



ESTRELLA

By

NESSUS
DEVELOPER

Discover a new
standard of luxury

At Estrella, luxury is not just a feature
but an experience.





ESTRELLA



ESTRELLA

Create memories
that go beyond
imagination

MAJAN



MAJAN



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.



MR. ABDUL SAMAD
C.E.O Nexus Group

A. Samad

MESSAGE FROM CEO

At the heart of Dubai, we are a leading full-service residential property development firm that prides itself on multidisciplinary prowess, positioned as one of the most trusted and innovative firms.

As property Development Company, our forte is building and property development, investment and asset management, financing, construction management, property management, primary planning, and design. We carry a diversified portfolio providing high-quality services to our valued clients.

Our team is quite adept in what they do, allowing us to dispense with customized solutions for our clients.

Our excellence and expertise make us a pioneering firm in the residential property development sector working towards fulfilling our vision of becoming the region's leading residential property builder company.

MESSAGE FROM CCO

Nexus is a property development firm that looks to develop exceptional properties by blending innovative architecture with contemporary living. We build and develop, invest, and manage assets, finance, construction management, property management, primary planning, and design.

On the lookout for new possibilities, we embrace fresh concepts and integrate sustainable practices into all our projects. We develop and undertake excellence in whatever we do and we invite you to join us on this distinctive journey that brims with limitless possibilities for the stakeholders.



MR. ARHAM ALEEM
C.C.O Nexus Developer

Arham Aleem



ESTRELLA



ESTRELLA

Connect with the
essence of nature



MAJAN



MAJAN

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.



Minutes Away



GLOBAL VILLAGE



IMG WORLD

E311 Highway



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Bringing
nature to your
doorstep

