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AL WARSAN STAR

BY ROSE HOMES INVESTMENT LLC



A BRILLIANT NEW CHAPTER IN AL WARSAN FIRST

ROSE HOMES INVESTMENT LLC

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ABOUT THE DEVELOPER

ASAS Holding LLC & Rose Homes Investment LLC

ASAS Holding LLC is a leading UAE group based in Dubai, known for its professionalism and strong blend of local and international expertise. With diverse operations spanning real estate, construction, property management, leasing, sales, aviation, and travel, ASAS consistently delivers high-quality service across all sectors.

Rose Homes Investment LLC, the real estate development arm of ASAS, focuses on creating well-designed residential and mixed-use communities in Dubai. Committed to quality, functionality, and modern living standards, Rose Homes develops projects that meet investor expectations while enhancing end-user lifestyle.

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EXCLUSIVE SALES OFFICE

METRO HOUSE

In the UAE, our company is committed to transforming the real estate sector by providing expert guidance on locations and a diverse range of properties available for purchase and sale in Dubai. We pride ourselves on showcasing the best new homes to meet our clients' needs, ensuring a personalized and tailored experience.

Operating in one of the world's fastest-growing real estate markets, Metro House Properties offers a wide array of investment opportunities in the UAE. Our success story, transitioning from a startup to a diversified business entity, is a testament to our commitment to delivering exceptional service and understanding our clients' needs.

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LIFESTYLE
AT HOME





This residence brings a new meaning to comfortable living, blending modern design with a calm community atmosphere. Every detail reflects harmony from its contemporary architecture to the thoughtfully designed spaces that promote peace and privacy.

From thoughtfully planned spaces to modern finishes, this is a place where your ideal way of living becomes a reality.

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THE CITY OF CHOICE

Whether you seek a peaceful retreat or an active urban rhythm, Dubai continues to stand out as the city where dreams find a home and life feels truly complete.





Dubai remains one of the most desired cities to call home, offering a lifestyle that blends modern comfort, safety, and endless opportunity. It’s a place where every day feels elevated from world-class architecture to vibrant communities designed for connection and convenience.

Whether you seek a peaceful retreat or an active urban rhythm, Dubai continues to stand out as the city where dreams find a home and life feels truly complete.

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COORDINATES:

25.173572, 55.397782
Dubai International City, Warsan First - Dubai



Al Warsan is a peaceful residential community offering a balanced and comfortable lifestyle. It features modern buildings, green spaces, and a calm atmosphere ideal for families and professionals alike.

AL WARSAN FIRST

Al Warsan First offers a calm, practical lifestyle with easy access to everyday essentials. The community benefits from a well-connected location near major roads, nearby retail and shopping destinations, and a family-friendly environment with open spaces—making it a convenient choice for both residents and long-term living.



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15 MINS
DXB AIRPORT

20 MINS
DOWNTOWN

30 MINS
DUBAI MARINA

35 MINS
PALM JUMEIRAH

3 MINS
DRAGON MART

15 MINS
GLOBAL VILLAGE



10 MINS
MIRDIF CITY CENTRE

15 MINS
MEYDAN RACECOURSE

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DESIGNED FOR TODAY,
BUILT FOR TOMORROW

