

CELESTARA

RESIDENCES

IN SHADES OF EARTH

Exclusive with

fäm Properties



SPACES
THAT BLEND
NATURE &
SOPHISTICATION



SCULPTED FOR SERENITY

Welcome to Celestara Residences, where the natural elegance of the desert and sunrise seamlessly merges with contemporary design. Every element of Celestara Residences is crafted to bring a wave of serenity into your daily life, with soft curves, sandy tones, and earthy hues. Developed by Al Dhana Real Estate Development, this residence exudes quiet sophistication, offering a living experience that transcends ordinary metropolitan life.

The sleek façade, adorned with soft brown marble and dune-inspired waves, embodies a perfect balance between nature and modernity, reflecting the essence of a lifestyle that's in harmony with its surroundings.



D I V E I N T O P R I V A T E C O M F O R T

The soft tones of nature flow throughout Celestara Residences, bringing warmth and tranquility to everyday life.

The soft browns, marbles, and earthy textures create a calming environment, where you can experience a true connection with your surroundings. Life at Celestara Residences is designed to inspire peace of mind while nurturing a sophisticated and modern lifestyle.

POLISHED LIVING IN THE HEART OF JVC

Celestara Residences is situated in one of Dubai's most dynamic and family-friendly communities – Jumeirah Village Circle (JVC). With easy access to Al Khail Road (E44) and Umm Suqeim Road (D63), JVC places you at the center of convenience, surrounded by schools and a variety of retail options, creating a welcoming environment for residents seeking both comfort and an active lifestyle.

-  **3 Minutes**
to Khansoor Park JVC
-  **4 Minutes**
to Circle Mall
-  **10 Minutes**
to Miracle Garden
-  **15 Minutes**
to Dubai Autodrome
-  **22 Minutes**
to Palm Jumeirah
-  **24 Minutes**
to Downtown Dubai
-  **28 Minutes**
to DXB International Airport
-  **30 Minutes**
to Al Maktoum International Airport

EVERY DETAIL SPEAKS OF REFINEMENT

Celestara Residences offers 130 thoughtfully designed studio, 1-, and 2-bedroom apartments, each crafted to reflect an intimate connection to nature. The interiors at Celestara Residences are curated with natural textures and earthy tones, creating spaces that exude calmness and elegance.

From gentle marble finishes to warm wooden accents, every material has been selected to offer both comfort and sophistication, making Celestara Residences a true haven of refined living.



S O F T M A R B L E



fän®

S T R O N G
A E S T H E T I C





M O D E R N C L A S S

At Celestara Residences, amenities are designed to cater to every aspect of your well-being. Whether you're seeking relaxation or recreation, you'll find it here.

Dive into your private oasis with the rooftop swimming pool, unwind in the serene yoga area, or maintain your active lifestyle at the fully equipped indoor gym. Celestara Residences offers spaces that elevate the everyday.

Elevate Your Wellness Journey



Indoor Gym



Yoga Area



Rooftop
Swimming Pool



Private
Swimming
Pool



P R O J E C T
B R I E F

Development : **Residential Building**
Structure : **G +5P +13 Floors +Roof**
Total Units : **116 Apartments**
Handover : **Q2 2028**

Unit Type	Unit Size
Studio	Up to 388 sqft
1 Bedroom Apartment	Up to 740 sqft
2 Bedroom Apartment	Up to 1,200 sqft



DEVELOPED BY



Al Dhana Real Estate Development is a prominent developer since 2001, specializing in residential and commercial projects across Abu Dhabi and Dubai. With years of expertise in creating high-quality buildings and designing shopping malls, Al Dhana has made significant contributions to sectors such as hospitality, retail, and convention centers.

In 2008, the company expanded into Al Dhana Industries, enhancing its capabilities with the production of UPVC piping and customized steel structures. Today, Al Dhana is recognized as a reliable partner for large-scale developments and infrastructure projects across the Middle East and Asia.

CELESTARA

RESIDENCES



Floor Plans

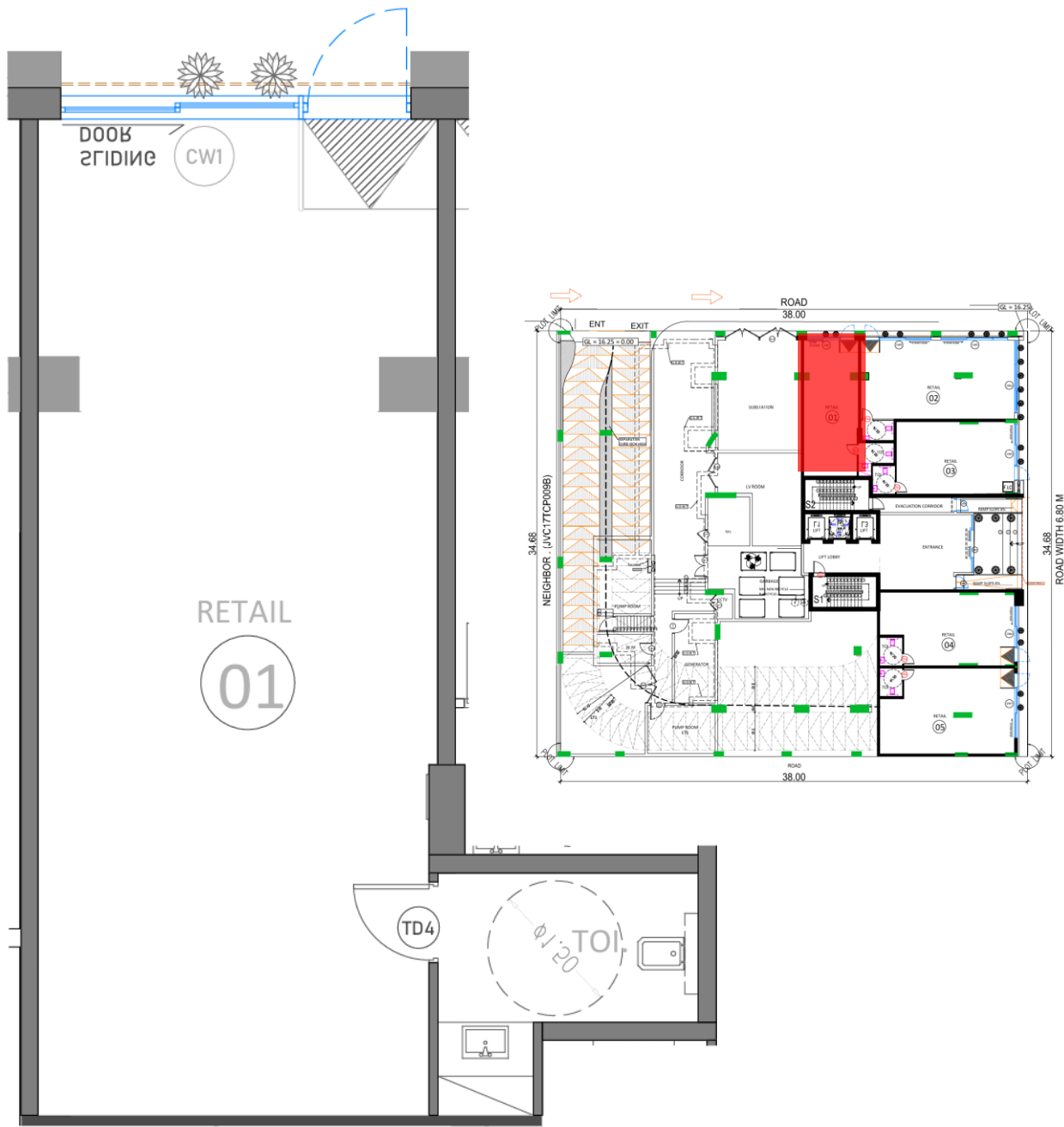
Experience a lifestyle where elegance knows no bounds. Expansive layouts and soaring floor-to-ceiling windows frame breathtaking panoramas, seamlessly merging the outdoors with impeccably designed interiors. Every space radiates openness and serenity, inviting you to embrace infinite possibilities

