



ne^{SS}us
DEVELOPER

Discover a new
standard of luxury

At Estrella luxury is not just a feature
but an experience



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.

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

Majan

 BURJ KHALIFA & DUBAI MALL

02 Minutes | Midtown Mall

16 Minutes | Burj AL Arab

05 Minutes | School

16 Minutes | Dubai International Airport

06 Minutes | Global Village

20 Minutes | Palm Jumeirah

08 Minutes | IMG World

22 Minutes | DWC Airport

12 Minutes | Nexus Developer Office

Direct access to E311 Highway

 PALM JUMEIRAH

 BURJ AL ARAB

 DUBAI MARINA

 JUMEIRAH VILLAGE CIRCLE

 ESTRELLA

 E311

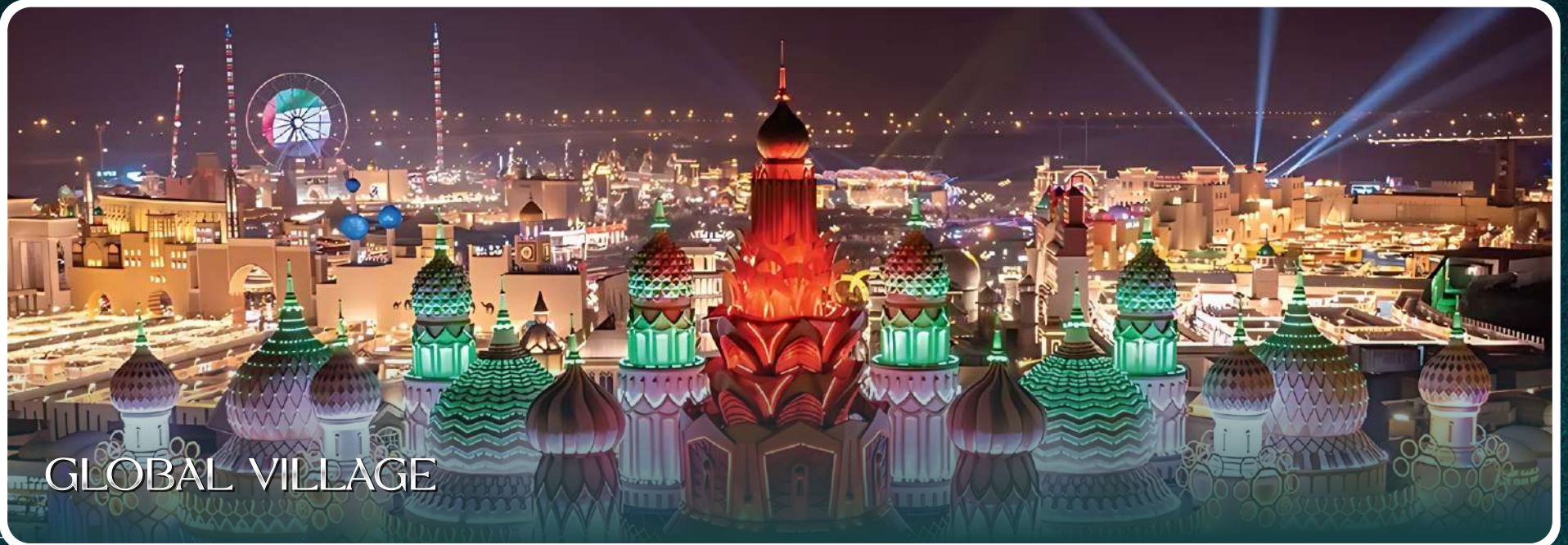
 GLOBAL VILLAGE





nexus

Minutes Away



Amenities



Grand Lobby



Roof-top
pool



Covered Private
Parking



Foosball



High-speed
Elevators



Fitness Club



Meeting
Room



Billiards



Kids Play
Area



Multipurpose
Room



Cabanas &
Sunbeds



BBQ
Area



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

Building Configuration

Roof Top
Amenities Area

10 Residential's
Floor

Ground Floor
Basement





NEXUS

ESTRELLA
PHASE 2

REAR VIEW

Key Features



Smart home
