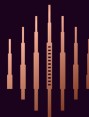


MC NSA 2
Residences

UNPARALLELED
LIVING STARTS HERE.



DUGASTA
PROPERTIES



NEW OPPORTUNITIES START HERE.

The United Arab Emirates is a premier destination, attracting investors and potential home buyers worldwide with its stable economy, exceptional infrastructure, and vibrant lifestyle.

Among the leading choice of cities in the region, Dubai stands out due to numerous advantages, including eligibility for the Golden Visa program, which grants long-term residency to investors and their families; the city's tax-friendly environment which enhances investment returns, while its strategic location as a global business centre ensures strong growth potential. In recent years, Dubai has witnessed a significant rise in property investments and residential rents, underscoring Dubai's reputation as a promising investment hub for lucrative opportunities in the real estate sector.



Dubai offers a number of reasons that
favour long-term investments:



Tax-free
Environment



Robust Tourism
Industry



Booming
Economy



Growing Rental
Market



Safe and Stable
Living



Strong Return on
Investment



MC NSA 2

Residences





MOONSA 2 *Residences*



DISTINCT STYLE STARTS HERE.

Following the positive response to Moonsa Residences, Dugasta Properties have launched Moonsa Residences 2 at International City Phase 2, Dubai. The latest offering is poised to redefine urban living by being more than just a residence. This exceptional living space will represent a lifestyle choice that offers comfort, style, and convenience with affordability, making it an ideal option for those seeking a sophisticated living experience in Dubai.

The unique architecture of Moonsa Residences 2 makes it stand out from its surroundings. The striking exterior is a statement of visual appeal, crafted as a harmonious fusion of contemporary aesthetics and innovative design elements. Comprising a designer facade that is thoughtfully crafted to reflect modern elegance. A design that seamlessly integrates into the urban landscape. An architectural style that establishes it as a landmark in the area.



