

*CENTRAL
PARK*
CITY WALK

FERN

REIMAGINE THE URBAN JUNGLE





REIMAGINE THE URBAN JUNGLE

Big city living is by definition a fast-paced lifestyle set amongst high rises and bright lights. It is almost a blessing when you get to take refuge in a green space, away from the concrete surroundings. But what if we could blur the lines between urban and nature? Central Park at City Walk brings both of these worlds together. Premium homes and lush green landscapes set in the heart of Dubai create a true park lifestyle community that will make you reimagine what the urban jungle is.





MERAAS

Meraas has illustrated its position as a leading master developer by creating and consistently delivering residential developments that strengthen Dubai's position as a global real estate investment destination of choice. Meraas has built a powerful legacy of developing creative spaces and establishing recognisable landmarks, leading to enriching lifestyle experiences for its residents.



Its cutting-edge portfolio comprises of leading developments across waterfront, urban, and suburban locations in Dubai, such as City Walk Residences, Bluewaters Residences, Nikki Beach Residences, BVLGARI Residences and Port de La Mer, to name but a few. Meraas is synonymous with sophistication and innovation and offers best in class residential developments that appeal to a discerning, global customer.

CITY WALK

P



City Walk is a creative lifestyle space to live, work and play in the heart of Dubai. Conceptualised by world-renowned designers, this high-end destination includes international retail offerings, upscale gourmet restaurants, world-class residences, and luxurious hotels, combining Dubai's love of out-of-the-box thinking with contemporary convenience. Built around movement, sharing, and community, the modern urban mix and easy connectivity make it one of the most prominent and recognisable neighbourhoods in Dubai.

A



W





CONNECTIVITY

Connected to well-established road networks and highways, while being ideally located between Al Wasl Road and Sheikh Zayed Road, Central Park at City Walk is ideally placed for quick and convenient access to major landmarks in Dubai.

1

MINUTE FROM
CITY WALK MALL

5

MINUTES FROM
COCA-COLA ARENA

10

MINUTES TO
JUMEIRAH BEACH

15

MINUTES TO
BURJ AL ARAB

15

MINUTES TO
DUBAI INT. AIRPORT

15

MINUTES TO
LA MER BEACH

20

MINUTES TO
THE PALM JUMEIRAH

20

MINUTES TO
DUBAI MARINA

50

MINUTES TO
AL MAKTOUM INT. AIRPORT



CENTRAL PARK AT CITY WALK

Imagine waking up in the heart of the city but opening your curtains and seeing nothing but lush greenery, with a backdrop of the magnificent Dubai skyline. Imagine stepping outside and being able to take part in countless activities all within your own private park. Imagine all of this being surrounded by some of the city's finest restaurants, world-class hotels, massive shopping centres and amazing leisure and entertainment outlets. You don't have to imagine anymore — live re-energised by nature in Central Park at City Walk.



AMENITIES

Central Park at City Walk features such a wide range of facilities and amenities that they cannot all be found in any community in the city. There is something for all age groups to enjoy.



Pools and water play areas | Kids play area | Running track | Dog park | Multi-use games and sports lawns | Tennis and squash courts | Half-court basketball | Skateable landscape | Games tables | Outdoor gym and fitness station | Spa and sauna
Yoga and meditation areas | Dining outlets and retail stores | Function rooms | Nursery | Events area
Picnic pavilions | Outdoor barbeque areas

FERN

Set in a prime location, residents of Fern will have phenomenal views of Central Park. The signature contemporary architectural style, along with lush surroundings, will make this a truly unique home within Dubai. Fern consists of 1, 2, 3 and 4-bedroom apartments as well as 2 exclusive penthouses.



