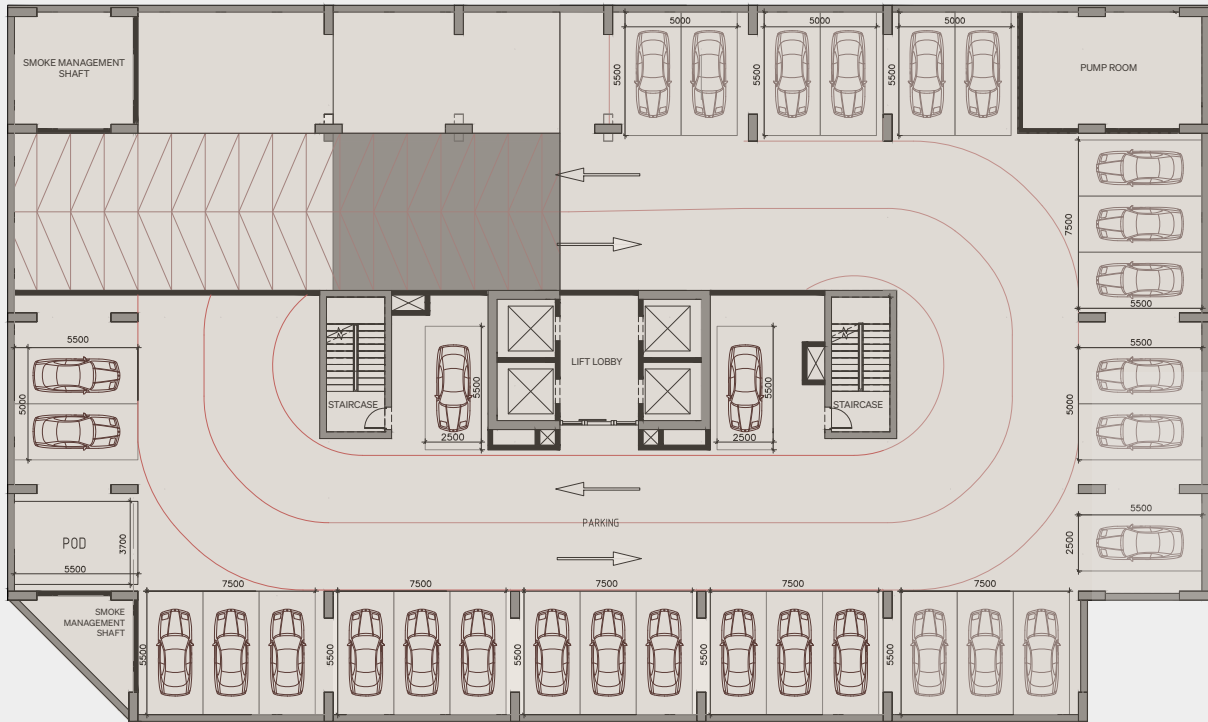
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## 2ND BASEMENT FLOOR

