The Astera

INTERIORS BY ASTON MARTIN

ASTON MARTIN | DAR GLOBAL

Joint Development Partner

AARVEES

THE MOST DESIRABLE LUXURY RESIDENCES IN THE WORLD

IMMERSE YOURSELF IN

UNWAVERING BEAUTY



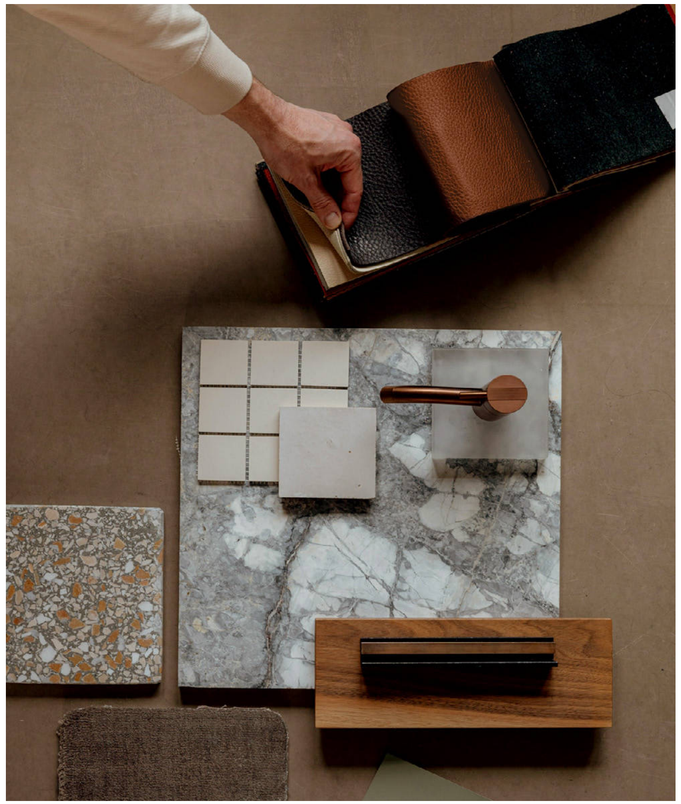


EXPERIENCE THE

FIERCELY INDEPENDENT ISLAND SPIRIT







DISCOVER

EXCEPTIONAL ENGINEERING



Disclaimer: Illustrative concept visuals, subject to final interior designs

The Astera

INTERIORS BY ASTON MARTIN





BIRTH OF A LEGEND

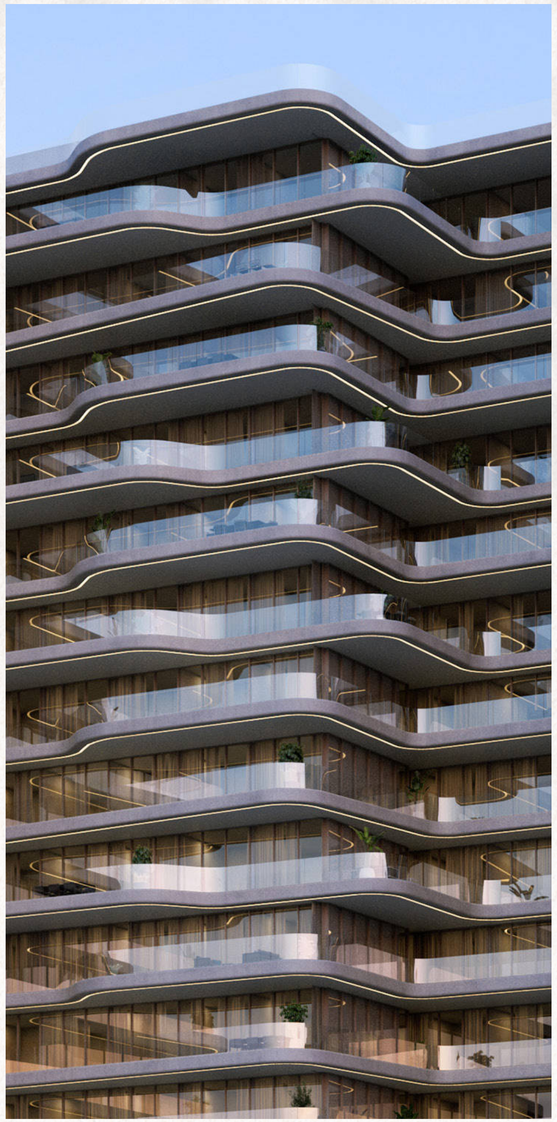
ASTON MARTIN

The remarkable story of Aston Martin began on January 15th, 1913, when founders Robert Bamford and Lionel Martin established Bamford and Martin Limited, operating from a modest workshop on Henniker Mews in London. Their vision of crafting cars renowned for impeccable design and superior performance captured the public's imagination, a fascination that endures even after a century.

In 1914, the name Aston Martin was adopted, a fitting choice inspired by Lionel's success at the Aston Hill Climb in Buckinghamshire, England.

Driven by a spirit of competition from the outset, Aston Martin has evolved into an iconic brand synonymous with artisanal luxury, timeless elegance, exceptional performance, and triumphs in international motorsport since those pioneering days.





ENGINEERING THE WORLD'S MOST DESIRABLE

DRIVEN BY BRITISH INGENUITY

Infused with the spirit of British ingenuity, The Astera, Interiors by Aston Martin, epitomizes the seamless fusion of bespoke style, cutting-edge material science, meticulous craftsmanship, and unparalleled functionality, resulting in the creation of the world's most desirable luxury residences.

In collaboration with DarGlobal, this exceptional blend of expertise and innovation has culminated in the birth of The Astera, an exclusive residential tower, where every detail reflects a commitment to excellence and sophistication.





AUTHENTIC ISLAND LIVING

ONLY 60 MIN AWAY FROM DUBAI

Cushioned along the pristine shores of Ras Al Khaimah lies Al Marjan island, one of four exquisite man-made coral-shaped islands that extend into the azure waters of the Arabian Gulf.

The Astera adds to the allure of the island, just 60 minutes away from the vibrant city of Dubai, residents can enjoy an elevated lifestyle that seamlessly blends seclusion and convenience.

AL MARJAN ISLAND

THE WONDERS OF COASTAL LIVING

in Ras Al Khaimah

With its lush landscapes and diverse marine life, Al Marjan Island provides a picturesque setting and unparalleled experiences that cater to every desire. You can bask on pristine beaches, enjoy world-class resorts, luxury hotels, retail outlets, and a wide range of recreational activities.

With its breathtaking sunsets, vibrant nightlife, and exceptional amenities, living in The Astera, on Al Marjan Island, not only embodies, but elevates, the wonders of coastal living.



The Astera

INTERIORS BY ASTON MARTIN

AL MARJAN ISLAND, UAE

45 min
DUBAI INTERNATIONAL AIRPORT

60 min
DUBAI MALL

60 min
DUBAI INTERNATIONAL FINANCIAL CENTRE



RAK AIRPORT
RAS AL KHAIMAH
FUJAIRAH
UMM AL QUWAIN
AJMAN
SHARJAH
DUBAI INTERNATIONAL AIRPORT
BURJ KHALIFA
DUBAI
ABU DHABI

PERFECTLY LOCATED

00 min
Your Direct Beach Access

03 min
Al Marjan Island Resort & Spa

04 min
Al Marjan Island Beach Club

05 min
Al Marjan Island Amphitheater (Event Venue)

05 min
Wynn Resort

06 min
DoubleTree by Hilton Resort & Spa Marjan Island

06 min
Al Marjan Island Boulevard (Shopping and Dining Area)

06 min
Al Marjan Island Promenade (Scenic Walkway)

07 min
Marjan Beach

27 min
The Ritz-Carlton Ras Al Khaimah, Al Hamra Beach



PANORAMIC VIEWS

OF THE ARABIAN GULF & DIRECT BEACH ACCESS

The Astera is situated in a location that epitomizes the spirit of excitement and elegance, mirroring the brand's renowned prestige. Nestled within one of the prime waterfront locations in Al Marjan Island, the residential tower offers sweeping vistas of the Arabian Gulf, the city's iconic skyline, and the bustling island.

Residents will enjoy direct beach access within the vibrant and rapidly expanding greater downtown area of Ras Al Khaimah. This includes the bustling neighborhoods of the island, the luxury resorts, and attractions, each brimming with an array of amenities to explore and indulge in.



MASTERFULLY DESIGNED

BY THE LEGENDARY ASTON MARTIN

Crafted to harmonize with the surrounding landscape of Al Marjan Island, each residence is designed to emulate the dynamic flow of a power wave, ensuring breathtaking views from every angle.

Aston Martin, a brand synonymous with luxury, innovation, and cutting-edge design, brings its expertise to the interiors of these residential tower. The brand's signature style, featuring elegant lines, premium materials, and a sophisticated aesthetic is reflected in every detail.





