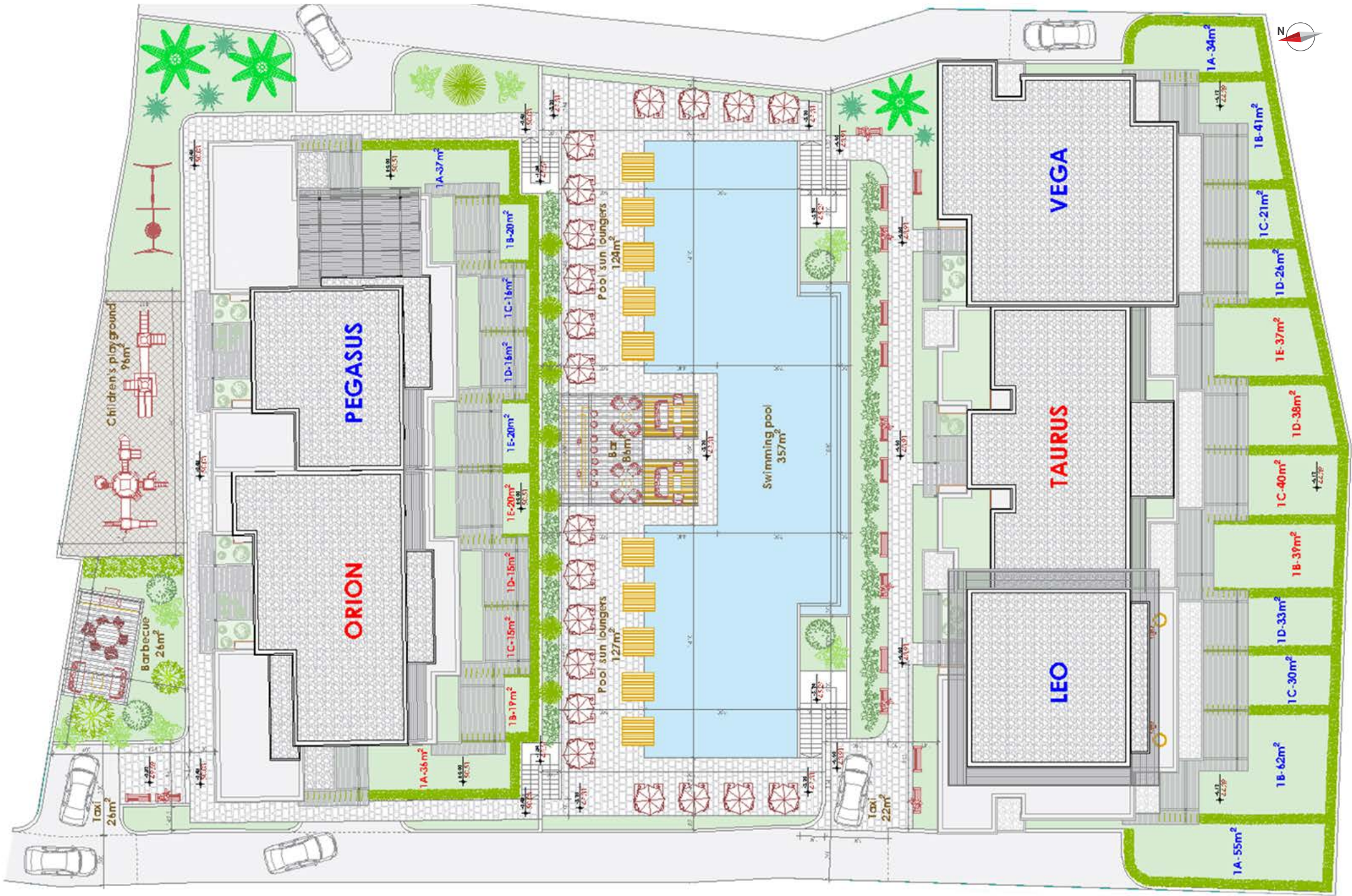




A STAR SERENITY
— KUMBOR —

FLAT PLANS



ORION

PEGASUS

LEO

TAURUS

VEGA

Swimming pool
357m²

Pool sun loungers
127m²

Pool sun loungers
124m²

Children's playground
96m²

Barbecue
26m²

Taxi
26m²

Taxi
22m²

1A-36m²

1B-17m²

1C-15m²

1D-15m²

1E-20m²

1D-16m²

1C-16m²

1B-20m²

1A-37m²

1A-55m²

1B-62m²

1C-30m²

1D-33m²

1B-39m²

1C-40m²

1D-38m²

1E-37m²

1D-26m²

1C-21m²

1B-41m²

1A-34m²



LEO

Residences with sea views, offering 1+1, 2+1, and 3+1 options across four floors with large gardens, balconies, and terraces.

TAURUS

Residences with sea or pool views, offering 1+1 and 2+1 options across three floors with large gardens and balconies.

VEGA

Residences with sea or pool views, offering 1+1 and 3+1 options across three floors with large gardens, balconies, and terraces.



ORION

Residences with sea views, offering studio, 1+1, and 2+1 options across four floors with large gardens, balconies, and terraces.

PEGASUS

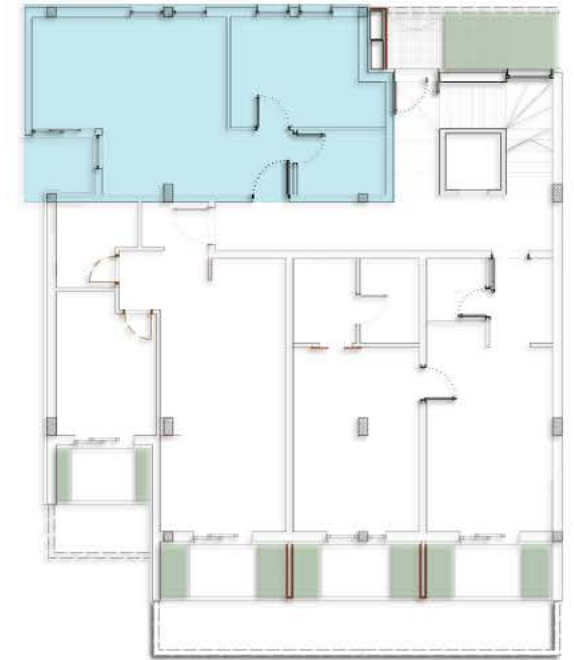
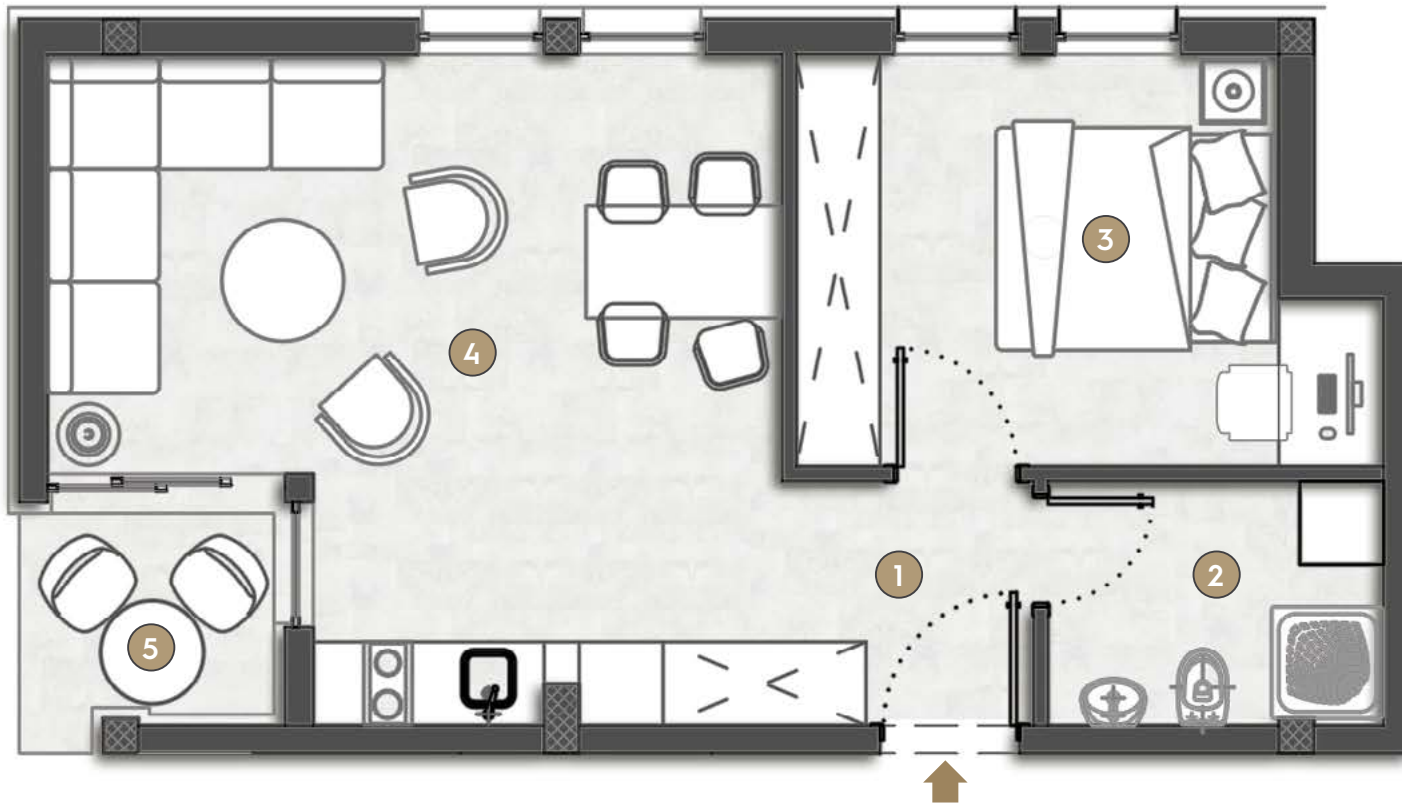
Residences with sea views, offering 1+1 and 2+1 options across four floors with large gardens, balconies, and terraces.





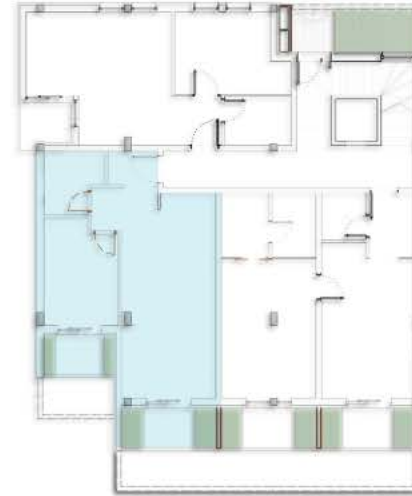
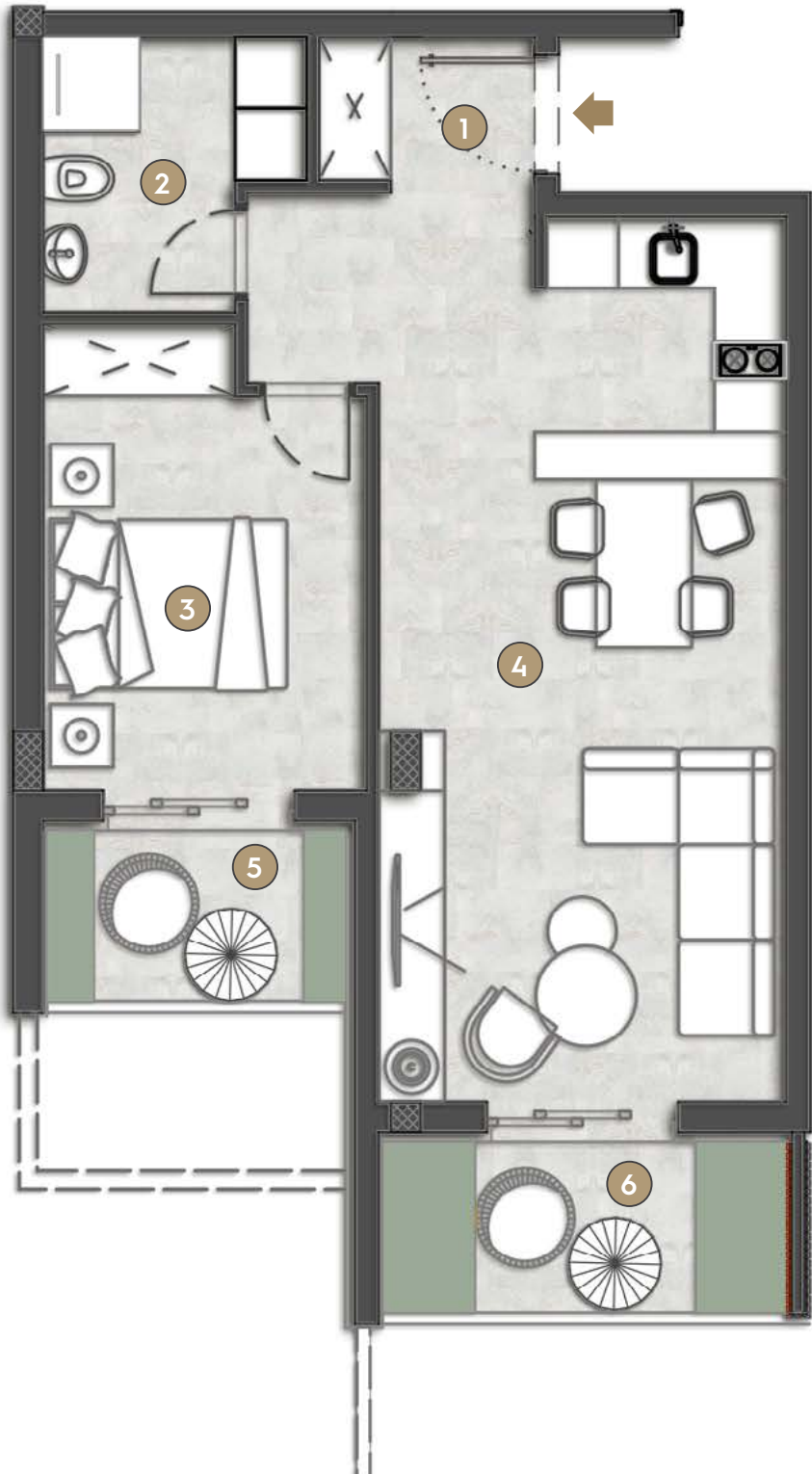
A STAR SERENITY
— KUMBOR —

LEO



LEO 1A	
1	Hallway 3.32m ²
2	Bathroom 3.83m ²
3	Bedroom 10.79m ²
4	Living Room/Dinning Room/Kitchen 21.03m ²
5	Balcony 2.57m ²
TOTAL	41.54m²
Private Garden	14.46m²

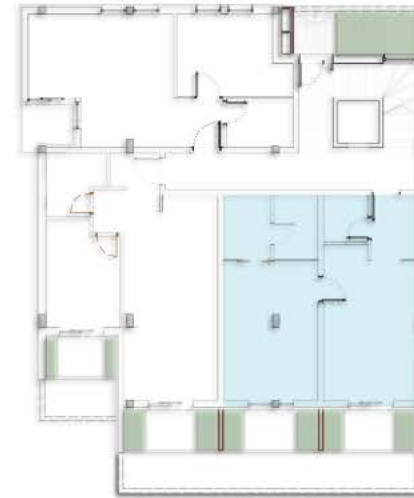
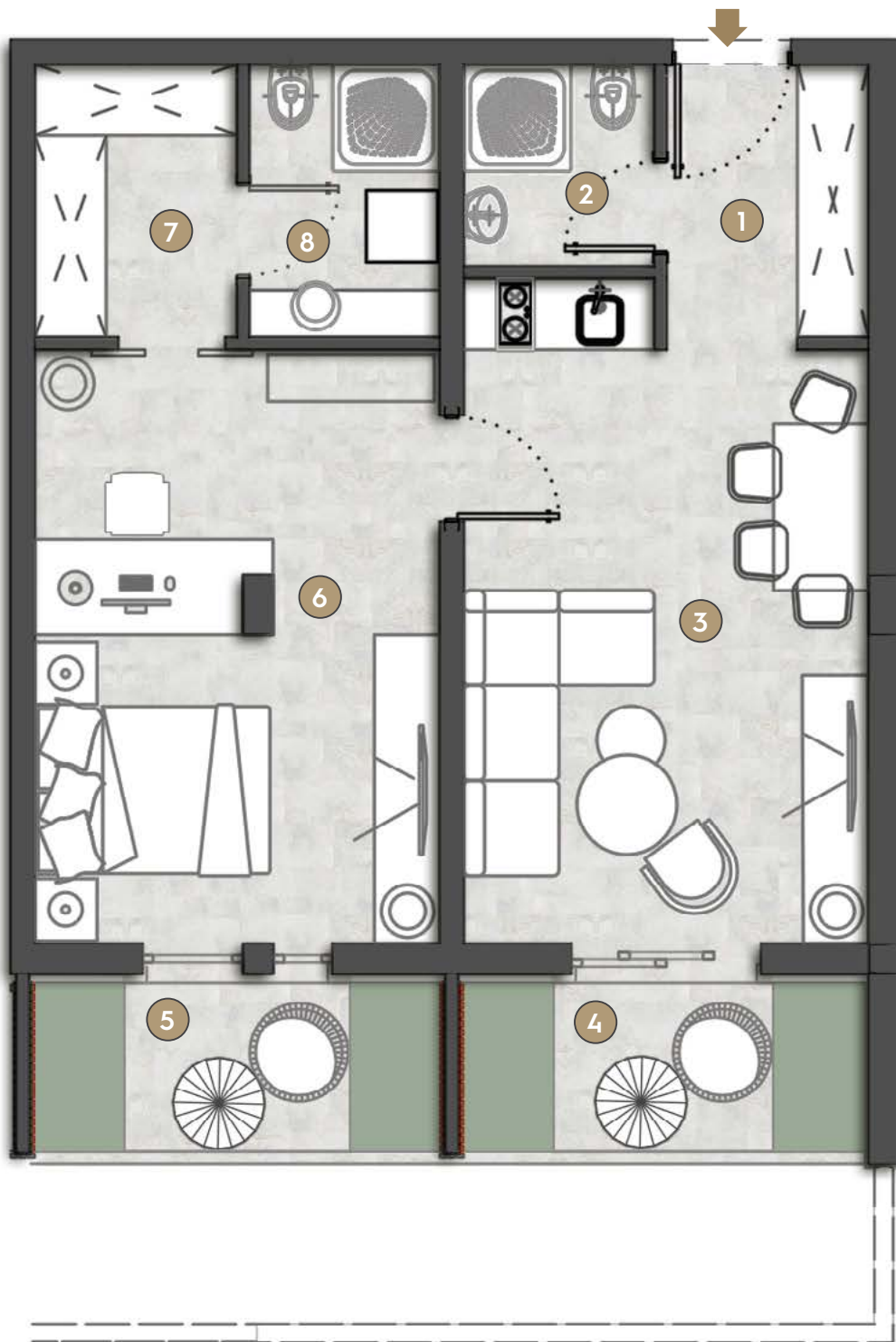




LEO 1B

1	Hallway	5.16m ²
2	Bathroom	4.28m ²
3	Bedroom	9.70m ²
4	Living Room/Dinning Room/Kitchen	23.50m ²
5	Balcony	2.50m ²
6	Balcony	2.63m ²
TOTAL		47.77m²
Private Garden		120.81m ²

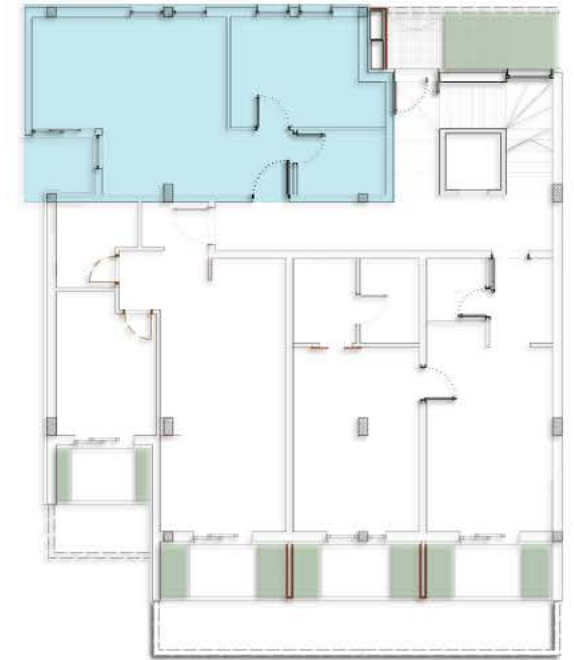
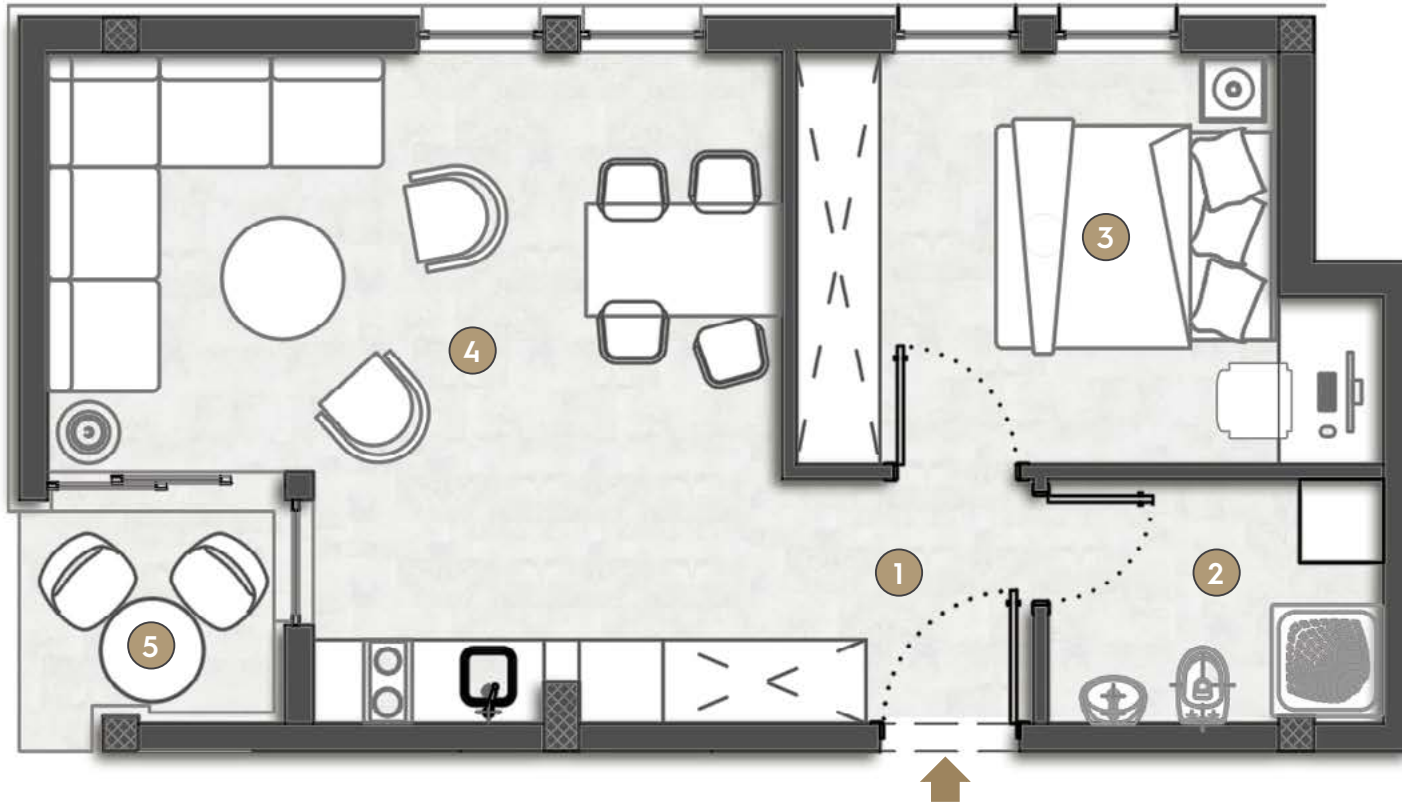




LEO 1C

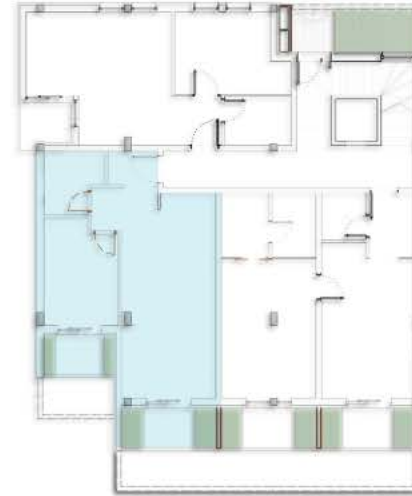
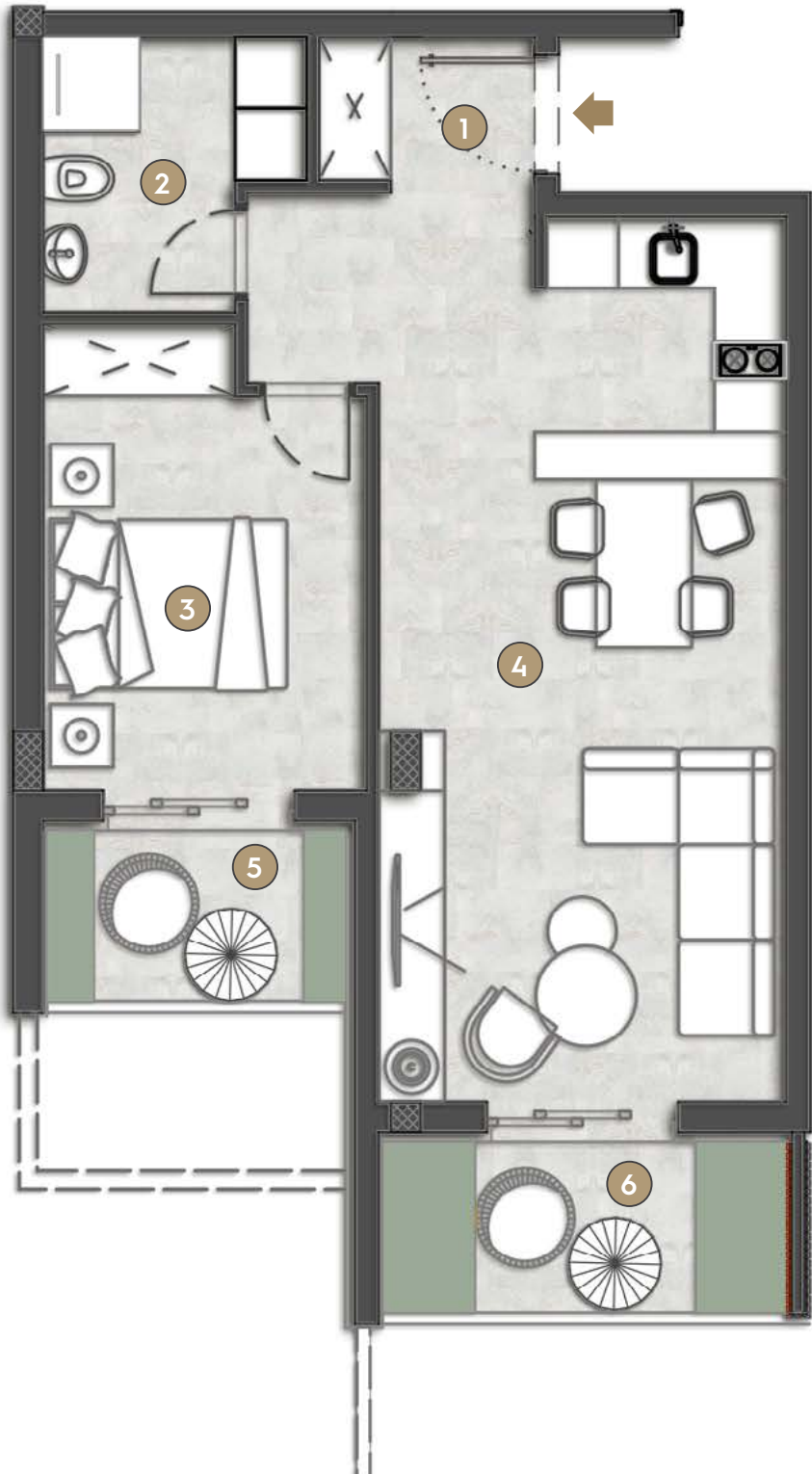
1	Hallway	4.01m ²
2	Bathroom	2.59m ²
3	Living Room/Dinning Room/Kitchen	17.58m ²
4	Balcony	2.63m ²
5	Balcony	2.70m ²
6	Bedroom	16.54m ²
7	Walk-in Closet	4.00m ²
8	Bathroom	3.52m ²
TOTAL		53.57m²
Private Garden		66.04m ²





