CAPITAL STAR



SUCCESS ISN'T ONLY VISION,
IT'S **ENGINEERED**



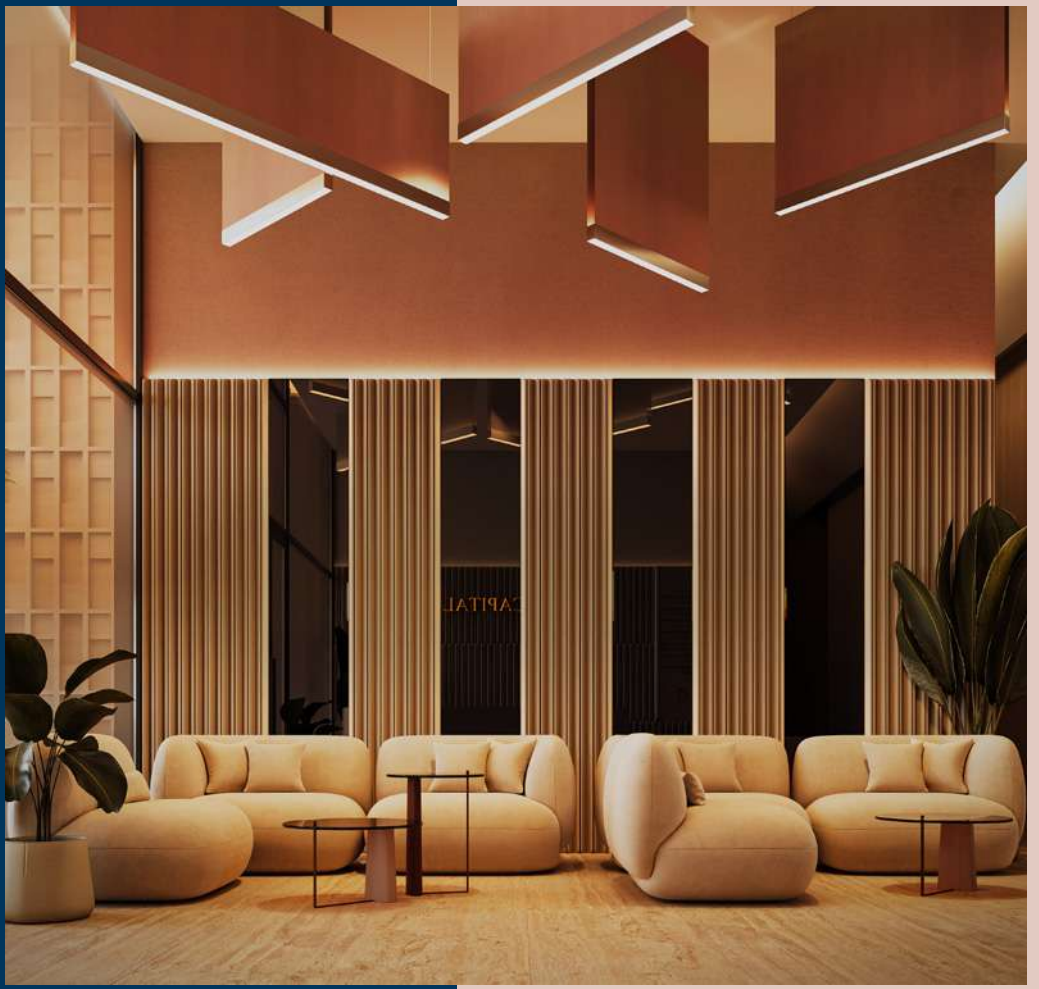
IT'S WHERE **ART** MEETS SCIENCE



WHERE AMBITION BECOMES **ACHIEVEMENT**



INNOVATION FLOWS
WHERE SPACES ALLOWS





WHEN

EXCELLENCE

SPEAKS,

TRUST

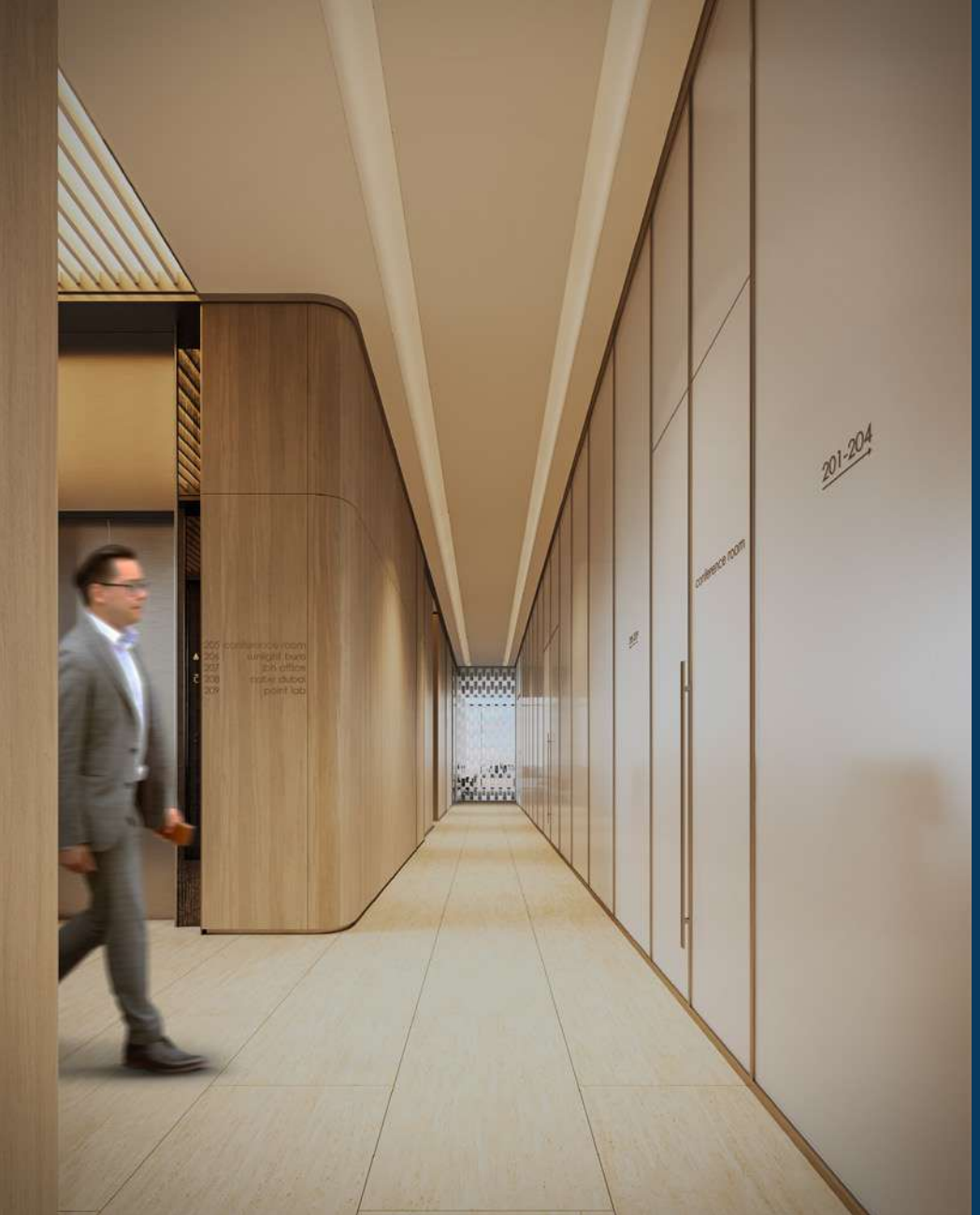
FOLLOWS

EVERY **CORNER** MATTERS



EVERY **DETAIL** COUNTS





SOME SEE
OFFICES



OTHERS SEE **OPPORTUNITY**


THE WISE SEE
TOMORROW

THIS IS

CAPITAL STAR

WHERE **SUCCESS**

HAS A NEW ADDRESS

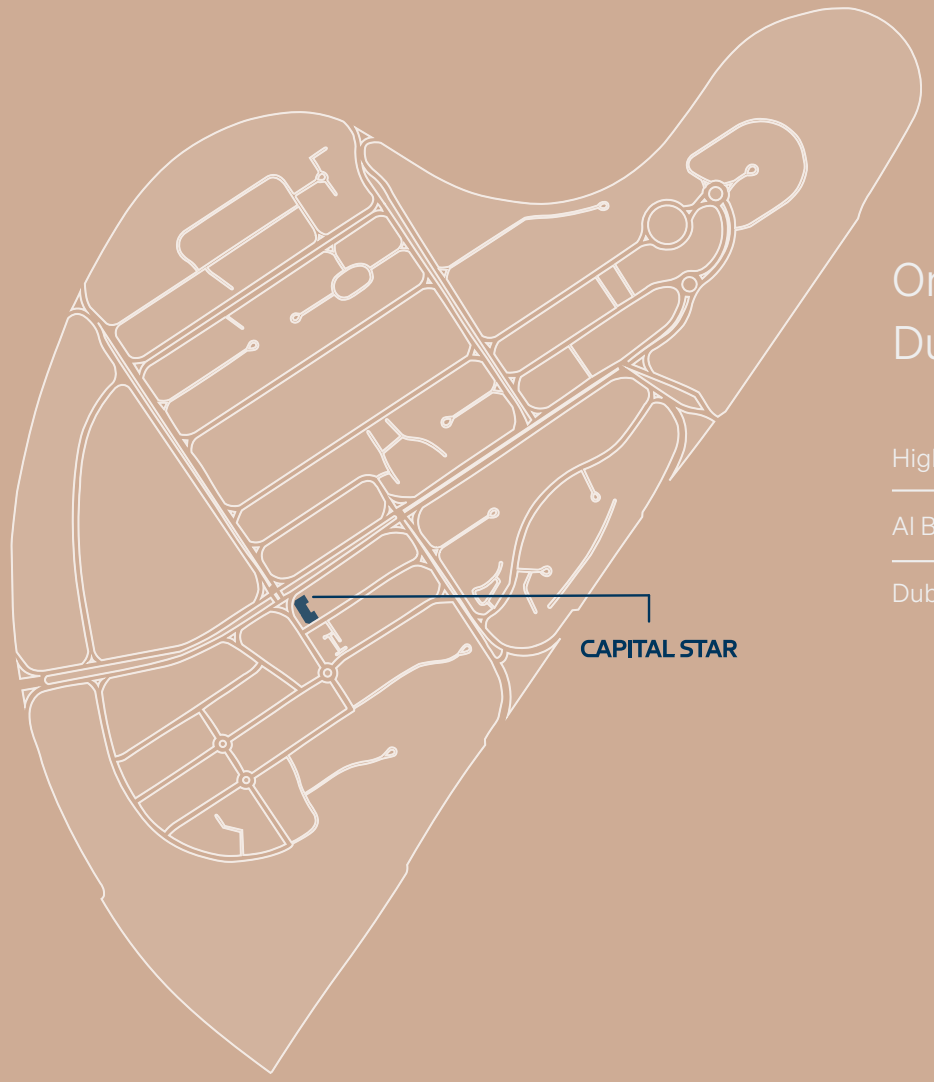



PREMIUM OFFICES FOR THOSE WHO SEE BEYOND

CAPITAL STAR

Prime Location

Capital Star is strategically located in Majan, directly on Mohamed Bin Zayed Road, offering excellent visibility and accessibility. Just 15 minutes from anywhere in Dubai, the location ensures seamless connectivity with free-flowing traffic, making it an ideal hub for businesses. Its prime positioning provides a prestigious address, perfect for welcoming clients and driving business growth in a dynamic environment.