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

Building Overview



60 Apartments

✦ 1 Bedroom
20 Apartments

✦ 2 Bedroom
20 Apartments

✦ 2 Bedroom + Pool
20 Apartments

Starting From

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ESTRELLA

ESTRELLA

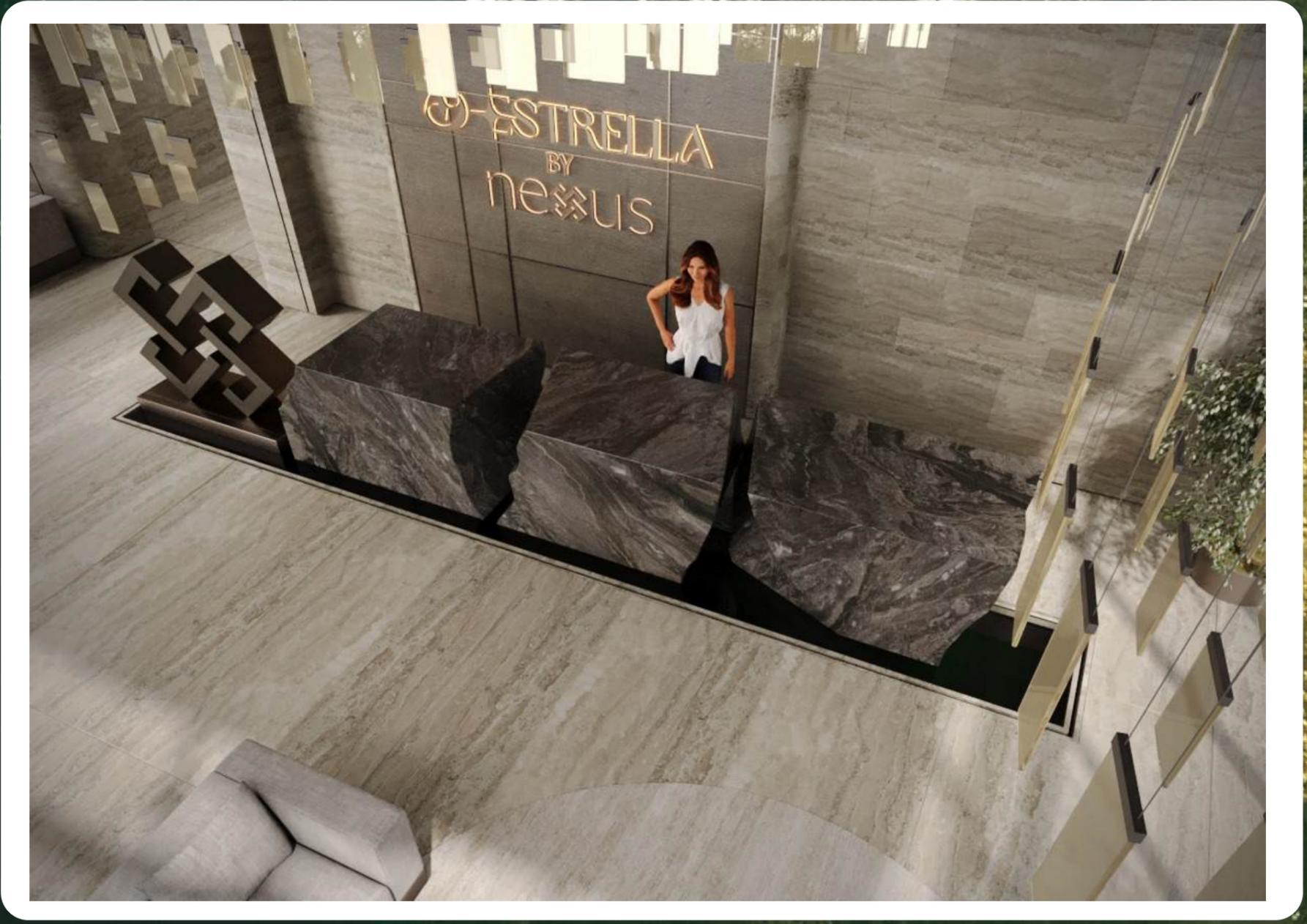
MAJAN

MAJAN

A new era of
excellence

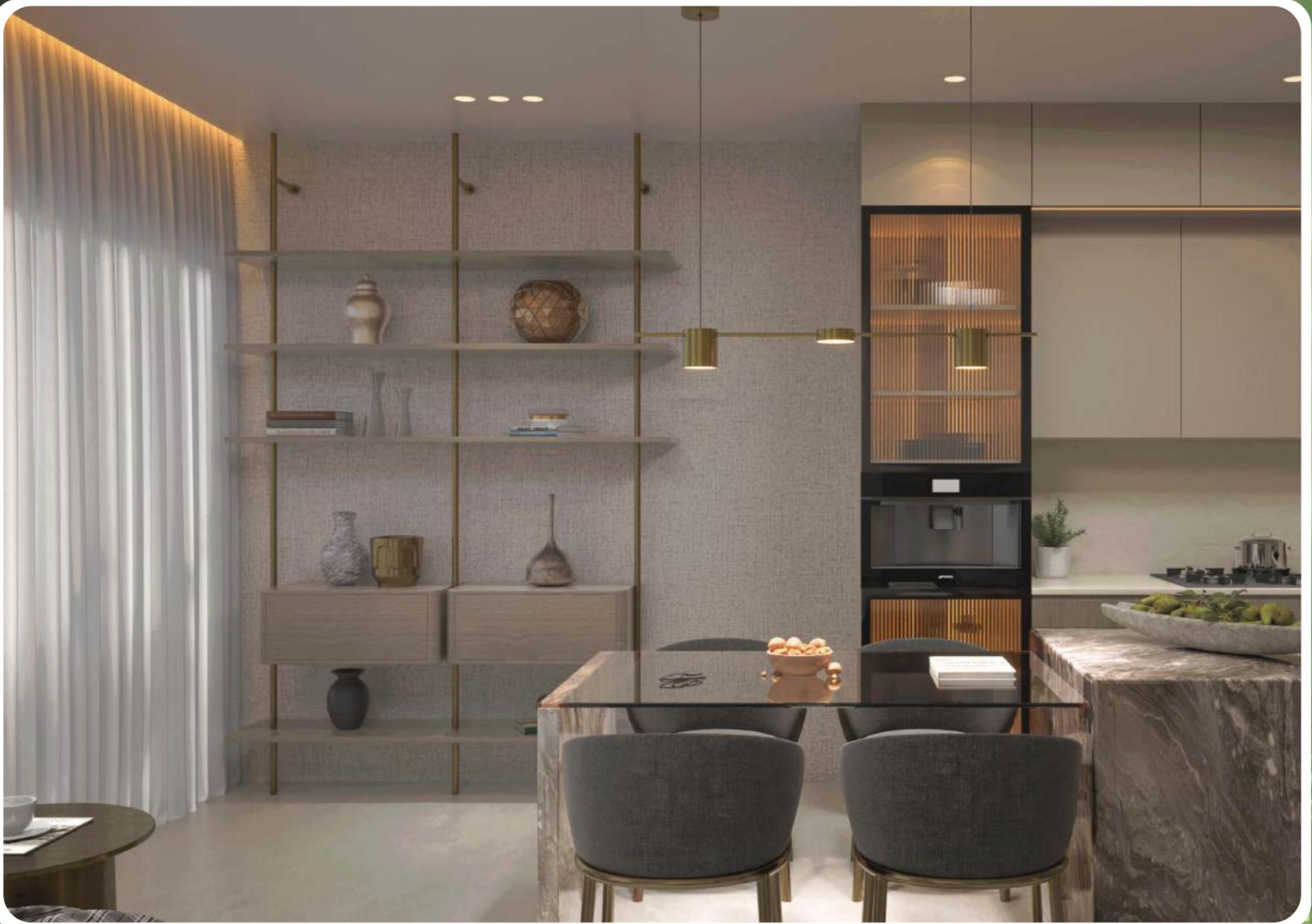


Lobby





Living Room





Bedroom







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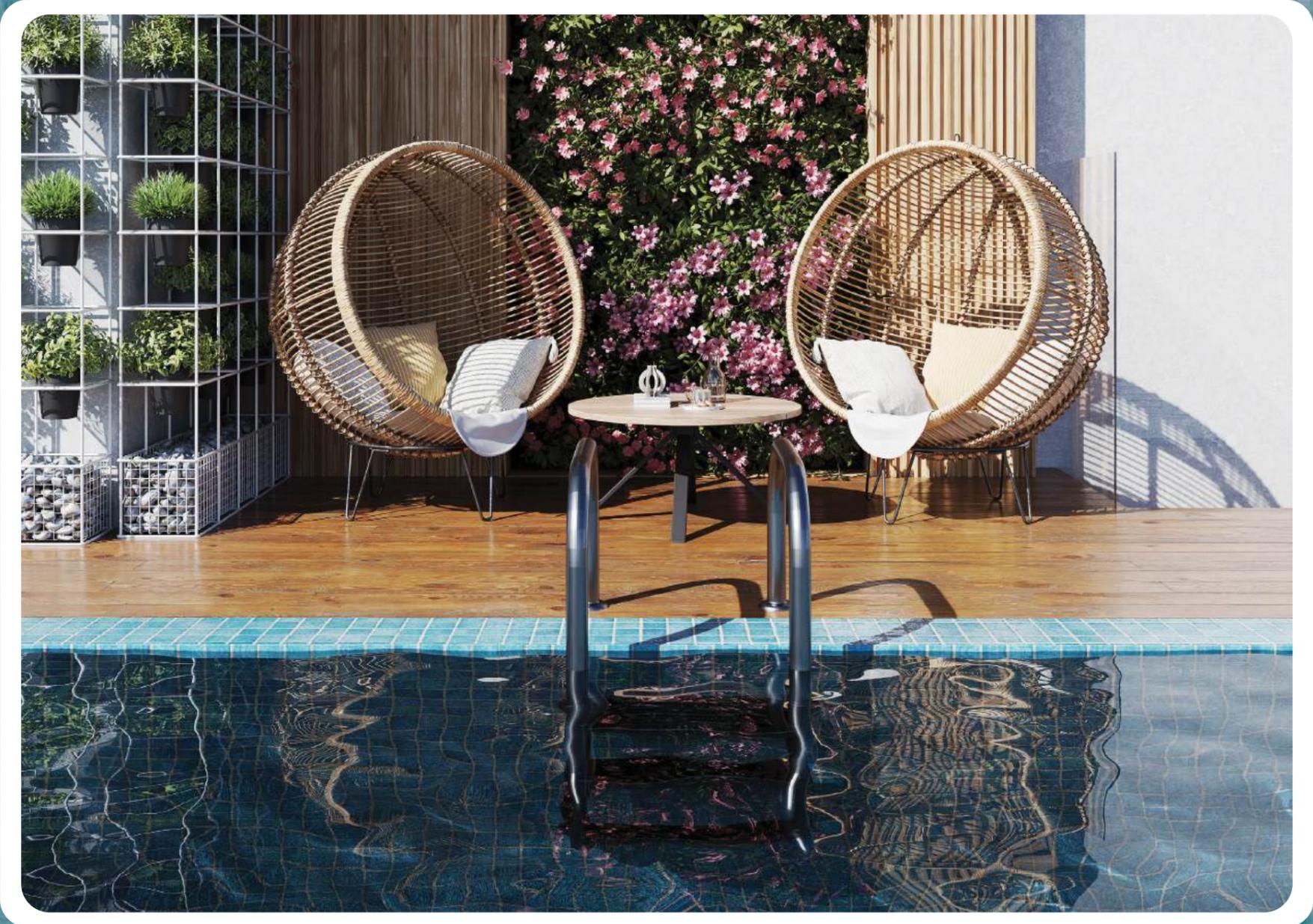
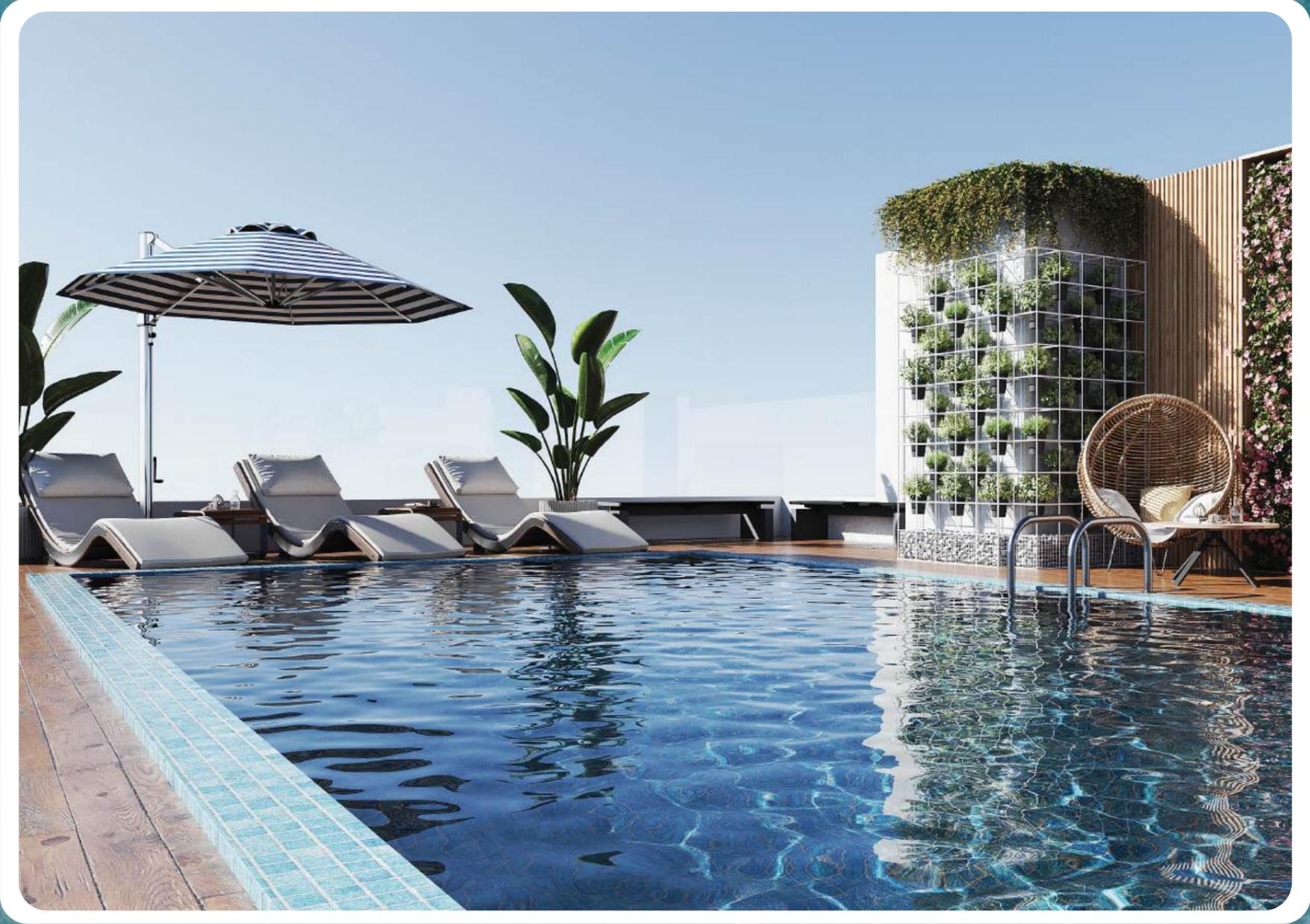
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Rooftop Pool

