

# OCEAN STAR

RASHID YACHTS & MARINA

EMAAR

Unmatched Living Experience

*in the Heart of Dubai*



# RASHID YACHTS & MARINA

Rashid Yachts & Marina is the new global destination for discerning yacht owners to experience Dubai's buzzing scene in an elegant environment where beauty and luxury collide.

Designed to encapsulate the ultimate modern waterfront architecture, it combines luxury residences and a full-service marina with an appealing mix of restaurants and shops, creating a unique definition of "living by the sea".

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Generous Promenades

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QE2 Hotel

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Signature Hotels

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World-Class Superyacht Marina





# *World-class* Superyacht Hub

The new Marina at Rashid Yachts & Marina offers convenient, hassle-free access to Dubai, accommodating 430 wet berths for yachts up to 100m long with a range of flexible berthing options, from a single night through to seasonal and annual stays. You will benefit from the Marina's state-of-the-art facilities, an expert, multilingual marina team offering yacht assistance around the clock, and a host of amenities and services you will find at your disposal.

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430 Wet Berths

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For Yachts Up To 100m Long

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Flexible Berthing Options

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Floating Yacht Club



*Dubai's Signature*  
**Nautical Luxury**

# Exploring Dubai's Pleasures

At Rashid Yachts & Marina's waterfront Promenade, the vibrant essence of marina life comes alive in both day and night. This lively hub combines a variety of dining experiences with fashionable boutiques, creating a sophisticated atmosphere.

Alongside serene views of the marina and the iconic Dubai skyline, the Promenade offers an eclectic mix of culinary delights and shopping options. Located in a historic part of Dubai, it's a stone's throw from Downtown's renowned shopping district and cultural landmarks, making every day a new opportunity for discovery and indulgence in the heart of the city.



Welcome To  
**OCEAN STAR**

RASHID YACHTS & MARINA





*Refined living*  
**With Everyday Ease**

Experience the tranquil beauty of Ocean Star, where the harmonious blend of nature and city life creates a captivating atmosphere. Nestled within Rashid Yachts & Marina, Ocean Star embodies a refined lifestyle, blending the peaceful charm of a waterfront luxurious community with the vibrant, diverse spirit of Dubai, seamlessly combining opulence, comfort, and the tranquil surroundings of the marina.

With a health clinic ideally situated within the property and a school just steps away, your daily living experience is made even more convenient and reassuring.



