

CENTRAL PARK

CITY WALK



CELADON - CENTRAL PARK

LOCATION: CITY WALK COMPLETED: JAN 2025

Celadon is situated on the south corner of Central Park at City Walk. The Celadon complex is part of the phased Central Park project and has a range of stylish 1-3 bedroom apartments. All units in Celadon come with a utility room and a balcony overlooking the Central Park, Downtown Dubai and City Walk. The total of 150 units within the development will have open-plan living/dining rooms and are very spacious compared with similar developments in the surrounding areas.

FACILITIES

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

SIZES & PRICES

1 BR - FROM 670 SQFT	FROM AED 1,200,000
2 BR - FROM 1,045 SQFT	FROM AED 1,820,000
3 BR - FROM 2140 SQFT	FROM AED 3,870,000

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

PETROL STATION: ENOC, Emarat-Safa, EDNOC

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

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

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.

PITCH POINTS / WHY BUY?

- EXCELLENT CITY LOCATION – CELADON IS SITUATED WITHIN THE PARK CENTRAL PARK AT CITY WALK
- ATTRACTIVE PAYMENT PLAN
- MERAAS IS GOVERNMENT OWNED AND A VERY REPUTABLE DEVELOPER IN THE UAE
- RETAIL UNITS LOCATED AT THE BOTTOM OF THE VIRIDIAN BUILDING
- FREEHOLD DEVELOPMENT
- EXCELLENT ROI POTENTIAL
- 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 (10% booking fee, 40% 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 23 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 ONE BALCONY AND A UTILITY ROOM
- 2 & 3BR UNITS COME WITH A DRESSING AREA
- 3BR UNITS ALSO INCLUDE A MAID'S ROOM
- VERY SPACIOUS RESIDENCES COMPARED WITH SIMILAR DEVELOPMENTS WITHIN THE SURROUNDING AREAS
- OPEN-PLAN LIVING/DINING AREAS
- FLOOR-TO-CEILING WINDOWS
- EXCELLENT VIEWS OF THE PARK, DOWNTOWN DUBAI AND CITY WALK