

The Astera

INTERIORS BY ASTON MARTIN



DARGLOBAL

Joint Development Partner



ARVEES

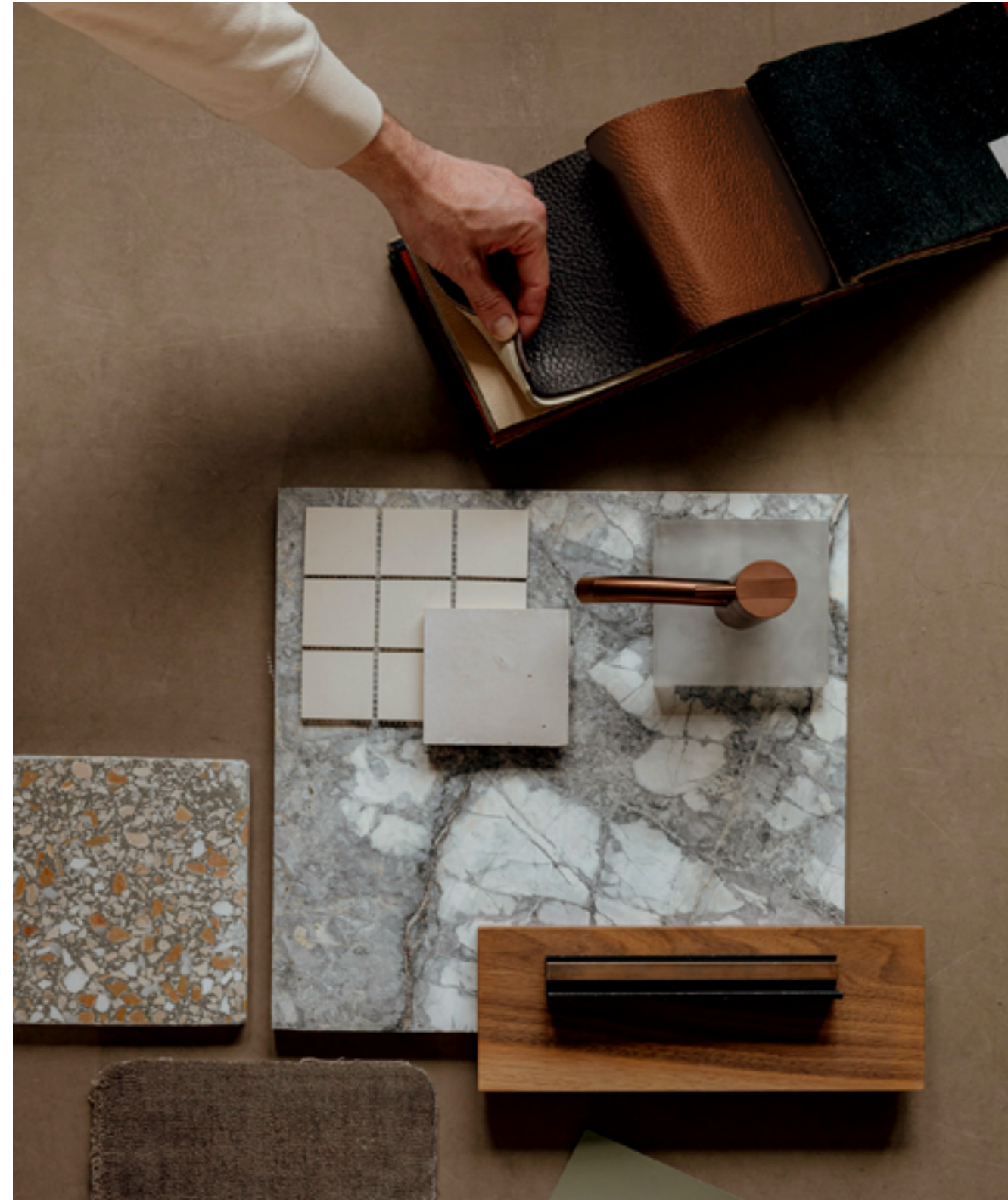
THE MOST DESIRABLE LUXURY RESIDENCES IN THE WORLD

IMMERSE YOURSELF IN
UNWAVERING
BEAUTY





EXPERIENCE THE
FIERCELY INDEPENDENT
ISLAND SPIRIT



DISCOVER
EXCEPTIONAL
ENGINEERING



Disclaimer: Illustrative concept visuals, subject to final interior designs

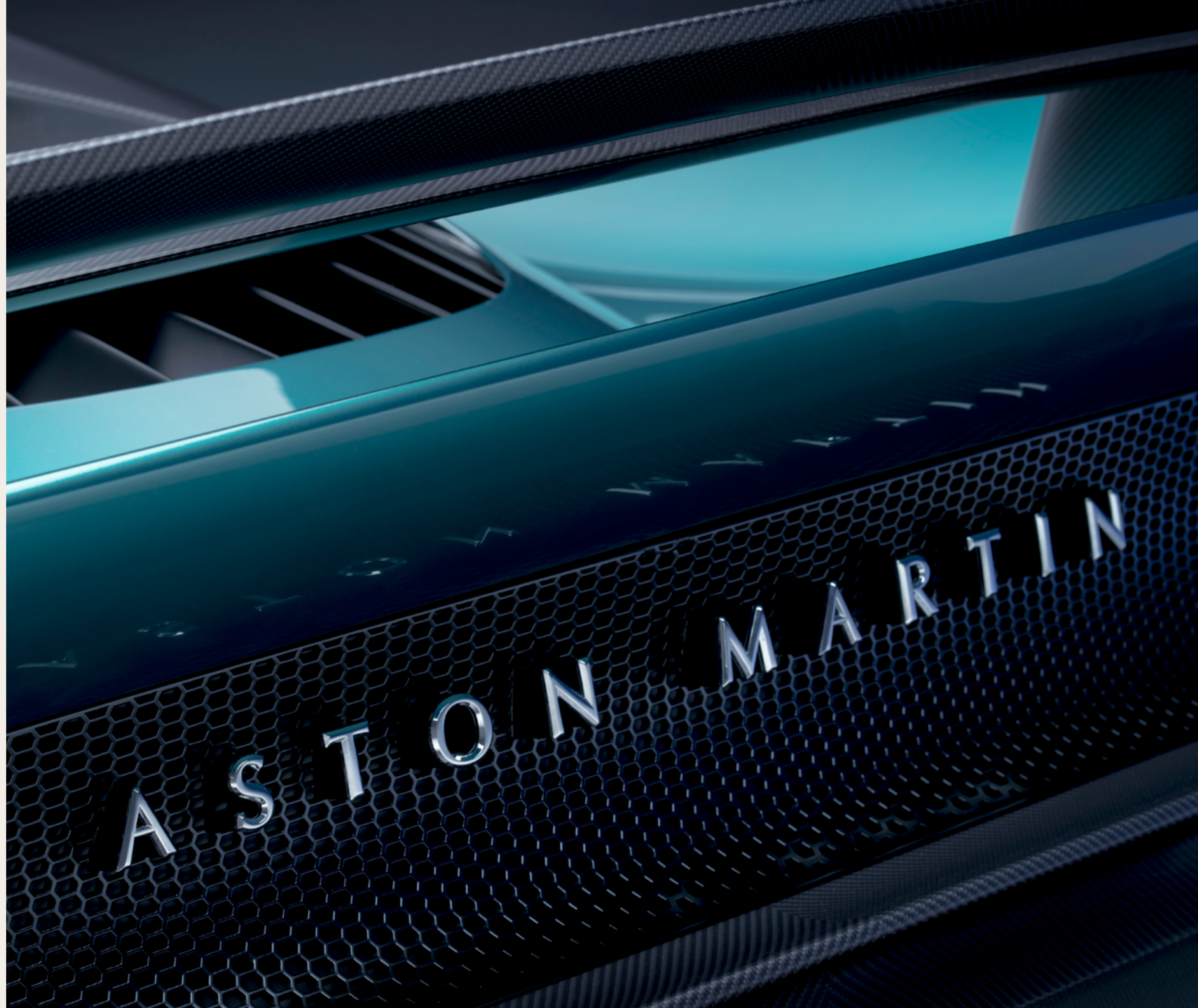
The Astera

INTERIORS BY ASTON MARTIN



DARGLOBAL





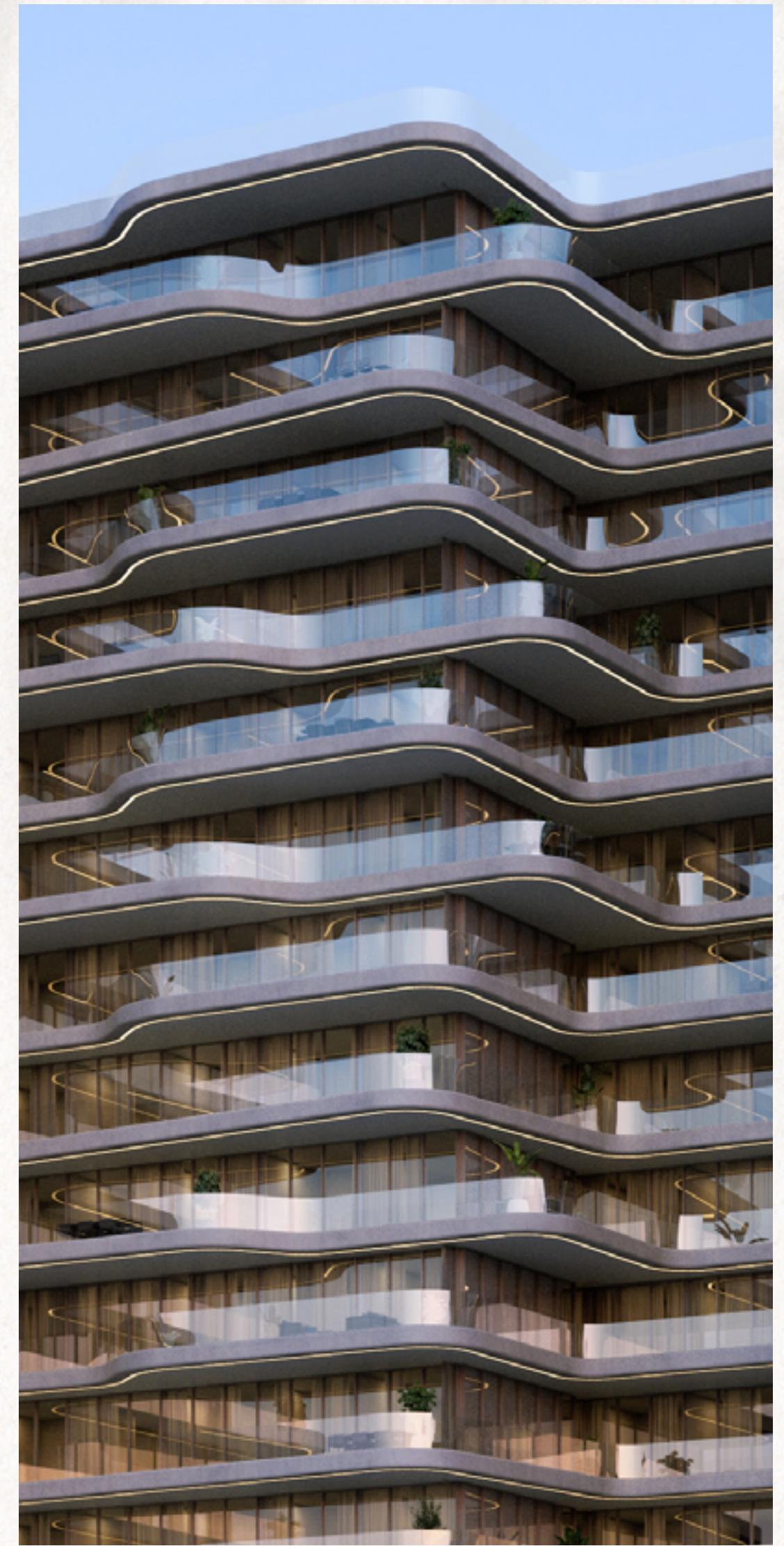
BIRTH OF A LEGEND

ASTON MARTIN

The remarkable story of Aston Martin began on January 15th, 1913, when founders Robert Bamford and Lionel Martin established Bamford and Martin Limited, operating from a modest workshop on Henniker Mews in London. Their vision of crafting cars renowned for impeccable design and superior performance captured the public's imagination, a fascination that endures even after a century.

In 1914, the name Aston Martin was adopted, a fitting choice inspired by Lionel's success at the Aston Hill Climb in Buckinghamshire, England.

Driven by a spirit of competition from the outset, Aston Martin has evolved into an iconic brand synonymous with artisanal luxury, timeless elegance, exceptional performance, and triumphs in international motorsport since those pioneering days.





DARGLOBAL

ENGINEERING THE WORLD'S MOST DESIRABLE

DRIVEN BY BRITISH INGENUITY

Infused with the spirit of British ingenuity, The Astera, Interiors by Aston Martin, epitomizes the seamless fusion of bespoke style, cutting-edge material science, meticulous craftsmanship, and unparalleled functionality, resulting in the creation of the world's most desirable luxury residences.

In collaboration with DarGlobal, this exceptional blend of expertise and innovation has culminated in the birth of The Astera, an exclusive residential tower, where every detail reflects a commitment to excellence and sophistication.





AUTHENTIC ISLAND LIVING

ONLY 60 MIN AWAY FROM DUBAI

Cushioned along the pristine shores of Ras Al Khaimah lies Al Marjan island, one of four exquisite man-made coral-shaped islands that extend into the azure waters of the Arabian Gulf.

The Astera adds to the allure of the island, just 60 minutes away from the vibrant city of Dubai, residents can enjoy an elevated lifestyle that seamlessly blends seclusion and convenience.

AL MARJAN ISLAND

THE WONDERS OF COASTAL LIVING

in Ras Al Khaimah

With its lush landscapes and diverse marine life, Al Marjan Island provides a picturesque setting and unparalleled experiences that cater to every desire. You can bask on pristine beaches, enjoy world-class resorts, luxury hotels, retail outlets, and a wide range of recreational activities.

With its breathtaking sunsets, vibrant nightlife, and exceptional amenities, living in The Astera, on Al Marjan Island, not only embodies, but elevates, the wonders of coastal living.