INTRODUCING

AL WARSAN STAR



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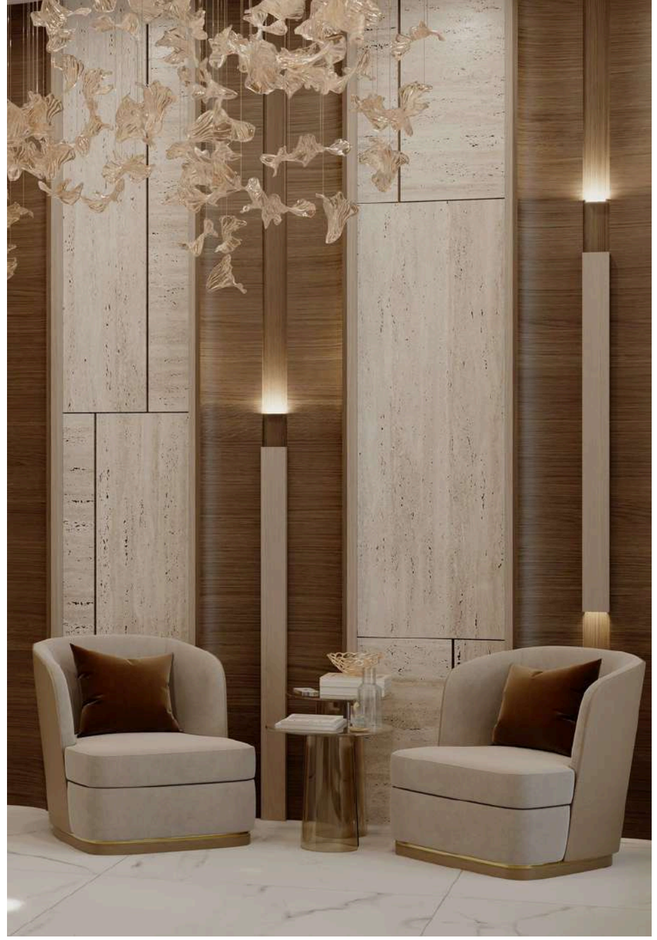
ARCHITECTURAL ELEGANCE

This contemporary façade reflects a perfect blend of simplicity and sophistication. The clean vertical lines, warm wooden accents, and balanced symmetry create a striking modern identity.





ABOUT
AL WARSAN STAR

Al Warsan Star is designed with intention sleek, contemporary, and effortlessly livable. Every residence blends premium finishes, warm natural textures, and smart space planning to create a calm, elevated home you'll love coming back to.







COMFORT WITH PURPOSE

For those who seek comfort with purpose, Al Warsan Star offers a refined home that mirrors ambition, elevates daily living, and creates a calm, modern space to grow, recharge, and thrive.

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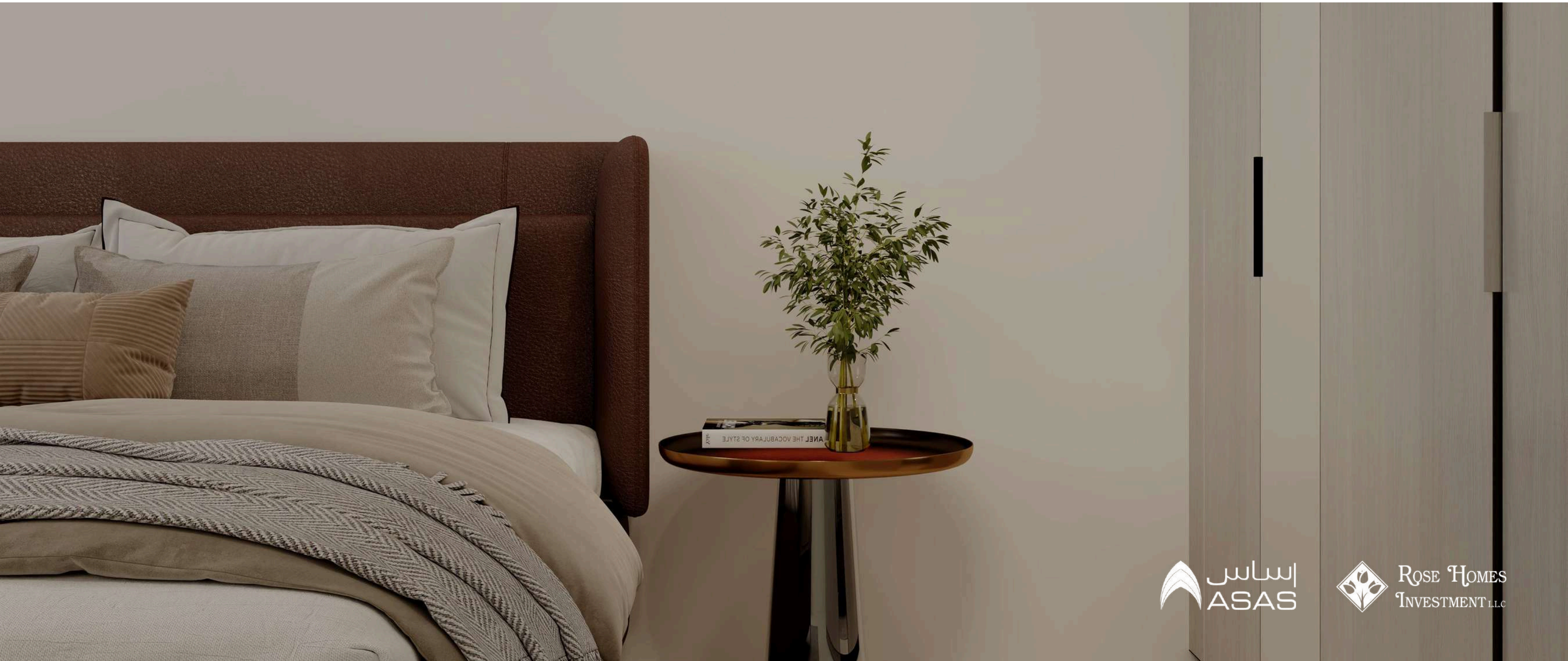
INTERIORS



