



CONDOR
MARINASTAR
RESIDENCES DUBAI



MARINA STAR RESIDENCES



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OVERVIEW

CONDOR

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

10

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.





LOCATION



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



5 Minutes
Jumeirah Beach



24 Minutes
Dubai International Airport



25 Minutes
Dubai World Central



5 Minutes
Dubai Marina Mall



5 Minutes
The Palm Jumeirah



8 Minutes
Emirates Golf Club



18 Minutes
Burj Khalifa & Dubai Mall



18 Minutes
Downtown Dubai



30 Minutes
Dubai Opera House



30 Minutes
Dubai World Trade Centre



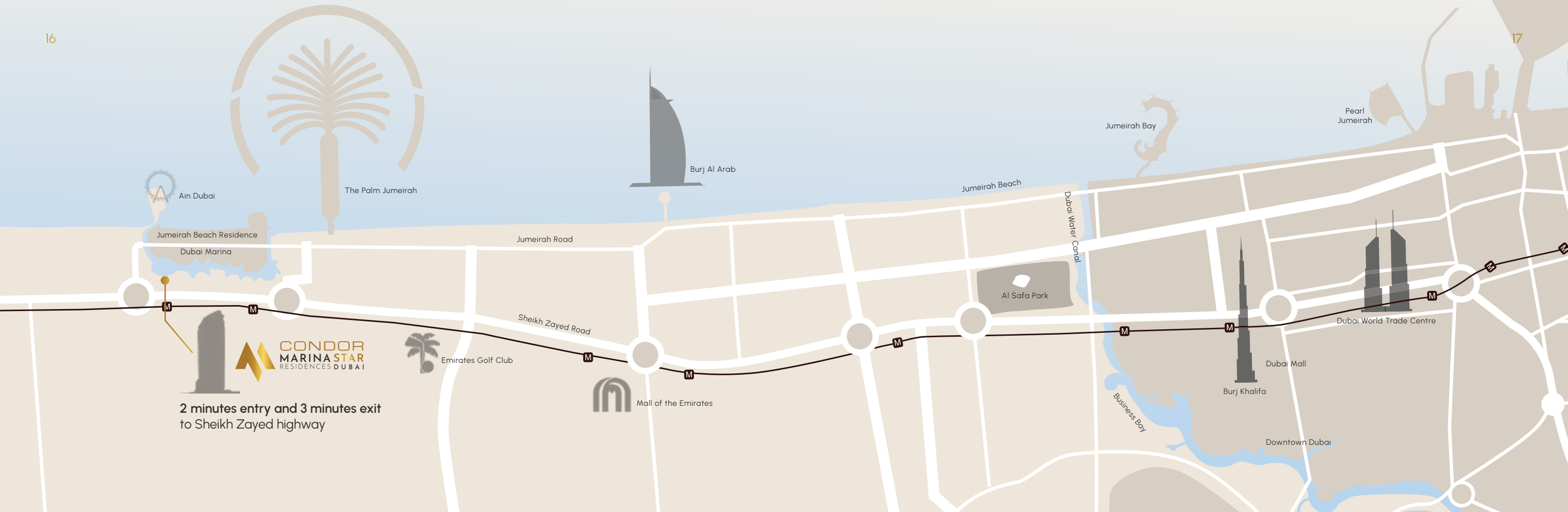
15 Minutes
Dubai Investment Park



20 Minutes
Dubai International
Financial Centre (DIFC)

16

17





18

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 alfresco waterfront dining. All are accessible via foot, vehicle, and public transport links which can be found conveniently at your doorstep..

A PLACE OF BEAUTY

19



MARINA STAR RESIDENCES



22

GRACIOUS LIVING

The Condor Marina Star Residence is a graceful 27-floor landmark in one of Dubai's most prestigious locations. Gently rounded elements and curved outlines lend a subtle softness to the architecture, with gardens and greenery bringing life to expansive balconies and terraces.

NUMBER OF UNITS

STUDIO

77

1 BEDROOM

94

2 BEDROOM

30

DUPLEX VILLA

03

PENTHOUSE

02



23

A GLIMPSE INTO THE CONDOR MARINA STAR RESIDENCES

24



4B+G+27 Levels



Luxurious main
entrance lobby



Roof top
swimming pool



Coffee Shop



Restaurant



Spectacular view



SPA



Yoga studio



Gym



High quality
materials



Facade lighting



Ground level
landscaping

25



Community living
& Co-working
spaces



Central - chiller - air
conditioning system
with 'BTU' Meter



Fully equipped
'GRMS'

A DIVERSE AND WELCOMING SPACE

THE LOBBY

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



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.



INTERIORS

STUDIO

LIVING ROOM



Studio apartments can be an entertaining space or a chic refuge with handleless storage that's cleverly maximized.

Open-plan living, dining, kitchen and bedroom area,

Built-in wardrobe,

Bathroom with rain shower & bathtub,

Spacious balcony.

PHOTOS FROM OUR
MOCKUP APARTMENTS

STUDIO

KITCHEN

36



37



STUDIO

BEDROOM

38



39

STUDIO

BATHROOM

40



41

ONE BEDROOM

LIVING ROOM



These apartments feature a large bedroom and spacious kitchen that reveal multiple views of the city, Marina, or open sea, with abundant natural light.