Disclaimer: Illustrative concept visuals, subject to final interior designs

INTERIORS

PASSIONATELY DESIGNED

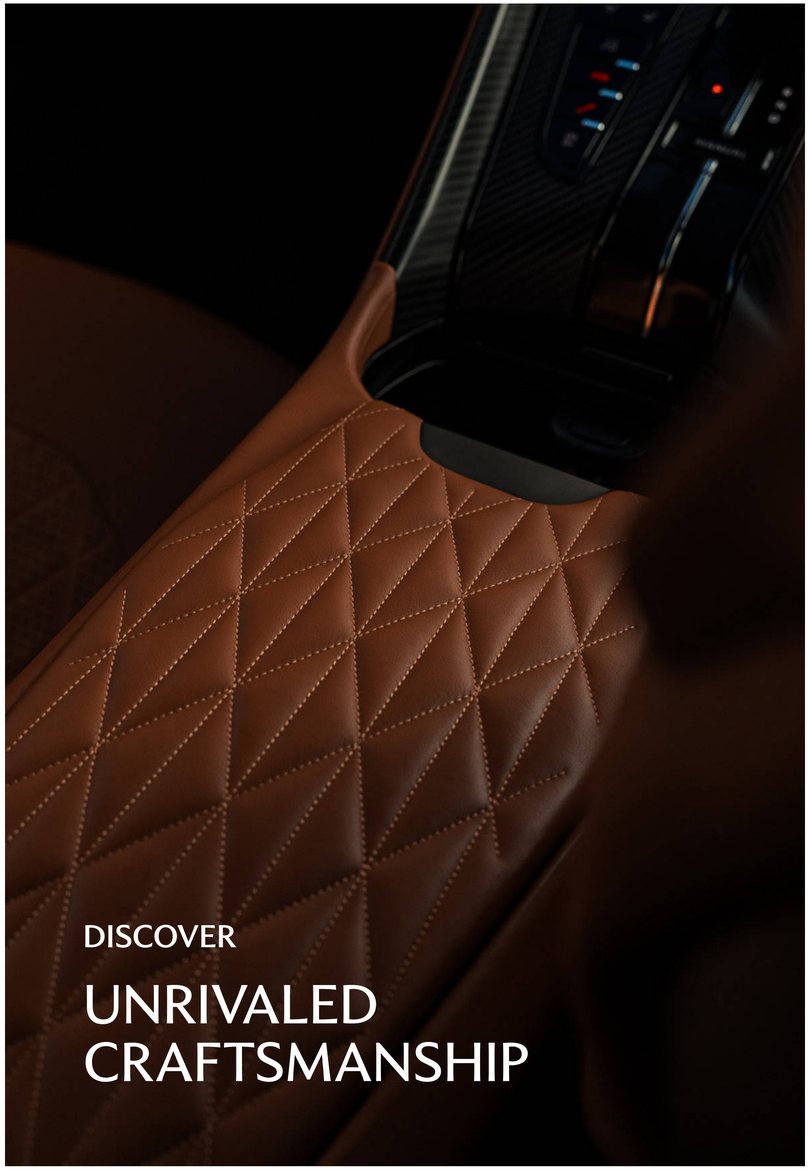
Inspired by the sleek lines and dynamic forms of the Aston Martin product, the interiors of the residences are a testament to over 110 years of British ingenuity, craftsmanship, and material science.

A plethora of rich materials such as fine leather, polished metals, and exotic woods are seamlessly integrated into the spaces, exuding performance and bespoke style.



Disclaimer: Illustrative concept visuals, subject to final interior designs





DISCOVER

UNRIVALED
CRAFTSMANSHIP





Disclaimer: Illustrative concept visuals, subject to final interior designs

DETAILS

METICULOUSLY CRAFTED

Each meticulous detail elevates the living experience, ensuring optimal performance and comfort.

With a commitment to excellence, The Astera, Interiors by Aston Martin, offers a bespoke lifestyle experience that embodies the essence of luxury living.


Disclaimer: Illustrative concept visuals, subject to final interior designs

CREATURE COMFORTS

FOR THE DISCERNING FEW





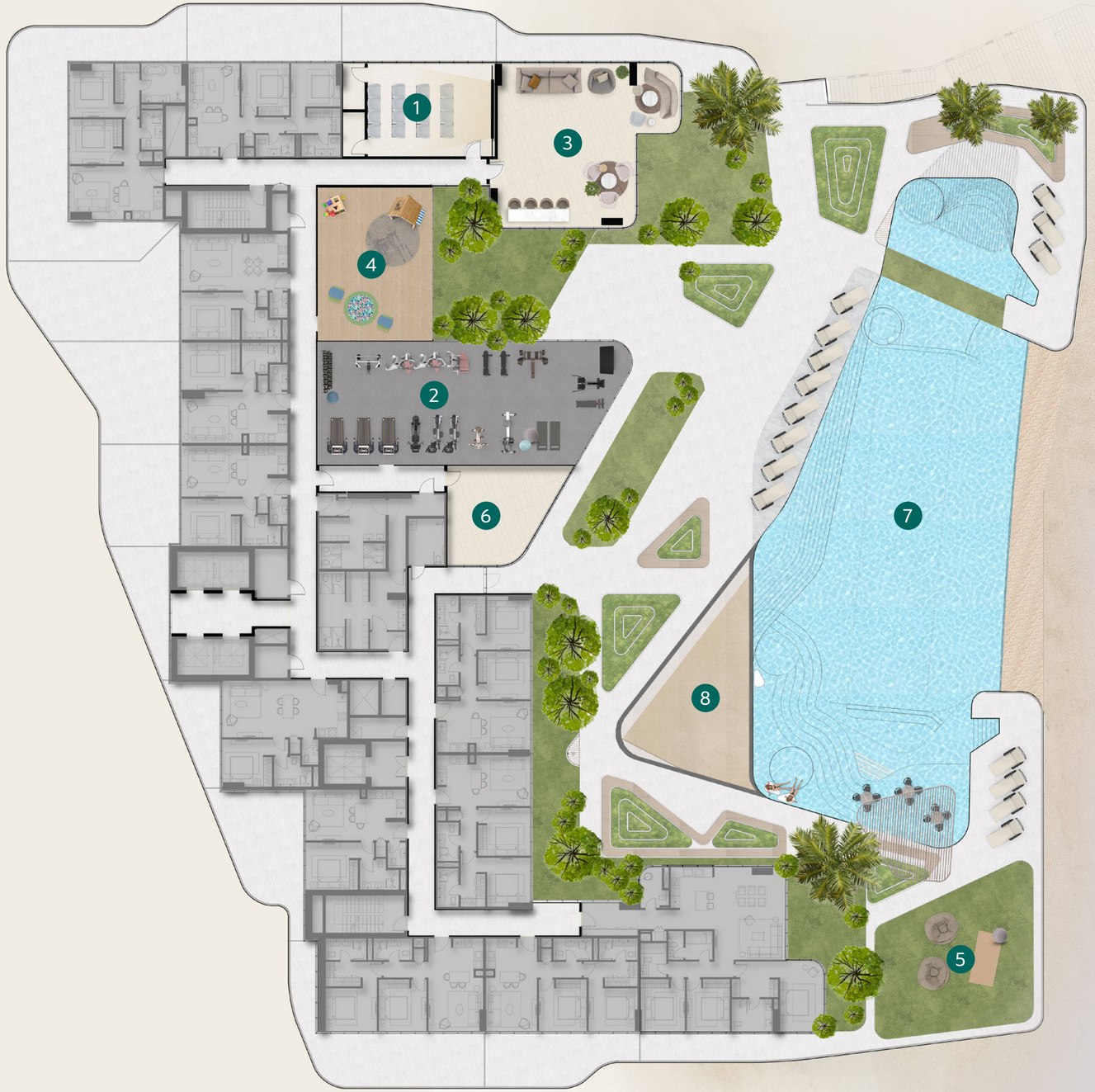
At the podium of the tower, residents are treated to a range of world-class amenities, including direct beach access. From an infinity pool offering breathtaking views of the ocean to a scenic walk track and lush green spaces, every corner invites relaxation and rejuvenation.

- Indoor cinema
- Fitness centre
- Multipurpose hall
- Kids play area
- Yoga lawn
- Spa
- Infinity pool
- Pool bar
- Direct beach access

