



CONDOR
MARINA STAR
RESIDENCES DUBAI



MARINA STAR RESIDENCES



INDEX

CONDOR

OVERVIEW

4

LOCATION

5 - 7

MARINA STAR
RESIDENCES

8 - 14

INTERIORS

15 - 33

LAYOUTS

34 - 51

CONTACT

52

OUR STORY

The Condor Group was established in the UAE in 1980 and specializes in the engineering and construction of prestigious residential and hospitality projects. For over 40 years, Condor has reimagined luxurious towers, hotels, and hospitals that seamlessly support people's lifestyles, with more than 400 successfully completed projects across the Middle East and Asia. Condor's portfolio of projects includes technologically complex and iconic projects for the UAE government and semi-government sector and other multinational corporations

MISSION

To be the preferred realty partner for customers, creating high-quality spaces for living. To offer innovative, next-generation concepts in construction, design & customer satisfaction. To become an admired brand attracting the best talent to our own organization.

VISION

To establish long-lasting relations with clients based on the foundation of quality, integrity, and transparency that goes above and beyond to protect their investments.



A TRULY INVESTOR-FRIENDLY CITY DUBAI

Dubai is one of the world's most innovative and investor-friendly cities with a truly international population. The city recently ranked third among the leading foreign direct investment locations of the future, thanks to its safety, quality of life, and global connectivity. In 2021, Dubai registered the highest annual value in terms of property deals in history, despite the COVID-19 pandemic and travel restrictions.

CREATE YOUR OWN CALM DUBAI MARINA

The Condor's waterfront location makes life in Dubai simple. Positioned in a rare Marina enclave with a nearby beach, yacht moorings, lively restaurants, global malls, and pop-up markets, all in a community-minded neighborhood blended with the charisma of a truly international city.

TOMORROW, REIMAGINED THE FUTURE OF DUBAI

Dubai continues to build on its forward-thinking initiatives as a world-leading innovative and sustainable city. Their roadmap for the future measures residents' happiness, economic growth, and the resilience of resources and infrastructure -which includes the Dubai to Abu Dhabi Hyperloop; an 151 km ultra-fast train line.



