



DUBAI STUDIO CITY

MAJARA LUXURY REAL ESTATE LLC

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Majara Unveils Beach Oasis II – A Contemporary Residential Landmark in Studio City, Dubai

DUBAI STUDIO CITY

Studio City is one of Dubai's fastest-growing hubs for film and television production, attracting a vibrant community of aspiring creative professionals. It is also a dynamic, trendy hotspot where innovation meets lifestyle.

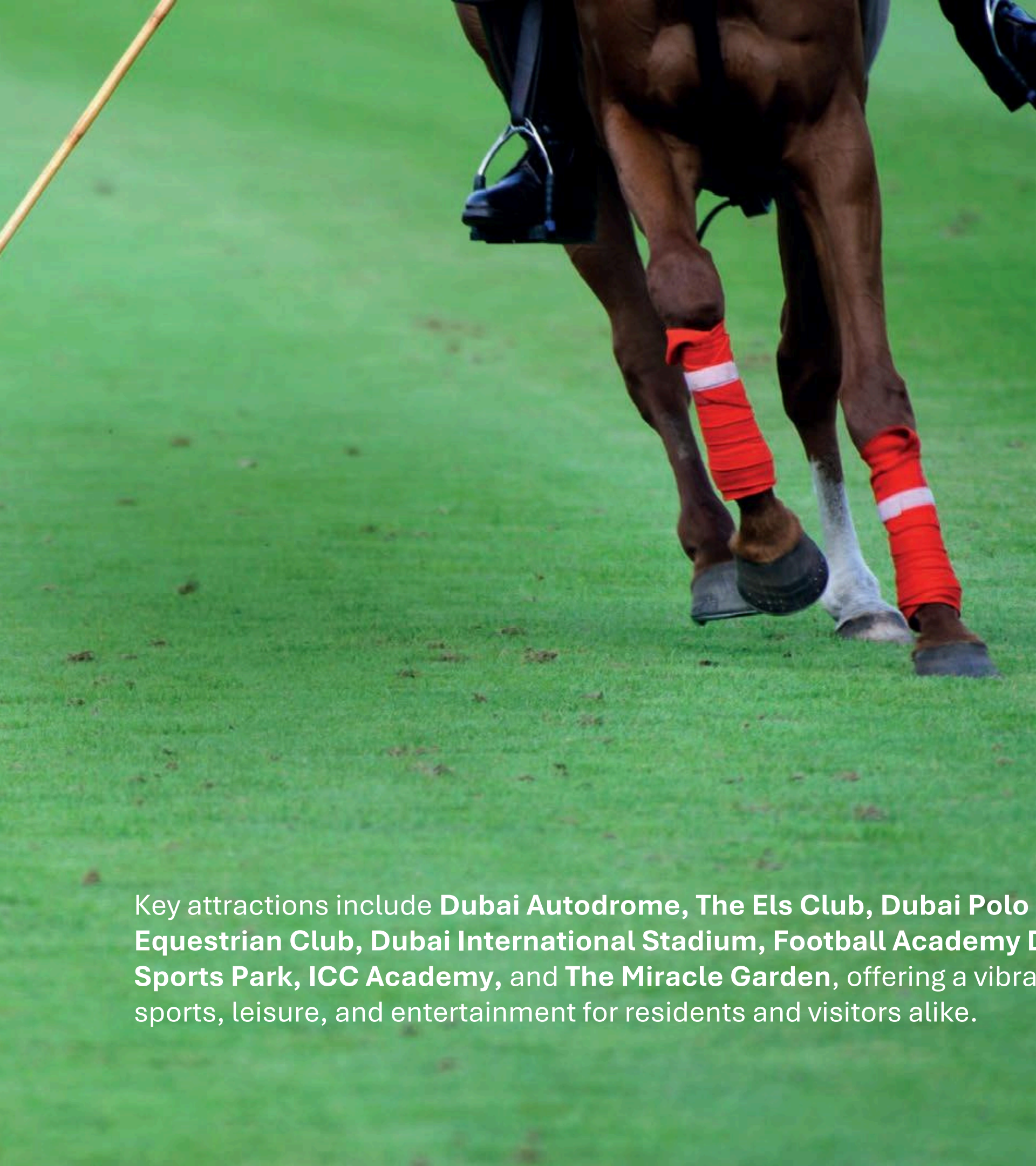




CONNECT, EVOLVE, THRIVE

A Dynamic and Energetic Community

A community designed for the very best in living, where productivity, well-being, leisure, and comfort come together seamlessly. Experience the harmony of work and life in a modern residential hub crafted for balance and ease.



Key attractions include **Dubai Autodrome, The Els Club, Dubai Polo & Equestrian Club, Dubai International Stadium, Football Academy Dubai, Sports Park, ICC Academy, and The Miracle Garden**, offering a vibrant mix of sports, leisure, and entertainment for residents and visitors alike.



Your Gateway to Premier Golfing

Stay Active, Stay Inspired



An architectural rendering of a modern multi-story apartment complex, Studio City, during the 'blue hour' of dusk. The building features a prominent design with numerous cantilevered balconies and large glass windows. The balconies are illuminated from within, casting a warm glow. The building's facade is a mix of light-colored panels and dark, textured sections. In the foreground, there are palm trees, a few cars on a street, and some pedestrians. The sky is a deep blue with some light clouds and a few distant city lights visible on the horizon.

Bold, Modern Architectural Expression

LOCATION

Close to the heart of the city and Expo City Dubai, Studio City offers a strategic location and excellent accessibility. Residents will benefit from a variety of amenities within close proximity including schools and colleges, medical facilities, sports, leisure attractions and much more.

BEACH OASIS

BEACH OASIS II



A Harmony of Calm and Contemporary Life

Experience serene living in a contemporary setting with **spacious studio, one-, and two-bedroom apartments**, complemented by premium facilities that elevate everyday life.





Your Serene Escape

Beach Oasis II is an elegant urban neighborhood featuring two buildings that frame a lagoon-style pool at its heart—a place where life unfolds in joy and vibrancy.

