

ACUBE  
—LIVE ON A STAR—



# ADHARA STAR

[www.acubedevelopers.com](http://www.acubedevelopers.com)



ADHARA  
STAR

Own a Dream home in the  
Heart of Dubai





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## Introduction

Acube is a fast-growing real estate development company with a powerful presence in Dubai. We offer clients an array of modern construction and development solutions for residential and commercial buildings. With deep rooted understanding of Dubai's real estate market, we help investors propel their investments by priming them for early success.





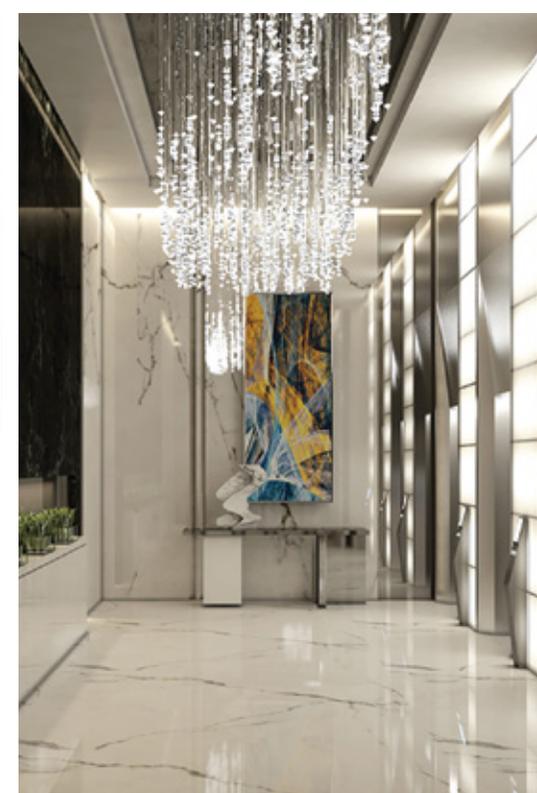
ADHARA

ADHARA  
2024



ACASA

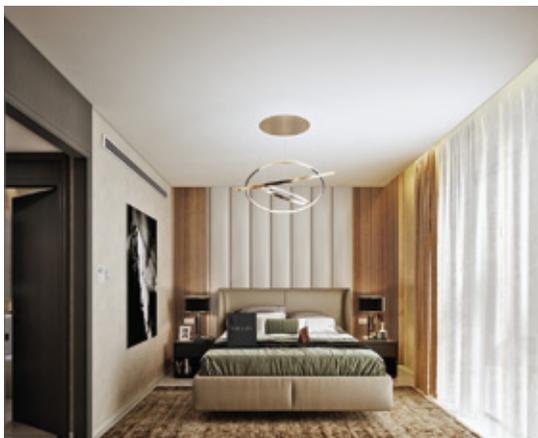
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## About the Project

Acube has chosen to name our projects based on various stars, some of the brightest shining objects in our night sky and always been a path finder for human race.

This first project is called Adhara Star, a modern and extremely well-designed residential & retail project named after a bright star called Adhara in the northern hemisphere constellation Canis Major. It is the brightest source of ultraviolet light in the entire known universe when seen from Earth. In that band of light, this bluish-white star is about 22,300 times more luminous than our Sun.





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Freehold mixed-use development