Level	2nd Basement Floor
Total	42 Parking



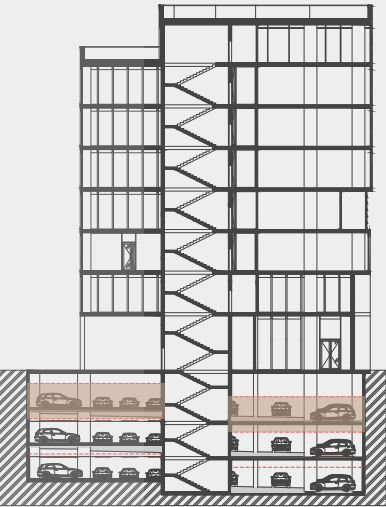


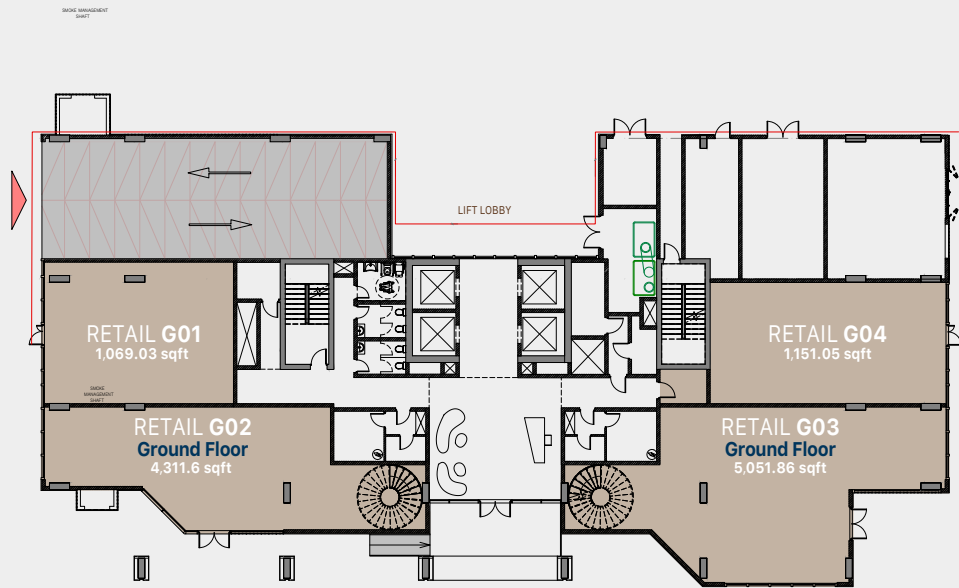


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## 1ST BASEMENT FLOOR

Level	1st Basement Floor
Total	32 Parking





## GROUND FLOOR PLAN

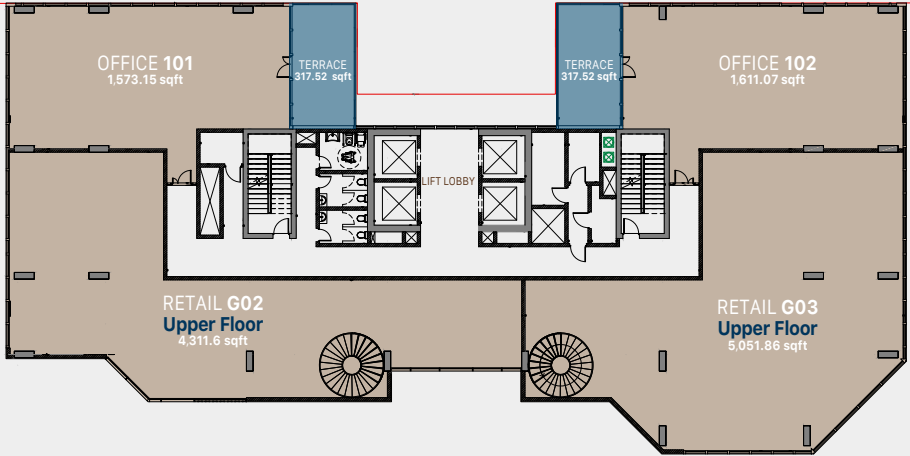
	sqft	Terrace	Total Area
Retail G01	1,069.03	-	1,069.03 sqft
Retail G02	4,311.6	-	4,311.6 sqft
Retail G03	5,051.86	-	5,051.86 sqft
Retail G04	1,151.05	-	1,151.05 sqft
TOTAL	11,583.54 sqft	-	11,583.54 sqft

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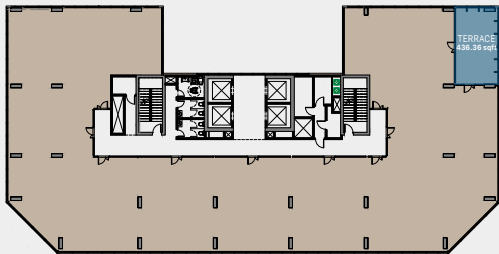
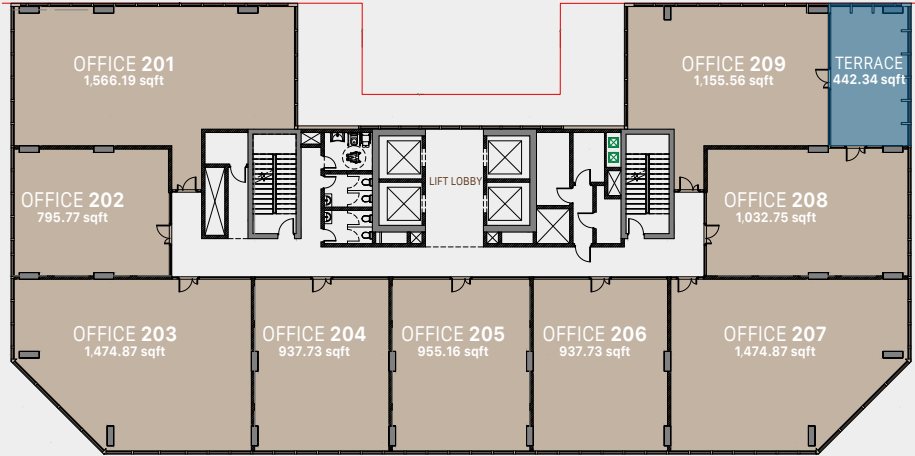
1 ST FLOOR PLAN

	sqft	Terrace	Total Area
Retail G02	4,311.6	-	4,311.6 sqft
Retail G03	5,051.86	-	5,051.86 sqft
Office 101	1,573.15	317.52 sqft	1,890.68 sqft
Office 102	1,611.07	317.52 sqft	1,928.6 sqft
TOTAL	12,547.68 sqft	635.04 sqft	13,182.74 sqft