AL MARJAN ISLAND, UAE



45 min

DUBAI INTERNATIONAL AIRPORT



60 min

DUBAI MALL



60 min

DUBAI INTERNATIONAL FINANCIAL CENTRE



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

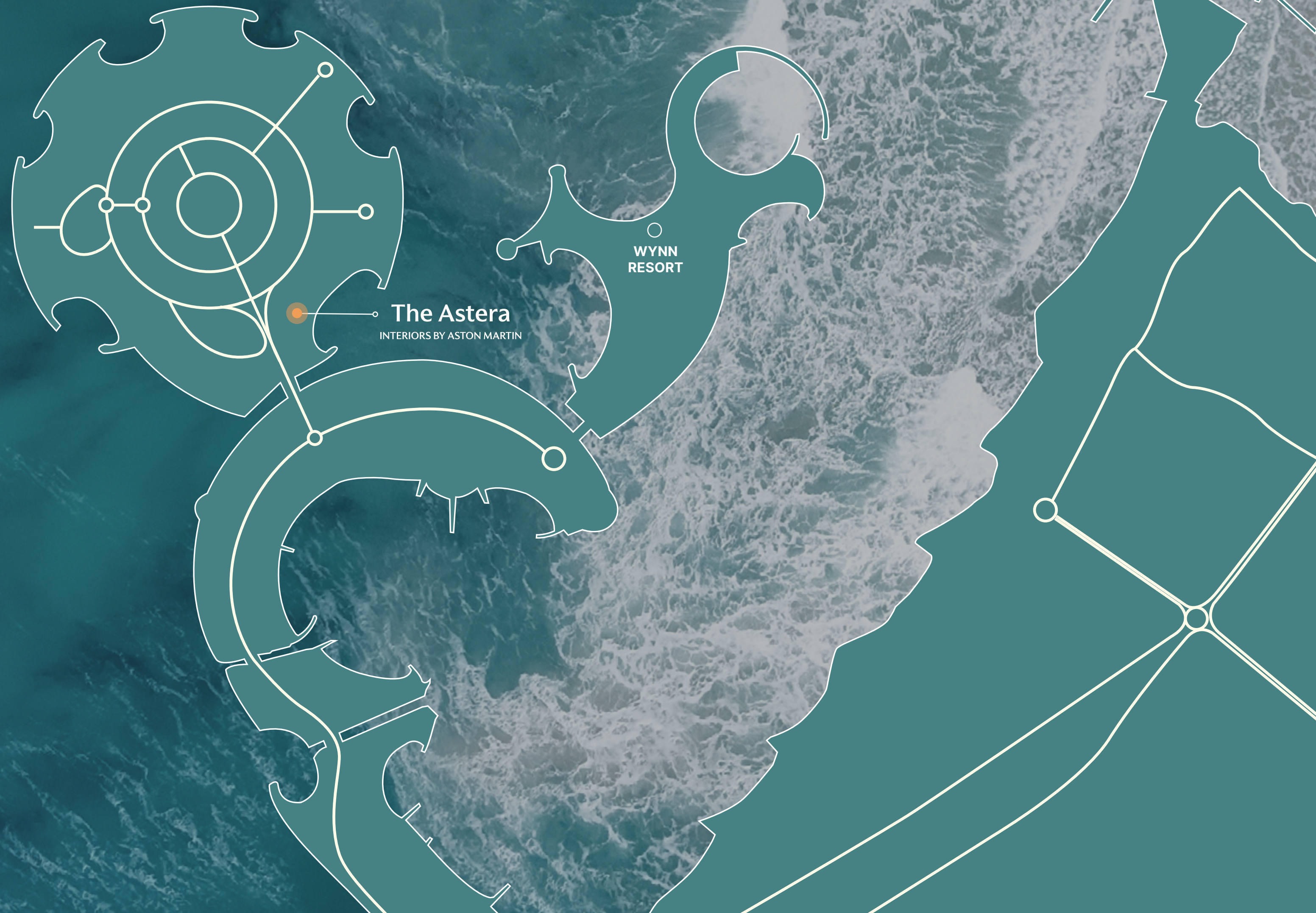
Al Marjan Island Promenade
(Scenic Walkway)

07 min

Marjan Beach

27 min

The Ritz-Carlton Ras Al Khaimah,
Al Hamra Beach



The image is a promotional graphic for a residential development. On the left, a portion of a modern building is visible, featuring curved balconies with glass railings and large windows. The building is set against a backdrop of a beach and the Arabian Gulf. The scene is captured at sunset, with a warm, golden light illuminating the sky and the water. In the distance, a city skyline is visible, including a prominent tall skyscraper. The overall atmosphere is one of luxury and coastal living.

PANORAMIC VIEWS

OF THE ARABIAN GULF & DIRECT BEACH ACCESS

The Astera is situated in a location that epitomizes the spirit of excitement and elegance, mirroring the brand's renowned prestige. Nestled within one of the prime waterfront locations in Al Marjan Island, the residential tower offers sweeping vistas of the Arabian Gulf, the city's iconic skyline, and the bustling island.

Residents will enjoy direct beach access within the vibrant and rapidly expanding greater downtown area of Ras Al Khaimah. This includes the bustling neighborhoods of the island, the luxury resorts, and attractions, each brimming with an array of amenities to explore and indulge in.

MASTERFULLY DESIGNED
BY THE LEGENDARY
ASTON MARTIN

Crafted to harmonize with the surrounding landscape of Al Marjan Island, each residence is designed to emulate the dynamic flow of a power wave, ensuring breathtaking views from every angle.

Aston Martin, a brand synonymous with luxury, innovation, and cutting-edge design, brings its expertise to the interiors of these residential tower. The brand's signature style, featuring elegant lines, premium materials, and a sophisticated aesthetic is reflected in every detail.



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INTERIORS

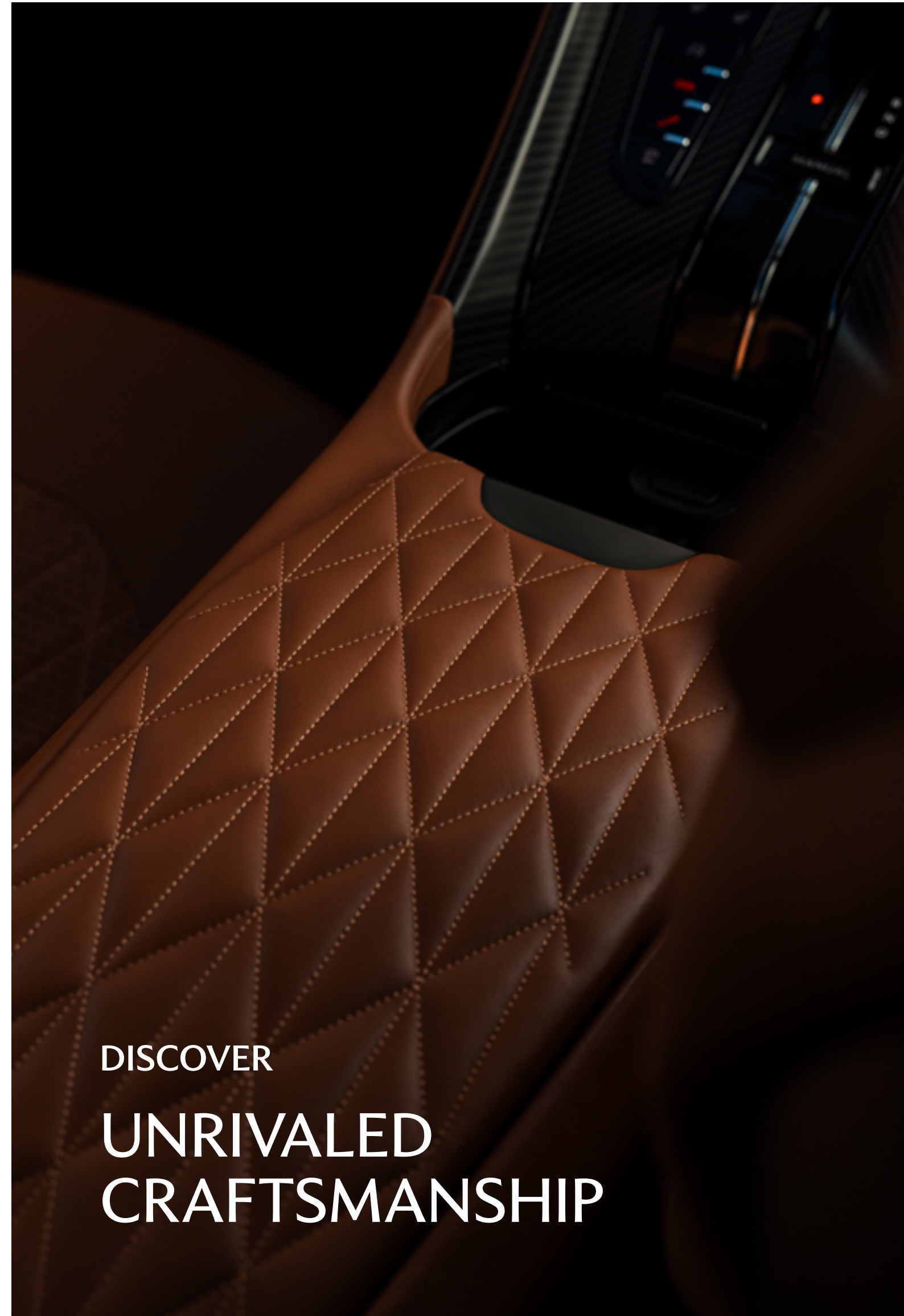
PASSIONATELY DESIGNED

Inspired by the sleek lines and dynamic forms of the Aston Martin product, the interiors of the residences are a testament to over 110 years of British ingenuity, craftsmanship, and material science.

A plethora of rich materials such as fine leather, polished metals, and exotic woods are seamlessly integrated into the spaces, exuding performance and bespoke style.



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DISCOVER
UNRIVALED
CRAFTSMANSHIP





DETAILS

METICULOUSLY CRAFTED

Each meticulous detail elevates the living experience, ensuring optimal performance and comfort.

With a commitment to excellence, The Astera, Interiors by Aston Martin, offers a bespoke lifestyle experience that embodies the essence of luxury living.



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CREATURE COMFORTS

FOR THE DISCERNING FEW



At the podium of the tower, residents are treated to a range of world-class amenities, including direct beach access. From an infinity pool offering breathtaking views of the ocean to a scenic walk track and lush green spaces, every corner invites relaxation and rejuvenation.



Indoor cinema



Fitness centre



Multipurpose hall



Kids play area



Yoga lawn



Spa



Infinity pool



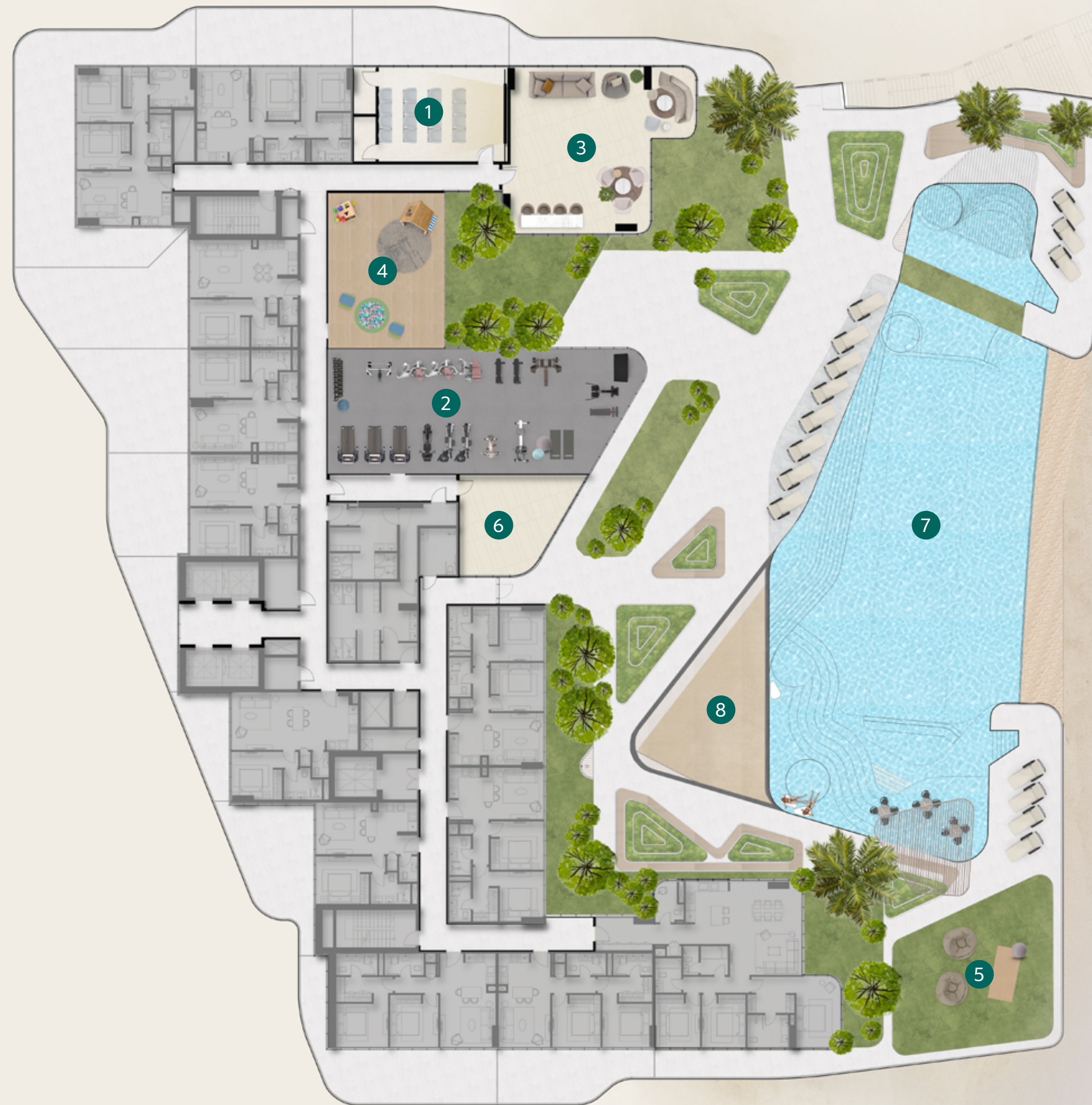
Pool bar

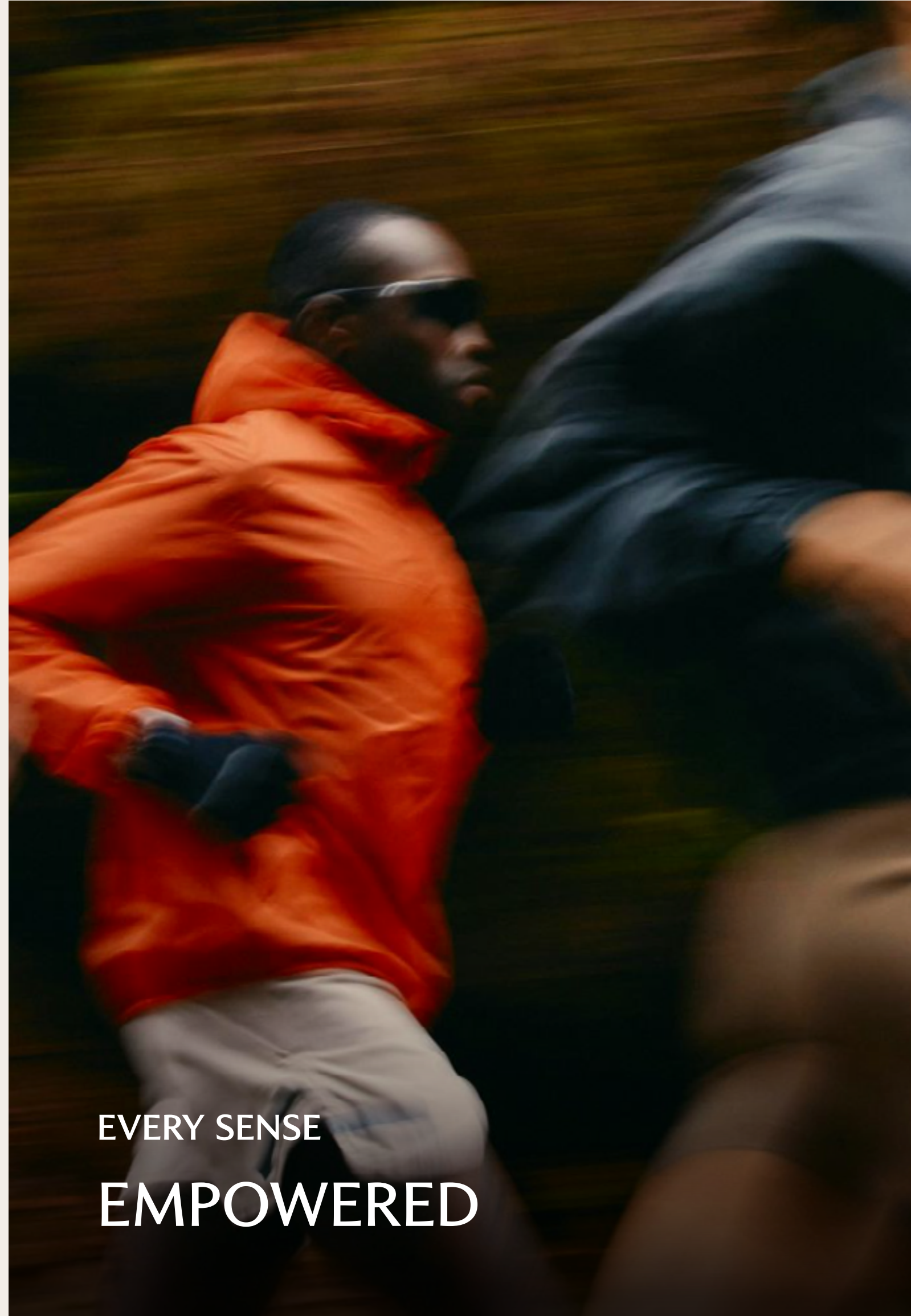


Direct beach access

WORLD-CLASS AMENITIES DECK

- 1 Indoor Cinema
- 2 Fitness Centre
- 3 Multipurpose Hall
- 4 Kids Play Area
- 5 Yoga Lawn
- 6 Spa
- 7 Infinity Pool
- 8 Pool bar







12 REASONS TO INVEST IN THE ASTERA

1. 10-YEAR GOLDEN VISA

Available with an investment of 2 million AED

2. ATTRACTIVE TAXATION

0% income tax and 0% property tax

3. DIRECT VIEW OF WYNN RESORT

Just 5 minutes away from the first Wynn Resort in the Middle East.

