

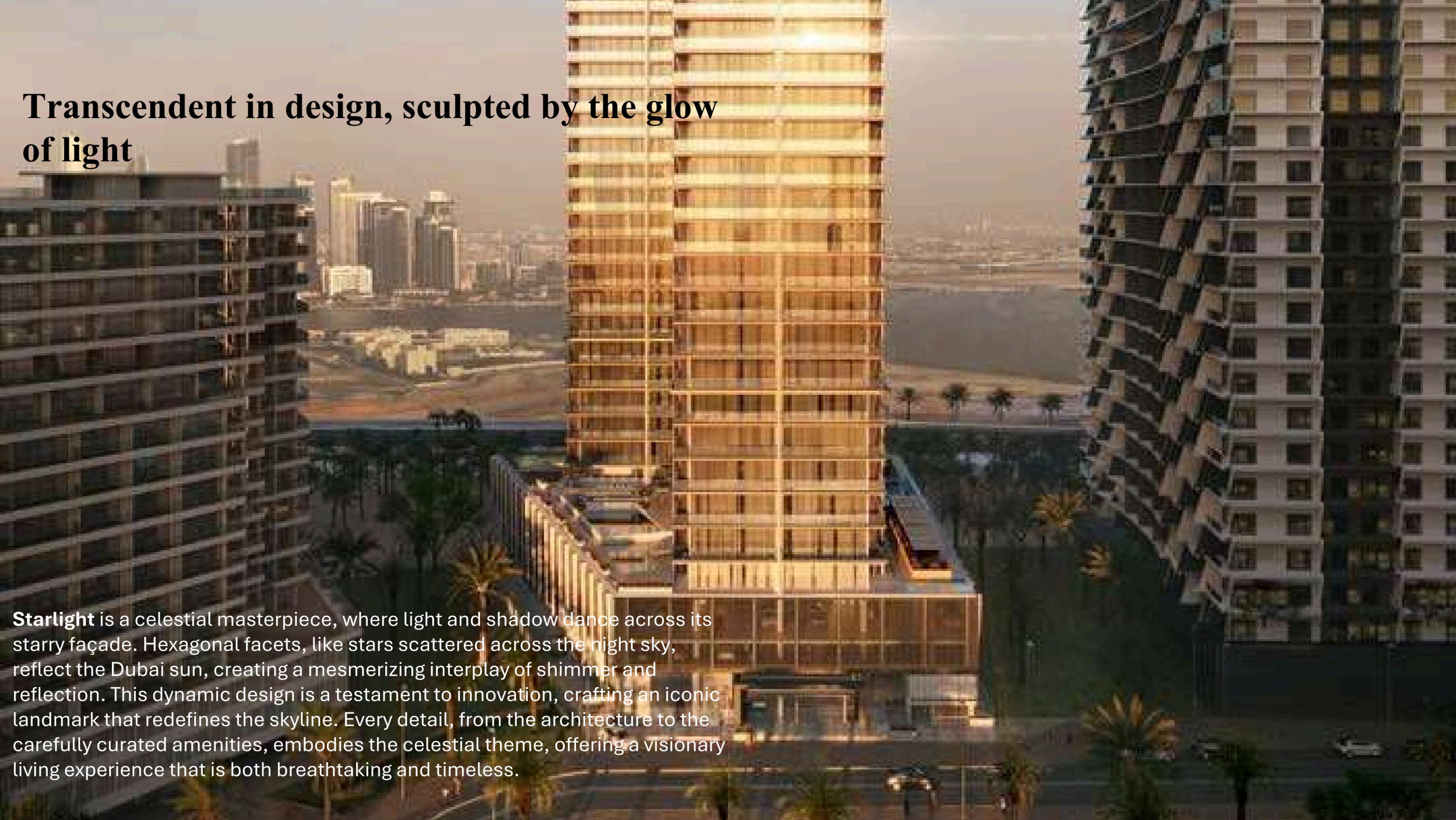
**STARLIGHT**

StarLight Residence: A Beacon of Luxury in the Heart of Dubai

# 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

Starlight at Al Jaddaf: Majara's Timeless Offering for Refined Lifestyles.



# Transcendent in design, sculpted by the glow of light

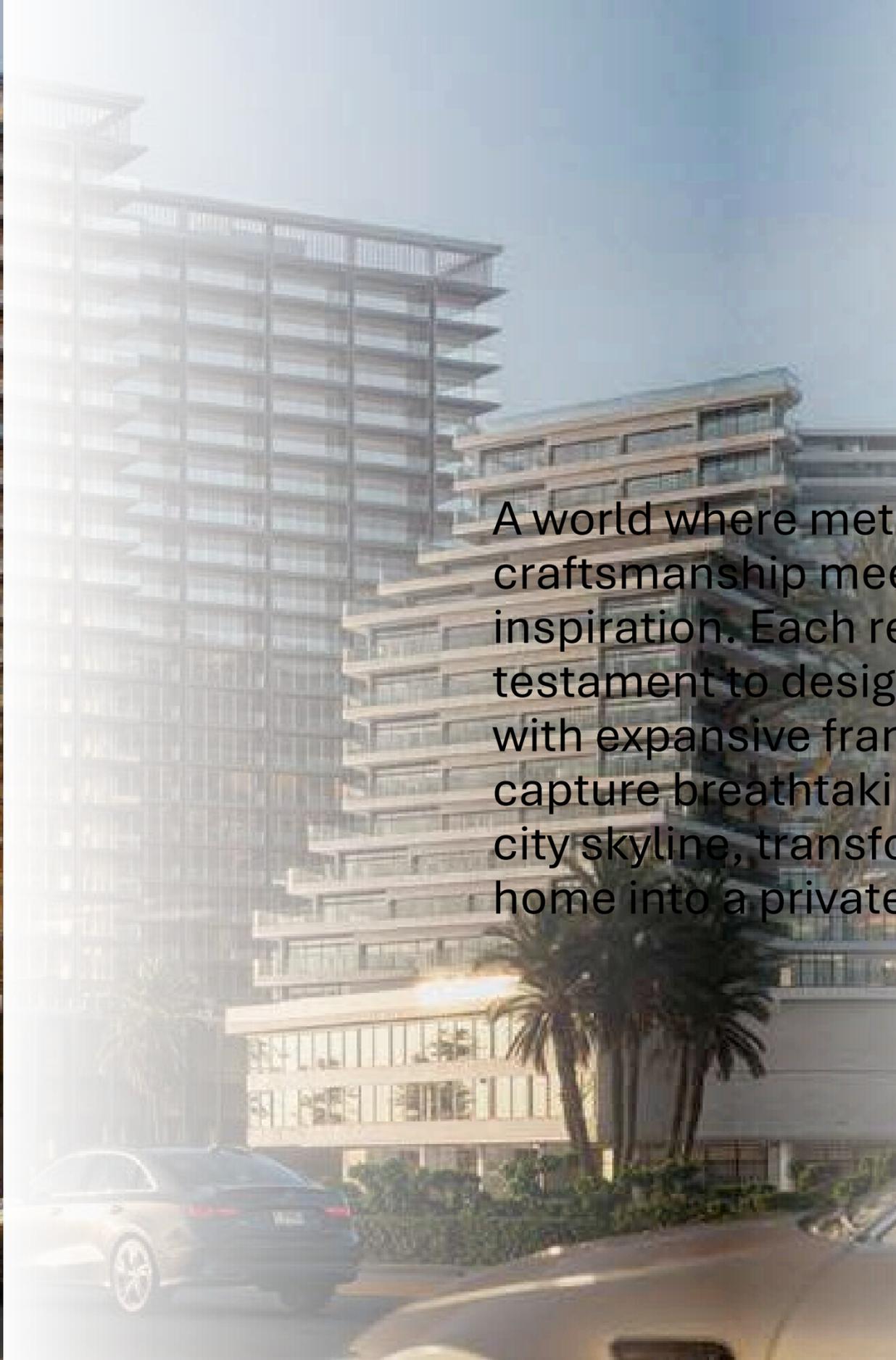
**Starlight** is a celestial masterpiece, where light and shadow dance across its starry façade. Hexagonal facets, like stars scattered across the night sky, reflect the Dubai sun, creating a mesmerizing interplay of shimmer and reflection. This dynamic design is a testament to innovation, crafting an iconic landmark that redefines the skyline. Every detail, from the architecture to the carefully curated amenities, embodies the celestial theme, offering a visionary living experience that is both breathtaking and timeless.



Within, a stellar retreat unfolds.  
Each residence is a private  
observatory, where the city lights  
transform into a field of stars,  
stretching endlessly beyond.



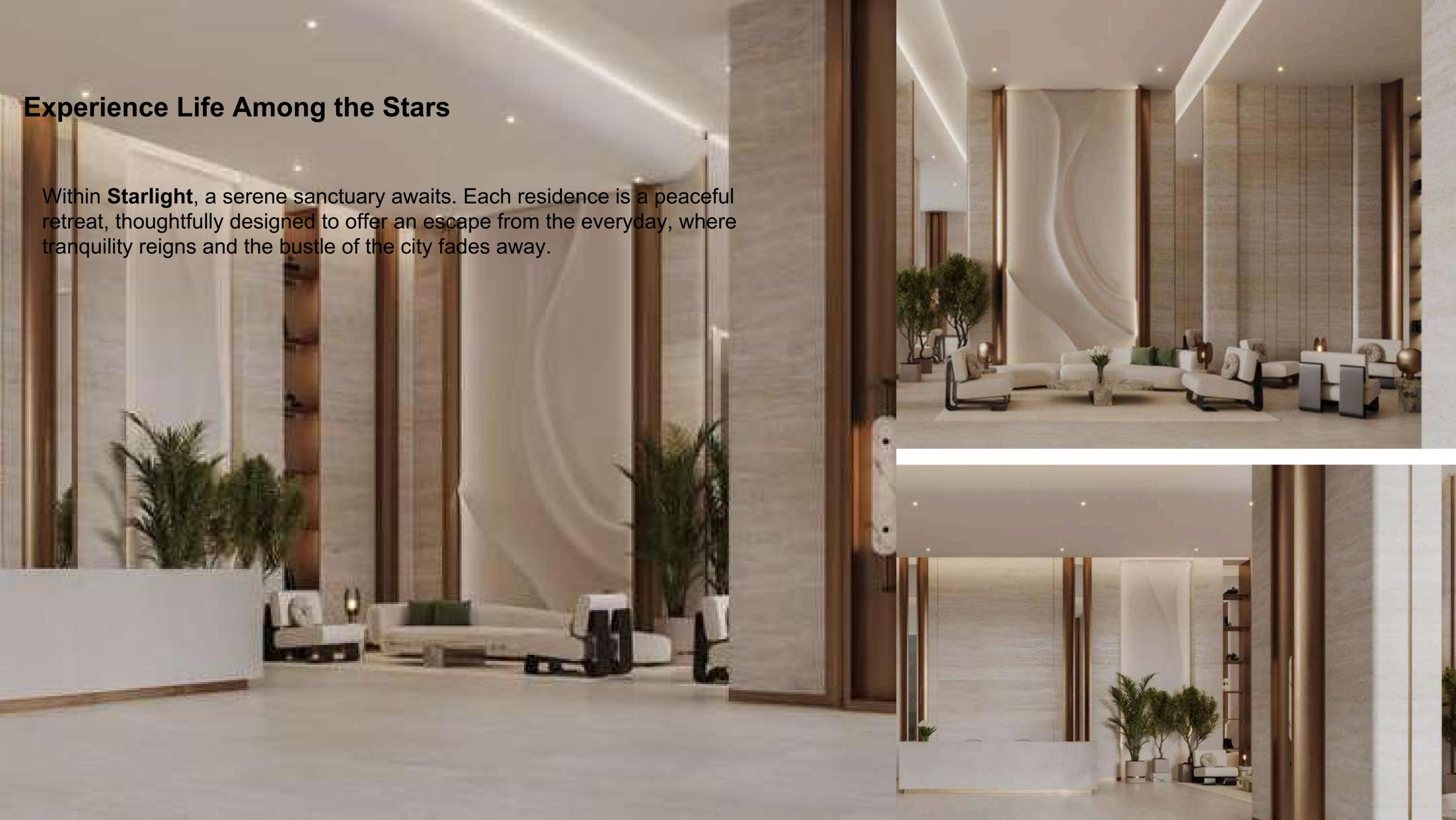
**Starlight** is a constellation of individuals, families, and investors united by a passion for curated living. Connect with like-minded neighbors in beautifully designed shared spaces, bathed in natural light, and create lasting memories in a community that shines as brightly as the stars above.