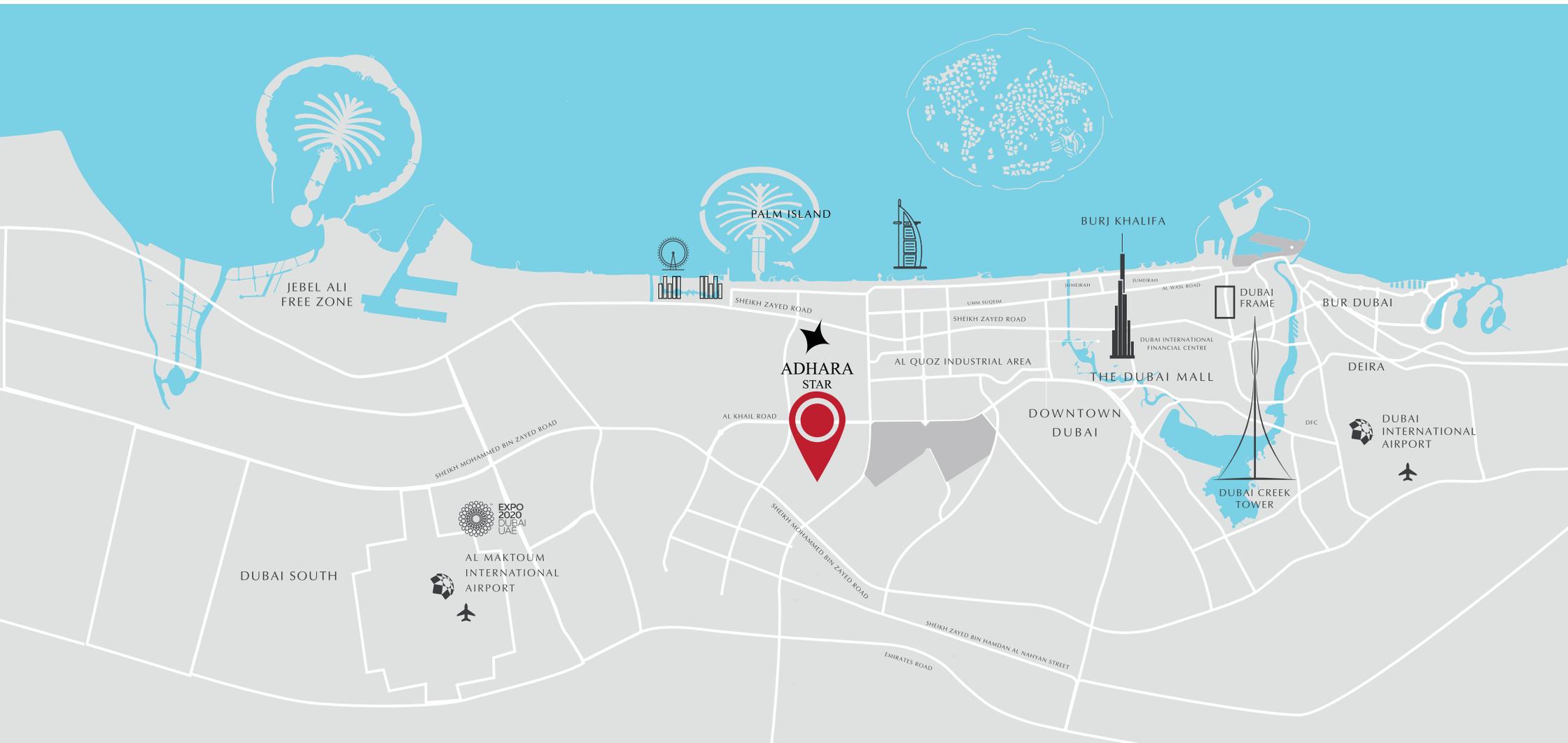
Fully designed and developed by Acube





Part of the Dubai Land  
'Megacity' project —————

Situated at the intersection of  
Hessa Street  
& Umm Suqeim Road



Arjan is an primarily residential district located within the vibrant community of Dubai Land. It offers a unique blend of urban convenience and peaceful living, making it an ideal place to call home. The district is bordered by Al Barsha to the north and Sheikh Mohammad Bin Zayed Road to the south, providing easy access to the rest of Dubai. With its prime location, exceptional amenities, and emphasis on community, Arjan offers a lifestyle like no other in Dubai. Nearby landmarks include:

0-5 Minutes

Miracle/ Butterfly Gardens  
Dubai Sports City  
Al Barsha  
Motor City  
Dubai Autodrome  
Jumeriah Village Circle  
Arabian Ranches

Malls

City Centre Mall  
First Avenue Mall  
Arabian Ranches Retail Mall  
Dubai Hills Mall  
Circle Mall JVC  
Al Barsha Mall  
Mall of Emirates

10-15 Minutes

Global Village  
Palm Jumeirah  
Dubai Marina  
Burj Al Arab  
Jumeirah Lake Towers