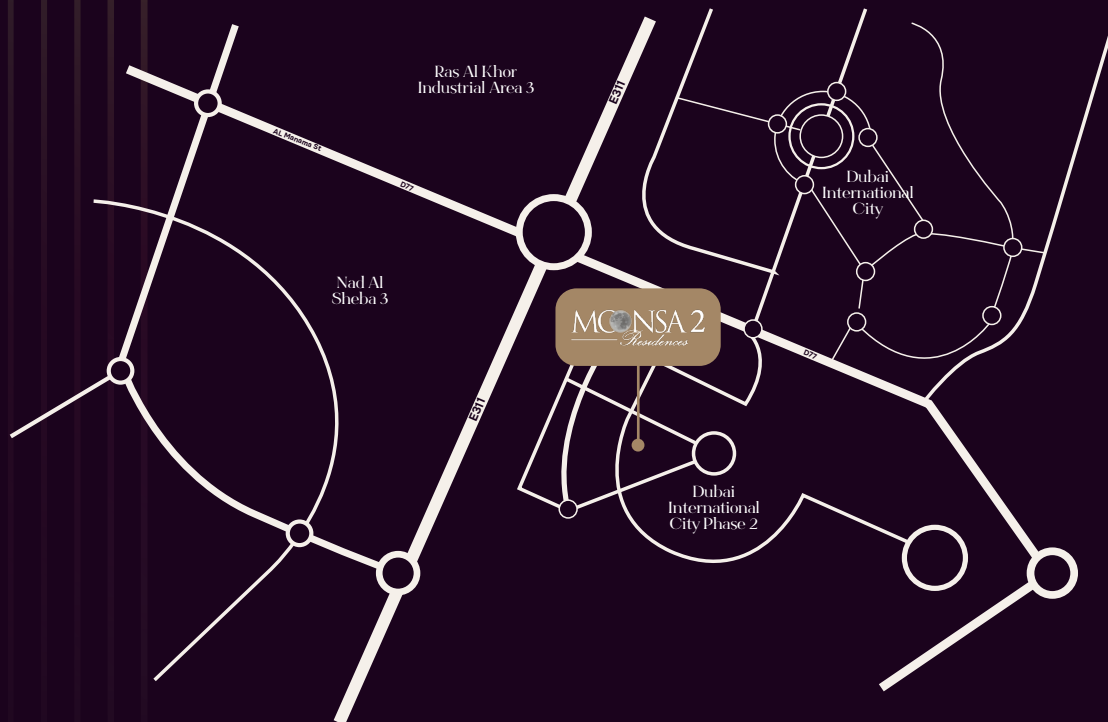
CHERISHED MEMORIES





DESIRABLE LIFESTYLE STARTS HERE.

Moonsa Residences 2 boasts an enviable location that places residents just moments away from Dubai's most coveted landmarks. Nestled in the vibrant neighbourhood of International City Phase 2, this residential building offers unmatched accessibility to major attractions, including shopping malls, fine dining, cultural hubs, and recreational areas. With seamless connectivity to major highways, residents can effortlessly explore the city's dynamic offerings. This prime location not only enhances the convenience of daily living but also elevates the desirability of Moonsa Residences 2, making it the perfect choice for a connected lifestyle.



Landmarks Nearby

24min
Dubai
International
Airport
19 km

16min
Global
Village
A vibrant offering of cultural
and entertainment experiences
18 km

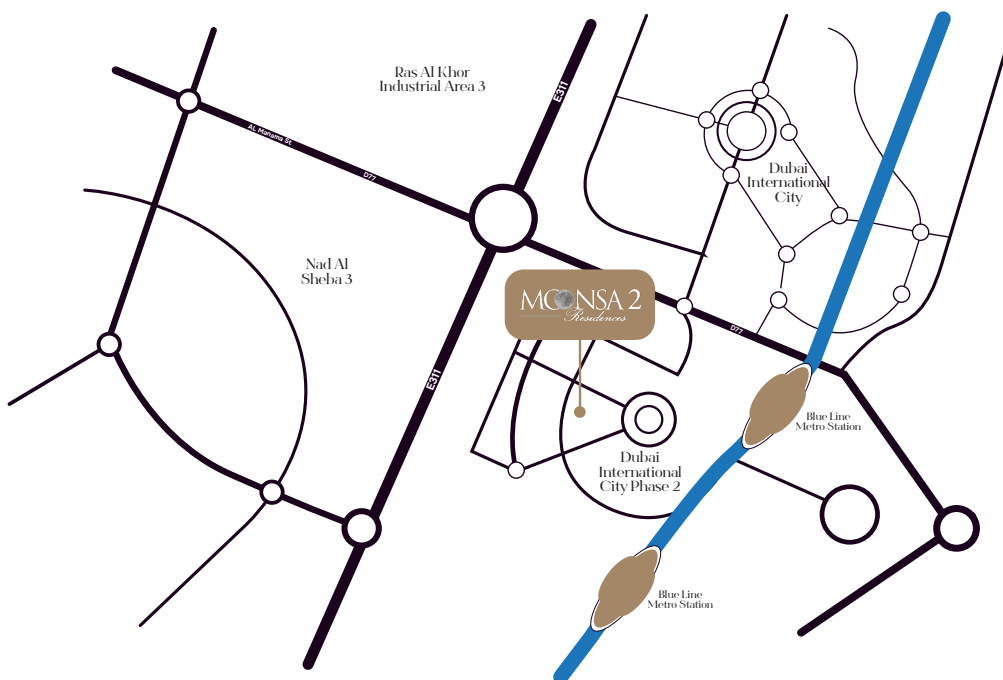
21min
Dubai Creek
Harbour
A picturesque
waterfront location
15 km

14min
Silicon
Oasis
A bustling tech hub for
professionals and entrepreneurs
11 km



EXPECTED SOON

The proposed Dubai Metro line in the vicinity is nearing completion and will add greater accessibility and appreciation in property value to Moonsa Residences 2.



