



Prop971



Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.

The Community

Rashid Yachts and 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 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".

Why Ocean Star?

- Offers masterfully detailed and expansive 1-, 2-, 3-bedroom apartments.
 - Boasts a cutting-edge platform offering a variety of world-class amenities.
 - Designed to be a contemporary residential oasis which offers tranquil surroundings and exciting nearby attractions.
- Premier residences thoughtfully designed with elegance and style.
 - A clinic ideally situated within the property and a school just steps away.
 - Moments away from beautiful dining, retail, shopping, cultural and leisure experiences.



Location & Views

- 10 min to Sheikh Zayed Road
 - 15 min to Dubai International Airport
 - 20 min to Downtown Dubai
 - 20 min to the Dubai Mall/Burj Khalifa
 - 20 min to Dubai Creek Harbour.
- Endless outdoor living space views.
 - Close to a school, nursery, family clinic, and community parks.

Residential Units

- 1-, 2-, 3-bedroom apartments.
 - Designed masterfully to be detailed.
- Boasts a contemporary design aesthetic.
 - Views of the Canal Pool.

Instalment	Payment Percentage	Due Date
1st Instalment	10%	MAR 2024
2nd Instalment	10%	MAY 2024
3rd Instalment	10%	OCT 2024
4th Instalment	10%	MAR 2025
5th Instalment	10%	SEP 2025
6th Instalment 20% Construction Completion*	10%	JUN 2026
7th Instalment 40% Construction Completion*	10%	DEC 2026
8th Instalment 60% Construction Completion*	10%	MAY 2027
9th Instalment 80% Construction Completion*	10%	OCT 2027
10th Instalment 100% Construction Completion*	10%	JUL 2028

*Estimated Construction Completion Date

Available Units	Area Sq. ft.		Starting Price (in AED mn)
	Min.	Max.	
1-Bedroom	790	994	1.7
2-Bedrooms	1,155	1,513	2.4
3-Bedrooms	1,617	2,025	3.4

Facts

- **58 Units:** 1-bedroom apartments.
- **76 Units:** 2-bedroom apartments.
- **20 Units :** 3-bedroom apartments.
- **154 Units** Overall



Amenities



- The Canal Pool
 - Community Park
 - Gym
 - Nursery & School
- Boardwalk Promenade
 - Recreational Courts
 - Retail & Dining Options
 - Health Clinic

The Developer

EMAAR'S REVENUE FOR 2023 –
AED 26.7 billion (US\$ 7.3 billion)

With a proven track-record in delivery, Emaar has delivered approximately 108,000 residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.