OCEAN STAR

RASHID YACHTS & MARINA

EMAAR

Unmatched Living Experience

in the Heart of Dubai



RASHID YACHTS & MARINA – DEVELOPMENT STATISTICS

Total GFA
1,504,763 SqM

Retail GFA
92,099 SqM

Phase 1 -GFA
366,744 SqM

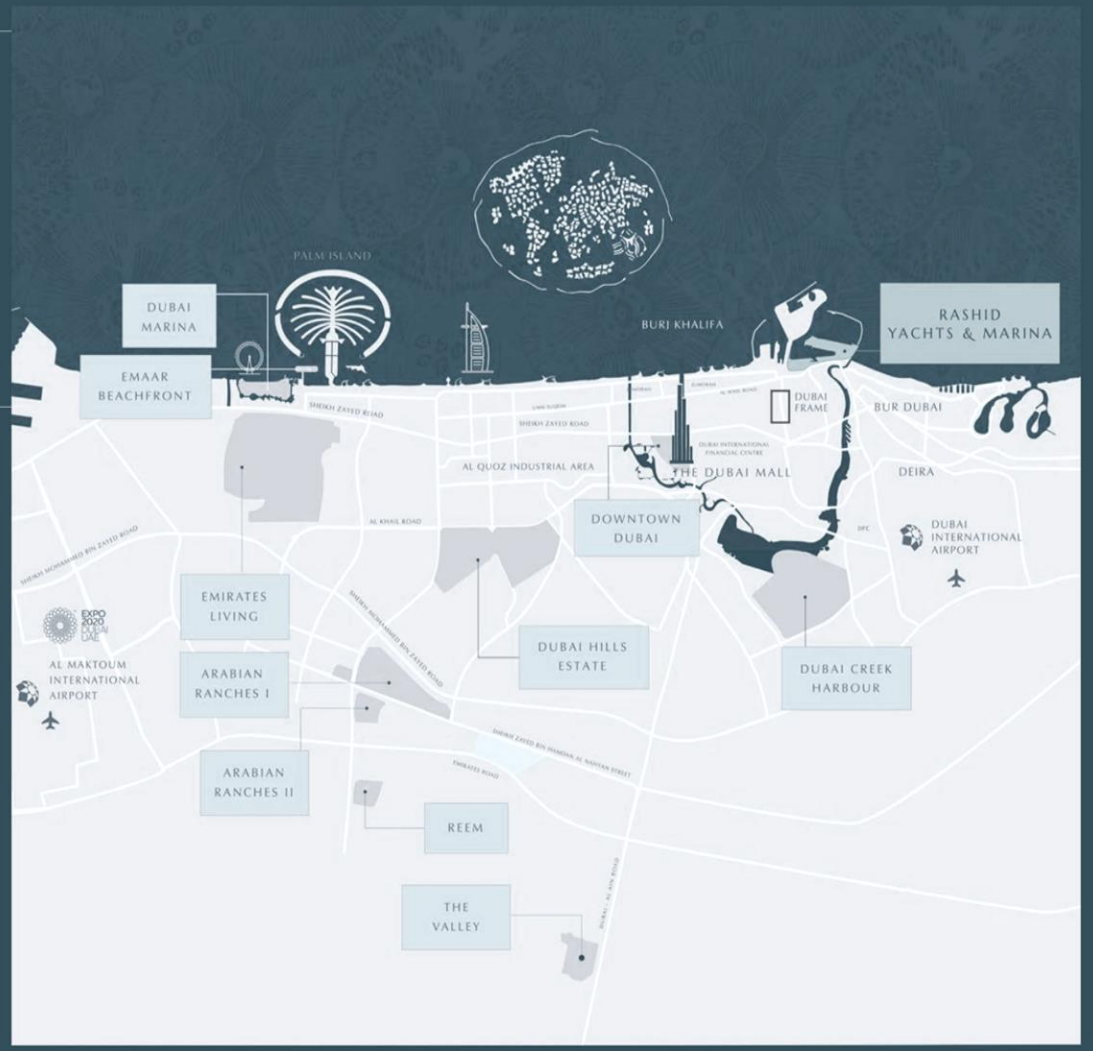
Retail GFA
9305 SqM



RASHID YACHTS & MARINA - STRATEGIC PREMIUM LOCATION

Everything you need or want is minutes away

- 10 Min. to Sheikh Zayed Road
- 20 Min. to The Dubai Mall / Burj Khalifa
- 15 Min. to Dubai International Airport
- 20 Min. to Dubai Creek Harbour
- 20 Min. to Downtown Dubai



MASTERPLAN MAP



CLUSTER MAP

OCEAN STAR

RASHID YACHTS & MARINA

1. Marina Promenade
2. Seagate
3. Seascape
4. Clearpoint
5. Burj View axis / Canal Pool
6. High Street (Local Shops & Cafe's)
7. Marina
8. Sunridge
9. Bayline
10. Avonlea
11. Oceanpoint