NEW BLUE METRO LINE





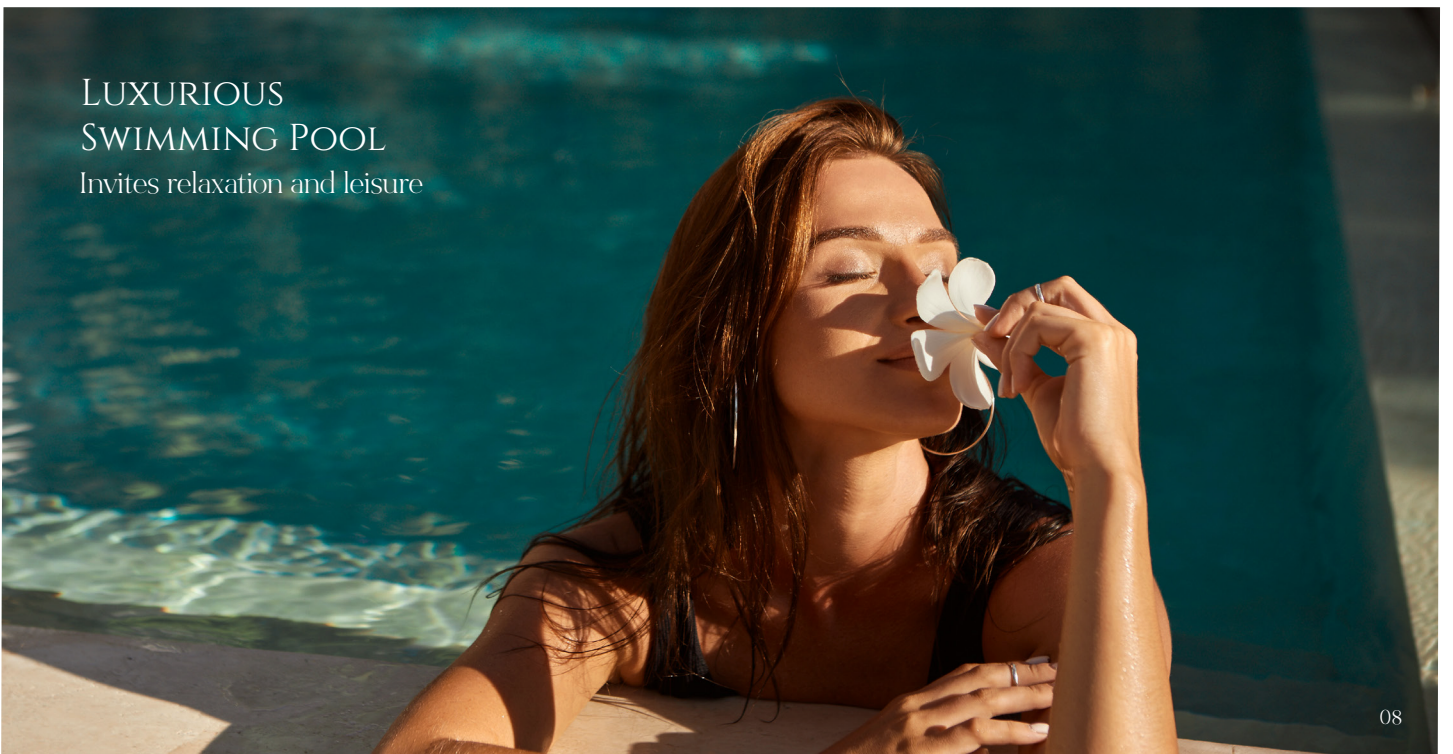
MODERN SOPHISTICATION STARTS HERE.

Indulge in a sophisticated lifestyle at Moonsa Residences 2, where luxury meets comfort. The tower boasts state-of-the-art amenities and features that redefine modern living, making it a modern oasis.



