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Lincoln Star Real Estate Development LLC

Lincoln Star Residence II

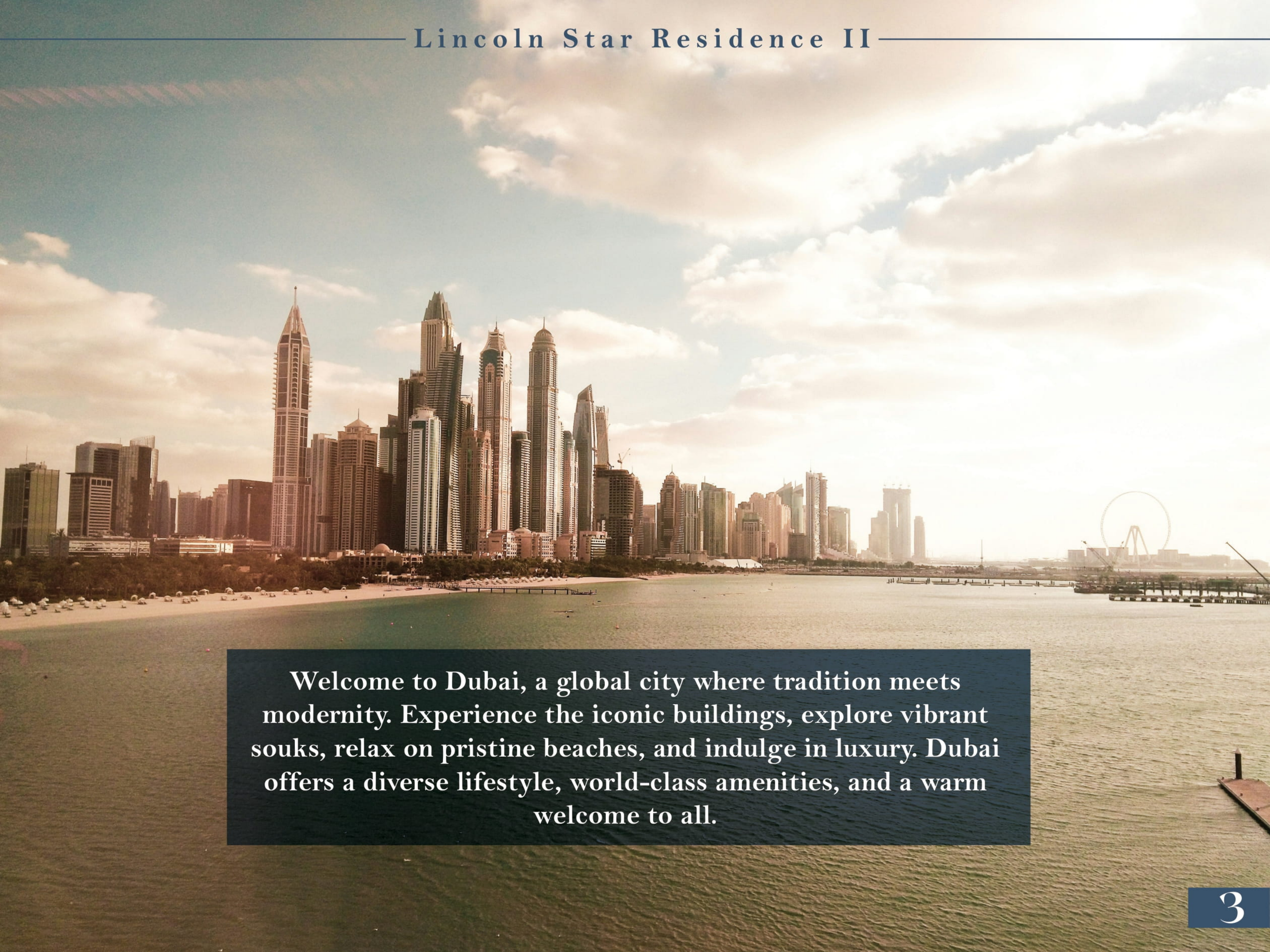
Experience Directs Innovation





Introduction

Welcome to the Lincoln Star Concept. Following the overwhelmingly positive response to our first project, Lincoln Star Residence, we are excited to introduce Lincoln Star Residence II. This new project embodies our continued commitment to innovation and groundbreaking ideology.

A wide-angle photograph of the Dubai skyline at sunset. The sky is filled with large, white and orange-tinted clouds. The city's skyscrapers, including the Burj Khalifa, are silhouetted against the bright sky. In the foreground, the calm water of the Dubai Marina reflects the city lights. A small beach with white sand and some palm trees is visible on the left. A large Ferris wheel is visible on the right side of the skyline.

Welcome to Dubai, a global city where tradition meets modernity. Experience the iconic buildings, explore vibrant souks, relax on pristine beaches, and indulge in luxury. Dubai offers a diverse lifestyle, world-class amenities, and a warm welcome to all.

Experience the future of Luxurious and Comfort Living

Welcome to Lincoln Star Residence II
a sanctuary of sophistication and comfort in
the heart of Dubai, offering exquisite
amenities, biophilic design, and seamless
access to a vibrant lifestyle.



Lincoln Star Residence II



LINCOLN
LINCOLN STAR RESIDENCE II

Lincoln Star Residence II



Lincoln Star Residence II



The Lincoln Star Residence II is connected by a community centre and a grand entrance lobby. Gentle hues of pastel colors have been chosen to create an ambience of serenity. The building features modern design and state-of-the-art amenities, while the entrance lobby boasts stunning architectural details and floods of natural light, creating a warm and inviting atmosphere. The building also offers views of the surrounding landscapes and enhances the lifestyle of their resident.

Key Features



Outdoor Spaces



Spacious Living



24 x 7 Security

Key Features



Rooftop Amenities



Open Activity Area



Swimming Pool



Halotherapy Room



BBQ Area

Rooftop Amenities



Jacuzzi



State of the Art Gym



Garden Walk Area



Children's Play Area

Rooftop Amenities



Kitchen Garden Area



Multi-Purpose Events Area



Jogging Path



Yoga Area

Community Activity



Lincoln Star Residence II



Lincoln Star Residence II

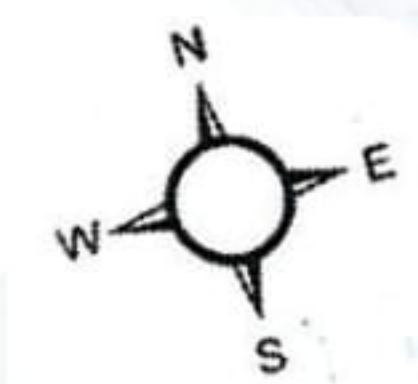
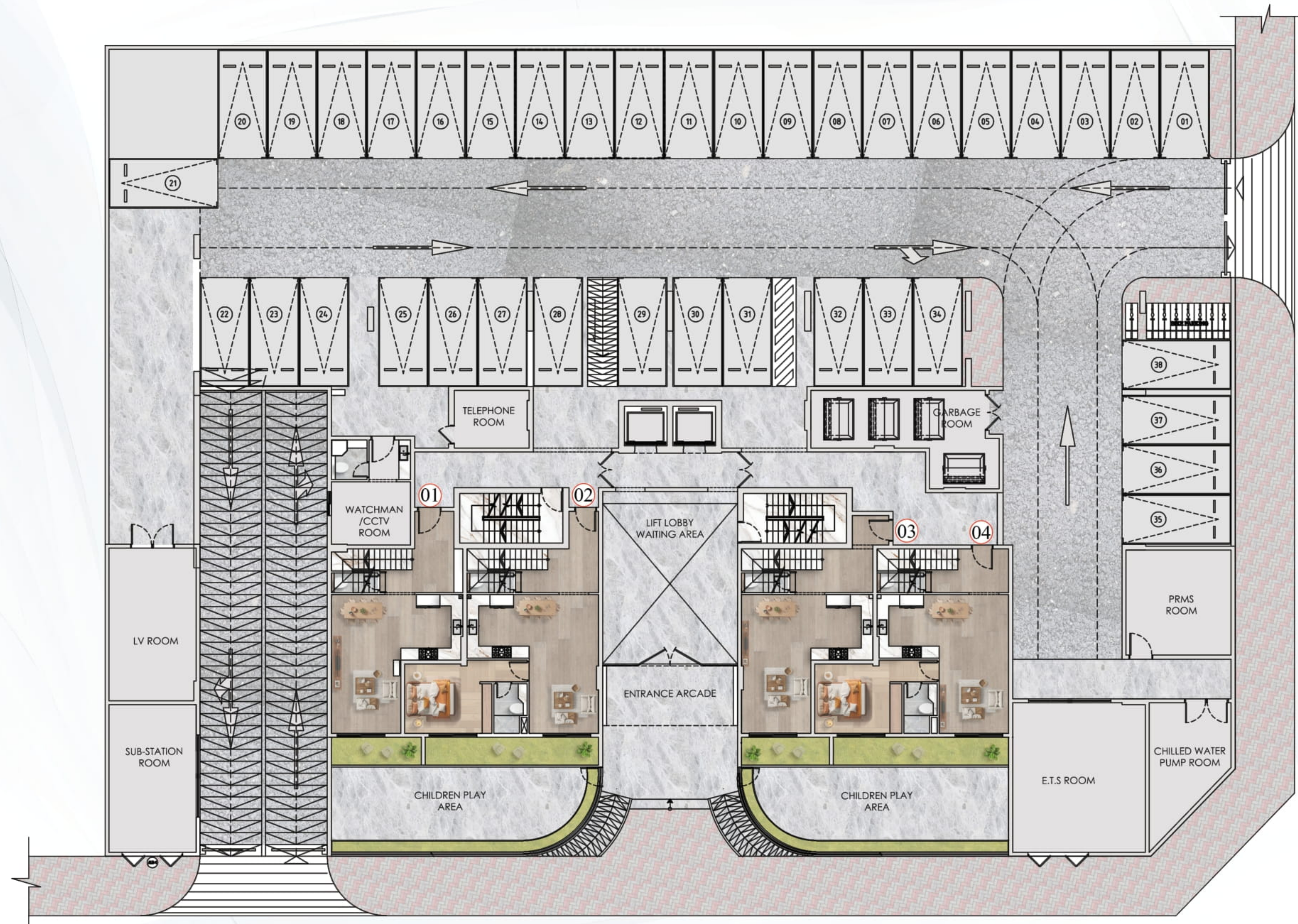