Where stunning views meet seamless luxury

MAJAN

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Key Features And Amenities

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Grand Lobby



Roof-top pool



Covered Private Parking



High-speed Elevators



Fitness Club



Meeting Room



Kids Play Area



Multipurpose Room



Cabanas & Sunbeds



Foosball



Billiards



BBQ Area



Smart home Technology



Direct Access to E311



EV Charging Station



In The Heart of Majan



Plunge Pool

MAJAN

MAJAN

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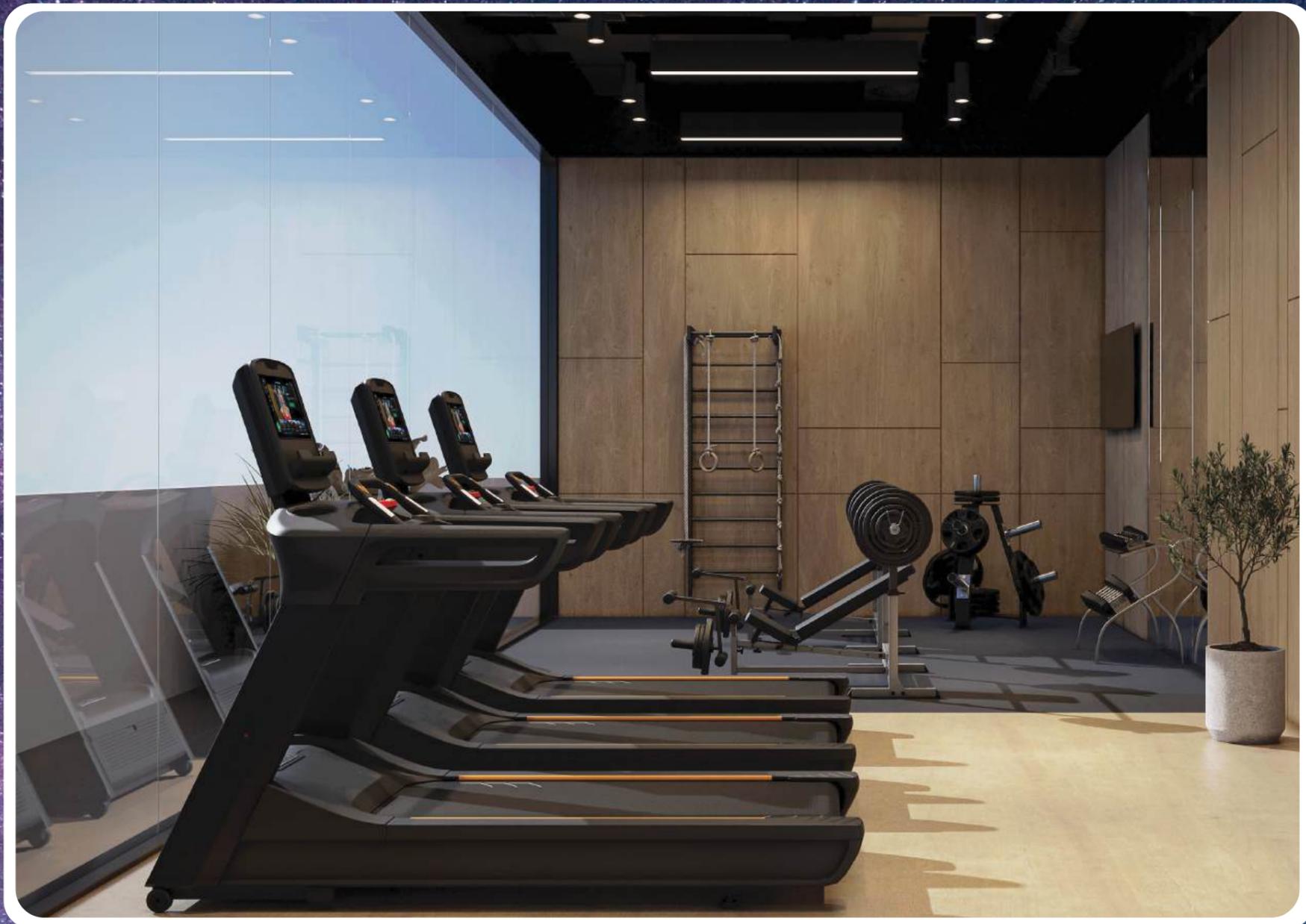
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Fitness club

