





# MAJARA LUXURY REAL ESTATE LLC

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Majara Presents: Nura – A Sanctuary of Luxury at Mina Al Arab



## The Evolving Heart of the Island

Once defined by 18 kilometres of pristine shoreline, Mina now finds its vibrant heart in the newly emerging Downtown Mina.

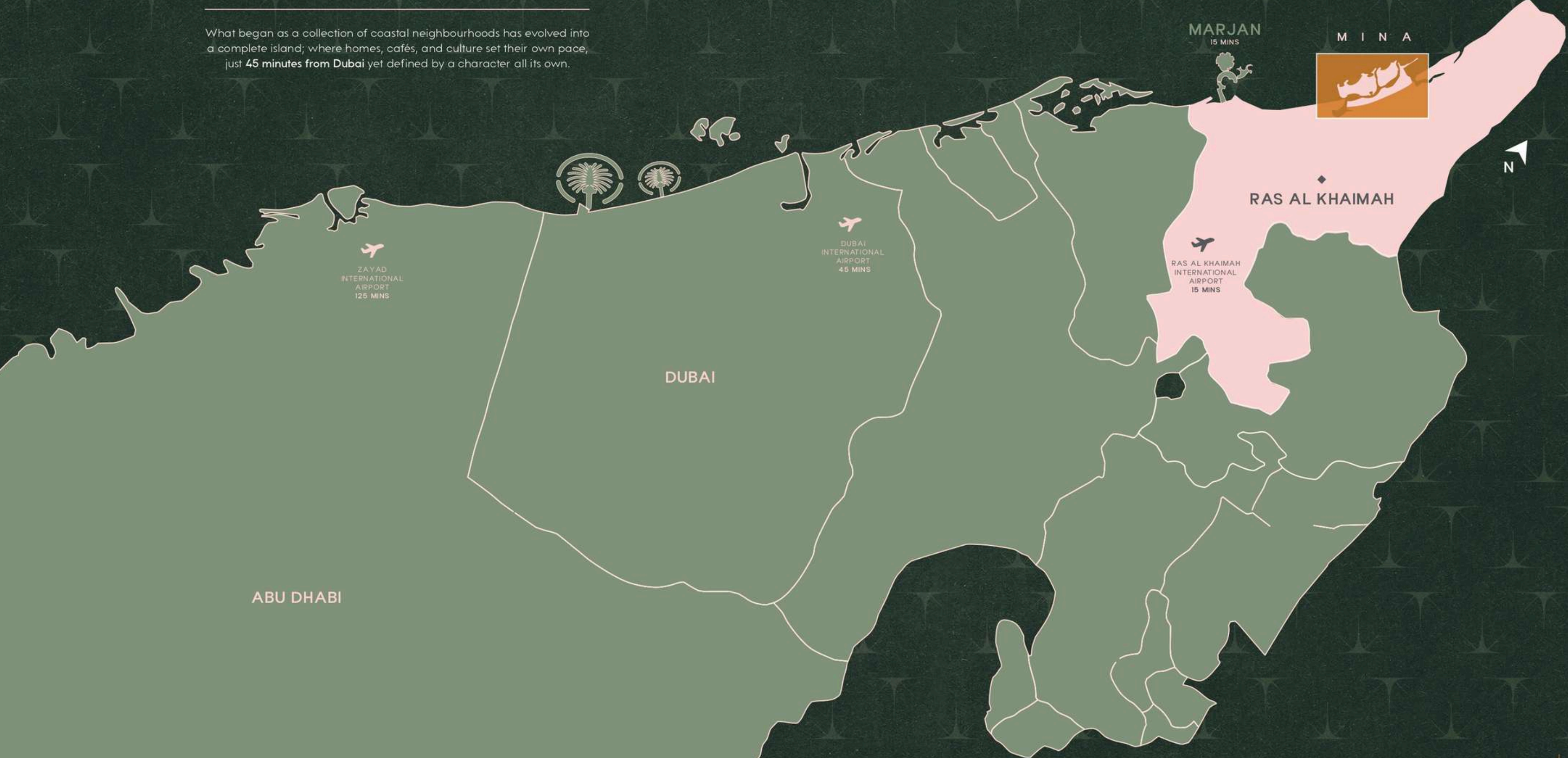
The island has evolved from a serene coastal retreat into a dynamic destination, defined by thoughtful design, connectivity, and natural light. Life here unfolds in perfect balance—between the energy of the city and the calm of the island, between motion and stillness.





