

RE
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CENTRAL
PARK
CITY WALK
FERN

REIMAGINE THE URBAN JUNGLE





REIMAGINE THE URBAN JUNGLE

Big city living is by definition a fast-paced lifestyle set amongst high rises and bright lights. It is almost a blessing when you get to take refuge in a green space, away from the concrete surroundings. But what if we could blur the lines between urban and nature? Central Park at City Walk brings both of these worlds together. Premium homes and lush green landscapes set in the heart of Dubai create a true park lifestyle community that will make you reimagine what the urban jungle is.





MERAAS

Meraas has illustrated its position as a leading master developer by creating and consistently delivering residential developments that strengthen Dubai's position as a global real estate investment destination of choice. Meraas has built a powerful legacy of developing creative spaces and establishing recognisable landmarks, leading to enriching lifestyle experiences for its residents.



Its cutting-edge portfolio comprises of leading developments across waterfront, urban, and suburban locations in Dubai, such as City Walk Residences, Bluewaters Residences, Nikki Beach Residences, BVLGARI Residences and Port de La Mer, to name but a few. Meraas is synonymous with sophistication and innovation and offers best in class residential developments that appeal to a discerning, global customer.

CITY WALK

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City Walk is a creative lifestyle space to live, work and play in the heart of Dubai. Conceptualised by world-renowned designers, this high-end destination includes international retail offerings, upscale gourmet restaurants, world-class residences, and luxurious hotels, combining Dubai's love of out-of-the-box thinking with contemporary convenience. Built around movement, sharing, and community, the modern urban mix and easy connectivity make it one of the most prominent and recognisable neighbourhoods in Dubai.

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CONNECTIVITY

Connected to well-established road networks and highways, while being ideally located between Al Wasl Road and Sheikh Zayed Road, Central Park at City Walk is ideally placed for quick and convenient access to major landmarks in Dubai.

1

MINUTE FROM
CITY WALK MALL

5

MINUTES FROM
COCA-COLA ARENA

10

MINUTES TO
JUMEIRAH BEACH

15

MINUTES TO
BURJ AL ARAB

15

MINUTES TO
DUBAI INT. AIRPORT

15

MINUTES TO
LA MER BEACH

20

MINUTES TO
THE PALM JUMEIRAH

20

MINUTES TO
DUBAI MARINA

50

MINUTES TO
AL MAKTOUM INT. AIRPORT

CENTRAL PARK AT CITY WALK



Imagine waking up in the heart of the city but opening your curtains and seeing nothing but lush greenery, with a backdrop of the magnificent Dubai skyline. Imagine stepping outside and being able to take part in countless activities all within your own private park. Imagine all of this being surrounded by some of the city's finest restaurants, world-class hotels, massive shopping centres and amazing leisure and entertainment outlets. You don't have to imagine anymore — live re-energised by nature in Central Park at City Walk.



AMENITIES

Central Park at City Walk features such a wide range of facilities and amenities that they cannot all be found in any community in the city. There is something for all age groups to enjoy.



Pools and water play areas | Kids play area | Running track | Dog park | Multi-use games and sports lawns | Tennis and squash courts | Half-court basketball | Skateable landscape | Games tables | Outdoor gym and fitness station | Spa and sauna
Yoga and meditation areas | Dining outlets and retail stores | Function rooms | Nursery | Events area
Picnic pavilions | Outdoor barbeque areas

FERN

Set in a prime location, residents of Fern will have phenomenal views of Central Park. The signature contemporary architectural style, along with lush surroundings, will make this a truly unique home within Dubai. Fern consists of 1, 2, 3 and 4-bedroom apartments as well as 2 exclusive penthouses.