Where Grandeur Embraces the City Pulse



Textures Crafted with Precision



Timeless Style, Reimagined



Peerless in Quality and Design



KEY LANDMARKS
المعالم الرئيسية

- 1

EQUESTRIAN CLUB
2 minutes
نادي الفروسية
2 دقائق
- 2

MOHAMMED BIN ZAYED ROAD
3 minutes
طريق محمد بن زايد
3 دقائق
- 3

MOTOR CITY & DUBAI AUTODROME
3 minutes
موتور سيتي و الاوتودروم
3 دقائق
- 4

DUBAI SPORTS CITY
5 minutes
مدينة دبي الرياضية
5 دقيقة
- 5

AL KHAIL ROAD
8 minutes
طريق الخيل
8 دقيقة
- 6

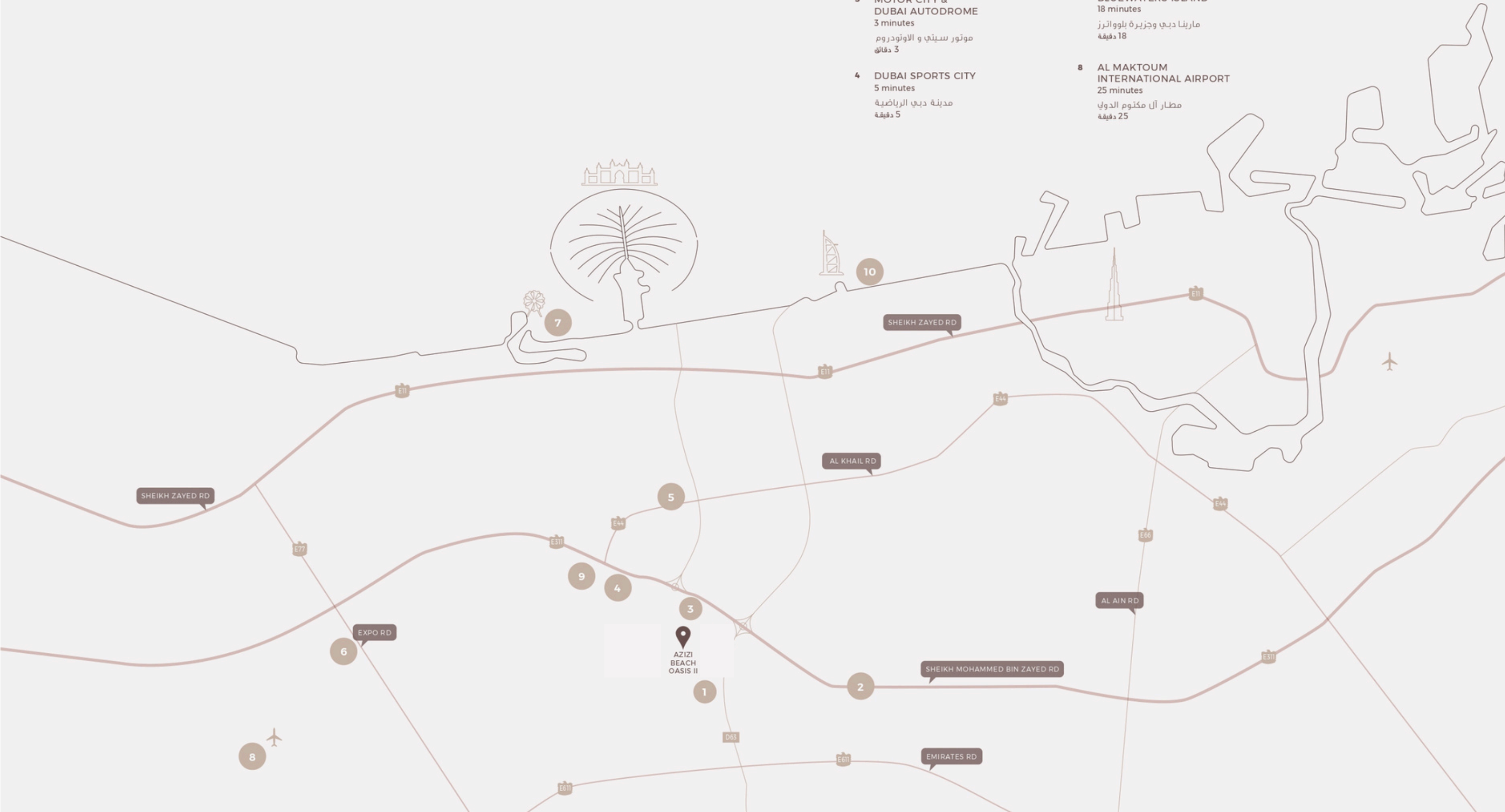
EXPO CITY DUBAI
15 minutes
مدينة إكسبو دبي
15 دقيقة
- 7

DUBAI MARINA & BLUEWATERS ISLAND
18 minutes
مارينا دبي وجزيرة بلوواترز
18 دقيقة
- 8

