

CENTRAL PARK

CITY WALK

MERAAS



CENTRAL PARK CASTLETON

LOCATION: CITY WALK COMPLETED: Q1 2026

Castleton sits in a prime location within the Central Park at City Walk development and will consist of 12 buildings. The Castleton complex is the 4th phase of the project and has an array of stylish apartments with 1-4 bedroom layouts and an opulent 2-storey penthouse. All units in Castleton come with a lobby and 1 or more balconies overlooking the Central Park. The owner of the exclusive penthouse will have 2 terraces, a show kitchen, a dirty kitchen, a lift provision and an office at their full disposal.

FACILITIES

- TENNIS & SQUASH COURTS
- PARKS
- BBO AREAS
- MULTI-USE GAMES ROOM
- CHILDREN'S PLAY AREA
- RUNNING TRACK
- DOG PARK
- OUTDOOR GYM STATION
- SWIMMING POOL & WATER PLAY AREAS
- SPA & SAUNA
- RETAIL AND F&B
- EVENTS AREA

SIZES & PRICES

1 BR - 775 SQFT TO 975 SQFT	FROM AED 1,440,000
2 BR - 1,125 SQFT TO 1,350 SQFT	FROM AED 2,330,000
3 BR - 1,815 SQFT TO 2,250 SQFT	FROM AED 3,980,000
4 BR - 2,715 SQFT TO 3,075 SQFT	FROM AED 8,300,000

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 Medical 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



The terraced residences feature light colours and meticulously selected materials that emphasize a connection with the natural environment. Draping plants from the balcony edges give the final touch to create a place that is truly unique in Dubai. The floor-to-ceiling windows allow plenty of light into each unit, which complements the open living spaces.

PITCH POINTS / WHY BUY?

- EXCELLENT CITY LOCATION – CASTLETON IS IN A PRIME LOCATION IN 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
- 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 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 FULL VIEWS OF THE DUBAI SKYLINE, THE SHEIKH ZAYED ROAD AND THE SURROUNDING PARKS
- ALL UNITS HAVE AT LEAST ONE BALCONY OVERLOOKING THE CENTRAL PARK
- PENTHOUSE INCLUDES 2 TERRACES, A SHOW AND DIRTY KITCHEN, LIFT PROVISION AND AN OFFICE
- ALL UNITS COME WITH A UTILITY ROOM
- 3 & 4BR RESIDENCES ALL COME WITH A MAID'S ROOM WITH AN EN-SUITE AND A POWDER ROOM
- 2-4 BR UNITS COME WITH WALK-IN-CLOSETS
- FAIRLY GENEROUSLY SIZED UNITS COMPARED TO SIMILAR DEVELOPMENTS IN THE SAME AREA