

# CENTRAL PARK

CITY WALK  
ERA



## FERN - CENTRAL PARK

LOCATION: CITY WALK      COMPLETED: JULY 2026

Fern sits to the north-west of Central Park at City Walk. The Fern complex is part of the phased Central Park project and has a range of stylish 1-4 bedroom apartments and 2 exclusive 5BR duplex penthouses. All units in the Fern development come with a utility room and at least one balcony or terrace overlooking the Central Park, Downtown Dubai and City Walk. All residences have open-plan living/dining rooms and are very spacious compared with similar developments in the surrounding areas.

### FACILITIES

- INFINITY POOL
- DOG PARK
- RETAIL AND F&B
- NURSERY
- RUNNING TRACK
- FITNESS CENTER
- TENNIS & SQUASH COURTS
- YOGA & MEDITATION AREAS
- KID'S POOL
- SPORTS & GAMES LAWNS
- CHILDREN'S PLAY AREA

### SIZES & PRICES

1 BR - 782 SQFT TO 978 SQFT	FROM AED 1,499,000
2 BR - 1,125 SQFT TO 1,736 SQFT	FROM AED 2,470,000
3 BR - 1,814 SQFT TO 3,082 SQFT	FROM AED 4,450,000
4 BR - 2,716 SQFT TO 3,079 SQFT	FROM AED 8,950,000

### LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Geant Express, Al Shehaib Grocery, Carrefour Market, Supermarche, New Safest Way Supermarket

**PUBLIC TRANSPORT:** METRO-Burj Khalifa/The Dubai, BUS - City Walk 2, DEWA Al Wasl Customer Happiness Center

**SCHOOLS/NURSERIES:** Al Raya Girl's School, St Mark School, Shfa Private School, Qartabat Intermediate School, Fantasy Land Montessori Nursery

**MEDICAL FACILITIES:** Valiant Clinic & Hospital, Monroe Medical Center, Jafza Medical Center, New Hope Medial Center

**RETAIL/F&B:** On-site, City Walk, Galleria Mall, Mazaya Shopping Center, Al Wasl Road

**PETROL STATION:** ENOC, Emarat- Safa, EDNOC

**LANDMARKS:** City Walk, Burj Khalifa, Downtown Dubai, Business Bay, Jumeirah Beach, Box Park

### LOCATION FACTORS

- LOCATED IN THE HEART OF THE CITY IN BETWEEN DOWNTOWN DUBAI AND AL WASL ROAD
- EASY ACCESS TO AL WASL ROAD, AL KAIL ROAD AND THE SHEIKH ZAYED ROAD
- EXCELLENT ROAD CONNECTIONS
- 15 MINUTE WALK TO THE DUBAI MALL METRO STATION
- INCREDIBLE VIEWS OF DUBAI SKYLINE & CITY WALK NEIGHBOURHOOD
- EXTREMELY WELL-CONNECTED AREA
- NEXT TO DOWNTOWN DUBAI, DIFC AND BUSINESS BAY, SATWA
- RETAIL, F&B AND MEDICAL FACILITIES ALL LOCATED WITHIN WALKING DISTANCE
- 1 MINUTE WALK TO CITY WALK
- 10 MINUTES TO DOWNTOWN DUBAI
- LESS THAN 20 MINUTES TO DXB AIRPORT



+7 969 179 97 79



All residences feature green and grey light-coloured interiors and finishes throughout, and meticulously selected materials that emphasize a connection with the natural environment. The floor-to-ceiling windows allow plenty of light into each unit, which complements the open living spaces. All units will come with at least one balcony, with some residences having wraparound terraces.

## PITCH POINTS / WHY BUY?

- EXCELLENT CITY LOCATION – VIRIDIAN IS SITUATED WITHIN THE PARK CENTRAL PARK AT CITY WALK
- FREEHOLD DEVELOPMENT
- EXCELLENT ROI POTENTIAL
- ATTRACTIVE PAYMENT PLAN
- GREAT SURROUNDING INFRASTRUCTURE WITH PLENTY OF SCHOOLS, MEDICAL FACILITIES AND RETAIL/GROCERY STORES ALL WITHIN WALKING DISTANCE
- MERAAS IS GOVERNMENT OWNED AND A VERY REPUTABLE DEVELOPER IN THE UAE
- PLENTY OF ENTERTAINMENT AND LEISURE OPTIONS SURROUNDING THE COMPLEX – GREEN PLANET, BOX PARK, HUB-ZERO, COCA COLA ARENA
- VERY SPACIOUS RESIDENCES COMPARED WITH SIMILAR DEVELOPMENTS WITHIN THE SURROUNDING AREAS

**PAYMENT PLAN:** 50/50 (20% booking fee, 30% during construction)

**ROI:** 6%

## DEVELOPER OVERVIEW

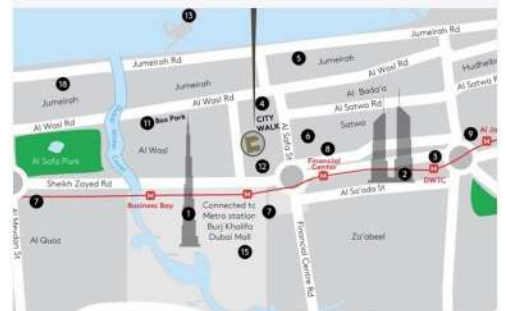
MERAAS HOLDING LLC OPERATES AS A HOLDING COMPANY AND OFFER 6 SUBSIDIARIES, INCLUDING RETAIL, F&B, HOSPITALITY, HEALTHCARE, ENTERPRISE AND REAL ESTATE. THE PORTFOLIO OF MERAAS COMPRISES OF LEADING DEVELOPMENTS SUCH AS CITY WALK RESIDENCES, BLUEWATERS RESIDENCES, NIKKI BEACH RESIDENCES, BULGARI RESIDENCES, PORT DE LA MER, LA MER MAISONS, JUMEIRAH BAY, CHERRYWOODS AND MANY MORE.

## THINGS TO KNOW

SERVICE CHARGE:	FROM AED 24 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 50% PAYMENT. READY PROPERTY – ANYTIME.

## IN CLOSE PROXIMITY

- 200m CITY WALK
- 550m CITY WALK 2 BUS STOP
- 850m VALIANT CLINIC & HOSPITAL
- 1km AL WASL ROAD
- 1km GEANT EXPRESS SUPERMARKET
- 1.6km EDNOC PETROL STATION
- 1.6km ST MARK SCHOOL



## KEY FEATURES

- ALL UNITS HAVE AT LEAST ONE BALCONY AND A UTILITY ROOM
- MASTER BEDROOMS IN 2-4BR UNITS COME WITH A WALK-IN-CLOSET AND ALL OTHER BEDROOMS INCLUDE BUILT-IN WARDROBES
- 2-4BR UNITS INCLUDE AT LEAST ONE STORAGE ROOM AND AT LEAST ONE POWDER ROOM
- OPEN-PLAN LIVING/DINING AREAS
- FLOOR-TO-CEILING WINDOWS
- EXCELLENT VIEWS OF THE PARK, DOWNTOWN DUBAI AND CITY WALK
- PENTHOUSES ALSO COME WITH ANOTHER LOUNGE AREA ON THE UPPER FLOOR