

# The Astera

## INTERIORS BY ASTON MARTIN



DARGLOBAL

A wide-angle photograph of a modern, multi-story residential building with a curved facade and numerous balconies, situated on a sandy beach. The building is illuminated with warm lights, and the beach is populated with several people. The ocean is visible on the left side of the frame.

## FACTSHEET

### PROJECT

The Astera, Interiors by Aston Martin

### PARTNER

Aston Martin

### OWNER OF LAND

Aarvees

### DEVELOPER AND SELLER

DarGlobal

### LOCATION

Al Marjan Island, Ras Al Khaimah, UAE

Google map: <https://maps.app.goo.gl/QsAh2rGWxqepQeg8A>



## AL MARJAN ISLAND OVERVIEW

Located in  
**Ras Al Khaimah, UAE**

Spanning over  
**2.7 million**  
square meters

Comprised of  
**4 islands**

Home to  
**Wynn Resorts**

Destination offering white-  
sand beaches, luxurious  
residential, hospitality and  
leisure facilities

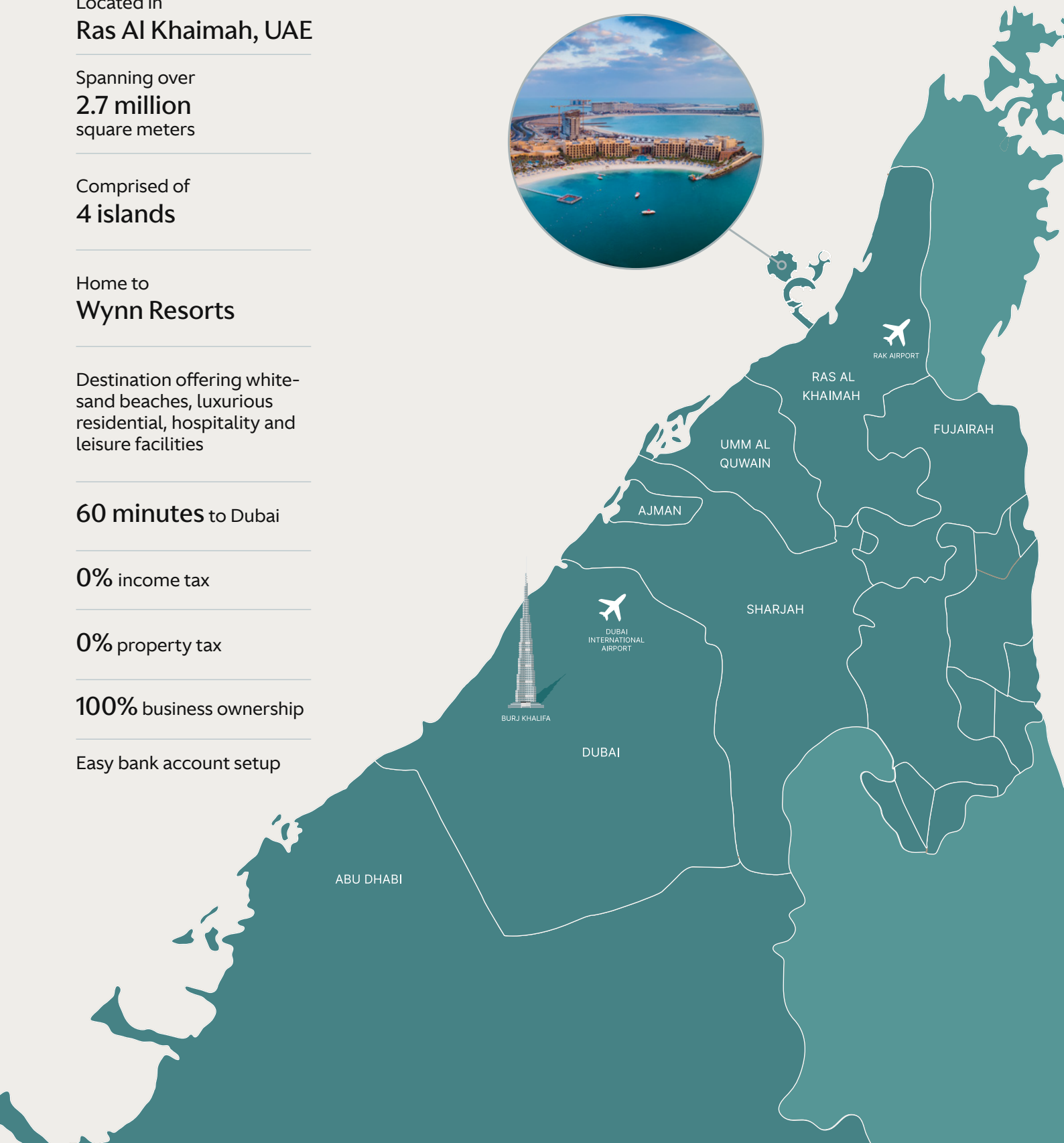
**60 minutes** to Dubai

**0%** income tax

**0%** property tax

**100%** business ownership

Easy bank account setup







## PERFECTLY LOCATED

**03 min**

Al Marjan Island Resort & Spa

**04 min**

Al Marjan Island Beach Club

**05 min**

Al Marjan Island Amphitheater

**05 min**

Wynn Resorts, Al Marjan Island

**06 min**

DoubleTree by Hilton Resort & Spa Marjan Island

**06 min**

Al Marjan Island Boulevard

**06 min**

Al Marjan Island Promenade

**07 min**

Marjan Beach

**27 min**

The Ritz-Carlton Ras Al Khaimah,  
Al Hamra Beach



## GENERAL INFORMATION

PROPERTY TYPE	Luxury Residences with Interiors by Aston Martin
OWNERSHIP	Freehold property for all nationalities
FURNISHING	Unfurnished
BUILDING CONFIGURATION	Basement + Ground Floor + Podium + 16 Floors
