

**ASTERA BY ASTON MARTIN**

UNITED ARAB EMIRATES / RAS AL KHAIMAH / MINA AL ARAB

**Completion Date:**  
12 / 2028**Price Range:**  
804,000 - 976,000 \$**Development Area:**  
2,700,000 m<sup>2</sup>

## Astera: A New Era of Luxury Living and Investment

Astera, designed with interiors by the legendary Aston Martin, represents a pinnacle of luxury and innovation on Al Marjan Island, Ras Al Khaimah. Offering a seamless blend of bespoke craftsmanship, cutting-edge design, and an idyllic beachfront location, this project is poised to redefine living and investment opportunities in the UAE.

### Project Overview

- Location: Al Marjan Island, Ras Al Khaimah, UAE
  - Just 60 minutes from Dubai
- Surrounded by pristine beaches, luxury resorts, and vibrant nightlife
  - Adjacent to Wynn Resorts, the first in the Middle East

### Residences and Specifications

The Astera offers an array of premium residences tailored to different lifestyles, featuring sleek interiors by Aston Martin and panoramic views of the Arabian Gulf.

#### 1-Bedroom Beach Residences

- Area: 63-120 sqm
- Starting Price: \$517,838

#### 2-Bedroom Beach Residences

- Area: 91-182 sqm
- Starting Price: \$761,586

#### 3-Bedroom Beach Villas

- Area: 228-267 sqm
- Starting Price: \$2,320,075

### Amenities

The Astera promises an unparalleled lifestyle with a suite of world-class amenities:

- Direct beach access
- Infinity pool and pool bar
- Fitness center and spa
- Yoga lawn and green spaces
- Indoor cinema and multipurpose hall
- Kids' play area
- 24/7 security

### Key Features

- Ownership: Freehold for all nationalities
- Completion: Expected in December 2028
- Tax Benefits: 0% property and income tax
- Investment Potential: Up to 9% yield due to growing demand and proximity to key attractions

### Why Invest in The Astera?

1. Branded Residences: Interiors by Aston Martin offer a premium value proposition.
2. Strategic Location: Positioned in a rapidly growing market with high occupancy rates.
3. Tourism Growth: Projections show 3-3.5 million tourists visiting Ras Al Khaimah by 2030.
4. Golden Visa Eligibility: Investments over AED 2 million grant a 10-year residency visa.

### Conclusion

The Astera is not just a residence; it's an experience of sophistication and exclusivity. Whether as a home or an investment, it offers unparalleled opportunities to elevate your lifestyle.

**LOCATION :**

**By Street, Near to Street, By the Sea, Near the Sea,**

**ENVIRONMENT :**

**Shopping Center, Bank, Gas Station, Mini Movie Theater, Drugstore, Drugstore / Medical, Entertainment Center, Hospital / Health facility, Firefighting, Nursery, Coiffure & Beauty Center, High School, School (Education facility), Patisserie & Bakery, Polyclinic, Police Station, Post Office, Restaurant, Health Center, Dry-Cleaning, Movie Theater,**

**SCENERY :**

**Sea View,**

**FACILITY ACTIVITIES :**

**Fitness Center, Social Facility, Gym, Swimming Pool, Swimming Pool (Indoor),**

**ESTATE TYPES****804,000 \$****104 m<sup>2</sup> , 2 + 1**  
**For Sale, Apartment (10)****827,000 \$****112 m<sup>2</sup> , 1 + 1**  
**For Sale, Apartment (6)****976,000 \$****147 m<sup>2</sup> , 2 + 1**  
**For Sale, Apartment (10)**