AL MAKTOUM INTERNATIONAL AIRPORT
25 minutes
مطار آل مكتوم الدولي
25 دقيقة
- 9

CITY CENTRE ME'AISEM
10 minutes
المعيصم سيتي سنتر
10 دقائق
- 10

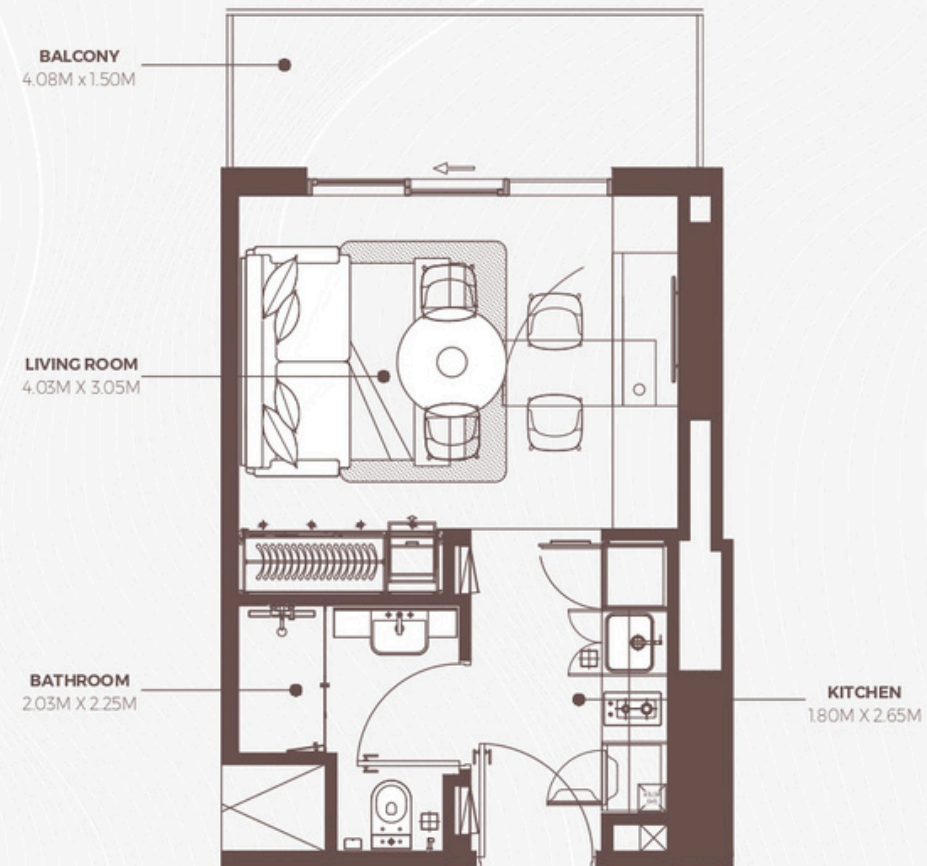
JUMEIRAH BEACH
20 minutes
شاطئ جميرا
20 دقيقة