Lincoln Star Residence II



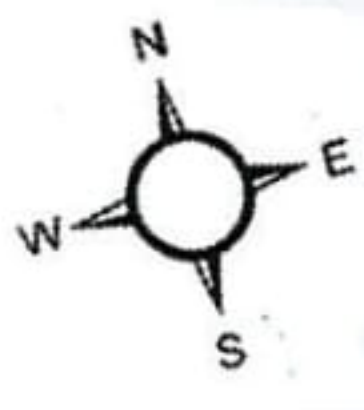
Lincoln Star Residence II

Floor Plan - Ground Floor



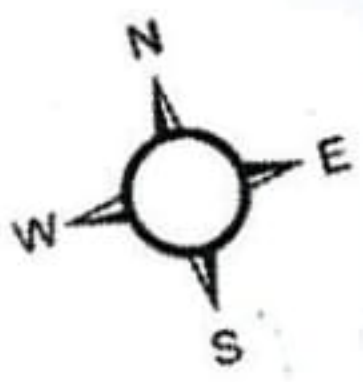
Lincoln Star Residence II

Floor Plan - 1ST Floor



Lincoln Star Residence II

Floor Plan - 2nd - 3rd & 4th Floor

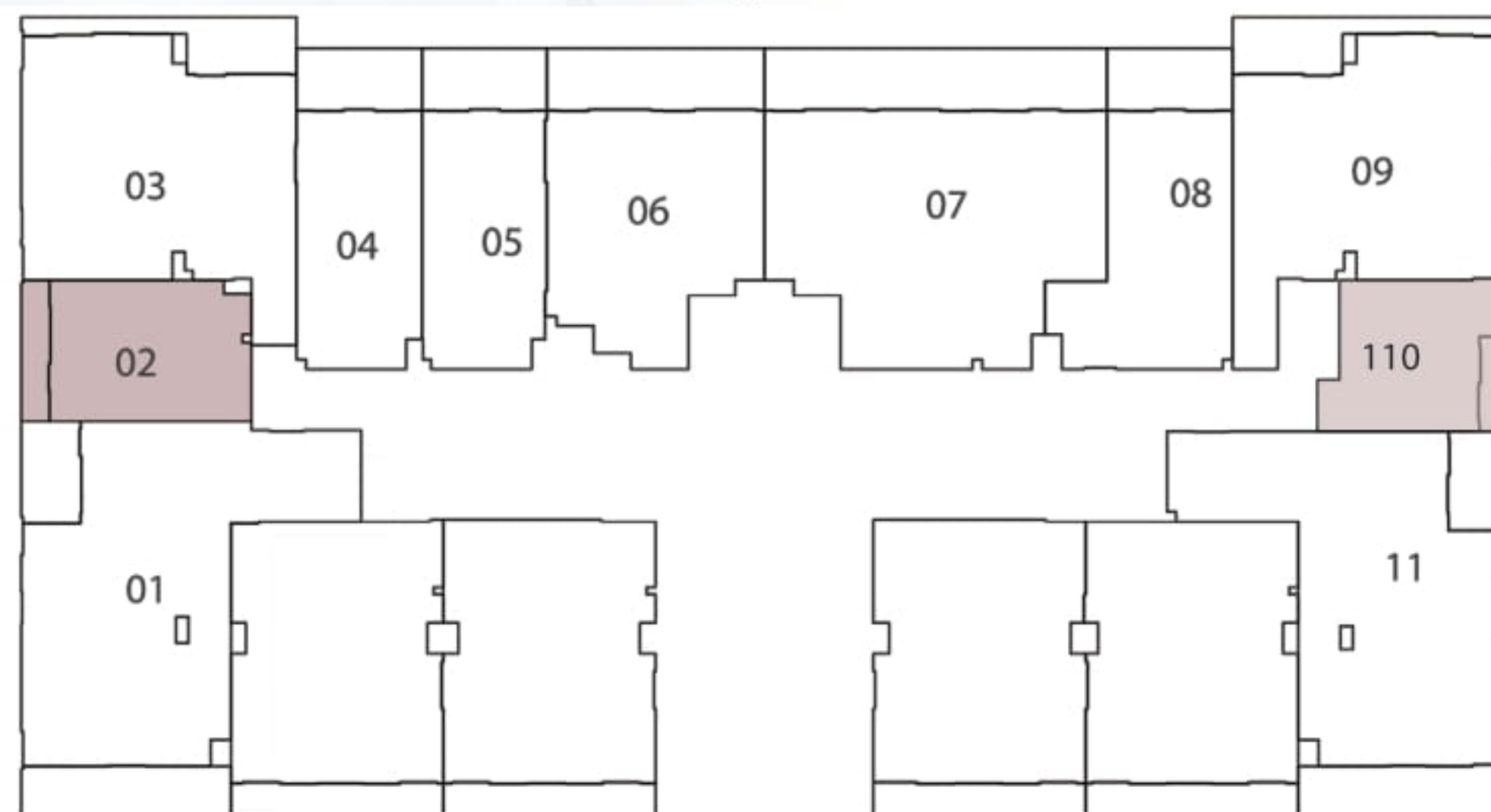


Lincoln Star Residence II

Unit Layout - Studio

TYPE A - STUDIO

Internal Living Area	29.04	sq.m
Outdoor Living Area	4.11	sq.m
Total Living Area	33.15	sq.m



1ST Floor
KEY PLAN

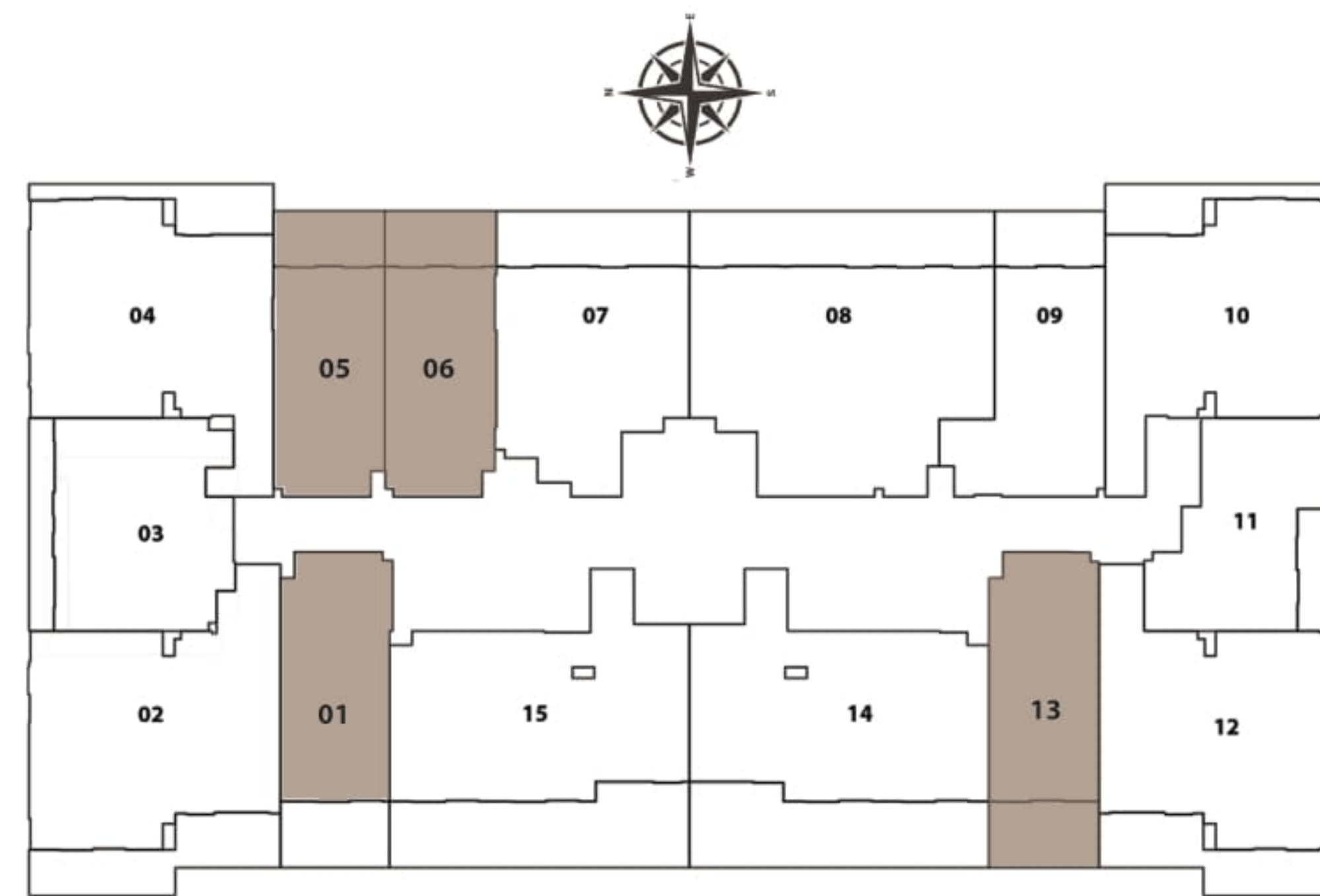
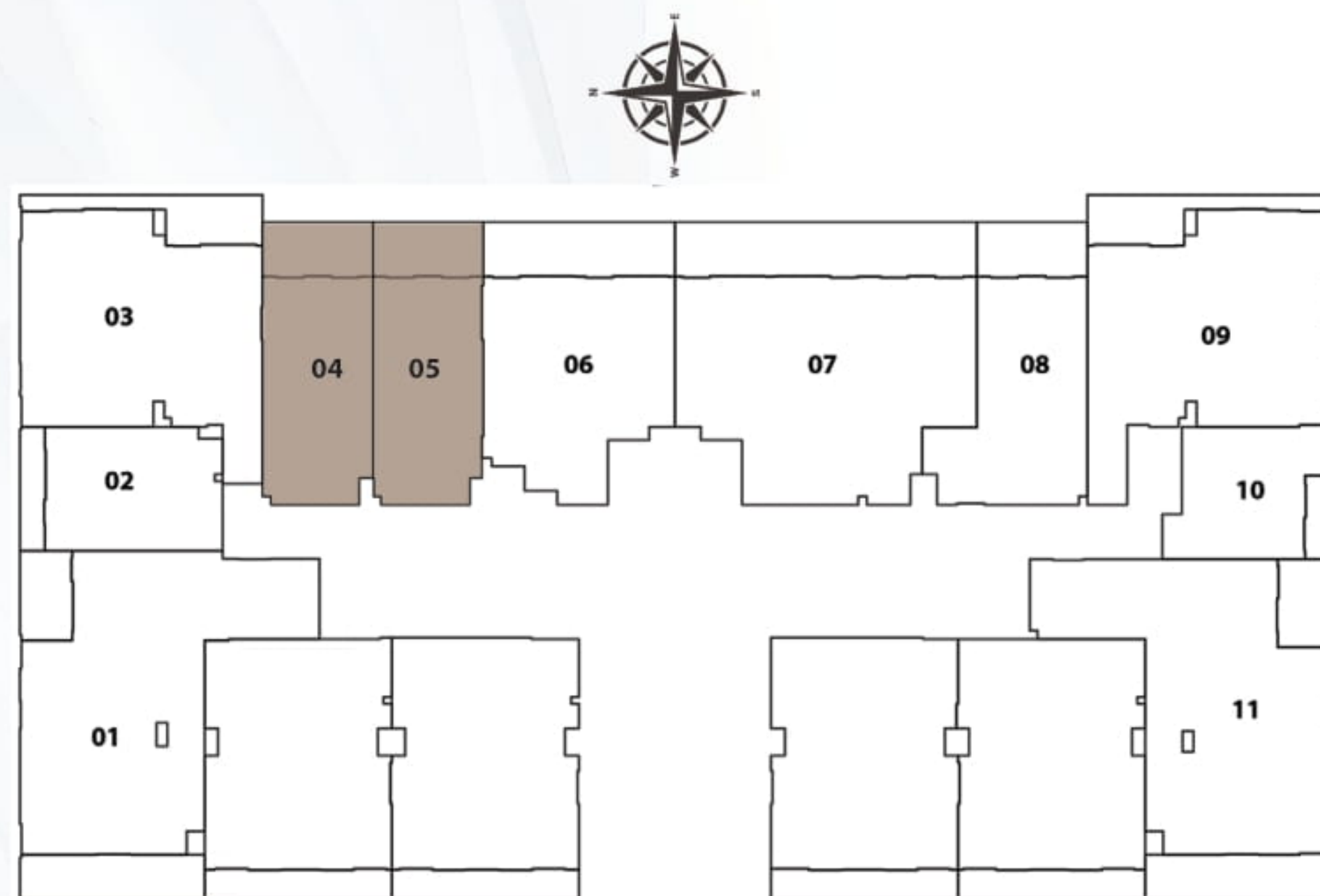


