

GHOST RESIDENCES

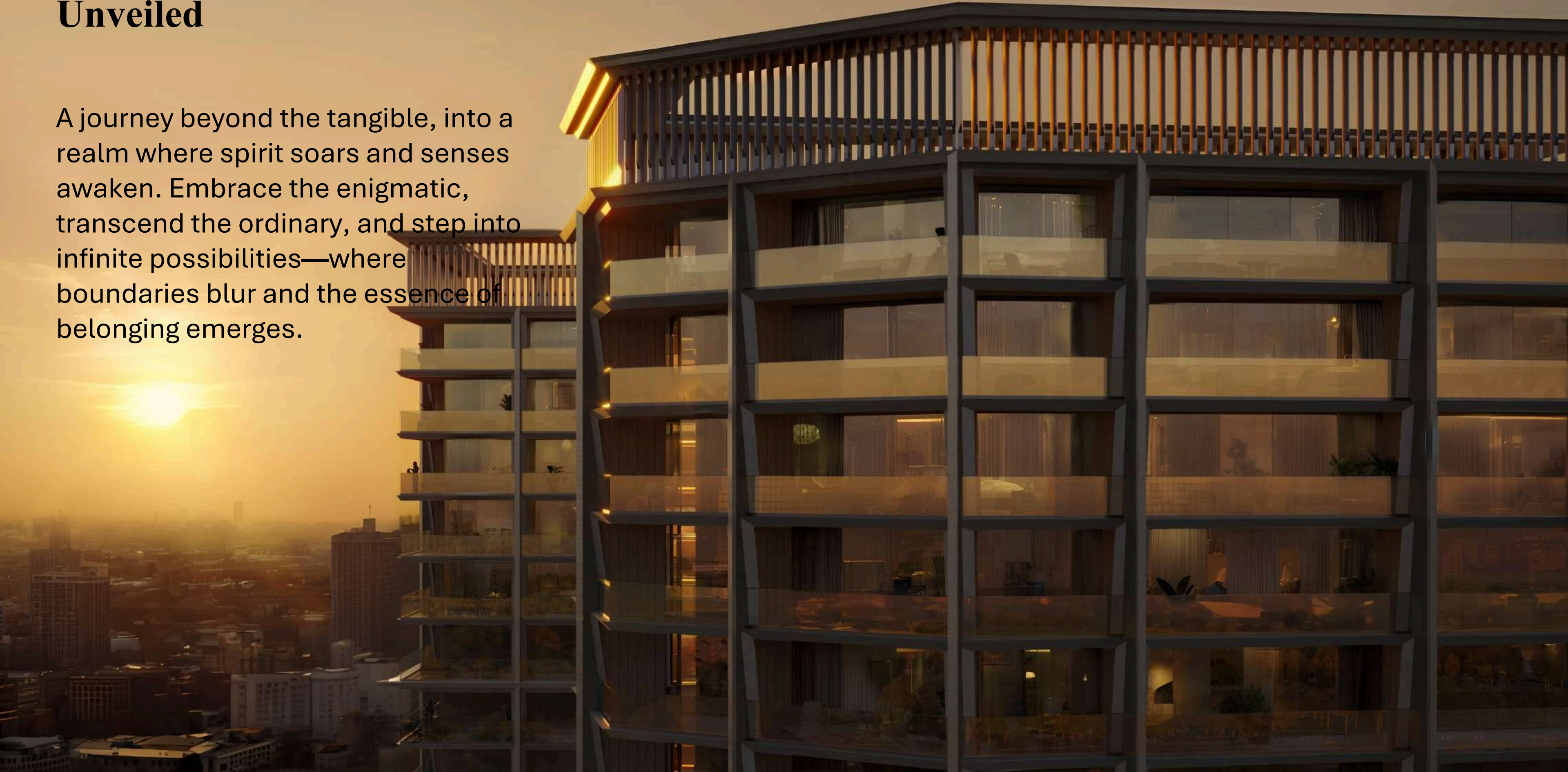
MAJARA LUXURY REAL ESTATE LLC

Head Office Level 36-01, Po Box :124382 , Trade Center 1, Sheikh Zayed Road , Burj Al Salam Tower Dubai UAE

Majara Presents: The Ghost Residence, Dubai

Step Into Light: Awakening and Existence Unveiled

A journey beyond the tangible, into a realm where spirit soars and senses awaken. Embrace the enigmatic, transcend the ordinary, and step into infinite possibilities—where boundaries blur and the essence of belonging emerges.

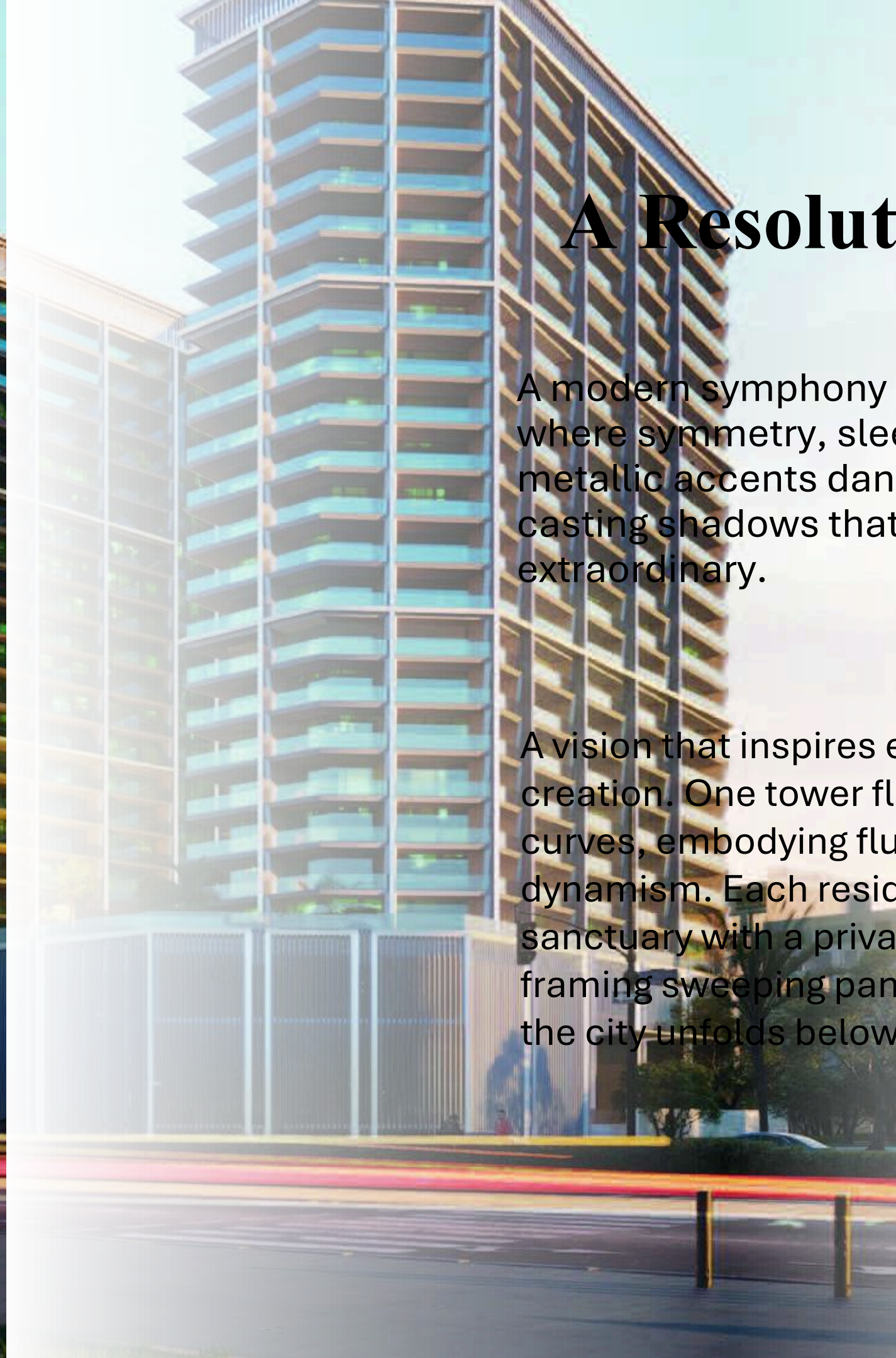




A Resolute Spark

A modern symphony of form and light—where symmetry, sleek materials, and metallic accents dance in harmony, casting shadows that shape the extraordinary.