4. DIRECT BEACHFRONT ACCESS

Enjoy stunning Beachfront Residences

5. CONVENIENT LOCATION

Only 45 minutes from Dubai International Airport

6. 100% BUSINESS OWNERSHIP

Full ownership of businesses

7. HIGH-YIELD OPPORTUNITIES

Potential to generate yields beyond 9% due to saturation in Dubai beachfront locations

8. EMERGING MARKET

RAK is experiencing significant growth with an average apartment capital value increase of 35% in the last year

9. HIGH HOTEL OCCUPANCY RATES

Projected peak in occupancy rate for the hospitality sector by 2027, nearing full capacity, indicates high demand for residential products

10. TOURIST INFLUX

Projected to attract 3-3.5 million tourists by 2030, driving rental yields and capital values

11. STRONG REGULATORY FRAMEWORK

Ensures buyer protection and project completion through RERA and escrow accounts

12. BRANDED RESIDENCES

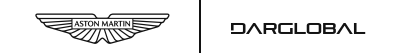
Achieve higher returns with price premiums of 30% to 200% due to perceived quality, prestige, and superior services, attracting high-net-worth buyers

FLOOR PLANS

3 BEDROOMS VILLA TYPE A

The Astera

INTERIORS BY ASTON MARTIN



SEA & ISLAND VIEW

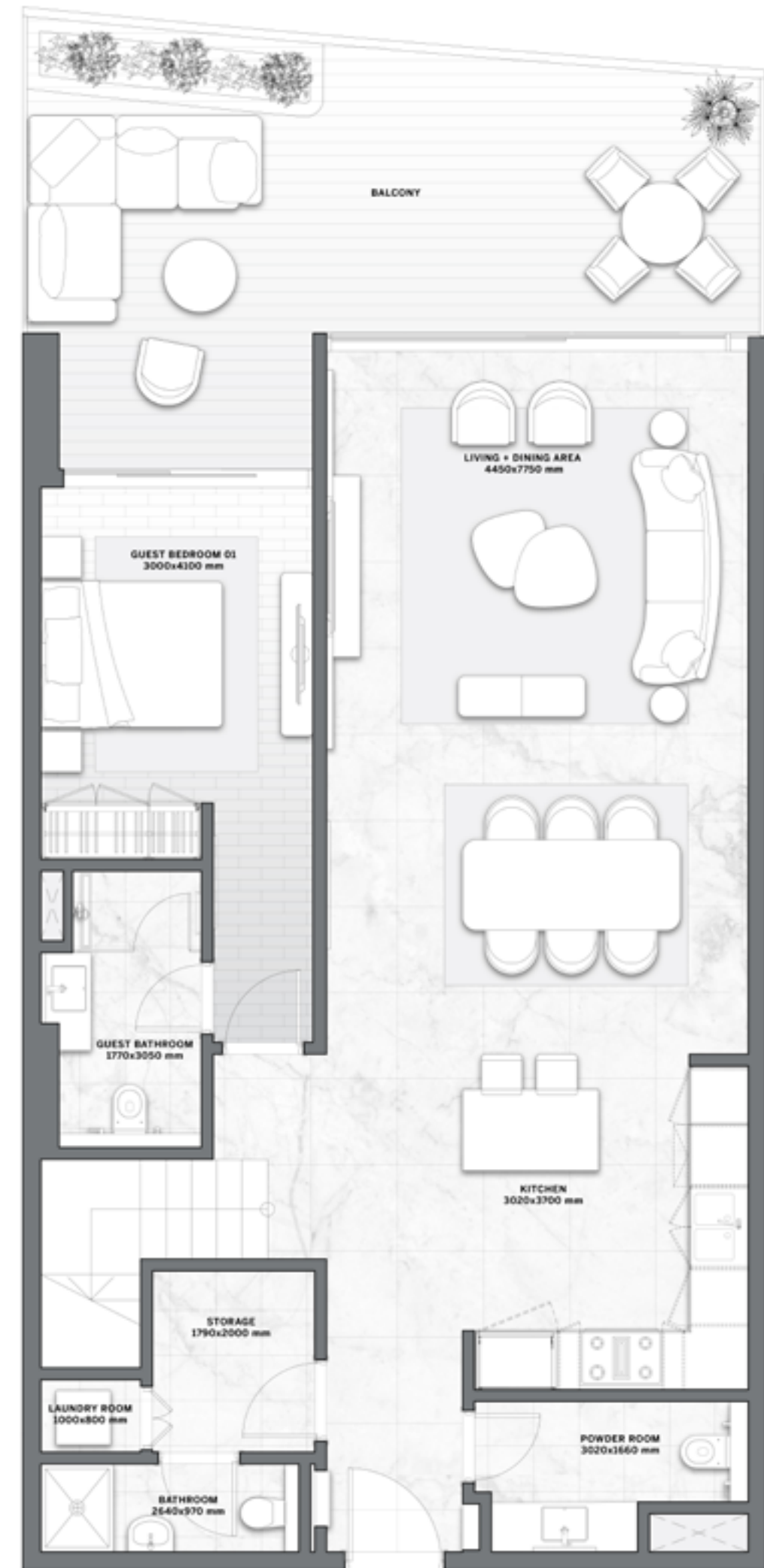


BEACH FRONT VIEW

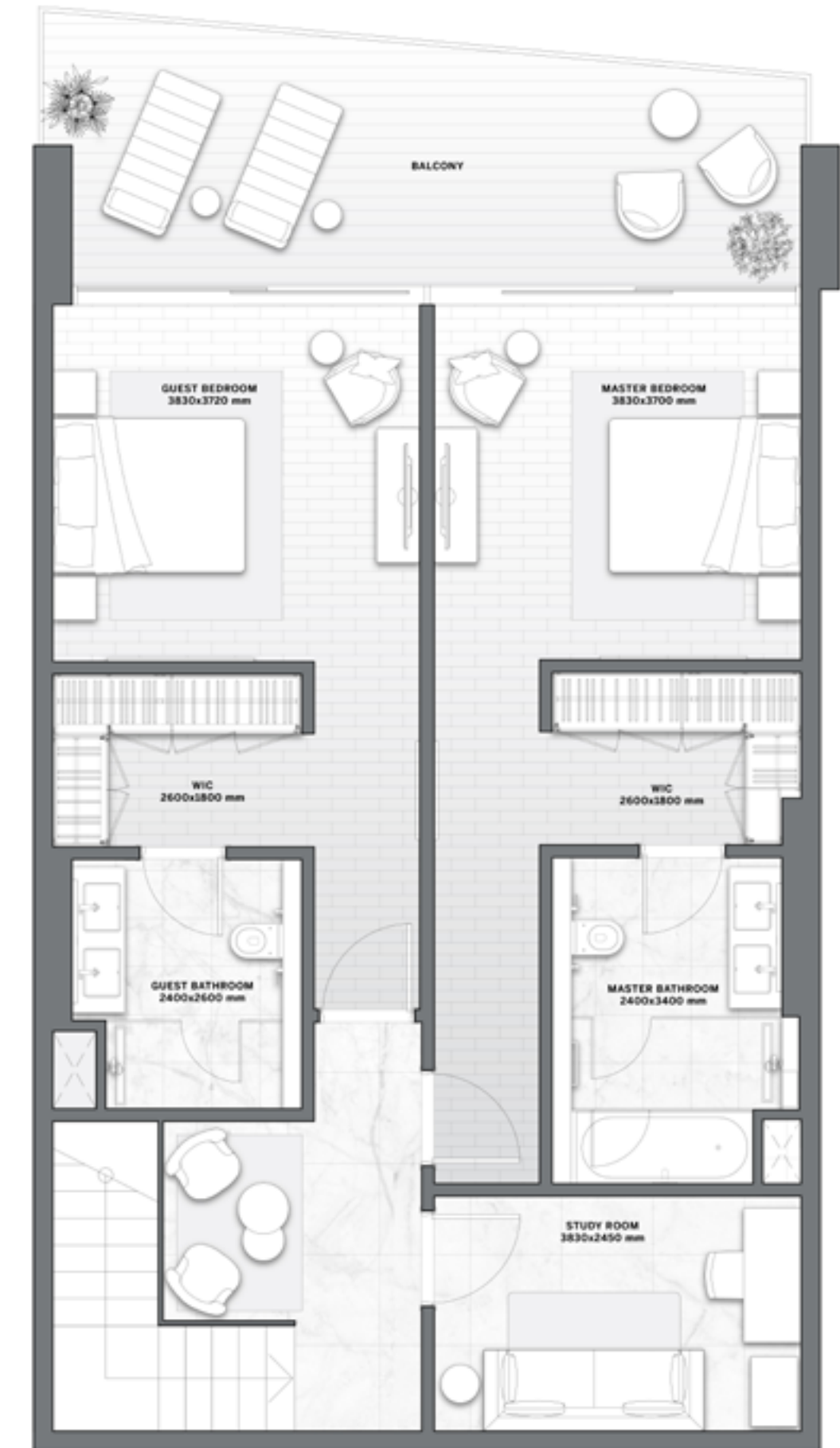
BEACH FRONT & PARTIAL WYNN RESORT VIEW

RESIDENCE	SQM	SQFT
Internal Area	195	2,098
Balcony Area	33 - 44	360 - 476
Total Built up Area	228 - 239	2,456 - 2,573

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LOWER LEVEL

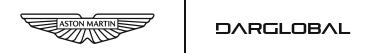


UPPER LEVEL

3 BEDROOMS VILLA TYPE B

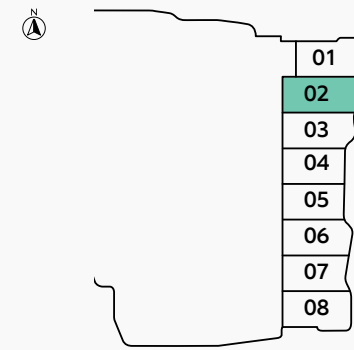
The Astera

INTERIORS BY ASTON MARTIN

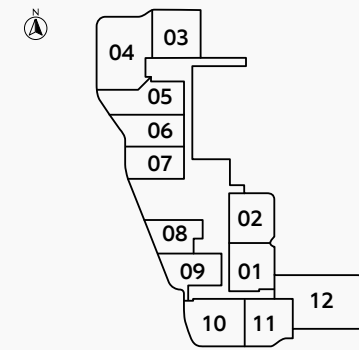


SEA & ISLAND VIEW

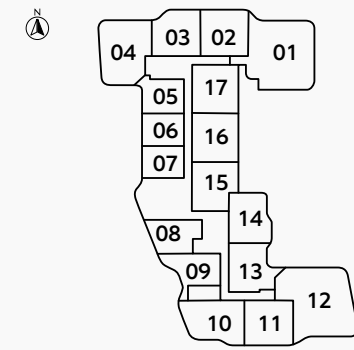
FLOOR
GROUND



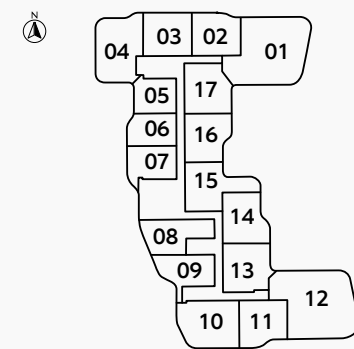
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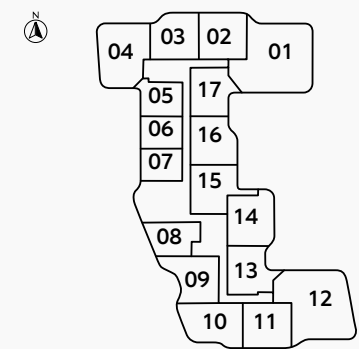
FLOOR
3



