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Marina

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# CONDOR

## OUR STORY

The award-winning global Condor Group was established in 1983 in Dubai, UAE. For over 40 years, Mr. V. Sivaprasad; CEO and founder, 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.

## 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 go 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.



**GO  
WHERE  
YOU  
FEEL MOST  
ALIVE**



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.





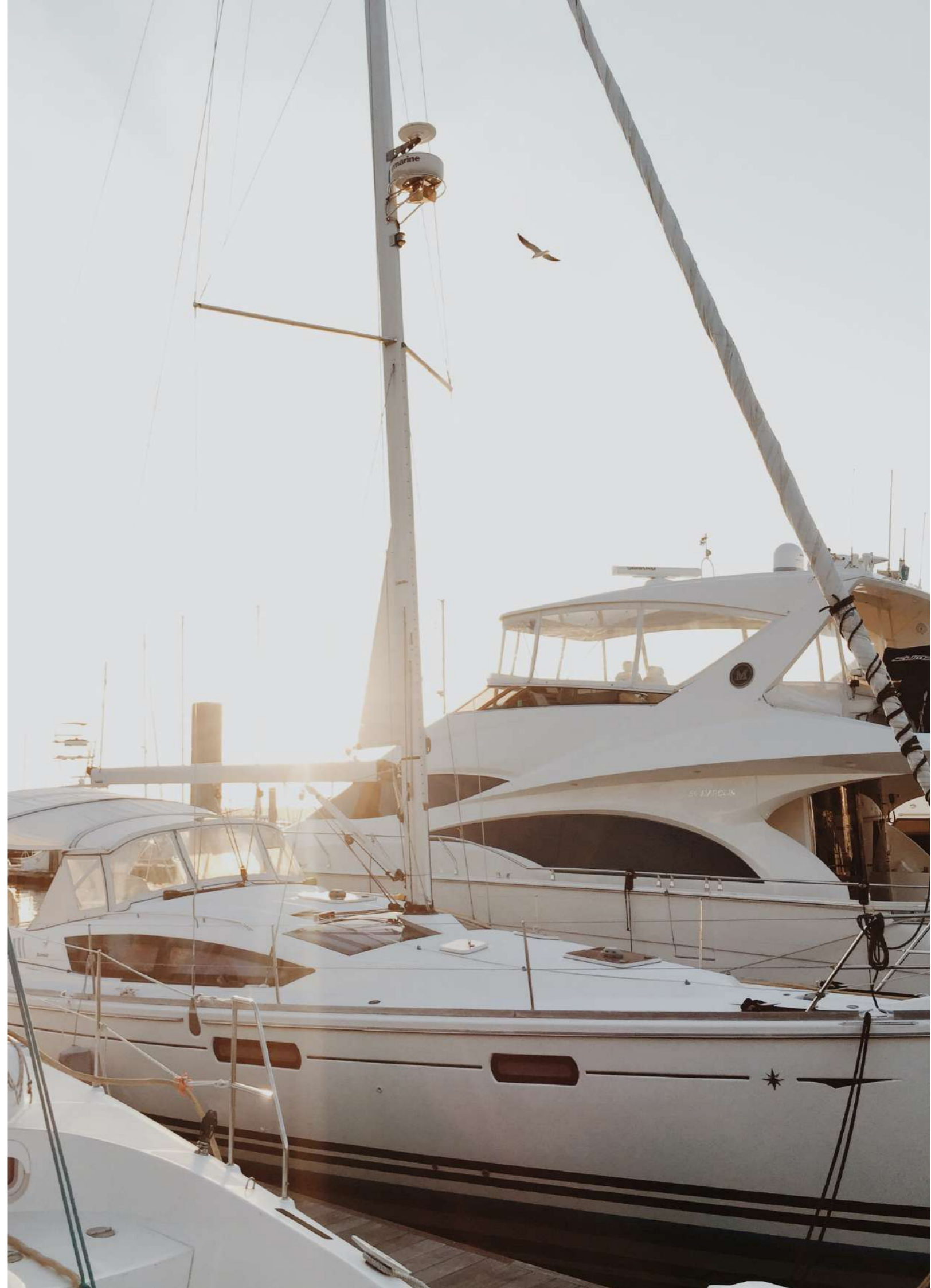
Gracing the pinnacle of Dubai Marina, this exclusive collection of residences and furnished apartments is enhanced by open views of the ocean and an unprecedented attention to detail.





# A PLACE OF *Beauty.*

The Condor offers easy access to all of Dubai's business districts, beautiful beaches and luxurious shopping and dining destinations, including the 390,000 sq.ft Dubai Marina Mall with it's 130 stores and fresco waterfront dining. All are accessible via foot, vehicle, and public transport links which can be found conveniently on your doorstep.