LEO 2A	
1	Hallway 3.32m ²
2	Bathroom 3.83m ²
3	Bedroom 10.79m ²
4	Living Room/Dinning Room/Kitchen 21.03m ²
5	Balcony 2.57m ²
TOTAL	41.54m²

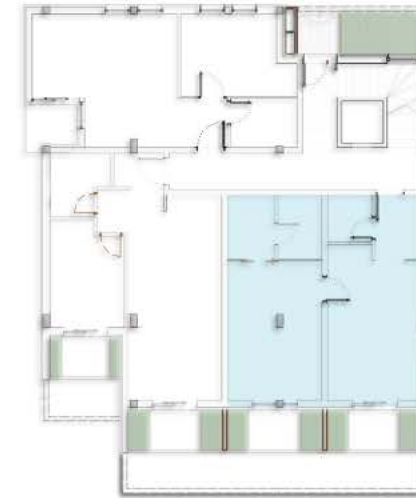
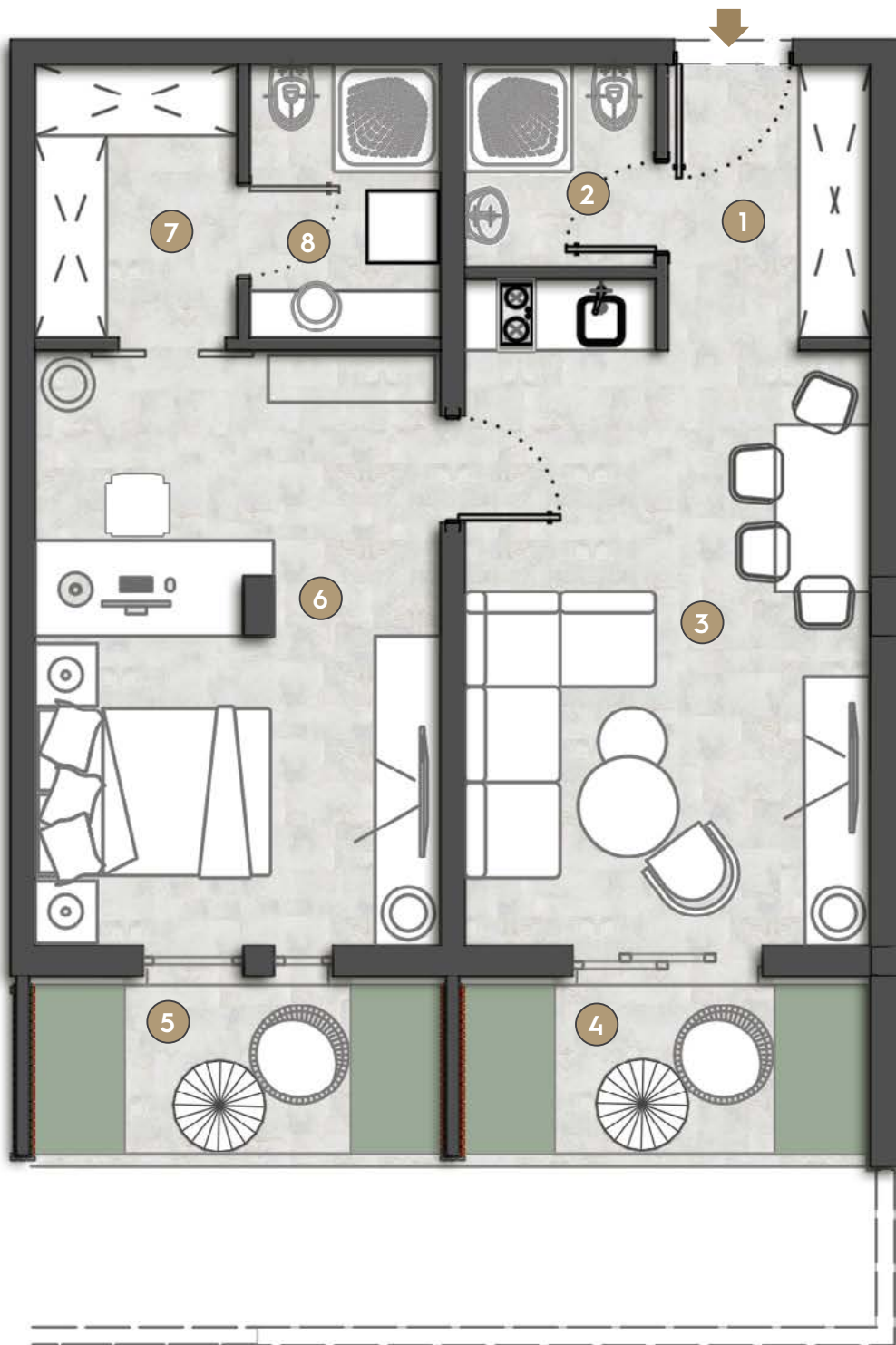




LEO 2B

1	Hallway	5.16m ²
2	Bathroom	4.28m ²
3	Bedroom	9.70m ²
4	Living Room/Dinning Room/Kitchen	23.50m ²
5	Balcony	2.50m ²
6	Balcony	2.63m ²
TOTAL		47.77m²

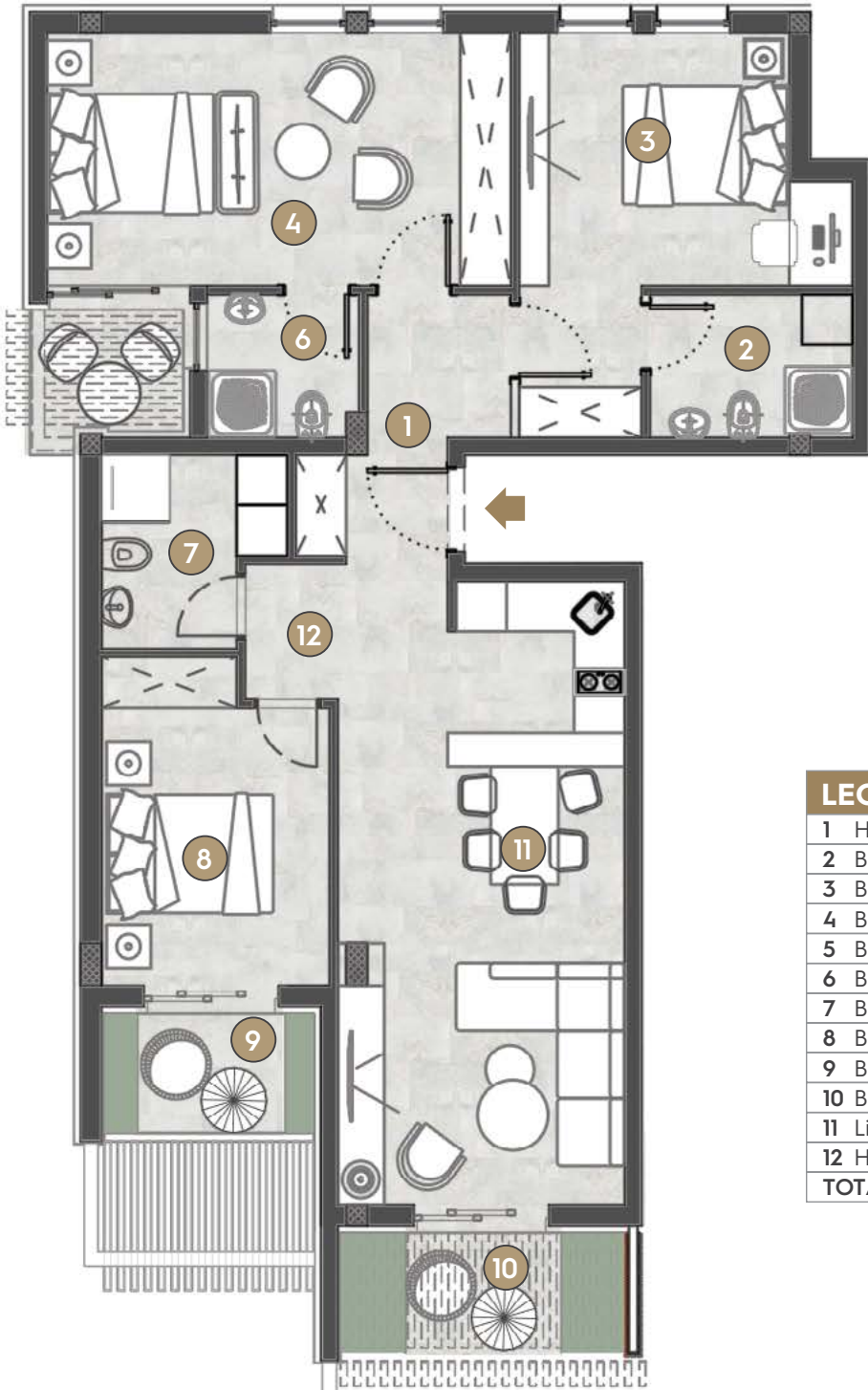




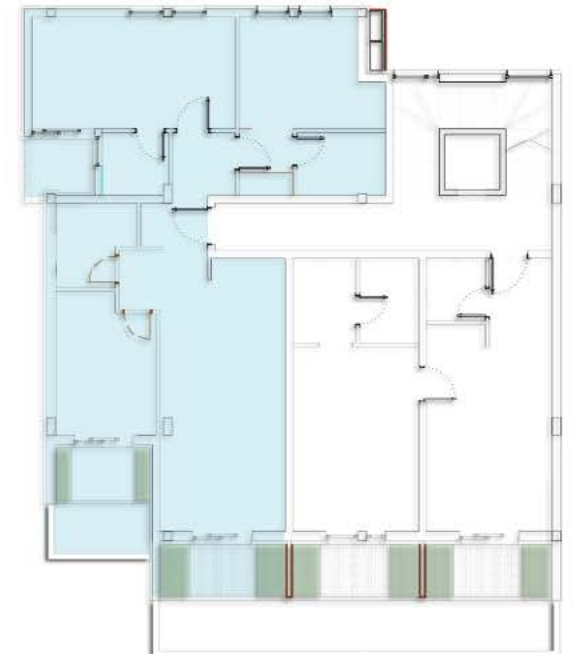
LEO 2C

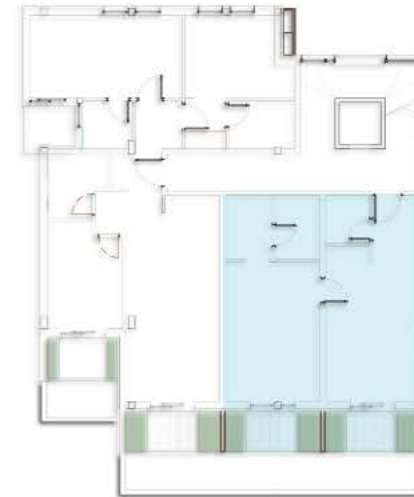
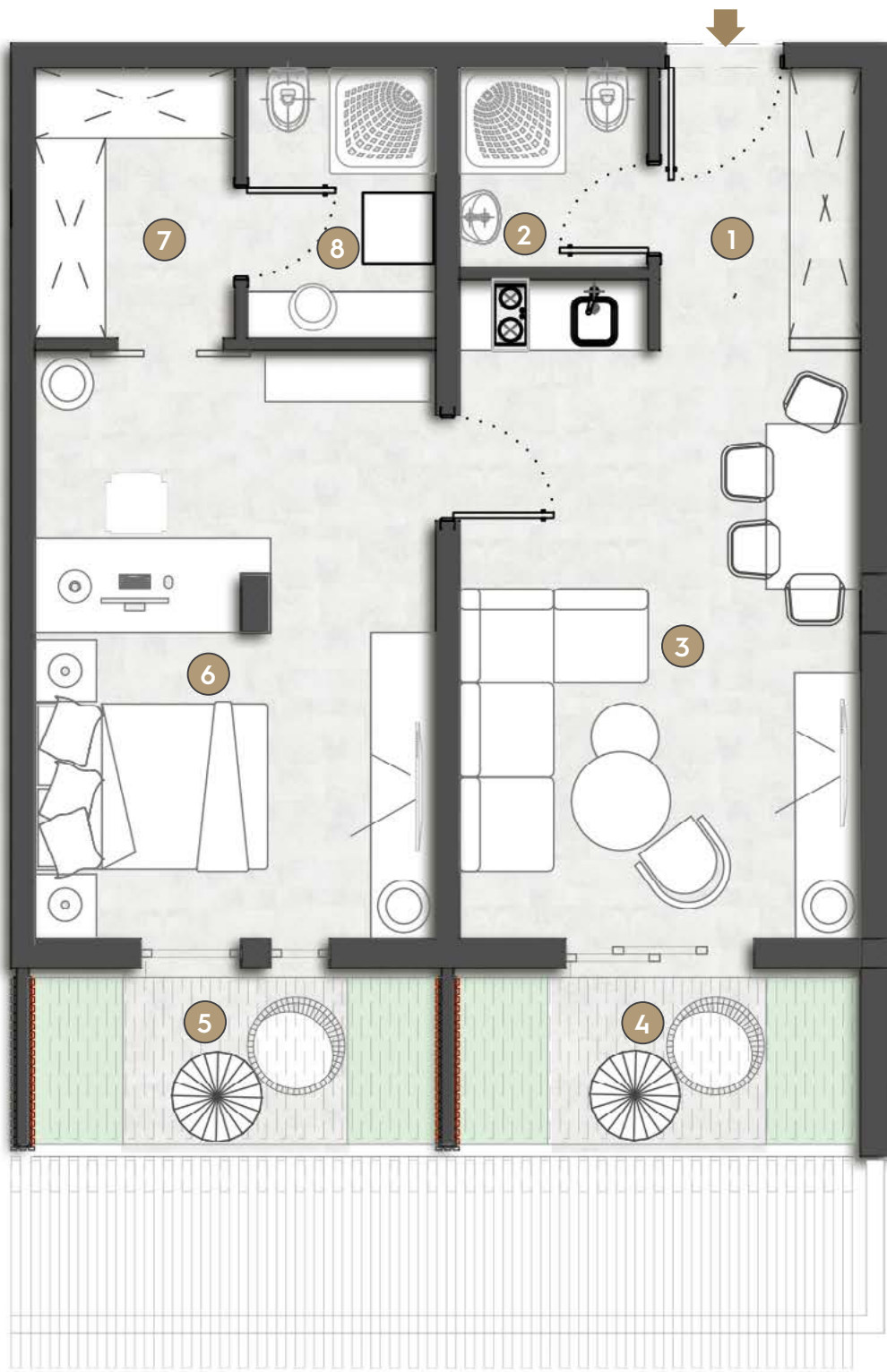
1	Hallway	4.01m ²
2	Bathroom	2.59m ²
3	Living Room/Dinning Room/Kitchen	17.58m ²
4	Balcony	2.63m ²
5	Balcony	2.70m ²
6	Bedroom	16.54m ²
7	Walk-in Closet	4.00m ²
8	Bathroom	3.52m ²
TOTAL		53.57m²





LEO 3A		
1	Hallway	3.02m ²
2	Bathroom	3.77m ²
3	Bedroom	12.90m ²
4	Bedroom	16.12m ²
5	Balcony	2.57m ²
6	Bathroom	2.86m ²
7	Bathroom	4.22m ²
8	Bedroom	9.78m ²
9	Balcony	2.47m ²
10	Balcony	2.63m ²
11	Living Room/Dinning Room/Kitchen	23.63m ²
12	Hallway	5.40m ²
TOTAL		89.37m²





LEO 3B		
1	Hallway	4.01m ²
2	Bathroom	2.59m ²
3	Living Room/Dinning Room/Kitchen	17.58m ²
4	Balcony	2.63m ²
5	Balcony	2.70m ²
6	Bedroom	16.54m ²
7	Walk-in Closet	4.00m ²
8	Bathroom	3.52m ²
TOTAL		53.57m²

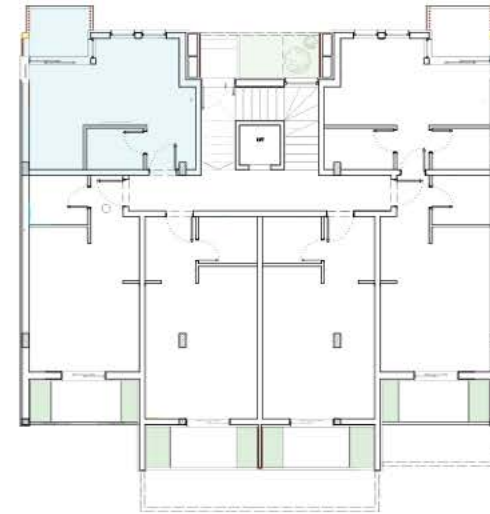
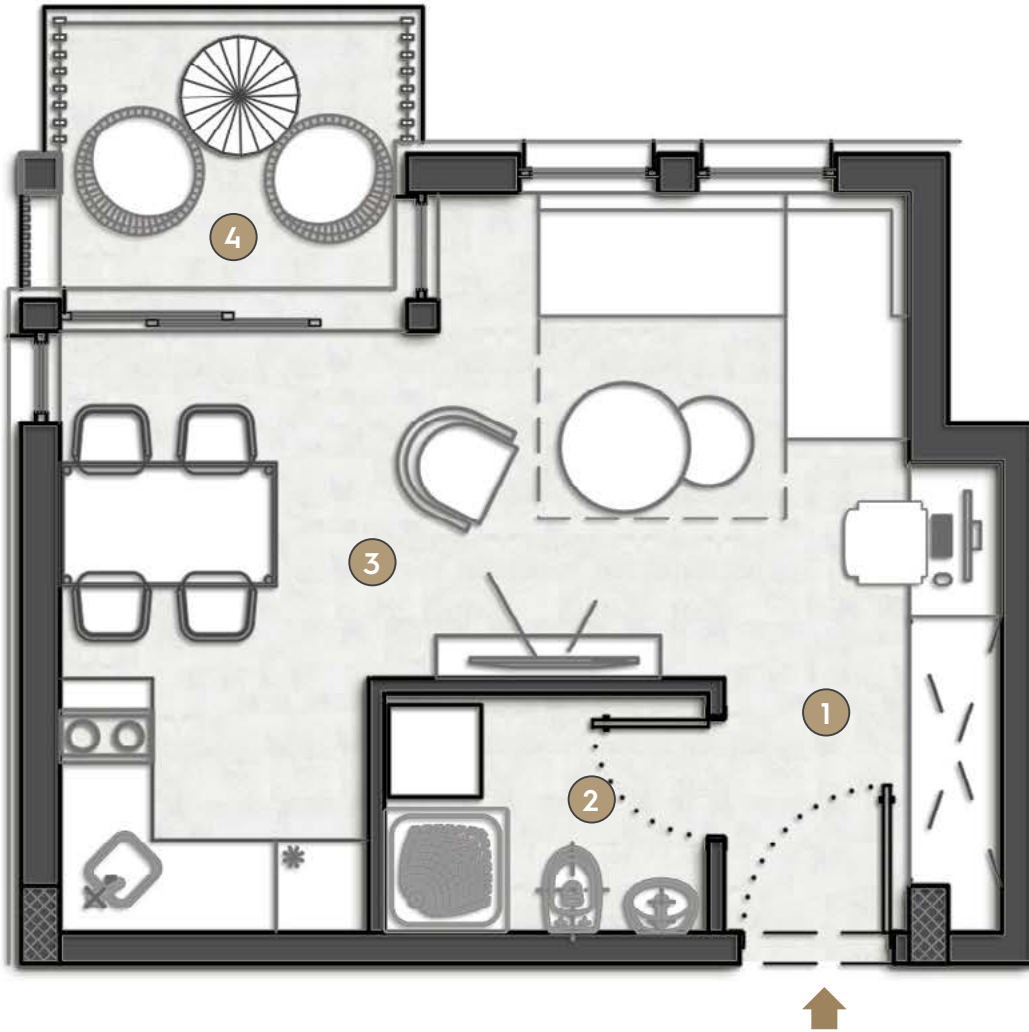


LEO 4A		
1	Hallway	8.18m ²
2	Pantry	2.02m ²
3	Walk-in Closet	1.97m ²
4	Bathroom	5.63m ²
5	Bedroom	10.68m ²
6	Bathroom	3.36m ²
7	Bedroom	11.33m ²
8	Living Room/Dinning Room/Kitchen	33.23m ²
9	Balcony	22.40m ²
TOTAL		98.80m²
Terrace		64.02m²



A STAR SERENITY
— KUMBOR —

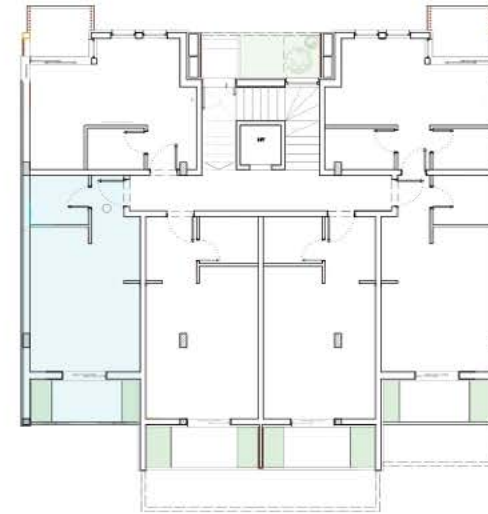
TAURUS



TAURUS 1A

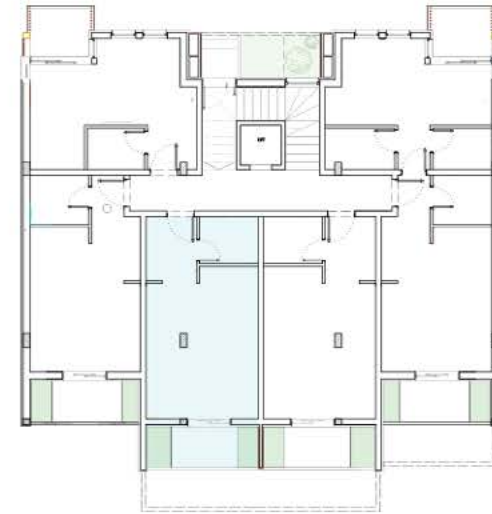
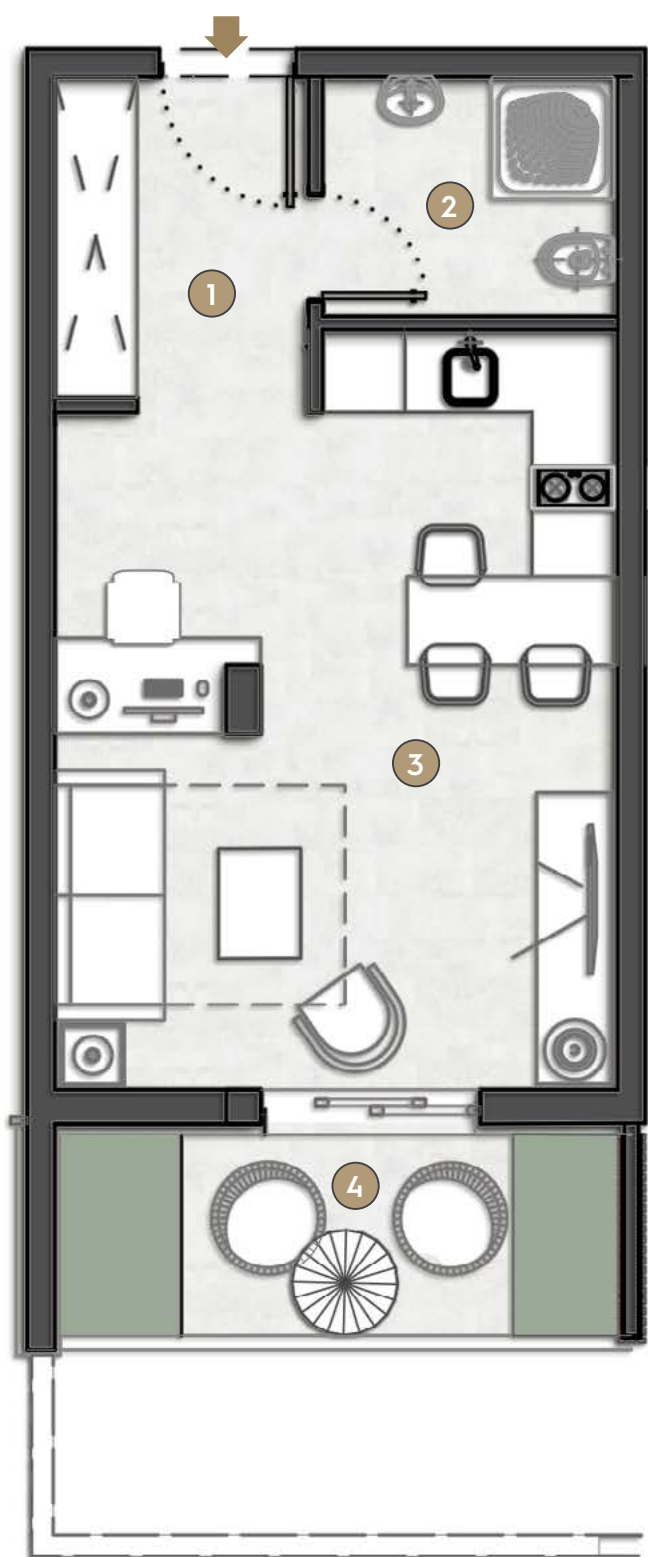
1	Hallway	2.94m ²
2	Bathroom	3.15m ²
3	Living Room/Dinning Room/Kitchen	18.95m ²
4	Balcony	3.80m ²
TOTAL		28.84m²
Private Garden		17.60m ²





TAURUS 1B	
1	Hallway 3.64m ²
2	Bathroom 3.76m ²
3	Living Room/Dinning Room/Kitchen 19.98m ²
4	Balcony 4.29m ²
TOTAL 31.67m²	
Private Garden 43.89m²	

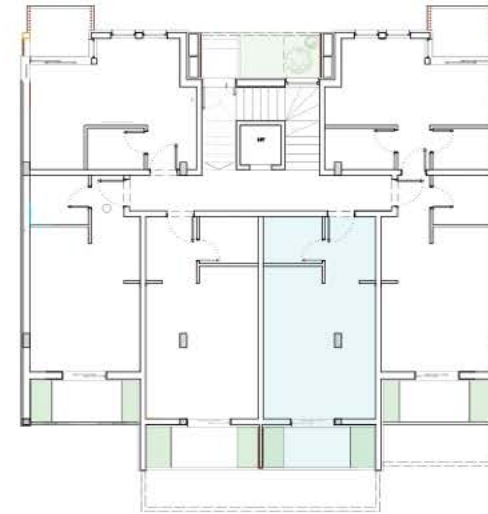
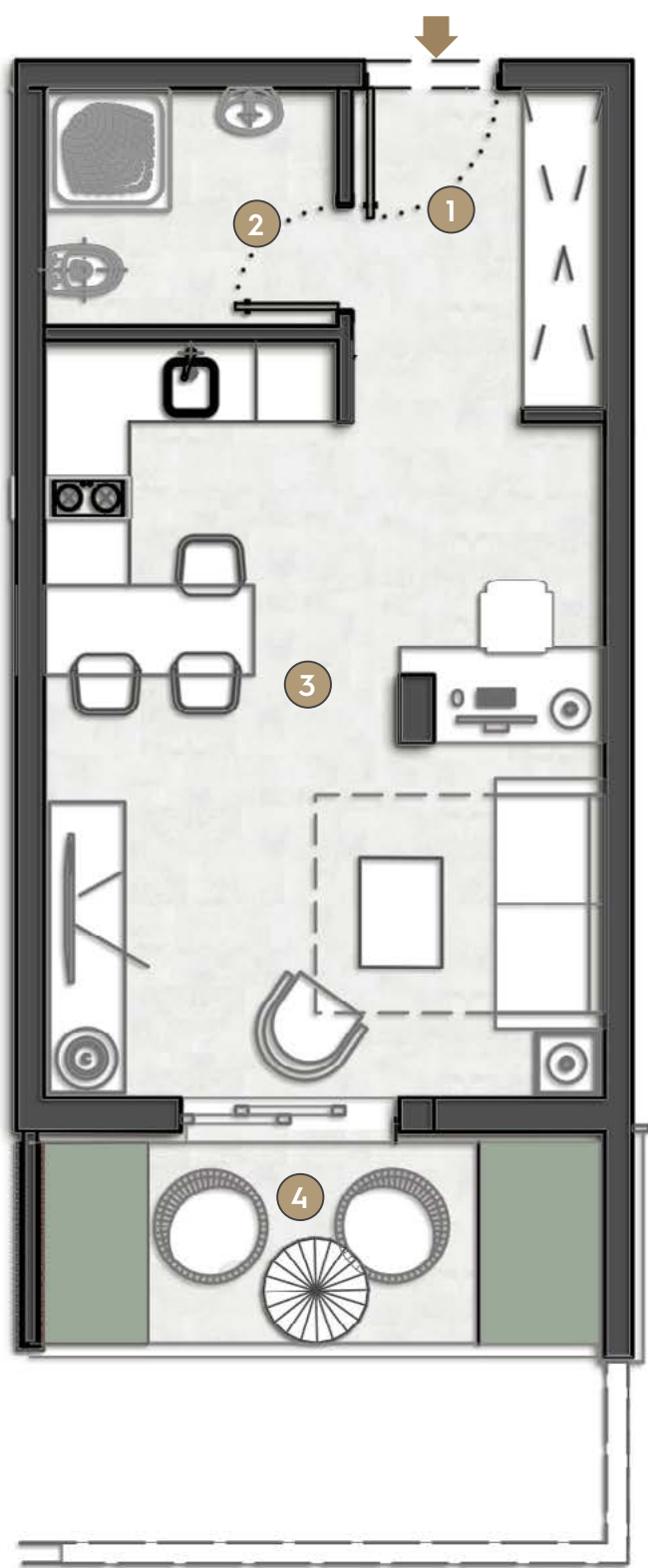