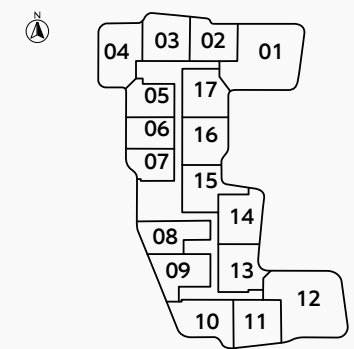
FLOORS
4, 8, 11, 13, 16



FLOORS
5, 7, 10, 12, 14



FLOORS
6, 9, 15

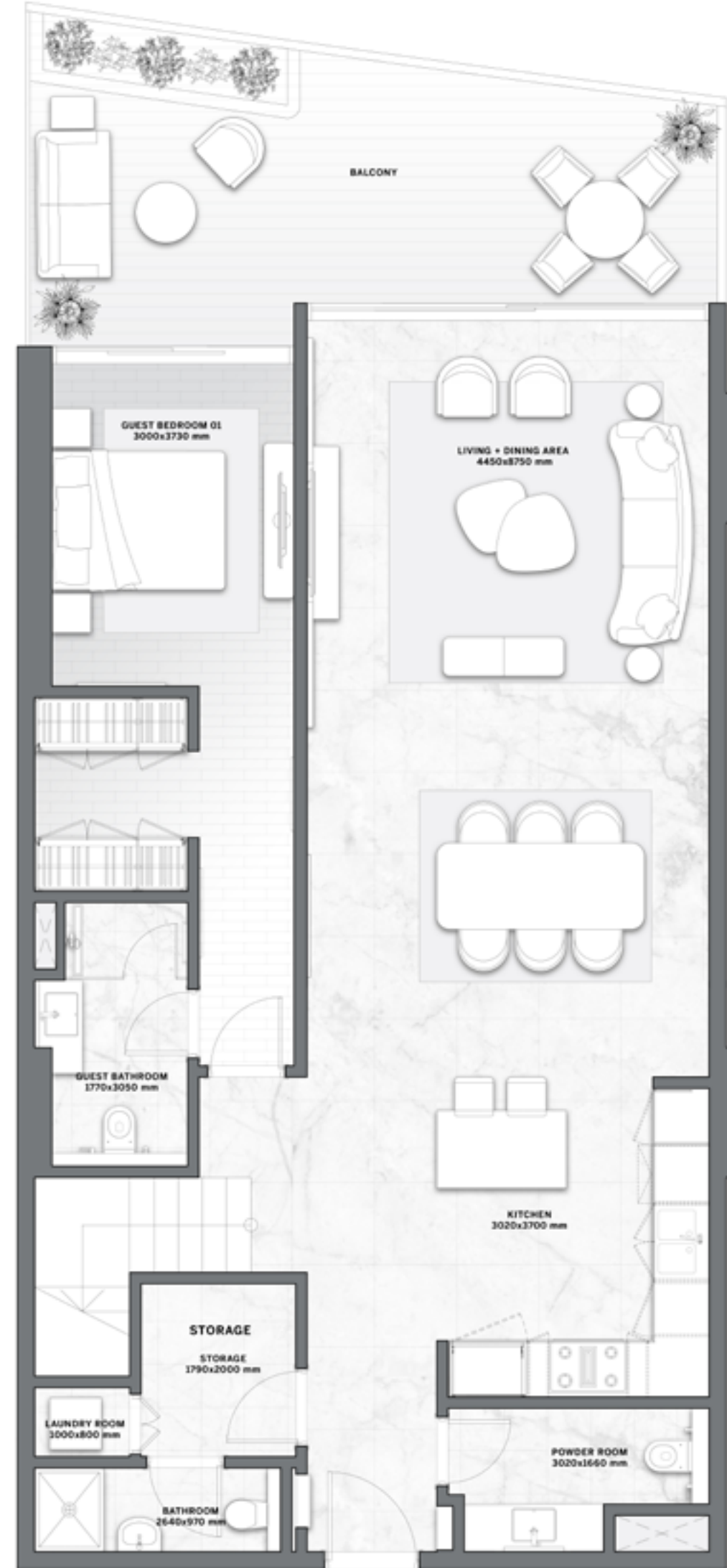


BEACH FRONT & PARTIAL WYNN RESORT VIEW

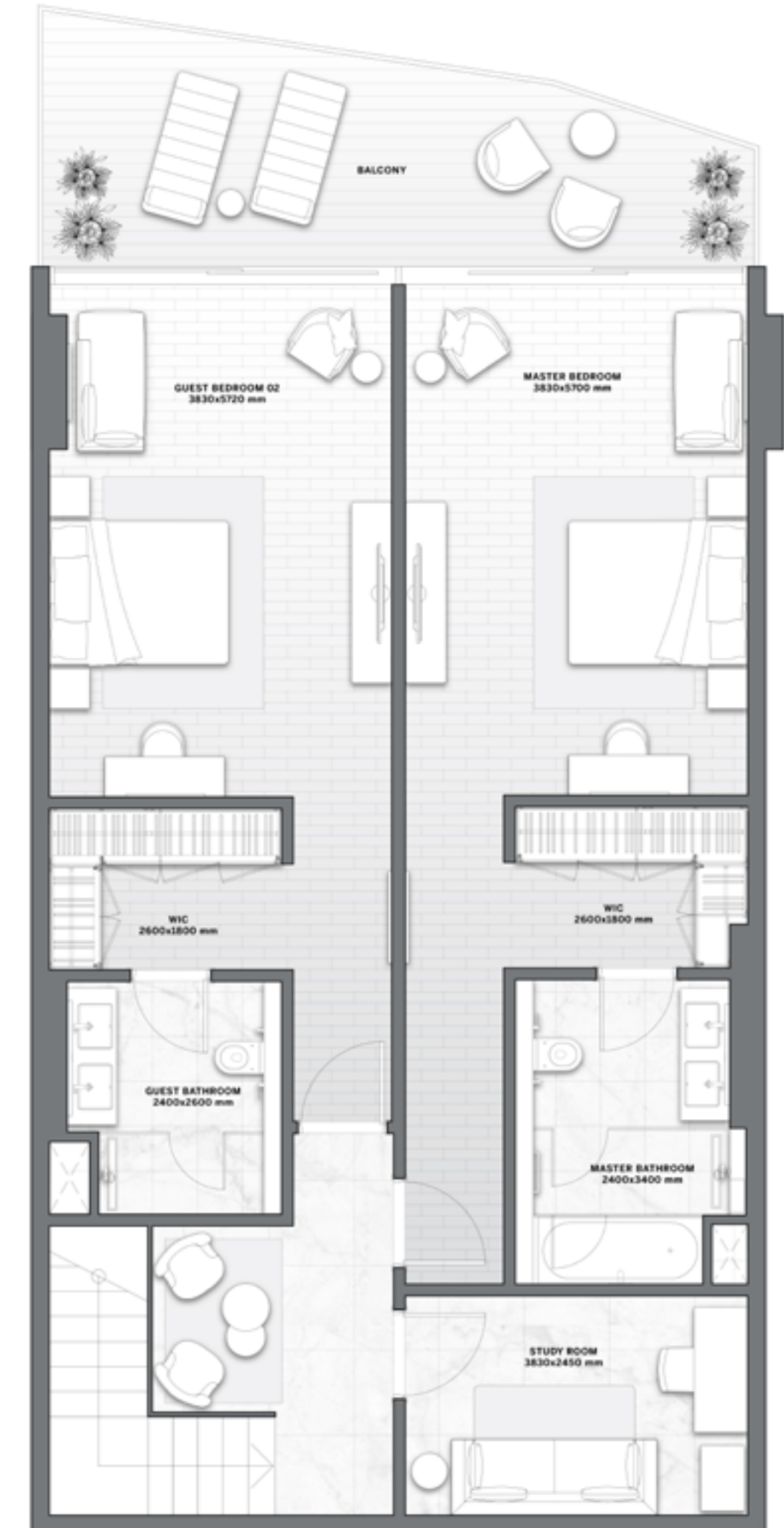
BEACH FRONT VIEW

RESIDENCE	SQM	SQFT
Internal Area	226	2,431
Balcony Area	41	445
Total Built up Area	267	2,876

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LOWER LEVEL

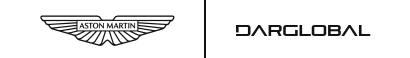


UPPER LEVEL

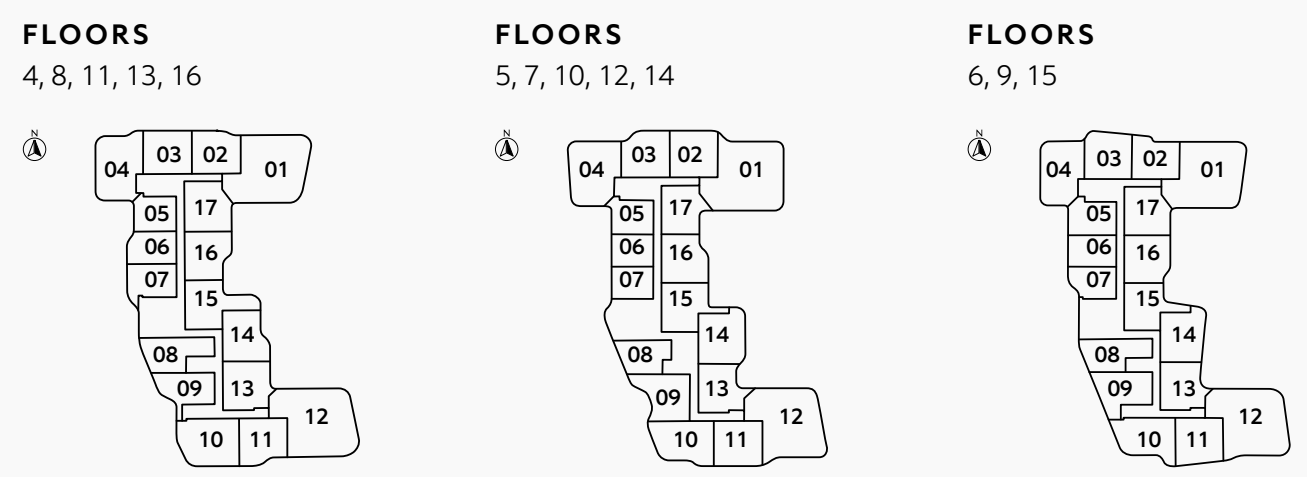
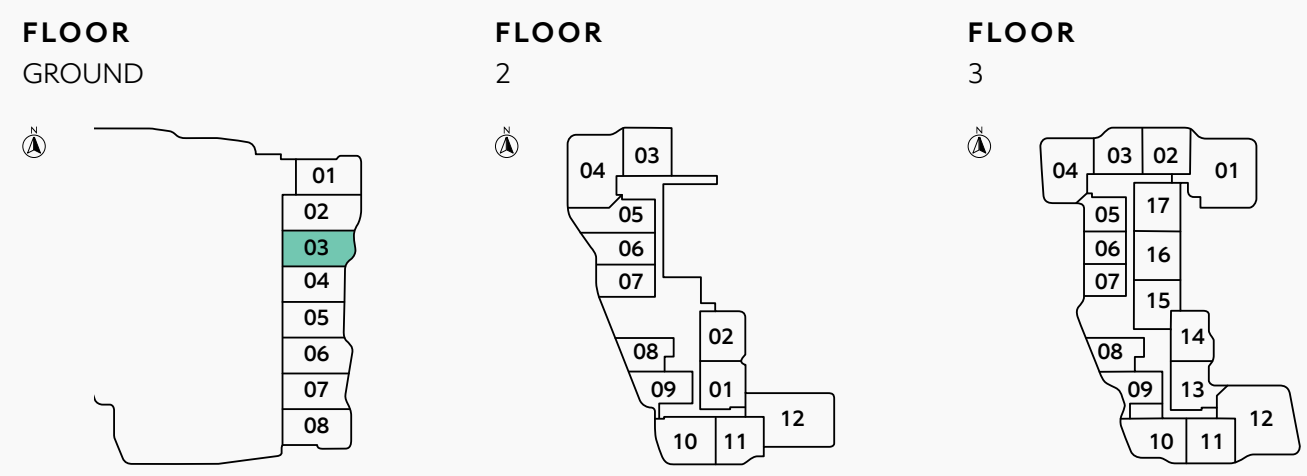
3 BEDROOMS VILLA TYPE C