Welcome To
OCEAN STAR
RASHID YACHTS & MARINA


A Fusion of
Urban Grace and
Natural Serenity

EASY ACCESS TO THE LONGEST SWIMMABLE CANAL POOL IN DUBAI

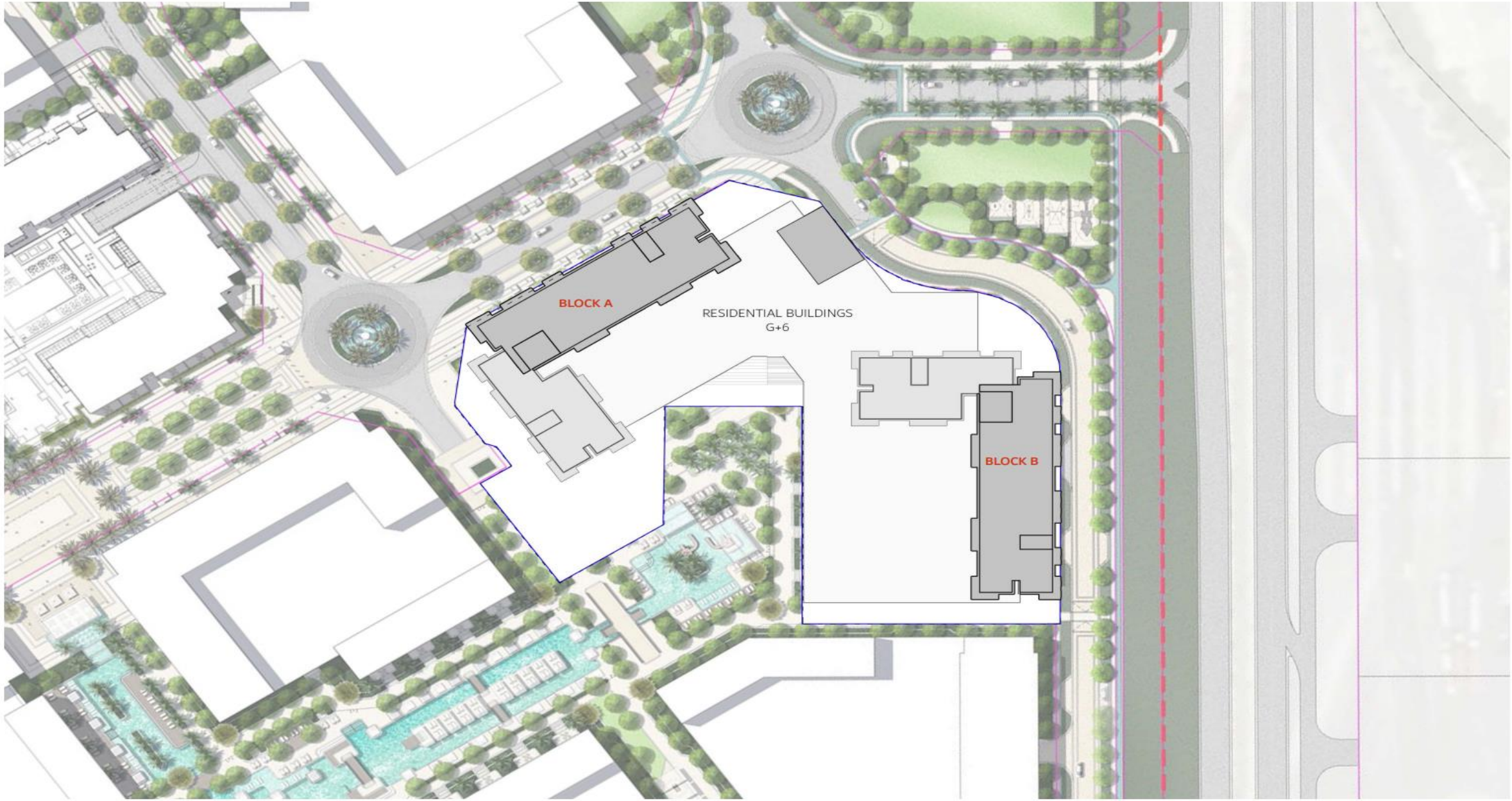


AMENITIES FOR A PRIVILEGED LIVING

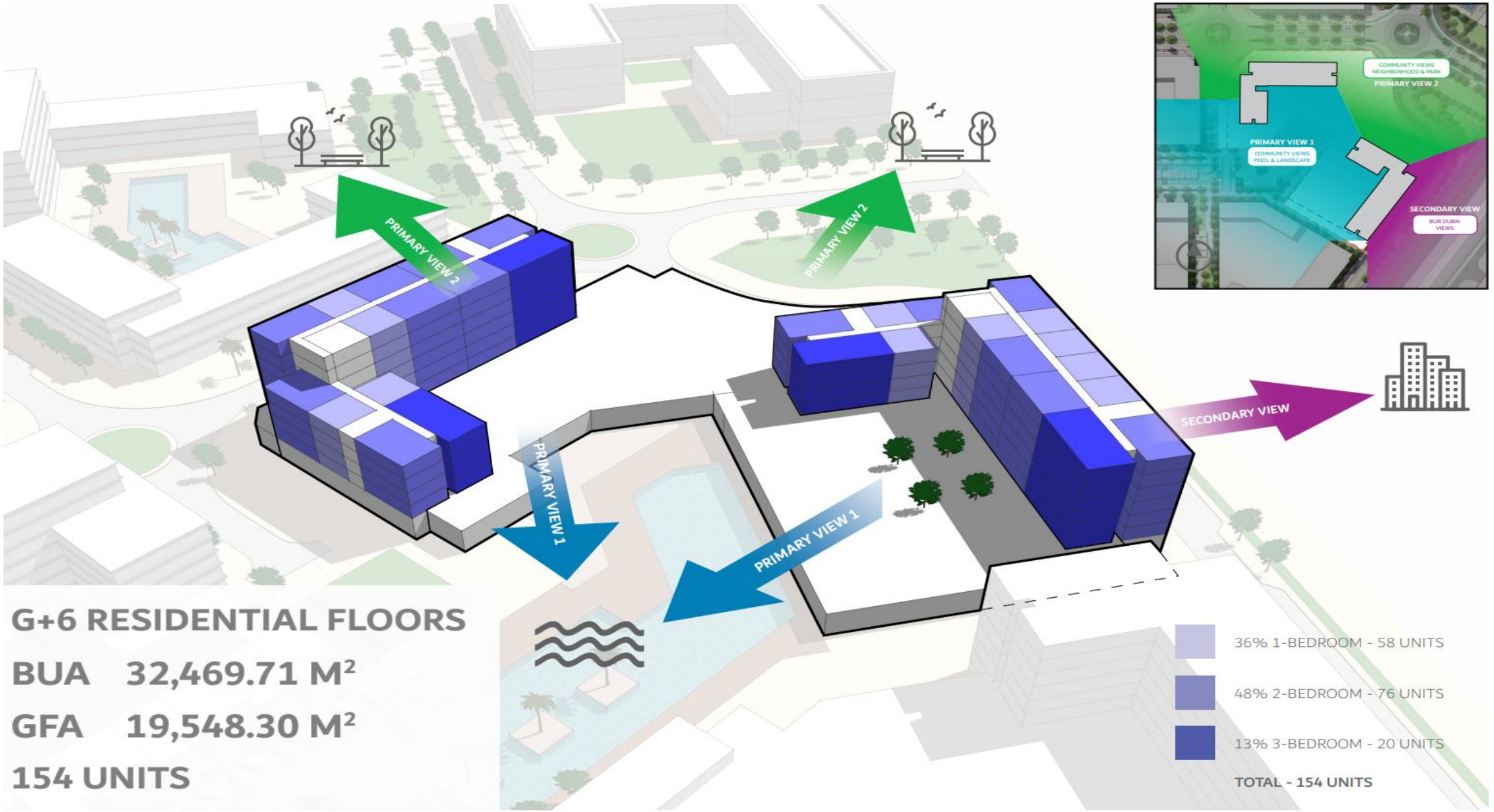
HUGE PODIUM SPREAD ACROSS 8550.26 SQM



PROJECT SETOUT PLAN



PROJECT CONFIGURATION & VIEW CORRIDORS



G+6 RESIDENTIAL FLOORS