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Full Floor Plan

size + terrace  
**10,772.97 sqft**

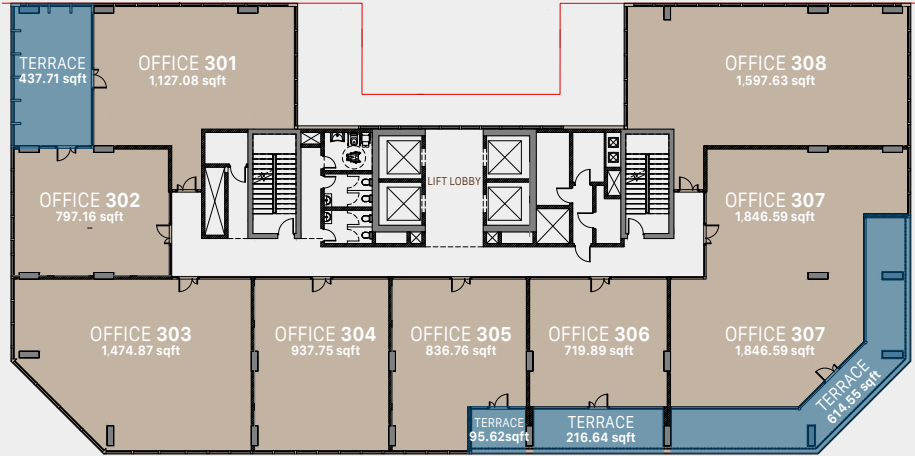
2ND FLOOR PLAN

	sqft	Terrace	Total Area
Office 201	1,566.19	-	1,566.19 sqft
Office 202	795.77	-	795.77 sqft
Office 203	1,474.87	-	1,474.87 sqft
Office 204	937.73	-	937.73 sqft
Office 205	955.16	-	955.16 sqft
Office 206	937.73	-	937.73 sqft
Office 207	1,474.87	-	1,474.87 sqft
Office 208	1,032.75	-	1,032.75 sqft
Office 209	1,155.56	442.34 sqft	1,597.9 sqft
TOTAL	10,330.63	442.34 sqft	10,772.97 sqft



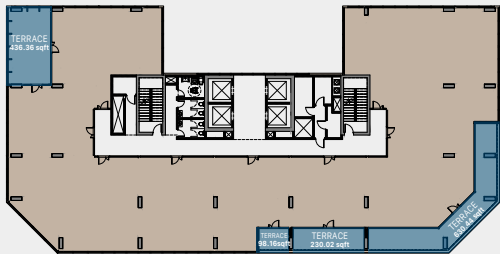
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3RD FLOOR PLAN

	sqft	Terrace	Total Area
Office 301	1,127.08	437.71 sqft	1,564.79 sqft
Office 302	797.16	-	797.16 sqft
Office 303	1,474.87	-	1,474.87 sqft
Office 304	937.75	-	937.75 sqft
Office 305	836.76	95.62 sqft	932.38 sqft
Office 306	719.89	216.64 sqft	936.53 sqft
Office 307	1,846.59	614.55 sqft	2,461.14 sqft
Office 308	1,597.63	-	1,597.63 sqft
TOTAL	9,337.73	1,364.52 sqft	10,702.25 sqft

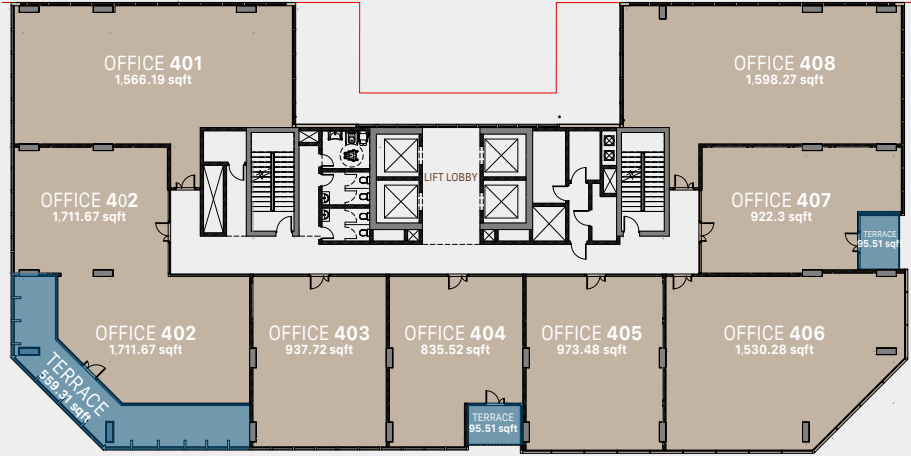


Full Floor Plan

size + terrace  
**10,702.25 sqft**

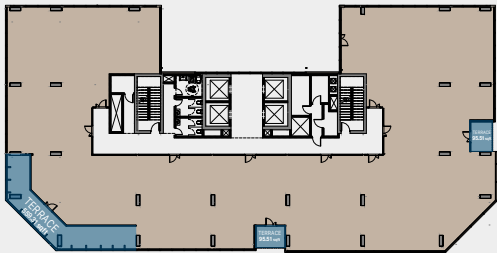


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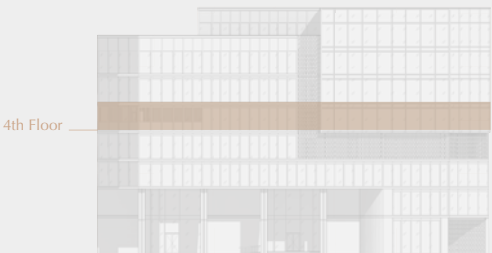
4TH FLOOR PLAN

	sqft	Terrace	Total Area
Office 401	1,566.19	-	1,566.19 sqft
Office 402	1,711.67	559.31 sqft	2,270.98 sqft
Office 403	937.72	-	937.72 sqft
Office 404	835.52	95.51 sqft	931.03 sqft
Office 405	973.48	-	973.48 sqft
Office 406	1,530.28	-	1,530.28 sqft
Office 407	922.3	95.51 sqft	1,017.81 sqft
Office 408	1,598.27	-	1,598.27 sqft
TOTAL	10,075.43	750.33 sqft	10,825.76sqft