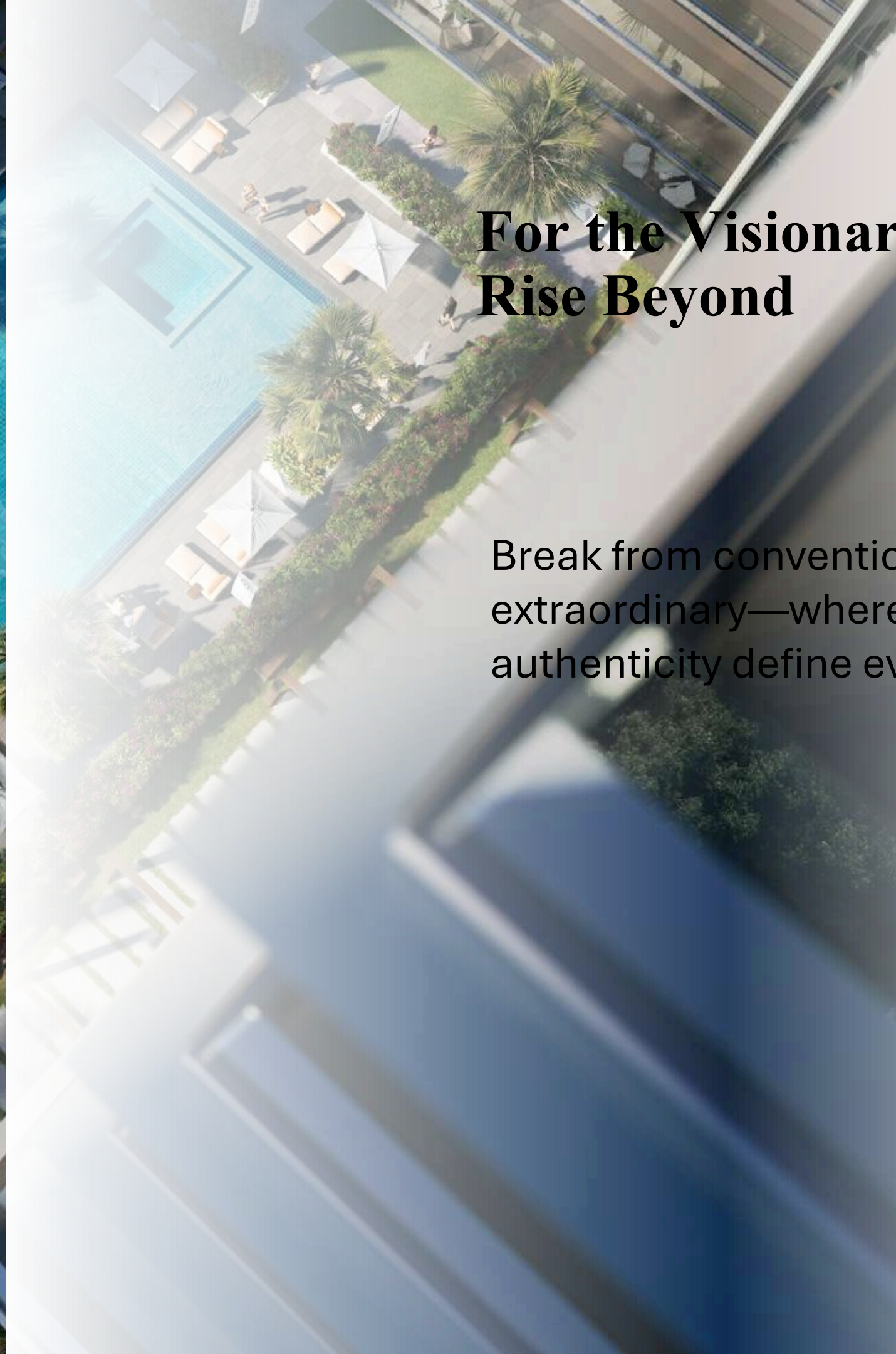
A vision that inspires exploration and creation. One tower flows with graceful curves, embodying fluidity and dynamism. Each residence is a sanctuary with a private balcony, framing sweeping panoramic views as the city unfolds below.