Open-plan living and dining area,
Separate kitchen,
Master bedroom,
Master bathroom with rain shower & bathtub,
Powder room,
Two spacious balconies.

ONE BEDROOM

KITCHEN

44

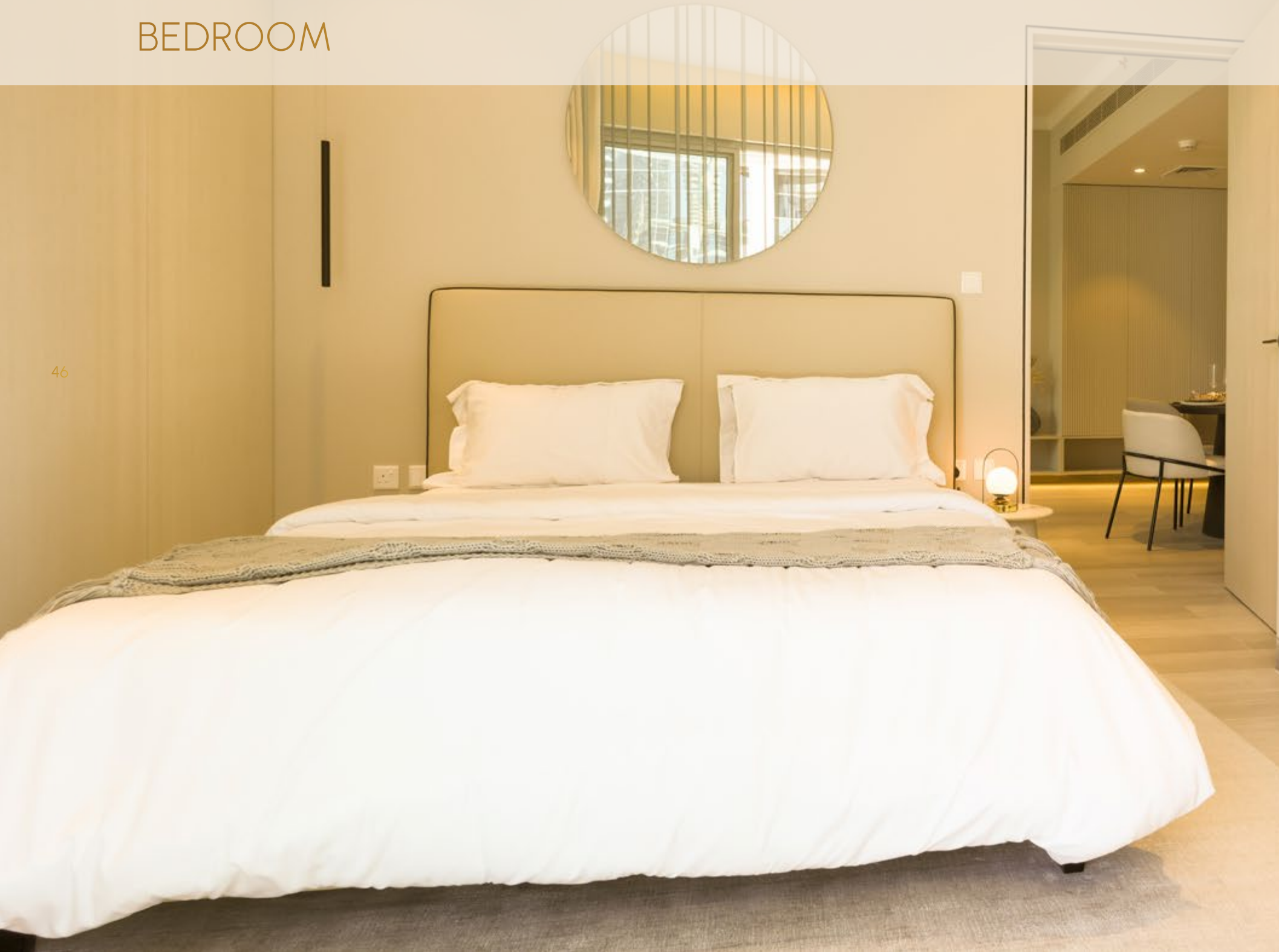


45

ONE BEDROOM

BEDROOM

46



47



ONE BEDROOM

BATHROOM

48

49



TWO BEDROOM

LIVING ROOM

50

51

This apartment model boasts direct views of the Marina and the city. Units feature large bedrooms and lots of built-in wardrobe space to create a modern sanctuary.

Open-plan living and dining area,
Separate kitchen,
Bedroom with ensuite bathroom,
Powder Room,
Spacious balconies.

TWO BEDROOM

KITCHEN

52



53

TWO BEDROOM

DINING ROOM

54

55



TWO BEDROOM

BEDROOM

56



57

LOBBY

58

59

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



LAYOUTS



STUDIO TYPE APARTMENT TYPE - A



Area Details Type:
A (Studio)

Level:
2nd, 5th - 14th
& 16th - 19th Floor

Living Area:
43.79 m²

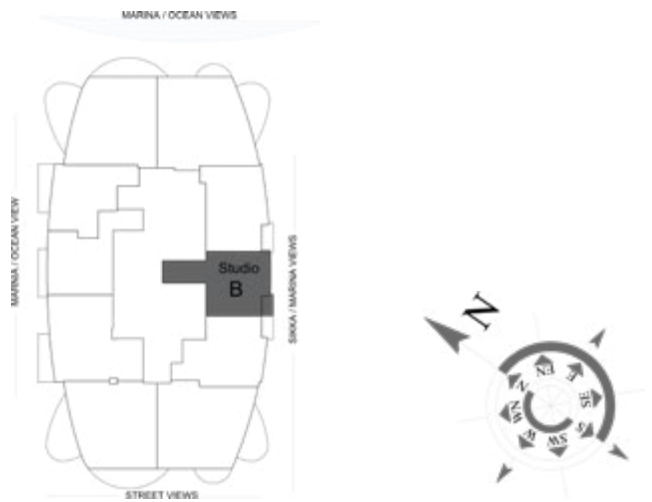
Balcony Area:
3.07 m²

Total Area:
46.86 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.

