



DUGASTA
PROPERTIES



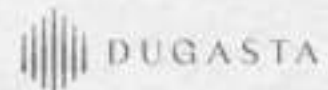


FAMILY-FRIENDLY LIVING AND LUXURY IN MIND
AND IT OFFERS JUST THAT... STRESS-FREE LIFESTYLE.



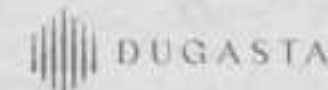
Living in dubai doesn't just mean having a fantastic apartment; it also means being part of a vibrant, fully-equipped community.

Where all your needs are just a stone's throw away.



Warsan 4 is a residential district strategically located at the intersection of Sheikh Mohammed Bin Zayed Road (E311) and Manama Street. This suburb has been developed with family-friendly living and luxury in mind and it offers just that. There are plenty of essential amenities nearby that allow residents to lead a stress-free lifestyle.

As the whole neighborhood is gated, it provides a sense of security and exclusivity. The community is well-linked with major streets and motorways.





WHAT IS DUGASTA?

Turning your dreams into reality.

Living up to your aspirations.

Creating an oasis of tranquility.

DUGASTA aspires to change the way people think about development and create sustainable communities that will be loved and enjoyed for generations to come.

7 Pillars, Matching
the 7 Letters of Dugasta
7 EMIRATES



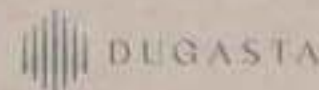
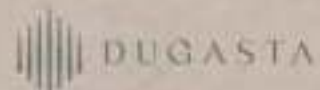
The symbol represents
beauty, unity, and reaching great
heights as Dugasta aims to
raise the already high standards
of Dubai residency.

THE NAME SAYS
IT ALL

DUGASTA

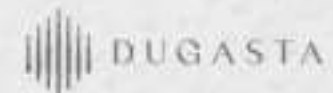
"DU" a name derived from DUBAI - Dream destination
for opportunity, affluence and luxury

"GASTA" inspired by the beauty, quality, honor, and prestige of Augusta Golf Course,
the epicenter of golf universe in Georgia, symbolizes exclusivity and lifestyle,
in complete harmony of nature.





IMPECCABLE REPUTATION.
VALUE FOR MONEY PROJECTS.
CONSTANTLY EVOLVING.



"The only way to do great work is to do what you love"

DUGASTA is ambitious, bold, and innovative. Customer interest is the pivot around which our business revolves. DUGASTA is an example of perfection, passion & commitment!

DUGASTA aims to become a "Developer of Choice" for investors worldwide by offering benefits and services that are attractive and totally out-of-box.





MISSION

To create a legacy of excellence and customer satisfaction in the real estate market. We recognize the varying needs of our customers ranging from affordable housing to luxury developments and are committed to serving those needs without compromising quality.

VISION

To become a dynamic company with an established reputation for providing quality projects supplemented by unmatched service.

A LEGACY OF EXCELLENCE AND TRUST

Dear Investors,

Welcome to DUGASTA - where dreams meet reality in Dubai.

With experience spanning over 30 years in the real estate industry, I have had the privilege of closely observing the aspirations, desires, emotions, and preferences of discerning buyers. This profound understanding has been instrumental in guiding both me and DUGASTA to curate an impressive portfolio, one that consistently delivers unrivaled quality and genuine value for every investment made.

Our approach is simple but impactful - customer - centricity at every turn. We provide a diverse array of options, ensuring you find the perfect fit. Our innovative payment plans breathe life into your dreams, while our friendly team of experts accompanies you at every step of your journey.

We are a company driven by ambition, courage, and innovation. Our vision extends beyond the horizon, with a goal to create a global legacy of innovative thinking and sustainability right here in the heart of Dubai.