Only **Minutes Away** From Dubai Major Locations

Highway Road	1 min
Al Barari Resturants	5 min
Dubai Downtown	20 min



ONLY 1 MIN FROM THE HIGHWAY

Capital Star is in a Trffaic-Free Location Conveniently located in Majan, Dubai. Just 1 minute from the highway, ensuring hassle-free access.



KEY DESTINATIONS

WITHIN MINUTES

1 min	Highway Road
3 min	The Farm Al Barari
10 min	Global Village
15 min	Dubai Hills Mall
17 min	Meydan Racecourse
19 min	Dubai Motor City
20 min	Dubai Downtown
21 min	JVC
28 min	Dubai Marina
30 min	Palm Jumeirah

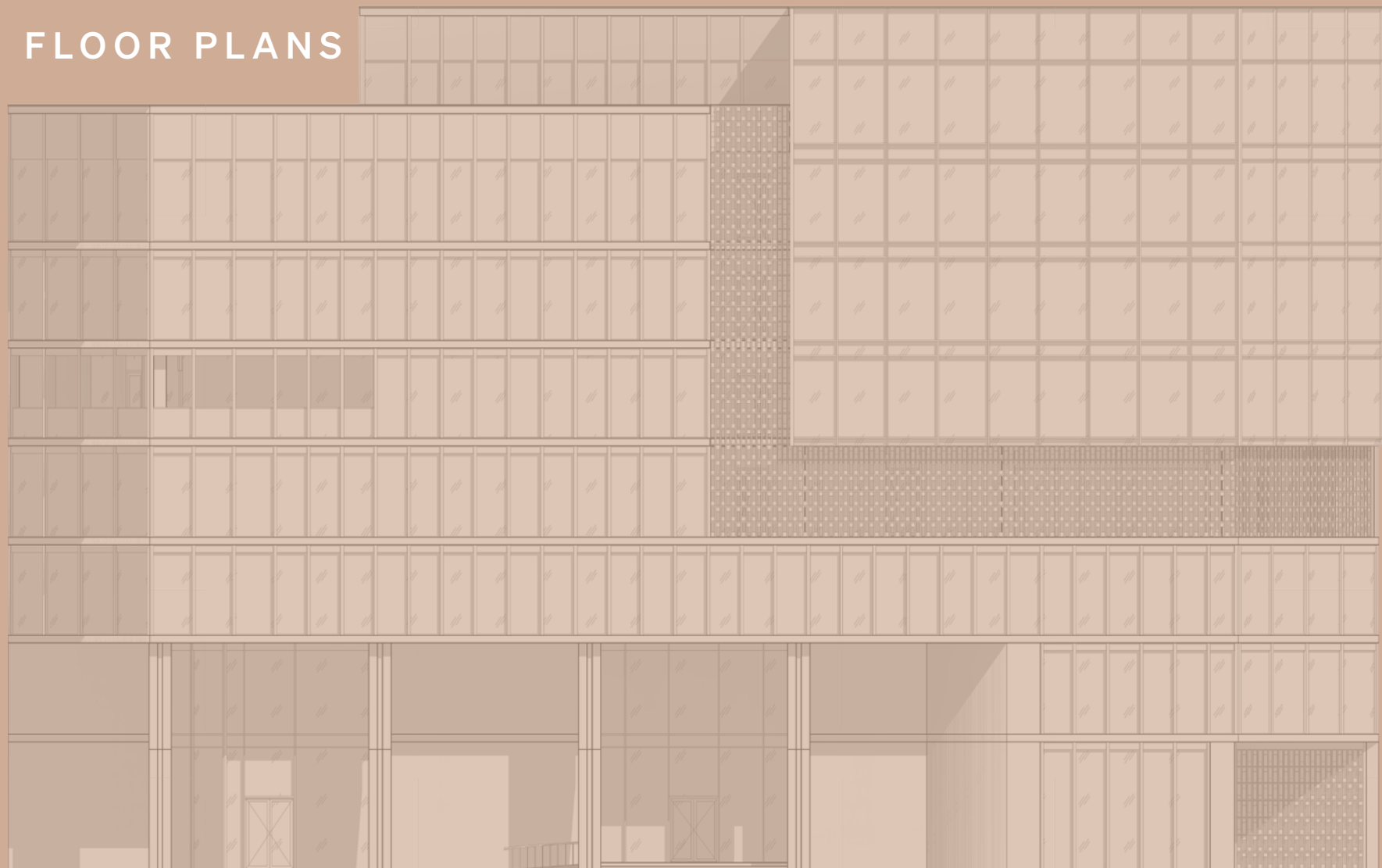
Bulding Structure

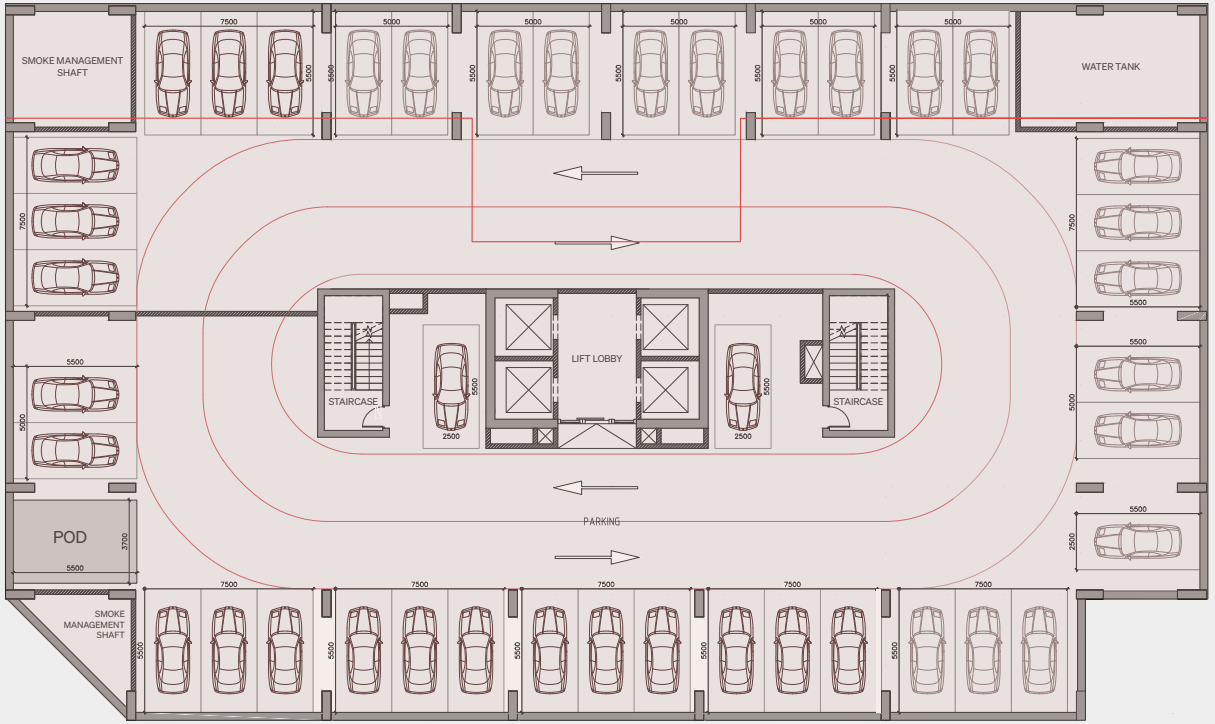
The building features three basement levels for parking, a ground floor with a prestigious lobby and two retail spaces, six floors of 10,000 sq. ft. each, and a 7th-floor high-end gym.