STUDIO TYPE APARTMENT TYPE - B

64



Area Details Type:
B (Studio)

Level:
2nd, 6th - 8th,
14th, 17th & 19th Floor

Living Area:
43.12 m²

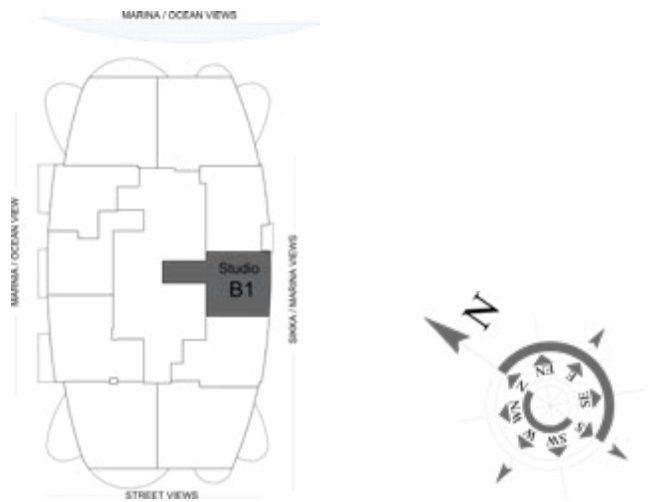
Balcony Area:
2.44 m²

Total Area:
45.56 m²

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STUDIO TYPE APARTMENT TYPE - B1

65



Area Details Type:
B1 (Studio)

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

Living Area:
44.93 m²

Balcony Area:
-

Total Area:
44.93 m²

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STUDIO TYPE APARTMENT TYPE - C



66



Area Details Type:

C (Studio)

Level:

2nd - 3rd, 6th - 8th, 14th - 15th
& 17th - 19th Floor

Living Area:

45.06 m²

Balcony Area:

2.29 m²

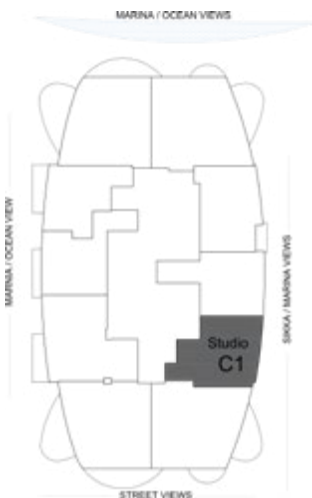
Total Area:

47.35 m²

STUDIO TYPE APARTMENT TYPE - C1



67



Area Details Type:

C1 (Studio)

Level:

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

Living Area:

46.49 m²

Balcony Area:

-

Total Area:

46.49 m²

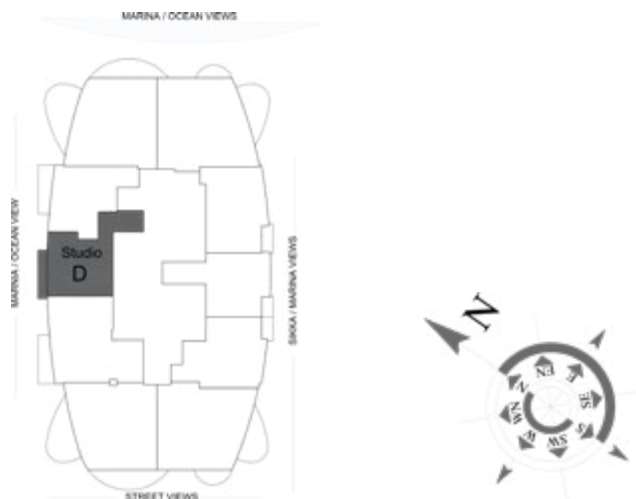
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STUDIO TYPE APARTMENT TYPE - D



68



Area Details Type:

D (Studio)

Level:

2nd, 3rd & 5th - 8th
& 10th-19th Floor

Living Area:

43.24 m²

Balcony Area:

3.86 m²

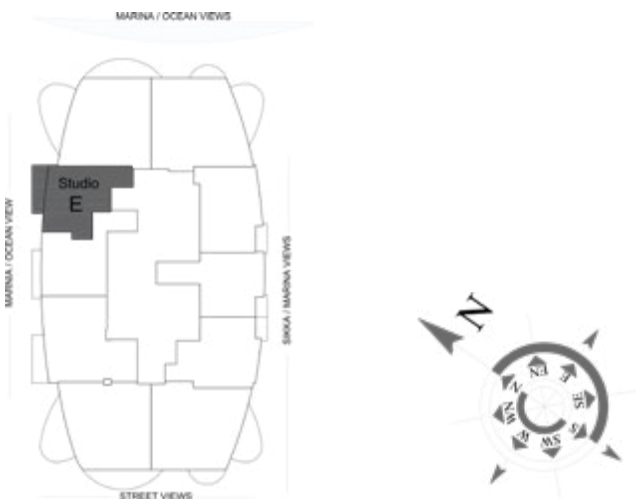
Total Area:

47.10 m²

STUDIO TYPE APARTMENT TYPE - E



69



Area Details Type:

E (Studio)

Level:

2nd, 3rd & 5th - 8th
& 10th-19th Floor

Living Area:

38.46 m²

Balcony Area:

5.68 m²

Total Area:

44.32 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.

