

STELLAR AXIS

BY AJMAL ESTATE DEVELOPERS

PROJECT BRIEF

EXCLUSIVELY PRESENTED BY
LAND STERLING



A

legacy spanning seven decades has established Ajmal as a symbol of quality, trust, and heartfelt connection.

Founded in the 1950s by Haji Ajmal Ali, a visionary rice farmer from a small village in Assam, India, Ajmal Perfumes grew from humble beginnings into a global perfumery empire. What started as a search for precious Oudh in the jungles of India became a story of transformation, one that now spans over 300 signature fragrances, 240+ exclusive retail stores, and a presence in 45+ countries across the Middle East, Asia, and Europe.

From crafting scents that become part of people's identity to building relationships grounded in authenticity, Ajmal has always been about more than product, it has been about presence, memory, and meaning.

“

FROM CRAFTING MEMORIES TO CREATING HOMES

Today, Ajmal brings that same philosophy into a new chapter: Ajmal Estate Developers.

Guided by values of care and precision, Ajmal Estate Developers approaches real estate with a focus on quality, trust, and livable design.

Grounded in the belief that a home is more than a structure, it is a space that holds emotion, purpose, and the rhythms of everyday life, Ajmal Estate Developers builds on the legacy of Ajmal Perfumes, which connected with the senses,

by creating communities that connect with people — through intelligent design, family-centric spaces, and long-term value.

Every Ajmal development is shaped with precision, empathy, and intention—from choosing the right location to refining the smallest detail. Each project carries forward Ajmal's legacy of timeless quality, creating not just homes, but spaces that feel personal, purposeful, and enduring.

Stellar Axis stands as Ajmal's flagship development—carefully curated with attention to detail, thoughtful planning, and a deep understanding of what makes a home truly valuable.

Located in Warsan 4, it offers a range of residences including studios, one-bedroom, and two-bedroom apartments, each designed to balance comfort, functionality, and aesthetic appeal.

More than a residential offering, Stellar Axis reflects Ajmal's commitment to creating spaces that feel personal, purposeful, and enduring—where everyday living is elevated by design.





DUBAI

The Axis of Modern Living

From iconic architecture to unmatched lifestyle, Dubai continues to set the standard for global urban living

Ranked 21st globally in 2025 — UAE leads the Arab world in the World Happiness Report.





A STATEMENT IN LIVING

Stellar Axis is a continuation of Ajmal's legacy, a mid-rise, mixed-use residential development located in the growing community of International City Phase 2 (Warsan 4), Dubai.

Thoughtfully planned and designed, the building offers a balanced mix of studio, 1-bedroom, and 2-bedroom apartments, along with a dedicated retail unit that brings everyday convenience to the doorstep.

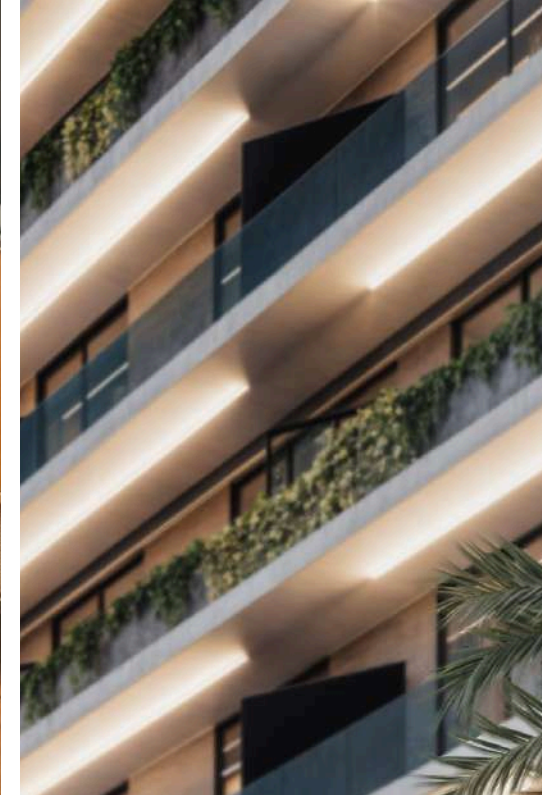
Reflecting Ajmal Estate Developers' commitment to quality and considered living, Stellar Axis combines modern architecture, elevated views, and seamless connectivity in one address.

STUDIO — 1 BEDROOM — 2 BEDROOM

CORE VALUES

At the heart of Stellar Axis are the core values that guide every Ajmal development: a deep respect for family living, a commitment to honest craftsmanship, and a focus on delivering spaces that serve generations.

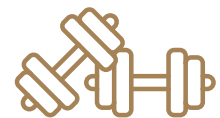
We value meaningful design, long-term impact, and the trust placed in us to build not just properties, but places people are proud to call home.