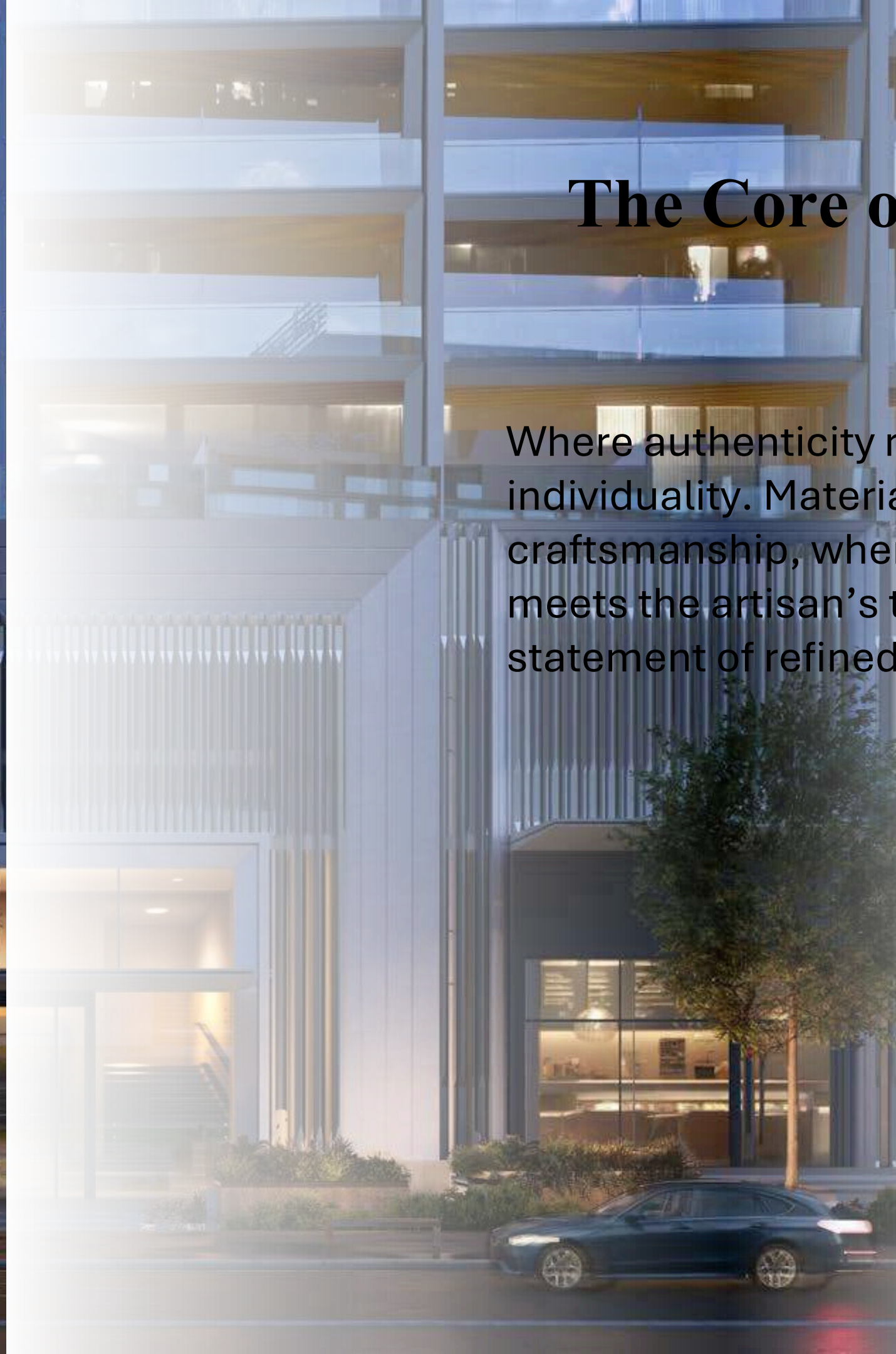




For the Visionaries Who Rise Beyond

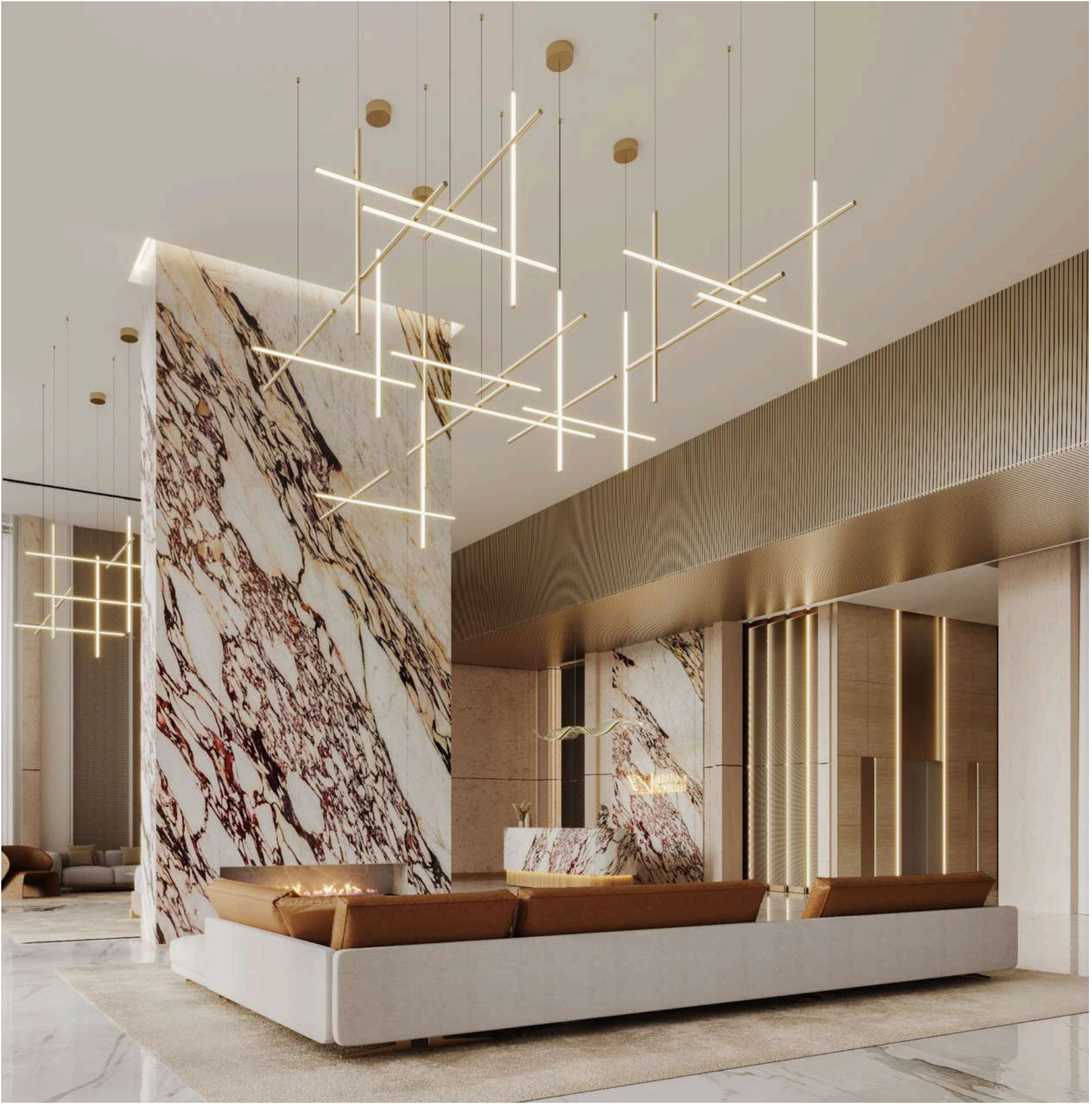
Break from convention. Embrace the extraordinary—where audacity, ingenuity, and authenticity define every moment.





The Core of Existence

Where authenticity reigns, spaces reflect individuality. Materials speak of masterful craftsmanship, where nature's raw beauty meets the artisan's touch—every element a statement of refined expression.





Waterfront living redefined. Ghost transcends boundaries, where the extraordinary becomes reality.



Embraced by Tangible Calm

Timeless elegance in every detail. Polished surfaces play with light and shadow, cool stone grounds the space, and crystalline glass draws the eye toward infinity. The tangible and the imagined, perfectly intertwined.

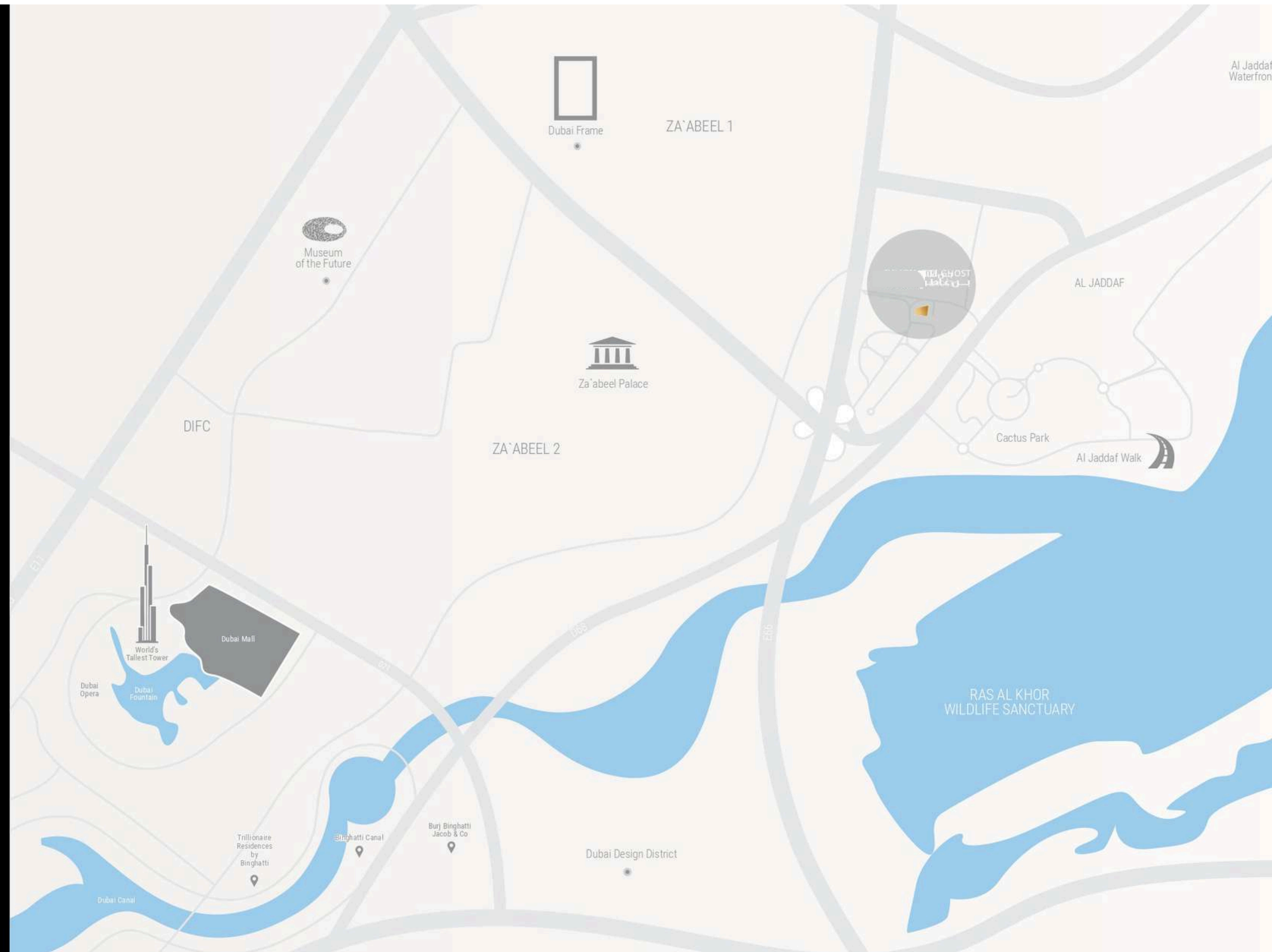






Where the City Whispers

In the heart of Dubai, where Business Bay pulses and Downtown Dubai beckons, Ghost resides. Not just a location, but a convergence. Commerce and serenity intertwine. Amidst sleek high-rises and tranquil promenades, a new narrative emerges. The tangible and the imagined. The ordinary, transformed.