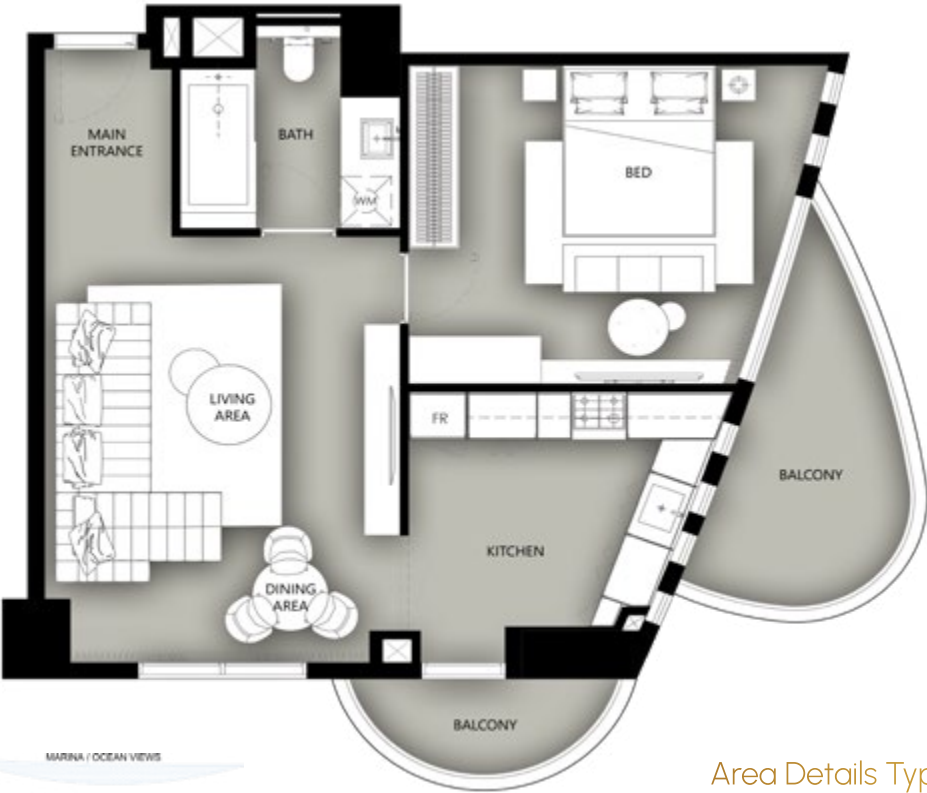
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ACTUAL VIEW
FROM CONDOR MARINA STAR RESIDENCES



ONE-BEDROOM APARTMENT

TYPE - A

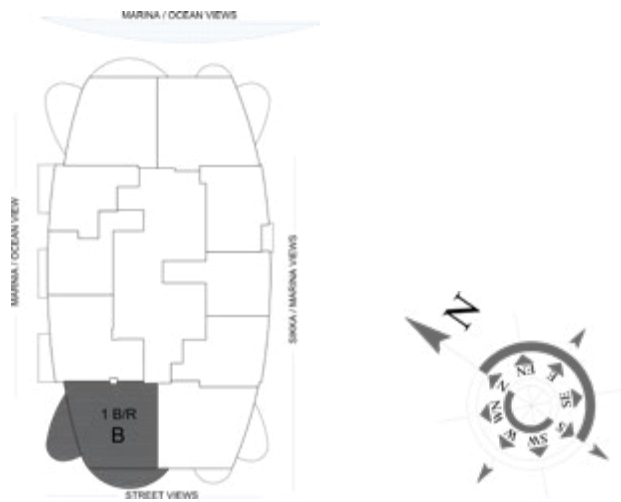


- Area Details Type:
A (1Bedroom)
- Level:
1st - 3rd & 5th - 19th Floor
- Living Area:
65.16 m²
- Balcony Area:
12.94 m²
- Total Area:
78.10 m²

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ONE-BEDROOM APARTMENT TYPE - B

72



Area Details Type:
B (1Bedroom)

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

Living Area:
63.35 m²

Balcony Area:
22.29 m²

Total Area:
85.64 m²

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ONE-BEDROOM APARTMENT TYPE - B1

73



Area Details Type:
B1 (1Bedroom)

Level:
1st Floor

Living Area:
63.43 m²

Balcony Area:
34.60 m²

Total Area:
98.03 m²

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ONE-BEDROOM APARTMENT TYPE - C

74



Area Details Type:
C (1Bedroom)

Level:
5th - 19th Floor

Living Area:
57.99 m²

Balcony Area:
5.85 m²

Total Area:
63.84 m²

ONE-BEDROOM APARTMENT TYPE - C1

75



Area Details Type:
C1 (1Bedroom)