TYPE B - STUDIO

Internal Living Area 35.26 sq.m

Outdoor Living Area 9.44 sq.m

Total Living Area 44.70 sq.m



KEY PLAN

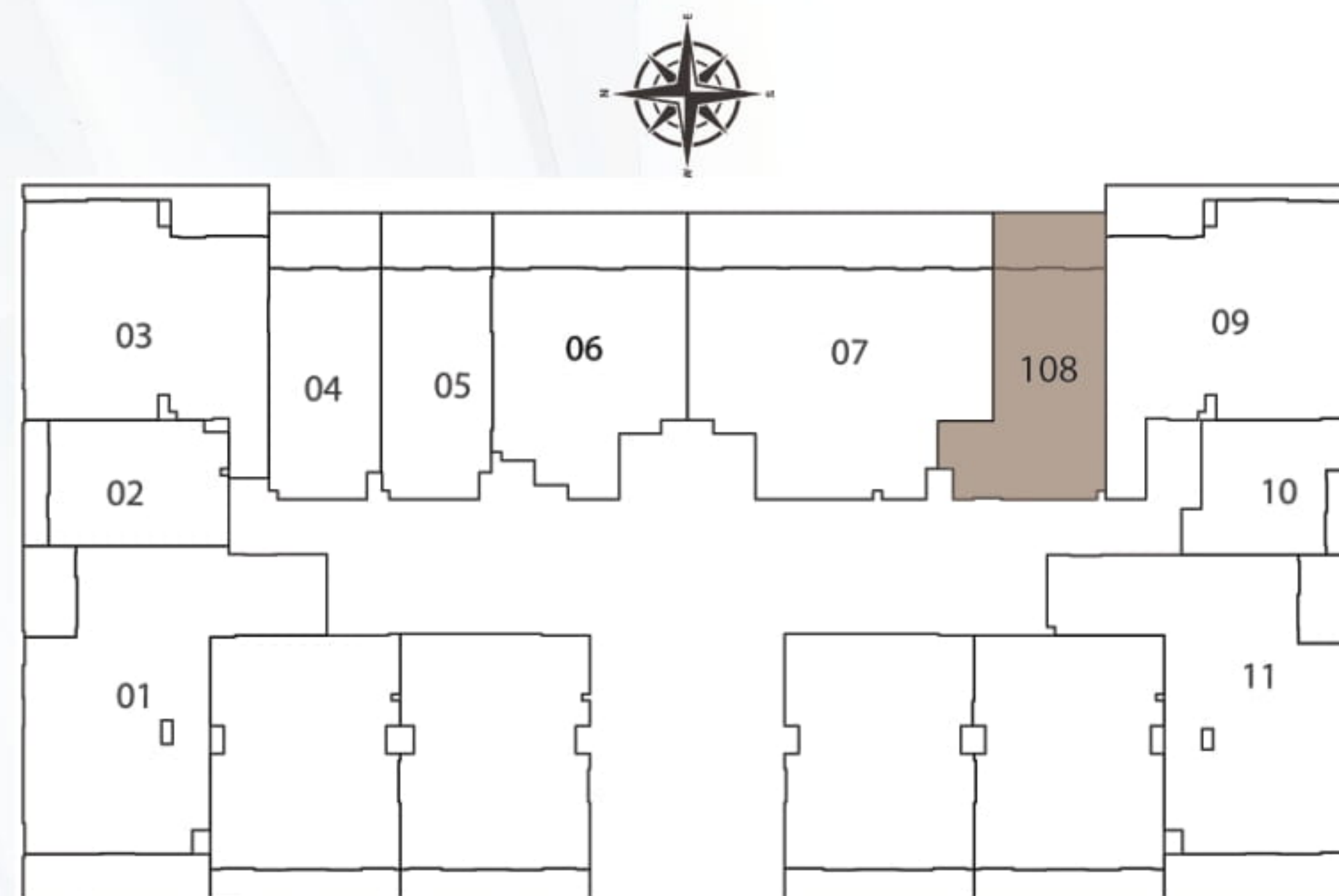


TYPE C - STUDIO

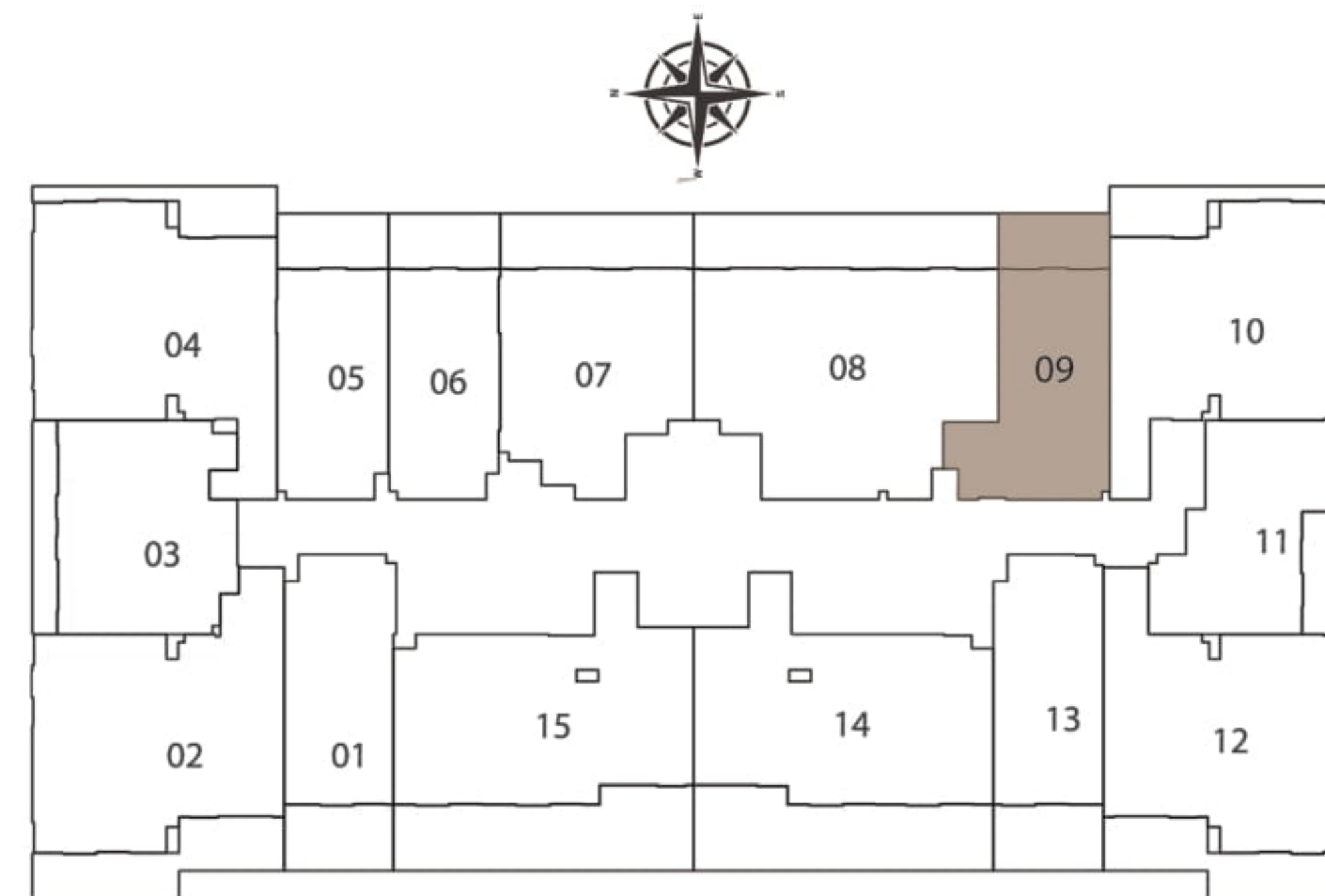
Internal Living Area 38.24 sq.m

Outdoor Living Area 8.08 sq.m

Total Living Area 46.32 sq.m



1ST Floor



Typical Floor Plan
(2nd - 3rd & 4th Floor)