Stating Features



SWIMMING
POOL



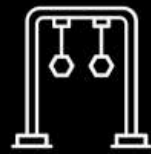
VIEWING DECK



TERRACE /
SEATING AREA



KID'S SWIMMING
POOL



CHILDREN'S
PLAY AREA



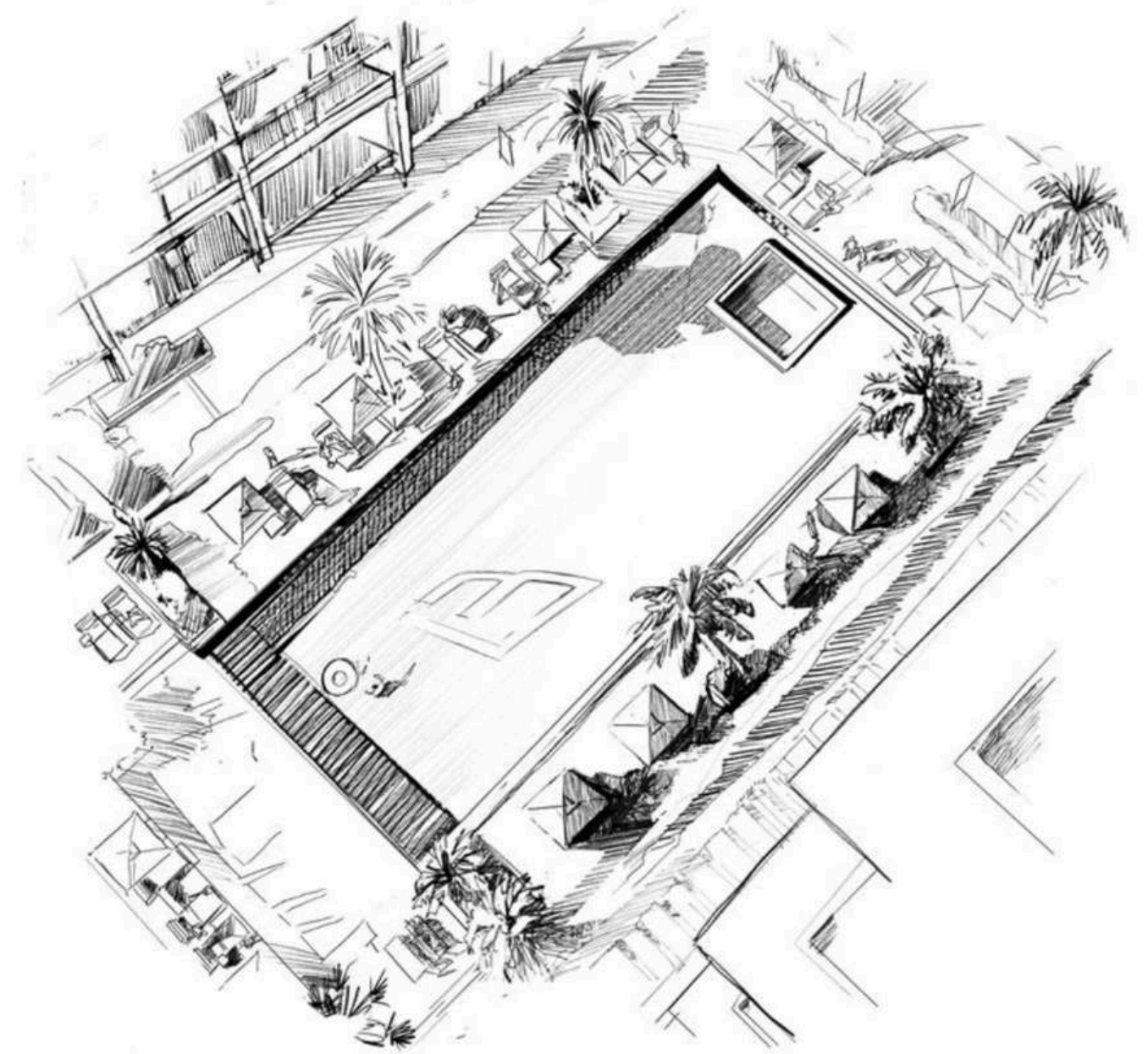
JOGGING/ WALKING
LANE



MULTIPURPOSE
LAWN



GYM



Unveiled, Unrivalled

Exclusivity redefined. The amenity deck, a sanctuary of comfort and leisure. World-class facilities amidst the vibrant cityscape. A refuge beyond compare. Bask in the sun. An oasis amidst the towers. Lush greenery. Manicured lawns. Tranquility within the urban embrace.

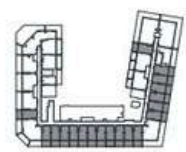


Gateway to the Extraordinary

An immersive odyssey where every step reshapes perception. Flow through curated spaces, a symphony of harmony and impact. This is not merely a journey—it is transformation. Enter the grand lobby: double-height ceilings, bathed in natural light, expansive glass panels, evoking openness and the unmistakable sense of arrival.

Studio

UNIT FLOOR PLAN



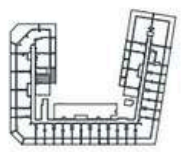
STUDIO TYPE 01

AREA	SQ.M	SQ.FT
SUITE AREA	31.69 m²	341.11 ft²
BALCONY AREA	10.54 m²	113.45 ft²
TOTAL UNIT AREA	42.23 m²	454.56 ft²
FLAT DESIGN COMPONENTS		
BATH		4 m²
STUDIO		16 m²
KITCHEN		7 m²
LAUNDRY		0.4m²



Studio

UNIT FLOOR PLAN



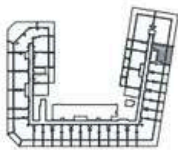
STUDIO TYPE 02

AREA	SQ.M	SQ.FT
SUITE AREA	31.02 m²	333.90 ft²
BALCONY AREA	20.86 m²	224.54 ft²
TOTAL UNIT AREA	51.88 m²	558.43 ft²
FLAT DESIGN COMPONENTS		
BATH		4 m²
STUDIO		16 m²
KITCHEN		7 m²
LAUNDRY		0.4m²



Studio

UNIT FLOOR PLAN



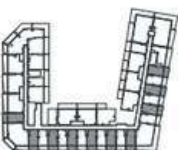
STUDIO TYPE 03

AREA	SQ. M	SQ. FT
SUITE AREA	42.60 m²	458.54 ft²
BALCONY AREA	24.93 m²	268.34 ft²
TOTAL UNIT AREA	67.53 m²	726.89 ft²
FLAT DESIGN COMPONENTS		
BATH		4 m²
STUDIO		16 m²
KITCHEN		7 m²
LAUNDRY		0.4 m²



