








YOU ARE A GUIDE TO THE
WORLD OF LUXURY

 www.svrealstate.agency

 [svrealstate_agency](https://t.me/svrealstate_agency)

 [svrealstate_agency](https://wa.me/svrealstate_agency)

 svrealstate@agency

 +9 909 999 99 99



LIVE THE
HIGH LIFE

FACT SHEET

LIVE WHERE THE SKY MEETS THE SEA - DUBAI MARINA

Dubai Marina, known as Dubai's most sought-after residential district, stands as one of the first and largest waterfront developments in the region. Spanning across an impressive 50 million sq. ft., this expansive project features a 3.5 km canal, facilitating convenient access to the sea from both ends.



Dubai Marina comprises several districts, each developed as a distinct community. It is home to numerous high-rise towers, providing luxurious apartments and villas, all set against the captivating backdrop of the Marina. Explore a plethora of the city's finest dining, entertainment, and leisure facilities in this vibrant locale.

CONVENIENCE REDEFINED

**Ease access in and out of
Dubai Marina**



**5 Minutes
Jumeirah Beach**

**From Marina Star to Abu Dhabi;
access Sheikh Zayed Road, 2 minutes**



**5 Minutes
Dubai Marina Mall**

**From Marina Star to Dubai;
access Sheikh Zayed**



**18 Minutes
Burj Khalifa &
Dubai Mall**



**30 Minutes
Dubai World Trade
Centre**



**24 Minutes
Dubai International
Airport**



**5 Minutes
The Palm Jumeirah**



**18 Minutes
Downtown Dubai**



**15 Minutes
Dubai Investment
Park**



**25 Minutes
Dubai World Central**



**8 Minutes
Emirates Golf Club**



**30 Minutes
Dubai Opera House**















**20 Minutes
Dubai International
Financial Centre (DIFC)**



A LUMINOUS LIFESTYLE

At Marina Star, immerse yourself in a refreshing blend of opulence, elegance, and artistic finesse through its myriad amenities.



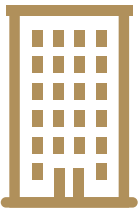
-  ROOF TOP INFINITY POOL
(13m DIAMETER)
-  SAUNA MALE
-  SAUNA FEMALE
-  STEAM ROOM MALE
-  STEAM ROOM FEMALE
-  CO-WORKING SPACE
-  YOGA STUDIO
-  TECHNO GYM
-  RETAIL OUTLET
-  SIGNATURE COFFEE SHOP
-  CABANA
-  PROVISION FOR HOLIDAY
HOMES BY CASA ROYALE



AN EXTRAORDINARY LIVING AWAITS

Discover Studio, 1, and 2-bedroom apartments in the heart of Dubai Marina, where every detail reflects grandeur. This is a space that masterfully fuses artistry with utility to offer you a charming living experience like no other.

- The homes at Marina Star Residences by Condor are meticulously designed to a luxury standard.
- The floor areas are tiled with RAK Ceramics Porcelain Tiles for both wet and dry spaces.
- The wooden doors have a laminate finish.
- Sanitaryware fixtures are sourced from Kohler, an American brand.
- A five-coat painting system will be applied to internal walls and ceilings to ensure a high-quality standard.
- Kitchen and vanity counters will feature premium countertops with a matte finish, creating an inviting and striking appeal in the kitchen.
- Seimens (German Brand) Hob, Hood and oven and Elba (Italian Brand) fridge.

 4B+G+27 Levels		NUMBER OF UNITS	AVERAGE SIZE
		77	500 Sq. ft
	STUDIO	94	850 Sq. ft.
	ONE BEDROOM	30	1270 Sq. ft.
	TWO BEDROOM	03	2300 Sq. ft.
	DUPLEX VILLA	02	6340 Sq. ft.

APARTMENT HIGHLIGHTS

- Spacious Rooms
- Premium Fixtures and Fittings
- Contemporary Ecru Designed Interiors
- Private Balconies
- Architectural Design Excellence
- Dedicated Reserved Parking Spaces
- Smart lock and GRMS



PAYMENT PLAN

READY TO MOVE IN

BOOKING FEES: **AED 30,000 (NON REFUNDABLE)**

SERVICE CHARGES: **AED 20**

Payment Plans

Option 1: FULL PAYMENT

100% + 2% Oqood

*Benefits: 50% DLD Fees waiver &
1 year of service & charge waiver*

OR

Option 2: 65% - 35% PHPP

Down Payment: 65% + 4% Oqood (Key handover)

35% within 18 months - Post Handover Payment Plan

Benefit: 1 year of service charge waiver

DISCLAIMER


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THANKS FOR WATCHING


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 svrealstate@agency

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