# 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

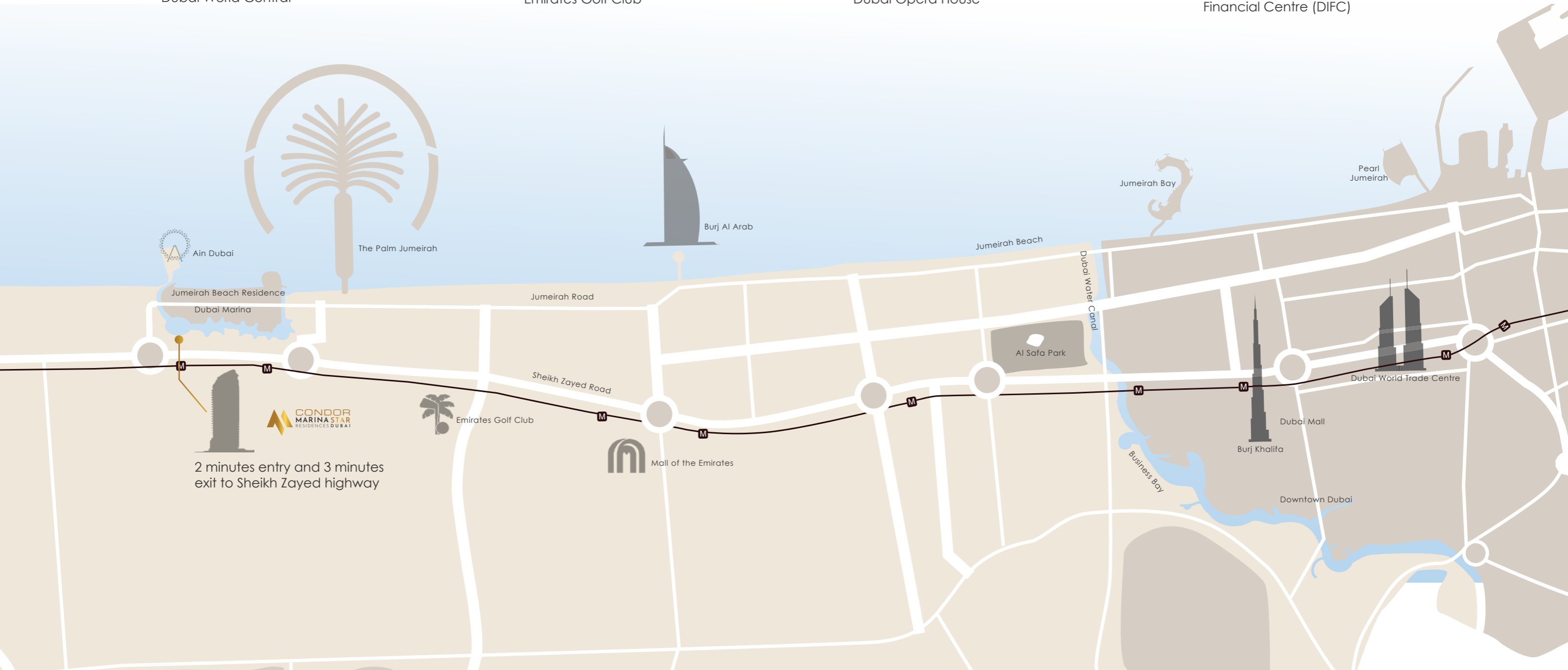
15 Minutes  
Dubai Investment Park

25 Minutes  
Dubai World Central

8 Minutes  
Emirates Golf Club

30 Minutes  
Dubai Opera House

20 Minutes  
Dubai International  
Financial Centre (DIFC)





# GRACIOUS LIVING



NUMBER  
OF UNITS

STUDIO  
77

ONE BEDROOM  
94

TWO BEDROOM  
30

DUPLEX VILLA  
03

PENTHOUSE  
02



A GLIMPSE INTO  
THE CONDOR MARINA STAR RESIDENCES





## THE RESIDENCES

Apartments at The Condor are designed with a unique floor plan that truly maximizes space, along with thoughtful neutral colorways and rich yet natural textures. Explore what each unit can offer you.

## APARTMENTS

From the moment you arrive at the Condor, you have space to be you. Choose from custom furnished apartments and unfurnished so you can make your space your own.

## LIVING ROOMS

Glass walls and custom lighting add a natural glow, with the cityscape becoming an extension of your living room and dining area.

## KITCHENS

The sleek kitchens offer unique features including a marble worktop and backsplash, bespoke hardware, lacquer cabinets, handleless doors and integrated Siemens and Miele appliances.

## BATHROOMS

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



All the facilities you need on the inside, with a desirable neighborhood outside. Everything you need, on sea or on land, is at your disposal.





# A NEW STANDARD

## FACILITIES AND AMENITIES

No detail has been spared in The Condor with useful, luxurious and striking amenities alongside all the privileges of living in the upper marina area.

## ROOF SWIMMING POOL

The expansive pool is perfect for a dip against the backdrop of the city, overlooking the Indian Ocean.

## SMART HOME SYSTEM

Remote security and control for peace of mind, wherever you are.

## RESTAURANT

Acclaimed in-house dining for the family.

## YOGA ROOM

Balance body and mind in a room designed for yoga and meditation.







MARINA STAR

CONDOR  
MARINA STAR

CONDOR  
MARINA STAR



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.



## 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.



STUDIO  
BEDROOM



STUDIO  
BATHROOM





# ONE BEDROOM

## LIVING ROOM

These apartments feature a large bedroom, spacious kitchen, panelled walls that reveal vast amounts of storage space and a guest bathroom. Each unit offers multiple views of the city, marina or open sea, with an abundance of 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

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



# ONE BEDROOM BEDROOM

Created to be a personal sanctuary with the views that help you relax and unwind. Exclusive balcony for bedroom.



# ONE BEDROOM BATHROOM

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

Bathroom with Bathtub and rain shower.



## TWO BEDROOM LIVING ROOM

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

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



TWO BEDROOM  
DINING ROOM



TWO BEDROOM  
BEDROOM





# LOBBY

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



LIFT

A

B



The generous layout you need to raise a family, with a rare level of comfort and elegance. The area is ideal for children of all ages, with waterfront parks, nurseries and renowned schools close by.



# LAYOUTS





## STUDIO TYPE APARTMENT TYPE - A



**Area Details Type:**  
A (Studio)

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

**Living Area:**  
471.36 sq. ft.

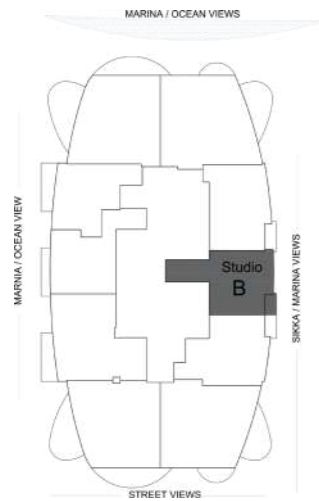
**Balcony Area:**  
33.03 sq. ft.