TAURUS 1C

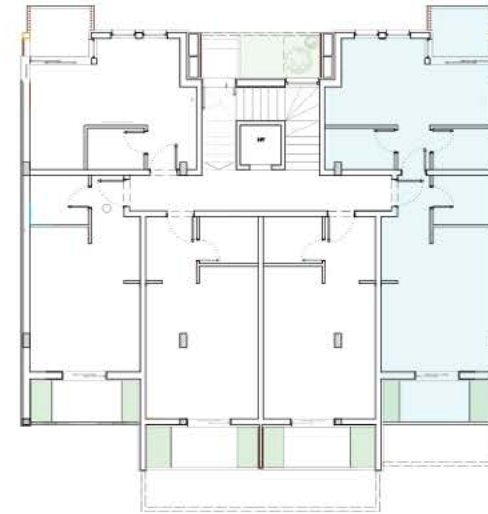
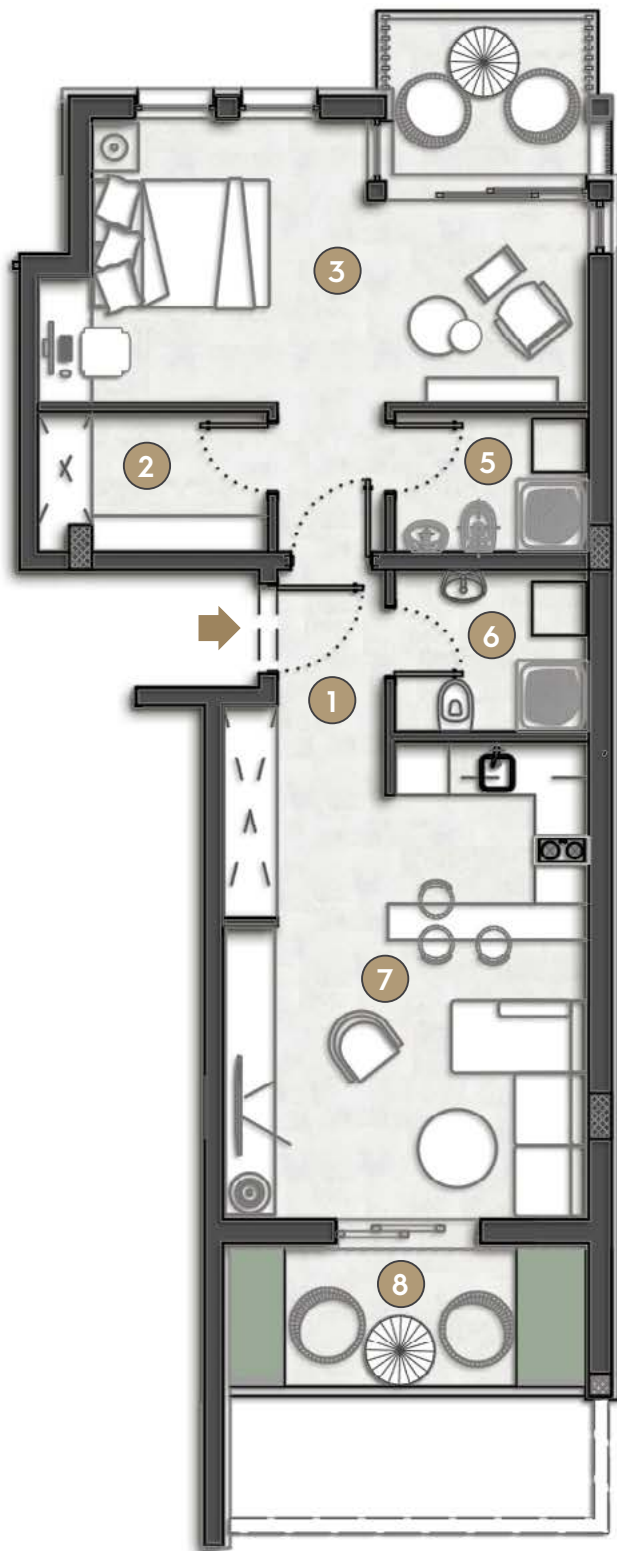
1	Hallway	4.49m ²
2	Bathroom	3.65m ²
3	Living Room/Dinning Room/Kitchen	21.13m ²
4	Balcony	3.77m ²
TOTAL		33.04m²
Private Garden		40.10m ²





TAURUS 1D	
1	Hallway 4.49m ²
2	Bathroom 3.65m ²
3	Living Room/Dinning Room/Kitchen 21.13m ²
4	Balcony 3.77m ²
TOTAL	33.04m²
Private Garden	38.72m²

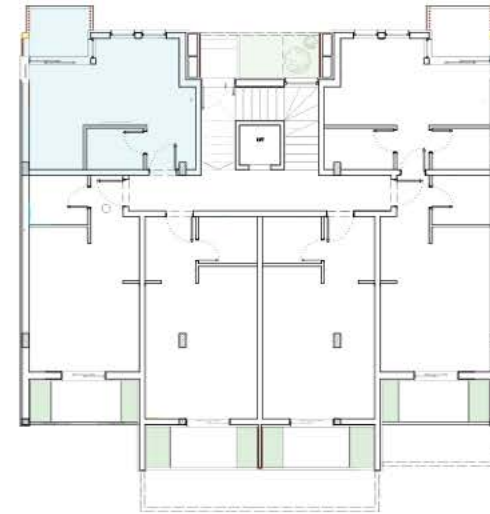
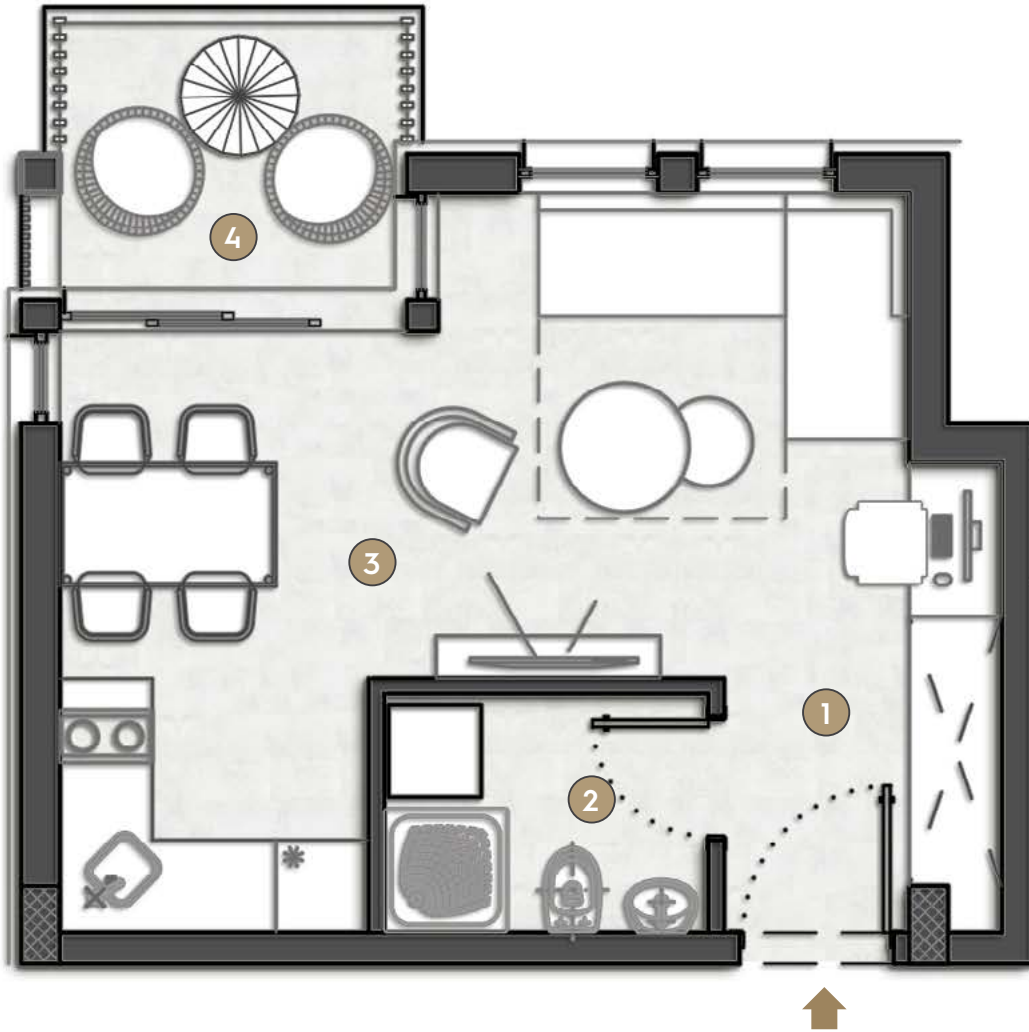




TAURUS 1E

1	Hallway	3.84m ²
2	Walk-in Closet	3.80m ²
3	Bedroom	17.82m ²
4	Balcony	3.80m ²
5	Bathroom	3.23m ²
6	Bathroom	3.76m ²
7	Living Room/Dinning Room/Kitchen	19.98m ²
8	Balcony	4.29m ²
TOTAL		60.52m²
Private Garden		65.84m ²

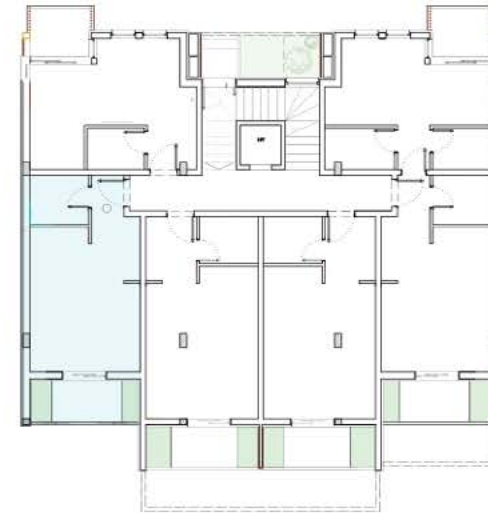




TAURUS 2A

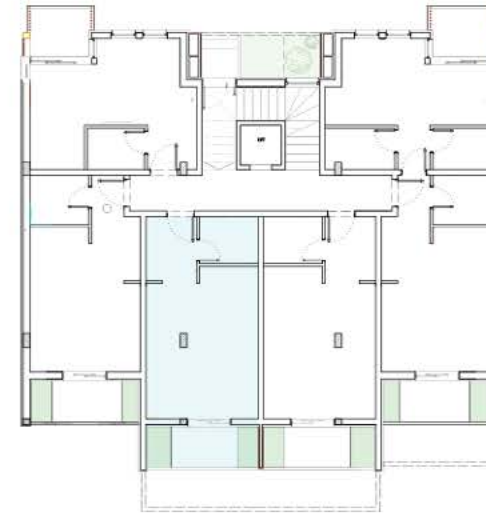
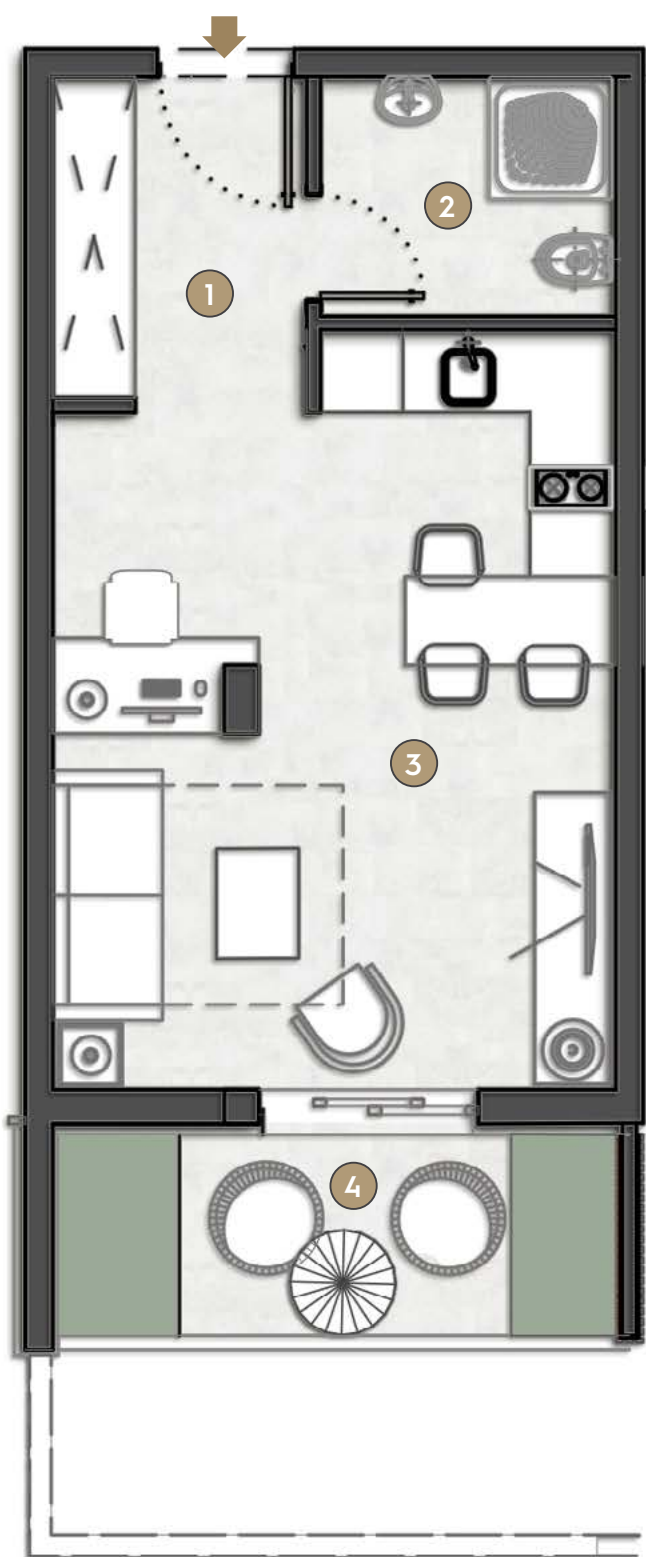
1	Hallway	2.94m ²
2	Bathroom	3.15m ²
3	Living Room/Dinning Room/Kitchen	18.95m ²
4	Balcony	3.80m ²
TOTAL		28.84m²





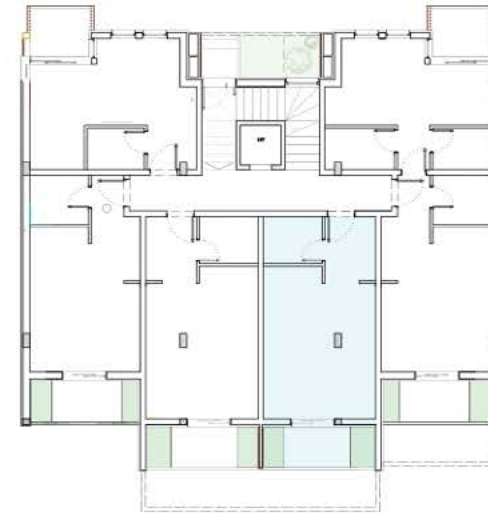
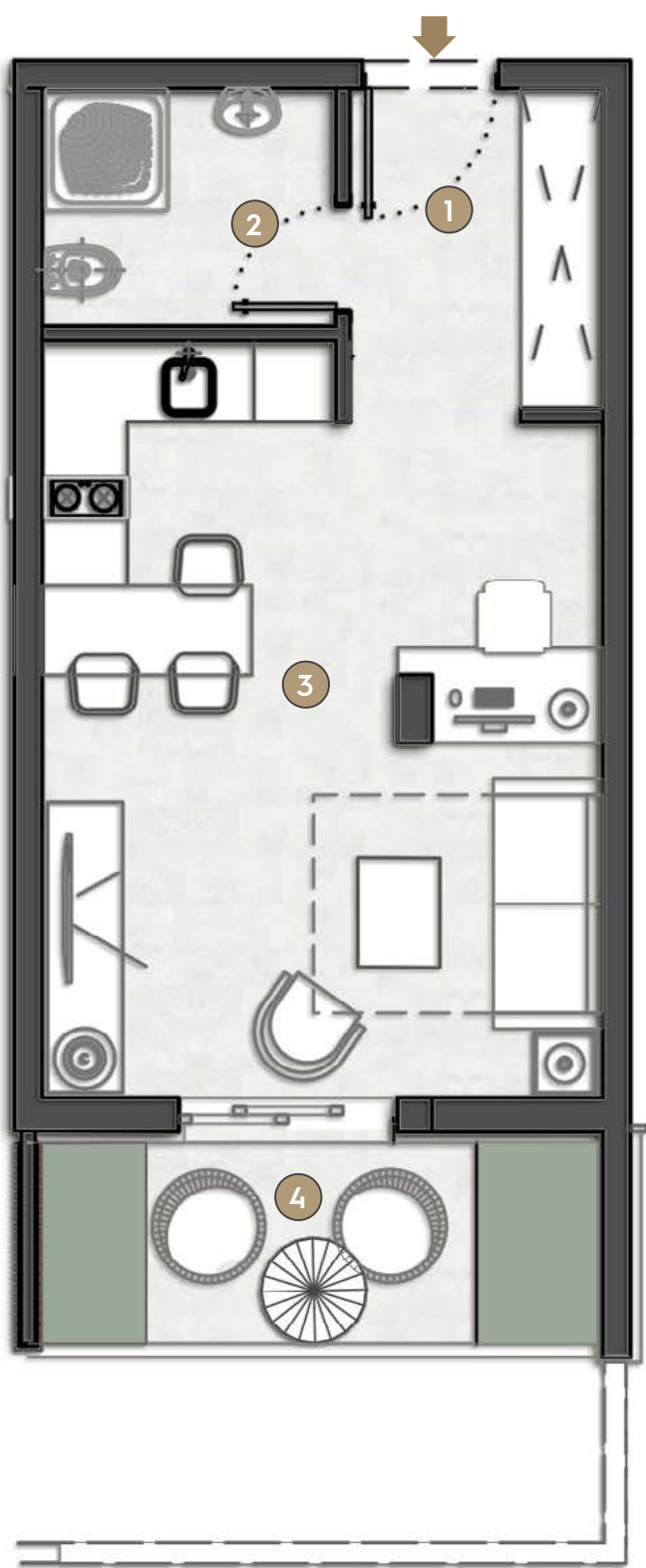
TAURUS 2B	
1	Hallway 3.64m ²
2	Bathroom 3.76m ²
3	Living Room/Dinning Room/Kitchen 19.98m ²
4	Balcony 4.29m ²
TOTAL	31.67m²





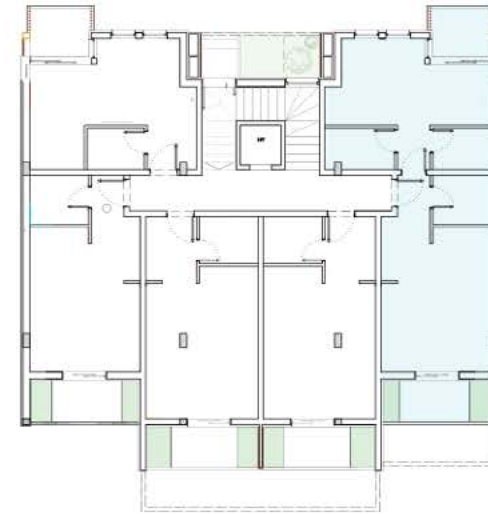
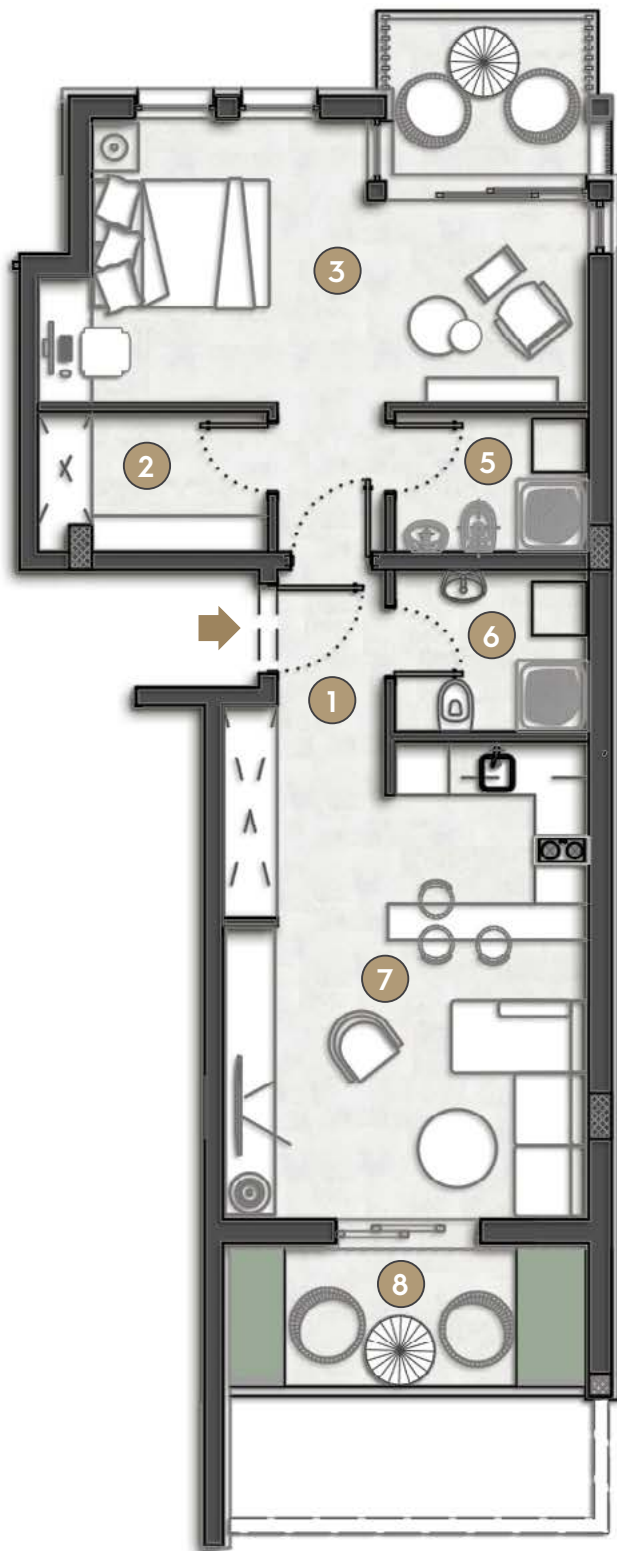
TAURUS 2C	
1	Hallway 4.49m ²
2	Bathroom 3.65m ²
3	Living Room/Dinning Room/Kitchen 21.13m ²
4	Balcony 3.77m ²
TOTAL	33.04m²





TAURUS 2D	
1	Hallway 4.49m ²
2	Bathroom 3.65m ²
3	Living Room/Dinning Room/Kitchen 21.13m ²
4	Balcony 3.77m ²
TOTAL	33.04m²

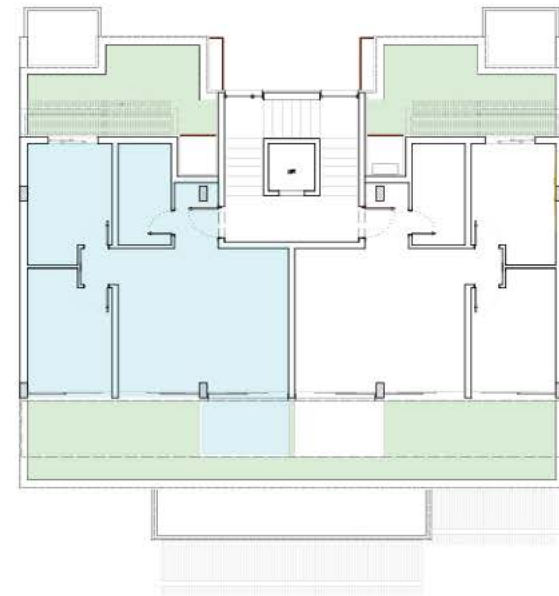
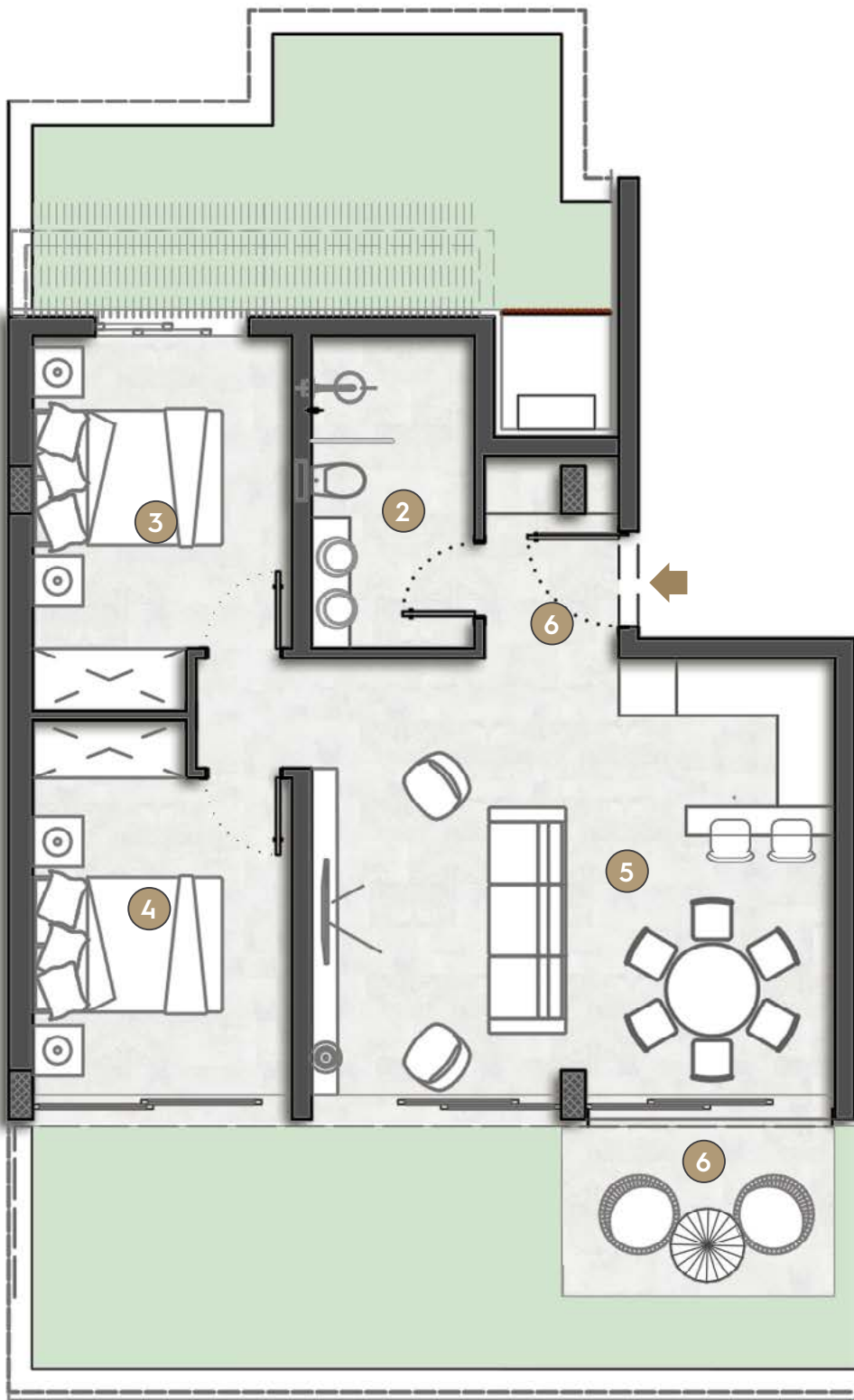