GROUND FLOOR ENTRANCE



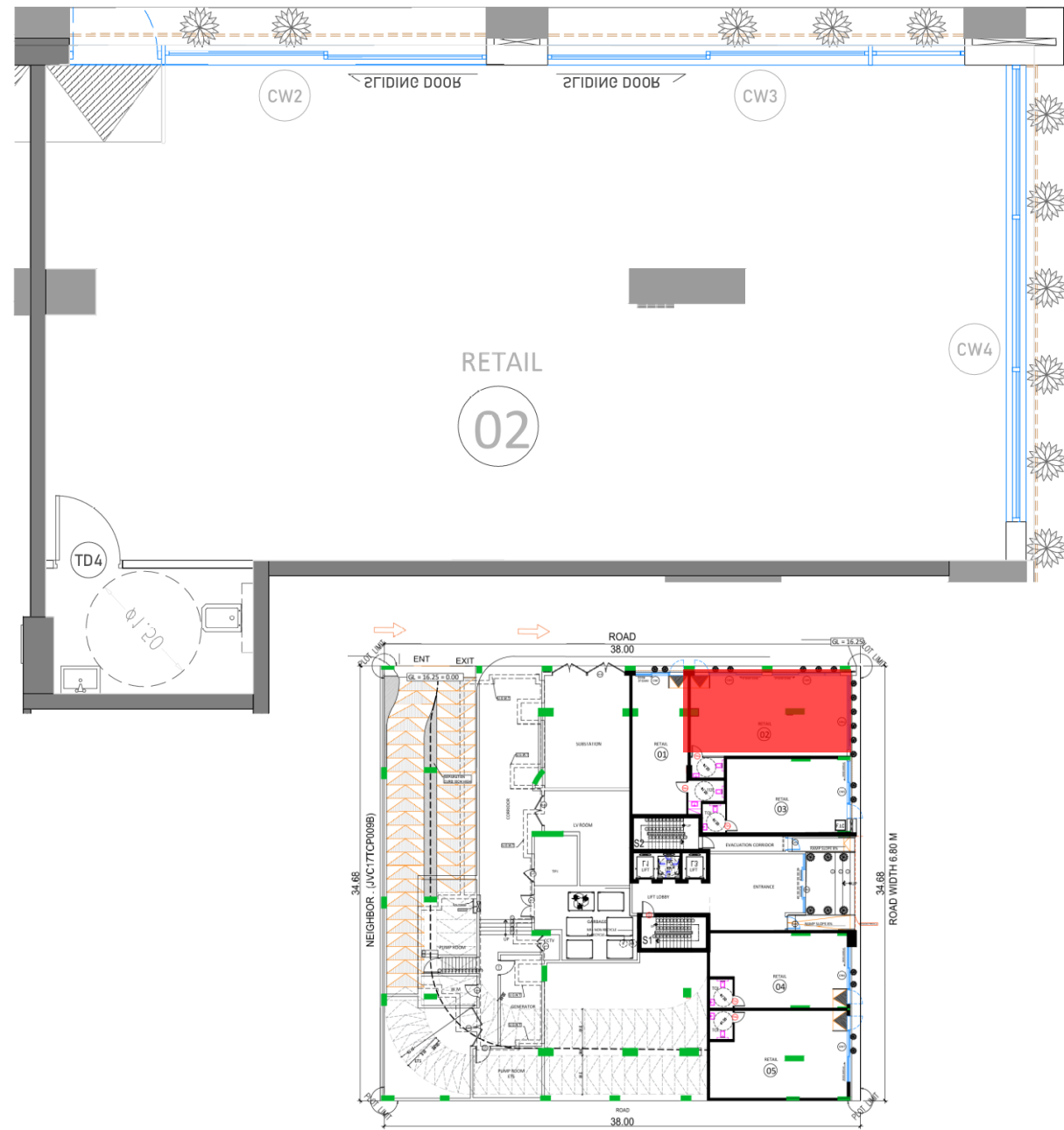
Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the center line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the center line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

RETAIL-01
(GROUND FLOOR)



RETAIL WITH TOILET	
TOTAL	59.29 SQ.M. (638.17 SQ.FT.)

RETAIL-02
(GROUND FLOOR)



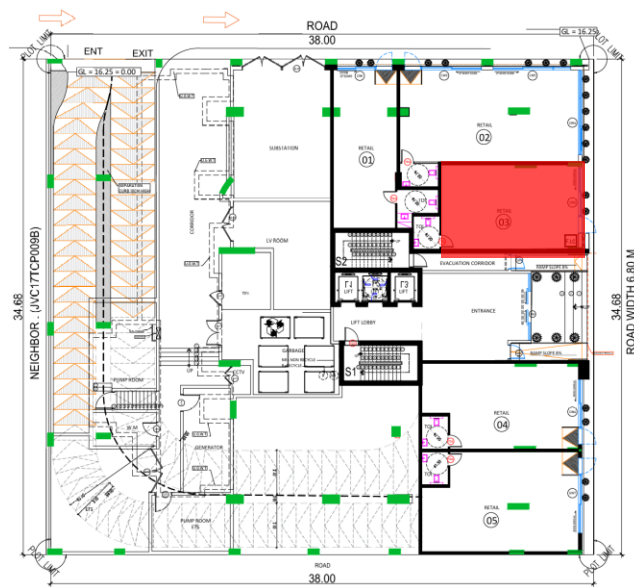
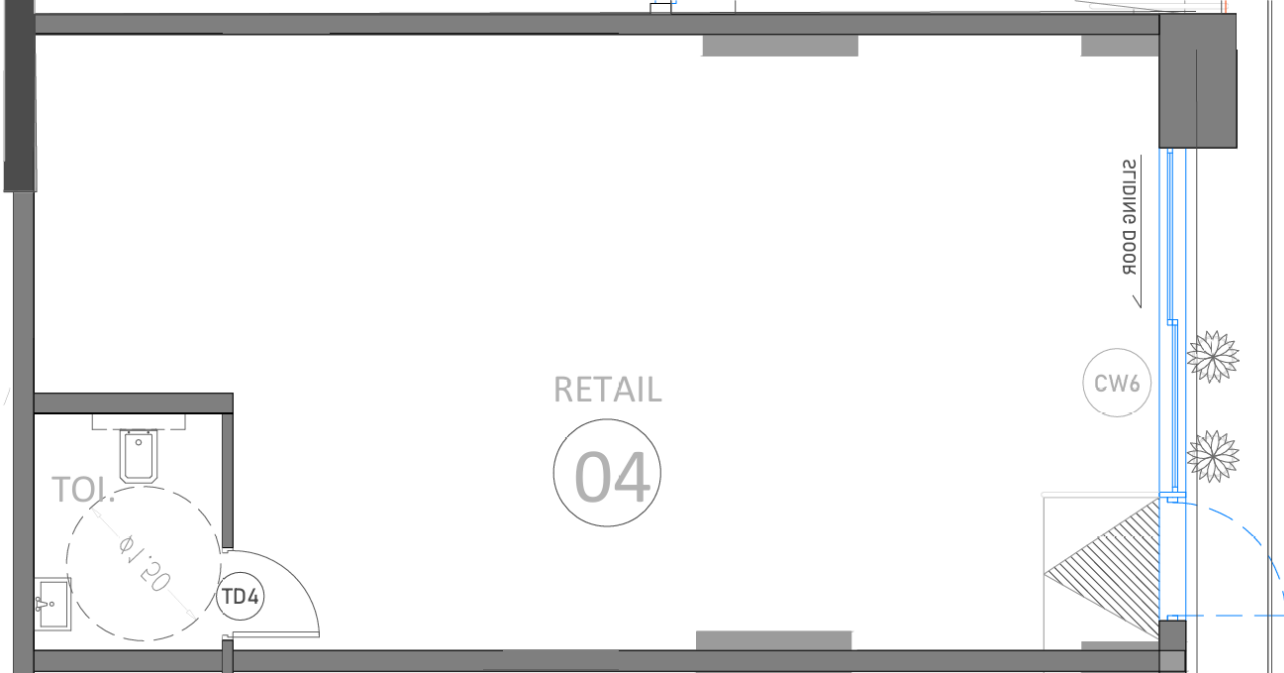
RETAIL WITH TOILET	
TOTAL	90.21 SQ.M. (970.98 SQ.FT.)

