

YOUR DREAMS  
OUR REALITY

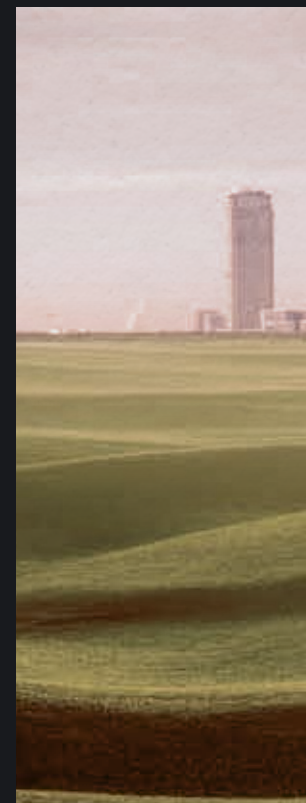
📞 Call / WhatsApp +971 56 722 6086 ✉ sales@dugasta.com 📍 Office 204, Building 4, Emaar Square, Downtown, Dubai

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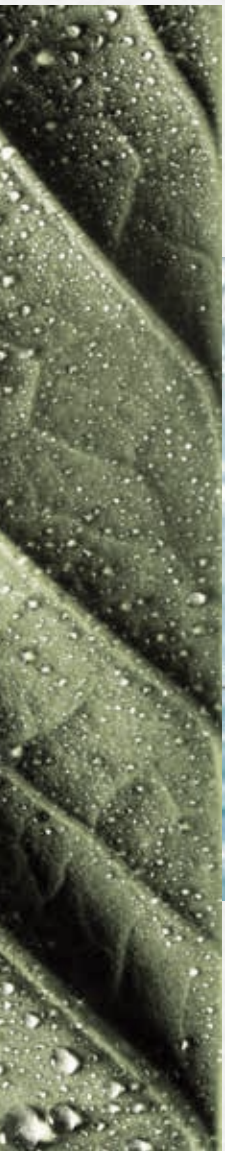












# W H A T   I S D U G A S T A ?

**Turning your dreams into reality.**

**Living up to your aspirations.**

**Creating an oasis of tranquility.**

DUGASTA aspires to change the way people think about development and create sustainable communities that will be loved and enjoyed for generations to come.



7 Pillars, Matching  
the 7 Letters of Dugasta

7 EMIRATES



The symbol represents  
beauty, unity, and reaching great  
heights as Dugasta aims to  
raise the already high standards  
of Dubai residency.

DUGASTA

“DU” a name derived from DUBAI - Dream destination  
for opportunity, affluence and luxury




