

The Astera

INTERIORS BY ASTON MARTIN



TOP OF THE ASTERA

Joint Development Partner



TOP OF THE ASTERA, ABOVE THE WAVES, BEYOND THE CLOUDS

Introducing the Top of the Astera – the world's first ever villa with interiors by Aston Martin sitting on top of the Astera. Experience unrivaled luxury as you live above the horizon, with breathtaking views and world-class design. This is more than a residence; it's a statement of prestige. Live in the sky, where only the bold dare to rise.



WHERE ONLY THE BOLD DARE TO RISE





ELEVATE YOUR WORLD

For the first time ever, a villa in the sky, offering direct beach access, stunning sea views, and an exclusive front-row seat to the Wynn Resorts — the Middle East's most anticipated entertainment hub. Perched atop The Astera, this villa redefines luxury living, blending sky-high sophistication with unparalleled seaside grandeur for an experience that's truly one-of-a-kind.

THE SKY ISN'T THE LIMIT
IT'S YOUR NEW ADDRESS





RESERVED FOR THOSE
WHO DARE TO RISE

PERFECTLY LOCATED

00 min

Your Direct Beach Access

03 min

Al Marjan Island Resort & Spa

04 min

Al Marjan Island Beach Club

05 min

Al Marjan Island Amphitheater
(Event Venue)

05 min

Wynn Resort

06 min

DoubleTree by Hilton Resort & Spa
Marjan Island

06 min

Al Marjan Island Boulevard
(Shopping and Dining Area)

06 min

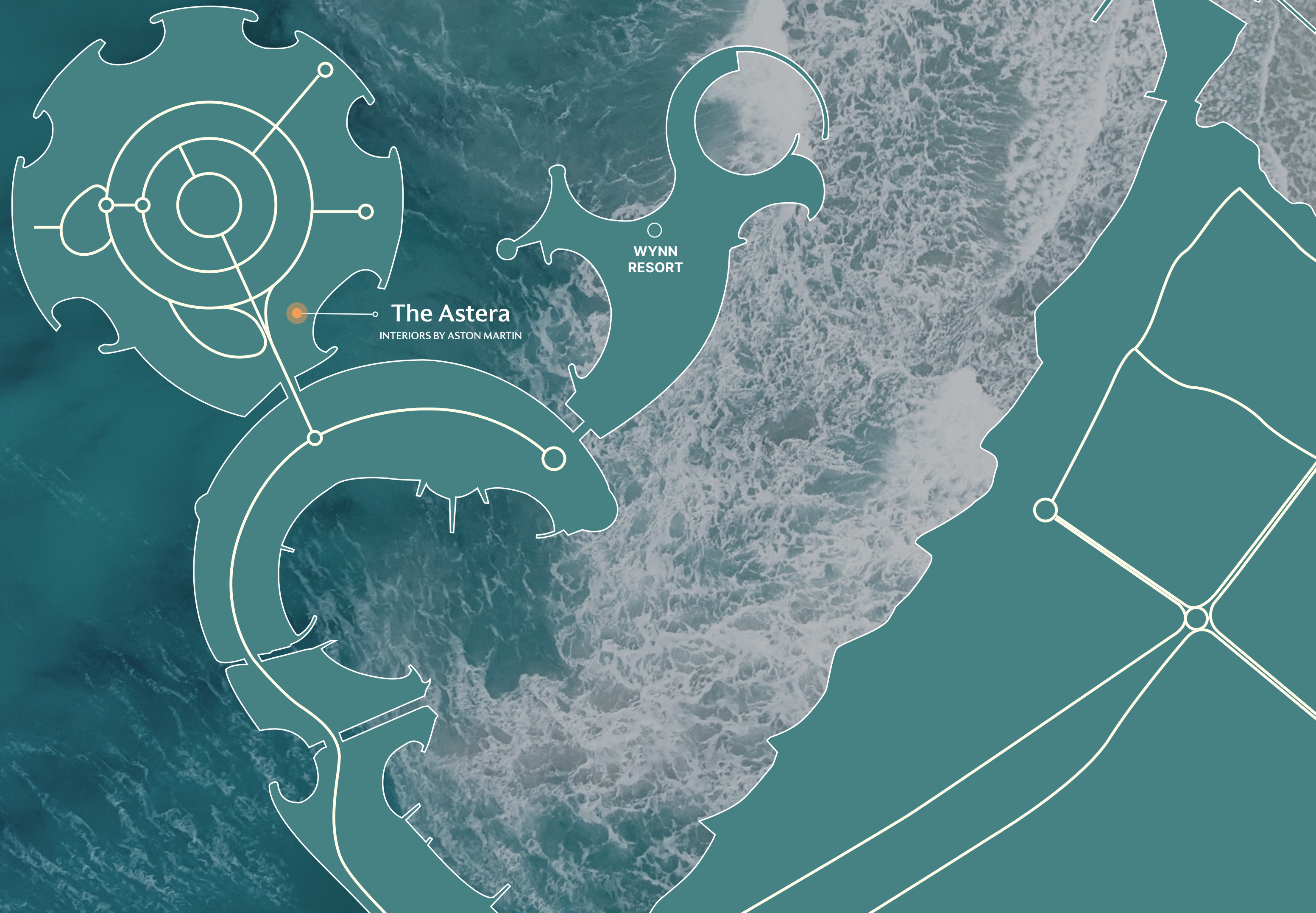
Al Marjan Island Promenade
(Scenic Walkway)