TAURUS 2E

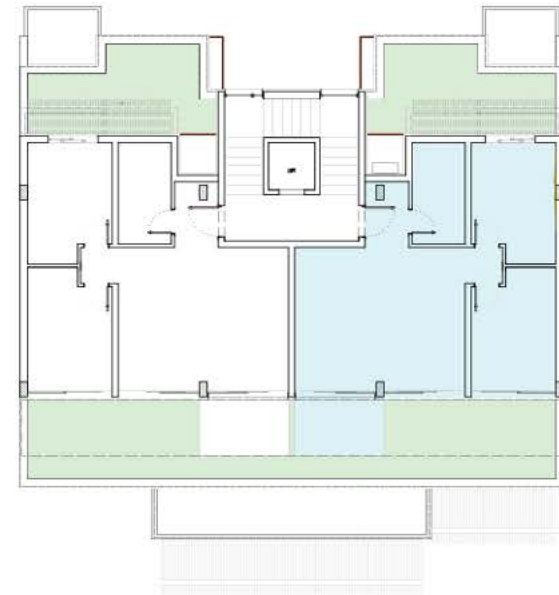
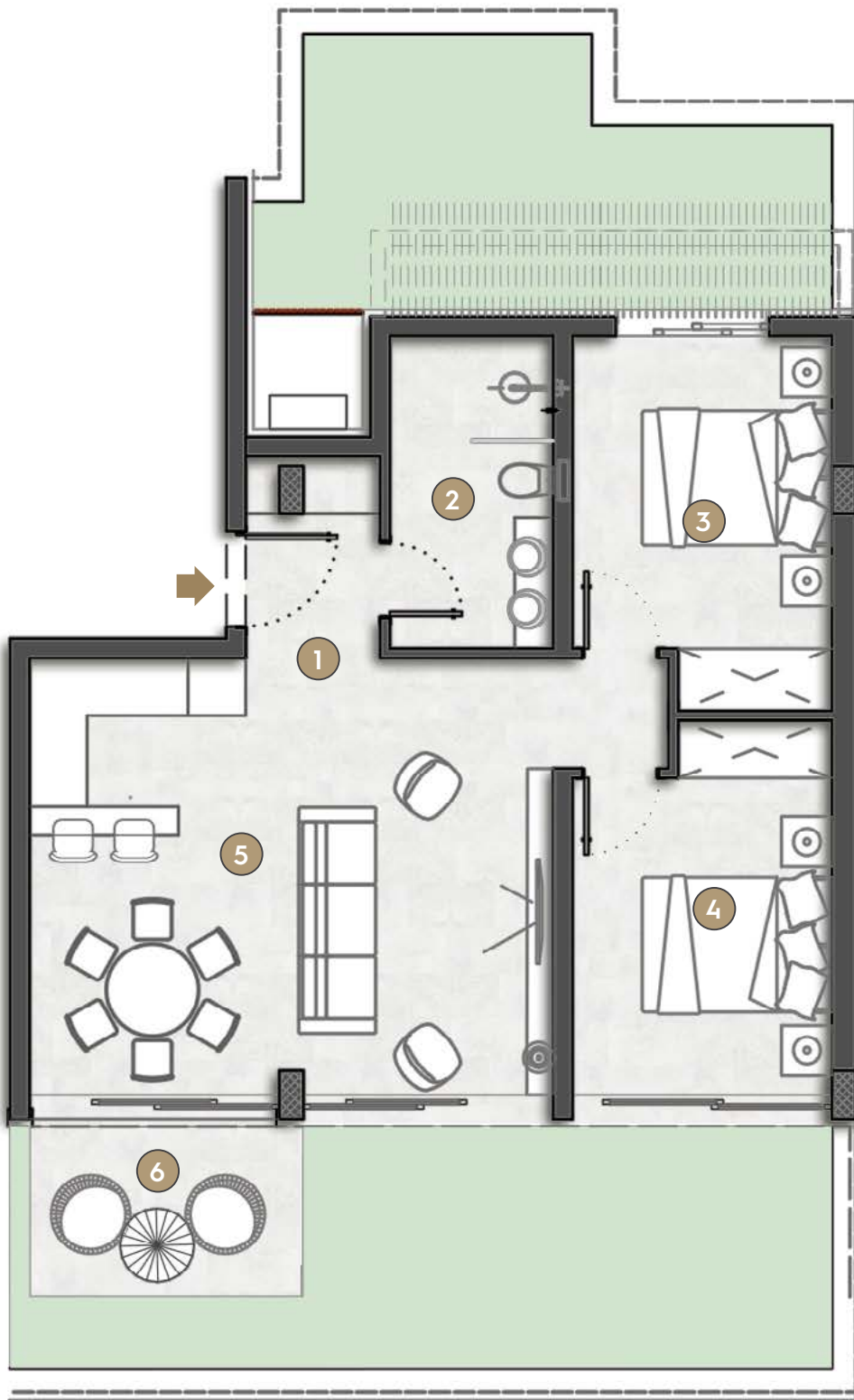
1	Hallway	3.84m ²
2	Walk-in Closet	3.80m ²
3	Bedroom	17.82m ²
4	Balcony	3.80m ²
5	Bathroom	3.23m ²
6	Bathroom	3.76m ²
7	Living Room/Dinning Room/Kitchen	19.98m ²
8	Balcony	4.29m ²
TOTAL		60.52m²





TAURUS 3A		
1	Hallway	2.98m ²
2	Bathroom	5.47m ²
3	Bedroom	9.80m ²
4	Bedroom	9.69m ²
5	Living Room/Dinning Room/Kitchen	25.98m ²
6	Balcony	5.05m ²
TOTAL		58.97m²
Terrace		35.03m²





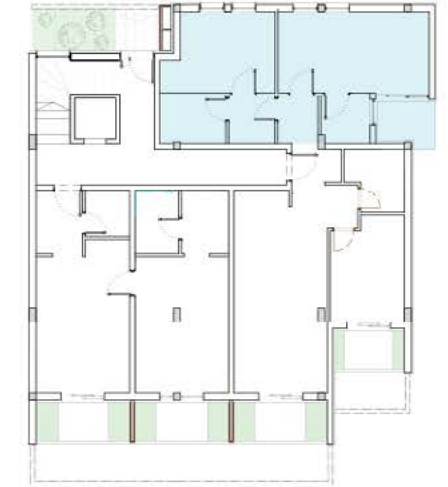
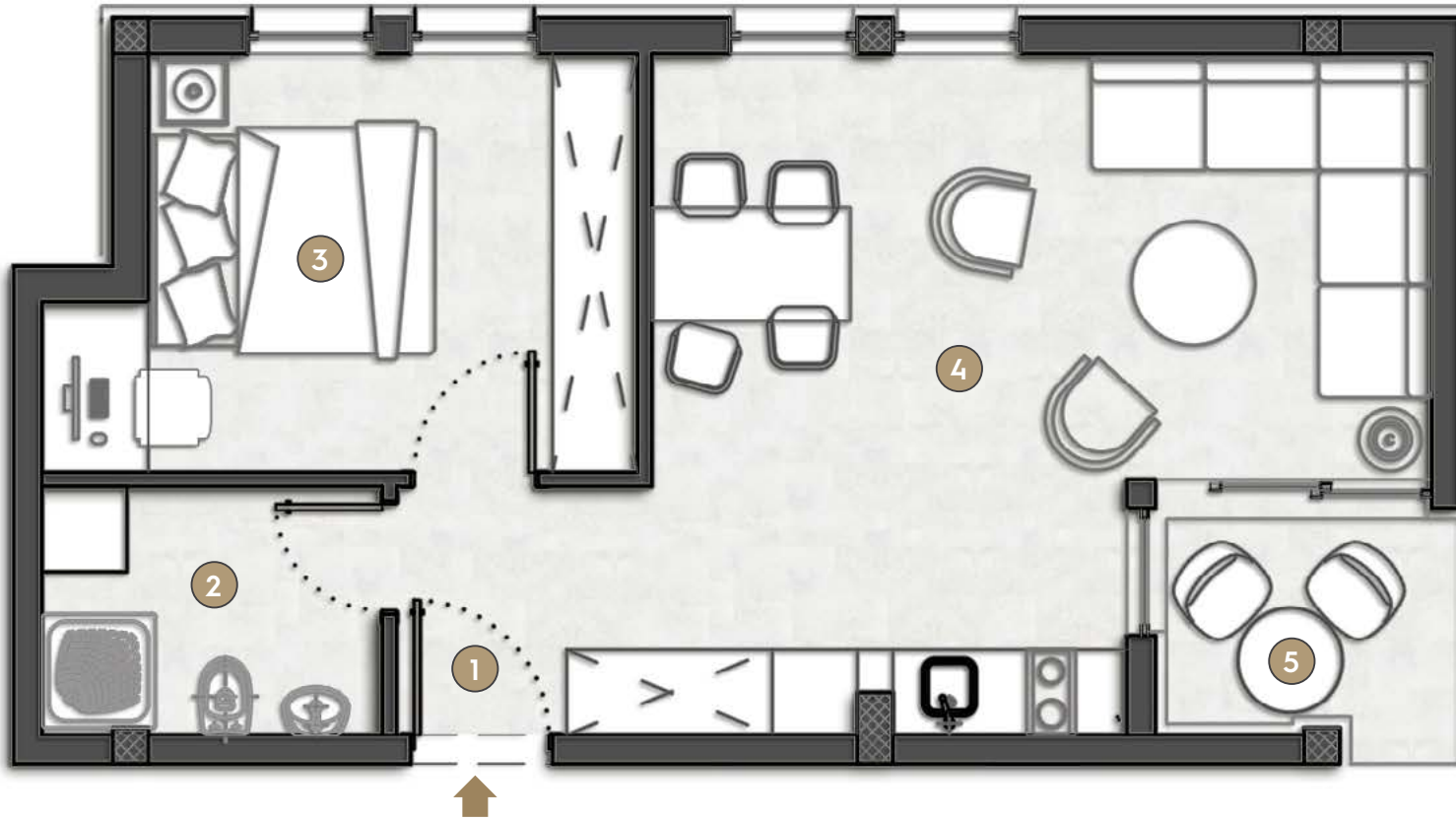
TAURUS 3B	
1	Hallway 2.98m ²
2	Bathroom 5.47m ²
3	Bedroom 9.80m ²
4	Bedroom 9.69m ²
5	Living Room/Dinning Room/Kitchen 25.98m ²
6	Balcony 5.05m ²
TOTAL	58.97m²
Terrace	35.03m²





A STAR SERENITY
— KUMBOR —

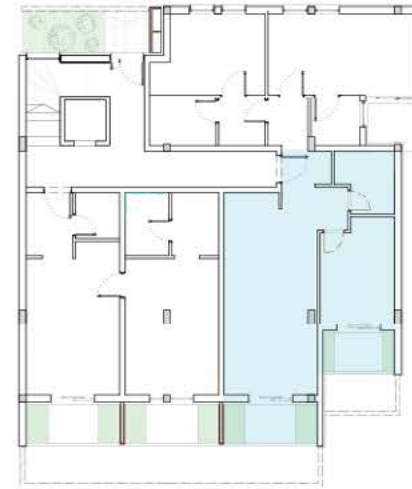
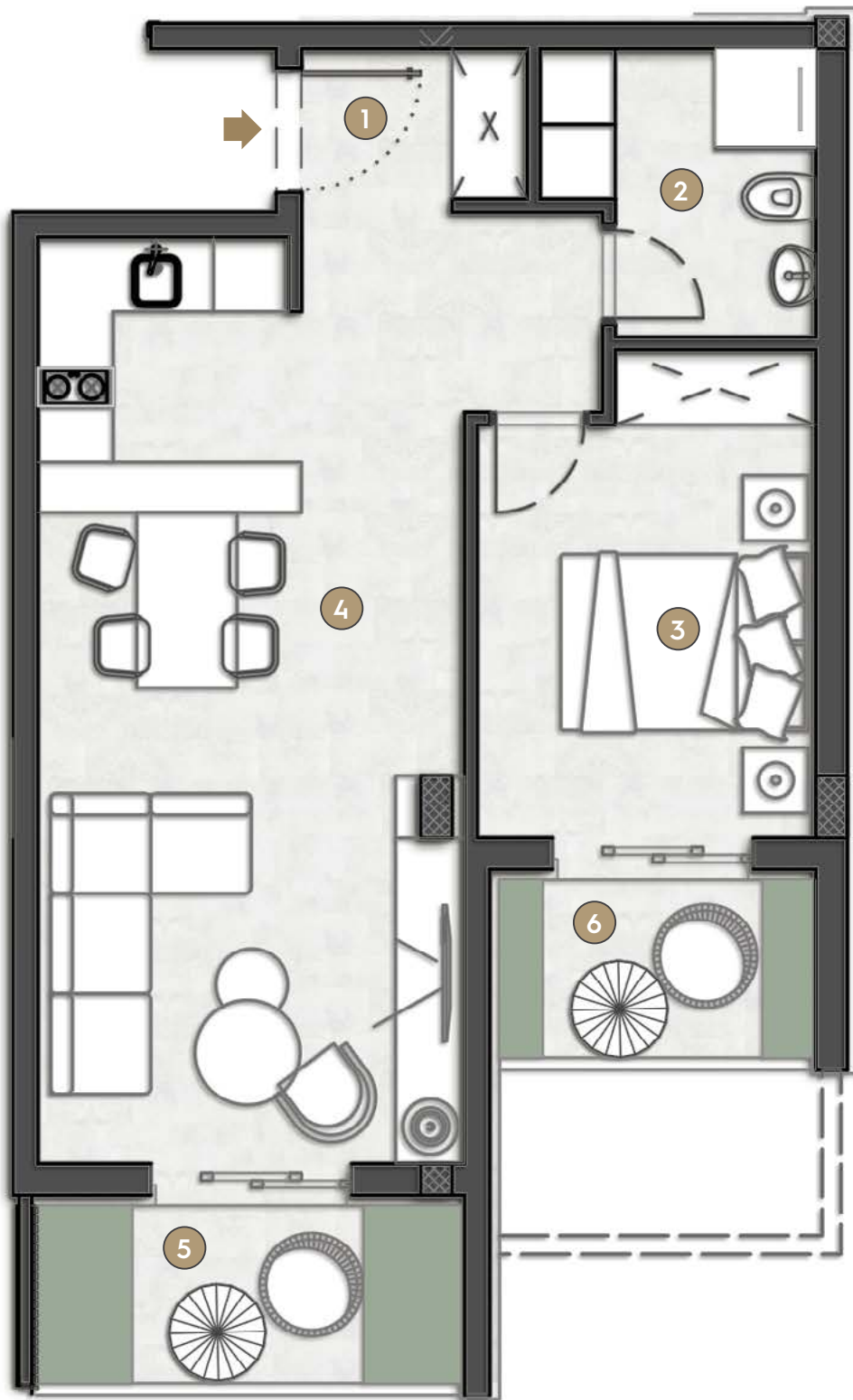
VEGA



VEGA 1A

1	Hallway	3.32m ²
2	Bathroom	3.88m ²
3	Bedroom	10.87m ²
4	Living Room/Dinning Room/Kitchen	21.90m ²
5	Balcony	2.80m ²
TOTAL		42.77m²
Private Garden		31.55m²

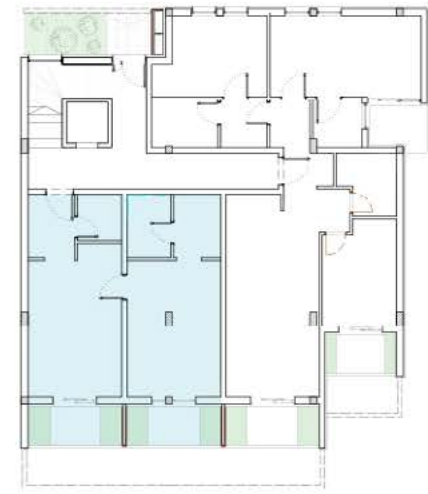
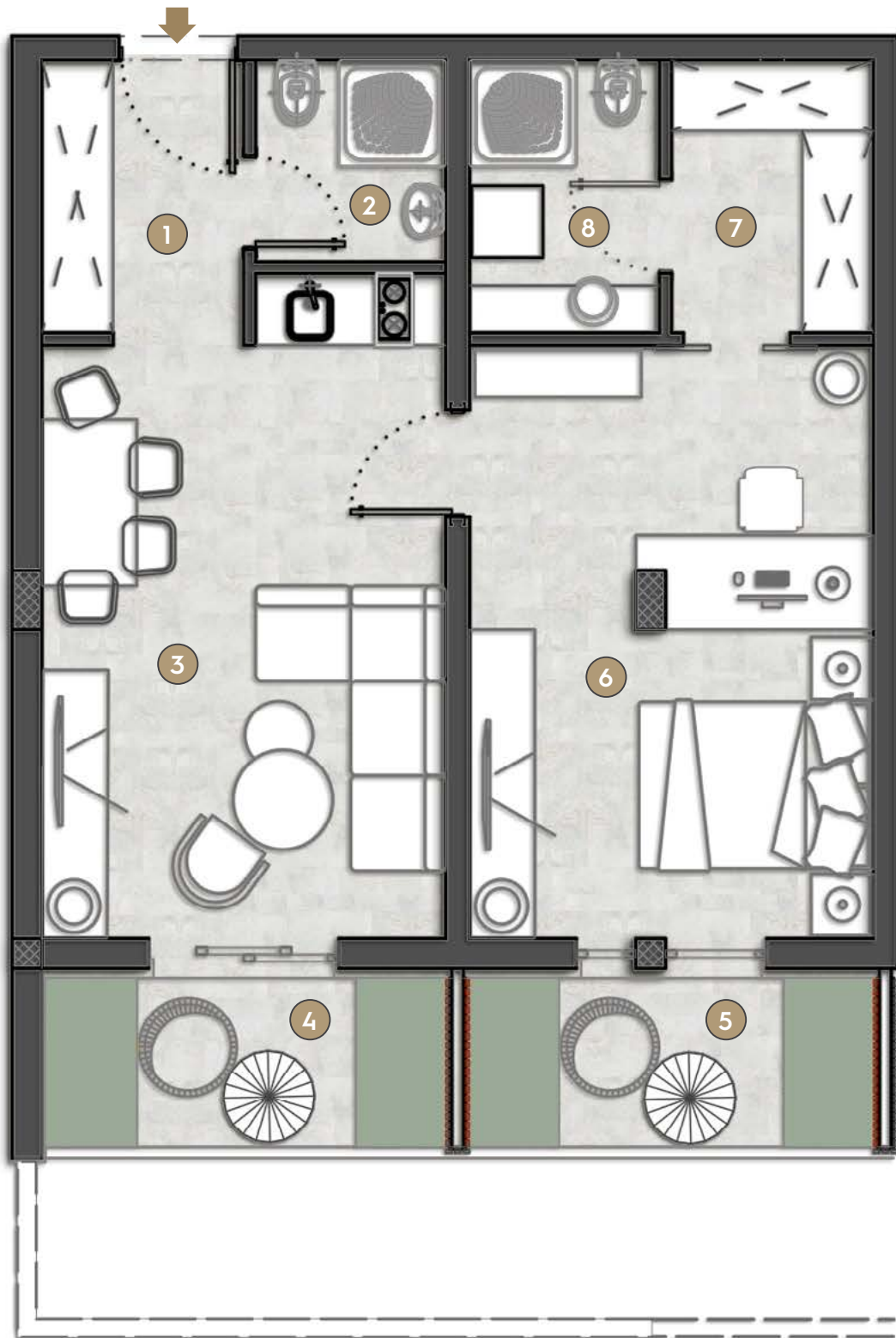




VEGA 1B

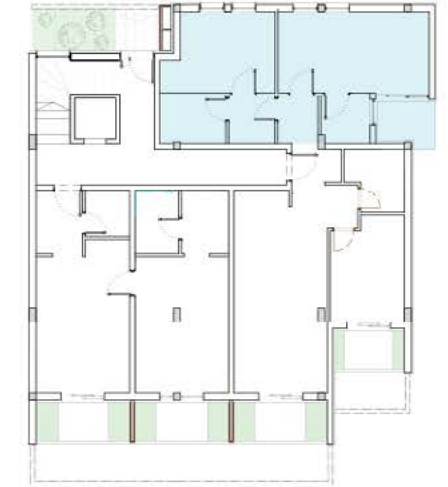
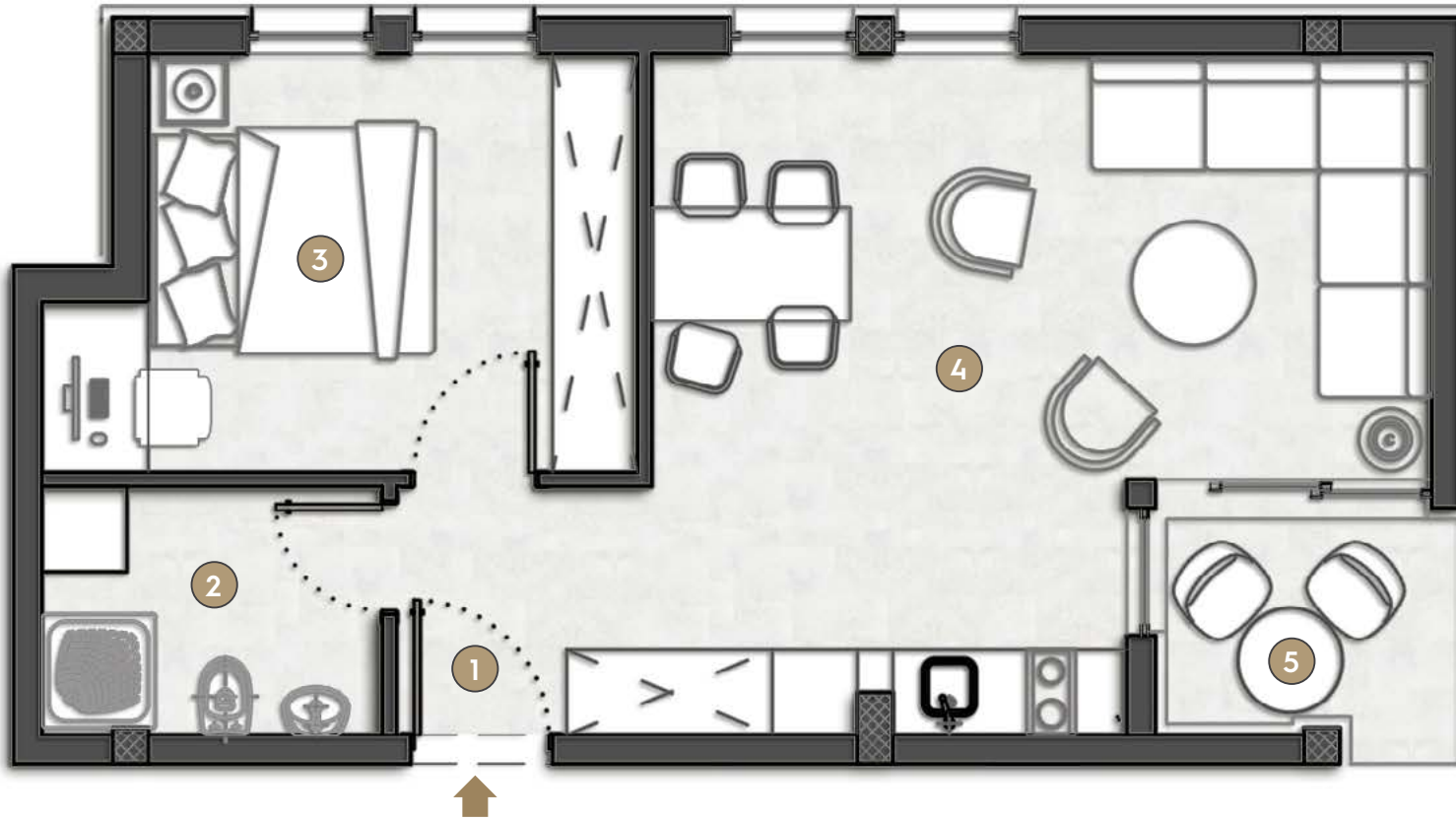
1	Hallway	5.22m ²
2	Bathroom	4.27m ²
3	Bedroom	9.78m ²
4	Living Room/Dinning Room/Kitchen	23.68m ²
5	Balcony	2.63m ²
6	Balcony	2.48m ²
TOTAL		48.06m²
Private Garden		77.74m ²





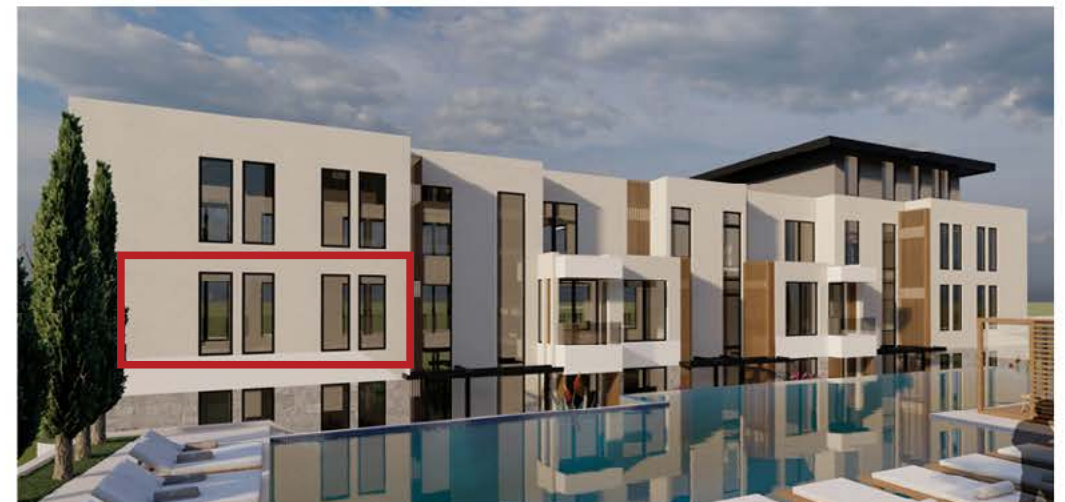
VEGA 1C		
1	Hallway	4.04m ²
2	Bathroom	2.63m ²
3	Living Room/Dinning Room/Kitchen	17.69m ²
4	Balcony	2.67m ²
5	Balcony	2.98m ²
6	Bedroom	16.62m ²
7	Walk-in Closet	4.03m ²
8	Bathroom	3.57m ²
TOTAL		54.23m²
Private Garden		49.67m²