**Total Area:**  
**504.40 sq. ft.**

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## STUDIO TYPE APARTMENT TYPE - B



**Area Details Type:**  
B (Studio)

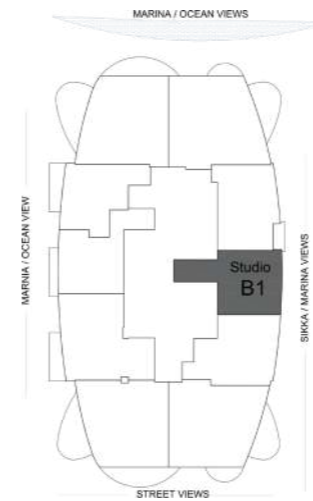
**Level:**  
2nd, 6th - 8th,  
14th, 17th & 19th Floor

**Living Area:**  
464.09 sq. ft.

**Balcony Area:**  
26.28 sq. ft.

**Total Area:**  
**490.37 sq. ft.**

## STUDIO TYPE APARTMENT TYPE - B1



**Area Details Type:**  
B1 (Studio)

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

**Living Area:**  
483.62 sq. ft.

**Balcony Area:**  
-

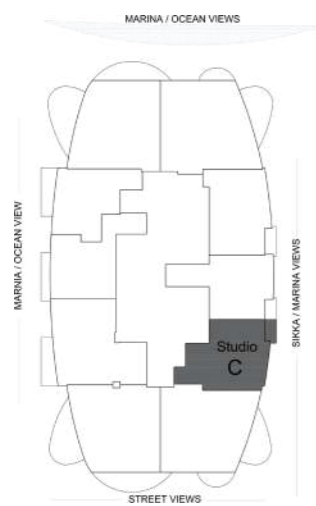
**Total Area:**  
**483.62 sq. ft.**

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## STUDIO TYPE APARTMENT TYPE - C



**Area Details Type:**  
C (Studio)

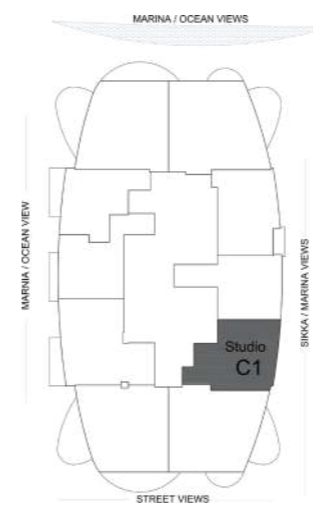
**Level:**  
2nd - 3rd, 6th - 8th, 14th - 15th  
& 17th - 19th Floor

**Living Area:**  
485.00 sq. ft.

**Balcony Area:**  
24.69 sq. ft.

**Total Area:**  
**509.69 sq. ft.**

## STUDIO TYPE APARTMENT TYPE - C1



**Area Details Type:**  
C1 (Studio)

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

**Living Area:**  
500.41 sq. ft.

**Balcony Area:**  
-

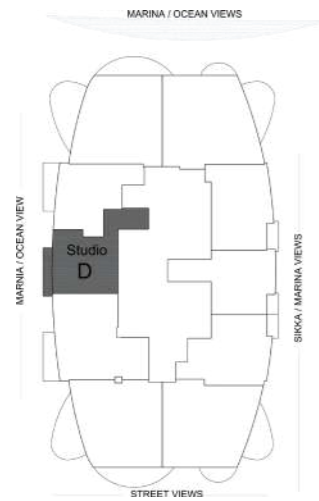
**Total Area:**  
**500.41 sq. ft.**

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## STUDIO TYPE APARTMENT TYPE - D



Area Details Type:  
D (Studio)

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

Living Area:  
465.41 sq. ft.

Balcony Area:  
41.55 sq. ft.

Total Area:  
**506.96 sq. ft.**

## STUDIO TYPE APARTMENT TYPE - E



Area Details Type:  
E (Studio)

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

Living Area:  
414.01 sq. ft.

Balcony Area:  
63.07 sq. ft.

Total Area:  
**477.08 sq. ft.**

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ACTUAL VIEW  
FROM CONDOR MARINA STAR RESIDENCES



## ONE-BEDROOM APARTMENT TYPE - A



Area Details Type:  
A (1 Bedroom)

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

Living Area:  
701.38 sq. ft.

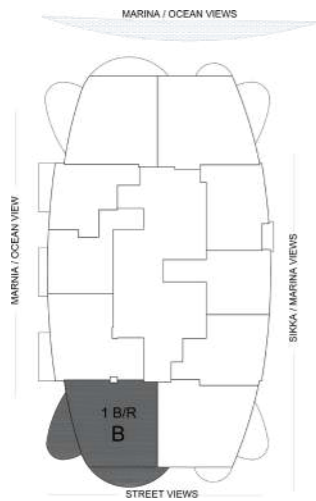
Balcony Area:  
139.29 sq. ft.

Total Area:  
**840.67 sq. ft.**

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## ONE-BEDROOM APARTMENT TYPE - B



**Area Details Type:**

B (1Bedroom)

**Level:**

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

**Living Area:**

681.91 sq. ft.