Designed with striking architecture and a modern exterior, it offers a luxurious interior with premium finishes, including aluminum metal ceiling strips, acoustic ceiling panels, stainless steel accents, colored mirrors, wooden textures, decorated plaster, and elegant carpeting—creating a refined and sophisticated business environment.



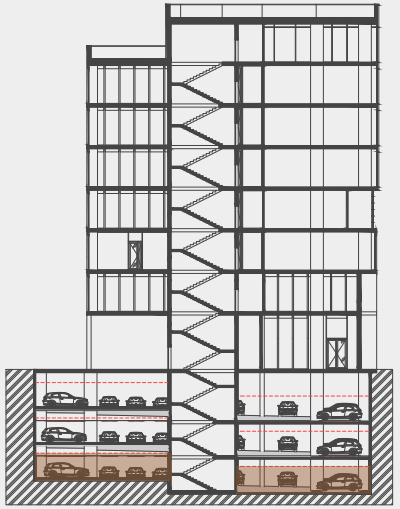
FLOOR PLANS



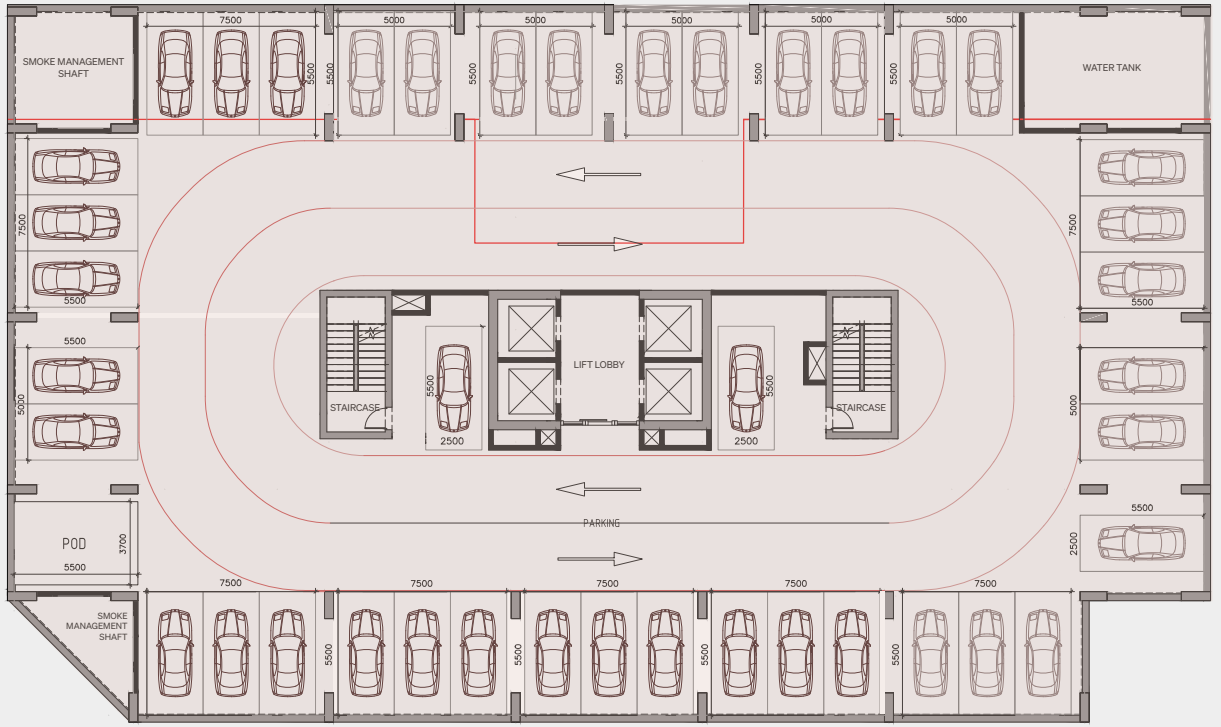


3RD BASEMENT FLOOR

Level	3rd Basement Floor
Total	42 Parking



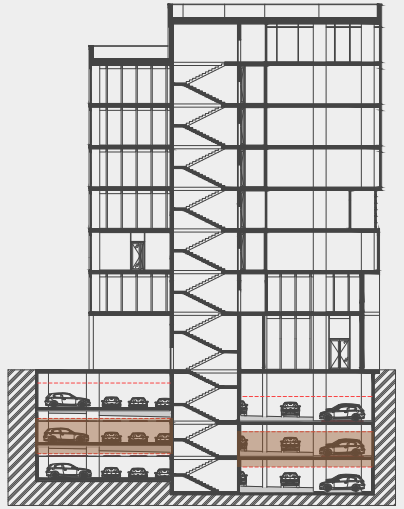
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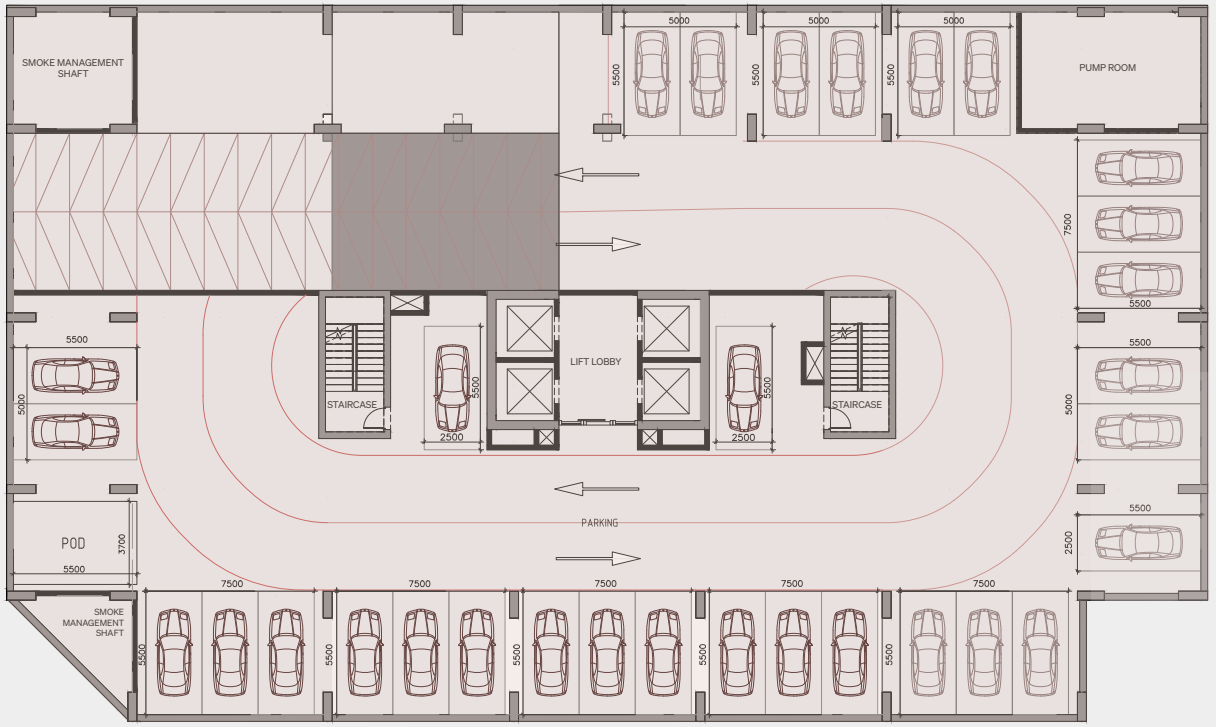