Studio

UNIT FLOOR PLAN



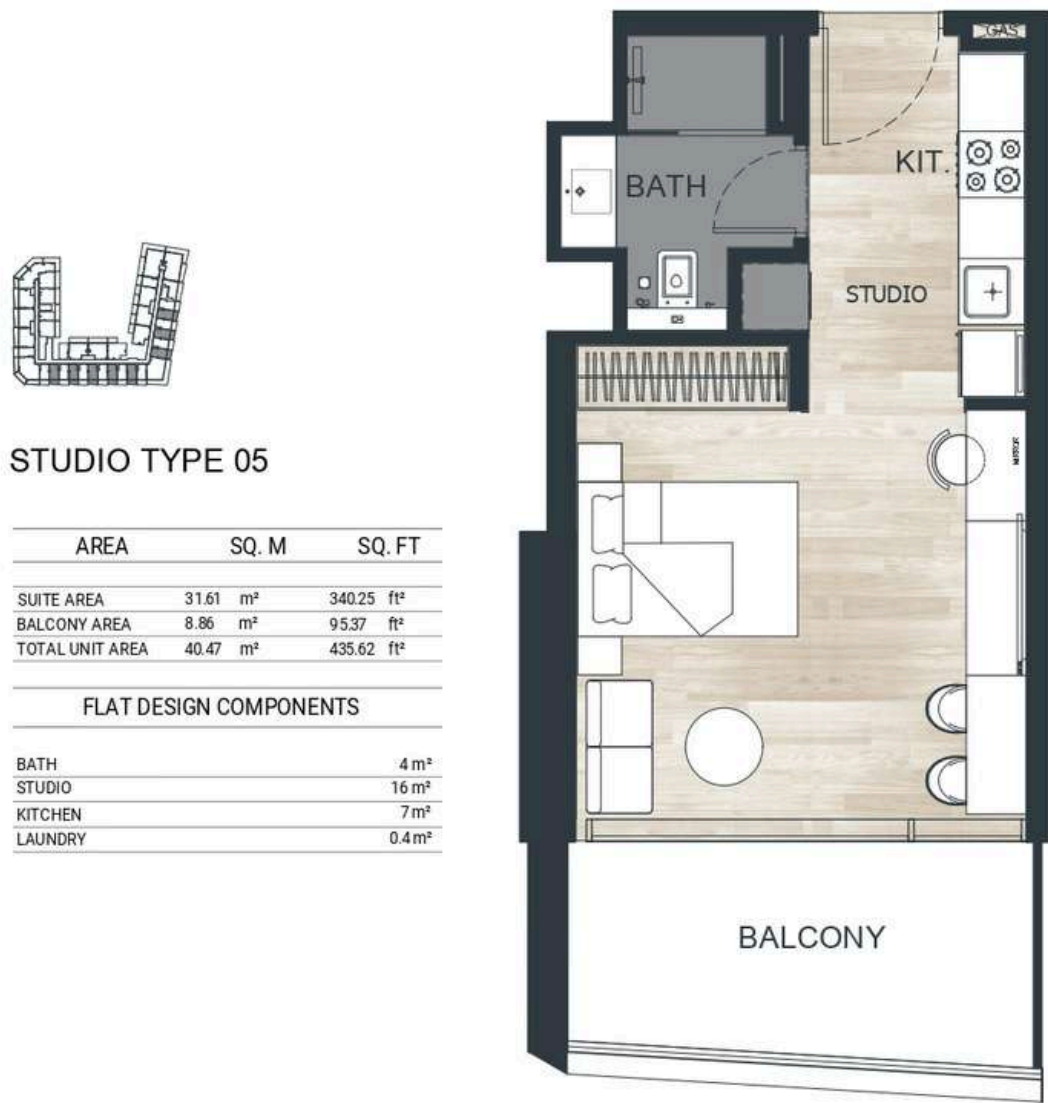
STUDIO TYPE 04

AREA	SQ. M	SQ. FT
SUITE AREA	31.63 m²	340.46 ft²
BALCONY AREA	9.87 m²	106.24 ft²
TOTAL UNIT AREA	41.50 m²	446.70 ft²
FLAT DESIGN COMPONENTS		
BATH		4 m²
STUDIO		16 m²
KITCHEN		7 m²
LAUNDRY		0.4 m²



Studio

UNIT FLOOR PLAN



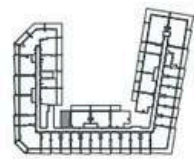
Studio

UNIT FLOOR PLAN



Studio

UNIT FLOOR PLAN



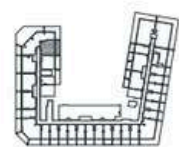
STUDIO TYPE 07

AREA	SQ. M	SQ. FT
SUITE AREA	33.26 m²	358.01 ft²
BALCONY AREA	0.00 m²	0.00 ft²
TOTAL UNIT AREA	33.26 m²	358.01 ft²
FLAT DESIGN COMPONENTS		
BATH		4 m²
STUDIO		16 m²
KITCHEN		7 m²
LAUNDRY		0.4m²



1 Bedroom

UNIT FLOOR PLAN



1 BHK TYPE 01

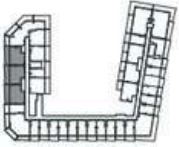
AREA	SQ. M	SQ. FT
SUITE AREA	53.88 m²	579.96 ft²
BALCONY AREA	18.38 m²	197.84 ft²
TOTAL UNIT AREA	72.26 m²	777.80 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	15 m²
W.C	2 m²
KITCHEN & DINING	8 m²
CORRIDOR	5 m²
LIVING	14 m²



1 Bedroom

UNIT FLOOR PLAN



1 BHK TYPE 02

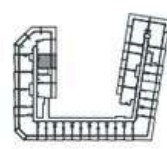
AREA	SQ. M	SQ. FT
SUITE AREA	59.96 m²	645.40 ft²
BALCONY AREA	18.85 m²	202.90 ft²
TOTAL UNIT AREA	78.81 m²	848.30 ft²

FLAT DESIGN COMPONENTS	
M.BATH	5 m²
M.BEDROOM	16 m²
W.C	3 m²
KITCHEN & DINING	10 m²
CORRIDOR	5 m²
LIVING	15 m²



1 Bedroom

UNIT FLOOR PLAN



1 BHK TYPE 03

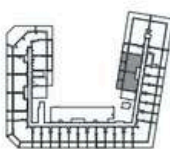
AREA	SQ. M	SQ. FT
SUITE AREA	50.79 m²	546.70 ft²
BALCONY AREA	16.88 m²	181.69 ft²
TOTAL UNIT AREA	67.67 m²	728.39 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	15 m²
W.C	3 m²
KITCHEN	5 m²
CORRIDOR	3 m²
LIVING& DINING	16 m²



1 Bedroom

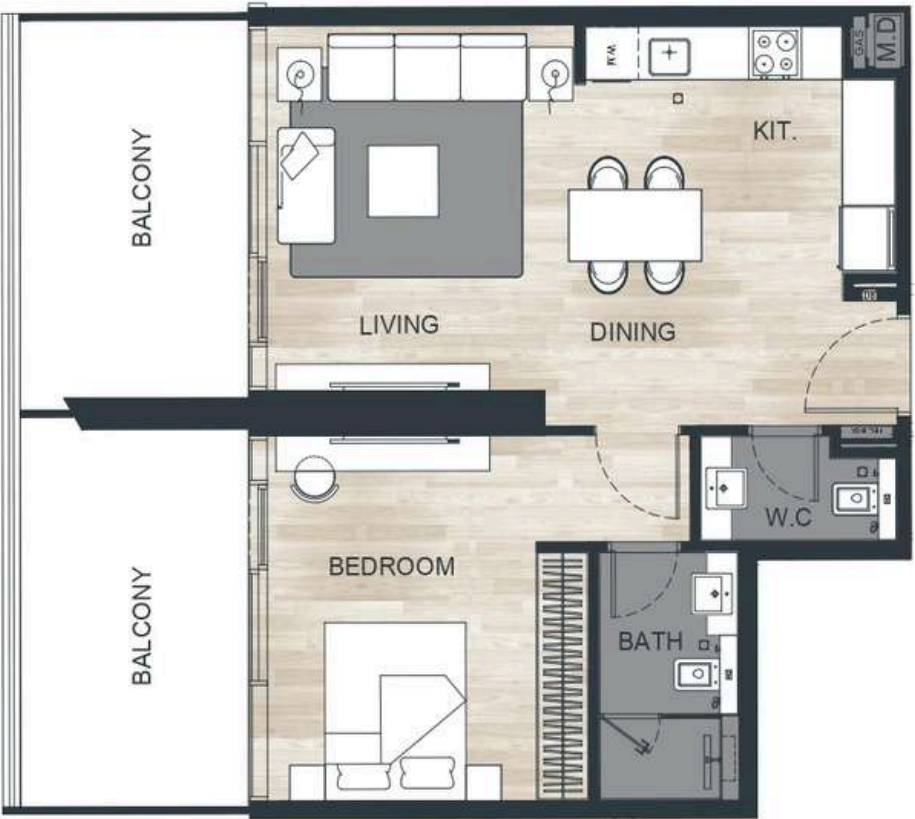
UNIT FLOOR PLAN



1 BHK TYPE 04

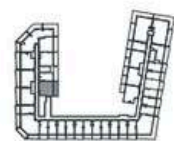
AREA	SQ. M	SQ. FT
SUITE AREA	60.04 m²	646.27 ft²
BALCONY AREA	21.07 m²	226.80 ft²
TOTAL UNIT AREA	81.11 m²	873.06 ft²