*STATE-OF-THE-ART
FITNESS CENTRE*



*TO KEEP HEALTHY AND
IN GOOD SHAPE*





*EXPANSIVE INFINITY
POOL OFFERING*



*AWE-INSPIRING
SEA VIEWS*

*EVERYTHING
YOU NEED*



*JUST AROUND
THE CORNER*



MASTER PLAN



FERN
FLOOR PLANS

1 BEDROOM

APARTMENT TYPE A1, A2, A3, A4, A5, A6



APARTMENT TYPE	APARTMENT AREA		APARTMENT AREA (sq. ft.)			
	NET	GROSS	BED	LIVING	KITCHEN	BATH
A1	440	500	120	120	100	100
A2	440	500	120	120	100	100
A3	440	500	120	120	100	100
A4	440	500	120	120	100	100
A5	440	500	120	120	100	100
A6	440	500	120	120	100	100

*NET AREA IS INDICATED IN RED. GROSS AREA IS INDICATED IN GREEN.

1 BEDROOM

APARTMENT TYPE A7, A8, A9, A10, A11, A12



APARTMENT TYPE	APARTMENT AREA		APARTMENT AREA (sq. ft.)			
	NET	GROSS	BED	LIVING	KITCHEN	BATH
A7	440	500	120	120	100	100
A8	440	500	120	120	100	100
A9	440	500	120	120	100	100
A10	440	500	120	120	100	100
A11	440	500	120	120	100	100
A12	440	500	120	120	100	100

*NET AREA IS INDICATED IN RED. GROSS AREA IS INDICATED IN GREEN.

2 BEDROOM APARTMENT TYPE A1, A2



Room	Area (sq. ft.)	Area (sq. m.)	Volume (cu. ft.)
Living Area	100	9.3	2700
Dining Area	80	7.4	2340
Kitchen	60	5.6	1710
Bedroom 1	100	9.3	2700
Bedroom 2	100	9.3	2700
Bathroom	40	3.7	1110
Terrace	100	9.3	2700
Total	580	53.9	15660

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE.

2 BEDROOM APARTMENT TYPE A3, A4



Room	Area (sq. ft.)	Area (sq. m.)	Volume (cu. ft.)
Living Area	100	9.3	2700
Dining Area	80	7.4	2340
Kitchen	60	5.6	1710
Bedroom 1	100	9.3	2700
Bedroom 2	100	9.3	2700
Bathroom	40	3.7	1110
Terrace	100	9.3	2700
Total	580	53.9	15660

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2 BEDROOM APARTMENT TYPE B1



Room	Area (sq. ft.)	Area (sq. m.)	Area (sq. ft.)	Area (sq. m.)
Living Room	120	11.15	120	11.15
Dining Room	80	7.43	80	7.43
Kitchen	60	5.57	60	5.57
Bedroom 1	100	9.29	100	9.29
Bedroom 2	100	9.29	100	9.29
Bathroom	40	3.70	40	3.70
Other	100	9.29	100	9.29
Total	500	46.52	500	46.52

ALL DIMENSIONS ARE IN METERS UNLESS SPECIFIED OTHERWISE IN SQUARE METERS



2 BEDROOM APARTMENT TYPE B.2, B.3



Room	Area (sq. ft.)	Area (sq. m.)	Area (sq. ft.)	Area (sq. m.)
Living Room	120	11.15	120	11.15
Dining Room	80	7.43	80	7.43
Kitchen	60	5.57	60	5.57
Bedroom 1	100	9.29	100	9.29
Bedroom 2	100	9.29	100	9.29
Bathroom	40	3.70	40	3.70
Other	100	9.29	100	9.29
Total	500	46.52	500	46.52

ALL DIMENSIONS ARE IN METERS UNLESS SPECIFIED OTHERWISE IN SQUARE METERS

- LEVEL 10
- LEVEL 11
- LEVEL 12
- LEVEL 13
- LEVEL 14
- LEVEL 15



2 BEDROOM
APARTMENT TYPE C1



Room	Area (sq. ft.)	Area (sq. m.)	Area (sq. ft.)	Area (sq. m.)
Living Area	14.5	1.34	14.5	1.34
Dining Area	10.5	0.97	10.5	0.97
Kitchen	10.5	0.97	10.5	0.97
Bedroom 1	10.5	0.97	10.5	0.97
Bedroom 2	10.5	0.97	10.5	0.97
Bathroom	5.5	0.51	5.5	0.51
Balcony	10.5	0.97	10.5	0.97
Total	72.5	6.68	72.5	6.68

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE.