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2ND BASEMENT FLOOR

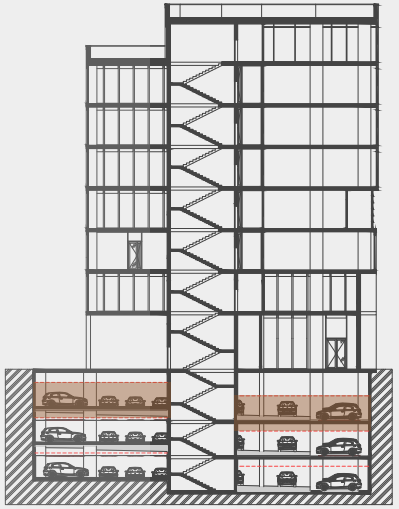
Level	2nd Basement Floor
Total	42 Parking



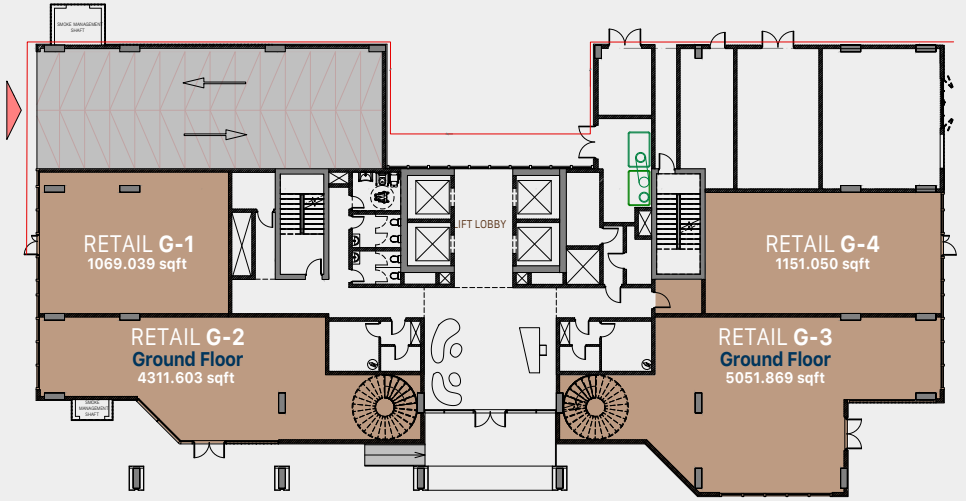


1ST BASEMENT FLOOR

Level	1st Basement Floor
Total	32 Parking



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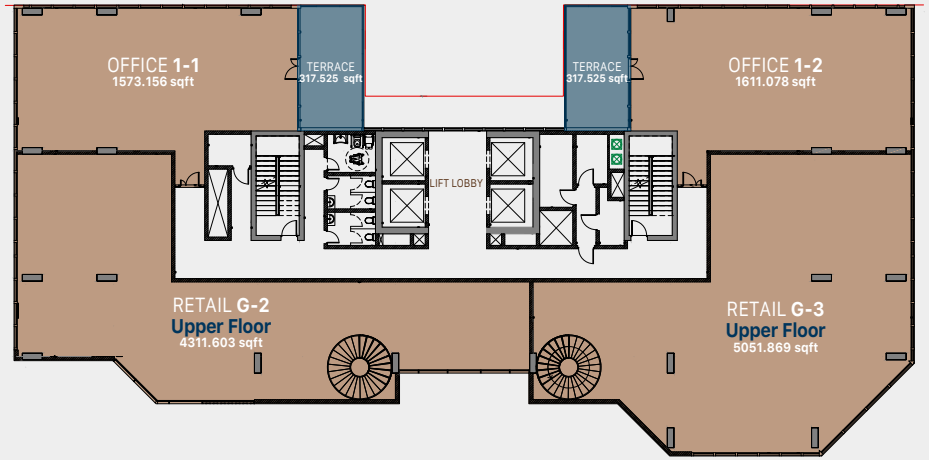


GROUND FLOOR PLAN

	sqft	Terrace	Total Area
Retail G-1	1069.039	-	1069.039 sqft
Retail G-2	4311.603	-	4311.603 sqft
Retail G-3	5051.869	-	5051.869 sqft
Retail G-4	1151.050	-	1151.050 sqft
TOTAL	11583.561 sqft	-	**11583.561 sqft**



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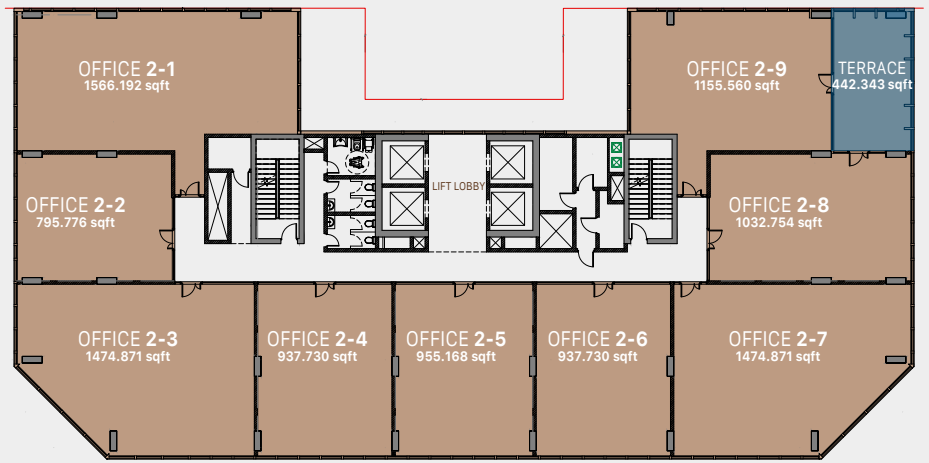


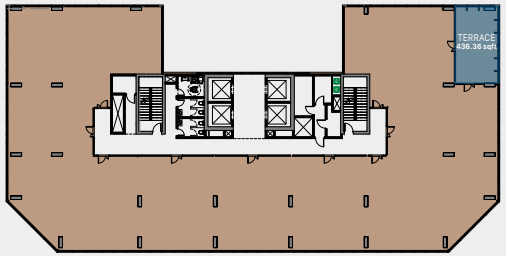
1 ST FLOOR PLAN

	sqft	Terrace	Total Area
Retail G-2	4311.603	-	4311.603 sqft
Retail G-3	5051.869	-	5051.869 sqft
Office 1-1	1573.156	317.525 sqft	1890.681 sqft
Office 1-2	1611.078	317.525 sqft	1928.602 sqft
TOTAL	12547.706 sqft	635.05 sqft	**13182.755 sqft**

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Full Floor Plan

size + terrace

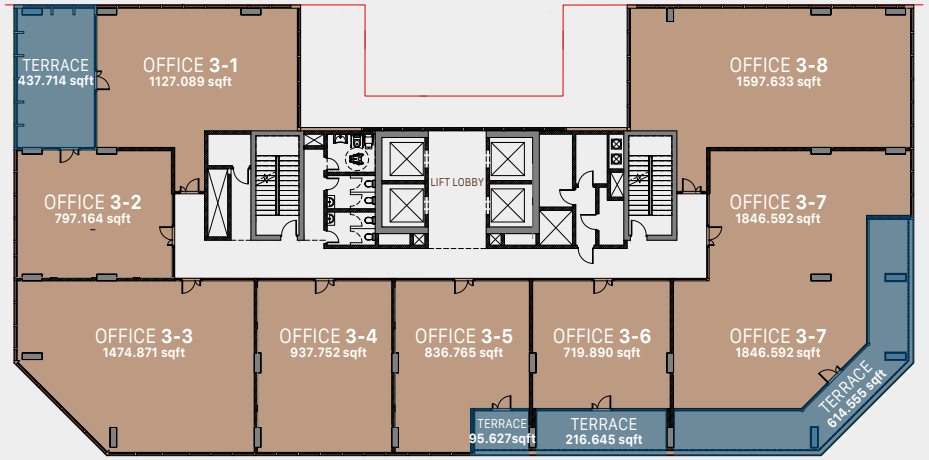
10772.995 sqft

2ND FLOOR PLAN

	sqft	Terrace	Total Area
Office 2-1	1566.192	-	1566.192 sqft
Office 2-2	795.776	-	795.776 sqft
Office 2-3	1474.871	-	1474.871 sqft
Office 2-4	937.730	-	937.730 sqft
Office 2-5	955.168	-	955.168 sqft
Office 2-6	937.730	-	937.730 sqft
Office 2-7	1474.871	-	1474.871 sqft
Office 2-8	1032.754	-	1032.754 sqft
Office 2-9	1155.560	442.343 sqft	1597.903 sqft
TOTAL	10330.652	442.343 sqft	**10772.995** sqft