Experience fitness at
new heights

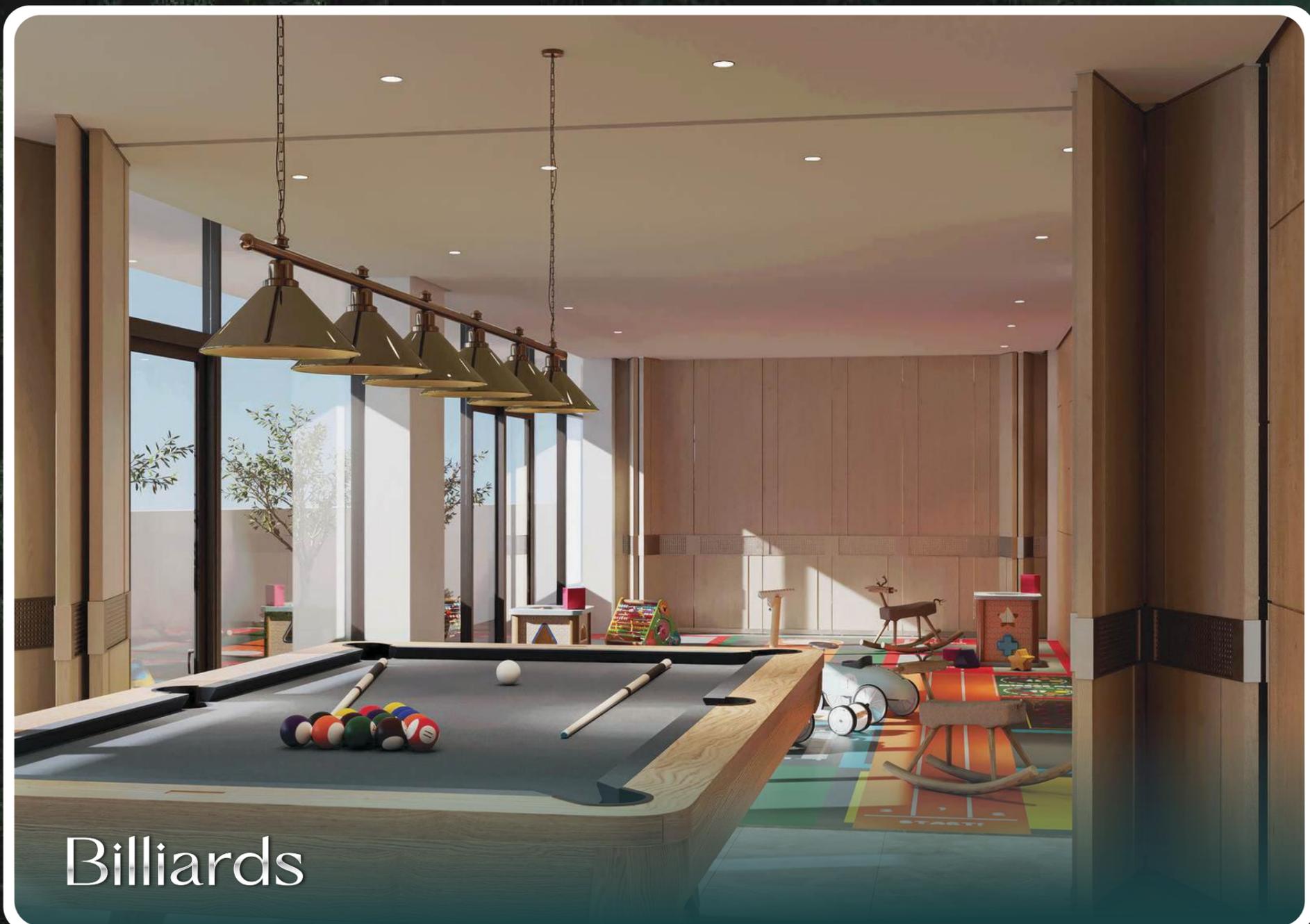
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Smart home



Billiards



Sun Bed



Bbq area

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Foosball

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ESTRELLA



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Kids Play Area

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Create lasting
memories filled
with wonder

