



ADHARA
STAR

Own a Dream home in the
Heart of Dubai





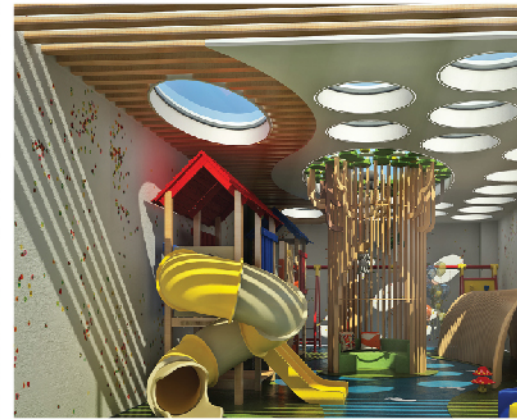
Introduction

Acube is a fast-growing real estate development company with a powerful presence in Dubai. We offer clients an array of modern construction and development solutions for residential and commercial buildings. With deep rooted understanding of Dubai's real estate market, we help investors propel their investments by priming them for early success.









About the Project

Acube has chosen to name our projects based on various stars, some of the brightest shining objects in our night sky and always been a path finder for human race.

This first project is called Adhara Star, a modern and extremely well-designed residential & retail project named after a bright star called Adhara in the northern hemisphere constellation Canis Major. It is the brightest source of ultraviolet light in the entire known universe when seen from Earth. In that band of light, this bluish-white star is about 22,300 times more luminous than our Sun.





Freehold mixed-use development

Fully designed and developed by Acube





Part of the Dubai Land
'Megacity' project —



Situated at the intersection of Hessa Street & Umm Suqeim Road



Arjan is an primarily residential district located within the vibrant community of Dubai Land. It offers a unique blend of urban convenience and peaceful living, making it an ideal place to call home. The district is bordered by Al Barsha to the north and Sheikh Mohammad Bin Zayed Road to the south, providing easy access to the rest of Dubai. With its prime location, exceptional amenities, and emphasis on community, Arjan offers a lifestyle like no other in Dubai. Nearby landmarks include:

0-5 Minutes

Miracle/ Butterfly Gardens
Dubai Sports City
Al Barsha
Motor City
Dubai Autodrome
Jumeriah Village Circle
Arabian Ranches

Malls

City Centre Mall
First Avenue Mall
Arabian Ranches Retail Mall
Dubai Hills Mall
Circle Mall JVC
Al Barsha Mall
Mall of Emirates

10-15 Minutes

Global Village
Palm Jumeirah
Dubai Marina
Burj Al Arab
Jumeirah Lake Towers

Schools

Nord Anglia International School
Australian International School
Al Barsha Government School
Gems Founders School
King's School
Dubai Heights Academy
North Anglia International School
JSS International School

15-25 Minutes

Business Bay
Downtown/ Burj Khalifa
Dubai International Airport
Al Makhtoum Int. Airport
EXPO 2020

Hospitals

Neuro Spinal Hospital
Mediclinic Parkview Hospital
Saudi German Hospital
Al Zahra Hospital
King's College Hospital
NMC Speciality Hospital







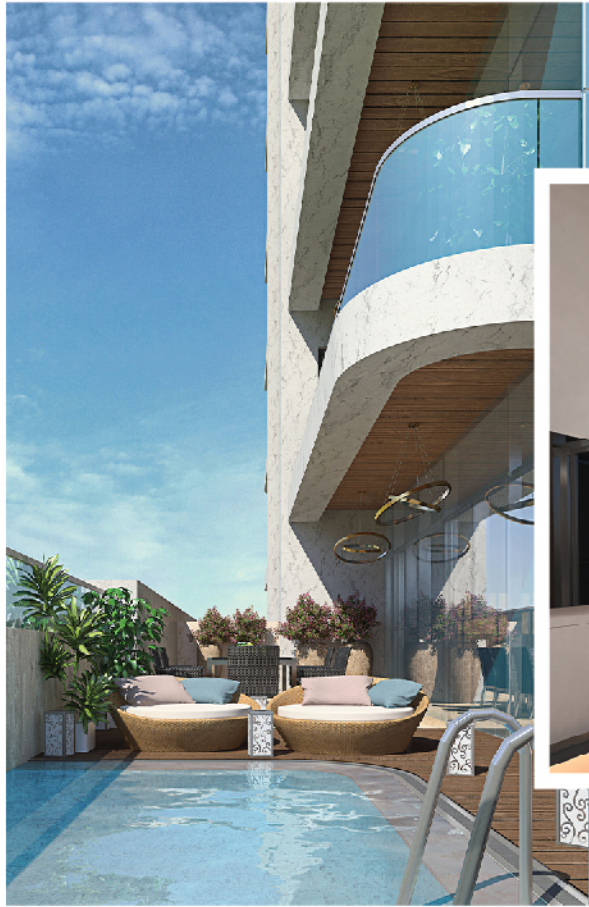
Development features
113 apartments on
13 residential floors —





1, 2, and 3 Bedroom Apartments







Innovative design

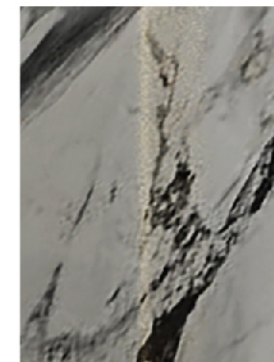
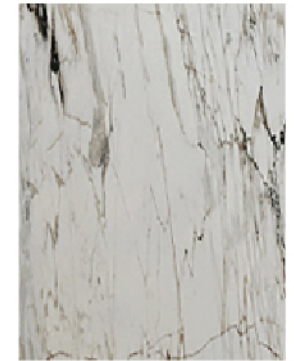
FINISHINGS

Fully equipped and decorated with world class finishes, branded appliances, and sanitary ware.

Kitchen: Internationally renowned brand manufactured in Italy

White goods & Sanitary: Well-known market leader from Europe.

All the tiles will be the finest form of porcelain and Ceramics.







Ground floor _____
with retail shops



Amenities



Basket Ball



BBQ



Car Parking



Cycle Parking



Gym



Hot Tub



Kids Play Area



Kids Pool



Sauna



Paddle Tennis



Japanese Tea Garden



Sprint Track



Swimming Pool



Outdoor Gym



Grand Entrance Lobby



Yoga



Steam Room



Vastu Compliant

3 floors podium parking

Confirmed one parking per Apartment





**Ground floor & roof
with resident facilities**





















Disclaimer: Plan and details included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings and scale are illustrative only. Final areas, dimensions, layout and materials may differ from those stated.