Level:
1st - 3rd Floor

Living Area:
66.52 m²

Balcony Area:
-

Total Area:
66.52 m²

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ONE-BEDROOM APARTMENT TYPE - D

76



Area Details Type:
D (1Bedroom)

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

Living Area:
64.69 m²

Balcony Area:
23.14 m²

Total Area:
87.83 m²

ONE-BEDROOM APARTMENT TYPE - D1

77



Area Details Type:
D1 (1Bedroom)

Level:
14th Floor

Living Area:
57.34 m²

Balcony Area:
23.15 m²

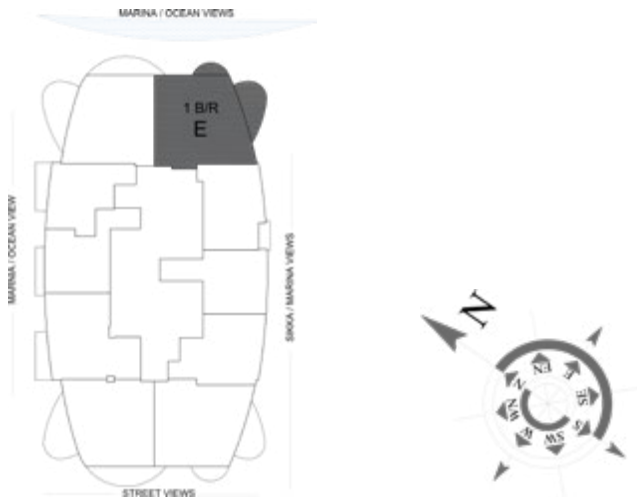
Total Area:
80.49 m²

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ONE-BEDROOM APARTMENT TYPE - E

78



Area Details Type:
E (1Bedroom)

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

Living Area:
71.27 m²

Balcony Area:
13.46 m²

Total Area:
84.73 m²

ONE-BEDROOM APARTMENT TYPE - F

79



Area Details Type:
F (1Bedroom)

Level:
1st Floor

Living Area:
54.11 m²

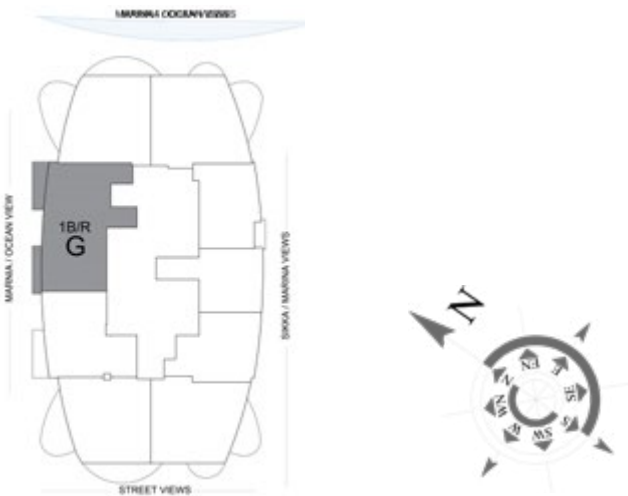
Balcony Area:
3.71 m²

Total Area:
57.82 m²

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ONE-BEDROOM APARTMENT TYPE - G



Area Details Type:
G (1Bedroom)

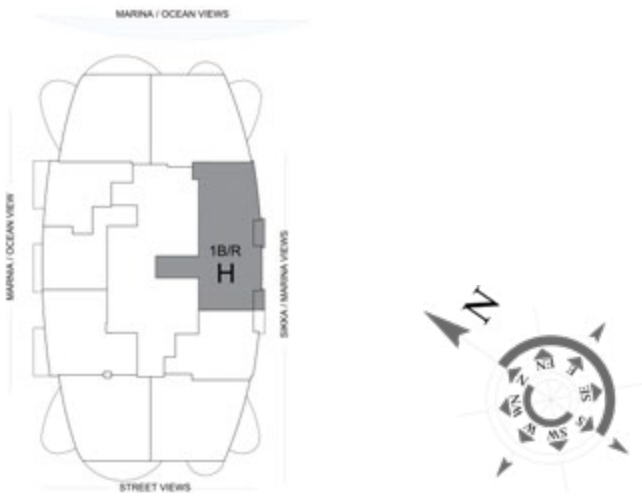
Level:
9th Floor

Living Area:
81.78 m²

Balcony Area:
9.74 m²

Total Area:
91.52 m²

ONE-BEDROOM APARTMENT TYPE - H



Area Details Type:
H (1Bedroom)

Level:
3rd & 15th Floor

Living Area:
86.8 m²

Balcony Area:
5.55 m²

Total Area:
92.35 m²

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ONE-BEDROOM APARTMENT TYPE - J



Area Details Type:
J (1Bedroom)

Level:
1st & 18th Floor

Living Area:
88.1 m²

Balcony Area:
4.76 m²

Total Area:
92.86 m²

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ACTUAL VIEW
FROM CONDOR MARINA STAR RESIDENCES

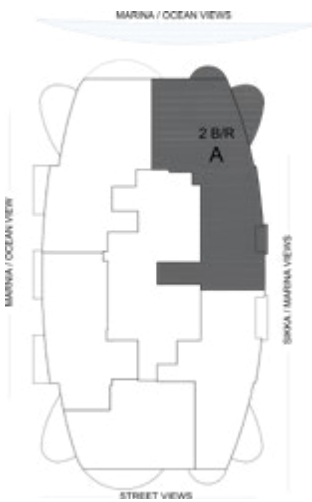


ACTUAL VIEW
FROM CONDOR MARINA STAR RESIDENCES



TWO-BEDROOM APARTMENT

TYPE - A



Area Details Type:
A (2Bedroom)