BUA 32,469.71 M²

GFA 19,548.30 M²

154 UNITS

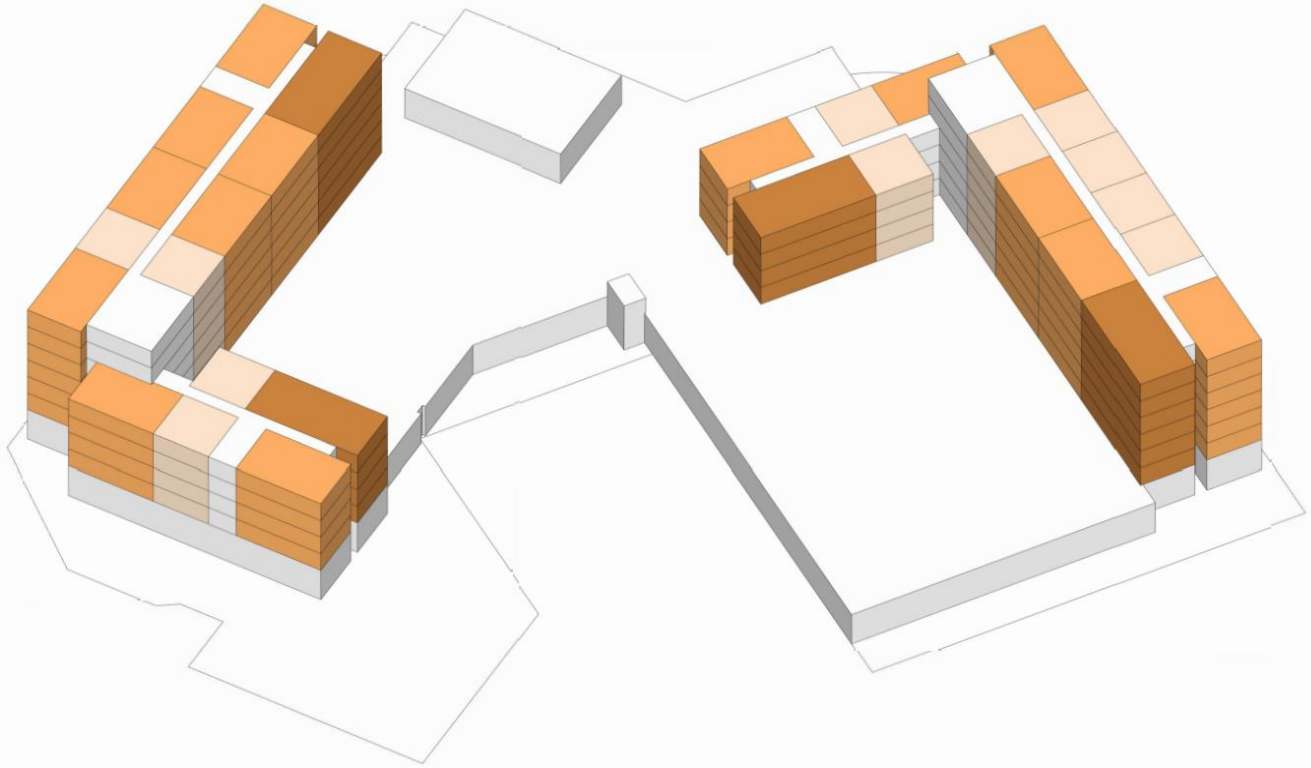
36% 1-BEDROOM - 58 UNITS

48% 2-BEDROOM - 76 UNITS

13% 3-BEDROOM - 20 UNITS

TOTAL - 154 UNITS

PROJECT MASSING



1 BEDROOM UNIT
2 BEDROOM UNIT
3 BEDROOM UNIT

		1 BEDROOM	2 BEDROOM	3 BEDROOM
BUILDING 1	LEVEL L01	4 UNITS	8 UNITS	2 UNITS
	LEVEL L02	4 UNITS	8 UNITS	2 UNITS
	LEVEL L03	4 UNITS	8 UNITS	2 UNITS
	LEVEL L04	4 UNITS	8 UNITS	2 UNITS
	LEVEL L05	2 UNITS	6 UNITS	1 UNITS
	LEVEL L06	2 UNITS	6 UNITS	1 UNITS
BUILDING 2	LEVEL L01	7 UNITS	6 UNITS	2 UNITS
	LEVEL L02	7 UNITS	6 UNITS	2 UNITS
	LEVEL L03	7 UNITS	6 UNITS	2 UNITS
	LEVEL L04	7 UNITS	6 UNITS	2 UNITS
	LEVEL L05	5 UNITS	4 UNITS	1 UNIT
	LEVEL L06	5 UNITS	4 UNITS	1 UNIT
	TOTAL	58 UNITS	76 UNITS	20 UNITS
	TOTAL NUMBER OF UNITS 154 UNITS	37.66%	49.35%	12.98%