2 BEDROOM
APARTMENT TYPE D1



Room	Area (sq. ft.)	Area (sq. m.)	Area (sq. ft.)	Area (sq. m.)
Living Area	14.5	1.34	14.5	1.34
Dining Area	10.5	0.97	10.5	0.97
Kitchen	10.5	0.97	10.5	0.97
Bedroom 1	10.5	0.97	10.5	0.97
Bedroom 2	10.5	0.97	10.5	0.97
Bathroom	5.5	0.51	5.5	0.51
Balcony	10.5	0.97	10.5	0.97
Total	72.5	6.68	72.5	6.68

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE.



3 BEDROOM APARTMENT TYPE A1, A2



NO.	DESCRIPTION	AREA (SQ. FT.)	REMARKS
1	Living Area	120	60' x 20'
2	Dining Area	120	60' x 20'
3	Kitchen	120	60' x 20'
4	Bedroom 1	120	60' x 20'
5	Bedroom 2	120	60' x 20'
6	Bedroom 3	120	60' x 20'
7	Bathroom	120	60' x 20'
8	W.C.	120	60' x 20'
9	Storage	120	60' x 20'
10	Other	120	60' x 20'

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE.

3 BEDROOM APARTMENT TYPE A3, A4



NO.	DESCRIPTION	AREA (SQ. FT.)	REMARKS
1	Living Area	120	60' x 20'
2	Dining Area	120	60' x 20'
3	Kitchen	120	60' x 20'
4	Bedroom 1	120	60' x 20'
5	Bedroom 2	120	60' x 20'
6	Bedroom 3	120	60' x 20'
7	Bathroom	120	60' x 20'
8	W.C.	120	60' x 20'
9	Storage	120	60' x 20'
10	Other	120	60' x 20'

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE.

3 BEDROOM APARTMENT TYPE B1



NO.	AREA	MEASURE	TOTAL AREA
01	Living Room	12'0" x 12'0"	144 sq. ft.
02	Dining Room	10'0" x 10'0"	100 sq. ft.
03	Kitchen	8'0" x 10'0"	80 sq. ft.
04	Bedroom 1	10'0" x 10'0"	100 sq. ft.
05	Bedroom 2	10'0" x 10'0"	100 sq. ft.
06	Bedroom 3	10'0" x 10'0"	100 sq. ft.
07	Bathroom	5'0" x 7'0"	35 sq. ft.
08	W.C.	3'0" x 5'0"	15 sq. ft.
09	Balcony	10'0" x 5'0"	50 sq. ft.
10	Storage	5'0" x 5'0"	25 sq. ft.
11	Entrance	5'0" x 5'0"	25 sq. ft.
12	Corridor	5'0" x 5'0"	25 sq. ft.
13	Living Room	12'0" x 12'0"	144 sq. ft.
14	Dining Room	10'0" x 10'0"	100 sq. ft.
15	Kitchen	8'0" x 10'0"	80 sq. ft.
16	Bedroom 1	10'0" x 10'0"	100 sq. ft.
17	Bedroom 2	10'0" x 10'0"	100 sq. ft.
18	Bedroom 3	10'0" x 10'0"	100 sq. ft.
19	Bathroom	5'0" x 7'0"	35 sq. ft.
20	W.C.	3'0" x 5'0"	15 sq. ft.
21	Balcony	10'0" x 5'0"	50 sq. ft.
22	Storage	5'0" x 5'0"	25 sq. ft.
23	Entrance	5'0" x 5'0"	25 sq. ft.
24	Corridor	5'0" x 5'0"	25 sq. ft.

