



STELLAR AXIS

BY AJMAL ESTATE DEVELOPERS

FACT SHEET

POWERED BY



PRESENTED BY **LAND STERLING**

BUILDING CONFIGURATION

G+2P+7+ROOF

NUMBER OF RESIDENCES

119



AMENITIES WITHIN THE PROJECT

- Swimming Pool – Designed for leisure and relaxation, with sun decks perfect for unwinding.
- Fitness Zone – A space equipped for your daily workouts.
- Dedicated Parking – Convenient and secure parking for residents and guests.
- Children’s Play Area – A safe and engaging outdoor spot where kids can play and explore freely.
- 24/7 Security & Concierge – Round-the-clock monitoring and professional service for complete peace of mind.
- Lobby & Reception – A welcoming entry with hotel-style ambiance to greet residents and visitors alike.

OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q1 2027

PARKING

1 Parking space for a Studio, 1 Bedroom, 2 Bedroom

DRIVING DISTANCE

8 mins	Dubai Silicon Oasis	18 mins	Wildlife Sanctuary
14 mins	Dragon Mart	22 mins	Dubai Safari Park
14 mins	Academic City	23 mins	Global Village

24 mins	Downtown Dubai
25 mins	Dubai International Airport
26 mins	Half Desert Dubai

NUMBER OF UNITS		STARTING PRICES PER UNIT	TOTAL AREA SIZE RANGE PER UNIT
Studio	48	AED 525K	From 44.44 sq.mt to 56.55 sq.mt From 478.3 sq.ft to 608.7 sq.ft
One Bedroom	64	AED 850K	From 71.76 sq.mt to 122.81 sq.mt From 772.4 sq.ft to 1,321.9 sq.ft
Two Bedroom	7	AED 1,47M	From 123.90 sq.mt to 144.15 sq.mt From 1,334 sq.ft to 1,552 sq.ft

PAYMENT PLAN

50/50	10% At the time of booking	10% Within 30 days from booking (+4% DLD Fee)
	1-2%* Monthly x 15 Total 30% (During Construction)	50% On completion of the project / handover

* Monthly instalment percentages are indicative and may vary depending on the reservation date. The completion date is fixed (March 2026); therefore, reservations made closer to completion will result in higher monthly instalments to maintain the total balance due at completion.

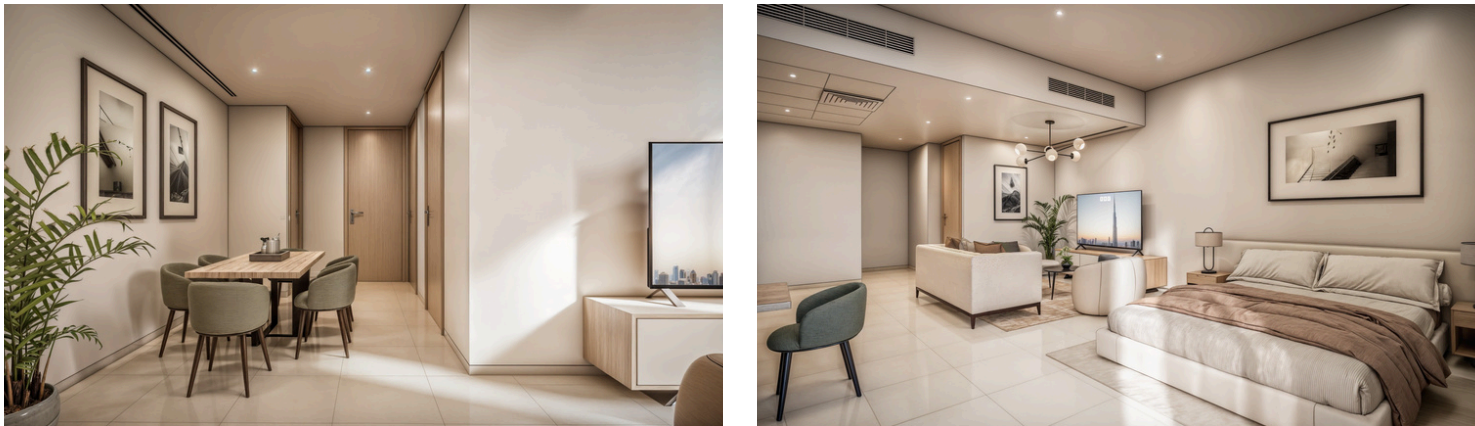


Illustration purposes only.
Renderings are conceptual and do not reflect actual furnishings or included features.

DOCUMENTS NEEDED TO BOOK A UNIT

- Copy of Buyer's Passport
- Emirates ID For all UAE Residents

ESCROW DETAILS

- 1.Account Name: STELLAR AXIS BY AJMAL ESTATE DEVELOPERS
- 2.Bank Name: Abu Dhabi Commercial Bank (ADCB)
- 3.Account No: 14293470920003
- 4.IBAN: AE510030014293470920003
- 5.Swift Code: ADCBAEAA
- 6.Retention Account Number: 14293470920004

BOOKING STEPS

01.	02.	03.	04.	05.
LEAD SUBMISSION	EXPRESSION OF INTEREST (EOI)	UNIT ALLOCATION & PRIORITY	RESERVATION & BOOKING	SALE & PURCHASE AGREEMENT (SPA)
The buyer's details are submitted via email to Land Sterling for initial registration and follow-up.	To secure a unit, the buyer must submit an EOI payment of AED 50,000.	Units are allocated based on priority criteria, following confirmation of the EOI.	A Booking Form is sent to the buyer for completion and formal acknowledgment.	The buyer signs the SPA and submits the remaining 20% payment via cheque within 15 days of reservation.

CONTACT

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