INTERIOR DESIGN & LAYOUTS

MATERIAL BOARD

MATERIAL FINISHES
APARTMENTS



01 General Paint RAL 9010

02 General Joinery Upper Cabinet and Carcass - Ceramic Suede 21161

03 General Joinery - Silver Legno Oak

04 General Flooring & Skirting - Porcelain Tile, Madison Stone Ivory

05 General Mirror

06 General Veneer - Alpi - 10.87 Natural Oak

07 General Countertops + Backsplash - Silestone Et. Calacatta Gold Pulido

08 Ribbed Glass at Cabinets - 6mm thk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BUILDING 1 PLACEMENT

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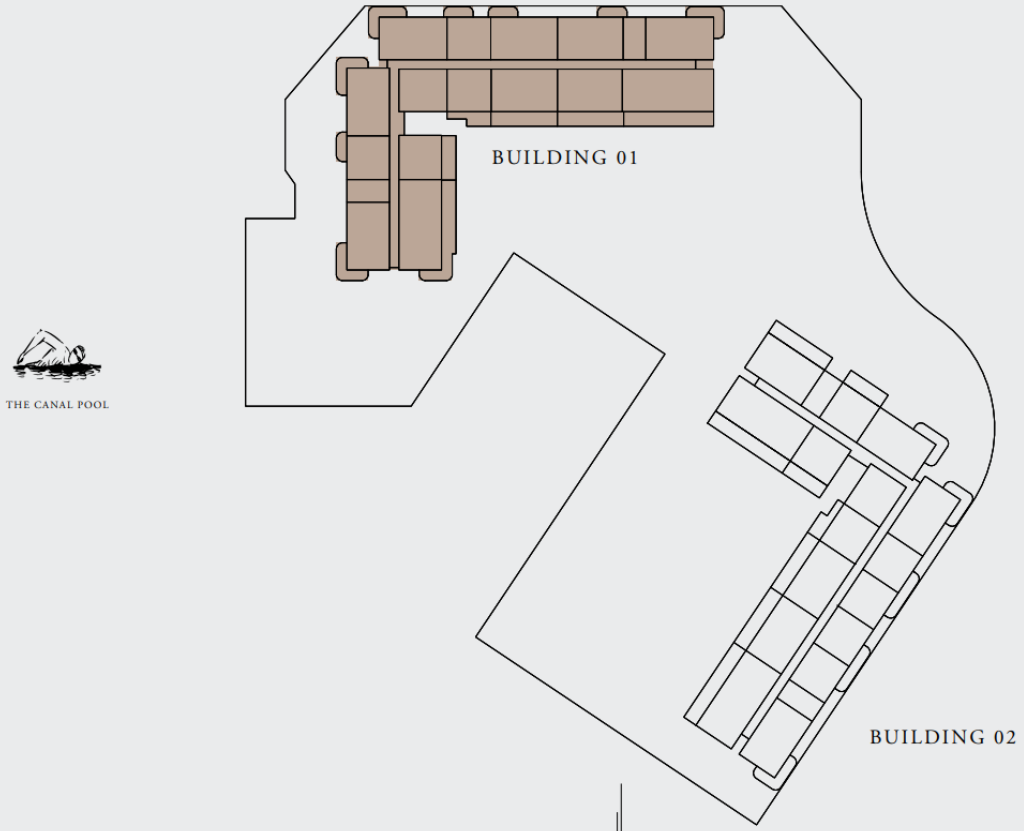