A world where meticulous craftsmanship meets celestial inspiration. Each residence is a testament to design excellence, with expansive frames that capture breathtaking views of the city skyline, transforming your home into a private observatory.

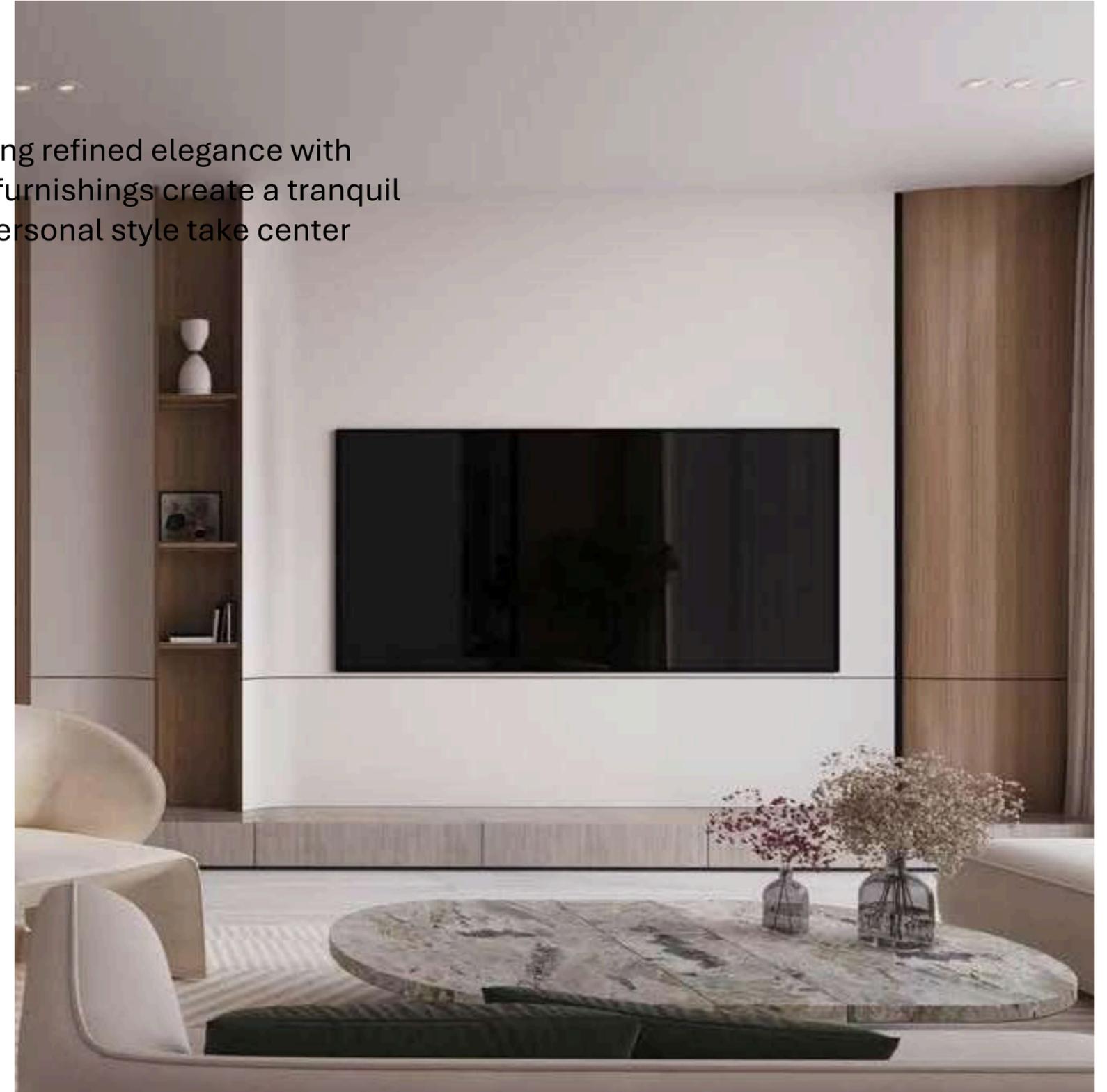
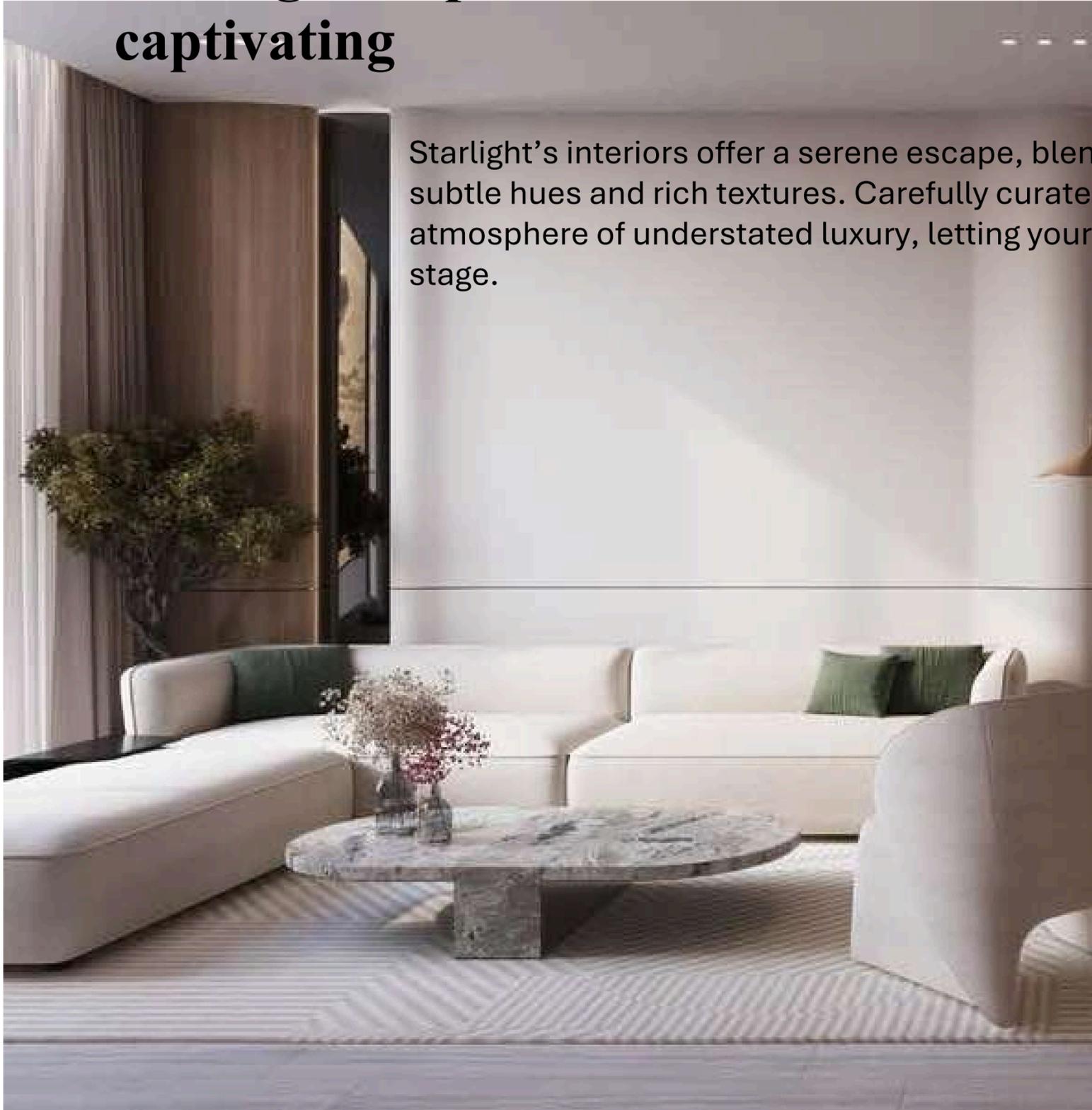
## Experience Life Among the Stars

Within **Starlight**, a serene sanctuary awaits. Each residence is a peaceful retreat, thoughtfully designed to offer an escape from the everyday, where tranquility reigns and the bustle of the city fades away.