From Shoreline to City

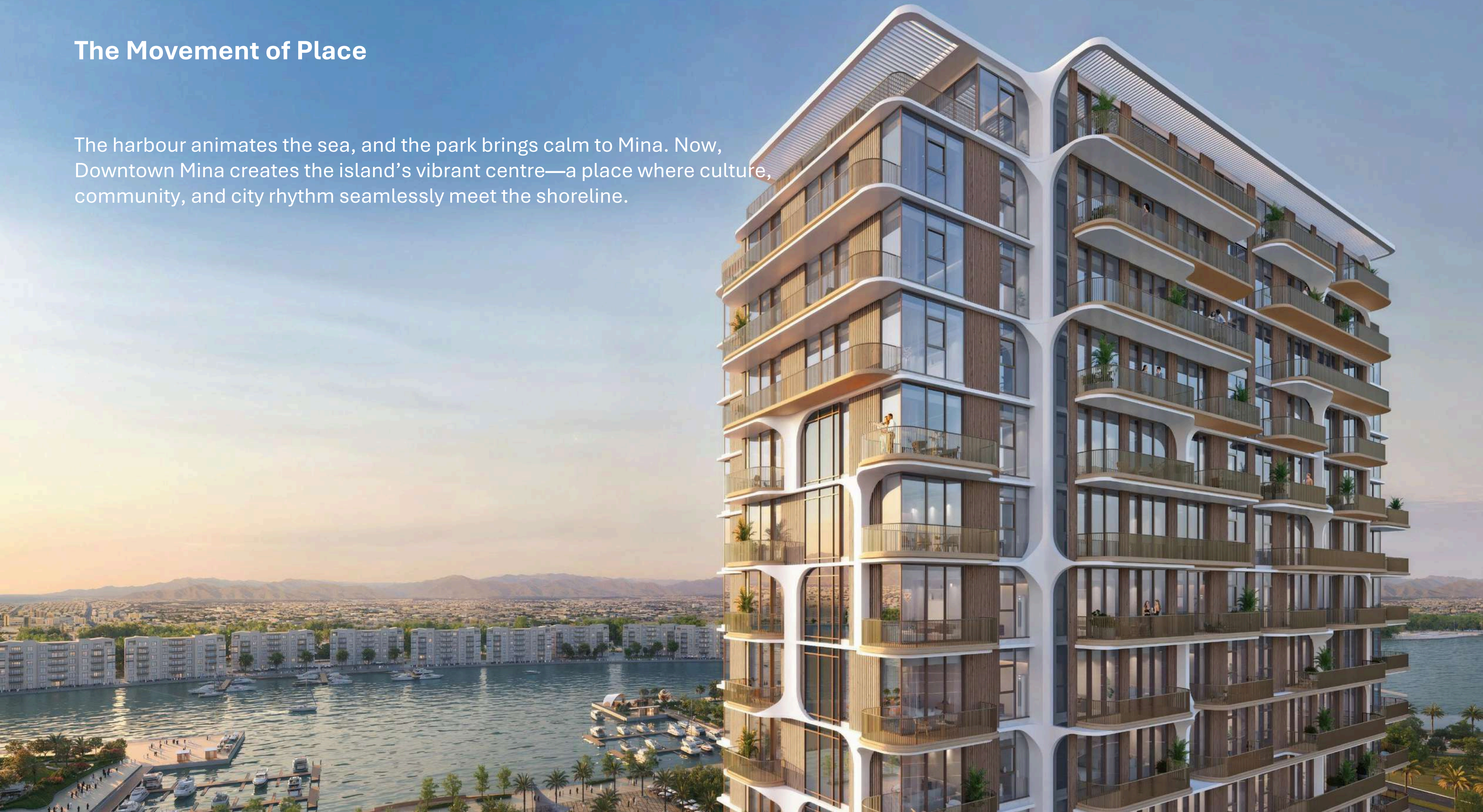
What began as a collection of coastal neighbourhoods has evolved into a complete island; where homes, cafés, and culture set their own pace, just **45 minutes from Dubai** yet defined by a character all its own.