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BUILDING 2 PLACEMENT

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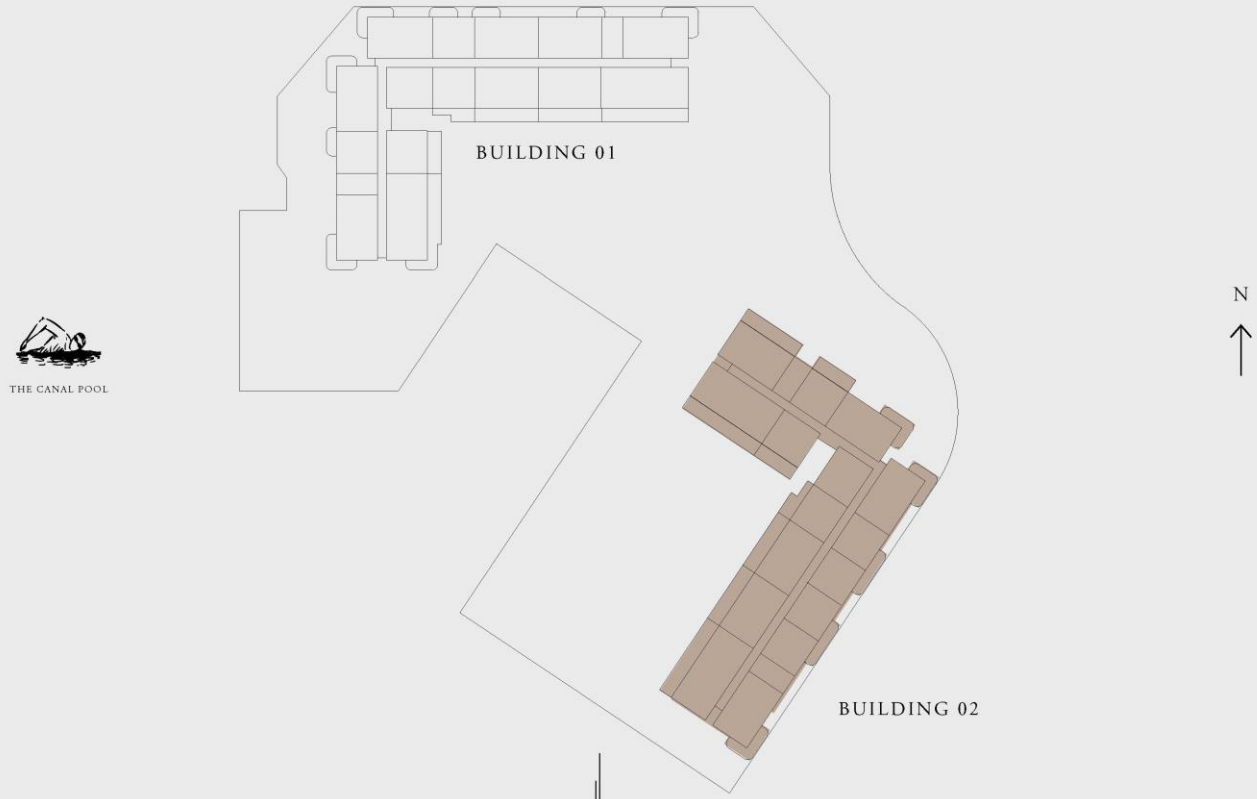