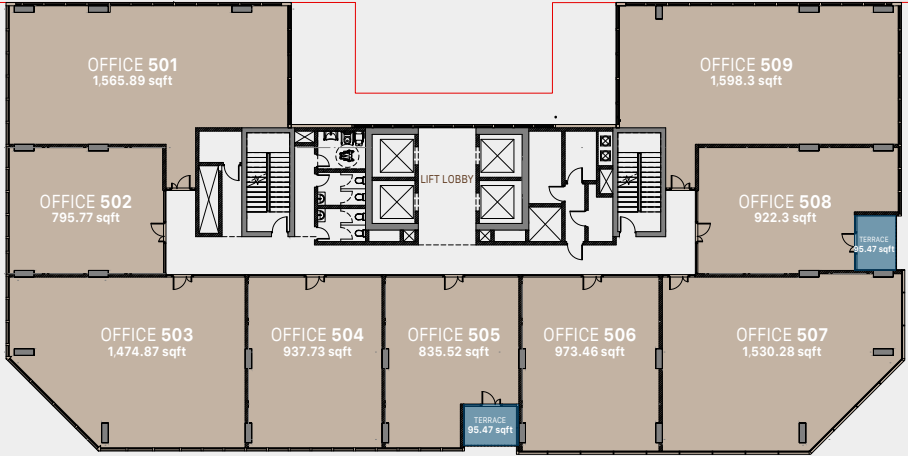


Full Floor Plan

size + terrace  
**10,825.76 sqft**

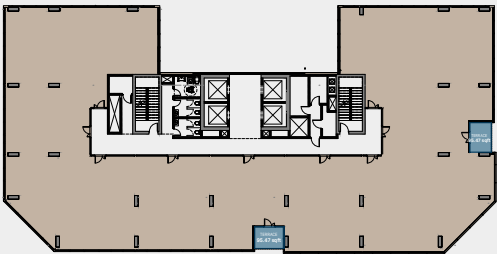


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5TH FLOOR PLAN

	sqft	Terrace	Total Area
Office 501	1,565.89	-	1,565.89 sqft
Office 502	795.77	-	795.77 sqft
Office 503	1,474.87	-	1,474.87 sqft
Office 504	937.73	-	937.73 sqft
Office 505	835.52	95.47 sqft	930.99 sqft
Office 506	998.67	-	998.67 sqft
Office 507	1,530.28	-	1,530.28 sqft
Office 508	922.3	95.47 sqft	1,017.77 sqft
Office 509	1,598.3	-	1,598.3 sqft
TOTAL	10,659.33	190.94 sqft	10,850.27 sqft



Full Floor Plan

size + terrace  
**10,850.27 sqft**

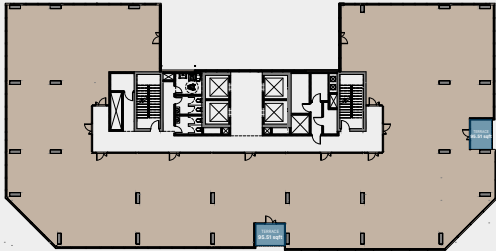


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6TH FLOOR PLAN

	sqft	Terrace	Total Area
Office 601	1,566.19	-	1,566.19 sqft
Office 602	795.77	-	795.77 sqft
Office 603	1,474.87	-	1,474.87 sqft
Office 604	937.73	-	937.73 sqft
Office 605	835.52	95.51 sqft	931.03 sqft
Office 606	973.46	-	973.46sqft
Office 607	1,530.28	-	1,530.28 sqft
Office 608	922.3	95.51 sqft	1,017.81 sqft
Office 609	1,598.3	-	1,598.3 sqft
TOTAL	10,634.42	191.02 sqft	10,825.44 sqft



Full Floor Plan

size + terrace  
**10,825.44 sqft**

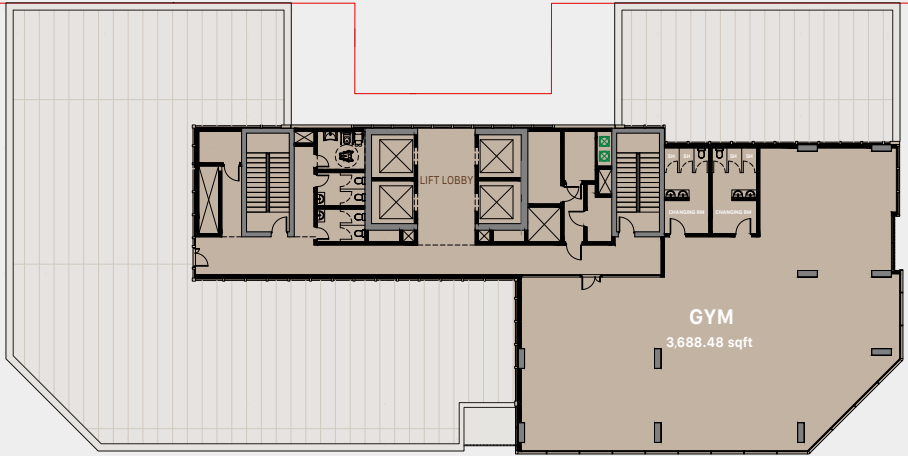


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7TH FLOOR PLAN

	sqft	Terrace	Total Area
GYM area	3,688.48	-	3,688.48 sqft
TOTAL	3,688.48	-	3,688.48 sqft