Schools

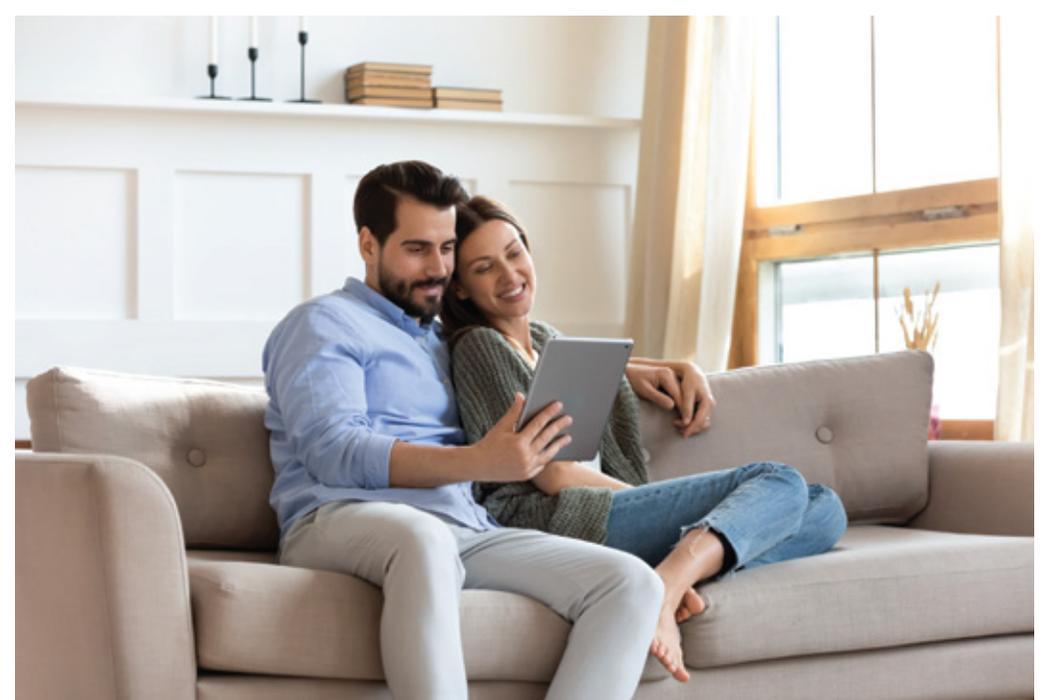
Nord Anglia International School  
Australian International School  
Al Barsha Government School  
Gems Founders School  
King's School  
Dubai Heights Academy  
North Anglia International School  
JSS International School

15-25 Minutes

Business Bay  
Downtown/ Burj Khalifa  
Dubai International Airport  
Al Makhtoum Int. Airport  
EXPO 2020

Hospitals

Neuro Spinal Hospital  
Mediclinic Parkview Hospital  
Saudi German Hospital  
Al Zahra Hospital  
King's College Hospital  
NMC Speciality Hospital







Development features  
113 apartments on  
13 residential floors

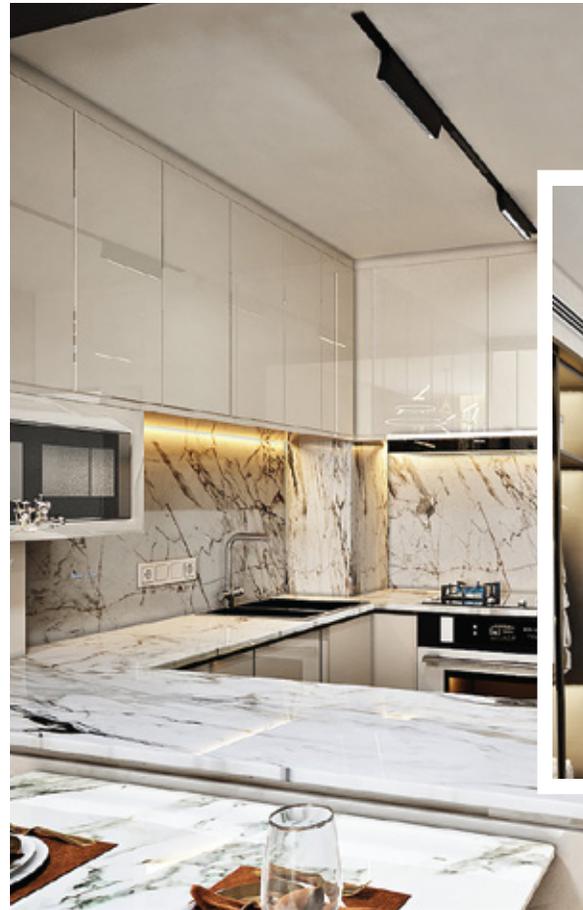
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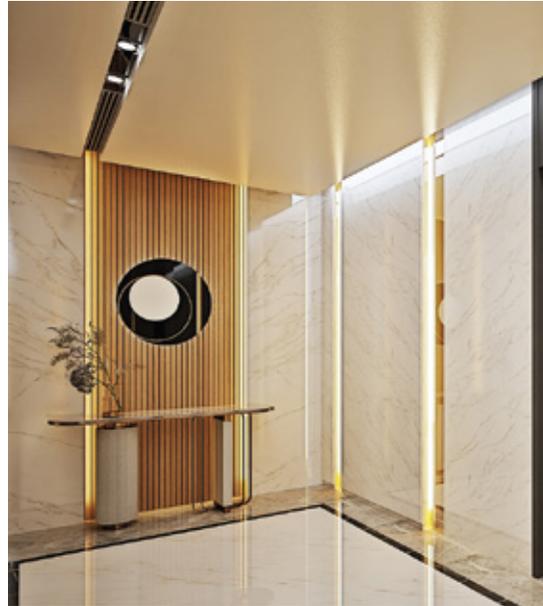


