STELLAR AXIS

BY AJMAL ESTATE
DEVELOPERS

PROJECT BRIEF


WHERE LIFE RISES BEAUTIFULLY



A legacy spanning seven decades has established Ajmal as a symbol of quality, trust, and heartfelt connection.

Founded in the 1950s by Haji Ajmal Ali, a visionary rice farmer from a small village in Assam, India, Ajmal Perfumes grew from humble beginnings into a global perfumery empire. What started as a search for precious Oudh in the jungles of India became a story of transformation, one that now spans over 300 signature fragrances, 240+ exclusive retail stores, and a presence in 45+ countries across the Middle East, Asia, and Europe.

From crafting scents that become part of people's identity to building relationships grounded in authenticity, Ajmal has always been about more than product, it has been about presence, memory, and meaning.

> FROM CRAFTING MEMORIES TO CREATING HOMES

Today, Ajmal brings that same philosophy into a new chapter: Ajmal Estate Developers.

Guided by values of care and precision, Ajmal Estate Developers approaches real estate with a focus on quality, trust, and livable design.

Grounded in the belief that a home is more than a structure, it is a space that holds emotion, purpose, and the rhythms of everyday life, Ajmal Estate Developers builds on the legacy of Ajmal Perfumes, which connected with the senses, by creating communities that connect with people — through intelligent design, family-centric spaces, and long-term value.

Every Ajmal development is shaped with precision, empathy, and intention—from choosing the right location to refining the smallest detail. Each project carries forward Ajmal's legacy of timeless quality, creating not just homes, but spaces that feel personal, purposeful, and enduring.

Stellar Axis stands as Ajmal's flagship development—carefully curated with attention to detail, thoughtful planning, and a deep understanding of what makes a home truly valuable.

Located in Warsan 4, it offers a range of residences including studios, one-bedroom, and two-bedroom apartments, each designed to balance comfort, functionality, and aesthetic appeal.

More than a residential offering, Stellar Axis reflects Ajmal's commitment to creating spaces that feel personal, purposeful, and enduring—where everyday living is elevated by design.

AJMAL

Trusted Standard



DUBAI

The Axis of Modern Living

From iconic architecture to unmatched lifestyle, Dubai continues to set the standard for global urban living

Ranked 21st globally in 2025 — UAE leads the Arab world in the World Happiness Report.





A STATEMENT IN LIVING

Stellar Axis is a continuation of Ajmal's legacy, a mid-rise, mixed-use residential development located in the growing community of International City Phase 2 (Warsan 4), Dubai.

Thoughtfully planned and designed, the building offers a balanced mix of studio, 1-bedroom, and 2-bedroom apartments, along with a dedicated retail unit that brings everyday convenience to the doorstep.

Reflecting Ajmal Estate Developers' commitment to quality and considered living, Stellar Axis combines modern architecture, elevated views, and seamless connectivity in one address.

STUDIO — 1 BDRM — 2 BDRM

CORE VALUES

At the heart of Stellar Axis are the core values that guide every Ajmal development: a deep respect for family living, a commitment to honest craftsmanship, and a focus on delivering spaces that serve generations.

We value meaningful design, long-term impact, and the trust placed in us to build not just properties, but places people are proud to call home.