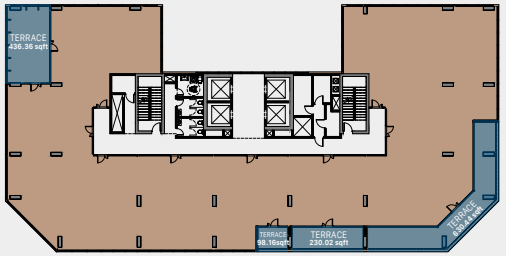


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3RD FLOOR PLAN

	sqft	Terrace	Total Area
Office 3-1	1127.089	437.714 sqft	1564.803 sqft
Office 3-2	797.164	-	797.164 sqft
Office 3-3	1474.871	-	1474.871 sqft
Office 3-4	937.752	-	937.752 sqft
Office 3-5	836.765	95.627 sqft	932.391 sqft
Office 3-6	719.890	216.645 sqft	936.536 sqft
Office 3-7	1846.592	614.555 sqft	2461.147 sqft
Office 3-8	1597.633	-	1597.633 sqft
TOTAL	9337.756	1364.541 sqft	**10702.297 sqft**



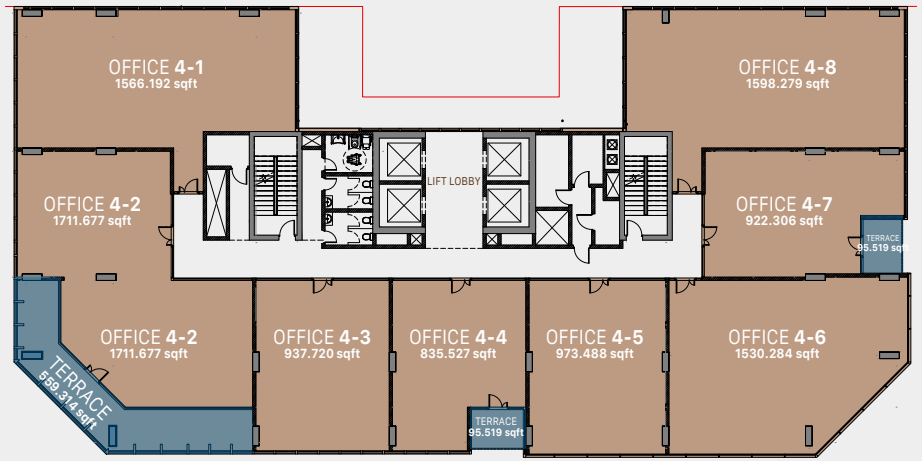
Full Floor Plan

size + terrace

10702.297 sqft

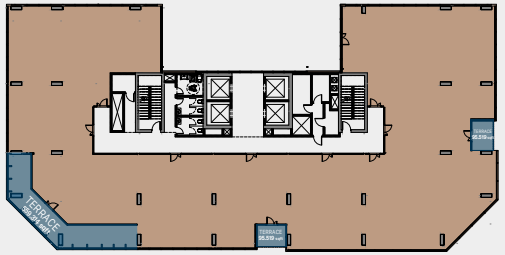


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4TH FLOOR PLAN

	sqft	Terrace	Total Area
Office 4-1	1566.192	-	1566.192 sqft
Office 4-2	1711.677	559.314 sqft	2270.991 sqft
Office 4-3	937.720	-	937.720 sqft
Office 4-4	835.527	95.519 sqft	931.046 sqft
Office 4-5	973.488	-	973.488 sqft
Office 4-6	1530.284	-	1530.284 sqft
Office 4-7	922.306	95.519 sqft	1017.825 sqft
Office 4-8	1598.279	-	1598.279 sqft
TOTAL	10075.473	750.352 sqft	**108254.825sqft**



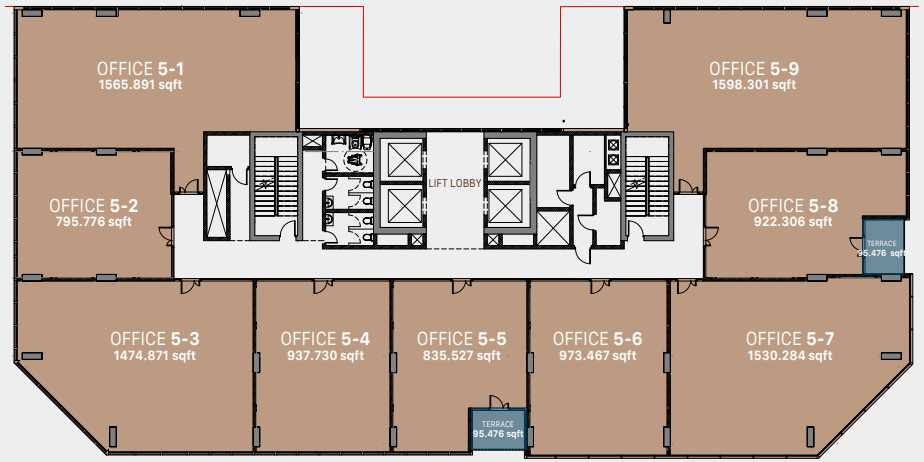
Full Floor Plan

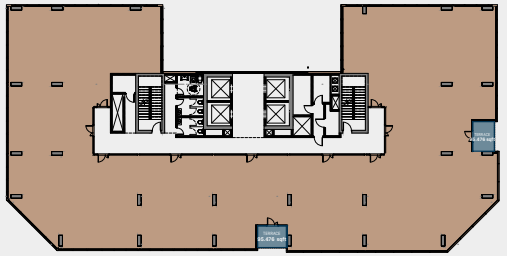
size + terrace

10825.825 sqft



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Full Floor Plan

size + terrace

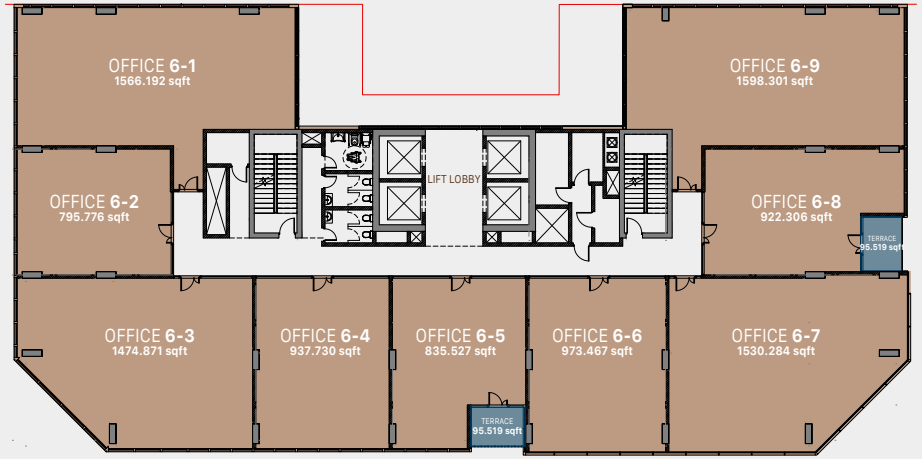
10850.308 sqft

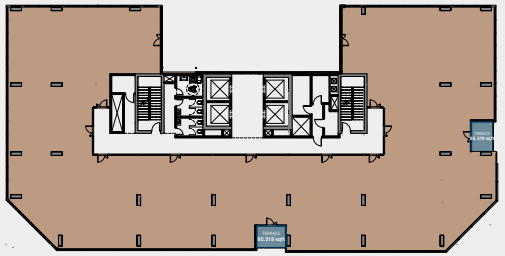
5TH FLOOR PLAN

	sqft	Terrace	Total Area
Office 5-1	1565.891	-	1565.891 sqft
Office 5-2	795.776	-	795.776 sqft
Office 5-3	1474.871	-	1474.871 sqft
Office 5-4	937.730	-	937.730 sqft
Office 5-5	835.527	95.476 sqft	931.003 sqft
Office 5-6	998.67	-	998.67 sqft
Office 5-7	1530.284	-	1530.284 sqft
Office 5-8	922.306	95.476 sqft	1017.782 sqft
Office 5-9	1598.301	-	1598.301 sqft
TOTAL	10659.356	190.952 sqft	**10850.308 sqft**



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Full Floor Plan

size + terrace

10825.492 sqft

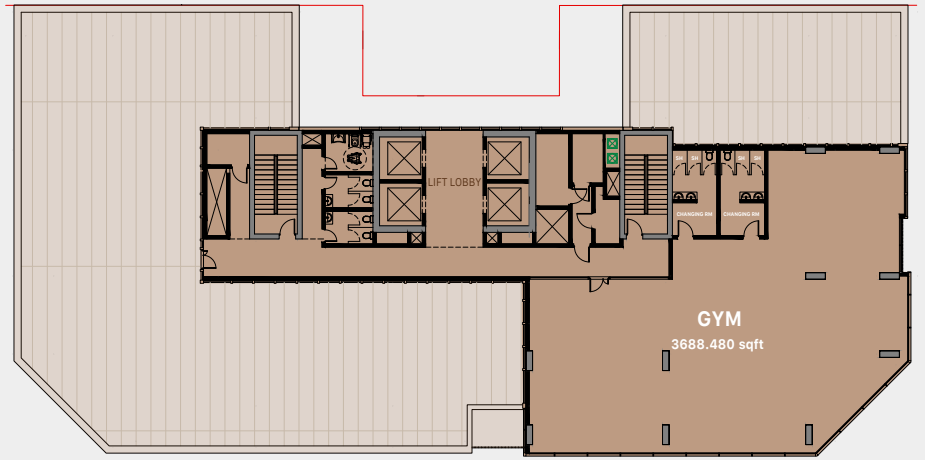
6TH FLOOR PLAN

	sqft	Terrace	Total Area
Office 6-1	1566.192	-	1566.192 sqft
Office 6-2	795.776	-	795.776 sqft
Office 6-3	1474.871	-	1474.871 sqft
Office 6-4	937.730	-	937.730 sqft
Office 6-5	835.527	95.519 sqft	931.046sqft
Office 6-6	973.467	-	973.467sqft
Office 6-7	1530.284	-	1530.284 sqft
Office 6-8	922.306	95.519 sqft	1017.825 sqft
Office 6-9	1598.301	-	1598.301 sqft
TOTAL	10634.454	191.038 sqft	**10825.492 sqft**