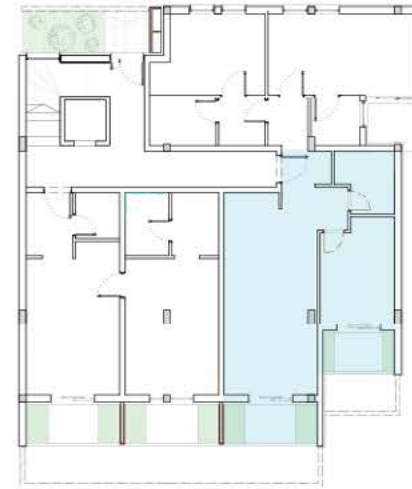
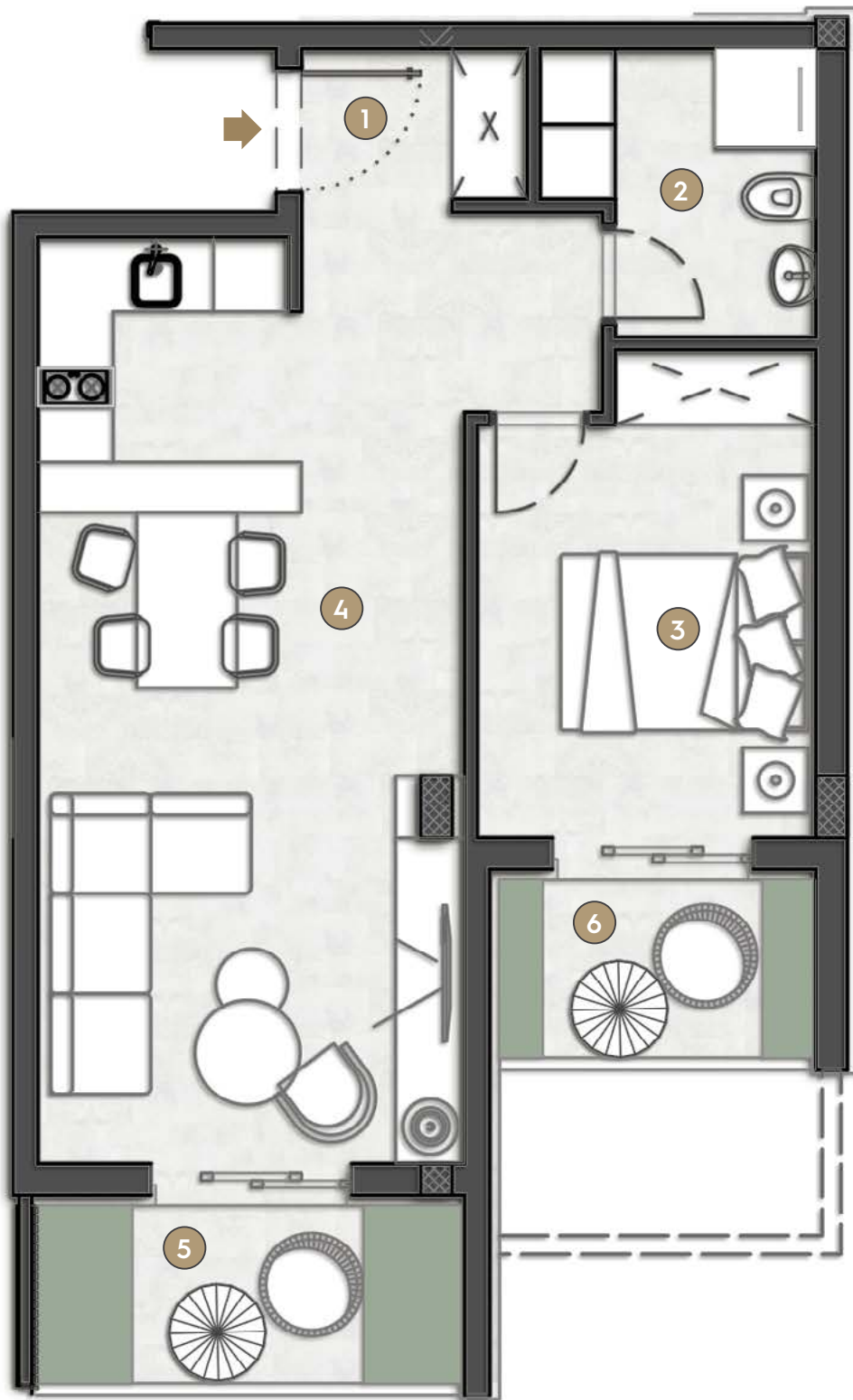




VEGA 2A

1	Hallway	3.32m ²
2	Bathroom	3.88m ²
3	Bedroom	10.87m ²
4	Living Room/Dinning Room/Kitchen	21.90m ²
5	Balcony	2.80m ²
TOTAL		42.77m²

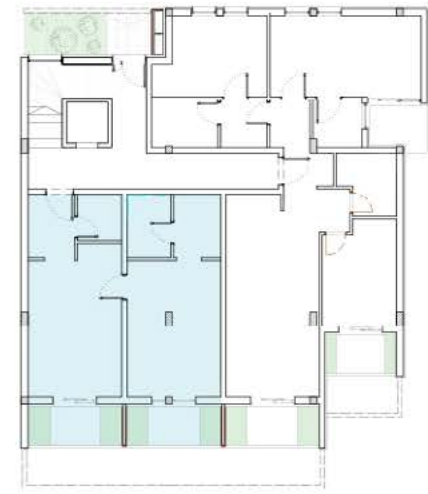
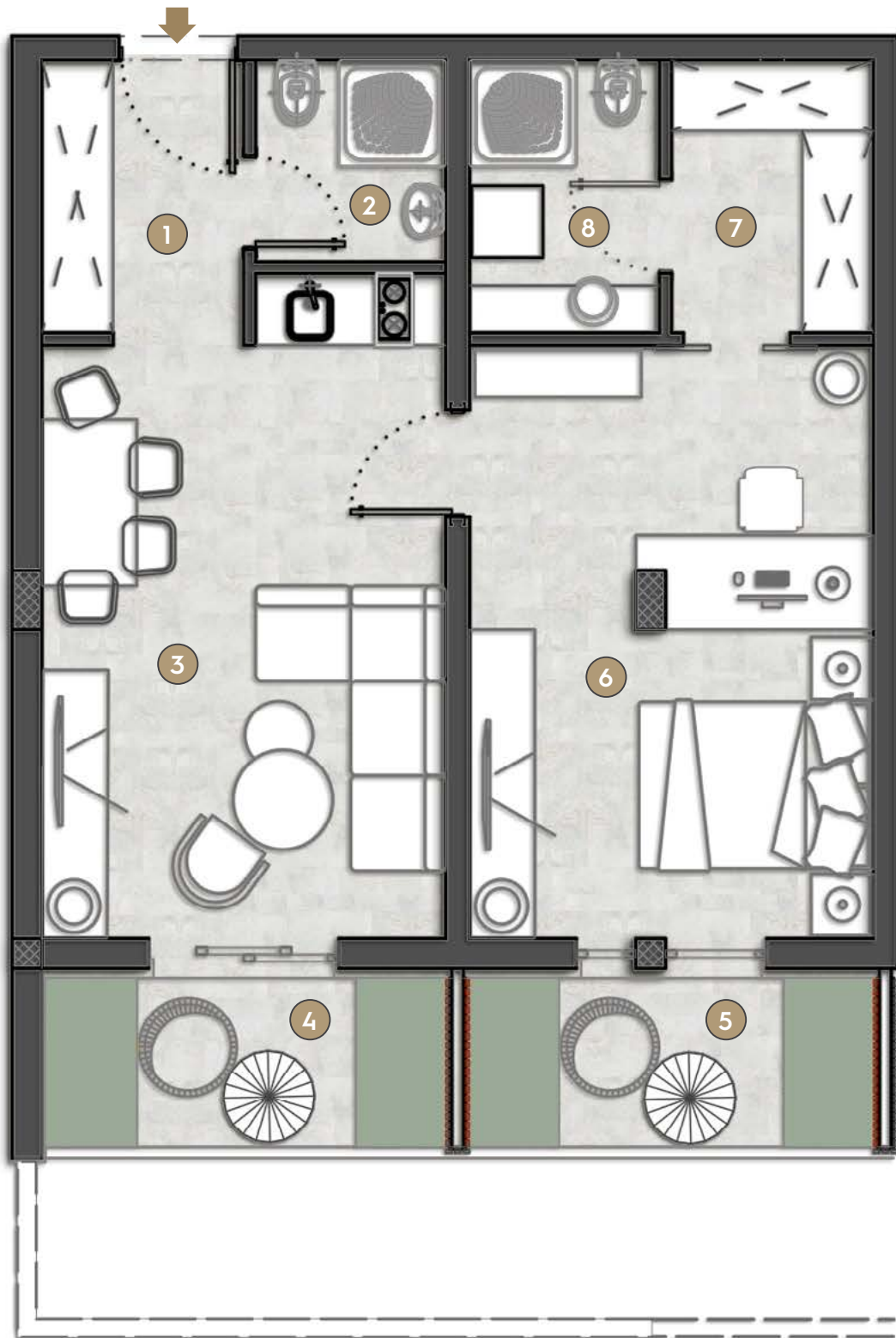




VEGA 2B

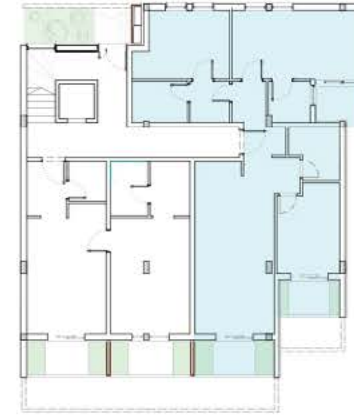
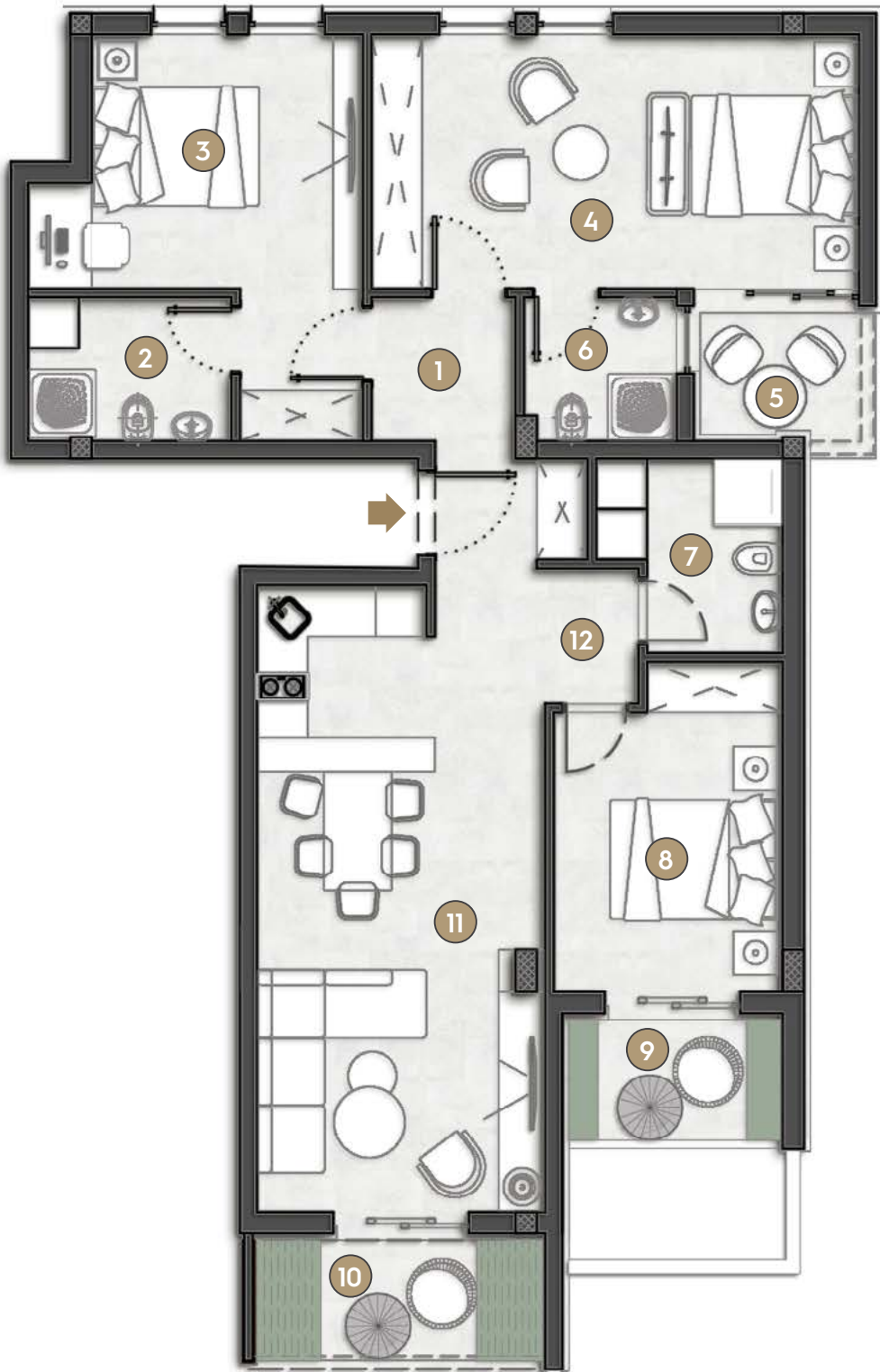
1	Hallway	5.22m ²
2	Bathroom	4.27m ²
3	Bedroom	9.78m ²
4	Living Room/Dinning Room/Kitchen	23.68m ²
5	Balcony	2.63m ²
6	Balcony	2.48m ²
TOTAL		48.06m²





VEGA 2C		
1	Hallway	4.04m ²
2	Bathroom	2.63m ²
3	Living Room/Dinning Room/Kitchen	17.69m ²
4	Balcony	2.67m ²
5	Balcony	2.98m ²
6	Bedroom	16.62m ²
7	Walk-in Closet	4.03m ²
8	Bathroom	3.57m ²
TOTAL		54.23m²

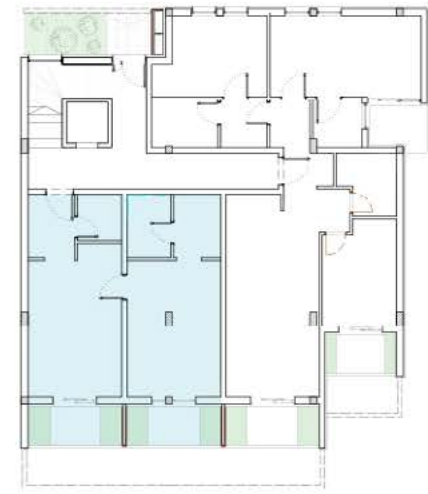
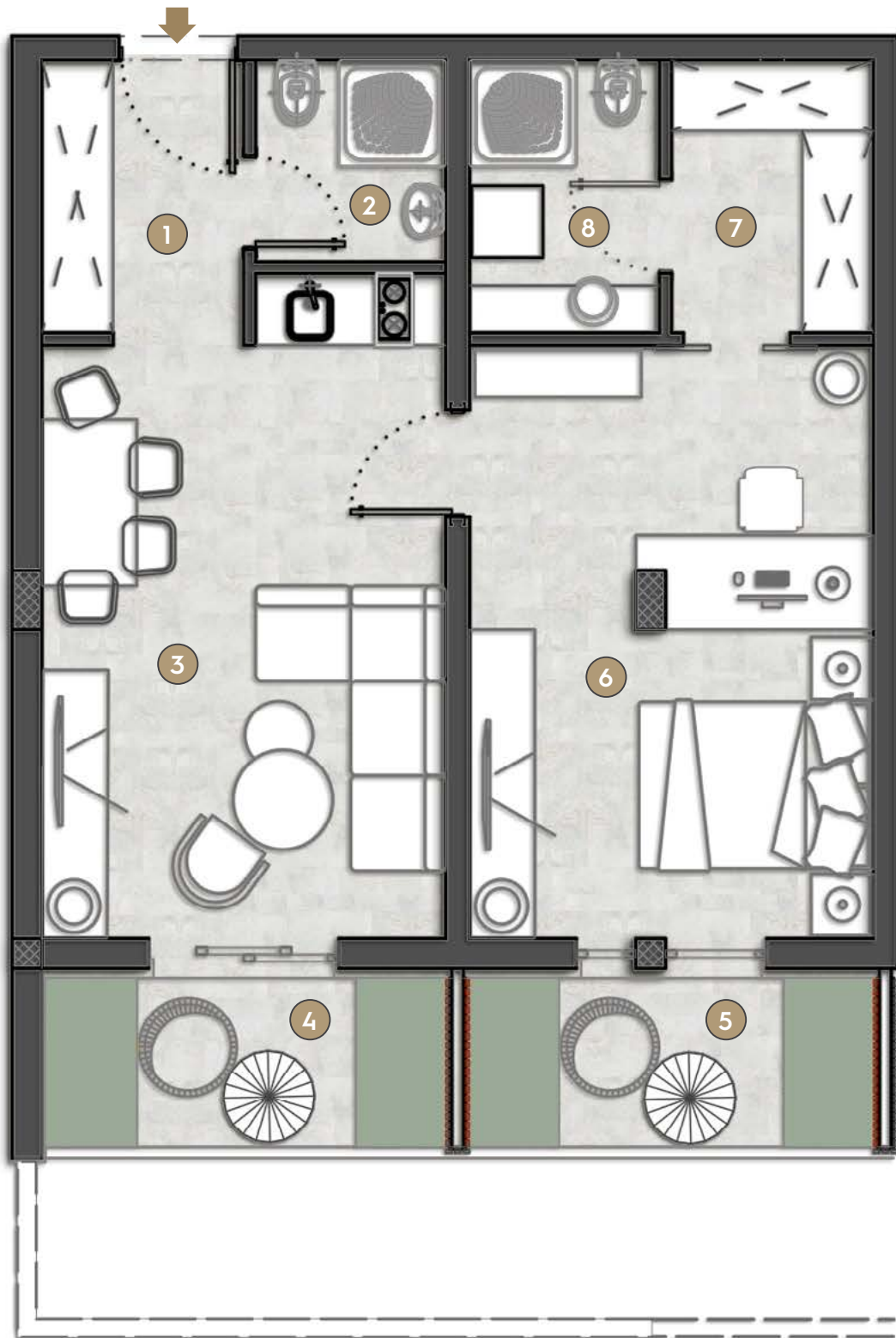




VEGA 3A

1	Hallway	5.42m ²
2	Bathroom	3.77m ²
3	Bedroom	13.05m ²
4	Bedroom	16.98m ²
5	Balcony	2.80m ²
6	Bathroom	2.86m ²
7	Bathroom	4.27m ²
8	Bedroom	9.77m ²
9	Balcony	2.48m ²
10	Balcony	2.98m ²
11	Living Room/Dinning Room/Kitchen	23.64m ²
12	Hallway	3.00m ²
TOTAL		91.02m²





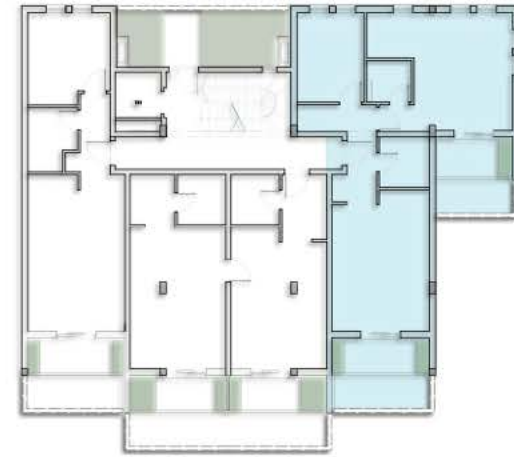
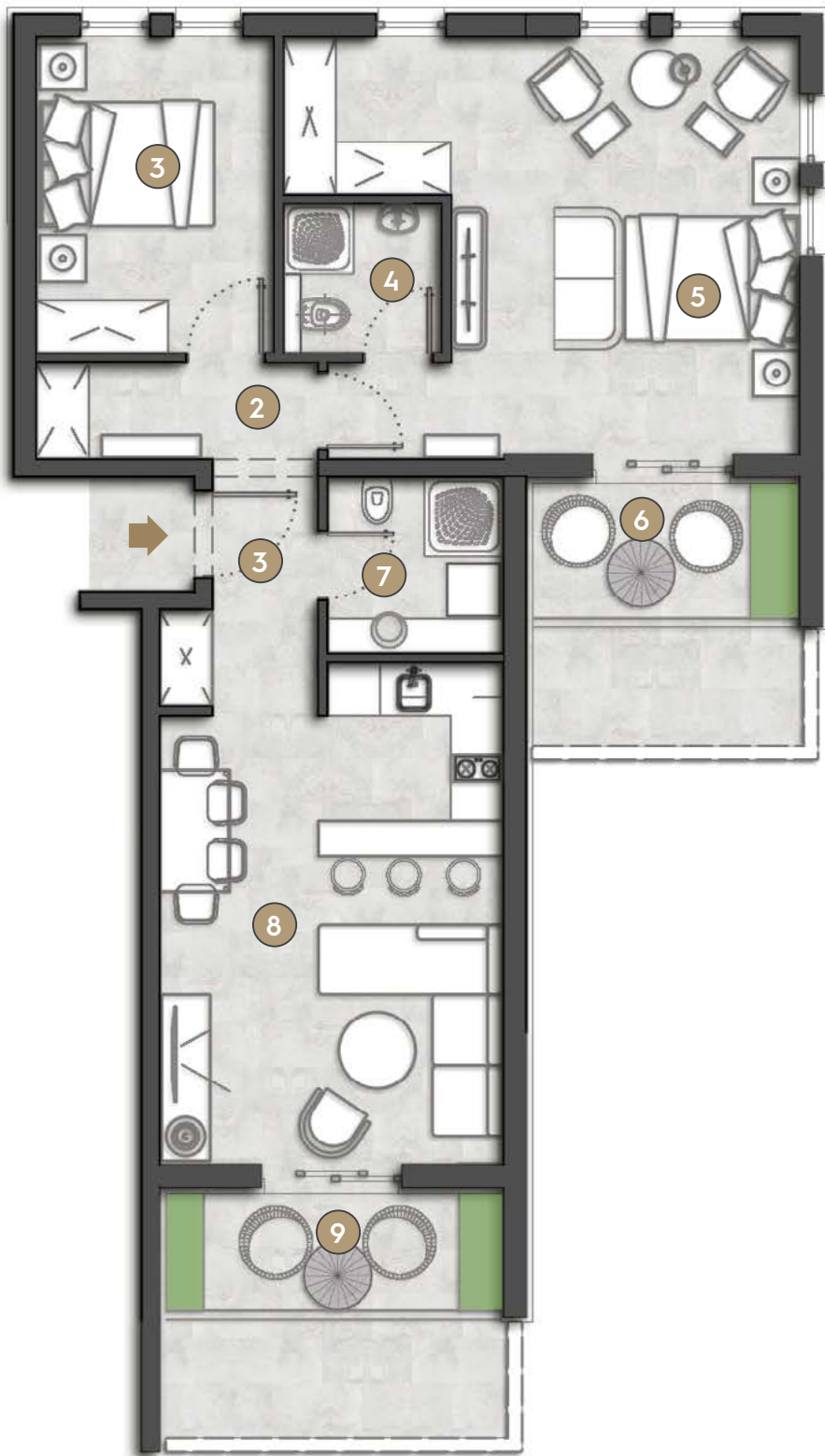
VEGA 3B		
1	Hallway	4.04m ²
2	Bathroom	2.63m ²
3	Living Room/Dinning Room/Kitchen	17.69m ²
4	Balcony	2.98m ²
5	Balcony	2.98m ²
6	Bedroom	16.62m ²
7	Walk-in Closet	4.03m ²
8	Bathroom	3.57m ²
TOTAL		54.54m²





A STAR SERENITY
— KUMBOR —

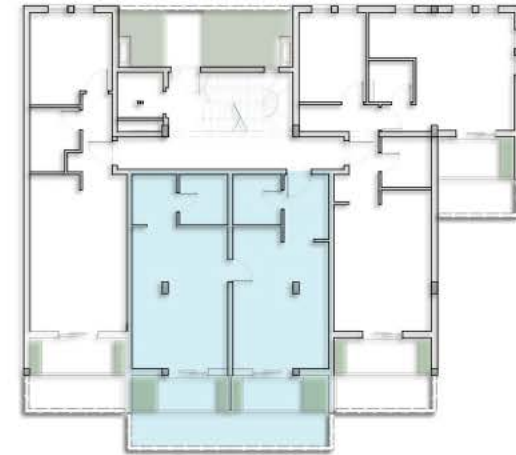
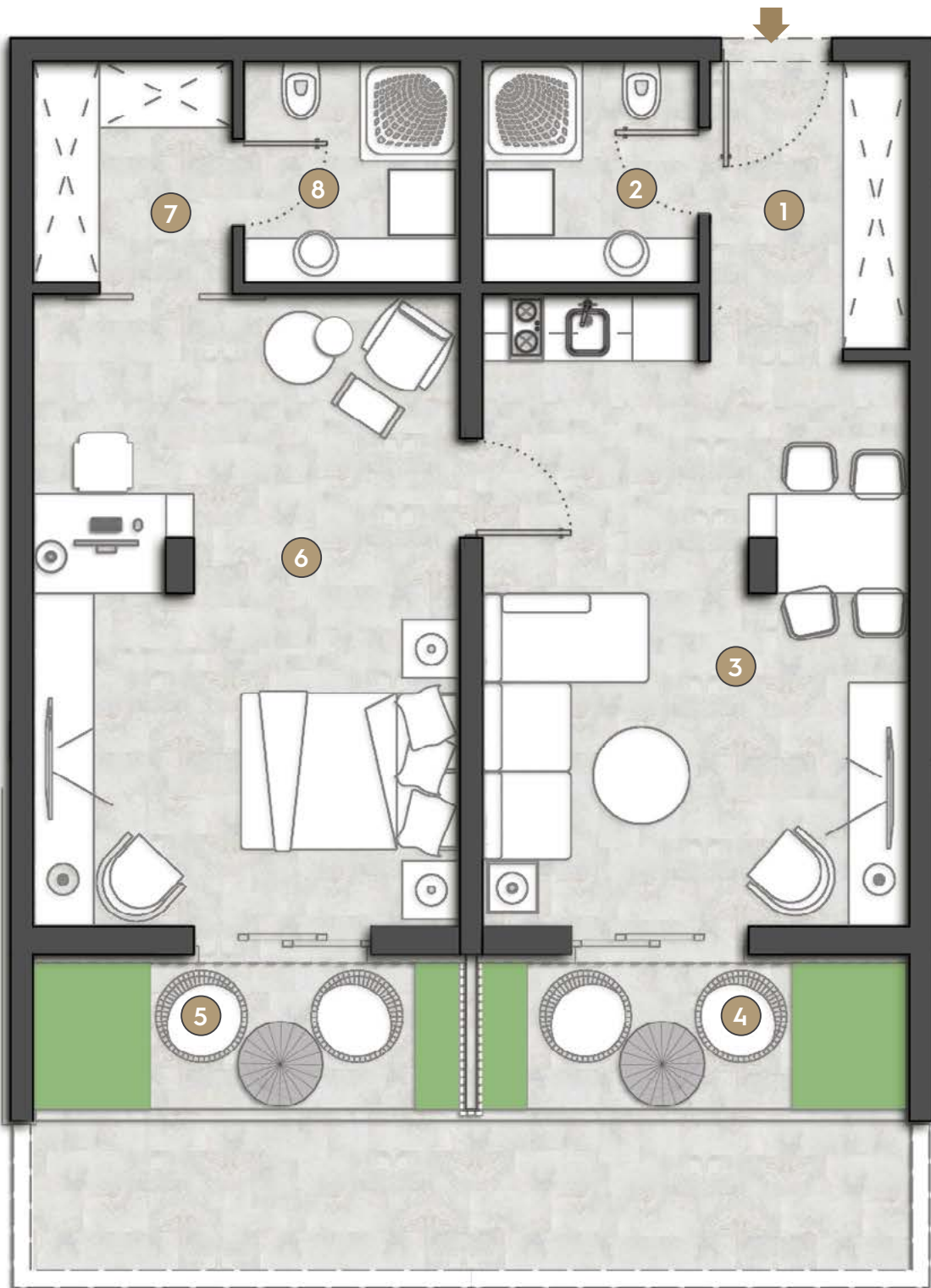
PRE PEGASUS



PEGASUS 1A

1	Hallway	4.16m ²
2	Hallway	3.60m ²
3	Bedroom	9.47m ²
4	Bathroom	2.92m ²
5	Bedroom	23.31m ²
6	Balcony	3.78m ²
7	Bathroom	3.84m ²
8	Living Room/Dinning Room/Kitchen	20.82m ²
9	Balcony	3.83m ²
TOTAL		75.73m²
Private Garden		62.65m ²

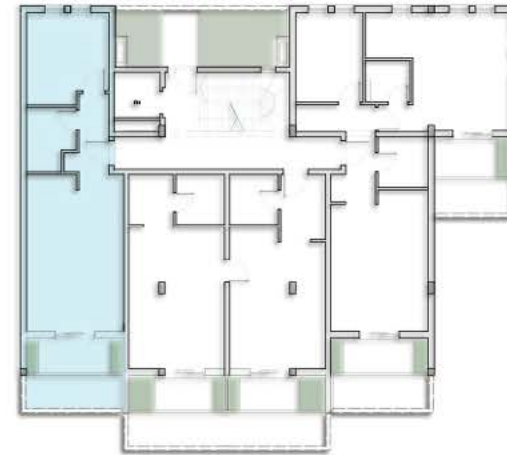
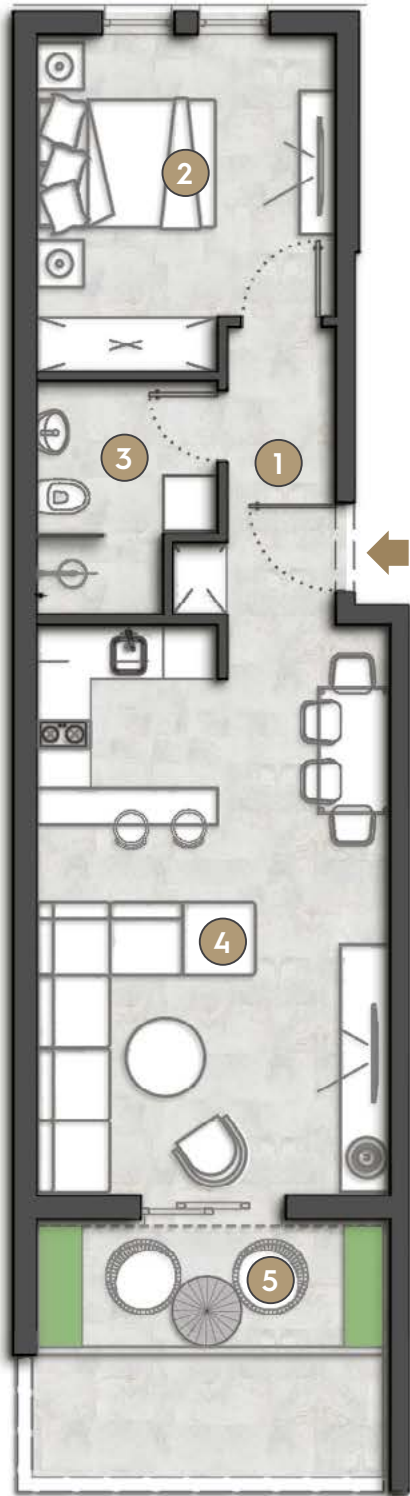