Technology



Visitors Parking



EV Charging
Station



In The Heart
of Majan



Direct Access
to E311



Plunge Pool



Study Room



Building Overview

60 APARTMENTS

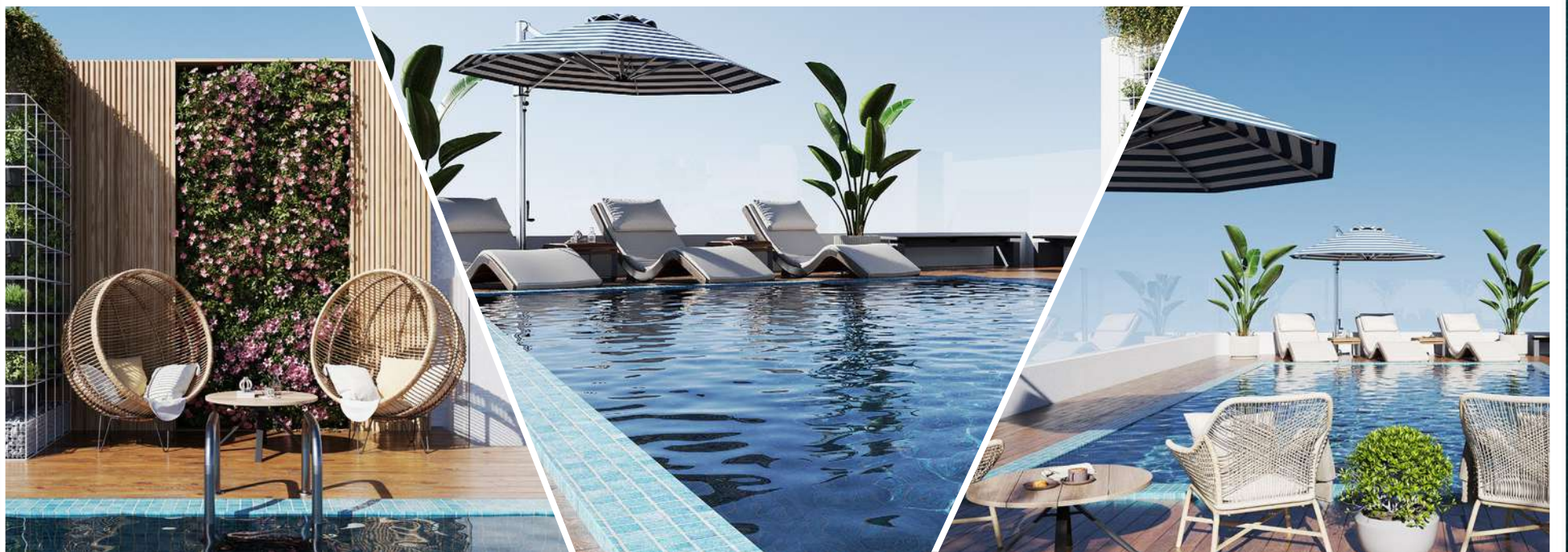
✦ 1 Bedroom
20 Apartments

✦ 2 Bedroom
20 Apartments

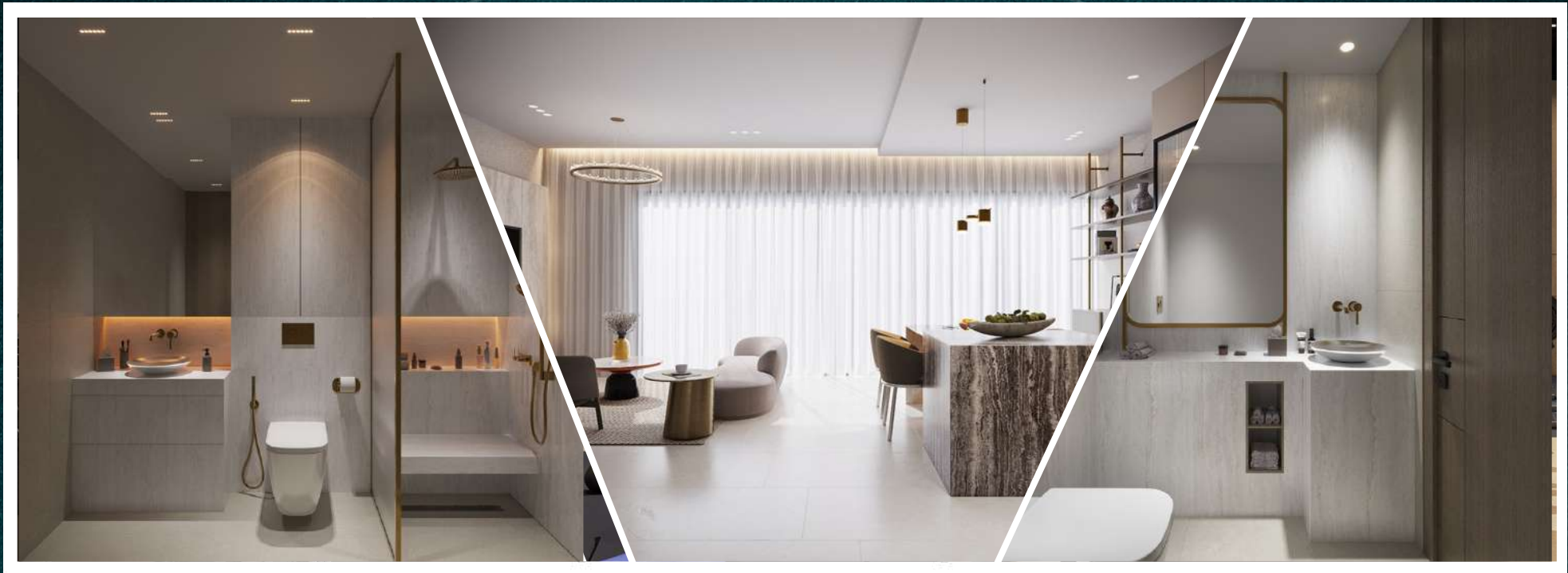
✦ 2 Bedroom + Pool
20 Apartments

Starting From

AED 982,800







A modern, minimalist lobby interior. On the left, a woman stands behind a curved, white reception desk with a metallic base. In the center, a man sits on a grey modular sofa. The ceiling features a large, illuminated, wavy white structure and a cluster of small, round, metallic pendant lights. Large glass windows on the right side offer a view of the outdoors, where a white car is parked. The floor is highly reflective, showing the interior and exterior surroundings. The word "Lobby" is overlaid in a large, white, serif font.

Lobby



Lobby



Lobby



nessus
DEVELOPER

LIFT LOBBY



1

P2

oo

1

oo

P2

LIFT LOBBY



APARTMENT CORRIDOR



Fitness club

Experience fitness at
new heights





FITNESS CLUB



Rooftop Pool

Where stunning views meet seamless
luxury



ROOFTOP POOL



ROOFTOP POOL



ROOFTOP POOL

LIVING ROOM

A modern living room interior featuring a large, dark-framed television mounted on a light-colored, textured wall. The room is illuminated by a gold-colored track lighting system with a large cylindrical pendant light and a circular chandelier with many small lights. A dark armchair is positioned on the left, and a round coffee table with a yellow vase of flowers is in the center. A large window on the right side of the room offers a view of a city skyline. The text "LIVING ROOM" is overlaid in a large, white, serif font across the center of the image.



LIVING ROOM



LIVING ROOM



LIVING ROOM

BEDROOM





BEDROOM



A modern, minimalist bathroom interior. The space features a white vanity with a white sink and a modern faucet. Above the vanity is a large mirror and a warm, ambient light strip. To the right of the vanity is a white toilet with a bidet sprayer. Further right is a shower area with a glass partition, a large rain showerhead, and a handheld showerhead. The walls are covered in large, light-colored tiles, and the floor is a dark, solid color. The lighting is warm and focused, creating a sophisticated atmosphere.

