

ROYAL ESTATES

M A R B E L L A



ZARWAH
DEVELOPMENTS

&

ARISTOCRAT STAR REAL ESTATE DEVELOPMENT

M A R B E L L A

The Ultimate Family Homes

Set in Dubai Investment Park, Marbella stands out as a premium residential community, showcasing exceptional craftsmanship and contemporary architecture

Each home is meticulously crafted with high ceilings, spacious layouts, and exquisite finishes that set a new standard for luxury living in Dubai.

Each bedroom comes with its own ensuite, giving every family member their own private space and added comfort

*Gracefully Crafted. Intelligently
Designed*





Live in the fastest growing city in the world.

Dubai offers a dynamic lifestyle with a thriving economy, tax-free income, and a business-friendly environment, making it a global magnet for professionals.

Enjoy world-class healthcare, top-tier education, and unmatched safety in a city designed for excellence.

Strategically positioned, Dubai ensures seamless connectivity for business and leisure, embodying elegance and opportunity at every turn.

Dubai's diverse and multicultural society provides a high quality of life, making it a preferred destination for expatriates

"Dubai will never settle for anything less than first place."

– Sheikh Mohammed bin Rashid Al Maktoum

Dubai's economy grew by 3.2% in Q1 2024, reaching AED 115 billion in GDP

The Dubai real estate market recorded 180,900 transactions worth AED 522.1 billion in 2024, a 36% increase in volume from 2023 and is poised to continue the same trend

The UAE's non-oil private sector including real estate achieved its fastest growth in nine months by December 2024, with a PMI of 55.4

In 2024, Dubai's rental yields remained among the highest globally, averaging between 6% and 8% for prime locations

The city's strategic location connects businesses to 2.5 billion people within a four-hour flight radius

Dubai has been ranked among the world's safest cities, with a safety index of 83.8 and a crime index of 16.2 in 2024





MARBELLA



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Ideally Positioned

20 minutes

JUMEIRAH GOLF & COUNTRY CLUB
IBN BATTUTA MALL
SPORTS CITY

25 minutes

DUBAI MARINA
JBR BEACH
THE PALM
BLUEWATERS ISLAND

30 minutes

MALL OF THE EMIRATES DUBAI MALL
DOWNTOWN DUBAI
BURJ AL ARAB

5 Minutes from Al Maktoum International Airport

Everything you need within one community

Medical Centers

NMC Hospital
Aster DIP Cedar Clinic

Schools

Nibras International School
Greenfield International School
The International School of Choueifat-DIP
Dove Green Private School
Bright Riders School

