

YOU ARE A GUIDE TO THE
WORLD OF LUXURY



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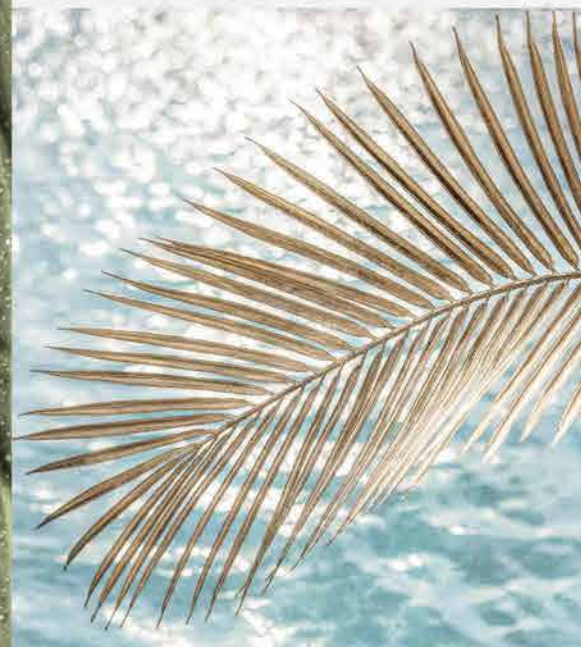
Disclaimer: The plans, specifications, images and other details given in this brochure are only indicative and the developer reserves the right to change any of them in the interest of the project. Any purchase/legal agreement or documents in the project shall be governed by the terms and conditions of the Sale and Purchase Agreement entered into between the parties and no details mentioned in this document shall govern the transaction and shall not be challenged in any courts of law. All plans, pictures and models herein are representative concepts and not actual buildings or facilities and as such the developer reserves the right to make any changes or alterations at its own sole discretion without any obligations and/or any prior notice whatsoever.



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FOR MORE
DETAILS

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W H A T I S D U G A S T A ?

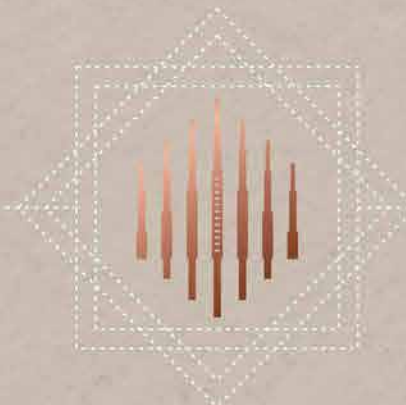
Turning your dreams into reality.

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.

THE NAME SAYS
IT ALL

DUGASTA

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

“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.



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.

