

The Astera

INTERIORS BY ASTON MARTIN



FACTSHEET

PROJECT

The Astera, Interiors by Aston Martin

PARTNER

Aston Martin

OWNER OF LAND

Aarvees

DEVELOPER AND SELLER

DarGlobal

LOCATION

Al Marjan Island, Ras Al Khaimah, UAE

Google map: <https://maps.app.goo.gl/QsAh2rGWxqepQeg8A>

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AL MARJAN ISLAND OVERVIEW

Located in
Ras Al Khaimah, UAE

Spanning over
2.7 million
square meters

Comprised of
4 islands

Home to
Wynn Resorts

Destination offering white-
sand beaches, luxurious
residential, hospitality and
leisure facilities

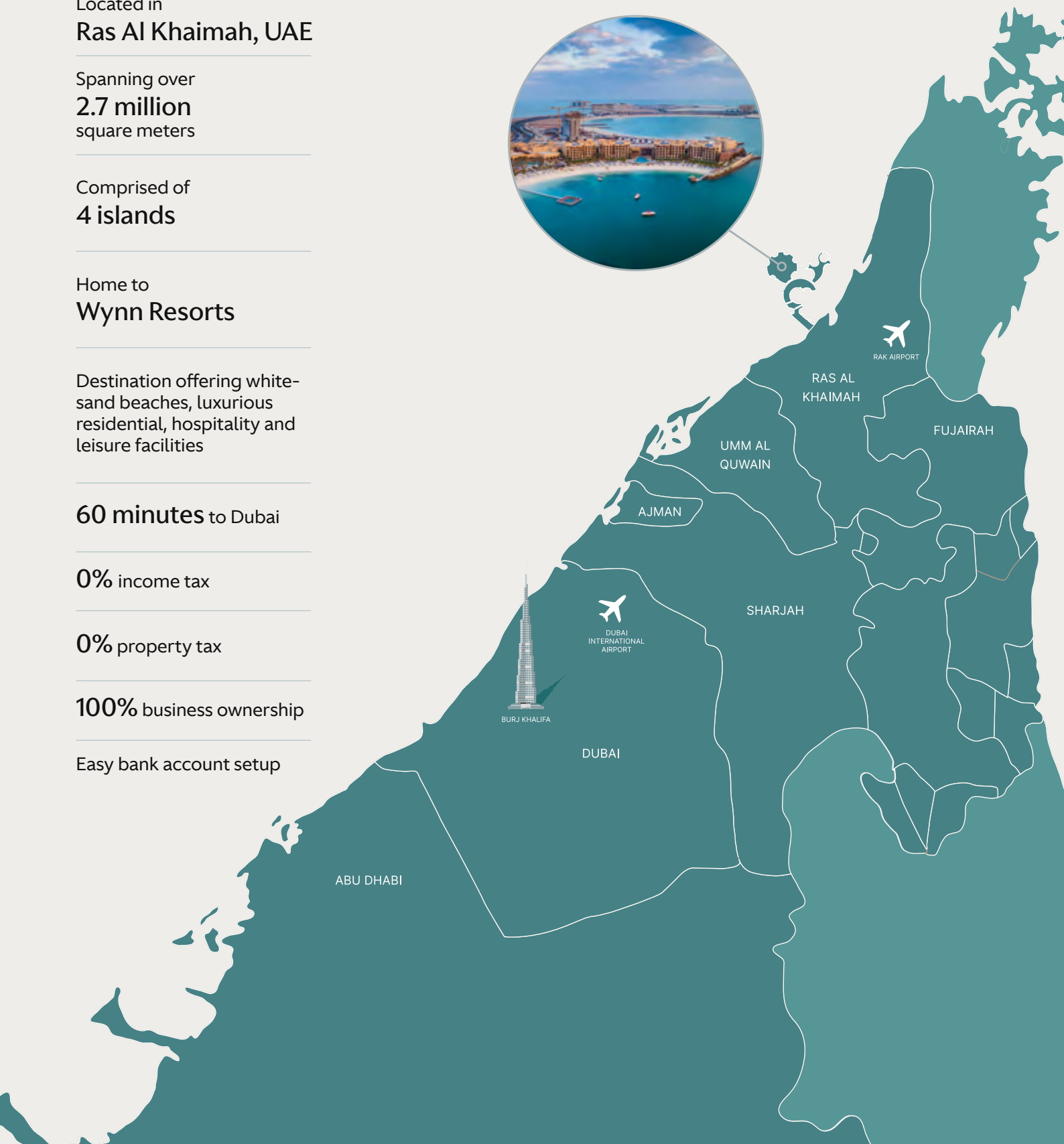
60 minutes to Dubai

0% income tax

0% property tax

100% business ownership

Easy bank account setup



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PERFECTLY LOCATED

03 min

Al Marjan Island Resort & Spa

04 min

Al Marjan Island Beach Club

05 min

Al Marjan Island Amphitheater

05 min

Wynn Resorts, Al Marjan Island

06 min

DoubleTree by Hilton Resort & Spa Marjan Island

06 min

Al Marjan Island Boulevard

06 min

Al Marjan Island Promenade

07 min

Marjan Beach

27 min

The Ritz-Carlton Ras Al Khaimah,
Al Hamra Beach

GENERAL INFORMATION

PROPERTY TYPE	Luxury Residences with Interiors by Aston Martin
OWNERSHIP	Freehold property for all nationalities
FURNISHING	Unfurnished
BUILDING CONFIGURATION	Basement + Ground Floor + Podium + 16 Floors
BEDROOM TYPE	1- Bedroom Beach Residences 2- Bedroom Beach Residences 3- Bedroom Beach Residences 3- Bedroom Beach Villas
SIZE RANGE	1- Bedroom Beach Residences: 63 sqm – 120 sqm / 682 sq.ft – 1,297 sq.ft 2- Bedroom Beach Residences: 91 sqm – 182 sqm / 981sq.ft – 1,965 sq.ft 3- Bedroom Beach Residences: 227 sqm - 253 sqm / 2,443 sq.ft – 2,730 sq.ft 3- Bedroom Beach Villas: 228 sqm – 267 sqm / 2,455 sq.ft – 2,876 sq.ft
STARTING PRICE	1- Bedroom Beach Residences: AED 1,779,524 2- Bedroom Beach Residences: AED 2,714,473 3- Bedroom Beach Residences: AED 6,401,583 3- Bedroom Beach Villas: AED 8,270,946
ANTICIPATED COMPLETION DATE	December, 2028
ESTIMATED SERVICE CHARGES	AED 16 – 17/sq.ft
FEES AND TAXES BORNE BY CUSTOMERS	Registration fee: 4% (Due on completion)
RESALE	30%



SPECIFICATIONS

GENERAL

EXTERNAL GLAZING	Double Glazed Windows
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LOBBY

FLOOR	Locally Sourced Marble or equivalent
SKIRTING	Locally Sourced Marble or equivalent
WALLS	Plastered walls with emulsion paint
ACCENT WALLS	Aston Martin inspired wall finish
CEILING	Gypsum ceiling with emulsion paint

LIVING ROOM / DINING

FLOOR	Marble look porcelain tiles or equivalent
SKIRTING	Marble look porcelain tiles or equivalent
WALLS	Plastered walls with emulsion paint
ACCENT WALLS	Aston Martin inspired wall finish
CEILING	Gypsum ceiling with emulsion paint

KITCHEN

FLOOR	Marble look porcelain tiles or equivalent