KEY PLAN



Lincoln Star Residence II

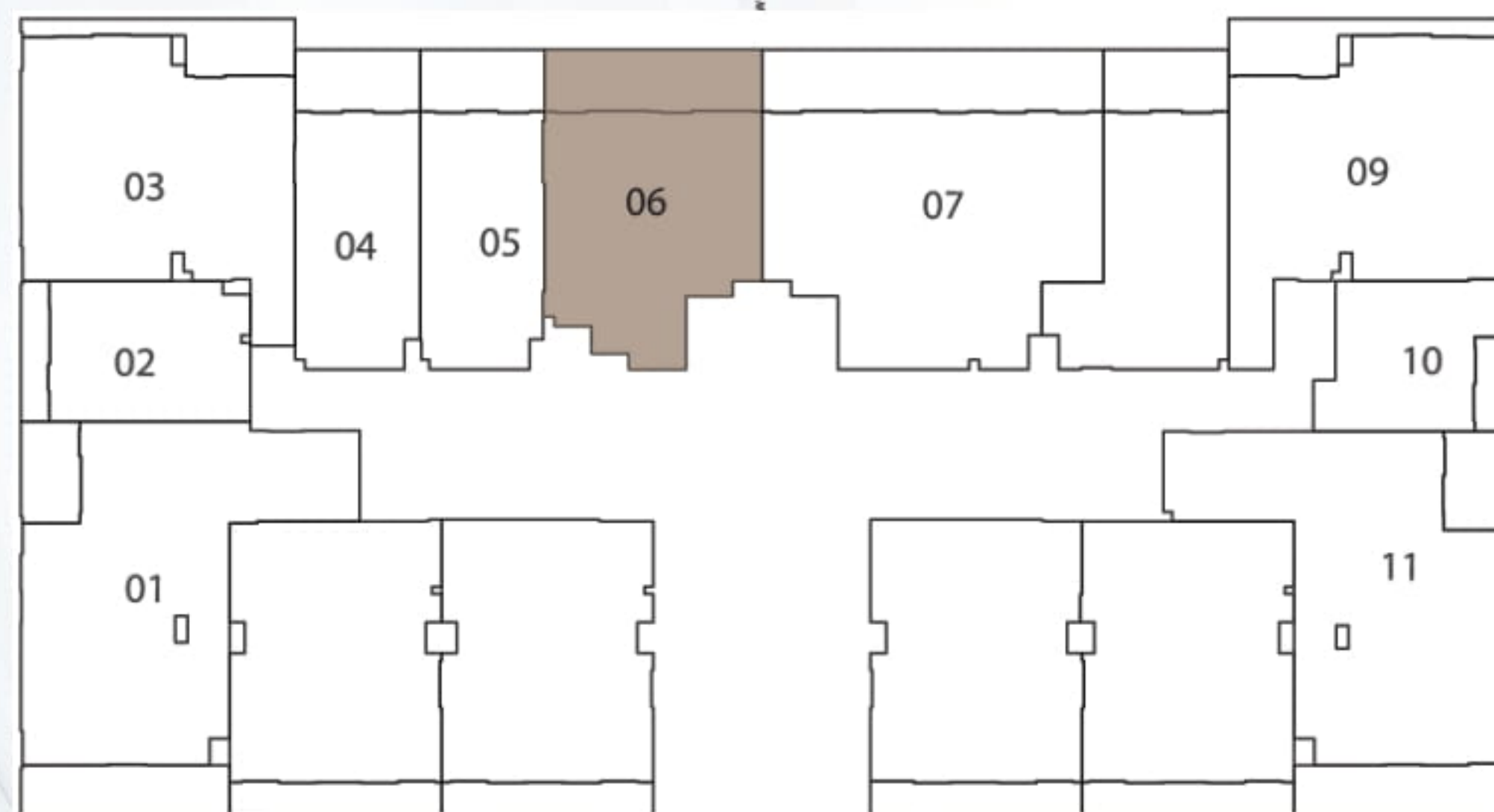
Unit Layout - 1 BHK

TYPE A - 1 BHK

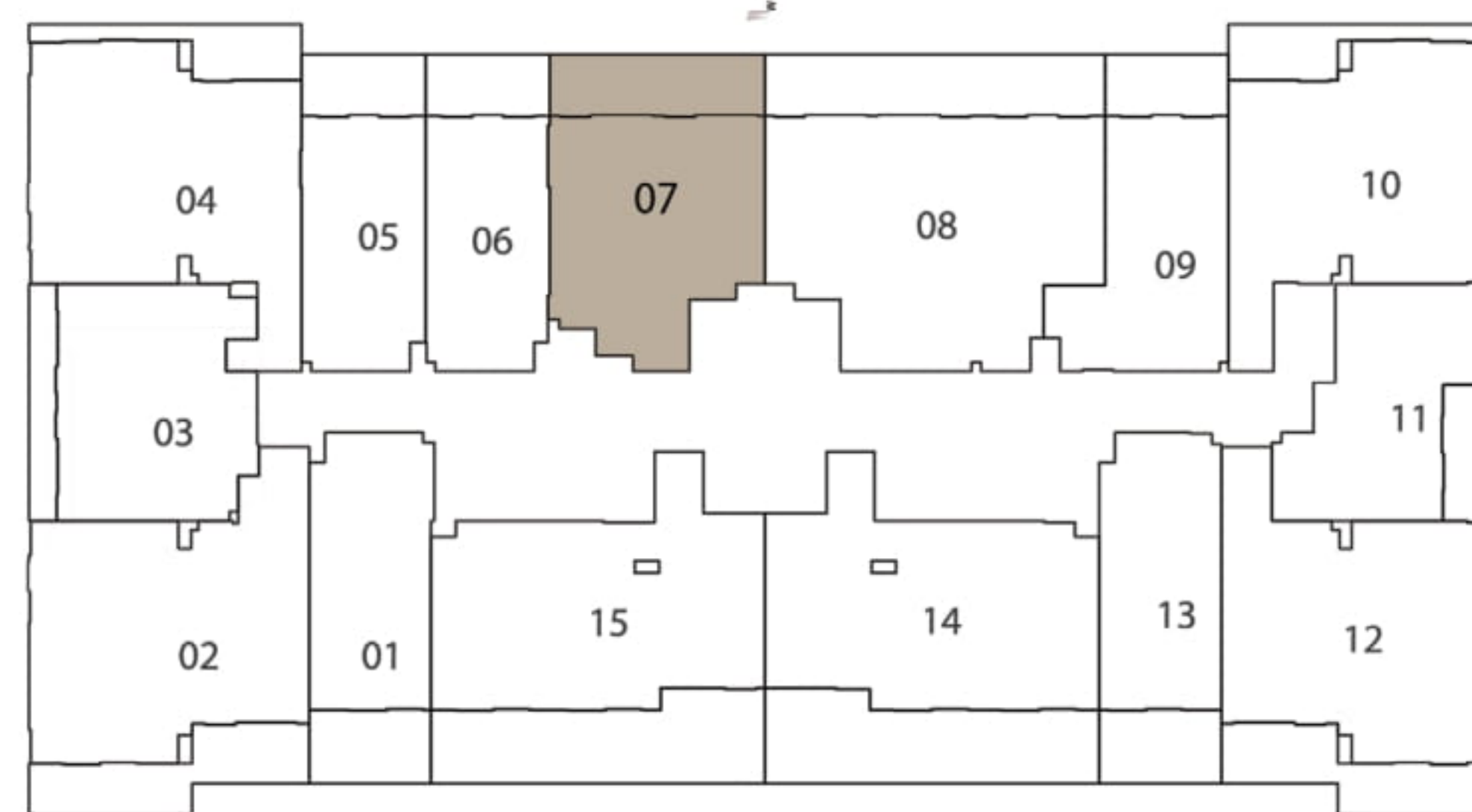
Internal Living Area 49.27 sq.m

Outdoor Living Area 13.95 sq.m

Total Living Area 63.22 sq.m



1ST Floor



Typical Floor Plan
(2nd - 3rd & 4th Floor)

KEY PLAN



Lincoln Star Residence II

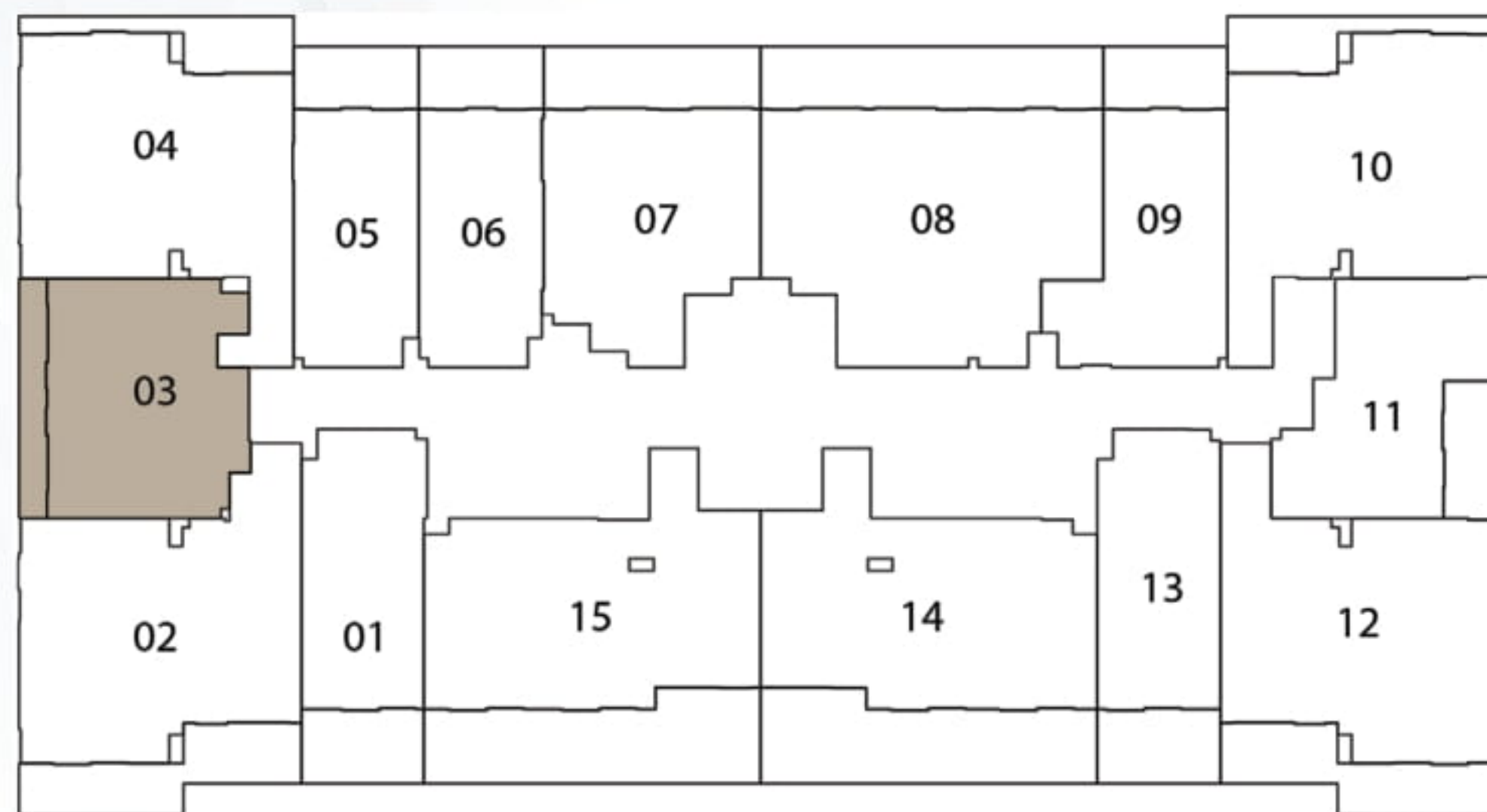
Unit Layout - 1 BHK

TYPE B - 1 BHK

Internal Living Area 47.61 sq.m

Outdoor Living Area 6.98 sq.m

Total Living Area 54.59 sq.m



Typical Floor Plan
(2nd - 3rd & 4th Floor)

