



STARLIGHT PARK FAQ's

1. Who is the developer of Starlight Park?

The developer of Starlight Park is Amwaj Development, a premier real estate developer in the UAE with a mission to elevate living standards by creating communities that cultivate experience, innovation and offer eco-friendly development solutions. Amwaj Development seeks to redefine the meaning of urban living in Dubai while ensuring premium quality products and a smooth client journey.

2. Where is Starlight Park located?

Starlight Park is located in Meydan, Nad Al Sheba 4. It's 15 mins to Downtown Dubai & Dubai Mall and 20 Mins to Dubai International Airport. The development is strategically located within district 11 and in close proximity to Kent college and Lycee Libanais school with easy access to the highway.

3. When is the expected completion date of Starlight Park?

The expected completion date is set to be in the 2nd quarter of 2026.

4. Is Starlight Park a freehold property?

Yes, it is a freehold property available for both local and international investors.

5. How many buildings are part of Starlight Park?

Starlight Park is comprised of 4 buildings (Blocks A, B, C and D).

6. How many floors is Starlight Park?

Each building in Starlight Park has 5 floors and a rooftop swimming pool and residents lounge.

7. What's the apartment mix in Starlight Park?

Starlight Park has a total of 172 apartments.

1 Beds – 120 Units

2 Beds – 36 Units

3 Beds – 16 Units

8. Do the apartments come furnished?

The apartments are unfurnished; however, the owners may be offered a furniture package specially tailored for the project closer to completion.

The apartments will come with a built-in TV unit in the living room and a custom designed wall feature in the master bedroom along with built-in cabinets depending on the type purchased.

9. Do the apartments come with kitchen white goods?

All the units come with the following white goods:

Gas oven

Gas hob

Cooker hood

Microwave

Dishwasher

Washer/dryer

Fridge/freezer

10. What is the brand of the kitchen white goods?

ELBA (Italian) or an equivalent brand

11. What is the Sanitary brand?

NOK (Spanish) or an equivalent brand

12. How many parking spaces will I get?

1 bedroom - 1 parking space

2 bedroom – 1 parking space

2 bedroom + pool – 2 parking spaces

3 bedroom - 2 parking spaces

13. What is the payment plan for Starlight Park?

The current payment plan is 60/40 – “60% during construction and 40% on handover.”

20% deposit + 4% DLD + 5,000 admin fee

10% after 3 months of purchase

10% after 6 months of purchase

10% after 9 months of purchase

5% after 12 months of purchase

5% after 15 months of purchase

40% upon completion

14. How are the payments collected?

PDC's will be collected on time of sale, kept safely with the developer and cashed to escrow once due.

15. How are the payments collected from an overseas buyer?

For overseas buyers payments will be collected through a bank transfer to Starlight Park escrow account and a bank standing order will need to be arranged for the rest of the payments.

16. Can a company purchase property in Starlight Park?

Yes, registered companies can purchase property in Starlight Park subject to legal requirements by the UAE Law.

17. Can multiple buyers purchase the same property in Starlight Park?

Yes, multiple buyers can purchase an apartment(s) in Starlight Park as joint buyers.

18. What are the amenities in Starlight Park?

Gym

Rooftop Pool

Rooftop cinema

Resident's Lounge

Outdoor kids play area

Paddle Tennis

Indoor kids club/private function lounge

Yoga and boxing studio

19. Can I rent my property?

Yes, once handed over and the title deed is issued, you can rent your property through pre-approved service providers on a short- or long-term basis. We can facilitate this service through our experienced property management team.

20. How can I list my property for short term rental?

We have furniture packages specially tailored for Starlight Park which will make your apartment ready for short term rental on handover. You can get in touch with our consultants for more information.

21. Can you manage my property?

Yes, we have a dedicated property management department who will be happy to manage your property upon handover.

22. What is the service charge of Starlight Park?

The expected service charge is AED15 to AED16/sq.ft.

23. When can I sell my property?

After paying 30%, you can proceed to sell your property upon receiving an NOC from the developer.

24. Are there EV charging stations?

Yes, there will be dedicated EV charging stations in the basement.

25. Can I get a mortgage on my property?

You will be able to apply for a mortgage after the handover of your property. Terms and conditions will apply.

26. Can I get a golden visa upon purchasing a property?

The rules for a property golden visa are regularly being updated. At the moment, you can apply when the project is 50% complete and if your purchase equals to AED 2,000,000 and above. For more information, please get in touch with one of our consultants.

27. If I buy one of the ground floor units with the swimming pool, can I build a pergola?

Closer to completion, the building management will provide the guidelines and propose approved suppliers.

28. Is there visitor parking?

There is no free visitor parking in the building but there is ample RTA parking outside.

29. Can I visit my property after purchase?

For safety reasons, you can't visit your property while it's under construction, but we will send you monthly construction updates.

30. Do the chandeliers come with the apartment?

No, the chandeliers found in the show apartment will not be provided but there will be provision made to hang your own.