SKIRTING	Marble look porcelain tiles or equivalent
WALLS	Paint and Porcelain tile or Equivalent
CEILING	Moisture resistant gypsum ceiling finished with paint
COUNTERTOP	Marble look solid surface or equivalent
CABINETS	Joinery with lacquered or laminate finish, with glass
ACCENT WALLS	Aston Martin inspired finish
APPLIANCES	Stainless Steel Sink, Fridge, Oven, Hob, Hood, Washing Machine. Siemens, Teka or Equivalent



SPECIFICATIONS

BEDROOMS

FLOOR	Marble look porcelain tiles or equivalent
SKIRTING	Marble look porcelain tiles or equivalent
WALLS	Plastered walls with emulsion paint
ACCENT WALLS	Aston Martin inspired wall finish
CEILING	Paint finish
WARDROBE	Built-in joinery with lacquered or laminate finish

BATHROOMS

FLOOR	Locally Sourced Porcelain tiles - Marble look or Equivalent
WALLS	Locally Sourced Porcelain tiles - Marble look or Equivalent
ACCENT WALLS	Aston Martin inspired wall finish
CEILING	Moisture resistant gypsum ceiling finished with paint
COUNTERTOP	Solid surface or equivalent
JOINERY	Joinery with lacquered or laminate finish
SANITARY FIXTURES	Duravit sanitary fixtures and accessories or Equivalent
SANITARY WARE	Duravit sanitary ware and accessories or Equivalent
MIRROR	Included

TYPICAL POWDER ROOM

FLOOR	Locally Sourced Porcelain tiles - Marble look or Equivalent
WALLS	Locally Sourced Porcelain tiles - Marble look or Equivalent
ACCENT WALLS	Aston Martin inspired wall finish
CEILING	Moisture resistant gypsum ceiling finished with paint
COUNTERTOP	Solid surface or equivalent
JOINERY	Joinery with lacquered or laminate finish
SANITARY FIXTURES	Duravit sanitary fixtures and accessories or Equivalent
SANITARY WARE	Duravit sanitary ware and accessories or Equivalent
MIRROR	Included



AMENITIES

- Private beach
- Walk track
- Green spaces
- Infinity pool
- Pool bar
- Yoga lawn
- Fitness centre
- Spa
- Kids play area
- Indoor cinema
- Multipurpose hall
- 24/7 security

PARKING

Parking spaces are on the
Basement + Ground Floor + Podium:

1- BR Residences: 1 parking space

2- BR Residences: 1 parking space

3- BR Residences & Beach Villas: 2 parking spaces

NO. OF ELEVATOR

4 Lifts + 1 Service Lift

FLOOR TO CEILING HEIGHT

3 meters (Living Areas)

BANK DETAILS

ESCROW ACCOUNT

THE ASTERA ESCROW ACCOUNT

Acc#: 2375881618103

IBAN: AE710260002375881618103

Swift: EBILAEAD

Currency: AED

EMIRATES NBD BANK PJSC

Deira, Dubai,
Emirates NBD Head Office, UAE

CORPORATE ACCOUNT (For registration fees)

DAR GLOBAL REAL ESTATE DEVELOPMENT LLC OPC

Acc#: 1015881618101

IBAN: AE210260001015881618101

Swift: EBILAEAD

Currency: AED

CORPORATE ACCOUNT (For registration fees)

DAR GLOBAL REAL ESTATE DEVELOPMENT LLC OPC

Acc#: 1025881618102

IBAN: AE290260001025881618102

Swift: EBILAEAD

Currency: USD



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MARKETING ASSETS



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