



DUGASTA

DUGASTA
MAYA 3
RESIDENCES
STUDIO, 1 & 2 BHK

SEVEN-STOREY RESIDENTIAL BUILDING
— DUBAI LAND —



ACTUAL SITE IMAGE

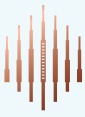
Note: **Dugasta Properties Development** acquired this building and not been the developer of this building.



DISCOVER THE EPITOME OF LUXURY LIVING IN THE HEART OF DUBAILAND

Situated in the heart of Dubailand, a rapidly growing district known for its family-friendly atmosphere, entertainment options, and green spaces, this project provides easy access to key landmarks, including schools, shopping centers, and healthcare facilities.

With a focus on quality and comfort, each unit is meticulously designed to meet the highest standards, offering spacious living areas, premium finishes, and state-of-the-art amenities.



GALLERY



Entrance Lobby



Dinning Area



Kitchen



Bedroom



Parking



Gym

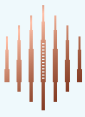


Swimming Pool

This **READY-TO-MOVE-IN** project offers an unparalleled blend of comfort, convenience, and contemporary design.

The unit will be semi furnished only without any white goods and furnishings.

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TRANSPORT & ACCESS

COMMUTE TIMES BY CAR

- 22 minutes to drive to Dubai Mall,
- 32 minutes to Palm Jumeirah
- 31 minutes to Burj Al Arab
- 35 minutes to The Walk JBR.*

AIRPORT PROXIMITY

Dubai International Airport (DXB) is roughly 23 minutes' drive and the new Al Maktoum International Airport is roughly 32 minutes' drive.



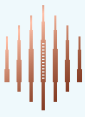
NEARBY SHOPS OUTLETS & SCHOOLS

The number of shops and amenities that are within walking distance can greatly affect quality of life and may be a key factor when choosing a place to live.

A number of commercial outlets are already operating in the vicinity of Maya 3.

Maya 3 has many schools nearby including The Aquila School at 0.6 km and GEMS FirstPoint School at 1.1 km.





BUILDING DETAILS

Total Apts. 95
Number of Floors **G+6+R**

Project Status	Already Delivered
Completion Year	2018
Location	Dubailand, Dubai, UAE
Type of Apts.	Studio, 1BHK & 2BHK
Other Facilities	· Swimming pool · Gym · Health club · Central Air Conditioner · 24*7 Security Nearby · Announced Metro Station - Malls, Markets & Schools.

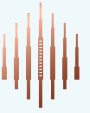


APARTMENT DETAILS

36 Studio Apts.

34 1 BHK Apts.

25 2 BHK Apts.



**10%
ON
10Y**

**GUARANTEED
NET 10%
RENTAL
FOR 10 YEARS***

100%*
BUYBACK
OPTION

0 SERVICE
CHARGES FOR
10 YEARS*

WITHOUT BUYBACK

Guaranteed Net **10%**
ROI per Year for 10 Years

Service Charges Waiver
for **10 Years**

**WITH "OPTIONAL" BUYBACK
AFTER 10 YEARS**

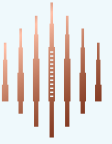
Guaranteed Net **8%**
ROI per Year for 10 Years