PEGASUS 1B

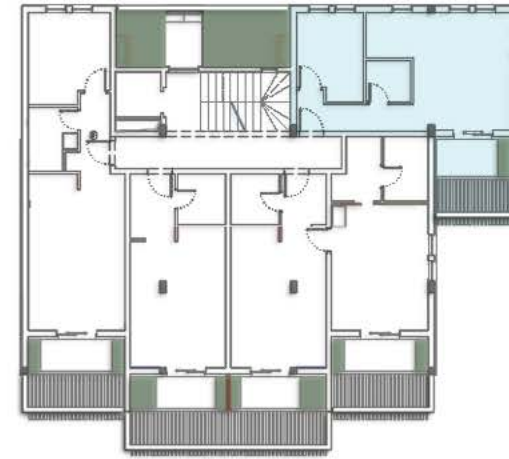
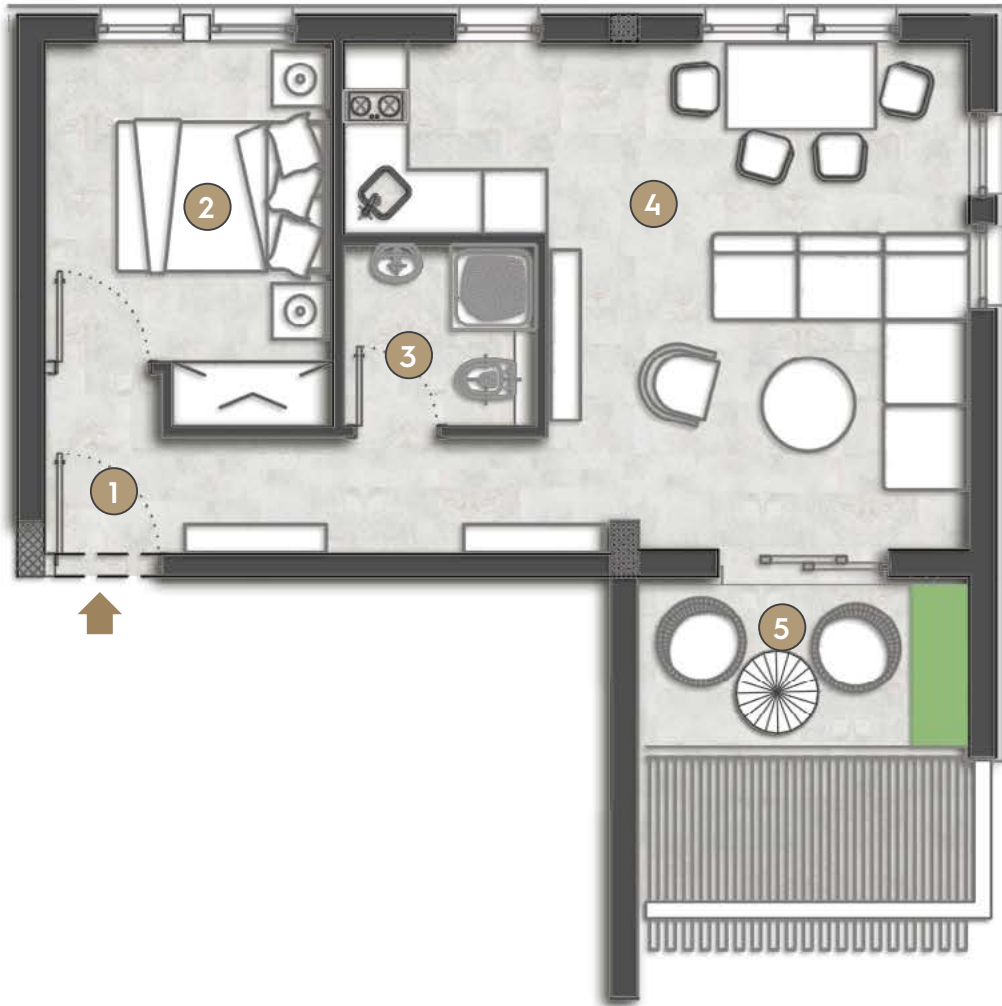
1	Hallway	4.77m ²
2	Bathroom	3.74m ²
3	Living Room/Dinning Room/Kitchen	20.20m ²
4	Balcony	3.17m ²
5	Balcony	3.17m ²
6	Bedroom	21.48m ²
7	Walk-in Closet	3.73m ²
8	Bathroom	3.74m ²
TOTAL		64.00m²
Private Garden		33.52m ²





PEGASUS 1C	
1	Hallway 4.58m ²
2	Bedroom 11.30m ²
3	Bathroom 4.44m ²
4	Living Room/Dinning Room/Kitchen 24.08m ²
5	Balcony 3.83m ²
TOTAL	48.23m²
Private Garden	22.43m²

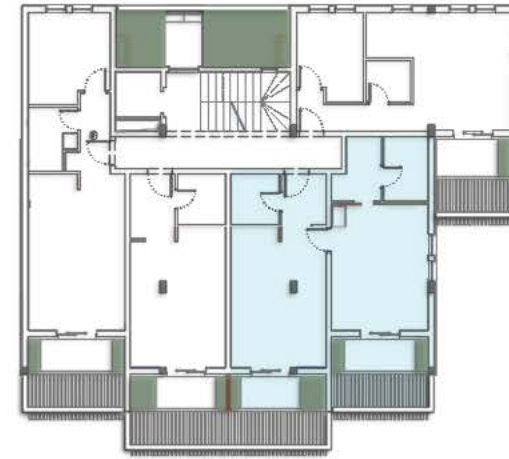
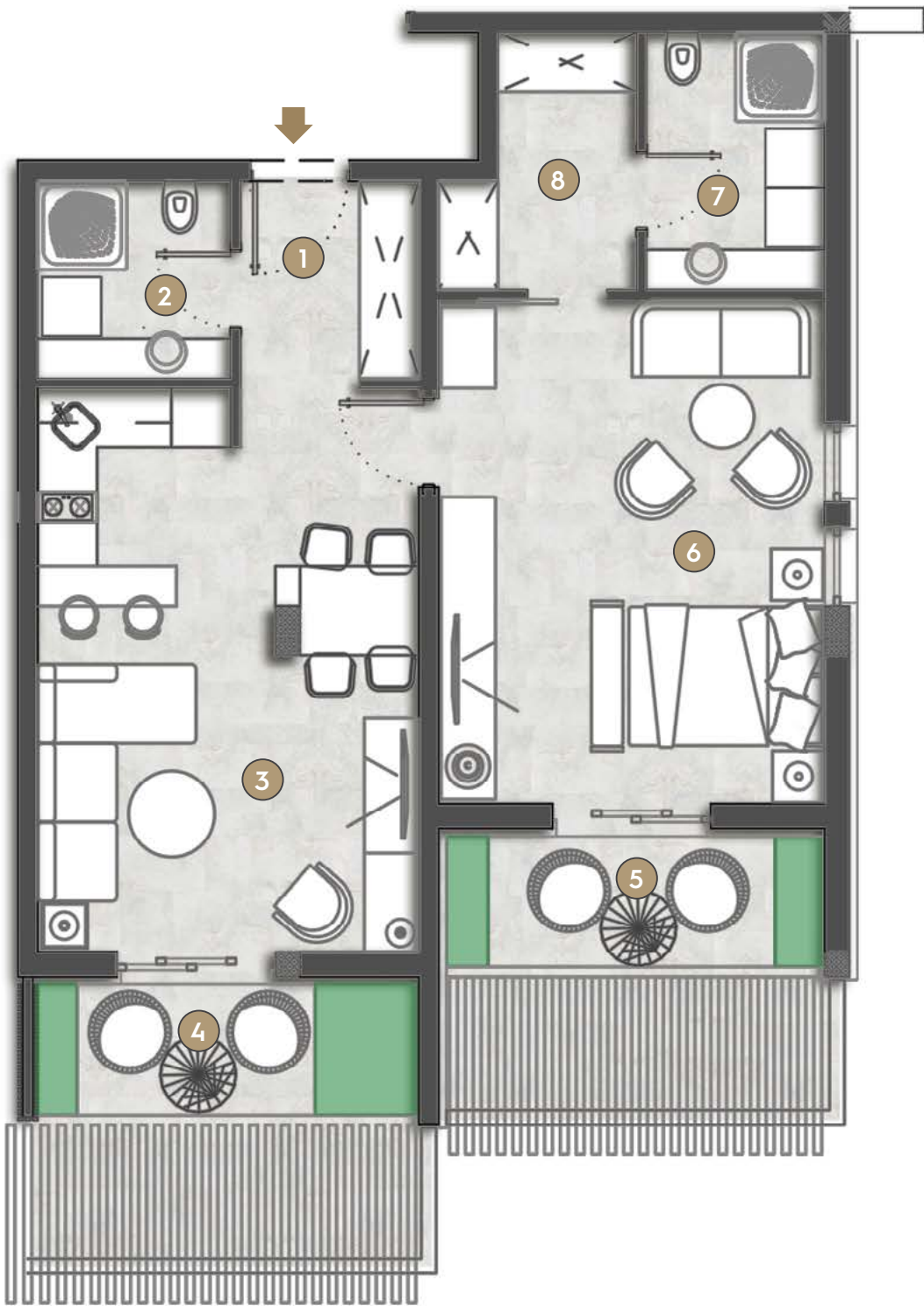




PEGASUS 2A

1	Hallway	5.91m ²
2	Bedroom	8.75m ²
3	Bathroom	2.92m ²
4	Living Room/Dinning Room/Kitchen	21.72m ²
5	Balcony	3.75m ²
TOTAL		43.05m²

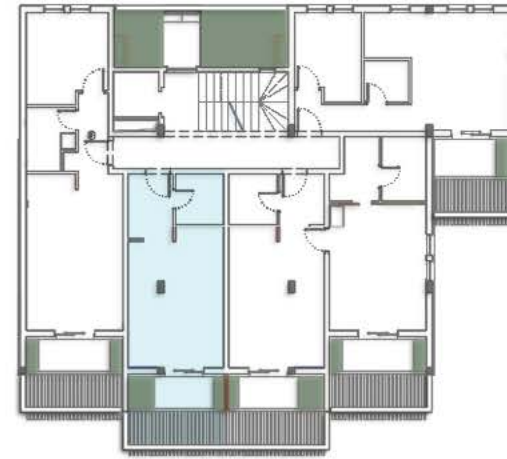
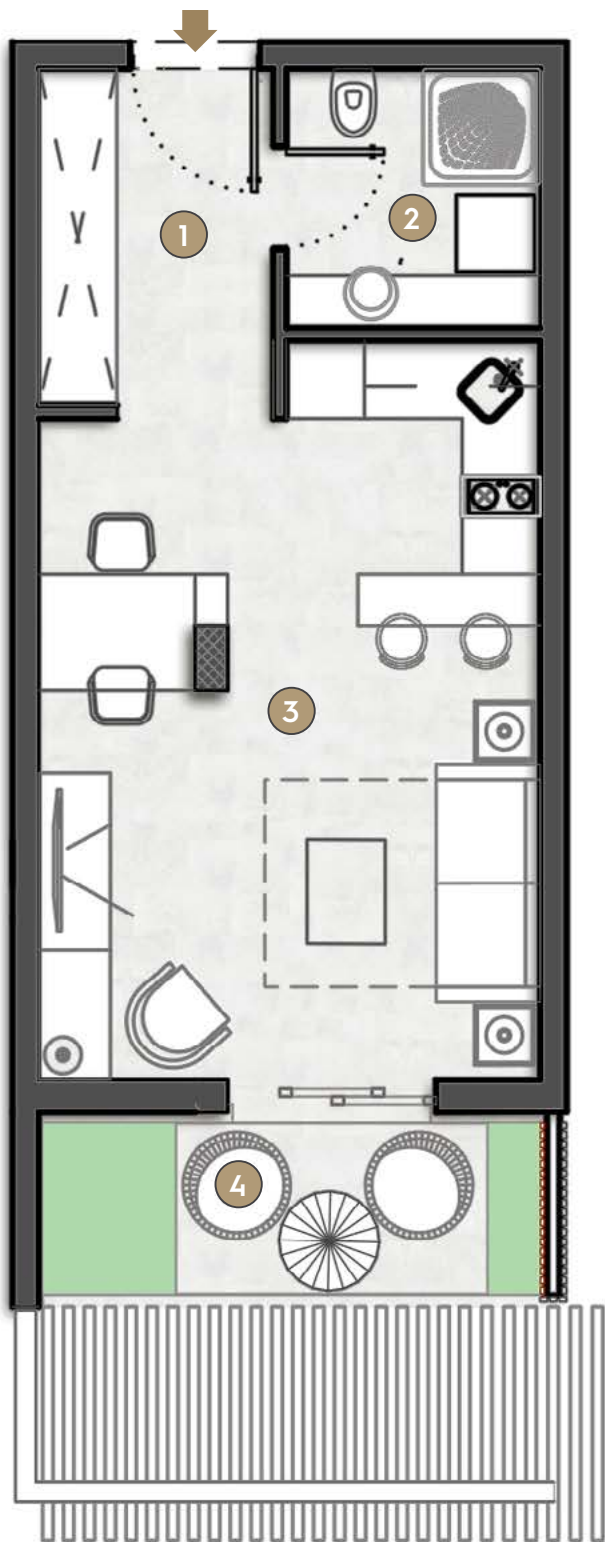




PEGASUS 2B

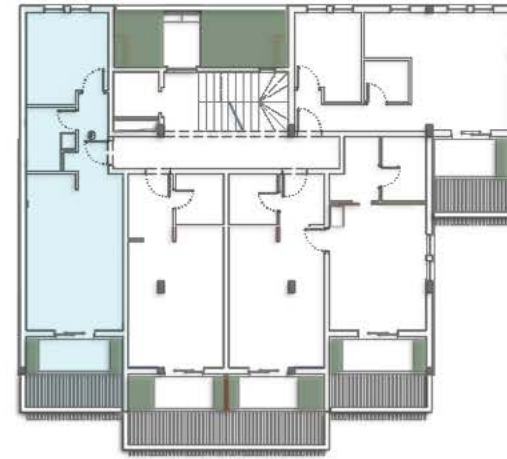
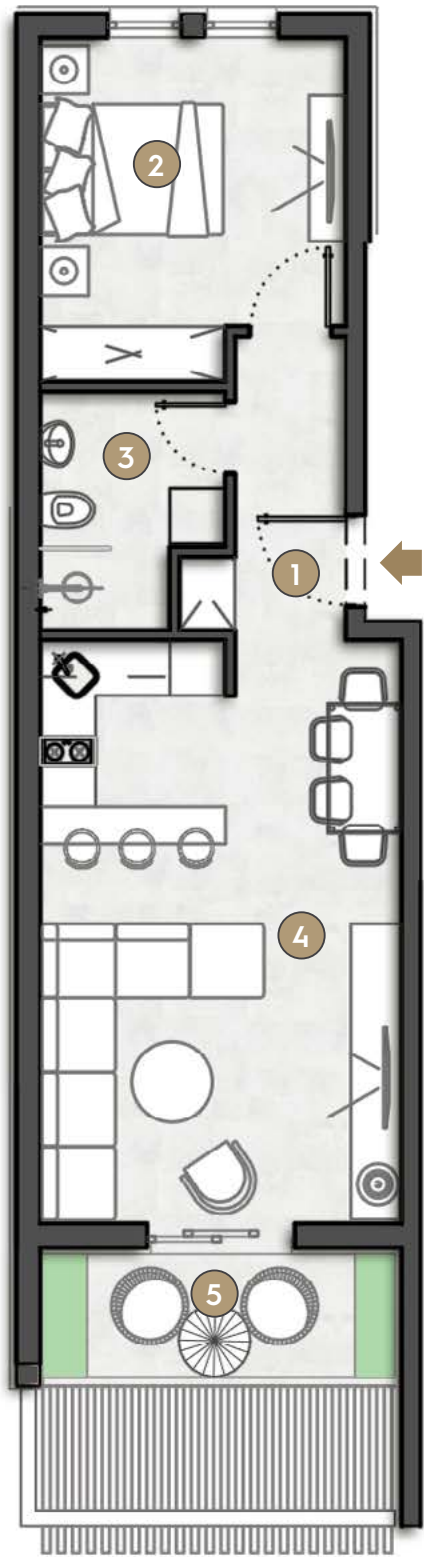
1	Hallway	3.72m ²
2	Bathroom	3.74m ²
3	Living Room/Dinning Room/Kitchen	21.15m ²
4	Balcony	3.17m ²
5	Balcony	3.77m ²
6	Bedroom	19.85m ²
7	Bathroom	4.50m ²
8	Walk-in Closet	4.34m ²
TOTAL		64.24m²





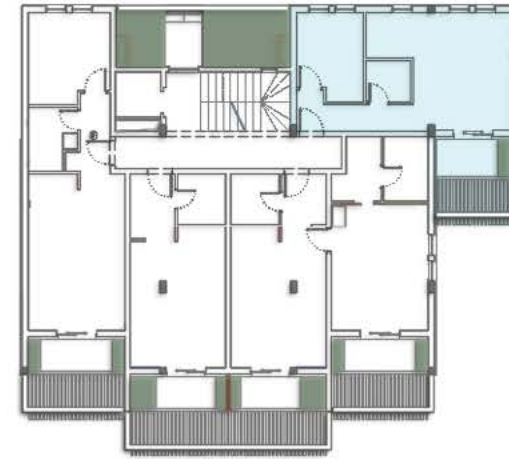
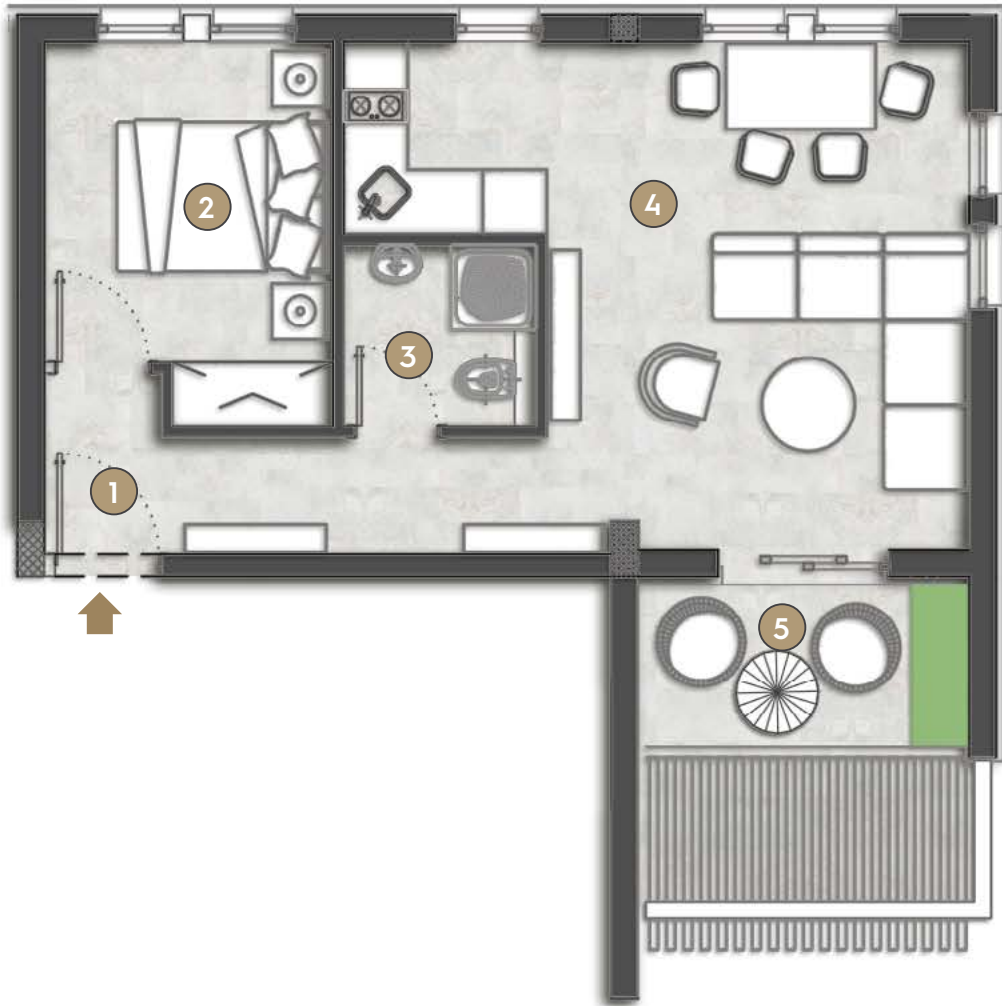
PEGASUS 2C		
1	Hallway	4.83m ²
2	Bathroom	3.75m ²
3	Living Room/Dinning Room/Kitchen	20.08m ²
4	Balcony	3.17m ²
TOTAL		31.83m²





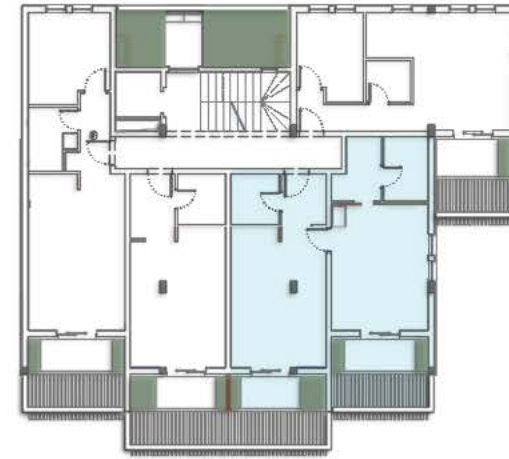
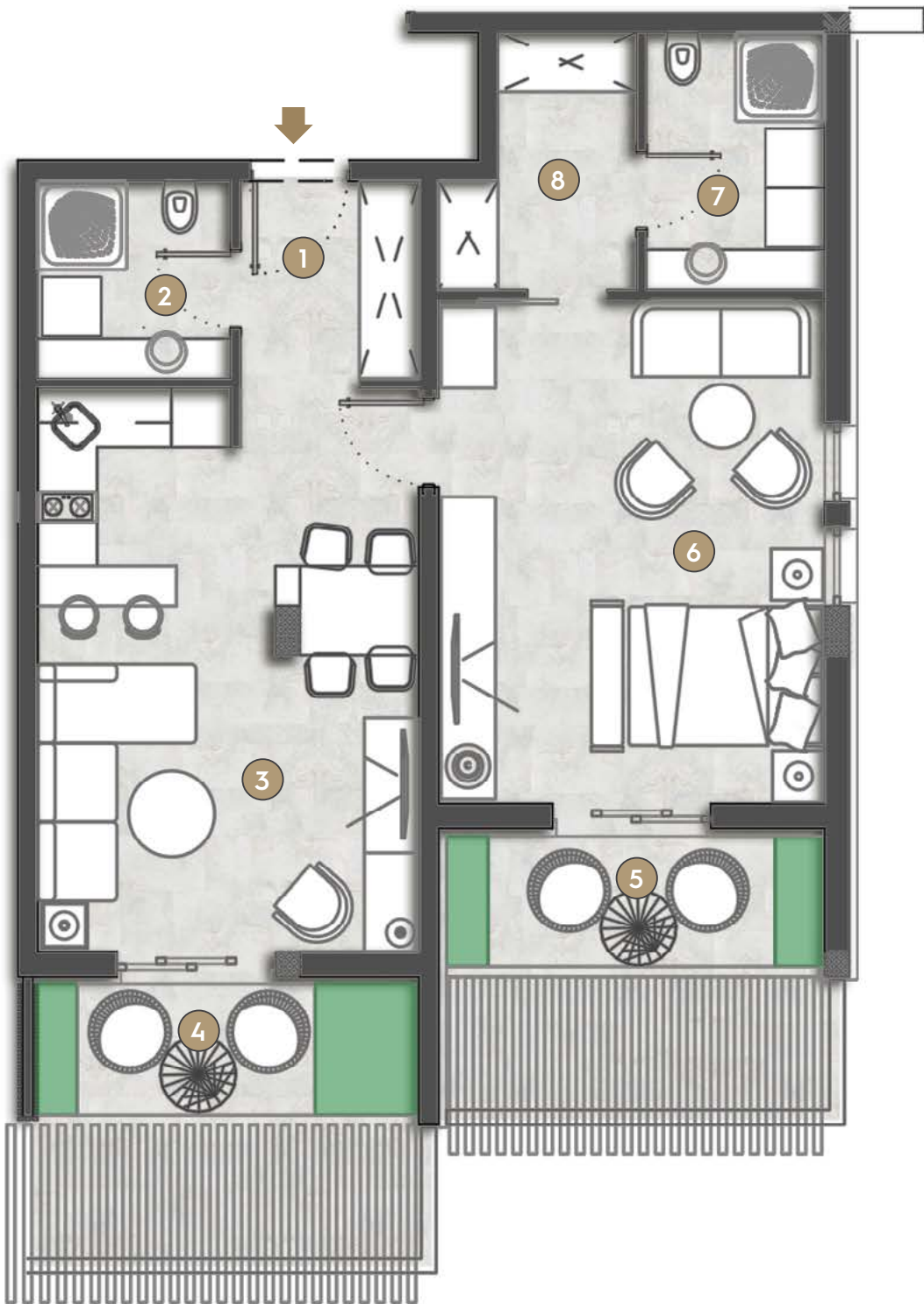
PEGASUS 2D	
1	Hallway 4.58m ²
2	Bedroom 11.30m ²
3	Bathroom 4.44m ²
4	Living Room/Dinning Room/Kitchen 24.08m ²
5	Balcony 3.83m ²
TOTAL	48.23m²





PEGASUS 3A		
1	Hallway	5.91m ²
2	Bedroom	8.75m ²
3	Bathroom	2.92m ²
4	Living Room/Dinning Room/Kitchen	21.72m ²
5	Balcony	3.75m ²
TOTAL		43.05m²

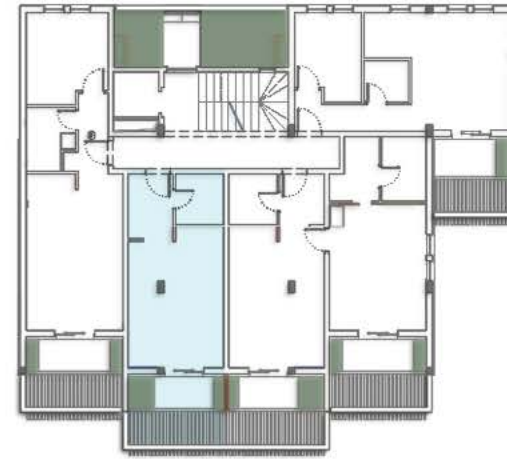
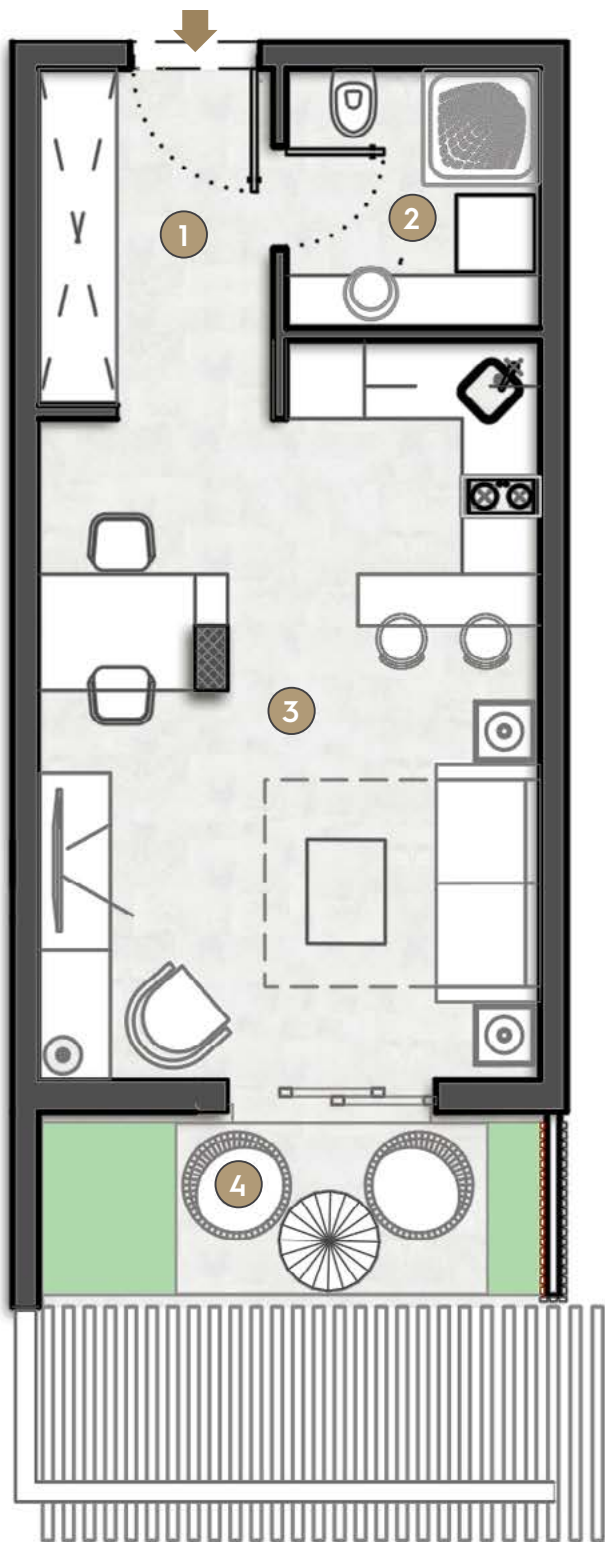