WHERE THE SKY

MEETS THE SEA



5 Minutes
Jumeirah Beach



5 Minutes
Dubai Marina Mall



18 Minutes
Burj Khalifa & Dubai Mall



30 Minutes
Dubai World Trade Centre



24 Minutes
Dubai International Airport



5 Minutes
The Palm Jumeirah



18 Minutes
Downtown Dubai



15 Minutes
Dubai Investment Park



25 Minutes
Dubai World Central



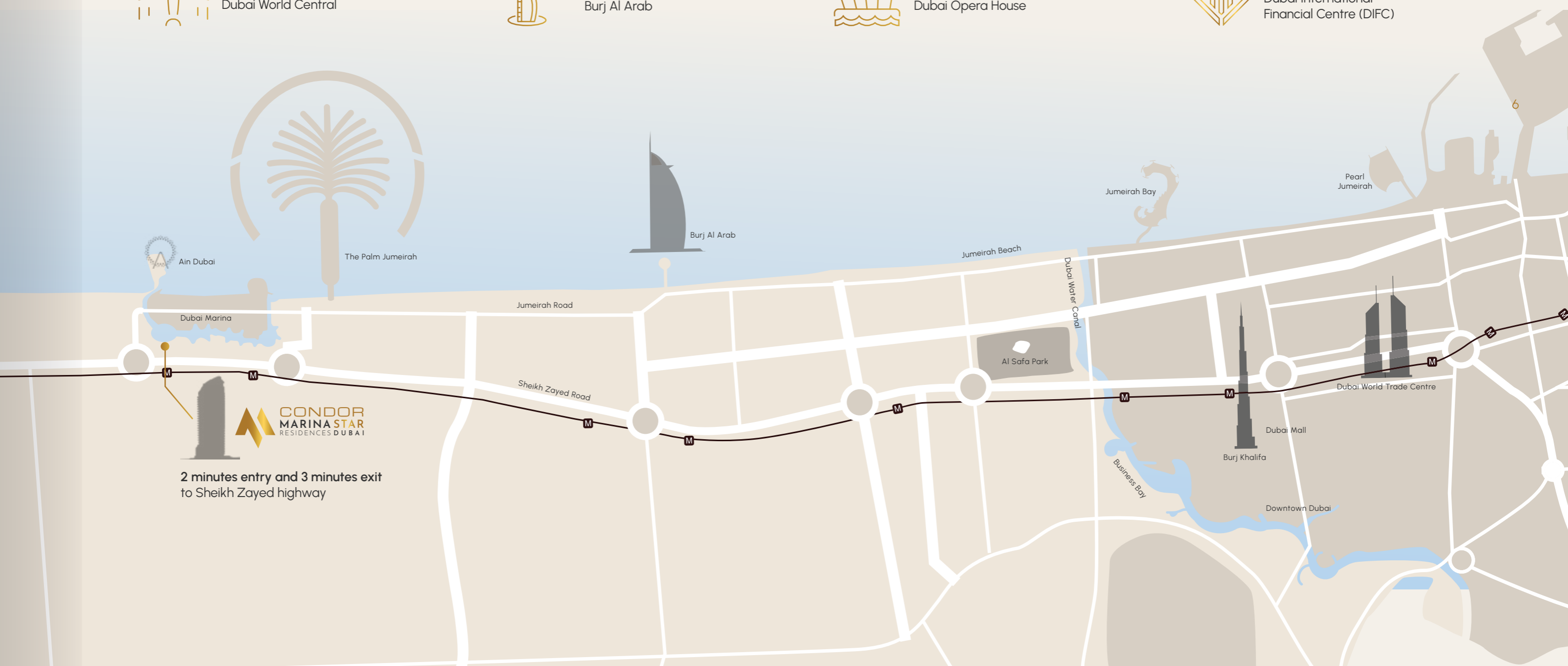
15 Minutes
Burj Al Arab



30 Minutes
Dubai Opera House



20 Minutes
Dubai International
Financial Centre (DIFC)



CONDOR MARINA STAR
RESIDENCES DUBAI

2 minutes entry and 3 minutes exit
to Sheikh Zayed highway



The Condor offers easy access to all of Dubai's business districts, beautiful beaches, luxurious shopping and dining destinations; including the 36,000 m² Dubai Marina Mall with its 130 stores and fresco waterfront dining. All are accessible via foot, vehicle, and public transport links which can be found conveniently at your doorstep.

A PLACE OF BEAUTY



GRACIOUS LIVING

Elegant crisp white
Miami-inspired tower, with
a contemporary facade.

NUMBER OF UNITS

1 BEDROOM
89

2 BEDROOM
30

STUDIO
87

DUPLEX VILLA
03

PENTHOUSE
02



A GLIMPSE INTO THE CONDOR MARINA STAR RESIDENCES



SPA



Yoga studio



Gym



4B+G+27 Levels



Luxurious main
entrance lobby



Roof top
swimming pool



High quality
materials



Facade lighting



Ground level
landscaping



Coffee Shop



Restaurant



Spectacular view



Community living



Central - chiller - air
conditioning system with 'BTU'
Meter (BTU Meters accurately
measure the thermal energy of
chilled water) used for billing
users for energy usage.



Fully equipped
'GRMS'
with remote
Management
(monitor and
control energy
consumption)

SUSTAINABILITY MEETS LUXURY

Condor Marina Star Residences wanted to change the concept of sustainability being simple and rustic. To show the world that sustainable homes can be luxurious. As humans have become aware of their impact on the environment, the definition of conservation has expanded to address the effects of human consumption. We are now encouraged to "reduce, reuse, recycle" to reduce our carbon footprint. The ultimate aim of these measures is to conserve the resources (such as water and energy) required for the human race to survive.