MAJAN

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Payment Plan 30 / 70

10%
DOWN
PAYMENT

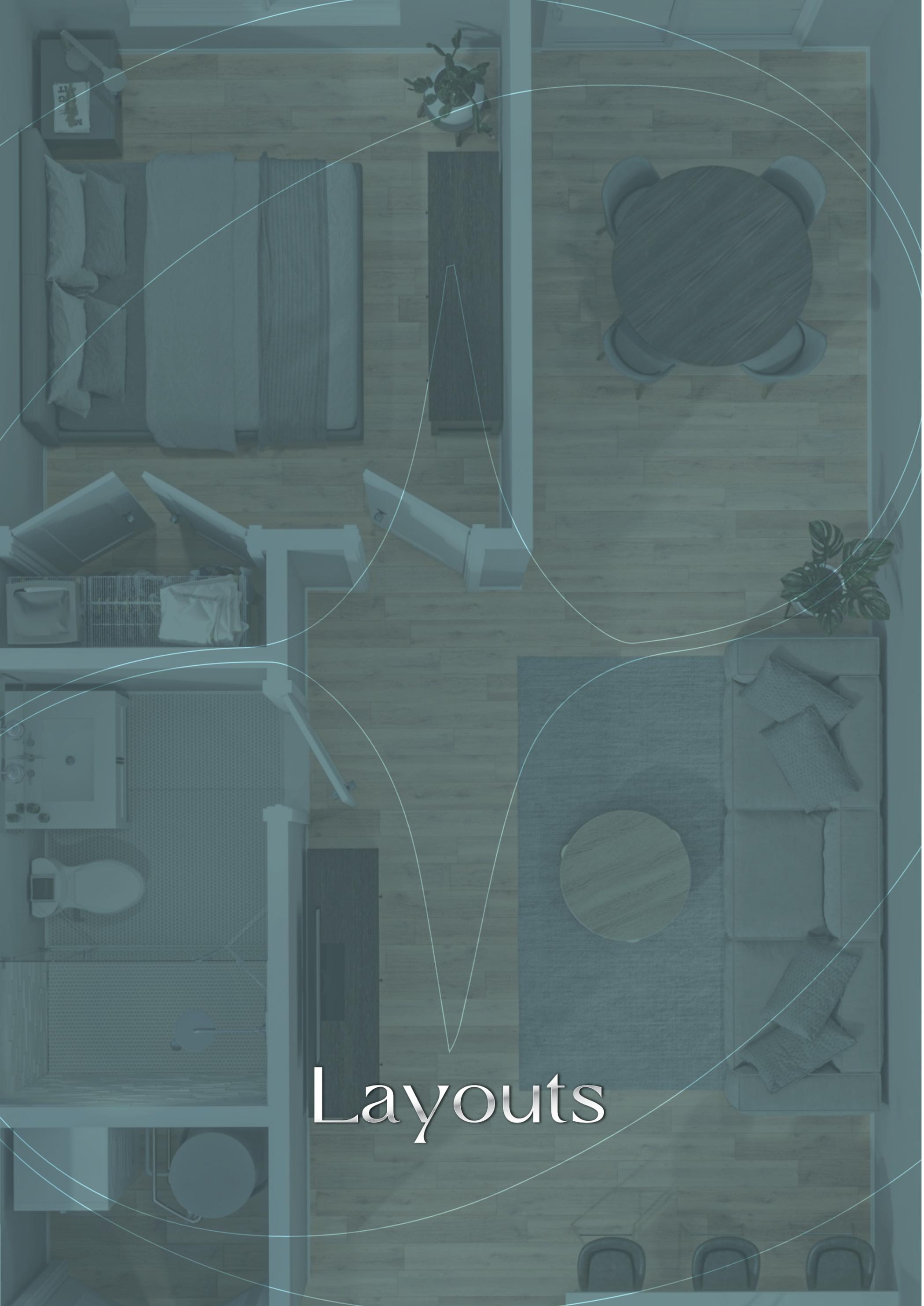
5%
AFTER
2 MONTHS

5%
AFTER
6 MONTHS

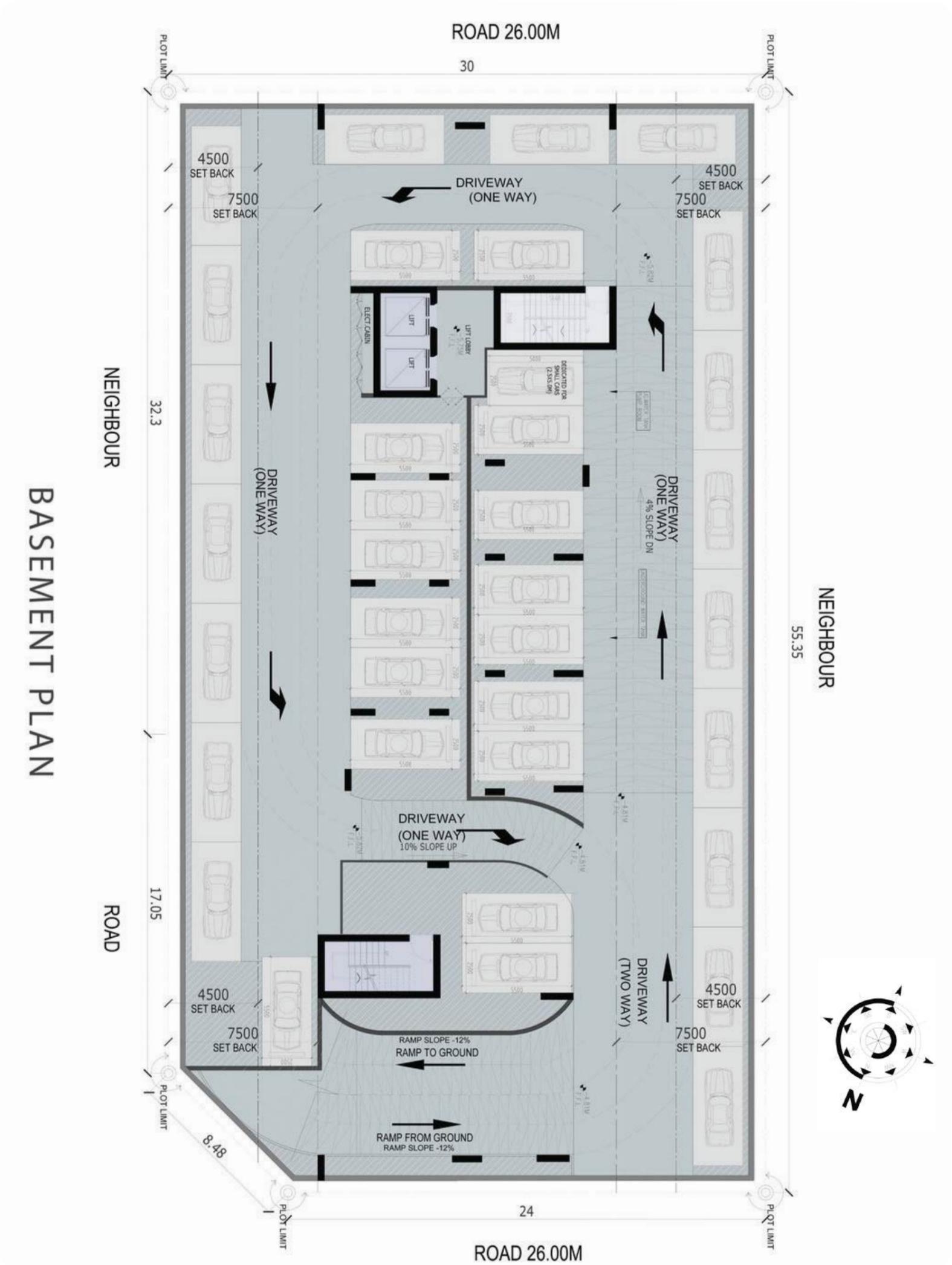
10%
AFTER
9 MONTHS

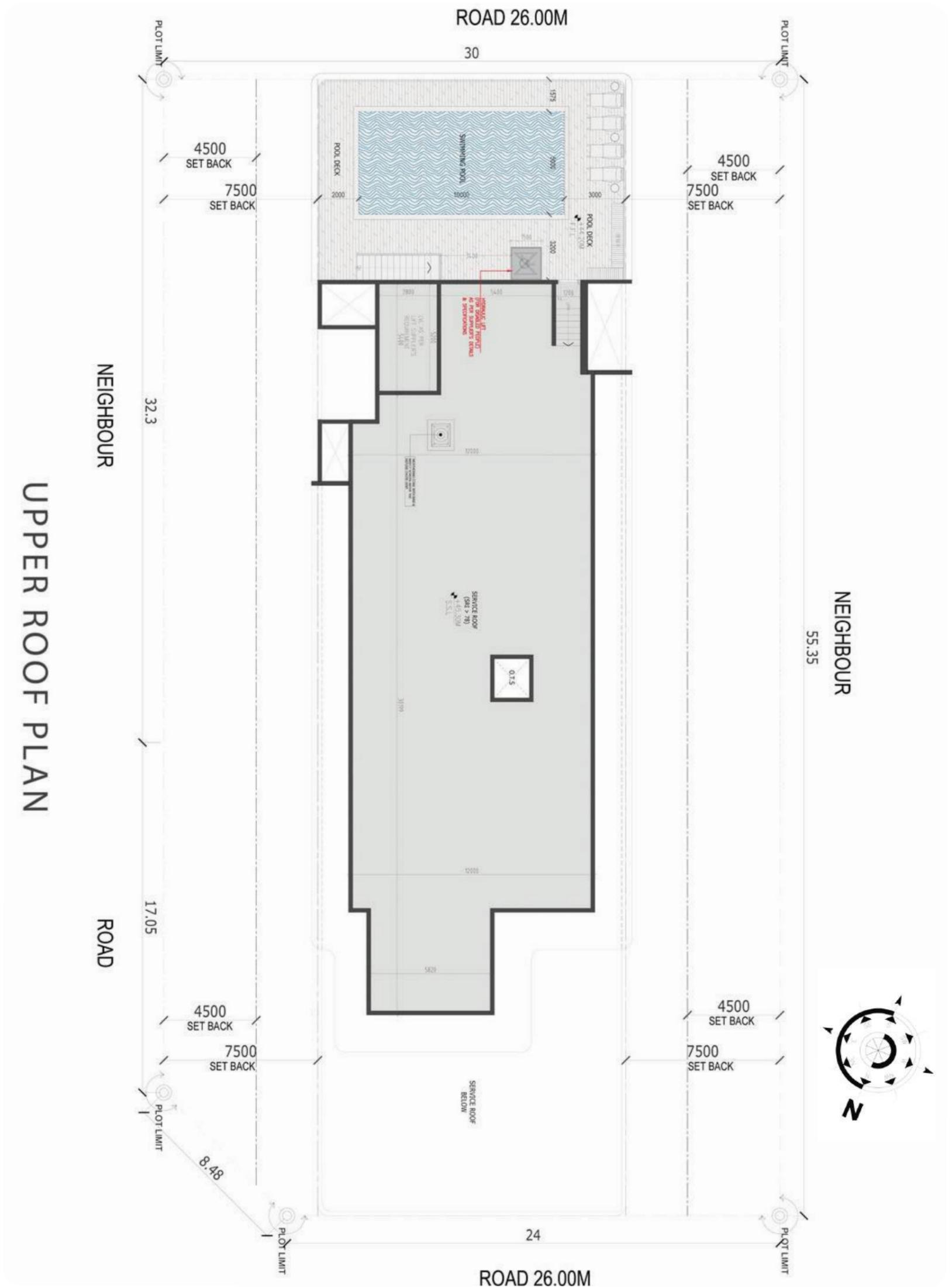
70%
ON
COMPLETION

Handover

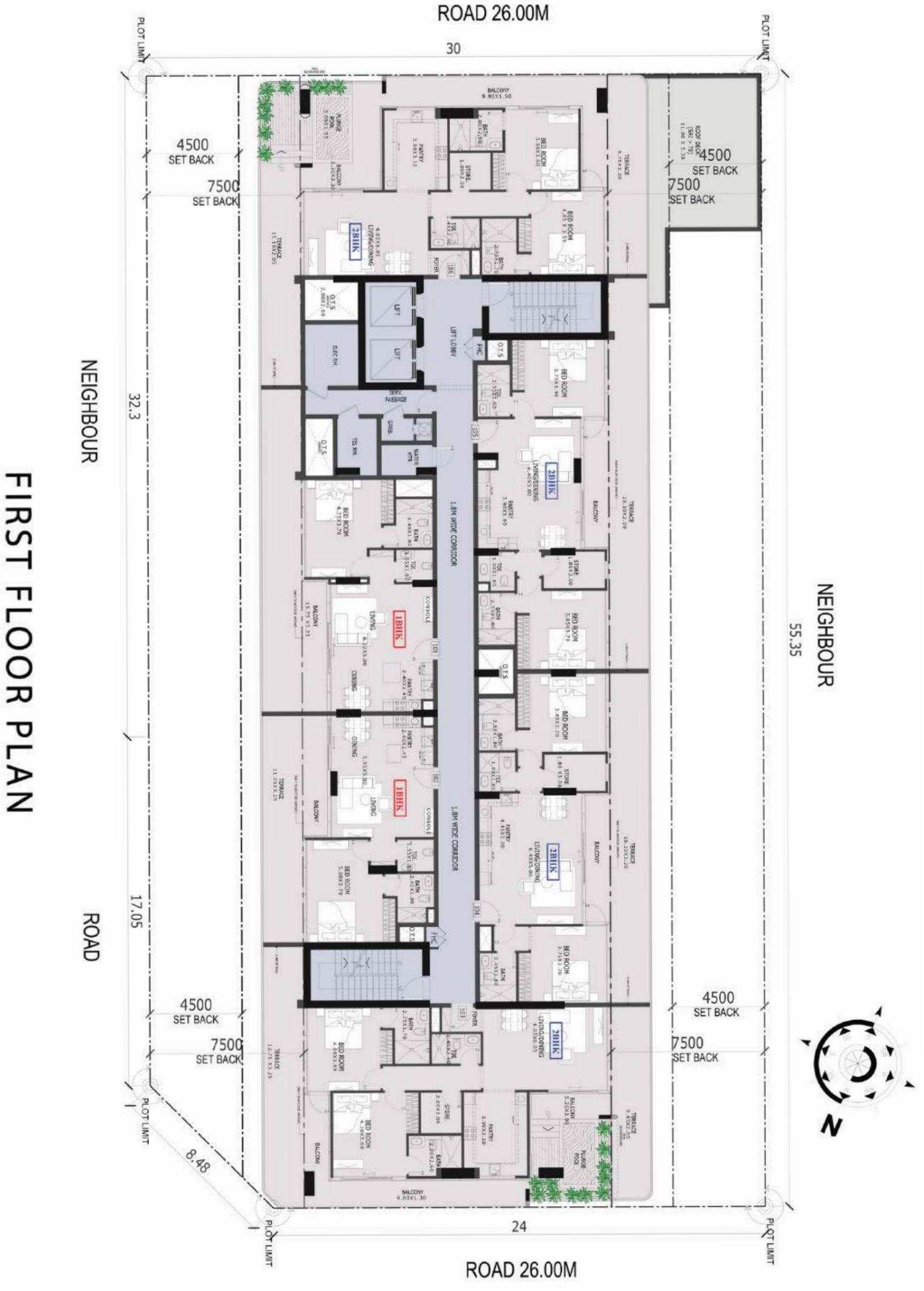


Layouts





UPPER ROOF PLAN

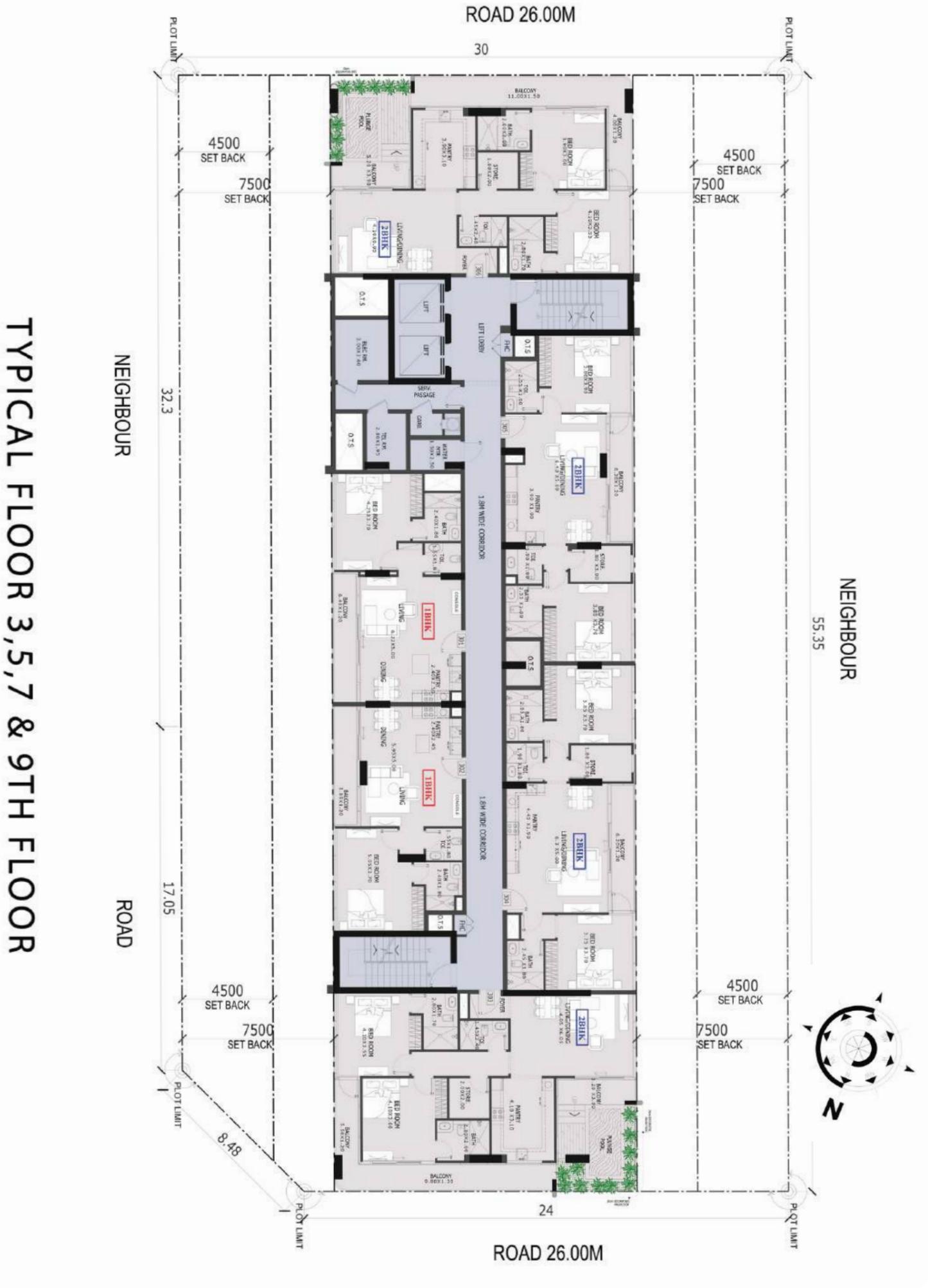


FIRST FLOOR PLAN

NEIGHBOUR

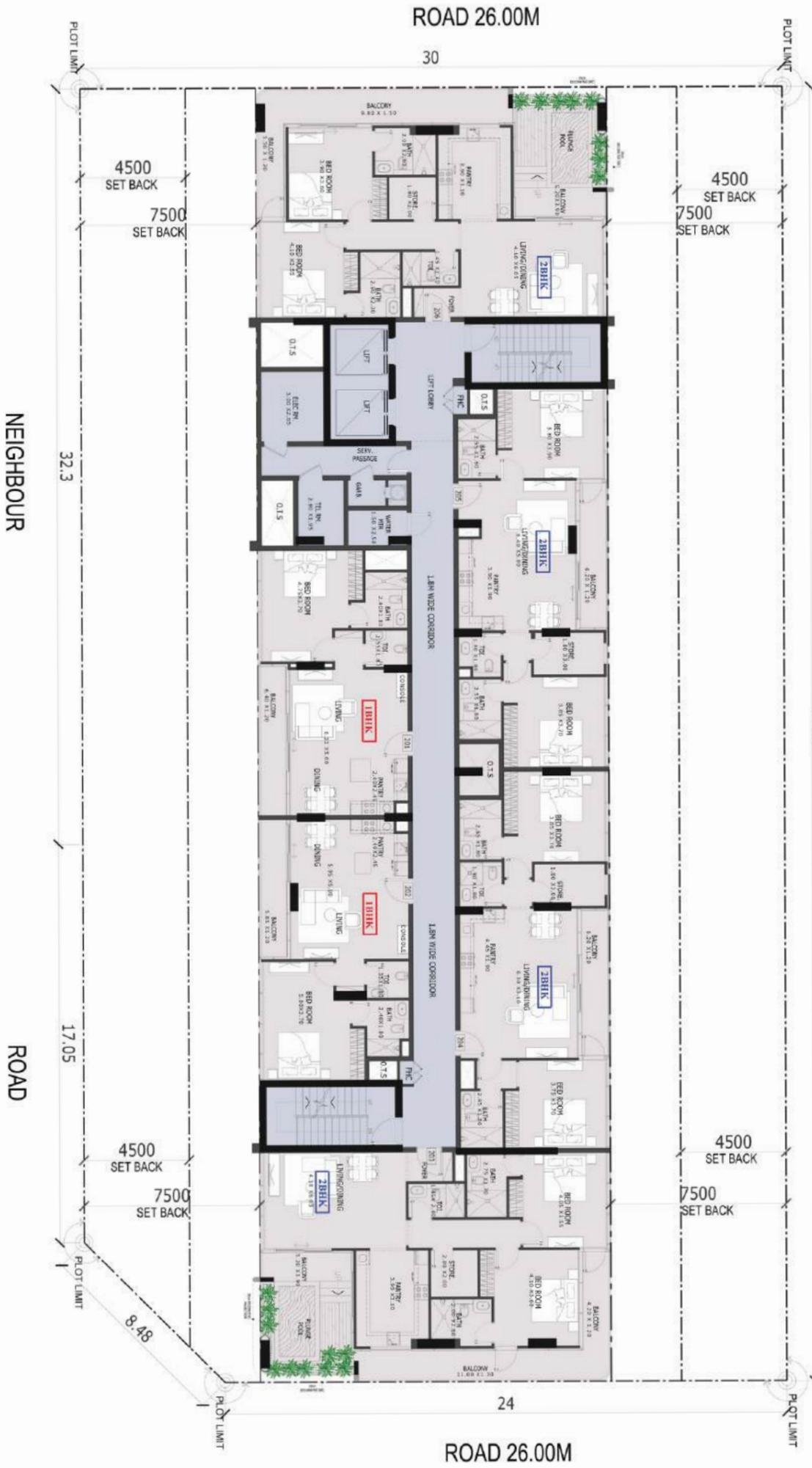
NEIGHBOUR

ROAD



TYPICAL FLOOR 3,5,7 & 9TH FLOOR

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



NEIGHBOUR
55.35

NEIGHBOUR

ROAD



1 BHK	
FIRST FLOOR	101
Suite Area	683 sq. ft.
Terrace/Balcony	442 sq. ft.
Total Area	1125 sq. ft.

Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.