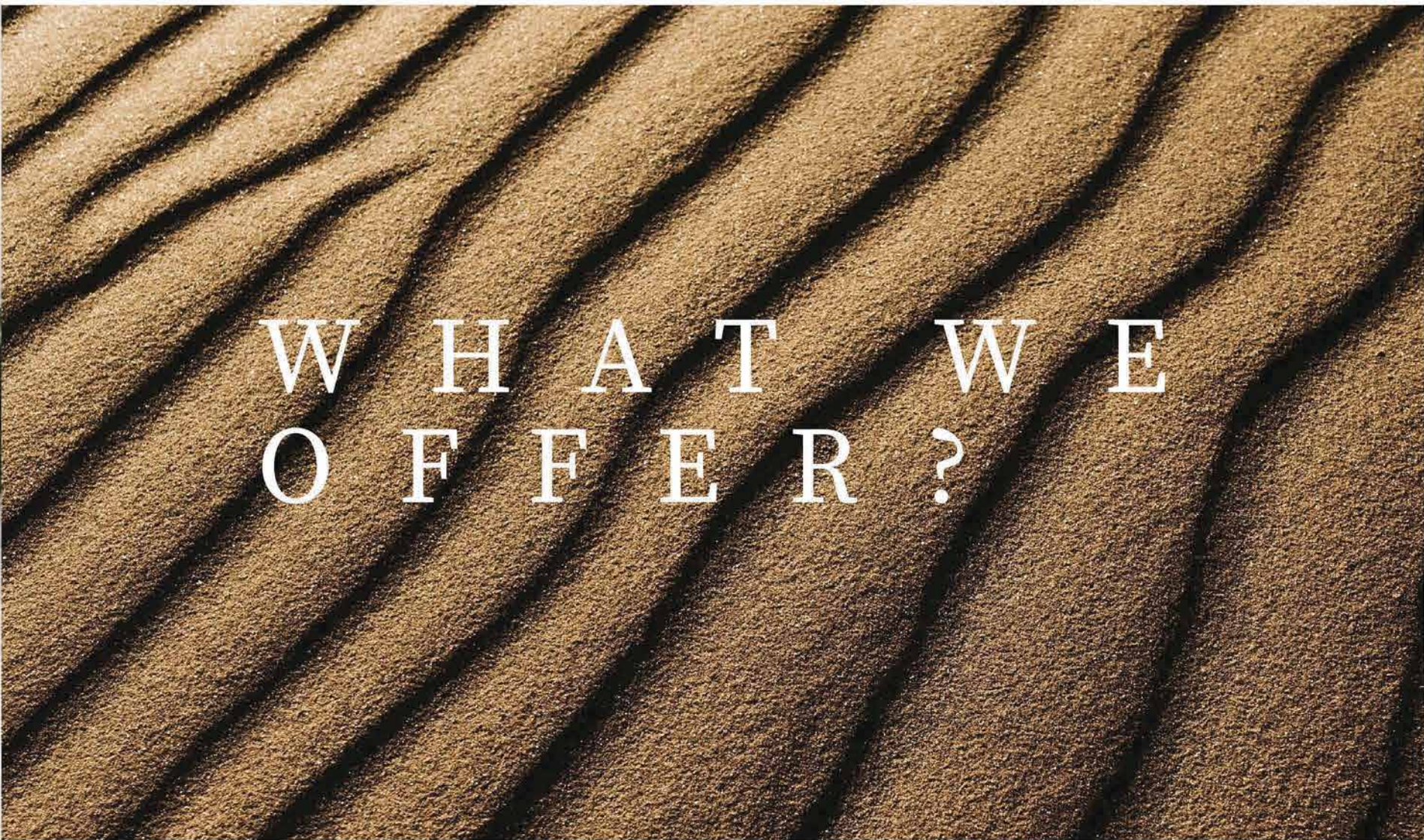
Ambition, boldness, and innovation are etched into our DNA, reflected in each project and service we offer. We are here to create a legacy in the 21st-century city of Dubai, one defined by groundbreaking ideas and a sustainable ethos.

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







0%*

GUARANTEED
5 YEARS
RETURN ON
INVESTMENT



100

%

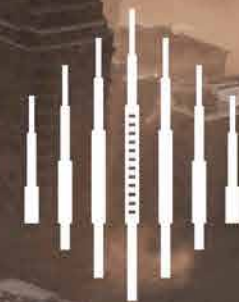
B U Y B A C K
A F T E R
5 Y E A R S*



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 numerous skyscrapers. A thick layer of smoke or fog fills the lower half of the image, rising from the buildings. The scene is lit with a warm, golden light, suggesting sunrise or sunset. The text "OUR PROJECTS" is overlaid in the center-left in a white, serif font. To the right of the text, there is a small, stylized graphic consisting of several vertical white lines of varying heights, resembling a bar chart or a simplified skyline.

OUR PROJECTS



AL HASEEN RESIDENCES



AL HASEEN RESIDENCES - 2



MOONSA RESIDENCES



Al
Haseen
Residences



Al
Haseen-2
Residences



MCNSA
Residences

Al Haseen | Al Haseen-2 *Residences*

Live and work in close proximity.
Minimise travel time. Better work-life balance.

“THE CENTRE OF TOMORROW”



With Maktoum International Airport nearby,
fly even when you are not flying.



Upcoming Etihad Rail –
a network that’s laying
the foundation for better
transportation,
infrastructure and
sustainable development.



Located in the heart of Dubai Industrial Park, the Al Haseen Residences are adjacent to Dubai South and minutes away from the Al Maktoum International Airport. The community which is free from congested traffic also provides convenient access to global transportation points, either by road, air or sea. Being a thriving business hub, the residents can also enjoy an easy commute to work every day without spending too much time on the road. That makes these Al Haseen Residences a convenient residential address for a fast-growing workforce population.