KEY PLAN



Lincoln Star Residence II

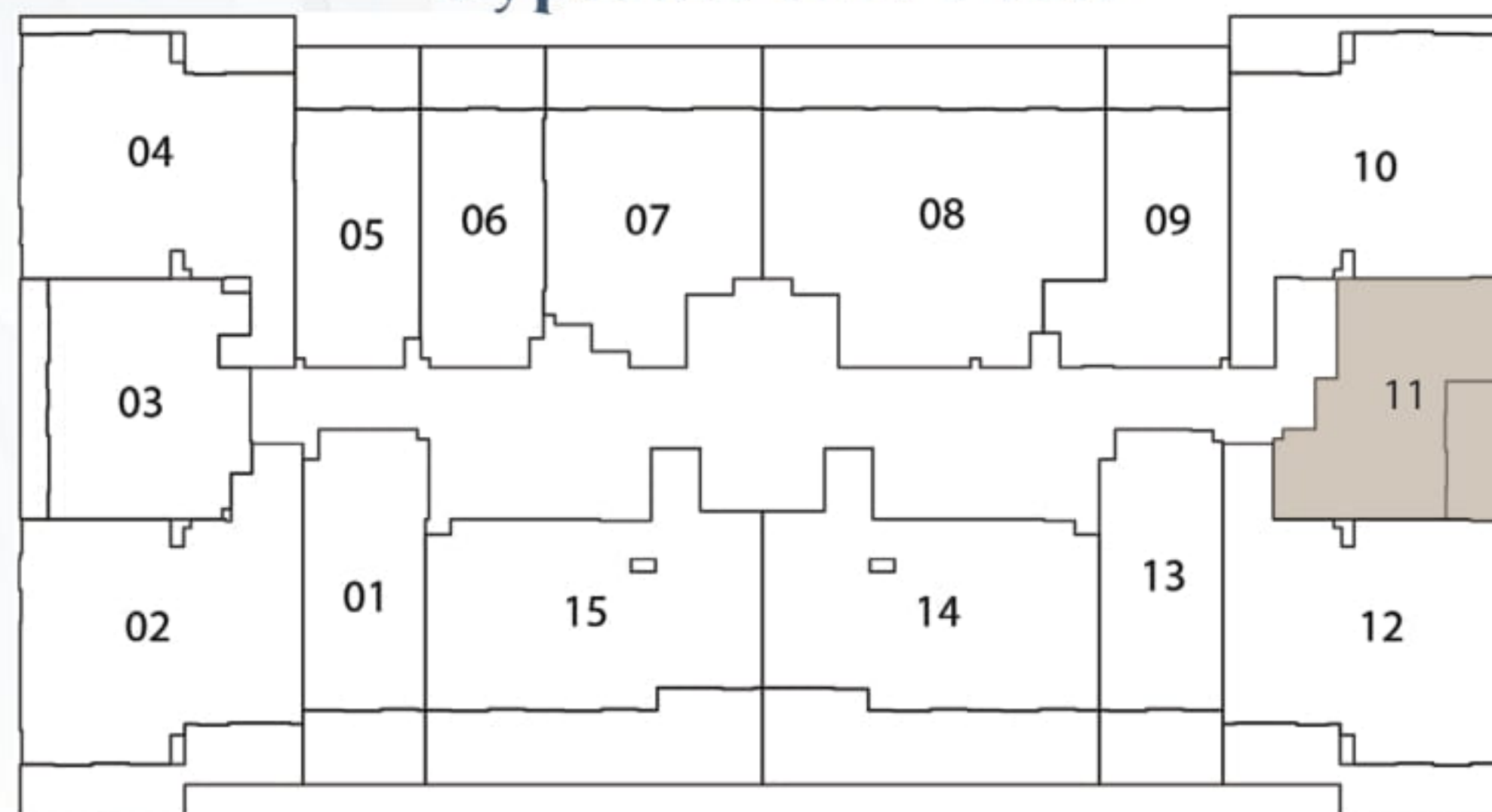
Unit Layout - 1 BHK

TYPE C - 1 BHK

Internal Living Area	40.18	sq.m
Outdoor Living Area	8.42	sq.m
Total Living Area	48.60	sq.m



Typical Floor Plan



Typical Floor Plan
(2nd - 3rd & 4th Floor)