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## 1, 2, and 3 Bedroom Apartments







Innovative design

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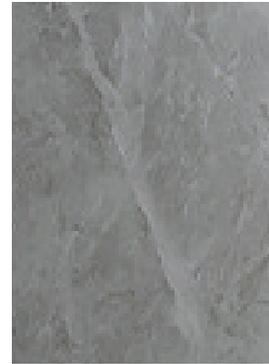
## FINISHINGS

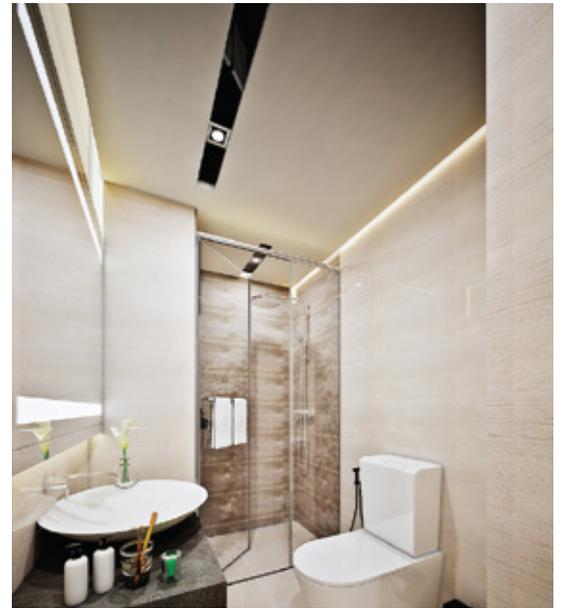
Fully equipped and decorated with world class finishes, branded appliances, and sanitary ware.

Kitchen: Internationally renowned brand manufactured in Italy

White goods & Sanitary: Well-known market leader from Europe.

All the tiles will be the finest form of porcelain and Ceramics.