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7TH FLOOR PLAN



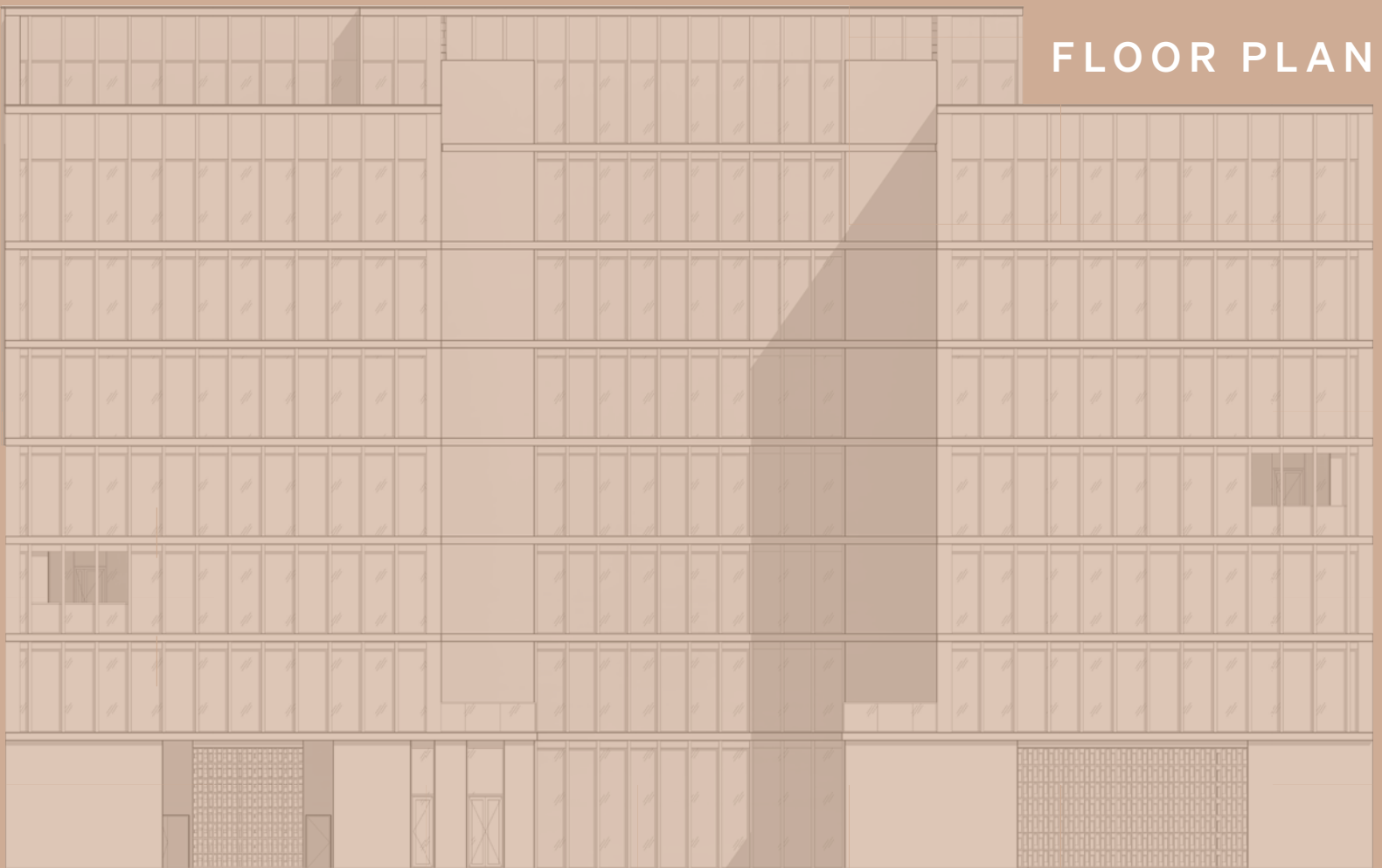
	sqft	Terrace	Total Area
GYM area	3688.480	-	3688.480 sqft
TOTAL	3688.480	-	**3688.480 sqft**



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RETAIL CONCEPTS

FLOOR PLAN



CAPITAL STAR

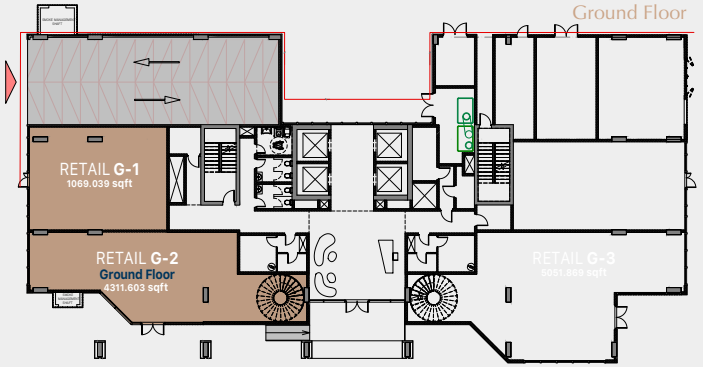
Ground Floor Retail With Stairs

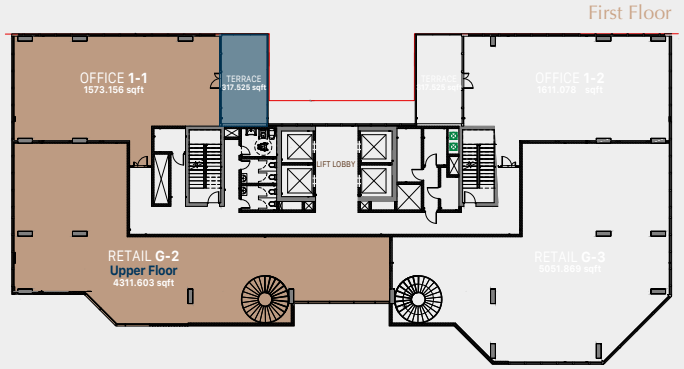


CAPITAL STAR

First Floor Retail & Office



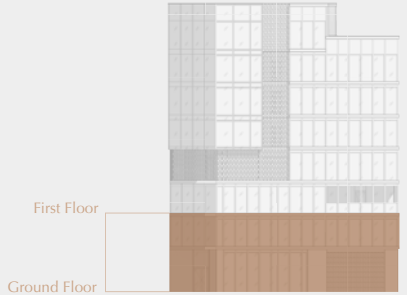




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RETAIL CONCEPT ONE
G+1

	sqft	Terrace	Total Area
Retail G-1	1069.039	-	1069.039 sqft
Retail G-2/Ground	4311.603	-	4311.603 sqft
Retail G-2/Upper	4311.603	-	4311.603 sqft
Office 1-1	1573.156	317.525 sqft	1890.681 sqft
TOTAL	6953.798	317.525 sqft	**7271.323 sqft**