THE NAME SAYS  
IT ALL

A S T A

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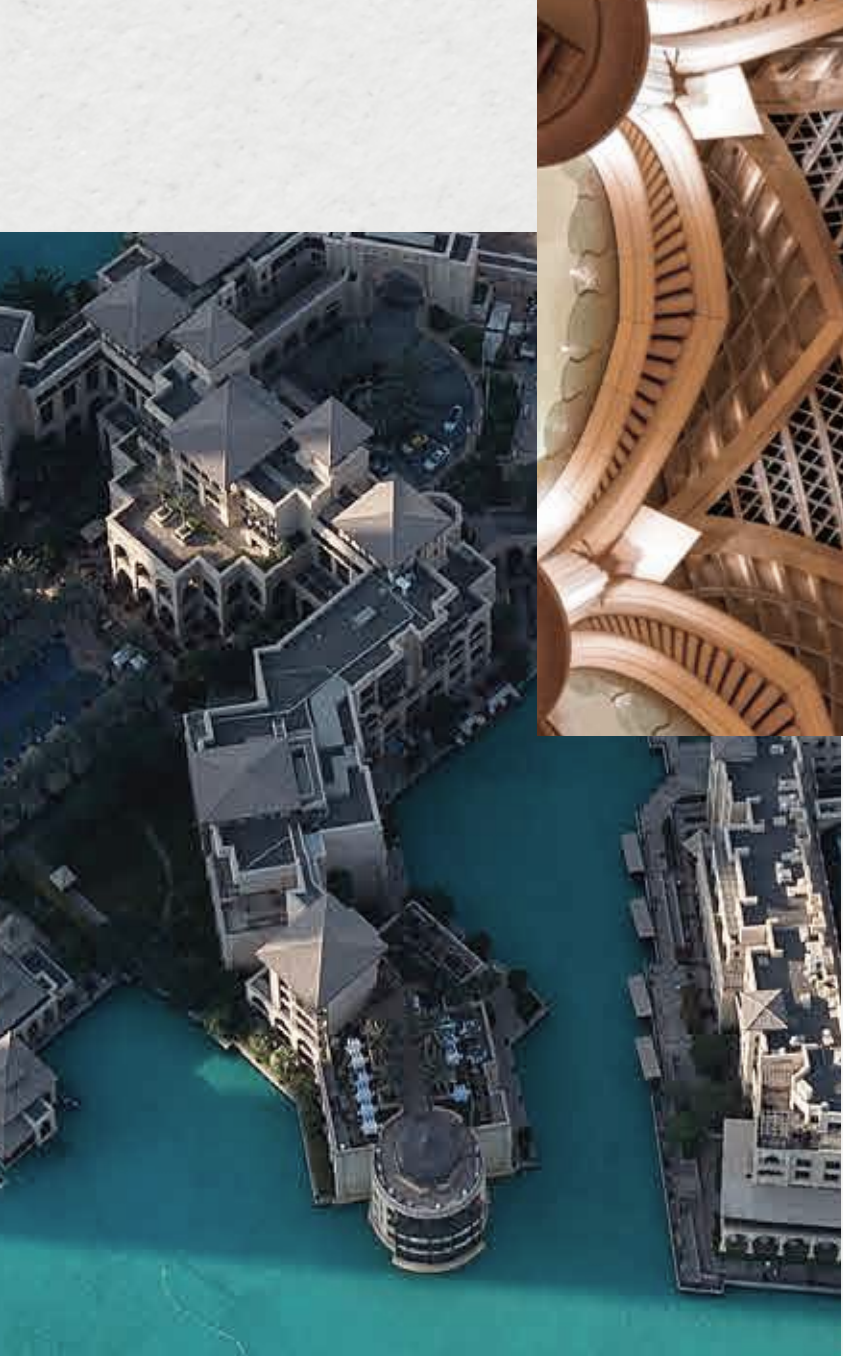
“GASTA” inspired by the beauty, quality, honor, and prestige of Augusta Golf Course,  
the epicenter of golf universe in Georgia, symbolizes exclusivity and lifestyle,  
in complete harmony of nature.



An aerial photograph of a modern urban landscape. On the left, several tall, modern skyscrapers with glass facades rise from a dense urban area. A wide, turquoise-colored canal or river flows through the center of the image, bordered by a multi-lane highway. The water reflects the surrounding buildings and sky. The overall scene conveys a sense of sophisticated urban development and infrastructure.

IMPECCABLE REPUTATION.  
VALUE FOR MONEY PROJECTS.  
CONSTANTLY EVOLVING.





**“The only way to do great work is to do what you love”**

DUGASTA is ambitious, bold, and innovative. Customer interest is the pivot around which our business revolves. DUGASTA is an example of perfection, passion & commitment!

DUGASTA aims to become a “Developer of Choice” for investors worldwide by offering benefits and services that are attractive and totally out-of-box.