## The Movement of Place

The harbour animates the sea, and the park brings calm to Mina. Now, Downtown Mina creates the island's vibrant centre—a place where culture, community, and city rhythm seamlessly meet the shoreline.





## Downtown Mina | Where the Island Comes Alive

numa  
Sustainable Living

Designed as a seamlessly connected district, Downtown Mina unites the harbor, park, and boulevard into a continuous, flowing experience. It is a neighborhood crafted for walking, gathering, and embracing life by the water.





## The Boulevard

Every corner invites discovery—cafés spilling into courtyards, boutiques with open fronts, and public spaces buzzing with conversation. Downtown Mina is crafted for moments that unfold effortlessly and naturally.







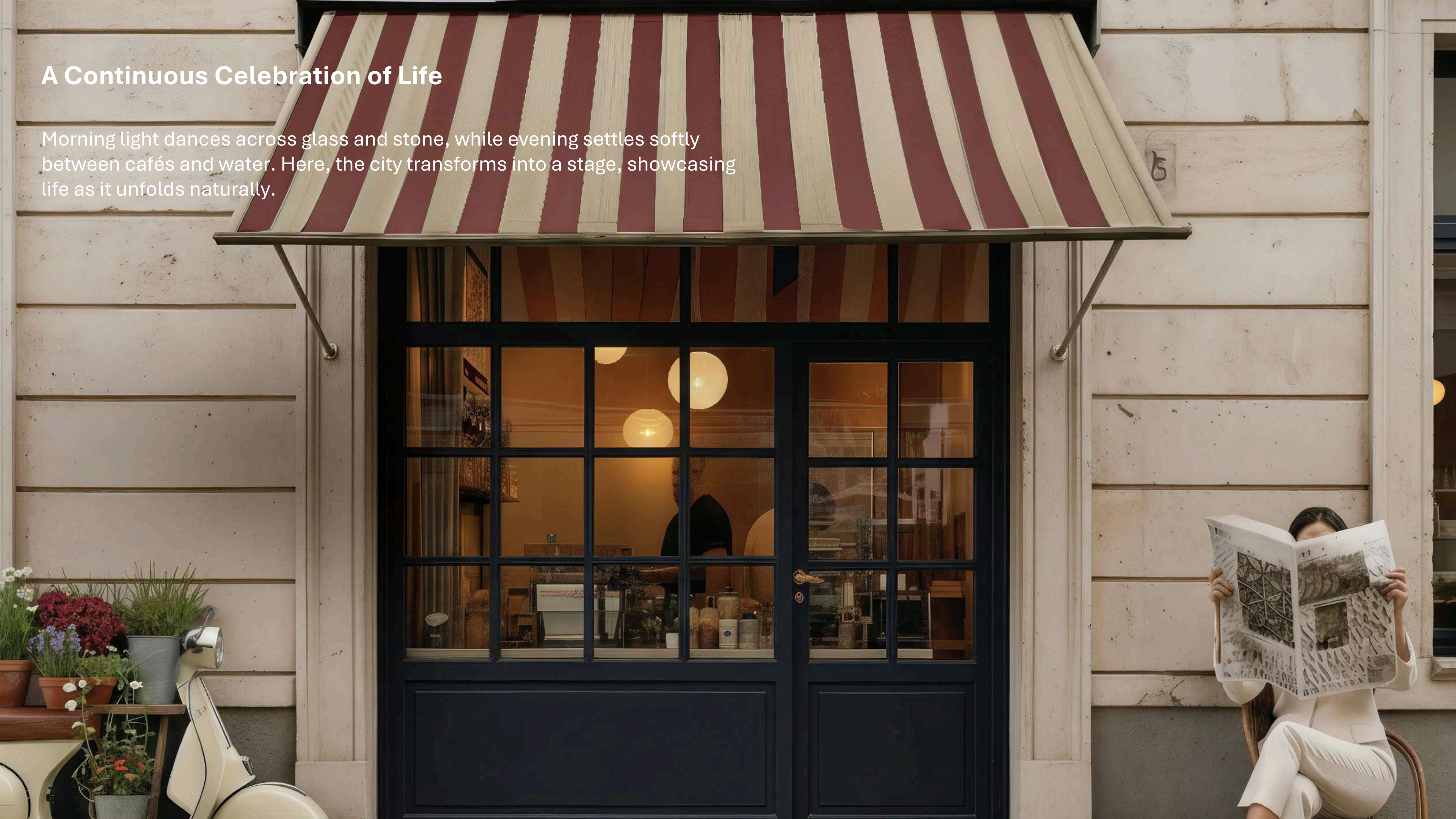
## The Heart of Culture Lies in Connection