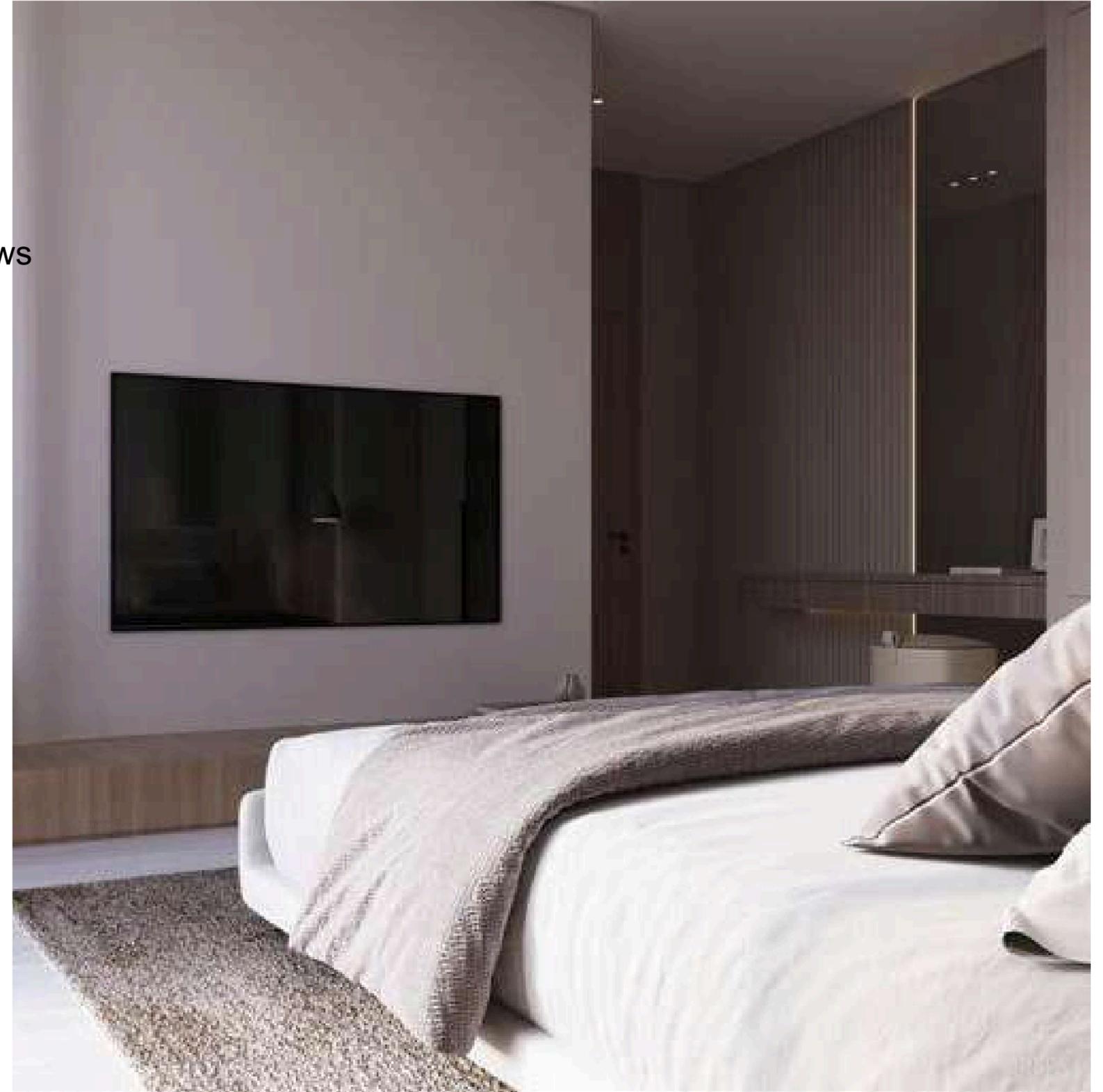
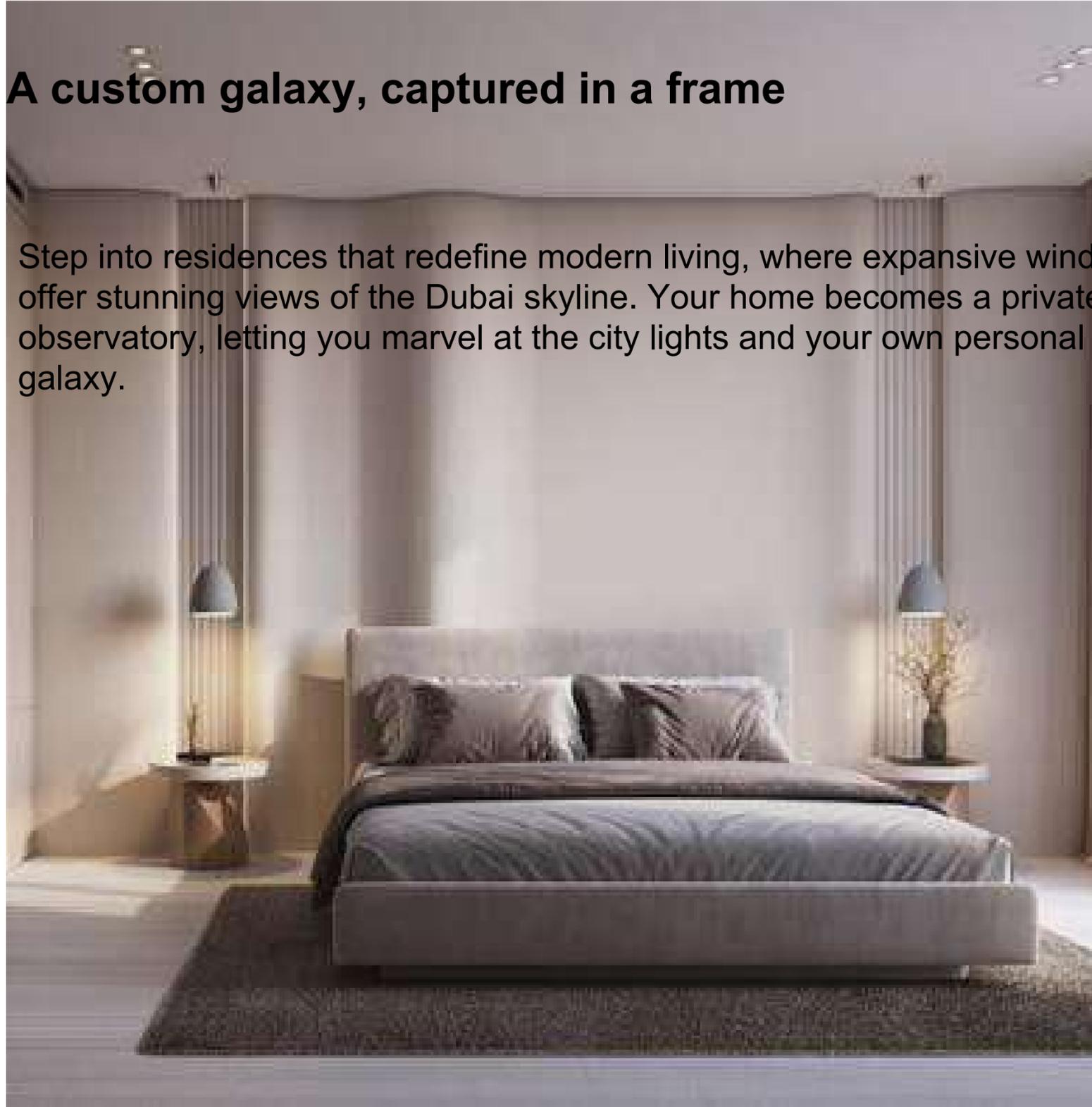
# Through the peaceful, luminous, and captivating

Starlight's interiors offer a serene escape, blending refined elegance with subtle hues and rich textures. Carefully curated furnishings create a tranquil atmosphere of understated luxury, letting your personal style take center stage.



## A custom galaxy, captured in a frame

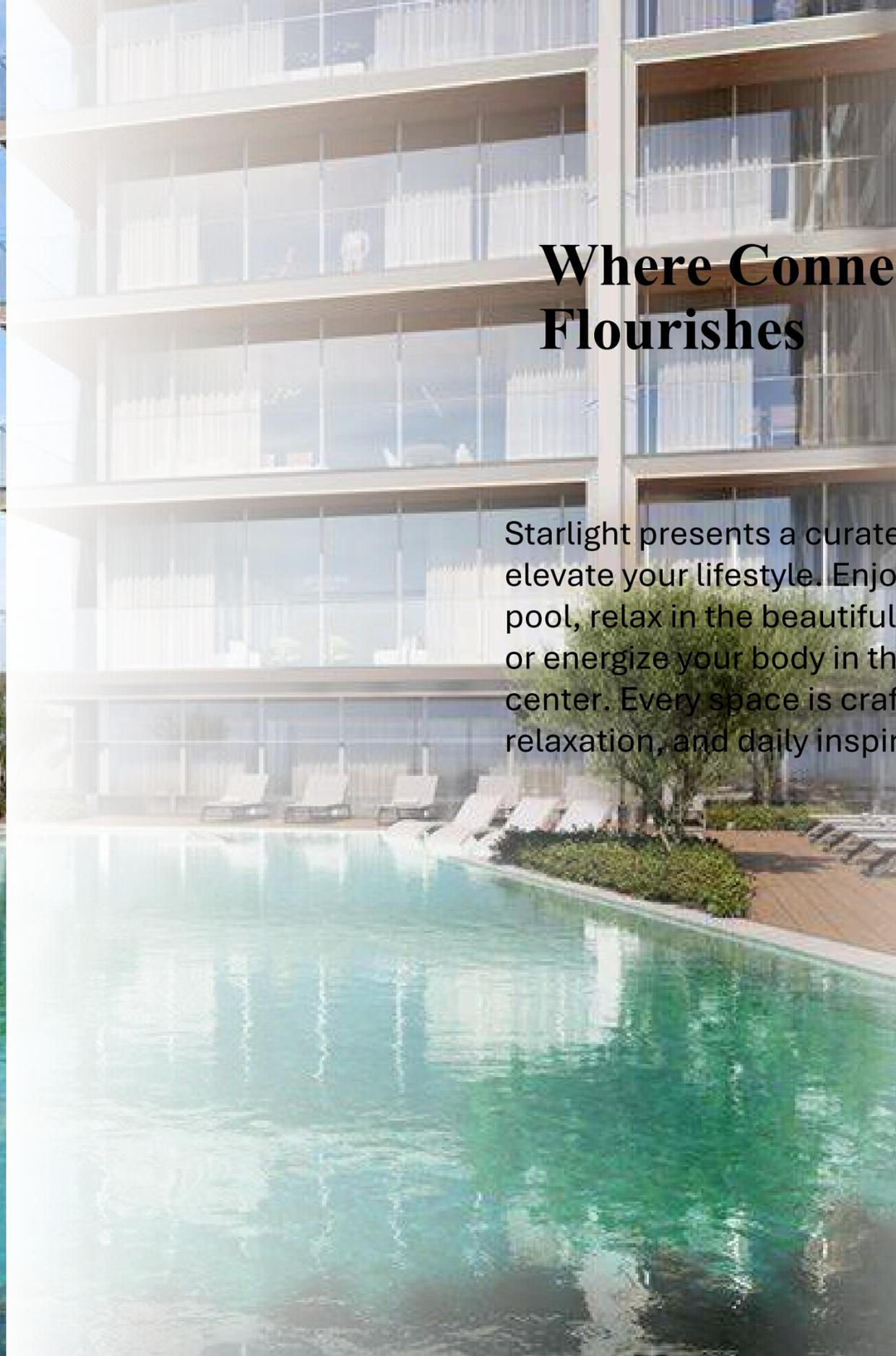
Step into residences that redefine modern living, where expansive windows offer stunning views of the Dubai skyline. Your home becomes a private observatory, letting you marvel at the city lights and your own personal galaxy.





## **Starlight Sanctuary**

Step into a realm where impeccable craftsmanship blends seamlessly with celestial elegance. Each residence is a testament to exceptional design, featuring expansive windows that offer panoramic views of the city skyline, transforming your home into a private observatory.



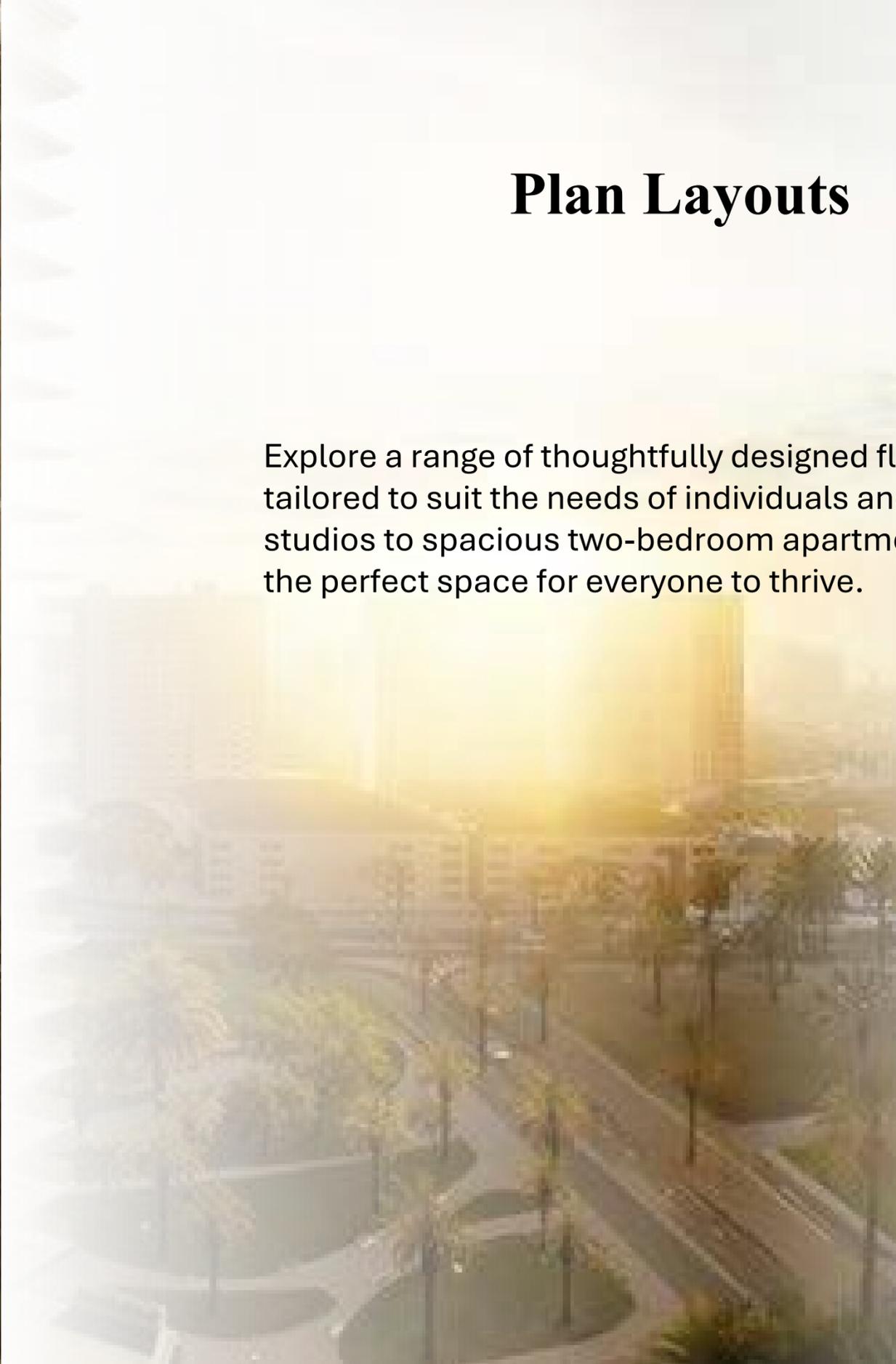
## Where Connection Flourishes

Starlight presents a curated selection of amenities to elevate your lifestyle. Enjoy a refreshing swim in the pool, relax in the beautifully landscaped outdoor areas, or energize your body in the state-of-the-art fitness center. Every space is crafted to foster connection, relaxation, and daily inspiration.