Disclaimer: Illustrative concept visuals, subject to final interior designs

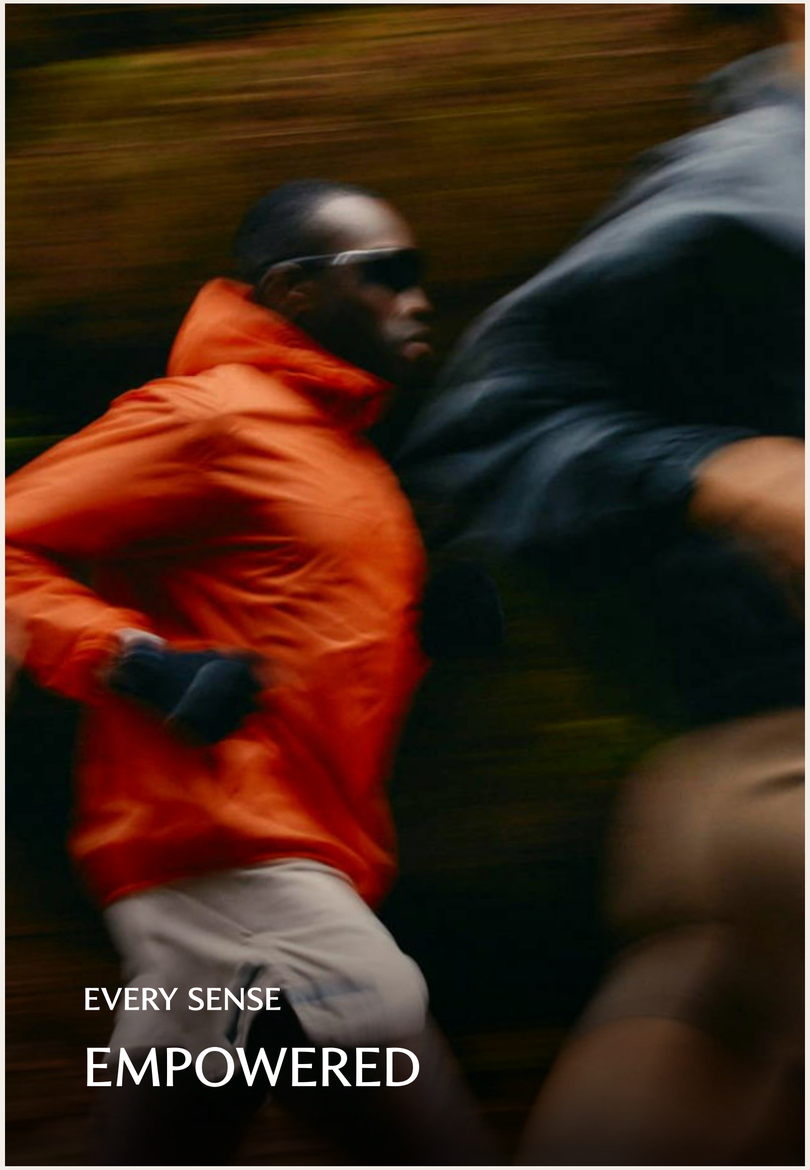
WORLD-CLASS

AMENITIES DECK



1. Indoor Cinema
2. Fitness Centre
3. Multipurpose Hall
4. Kids Play Area
5. Yoga Lawn
6. Spa
7. Infinity Pool
8. Pool bar




EVERY SENSE
EMPOWERED





The Astera

INTERIORS BY ASTON MARTIN

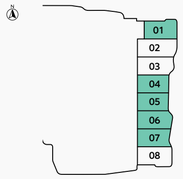
12 REASONS TO
INVEST IN THE ASTERA

1. **10-YEAR GOLDEN VISA**
   Available with an investment of 2 million AED
2. **ATTRACTIVE TAXATION**
   0% income tax and 0% property tax
3. **DIRECT VIEW OF WYNN RESORT**
   Just 5 minutes away from the first Wynn Resort in the Middle East.
4. **DIRECT BEACHFRONT ACCESS**
   Enjoy stunning Beachfront Residences
5. **CONVENIENT LOCATION**
   Only 45 minutes from Dubai International Airport
6. **100% BUSINESS OWNERSHIP**
   Full ownership of businesses
7. **HIGH-YIELD OPPORTUNITIES**
   Potential to generate yields beyond 9% due to saturation in Dubai beachfront locations
8. **EMERGING MARKET**
   RAK is experiencing significant growth with an average apartment capital value increase of 35% in the last year
9. **HIGH HOTEL OCCUPANCY RATES**
   Projected peak in occupancy rate for the hospitality sector by 2027, nearing full capacity, indicates high demand for residential products
10. **TOURIST INFLUX**
    Projected to attract 3-3.5 million tourists by 2030, driving rental yields and capital values
11. **STRONG REGULATORY FRAMEWORK**
    Ensures buyer protection and project completion through RERA and escrow accounts
12. **BRANDED RESIDENCES**
    Achieve higher returns with price premiums of 30% to 200% due to perceived quality, prestige, and superior services, attracting high-net-worth buyers

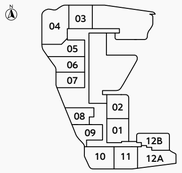
FLOOR PLANS

3 BEDROOMS
VILLA TYPE A

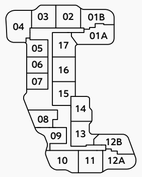
FLOOR
GROUND



FLOOR
2

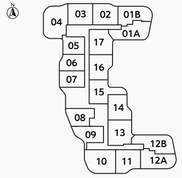


FLOOR
3

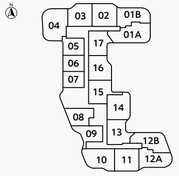


SEA & ISLAND VIEW

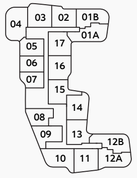
FLOORS
4, 8, 11, 13, 16



FLOORS
5, 7, 10, 12, 14



FLOORS
6, 9, 15



BEACH FRONT VIEW

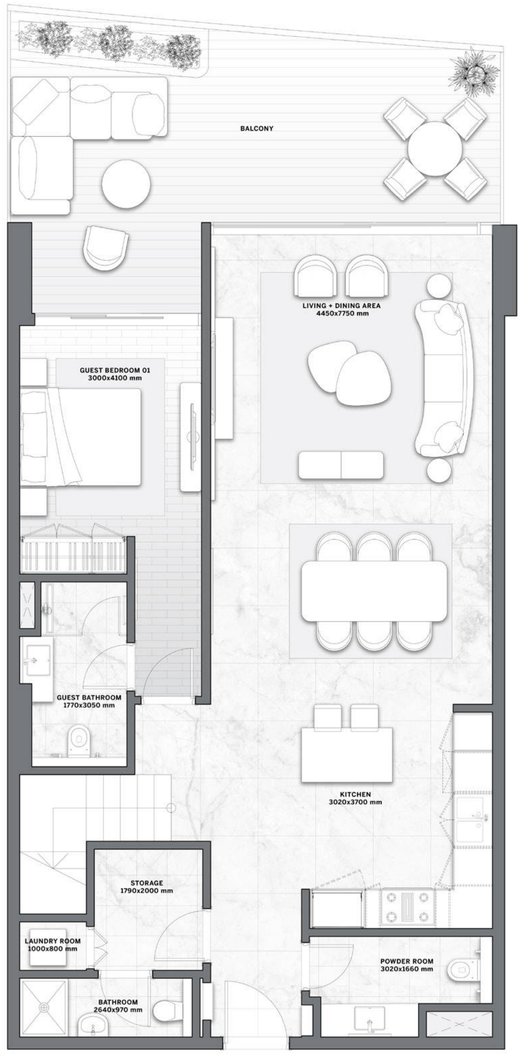
BEACH FRONT & PARTIAL WYNN RESORT VIEW

RESIDENCE	SQM	SQFT
Internal Area	**195**	**2,098**
Balcony Area	**33 - 44**	**360 - 476**
Total Built up Area	**228 - 239**	**2,456 - 2,573**

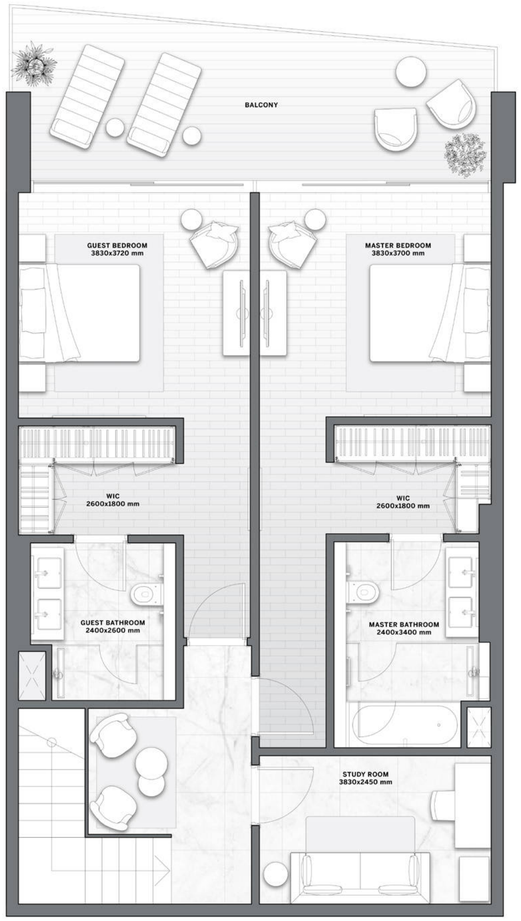
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, and other elements displayed in the brochure, or between the plot boundary, are not part of the unit and are shown for illustrative purposes only.