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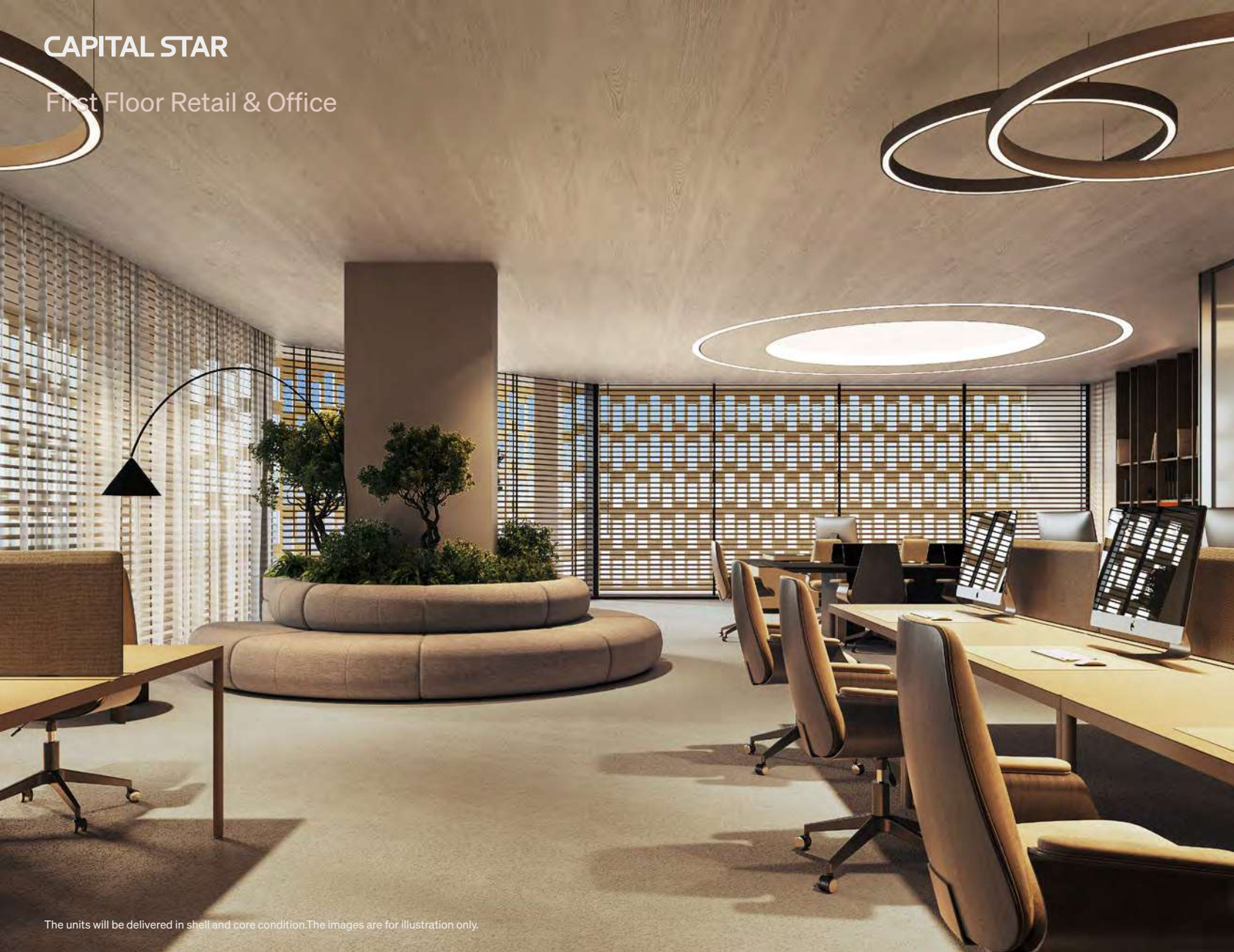
Ground Floor Retail With Stairs



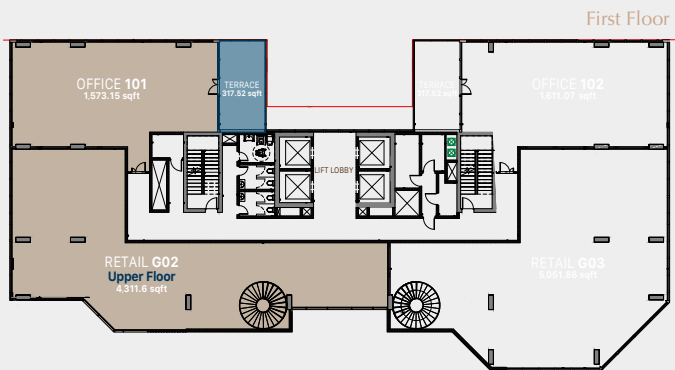
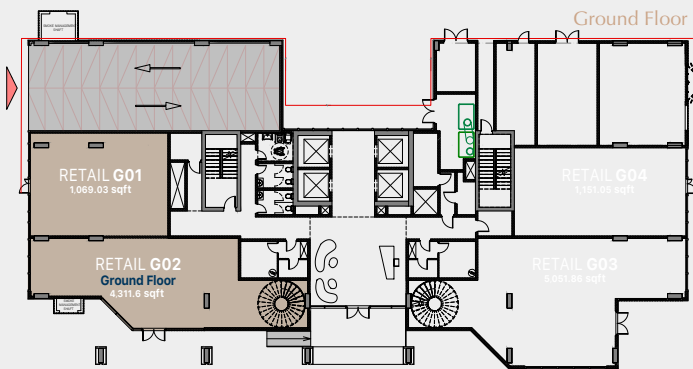


CAPITAL STAR

First Floor Retail & Office



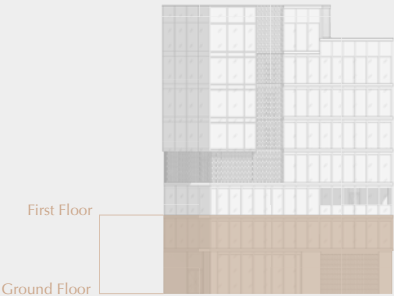
The units will be delivered in shell and core condition. The images are for illustration only.