KEY PLAN



Lincoln Star Residence II

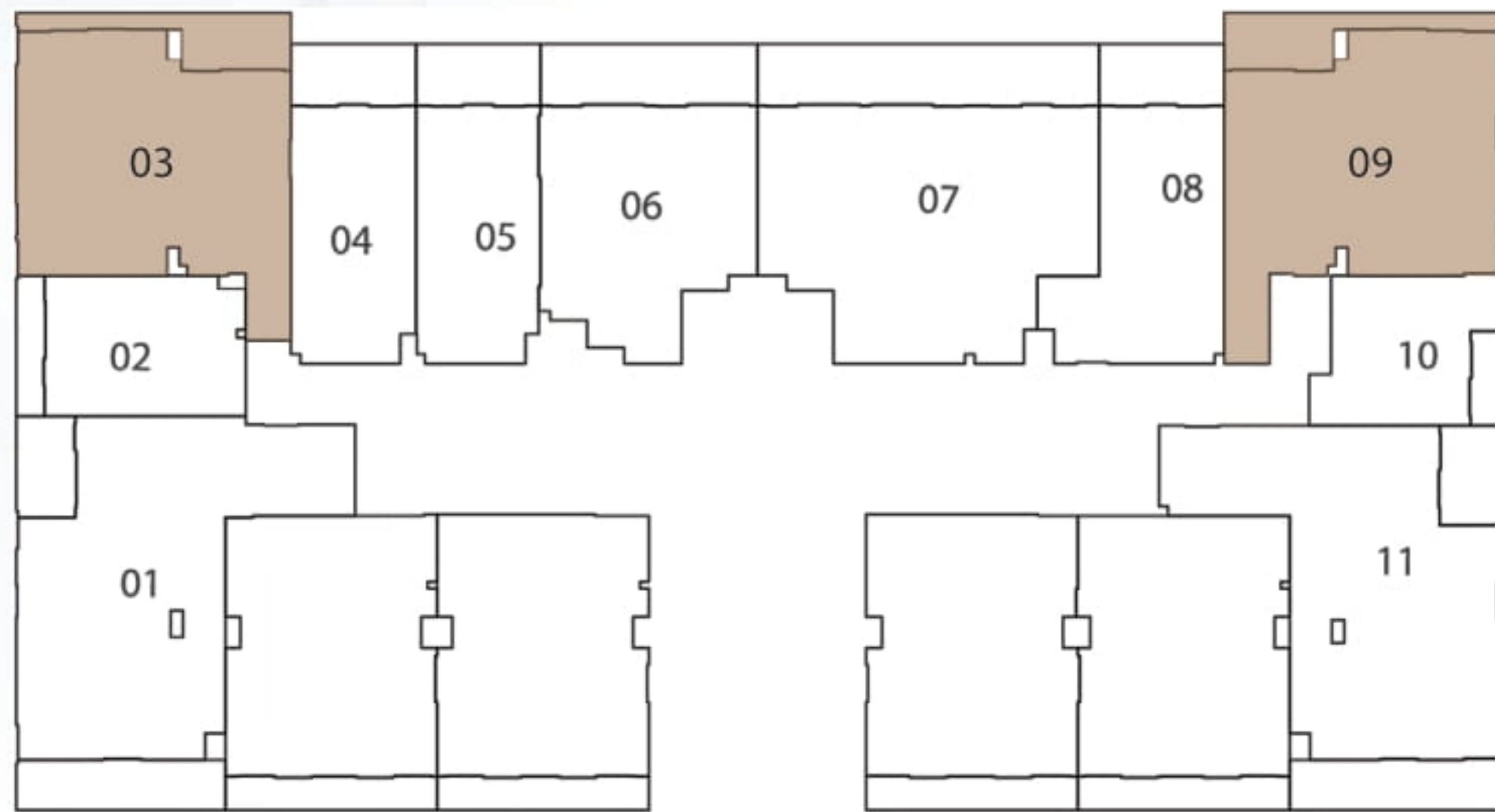
Unit Layout - 2 BHK

TYPE A - 2 BHK

Internal Living Area 68.39 sq.m

Outdoor Living Area 9.51 sq.m

Total Living Area 77.90 sq.m



1ST Floor
KEY PLAN



Lincoln Star Residence II

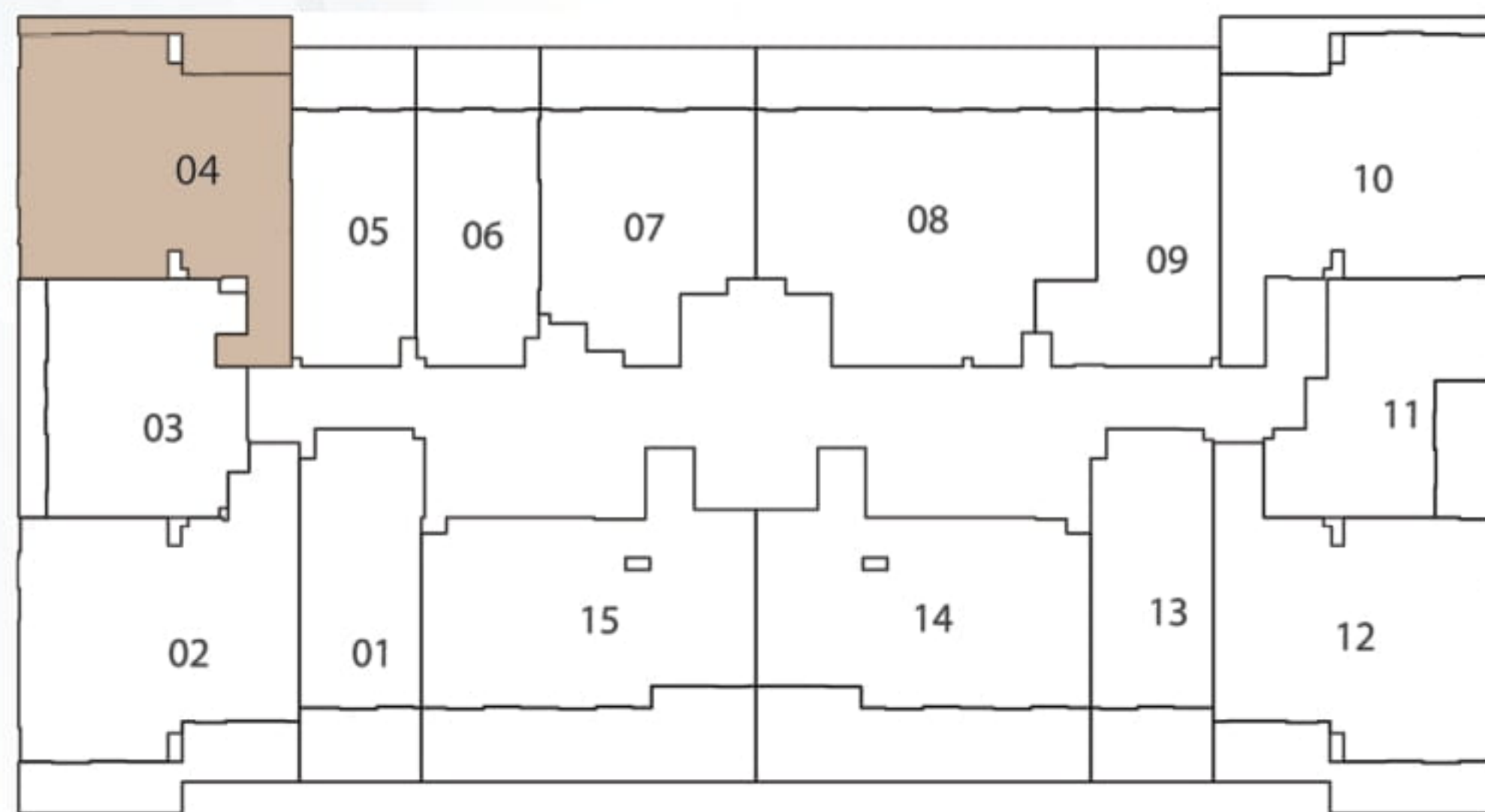
Unit Layout - 2 BHK

TYPE A - 2 BHK

Internal Living Area 69.38 sq.m

Outdoor Living Area 9.51 sq.m

Total Living Area 78.89 sq.m



Typical Floor Plan
(2nd - 3rd & 4th Floor)
KEY PLAN



Lincoln Star Residence II

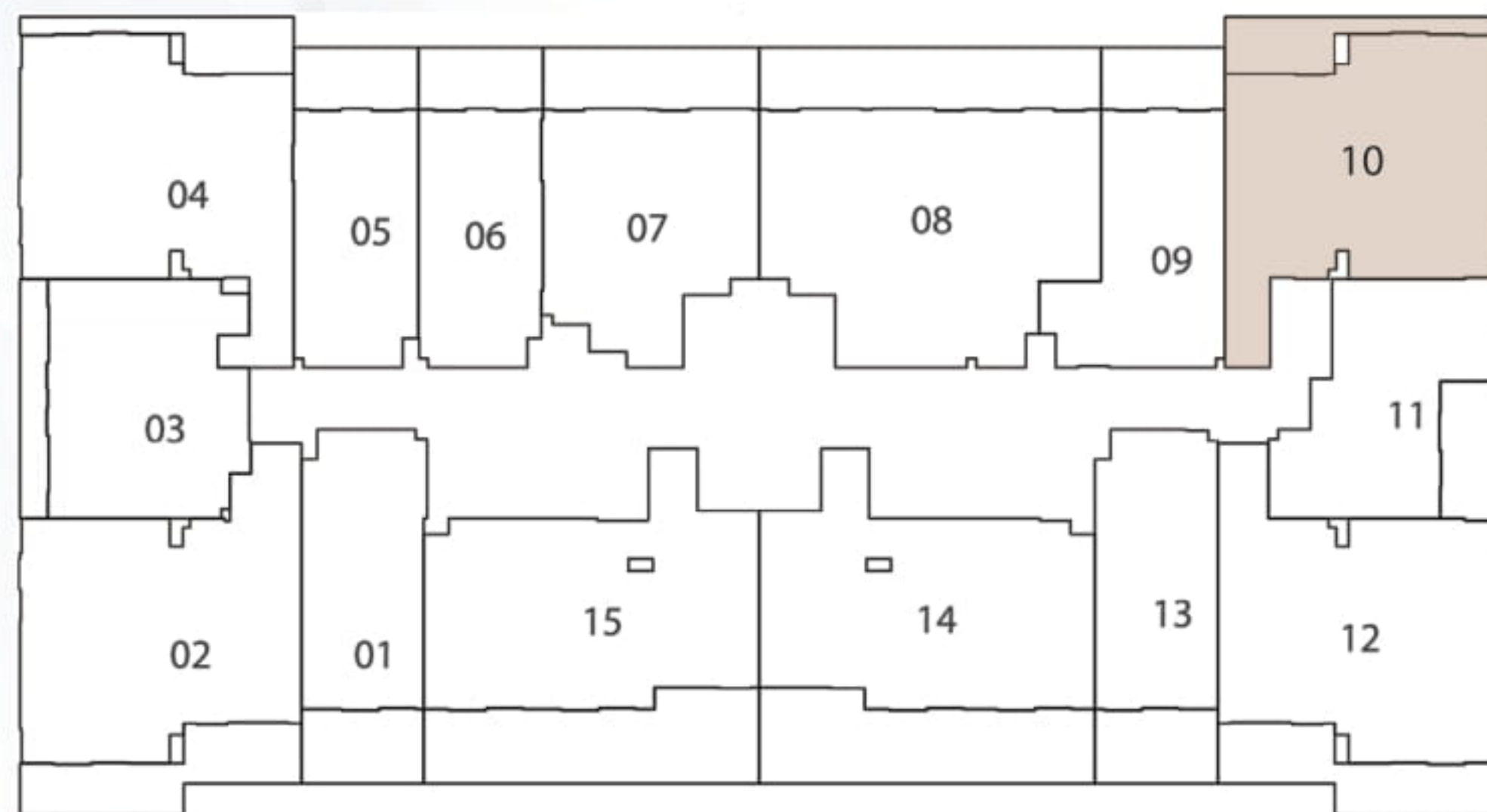
Unit Layout - 2 BHK

TYPE A(1) - 2 BHK

Internal Living Area 68.39 sq.m

Outdoor Living Area 9.51 sq.m

Total Living Area 77.90 sq.m



Typical Floor Plan (2nd - 3rd & 4th Floor) KEY PLAN



Lincoln Star Residence II

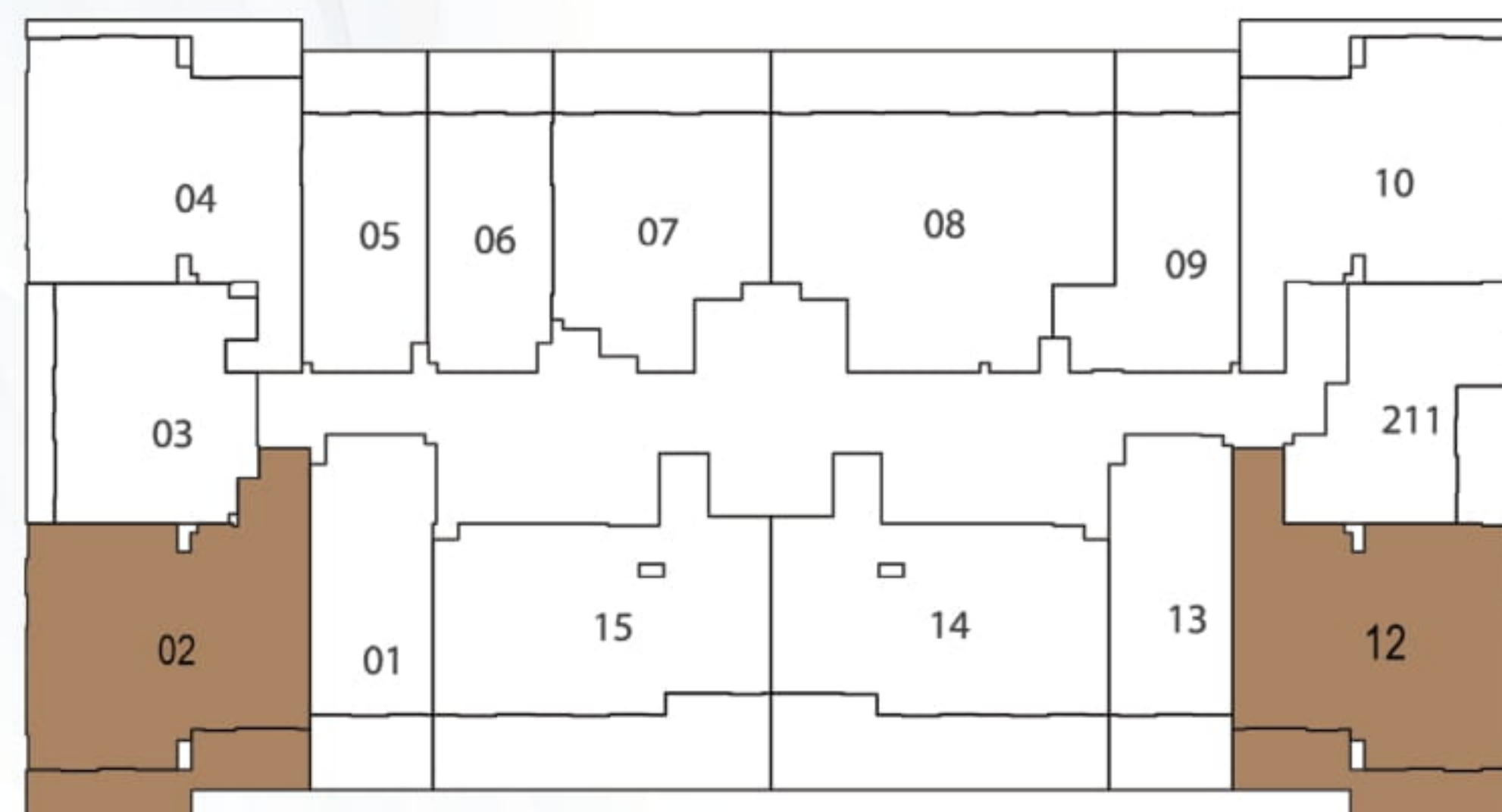
Unit Layout - 2 BHK

TYPE B - 2 BHK

Internal Living Area	70.88	sq.m
Outdoor Living Area	16.09	sq.m
Total Living Area	86.97	sq.m