▲ EXPO MALL 10-15 MINUTES AWAY



▲ MIRACLE GARDEN 20-25 MINUTES AWAY



▲ MALL OF THE EMIRATES 20-25 MINUTES AWAY



▲ DUBAI INVESTMENT PARK 10-12 MINUTES AWAY



▲ PALM JEBEL ALI 20-25 MINUTES AWAY



▲ JABEL ALI VILLAGE 15-20 MINUTES AWAY



▲ YIWU MARKET 10-15 MINUTES AWAY

ATTRACTIONS



▲ AL QUDRA LAKE 20 -25 MINUTES AWAY



▲ DUBAI PRODUCTION CITY 20-25 MINUTES AWAY

COMMUNITIES



▲ DUBAI SPORTS CITY 20 -25 MINUTES AWAY



▲ DUBAI PARK & RESORTS 10-15 MINUTES AWAY



▲ JBR 30-35 MINUTES AWAY



▲ IBN BATTUTA MALL 15-20 MINUTES AWAY



▲ JVC 20-25 MINUTES AWAY



▲ JUMEIRAH GOLF ESTATES 20-25 MINUTES AWAY



▲ DISTRICT 2020 15-20 MINUTES AWAY



DUGASTA

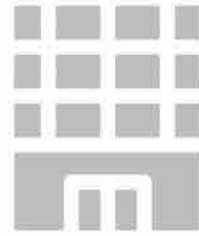


Al Haseen *Residences*

Thoughtful designs. Extravagant spaces built
around nature. Wander and wonder about the
serenity of your ambience.



PROJECT OVERVIEW



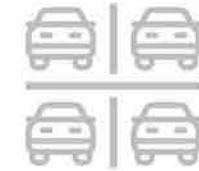
Number of
Floors
G+6+Roof



Total Apartments
138 (1st to 6th floor
- **23 units** each)



Gym



Number
of Parking
132



Number of **1 BHK**
Apartments **60**
Available Units **48**



Number of **Studio**
Apartments **42**
Available Units **7**



Number
of **2 BHK**
Apartments **36**
Available
Units **22**



Swimming
Pool



STUDIO

Sizes
between
342 Sqft. to
546 Sqft.