Ground floor —  
with retail shops



# Amenities



Basket Ball



BBQ



Car Parking



Cycle Parking



Gym



Hot Tub



Kids Play Area



Kids Pool



Sauna



Paddle Tennis



Japanese Tea Garden



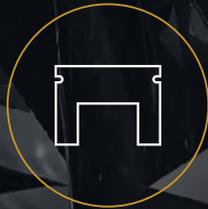
Sprint Track



Swimming Pool



Outdoor Gym



Grand Entrance Lobby



Yoga



Steam Room



Vastu Compliant

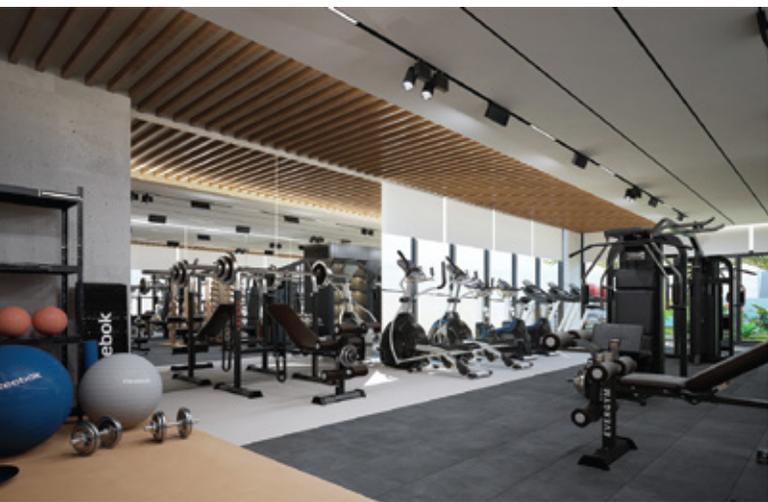
## 3 floors podium parking

Confirmed one parking per Apartment





Ground floor & roof  
with resident facilities





















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FLOOR PLANS

ADHARA STAR

# APARTMENTS

1 Bedroom

1.5 Bedroom Premium

1.5 Bedroom Luxury

2.5 Bedroom

2.5 Bedroom Premium

2.5 Bedroom Luxury

3.5 Bedroom Premium

3.5 Bedroom Luxury



# First Floor Plan



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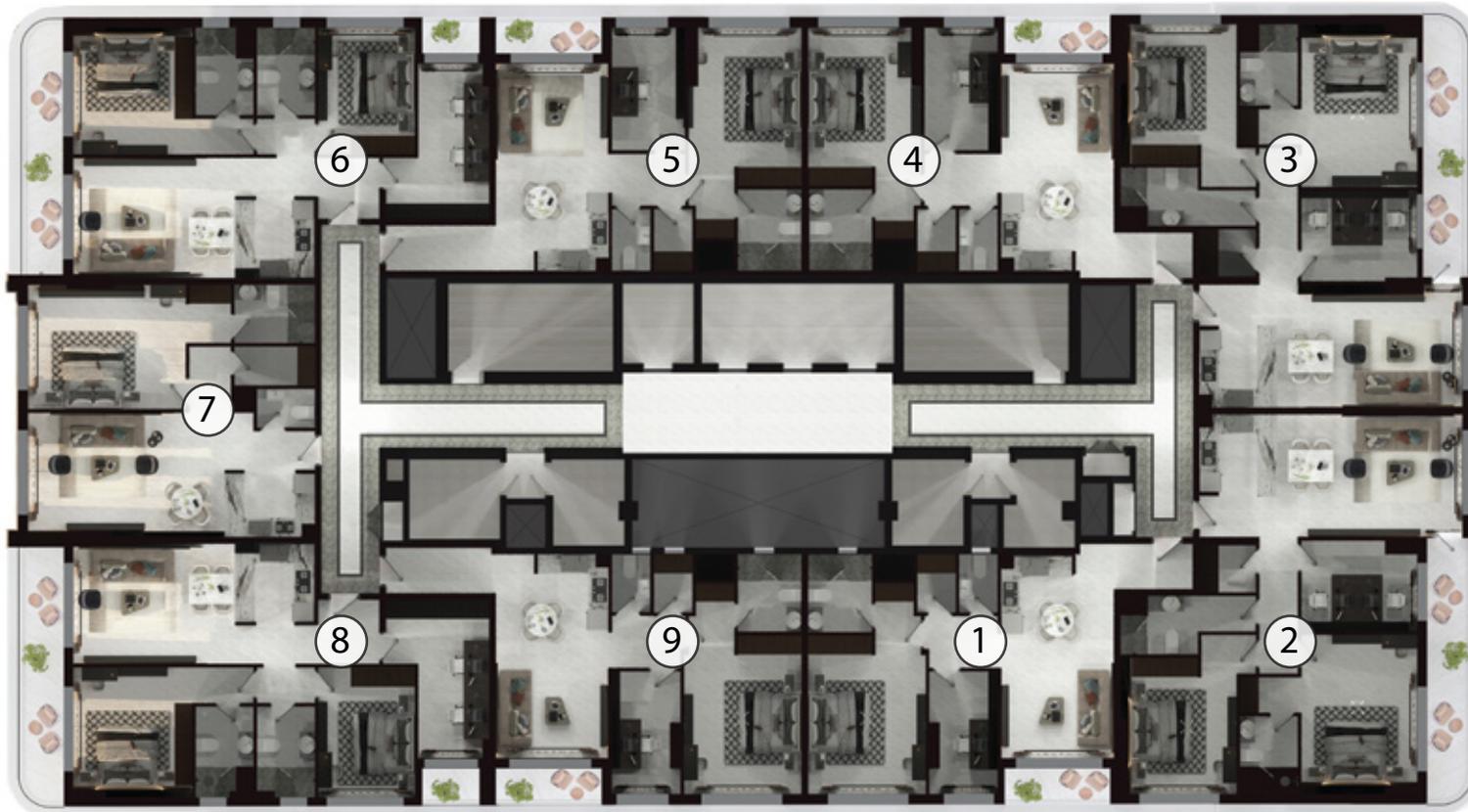