The Astera

INTERIORS BY ASTON MARTIN



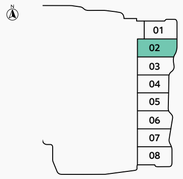
LOWER LEVEL



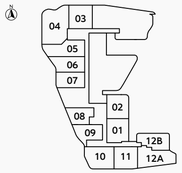
UPPER LEVEL

3 BEDROOMS
VILLA TYPE B

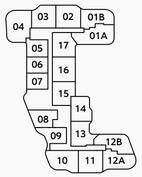
FLOOR
GROUND



FLOOR
2

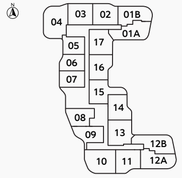


FLOOR
3

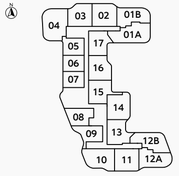


SEA & ISLAND VIEW

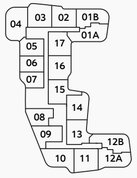
FLOORS
4, 8, 11, 13, 16



FLOORS
5, 7, 10, 12, 14



FLOORS
6, 9, 15



BEACH FRONT VIEW

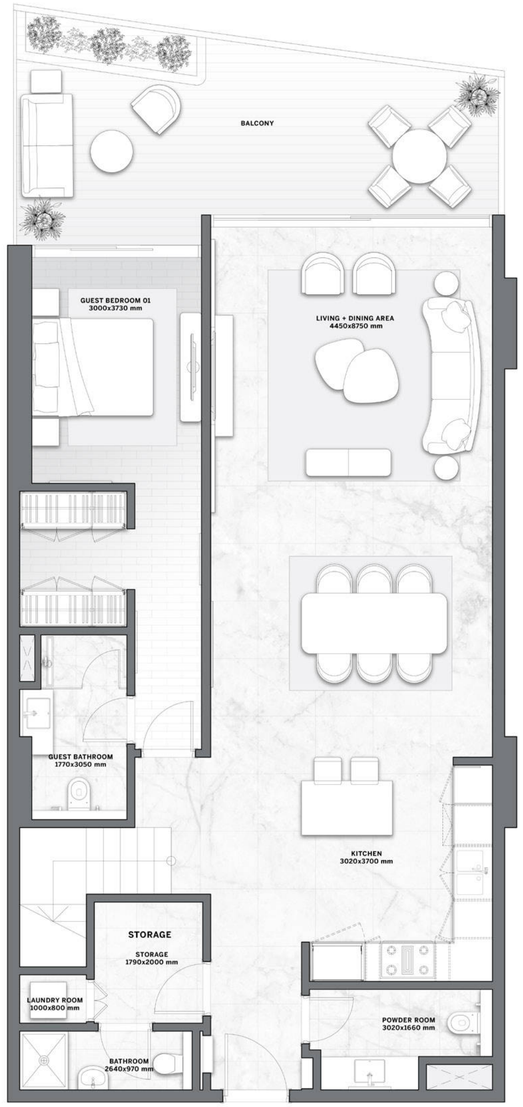
BEACH FRONT & PARTIAL WYNN RESOURCE VIEW

RESIDENCE	SQM	SQFT
Internal Area	**226**	**2,431**
Balcony Area	**41**	**445**
Total Built up Area	**267**	**2,876**

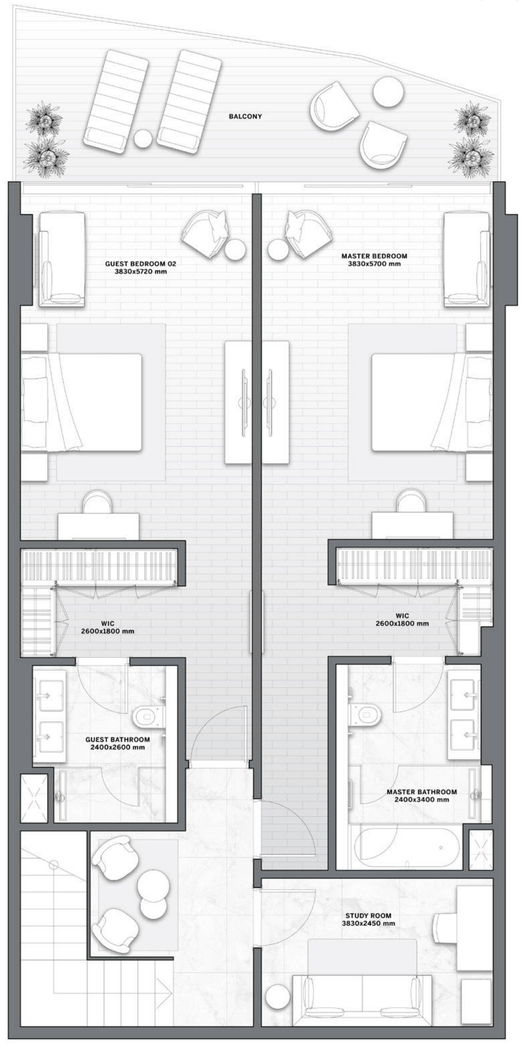
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, and other elements displayed in the brochure, or between the plot boundary, are not part of the unit and are shown for illustrative purposes only.

The Astera

INTERIORS BY ASTON MARTIN



LOWER LEVEL

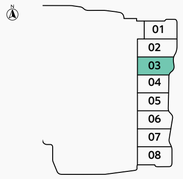


UPPER LEVEL

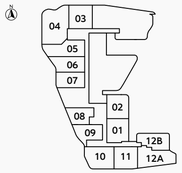
3 BEDROOMS
VILLA TYPE C

SEA & ISLAND VIEW

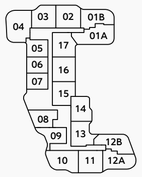
FLOOR
GROUND



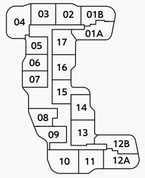
FLOOR
2



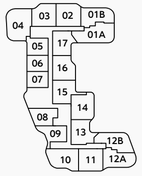
FLOOR
3



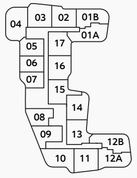
FLOORS
4, 8, 11, 13, 16



FLOORS
5, 7, 10, 12, 14



FLOORS
6, 9, 15



BEACH FRONT VIEW

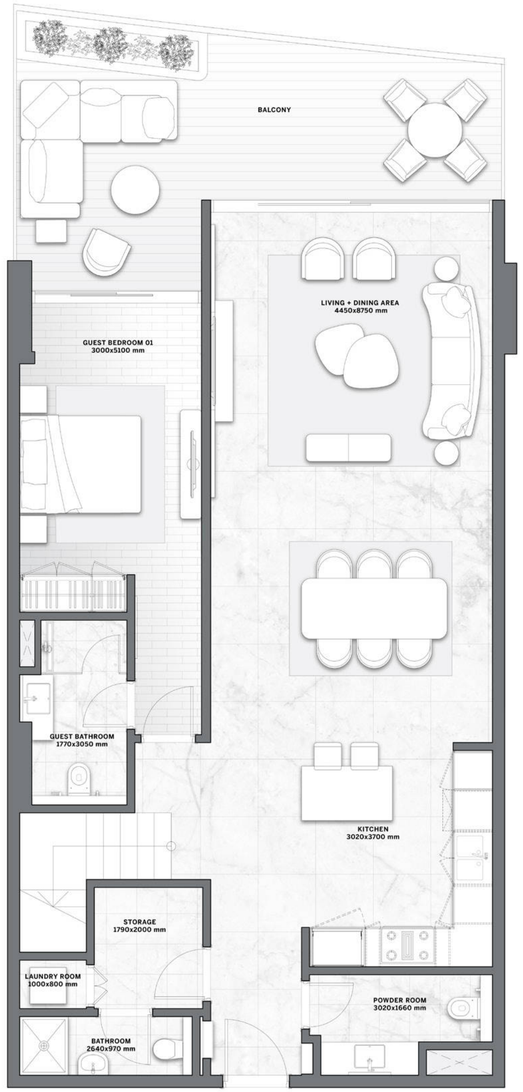
BEACH FRONT & PARTIAL WYNN RESORT VIEW

RESIDENCE	SQM	SQFT
Internal Area	**211**	**2,269**
Balcony Area	**41**	**440**
Total Built up Area	**252**	**2,709**

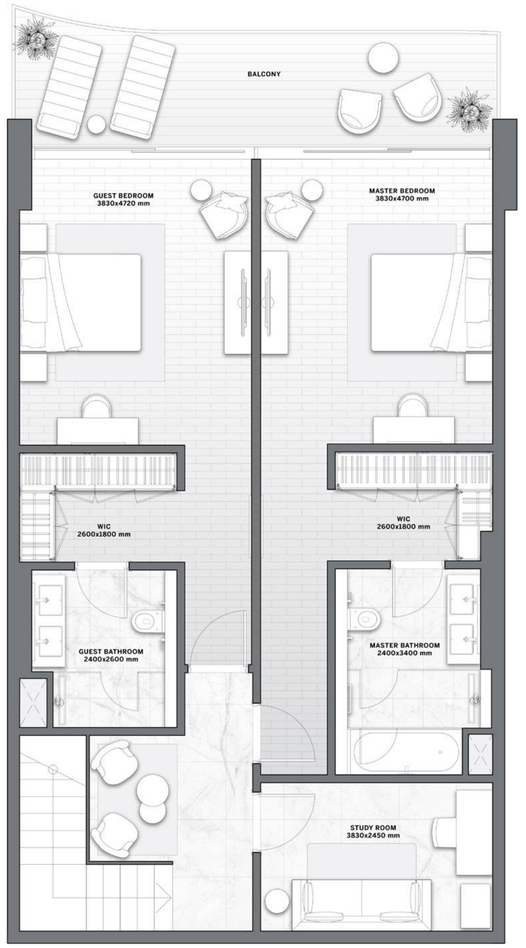
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, and other elements displayed in the brochure, or between the plot boundary, are not part of the unit and are shown for illustrative purposes only.