1 BHK	
FIRST FLOOR	102
Suite Area	673 sq. ft.
Terrace/Balcony	331 sq. ft.
Total Area	1004 sq. ft.

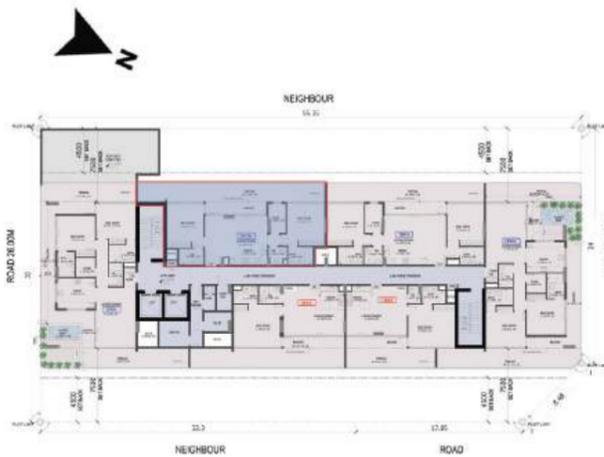
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2 BHK

FIRST FLOOR		105
Suite Area		989 sq. ft.
Terrace/Balcony		506 sq. ft.
Total Area		1495 sq. ft.

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2 BHK

FIRST FLOOR		106
Suite Area		1096 sq. ft.
Terrace/Balcony		1018 sq. ft.
Total Area		2114 sq. ft.

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1 BHK

TYPICAL FLOOR		201,401,601,801&1001
Suite Area	683	sq. ft.
Terrace/Balcony	87	sq. ft.
Total Area	770	sq. ft.

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1 BHK

TYPICAL FLOOR		202,402,602,802&1002
Suite Area	673	sq. ft.