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## 2 - 10 Floor Plan



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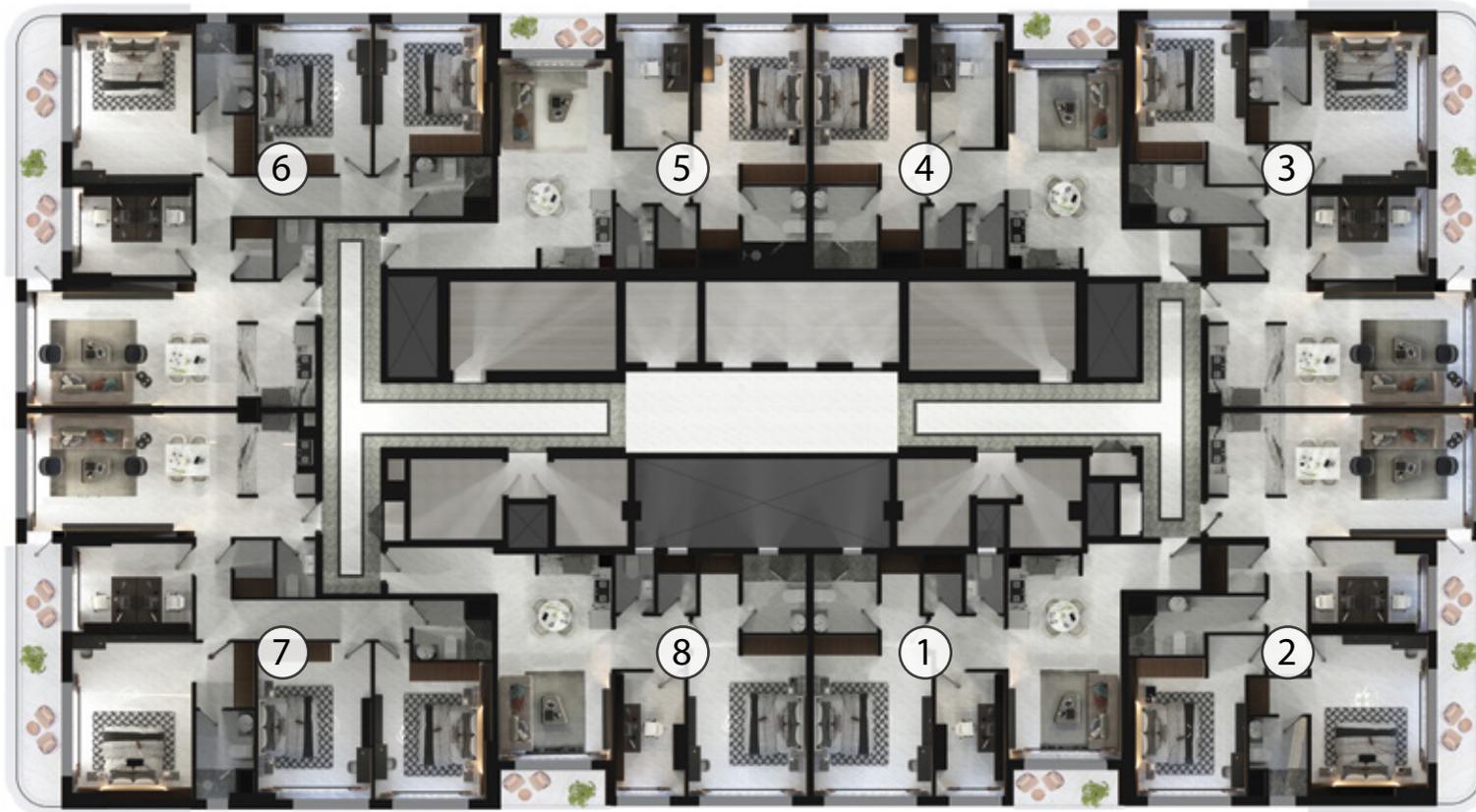