RESIDENCES AMENITIES



15M
Swimming
Pool



Exclusive
Fitness Zone



24/7
Security



Podium
Parking



Outdoor
Kids Area



Concierge &
Reception





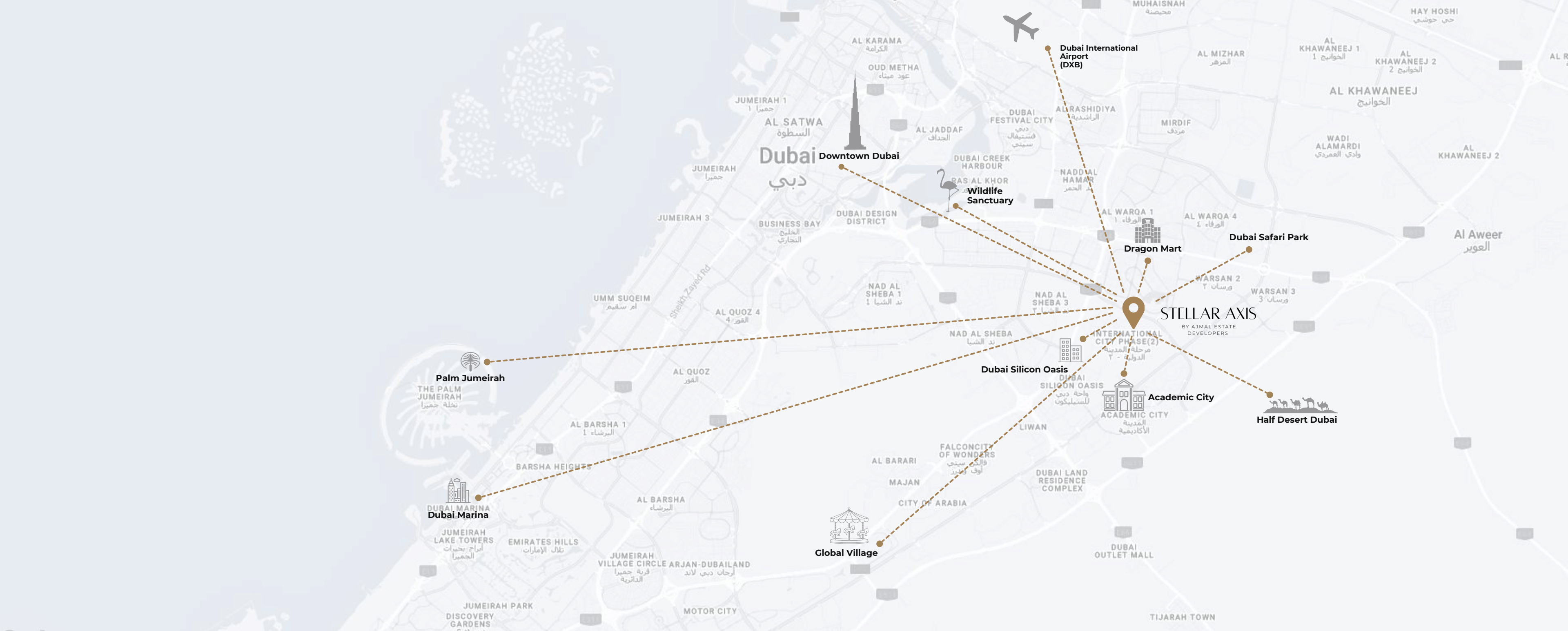
WHY WARSAN 4?

Warsan 4, located on the eastern side of Dubai, forms one of the four sub-communities within Al Warsan.

Its strategic placement at the junction of Sheikh Mohammed Bin Zayed Road (E311) and Manama Street enhances its accessibility. Designed with a focus on family-friendly living and luxury, this residential area offers an abundance of essential amenities nearby, promoting a stress-free lifestyle for its residents.

YIELDS OF UPTO 9%+

THE 2ND HIGHEST YIELDING DISTRICT IN DUBAI



DRIVING DISTANCE

8 mins	—————	Dubai Silicon Oasis	18 mins	—————	Wildlife Sanctuary	24 mins	—————	Downtown Dubai	40 mins	—————	Palm Jumeirah
14 mins	—————	Dragon Mart	22 mins	—————	Dubai Safari Park	25 mins	—————	Dubai International Airport	42 mins	—————	Dubai Marina
14 mins	—————	Academic City	23 mins	—————	Global Village	26 mins	—————	Half Desert Dubai			



DUBAI METRO BLUE LINE BY 2029



International City (2) Warsan 4

- Length 30 km
- 14 Stations
- 9 Areas Served
- Capacity 350,000 daily passengers

DUBAI METRO

BLUE LINE STATIONS

- 30 km new metro corridor
- 14 stations
- Targets 200,000 daily users by 2030, rising to 320,000 by 2040
- Designed to serve 9 districts with an estimated population of 1M+
- Capacity 56,000 passengers/hour

A 2025 RTA - commissioned study with McKinsey estimates that Dubai's transport projects – including the Metro – have lifted property values by up to 16% across the emirate. Several 2025 market reports now forecast around 20–25% price upside in corridors served by the future Blue Line by 2030.