The Astera

INTERIORS BY ASTON MARTIN



SEA & ISLAND VIEW

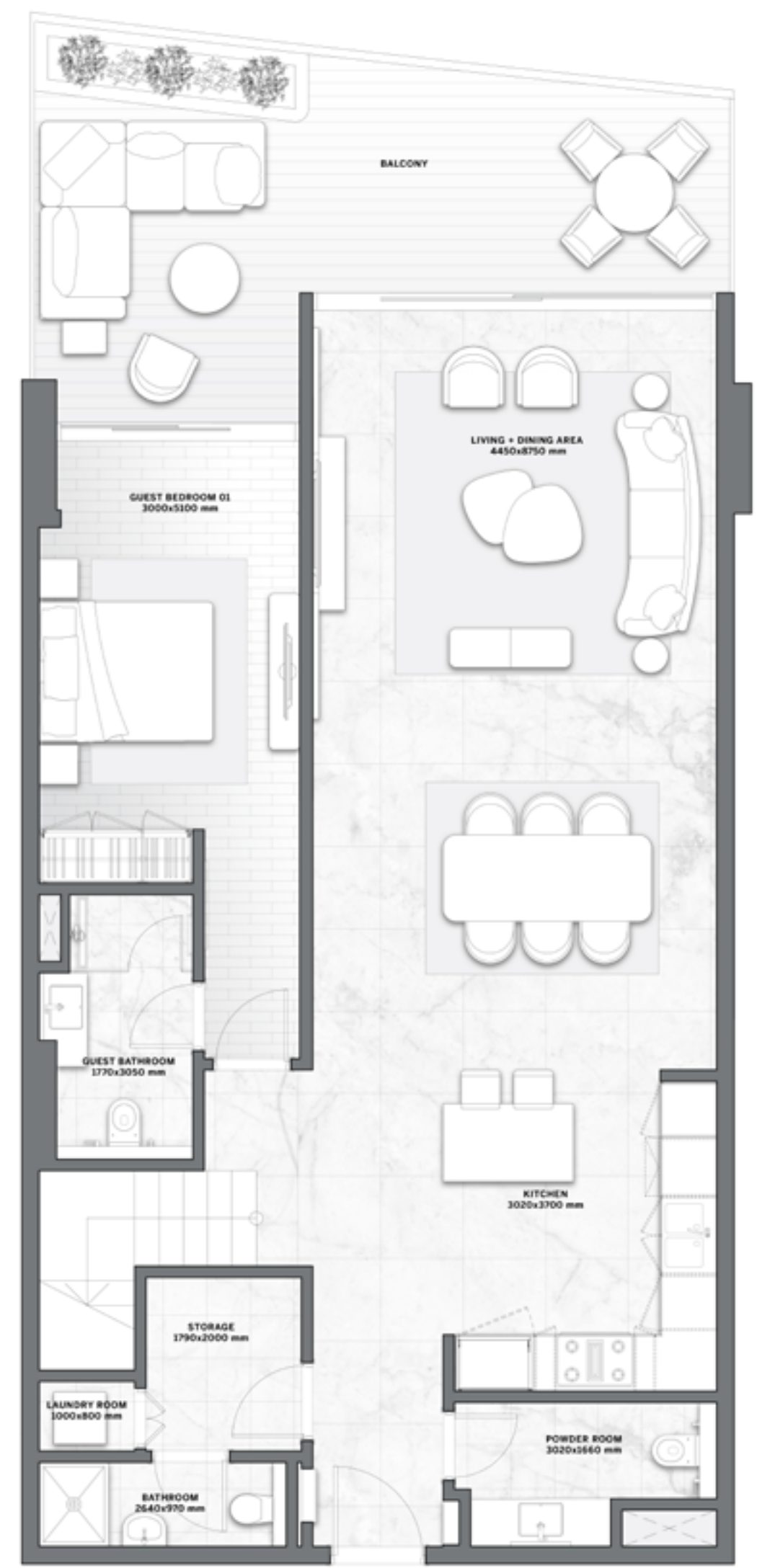


BEACH FRONT VIEW

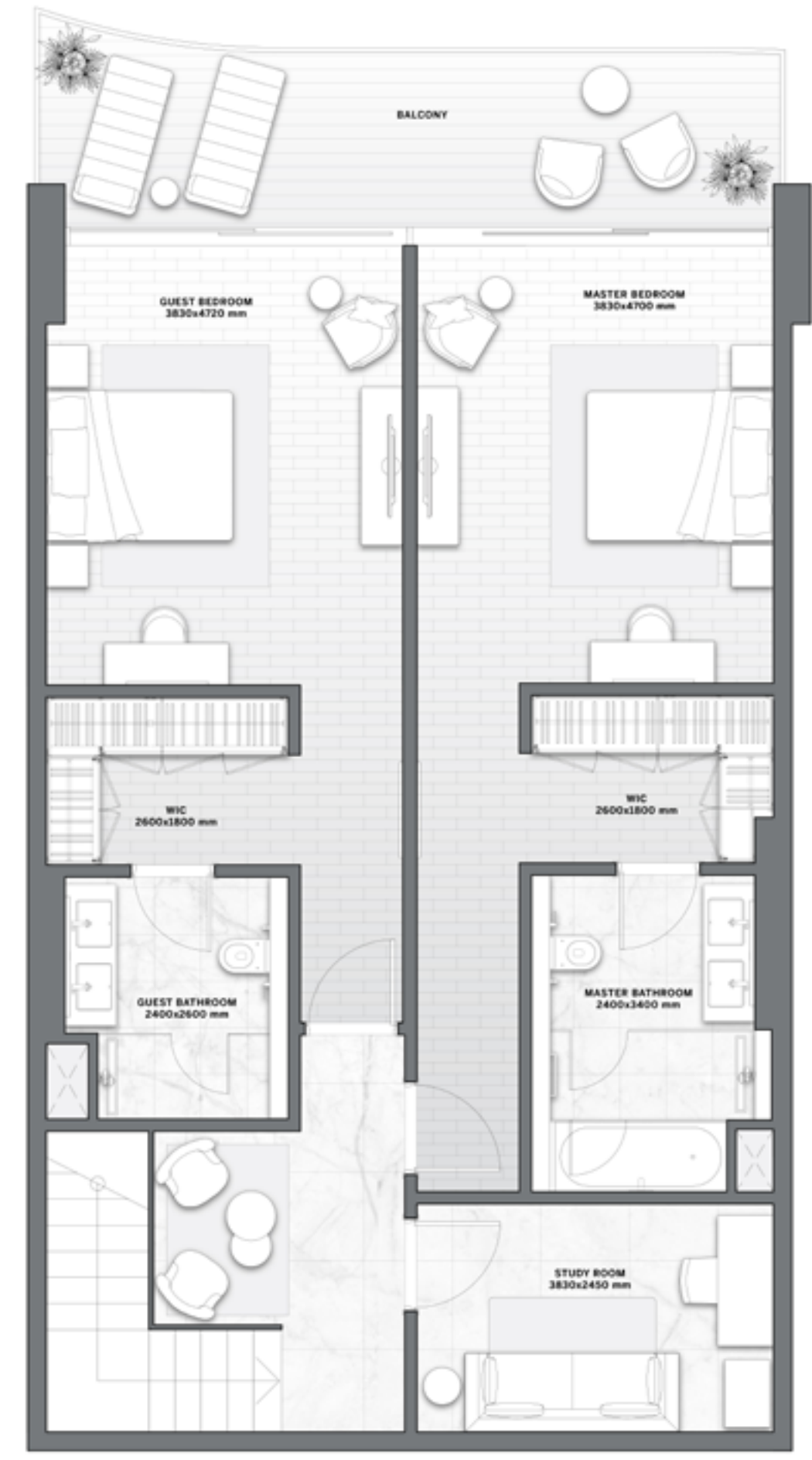
BEACH FRONT & PARTIAL WYNN RESORT VIEW

RESIDENCE	SQM	SQFT
Internal Area	211	2,269
Balcony Area	41	440
Total Built up Area	252	2,709

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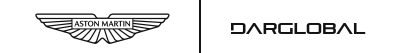
LOWER LEVEL



UPPER LEVEL

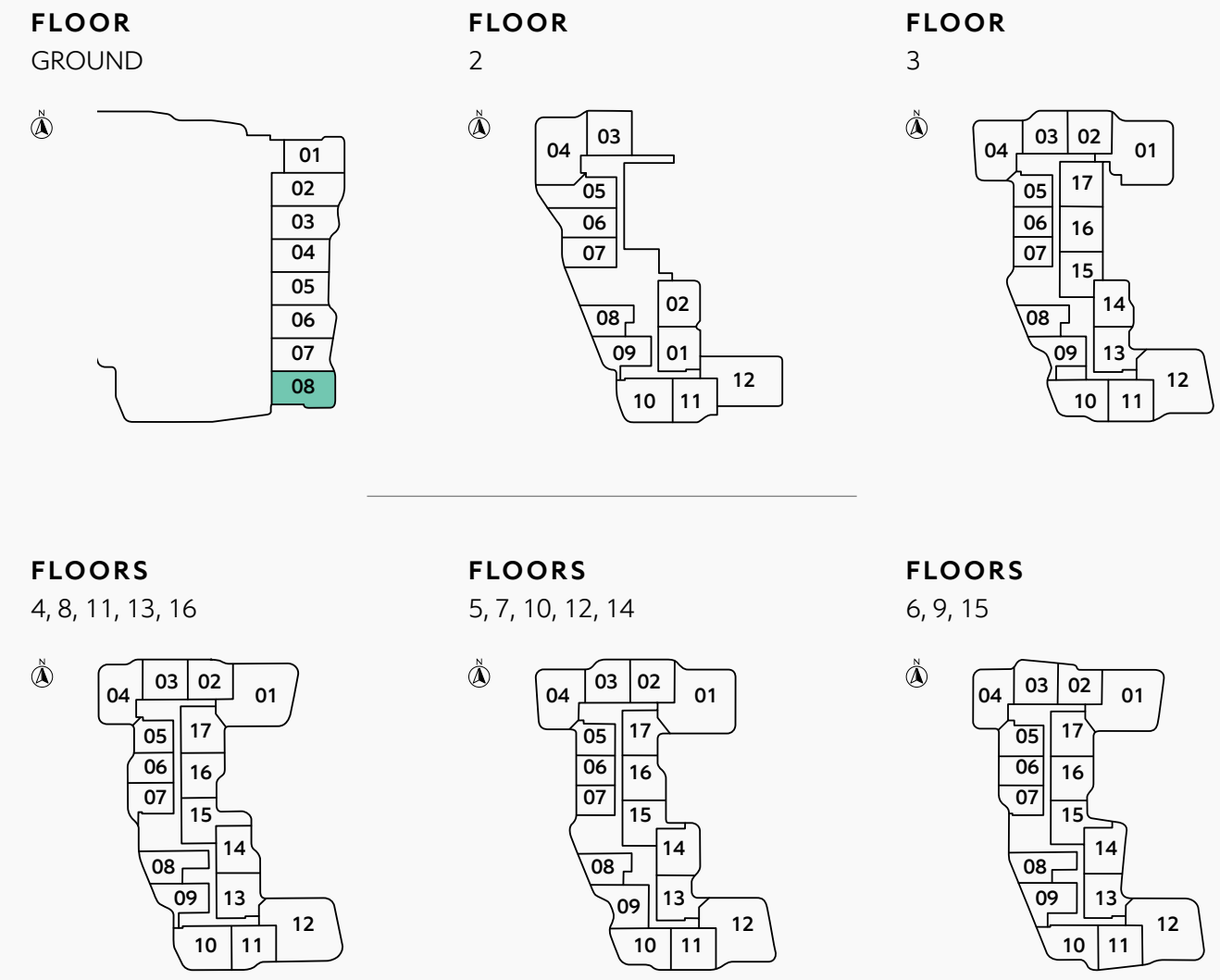
3 BEDROOMS VILLA TYPE D

The Astera
INTERIORS BY ASTON MARTIN



SEA & ISLAND VIEW

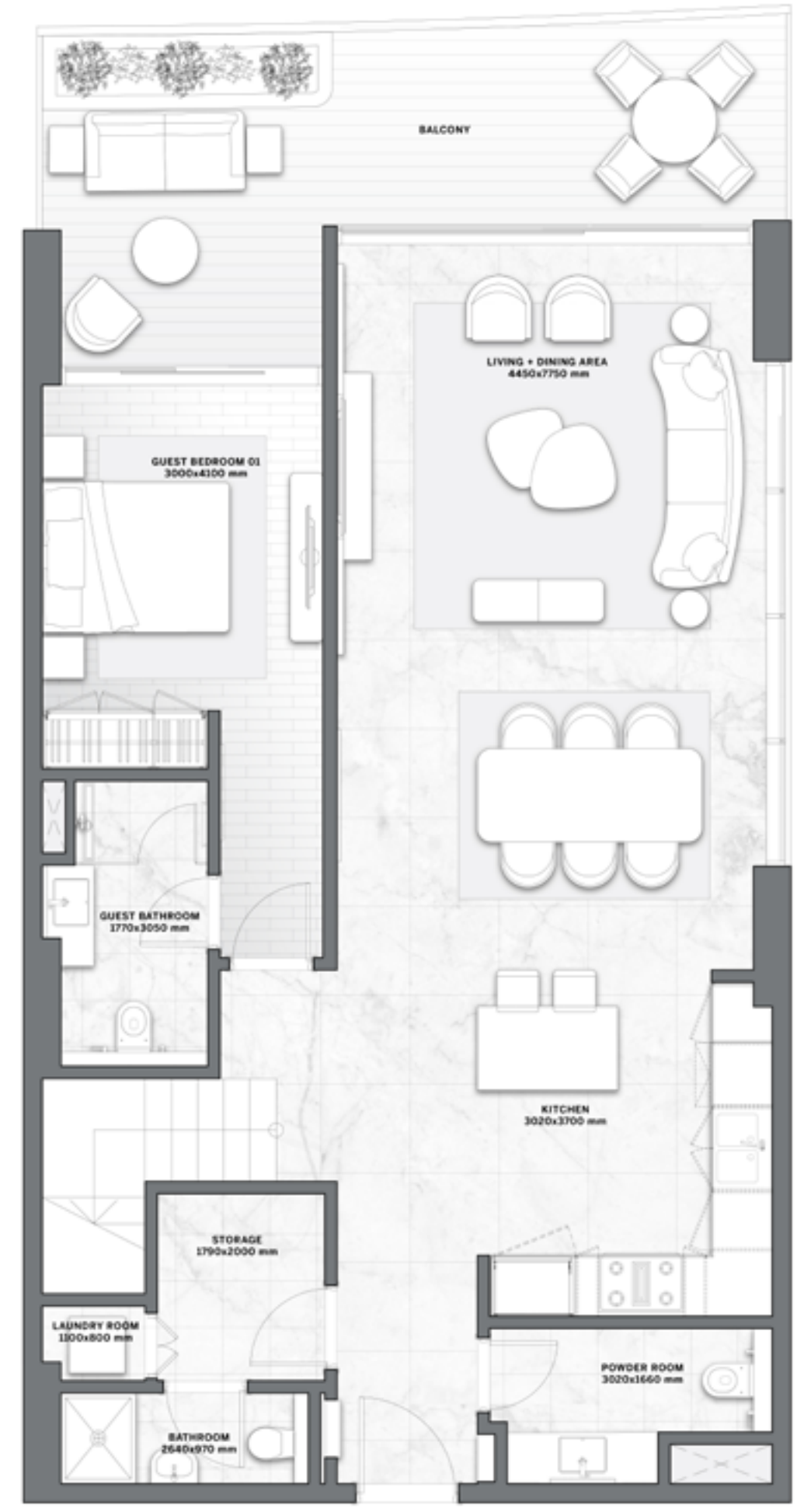
BEACH FRONT VIEW



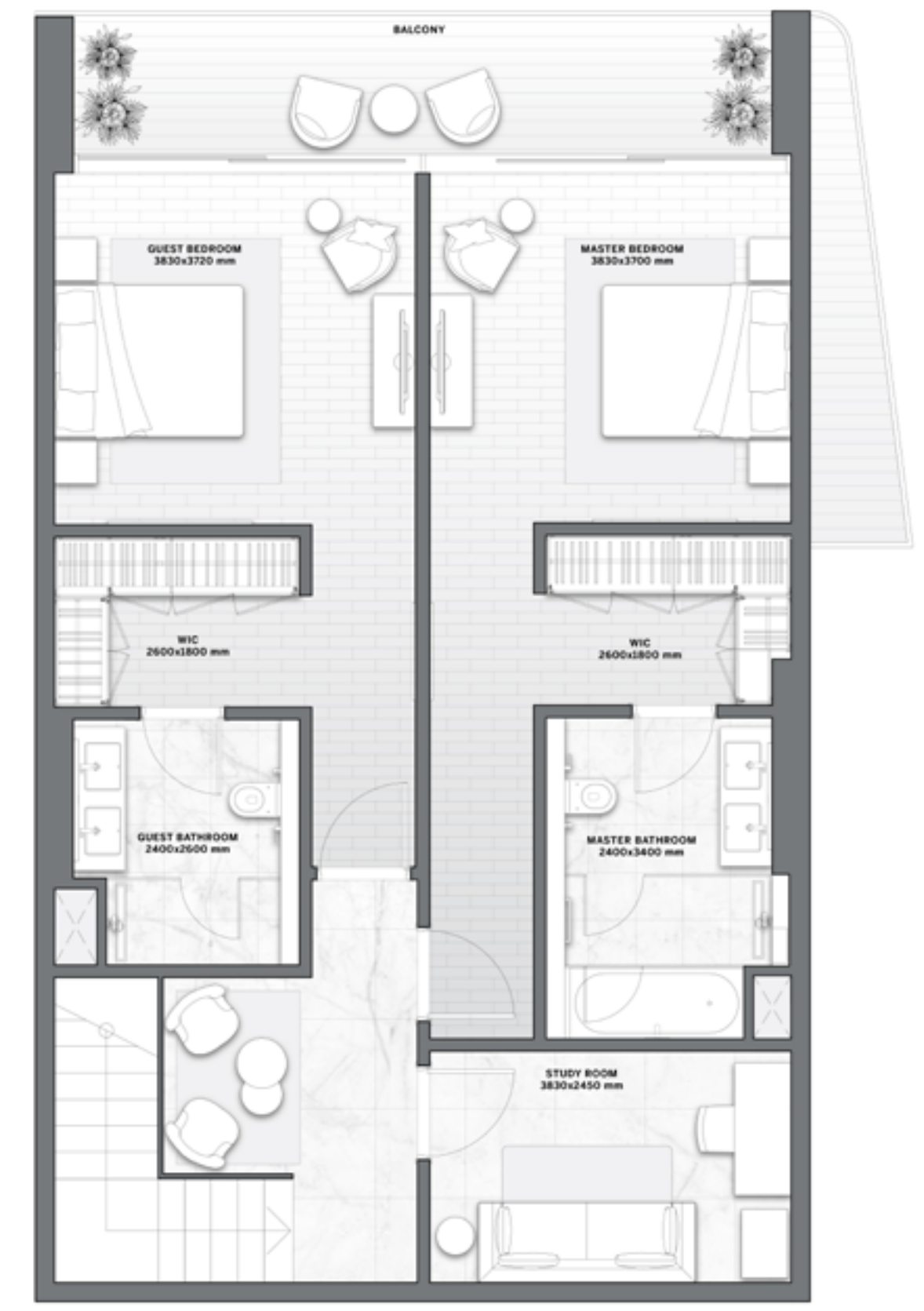
BEACH FRONT & PARTIAL WYNN RESORT VIEW

RESIDENCE	SQM	SQFT
Internal Area	194	2,090
Balcony Area	34	364
Total Built up Area	228	2,455

