



THE LINCOLN GROUPS

Lincoln Star Residence II

Experience Directs Innovation

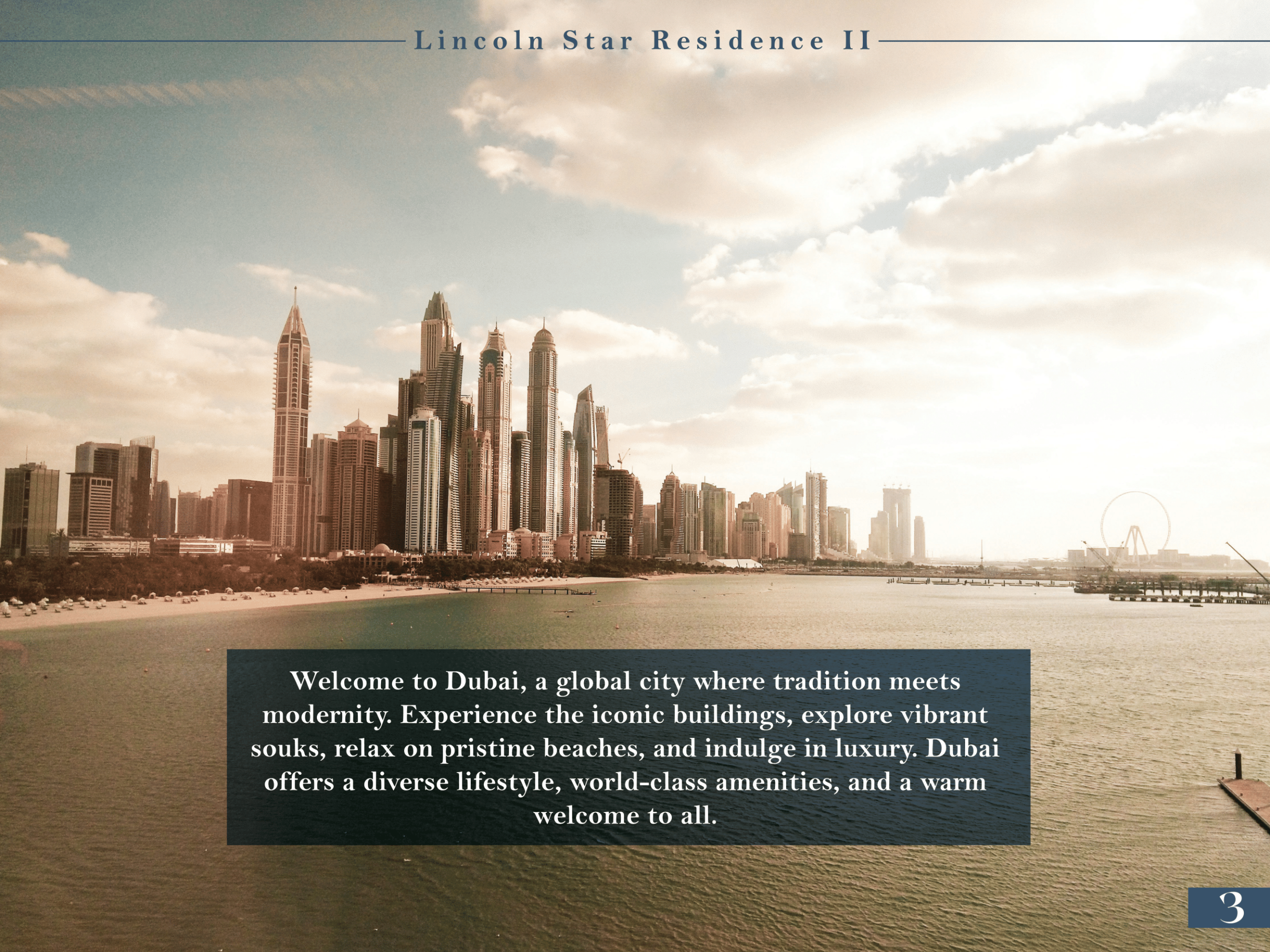






Introduction

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 soft, golden clouds, and the sun is low on the horizon, casting a warm glow over the city. The skyline is dominated by numerous skyscrapers, including the Burj Khalifa on the left. In the foreground, the calm waters of a bay or harbor are visible, with a sandy beach and some palm trees on the left. A 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.