STATE-OF-THE-ART GYMNASIUM

Creates the perfect space for
maintaining an active lifestyle



LUXURIOUS SWIMMING POOL

Invites relaxation and leisure



HIGH-QUALITY FIXTURES

Enhances elegance with premium
sanitary wares in bathrooms



AIR CONDITIONING SYSTEM

Ensures consistent comfort indoors,
whatever the weather outside

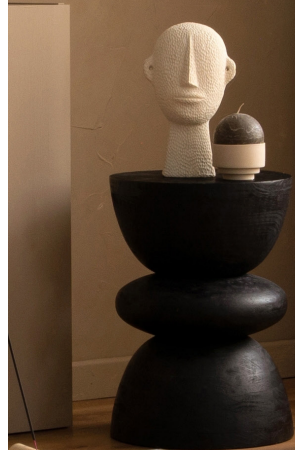


REPUTED ELEVATOR SYSTEM

Raises reliability and
everyday convenience

AESTHETIC INTERIOR DESIGN & FINISHES

Decorative marble flooring at the
entrance, corridors finished with
high-quality porcelain tiles





PERFECT LIVING SPACES START HERE.

STUDIO

Type 01

Suite Area	: 531.20	sqft
Balcony Area	: 171.36	sqft
Total Area	: 702.56	sqft
Total Units	: 95	



KEY PLAN



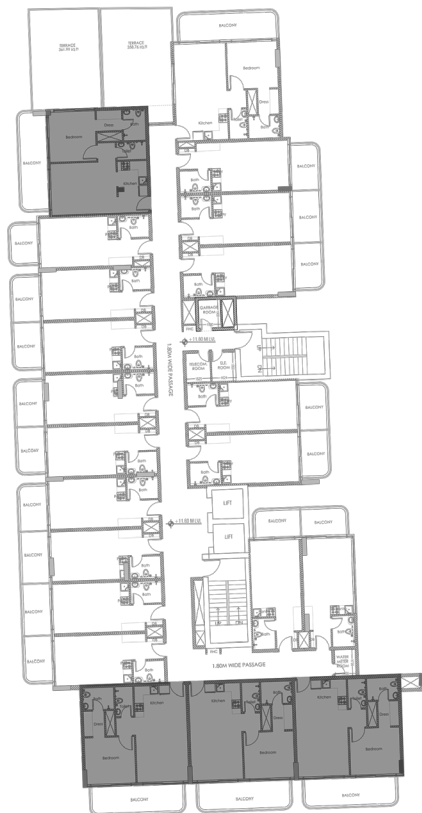
**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



1 Bedroom Apartment

Type 01

Suite Area	: 530.88	sqft
Balcony Area	: 139.28	sqft
Total Area	: 670.16	sqft
Total Units	: 23	



KEY PLAN



**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



1 Bedroom Apartment

Type 02

Suite Area	: 530.88	sqft
Balcony Area	: 139.28	sqft
Total Area	: 670.16	sqft
Total Units	: 06	



**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



1 Bedroom Apartment

Type 03

Suite Area	: 531.20	sqft
Balcony Area	: 171.36	sqft
Total Area	: 702.56	sqft
Total Units	: 01	



KEY PLAN



**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



SMART INVESTING STARTS HERE.

Invest in a promising future with the high-potential Moonsa Residences 2 project. Located in a rapidly developing area of International City Phase 2, where the proposed Dubai Metro line will soon take shape, this project assures exceptional growth prospects and a strong return on investment. This, coupled with our 10-on-10 offer that's unmatched in the industry where you can also enjoy guaranteed returns, zero service charges on rentals, and a buy back option.

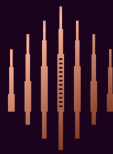
10
on
10

GUARANTEED
NET 10%
RETURN
FOR 10 YEARS*

100%
BUYBACK
OPTION*

0%
SERVICE
CHARGES
FOR 10 YEARS*

*Terms & Conditions Apply



DUGASTA

PROPERTIES

800 DUGASTA (3842782)

www.dugasta.com

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