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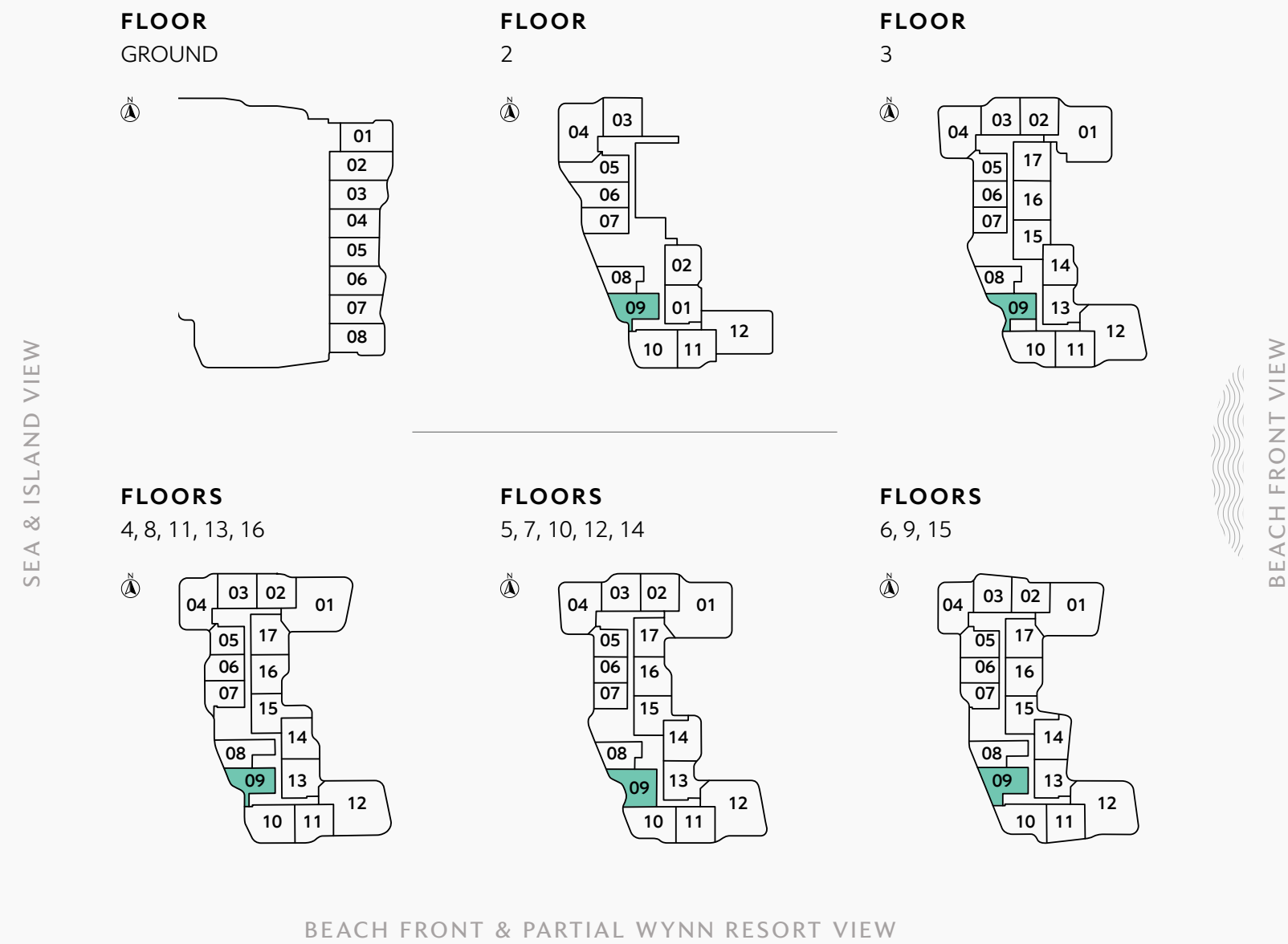
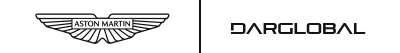
LOWER LEVEL



UPPER LEVEL

1 BEDROOM TYPE A

The Astera
INTERIORS BY ASTON MARTIN



BEACH FRONT & PARTIAL WYNN RESORT VIEW

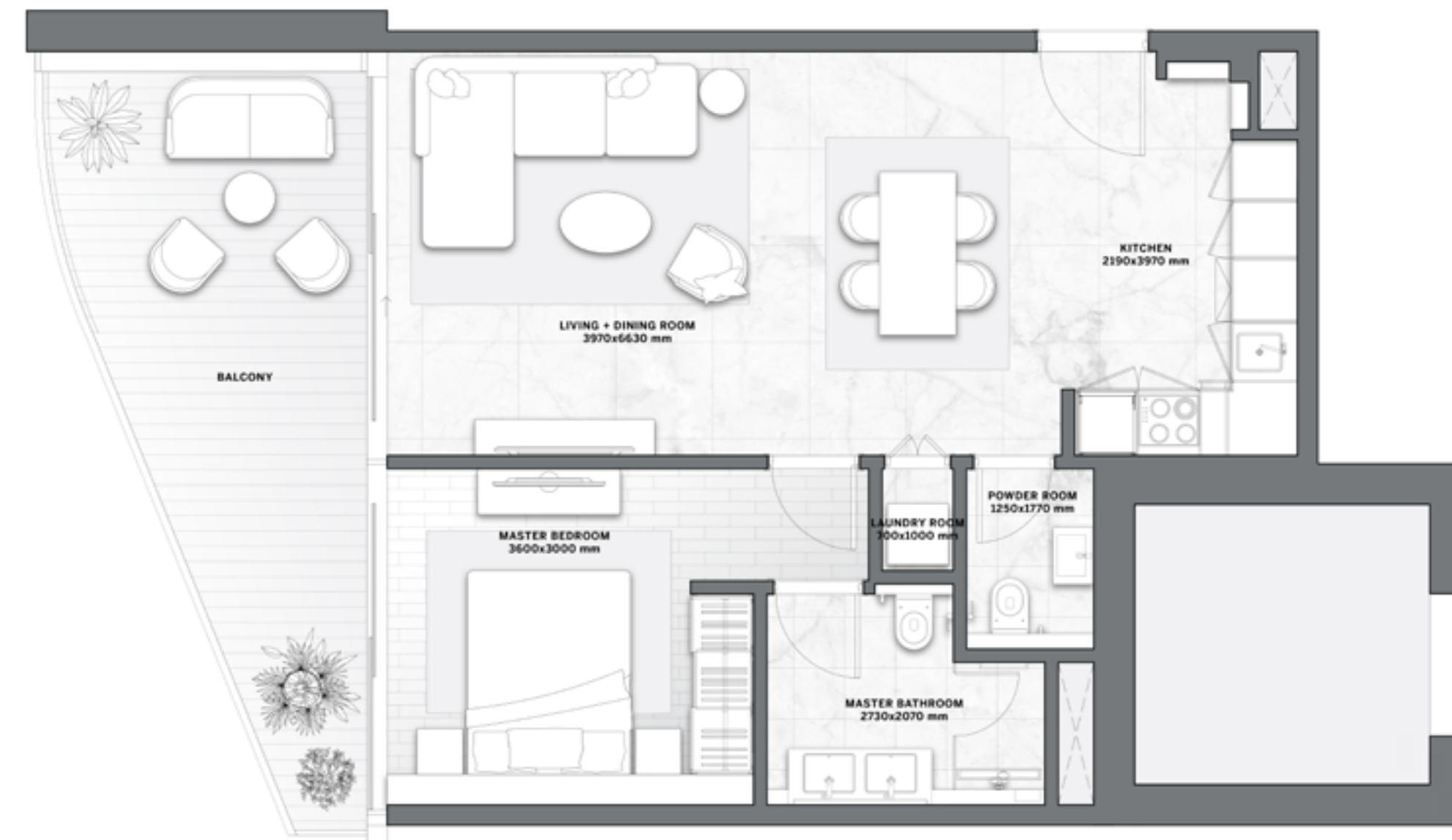
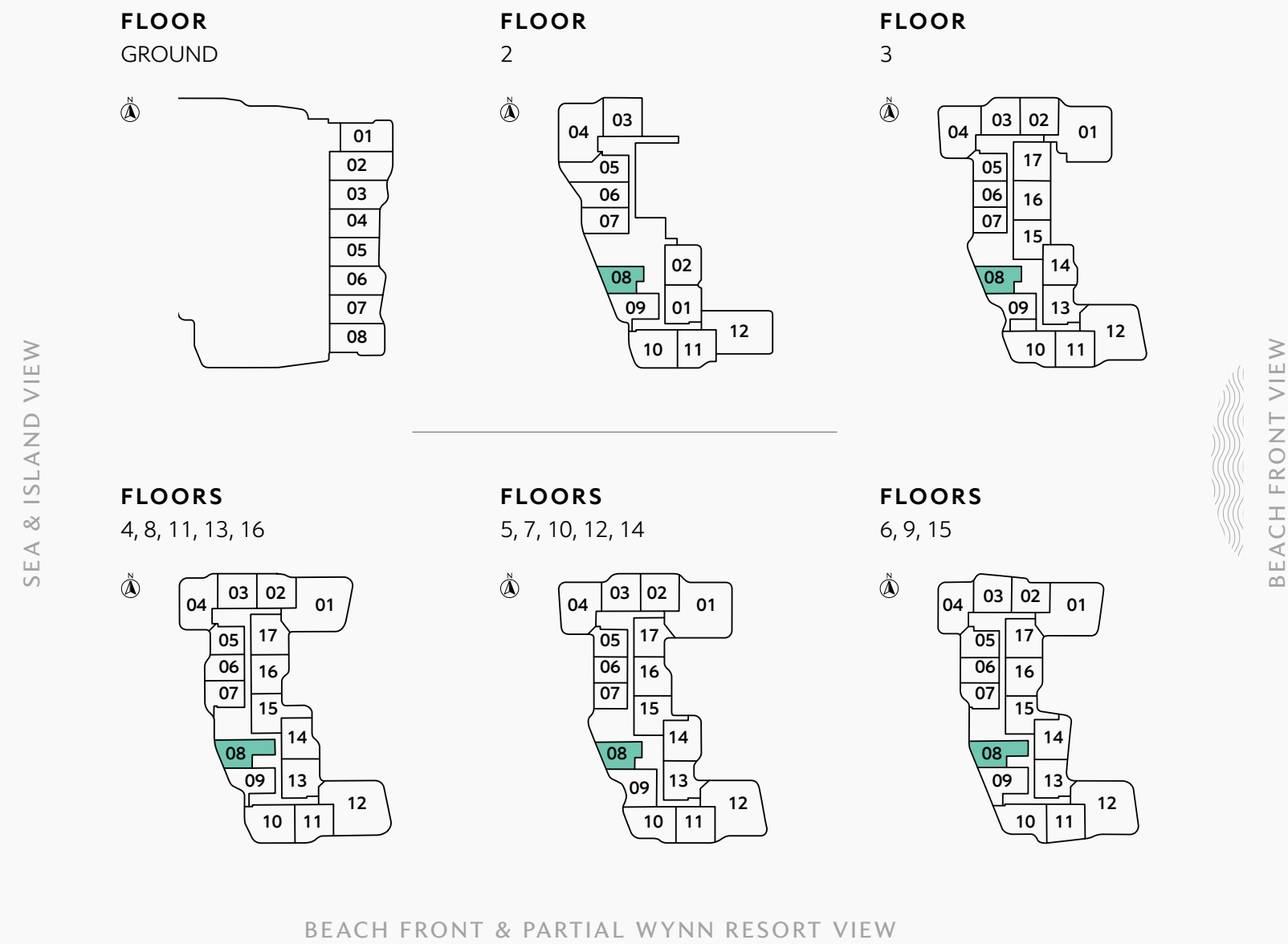
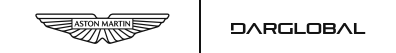
RESIDENCE	SQM	SQFT
Internal Area	48	522
Balcony Area	34 - 52	372 - 564
Total Built up Area	83 - 101	894 - 1,087



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1 BEDROOM TYPE B

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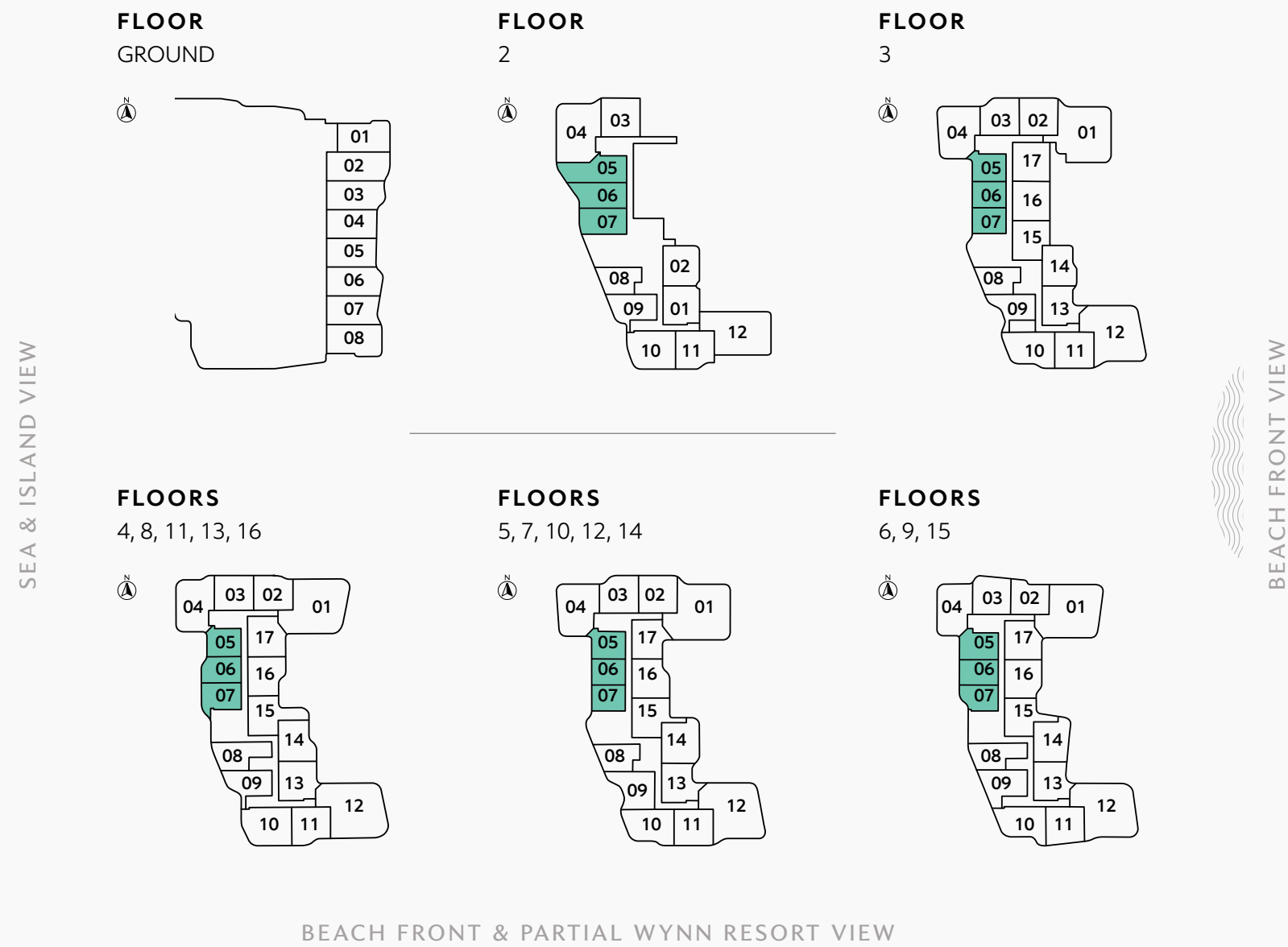
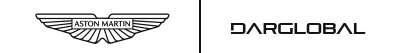


RESIDENCE	SQM	SQFT
Internal Area	58	623
Balcony Area	19 - 20	209 - 214
Total Built up Area	77 - 78	832 - 837