TYPE A



TYPE B

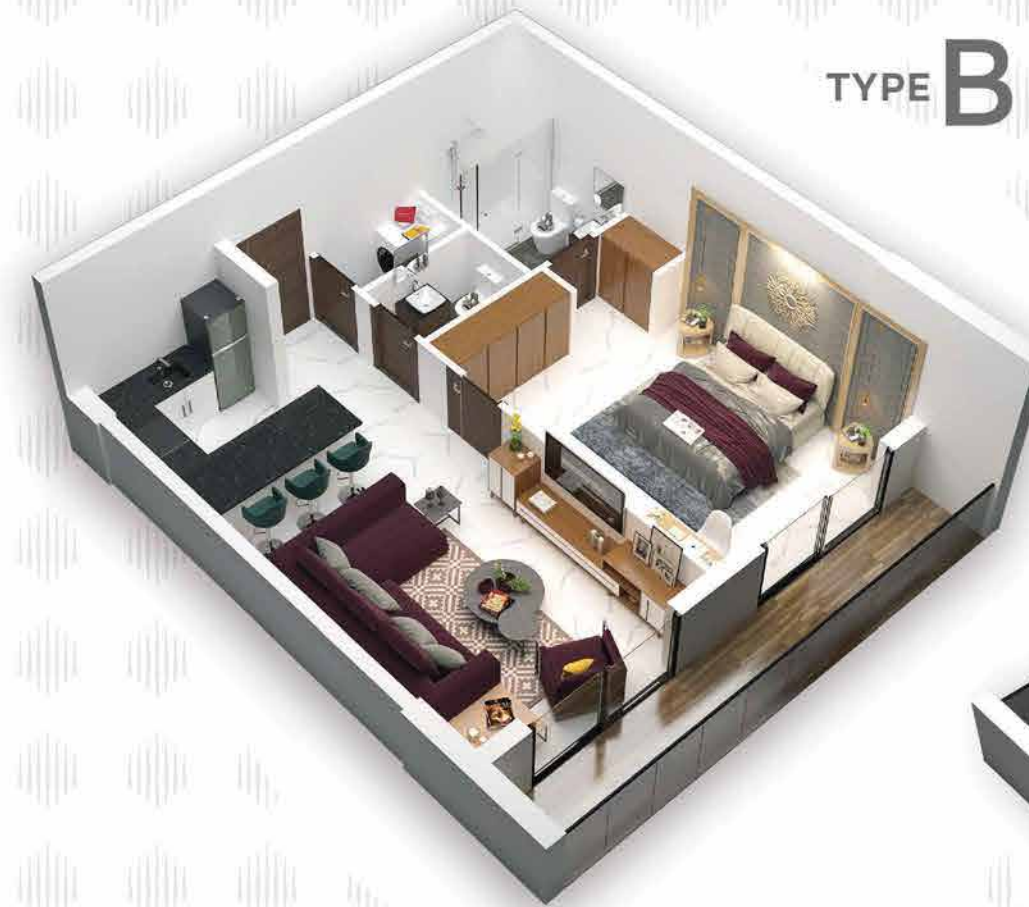


TYPE C



1-BHK

Sizes
between
723 Sqft. to
751 Sqft.



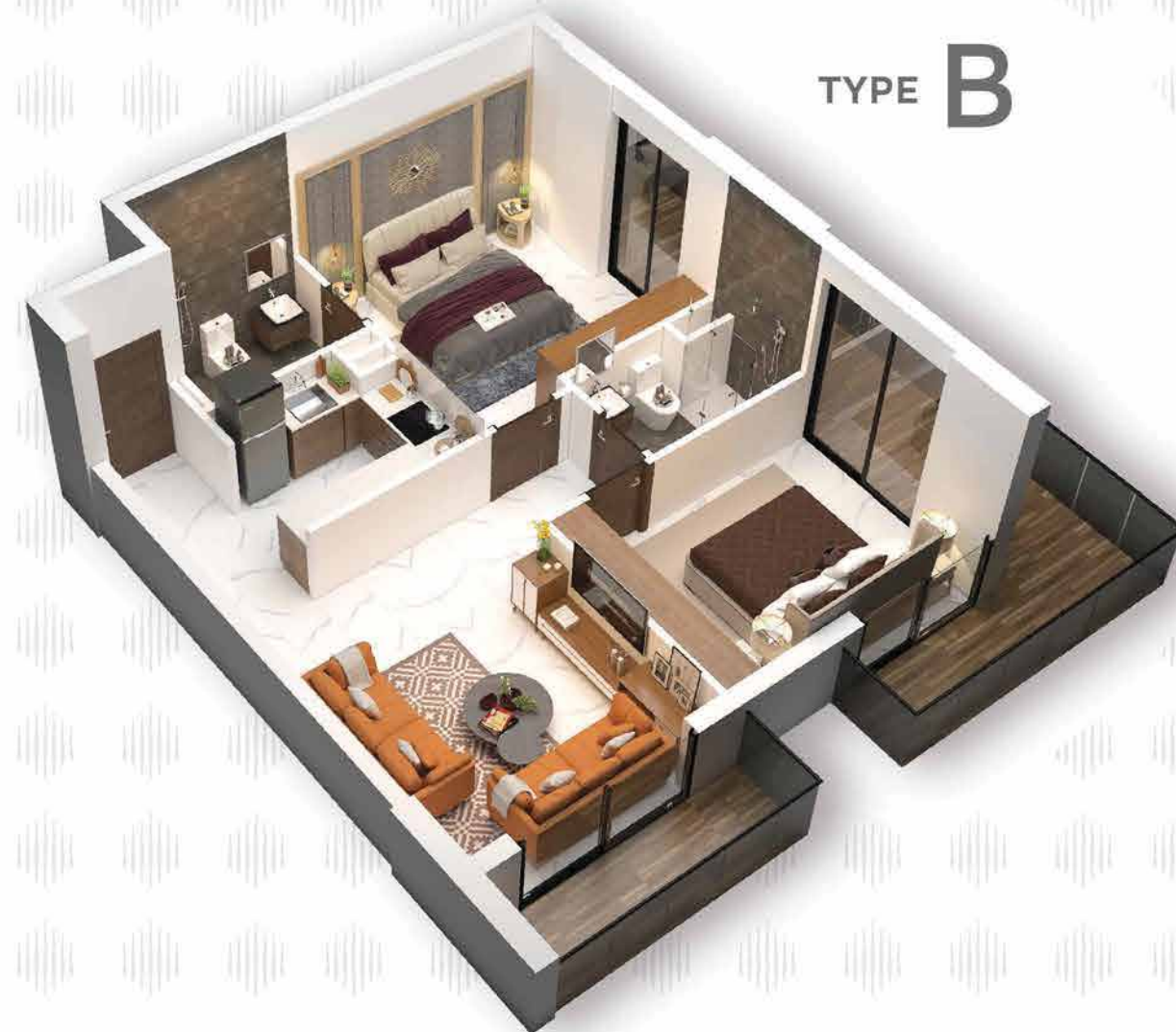
2-BHK

Sizes
between
874 Sqft. to
1099 Sqft.