RESIDENCES AMENITIES

Swimming Pool

Parking

Fitness Zone

Outdoor Kids Area

24/7 Security

Lobby & Reception

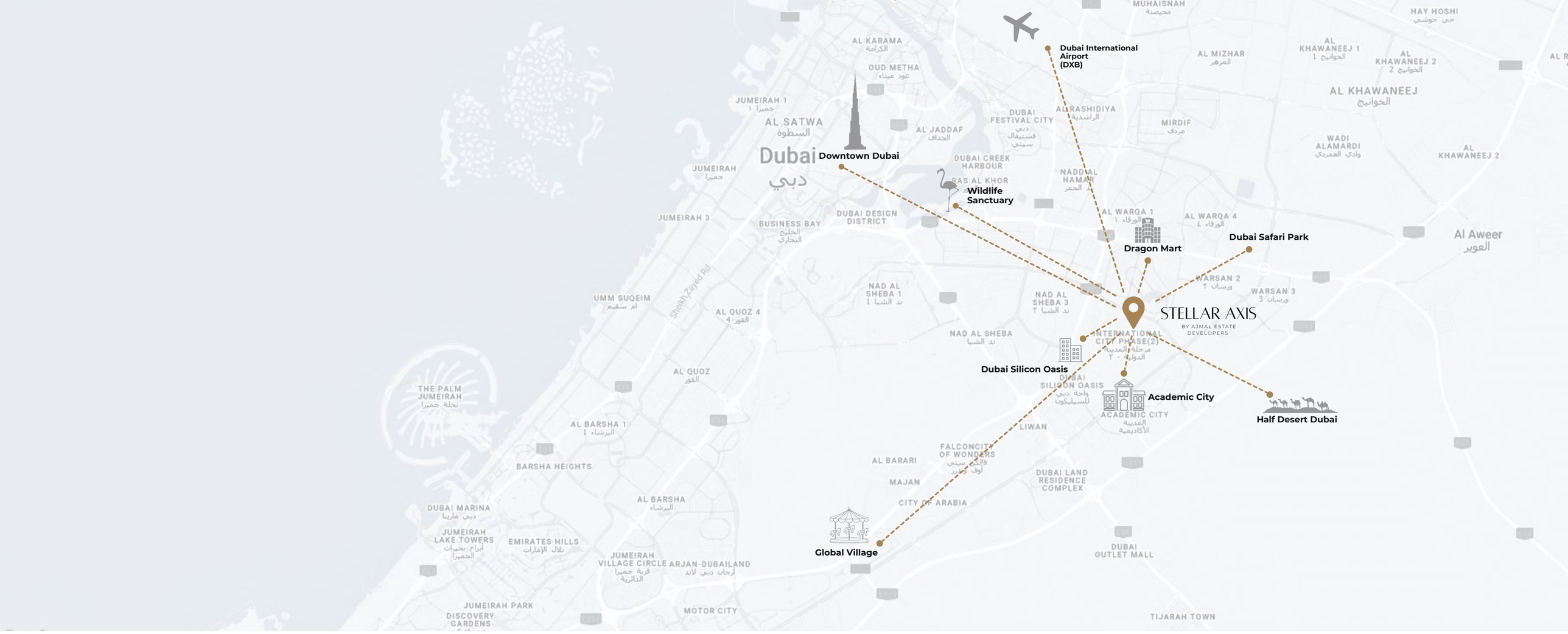




WARSAN 4

Warsan 4, located on the eastern side of Dubai, forms one of the four sub-communities within Al Warsan.

Its strategic placement at the junction of Sheikh Mohammed Bin Zayed Road (E311) and Manama Street enhances its accessibility. Designed with a focus on family-friendly living and luxury, this residential area offers an abundance of essential amenities nearby, promoting a stress-free lifestyle for its residents.



DRIVING DISTANCE

8 mins	Dubai Silicon Oasis	
14 mins	Dragon Mart	
14 mins	Academic City	
18 mins	Wildlife Sanctuary	
22 mins	Dubai Safari Park	
23 mins	Global Village	
24 mins	Downtown Dubai	
25 mins	Dubai International Airport	
26 mins	Half Desert Dubai	


DESIGNED FOR LIVING,
BUILT FOR LOVING
STELLAR AXIS
BY AJMAL ESTATE DEVELOPERS



ILLUSTRATION PURPOSES ONLY.
Renderings are conceptual and do not reflect actual furnishings or included features.