07 min

Marjan Beach

27 min

The Ritz-Carlton Ras Al Khaimah,
Al Hamra Beach



AL MARJAN ISLAND, UAE



45 min

DUBAI INTERNATIONAL AIRPORT



60 min

DUBAI MALL



60 min

DUBAI INTERNATIONAL FINANCIAL CENTRE



ABU DHABI

DUBAI

BURJ KHALIFA

DUBAI INTERNATIONAL AIRPORT

SHARJAH

AJMAN

UMM AL QUWAIN

RAS AL KHAIMAH

RAK AIRPORT

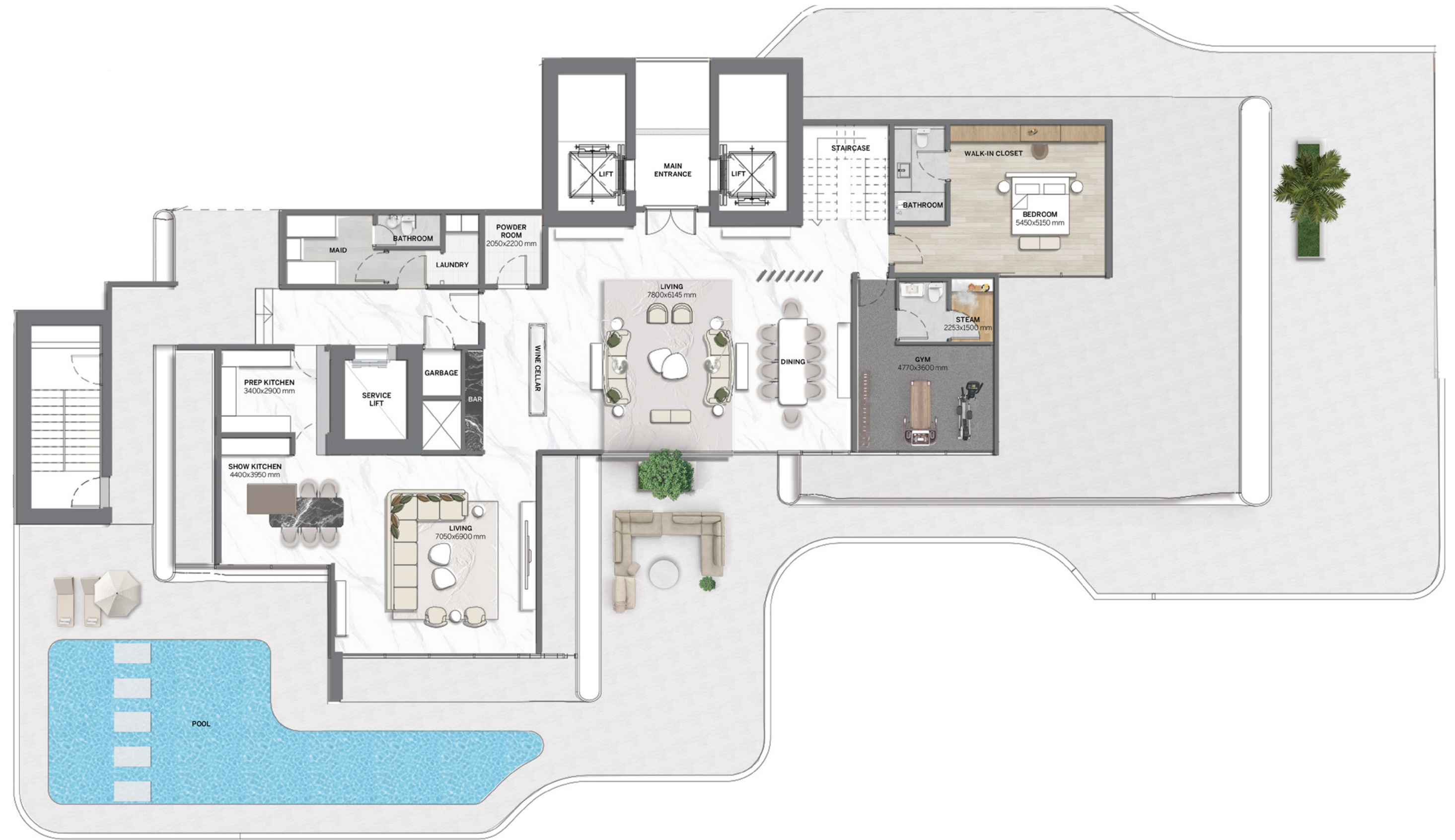
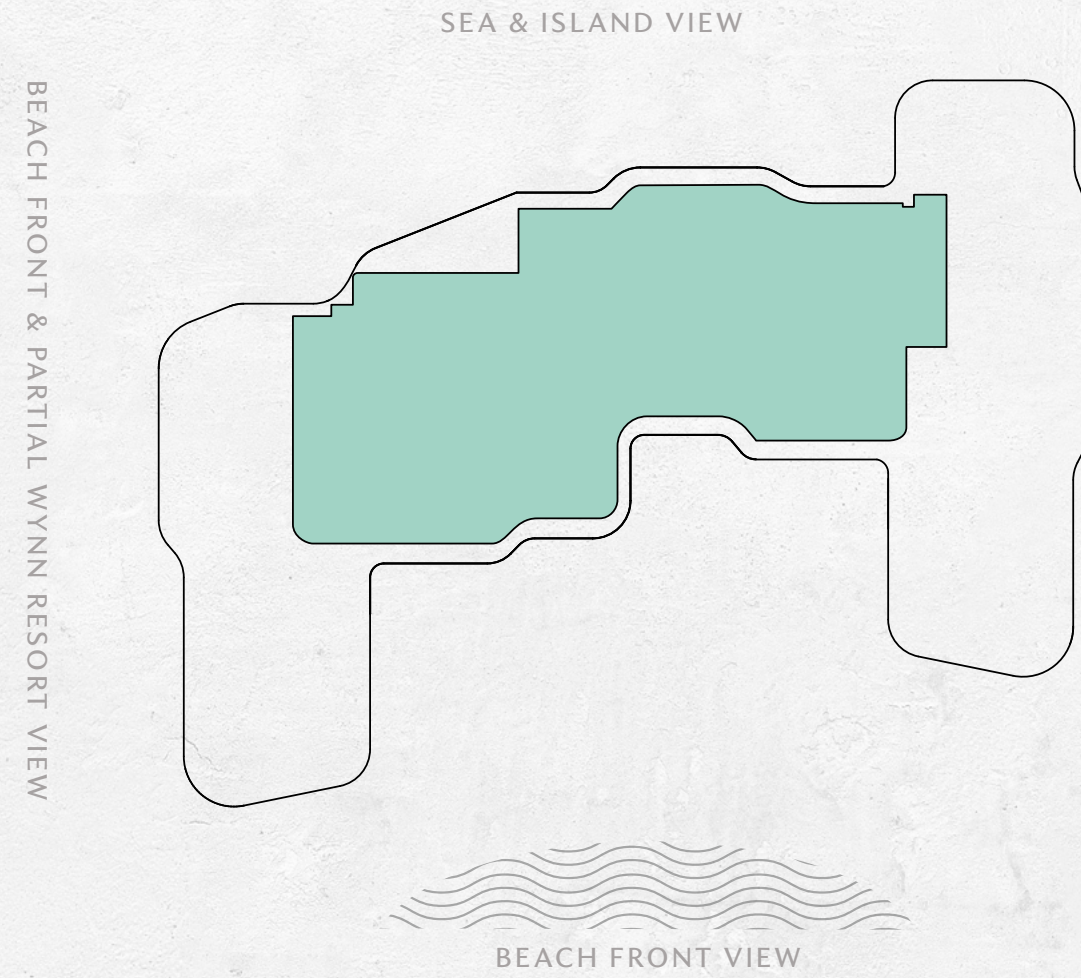
FUJAIRAH