## Plan Layouts

Explore a range of thoughtfully designed floor plans, each tailored to suit the needs of individuals and families. From cozy studios to spacious two-bedroom apartments, Starlight offers the perfect space for everyone to thrive.



## PROJECT FACTS & KEY HIGHLIGHTS

### KEY FEATURES

STARLIGHT'S INTERIORS ARE PLACES OF REFINED ELEGANCE, A HAVEN OF TRANQUILITY WHERE YOU CAN ESCAPE THE HUSTLE AND BUSTLE OF CITY LIFE. SUBTLE HUES, RICH TEXTURES, AND CAREFULLY CURATED FURNISHINGS CREATE AN ATMOSPHERE OF UNDERSTATED LUXURY, ALLOWING YOUR PERSONAL STYLE TO SHINE.



PROPERTY TYPE

**RESIDENTIAL + RETAIL**

PLOT AREA

**4116.78 SQ. M 44313.00 SQFT**

BUILDING DESCRIPTION

**3B + G + 3P + 20 RESIDENTIAL  
FLOORS + ROOF**

NUMBER OF UNITS

<b>STUDIO APT.</b>	<b>294</b>
<b>1-BED APT.</b>	<b>155</b>
<b>2-BED APT.</b>	<b>61</b>

TOTAL UNITS

<b>TOTAL RESIDENTIAL UNITS:</b>	<b>510</b>
<b>SHOP(GROUND FLOOR):</b>	<b>01</b>



# STUDIOS

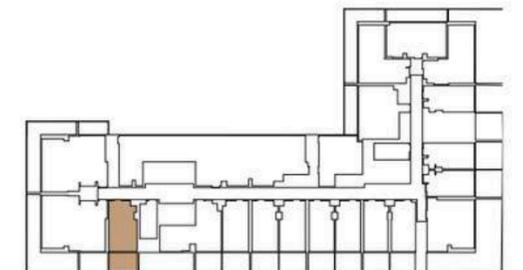
## STUDIO TYPE 01



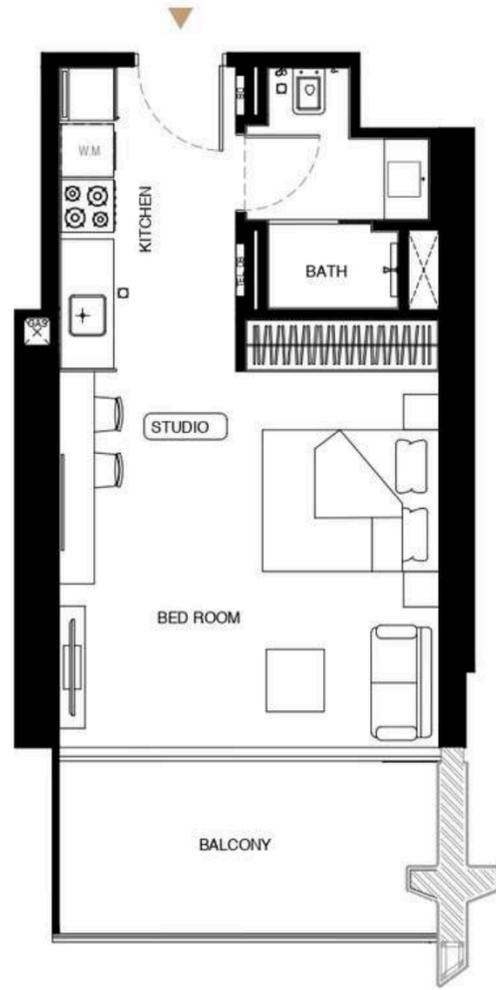
AREA	SQ.M.	SQ.FT.
SUITE AREA	35.22 m <sup>2</sup>	379.10 ft <sup>2</sup>
BALCONY AREA	13.42 m <sup>2</sup>	144.45 ft <sup>2</sup>
TOTAL UNIT AREA	48.64 m <sup>2</sup>	523.56 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

BATH	4 m <sup>2</sup>
STUDIO	20 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>



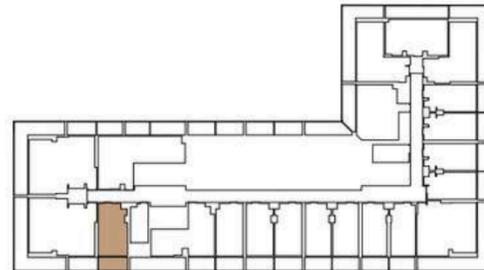
## STUDIO TYPE 02



AREA	SQ.M.	SQ.FT.
SUITE AREA	35.21 m <sup>2</sup>	379.00 ft <sup>2</sup>
BALCONY AREA	9.09 m <sup>2</sup>	97.84 ft <sup>2</sup>
TOTAL UNIT AREA	44.30 m <sup>2</sup>	476.84 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

BATH	4 m <sup>2</sup>
STUDIO	20 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>



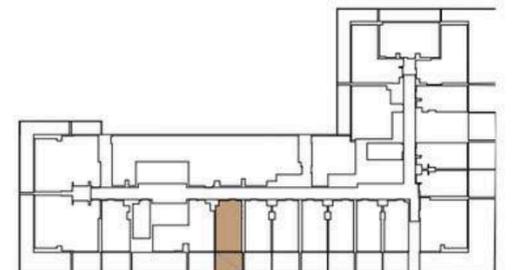
## STUDIO TYPE 03



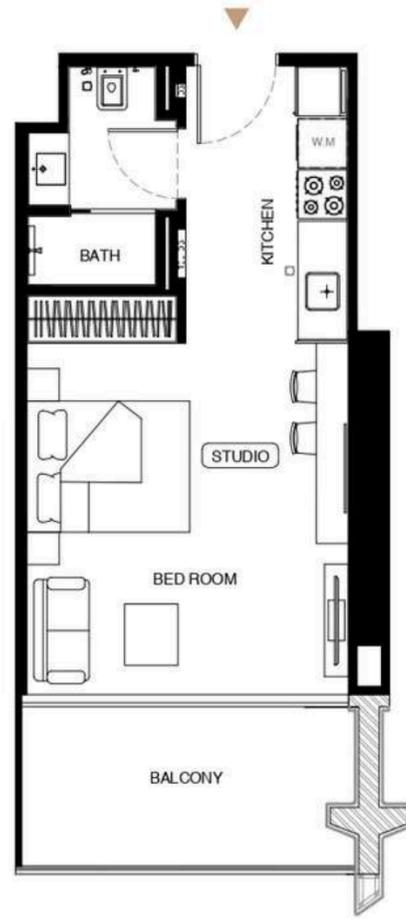
AREA	SQ.M.	SQ.FT.
SUITE AREA	33.40 m <sup>2</sup>	359.51 ft <sup>2</sup>
BALCONY AREA	12.87 m <sup>2</sup>	138.53 ft <sup>2</sup>
TOTAL UNIT AREA	46.27 m <sup>2</sup>	498.05 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

BATH	4 m <sup>2</sup>
STUDIO	18 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>



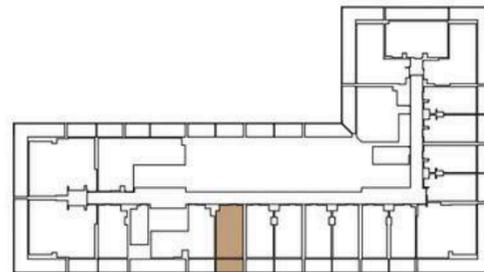
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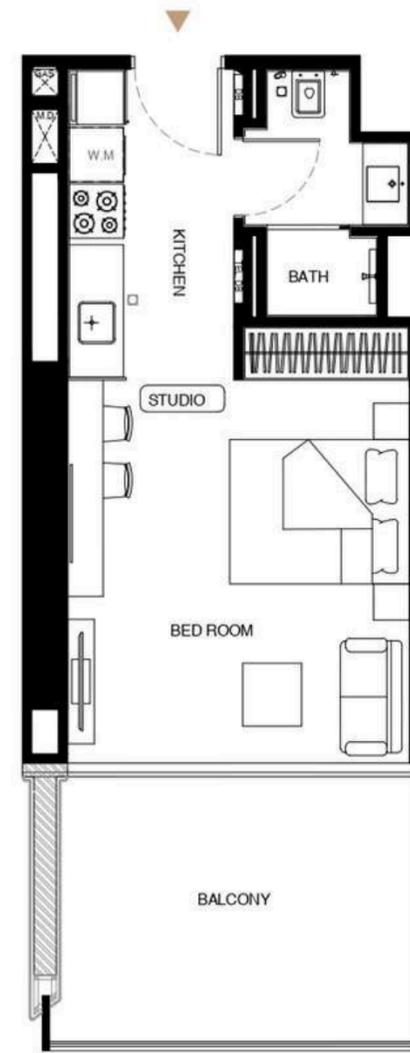
AREA	SQ.M.	SQ.FT.
SUITE AREA	33.40 m <sup>2</sup>	359.51 ft <sup>2</sup>
BALCONY AREA	8.61 m <sup>2</sup>	92.68 ft <sup>2</sup>
TOTAL UNIT AREA	42.01 m <sup>2</sup>	452.19 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

BATH	4 m <sup>2</sup>
STUDIO	18 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>



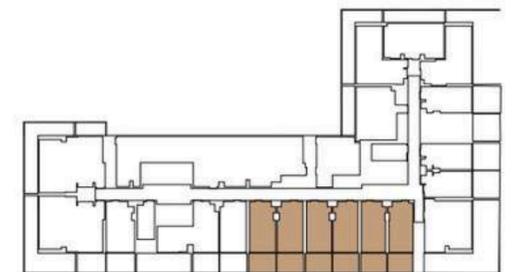
# STUDIO TYPE 05



AREA	SQ.M.	SQ.FT.
SUITE AREA	31.73 m <sup>2</sup>	341.54 ft <sup>2</sup>
BALCONY AREA	12.41 m <sup>2</sup>	133.58 ft <sup>2</sup>
TOTAL UNIT AREA	44.14 m <sup>2</sup>	475.12 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

BATH	4 m <sup>2</sup>
STUDIO	17 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>