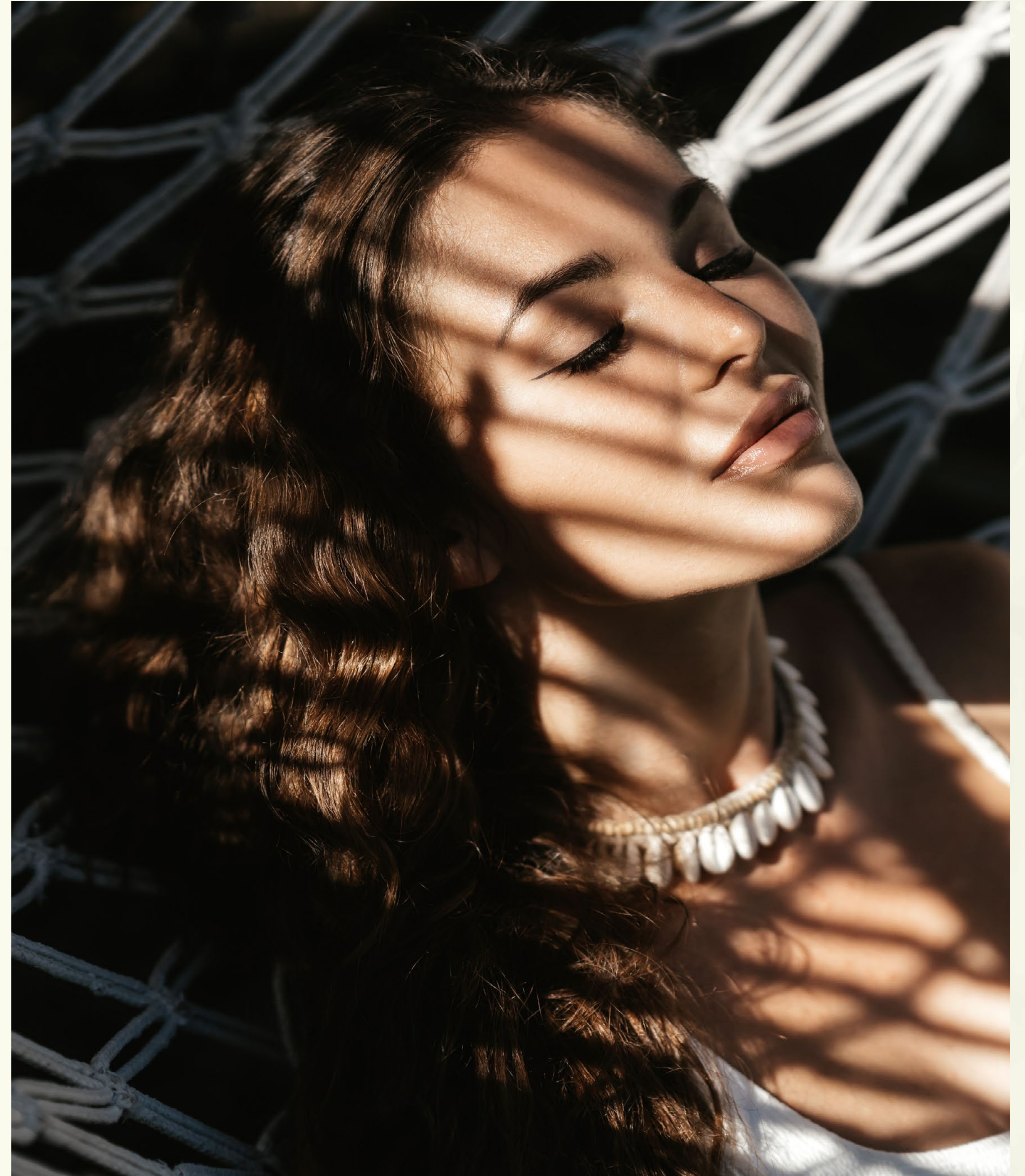
*A Fusion of*  
Urban Grace and  
Natural Serenity



# Elevated Elegance

*for Everyday Luxury*

At Ocean Star, every day is an elevated experience of luxury and refinement. It's a sanctuary where appreciation for the finer things in life is a daily norm. Indulge in the serenity of our signature canal pool, reminiscent of the world's most exclusive resorts. The lush gardens offer a peaceful retreat, blending the city's energy with the calm of nature. Our sports and recreational amenities are tailored for your enjoyment and relaxation, making Ocean Star the epitome of comfort and elegant living.



# OCEAN STAR

RASHID YACHTS & MARINA

- ① Marina Promenade
- ② Seagate
- ③ Seascape
- ④ Clearpoint
- ⑤ Burj View axis / Canal Pool
- ⑥ High Street (Local Shops & Cafe's)
- ⑦ Marina
- ⑧ Sunridge
- ⑨ Ocean Point





Ocean Star | Rashid Yachts & Marina

## Ideal Location *for a vibrant lifestyle*

Perfectly positioned to blend with nature while offering urban convenience, Ocean Star enriches its environment with verdant terraces and green spaces, turning outdoor experiences into cherished memories. As a resident of Ocean Star, Dubai's landmarks become a natural extension of your home. Enjoy the city's rich heritage, the peacefulness of waterfront living, and the proximity to vibrant business districts.