ALL DIMENSIONS ARE IN METERS (M) AND FEET (FT). DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE.

3 BEDROOM APARTMENT TYPE B2



NO.	AREA	MEASURE	TOTAL AREA
01	Living Room	12'0" x 12'0"	144 sq. ft.
02	Dining Room	10'0" x 10'0"	100 sq. ft.
03	Kitchen	8'0" x 10'0"	80 sq. ft.
04	Bedroom 1	10'0" x 10'0"	100 sq. ft.
05	Bedroom 2	10'0" x 10'0"	100 sq. ft.
06	Bedroom 3	10'0" x 10'0"	100 sq. ft.
07	Bathroom	5'0" x 7'0"	35 sq. ft.
08	W.C.	3'0" x 5'0"	15 sq. ft.
09	Balcony	10'0" x 5'0"	50 sq. ft.
10	Storage	5'0" x 5'0"	25 sq. ft.
11	Entrance	5'0" x 5'0"	25 sq. ft.
12	Corridor	5'0" x 5'0"	25 sq. ft.
13	Living Room	12'0" x 12'0"	144 sq. ft.
14	Dining Room	10'0" x 10'0"	100 sq. ft.
15	Kitchen	8'0" x 10'0"	80 sq. ft.
16	Bedroom 1	10'0" x 10'0"	100 sq. ft.
17	Bedroom 2	10'0" x 10'0"	100 sq. ft.
18	Bedroom 3	10'0" x 10'0"	100 sq. ft.
19	Bathroom	5'0" x 7'0"	35 sq. ft.
20	W.C.	3'0" x 5'0"	15 sq. ft.
21	Balcony	10'0" x 5'0"	50 sq. ft.
22	Storage	5'0" x 5'0"	25 sq. ft.
23	Entrance	5'0" x 5'0"	25 sq. ft.
24	Corridor	5'0" x 5'0"	25 sq. ft.