TYPE **A**



TYPE **B**





Al Haseen-2 *Residences*

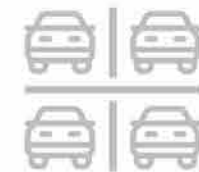
Away from the bustle of the city. Retreat into
the lap of nature. A delight for the soul.



Number of
Floors
B+G+6+Roof



Total Apartments **139**
1st to 5th Floor **23 Units**
6th Floor **22 Units**
& 7th Floor **2 Units**



NUMBER
OF PARKING
139



Kids Play Area

Number of **1 BHK**
Apartments **19**
Available Units **19**



Number of **Studio**
Apartments **106**
Available Units **106**



Number
of **2 BHK**
Apartments
14
Available
Units **14**



STUDIO

Sizes
between
411 Sqft. to
445 Sqft.

TYPE A



TYPE B



TYPE C



1-BHK

Sizes
between
751 Sqft. to
838 Sqft.



2-BHK

Sizes
between
967 Sqft. to
1023 Sqft.

TYPE **A**



TYPE **B**





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



▲ DUBAI SILICON OASIS 5-10 MINUTES AWAY



▲ DESERT PALM POLO CLUB 10-15 MINUTES AWAY



▲ CITY CENTRE MIRDIF 15-20 MINUTES AWAY

ATTRACTIONS



▲ DRAGON MART 10-15 MINUTES AWAY



▲ NAD AL SHIBA 10-15 MINUTES AWAY

COMMUNITIES



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



▲ THE LAST EXIT AL KHAWANEEJ
20-25 MINUTES AWAY



▲ IMG WORLD OF ADVENTURE
10-15 MINUTES AWAY



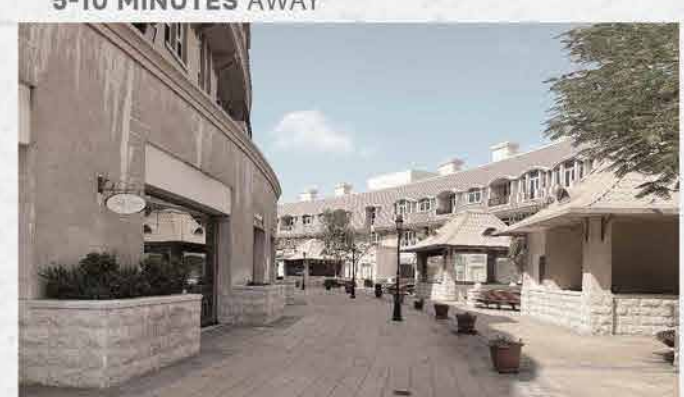
▲ QURANIC PARK 20-25 MINUTES AWAY



▲ AL WARQA COMMUNITY 15-20 MINUTES AWAY



▲ AL WARSAN VILLAGE 10-15 MINUTES AWAY



▲ UPTOWN MIRDIF 15-20 MINUTES AWAY

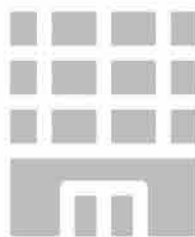


MC^{MOON}NSA *Residences*

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



PROJECT OVERVIEW



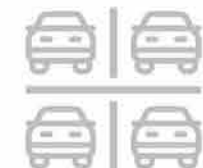
Number of
Floors
B+G+7+Roof



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



Gym



Number
of Parking
96



Jacuzzi



Swimming
Pool

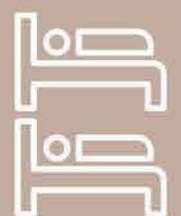


Kids Play

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**

STUDIO

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.



READY FOR INVESTMENT

Ready to make
your dreams come true.



The background of the entire image is a repeating pattern of stylized human figures. These figures are arranged in a grid that recedes into the distance, creating a strong sense of perspective. The figures are rendered in a light, golden-brown color against a darker, muted orange background. The overall effect is one of a vast, organized crowd, possibly representing a large gathering or a community.

YOUR DREAMS


OUR REALITY





THANKS FOR WATCHING


CONTACT US FOR MORE INFORMATION

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