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RETAIL-03 (GROUND FLOOR)

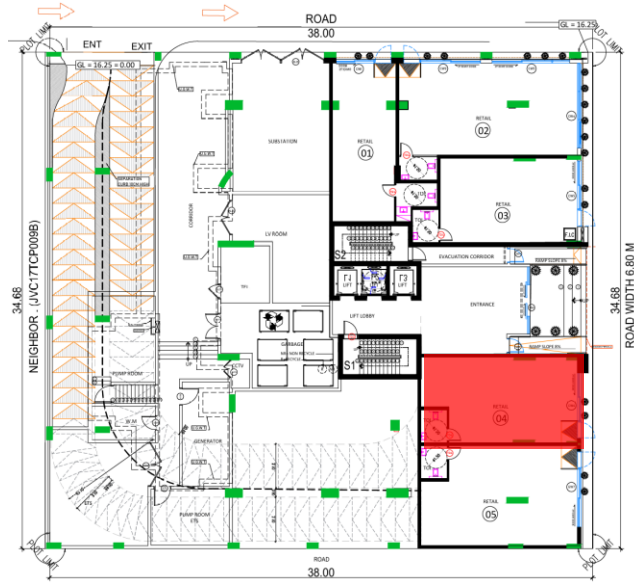


RETAIL-04 (GROUND FLOOR)



RETAIL WITH TOILET

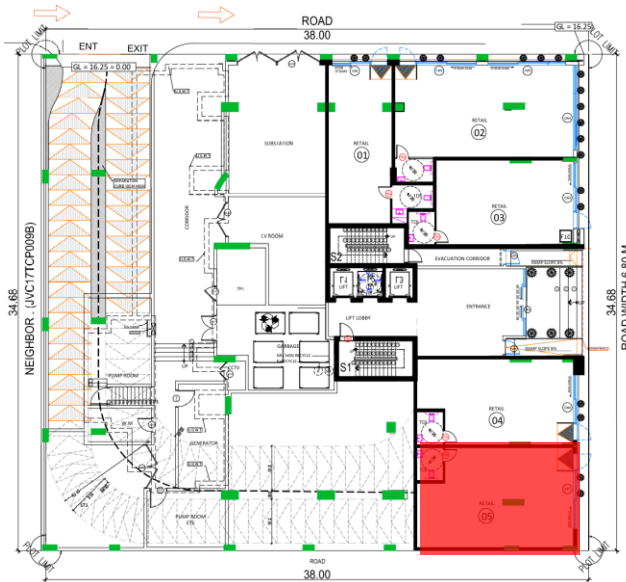
TOTAL 65.12 SQ.M. (700.93 SQ.FT.)



RETAIL WITH TOILET

TOTAL 69.31 SQ.M. (746.03 SQ.FT.)

RETAIL-05
(GROUND FLOOR)



RETAIL WITH TOILET	
TOTAL	80.43 SQ.M. (865.72 SQ.FT.)

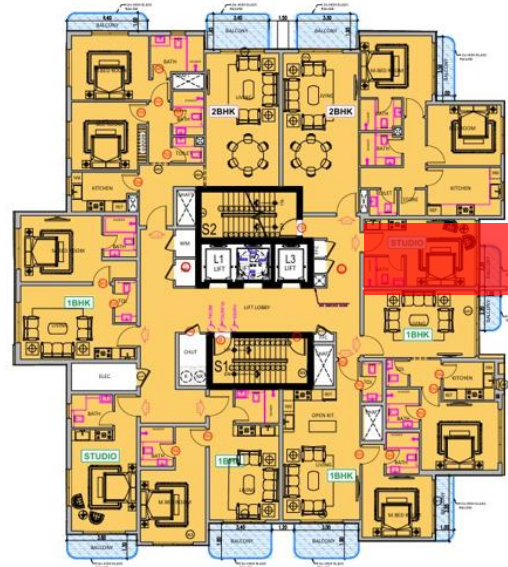
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STUDIO TYPE



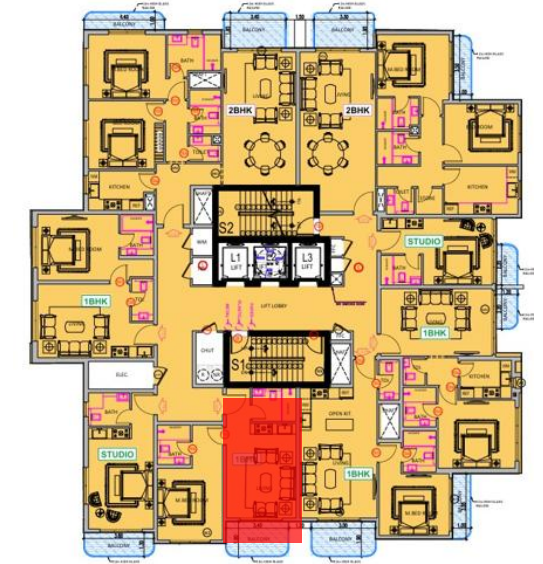
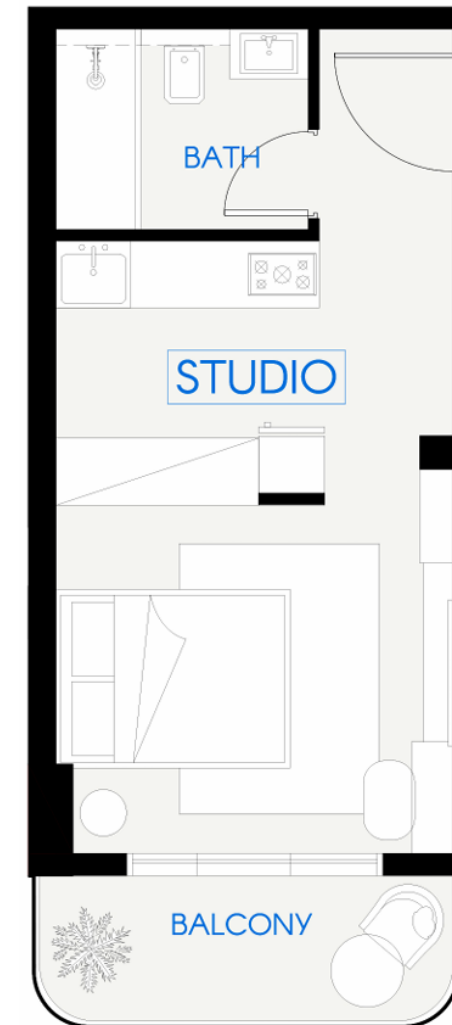
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STUDIO TYPE 01 (U2) (TYPICAL 2ND –TO-7TH FLOOR)



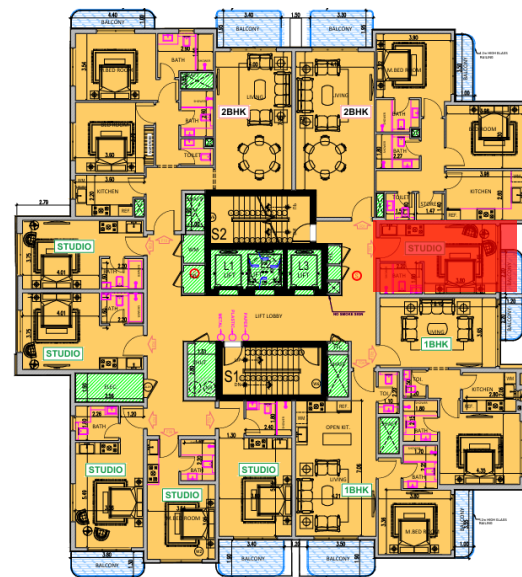
COMPONENTS	Dimension
BED AREA	3.65m x 3.75m.
KITCHENETTE	2.30m x 1.95m.
BATH	2.20m x 1.60m.
BALCONY	1.20m x 2.20m.
TOTAL	27.52 SQ.M. (296.23 SQ.FT.)