FLOOR PLAN

STUDIO TYPE 1

2ND TO 8TH FLOOR

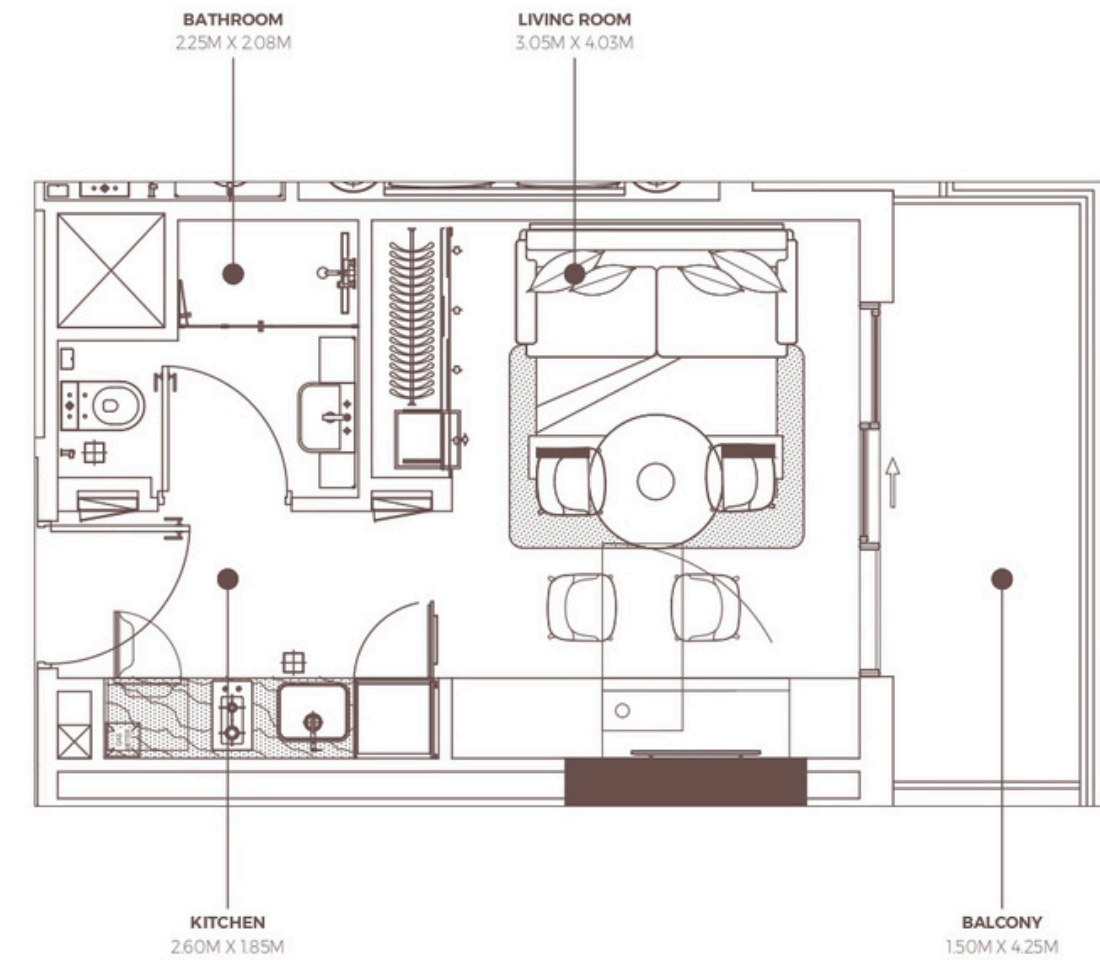


SUITE AREA: 273.41 SQ.FT
TOTAL AREA: 346.07 SQ.FT