DESIGNED FOR LIVING,
BUILT FOR LOVING

STELLAR AXIS
BY AJMAL ESTATE DEVELOPERS



ILLUSTRATION PURPOSES ONLY.
Renderings are conceptual and do not reflect actual furnishings or included features.



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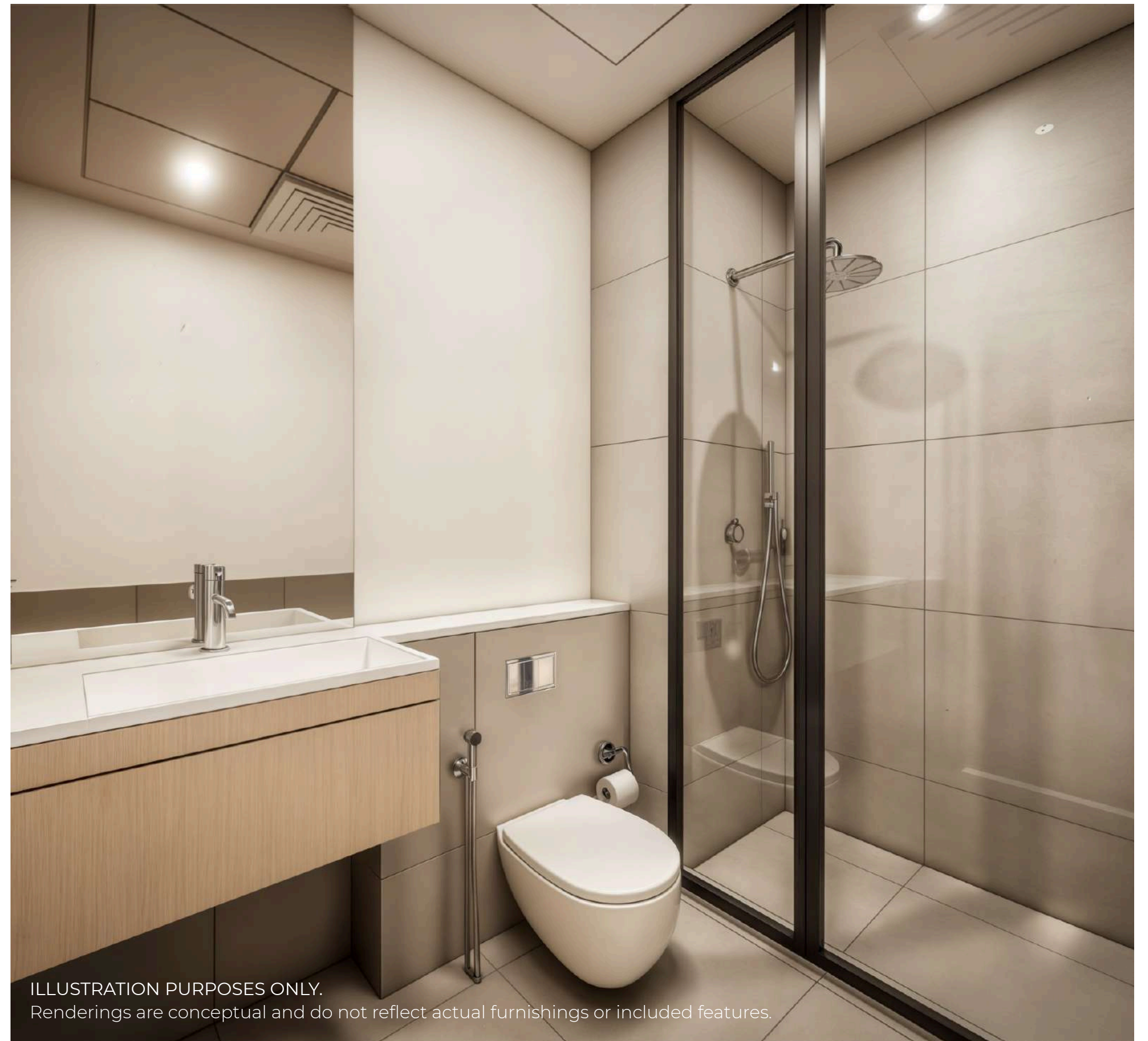
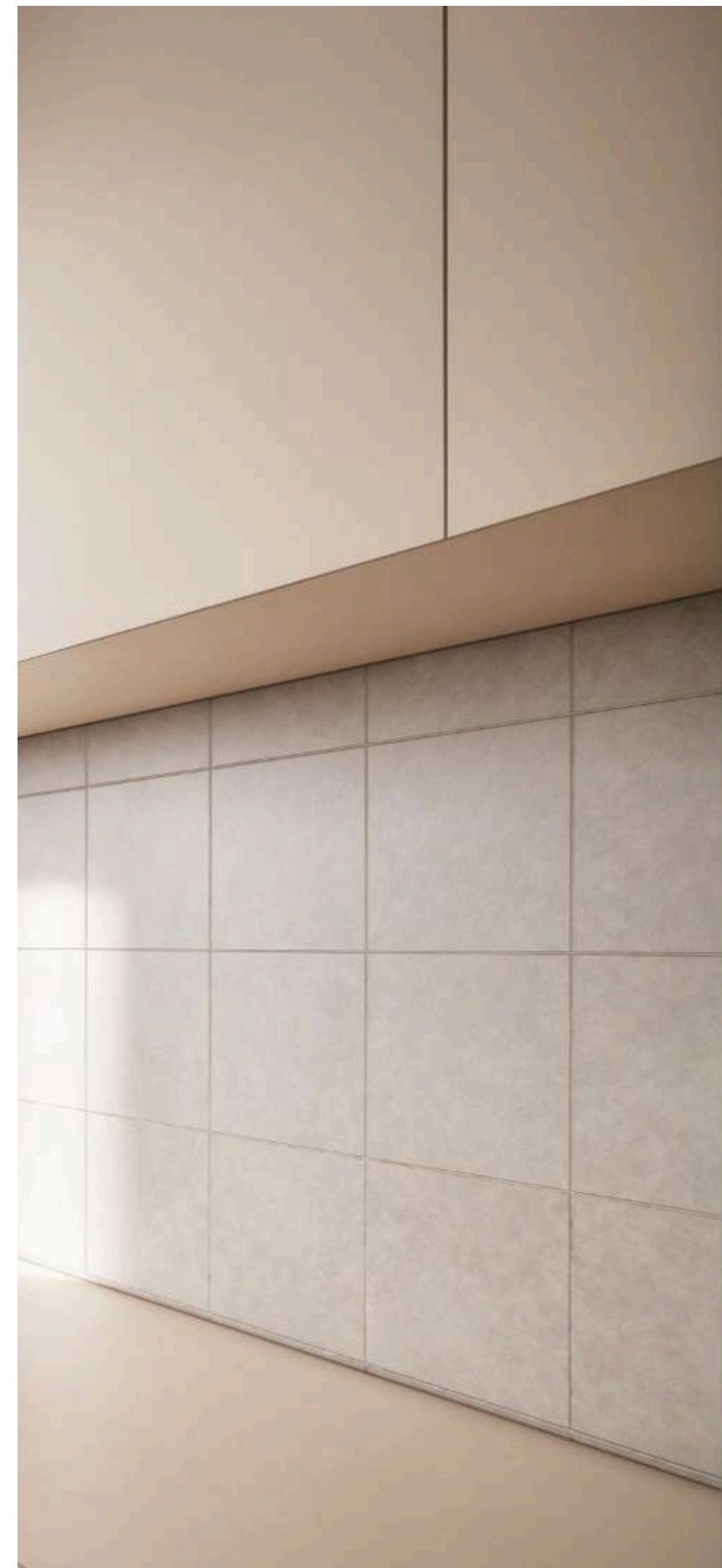
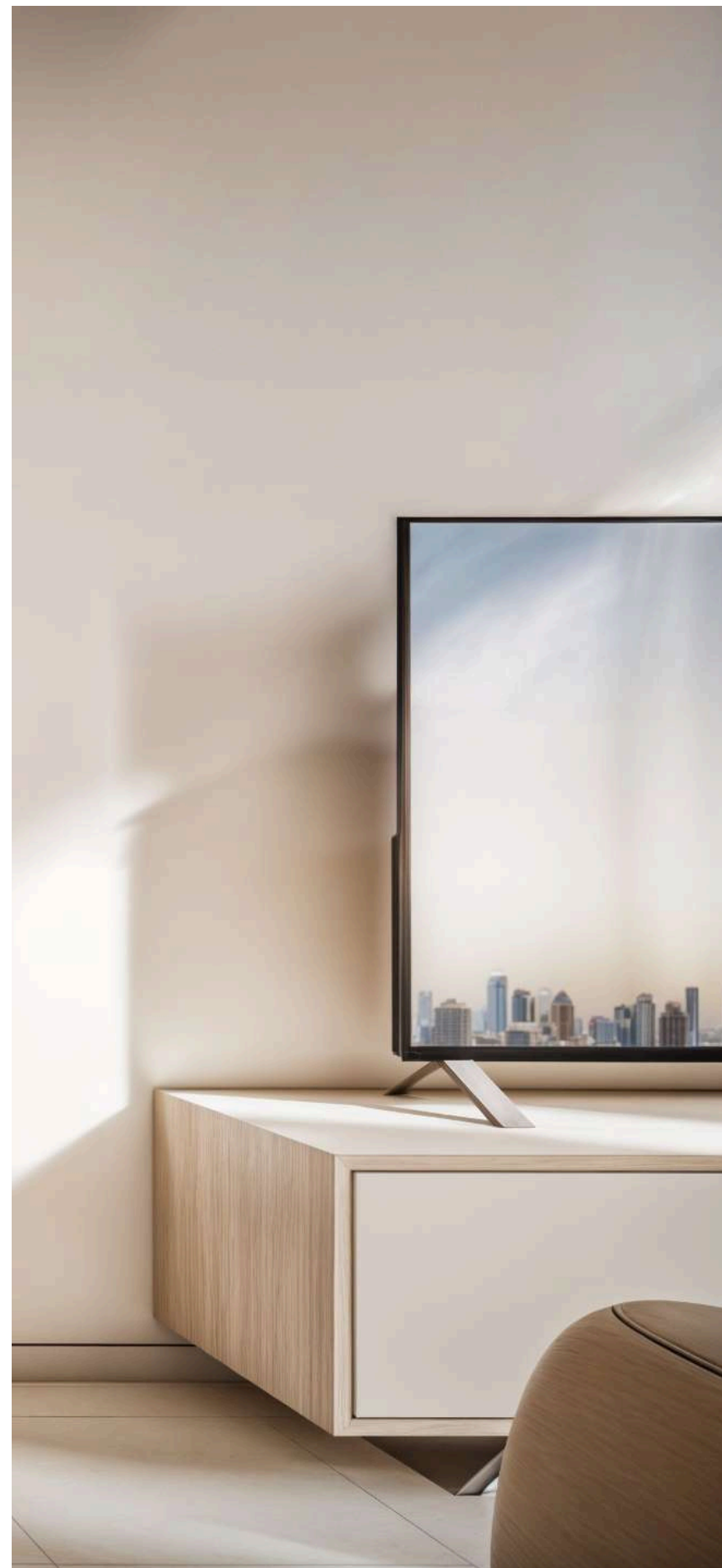