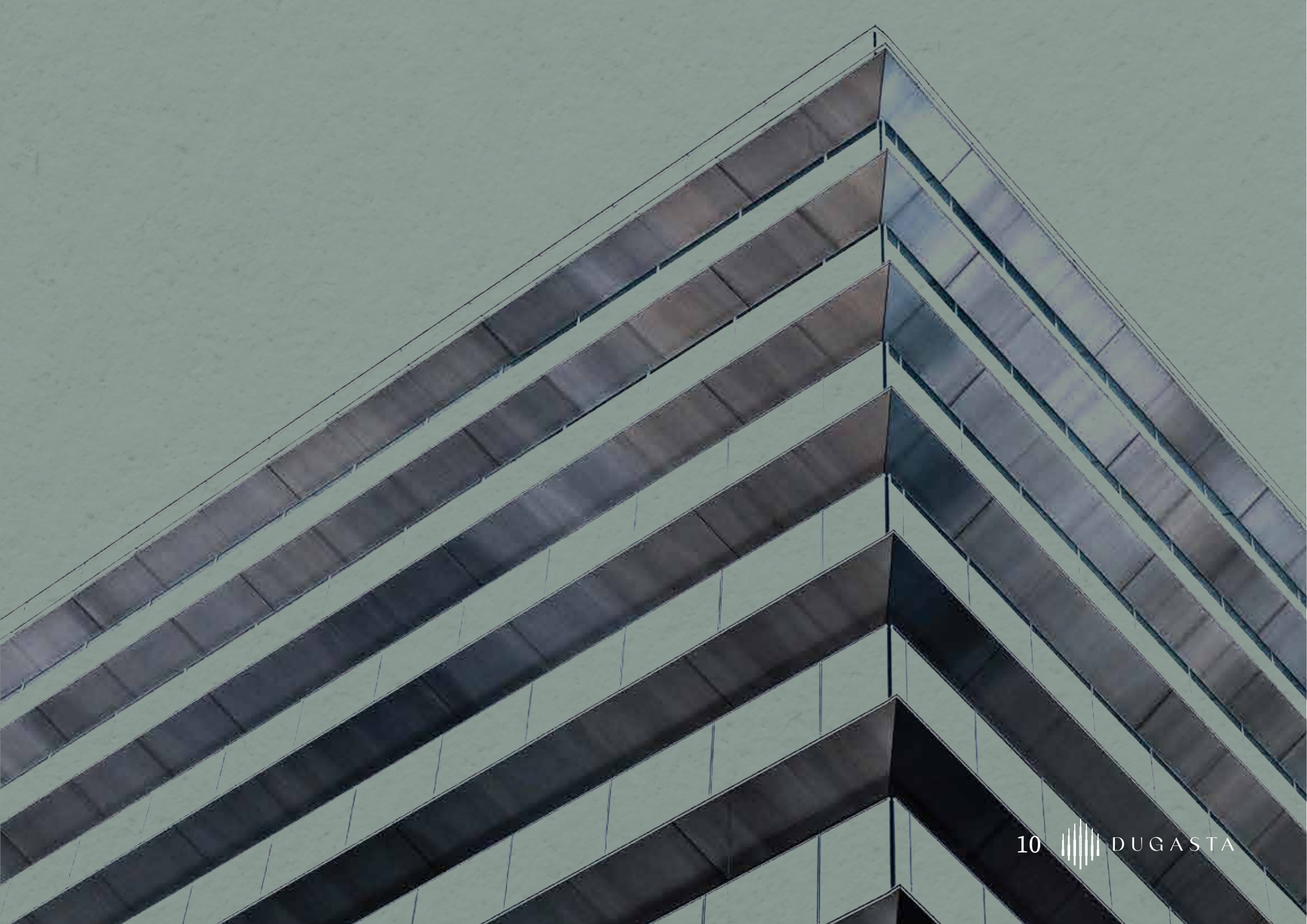
## MISSION

To create a legacy of excellence and customer satisfaction in the real estate market. We recognize the varying needs of our customers ranging from affordable housing to luxury developments and are committed to serving those needs without compromising quality.

## VISION

To become a dynamic company with an established reputation for providing quality projects supplemented by unmatched service.











# A LEGACY OF EXCELLENCE AND TRUST

Dear Investors,

Welcome to DUGASTA - where dreams meet reality in Dubai.

With experience spanning over 30 years in the real estate industry, I have had the privilege of closely observing the aspirations, desires, emotions, and preferences of discerning buyers. This profound understanding has been instrumental in guiding both me and DUGASTA to curate an impressive portfolio, one that consistently delivers unrivaled quality and genuine value for every investment made.

Our approach is simple but impactful - customer - centricity at every turn. We provide a diverse array of options, ensuring you find the perfect fit. Our innovative payment plans breathe life into your dreams, while our friendly team of experts accompanies you at every step of your journey.

