

CENTRAL PARK

CITY WALK



CENTRAL PARK MYRTLE

LOCATION: CITY WALK

COMPLETED: Q2 2025

The Myrtle residential complex is part of the Central Park City Walk development and features spacious 1 and 2-bedroom apartments designed in the style of an urban jungle. All premium properties in the Myrtle development have balconies, which offer stunning views of the community's park and the skyline of Dubai. The combination of modern architecture and luscious nature are the perfect balance for this gorgeous City Walk project.

FACILITIES

- SWIMMING POOLS
- CHILDREN'S PLAY AREA
- DOG PARK
- RETAIL AND F&B
- SPA
- RUNNING TRACK
- PARKS
- BBO AREAS
- BASKETBALL COURT
- TENNIS & SQUASH COURTS
- YOGA & MEDITATION AREA
- MULTI-USE GAMES ROOM
- OUTDOOR GYM STATION

SIZES & PRICES

1 BR – FROM 667 SQFT TO 1,065 SQFT	FROM AED 1,246,000
2 BR – FROM 1,042 SQFT TO 1,850 SQFT	FROM AED 2,164,000

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

PETROL STATION: ENOC, Emarat- Safa, EDNOC

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



Myrtle features a welcoming entrance and spacious, well-planned interiors and is the perfect choice for all residents. All 1 & 2-BR apartments have modern interiors with natural elements to reflect the surrounding outdoor parks.

PITCH POINTS / WHY BUY?

- EXCELLENT CITY LOCATION – MYRTLE IS PART OF THE CENTRAL PARK AT CITY WALK DEVELOPMENT
- FREEHOLD DEVELOPMENT
- EXCELLENT ROI POTENTIAL
- ATTRACTIVE PAYMENT PLAN
- MERAAS IS GOVERNMENT OWNED AND A VERY REPUTABLE DEVELOPER IN THE UAE
- 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
- 1BR RENTAL COST IS AED 119K

PAYMENT PLAN: 50/50 (10% deposit)

ROI: 5-8.2% (the highest in Dubai)

DEVELOPER OVERVIEW

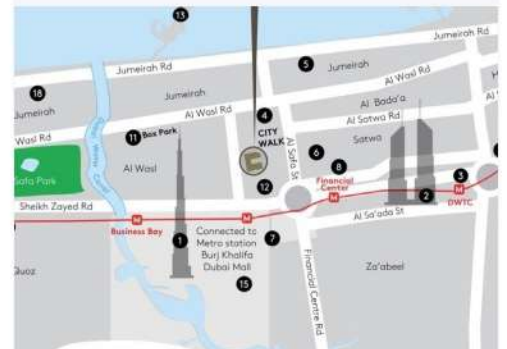
MERAAS HOLDING LLC OPERATES AS A HOLDING COMPANY AND OFFER 6 SUBSIDIARIES, INCLUDING RETAIL, F&B, HOSPITALITY, HEALTHCARE, ENTERPRISE AND REAL ESTATE. THE PORTFOLIO OF MERAAS COMPRISES OF LEADING DEVELOPMENTS SUCH AS CITY WALK RESIDENCES, BLUEWATERS RESIDENCES, NIKKI BEACH RESIDENCES, BULGARI RESIDENCES,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

THINGS TO KNOW

SERVICE CHARGE:	FROM TBC 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 A UTILITY OR STORAGE ROOM
- MASTER BEDROOMS IN ALL 2-BEDROOM UNITS COME WITH A DRESSING ROOM AREA
- SOME 1BR AND ALL 2BR RESIDENCES COME WITH A POWDER ROOM
- EVERY UNIT INCLUDES EITHER A TERRACE OR A BALCONY
- MOST UNITS WILL OVERLOOK THE SURROUNDING PARKS
- THE MYRTLE DEVELOPMENT ALSO HAS A PRIVATE PARK