# RETAIL CONCEPT ONE

## G+1

	sqft	Terrace	Total Area
Retail G01	1,069.03	-	1,069.03 sqft
Retail G02/Ground	4,311.6	-	4,311.6 sqft
Retail G02/Upper	4,311.6	-	4,311.6 sqft
Office 101	1,573.15	317.52 sqft	1,890.67 sqft
TOTAL	6,953.78	317.52 sqft	7,271.3 sqft



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Ground Floor Retail With Stairs



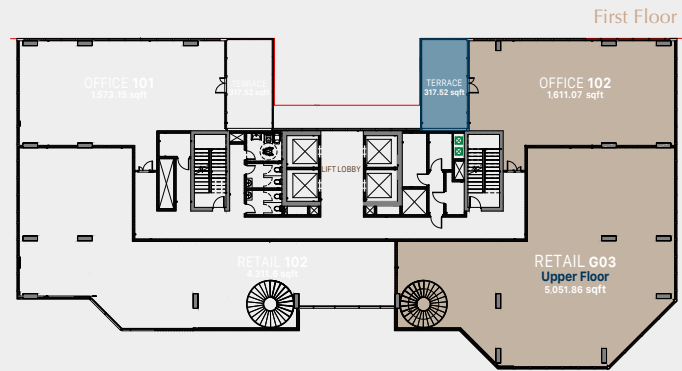
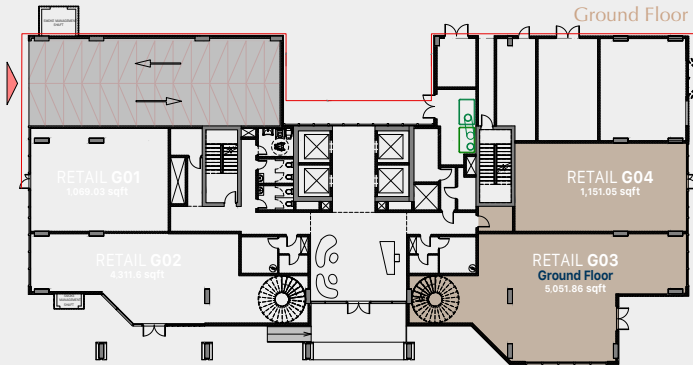
CAPITAL STAR

First Floor Retail & Office



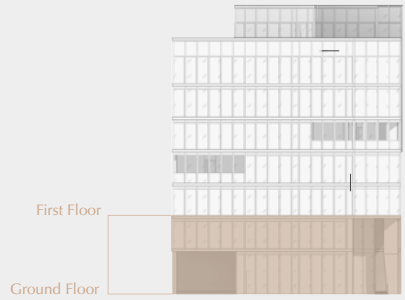
The units will be delivered in shell and core condition. The images are for illustration only.





RETAIL CONCEPT TWO  
G+1

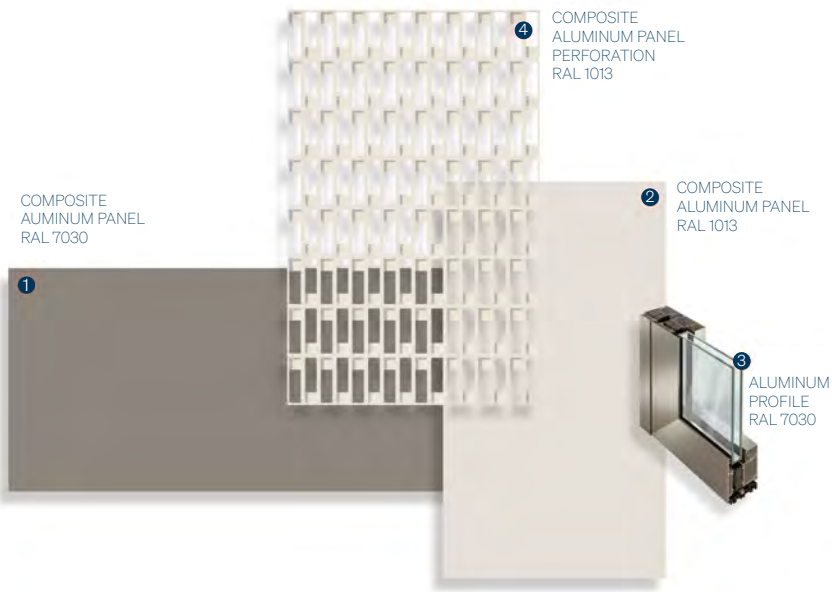
	sqft	Terrace	Total Area
Retail G03 /Ground	5,051.86	-	5,051.86 sqft
Retail G03/Upper	5,051.86	-	5,051.86sqft
Retail G04	1151.05	-	1151.05 sqft
Office 102	1,611.07	317.52 sqft	1,928.59 sqft
TOTAL	7,813.98	317.52 sqft	8,131.5 sqft