At the heart of Downtown Mina lies a curated street, framed by boutique retail, shaded seating, and design-led façades—a space made for people, not traffic; for rhythm, not rush.



## A Continuous Celebration of Life

Morning light dances across glass and stone, while evening settles softly between cafés and water. Here, the city transforms into a stage, showcasing life as it unfolds naturally.





## Nura Finds Its View

Set along Mina's central boulevard, **Nura** is the first residential address to rise at its heart, symbolizing the island's transformation from a serene coastal retreat into a vibrant city.





## The Pulse of the Community

**Nura** stands at the heart of Mina's new downtown—a vibrant, walkable promenade adorned with cafés, boutiques, and landscaped courtyards. It's where the tranquil island lifestyle meets the dynamic energy of the city.







## Mastering the Art of Elegant Living

Morning coffee on the balcony. A quiet pause beneath the trees. Evening light streaming through glass. **Nura** celebrates the beauty of everyday moments—the ones that can't be planned, only lived.



## Five Views – A Journey from Serenity to Sight

Each home at **Nura** offers a unique perspective: the park's tranquility, the sea's horizon, the harbour's dynamic motion, the boulevard's vibrant rhythm, and the skyline's expansive view. Together, they create a living panorama that defines Nura's essence.



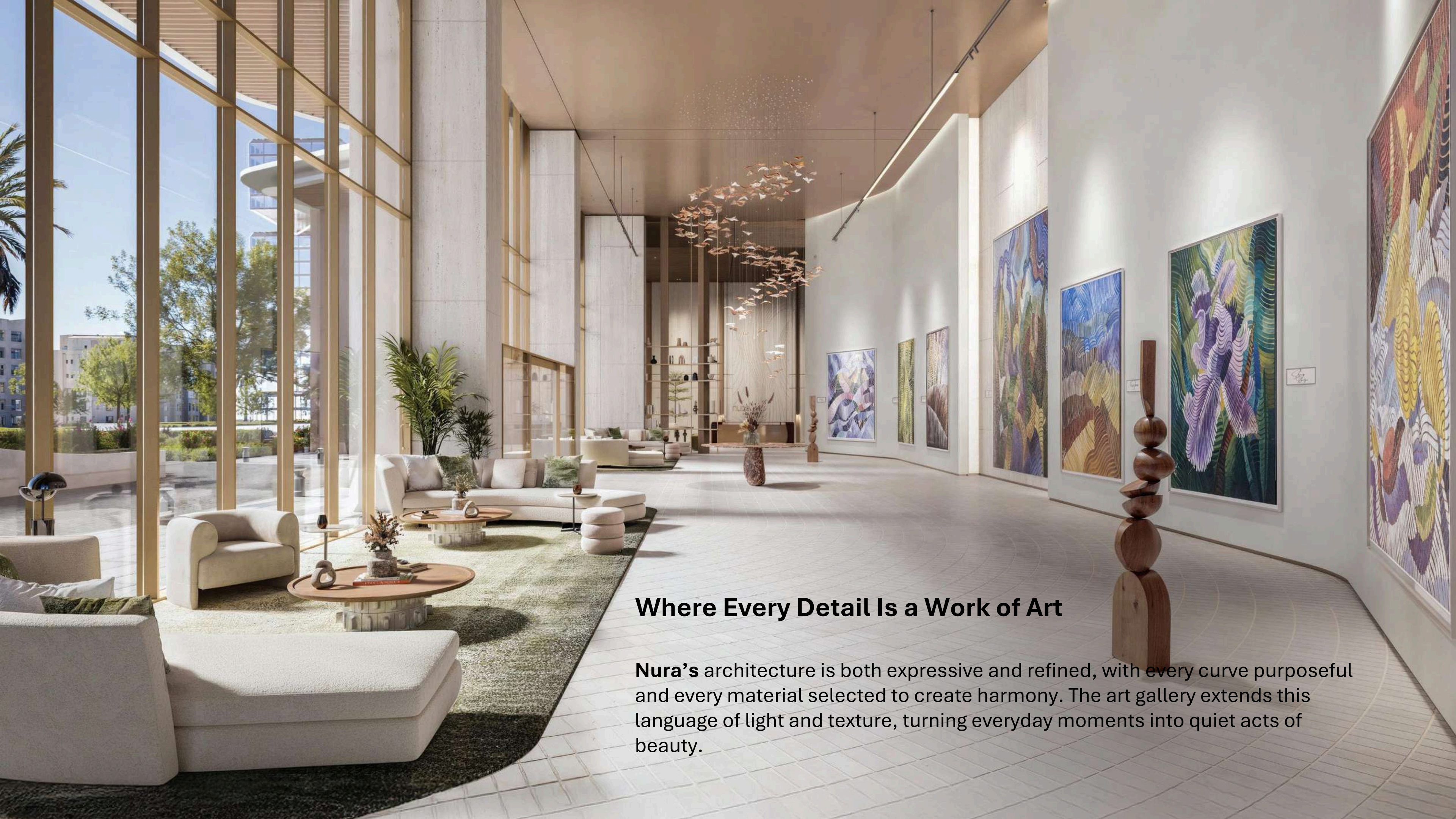


An architectural rendering of a modern, multi-story residential building named 'Nura'. The building features a curved, organic facade with large glass windows and balconies. The ground floor has a wide, open entrance with large glass panels. The upper floors have balconies with white railings and some greenery. The building is surrounded by trees and a paved area with a few people and cars. The sky is clear and blue.

## Where Every Arrival Feels Like Home

From the grand entrance to the intimate corners, Nura feels deeply personal. Designed for return, it's not just a home that shelters you—it's one that warmly greets you.