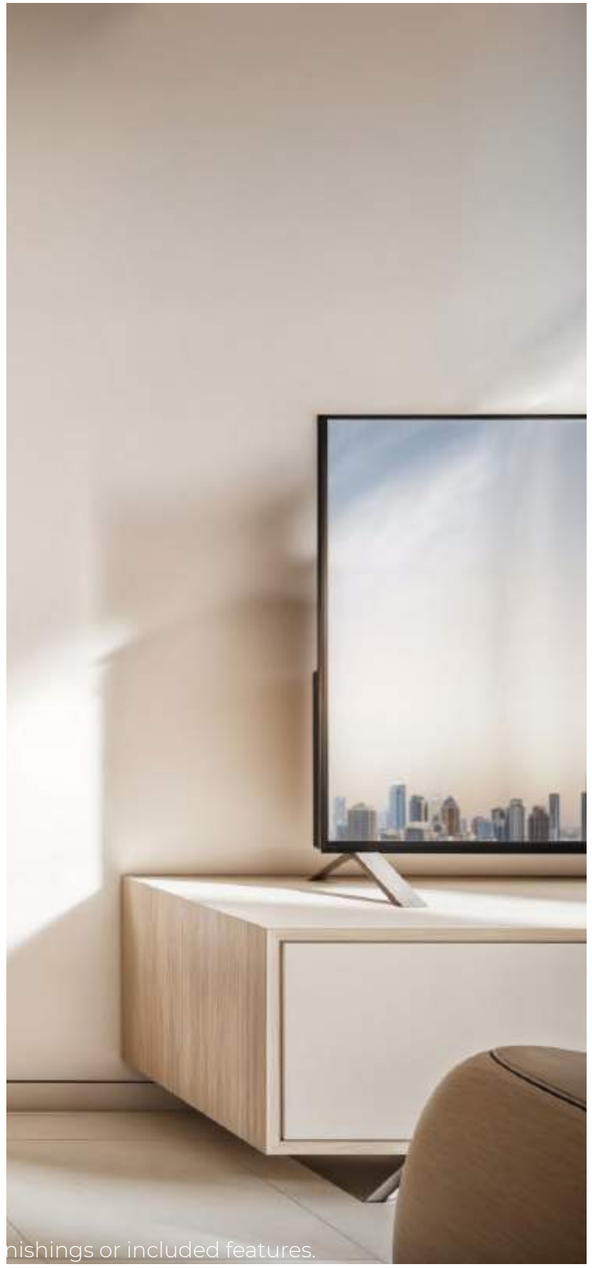
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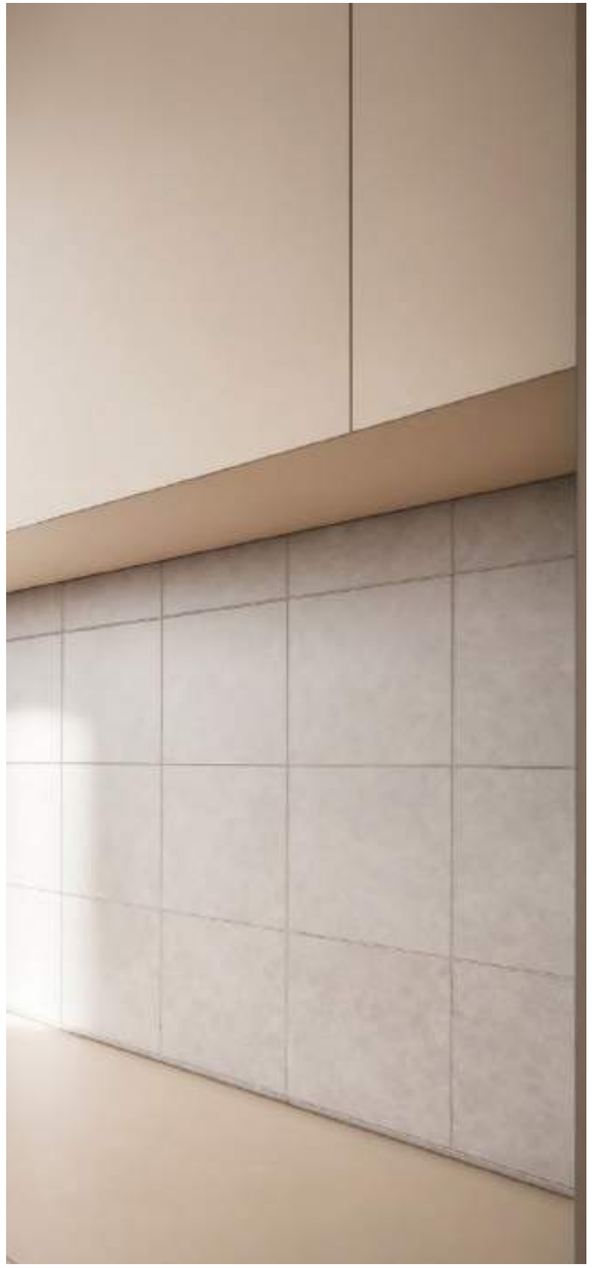




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DESIGN & DETAIL

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Every corner is crafted with precision — from elegant interiors to thoughtful layouts, creating spaces that balance comfort, style, and functionality.