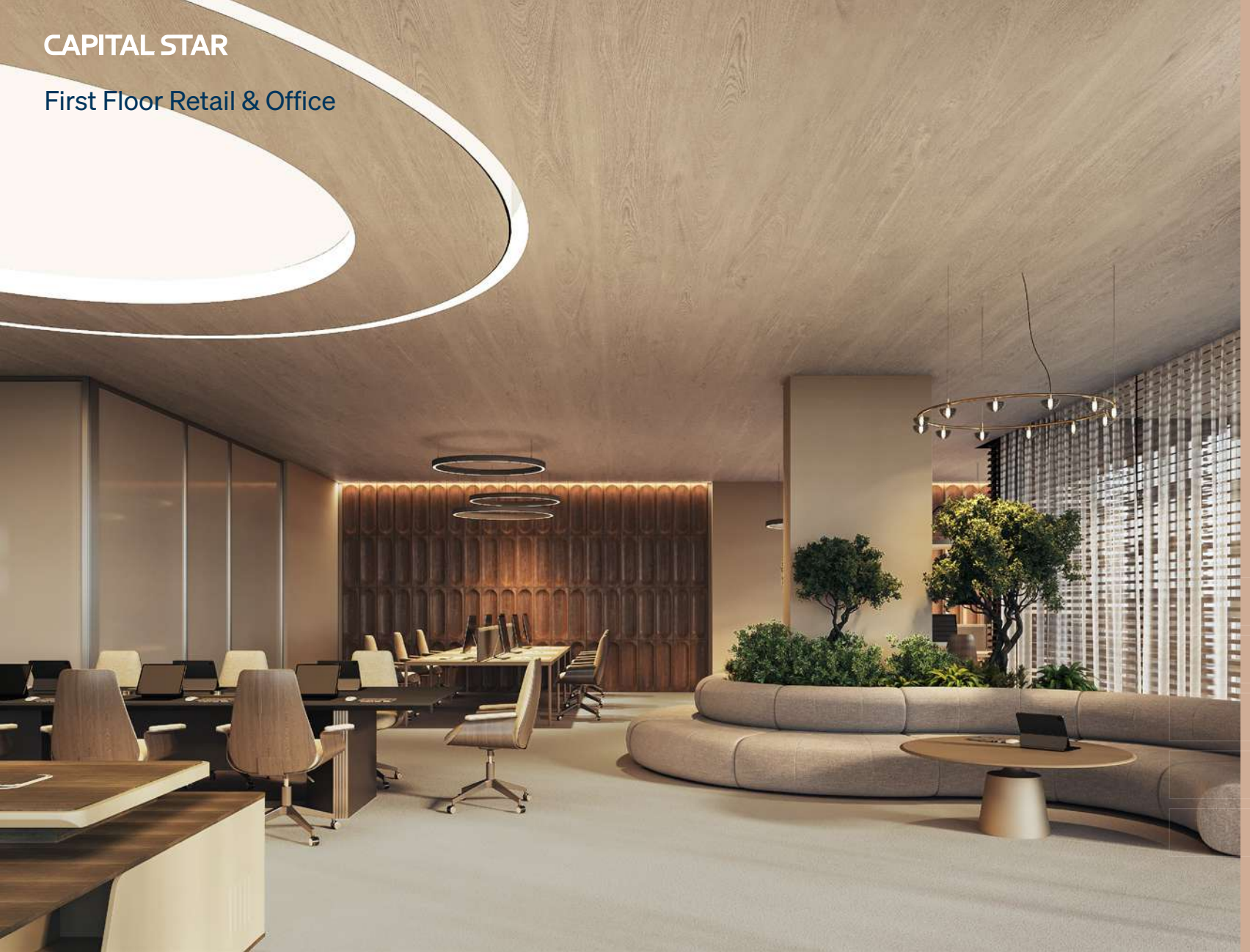
CAPITAL STAR

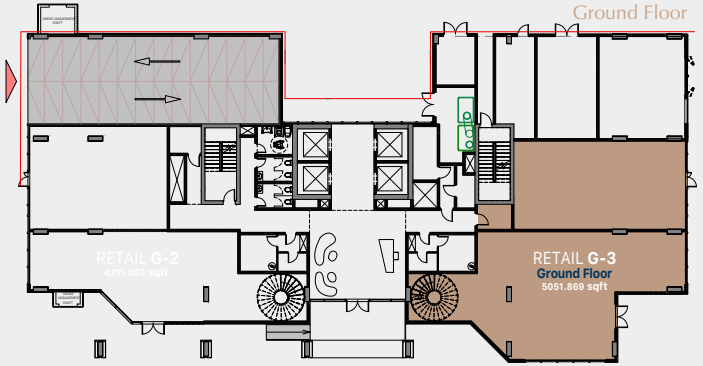
Ground Floor Retail With Stairs

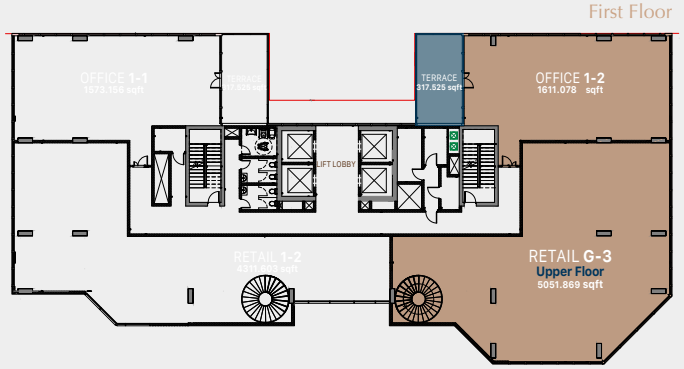


CAPITAL STAR

First Floor Retail & Office

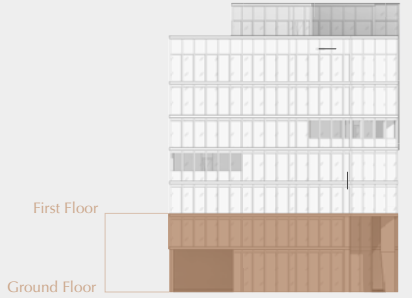






RETAIL CONCEPT TWO
G+1

	sqft	Terrace	Total Area
Retail G-3 /Ground	5051.869	-	5051.869 sqft
Retail G-3/Upper	5051.869	-	5051.869 sqft
Office 1-2	1611.078	317.525 sqft	1928.602 sqft
TOTAL	6662.947	317.525 sqft	**6980.472 sqft**



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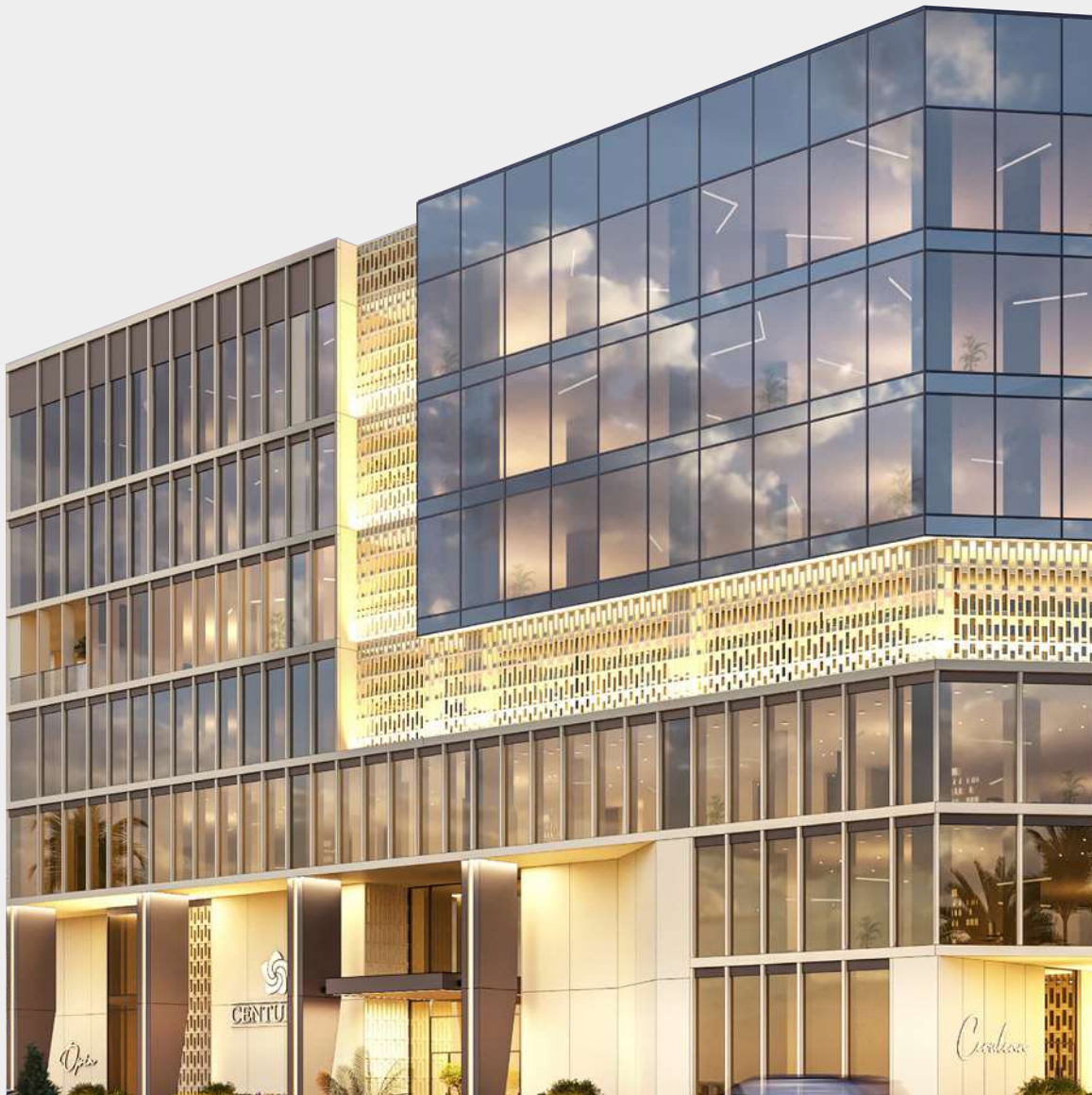
Invest in Excellence
CAPITAL STAR
Unique Value Proposition

Prime Location & Connectivity
Strategically positioned in Majan on Mohamed Bin Zayed Road, just 15 minutes from anywhere in Dubai, ensuring seamless access with free-flowing traffic.