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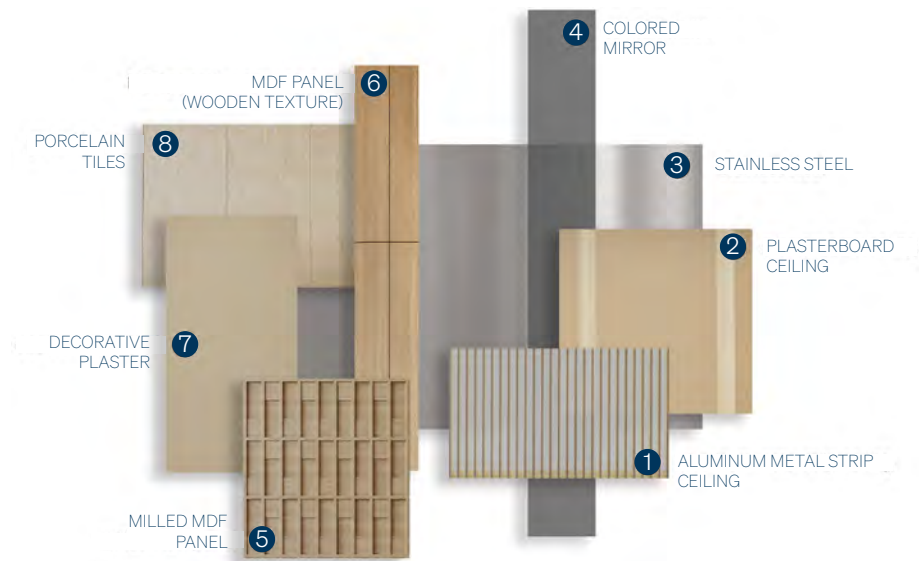


**EXTERIOR**  
Material board

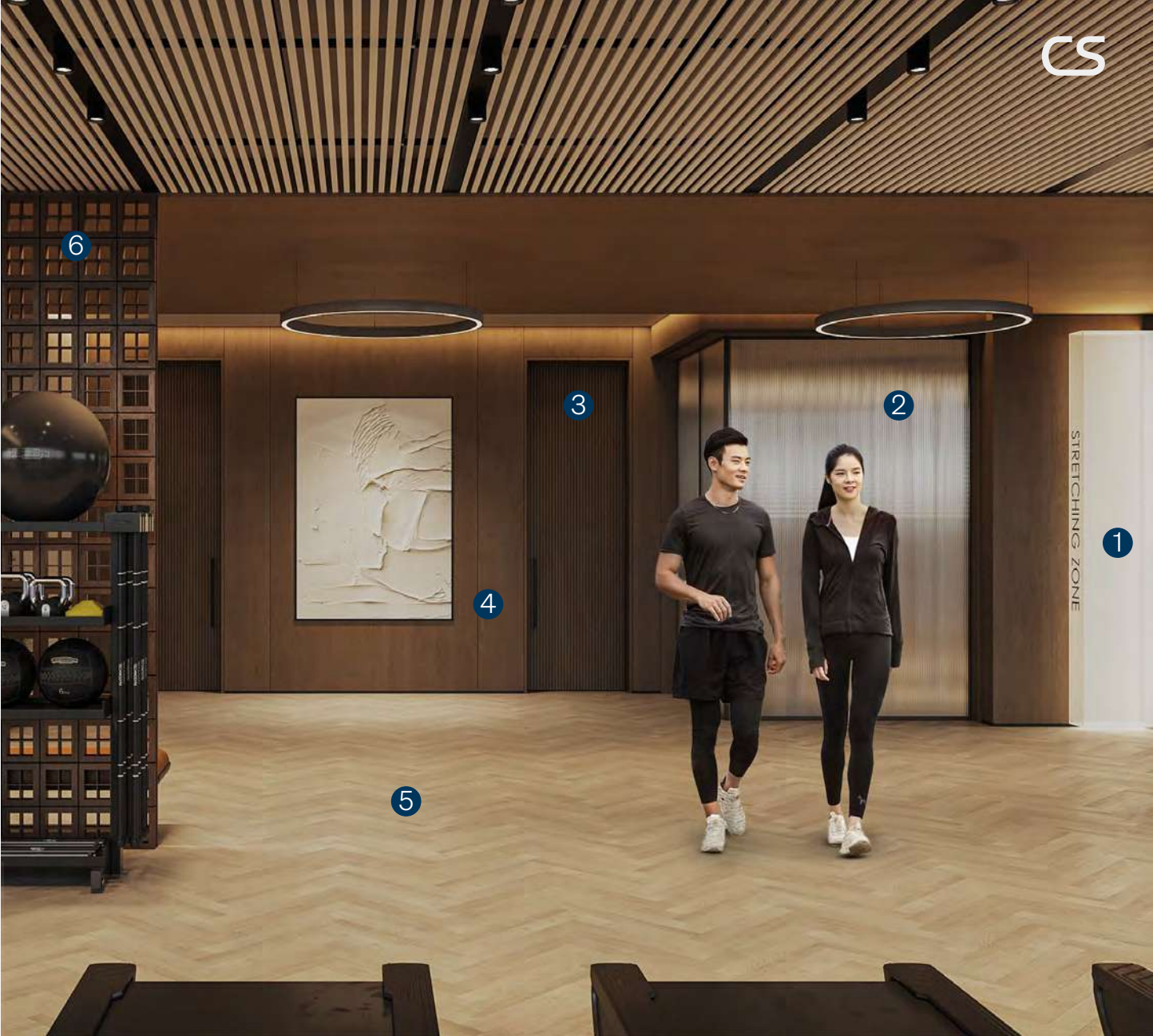




COMMON AREA  
Material board



GYM  
Material board





# Invest in Excellence

# CAPITAL STAR

## Unique Value Proposition

### Prime Location & Connectivity

Strategically positioned in Majan on Mohamed Bin Zayed Road, just 15 minutes from anywhere in Dubai, ensuring seamless access with free-flowing traffic.