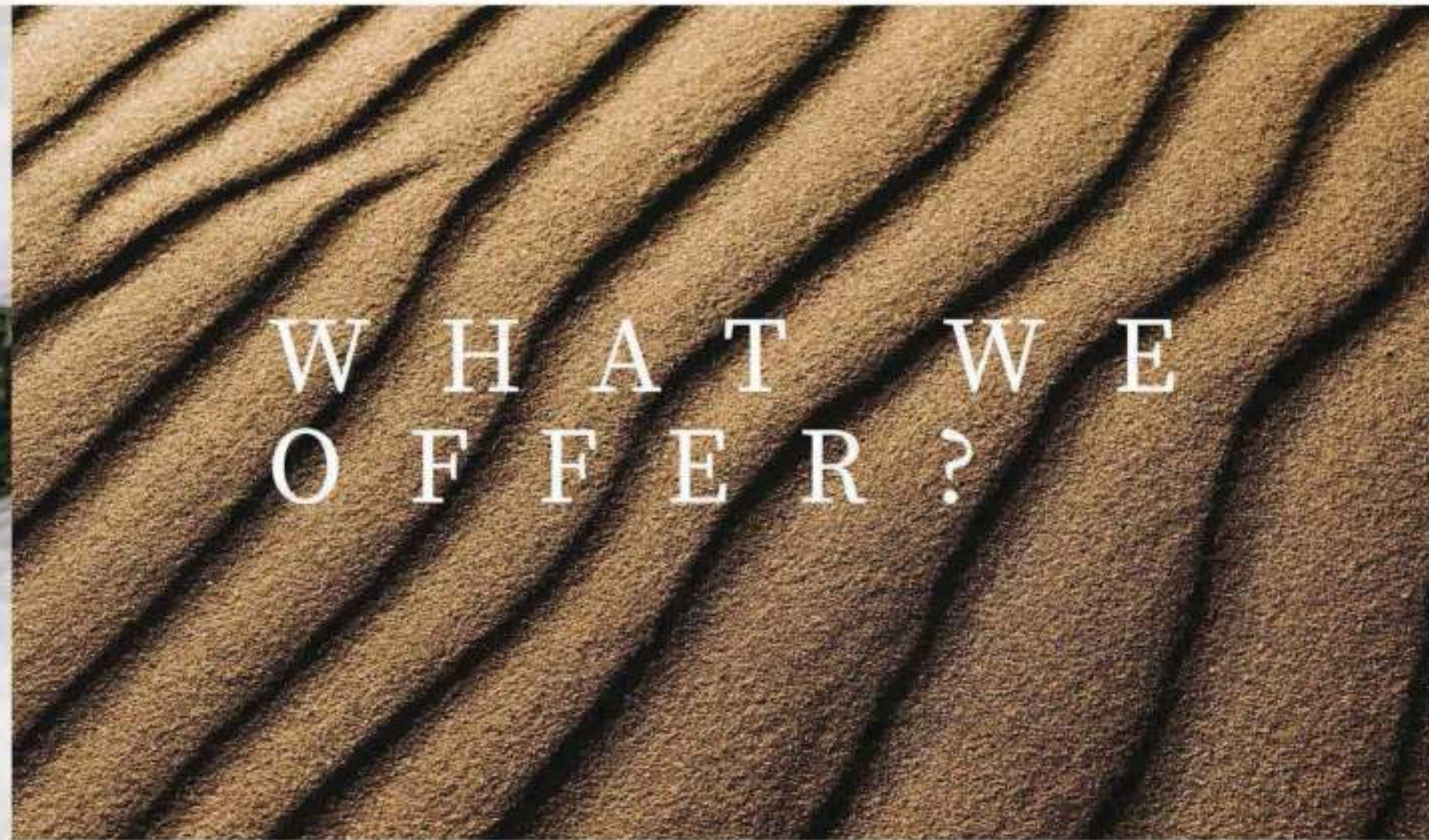
Ambition, boldness, and innovation are etched into our DNA, reflected in each project and service we offer. We are here to create a legacy in the 21st-century city of Dubai, one defined by groundbreaking ideas and a sustainable ethos.