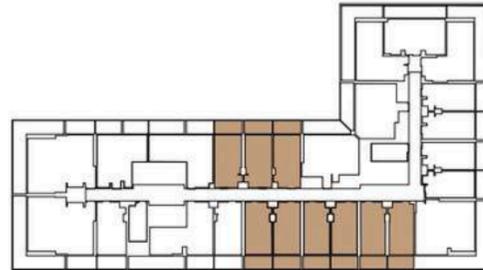
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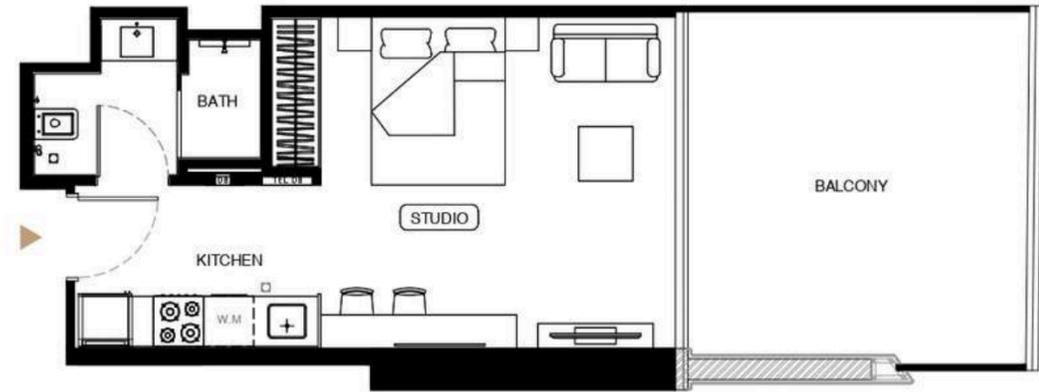
AREA	SQ.M.	SQ.FT.
SUITE AREA	30.57 m <sup>2</sup>	329.05 ft <sup>2</sup>
BALCONY AREA	8.00 m <sup>2</sup>	86.11 ft <sup>2</sup>
TOTAL UNIT AREA	38.57 m <sup>2</sup>	415.16 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

BATH	4 m <sup>2</sup>
STUDIO	17 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>



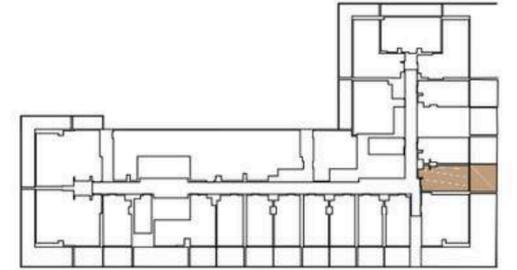
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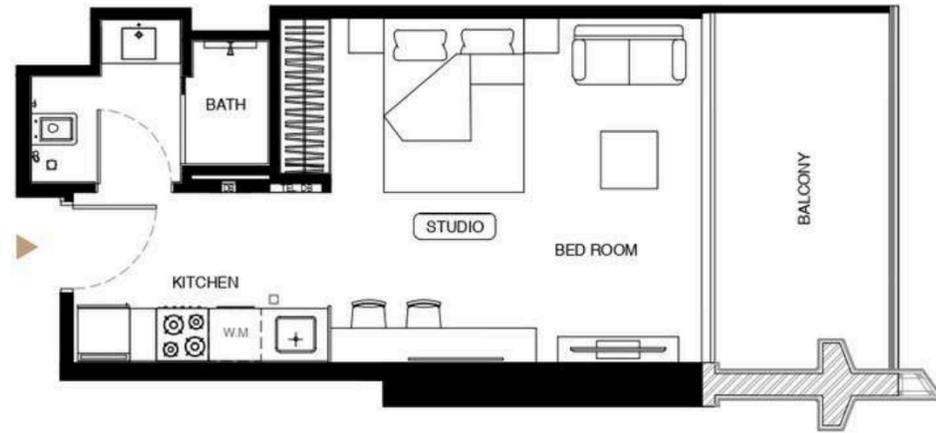
AREA	SQ.M.	SQ.FT.
SUITE AREA	31.46 m <sup>2</sup>	338.63 ft <sup>2</sup>
BALCONY AREA	17.95 m <sup>2</sup>	193.21 ft <sup>2</sup>
TOTAL UNIT AREA	49.41 m <sup>2</sup>	531.84 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

BATH	4 m <sup>2</sup>
STUDIO	18 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>



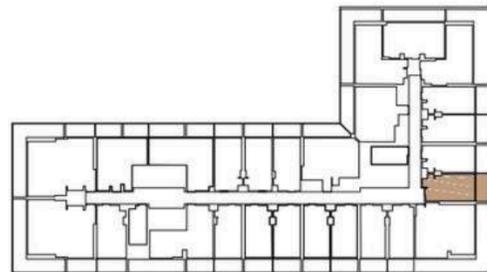
**STUDIO TYPE 08**



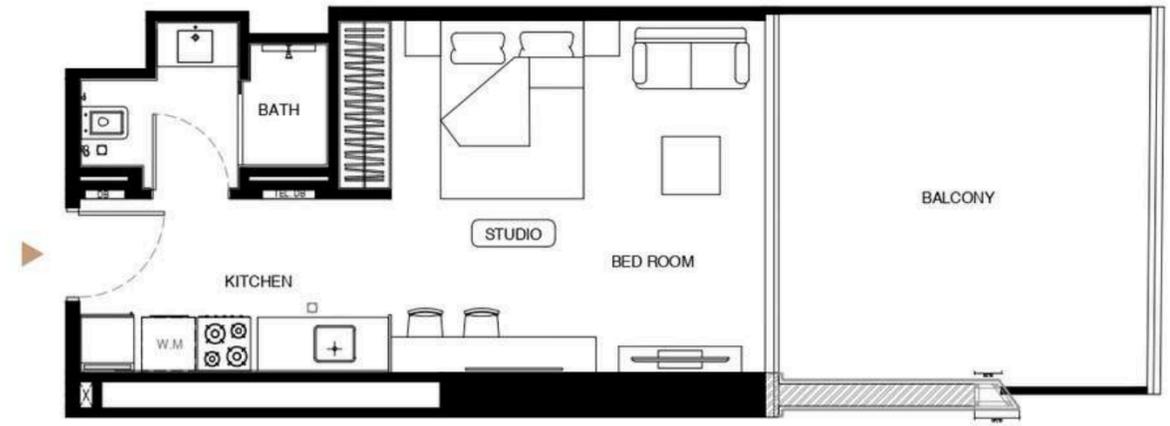
AREA	SQ.M.	SQ.FT.
SUITE AREA	31.48 m <sup>2</sup>	338.85 ft <sup>2</sup>
BALCONY AREA	8.82 m <sup>2</sup>	94.94 ft <sup>2</sup>
TOTAL UNIT AREA	40.30 m <sup>2</sup>	433.79 ft <sup>2</sup>

**FLAT DESIGN COMPONENTS**

BATH	4 m <sup>2</sup>
STUDIO	18 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>



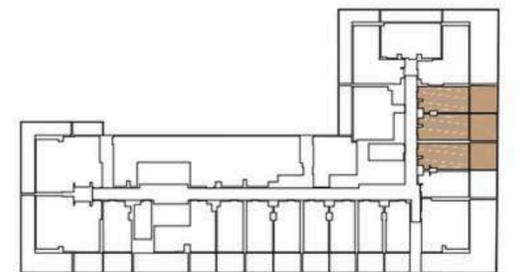
**STUDIO TYPE 09**



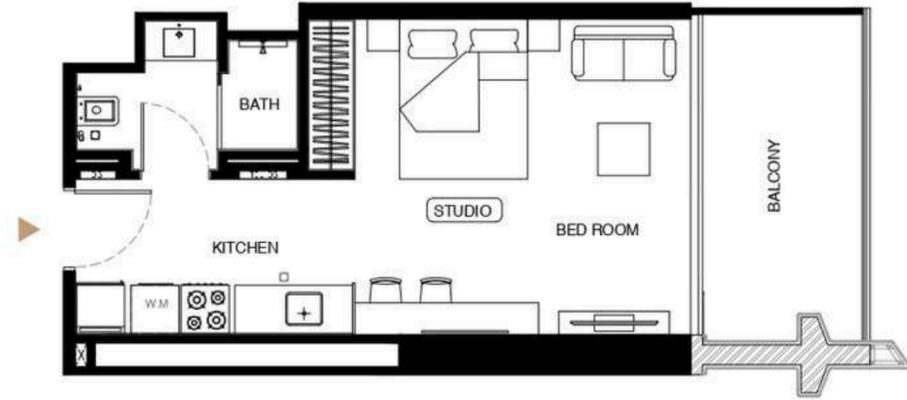
AREA	SQ.M.	SQ.FT.
SUITE AREA	33.00 m <sup>2</sup>	355.21 ft <sup>2</sup>
BALCONY AREA	18.27 m <sup>2</sup>	196.66 ft <sup>2</sup>
TOTAL UNIT AREA	51.27 m <sup>2</sup>	551.87 ft <sup>2</sup>

**FLAT DESIGN COMPONENTS**

BATH	4 m <sup>2</sup>
STUDIO	18 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>



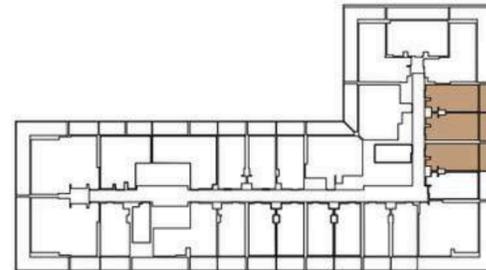
STUDIO TYPE 10



AREA	SQ.M.	SQ.FT.
SUITE AREA	33.00 m <sup>2</sup>	355.21 ft <sup>2</sup>
BALCONY AREA	8.82 m <sup>2</sup>	94.94 ft <sup>2</sup>
TOTAL UNIT AREA	41.82 m <sup>2</sup>	450.15 ft <sup>2</sup>

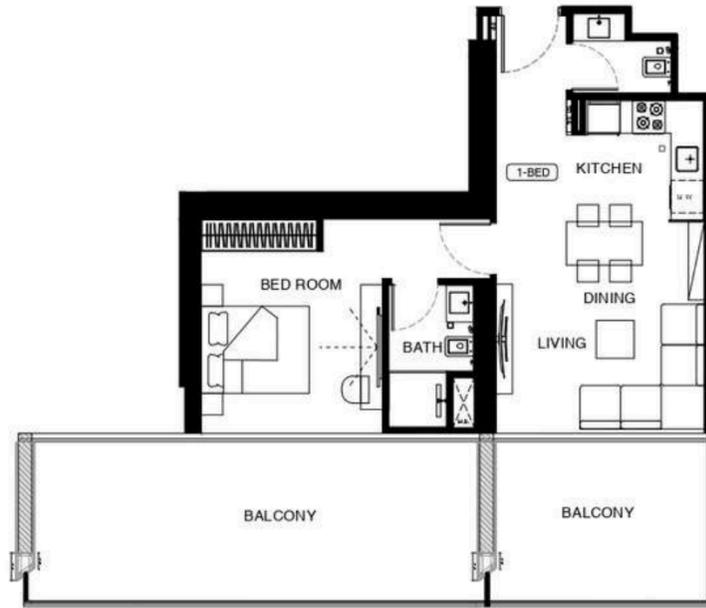
FLAT DESIGN COMPONENTS

BATH	4 m <sup>2</sup>
STUDIO	18 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>