PEGASUS 3B

1	Hallway	3.72m ²
2	Bathroom	3.74m ²
3	Living Room/Dinning Room/Kitchen	21.15m ²
4	Balcony	3.17m ²
5	Balcony	3.77m ²
6	Bedroom	19.85m ²
7	Bathroom	4.50m ²
8	Walk-in Closet	4.34m ²
TOTAL		64.24m²

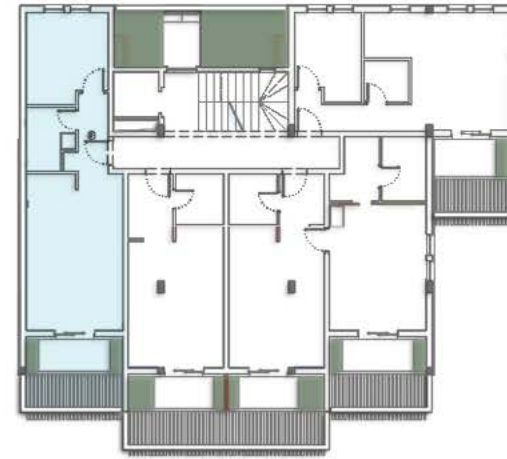
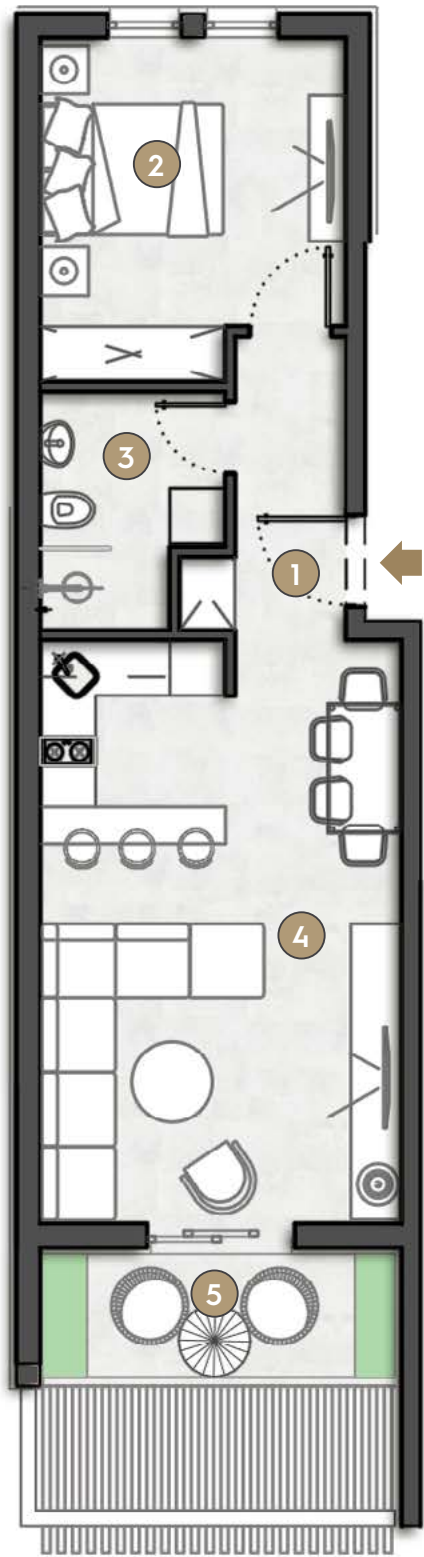




PEGASUS 3C

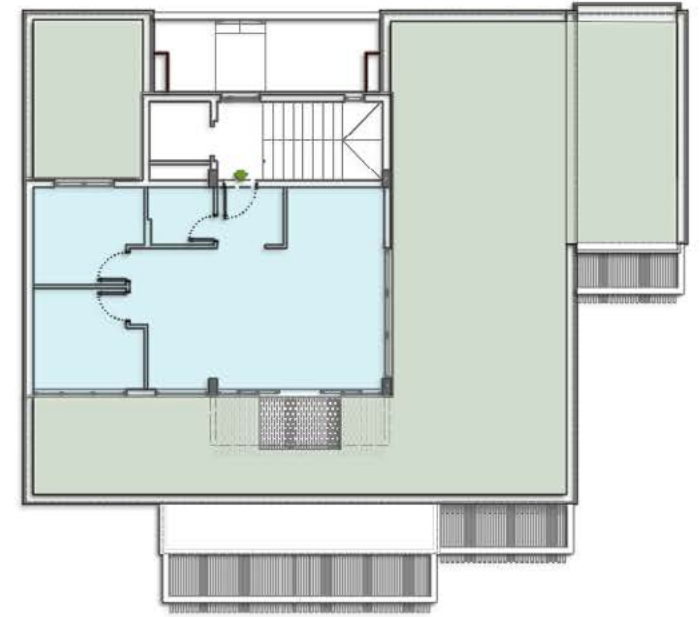
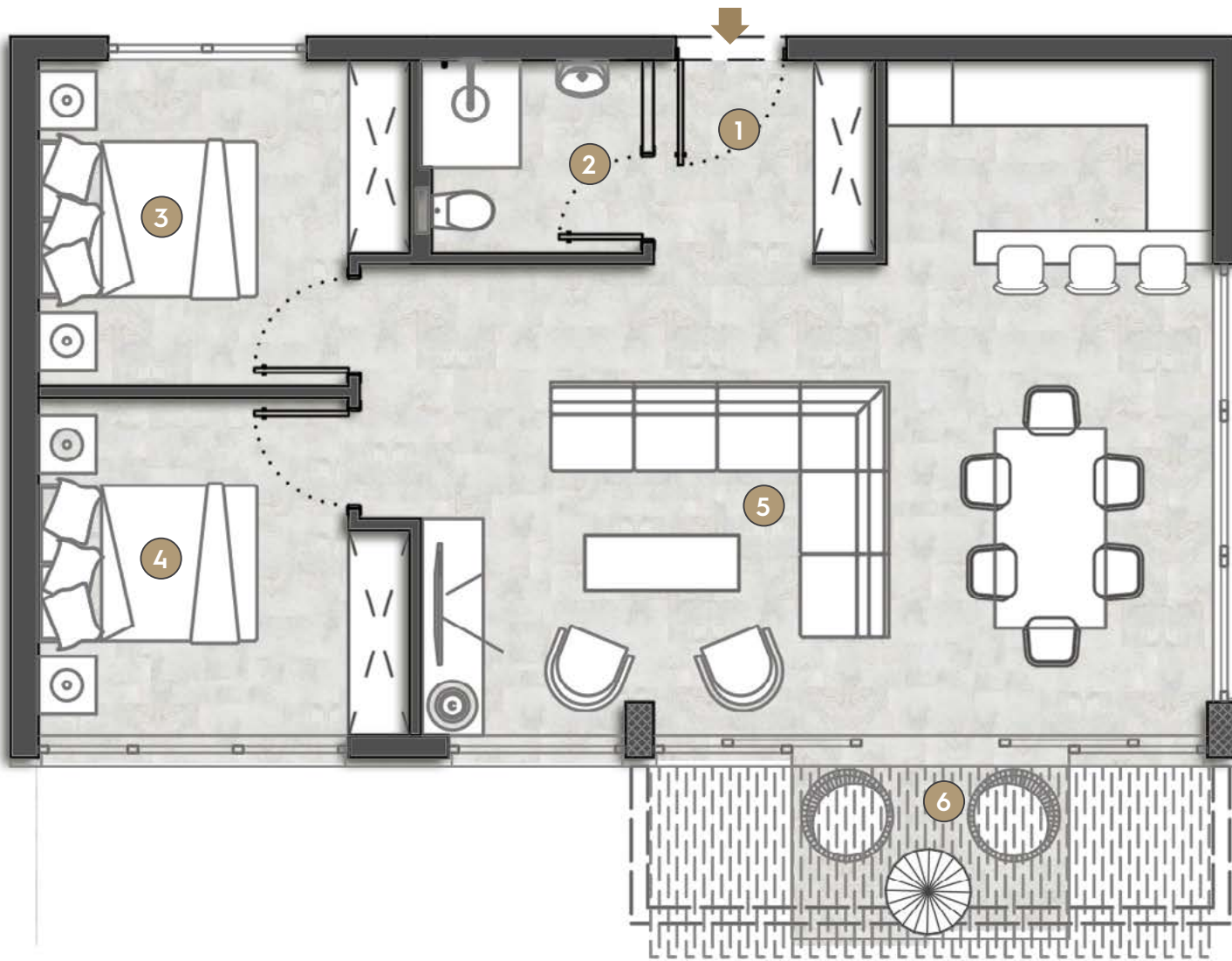
1	Hallway	4.83m ²
2	Bathroom	3.75m ²
3	Living Room/Dinning Room/Kitchen	20.08m ²
4	Balcony	3.17m ²
TOTAL		31.83m²





PEGASUS 3D	
1	Hallway 4.58m ²
2	Bedroom 11.30m ²
3	Bathroom 4.44m ²
4	Living Room/Dinning Room/Kitchen 24.08m ²
5	Balcony 3.83m ²
TOTAL	48.23m²





PEGASUS 4A

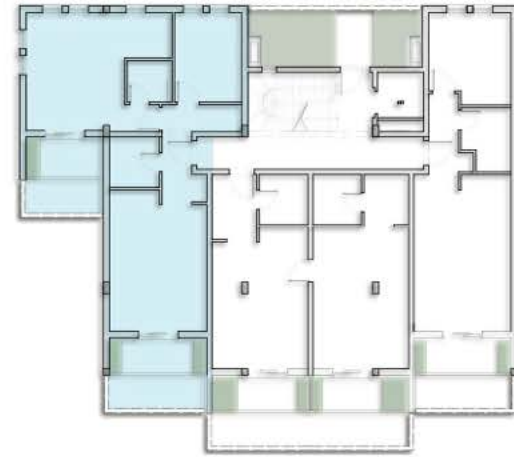
1	Hallway	3.66m ²
2	Bathroom	3.27m ²
3	Bedroom	9.05m ²
4	Bedroom	9.30m ²
5	Living Room/Dinning Room/Kitchen	36.33m ²
6	Balcony	3.38m ²
TOTAL		64.99m²
Terrace		132.10m²





A STAR SERENITY
— KUMBOR —

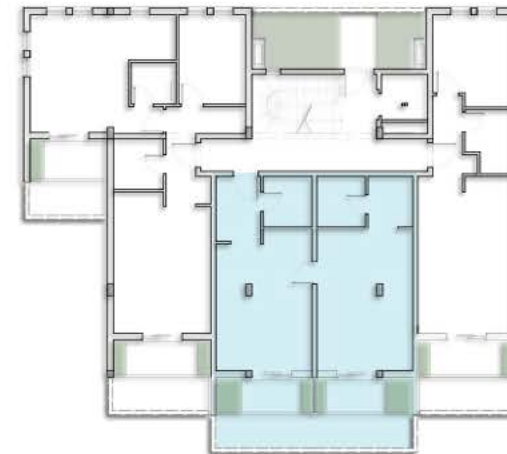
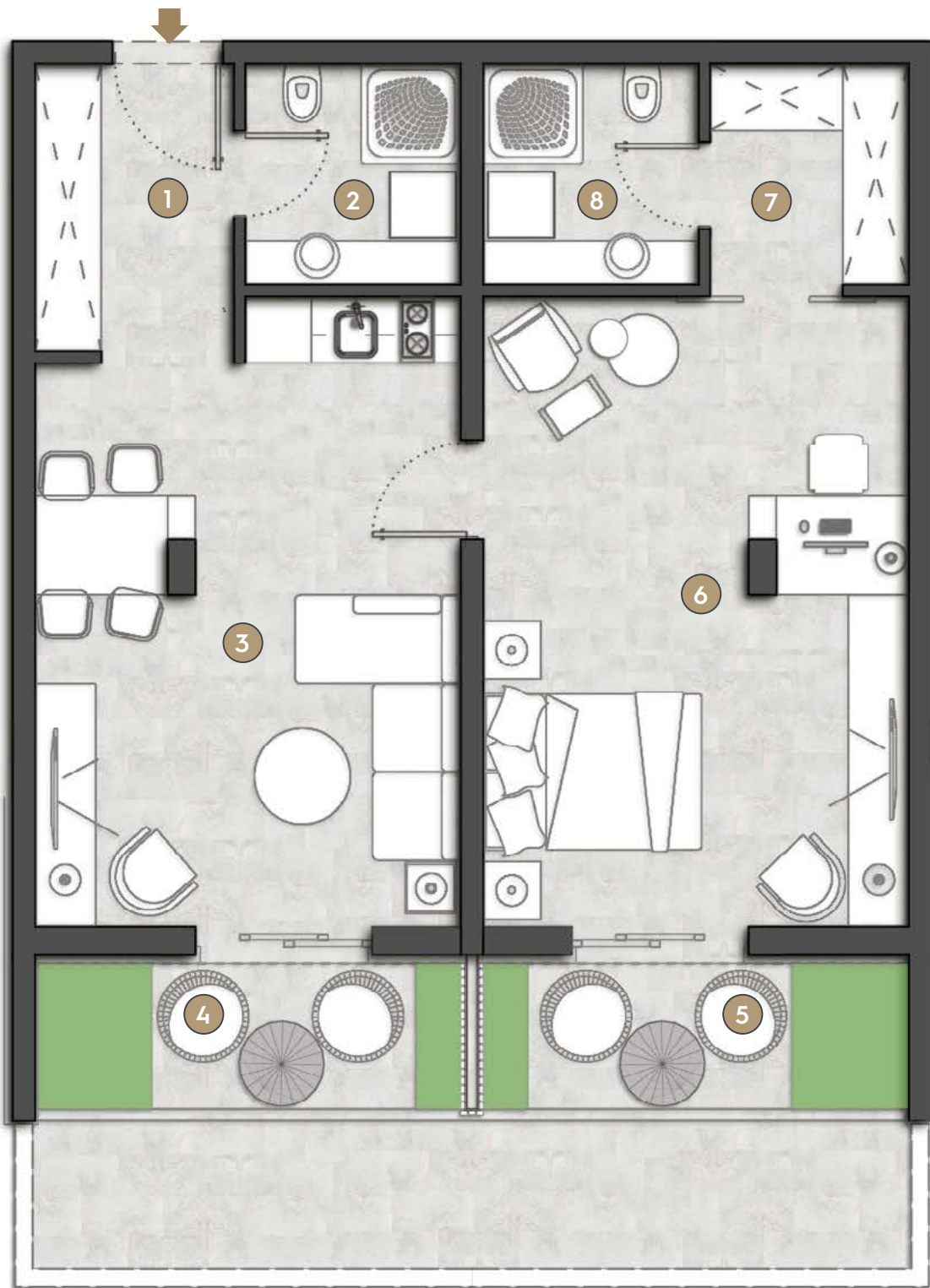
ORION



ORION 1A

1	Hallway	4.16m ²
2	Hallway	3.60m ²
3	Bedroom	9.42m ²
4	Bathroom	2.92m ²
5	Bedroom	23.31m ²
6	Balcony	3.78m ²
7	Bathroom	3.84m ²
8	Living Room/Dinning Room/Kitchen	20.78m ²
9	Balcony	3.92m ²
TOTAL		75.78m²
Private Garden		58.88m²

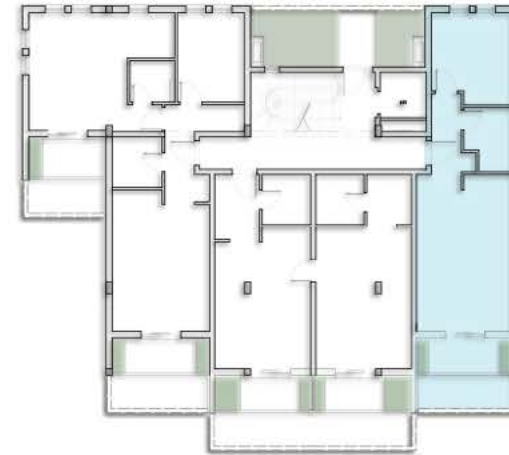
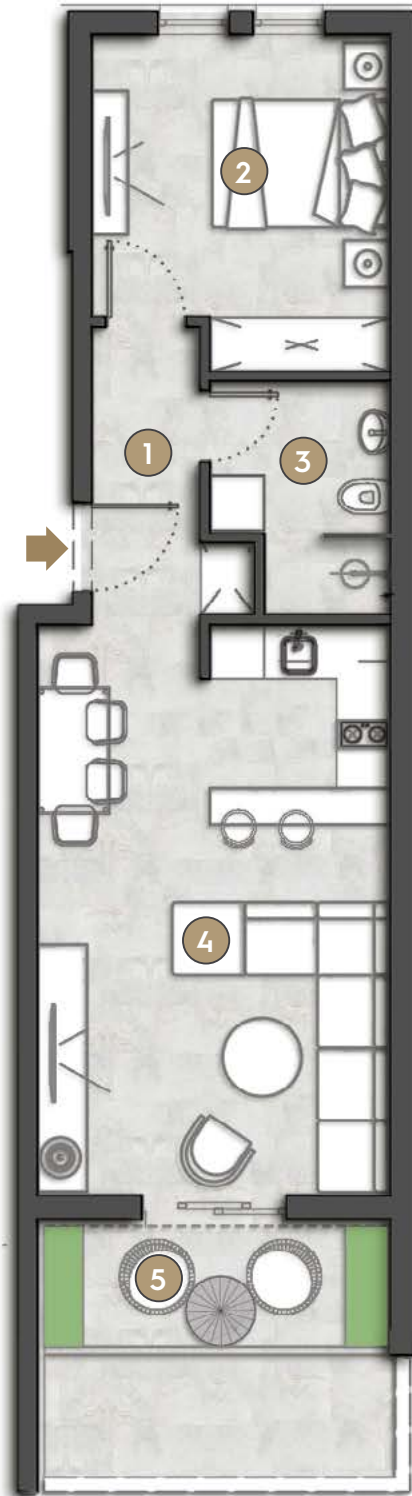




ORION 1B

1	Hallway	4.78m ²
2	Bathroom	3.75m ²
3	Living Room/Dinning Room/Kitchen	20.13m ²
4	Balcony	3.17m ²
5	Balcony	3.17m ²
6	Bedroom	21.48m ²
7	Walk-in Closet	3.73m ²
8	Bathroom	3.79m ²
TOTAL		64.00m²
Private Garden		31.77m²

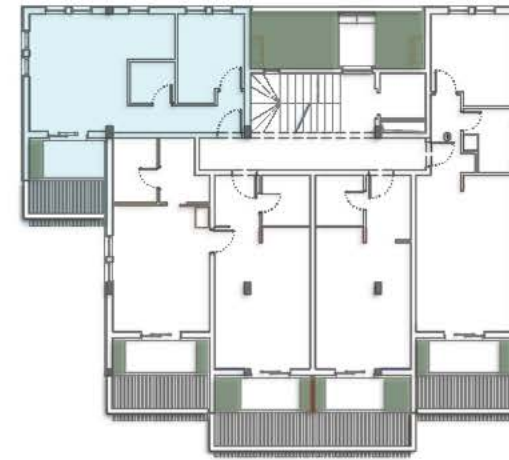
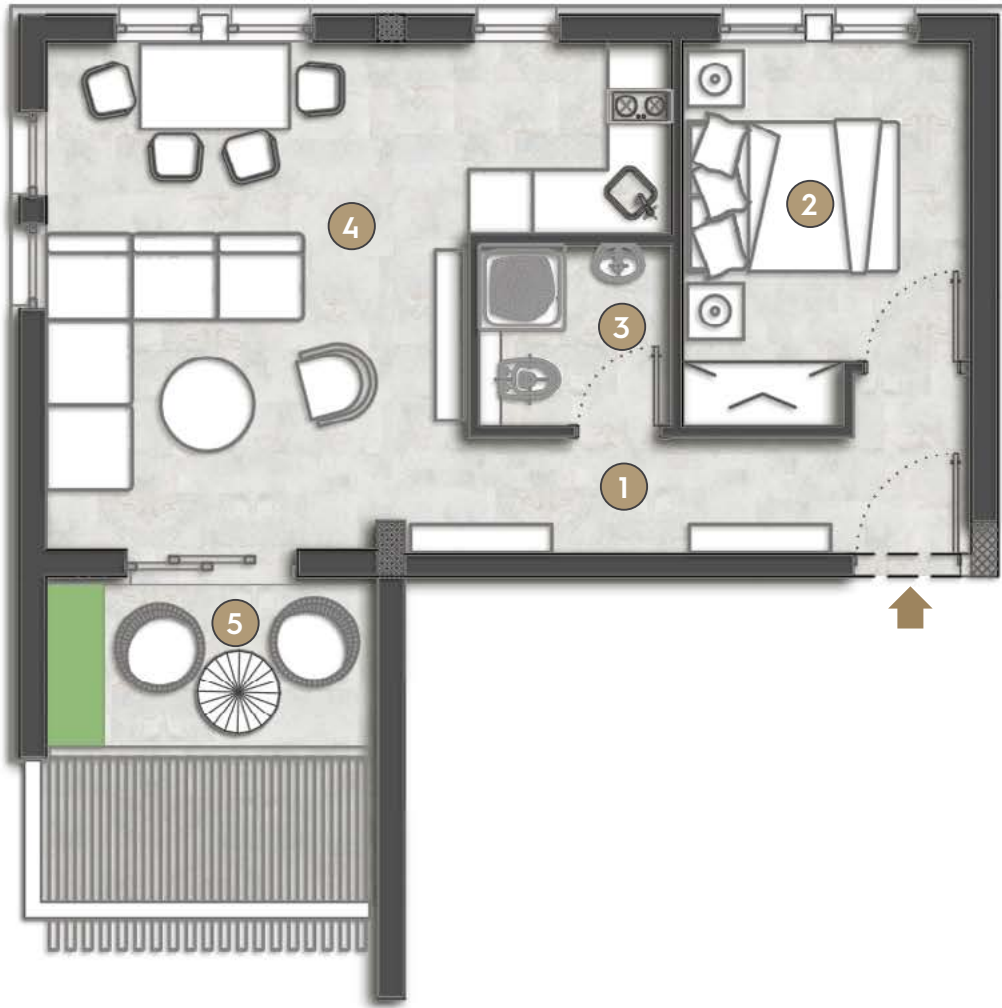




ORION 1C

1	Hallway	4.53m ²
2	Bedroom	11.30m ²
3	Bathroom	4.44m ²
4	Living Room/Dinning Room/Kitchen	24.08m ²
5	Balcony	3.83m ²
TOTAL		48.18m²
Private Garden		20.90m ²

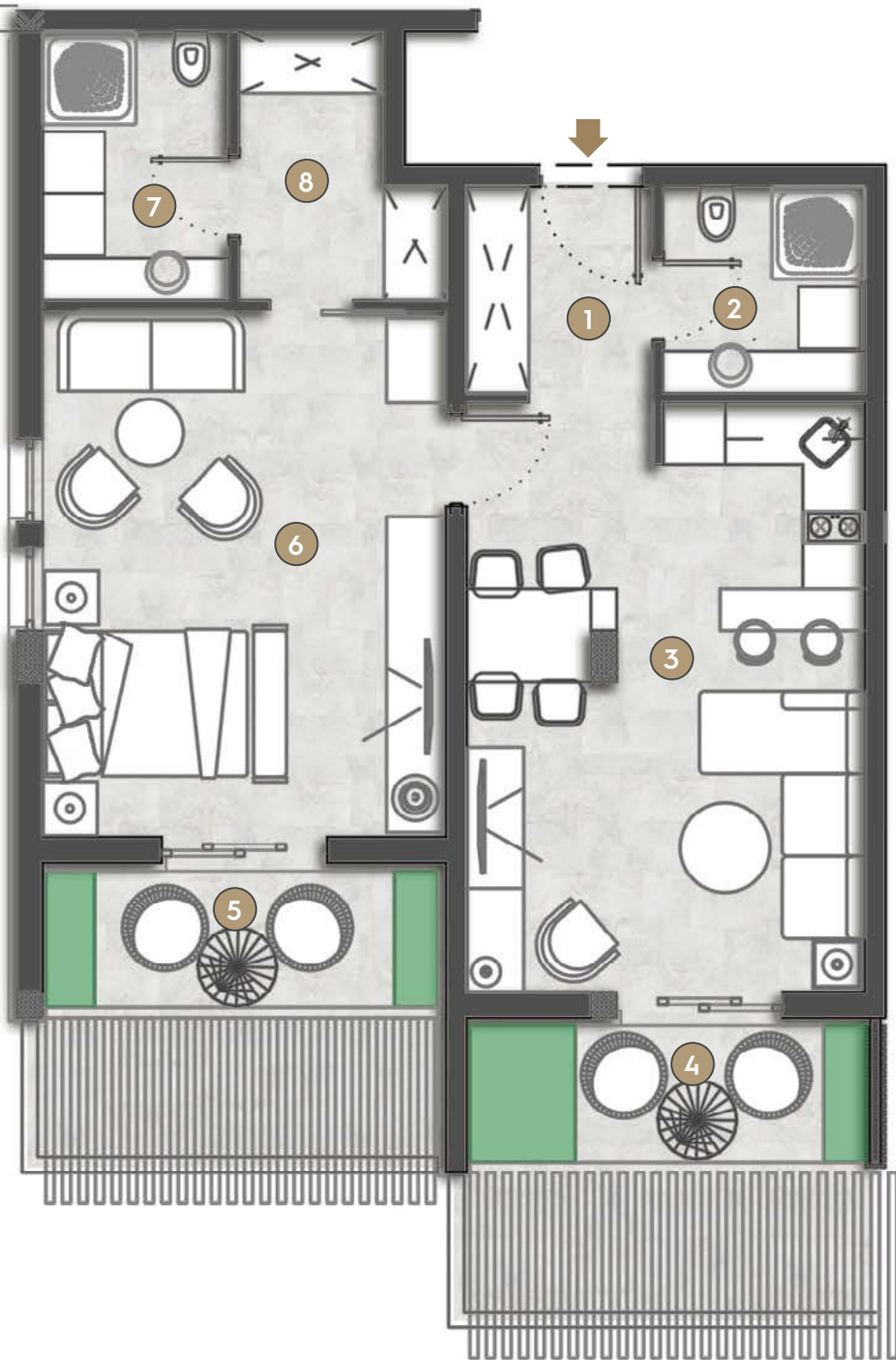




ORION 2A

1	Hallway	5.90m ²
2	Bedroom	8.82m ²
3	Bathroom	2.96m ²
4	Living Room/Dinning Room/Kitchen	21.72m ²
5	Balcony	3.78m ²
TOTAL		43.18m²

