

ROYAL ESTATES

M A R B E L L A



ZARWAH
DEVELOPMENTS

&

ARISTOCRAT STAR REAL ESTATE DEVELOPMENT

M A R B E L L A

The Ultimate Family Homes

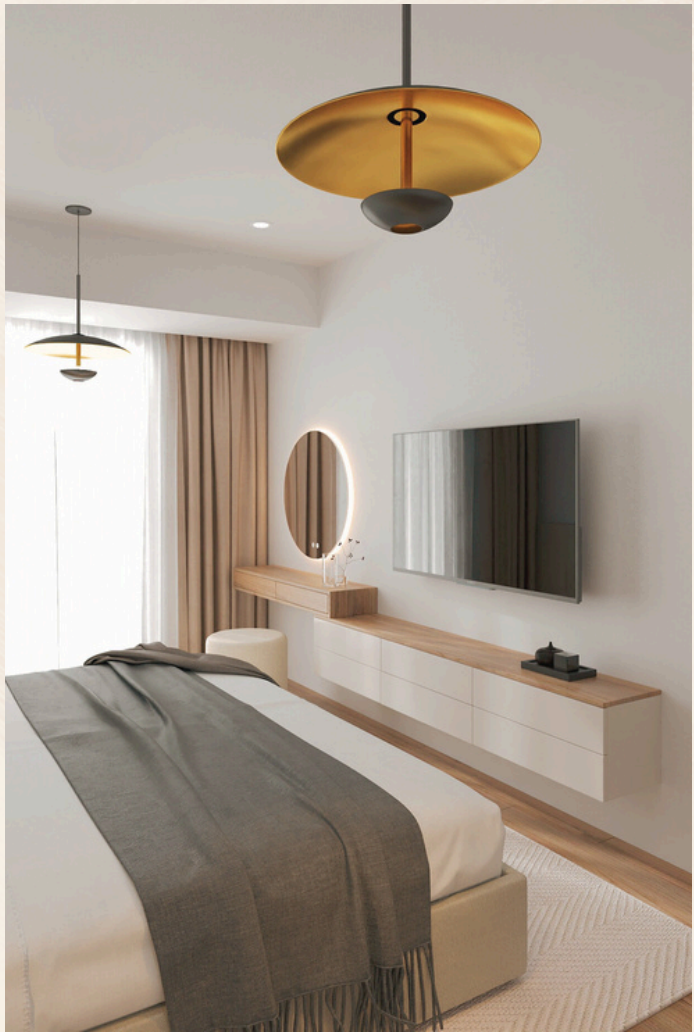
Set in Dubai Investment Park, Marbella stands out as a premium residential community, showcasing exceptional craftsmanship and contemporary architecture

Each home is meticulously crafted with high ceilings, spacious layouts, and exquisite finishes that set a new standard for luxury living in Dubai.

Each bedroom comes with its own ensuite, giving every family member their own private space and added comfort

*Gracefully Crafted. Intelligently
Designed*





Live in the fastest growing city in the world.

Dubai offers a dynamic lifestyle with a thriving economy, tax-free income, and a business-friendly environment, making it a global magnet for professionals.

Enjoy world-class healthcare, top-tier education, and unmatched safety in a city designed for excellence.

Strategically positioned, Dubai ensures seamless connectivity for business and leisure, embodying elegance and opportunity at every turn.

Dubai's diverse and multicultural society provides a high quality of life, making it a preferred destination for expatriates

"Dubai will never settle for anything less than first place."

– Sheikh
Mohammed bin
Rashid Al Maktoum

Dubai's economy grew by 3.2% in Q1 2024, reaching AED 115 billion in GDP

The Dubai real estate market recorded 180,900 transactions worth AED 522.1 billion in 2024, a 36% increase in volume from 2023 and is poised to continue the same trend

The UAE's non-oil private sector including real estate achieved its fastest growth in nine months by December 2024, with a PMI of 55.4

In 2024, Dubai's rental yields remained among the highest globally, averaging between 6% and 8% for prime locations

The city's strategic location connects businesses to 2.5 billion people within a four-hour flight radius

Dubai has been ranked among the world's safest cities, with a safety index of 83.8 and a crime index of 16.2 in 2024





MARBELLA



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Ideally Positioned

20 minutes

JUMEIRAH GOLF & COUNTRY CLUB
IBN BATTUTA MALL
SPORTS CITY

25 minutes

DUBAI MARINA
JBR BEACH
THE PALM
BLUEWATERS ISLAND

30 minutes

MALL OF THE EMIRATES DUBAI MALL
DOWNTOWN DUBAI
BURJ AL ARAB

*5 Minutes from Al Maktoum
International Airport*

Everything you need within one community

Medical Centers

NMC Hospital
Aster DIP Cedar Clinic

Schools

Nibras International School
Greenfield International
School
The International School of
Choueifat-DIP
Dove Green Private School
Bright Riders School

Fitness

Badminton, Tennis, Squash,
Basketball Courts
Fitness Centers
Swimming Pools

Shopping

The Market - 54 retailers
Souq Extra
DIP Shopping Center
Dream Oasis Center



SOUQ EXTRA.