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# 11 - 13 Floor Plan

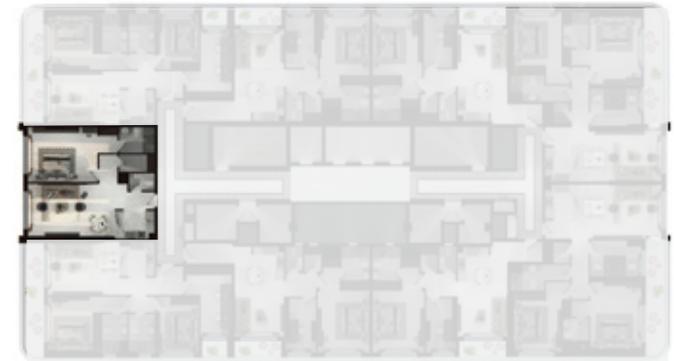
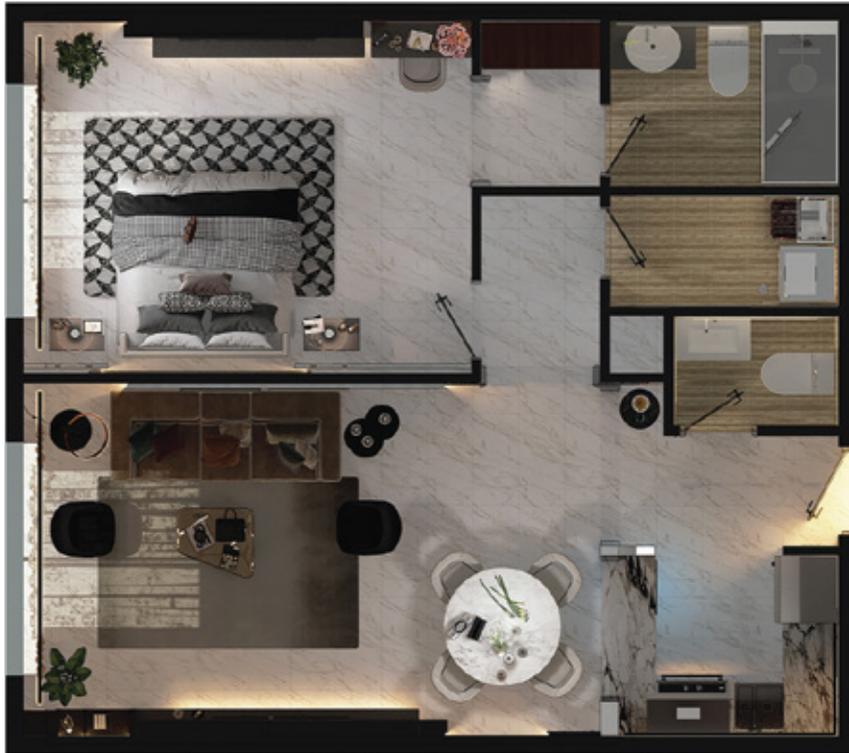


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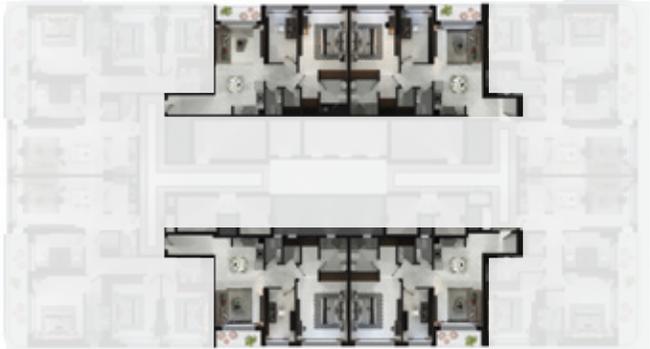
# 1 Bedroom



|                   |                         |
|-------------------|-------------------------|
| <b>TOTAL AREA</b> | <b>779 Sqft Onwards</b> |
|-------------------|-------------------------|