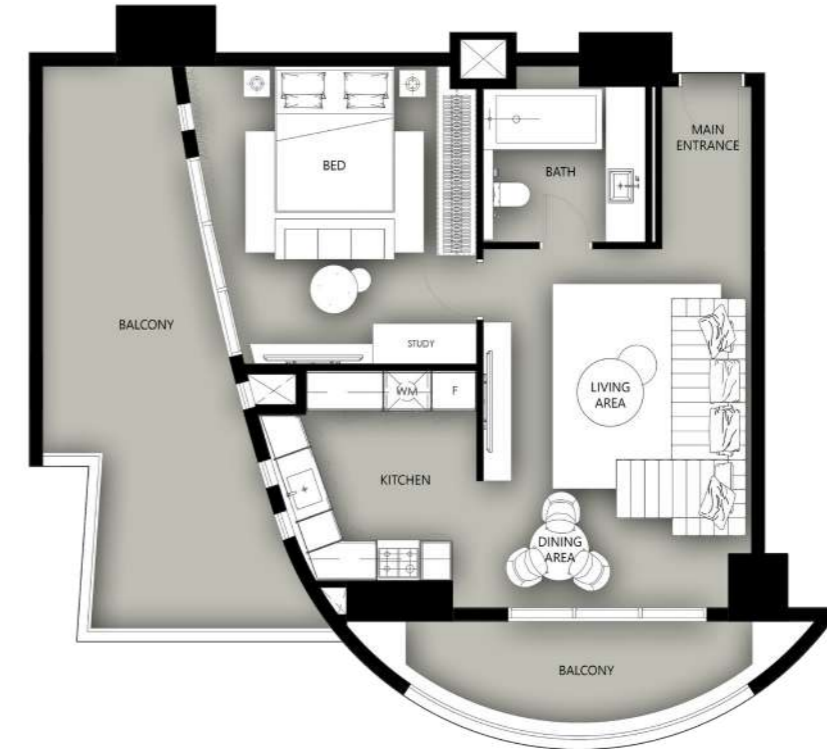
**Balcony Area:**

239.92 sq. ft.

**Total Area:**

**921.83 sq. ft.**

## ONE-BEDROOM APARTMENT TYPE - B1



**Area Details Type:**

B1 (1Bedroom)

**Level:**

1st Floor

**Living Area:**

682.75 sq. ft.

**Balcony Area:**

372.43 sq. ft.

**Total Area:**

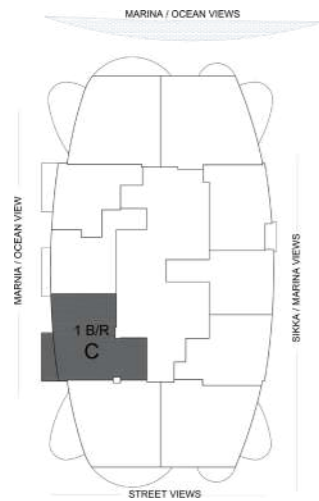
**1,055.19 sq. ft.**

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## ONE-BEDROOM APARTMENT TYPE - C



**Area Details Type:**  
C (1 Bedroom)

**Level:**  
5th - 19th Floor

**Living Area:**  
624.20 sq. ft.

**Balcony Area:**  
62.97 sq. ft.

**Total Area:**  
**687.17 sq. ft.**

## ONE-BEDROOM APARTMENT TYPE - C1



**Area Details Type:**  
C1 (1 Bedroom)

**Level:**  
1st - 3rd Floor

**Living Area:**  
715.98 sq. ft.

**Balcony Area:**  
-

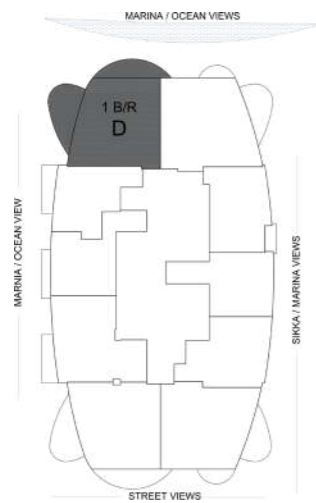
**Total Area:**  
**715.98 sq. ft.**

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## ONE-BEDROOM APARTMENT TYPE - D



**Area Details Type:**  
D (1 Bedroom)

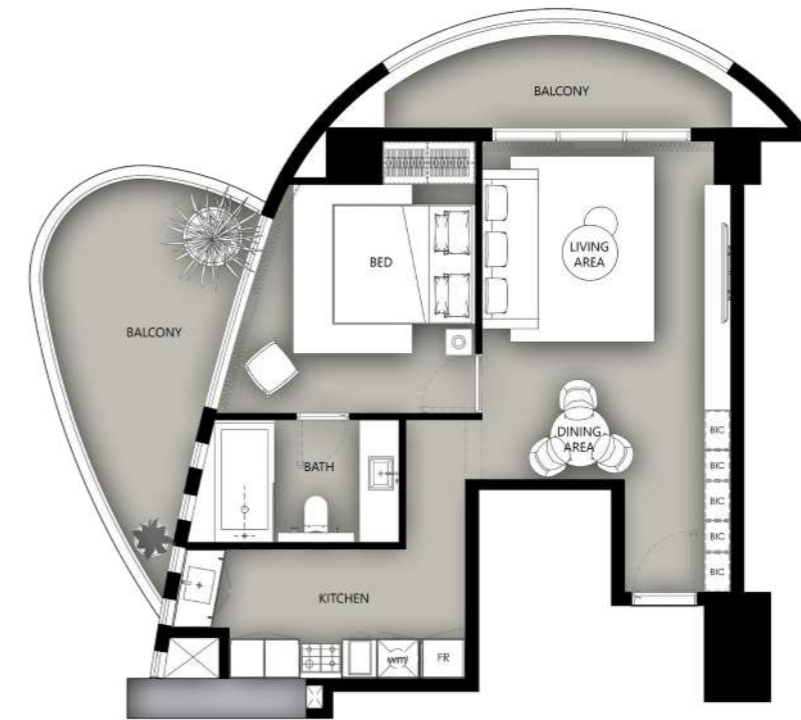
**Level:**  
2nd, 3rd, 5th - 13th  
& 15th - 19th Floor