STUDIO TYPE 02 (U6) (TYPICAL 2ND –TO-7TH FLOOR)



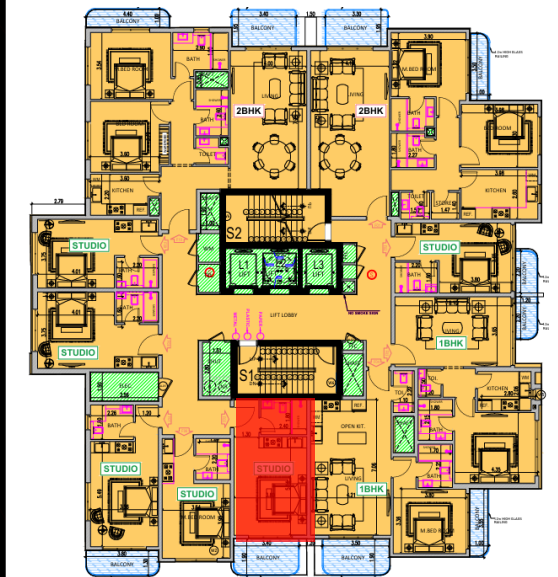
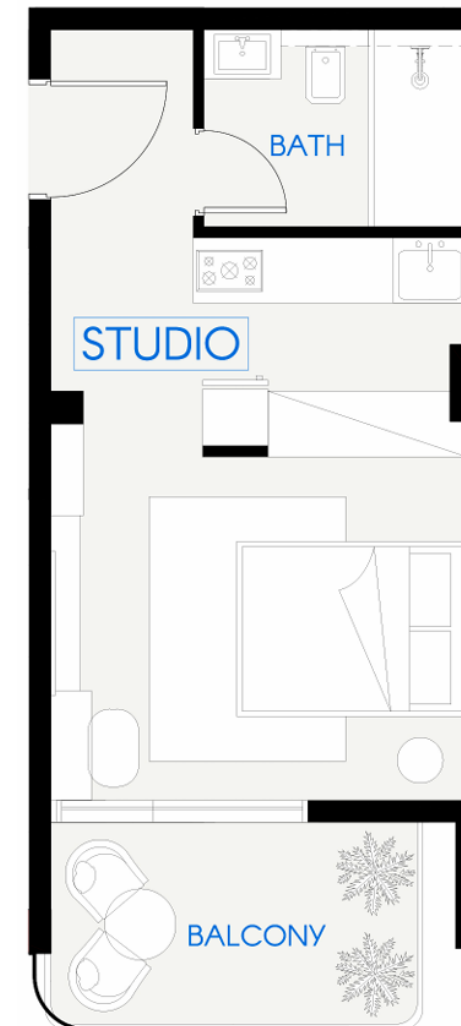
COMPONENTS	Dimension
BED AREA	3.55m x 4.00m.
KITCHENETTE	2.35m x 1.50m.
BATH	2.25m x 1.80m.
BALCONY	3.80m x 1.20m.
TOTAL	35.12 SQ.M. (378.00 SQ.FT.)

STUDIO TYPE 03 (U2) (TYPICAL 8th –TO-13TH FLOOR)



COMPONENTS	Dimension
BED AREA	3.65m x 3.75m.
KITCHENETTE	2.30m x 1.95m.
BATH	2.20m x 1.60m.
BALCONY	1.20m x 2.20m.
TOTAL	27.52 SQ.M. (296.23 SQ.FT.)

STUDIO TYPE 04 (U5) (TYPICAL 8th –TO-13TH FLOOR)



COMPONENTS	Dimension
BED AREA	3.80m x 3.70m.
KITCHENETTE	2.50m x 1.50m.
BATH	2.40m x 1.80m.
BALCONY	3.40m x 1.90m.
TOTAL	35.59 SQ.M. (383.00 SQ.FT.)

STUDIO TYPE 05 (U6) (TYPICAL 8th –TO-13TH FLOOR)



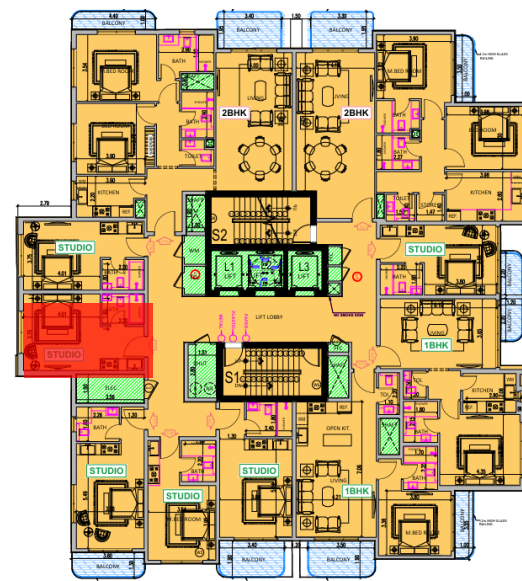
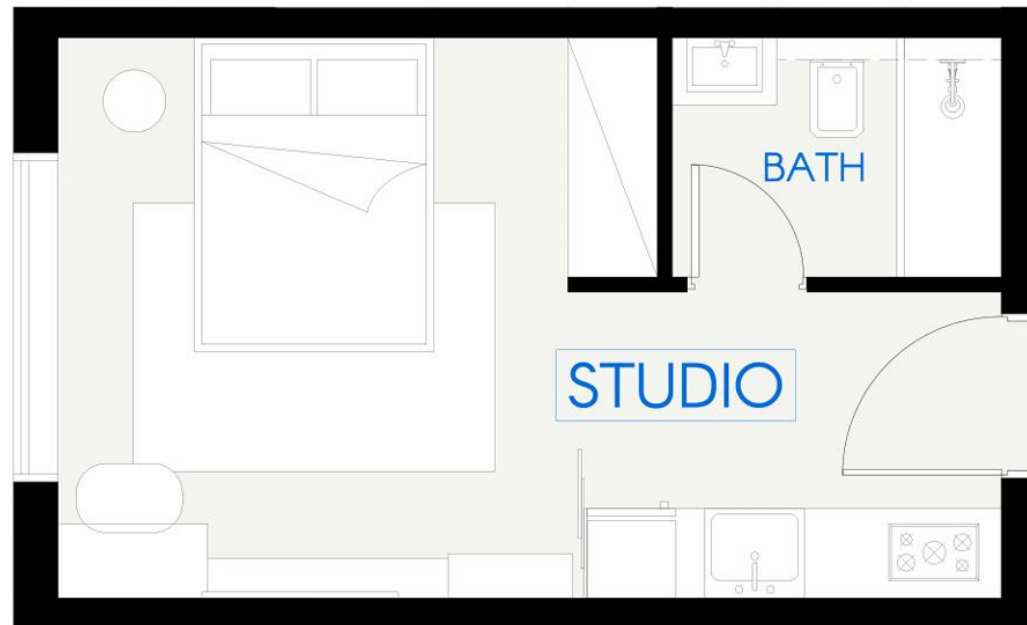
COMPONENTS	Dimension
BED AREA	3.54m x 3.95m.
KITCHENETTE	1.65m x 2.35m.
BATH	1.80m x 2.20m.
TOTAL	24.95 SQ.M. (268.56 SQ.FT.)