FLAT DESIGN COMPONENTS	
M.BATH	5 m²
M.BEDROOM	16 m²
W.C	3 m²
KITCHEN & DINING	10 m²
CORRIDOR	5 m²
LIVING	15 m²



1 Bedroom

UNIT FLOOR PLAN



1 BHK TYPE 05

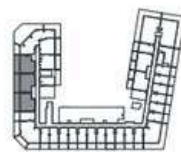
AREA	SQ. M	SQ. FT
SUITE AREA	54.94 m²	591.37 ft²
BALCONY AREA	18.21 m²	196.01 ft²
TOTAL UNIT AREA	73.15 m²	787.38 ft²

FLAT DESIGN COMPONENTS	
M.BATH	5 m²
M.BEDROOM	16 m²
W.C	3 m²
KITCHEN & DINING	10 m²
CORRIDOR	5 m²
LIVING	10 m²



1 Bedroom

UNIT FLOOR PLAN



1 BHK TYPE 06

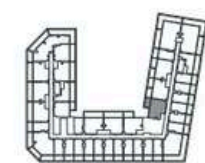
AREA	SQ. M	SQ. FT
SUITE AREA	59.61 m²	641.64 ft²
BALCONY AREA	21.07 m²	226.80 ft²
TOTAL UNIT AREA	80.68 m²	868.43 ft²

FLAT DESIGN COMPONENTS	
M.BATH	5 m²
M.BEDROOM	16 m²
W.C	3 m²
KITCHEN & DINING	10 m²
CORRIDOR	5 m²
LIVING	15 m²



1 Bedroom

UNIT FLOOR PLAN



1 BHK TYPE 07

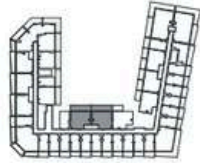
AREA	SQ. M	SQ. FT
SUITE AREA	60.78 m ²	640.78 ft ²
BALCONY AREA	10.54 m ²	113.45 ft ²
TOTAL UNIT AREA	70.07 m ²	754.23 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	16 m ²
W.C	3 m ²
KITCHEN & DINING	11 m ²
CORRIDOR	5 m ²
LIVING	14 m ²



1 Bedroom

UNIT FLOOR PLAN



1 BHK TYPE 08

AREA	SQ. M	SQ. FT
SUITE AREA	60.84 m ²	654.88 ft ²
BALCONY AREA	21.09 m ²	227.01 ft ²
TOTAL UNIT AREA	81.93 m ²	881.89 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	5 m ²
M.BEDROOM	16 m ²
W.C	3 m ²
KITCHEN & DINING	10 m ²
CORRIDOR	5 m ²
LIVING	16 m ²

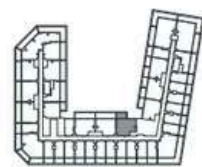


Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

تنويه: ١. إن أبعاد الغرف يتم قياسها طبقا للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. ٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٤. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. ٥. يتم قياس حساب منطقة الجناح كم منطقة الجناح المركزي للجدران أو الفاصلة التي تفصل وحدة عن وحدة أخرى. والوجه الخارجي لجميع الجدران الخارجية، والوجه الخارجي لحداد الممر المحيط بالوحدة المجاورة. ٦. ويقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى. والوجه الأبعد للحارس المرفق والوجه الخارجي للشرفة المجاورة. ٧. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. ٨. قد تكون أحجام الوحدات وتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع وشراء لمعرفة الحجم الفعلي لكل وحدة.

1 Bedroom

UNIT FLOOR PLAN



1 BHK TYPE 09

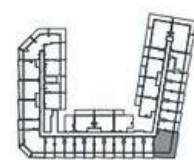
AREA	SQ. M	SQ. FT
SUITE AREA	60.78 m ²	640.78 ft ²
BALCONY AREA	10.54 m ²	113.45 ft ²
TOTAL UNIT AREA	70.07 m ²	754.23 ft ²

FLAT DESIGN COMPONENTS	
MBATH	4 m ²
M.BEDROOM	14 m ²
W.C	4 m ²
KITCHEN & DINING	11 m ²
CORRIDOR	5 m ²
LIVING	14 m ²



2 Bedroom

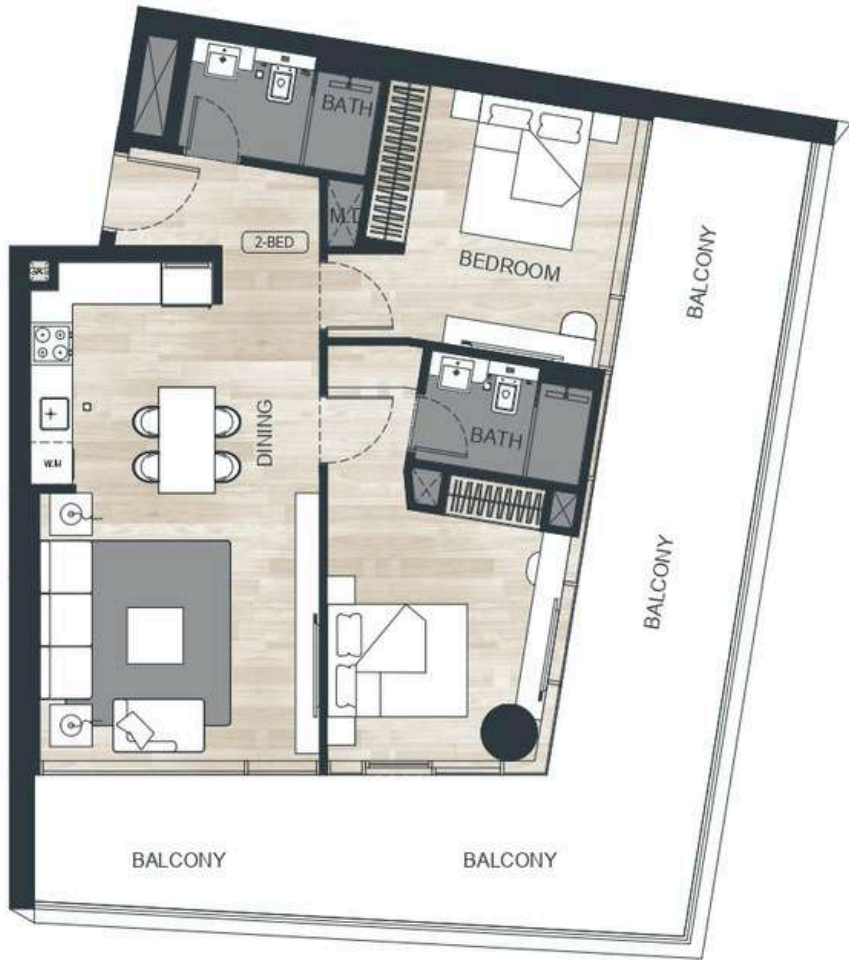
UNIT FLOOR PLAN



2 BHK TYPE 01

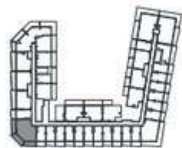
AREA	SQ. M	SQ. FT
SUITE AREA	76.46 m²	823.01 ft²
BALCONY AREA	43.10 m²	463.92 ft²
TOTAL UNIT AREA	119.56 m²	1286.93 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	14 m²
M.BATH	4 m²
M.BEDROOM	13 m²
W.C	4 m²
FOYER	4 m²
KITCHEN & DINING	9 m²
LIVING	15 m²
CORRIDOR	5 m²