Service Charges Waiver
for **10 Years**

**WITH "COMPULSORY" BUYBACK
AFTER 5 YEARS**

Guaranteed Net **10%**
ROI per Year for 5 Years

Service Charges Waiver
for **5 Years**



LOCATION ADVANTAGE

IMG Worlds of Adventure
6.8 km

DRC Eastern Community Hub
0.7 km

Global Village
8.3 km

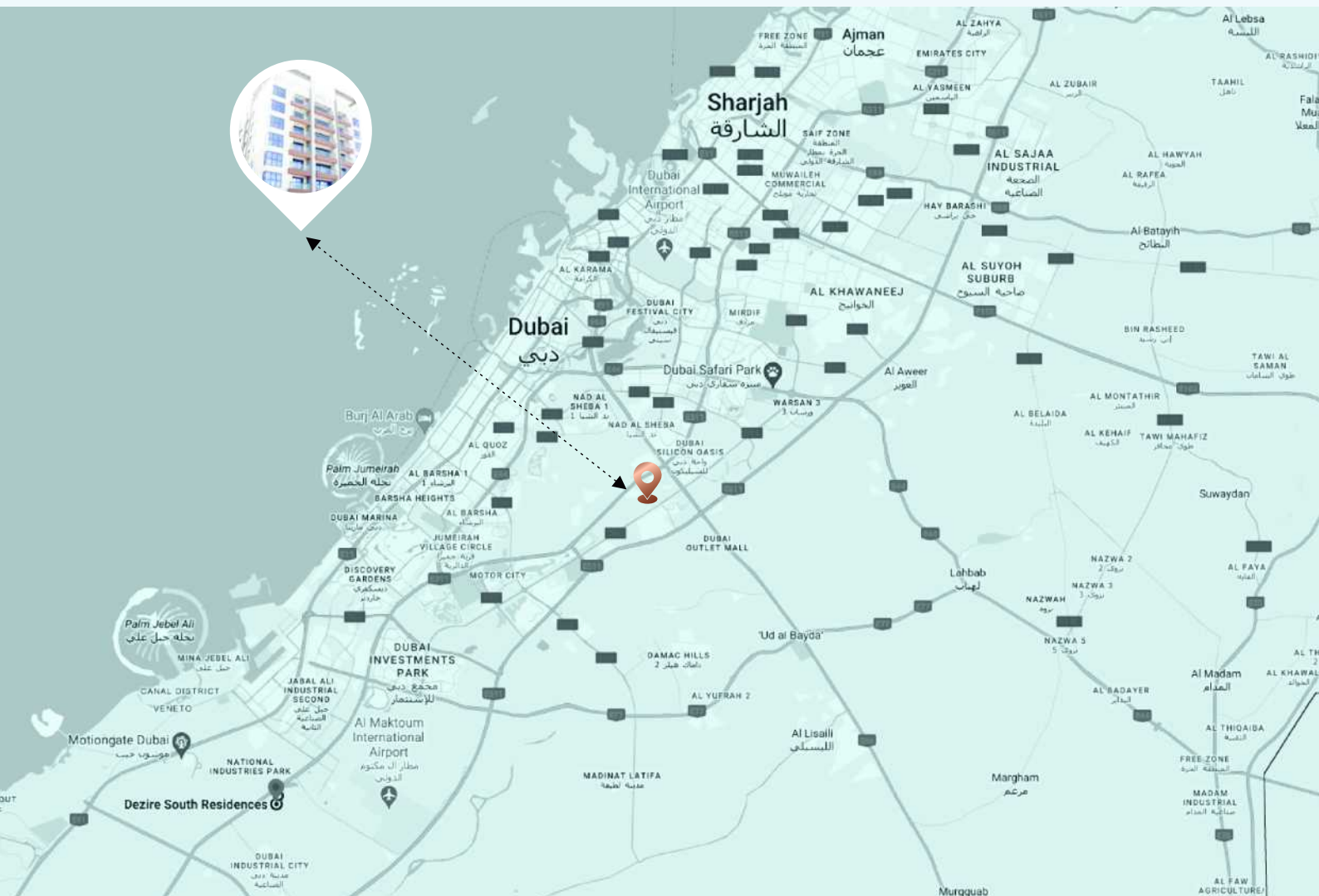
DRC Central Community Hub
1.1 km

Parks & Beaches
DRC South Community Hub
0.4 km

Golf clubs
The Track Meydan Golf

Novo Cinema IMG Worlds of Adventure
7.1 km

Novo Cinema Dragon Mart 2
10.2 km



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Disclaimer: All dimensions have been provided by our consultant architects. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. Actual area may vary from stated area. Drawings not to scale. Columns may vary in size depending on the floor level. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities with out notice. Furniture and kitchen appliances are not included and are for illustrative purpose only.

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