## Where Every Detail Is a Work of Art

**Nura's** architecture is both expressive and refined, with every curve purposeful and every material selected to create harmony. The art gallery extends this language of light and texture, turning everyday moments into quiet acts of beauty.





## Residences

From studios to penthouses, each home at **Nura** reflects a life in balance—contemporary in design, yet timeless in character. Light, proportion, and comfort define every space, creating an environment of effortless elegance.



The image is a detailed architectural rendering of a modern residential development. On the left, a tall, slender apartment building rises, featuring a facade of light-colored panels and large windows. Each floor has a balcony with a curved, white railing and a small planter box. The building is surrounded by lush greenery, including tall trees and manicured shrubs. In the foreground, a paved courtyard area is populated with people: a man and a woman walking, a child running, and a group of people sitting on a bench. To the right, a ground-floor commercial space with large glass windows and a curved balcony is visible. A woman is seen sitting on the balcony, looking out over the courtyard. The overall atmosphere is bright and sunny, with clear blue skies and vibrant green plants.

## *Studio*

Compact, bright, and beautifully composed. Designed for those who value simplicity, balance, and the ease of living close to the boulevard.

## *One-Bedroom*

Open and considered, with generous living space and warm natural light. Ideal for quiet mornings, spontaneous evenings, and everything in between.

## *Two-Bedroom*

Designed for flow and flexibility. Spaces that adapt to your rhythm, whether hosting friends or finding a calm corner for yourself.

## *Three-Bedroom*

Expansive and refined. Perfect for families or those who move between entertaining and retreat, blending connection with privacy.

## *Four-Bedroom Penthouse*

Set across the skyline with views in every direction. A statement of calm sophistication; expansive terraces; flowing interiors, and the light of Mina in every room.





**One Bedroom Suite**





**Living and Dining**





**Kitchen**





**Master Bathroom**



## Embrace Life in the Open Air

Tree-lined streets, pet parks, and shaded walkways make outdoor living effortless. Here, movement flows naturally, and connection is always within reach.