Sustainability is the practice of meeting the needs of people and organizations today without harming future generations. It combines science, technology, and social and cultural concepts to reduce waste and consumption to preserve natural resources and environments.

- ◆ Energy conservation in HVAC and Electrical lights by Guest room management systems and building management systems.
- ◆ Lighting control system by motion sensors in all corridors as well as service rooms.
- ◆ FAHU drainage water is being used for watering the plants in the landscape areas.





A DIVERSE AND WELCOMING SPACE

THE LOBBY

The Lobby features an entire hospitality venue, setting a tone for an unexpected escape within the Marina.



MEET & TASTE

COFFEE SHOP

A welcoming space with an area to socialize, work and entertain.

STIMULATES & MOTIVATES



GYM

Designed with your whole body in mind.
The gym is a vibrant and engaging space providing residents the best motivation to get moving.



RECHARGE. RELAX. REPEAT.

ROOFTOP SWIMMING POOL

The best view is from the roof terrace - the ideal spot to relax and enjoy the Marina.



WHERE
SOPHISTICATION
IS A WAY OF LIFE

ACTUAL PHOTOS FROM
OUR MOCKUP APARTMENTS



LIVING ROOM

THE MODERN EXPRESSION
OF A TIMELESS ERA



ONE-BEDROOM

Cozy & warm,
THE CONDOR MARINA STAR
RESIDENCES is a young & fresh
take on vibrant urban living.

LIVING ROOM

ONE-BEDROOM



LIVING ROOM

ONE-BEDROOM



LIVING ROOM

STUDIO



KITCHEN

SLEEK SPACES WHERE CULINARY
MAGIC CAN UNFOLD

ONE-BEDROOM

With the aim of creating spaces that inspire, the kitchen combines functionality with high standards.

KITCHEN

STUDIO



DINING ROOM

ELEGANCE IN DETAIL



ONE-BEDROOM

When it comes to enjoying meals, tea and coffee with family or friends, the dining room is a special place for making memories.

DINING ROOM ONE-BEDROOM



DINING ROOM

STUDIO



BEDROOM

WARM, COZY & COMFORTING

ONE-BEDROOM

Created to be a personal sanctuary with views that help you relax and unwind.

BEDROOM

ONE-BEDROOM



BEDROOM

STUDIO



BEDROOM

STUDIO



BATHROOM

COMBINATION OF STYLE
AND FUNCTIONALITY

ONE-BEDROOM

A calming, personal sanctuary that's efficiently beautiful. Smart storage offers space for everything you need.

BATHROOM

ONE-BEDROOM



BATHROOM

STUDIO



BATHROOM

STUDIO



LOBBY



A unique floor plan that truly maximizes space, along with thoughtful neutral colourways and rich yet natural textures.

MARINA STAR RESIDENCES



LAYOUTS

CONDOR



ONE-BEDROOM APARTMENT TYPE - A



35



Area Details Type:
A (1Bedroom)

Level:
1st - 3rd & 5th - 19th Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²

All room sizes and floor plan measurements are approximate and may vary per unit. Floor plans and unit features are preliminary and proposed only. The Developer reserves the right to modify, revise, change or withdraw any or all of the same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each unit. Consult your Agreement and the Prospectus for items included with your unit.

ONE-BEDROOM APARTMENT TYPE - B

ONE-BEDROOM APARTMENT TYPE - B1



Area Details Type:

B (1Bedroom)

Level:

2nd, 3rd & 5th - 19th Floor

Living Area:

- m²

Balcony Area:

- m²

Total Area:

- m²



Area Details Type:

B1 (1Bedroom)

Level:

1st Floor

Living Area:

- m²

Balcony Area:

- m²

Total Area:

- m²

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ONE-BEDROOM APARTMENT TYPE - C



Area Details Type:
C (1Bedroom)

Level:
5th - 19th Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²

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ONE-BEDROOM APARTMENT TYPE - C1



Area Details Type:
C1 (1Bedroom)