Lincoln Star Residence



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



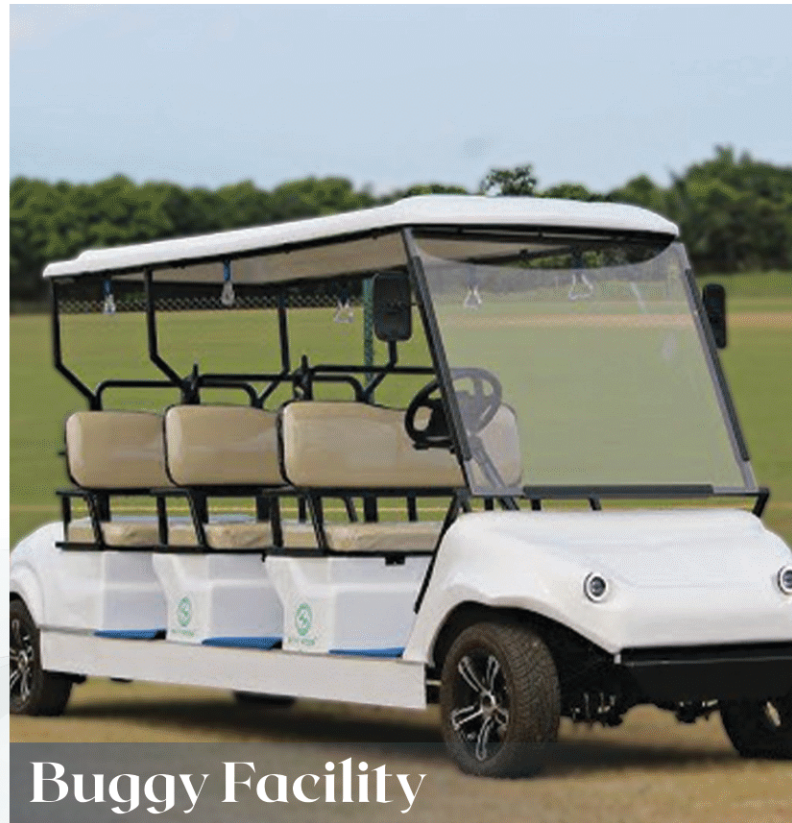
Easy Access to Public Transportation



Near to International Food Outlets



Near to Community Parks



Buggy Facility



Community School

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

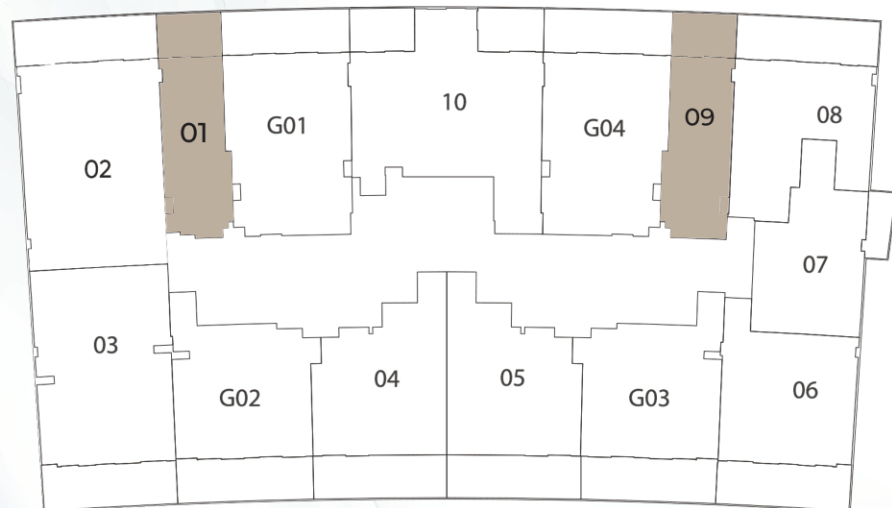
Floor Plan - 2nd - 3rd & 4th Floor



Unit Layout - Studio

TYPE A - STUDIO

| | | |
|--------------------------|--------------|-------------|
| Internal Living Area | 31.13 | sq.m |
| Outdoor Living Area | 7.65 | sq.m |
| Total Living Area | 38.78 | sq.m |



1ST Floor
KEY PLAN



Unit Layout - Studio

TYPE B - STUDIO

| | | |
|--------------------------|--------------|-------------|
| Internal Living Area | 29.75 | sq.m |
| Outdoor Living Area | 7.79 | sq.m |
| Total Living Area | 37.54 | sq.m |