The Astera

INTERIORS BY ASTON MARTIN



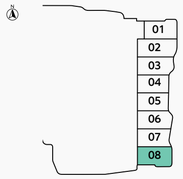
LOWER LEVEL



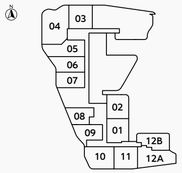
UPPER LEVEL

3 BEDROOMS
VILLA TYPE D

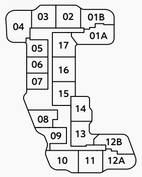
FLOOR
GROUND



FLOOR
2

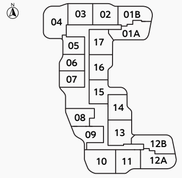


FLOOR
3

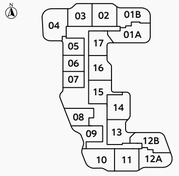


SEA & ISLAND VIEW

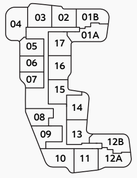
FLOORS
4, 8, 11, 13, 16



FLOORS
5, 7, 10, 12, 14



FLOORS
6, 9, 15



BEACH FRONT VIEW

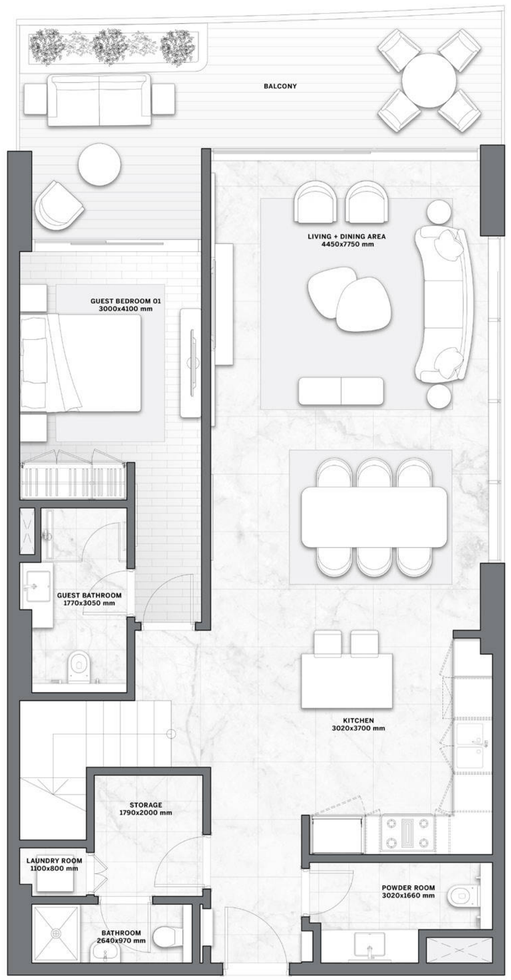
BEACH FRONT & PARTIAL WYNN RESORT VIEW

RESIDENCE	SQM	SQFT
Internal Area	**194**	**2,090**
Balcony Area	**34**	**364**
Total Built up Area	**228**	**2,455**

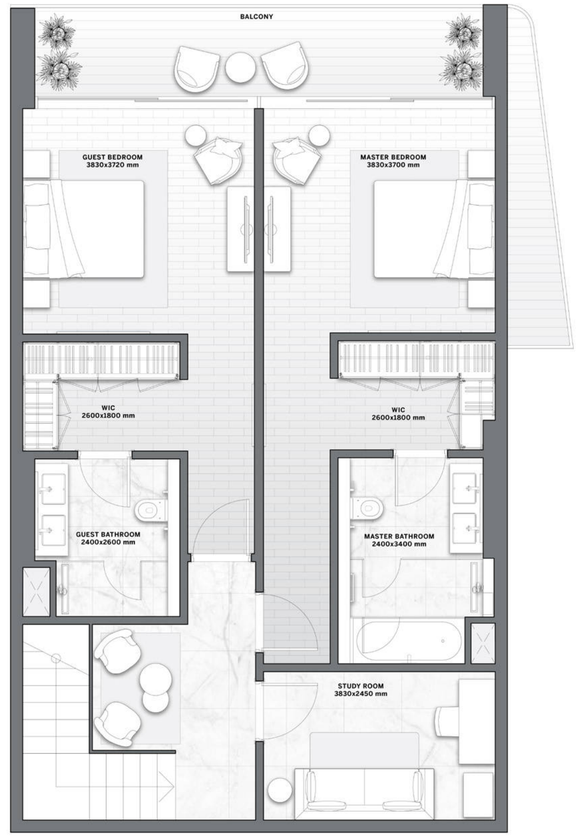
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, and other elements displayed in the brochure, or between the plot boundary, are not part of the unit and are shown for illustrative purposes only.

The Astera

INTERIORS BY ASTON MARTIN



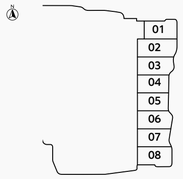
LOWER LEVEL



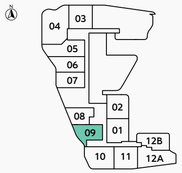
UPPER LEVEL

1 BEDROOM
TYPE A

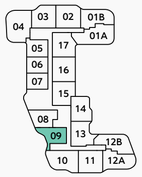
FLOOR
GROUND



FLOOR
2

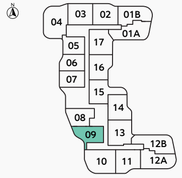


FLOOR
3

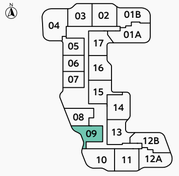


SEA & ISLAND VIEW

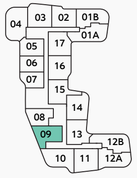
FLOORS
4, 8, 11, 13, 16



FLOORS
5, 7, 10, 12, 14



FLOORS
6, 9, 15



BEACH FRONT VIEW

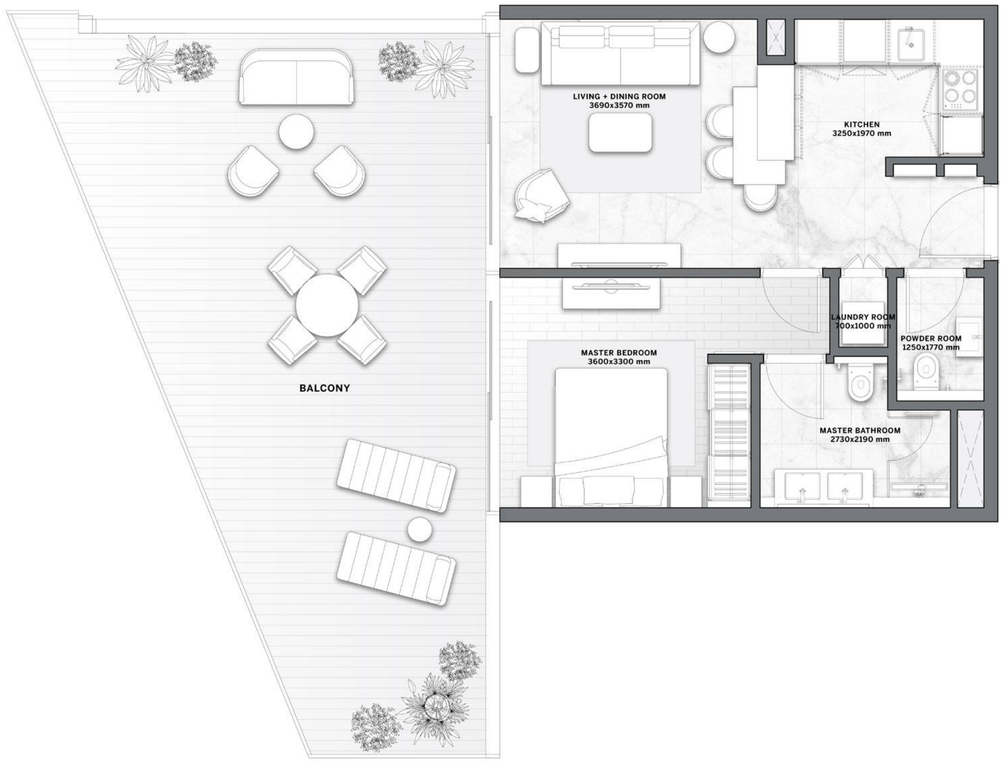
BEACH FRONT & PARTIAL WYNN RESORT VIEW

RESIDENCE	SQM	SQFT
Internal Area	**48**	**522**
Balcony Area	**34 - 52**	**372 - 564**
Total Built up Area	**83 - 101**	**894 - 1,087**

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, and other elements displayed in the brochure, or between the plot boundary, are not part of the unit and are shown for illustrative purposes only.