# 1 BEDROOMS

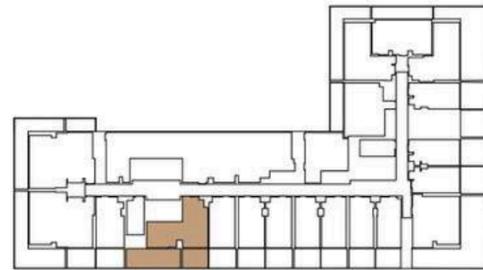
1 BEDROOMS TYPE 01



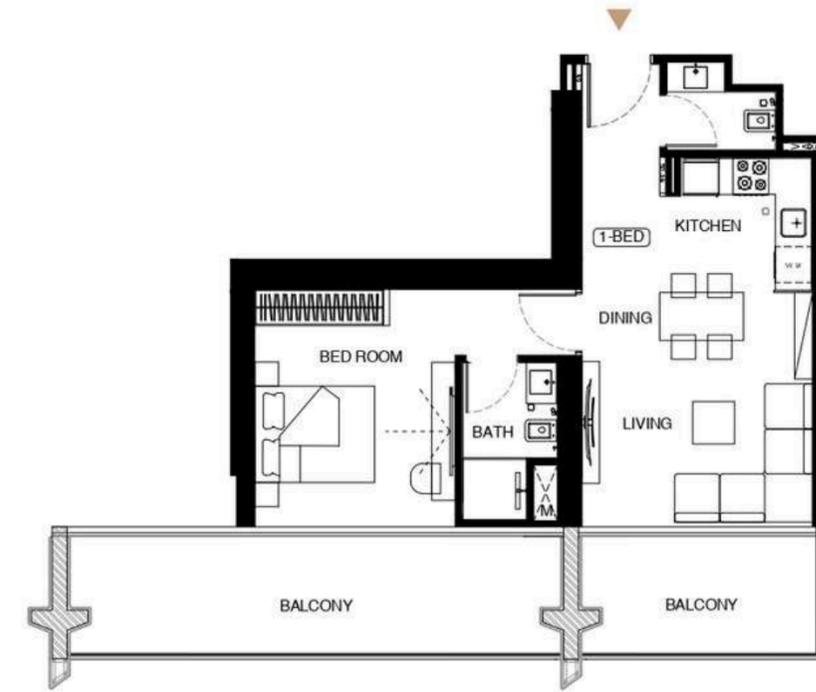
AREA	SQ.M	SQ.
SUITE AREA	54.20 m <sup>2</sup>	583.40 ft <sup>2</sup>
BALCONY AREA	38.13 m <sup>2</sup>	410.43 ft <sup>2</sup>
TOTAL UNIT AREA	92.33 m <sup>2</sup>	993.83 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	15 m <sup>2</sup>
LIVING & DINING	15 m <sup>2</sup>
KITCHEN	5 m <sup>2</sup>
CORRIDOR	5 m <sup>2</sup>
WC	2 m <sup>2</sup>



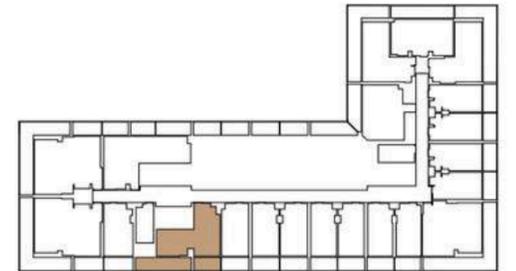
1 BEDROOM TYPE 02



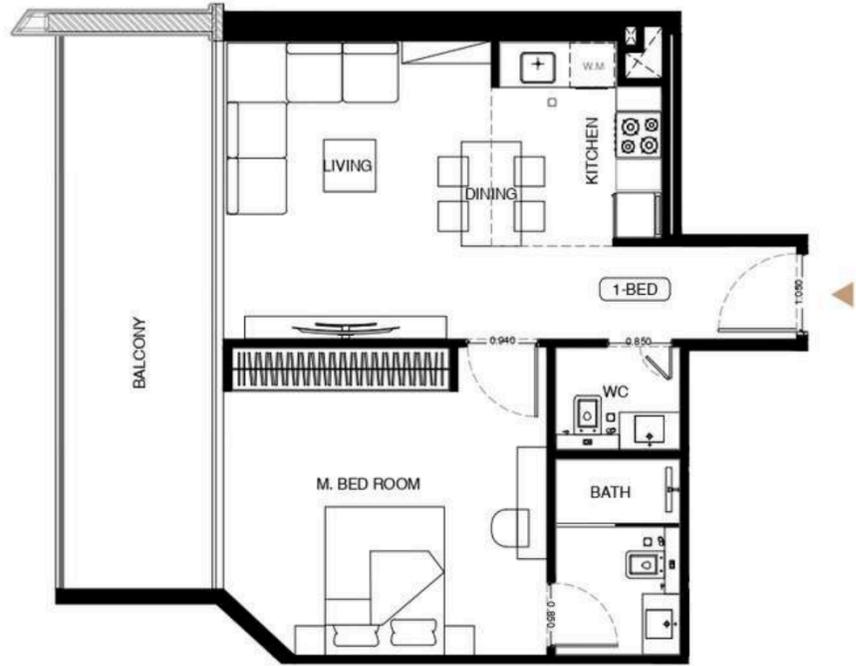
AREA	SQ.M.	SQ.FT.
SUITE AREA	54.19 m <sup>2</sup>	583.30 ft <sup>2</sup>
BALCONY AREA	25.54 m <sup>2</sup>	274.91 ft <sup>2</sup>
TOTAL UNIT AREA	79.73 m <sup>2</sup>	858.21 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	15 m <sup>2</sup>
LIVING & DINING	15 m <sup>2</sup>
KITCHEN	5 m <sup>2</sup>
CORRIDOR	5 m <sup>2</sup>
WC	2 m <sup>2</sup>



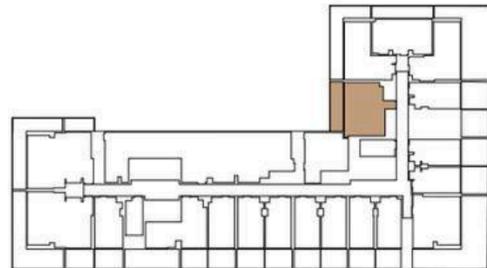
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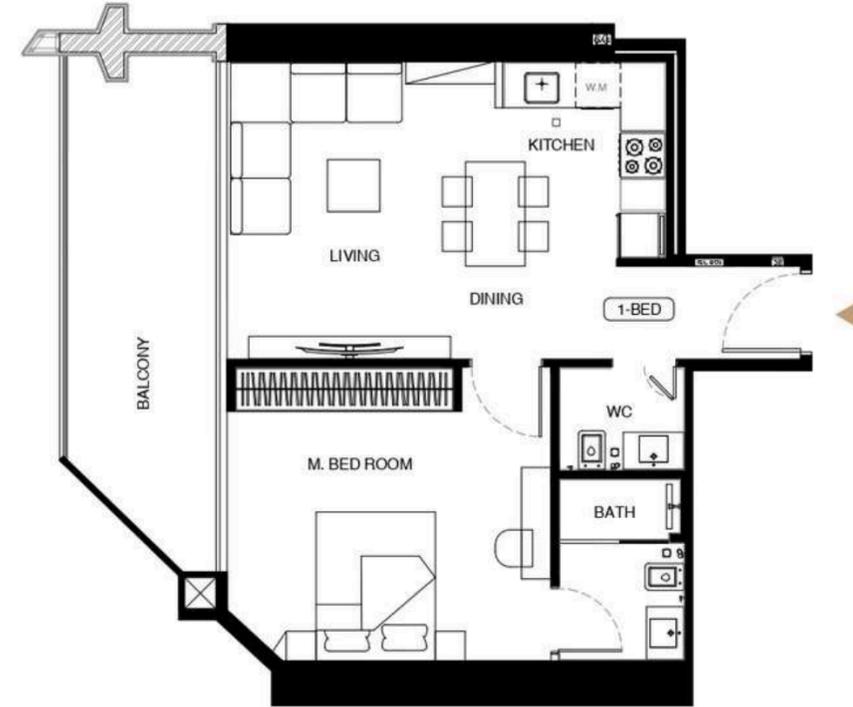
AREA	SQ.M.	SQ.FT.
SUITE AREA	55.35 m <sup>2</sup>	595.78 ft <sup>2</sup>
BALCONY AREA	15.70 m <sup>2</sup>	168.99 ft <sup>2</sup>
TOTAL UNIT AREA	71.05 m <sup>2</sup>	764.78 ft <sup>2</sup>

**FLAT DESIGN COMPONENTS**

M.BATH	5 m <sup>2</sup>
M.BEDROOM	18 m <sup>2</sup>
LIVING & DINING	14 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
CORRIDOR	5 m <sup>2</sup>
WC	2 m <sup>2</sup>



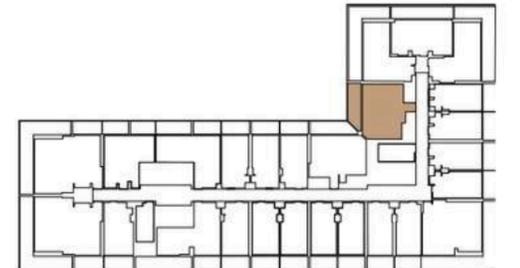
**1 BEDROOM TYPE 04**



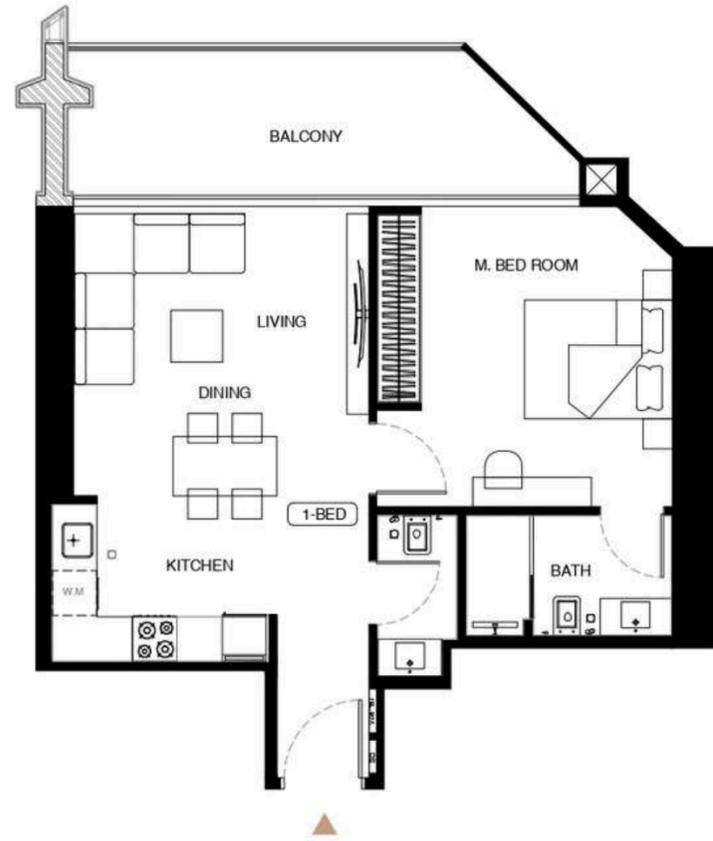
AREA	SQ.M.	SQ.FT.
SUITE AREA	55.31 m <sup>2</sup>	595.35 ft <sup>2</sup>
BALCONY AREA	13.37 m <sup>2</sup>	143.91 ft <sup>2</sup>
TOTAL UNIT AREA	68.68 m <sup>2</sup>	739.27 ft <sup>2</sup>

**FLAT DESIGN COMPONENTS**

M.BATH	4 m <sup>2</sup>
M.BEDROOM	17 m <sup>2</sup>
LIVING & DINING	16 m <sup>2</sup>
KITCHEN	5 m <sup>2</sup>
CORRIDOR	4 m <sup>2</sup>
WC	2 m <sup>2</sup>



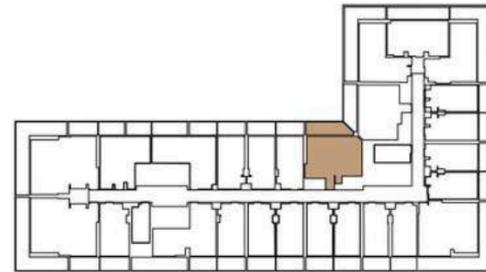
1 BEDROOM TYPE 05



AREA	SQ.M.	SQ.FT.
SUITE AREA	56.68 m <sup>2</sup>	610.10 ft <sup>2</sup>
BALCONY AREA	13.30 m <sup>2</sup>	143.16 ft <sup>2</sup>
TOTAL UNIT AREA	69.98 m <sup>2</sup>	753.26 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

M.BATH	5 m <sup>2</sup>
M.BEDROOM	16 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
CORRIDOR	4 m <sup>2</sup>
WC	2 m <sup>2</sup>