Level:
1st - 3rd Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²

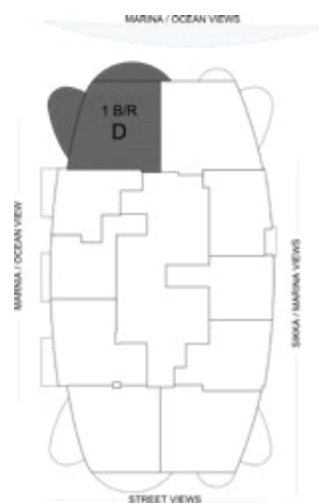
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ONE-BEDROOM APARTMENT TYPE - D

ONE-BEDROOM APARTMENT TYPE - D1



38



Area Details Type:
D (1Bedroom)

Level:
2nd, 3rd, 5th - 13th
& 15th - 19th Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²



Area Details Type:
D1 (1Bedroom)

Level:
14th Floor

Living Area:
- m²

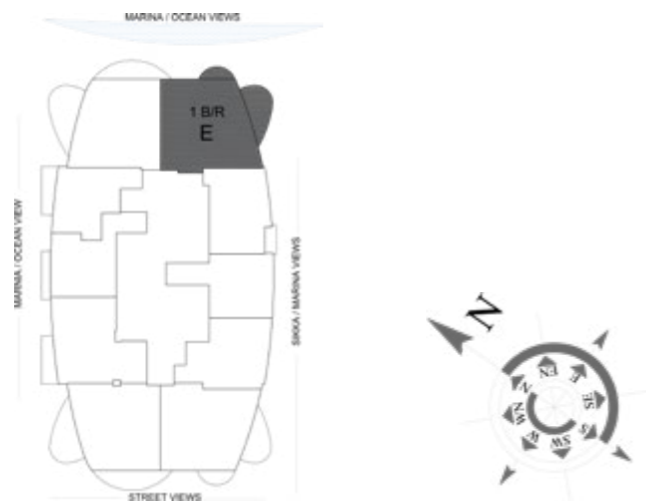
Balcony Area:
- m²

Total Area:
- m²

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ONE-BEDROOM APARTMENT TYPE - E



Area Details Type:
E (1Bedroom)

Level:
2nd, 3rd & 5th - 19th Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²

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ONE-BEDROOM APARTMENT TYPE - F



Area Details Type:
F (1Bedroom)

Level:
1st Floor

Living Area:
- m²

Balcony Area:
- m²

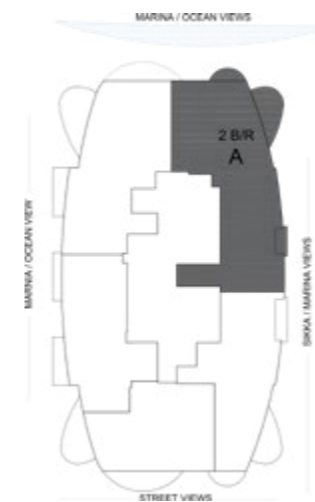
Total Area:
- m²

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ACTUAL VIEW
FROM CONDOR MARINA STAR RESIDENCES



TWO-BEDROOM APARTMENT TYPE - A



Area Details Type:
A (2Bedroom)

Level:
4th & 20th - 24th Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²

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TWO-BEDROOM APARTMENT TYPE - B

TWO-BEDROOM APARTMENT TYPE - B1



Area Details Type:
B (2Bedroom)

Level:
20th - 24th Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²

Area Details Type:
B1 (2Bedroom)

Level:
4th Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²

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TWO-BEDROOM APARTMENT TYPE - C



Area Details Type:
C (2Bedroom)

Level:
4th & 20th - 24th Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²

All room sizes and floor plan measurements are approximate and may vary per unit. Floor plans and unit features are preliminary and proposed only. The Developer reserves the right to modify, revise, change or withdraw any or all of the same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each unit. Consult your Agreement and the Prospectus for items included with your unit.