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

KEY PLAN



TYPE C - STUDIO

| | | |
|--------------------------|--------------|-------------|
| Internal Living Area | 29.42 | sq.m |
| Outdoor Living Area | 7.78 | sq.m |
| Total Living Area | 37.20 | sq.m |



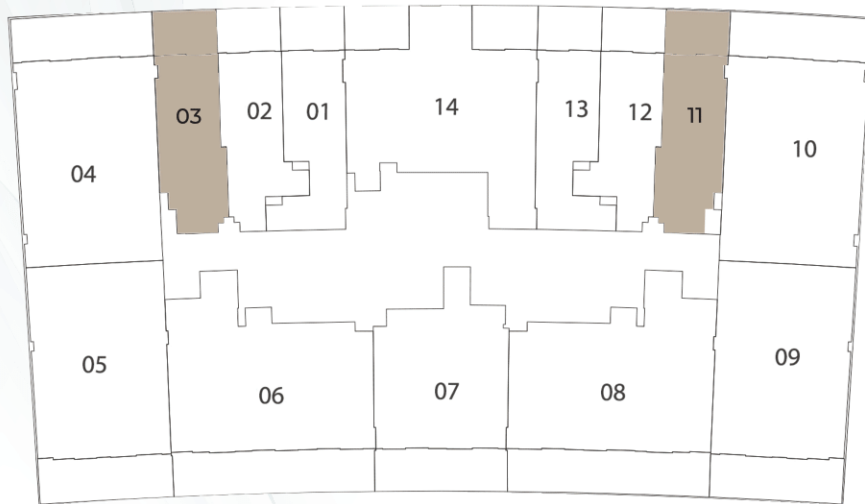
Typical Floor Plan
(2nd - 3rd & 4th Floor)

KEY PLAN



TYPE D - STUDIO

| | | |
|----------------------|-------|------|
| Internal Living Area | 30.38 | sq.m |
| Outdoor Living Area | 7.80 | sq.m |
| Total Living Area | 38.18 | sq.m |



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

KEY PLAN

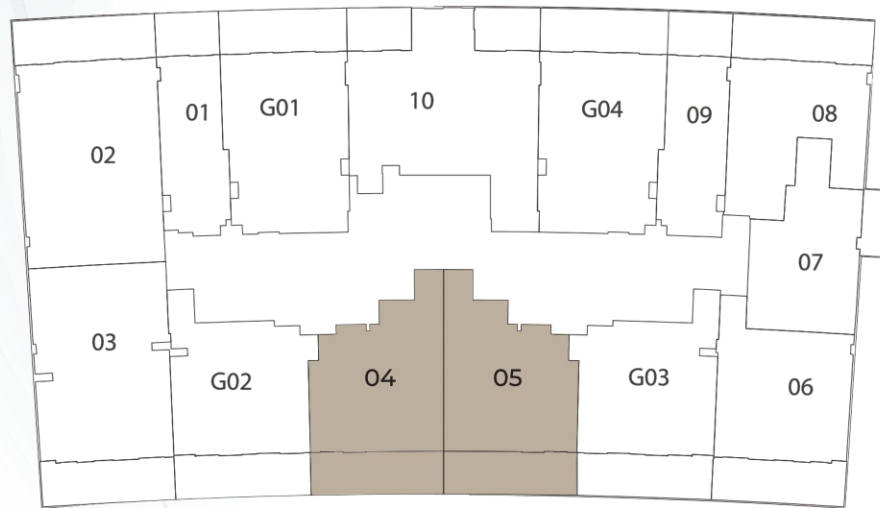


Lincoln Star Residence II

Unit Layout - 1 BHK

TYPE A - 1 BHK

| | | |
|--------------------------|--------------|-------------|
| Internal Living Area | 52.12 | sq.m |
| Outdoor Living Area | 15.66 | sq.m |
| Total Living Area | 67.78 | sq.m |



