



AL
WARSAN
STAR

BY ROSE HOMES INVESTMENT LLC



A BRILLIANT NEW CHAPTER
IN AL WARSAN FIRST



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.



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.





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.



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.





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.





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

A family of four is shown from behind, looking out a large window. The father, on the left, is wearing a light-colored button-down shirt and is leaning forward. The mother, on the right, is wearing a yellow patterned dress. Between them are two young children, a boy and a girl, both wearing white t-shirts. They are standing in front of a large window that offers a view of a city skyline. The room is brightly lit with natural light. To the left of the window, there is a wooden rack with a woven bag hanging on it. To the right, there is a potted plant on a wooden surface. The overall atmosphere is warm and domestic.

DESIGNED FOR TODAY,
BUILT FOR TOMORROW

I N T R O D U C I N G

AL WARSAN STAR



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.



INTERIORS



LIVING ROOM



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



KITCHEN



KITCHEN

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



BEDROOMS



BEDROOMS



BATHROOMS



AMENITIES









NEVER
GIVE
UP





FACT SHEET

Amenities

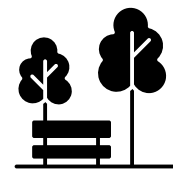
Swimming Pool
Fully Equipped Gym
Kids Play Areas
Outdoor Shower
Changing Room

Building Configuration

G + P + 6 + R

Units

36 Units - 1 Bedroom
12 Units - 2 Bedrooms



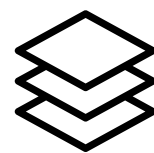
Near to
Parks



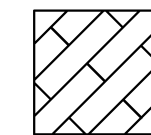
Near to
Malls



Family Friendly
Community



Big
Layouts



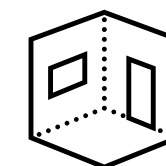
High-end
Finishing



Prime
Location



Covered
Parkings



Big Internal
Space





WHY AL WARSAN STAR

- **Entry price advantage:** Starting at AED 763,400, 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.

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	1,100	763,400
2 Bedroom	12	1,332	1,900	1,100	1,465,200

PAYMENT PLAN

FLEXIBLE PAYMENT PLANS DESIGNED FOR INVESTORS.

20%

DOWNPAYMENT

40%

DURING
CONSTRUCTION

40%

ON
COMPLETION

20%

DOWNPAYMENT

40%

DURING
CONSTRUCTION

10%

ON
COMPLETION

30%

POST HANDOVER
30 MONTHS



FLOOR PLANS



1 BEDROOM TYPE 1A

FLOOR : 1ST FLOOR

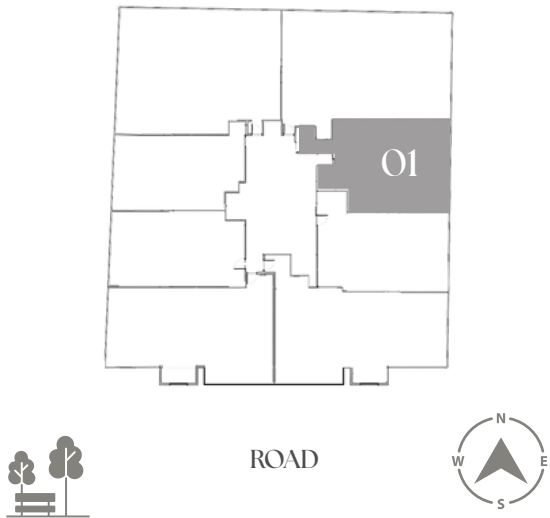
UNIT: 01

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.

Disclaimer: All floorplans and details are based on current designs and are subject to authority approvals, engineering updates, and construction requirements. Variations may occur during development.