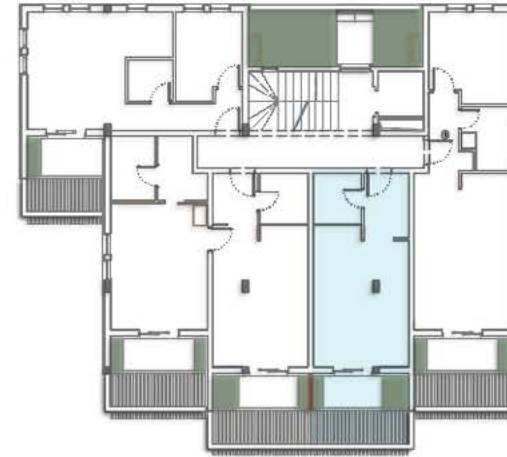
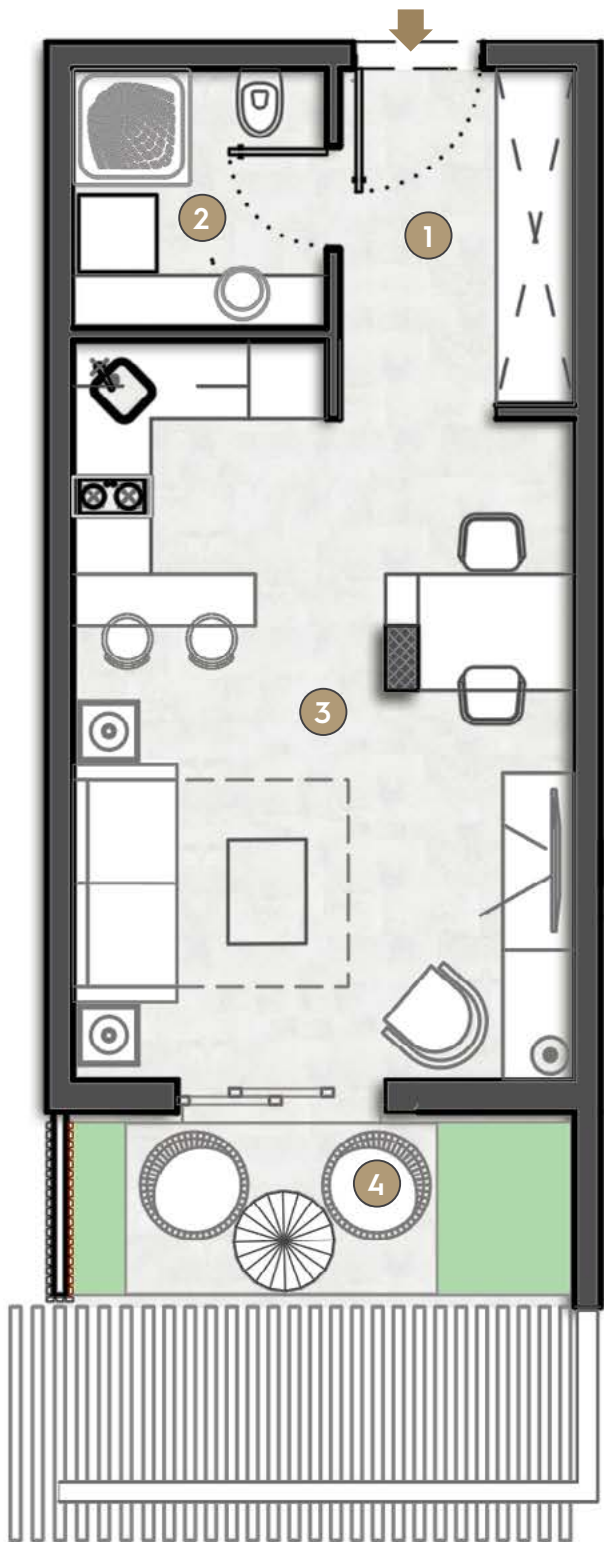




ORION 2B

1	Hallway	3.72m ²
2	Bathroom	3.74m ²
3	Living Room/Dinning Room/Kitchen	21.44m ²
4	Balcony	3.17m ²
5	Balcony	3.83m ²
6	Bedroom	19.53m ²
7	Bathroom	4.51m ²
8	Walk-in Closet	4.34m ²
TOTAL		64.28m²

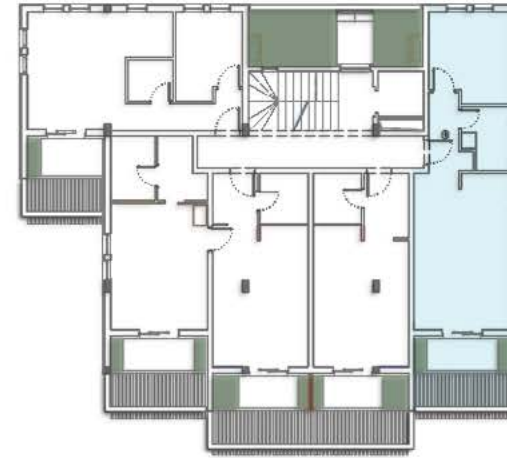
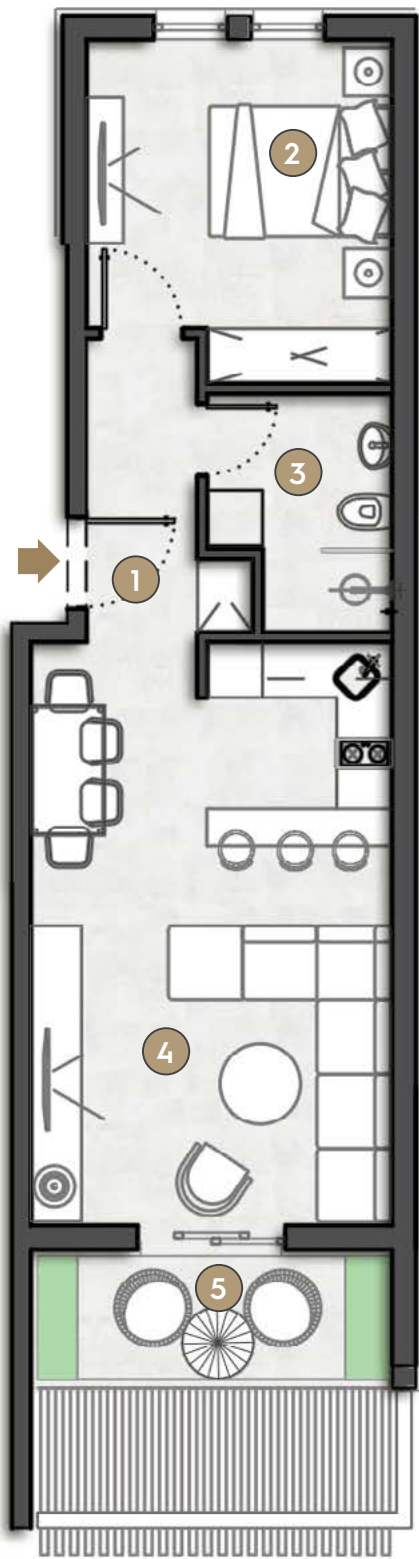




ORION 2C

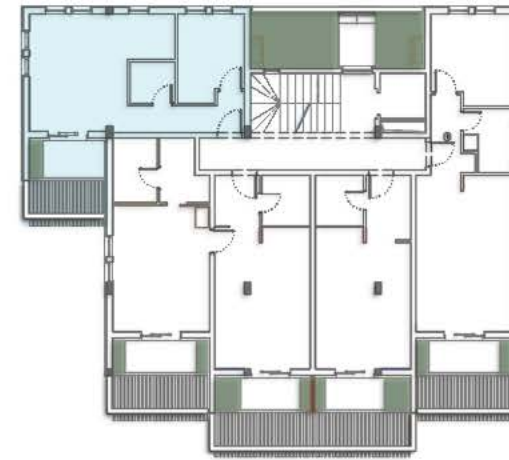
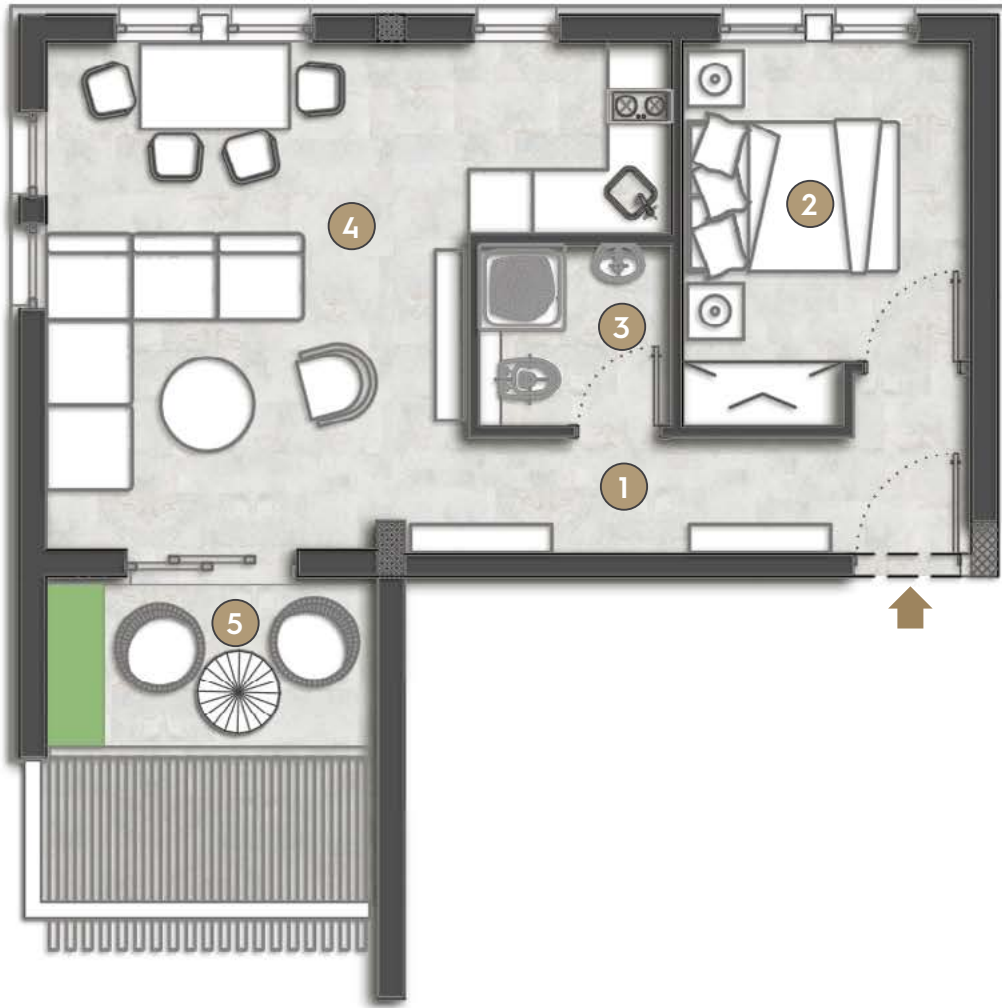
1	Hallway	4.78m ²
2	Bathroom	3.74m ²
3	Living Room/Dinning Room/Kitchen	20.10m ²
4	Balcony	3.17m ²
TOTAL		31.79m²





ORION 2D		
1	Hallway	4.54m ²
2	Bedroom	11.30m ²
3	Bathroom	4.44m ²
4	Living Room/Dinning Room/Kitchen	24.08m ²
5	Balcony	3.83m ²
TOTAL		48.19m²

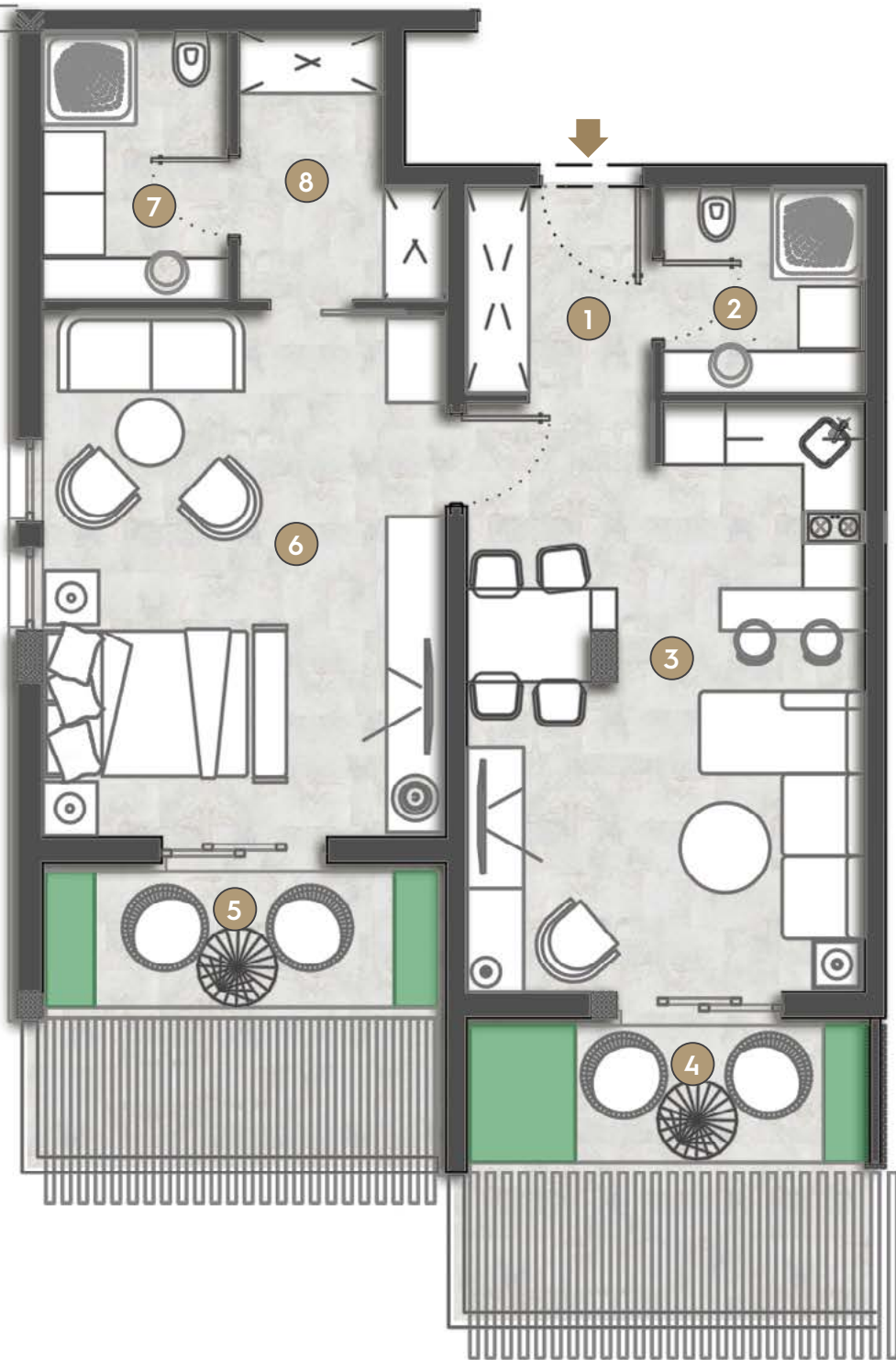




ORION 3A

1	Hallway	5.90m ²
2	Bedroom	8.82m ²
3	Bathroom	2.96m ²
4	Living Room/Dinning Room/Kitchen	21.72m ²
5	Balcony	3.78m ²
TOTAL		43.18m²

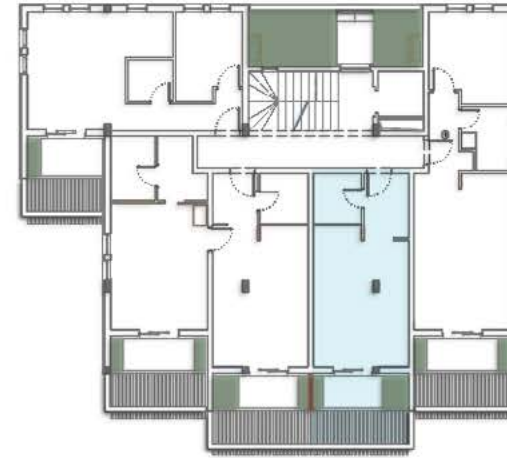
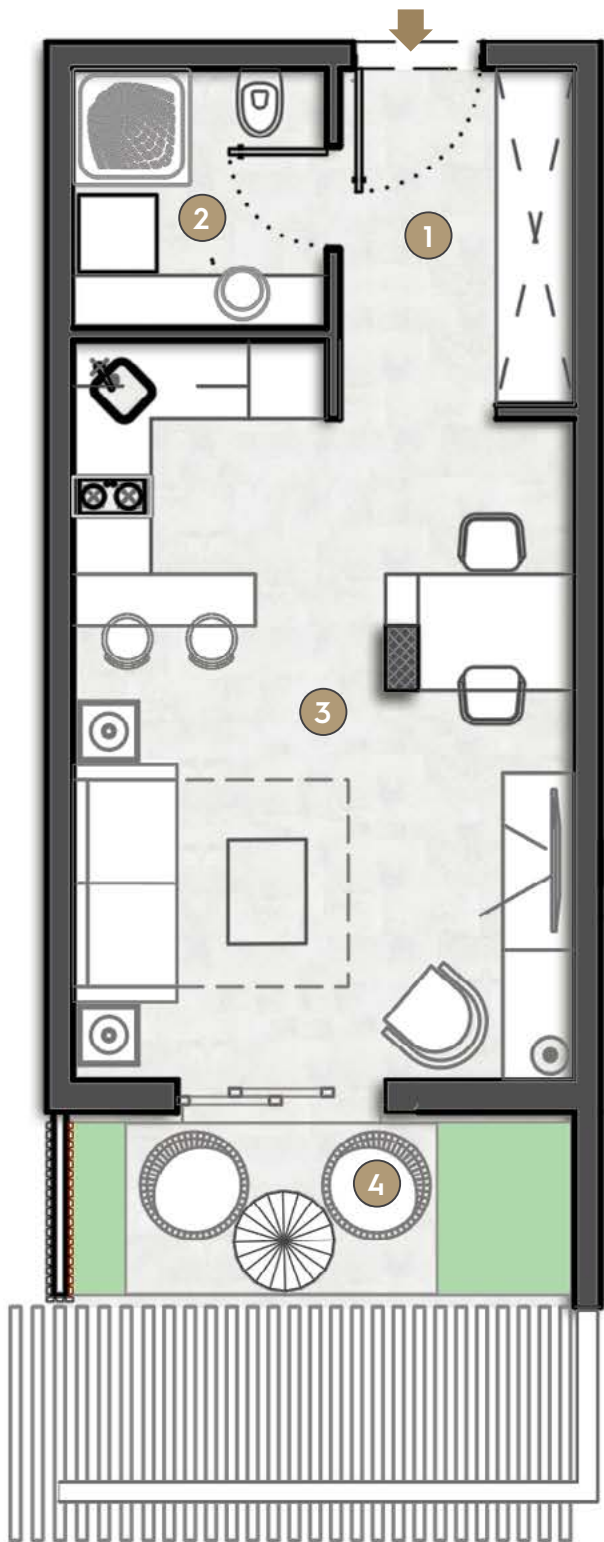




ORION 3B

1	Hallway	3.72m ²
2	Bathroom	3.74m ²
3	Living Room/Dinning Room/Kitchen	21.44m ²
4	Balcony	3.17m ²
5	Balcony	3.83m ²
6	Bedroom	19.53m ²
7	Bathroom	4.51m ²
8	Walk-in Closet	4.34m ²
TOTAL		64.28m²

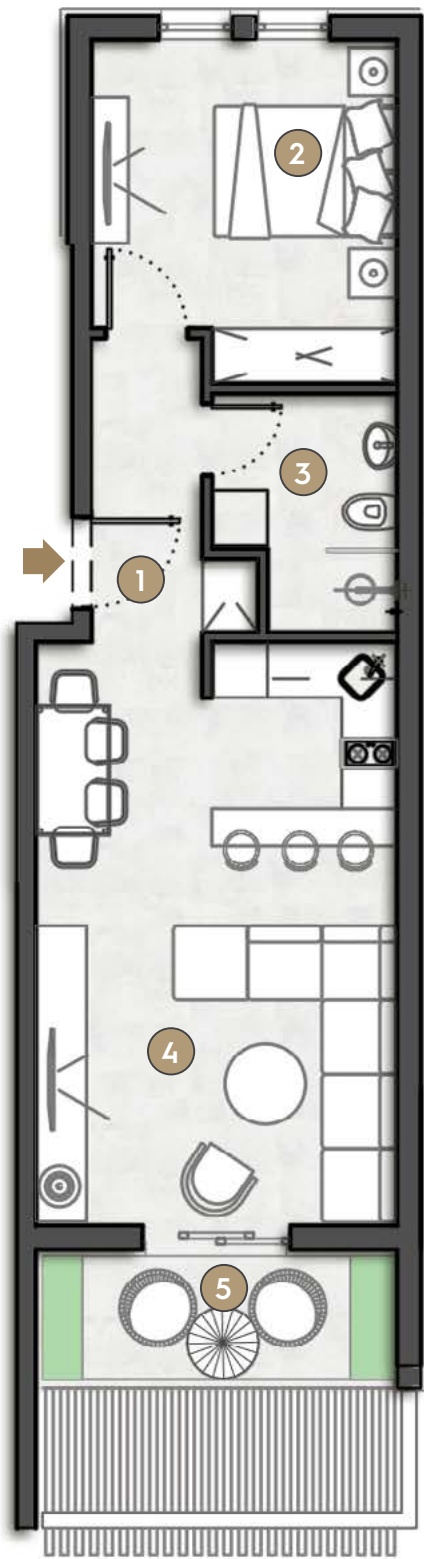




ORION 3C

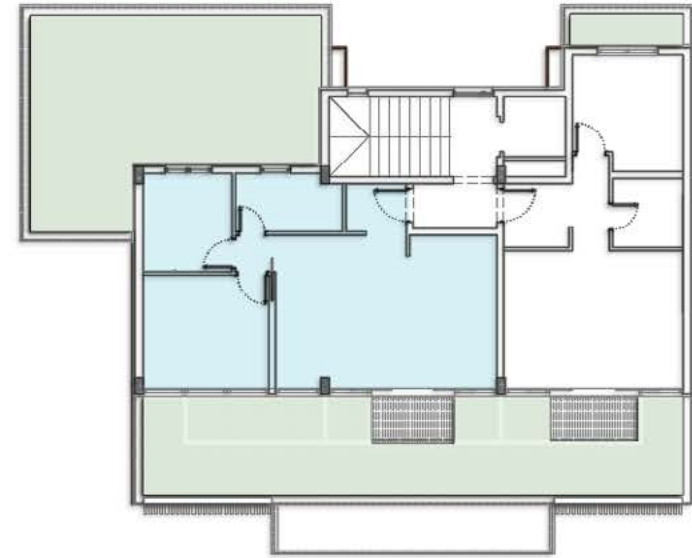
1	Hallway	4.78m ²
2	Bathroom	3.74m ²
3	Living Room/Dinning Room/Kitchen	20.10m ²
4	Balcony	3.17m ²
TOTAL		31.79m²





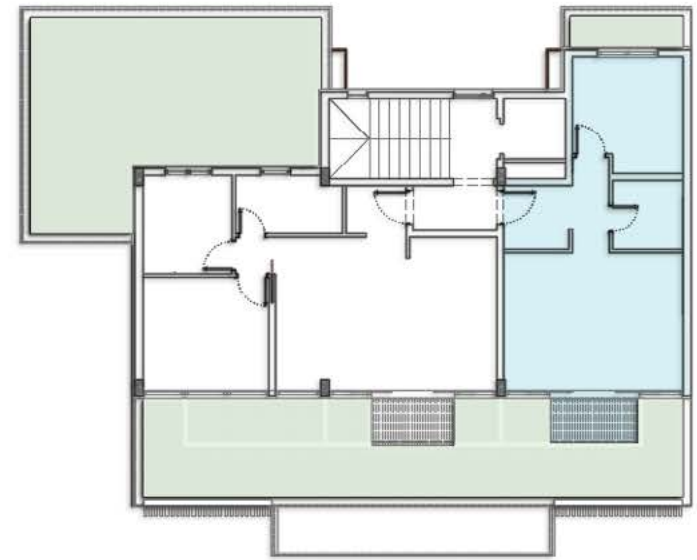
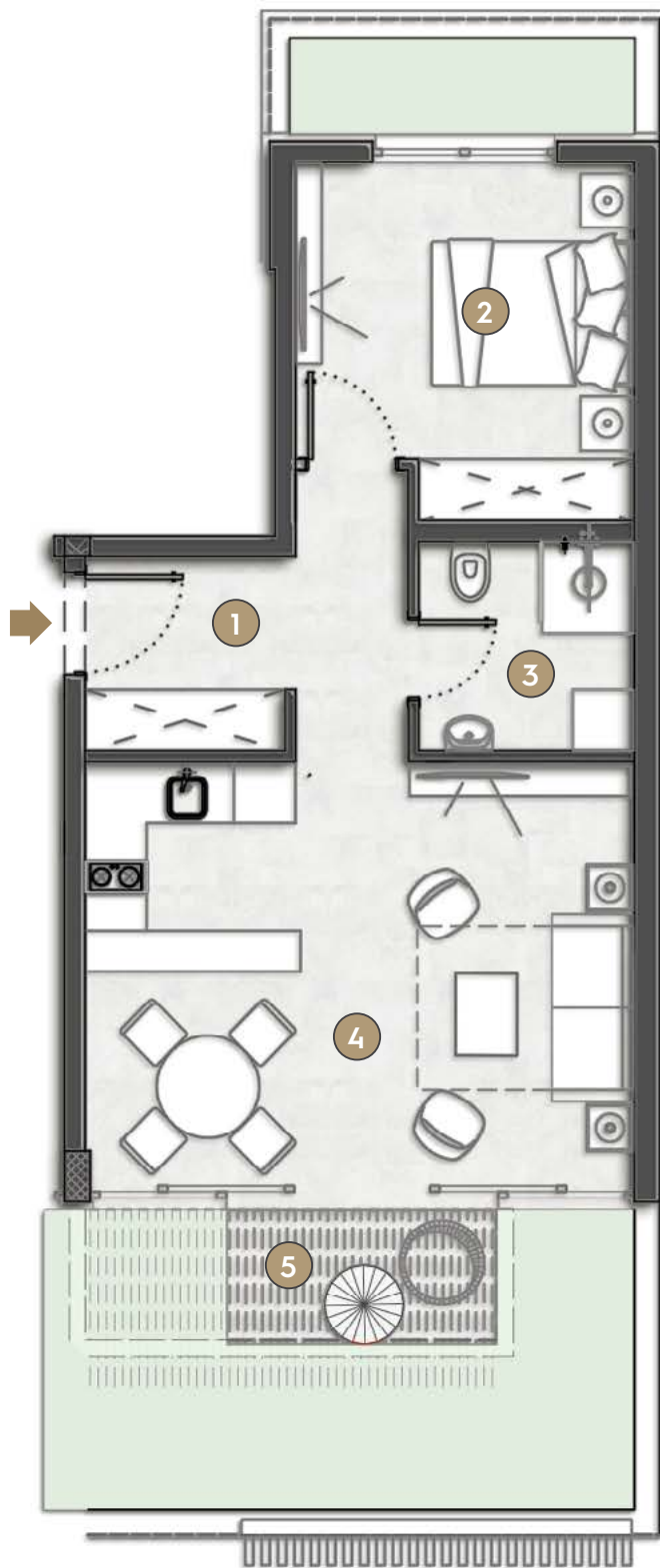
ORION 3D		
1	Hallway	4.54m ²
2	Bedroom	11.30m ²
3	Bathroom	4.44m ²
4	Living Room/Dinning Room/Kitchen	24.08m ²
5	Balcony	3.83m ²
TOTAL		48.19m²





ORION 4A		
1	Hallway	2.64m ²
2	Bathroom	5.27m ²
3	Bedroom	7.60m ²
4	Bedroom	12.28m ²
5	Hallway	1.63m ²
6	Living Room/Dinning Room/Kitchen	29.42m ²
7	Balcony	3.50m ²
TOTAL		62.34m²
Terrace		82.93m²





ORION 4B

1	Hallway	6.98m ²
2	Bedroom	10.56m ²
3	Bathroom	4.20m ²
4	Living Room/Dinning Room/Kitchen	21.55m ²
5	Balcony	3.50m ²
TOTAL		46.79m²
Terrace		17.77m ²





A STAR SERENITY
— KUMBOR —

The visuals in this catalogue are intended solely for marketing purposes and to provide a general conceptual representation of the A Star Serenity Kumbor project. These visuals should not be interpreted as an offer or commitment in any circumstances. The visuals demonstrate initial landscaping and technical specification drafts envisioned for the A Star Serenity Kumbor project. Please note that the three-dimensional renderings are not final or exact representations of the final plans. Adria Star MNE reserves the right, at its discretion, to make full or partial modifications or revisions to the floor plans, drawings, and technical specifications. All visuals featured in this catalogue are the exclusive property of Adria Star MNE and may not be used for sales or marketing purposes by any unauthorized individuals or entities.