Typical Floor Plan



Typical Floor Plan
(2nd - 3rd & 4th Floor)

KEY PLAN



Lincoln Star Residence II

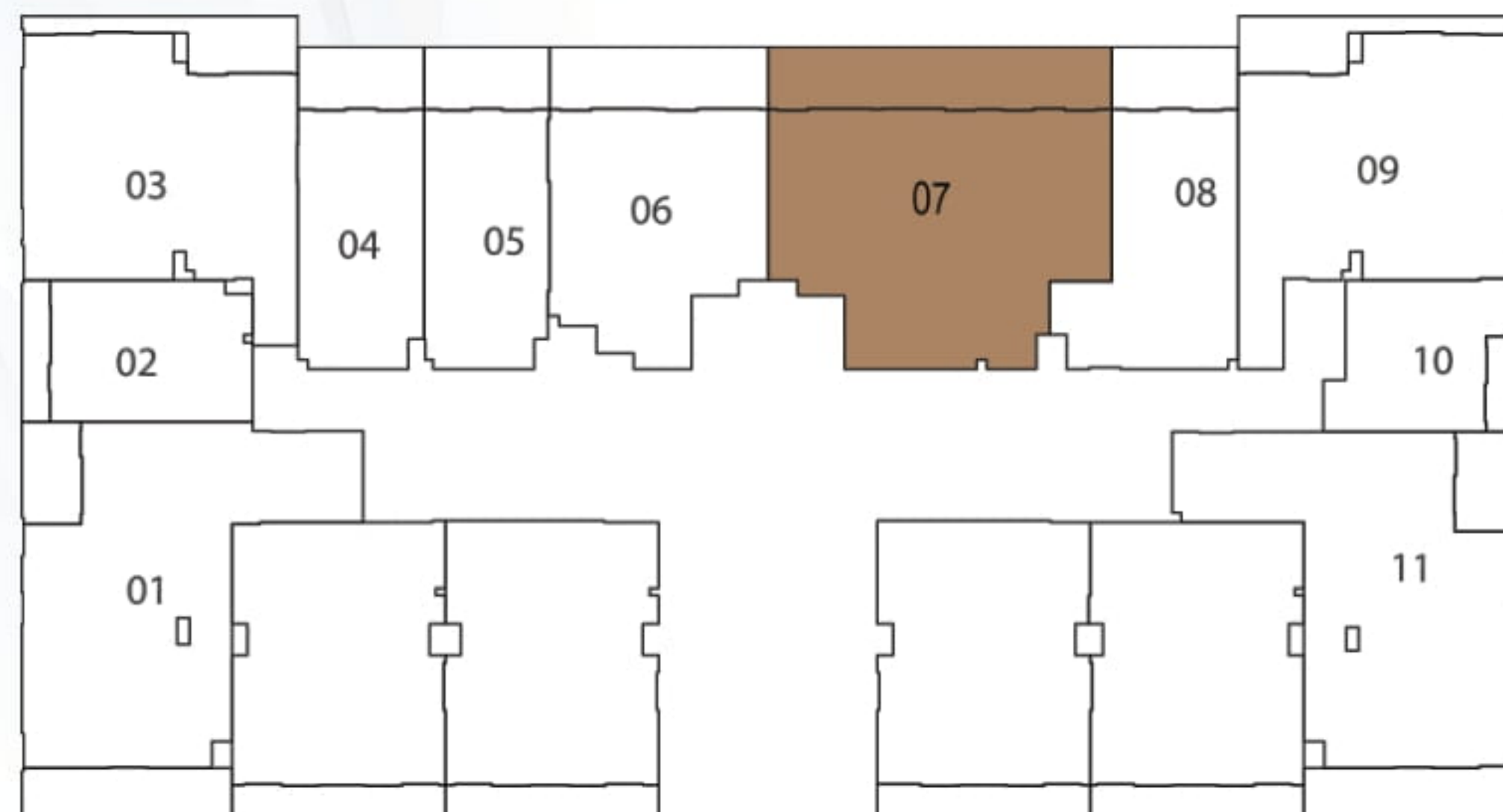
Unit Layout - 2 BHK

TYPE C - 2 BHK

Internal Living Area 79.15 sq.m

Outdoor Living Area 22.02 sq.m

Total Living Area 101.17 sq.m



1ST Floor
KEY PLAN



Lincoln Star Residence II

Unit Layout - 2 BHK

TYPE C(1) - 2 BHK

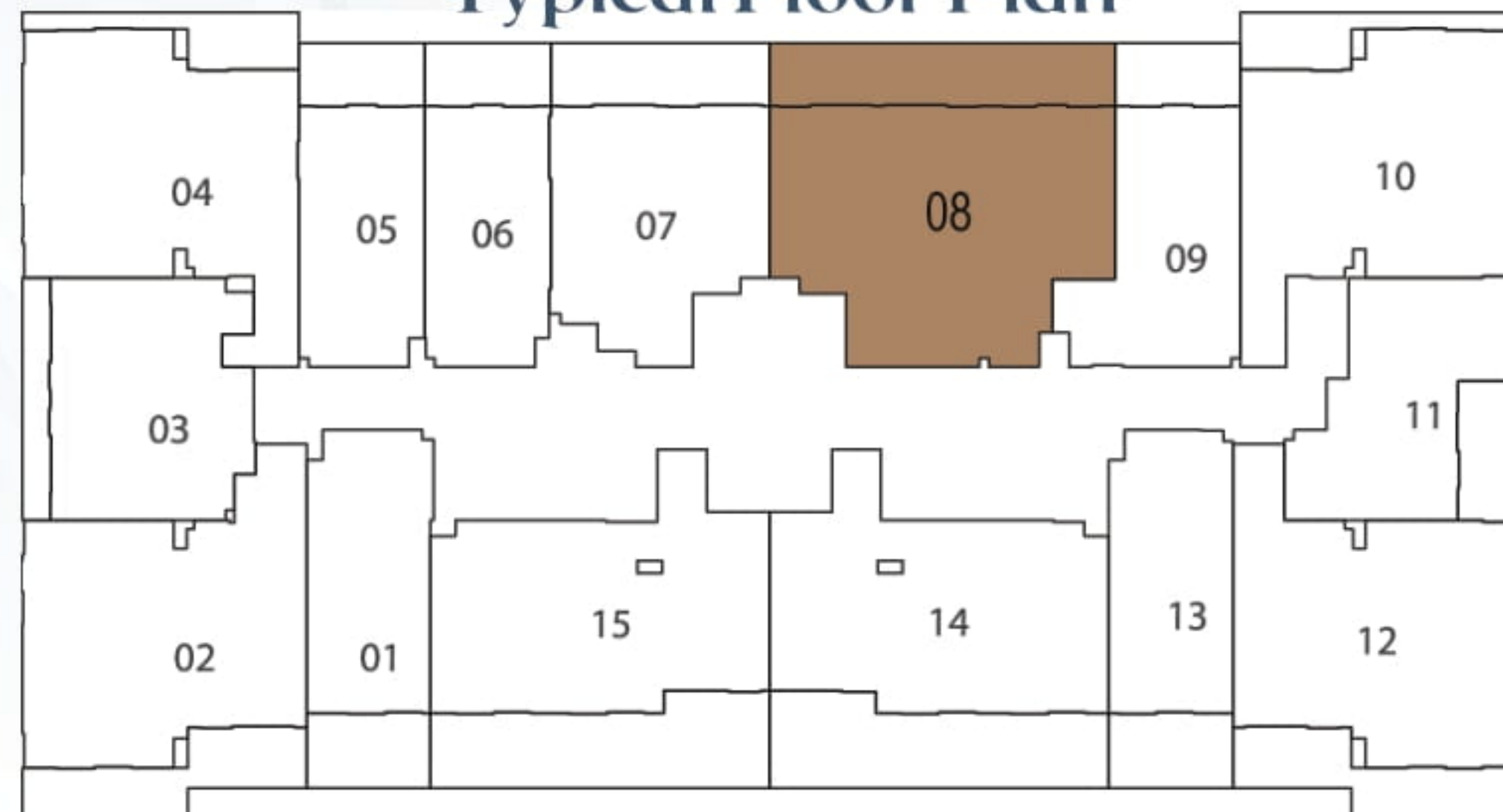
Internal Living Area 79.15 sq.m

Outdoor Living Area 22.02 sq.m

Total Living Area 101.17 sq.m



Typical Floor Plan



Typical Floor Plan
(2nd - 3rd & 4th Floor)