LIVING ROOM



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LIVING ROOM

A bright, modern living area finished in a clean, neutral palette with smooth wall panels and crisp shadow gaps for a seamless look. Large floor-to-ceiling glazing brings in abundant daylight, while light-toned flooring enhances the airy feel.



DINING AREA



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KITCHEN



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KITCHEN

A bright, modern kitchen designed to feel spacious and functional, with clean lines and a neutral finish throughout.



BEDROOMS



BEDROOMS





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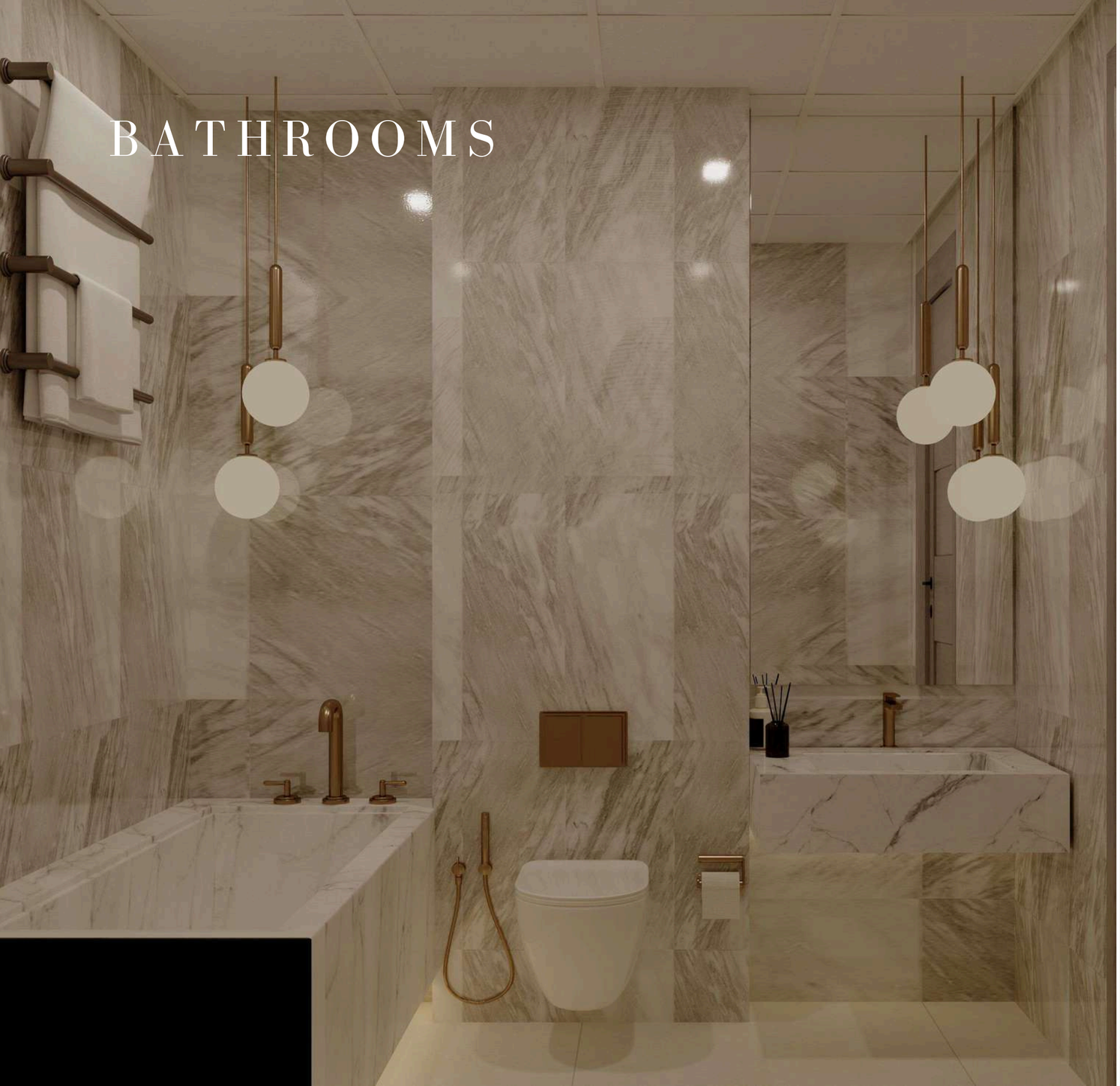
BATHROOMS





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AMENITIES




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NEVER
GIVE
UP


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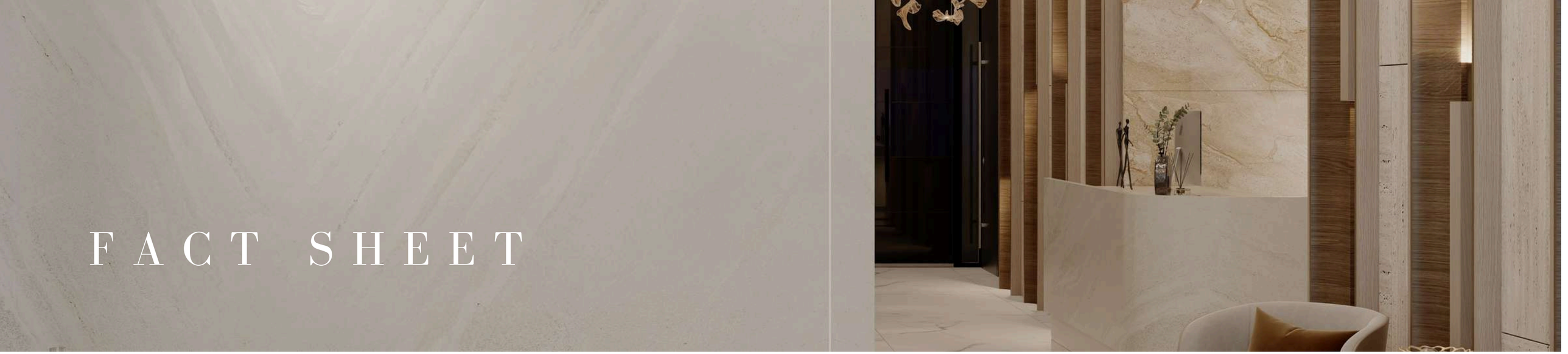