FLOOR PLAN

STUDIO TYPE 2

2ND TO 8TH FLOOR



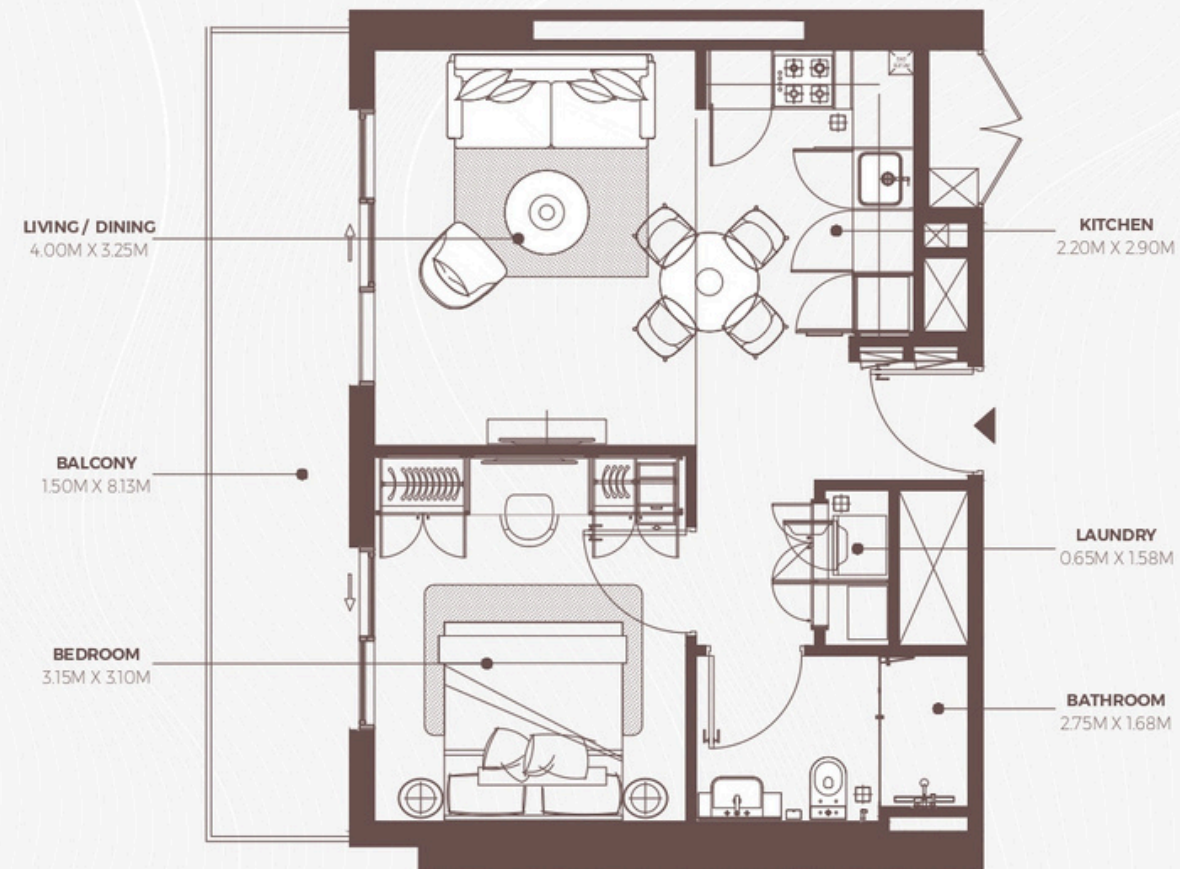
SUITE AREA: 273.83 SQ.FT
TOTAL AREA: 346.49 SQ.FT