We are a company driven by ambition, courage, and innovation. Our vision extends beyond the horizon, with a goal to create a global legacy of innovative thinking and sustainability right here in the heart of Dubai.

Ambition, boldness, and innovation are etched into our DNA, reflected in each project and service we offer. We are here to create a legacy in the 21st-century city of Dubai, one defined by groundbreaking ideas and a sustainable ethos.

Join us in shaping the future of real estate. Invest in DUGASTA, where your dreams become reality, and where innovation thrives.



**Mr. TAUSEEF KHAN**

Founder & Chairman









WHAT WE  
OFFER?



10%\*



G U A R A N T E E D  
**5 Y E A R S**  
R E T U R N O N  
I N V E S T M E N T



I M I T E D T I M E O F F E R \*

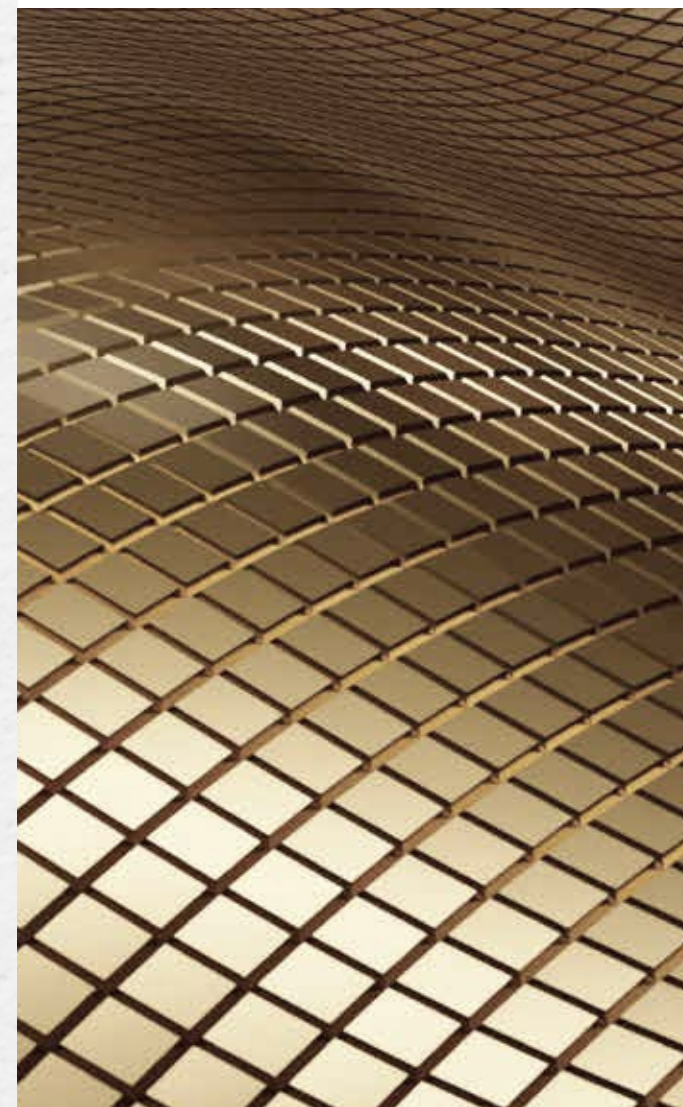


100





0%  
BUYBACK  
AFTER  
5 YEARS\*











S E R V I C E  
C H A R G E S  
F R E E

F O R 5 Y E A R S\*

An aerial photograph of a city skyline, likely New York City, with several prominent skyscrapers rising above a thick, dense layer of clouds. The scene is captured during the "golden hour" of sunset or sunrise, with warm, low-angle light illuminating the tops of the clouds and the edges of the buildings. The overall mood is dramatic and atmospheric.