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DESIGN & DETAIL

Every corner is crafted with precision
from elegant interiors to thoughtful
layouts, creating spaces that balance
comfort, style, and functionality.



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FLOOR PLANS



FLOOR PLATE: FIRST FLOOR PLAN

Studio, 1 Bedroom & 2 Bedroom

DETAILS

Studio (Type 1A)	2
Studio (Type 1B)	4
Studio (Type 2)	1
Studio (Type 3)	1
1 Bedroom (Type 1A)	5
1 Bedroom (Type 1B)	2
1 Bedroom (Type 2)	2
2 Bedroom (Type 1)	1
Total Number of Apartments	18

STUDIO — 1 BDRM — 2 BDRM

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FLOOR PLATE: 2ND TO 6TH FLOOR

Studio, 1 Bedroom & 2 Bedroom

DETAILS

Studio (Type 1A)	10
Studio (Type 1B)	20
Studio (Type 2)	5
Studio (Type 3)	5
1 Bedroom (Type 1A)	25
1 Bedroom (Type 1B)	10
1 Bedroom (Type 2)	10
2 Bedroom (Type 1)	5
Total Number of Apartments	90

STUDIO — 1 BDRM — 2 BDRM

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FLOOR PLATE: SEVENTH FLOOR ONLY

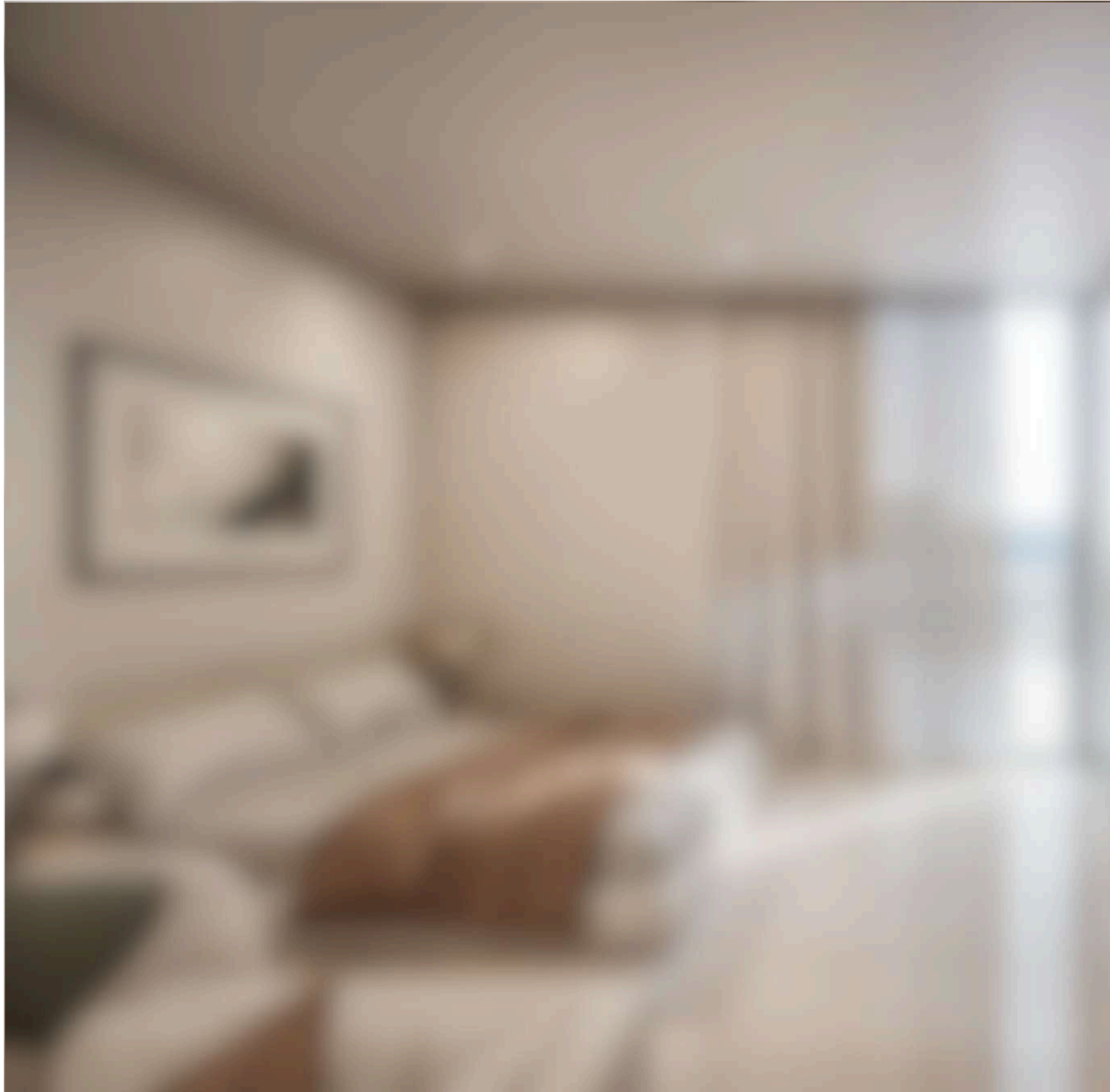
1 Bedroom & 2 Bedroom

DETAILS

1 Bedroom (Type 3)	1
1 Bedroom (Type 4)	6
1 Bedroom (Type 5)	1
1 Bedroom (Type 6)	2
2 Bedroom (Type 2)	1
Total Number of Apartments	11