STUDIO TYPE 06 (U7) (TYPICAL 8th –TO-13TH FLOOR)



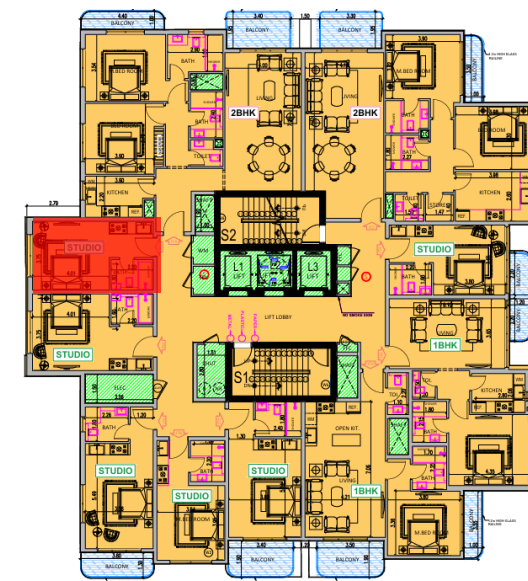
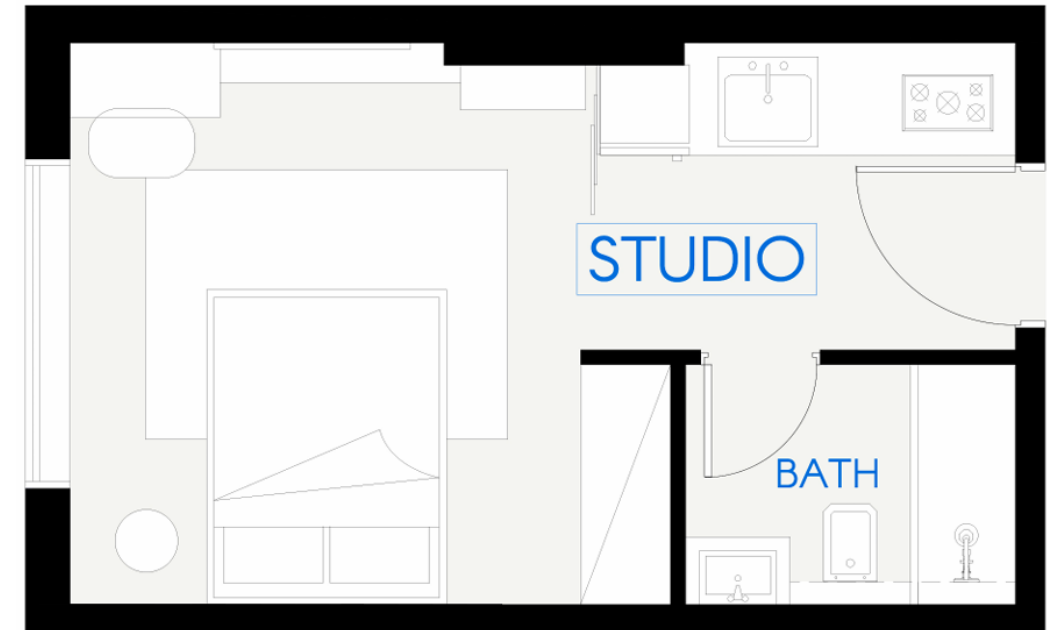
COMPONENTS	Dimension
BED AREA	3.56m x 3.90m.
KITCHENETTE	2.36m x 1.60m.
BATH	2.26m x 1.80m.
BALCONY	3.80m x 1.20m.
TOTAL	35.12 SQ.M. (378.00 SQ.FT.)

STUDIO TYPE 07 (U8)
(TYPICAL 8th –TO-13TH FLOOR)



COMPONENTS	Dimension
BED AREA	4.00m x 3.75m.
KITCHENETTE	2.30m x 2.30m.
BATH	2.20m x 1.60m.
TOTAL	27.87 SQ.M. (300.00 SQ.FT.)

STUDIO TYPE 08 (U9)
(TYPICAL 8th –TO-13TH FLOOR)



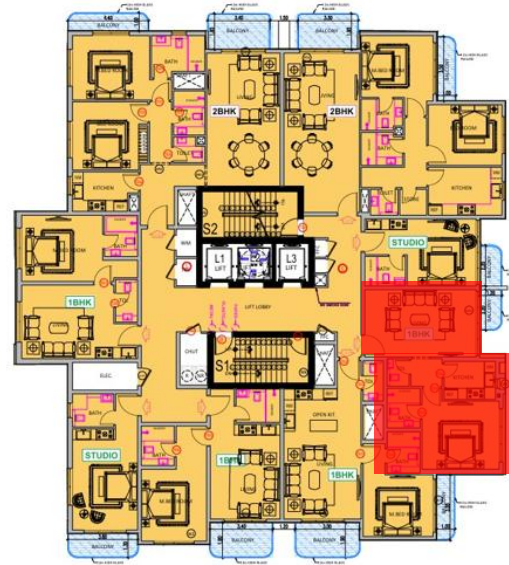
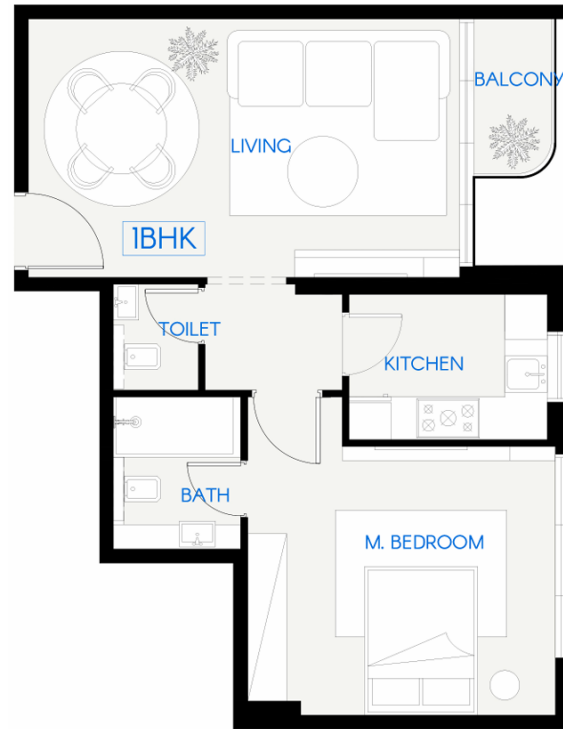
COMPONENTS	Dimension
BED AREA	4.00m x 3.75m.
KITCHENETTE	2.30m x 1.90m.
BATH	2.20m x 1.60m.
TOTAL	27.73 SQ.M. (298.50 SQ.FT.)