# OUR PROJECTS





AL HASEEN RESIDENCES



AL HASEEN RESIDENCES - 2



MOONSA RESIDENCES







Al  
Haseen  
*Residences*





# Al Haseen-2

*Residences*





MCNSA  
*Residences*



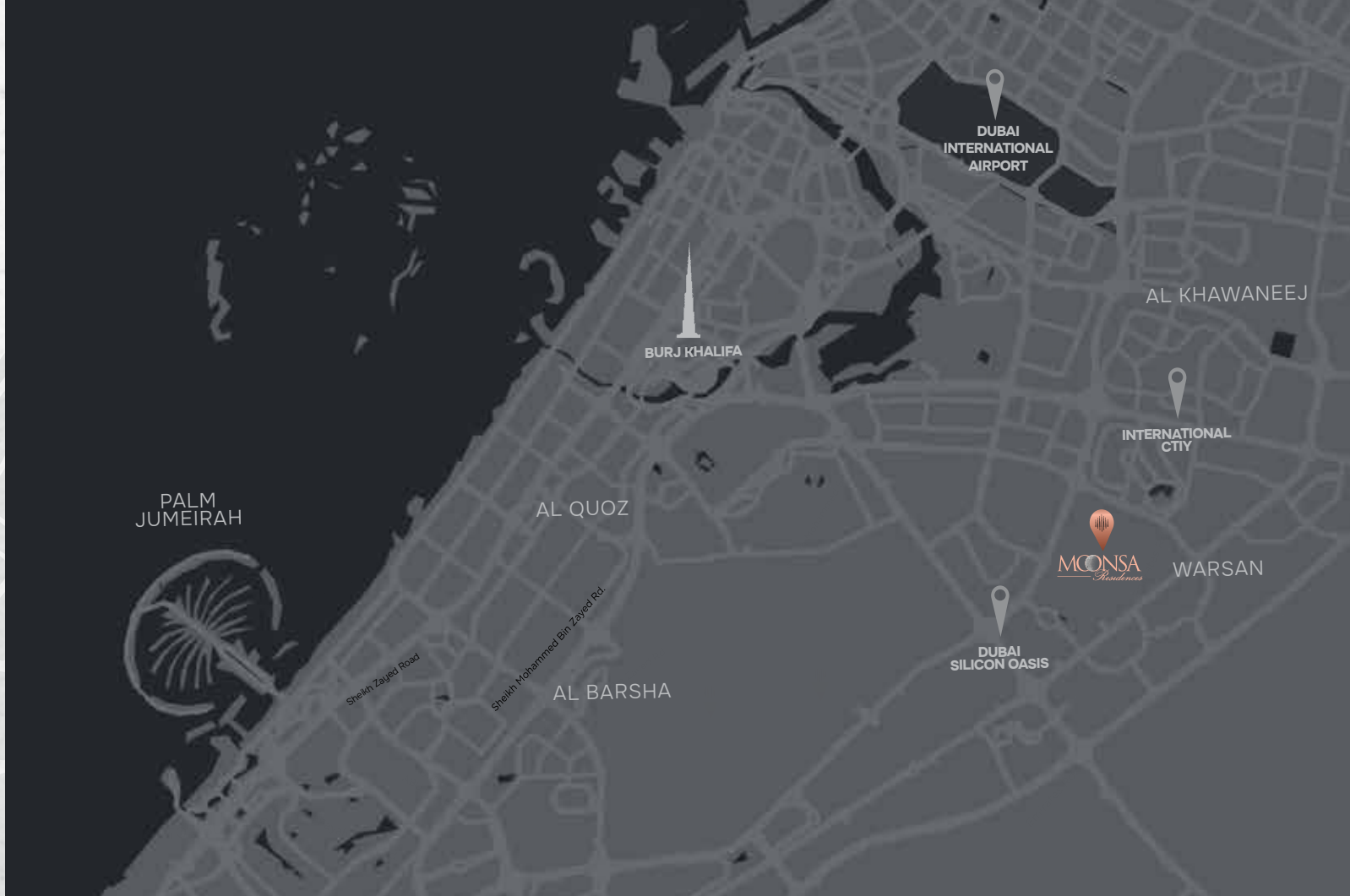
# MCNSA *Residences*

FAMILY-FRIENDLY LIVING AND LUXURY IN MIND  
AND IT OFFERS JUST THAT... STRESS-FREE LIFESTYLE.



Living in dubai doesn't just mean having a fantastic apartment; it also means being part of a vibrant, fully-equipped community.  
Where all your needs are just a stone's throw away.