1 BDRM 2 BDRM

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STUDIO UNIT

Number Of Units:
48

Starting Prices Per Unit:
AED 526,185

Total Area Size Range Per Unit:
From 478.3 sq.ft to 608.7 sq.ft

STUDIO

TYPE 1A



AREA

Apartment Area	SQ.FT ~ 419.68
Balcony Area	SQ.FT ~ 62.11 to 91.71

DETAILS

UNIT 1	6
UNIT 2	6
Total Number of Apartments	12

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STUDIO

TYPE 1B



AREA

Apartment Area	SQ.FT ~ 421.84
Balcony Area	SQ.FT ~ 49.62 to 100

DETAILS

UNIT 15	6
UNIT 16	6
UNIT 17	6
UNIT 18	6
Total Number of Apartments	24

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STUDIO

TYPE 2



AREA

Apartment Area	SQ.FT ~ 422.81
Balcony Area	SQ.FT ~ 63.72 to 64.26

DETAILS

UNIT 5	6
Total Number of Apartments	6

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STUDIO

TYPE 3



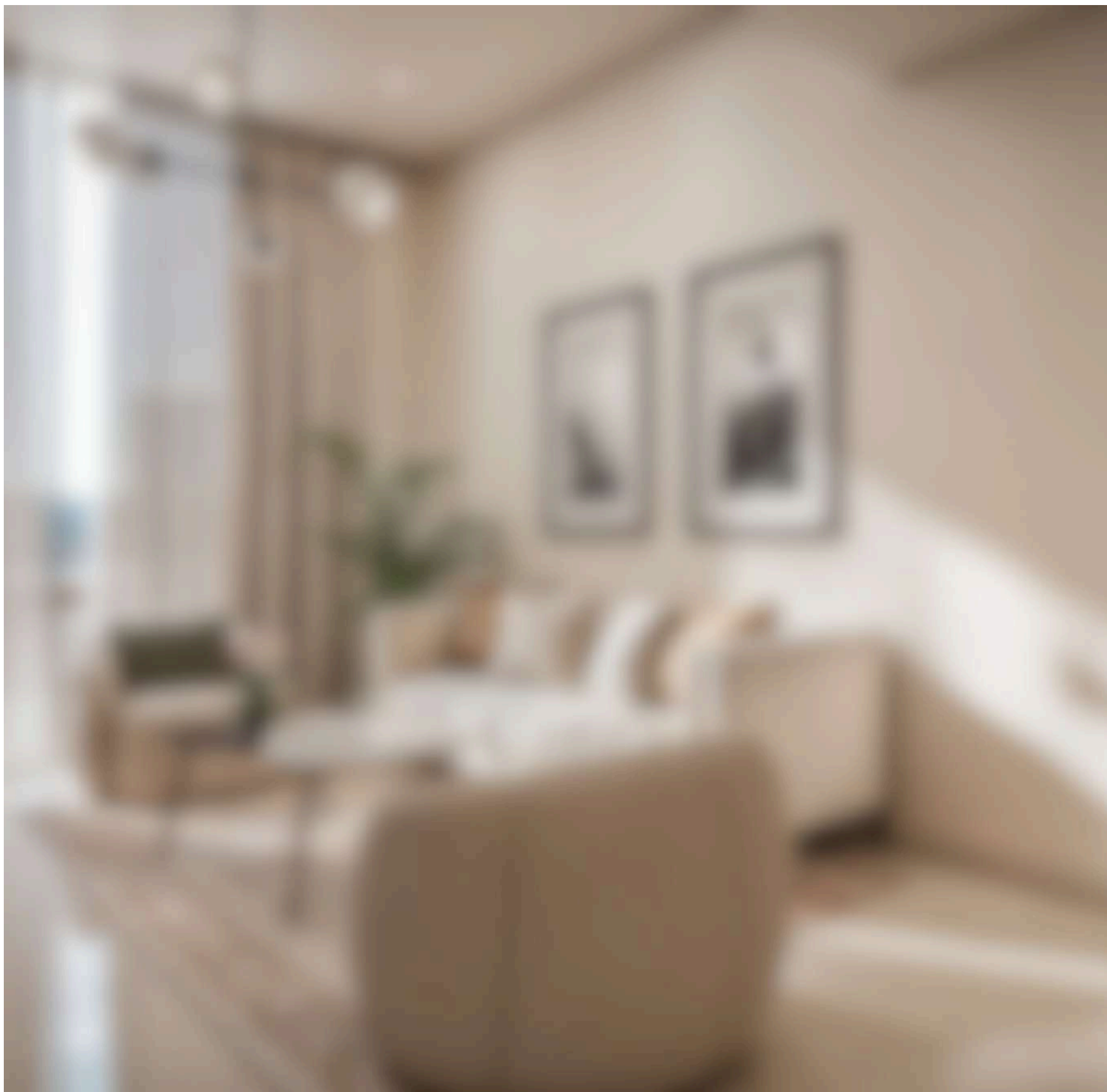
AREA

Apartment Area	SQ.FT
~	525.92
Balcony Area	SQ.FT
~	69.43 to 70.4

DETAILS

UNIT 10	6
Total Number of Apartments	6

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ONE BEDROOM

Number Of Units:
64

Starting Prices Per Unit:
AED 849,662