**Living Area:**  
696.29 sq. ft.

**Balcony Area:**  
249.12 sq. ft.

**Total Area:**  
**945.41 sq. ft.**

## ONE-BEDROOM APARTMENT TYPE - D1



**Area Details Type:**  
D1 (1 Bedroom)

**Level:**  
14th Floor

**Living Area:**  
617.20 sq. ft.

**Balcony Area:**  
249.18 sq. ft.

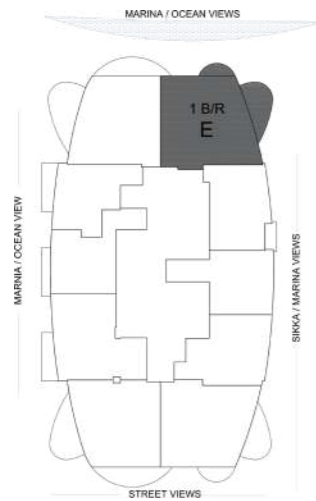
**Total Area:**  
**866.39 sq. ft.**

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## ONE-BEDROOM APARTMENT TYPE - E



**Area Details Type:**  
E (1 Bedroom)

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

**Living Area:**  
767.16 sq. ft.

**Balcony Area:**  
144.89 sq. ft.

**Total Area:**  
**912.05 sq. ft.**

## ONE-BEDROOM APARTMENT TYPE - F



**Area Details Type:**  
F (1 Bedroom)

**Level:**  
1st Floor

**Living Area:**  
582.44 sq. ft.

**Balcony Area:**  
39.93 sq. ft.

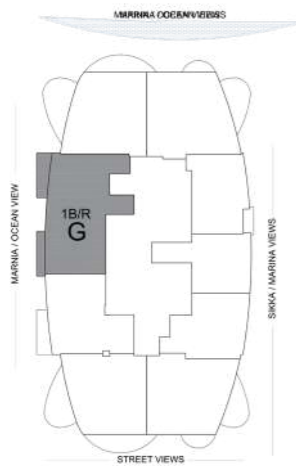
**Total Area:**  
**622.37 sq. ft.**

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## ONE-BEDROOM APARTMENT TYPE - G



Area Details Type:  
G (1 Bedroom)

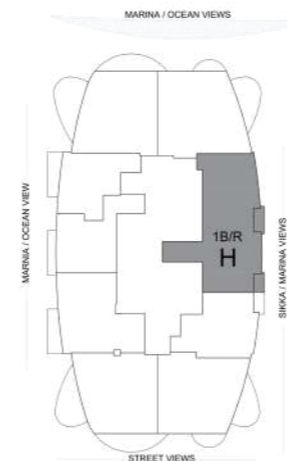
Level:  
9th Floor

Living Area:  
880.27 sq. ft.

Balcony Area:  
104.84 sq. ft.

Total Area:  
**985.11 sq. ft.**

## ONE-BEDROOM APARTMENT TYPE - H



Area Details Type:  
H (1 Bedroom)

Level:  
3rd & 15th Floor

Living Area:  
934.31 sq. ft.

Balcony Area:  
59.74 sq. ft.

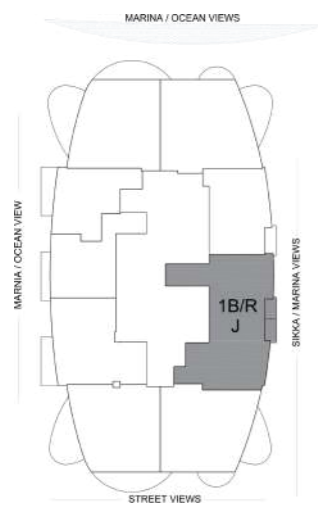
Total Area:  
**994.05 sq. ft.**

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# ONE-BEDROOM APARTMENT TYPE - J



Area Details Type:  
J (1 Bedroom)

Level:  
1st & 18th Floor

Living Area:  
948.30 sq. ft.

Balcony Area:  
51.24 sq. ft.

Total Area:  
**999.54 sq. ft.**

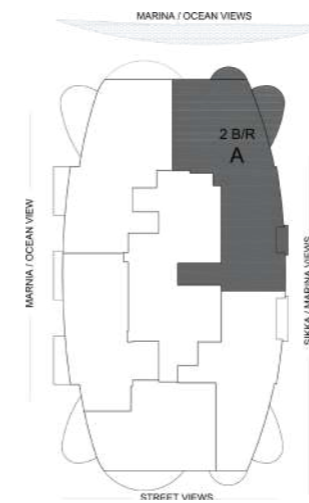
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ACTUAL VIEW  
FROM CONDOR MARINA STAR RESIDENCES



## TWO-BEDROOM APARTMENT TYPE - A



Area Details Type:  
A (2Bedroom)

Level:  
4th & 20th - 24th Floor

Living Area:  
1,561.74 sq. ft.

Balcony Area:  
178.61 sq. ft.