1BHK TYPE



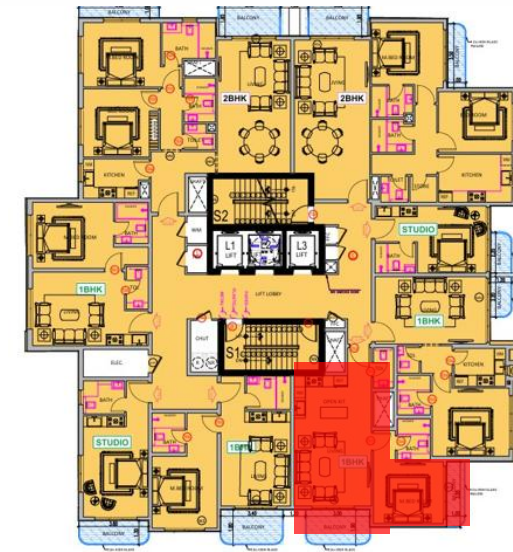
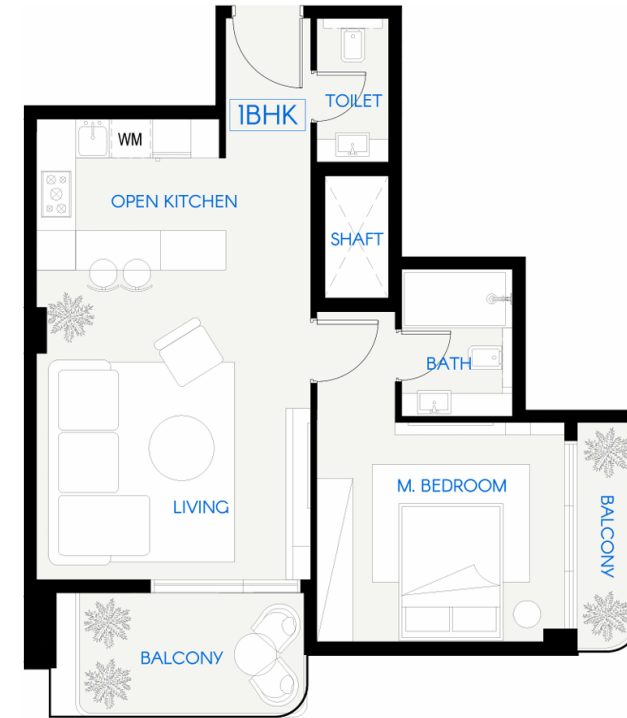
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1BHK TYPE 01 (U3)
(TYPICAL 2nd -TO-7TH FLOOR)



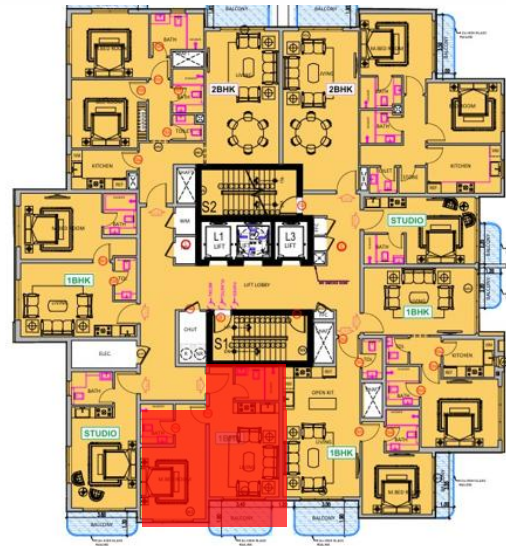
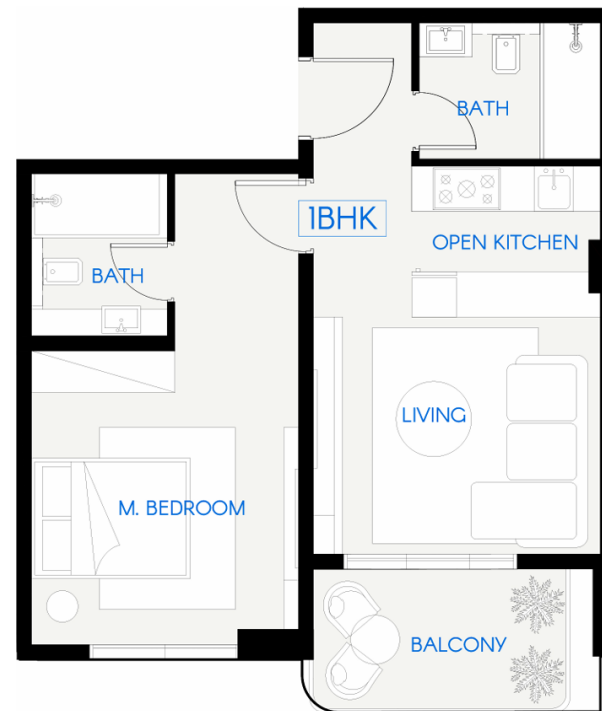
COMPONENTS	Dimension
LIVING	6.10m x 3.65m.
KITCHEN	2.80m x 2.00m.
TOILET	1.20m x 1.50m.
MASTER BEDROOM	4.20m x 3.70m.
MASTER BATH	1.80m x 2.15m.
BALCONY	1.20m x 2.20m.
TOTAL	62.62 SQ.M. (674.62 SQ.FT.)

1BHK TYPE 02 (U4)
(TYPICAL 2nd -TO-7TH FLOOR)



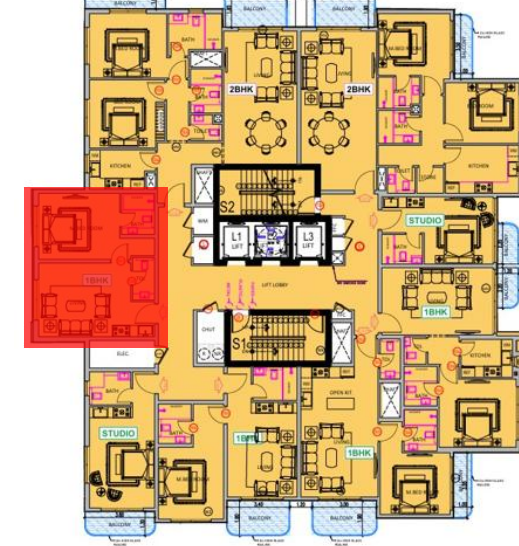
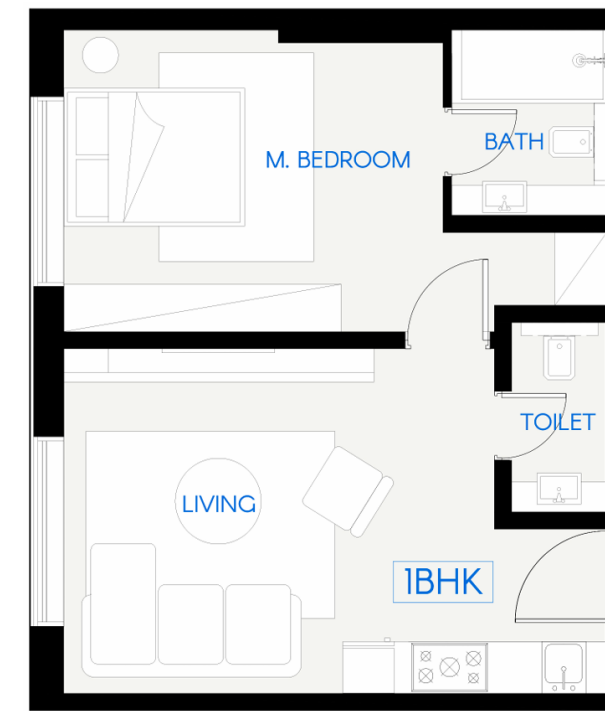
COMPONENTS	Dimension
LIVING	4.20m x 4.76m.
OPEN KITCHEN	2.90m x 2.30m.
TOILET	1.10m x 2.20m.
LIVING BALCONY	3.50m x 1.90m.
MASTER BEDROOM	3.80m x 3.36m.
BALCONY	1.80m x 2.25m.
MASTER BR.BALCONY	1.00m x 3.55m.
TOTAL	69.36 SQ.M. (746.59 SQ.FT.)