2 Bedroom

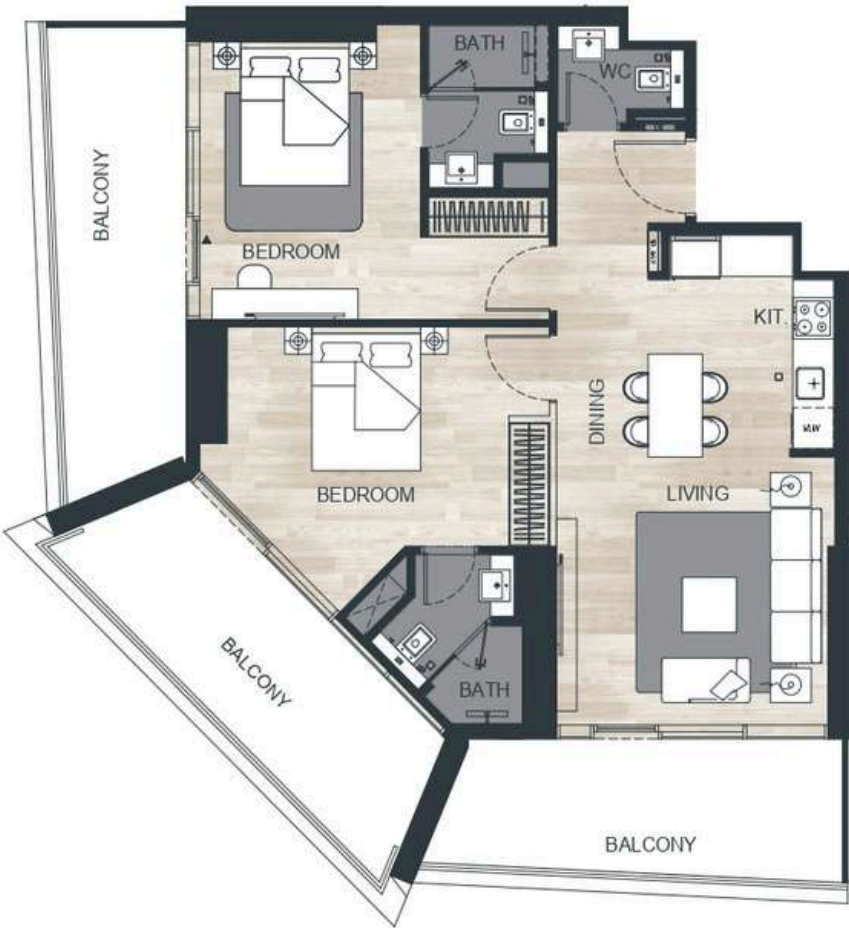
UNIT FLOOR PLAN



2 BHK TYPE 02

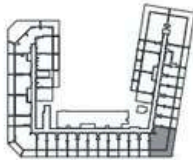
AREA	SQ. M	SQ. FT
SUITE AREA	83.58 m²	899.65 ft²
BALCONY AREA	42.43 m²	456.71 ft²
TOTAL UNIT AREA	126.71 m²	1356.36 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	17 m²
M.BATH	4 m²
M.BEDROOM	16 m²
W.C	2 m²
FOYER	3 m²
KITCHEN & DINING	8 m²
LIVING	16 m²
CORRIDOR	5 m²



2 Bedroom

UNIT FLOOR PLAN



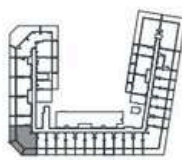
2 BHK TYPE 03

AREA	SQ. M	SQ. FT
SUITE AREA	76.45 m²	822.90 ft²
BALCONY AREA	45.76 m²	492.56 ft²
TOTAL UNIT AREA	122.21 m²	1315.46 ft²
FLAT DESIGN COMPONENTS		
M.BATH		4 m²
M.BEDROOM		14 m²
M.BATH		4 m²
M.BEDROOM		13 m²
W.C		4 m²
FOYER		4 m²
KITCHEN & DINING		9 m²
LIVING		15 m²
CORRIDOR		5 m²



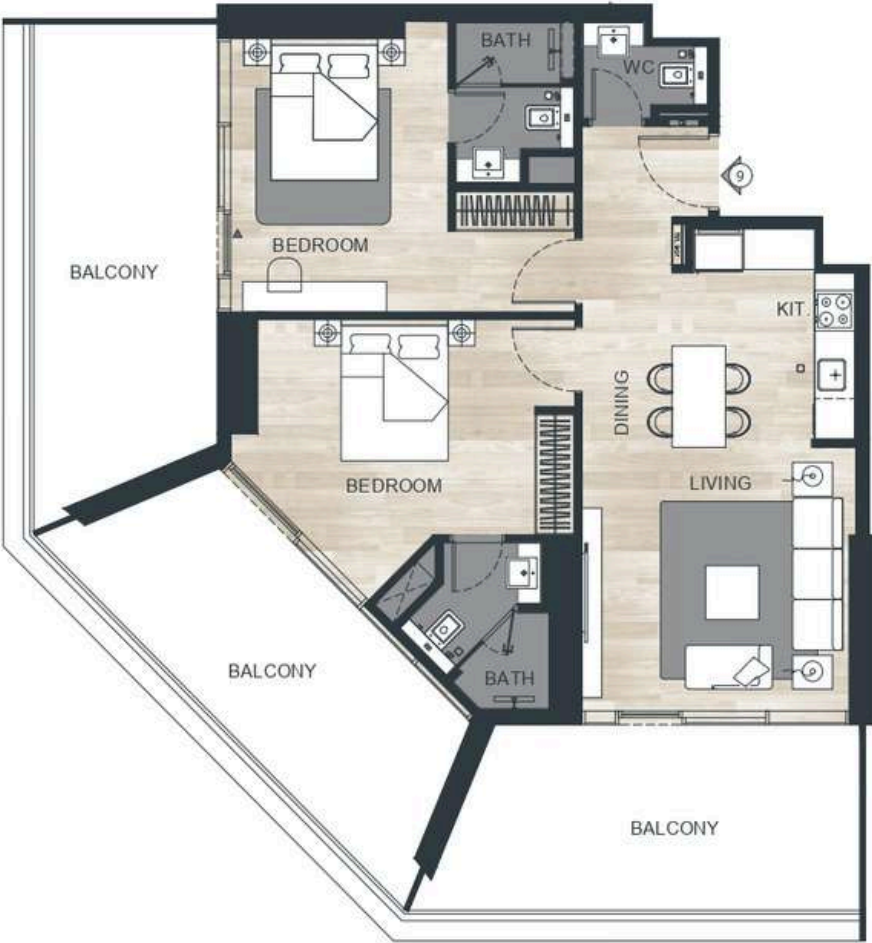
2 Bedroom

UNIT FLOOR PLAN



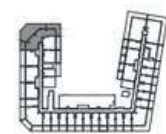
2 BHK TYPE 04

AREA	SQ. M	SQ. FT
SUITE AREA	83.58 m²	899.65 ft²
BALCONY AREA	47.60 m²	512.36 ft²
TOTAL UNIT AREA	131.18 m²	1412.01 ft²
FLAT DESIGN COMPONENTS		
M.BATH		4 m²
M.BEDROOM		17 m²
M.BATH		4 m²
M.BEDROOM		16 m²
W.C		2 m²
FOYER		3 m²
KITCHEN & DINING		8 m²
LIVING		16 m²
CORRIDOR		5 m²