FLOOR PLAN

1 BEDROOM TYPE 1

2ND TO 8TH FLOOR

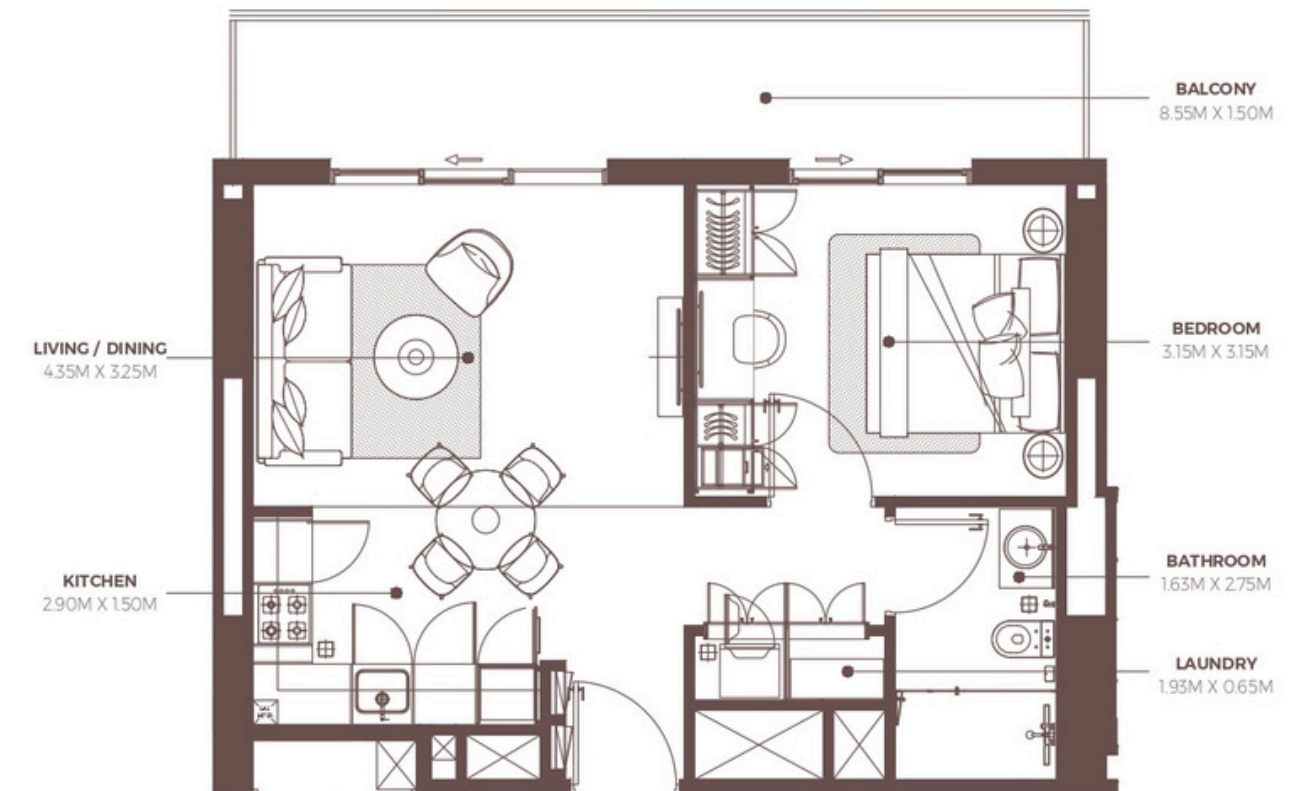


SUITE AREA: 516.78 SQ.FT
TOTAL AREA: 655.10 SQ.FT