Total Area Size Range Per Unit:
From 772.4 sq.ft to 1,321.9 sq.ft

1 BEDROOM

TYPE 1A



AREA

Apartment Area	SQ.FT
	~ 695.13
Balcony Area	SQ.FT
	~ 76.42 to 107.8

DETAILS

UNIT 6	6
UNIT 11	6
UNIT 12	6
UNIT 13	6
UNIT 14	6
Total Number of Apartments	30

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1 BEDROOM

TYPE 1B



AREA

Apartment Area	SQ.FT ~ 690.4
Balcony Area	SQ.FT ~ 75.56 to 85.14

DETAILS

UNIT 7	6
UNIT 8	6
Total Number of Apartments	12

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1 BEDROOM

TYPE 2



AREA

Apartment Area	SQ.FT ~ 700.3
Balcony Area	SQ.FT ~ 101.29 to 146.71

DETAILS

UNIT 3	6
UNIT 4	6
Total Number of Apartments	12

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1 BEDROOM

TYPE 3



AREA

Apartment Area	SQ.FT
	~ 688.35
Balcony Area	SQ.FT
	~ 472.43

DETAILS

UNIT 1	1
Total Number of Apartments	1

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1 BEDROOM

TYPE 4



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AREA

Apartment Area	SQ.FT ~ 681.57
Balcony Area	SQ.FT ~ 212.37 to 441.75

DETAILS

UNIT 3	1
UNIT 4	1
UNIT 6	1
UNIT 7	1
UNIT 8	1
UNIT 9	1
Total Number of Apartments	6