FACT SHEET

Amenities

Swimming Pool

Fully Equipped Gym

Kids Play Areas

Outdoor Shower

Changing Room

Building Configuration

G + P + 6 + R

Units

36 Units - 1 Bedroom

12 Units - 2 Bedrooms

Near to Parks

Near to Malls

Family Friendly Community

Big Layouts

High-end Finishing

Prime Location

Covered Parkings

Big Internal Space

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WHY AL WARSAN STAR

- **Entry price advantage:** Starting at AED 798,100, making it easier to enter the Dubai market and target a wider buyer pool.
- **Flexible payment plans:** 30% Post-Handover at 1% Monthly (2.5 years) can improve cash-flow management and reduce upfront pressure.
- **Rental demand drivers nearby:** Close to Dragon Mart, plus strong surrounding activity, supports steady tenant demand (especially for 1–2BR).
- **Liveability features:** Easier to Rent/Sell: Spacious layouts, appeal to different tenant profiles and end-users.
- **Strategic location:** Convenient drive times to DXB Airport, Global Village, and Downtown Dubai widen the tenant audience and improve liquidity at resale.

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PRICING AND SIZES

Bedrooms	Units	Min Size (Sq.Ft.)	Max Size (Sq.Ft.)	Price per Sqft (AED)	Starting Prices from (AED)
1 Bedroom	**36**	**694**	**2,372**	**1,150**	**798,100**
2 Bedroom	**12**	**1,332**	**1,900**	**1,100**	**1,465,200**

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PAYMENT PLAN

FLEXIBLE PAYMENT PLANS DESIGNED FOR INVESTORS.

20%	40%	40%
DOWNPAYMENT	DURING CONSTRUCTION	ON COMPLETION

20%	40%	10%	30%
DOWNPAYMENT	DURING CONSTRUCTION	ON COMPLETION	POST HANDOVER 30 MONTHS

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FLOOR PLANS



1 BEDROOM
TYPE 1A

FLOOR : 1ST FLOOR

UNIT: 01

INTERNAL SIZE	70.96 SQ.M.	763.86 SQ.FT.
BALCONY SIZE	58.72 SQ.M.	632.02 SQ.FT.
TOTAL BUA:	129.68 SQ.M.	1,395.88 SQ.FT.

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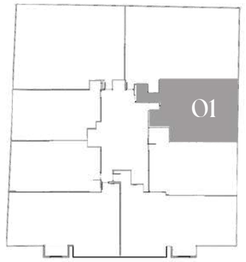



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1 BEDROOM
TYPE 1B

FLOOR : 1ST FLOOR

UNIT: 02

INTERNAL SIZE	73.57 SQ.M.	791.92 SQ.FT.
BALCONY SIZE	133.65 SQ.M.	1,438.63 SQ.FT.
TOTAL BUA:	207.22 SQ.M.	2,230.55 SQ.FT.

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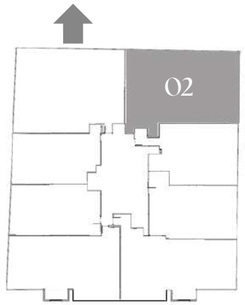

ROAD

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1 BEDROOM
TYPE 1C

FLOOR : 1ST FLOOR

UNIT: 03

INTERNAL SIZE	**74.07 SQ.M.**	**797.28 SQ.FT.**
BALCONY SIZE	**146.30 SQ.M.**	**1,574.74 SQ.FT.**
TOTAL BUA:	**220.37 SQ.M.**	**2,372.02 SQ.FT.**

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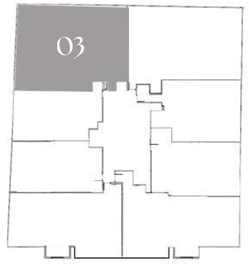

