

# STELLAR AXIS

BY AJMAL ESTATE DEVELOPERS

PROJECT BRIEF

EXCLUSIVELY PRESENTED BY  
**LAND STERLING**



A

legacy spanning seven decades has established Ajmal as a symbol of quality, trust, and heartfelt connection.

Founded in the 1950s by Haji Ajmal Ali, a visionary rice farmer from a small village in Assam, India, Ajmal Perfumes grew from humble beginnings into a global perfumery empire. What started as a search for precious Oudh in the jungles of India became a story of transformation, one that now spans over 300 signature fragrances, 240+ exclusive retail stores, and a presence in 45+ countries across the Middle East, Asia, and Europe.

From crafting scents that become part of people's identity to building relationships grounded in authenticity, Ajmal has always been about more than product, it has been about presence, memory, and meaning.

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FROM CRAFTING  
MEMORIES TO  
CREATING HOMES

Today, Ajmal brings that same philosophy into a new chapter: Ajmal Estate Developers.

Guided by values of care and precision, Ajmal Estate Developers approaches real estate with a focus on quality, trust, and livable design.

Grounded in the belief that a home is more than a structure, it is a space that holds emotion, purpose, and the rhythms of everyday life, Ajmal Estate Developers builds on the legacy of Ajmal Perfumes, which connected with the senses,

by creating communities that connect with people — through intelligent design, family-centric spaces, and long-term value.

Every Ajmal development is shaped with precision, empathy, and intention—from choosing the right location to refining the smallest detail. Each project carries forward Ajmal's legacy of timeless quality, creating not just homes, but spaces that feel personal, purposeful, and enduring.

Stellar Axis stands as Ajmal's flagship development—carefully curated with attention to detail, thoughtful planning, and a deep understanding of what makes a home truly valuable.

Located in Warsan 4, it offers a range of residences including studios, one-bedroom, and two-bedroom apartments, each designed to balance comfort, functionality, and aesthetic appeal.

More than a residential offering, Stellar Axis reflects Ajmal's commitment to creating spaces that feel personal, purposeful, and enduring—where everyday living is elevated by design.





# DUBAI

## The Axis of Modern Living

From iconic architecture to unmatched lifestyle, Dubai continues to set the standard for global urban living

Ranked 21st globally in 2025 — UAE leads the Arab world in the World Happiness Report.





# A STATEMENT IN LIVING

Stellar Axis is a continuation of Ajmal's legacy, a mid-rise, mixed-use residential development located in the growing community of International City Phase 2 (Warsan 4), Dubai.

Thoughtfully planned and designed, the building offers a balanced mix of studio, 1-bedroom, and 2-bedroom apartments, along with a dedicated retail unit that brings everyday convenience to the doorstep.

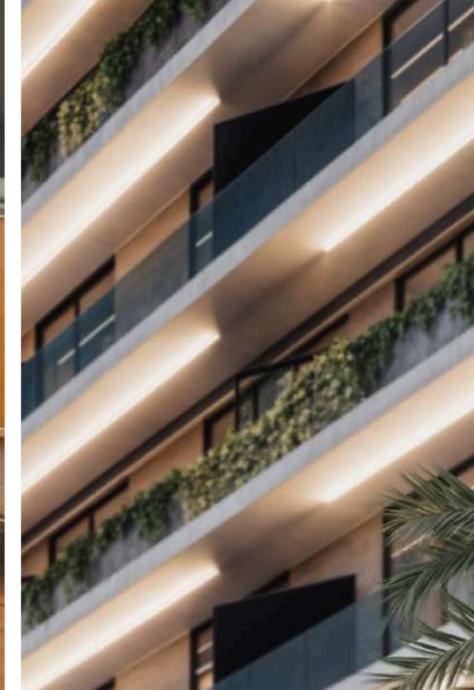
Reflecting Ajmal Estate Developers' commitment to quality and considered living, Stellar Axis combines modern architecture, elevated views, and seamless connectivity in one address.

STUDIO — 1 BEDROOM — 2 BEDROOM

# CORE VALUES

At the heart of Stellar Axis are the core values that guide every Ajmal development: a deep respect for family living, a commitment to honest craftsmanship, and a focus on delivering spaces that serve generations.

We value meaningful design, long-term impact, and the trust placed in us to build not just properties, but places people are proud to call home.



