

III MERAAS

CENTRAL PARK

CITY WALK

ERIN



ERIN - CENTRAL PARK

📍 LOCATION: CITY WALK

📅 COMPLETED: APRIL 2026

Fern sits to the south-east of Central Park at City Walk and will have 200 units within the development. The Erin complex is part of the phased Central Park project and has a range of stylish 1-4 bedroom apartments and one exclusive 5BR penthouse. All units in the Erin development come with a utility room and at least one balcony or a 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
- FITNESS CENTER
- CHILDREN'S PLAY AREA
- SPORTS & GAMES LAWNS
- RUNNING TRACK
- BBO AREAS
- NURSERY
- KID'S POOL
- TENNIS & SQUASH COURTS
- YOGA & MEDITATION AREAS
- DOG PARK
- RETAIL AND F&B

SIZES & PRICES

1 BR - 775 SQFT TO 1,310 SQFT	FROM AED 1,590,000
2 BR - 1,191 SQFT TO 2,249 SQFT	FROM AED 2,610,000
3 BR - 1,641 SQFT TO 4,099 SQFT	FROM AED 4,850,000
4 BR - 2,890 SQFT TO 3,265 SQFT	FROM AED 9,160,000
PENTHOUSE - 6,677 SQFT	REFER TO DEVELOPER

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 modern interiors and finishes throughout, and meticulously selected materials that emphasize a practical and harmonious lifestyle. 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 – ERIN 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: 70/30 (20% booking fee)

ROI: 6%

DEVELOPER OVERVIEW

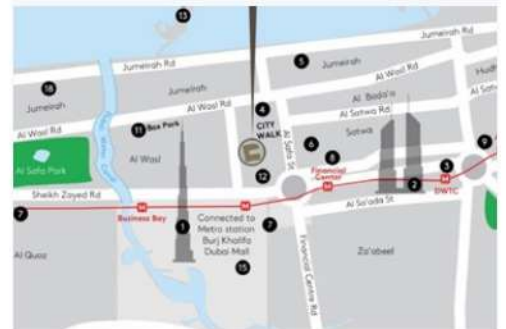
MERAAS HOLDING LLC OPERATES AS A HOLDING COMPANY AND OFFER 6 SUBSIDIARIES, INCLUDING RETAIL, F&B, HOSPITALITY, HEALTHCARE, ENTERPRISE AND REAL ESTATE. THE PORTFOLIO OF MERAAS COMPRISES OF LEADING DEVELOPMENTS SUCH AS CITY WALK RESIDENCES, BLUEWATERS RESIDENCES, NIKKI BEACH RESIDENCES, BULGARI RESIDENCES,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

THINGS TO KNOW

SERVICE CHARGE:	APPROX. AED 24 PER SQFT (CHECK FIRST - NOT CONFIRMED)
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
- SOME 2BR UNITS INCLUDE A MAID'S ROOM AND BATHROOM
- 2-4BR UNITS INCLUDE AT LEAST ONE STORAGE ROOM AND AT LEAST ONE POWDER ROOM
- SOME 1BR UNITS INCLUDE A POWDER ROOM
- FLOOR-TO-CEILING WINDOWS
- EXCELLENT VIEWS OF THE PARK, DOWNTOWN DUBAI AND CITY WALK