TWO-BEDROOM APARTMENT TYPE - D



Area Details Type:
D (2Bedroom)

Level:
4th & 20th - 24th Floor

Living Area:
- m²

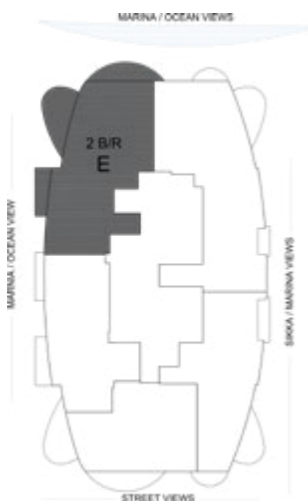
Balcony Area:
- m²

Total Area:
- m²

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TWO-BEDROOM APARTMENT TYPE - E

TWO-BEDROOM APARTMENT TYPE - E1



Area Details Type:

E (2Bedroom)

Level:

20th - 24th Floor

Living Area:

- m²

Balcony Area:

- m²

Total Area:

- m²



Area Details Type:

E1 (2Bedroom)

Level:

4th Floor

Living Area:

- m²

Balcony Area:

- m²

Total Area:

- m²

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ACTUAL VIEW
FROM CONDOR MARINA STAR RESIDENCES



STUDIO TYPE APARTMENT TYPE - A



44



Area Details Type:
A (Studio)

Level:
2nd, 3rd & 5th - 19th Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²

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STUDIO TYPE APARTMENT TYPE - B

STUDIO TYPE APARTMENT TYPE - B1



45



Area Details Type:
B (Studio)

Level:
1st - 3rd, 6th - 8th, 14th - 15th
& 17th - 19th Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²



Area Details Type:
B1 (Studio)

Level:
5th, 9th - 13th & 16th Floor

Living Area:
- m²

Balcony Area:
- m²

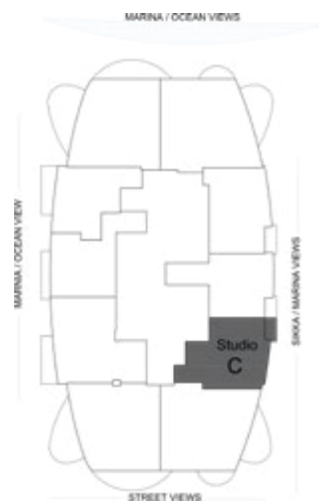
Total Area:
- m²

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STUDIO TYPE APARTMENT TYPE - C

STUDIO TYPE APARTMENT TYPE - C1



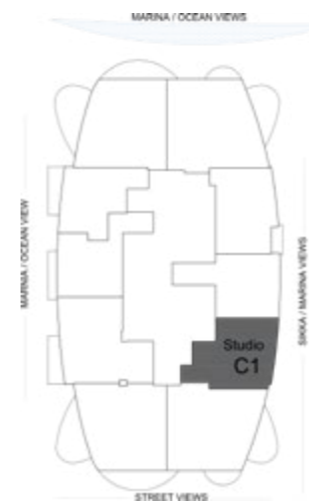
Area Details Type:
C (Studio)

Level:
1st - 3rd, 6th - 8th, 14th - 15th
& 17th - 19th Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²



Area Details Type:
C1 (Studio)

Level:
5th, 9th - 13th & 16th Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²

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STUDIO TYPE APARTMENT TYPE - D



Area Details Type:

D (Studio)

Level:

2nd, 3rd & 5th - 19th Floor

Living Area:

- m²

Balcony Area:

- m²

Total Area:

- m²

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STUDIO TYPE APARTMENT TYPE - E



Area Details Type:

E (Studio)

Level:

2nd, 3rd & 5th - 19th Floor

Living Area:

- m²

Balcony Area:

- m²

Total Area:

- m²

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DUPLEX VILLA TYPE V-103 (FACING MARINA)



Area Details Type:
V-103 (Duplex Villa)

Level:
Ground Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²



Area Details Type:
V-103 (Duplex Villa)

Level:
1st Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²

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DUPLEX VILLA TYPE V-102 (FACING MARINA)