Level:
4th & 20th - 24th Floor

Living Area:
145.09 m²

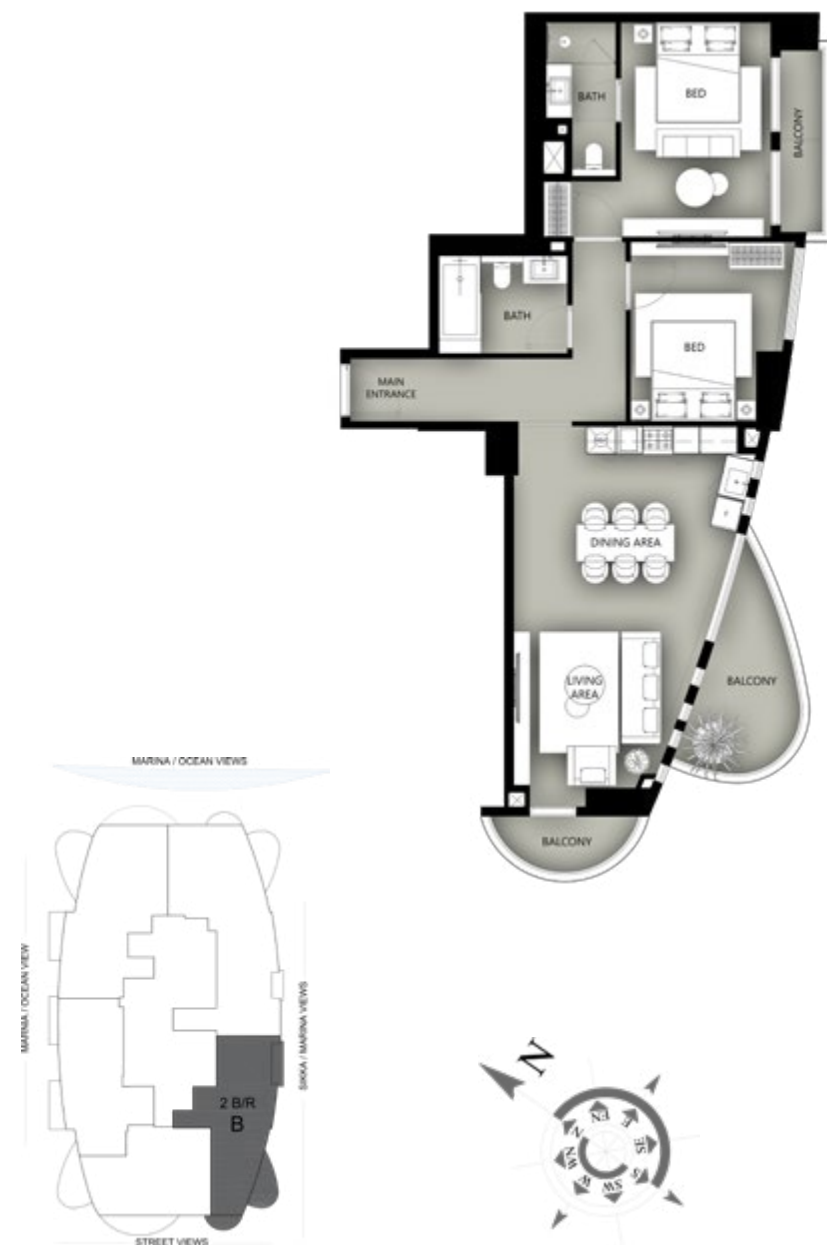
Balcony Area:
16.59 m²

Total Area:
161.68 m²

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TWO-BEDROOM APARTMENT TYPE - B

86



Area Details Type:
 B (2Bedroom)