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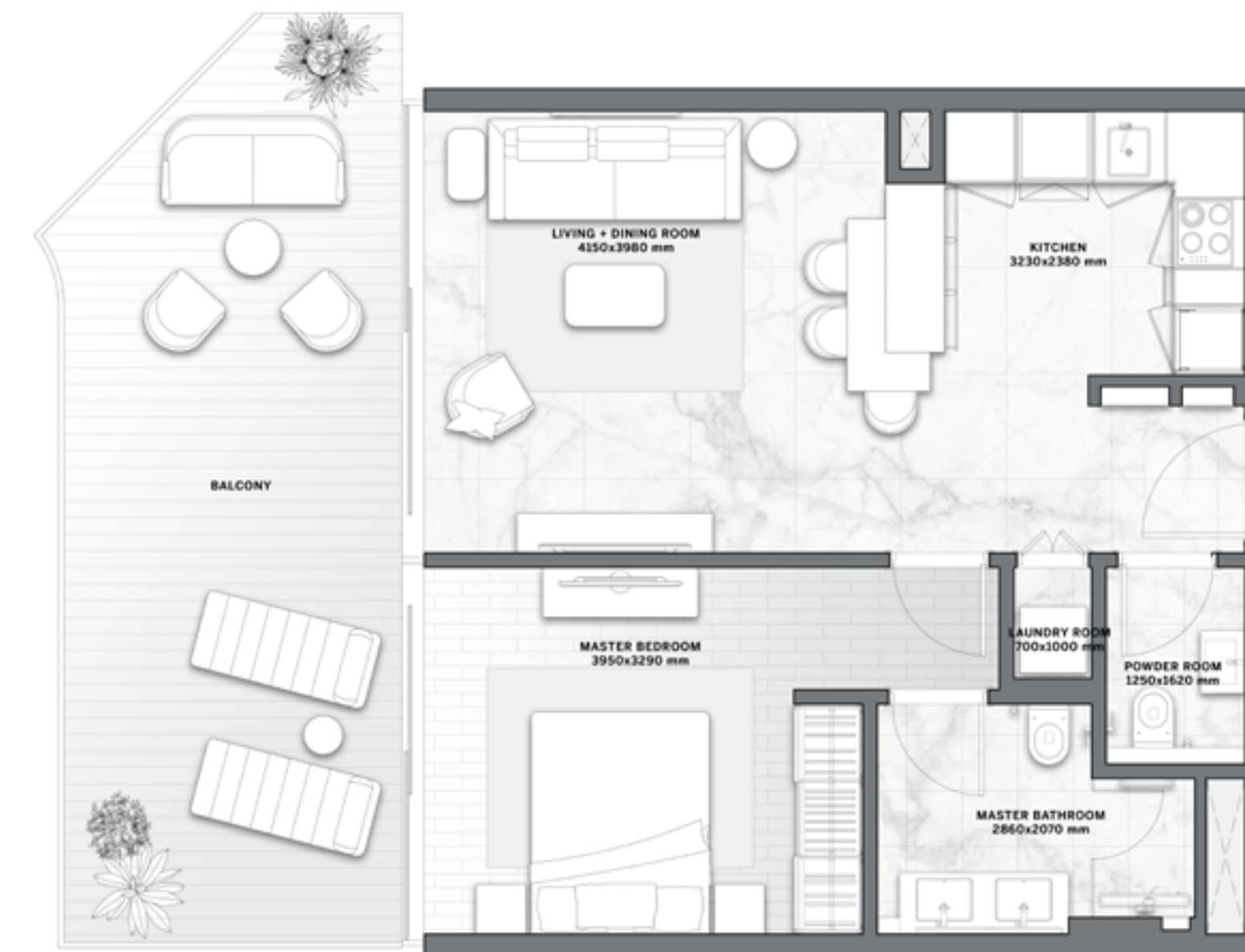
1 BEDROOM TYPE C

The Astera
INTERIORS BY ASTON MARTIN



BEACH FRONT & PARTIAL WYNN RESORT VIEW

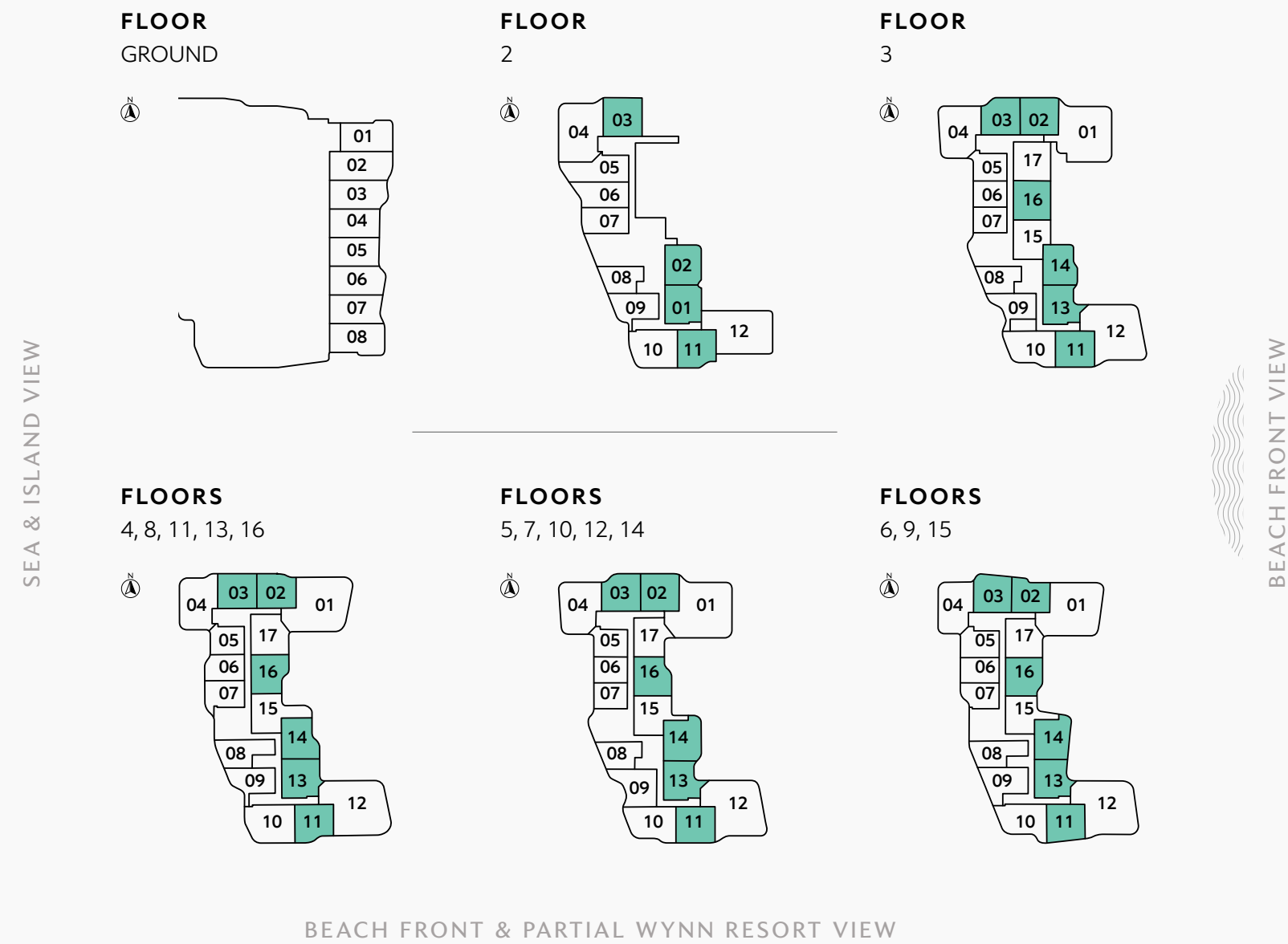
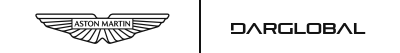
RESIDENCE	SQM	SQFT
Internal Area	52 - 55	562 - 595
Balcony Area	11 - 65	119 - 702
Total Built up Area	63 - 120	682 - 1,297



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2 BEDROOMS TYPE A

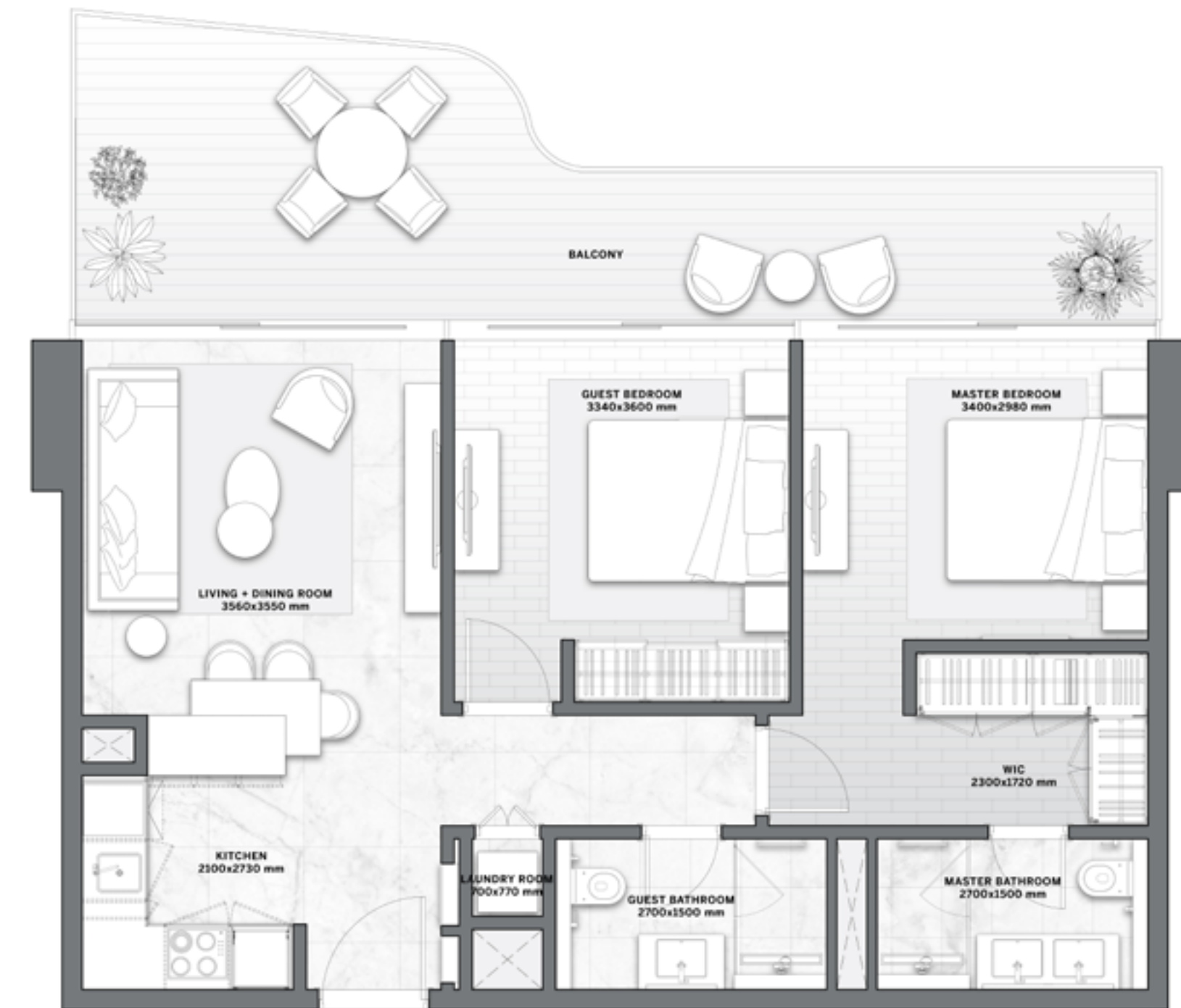
The Astera
INTERIORS BY ASTON MARTIN



BEACH FRONT & PARTIAL WYNN RESORT VIEW

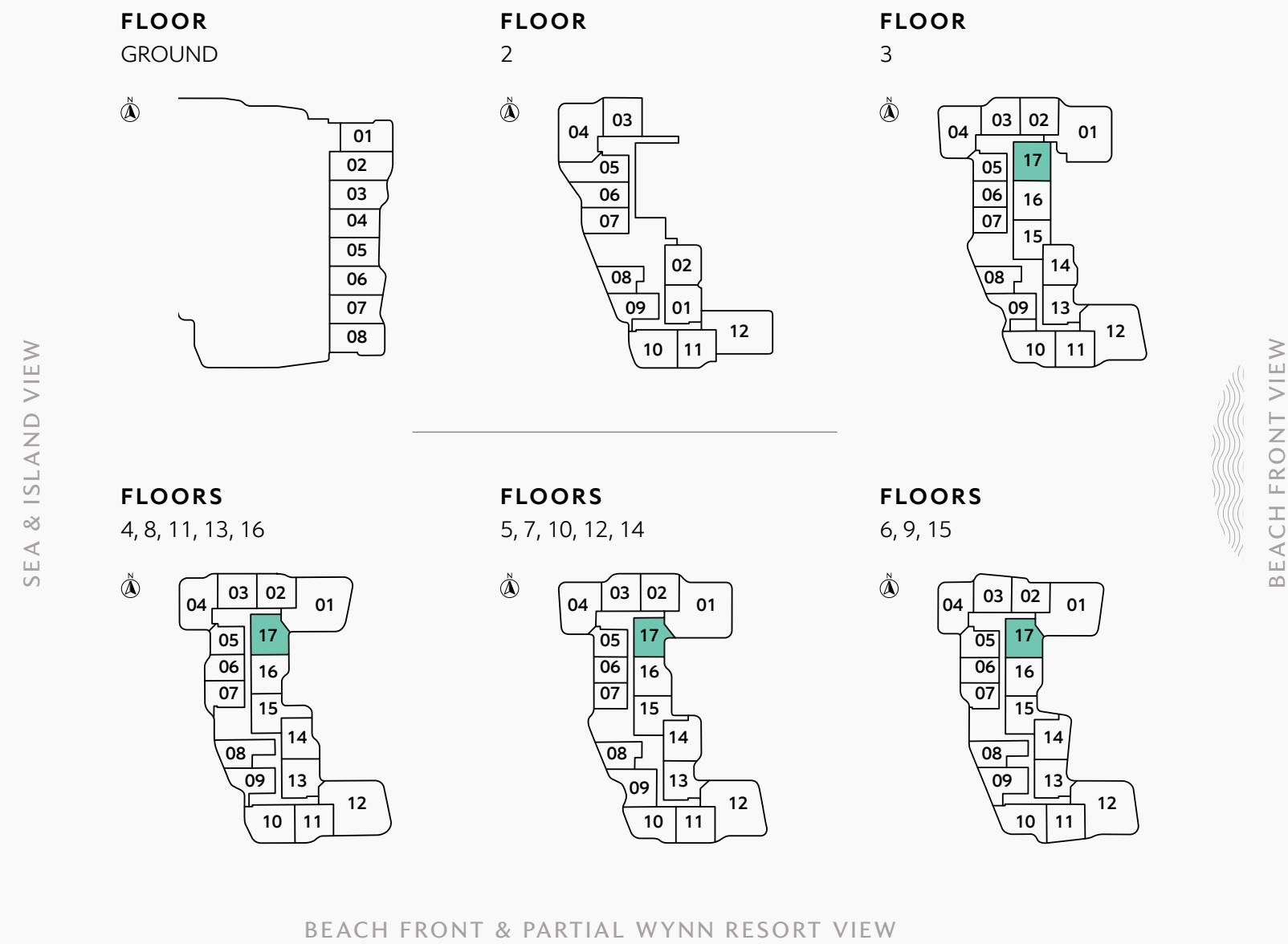
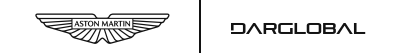
RESIDENCE	SQM	SQFT
Internal Area	68 - 73	733 - 786
Balcony Area	23 - 43	252 - 467
Total Built up Area	93 - 116	1,002 - 1,252