BATHROOM



BATHROOM



Billiards



Kids Play Area



Sun Bed



Foosball

Pre-Launch

Payment Plan

40/60

10%

DOWN
PAYMENT

10%

IN
1 MONTH

5%

AFTER
3 MONTHS

5%

AFTER
6 MONTHS

5%

AFTER
9 MONTHS

5%

AFTER
50% COMPLETION

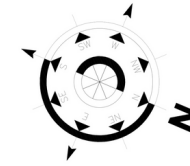
60%

ON

Handover

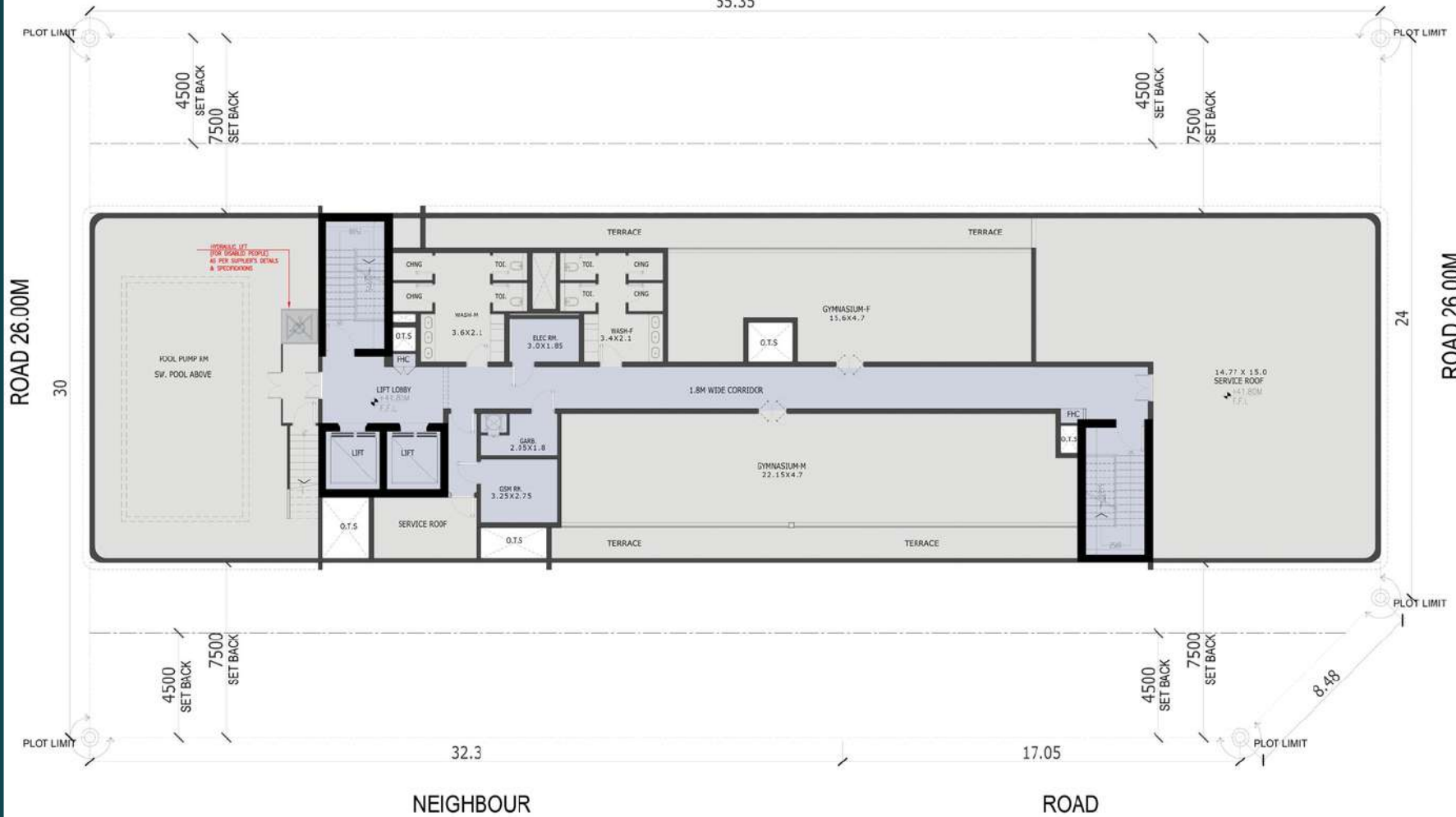
The background of the image is a detailed architectural floor plan, rendered in a light blue/teal color. It shows various rooms, corridors, and structural elements of a building. The plan is centered and occupies most of the frame. Overlaid on this is a semi-transparent white rectangle that serves as a backdrop for the title text.

Floor Plans



NEIGHBOUR

55.35



LOWER ROOF PLAN



TYPICAL FLOOR 3,5,7 & 9TH FLOOR



ne*ss*us
DEVELOPER

MAJAN