 Level:
 20th - 24th Floor

 Living Area:
 92.25 m²

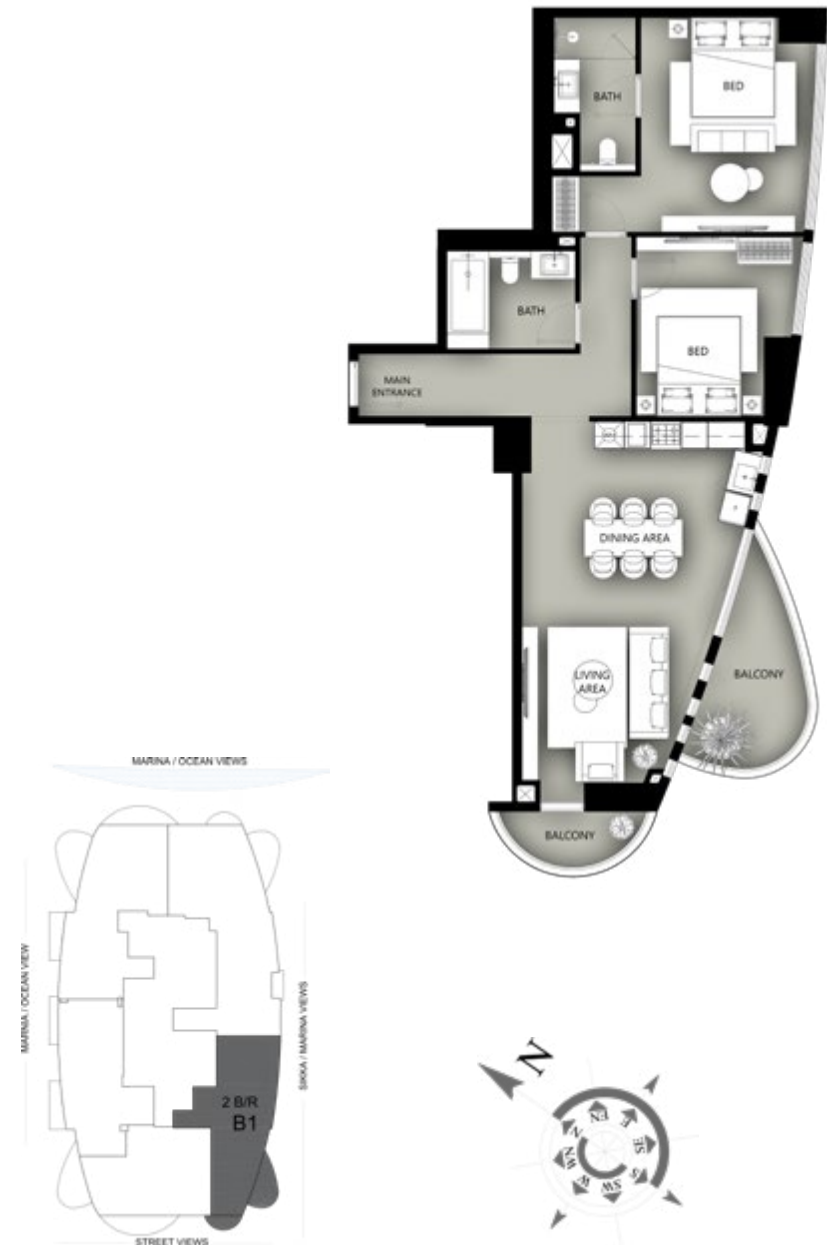
 Balcony Area:
 17.74 m²

 Total Area:
 109.99 m²

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TWO-BEDROOM APARTMENT TYPE - B1

87



Area Details Type:
 B1 (2Bedroom)

 Level:
 4th Floor

 Living Area:
 94.81 m²

 Balcony Area:
 12.96 m²

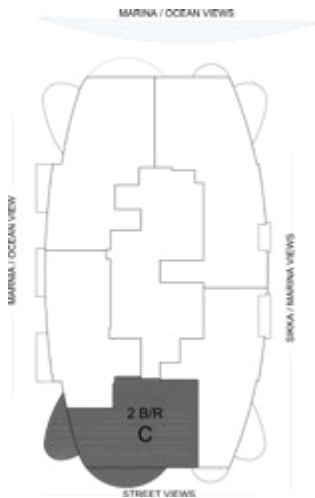
 Total Area:
 107.77 m²

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▲ TWO-BEDROOM APARTMENT TYPE - C



88



Area Details Type:
 C (2Bedroom)

 Level:
 4th & 20th - 24th Floor

 Living Area:
 84.80 m²

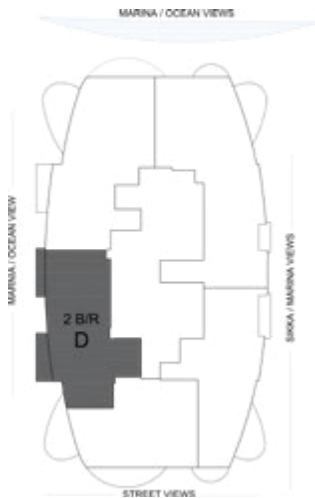
 Balcony Area:
 22.33 m²

 Total Area:
 107.13 m²

TWO-BEDROOM APARTMENT TYPE - D



89



Area Details Type:
 D (2Bedroom)

 Level:
 4th & 20th - 24th Floor

 Living Area:
 93.51 m²

 Balcony Area:
 9.76 m²

 Total Area:
 103.27 m²

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TWO-BEDROOM APARTMENT **TYPE - E**



Area Details Type:
E (2Bedroom)

Level:
20th - 24th Floor

Living Area:
122.02 m²

Balcony Area:
29.01 m²

Total Area:
151.03 m²

TWO-BEDROOM APARTMENT **TYPE - E1**



Area Details Type:
E1 (2Bedroom)

Level:
4th Floor

Living Area:
115.21 m²

Balcony Area:
29.00 m²

Total Area:
144.21 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.