3 Bedroom

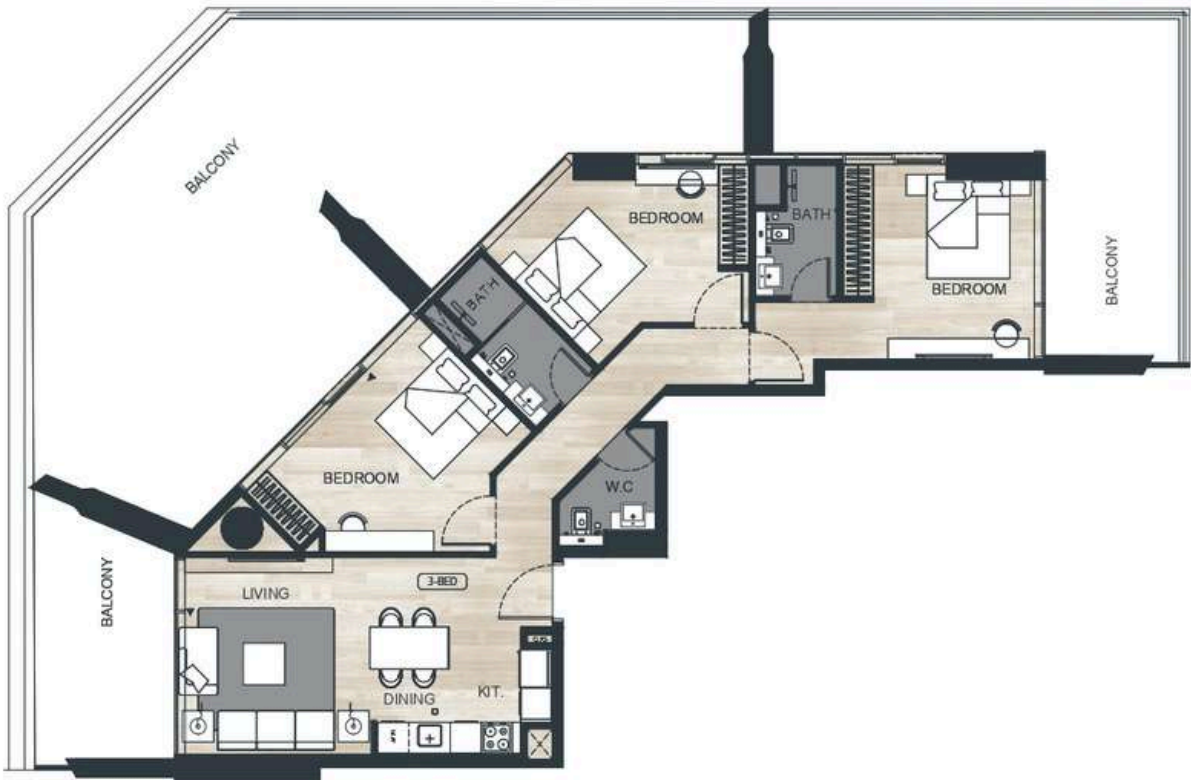
UNIT FLOOR PLAN



3 BHK TYPE 01

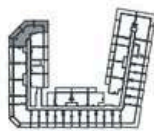
AREA	SQ. M	SQ. FT
SUITE AREA	100.65 m²	1083.39 ft²
BALCONY AREA	127.24 m²	1369.60 ft²
TOTAL UNIT AREA	227.89 m²	2452.99 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	16 m²
BEDROOM	14 m²
BEDROOM	15 m²
BATH	5 m²
W.C	3 m²
KITCHEN & DINING	8 m²
LIVING	14 m²
FOYER	5 m²
CORRIDOR	7 m²



3 Bedroom

UNIT FLOOR PLAN



3 BHK TYPE 02

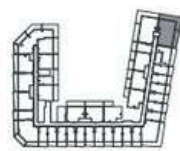
AREA	SQ. M	SQ. FT
SUITE AREA	100.66 m²	1083.50 ft²
BALCONY AREA	76.13 m²	819.46 ft²
TOTAL UNIT AREA	176.79 m²	1902.95 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	16 m²
BEDROOM	14 m²
BEDROOM	15 m²
BATH	5 m²
W.C	3 m²
KITCHEN & DINING	8 m²
LIVING	14 m²
FOYER	5 m²
CORRIDOR	7 m²



3 Bedroom

UNIT FLOOR PLAN



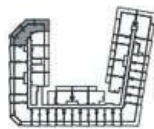
3 BHK TYPE 03

AREA	SQ. M	SQ. FT
SUITE AREA	97.07 m²	1044.85 ft²
BALCONY AREA	51.83 m²	557.89 ft²
TOTAL UNIT AREA	148.90 m²	1602.75 ft²
FLAT DESIGN COMPONENTS		
M.BATH		4 m²
M.BEDROOM		12 m²
BEDROOM		15 m²
BEDROOM		15 m²
BATH		4 m²
W.C		3 m²
KITCHEN & DINING		8 m²
LIVING		15 m²
FOYER		4 m²
CORRIDOR		6 m²



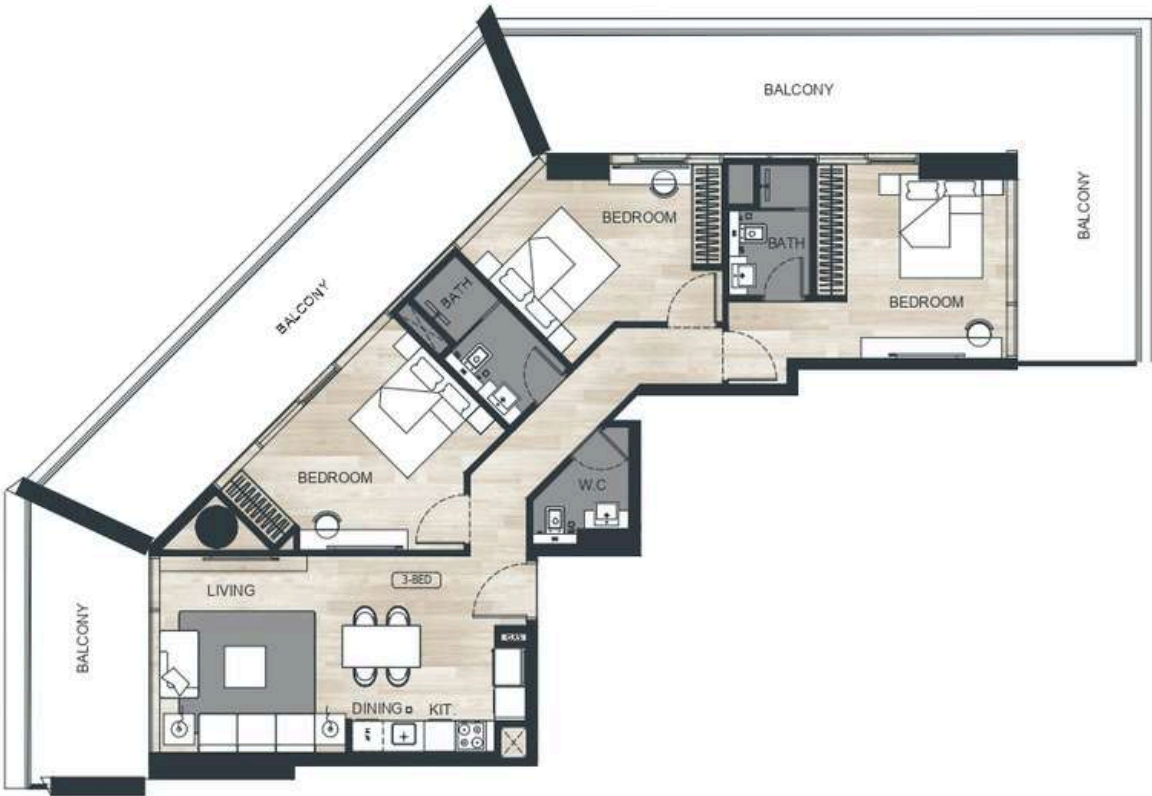
3 Bedroom

UNIT FLOOR PLAN



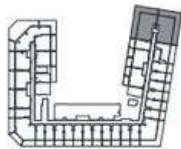
3 BHK TYPE 04

AREA	SQ. M	SQ. FT
SUITEAREA	10066 m²	1088.50 ft²
BALCONYAREA	77.74 m²	836.79 ft²
TOTALUNITAREA	178.40 m²	1920.28 ft²
FLAT DESIGN COMPONENTS		
M.BATH		4 m²
M.BEDROOM		16 m²
BEDROOM		14 m²
BEDROOM		15 m²
BATH		5 m²
W.C		3 m²
KITCHEN & DINING		8 m²
LIVING		14 m²
FOYER		5 m²
CORRIDOR		7 m²



3 Bedroom

UNIT FLOOR PLAN



3 BHK TYPE 05

AREA	SQ. M	SQ. FT
SUITE AREA	97.34 m ²	1047.76 ft ²
BALCONY AREA	55.75 m ²	600.09 ft ²
TOTAL UNIT AREA	153.09 m ²	1647.85 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	12 m ²
BEDROOM	15 m ²
BEDROOM	15 m ²
BATH	4 m ²
W.C	3 m ²
KITCHEN & DINING	8 m ²
LIVING	15 m ²
FOYER	4 m ²
CORRIDOR	6 m ²





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Contact Us :

Phone: +971564452803

Email: info@majararealestate.com

<https://majararealestate.com/>