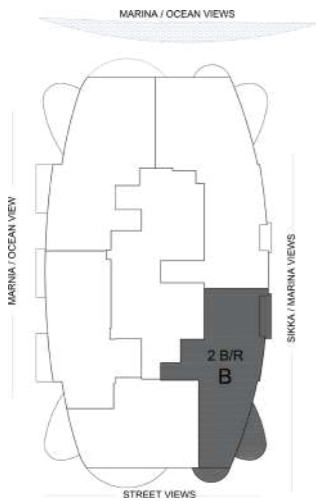
Total Area:  
**1,740.34 sq. ft.**

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## TWO-BEDROOM APARTMENT TYPE - B



Area Details Type:  
B (2Bedroom)

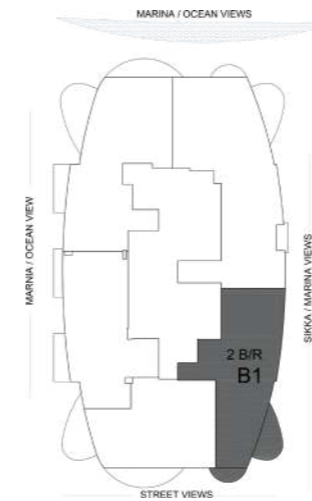
Level:  
20th - 24th Floor

Living Area:  
992.97 sq. ft.

Balcony Area:  
190.95 sq. ft.

Total Area:  
**1,183.92 sq. ft.**

## TWO-BEDROOM APARTMENT TYPE - B1



Area Details Type:  
B1 (2Bedroom)

Level:  
4th Floor

Living Area:  
1,020.53 sq. ft.

Balcony Area:  
139.50 sq. ft.

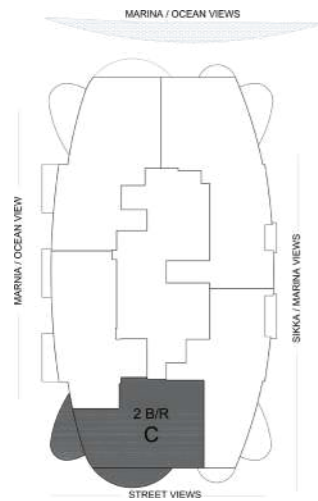
Total Area:  
**1,160.03 sq. ft.**

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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## TWO-BEDROOM APARTMENT TYPE - C



Area Details Type:  
C (2Bedroom)

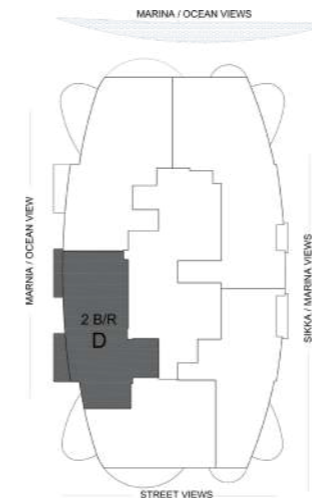
Level:  
4th & 20th - 24th Floor

Living Area:  
912.78 sq. ft.

Balcony Area:  
240.32 sq. ft.

Total Area:  
**1,153.10 sq. ft.**

## TWO-BEDROOM APARTMENT TYPE - D



Area Details Type:  
D (2Bedroom)

Level:  
4th & 20th - 24th Floor

Living Area:  
1,006.53 sq. ft.

Balcony Area:  
105.04 sq. ft.

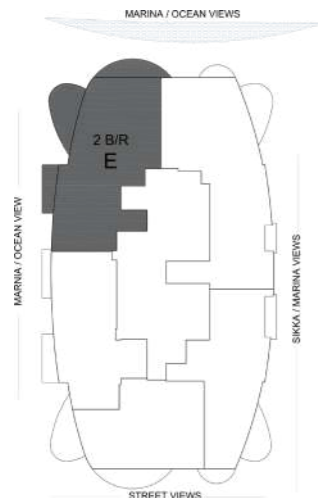
Total Area:  
**1,111.57 sq. ft.**

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## TWO-BEDROOM APARTMENT TYPE - E



Area Details Type:  
E (2Bedroom)

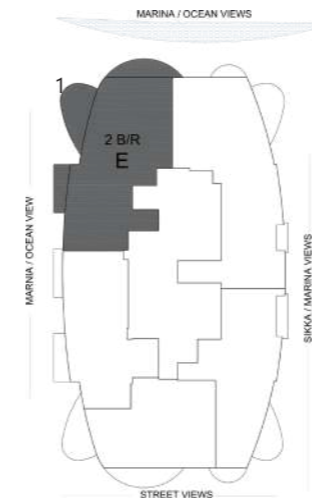
Level:  
20th - 24th Floor

Living Area:  
1,313.41 sq. ft.

Balcony Area:  
312.26 sq. ft.

Total Area:  
**1,625.67 sq. ft.**

## TWO-BEDROOM APARTMENT TYPE - E1



Area Details Type:  
E1 (2Bedroom)

Level:  
4th Floor

Living Area:  
1,240.11 sq. ft.

Balcony Area:  
312.15 sq. ft.

Total Area:  
**1,552.26 sq. ft.**

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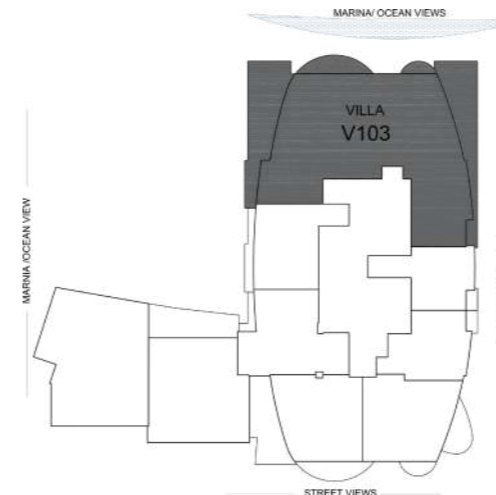
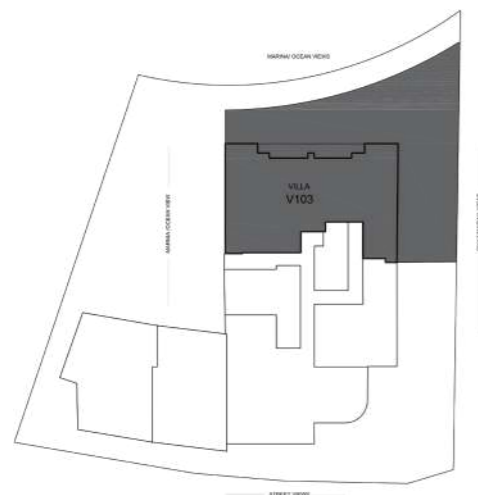


# DUPLEX VILLA TYPE V-103 (FACING MARINA)

MARINA



MARINA



Area Details Type:  
V-103 (Duplex Villa)

Level:  
Ground + 1st Floor

Living Area:  
4,846.88 sq. ft.

