



ESTRELLA

IN THE GREEN HEART OF DUBAI

BY

neSSUS

DEVELOPER



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

teka KOHLER ORVIBO

Italian origin Kitchen & Tiles

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

FACTS & FIGURES

AVERAGE SIZES & PRICE RANGE

- 1 Bedroom: 760 SQFT. - 1,005 SQFT. | AED 982k
- 2 Bedroom + Study: 1,081 SQFT. - 1,494 SQFT. | AED 1.4M
- 2 Bedroom + Study + Pool: 1,558 SQFT. - 2,094 SQFT. | AED 2.1M

STARTING PRICE

AED 982,800

HANDOVER

Q2 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.



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