# RESIDENCES AMENITIES



15M  
Swimming  
Pool



Exclusive  
Fitness Zone



24/7  
Security



Podium  
Parking



Outdoor  
Kids Area



Concierge &  
Reception





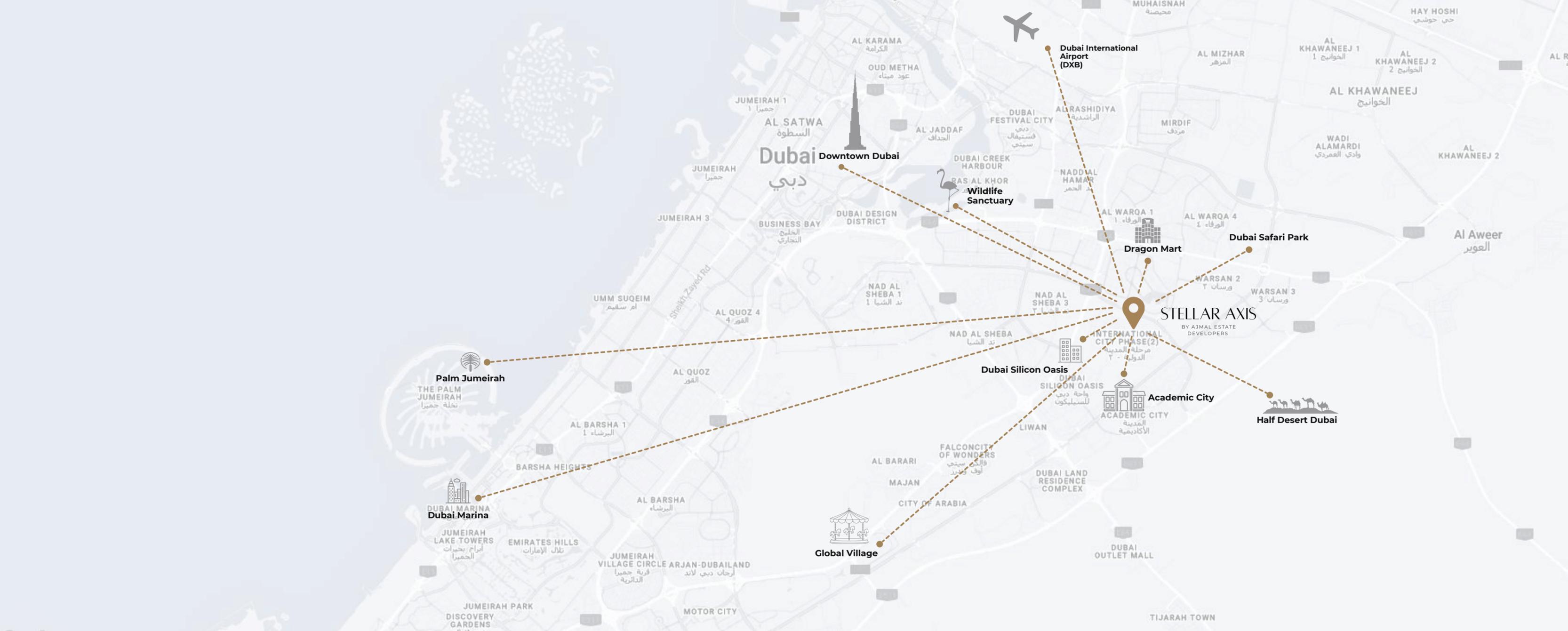
# WHY WARSAN 4?

Warsan 4, located on the eastern side of Dubai, forms one of the four sub-communities within Al Warsan.

Its strategic placement at the junction of Sheikh Mohammed Bin Zayed Road (E311) and Manama Street enhances its accessibility. Designed with a focus on family-friendly living and luxury, this residential area offers an abundance of essential amenities nearby, promoting a stress-free lifestyle for its residents.