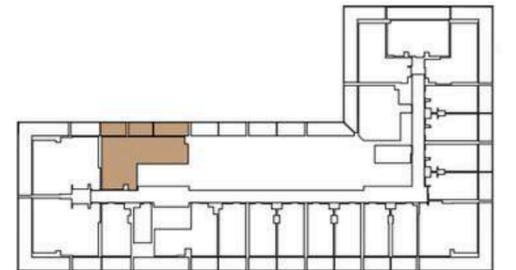
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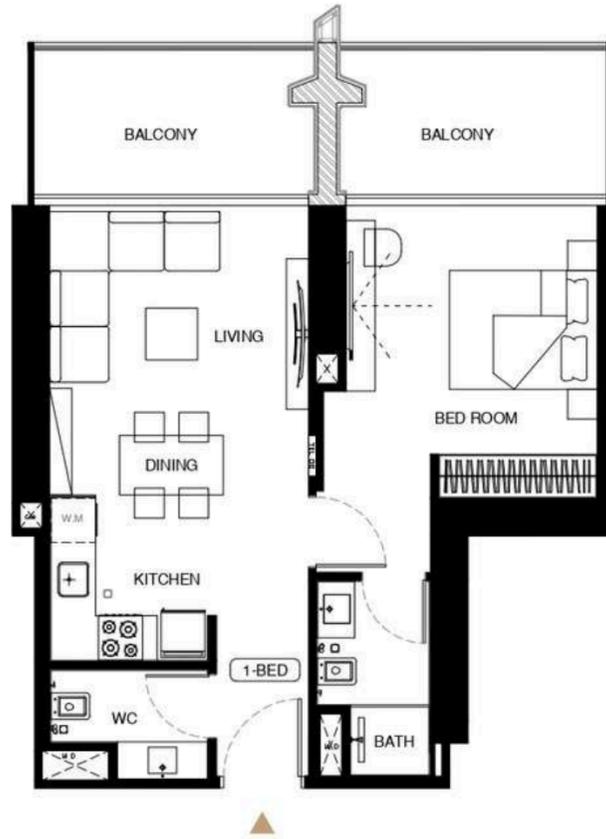
AREA	SQ.M.	SQ.FT.
SUITE AREA	74.76 m <sup>2</sup>	804.71 ft <sup>2</sup>
BALCONY AREA	26.55 m <sup>2</sup>	285.78 ft <sup>2</sup>
TOTAL UNIT AREA	101.31 m <sup>2</sup>	1090.49 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	18 m <sup>2</sup>
LIVING & DINING	20 m <sup>2</sup>
KITCHEN	8 m <sup>2</sup>
CORRIDOR	11 m <sup>2</sup>
WC	3 m <sup>2</sup>



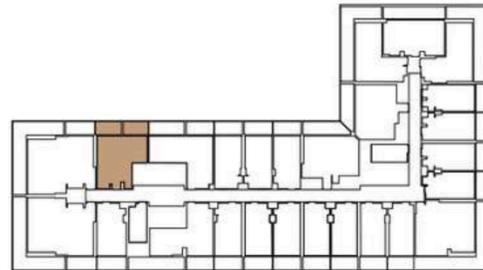
1 BEDROOM TYPE 07



AREA	SQ.M.	SQ.FT.
SUITE AREA	52.22 m <sup>2</sup>	562.09 ft <sup>2</sup>
BALCONY AREA	15.65 m <sup>2</sup>	168.46 ft <sup>2</sup>
TOTAL UNIT AREA	67.87 m <sup>2</sup>	730.55 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	15 m <sup>2</sup>
LIVING & DINING	14 m <sup>2</sup>
KITCHEN	5 m <sup>2</sup>
CORRIDOR	5 m <sup>2</sup>
WC	3 m <sup>2</sup>



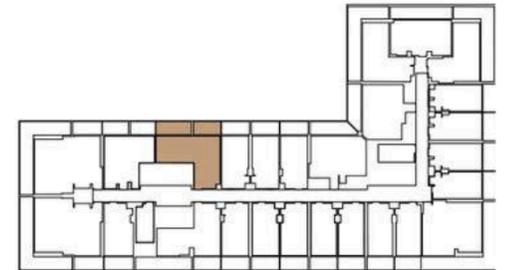
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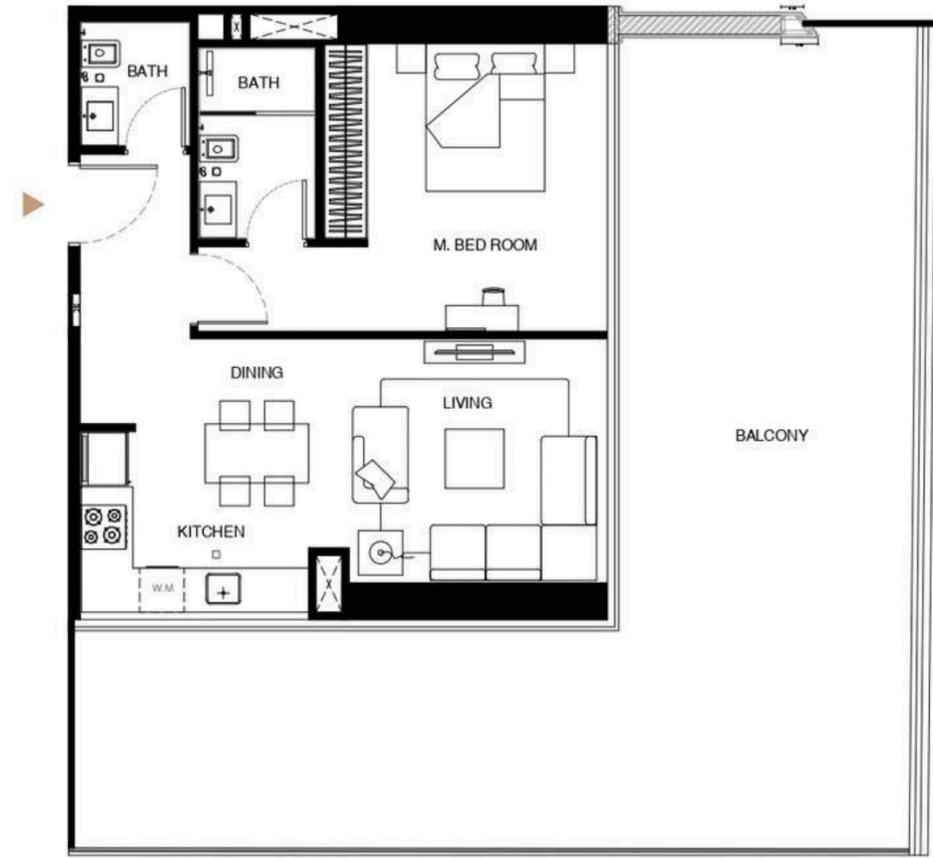
AREA	SQ.M.	SQ.FT.
SUITE AREA	55.06 m <sup>2</sup>	592.66 ft <sup>2</sup>
BALCONY AREA	19.41 m <sup>2</sup>	208.93 ft <sup>2</sup>
TOTAL UNIT AREA	74.47 m <sup>2</sup>	801.59 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	16 m <sup>2</sup>
LIVING & DINING	15 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
CORRIDOR	5 m <sup>2</sup>
WC	3 m <sup>2</sup>



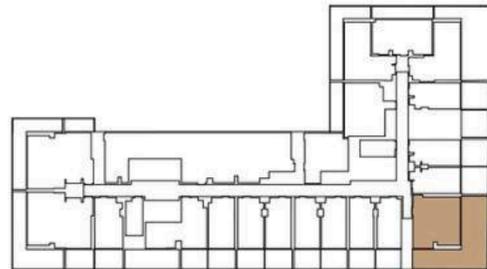
**1 BEDROOM TYPE 09**



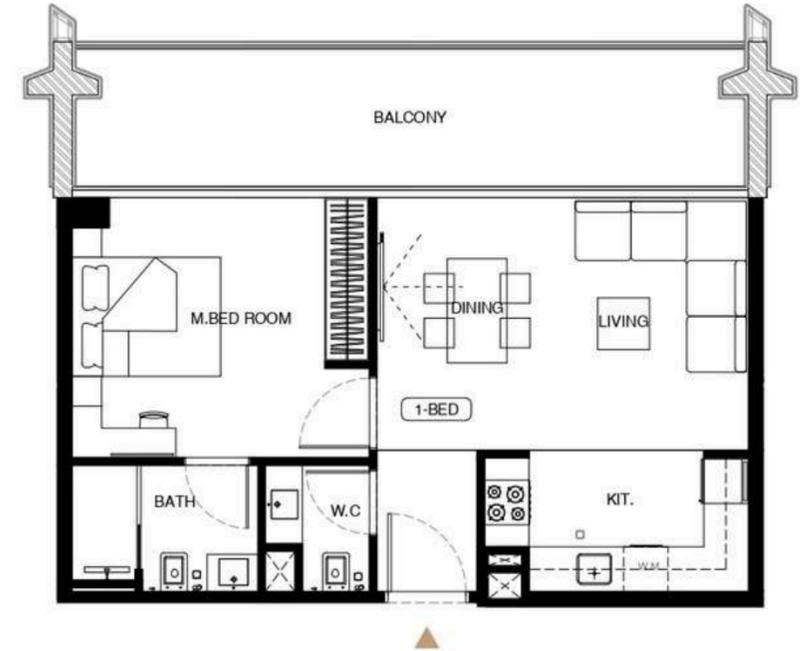
AREA	SQ.M.	SQ.FT.
SUITE AREA	58.03 m <sup>2</sup>	624.63 ft <sup>2</sup>
BALCONY AREA	69.20 m <sup>2</sup>	744.86 ft <sup>2</sup>
TOTAL UNIT AREA	127.23 m <sup>2</sup>	1369.49 ft <sup>2</sup>

**FLAT DESIGN COMPONENTS**

M.BATH	4 m <sup>2</sup>
M.BEDROOM	17 m <sup>2</sup>
LIVING	13 m <sup>2</sup>
KITCHEN & DINING	8 m <sup>2</sup>
CORRIDOR	10 m <sup>2</sup>
BATH	3 m <sup>2</sup>



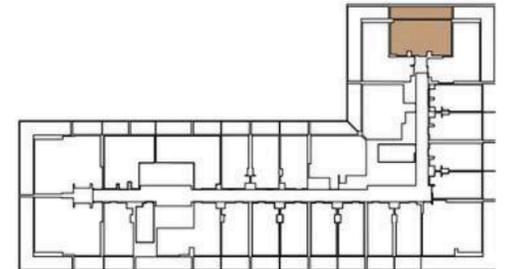
**1 BEDROOM TYPE 10**



AREA	SQ.M.	SQ.FT.
SUITE AREA	50.71 m <sup>2</sup>	545.84 ft <sup>2</sup>
BALCONY AREA	17.76 m <sup>2</sup>	191.17 ft <sup>2</sup>
TOTAL UNIT AREA	68.47 m <sup>2</sup>	737.00 ft <sup>2</sup>

**FLAT DESIGN COMPONENTS**

M.BATH	4 m <sup>2</sup>
M.BEDROOM	14 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
CORRIDOR	3 m <sup>2</sup>
WC	2 m <sup>2</sup>



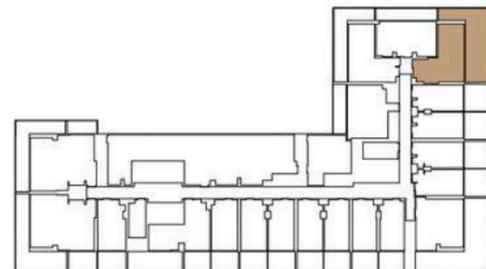
1 BEDROOM  
TYPE 11



AREA	SQ.M.	SQ.FT.
SUITE AREA	51.83 m <sup>2</sup>	557.89 ft <sup>2</sup>
BALCONY AREA	59.18 m <sup>2</sup>	637.01 ft <sup>2</sup>
TOTAL UNIT AREA	111.01 m <sup>2</sup>	1194.90 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	15 m <sup>2</sup>
LIVING & DINING	20 m <sup>2</sup>
KITCHEN	5 m <sup>2</sup>
CORRIDOR	5 m <sup>2</sup>
WC	3 m <sup>2</sup>