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2 BEDROOMS TYPE B

The Astera
INTERIORS BY ASTON MARTIN



BEACH FRONT & PARTIAL WYNN RESORT VIEW

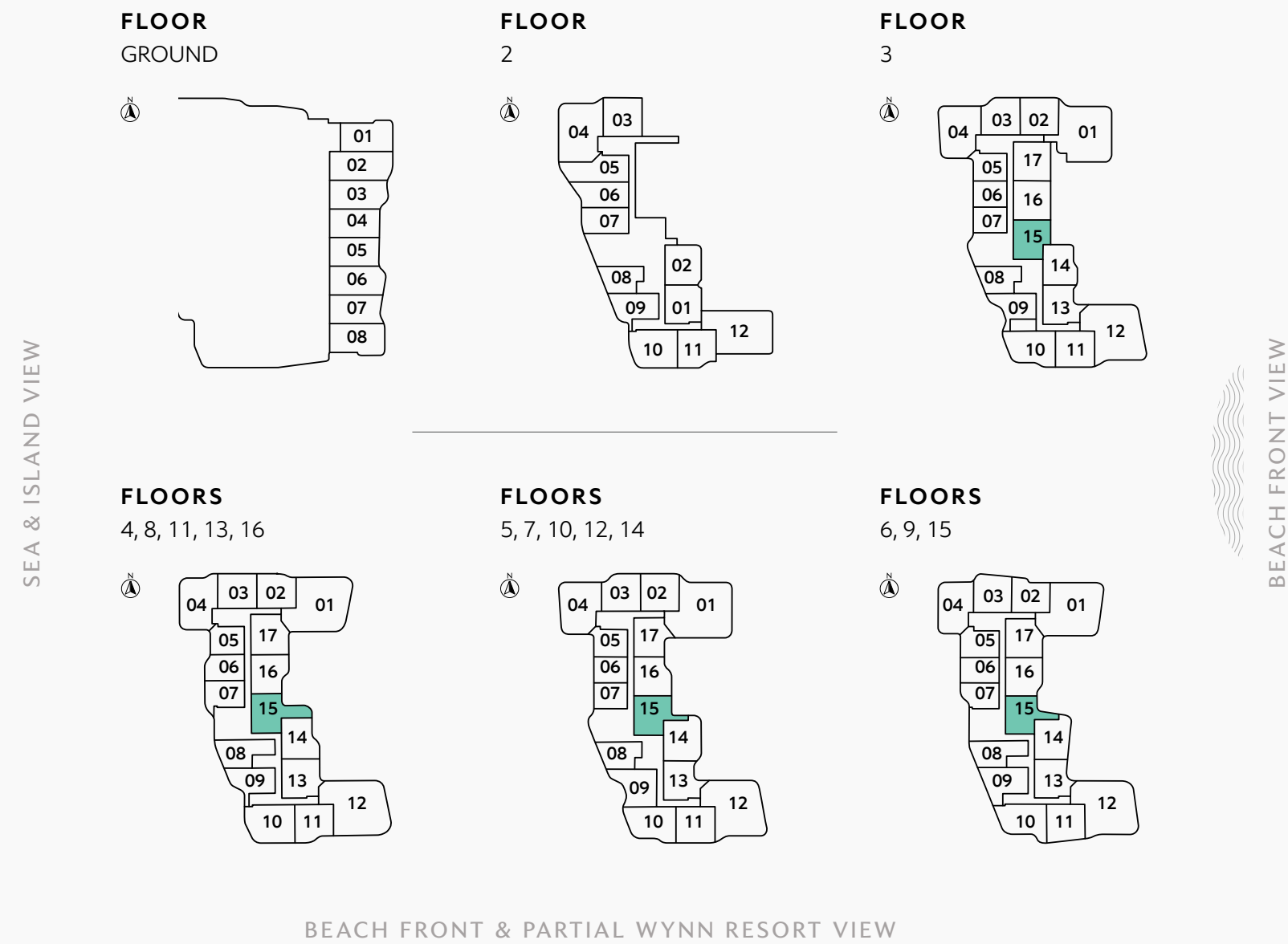
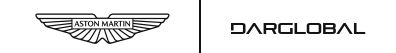
RESIDENCE	SQM	SQFT
Internal Area	68	729
Balcony Area	23 - 34	252 - 369
Total Built up Area	91 - 102	981 - 1,098



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2 BEDROOMS TYPE C

The Astera
INTERIORS BY ASTON MARTIN



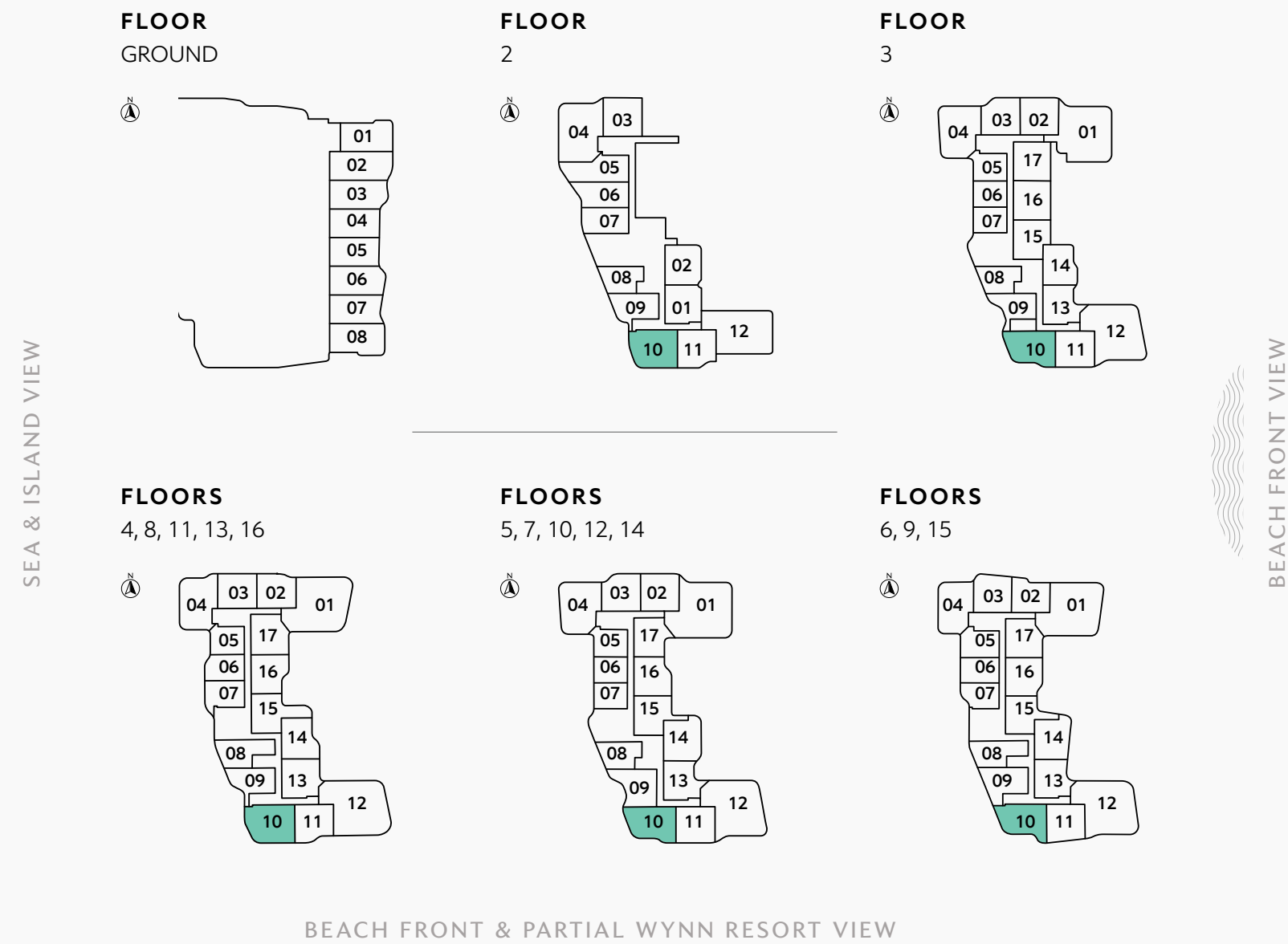
RESIDENCE	SQM	SQFT
Internal Area	68 - 75	736 - 810
Balcony Area	24 - 37	260 - 397
Total Built up Area	99 - 111	1,062 - 1,197

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2 BEDROOMS TYPE D

The Astera
INTERIORS BY ASTON MARTIN

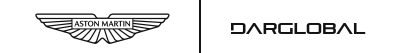


RESIDENCE	SQM	SQFT
Internal Area	73	787
Balcony Area	42 - 56	459 - 607
Total Built up Area	116 - 129	1,246 - 1,394

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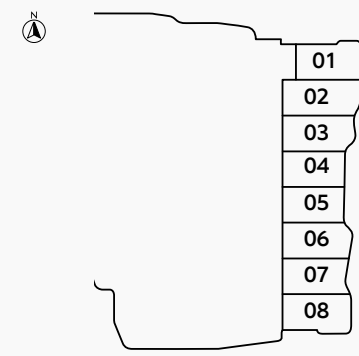
2 BEDROOMS TYPE E

The Astera
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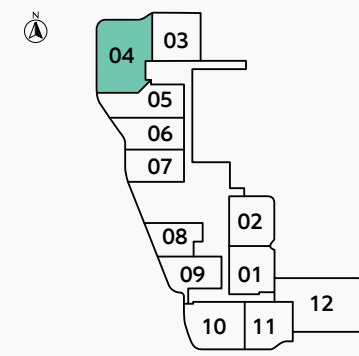


SEA & ISLAND VIEW

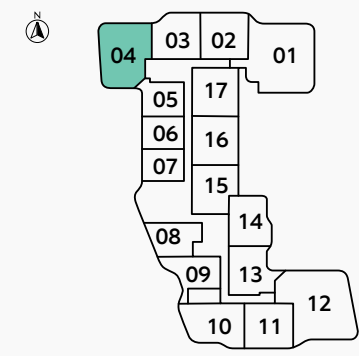
FLOOR
GROUND



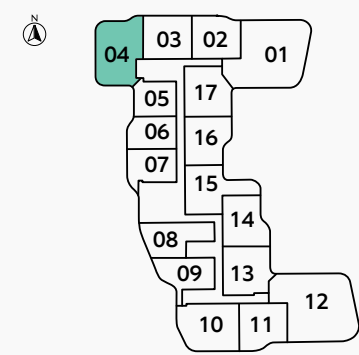
FLOOR
2



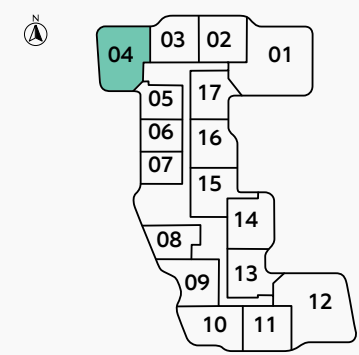
FLOOR
3



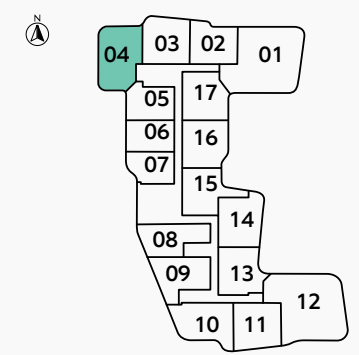
FLOORS
4, 8, 11, 13, 16



FLOORS
5, 7, 10, 12, 14



FLOORS
6, 9, 15



BEACH FRONT VIEW

BEACH FRONT & PARTIAL WYNN RESORT VIEW

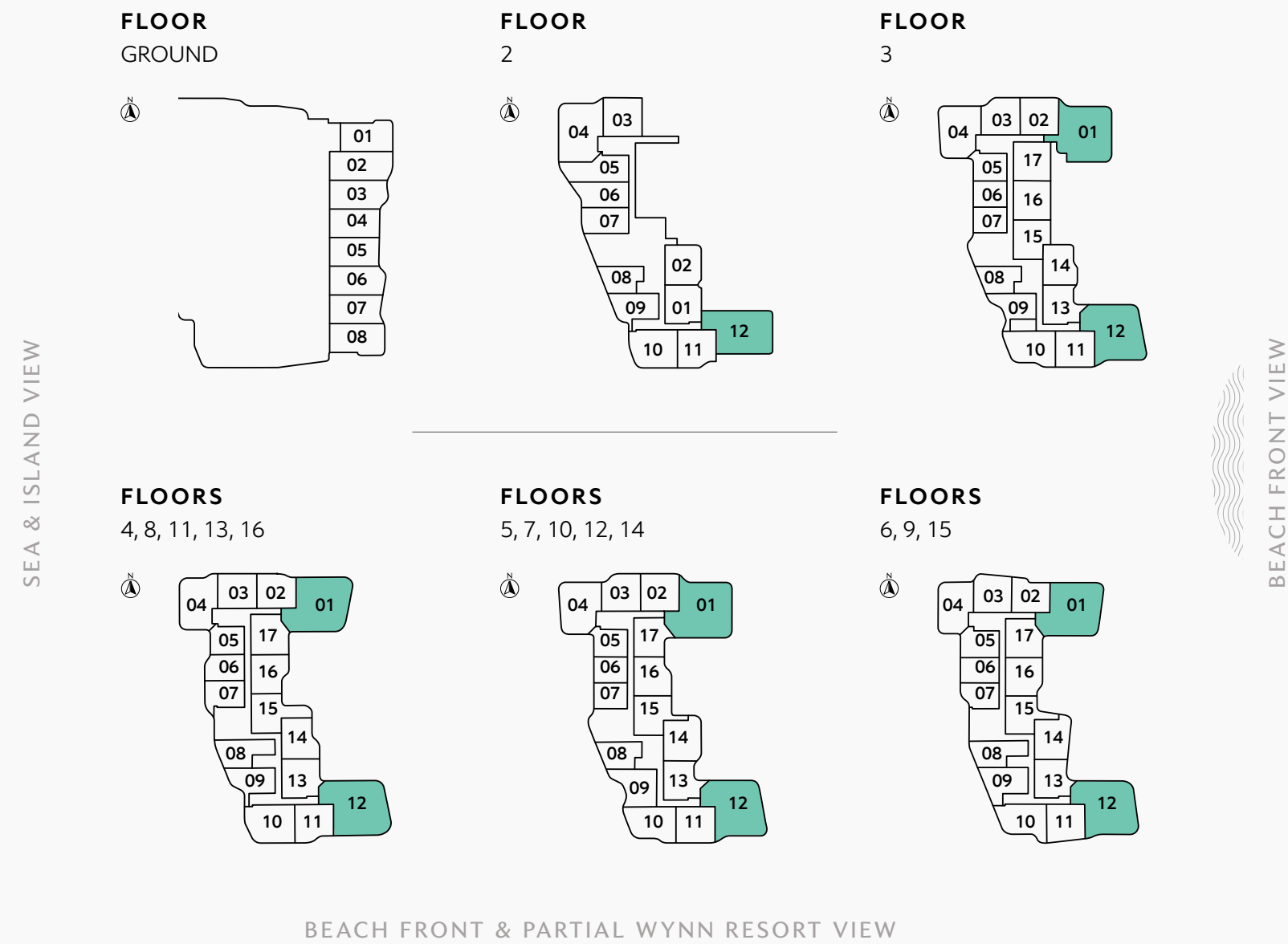
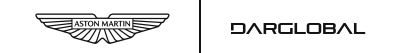
RESIDENCE	SQM	SQFT
Internal Area	76	820
Balcony Area	50 - 61	539 - 659
Total Built up Area	126 - 182	1,359 - 1,479

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3 BEDROOMS TYPE A

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RESIDENCE	SQM	SQFT
Internal Area	136-140	1,466 - 1,508
Balcony Area	89 - 117	961 - 1,264
Total Built up Area	227 - 254	2,443 - 2,730

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of commercial space

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