1 BEDROOM

TYPE 5



AREA

Apartment Area	SQ.FT
	~ 726.99
Balcony Area	SQ.FT
	~ 475.01

DETAILS

UNIT 5	1
Total Number of Apartments	1

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1 BEDROOM

TYPE 6



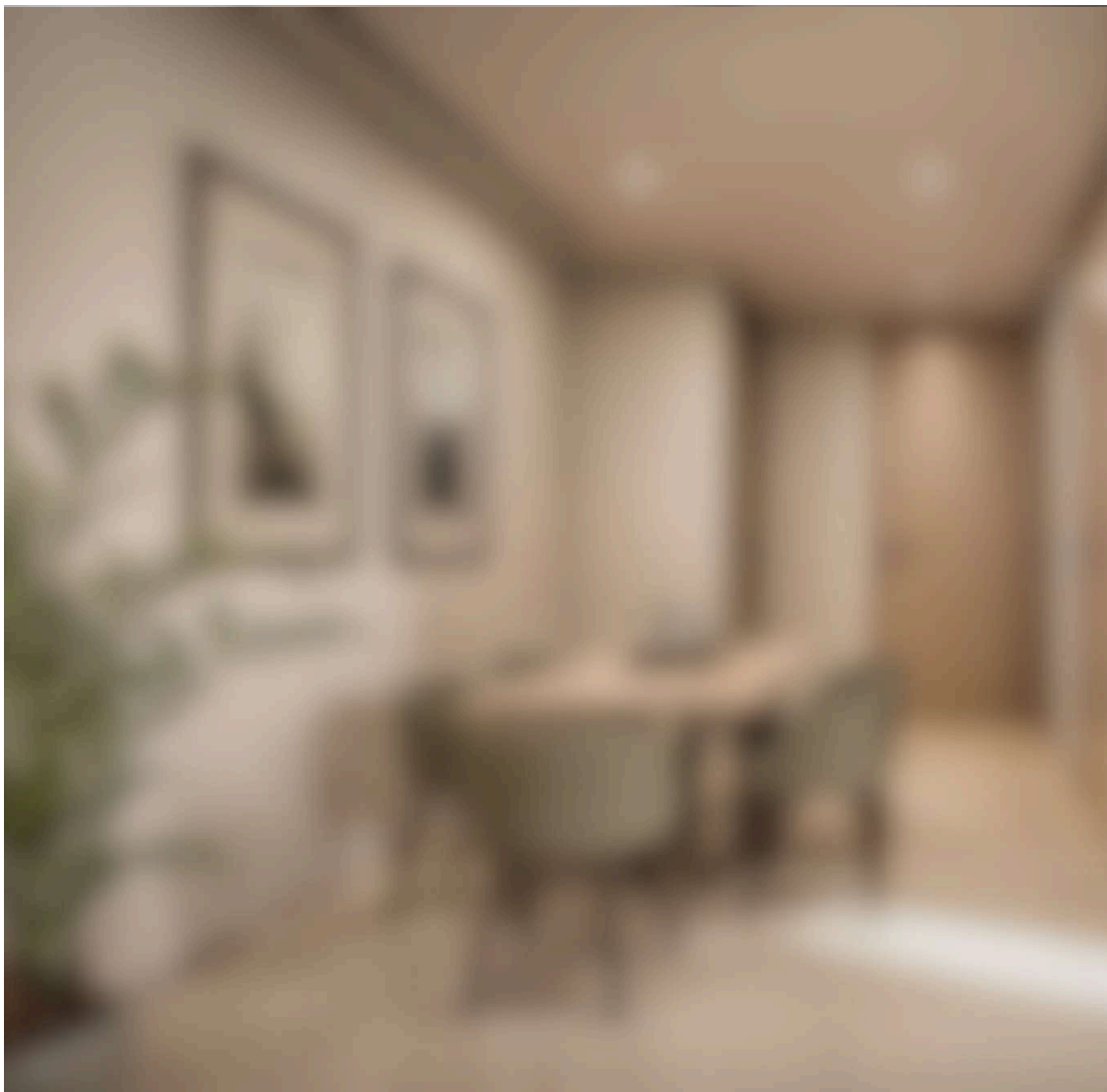
AREA

Apartment Area	SQ.FT
	~ 611.71
Balcony Area	SQ.FT
	~ 257.9 to 270.17

DETAILS

UNIT 10	1
UNIT 11	1
Total Number of Apartments	2

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TWO BEDROOM

Number Of Units:
7

Starting Prices Per Unit:
AED 1,467,125

Total Area Size Range Per Unit:
From 1,334 sq.ft to 1,552 sq.ft

2 BEDROOM

TYPE 1



AREA

Apartment Area	SQ.FT ~ 1055.51
Balcony Area	SQ.FT ~ 260.59 to 262.85

DETAILS

UNIT 9	6
Total Number of Apartments	6

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2 BEDROOM

TYPE 2



AREA

Apartment Area	SQ.FT
	~ 884.47
Balcony Area	SQ.FT
	~ 527.65

DETAILS

UNIT 2	1
Total Number of Apartments	1

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POWERED BY



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