1BHK TYPE 03 (U5)
(TYPICAL 2nd –TO–7TH FLOOR)



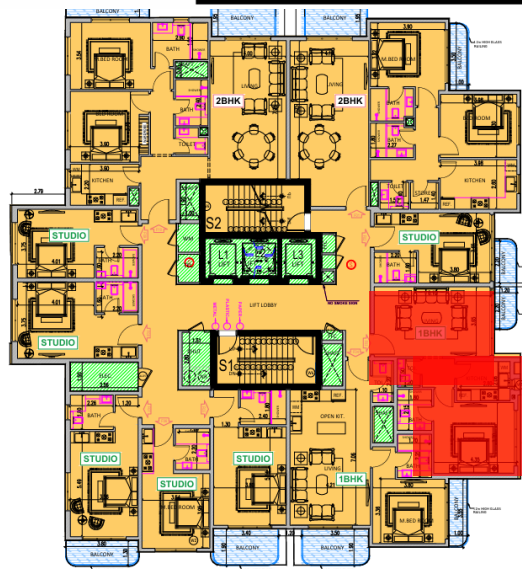
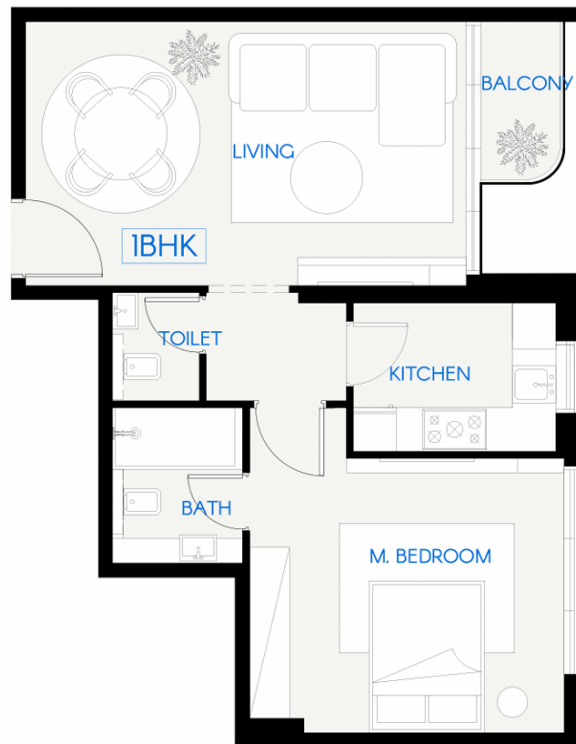
COMPONENTS	Dimension
LIVING	3.80m x 3.80m.
OPEN KITCHEN	2.50m x 1.35m.
BATH	2.40m x 1.80m.
MASTER BEDROOM	3.55m x 3.90m.
MASTER BATH	1.80m x 2.15m.
BALCONY	3.40m x 1.90m.
TOTAL	60.56 SQ.M. (651.87 SQ.FT.)

1BHK TYPE 04 (U7)
(TYPICAL 2nd –TO–7TH FLOOR)



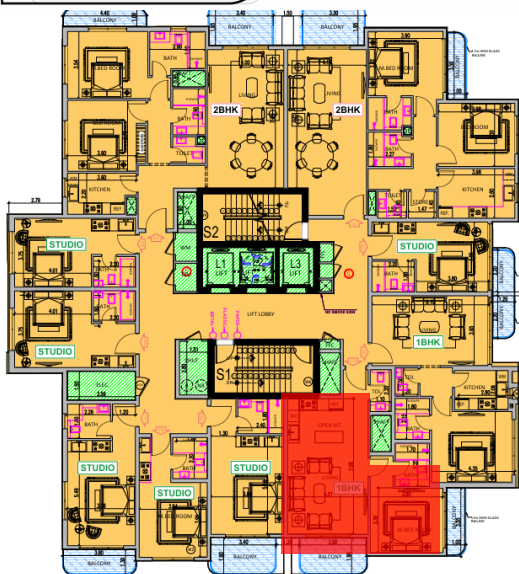
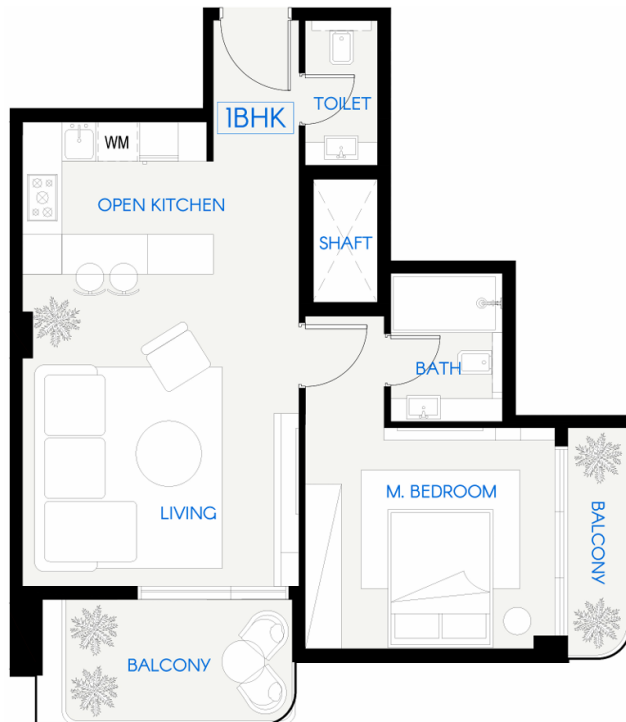
COMPONENTS	Dimension
LIVING	5.00m x 4.00m.
TOILET	1.20m x 2.30m.
MASTER BEDROOM	4.40m x 3.60m.
MASTER BATH	1.80m x 2.25m.
KITCHENETTE	1.90m x 2.30m.
TOTAL	56.11 SQ.M. (603.97 SQ.FT.)

1BHK TYPE 05 (U3)
(TYPICAL 8th -TO-13TH FLOOR)



COMPONENTS	Dimension
LIVING	6.10m x 3.65m.
KITCHEN	2.80m x 2.00m.
TOILET	1.20m x 1.50m.
MASTER BEDROOM	4.20m x 3.80m.
MASTER BATH	1.80m x 2.15m.
BALCONY	1.20m x 2.20m.
TOTAL	62.62 SQ.M. (674.62 SQ.FT.)