ROAD

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1 BEDROOM
TYPE 1D

FLOOR : 1ST FLOOR

UNIT: 04

INTERNAL SIZE	**57.89 SQ.M.**	**623.11 SQ.FT.**
BALCONY SIZE	**49.20 SQ.M.**	**529.60 SQ.FT.**
TOTAL BUA:	**107.09 SQ.M.**	**1,152.71 SQ.FT.**

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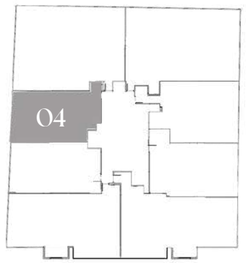

ROAD

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1 BEDROOM
TYPE 1E

FLOOR : 1ST FLOOR

UNIT: 05

INTERNAL SIZE	**60.72 SQ.M.**	**653.65 SQ.FT.**
BALCONY SIZE	**49.02 SQ.M.**	**527.61 SQ.FT.**
TOTAL BUA:	**109.74 SQ.M.**	**1,181.26 SQ.FT.**

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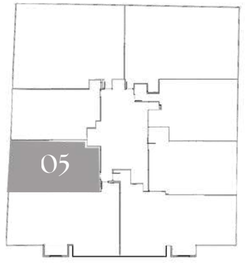

ROAD

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2 BEDROOM
TYPE 1F

FLOOR : 1ST FLOOR

UNIT: 06

INTERNAL SIZE	**110.14 SQ.M.**	**1,185.52 SQ.FT.**
BALCONY SIZE	**60.43 SQ.M.**	**650.43 SQ.FT.**
TOTAL BUA:	**170.57 SQ.M.**	**1,835.95 SQ.FT.**

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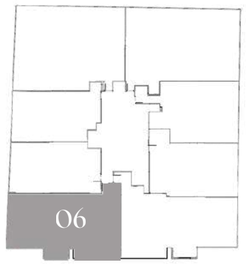

ROAD

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2 BEDROOM TYPE 1G

FLOOR : 1ST FLOOR

UNIT: 07

INTERNAL SIZE	113.61 SQ.M.	1,222.89 SQ.FT.
BALCONY SIZE	62.95 SQ.M.	677.57 SQ.FT.
TOTAL BUA:	176.56 SQ.M.	1,900.46 SQ.FT.

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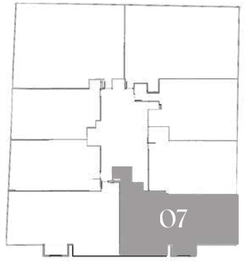



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1 BEDROOM
TYPE 1H

FLOOR : 1ST FLOOR

UNIT: 08

INTERNAL SIZE	**70.50 SQ.M.**	**758.95 SQ.FT.**
BALCONY SIZE	**49.24 SQ.M.**	**529.97 SQ.FT.**
TOTAL BUA:	**119.74 SQ.M.**	**1,288.92 SQ.FT.**





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1 BEDROOM
TYPE A

FLOOR : 2ND – 6TH

UNIT: 01

INTERNAL SIZE	**70.97 SQ.M.**	**763.87 SQ.FT.**
BALCONY SIZE	**6.30 SQ.M.**	**67.86 SQ.FT.**
TOTAL BUA:	**77.27 SQ.M.**	**831.73 SQ.FT.**

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1 BEDROOM
TYPE B

FLOOR : 2ND – 6TH

UNIT: 02

INTERNAL SIZE	**73.57 SQ.M.**	**791.92 SQ.FT.**
BALCONY SIZE	**3.14 SQ.M.**	**33.77 SQ.FT.**
TOTAL BUA:	**76.71 SQ.M.**	**825.69 SQ.FT.**

