The Astera

INTERIORS BY ASTON MARTIN

DARGLOBAL

Joint Development Partner

AARVEES

THE MOST DESIRABLE LUXURY RESIDENCES IN THE WORLD


IMMERSE YOURSELF IN
UNWAVERING
BEAUTY



EXPERIENCE THE

FIERCELY INDEPENDENT ISLAND SPIRIT





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DISCOVER

EXCEPTIONAL ENGINEERING



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ASTON MARTIN | DARGLOBAL





BIRTH OF A LEGEND

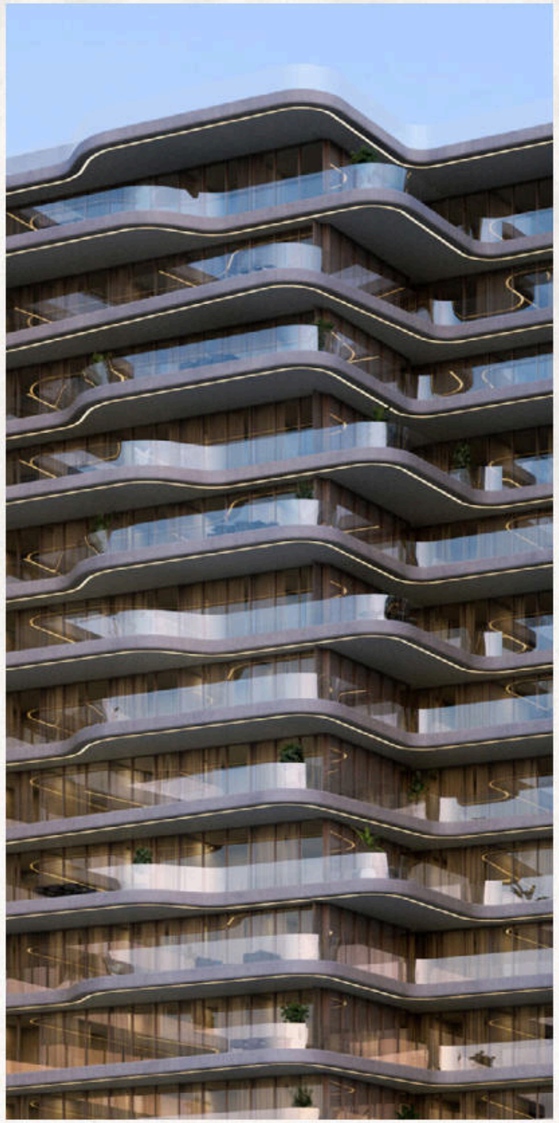
ASTON MARTIN

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.





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





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.

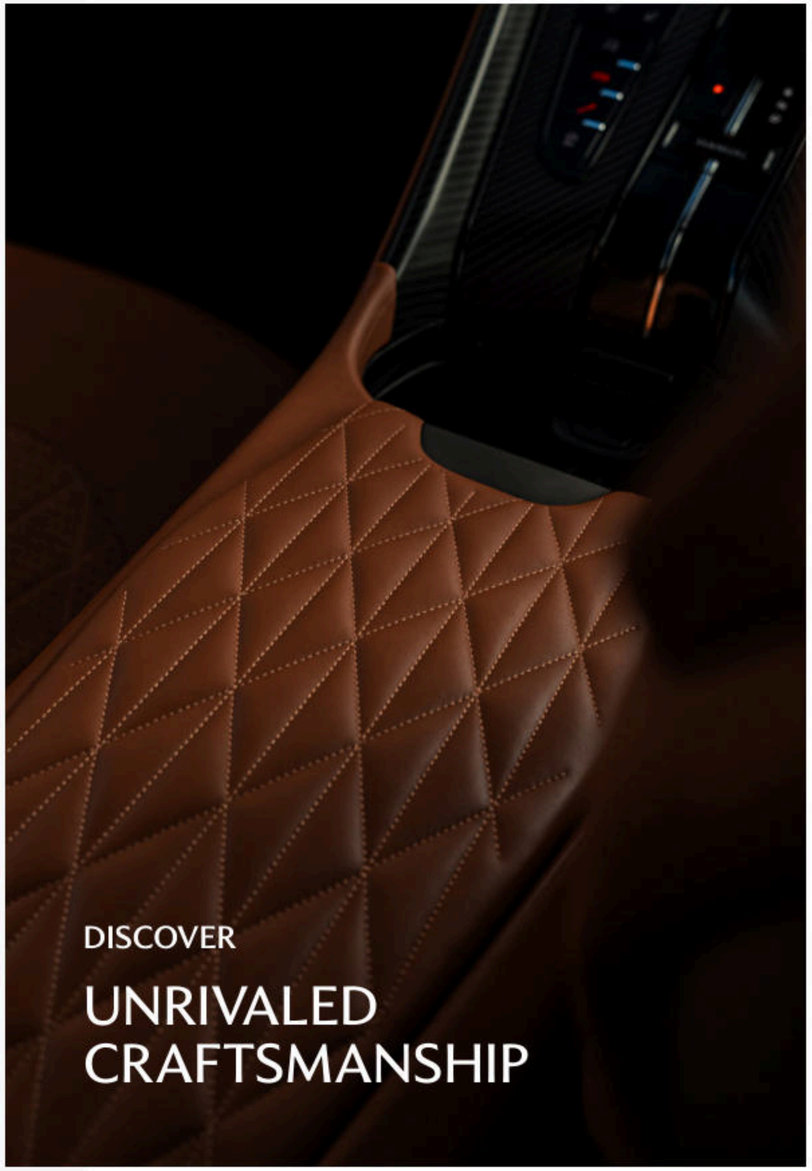
A plethora of rich materials such as fine leather, polished metals, and exotic woods are seamlessly integrated into the spaces, exuding performance and bespoke style.