1 BEDROOM TYPE 1B

FLOOR : 1ST FLOOR

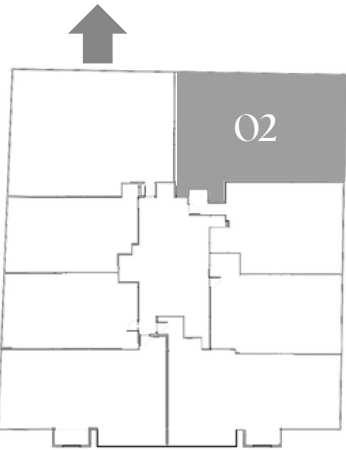
UNIT: 02

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



1 BEDROOM TYPE 1C

FLOOR : 1ST FLOOR

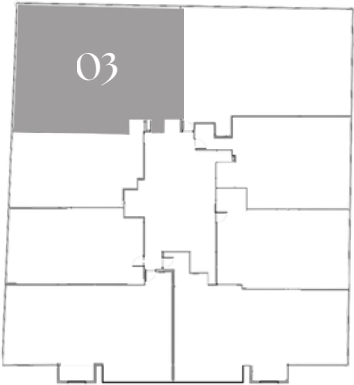
UNIT: 03

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



1 BEDROOM TYPE 1D

FLOOR : 1ST FLOOR

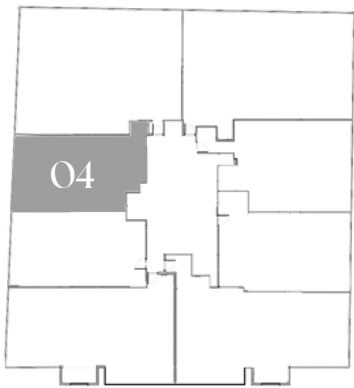
UNIT: 04

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



1 BEDROOM TYPE 1E

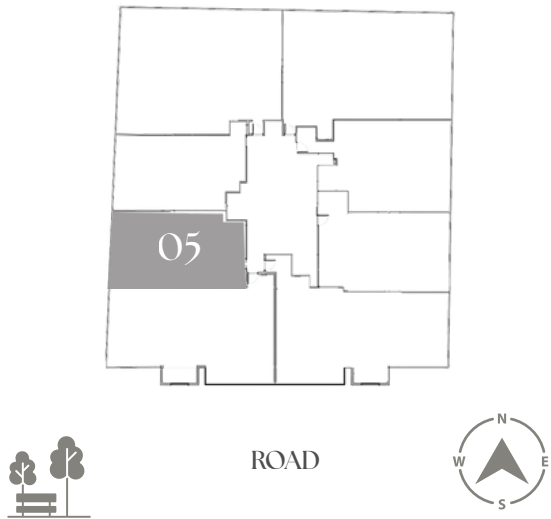
FLOOR : 1ST FLOOR

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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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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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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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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ROAD



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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ROAD



1 BEDROOM TYPE C

FLOOR : 2ND – 6TH

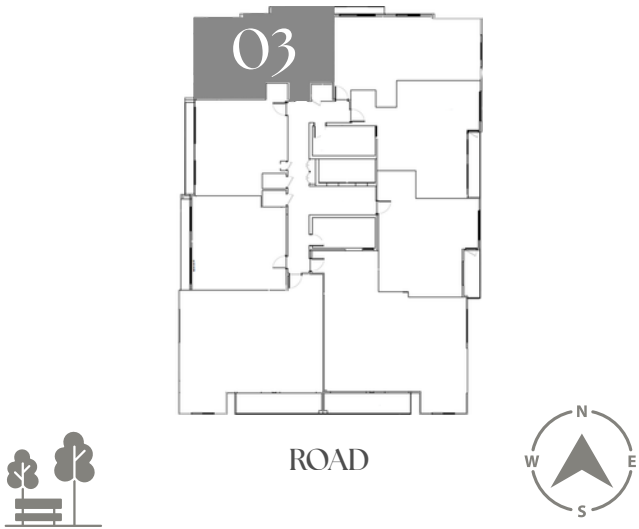
UNIT: 03

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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1 BEDROOM TYPE D

FLOOR : 2ND – 6TH

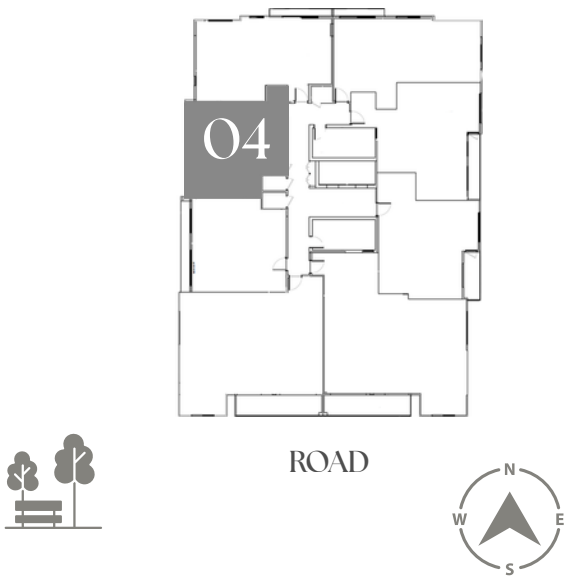
UNIT: 04

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.

Disclaimer: All floorplans and details are based on current designs and are subject to authority approvals, engineering updates, and construction requirements. Variations may occur during development.