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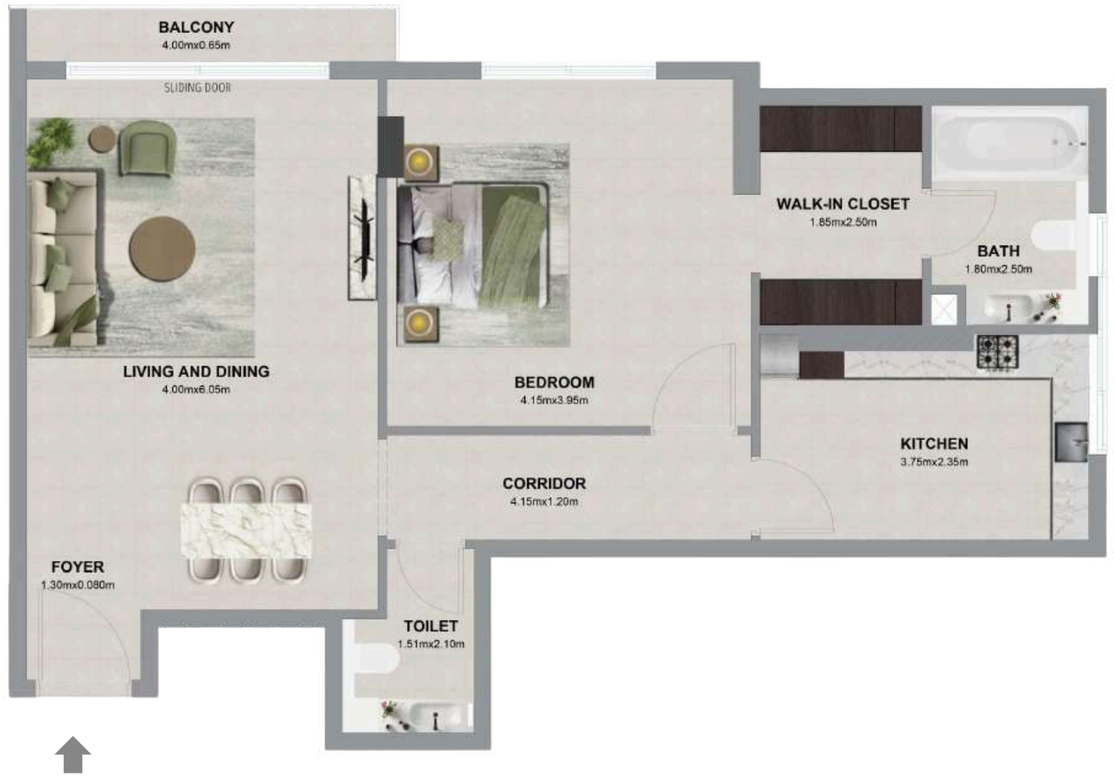







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1 BEDROOM
TYPE C

FLOOR : 2ND – 6TH

UNIT: 03

INTERNAL SIZE	**74.07 SQ.M.**	**797.28 SQ.FT.**
BALCONY SIZE	**3.83 SQ.M.**	**41.21 SQ.FT.**
TOTAL BUA:	**77.90 SQ.M.**	**838.49 SQ.FT.**