EMAAR

UNIT LAYOUT
ONE BR

SIZES STARTING FROM 790 SQFT ONWARDS

FULLY FITTED KITCHENS



UNIT LAYOUT
TWO BR

SIZES STARTING FROM 1,155 SQFT ONWARDS

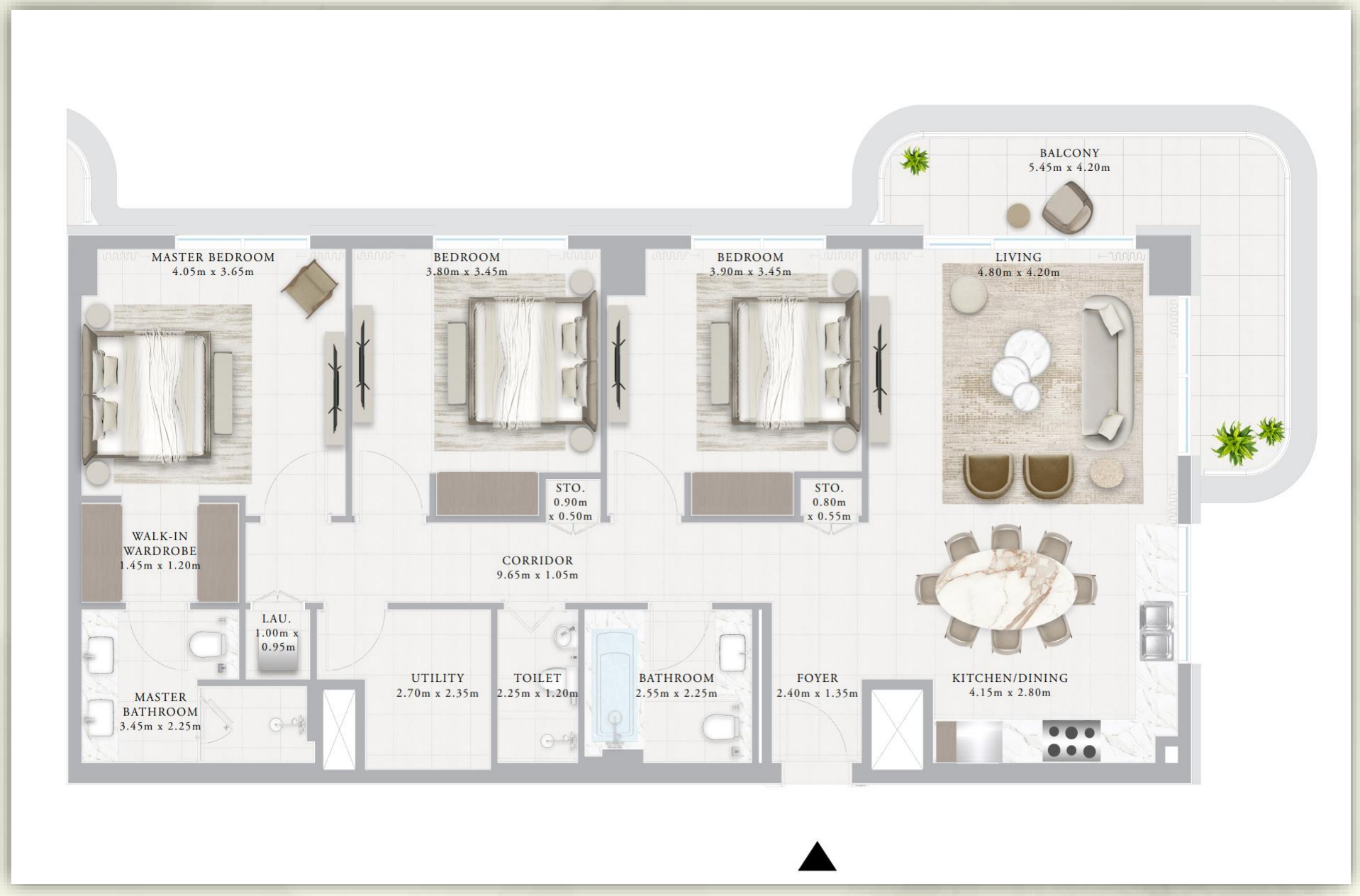
FULLY FITTED KITCHENS



UNIT LAYOUT
THREE BR

SIZES STARTING FROM 1,617 SQFT ONWARDS

FULLY FITTED KITCHENS



INVENTORY



58



76



20

TOTAL INVENTORY
154

COMMERCIALS

ONE BR UNIT

SIZE
790 -994 SQFT

PRICE
AED 1.7 MN ONWARDS

TWO BR UNIT

SIZE
1,155 – 1,513 SQFT

PRICE
AED 2.4 MN ONWARDS

THREE BR UNIT

SIZE
1,617 – 2,025 SQFT

PRICE
AED 3.4 MN ONWARDS

PAYMENT PLAN

ACD – JULY 2028

10%	10%	10%
DOWN PAYMENT	1ST INSTALMENT	2ND INSTALMENT
On Booking	May. 2024	Oct. 2024
10%	10%	10%
3RD INSTALMENT	4TH INSTALMENT	5TH INSTALMENT
Mar. 2025	Sep. 2025	Jun. 2026
		Upon 20% Construction Completion*
10%	10%	10%
6TH INSTALMENT	7TH INSTALMENT	8TH INSTALMENT
Dec. 2026	May. 2027	Oct. 2027
Upon 40% Construction Completion*	Upon 60% Construction Completion*	Upon 80% Construction Completion*
10%		
9TH INSTALMENT		
July. 2028		
Upon 100% Construction Completion*		

UNIQUE BENEFITS



- ICONIC LOCATION
- EXCLUSIVE ACCESS
- EXPANSIVE LANDSCAPED AREA WITH ABUNDANT AMENITIES
- EXCEPTIONAL DESIGN
- LIMITED INVENTORY


Thank you!