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4 BEDROOM APARTMENT TYPE A1



4 BEDROOM APARTMENT TYPE A2



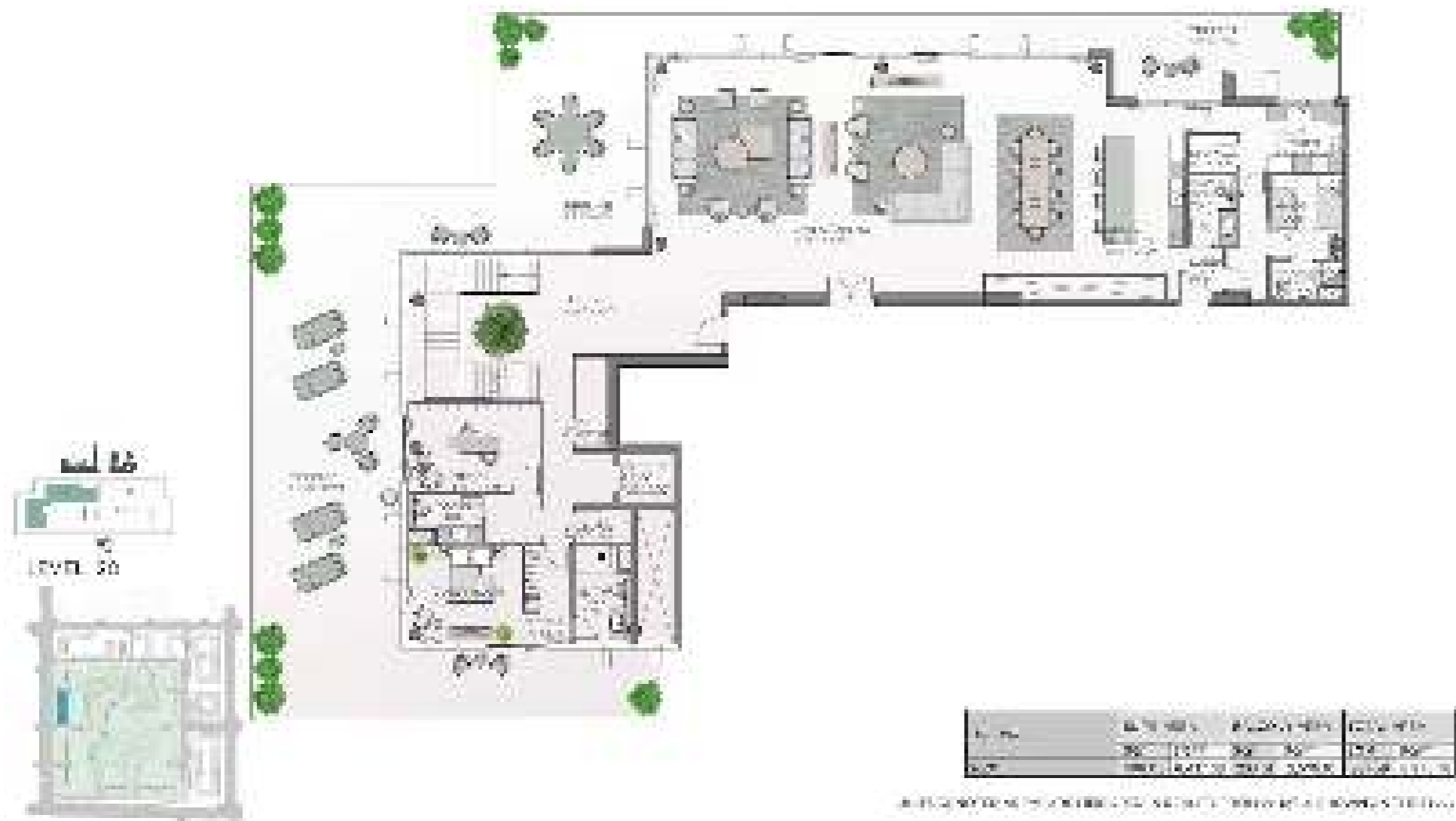
APARTMENT TYPE	NO. OF BEDROOMS	NO. OF BATHS	NO. OF TOILETS
A1	4	2	2

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APARTMENT TYPE	NO. OF BEDROOMS	NO. OF BATHS	NO. OF TOILETS
A2	4	2	2

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PENTHOUSE
APARTMENT TYPE A1- LOWER LEVEL



Area	Area (sq. ft.)	Area (sq. m.)	Total Area (sq. ft.)
Living Area	1,200	111	1,200
Bedroom	1,000	93	1,000
Kitchen	800	74	800
Bathroom	400	37	400
Other	200	19	200
Total	3,600	334	3,600

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PENTHOUSE
APARTMENT TYPE A1- UPPER LEVEL



Area	Area (sq. ft.)	Area (sq. m.)	Total Area (sq. ft.)
Living Area	1,200	111	1,200
Bedroom	1,000	93	1,000
Kitchen	800	74	800
Bathroom	400	37	400
Other	200	19	200
Total	3,600	334	3,600

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PENTHOUSE
APARTMENT TYPE A2- LOWER LEVEL



Area	Area (sq. ft.)	Area (sq. m.)	Total Area
Living Area	1,200	111	1,200
Bedroom	800	74	800
Bathroom	400	37	400
Kitchen	300	28	300
Other	200	19	200
Total	2,900	269	2,900

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PENTHOUSE
APARTMENT TYPE A2- UPPER LEVEL



Area	Area (sq. ft.)	Area (sq. m.)	Total Area
Living Area	1,200	111	1,200
Bedroom	800	74	800
Bathroom	400	37	400
Kitchen	300	28	300
Other	200	19	200
Total	2,900	269	2,900

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DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

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