FLOOR PLAN

1 BEDROOM TYPE 2

2ND TO 8TH FLOOR



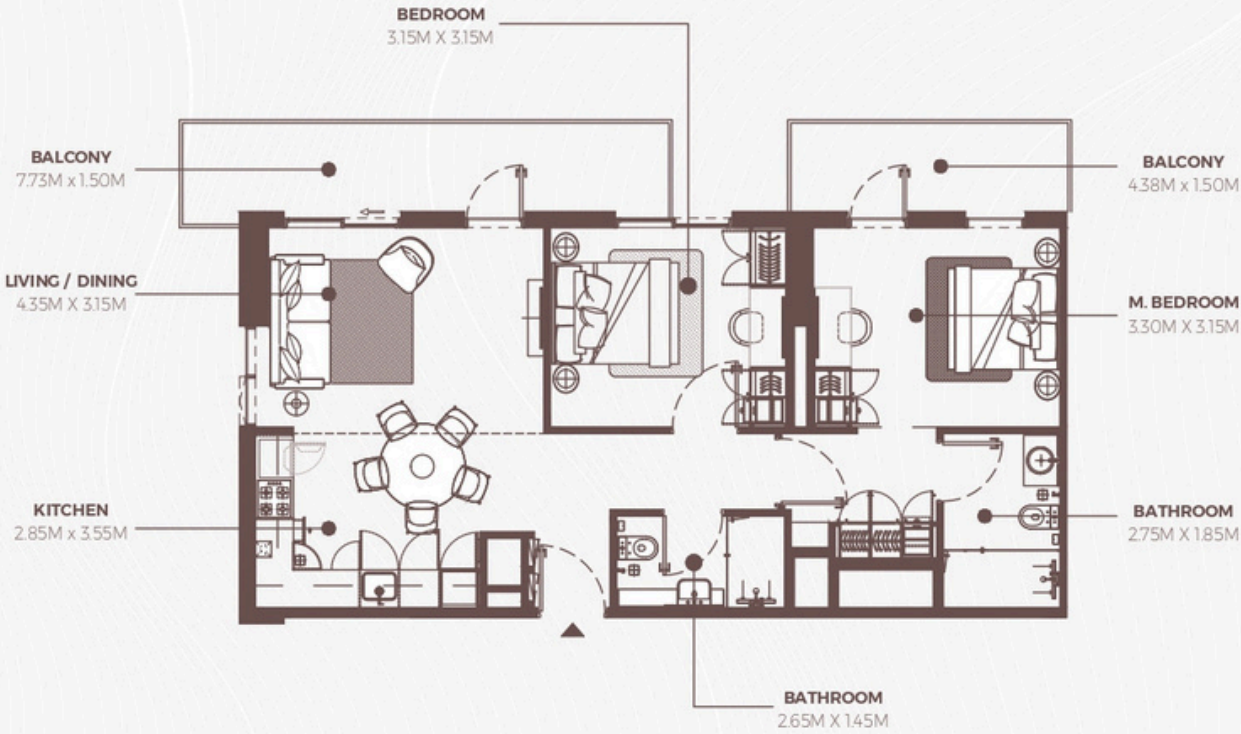
SUITE AREA: 534.97 SQ.FT
TOTAL AREA: 680.39 SQ.FT



