



ne*ss*us
DEVELOPER

Discover a new
standard of luxury

At Estrella luxury is not just a feature
but an experience



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.

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

Majan

 BURJ KHALIFA & DUBAI MALL

02 Minutes | Midtown Mall

16 Minutes | Burj AL Arab

05 Minutes | School

16 Minutes | Dubai International Airport

06 Minutes | Global Village

20 Minutes | Palm Jumeirah

08 Minutes | IMG World

22 Minutes | DWC Airport

12 Minutes | Nexus Developer Office

Direct access to E311 Highway

 PALM JUMEIRAH

 BURJ AL ARAB

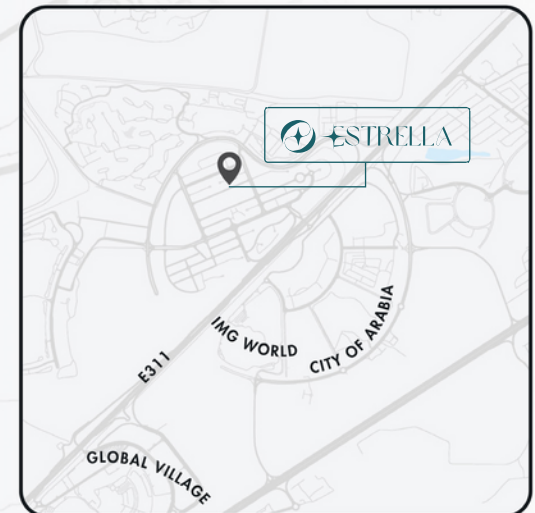
 DUBAI MARINA

 JUMEIRAH VILLAGE CIRCLE

 ESTRELLA

 E311

 GLOBAL VILLAGE





Minutes Away



Amenities



Grand Lobby



Roof-top
pool



Covered Private
Parking



Foosball



High-speed
Elevators



Fitness Club



Meeting
Room



Billiards



Kids Play
Area



Multipurpose
Room



Cabanas &
Sunbeds



BBQ
Area



Luxury shines in every corner offering a living experience that's truly extraordinary.

Building Configuration

Roof Top
Amenities Area

10 Residential's
Floor

Ground Floor
Basement





nessus

ESTRELLA
nessus

REAR VIEW

Key Features



Smart home
Technology



Visitors Parking



EV Charging
Station



In The Heart
of Majan



Direct Access
to E311



Plunge Pool



Study Room



Building Overview

60 APARTMENTS

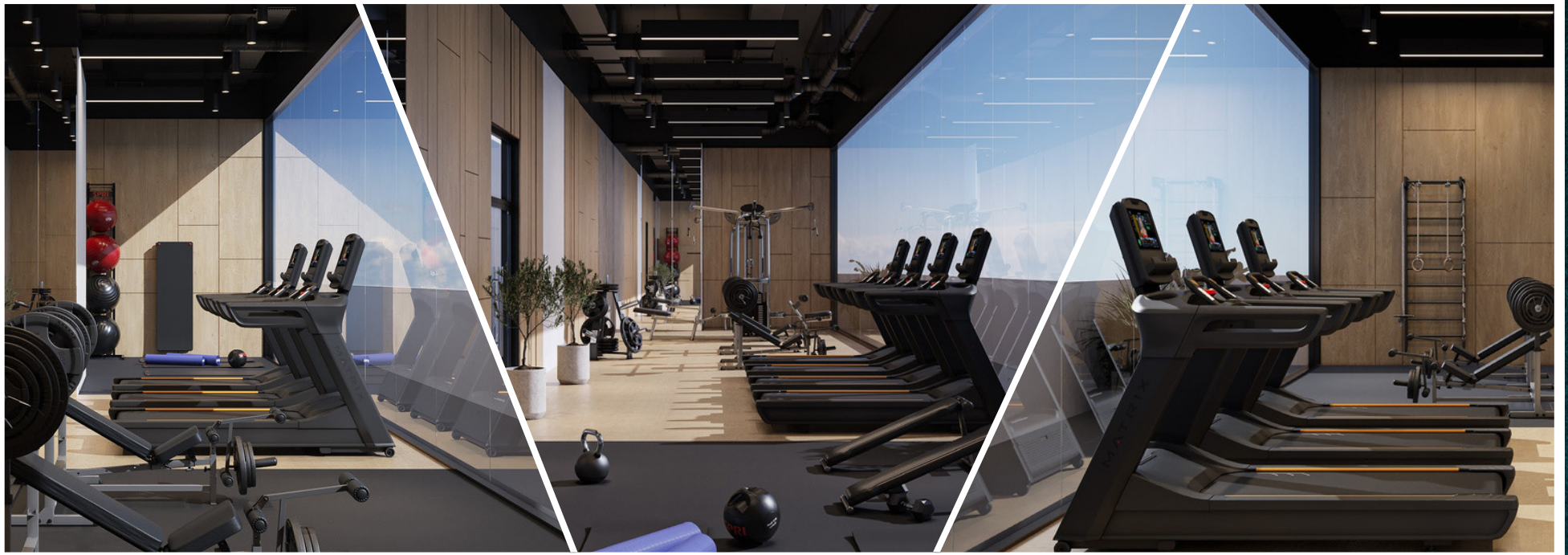
✦ 1 Bedroom
20 Apartments

✦ 2 Bedroom
20 Apartments

✦ 2 Bedroom + Pool
20 Apartments

Starting From

AED 982,800







A modern, minimalist lobby interior. On the left, a woman stands behind a curved, white reception desk with a metallic base. In the center, a man sits on a grey modular sofa. The ceiling features a large, illuminated, wavy white structure and a cluster of small, round, gold-colored pendant lights. Large glass windows on the right side offer a view of a parking lot with cars and trees. The floor is highly reflective, showing the interior and exterior surroundings. The word "Lobby" is overlaid in a large, white, serif font.

Lobby



Lobby



Lobby



LIFT LOBBY



LIFT LOBBY



APARTMENT CORRIDOR



Fitness club

Experience fitness at
new heights





FITNESS CLUB



Rooftop Pool

Where stunning views meet seamless
luxury



ROOFTOP POOL



ROOFTOP POOL



ROOFTOP POOL

LIVING ROOM

A modern living room interior featuring a large, dark-framed television mounted on a light-colored, textured wall. The room is furnished with a dark grey armchair, a round white coffee table, and a small side table with a cup and saucer. A large window on the right side of the room is covered with sheer white curtains, offering a view of a modern building exterior. The lighting is warm and ambient, with a large brass pendant light hanging from the ceiling and a circular chandelier with many small lights. The overall design is minimalist and sophisticated.



LIVING ROOM



LIVING ROOM



LIVING ROOM

BEDROOM





BEDROOM



BATHROOM



BATHROOM



Billiards





Kids Play Area



Sun Bed



Foosball

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

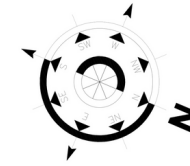
Handover



Floor Plans







NEIGHBOUR

55.35



LOWER ROOF PLAN



TYPICAL FLOOR 2,4,6,8 & 10TH FLOOR



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DEVELOPER

MAJAN