Join us in shaping the future of real estate. Invest in DUGASTA, where your dreams become reality, and where innovation thrives.



Mr. TAUSEEF KHAN
Founder & Chairman







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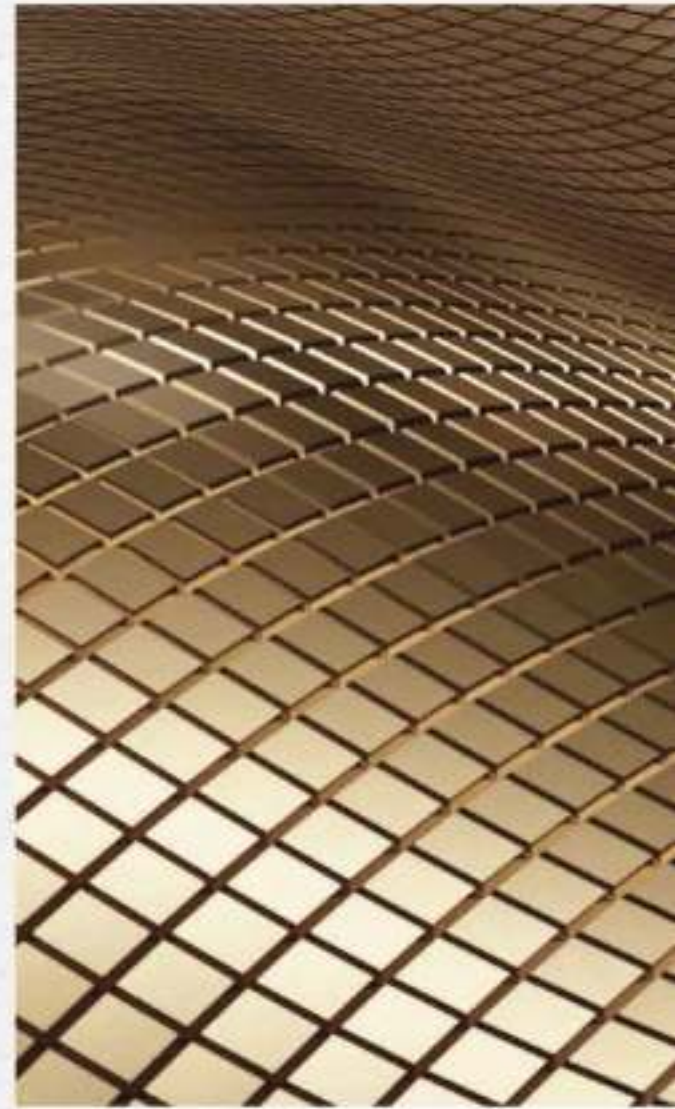
GUARANTEED
5 YEARS
RETURN ON
INVESTMENT



100

%

B U Y B A C K
A F T E R
5 Y E A R S*





S E R V I C E
C H A R G E S
F R E E
F O R 5 Y E A R S*

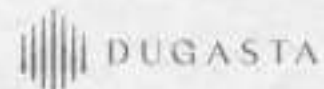


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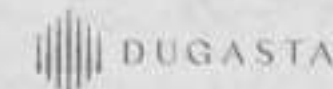
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MC NSA *Residences*

Impeccable craftsmanship. Incomparable quality.
Windows of serenity to help you reflect and grow.





PROJECT OVERVIEW



Number of
Floors
B+G+7+Roof



Total Apartments
94 (1st to 6th floor
- **14 units** each)
(G-Floor - **6 Units**)
(7th Floor - **4 Units**)



Gym



Jacuzzi



Number
of Parking
96



Swimming
Pool



Kids Play

Number of **1 BHK**
Apartments **49**
Available Units **49**



Number of **Studio**
Apartments **41**
Available Units **41**



Number
of **2 BHK**
Apartments **4**
Available
Units **4**



READY FOR INVESTMENT

Ready to make
your dreams come true.