Warsan 4 is a residential district strategically located at the intersection of Sheikh Mohammed Bin Zayed Road (E311) and Manama Street. This suburb has been developed with family-friendly living and luxury in mind and it offers just that. There are plenty of essential amenities nearby that allow residents to lead a stress-free lifestyle.

As the whole neighborhood is gated, it provides a sense of security and exclusivity. The community is well-linked with major streets and motorways.





▲ DUBAI INTL AIRPORT **15-20 MINUTES** AWAY



▲ BURJ KHALIFA AND DUBAI MALL  
**20-25 MINUTES** AWAY



▲ DUBAI SAFARI PARK **10-15 MINUTES** AWAY



▲ CITY CENTRE MIRDIF **15-20 MINUTES** AWAY

## ATTRACTIONS



▲ DRAGON MART **10-15 MINUTES** AWAY



▲ THE LAST EXIT AL KHAWANEEJ  
**20-25 MINUTES** AWAY



▲ IMG WORLD OF ADVENTURE  
**10-15 MINUTES** AWAY



▲ QURANIC PARK **20-25 MINUTES** AWAY





▲ DUBAI SILICON OASIS **5-10 MINUTES AWAY**



▲ DESERT PALM POLO CLUB **10-15 MINUTES AWAY**



▲ NAD AL SHIBA **10-15 MINUTES AWAY**

## COMMUNITIES



▲ DUBAI CENTRAL FRUIT AND VEGETABLE MARKET **5-10 MINUTES AWAY**



▲ AL WARQA COMMUNITY **15-20 MINUTES AWAY**



▲ AL WARSAN VILLAGE **10-15 MINUTES AWAY**



▲ UPTOWN MIRDIF **15-20 MINUTES AWAY**









DUGASTA



# MCNSA

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*Residences*

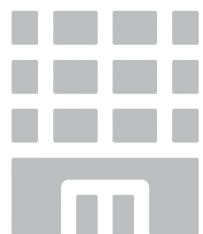
Impeccable craftsmanship. Incomparable quality.  
Windows of serenity to help you reflect and grow.





# PROJECT OVERVIEW





Number of  
Floors  
**B+G+7+Roof**



Total Apartments  
**94** (1st to 6th floor  
- **14 units** each)  
(G-Floor - **6 Units**)  
(7th Floor - **4 Units**)



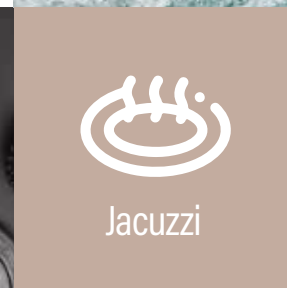
Gym



Jacuzzi



Number  
of Parking  
**96**



Number of **1 BHK**  
Apartments **49**  
Available Units **49**



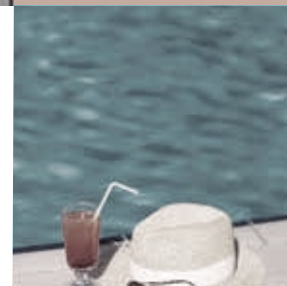
Number of **Studio**  
Apartments **41**  
Available Units **41**



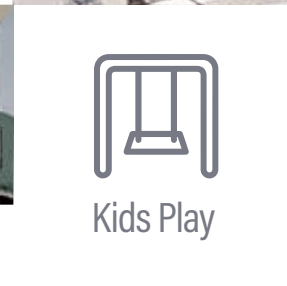
Number  
of **2 BHK**  
Apartments **4**  
Available  
Units **4**



Swimming  
Pool



Kids Play





# STUDIOS

Sizes  
between  
**353** Sqft. to  
**676** Sqft.

TYPE A



TYPE B





TYPE C



TYPE D



# 1-BHK

Sizes  
between  
**793** Sqft. to  
**1618** Sqft.

## TYPE A





## TYPE B





# 2-BHK

Sizes  
between  
**2264** Sqft. to  
**2264** Sqft.