1ST Floor
KEY PLAN

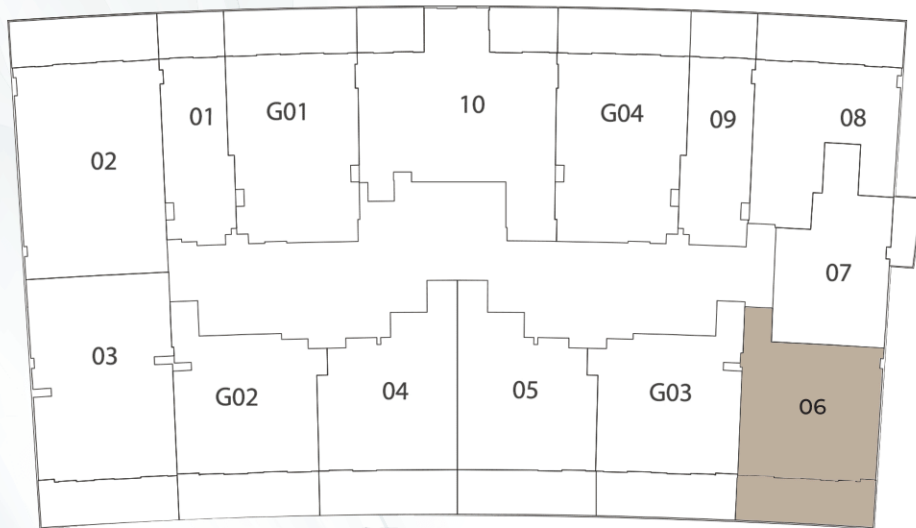


Lincoln Star Residence II

Unit Layout - 1 BHK

TYPE B - 1 BHK

| | | |
|--------------------------|--------------|-------------|
| Internal Living Area | 50.03 | sq.m |
| Outdoor Living Area | 15.73 | sq.m |
| Total Living Area | 65.76 | sq.m |



(1ST Floor)

KEY PLAN

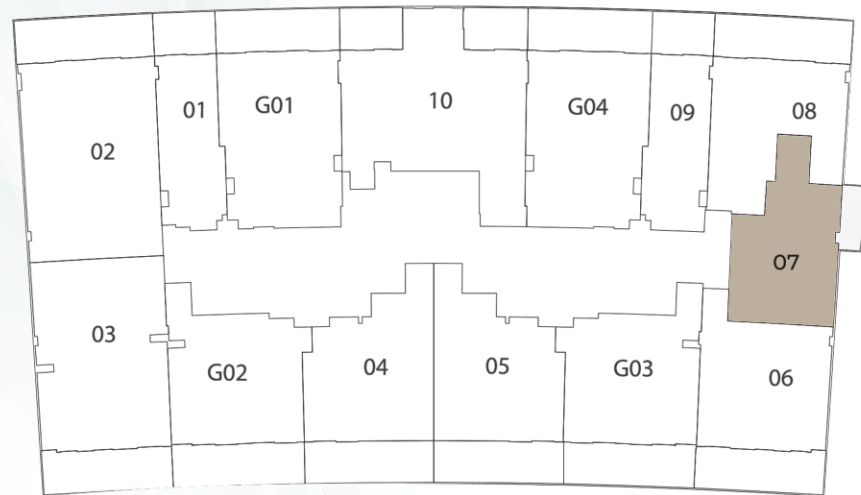


Lincoln Star Residence II

Unit Layout - 1 BHK

TYPE C - 1 BHK

| | | |
|--------------------------|--------------|-------------|
| Internal Living Area | 45.19 | sq.m |
| Outdoor Living Area | 4.62 | sq.m |
| Total Living Area | 49.81 | sq.m |



(1STFloor)