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FLOOR PLANS

Type A

4 Bedroom with Maids Room

Built up area

2660 sqft - 2900 sqft

Ground Floor

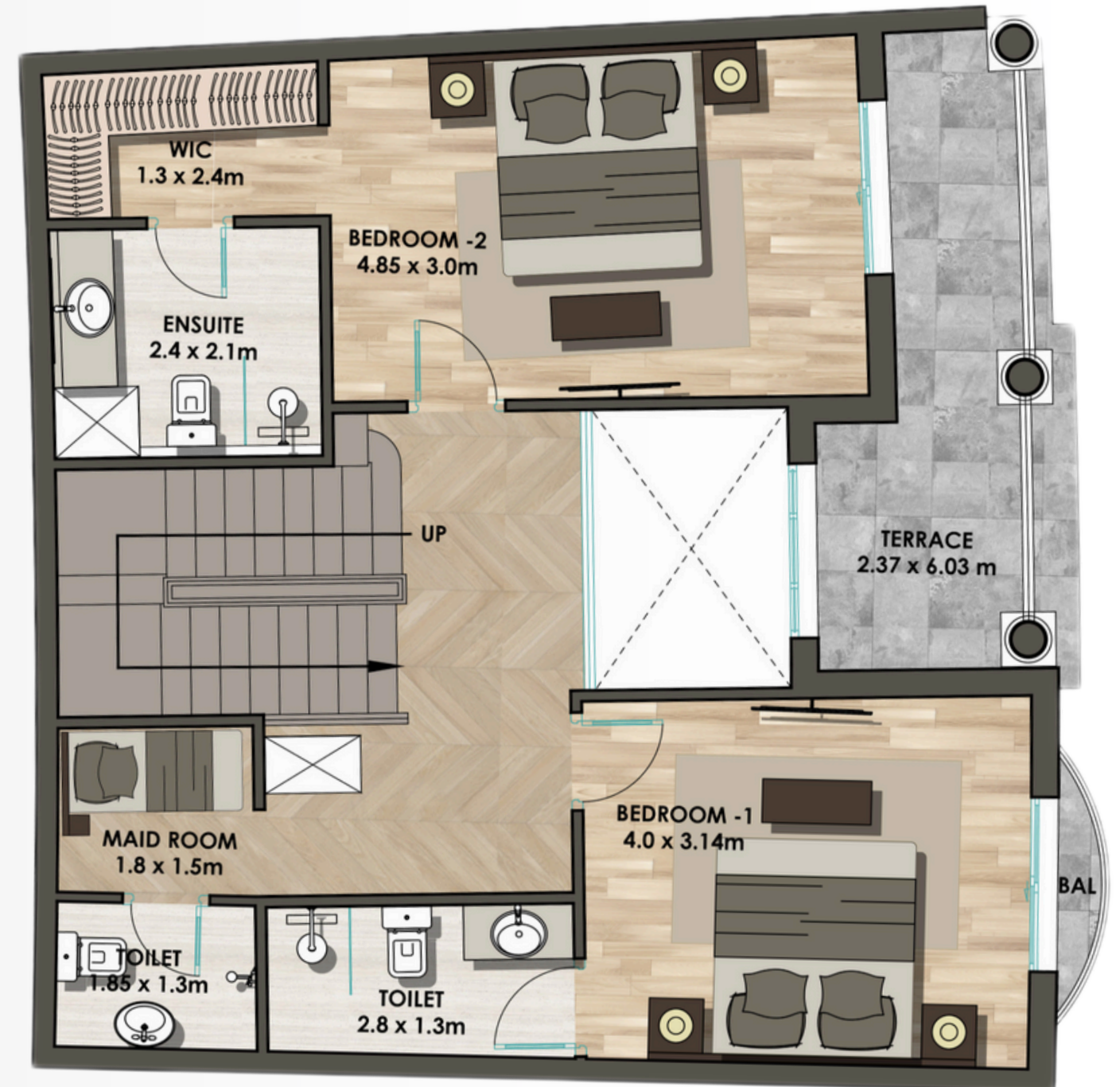


Type A

4 Bedroom with Maids
Room

Built up area
2660 sqft - 2900 sqft

First Floor



Type A

4 Bedroom with Maids
Room

Built up area
2660 sqft - 2900 sqft

Second Floor



Type B

4 Bedroom with Maids Room

Built up area
2660 sqft - 2900 sqft

Ground Floor



Type B

4 Bedroom with Maids
Room

Built up area
2660 sqft - 2900 sqft

First Floor



Type B

4 Bedroom with Maids
Room

Built up area
2660 sqft - 2900 sqft

2nd Floor