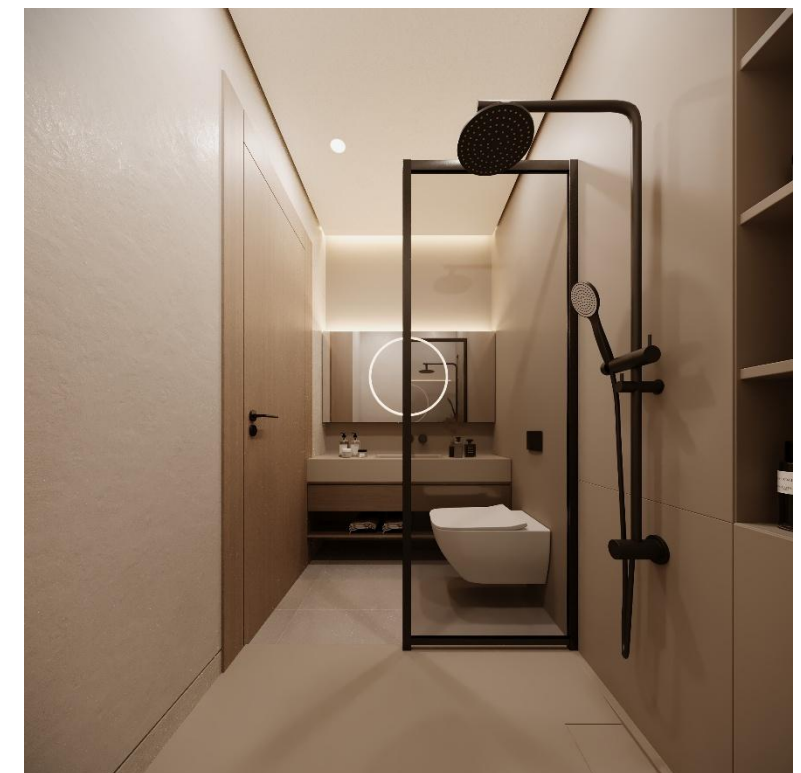
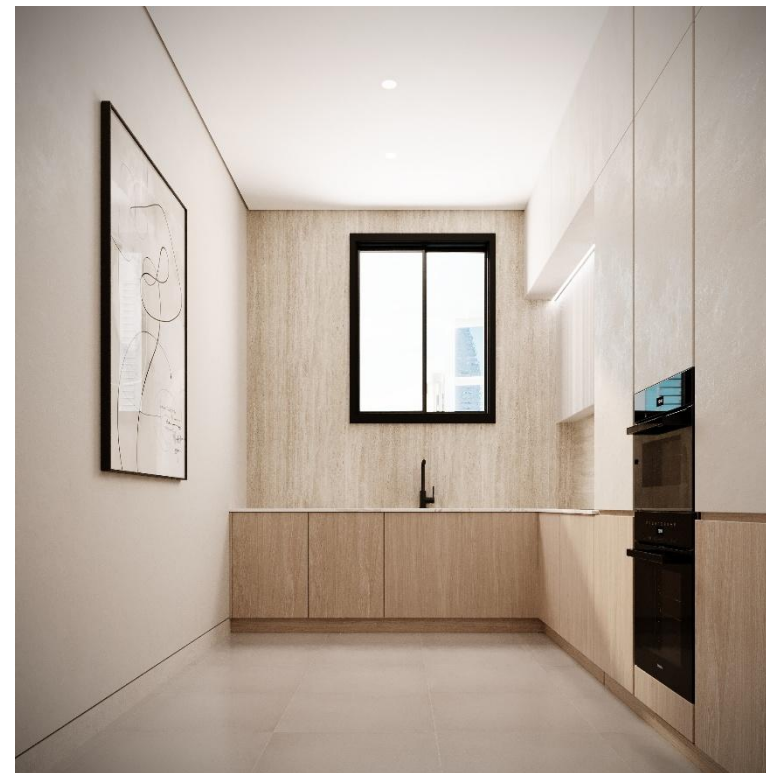
1BHK TYPE 06 (U4)
(TYPICAL 8th -TO-13TH FLOOR)



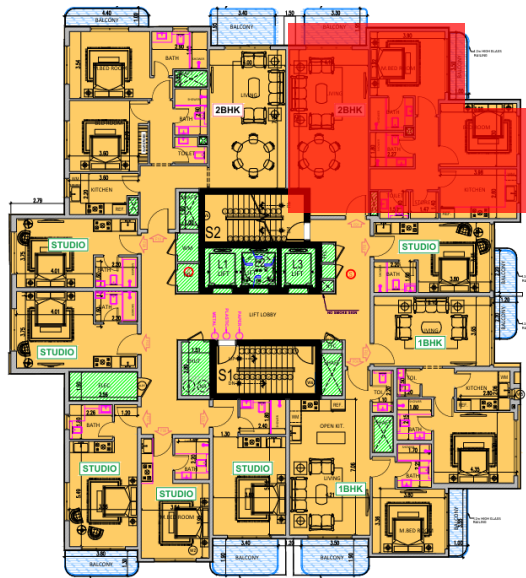
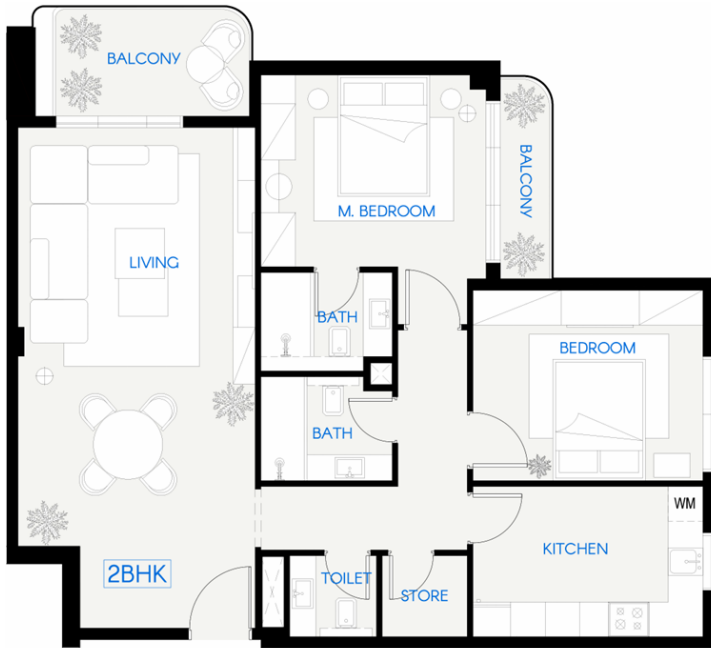
COMPONENTS	Dimension
LIVING	4.20m x 4.76m.
OPEN KITCHEN	2.90m x 2.30m.
TOILET	1.10m x 2.20m.
LIVING BALCONY	3.50m x 1.90m.
MASTER BEDROOM	3.80m x 3.36m.
BALCONY	1.80m x 2.25m.
MASTER BR.BALCONY	1.00m x 3.55m.
TOTAL	69.36 SQ.M. (746.59 SQ.FT.)

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2BHK TYPE

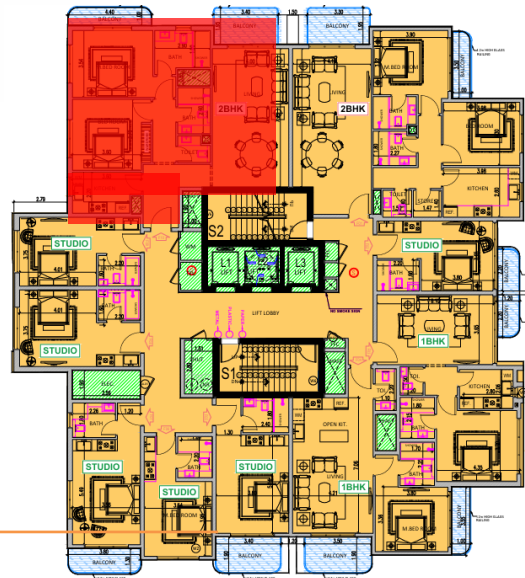


2BHK TYPE 01 (U1)
(TYPICAL 2th –TO-13TH FLOOR)



COMPONENTS	Dimension
LIVING	4.10m x 7.25m.
LIVING BALCONY	3.30m x 1.95m.
KITCHEN	3.98m x 2.60m.
TOILET	1.50m x 1.40m.
STORE	1.47m x 1.40m.
BATH	2.27m x 1.80m.
BEDROOM	4.00m x 3.30m.
MASTER BEDROOM	3.90m x 3.32m.
MASTER BATH	2.25m x 1.70m.
MASTER BALCONY	1.00m x 3.50m.
TOTAL	111.42 SQ.M. (1,199.32 SQ.FT.)

2BHK TYPE 02
(TYPICAL 2nd –TO-7TH FLR; U8)
(TYPICAL 8th –TO-13TH FLR; U10)



COMPONENTS	Dimension
LIVING	4.00m x 7.25m.
LIVING BALCONY	3.40m x 1.95m.
KITCHEN	3.60m x 2.20m.
TOILET	1.70m x 1.40m.
BATH	1.70m x 2.40m.
BEDROOM	4.10m x 3.70m.
MASTER BEDROOM	4.20m x 3.54m.
MASTER BATH	2.90m x 1.90m.
MASTER BALCONY	4.40m x 1.00m.
TOTAL	115.25 SQ.M. (1,240.55 SQ.FT.)

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the center line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the center line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.



CELESTARA

RESIDENCES

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