Terrace/Balcony	81	sq. ft.
Total Area	754	sq. ft.

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2 BHK

TYPICAL FLOOR 203,403,603,803&1003	
Suite Area	1092 sq. ft.
Terrace/Balcony	468 sq. ft.
Total Area	1560 sq. ft.

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2 BHK

TYPICAL FLOOR 204,404,604,804&1004	
Suite Area	1006 sq. ft.
Terrace/Balcony	85 sq. ft.
Total Area	1091 sq. ft.

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2 BHK

TYPICAL FLOOR 205,405,605,805&1005	
Suite Area	989 sq. ft.
Terrace/Balcony	85 sq. ft.
Total Area	1074 sq. ft.

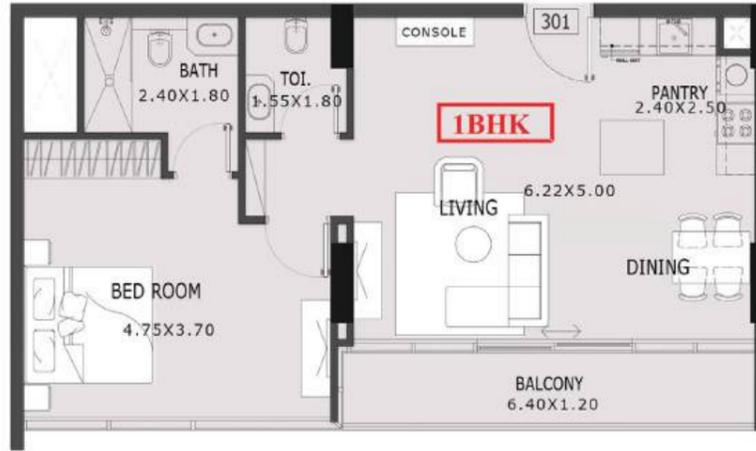
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2 BHK

TYPICAL FLOOR 206,406,606,806&1006	
Suite Area	1096 sq. ft.
Terrace/Balcony	468 sq. ft.
Total Area	1564 sq. ft.