Exceptional Architecture & Design
A modern, high-end commercial building with striking architecture, premium finishes, and a sophisticated exterior that enhances business prestige.

Luxurious Interior & High-Quality Materials
Featuring a prestigious lobby, high-end elevators, and elegant finishes, including aluminum metal ceiling strips, acoustic ceiling panels, stainless steel, colored mirrors, wooden textures, decorated plaster, and plush carpeting.

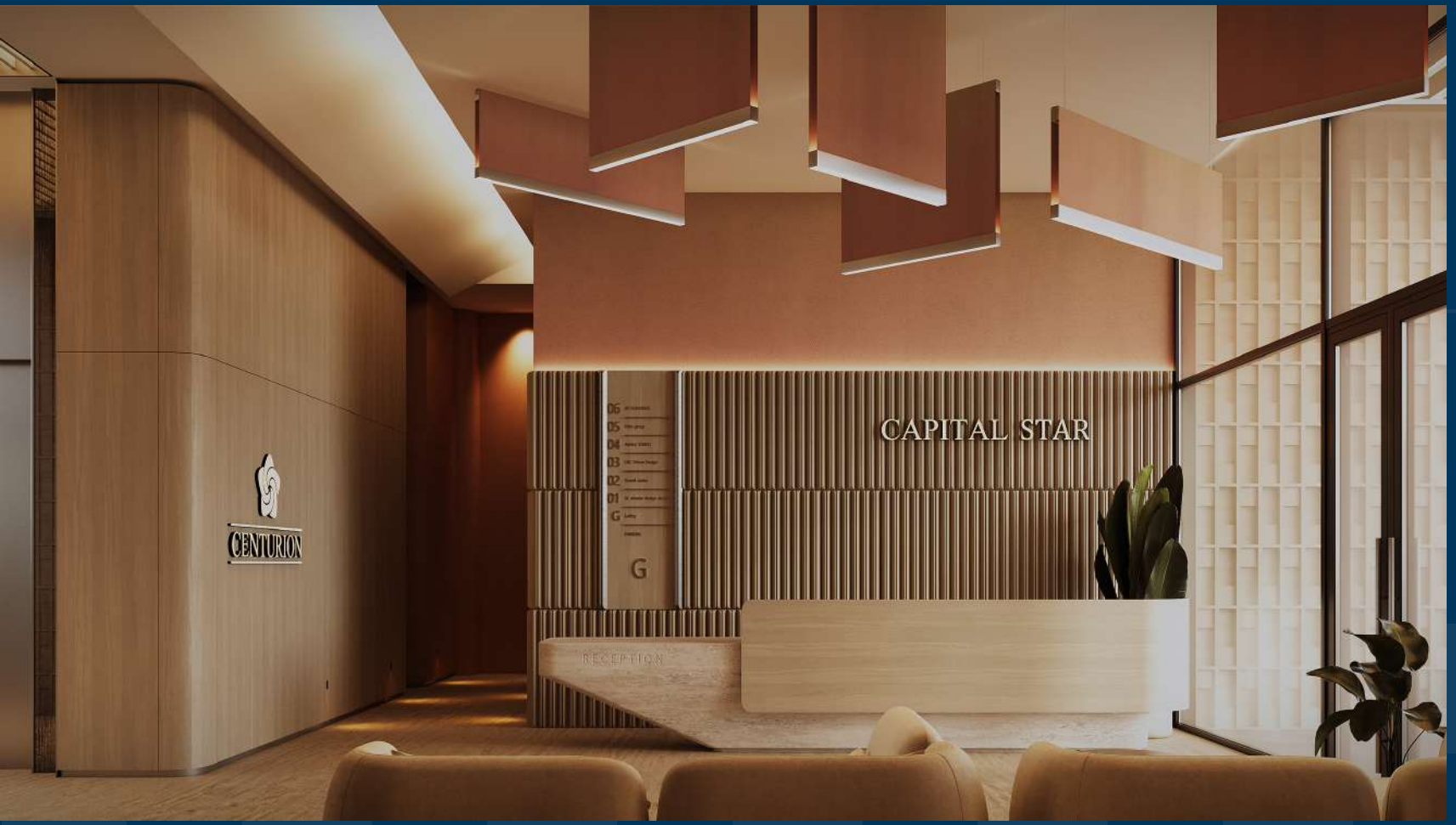
Functional & Spacious Layout
Offers six floors of 10,000 sq. ft. each, a dedicated 7th-floor gym, and a ground level with a grand lobby and retail spaces, creating a premium business environment.





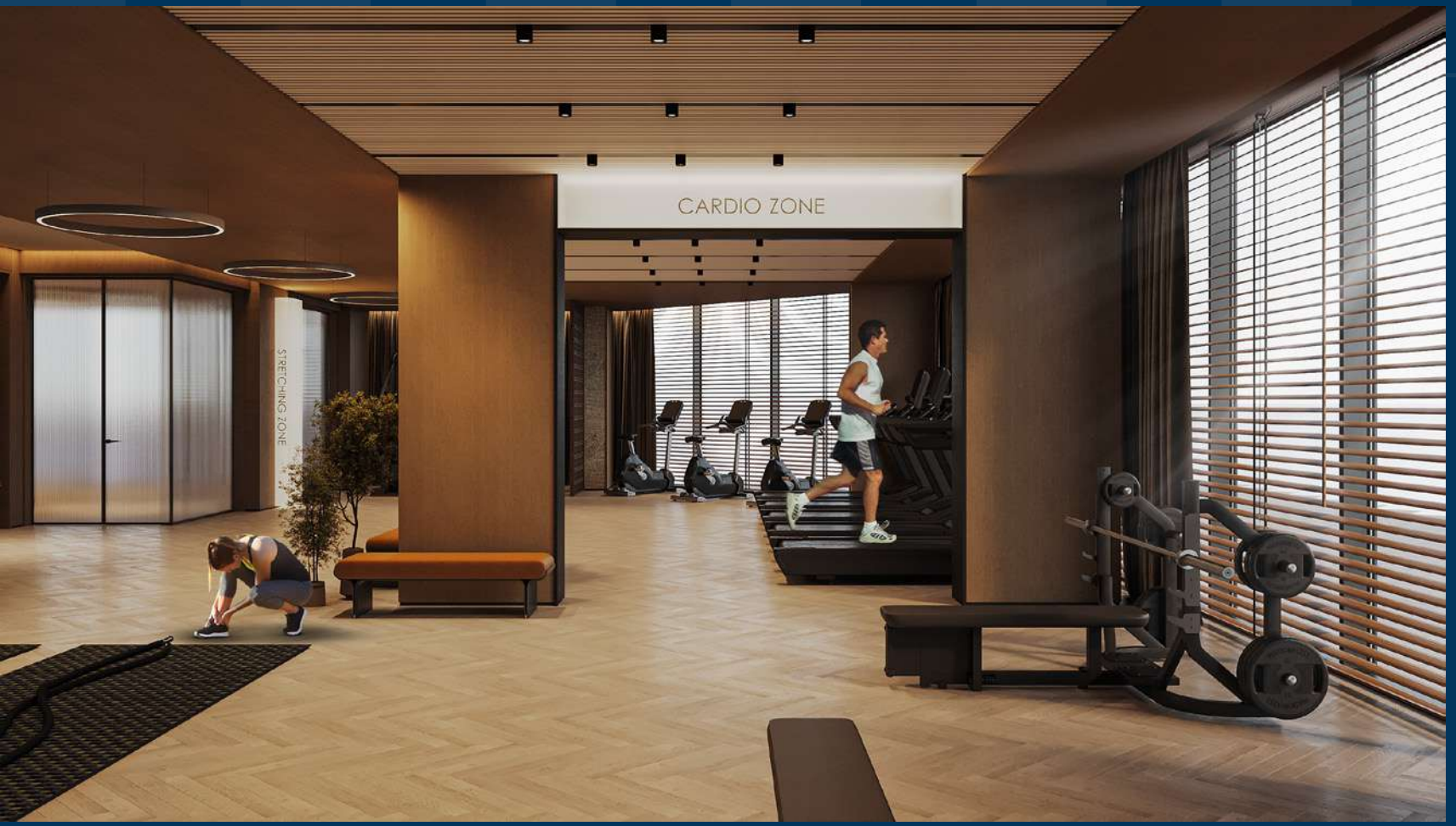






THE GRAND ARRIVAL

First Impressions Last



TOP FLOOR GYM

Above Everything Else



RESET

Between Meetings


CENTU