FLOOR PLANS

TOP OF THE ASTERA

LOWER LEVEL

The Astera
INTERIORS BY ASTON MARTIN



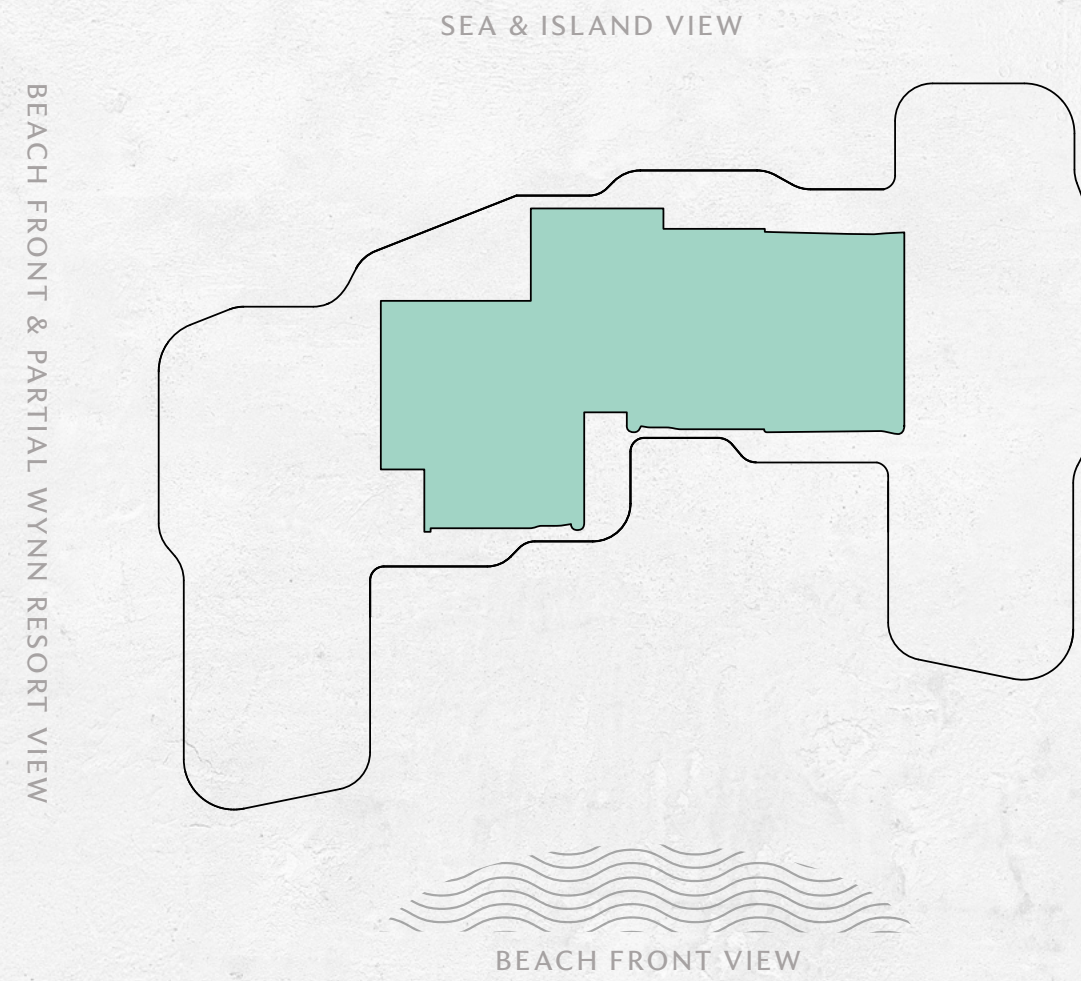
RESIDENCE	SQM	SQFT
Internal Area	500	5,382
Terrace Area	640	6,889
Total Area	1,140	12,271