KEY PLAN



Lincoln Star Residence II

Unit Layout - 2 BHK

TYPE D - 2 BHK

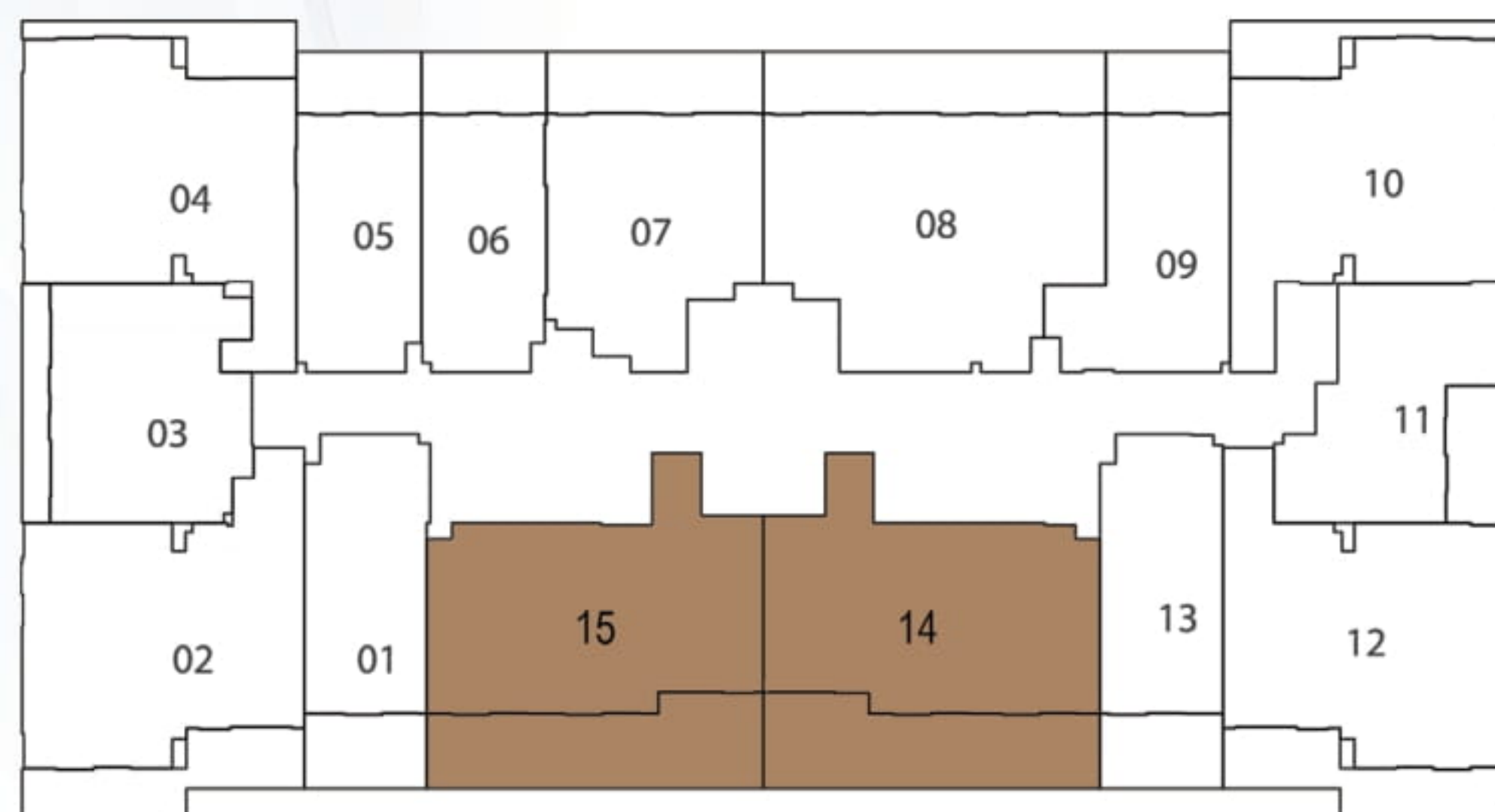
Internal Living Area 67.54 sq.m

Outdoor Living Area 28.23 sq.m

Total Living Area 95.87 sq.m



Typical Floor Plan



Typical Floor Plan
(2nd - 3rd & 4th Floor)

KEY PLAN



Lincoln Star Residence II

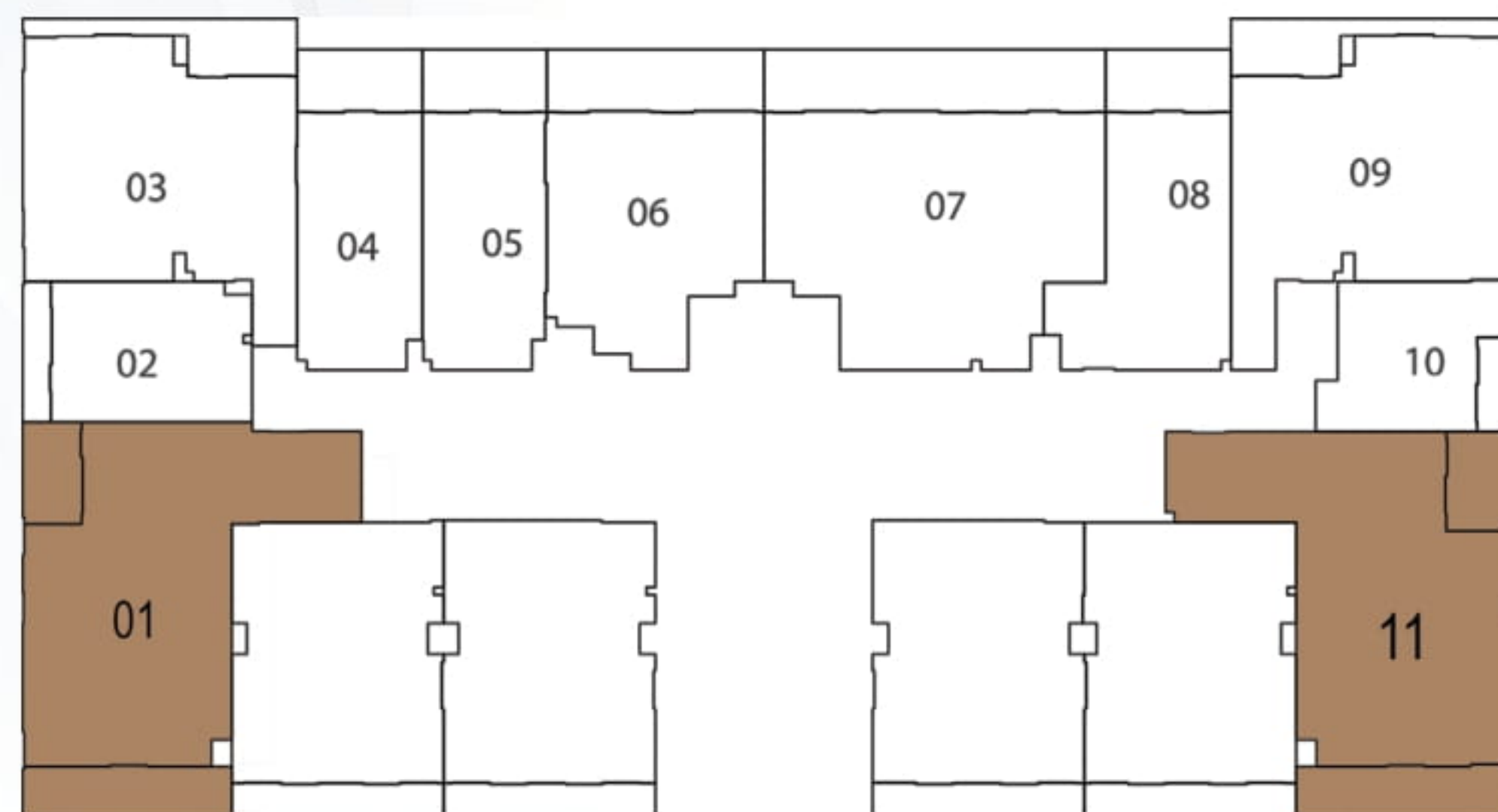
Unit Layout - 2 BHK

TYPE E - 2 BHK

Internal Living Area 79.59 sq.m

Outdoor Living Area 17.21 sq.m

Total Living Area 96.80 sq.m



1ST Floor
KEY PLAN



Lincoln Star Residence II

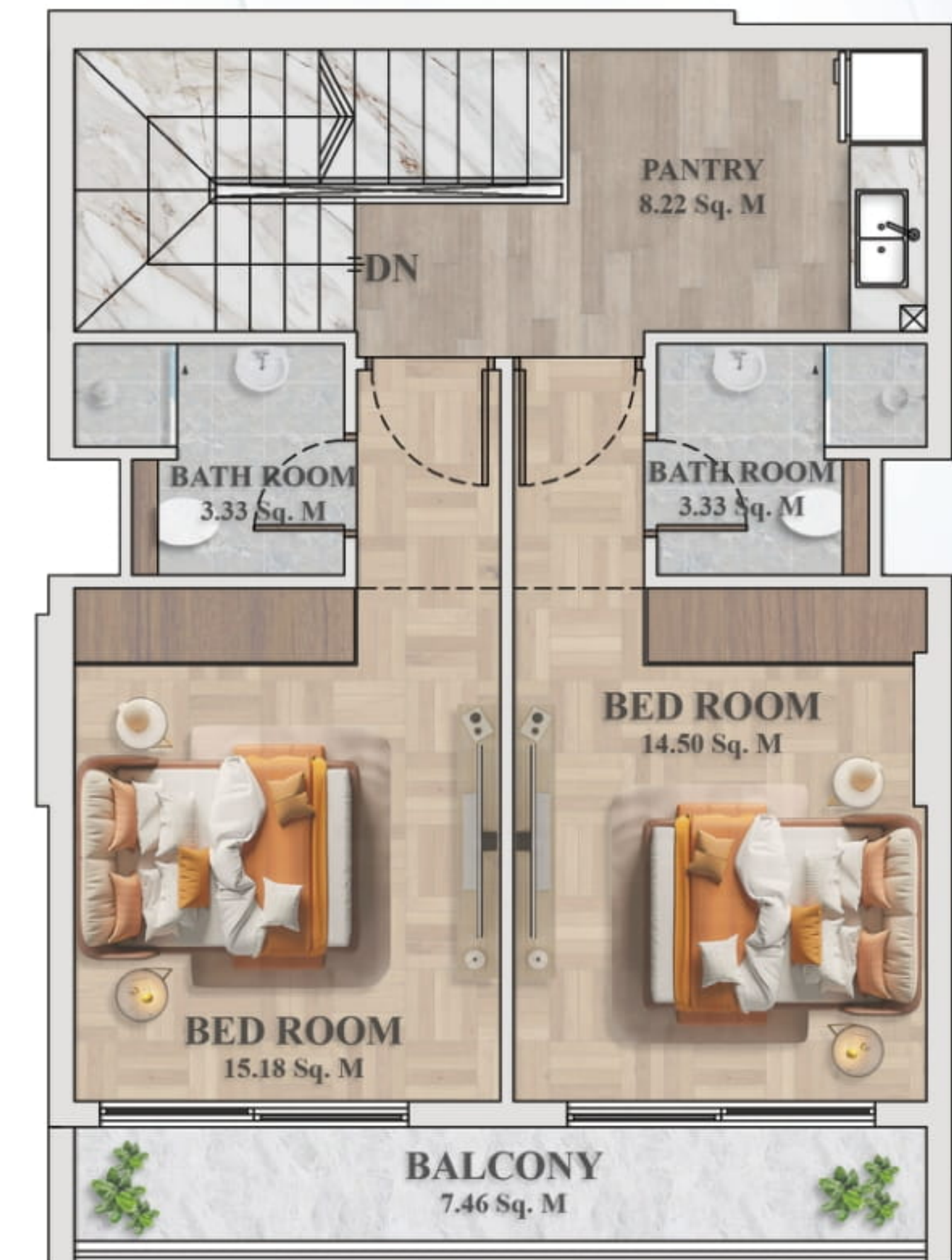
Unit Layout - 3 BHK DUPLEX

TYPE A - 3 BHK DUPLEX

Internal Living Area	136.28	sq.m
Outdoor Living Area	21.31	sq.m
Total Living Area	157.59	sq.m



Ground Floor KEY PLAN



Lincoln Star Residence II

Unit Layout - 2 BHK DUPLEX

TYPE B - 2 BHK DUPLEX

Internal Living Area	113.68	sq.m
Outdoor Living Area	14.80	sq.m
Total Living Area	128.48	sq.m



Ground Floor KEY PLAN