KEY PLAN

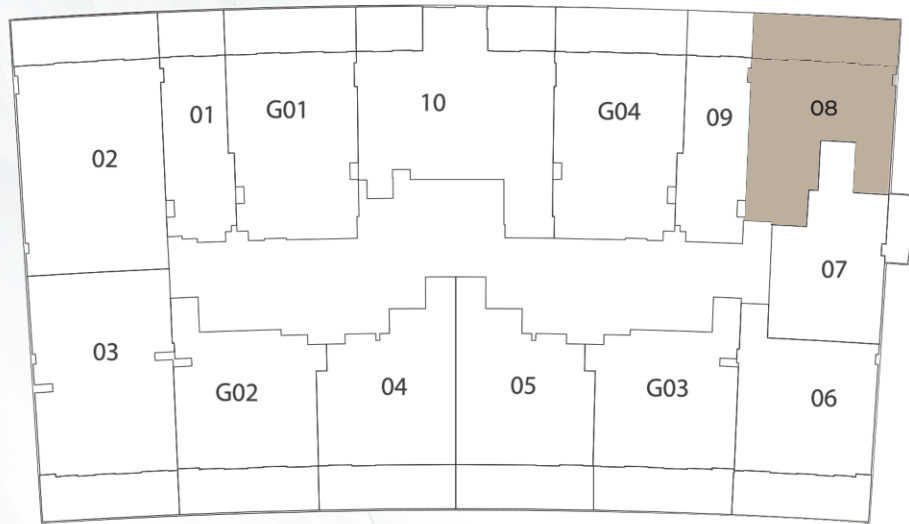


Lincoln Star Residence II

Unit Layout - 1 BHK

TYPE D - 1 BHK

| | | |
|--------------------------|--------------|-------------|
| Internal Living Area | 48.83 | sq.m |
| Outdoor Living Area | 17.21 | sq.m |
| Total Living Area | 66.04 | sq.m |



(1STFloor)

KEY PLAN



Lincoln Star Residence II

Unit Layout - Studio

TYPE E - 1 BHK

| | | |
|--------------------------|--------------|-------------|
| Internal Living Area | 54.07 | sq.m |
| Outdoor Living Area | 15.56 | sq.m |
| Total Living Area | 69.63 | sq.m |



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

KEY PLAN

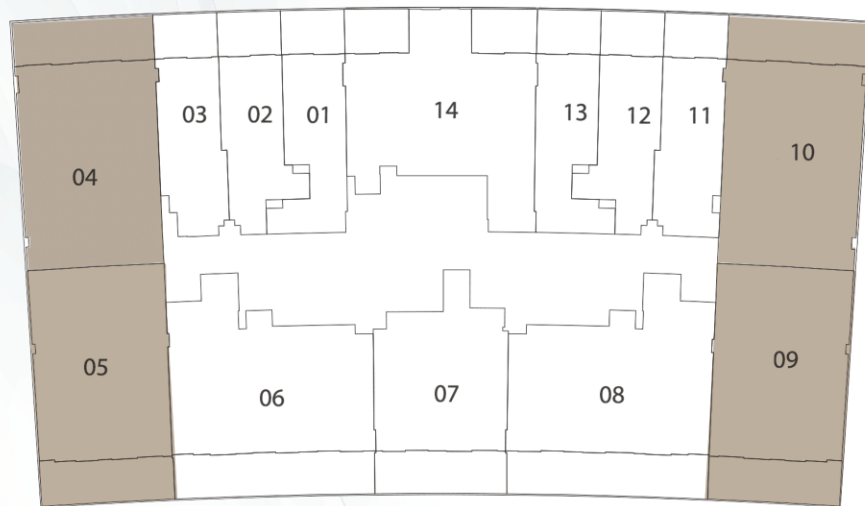


Lincoln Star Residence II

Unit Layout - 2 BHK

TYPE A - 2 BHK

| | | |
|--------------------------|--------------|-------------|
| Internal Living Area | 71.88 | sq.m |
| Outdoor Living Area | 15.98 | sq.m |
| Total Living Area | 87.86 | sq.m |



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

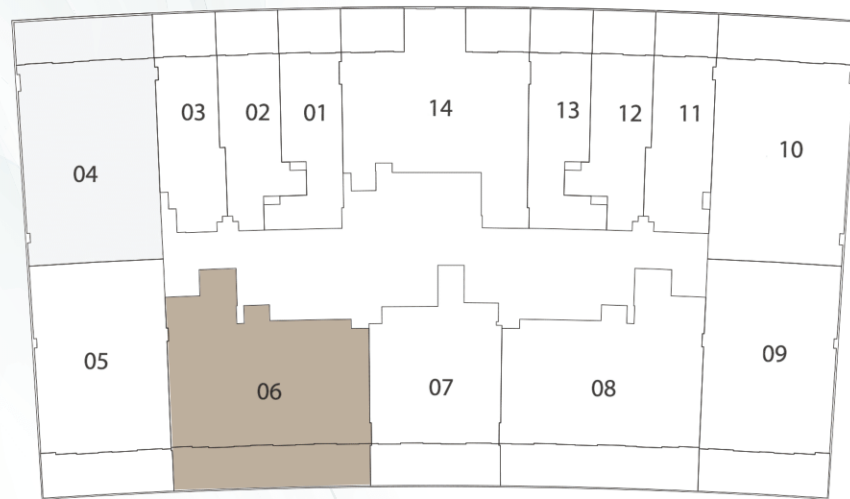


Lincoln Star Residence II

Unit Layout - 2 BHK

TYPE B - 2 BHK

| | | |
|--------------------------|---------------|-------------|
| Internal Living Area | 80.36 | sq.m |
| Outdoor Living Area | 23.93 | sq.m |
| Total Living Area | 104.29 | sq.m |