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, and other elements displayed in the brochure, or between the plot boundary, are not part of the unit and are shown for illustrative purposes only.

TOP OF THE ASTERA

UPPER LEVEL

The Astera
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LIVE ALL IN

DarGlobal PLC is an international real estate developer specializing in exclusive luxury developments across the world's most coveted cosmopolitan cities.

Catering to global citizens seeking prime investments, second homes, and luxury living, DarGlobal transforms real estate into economic catalysts, unlocking opportunities for both investors and the countries it enters.

DarGlobal has partnered with over 10 world-renowned luxury brands, including Trump Organization, Aston Martin, Automobili Lamborghini, ELIE SAAB, Marriott Residences, Missoni, Mouawad, Pagani Automobili, W Hotels, and Versace. These collaborations offer unique investment opportunities in global cities, providing both wealth growth and protection.

Listed on the London Stock Exchange, DarGlobal goes beyond property development, it drives economic transformation by attracting international clients and Foreign Direct Investment (FDI). By injecting capital, confidence, and industry expertise, DarGlobal enhances local infrastructure while elevating the global appeal of each destination.

With a presence in 14 international cities across 7 countries, DarGlobal's portfolio spans the United Kingdom, Spain, Maldives, Saudi Arabia, the UAE, Oman, and Qatar. The company is also expanding into world-class hospitality, developing luxury hotels in Dubai, the Maldives, and Oman.

To support its international clientele, DarGlobal has sales and customer service offices in New York, London, Marbella, Athens, Dubai, Jeddah, Riyadh, Muscat, and Doha.



OUR OFFICES



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JEDDAH, KSA

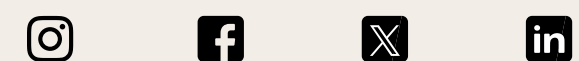
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You can visit our website at darglobal.co.uk
or via our social media platforms





Joint Development Partner



ABOUT AARVEES

Aarvees, established in 1994, has been a pioneer in transforming Dubai's skyline. Specializing in real estate development, entertainment, logistics, and hospitality, Aarvees is committed to delivering world-class projects that enhance the quality of life and foster sustainable growth. The company integrates innovative solutions and maintains the highest standards of integrity and customer satisfaction. Through strategic partnerships and a visionary approach, Aarvees continuously shapes the future of the UAE, reflecting its dedication to excellence and community development.

DISCLAIMER

This brochure and its contents do not constitute an offer to sell, or a solicitation or inducement to buy, a Unit in the Residences, nor do they contain any representation or warranty. Such an offering shall only be made pursuant to the sales and purchase agreement for the Units and no statements should be relied upon unless made in the sales and purchase agreement.

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Dar Global reserves the right to modify, revise or withdraw any of the above in its sole discretion and without prior notice.

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