1 BEDROOM TYPE E

FLOOR : 2ND – 6TH

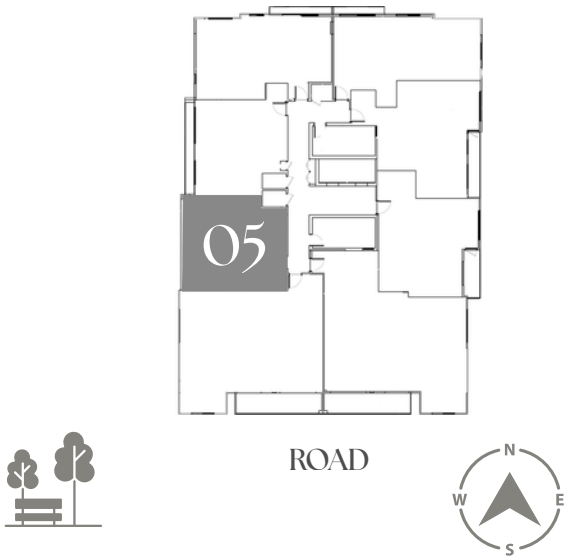
UNIT: 05

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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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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ROAD



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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ROAD



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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ROAD



The detailed site plan illustrates the proposed building layout and parking facilities. The building footprint includes a Garage (5.40m x 7.30m), Lift Lobby (5.30m x 4.00m), Waiting (5.70m x 4.00m), Lobby (5.70m x 4.00m), Entrance (5.70m x 4.00m), Substation (5.30m x 4.00m), LV Room (5.30m x 4.00m), REC (5.70m x 4.00m), TEL (5.30m x 4.00m), Pump Room (5.30m x 4.00m), Watchman Room (5.30m x 4.00m), Bath (5.30m x 4.00m), and Entry (5.30m x 4.00m). A large Under Ground Water Tank is located adjacent to the building. The parking lot is divided into two sections: a main parking area with 20 numbered spaces (1-20) and a ramp area with 2 spaces (21-22). A Driveway runs along the left side of the building, and a Ramp Slope of 3.00% is indicated. A Bulk Waste area is located near the ramp. The plan includes dimensions for various rooms and spaces, and a north arrow is present.

The floor plan illustrates a sports center with the following areas and features:

- POOL DECK:** 11.10m x 19.00m, featuring a large swimming pool with a 36.0m x 33.37m shallow area, a 1.2m high railing, and a life safety area.
- GYMNASIUM:** 18.00m x 10.00m, equipped with various exercise machines and a 2.1m high railing.
- LIFT LOBBY:** 7.00m x 2.40m, containing a lift lobby and a lift lobby door.
- LIFT-1:** 2.00m x 2.00m, and **LIFT-2:** 2.30m x 2.00m, both with self-latching doors.
- TOILETS:** 2.00m x 1.00m, including a shower and a changing room.
- STAIRS:** 1.00m x 1.00m, with a 1.2m high railing.
- RECEPTION:** 2.00m x 1.00m, featuring a reception desk and a reception area.
- CAFETERIA:** 2.00m x 1.00m, with a 1.2m high railing.
- OUTDOOR SPACE:** 1.00m x 1.00m, featuring a 1.2m high railing.
- ENTRY:** 1.00m x 1.00m, with a 1.2m high railing.
- EXIT:** 1.00m x 1.00m, with a 1.2m high railing.
- STAIRS:** 1.00m x 1.00m, with a 1.2m high railing.
- RECEPTION:** 2.00m x 1.00m, featuring a reception desk and a reception area.
- CAFETERIA:** 2.00m x 1.00m, with a 1.2m high railing.
- OUTDOOR SPACE:** 1.00m x 1.00m, featuring a 1.2m high railing.
- ENTRY:** 1.00m x 1.00m, with a 1.2m high railing.
- EXIT:** 1.00m x 1.00m, with a 1.2m high railing.

L A T E S T P R O J E C T



SHERENA RESIDENCE 2
MAJAN



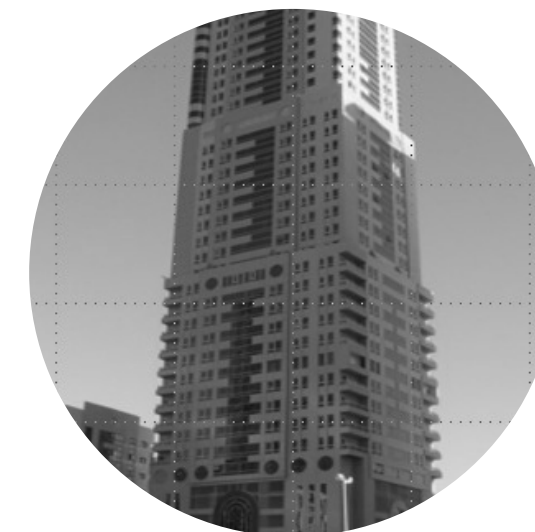
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BUSINESS BAY



SHERENA RESIDENCE
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DREAMS AT YOUR DOORSTEPS