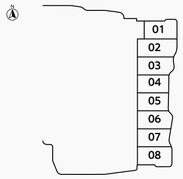
The Astera

INTERIORS BY ASTON MARTIN

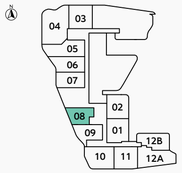


1 BEDROOM
TYPE B

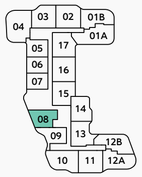
FLOOR
GROUND



FLOOR
2



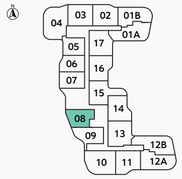
FLOOR
3



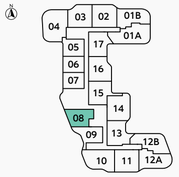
SEA & ISLAND VIEW

BEACH FRONT VIEW

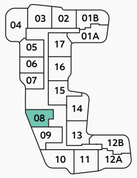
FLOORS
4, 8, 11, 13, 16



FLOORS
5, 7, 10, 12, 14



FLOORS
6, 9, 15



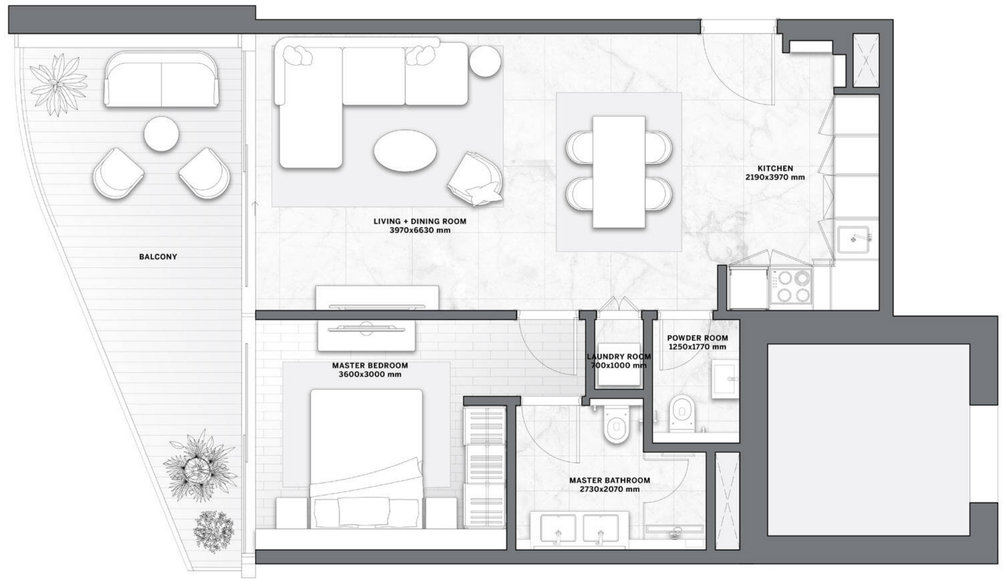
BEACH FRONT & PARTIAL WYNN RESORT VIEW

RESIDENCE	SQM	SQFT
Internal Area	**58**	**623**
Balcony Area	**19 - 20**	**209 - 214**
Total Built up Area	**77 - 78**	**832 - 837**

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, and other elements displayed in the brochure, or between the plot boundary, are not part of the unit and are shown for illustrative purposes only.

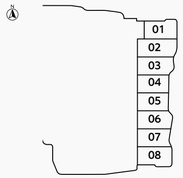
The Astera

INTERIORS BY ASTON MARTIN

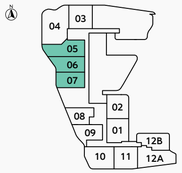


1 BEDROOM
TYPE C

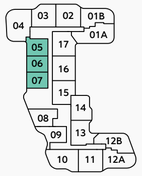
FLOOR
GROUND



FLOOR
2



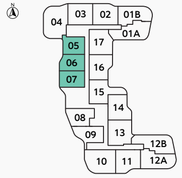
FLOOR
3



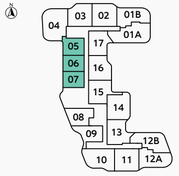
SEA & ISLAND VIEW

BEACH FRONT VIEW

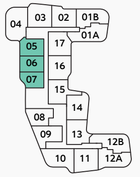
FLOORS
4, 8, 11, 13, 16



FLOORS
5, 7, 10, 12, 14



FLOORS
6, 9, 15



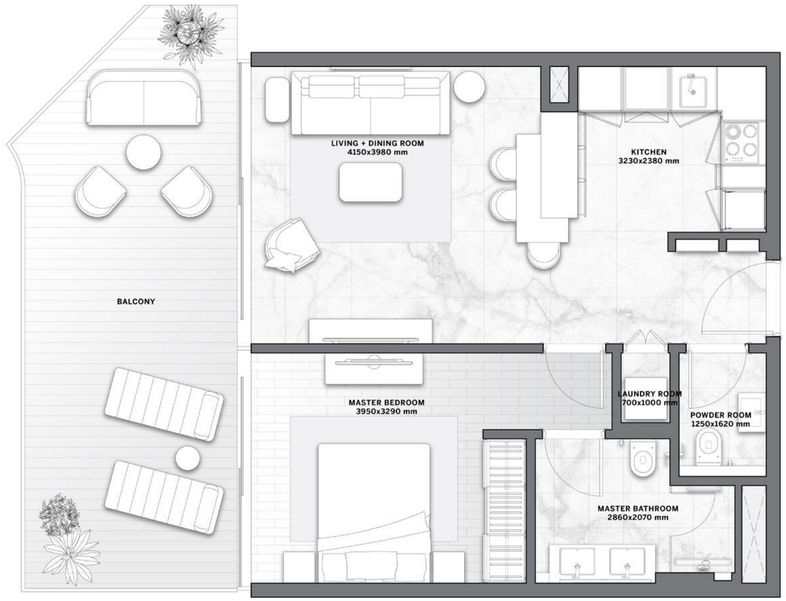
BEACH FRONT & PARTIAL WYNN RESOURCE VIEW

RESIDENCE	SQM	SQFT
Internal Area	**52 - 55**	**562 - 595**
Balcony Area	**11 - 65**	**119 - 702**
Total Built up Area	**63 - 120**	**682 - 1,297**

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, and other elements displayed in the brochure, or between the plot boundary, are not part of the unit and are shown for illustrative purposes only.

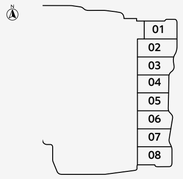
The Astera

INTERIORS BY ASTON MARTIN

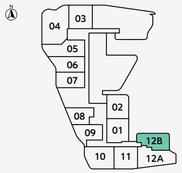


1 BEDROOM
TYPE D

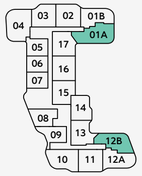
FLOOR
GROUND



FLOOR
2

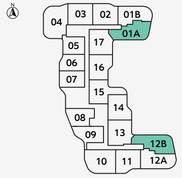


FLOOR
3

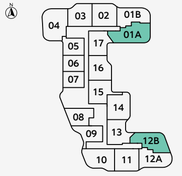


SEA & ISLAND VIEW

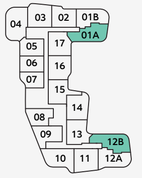
FLOORS
4, 8, 13, 16



FLOORS
7, 14



FLOORS
6, 15



BEACH FRONT VIEW

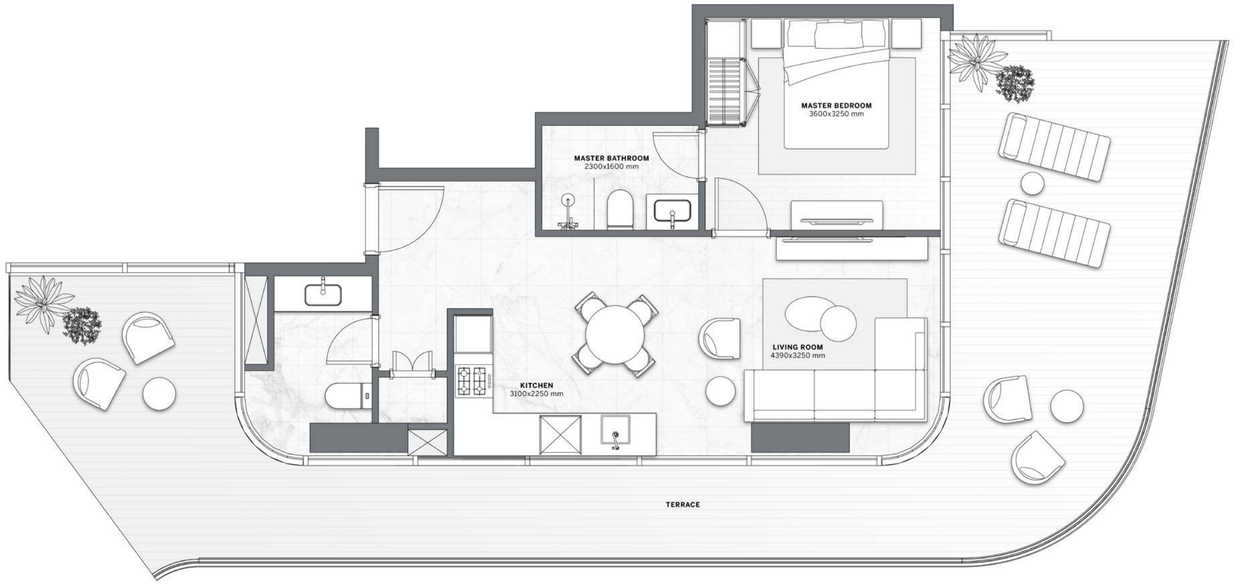
BEACH FRONT & PARTIAL WYNN RESORT VIEW

RESIDENCE	SQM	SQFT
Internal Area	**54**	**581**
Balcony Area	**47 - 80**	**506 - 861**
Total Built up Area	**101 - 134**	**1,087 - 1,442**

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, and other elements displayed in the brochure, or between the plot boundary, are not part of the unit and are shown for illustrative purposes only.