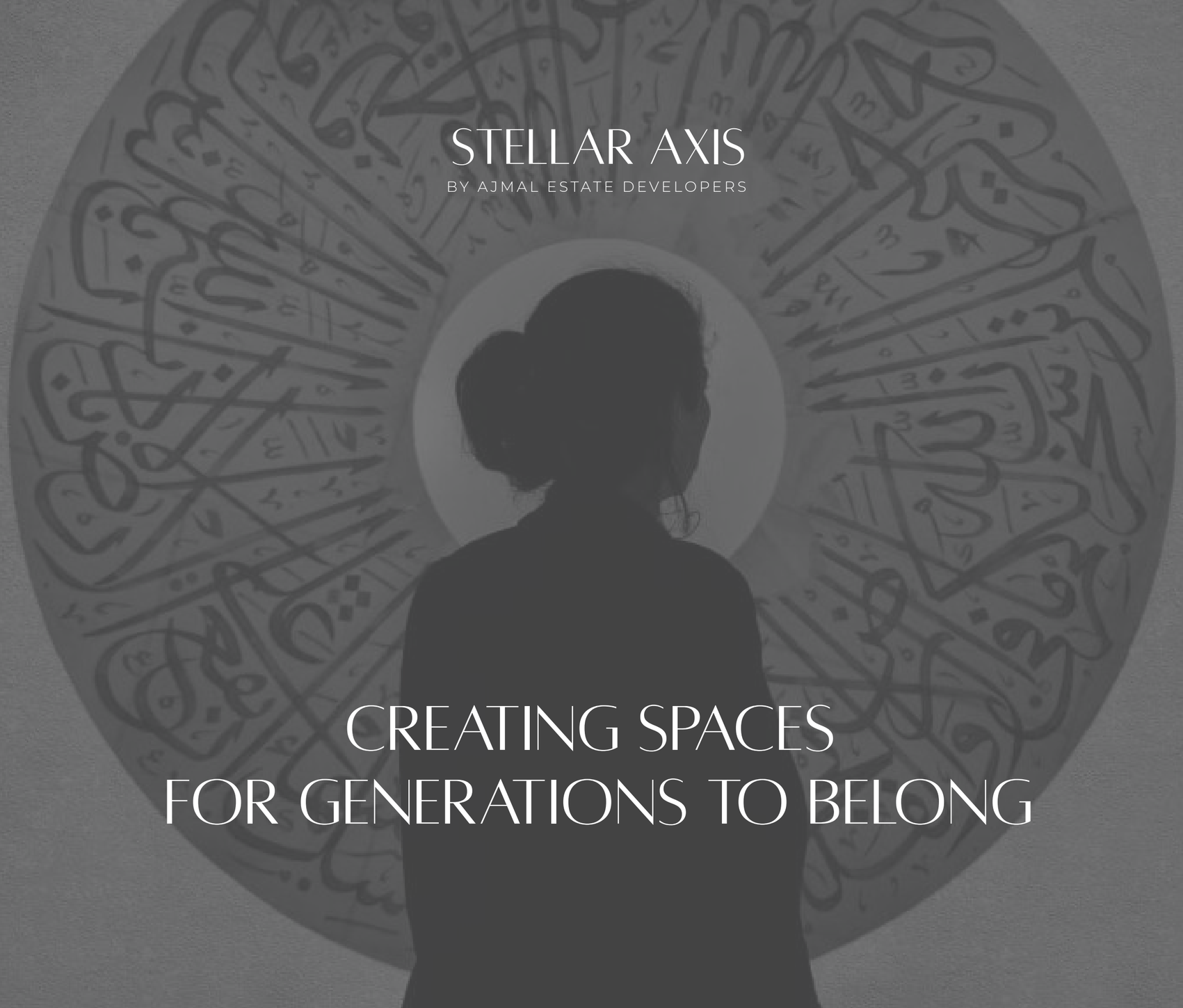
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STELLAR AXIS

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CREATING SPACES
FOR GENERATIONS TO BELONG



DUBAI METRO BLUE LINE BY 2029

International City (2)
Warsan 4

- Length 30 km
- 14 Stations
- 9 Areas Served
- Capacity 350,000 daily passengers



A HOME WHERE CHILDHOOD MEMORIES BEGIN