FLOOR PLAN

2 BEDROOM TYPE 1

3RD, 5TH & 7TH FLOORS

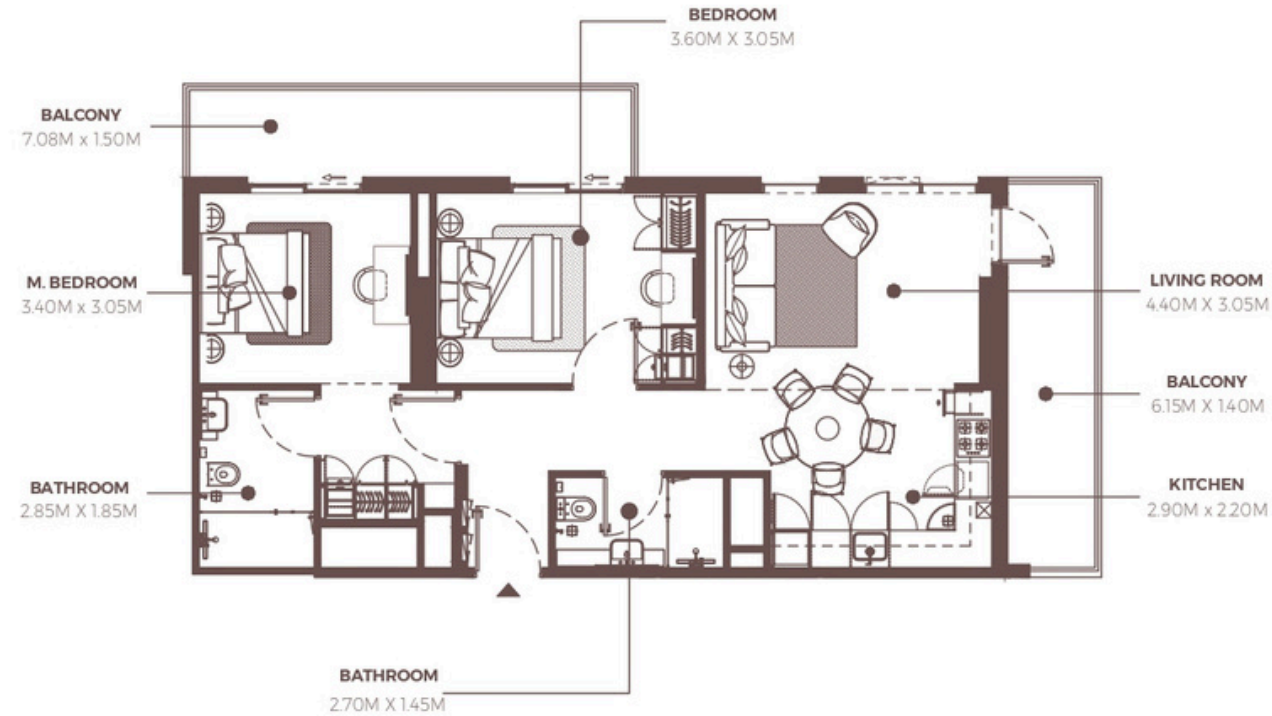


SUITE AREA: 837.33 SQ.FT
TOTAL AREA: 1043.25 SQ.FT

FLOOR PLAN

2 BEDROOM TYPE 2

4TH, 6TH & 8TH FLOORS



SUITE AREA: 835.07 SQ.FT
TOTAL AREA: 1056.27 SQ.FT





Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

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