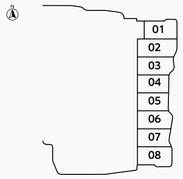
The Astera

INTERIORS BY ASTON MARTIN

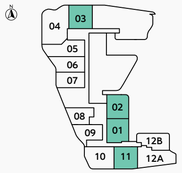


2 BEDROOMS
TYPE A

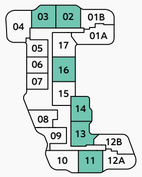
FLOOR
GROUND



FLOOR
2



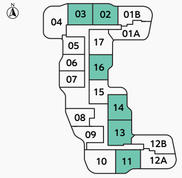
FLOOR
3



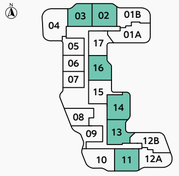
SEA & ISLAND VIEW

BEACH FRONT VIEW

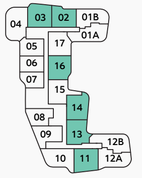
FLOORS
4, 8, 11, 13, 16



FLOORS
5, 7, 10, 12, 14



FLOORS
6, 9, 15



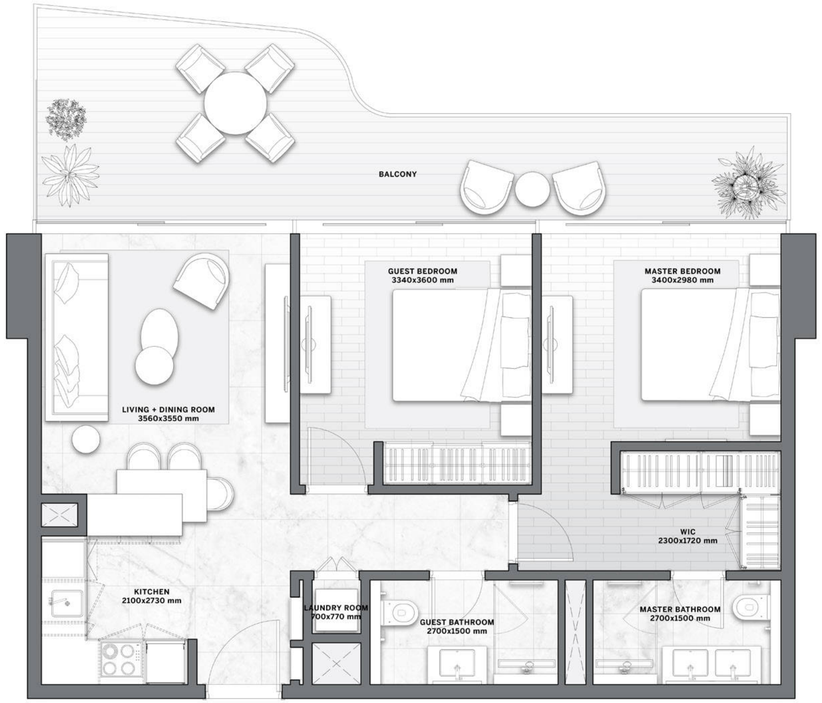
BEACH FRONT & PARTIAL WYNN RESORT VIEW

RESIDENCE	SQM	SQFT
Internal Area	**68 - 73**	**733 - 786**
Balcony Area	**23 - 43**	**252 - 467**
Total Built up Area	**93 - 116**	**1,002 - 1,252**

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, and other elements displayed in the brochure, or between the plot boundary, are not part of the unit and are shown for illustrative purposes only.

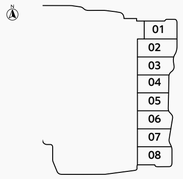
The Astera

INTERIORS BY ASTON MARTIN

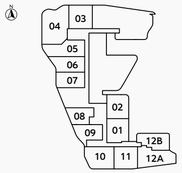


2 BEDROOMS
TYPE B

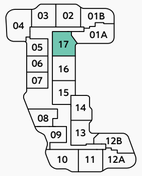
FLOOR
GROUND



FLOOR
2



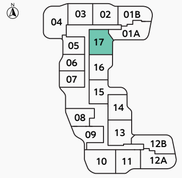
FLOOR
3



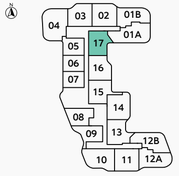
SEA & ISLAND VIEW

BEACH FRONT VIEW

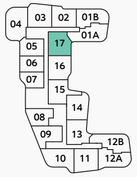
FLOORS
4, 8, 11, 13, 16



FLOORS
5, 7, 10, 12, 14



FLOORS
6, 9, 15



BEACH FRONT & PARTIAL WYNN RESORT VIEW

RESIDENCE	SQM	SQFT
Internal Area	**68**	**729**
Balcony Area	**23 - 34**	**252 - 369**
Total Built up Area	**91 - 102**	**981 - 1,098**

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, and other elements displayed in the brochure, or between the plot boundary, are not part of the unit and are shown for illustrative purposes only.

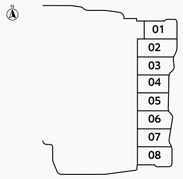
The Astera

INTERIORS BY ASTON MARTIN

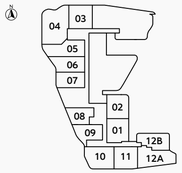


2 BEDROOMS
TYPE C

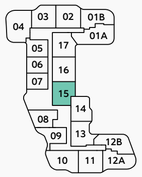
FLOOR
GROUND



FLOOR
2



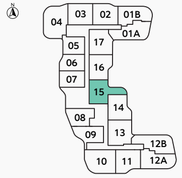
FLOOR
3



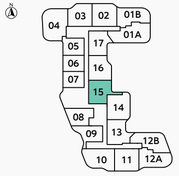
SEA & ISLAND VIEW

BEACH FRONT VIEW

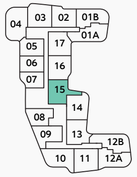
FLOORS
4, 8, 11, 13, 16



FLOORS
5, 7, 10, 12, 14



FLOORS
6, 9, 15



BEACH FRONT & PARTIAL WYNN RESOURCE VIEW

RESIDENCE	SQM	SQFT
Internal Area	**68 - 75**	**736 - 810**
Balcony Area	**24 - 37**	**260 - 397**
Total Built up Area	**99 - 111**	**1,062 - 1,197**

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, and other elements displayed in the brochure, or between the plot boundary, are not part of the unit and are shown for illustrative purposes only.

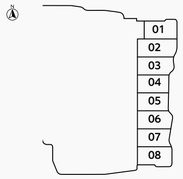
The Astera

INTERIORS BY ASTON MARTIN

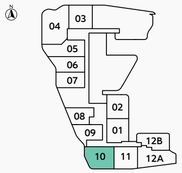


2 BEDROOMS
TYPE D

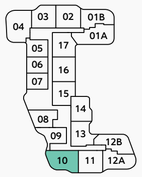
FLOOR
GROUND



FLOOR
2

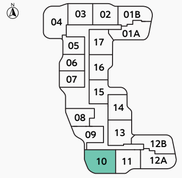


FLOOR
3

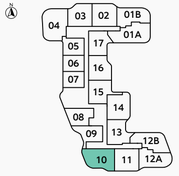


SEA & ISLAND VIEW

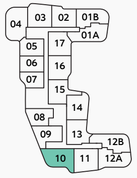
FLOORS
4, 8, 11, 13, 16



FLOORS
5, 7, 10, 12, 14



FLOORS
6, 9, 15



BEACH FRONT VIEW

BEACH FRONT & PARTIAL WYNN RESORT VIEW

RESIDENCE	SQM	SQFT
Internal Area	**73**	**787**
Balcony Area	**42 - 56**	**459 - 607**
Total Built up Area	**116 - 129**	**1,246 - 1,394**

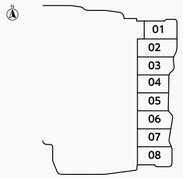
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, and other elements displayed in the brochure, or between the plot boundary, are not part of the unit and are shown for illustrative purposes only.

The Astera
INTERIORS BY ASTON MARTIN

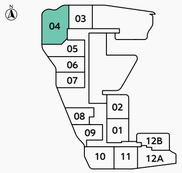


2 BEDROOMS
TYPE E

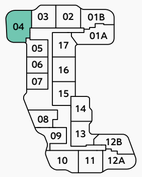
FLOOR
GROUND



FLOOR
2



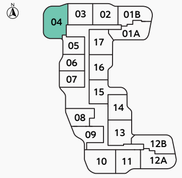
FLOOR
3



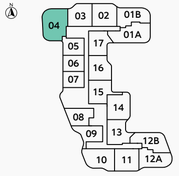
SEA & ISLAND VIEW

BEACH FRONT VIEW

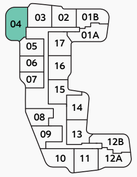
FLOORS
4, 8, 11, 13, 16



FLOORS
5, 7, 10, 12, 14



FLOORS
6, 9, 15



BEACH FRONT & PARTIAL WYNN RESORT VIEW

RESIDENCE	SQM	SQFT
Internal Area	**86**	**926**
Balcony Area	**50 - 61**	**538 - 657**
Total Built up Area	**136 - 147**	**1,410 - 1,582**

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, and other elements displayed in the brochure, or between the plot boundary, are not part of the unit and are shown for illustrative purposes only.