## TYPE A



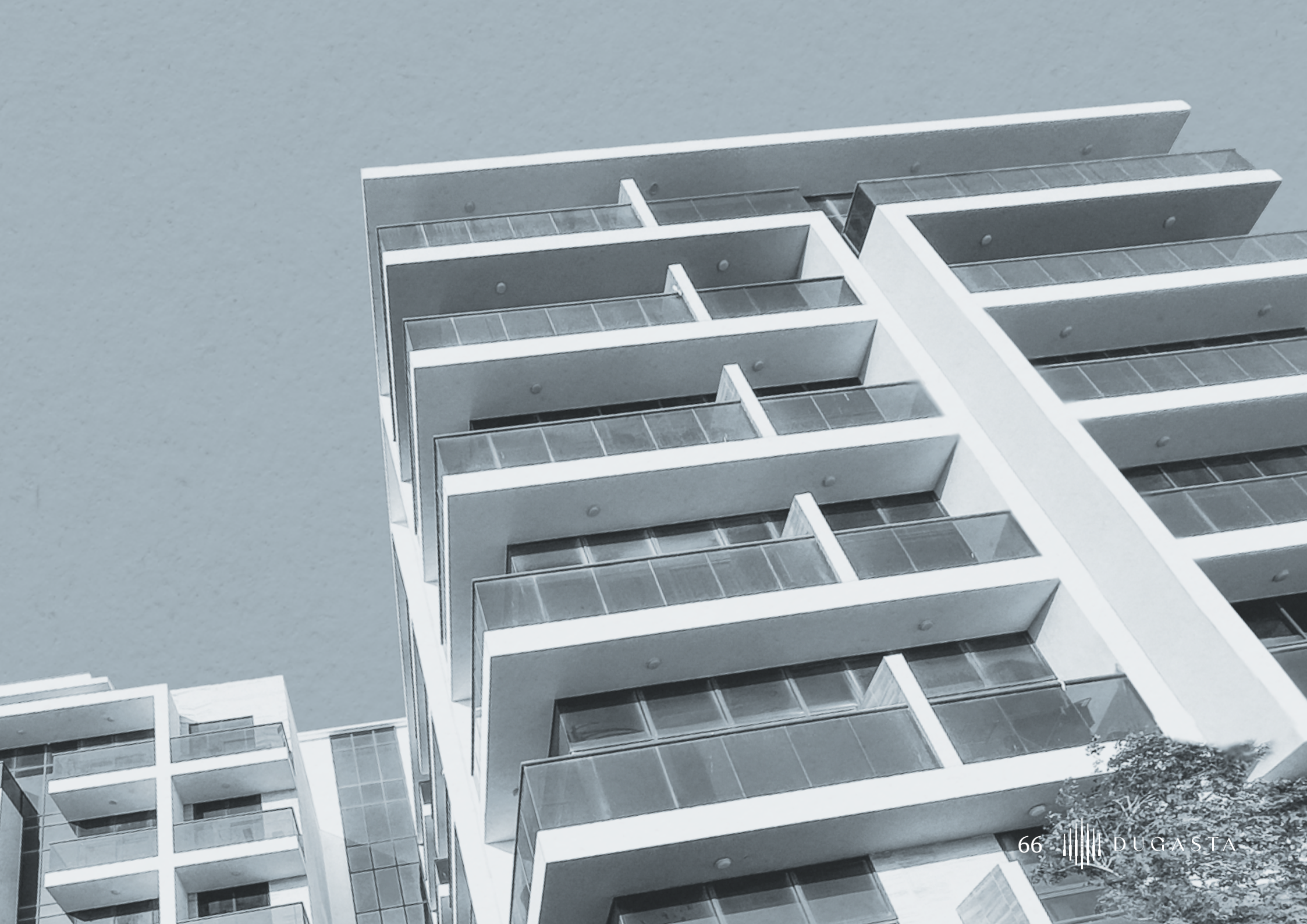


# READY FOR INVESTMENT

Ready to make  
your dreams come true.





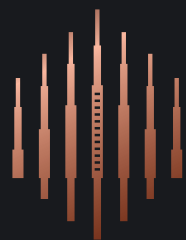












DUGASTA  
PROPERTIES