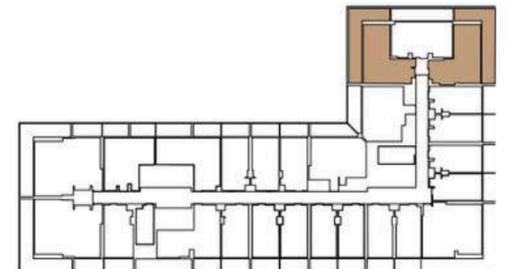
1 BEDROOM  
TYPE 12



AREA	SQ.M.	SQ.FT.
SUITE AREA	51.83 m <sup>2</sup>	557.89 ft <sup>2</sup>
BALCONY AREA	32.97 m <sup>2</sup>	354.89 ft <sup>2</sup>
TOTAL UNIT AREA	84.80 m <sup>2</sup>	912.78 ft <sup>2</sup>

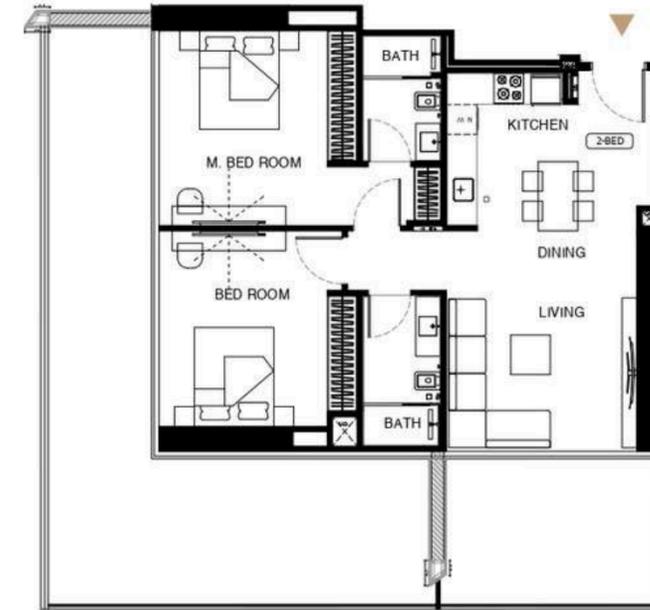
FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	15 m <sup>2</sup>
LIVING & DINING	20 m <sup>2</sup>
KITCHEN	5 m <sup>2</sup>
CORRIDOR	5 m <sup>2</sup>
WC	3 m <sup>2</sup>



# 2 BEDROOMS

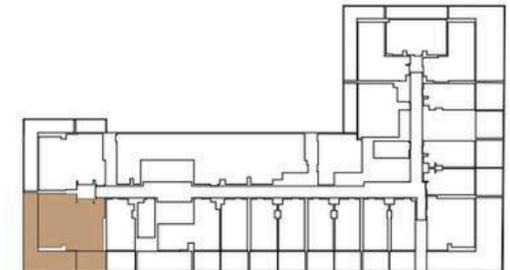
## 2 BEDROOMS TYPE 01



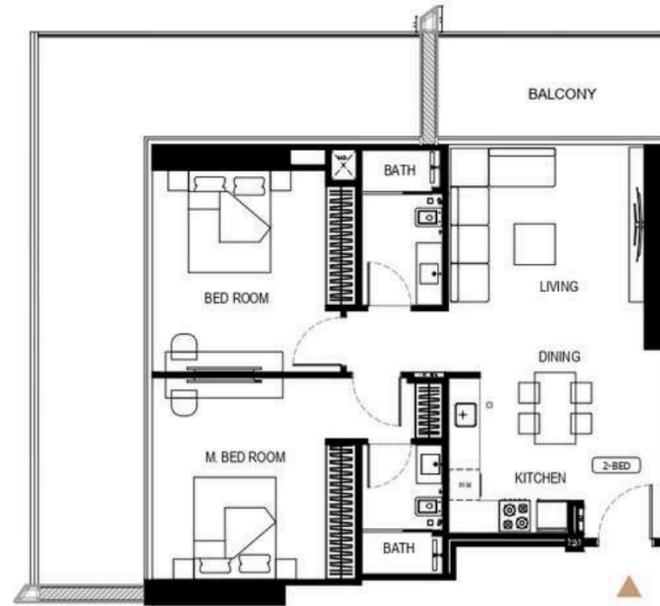
AREA	SQ.M	SQ.
SUITE AREA	54.20 m <sup>2</sup>	583.40 ft <sup>2</sup>
BALCONY AREA	38.13 m <sup>2</sup>	410.43 ft <sup>2</sup>
TOTAL UNIT AREA	92.33 m <sup>2</sup>	993.83 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	18 m <sup>2</sup>
LIVING	17 m <sup>2</sup>
KITCHEN & DINING	9 m <sup>2</sup>
CORRIDOR	6 m <sup>2</sup>
BATH	5 m <sup>2</sup>
BEDROOM	15 m <sup>2</sup>



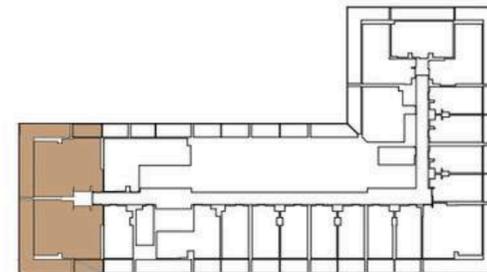
2 BEDROOMS TYPE 02



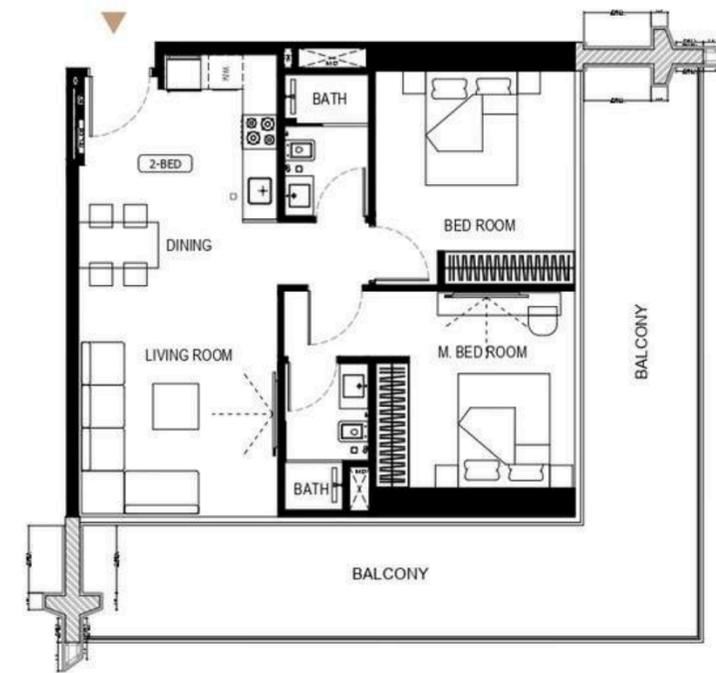
AREA	SQ.M	SQ.
SUITE AREA	83.12 m <sup>2</sup>	894.70 ft <sup>2</sup>
BALCONY AREA	44.32 m <sup>2</sup>	477.06 ft <sup>2</sup>
TOTAL UNIT AREA	127.44 m <sup>2</sup>	1371.75 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	18 m <sup>2</sup>
LIVING	15 m <sup>2</sup>
KITCHEN & DINING	10 m <sup>2</sup>
CORRIDOR	7 m <sup>2</sup>
BATH	5 m <sup>2</sup>
BEDROOM	15 m <sup>2</sup>



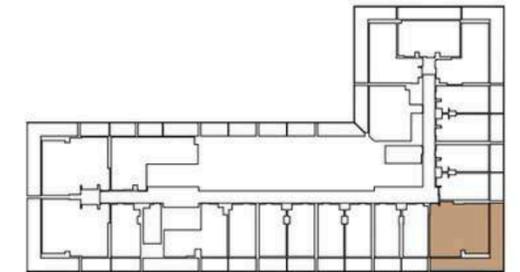
2 BEDROOMS TYPE 03



AREA	SQ.M	SQ.
SUITE AREA	70.41 m <sup>2</sup>	757.89 ft <sup>2</sup>
BALCONY AREA	40.19 m <sup>2</sup>	432.60 ft <sup>2</sup>
TOTAL UNIT AREA	110.60 m <sup>2</sup>	1190.49 ft <sup>2</sup>

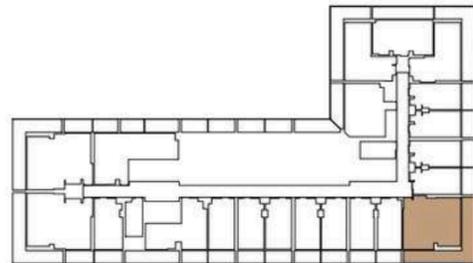
FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	14 m <sup>2</sup>
LIVING	18 m <sup>2</sup>
KITCHEN & DINING	8 m <sup>2</sup>
CORRIDOR	6 m <sup>2</sup>
BATH	4 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>



2 BEDROOMS TYPE 04

LEVEL 01

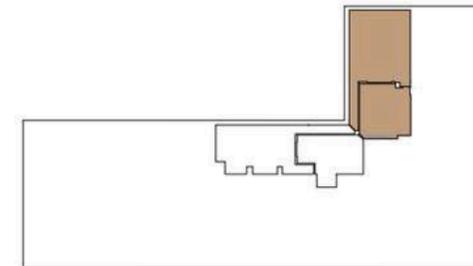


AREA	SQ.M	SQ.
SUITE AREA	117.03 m <sup>2</sup>	1259.70 ft <sup>2</sup>
BALCONY AREA	125.18 m <sup>2</sup>	1347.43 ft <sup>2</sup>
TOTAL UNIT AREA	110.60 m <sup>2</sup>	2607.13 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

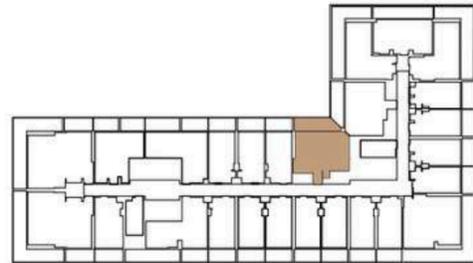
M.BATH	4 m <sup>2</sup>
M.BEDROOM	14 m <sup>2</sup>
LIVING & DINING	28 m <sup>2</sup>
KITCHEN	8 m <sup>2</sup>
CORRIDOR + STAIRCASE	26 m <sup>2</sup>
BATH	4 m <sup>2</sup>
BEDROOM	16 m <sup>2</sup>
WC	3 m <sup>2</sup>

LEVEL 02

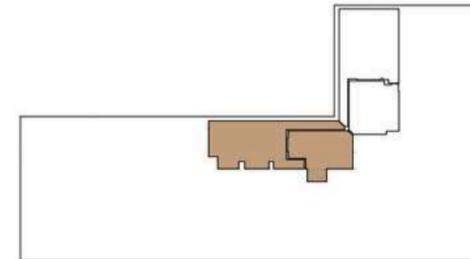


2 BEDROOMS TYPE 05

LEVEL 01



LEVEL 02



AREA	SQ.M	SQ.
SUITE AREA	131.49 m <sup>2</sup>	1415.35 ft <sup>2</sup>
BALCONY AREA	113.31 m <sup>2</sup>	1219.66 ft <sup>2</sup>
TOTAL UNIT AREA	244.80 m <sup>2</sup>	2635.01 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

M.BATH	5 m <sup>2</sup>
M.BEDROOM	20 m <sup>2</sup>
LIVING & DINING	28 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>
CORRIDOR + STAIRCASE	29 m <sup>2</sup>
BATH	5 m <sup>2</sup>
BEDROOM	17 m <sup>2</sup>
WC	3 m <sup>2</sup>



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