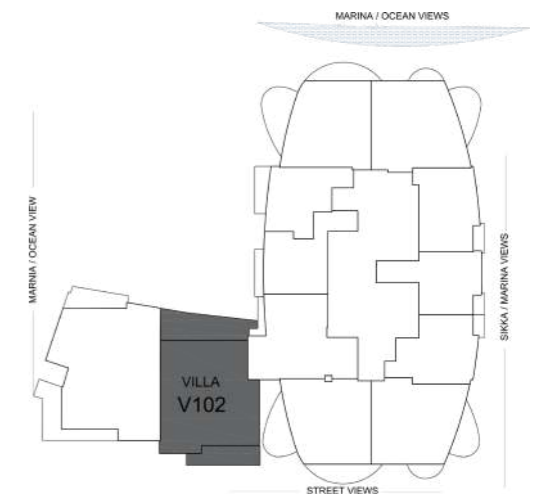
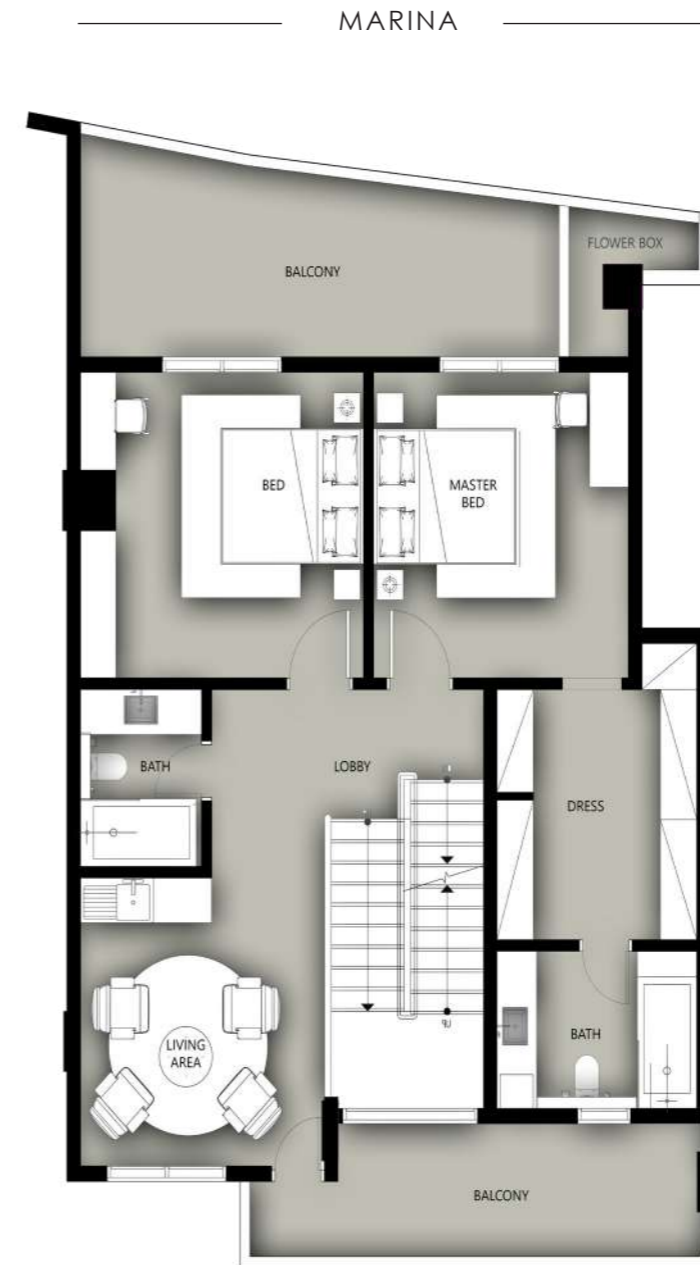
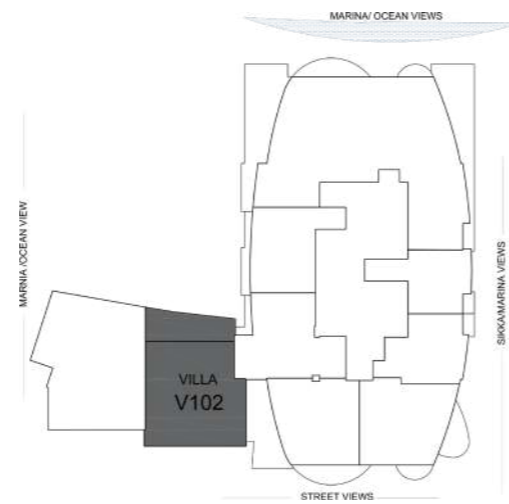
Balcony Area:  
4,407.80 sq. ft.

Total Area:  
**9,254.68 sq. ft.**

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# DUPLEX VILLA TYPE V-102 (FACING MARINA)



Area Details Type:

V-102 (Duplex Villa)

Level:

1st + 2nd Floor

Living Area:

1,971.41 sq. ft.