BEDROOM TYPE	1- Bedroom Beach Residences 2- Bedroom Beach Residences 3- Bedroom Beach Residences 3- Bedroom Beach Villas
SIZE RANGE	1- Bedroom Beach Residences: 63 sqm – 120 sqm / 682 sq.ft – 1,297 sq.ft 2- Bedroom Beach Residences: 91 sqm – 182 sqm / 981sq.ft – 1,965 sq.ft 3- Bedroom Beach Residences: 227 sqm - 253 sqm / 2,443 sq.ft – 2,730 sq.ft 3- Bedroom Beach Villas: 228 sqm – 267 sqm / 2,455 sq.ft – 2,876 sq.ft
STARTING PRICE	1- Bedroom Beach Residences: AED 1,743,934 2- Bedroom Beach Residences: AED 2,511,434 3- Bedroom Beach Residences: AED 6,273,551 3- Bedroom Beach Villas: AED 8,100,213
ANTICIPATED COMPLETION DATE	December, 2028
ESTIMATED SERVICE CHARGES	AED 16 – 17/sq.ft
FEES AND TAXES BORNE BY CUSTOMERS	Registration fee: 4% (Due on completion)
RESALE	30%



## AMENITIES

- Private beach
- Walk track
- Green spaces
- Infinity pool
- Pool bar
- Yoga lawn
- Fitness centre
- Spa
- Kids play area
- Indoor cinema
- Multipurpose hall
- 24/7 security

## PARKING

Parking spaces are on the  
Basement + Ground Floor + Podium:

**1- BR Residences:** 1 parking space

**2- BR Residences:** 1 parking space

**3- BR Residences & Beach Villas:** 2 parking spaces

## NO. OF ELEVATOR

4 Lifts + 1 Service Lift

## FLOOR TO CEILING HEIGHT

3 meters (Living Areas)

## PAYMENT METHOD

Cheque  
Online Transfer  
Credit card  
[DarGlobal Pay Online](#)

## THE ASTERA ESCROW ACCOUNT

Bank: Emirates NBD  
DAR GLOBAL REAL ESTATE DEVELOPMENT LLC OPC  
Acc#: 2375881618103  
IBAN: AE710260002375881618103



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MARKETING ASSETS



# DARGLOBAL

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