YIELDS OF UPTO 9%+

THE 2<sup>ND</sup> HIGHEST YIELDING DISTRICT IN DUBAI



# DRIVING DISTANCE

8 mins — Dubai Silicon Oasis

14 mins — Dragon Mart

14 mins — Academic City

18 mins — Wildlife Sanctuary

22 mins — Dubai Safari Park

23 mins — Global Village

24 mins — Downtown Dubai

25 mins — Dubai International Airport

26 mins — Half Desert Dubai

40 mins — Palm Jumeirah

42 mins — Dubai Marina



# DUBAI METRO BLUE LINE BY 2029



## International City (2) Warsan 4

- Length 30 km
- 14 Stations
- 9 Areas Served
- Capacity 350,000 daily passengers

# DUBAI METRO

## BLUE LINE STATIONS

- 30 km new metro corridor
- 14 stations
- Targets 200,000 daily users by 2030, rising to 320,000 by 2040
- Designed to serve 9 districts with an estimated population of 1M+
- Capacity 56,000 passengers/hour

A 2025 RTA - commissioned study with McKinsey estimates that Dubai's transport projects – including the Metro – have lifted property values by up to 16% across the emirate. Several 2025 market reports now forecast around 20–25% price upside in corridors served by the future Blue Line by 2030.





DESIGNED FOR LIVING,  
BUILT FOR LOVING

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ILLUSTRATION PURPOSES ONLY.  
Renderings are conceptual and do not reflect actual furnishings or included features.