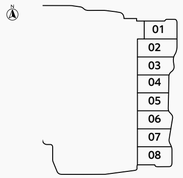
The Astera

INTERIORS BY ASTON MARTIN

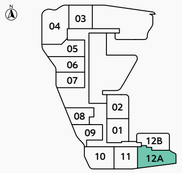


2 BEDROOMS
TYPE F

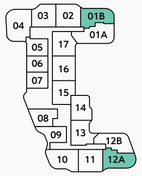
FLOOR
GROUND



FLOOR
2

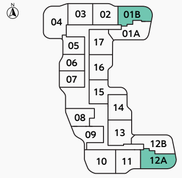


FLOOR
3

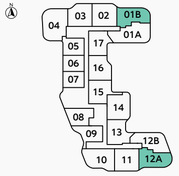


SEA & ISLAND VIEW

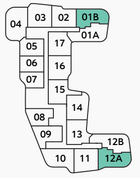
FLOORS
4, 8, 13, 16



FLOORS
7, 14



FLOORS
6, 15



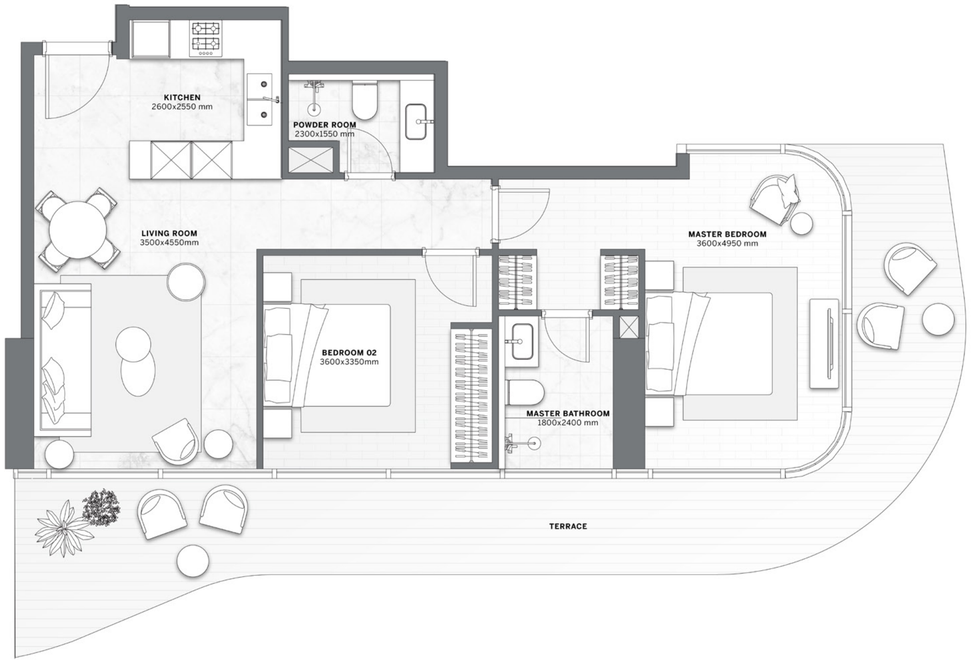
BEACH FRONT VIEW

BEACH FRONT & PARTIAL WYNN RESORT VIEW

RESIDENCE	SQM	SQFT
Internal Area	**74**	**796**
Balcony Area	**29 - 35**	**312 - 377**
Total Built up Area	**103 - 130**	**1,109 - 1,399**

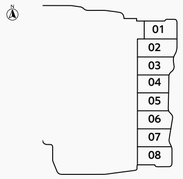
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, and other elements displayed in the brochure, or between the plot boundary, are not part of the unit and are shown for illustrative purposes only.

The Astera
INTERIORS BY ASTON MARTIN

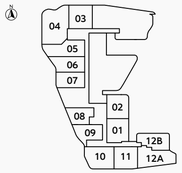


3 BEDROOMS
TYPE A

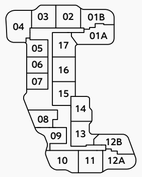
FLOOR
GROUND



FLOOR
2

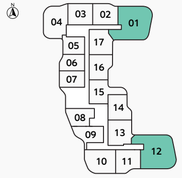


FLOOR
3

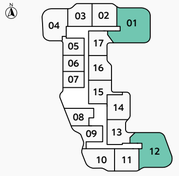


SEA & ISLAND VIEW

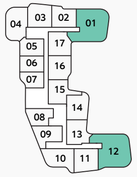
FLOOR
11



FLOORS
5, 10, 12,



FLOOR
9



BEACH FRONT VIEW

BEACH FRONT & PARTIAL WYNN RESORT VIEW

RESIDENCE	SQM	SQFT
Internal Area	**136-140**	**1,466 - 1,508**
Balcony Area	**89 - 117**	**961 - 1,264**
Total Built up Area	**227 - 254**	**2,443 - 2,730**

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, and other elements displayed in the brochure, or between the plot boundary, are not part of the unit and are shown for illustrative purposes only.

The Astera

INTERIORS BY ASTON MARTIN



LIVE ALL IN

DarGlobal PLC is an international real estate developer specializing in exclusive luxury developments across the world's most coveted cosmopolitan cities.

Catering to global citizens seeking prime investments, second homes, and luxury living, DarGlobal transforms real estate into economic catalysts, unlocking opportunities for both investors and the countries it enters.

DarGlobal has partnered with over 10 world-renowned luxury brands, including Trump Organization, Aston Martin, Automobili Lamborghini, ELIE SAAB, Marriott Residences, Missoni, Mouawad, Pagani Automobili, W Hotels, and Versace. These collaborations offer unique investment opportunities in global cities, providing both wealth growth and protection.

Listed on the London Stock Exchange, DarGlobal goes beyond property development, it drives economic transformation by attracting international clients and Foreign Direct Investment (FDI). By injecting capital, confidence, and industry expertise, DarGlobal enhances local infrastructure while elevating the global appeal of each destination.

With a presence in 14 international cities across 7 countries, DarGlobal's portfolio spans the United Kingdom, Spain, Maldives, Saudi Arabia, the UAE, Oman, and Qatar. The company is also expanding into world-class hospitality, developing luxury hotels in Dubai, the Maldives, and Oman.

To support its international clientele, DarGlobal has sales and customer service offices in New York, London, Marbella, Athens, Dubai, Jeddah, Riyadh, Muscat, and Doha.



OUR OFFICES

DUBAI, UAE

Jumeirah Emirates Towers
30th Floor, Sheikh Zayed Road,
PO Box 2523, Dubai, UAE
+971 4 562 9616

LONDON, UK

50 Hans Crescent,
Knightsbridge, London,
SW1X 0NA, UK
+44 20 8135 4699

MARBELLA, SPAIN

Marbella Club Golden Mile,
Av. Bulevar Principe Alfonso de
Hohenlohe, Marbella 29602
Málaga, Spain
+34 951 121 221

MUSCAT, OMAN

Royal Opera House Muscat
Shatti Al Qurum,
Muscat, Oman
+968 2270 2771

RIYADH, KSA

2135 Tahlia St.,
Al Olaya, 12222
Riyadh, KSA
+966 800 118 8081

JEDDAH, KSA

Ash Shati, 23613,
King Abdulaziz Road,
Jeddah, KSA
+966 800 118 8081

DOHA, QATAR

Malibu Building,
Lusail Entertainment City,
Doha, Qatar
+974 4410 8282

NEW YORK CITY, USA

19th floor - Trump Tower
New York, 725 5th Ave,
NY 10022, USA
+1 212 715 1067

ATHENS, GREECE

7 Merlin Street,
10671, Attica,
Athens, Greece

For more information on The Astera, Interiors by Aston Martin
please call +971 4 562 9616 (UAE)

You can visit our website at darglobal.co.uk
or via our social media platforms



Joint Development Partner

DAR GLOBAL | AARVEES



ABOUT AARVEES

Aarvees, established in 1994, has been a pioneer in transforming Dubai's skyline. Specializing in real estate development, entertainment, logistics, and hospitality, Aarvees is committed to delivering world-class projects that enhance the quality of life and foster sustainable growth. The company integrates innovative solutions and maintains the highest standards of integrity and customer satisfaction. Through strategic partnerships and a visionary approach, Aarvees continuously shapes the future of the UAE, reflecting its dedication to excellence and community development.

DISCLAIMER

This brochure and its contents do not constitute an offer to sell, or a solicitation or inducement to buy, a Unit in the Residences, nor do they contain any representation or warranty. Such an offering shall only be made pursuant to the sales and purchase agreement for the Units and no statements should be relied upon unless made in the sales and purchase agreement.

All drawings, plans, layouts, descriptions, pictures, renders, specifications, and information included in this brochure are indicative only and subject to change without notice until 'as built' status in accordance with final designs of the project, regulatory approvals, and planning permissions.

All fixtures, fitting, accessories, features and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements included in this brochure are not part of the Units and are shown for illustrative purposes only.

Dar Global reserves the right to modify, revise or withdraw any of the above in its sole discretion and without prior notice.

Dar Global Real Estate Development LLC OPC (Dar Global), a private company incorporated in Dubai, UAE, is responsible for the development, marketing and sale of the Residences and its Units.

Aston Martin Lagonda Limited and its affiliates ("Aston Martin") have no ownership interest in and will not participate in the development or sale of, the Residences or Units.

Dar Global has been granted a license to use certain Aston Martin trademarks in connection with the Residences and Units. The Residences Association will be granted (subject to the occurrence of certain events) a license to use certain Aston Martin trademarks in connection with the Residences.

All use of the Aston Martin trademarks in connection with the Residences will cease upon expiration or earlier termination of the licenses. Aston Martin has not confirmed the accuracy of, and nor does it make any statement or give any warranty or representation in respect of, the Residences, the Units or any marketing, sales or Residences materials provided by Dar Global. Aston Martin is not acting as a broker, finder, or agent for Dar Global or otherwise in connection with the sale of the Units in the Residences.

Copyright © Dar Global 2024

This brochure and all materials and content contained in it are protected by copyright, trademarks and other intellectual property rights owned by Dar Global and Aston Martin. Such content and materials may not be used or reproduced (in whole or part) for any commercial purpose without the consent of Dar Global and/or Aston Martin.

"Aston Martin" and the Aston Martin "wings" logo are trademarks of Aston Martin Lagonda Limited.

ASTON MARTIN | DAR GLOBAL

DARGLOBAL.CO.UK

Joint Development Partner

AARVEES