### Exceptional Architecture & Design

A modern, high-end commercial building with striking architecture, premium finishes, and a sophisticated exterior that enhances business prestige.

### Luxurious Interior & High-Quality Materials

Featuring a prestigious lobby, high-end elevators, and elegant finishes, including aluminum metal ceiling strips, acoustic ceiling panels, stainless steel, colored mirrors, wooden textures, decorated plaster, and plush carpeting.

### Functional & Spacious Layout

Offers six floors of 10,000 sq. ft. each, a dedicated 7th-floor gym, and a ground level with a grand lobby and retail spaces, creating a premium business environment.



















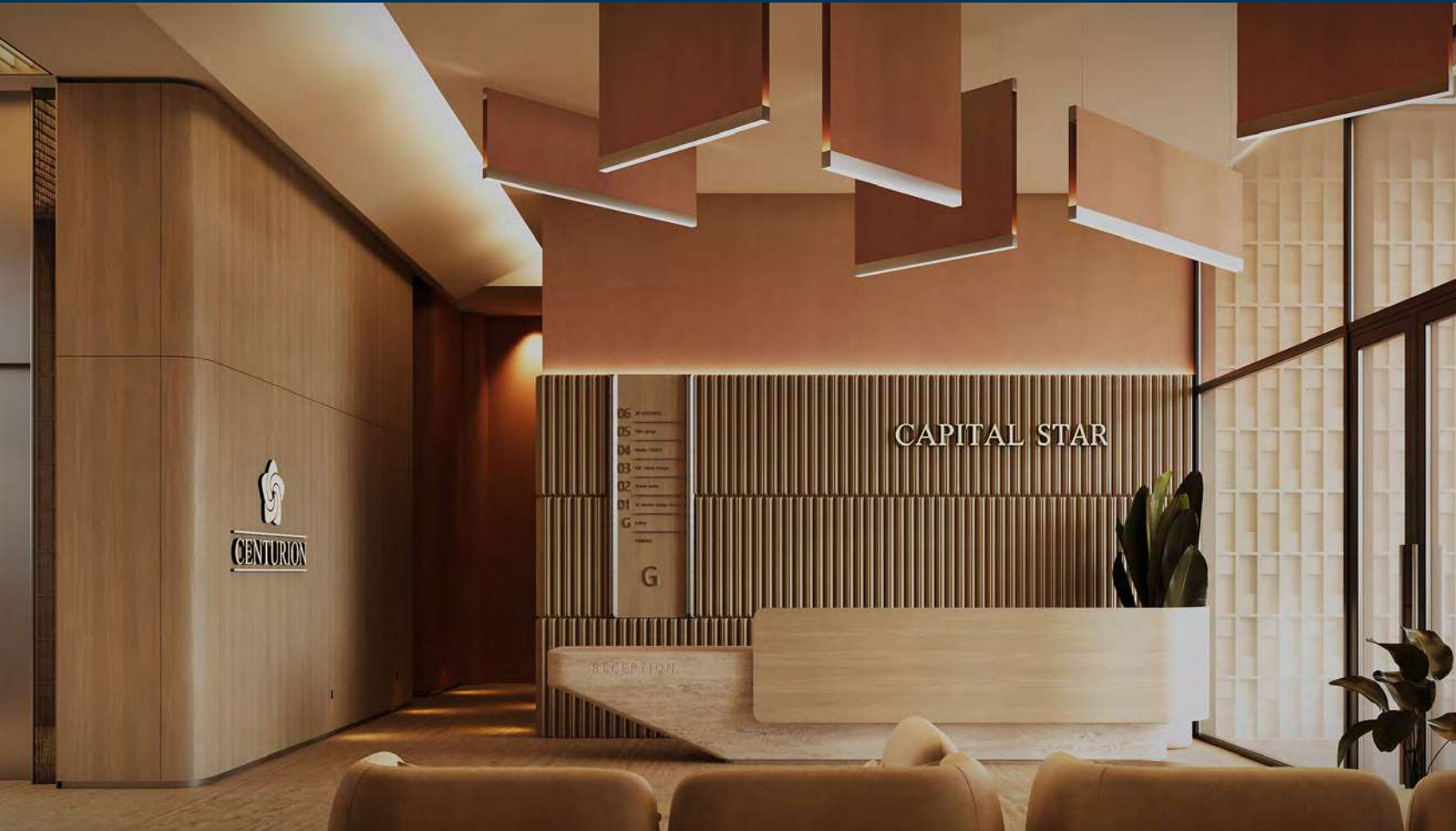


CAPITAL STAR

CS







## THE GRAND ARRIVAL

First Impressions Last



## TOP FLOOR GYM

Above Everything Else



## RESET

Between Meetings







# About Developer

*BUILDING TOMORROWS URBAN LEGACY*

Centurion, established in 2013, has become a leader in Dubai's luxury residential and commercial development, known for delivering exceptional projects across Dubai. With an impressive portfolio of over 10 completed projects and 11 ongoing developments spanning 1.5M+ square feet, Centurion has established an unparalleled reputation for architectural excellence and timely project delivery.

Each project in Centurion's portfolio stands as a testament to their dedication to creating spaces that not only meet but exceed the expectations of discerning clients.



CENTURION

PRESENTED BY

Estate<sup>TM</sup>