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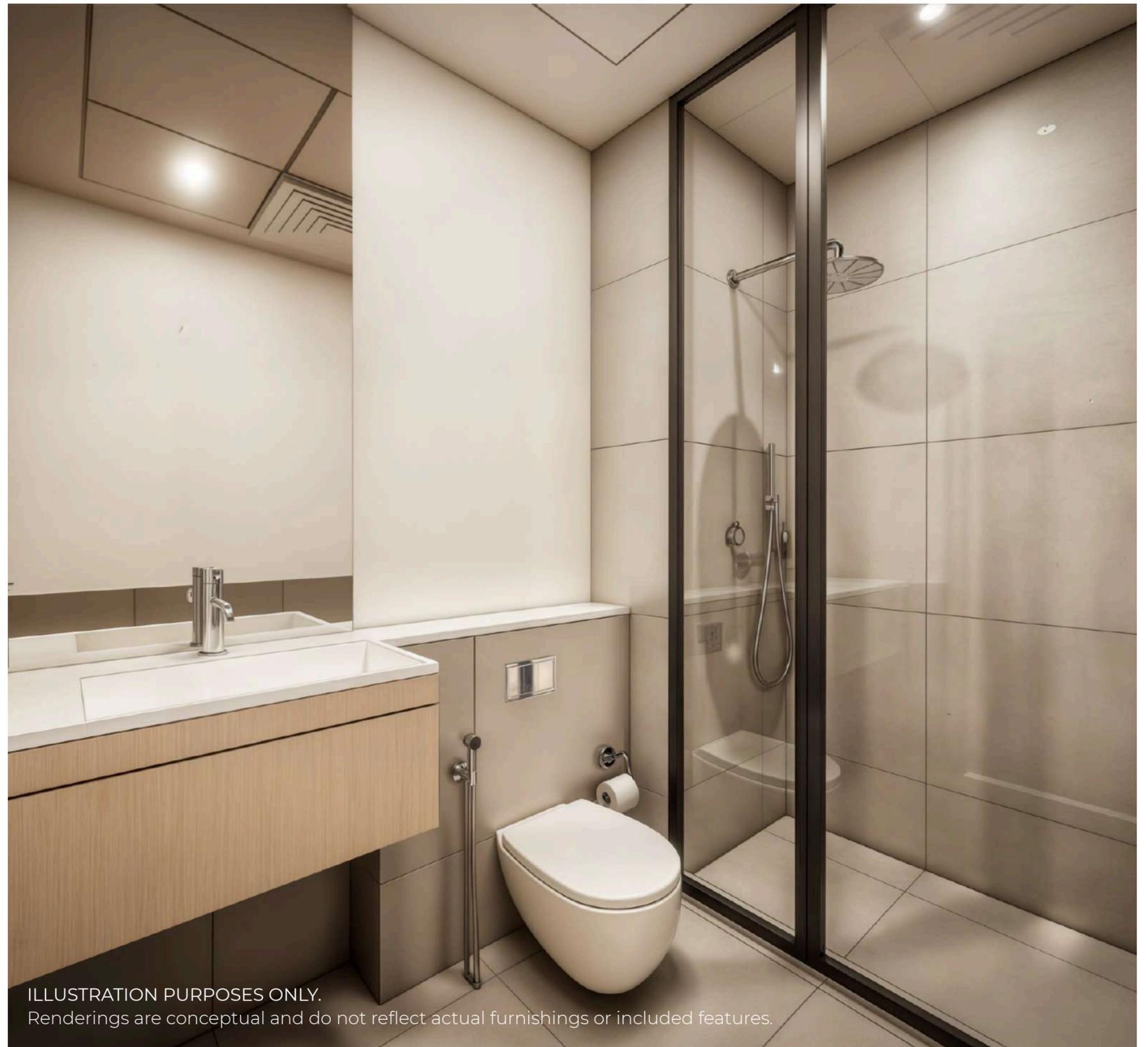
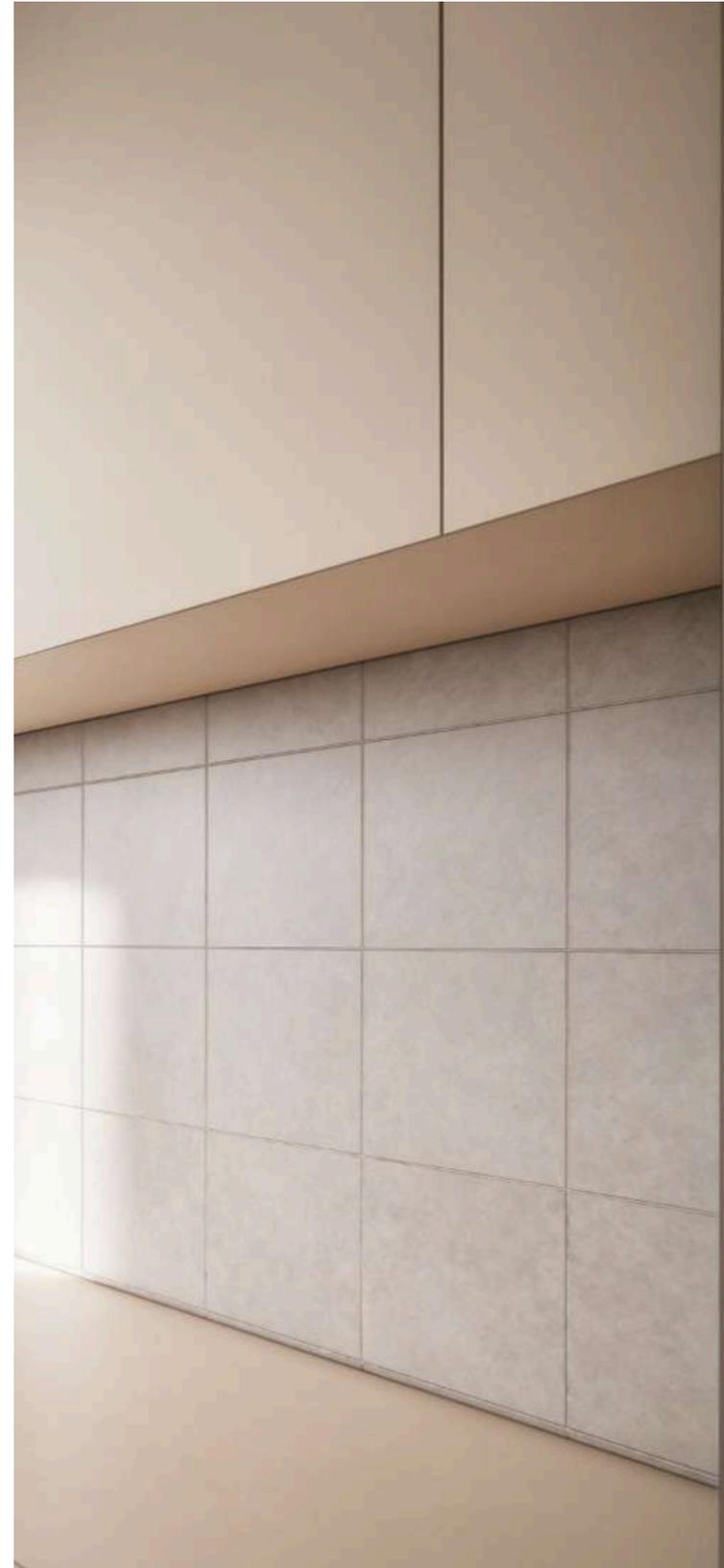


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# DESIGN & DETAIL

Every corner is crafted with precision from elegant interiors to thoughtful layouts, creating spaces that balance comfort, style, and functionality.



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