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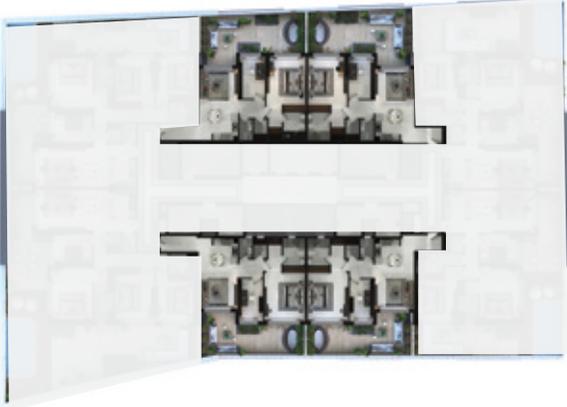
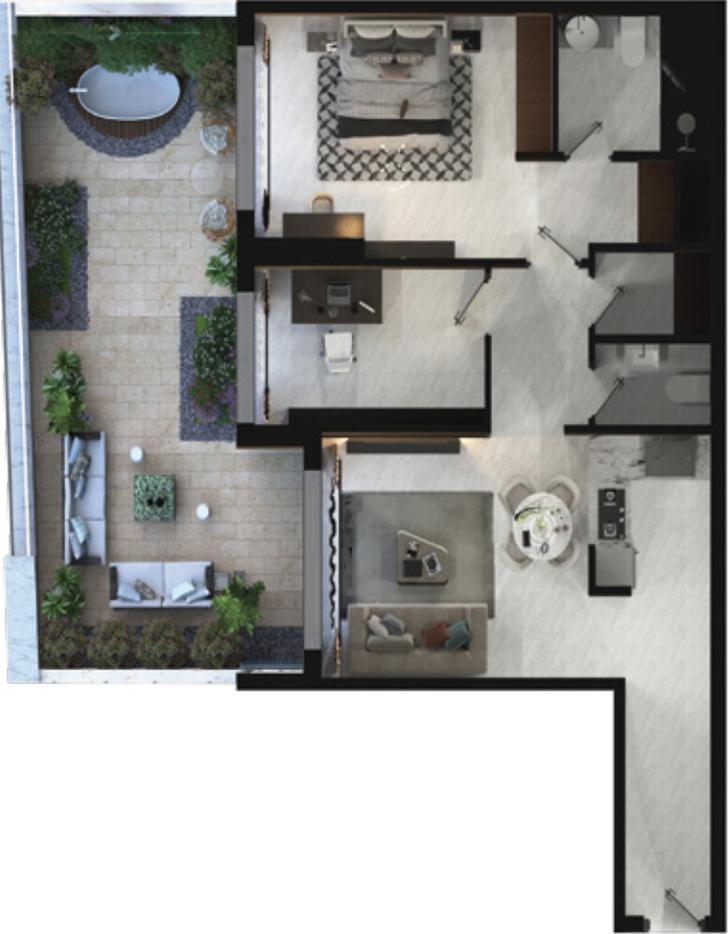
# Premium 1.5 Bedroom



|                   |                         |
|-------------------|-------------------------|
| <b>TOTAL AREA</b> | <b>842 Sqft Onwards</b> |
|-------------------|-------------------------|

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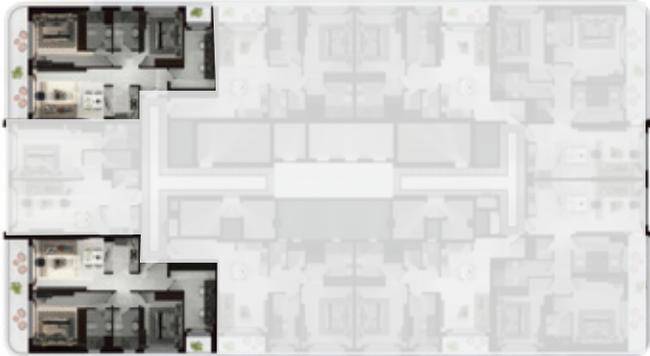
# Luxury 1.5 Bedroom



|            |                   |
|------------|-------------------|
| TOTAL AREA | 1148 Sqft Onwards |
|------------|-------------------|

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# 2.5 Bedroom



|            |                   |
|------------|-------------------|
| TOTAL AREA | 1133 Sqft Onwards |
|------------|-------------------|

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# Premium 2.5 Bedroom



|                   |                          |
|-------------------|--------------------------|
| <b>TOTAL AREA</b> | <b>1234 Sqft Onwards</b> |
|-------------------|--------------------------|

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# Luxury 2.5 Bedroom



|            |                   |
|------------|-------------------|
| TOTAL AREA | 2032 Sqft Onwards |
|------------|-------------------|

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# Premium 3.5 Bedroom



|                   |                          |
|-------------------|--------------------------|
| <b>TOTAL AREA</b> | <b>1520 Sqft Onwards</b> |
|-------------------|--------------------------|

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# Luxury 3.5 Bedroom



|            |                   |
|------------|-------------------|
| TOTAL AREA | 2515 Sqft Onwards |
|------------|-------------------|

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# ACUBE

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