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1 BHK

TYPICAL FLOOR 301,501,701&901

Suite Area	683 sq. ft.
Terrace/Balcony	87 sq. ft.
Total Area	770 sq. ft.

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1 BHK

TYPICAL FLOOR 302,502,702&902

Suite Area	673 sq. ft.
Terrace/Balcony	81 sq. ft.
Total Area	754 sq. ft.

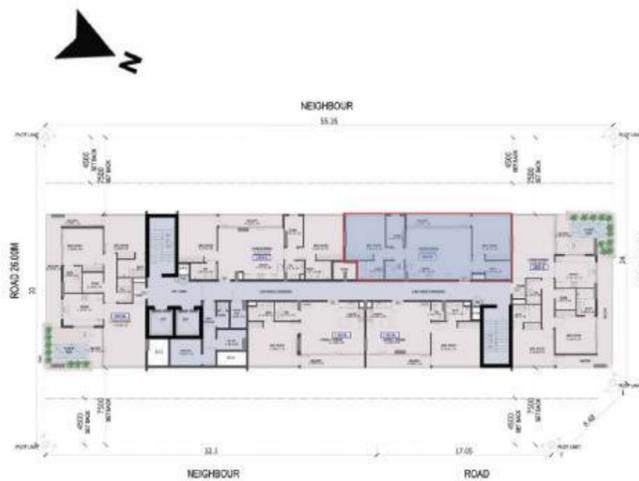
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2 BHK

TYPICAL FLOOR 303,503,703&903	
Suite Area	1092 sq. ft.
Terrace/Balcony	468 sq. ft.
Total Area	1560 sq. ft.

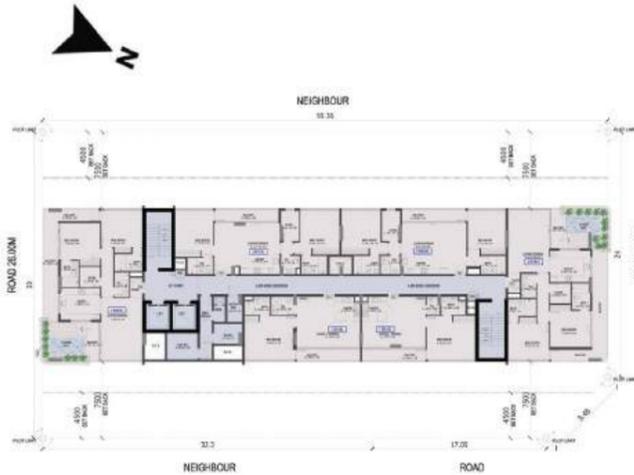
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2 BHK

TYPICAL FLOOR 304,504,704&904	
Suite Area	1006 sq. ft.
Terrace/Balcony	85 sq. ft.
Total Area	1091 sq. ft.

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2 BHK

TYPICAL FLOOR 305,505,705&905	
Suite Area	989 sq. ft.
Terrace/Balcony	85 sq. ft.
Total Area	1074 sq. ft.

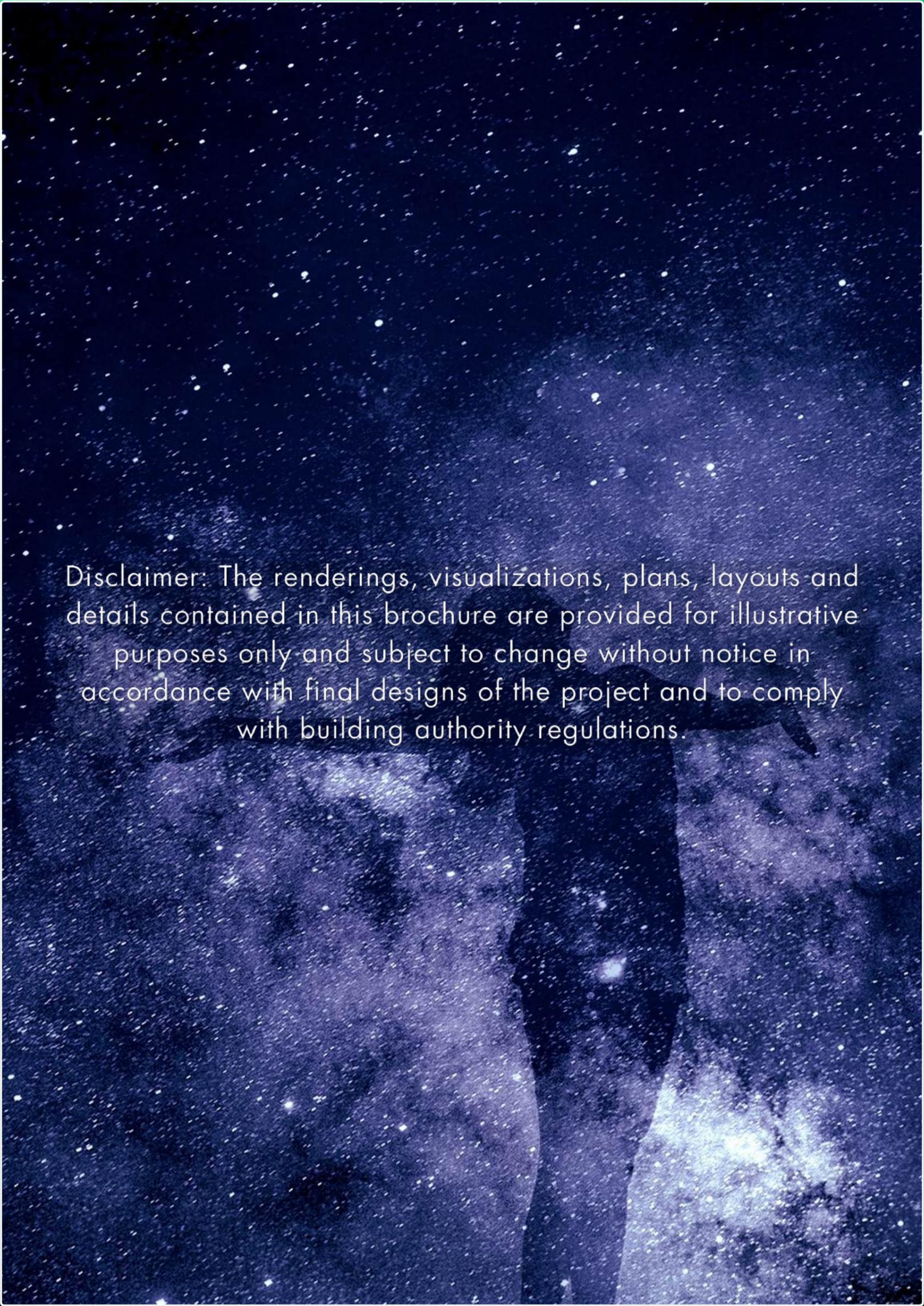
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2 BHK

TYPICAL FLOOR 306,506,706&906	
Suite Area	1096 sq. ft.
Terrace/Balcony	468 sq. ft.
Total Area	1564 sq. ft.

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A dark, starry night sky with a faint, glowing nebula or galaxy structure in the lower half. The stars are scattered across the dark blue and black background, with some appearing as bright white dots. The nebula-like structure is composed of wispy, glowing clouds of light blue and white, creating a sense of depth and vastness.

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