Fitness

Badminton, Tennis, Squash,
Basketball Courts
Fitness Centers
Swimming Pools

Shopping

The Market - 54 retailers
Souq Extra
DIP Shopping Center
Dream Oasis Center

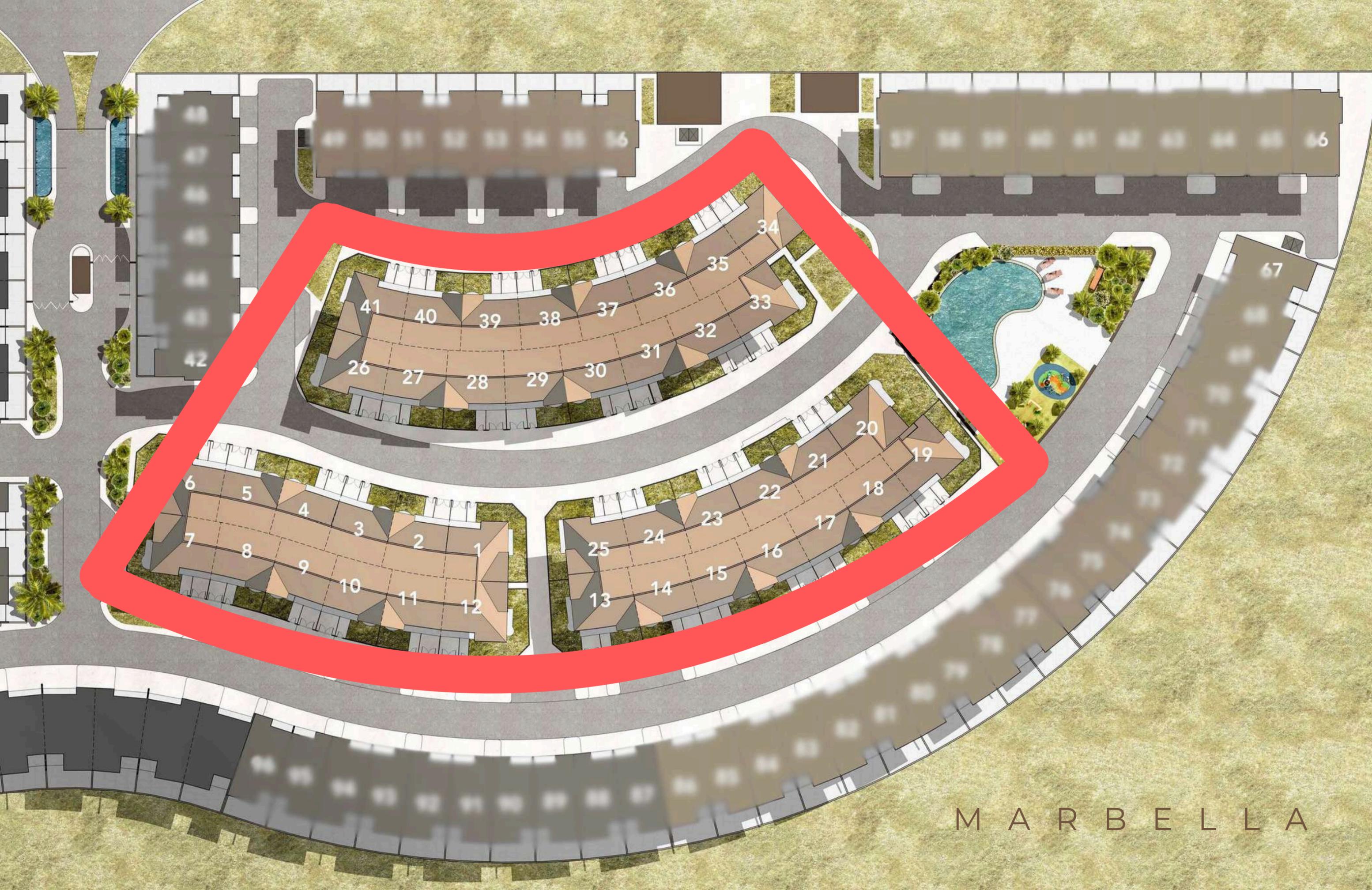


SOUQ EXTRA.





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M A R B E L L A



F L O O R P L A N S

Type A

4 Bedroom with Maids Room

Built up area

2660 sqft - 2900 sqft

Ground Floor

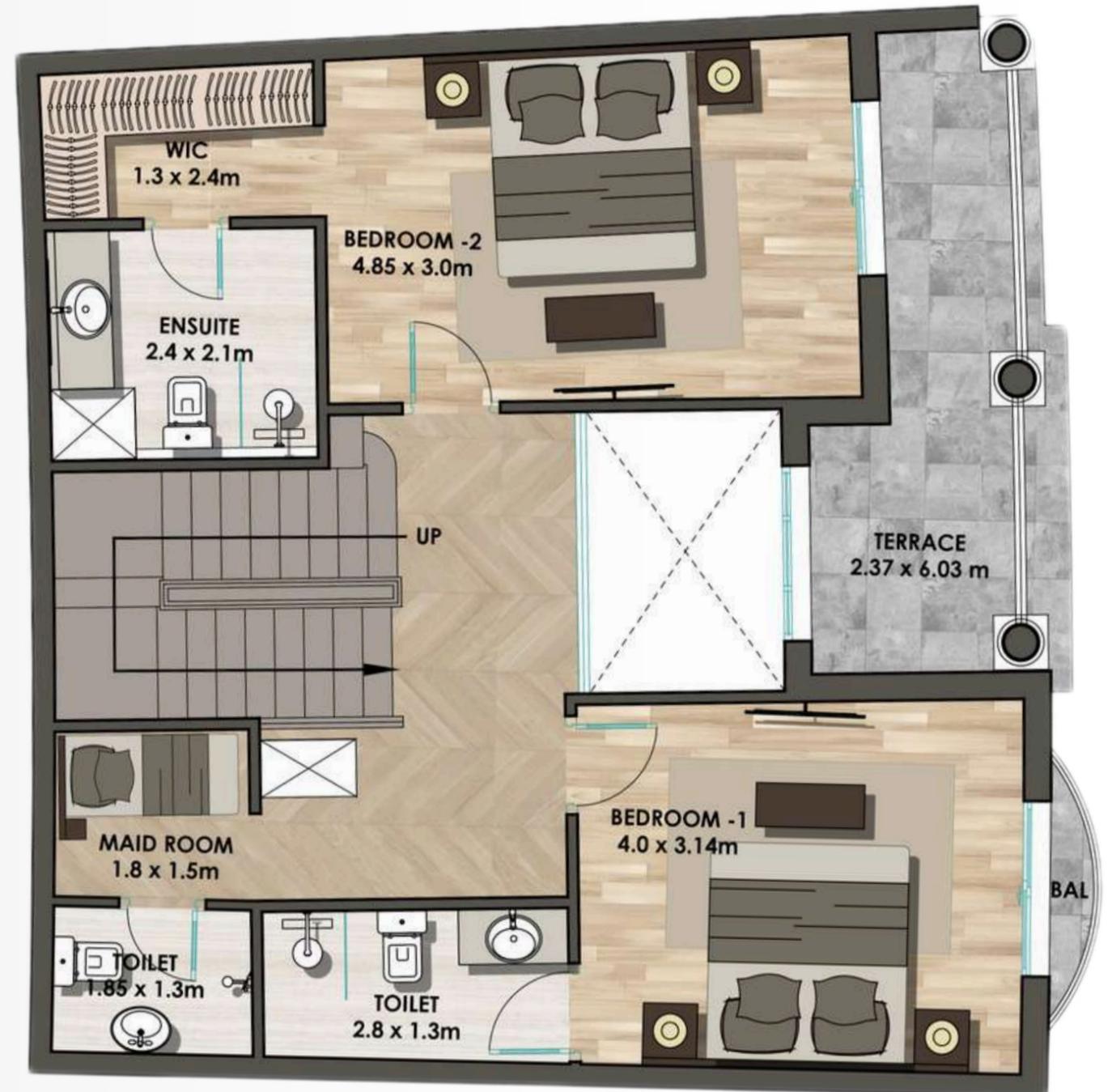


Type A

4 Bedroom with Maids
Room

Built up area
2660 sqft - 2900 sqft

First Floor



Type A

4 Bedroom with Maids Room

Built up area

2660 sqft - 2900 sqft

Second Floor



Type B

4 Bedroom with Maids Room

Built up area

2660 sqft - 2900 sqft

Ground Floor



Type B

4 Bedroom with Maids
Room

Built up area
2660 sqft - 2900 sqft

First Floor



Type B

4 Bedroom with Maids
Room

Built up area
2660 sqft - 2900 sqft

2nd Floor