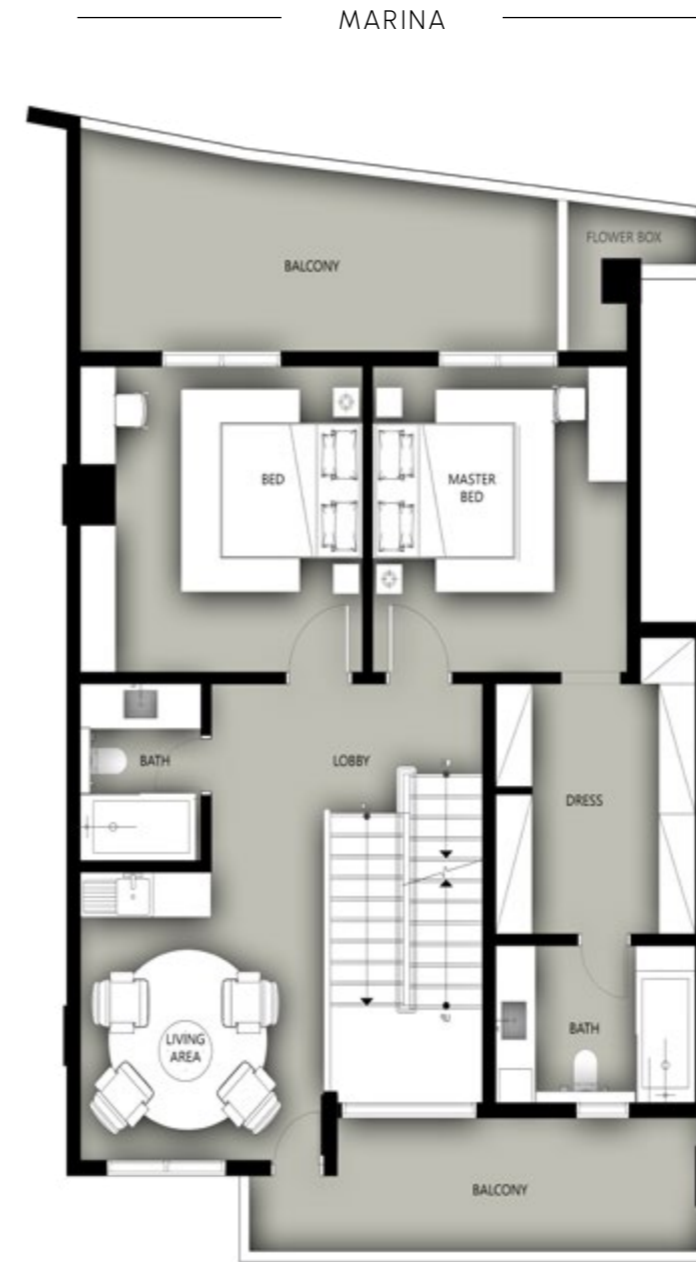
Area Details Type:
V-102 (Duplex Villa)

Level:
1st Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²



Area Details Type:
V-102 (Duplex Villa)

Level:
2nd Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²



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DUPLEX VILLA TYPE V-101 (FACING MARINA)



MARINA



Area Details Type:
V-101 (Duplex Villa)

Level:
1st Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²



MARINA



Area Details Type:
V-101 (Duplex Villa)

Level:
2nd Floor

Living Area:
- m²

Balcony Area:
- m²

Total Area:
- m²



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PENTHOUSE ROOF LEVEL 25th FLOOR



Area Details Type:

Roof

Level:

25th Floor

Living Area:

- m²

Balcony Area:

- m²

Total Area:

- m²



PENTHOUSE ROOF LEVEL 26th FLOOR



Area Details Type:

Roof

Level:

26th Floor

Living Area:

- m²

Balcony Area:

- m²

Total Area:

- m²



All room sizes and floor plan measurements are approximate and may vary per unit. Floor plans and unit features are preliminary and proposed only. The Developer reserves the right to modify, revise, change or withdraw any or all of the same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each unit. Consult your Agreement and the Prospectus for items included with your unit.