## Radiance in Motion: The Flow Garden

Flowing by day, glowing by night, the space between the two buildings is a seamless blend of water and greenery, interwoven with shaded cabanas, co-working pods, and play areas. It's a continuous landscape—serene, social, and always in motion.



## Spaces Designed for *Living Well*

### *The Art of Leisure*

Spaces that invite calm, connection,  
and coastal ease.

Radiance Flow Garden | Lazy pool | Splash pool  
Infinity edge | Jacuzzi | Pool cabanas  
Pool terrace | Waterfall

### *The Spirit of Play*

Where energy, movement,  
and imagination meet the outdoors.

The Club House | Outdoor gym | Jogging track  
Yoga | Playground | Trampoline Field | Skate  
Park | Rock Climbing | Padel court | Mini golf  
Table Tennis | Pétanque court

### *The Social Collective*

Spaces designed for gathering,  
reflection, and community living.

Co Working Pod | Outdoor Cinema | Pets park  
BQ pavilion with dining table sets and  
hanging hammock

  
the  
studio



## Panoramic Rooftop Deck & Infinity Pool

Above the boulevard, a tranquil deck offers sweeping views of Mina—a place to unwind, stretch, and experience the city from a fresh perspective.







## The Club House

A communal space designed for both productivity and relaxation. **The Nook** blends work, collaboration, and leisure, offering a creative yet calming environment all under one roof.





## Active Living, Balanced Wellbeing

Outdoor gyms, landscaped paths, a yoga studio, and padel courts foster a lifestyle of balance beyond the home. Here, fitness flows naturally, never feeling like a routine.



A woman with short, wavy brown hair and blue eyes, wearing a light pink blazer, is seated at a restaurant table. She is looking directly at the camera with a slight smile. In the background, two men in tuxedos are seated at another table, and a large, ornate chandelier hangs from the ceiling. The setting is a sophisticated, dimly lit restaurant with a classic interior.

## Boulevard Life

Downstairs, cafés open early, music softly fills the air, and the street buzzes with life. **Nura** residents live above it all—close to the energy, yet embraced by ease.



An aerial rendering of the Downtown Mina masterplan. The image shows a coastal urban development with several tall, modern residential towers and large, multi-story buildings with terraced balconies. These buildings are situated along a waterfront that features a marina with numerous boats docked at piers. The architecture is characterized by glass facades and integrated greenery on balconies and terraces. The water is a deep blue, and the sky is clear with a few wispy clouds. In the foreground, a white speedboat is moving across the water, leaving a white wake. The overall scene depicts a vibrant, interconnected urban space at the edge of a city.

## Design in Motion: The Masterplan

**Downtown Mina** is where the island converges, seamlessly connecting the boulevard, harbour, and marina. Designed as a vibrant urban district, it flows with light, water, and life, creating a dynamic and interconnected space.

A peaceful retreat at the city's edge, the harbour blends water, dining, and leisure. Enjoy serene afternoons by the marina, sunset views from the promenade, and evenings of light and reflection.



## Investing in Mina

Mina is a master-planned waterfront community where lifestyle and legacy align. Offering freehold title deeds, Golden Visa eligibility, and proximity to top-tier leisure, healthcare, and education, it combines exclusivity with accessibility, just moments from Dubai and the Northern Emirates.





1

2

3

4

1

*Anantara*  
RESORT AND SPA

A peaceful retreat offering 174 rooms, including Maldivian-style water villas with views of mangroves and the sea. Perfect for a quiet getaway surrounded by nature's calm.

2

*Intercontinental*  
RESORT AND SPA

An award-winning destination where island charm meets luxury. Enjoy direct access to pristine beaches and a setting designed for those seeking simplicity and elegance.

3

*Nikki Beach*  
RESORT AND BEACH CLUB

A vibrant escape just a short drive from the city. Enjoy chic beachfront accommodation, live music from world-renowned DJs, and fresh coastal cuisine that make weekends unforgettable.

4

*Four Seasons*  
RESORT AND SPA

A world-class resort where understated luxury defines every detail. Enjoy gourmet dining, a tranquil spa, a private marina, and direct access to pristine waters - ideal for a refined weekend away.







## 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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