Downtown Dubai

DIFC

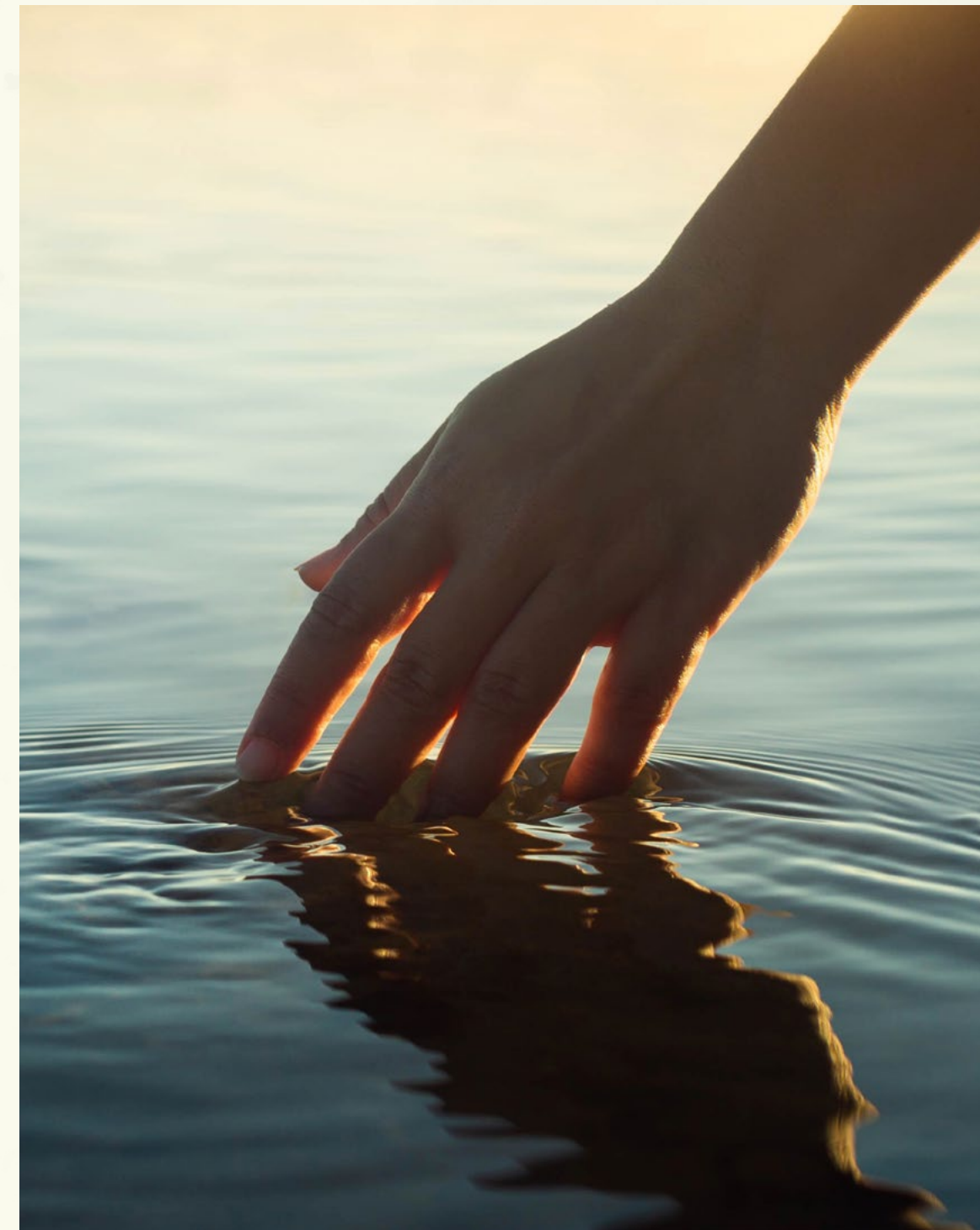
Dubai Mall

Dubai Museum

Dubai International Airport

Heritage Village





Sophistication  
*in every space*



# Curated Designs

Ocean Star's architecture marries Dubai's visionary spirit with a blend of classic elegance and modern style.

The development offers a variety of homes, each with unique appeal. One bedroom suites cater to singles or couples with spacious layouts and open kitchens, complemented by private balconies. The larger two- and three bedroom units feature en-suite bathrooms, ample wardrobe space, and expansive balconies. For the utmost comfort and luxury, the apartments offer ample storage and direct views of the linear pool.











# Exceptional Amenities

*for an exquisite lifestyle*

Ocean Star's amenities are crafted for those who expect nothing but the best. Refresh and invigorate yourself in our state-of-the-art fitness centre, enjoy spirited matches on our sports courts, or relax by the edge of the stunning infinity pool. With abundant parking facilities, your convenience and comfort are always at the forefront.

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Serene Gardens

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Waterfront Promenade

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State-of-the-Art Gym

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Sports Facilities

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Children's Play Area

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Health Clinic

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Elegant Canal Pool

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Close Proximity to School



# Global Lifestyle Developer



## EMAAR

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world\*.

**70.09 Bn AED**  
Market Cap - FY 2023

**108,000**  
Residential Units Delivered

**26.7 Bn AED**  
Revenue - FY 2023

**+12**  
Global Market Presence

**11.6 Bn AED**  
Net Profit - FY 2023

**+25,500**  
Residential Units Currently Under Development