Balcony Area:

492.34 sq. ft.

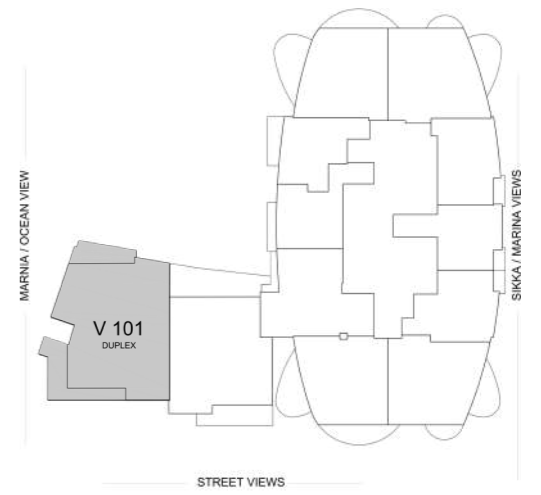
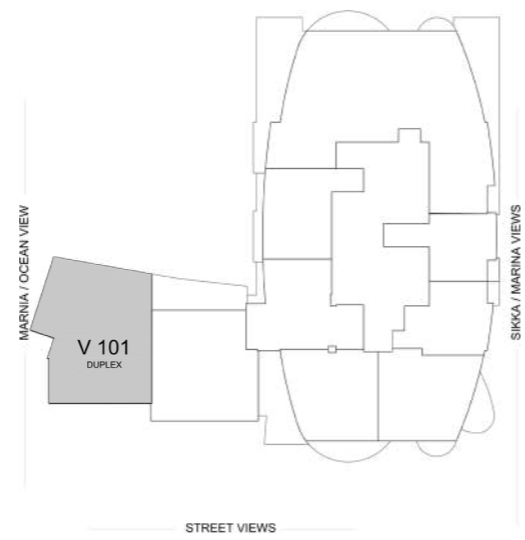
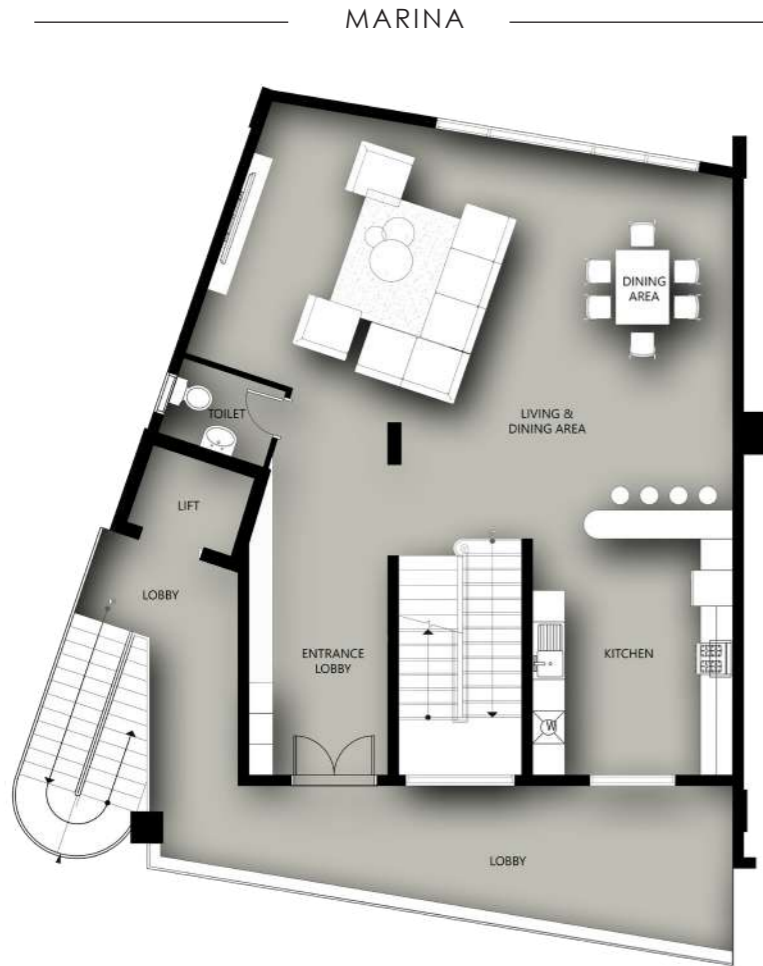
Total Area:

**2,463.75 sq. ft.**

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# DUPLEX VILLA TYPE V-101 (FACING MARINA)



**Area Details Type:**  
V-101 (Duplex Villa)

**Level:**  
1st + 2nd Floor

**Living Area:**  
2,563.75 sq. ft.

**Balcony Area:**  
299.77 sq. ft.

**Total Area:**  
2,863.52 sq. ft.

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## PENTHOUSE ROOF LEVEL 25th FLOOR



Area Details Type:  
Roof

Level:  
25th Floor

Living Area:  
3,592.13 sq. ft.

Balcony Area:  
3,188.49 sq. ft.

Total Area:  
**6,780.62 sq. ft.**

## PENTHOUSE ROOF LEVEL 26th FLOOR



Area Details Type:  
Roof

Level:  
26th Floor

Living Area:  
3,598.05 sq. ft.

Balcony Area:  
2,443.08 sq. ft.

Total Area:  
**6,014.14 sq. ft.**

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+971 52 13 77 444    +971 4 329 11 88

[info@condormarinastar.com](mailto:info@condormarinastar.com)





**CONDOR**  
DEVELOPERS

Condor Real Estate Development L.L.C  
P.O: 26278, DUBAI, UAE, Tel: +971 4 2399500 Fax: +971 4 3993608  
Web: [www.thecondorgroup.com](http://www.thecondorgroup.com)