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BEACH FRONT VIEW



DISCOVER

UNRIVALED CRAFTSMANSHIP



goods. Furnishings, hard and soft landscaping, pavements, features, gyms, 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.



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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

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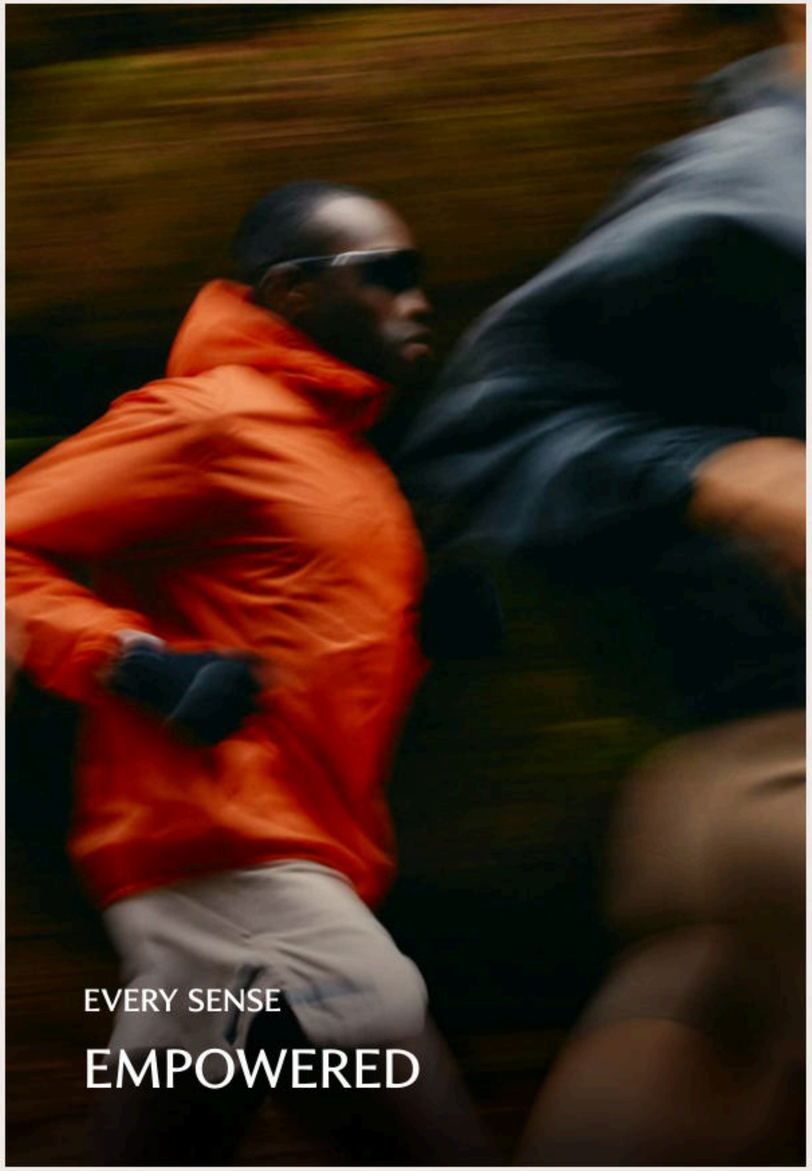
WORLD-CLASS

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




EVERY SENSE
EMPOWERED





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

DARGLOBAL

Joint Development Partner

AARVEES



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.

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All drawings, plans, layouts, descriptions, pictures, renders, specifications, and information included in this brochure are indicative only and subject to change without notice until 'as built' status in accordance with final designs of the project, regulatory approvals, and planning permissions.

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