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DUPLEX VILLA TYPE V-103

92



(FACING MARINA)

93



Area Details Type:
V-103 (Duplex Villa)

Level:
Ground Floor + 1st Floor

Living Area:
450.29 m²

Balcony Area:
409.50 m²

Total Area:
859.79 m²

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▲ DUPLEX VILLA TYPE V-102

(FACING MARINA)



Area Details Type:
V-102 (Duplex Villa)

Level:
1st Floor + 2nd Floor

Living Area:
183.15 m²

Balcony Area:
45.74 m²

Total Area:
228.89 m²

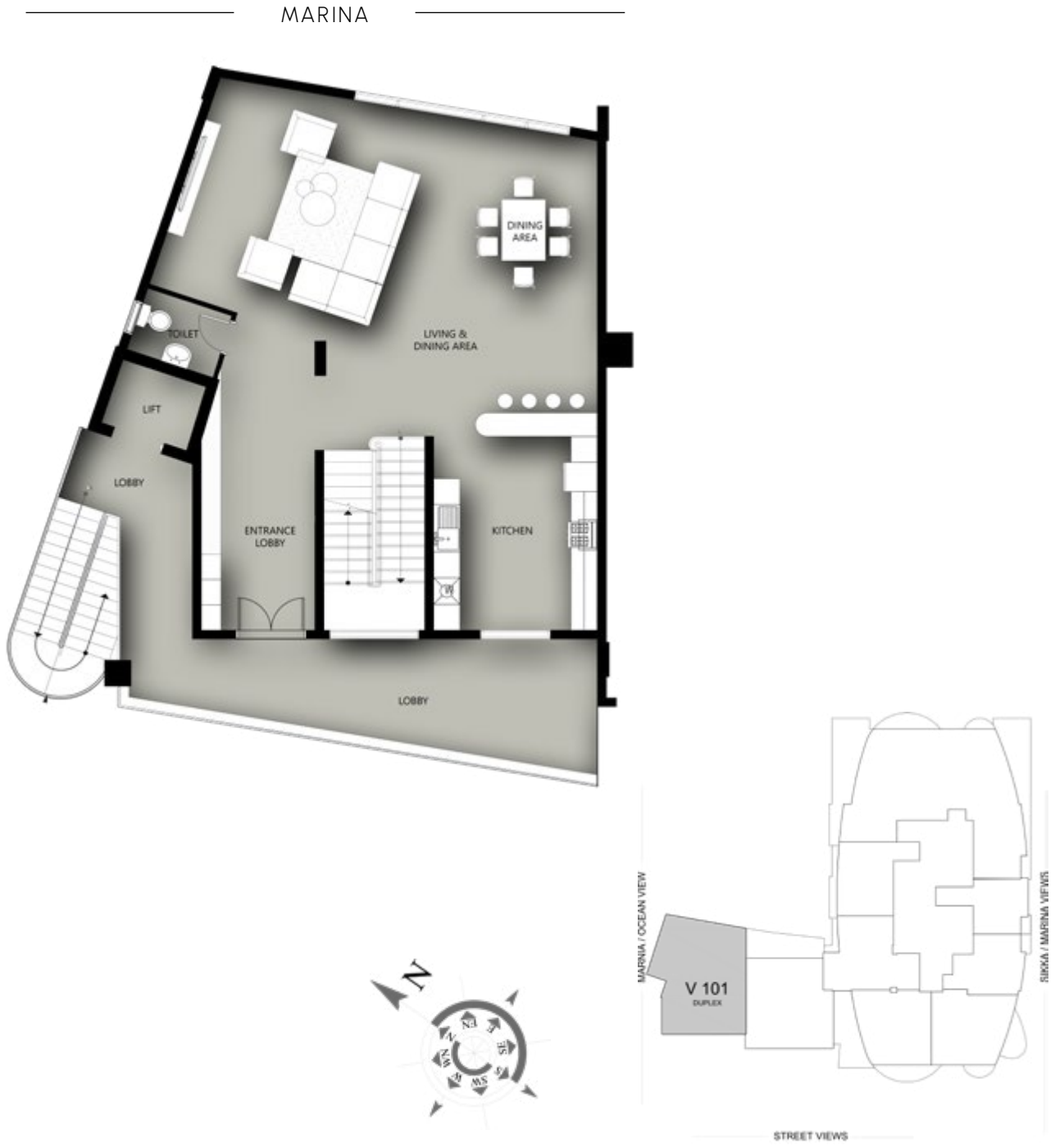
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▲ DUPLEX VILLA TYPE V-101

(FACING MARINA)



96



97



Area Details Type:
V-101 (Duplex Villa)

Level:
1st Floor + 2nd Floor

Living Area:
238.18 m²

Balcony Area:
27.85 m²

Total Area:
266.03 m²

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▲

PENTHOUSE ROOF LEVEL

25th FLOOR



Area Details Type:
Roof

Level:
25th Floor

Living Area:
333.72 m²

Balcony Area:
296.22 m²

Total Area:
629.94 m²



99

PENTHOUSE ROOF LEVEL

▲

26th FLOOR



Area Details Type:
Roof

Level:
26th Floor

Living Area:
334.27 m²

Balcony Area:
226.97 m²

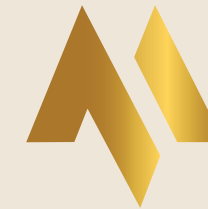
Total Area:
561.24 m²



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100



101

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WHERE THE SKY MEETS THE SEA

CONTACT CEE

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Phone: +43 (0)699 / 18 00 02 08

The background is a dark charcoal grey. It is filled with a complex, organic pattern of thin, golden-yellow lines. These lines are arranged in a way that creates a sense of depth and movement, resembling a dense, flowing web or a series of overlapping, curved planes. The lines are most concentrated in the center and left side, with some lines extending towards the right edge. The overall effect is one of sophisticated, modern design.

CONDOR