

CENTRAL PARK

CITY WALK



CENTRAL PARK LAUREL

LOCATION: CITY WALK COMPLETED: Q3 2025

Laurel sits right in the park within the Central Park at City Walk development. The Laurel complex is the 5th phase of the overall project and has an array of stylish apartments with 1-4 bedroom layouts and 2 exclusive penthouses. All units in Laurel come with a utility room and 1 or more balconies overlooking Central Park, Downtown Dubai and City Walk. The total of 200 units within the development will have open-plan living/dining rooms, and bigger units come with a maid's room with an en-suite.

FACILITIES

- SWIMMING POOL
- DOG PARK
- DIRECT ACCESS TO THE PARK
- CHILDREN'S PLAY AREA
- RUNNING TRACK
- FITNESS CENTER
- TENNIS & SQUASH COURTS
- RETAIL AND F&B
- KID'S POOL
- EVENTS AREA
- BBO AREAS

SIZES & PRICES

1 BR – 680 SQFT TO 920 SQFT	FROM AED 1,500,000
2 BR – 1,125 SQFT TO 1,425 SQFT	FROM AED 2,570,000
3 BR – 1,700 SQFT TO 2,300 SQFT	FROM AED 4,080,000
4 BR – 2,900 SQFT TO 3,200 SQFT	FROM AED 8,800,000
PENTHOUSE – INSERT HERE SQFT	FROM AED INSERT HERE

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

PETROL STATION: ENOC, Emarat- Safa, EDNOC

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

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 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. The units combine contemporary living with enhanced, superior finishes, which is presented in each and every room. Each master bathroom also comes with 2 wash basins.

PITCH POINTS / WHY BUY?

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

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 23 AED PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% 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
- 2-4BR UNITS COME WITH A DRESSING ROOM IN THE MASTER BEDROOM
- 3 & 4BR RESIDENCES INCLUDE A MAIDS ROOM WITH AN EN-SUITE AND A POWDER ROOM
- 4BR UNITS ALSO HAVE A STORAGE ROOM
- VERY SPACIOUS RESIDENCES COMPARED WITH SIMILAR DEVELOPMENTS WITHIN THE SURROUNDING AREAS
- OPEN-PLAN LIVING/DINING AREAS
- FLOOR-TO-CEILING WINDOWS
- MOST 3 & 4BR UNITS COMES WITH 2 BALCONIES OR TERRACES
- EXCELLENT VIEWS OF THE PARK, DOWNTOWN DUBAI AND CITY WALK