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

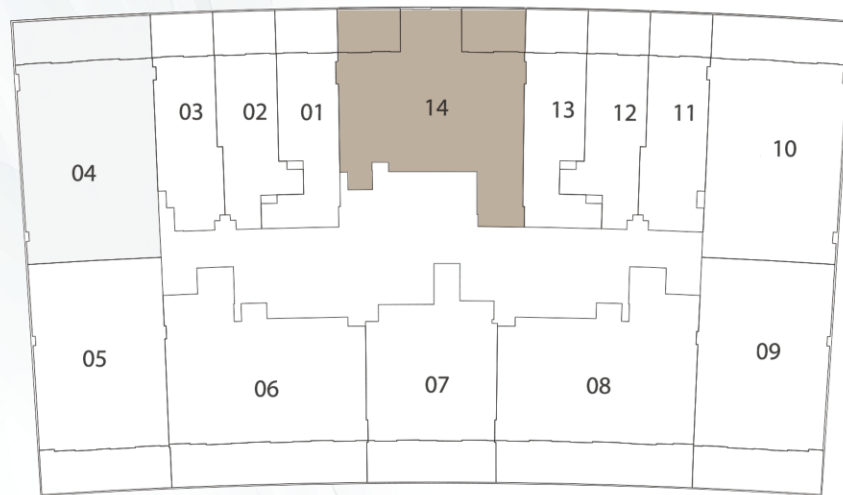


Lincoln Star Residence II

Unit Layout - 2 BHK

TYPE C - 2 BHK

| | | |
|--------------------------|--------------|-------------|
| Internal Living Area | 80.30 | sq.m |
| Outdoor Living Area | 15.89 | sq.m |
| Total Living Area | 96.19 | sq.m |



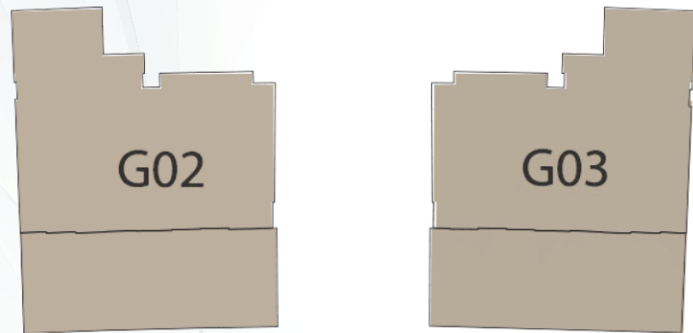
**Typical Floor Plan
(2nd - 3rd & 4th Floor)
KEY PLAN**



Lincoln Star Residence II
Unit Layout - 3 BHK DUPLEX

TYPE A - 3 BHK DUPLEX

| | | |
|--------------------------|---------------|-------------|
| Internal Living Area | 136.37 | sq.m |
| Outdoor Living Area | 61.40 | sq.m |
| Total Living Area | 197.77 | sq.m |



**GROUND FLOOR INTERNALLY
CONNECTED WITH FIRST FLOOR**

KEY PLAN



Lincoln Star Residence II
Unit Layout - 3 BHK DUPLEX

TYPE B - 3 BHK DUPLEX

| | | |
|--------------------------|---------------|-------------|
| Internal Living Area | 145.90 | sq.m |
| Outdoor Living Area | 39.19 | sq.m |
| Total Living Area | 185.09 | sq.m |



**GROUND FLOOR INTERNALLY
 CONNECTED WITH FIRST FLOOR**

KEY PLAN



Thank You

For Picturing Your Future With Us!

We look forward to welcoming you at your exclusive resorts and helping you create memories that a lifetime.



 **INFO@THELINCOLNGROUPS.COM**

 **WWW.THELINCOLNGROUPS.COM**

 **OFFICE NO. 602. A.B CENTER BUILDING
ALBARSHA 1, SHEIKH ZAYED RD, DUBAI, UAE**

STRATEGIC PARTNER



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