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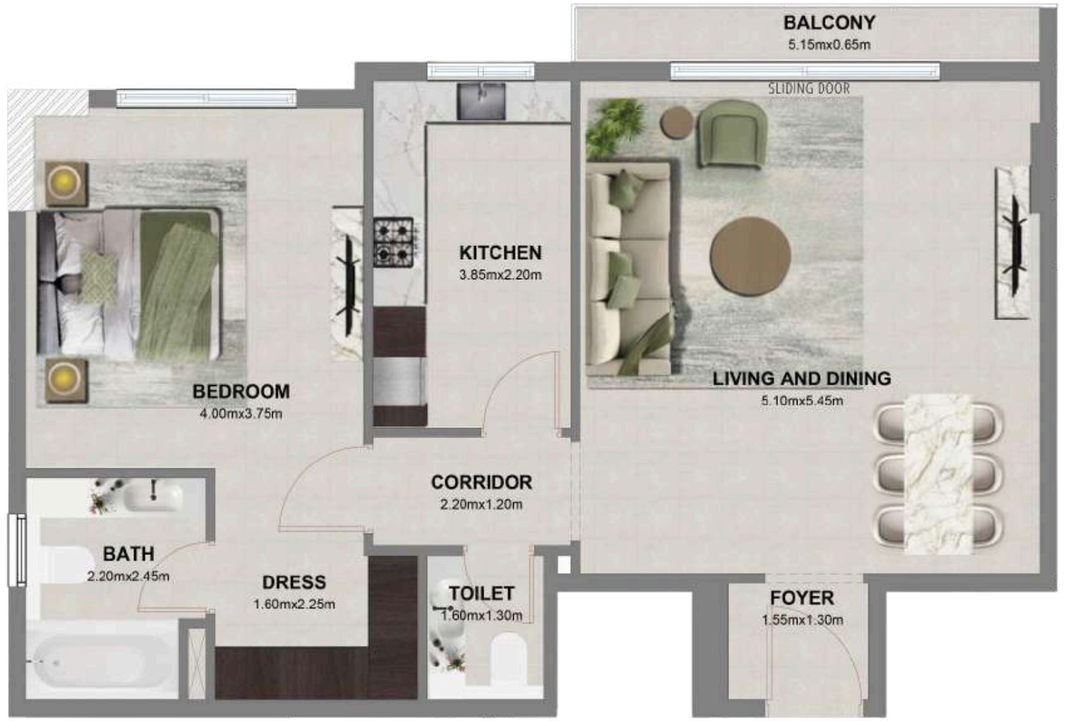







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1 BEDROOM
TYPE D

FLOOR : 2ND - 6TH

UNIT: 04

INTERNAL SIZE	57.89 SQ.M.	623.11 SQ.FT.
BALCONY SIZE	6.56 SQ.M.	70.60 SQ.FT.
TOTAL BUA:	64.45 SQ.M.	693.71 SQ.FT.

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ROAD





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1 BEDROOM
TYPE E

FLOOR : 2ND – 6TH

UNIT: 05

INTERNAL SIZE	**60.73 SQ.M.**	**653.65 SQ.FT.**
BALCONY SIZE	**6.5 SQ.M.**	**69.99 SQ.FT.**
TOTAL BUA:	**67.23 SQ.M.**	**723.64 SQ.FT.**

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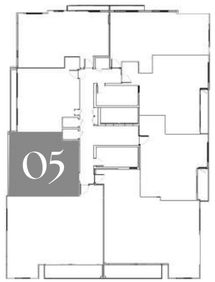

ROAD





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2 BEDROOM
TYPE F

FLOOR : 2ND – 6TH

UNIT: 06

INTERNAL SIZE	**110.14 SQ.M.**	**1,185.52 SQ.FT.**
BALCONY SIZE	**13.63 SQ.M.**	**146.75 SQ.FT.**
TOTAL BUA:	**123.77 SQ.M.**	**1,332.27 SQ.FT.**

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2 BEDROOM
TYPE G

FLOOR : 2ND - 6TH

UNIT: 07

INTERNAL SIZE	113.60 SQ.M.	1,222.86 SQ.FT.
BALCONY SIZE	13.64 SQ.M.	146.79 SQ.FT.
TOTAL BUA:	127.24 SQ.M.	1,369.65 SQ.FT.

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1 BEDROOM
TYPE H

FLOOR : 2ND - 6TH

UNIT: 08

INTERNAL SIZE	70.51 SQ.M.	758.95 SQ.FT.
BALCONY SIZE	6.09 SQ.M.	65.52 SQ.FT.
TOTAL BUA:	76.60 SQ.M.	824.47 SQ.FT.

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GROUND FLOOR



PODIUM FLOOR



ROOF FLOOR



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LATEST PROJECT



SHERENA RESIDENCE 2
MAJAN



SHERENA RESIDENCE
MAJAN



ROXANA RESIDENCE
JVC



ROSE TOWER 1
SHARJAH



ONTARIO TOWER
BUSINESS BAY

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