*STATE-OF-THE-ART
FITNESS CENTRE*



*TO KEEP HEALTHY AND
IN GOOD SHAPE*





*EXPANSIVE INFINITY
POOL OFFERING*



*AWE-INSPIRING
SEA VIEWS*

*EVERYTHING
YOU NEED*



*JUST AROUND
THE CORNER*



MASTER PLAN



FERN
FLOOR PLANS

1 BEDROOM

APARTMENT TYPE A.1, A.2, A.3, A.4, A.5, A.6



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
101	66.11	711.60	24.36	262.21	90.47	973.81
102	66.52	716.02	24.42	262.85	90.94	978.87
103M	66.51	715.91	24.62	265.01	91.13	980.92
109	66.36	714.29	24.62	265.01	90.98	979.30
110M	66.61	716.98	24.42	262.85	91.03	979.84
111M	66.49	715.69	24.36	262.21	90.85	977.90

UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN

1 BEDROOM

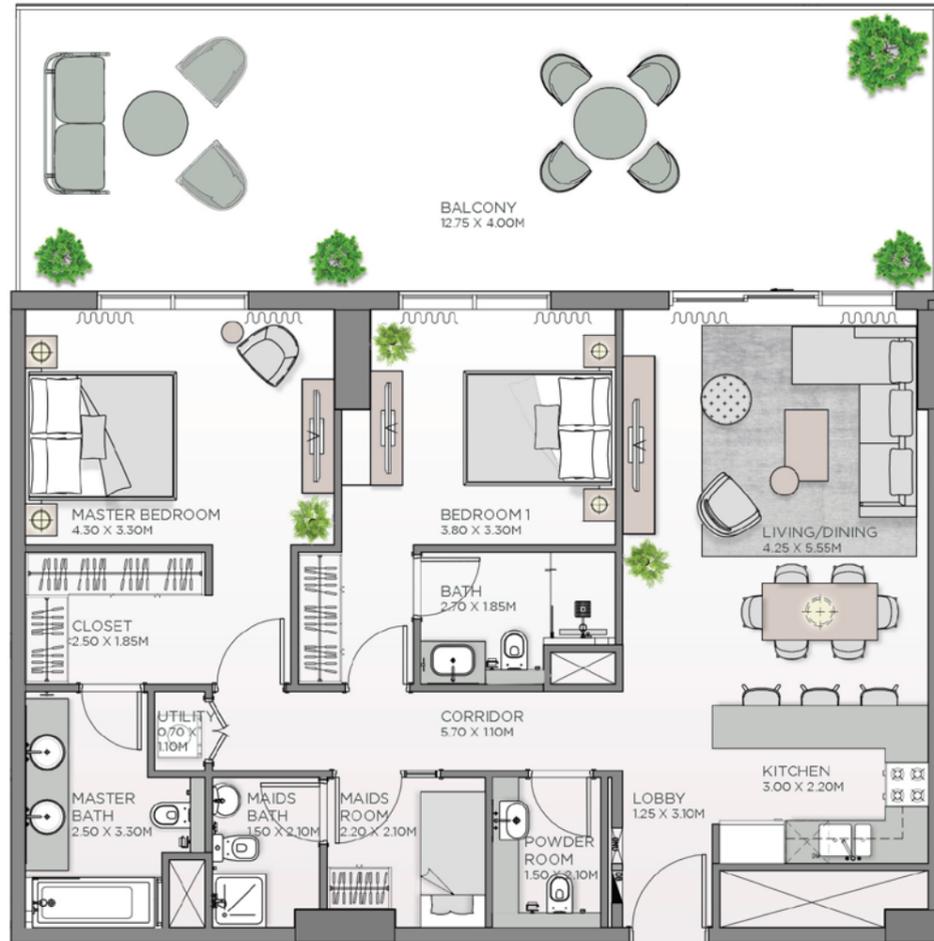
APARTMENT TYPE A.7, A.8, A.9, A.10, A.11, A.12



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
202 302 402	66.52	716.02	6.25	67.27	72.77	783.29
502 602 702						
802 902 1002						
1102 1202 1302						
1402 1502 1602						
1702 1802 1902	66.51	715.91	6.25	67.27	72.76	783.18
203M 303M 403M						
503M 603M 703M						
803M 903M 1003M						
1103M 1203M 1303M						
201 301 401	66.11	711.61	6.25	67.27	72.36	778.88
501 601 701						
801 901 1001						
1101 1201 1301						
1401 1501 1601						
1701 1801 1901	66.49	715.70	6.25	67.27	72.74	782.97
212M 312M 412M						
512M 612M 712M						
812M 912M 1012M						
1112M 1212M 1312M						
1410M 1510M	66.61	716.98	6.25	67.27	72.86	784.26
211M 311M 411M						
511M 611M 711M						
811M 911M 1011M						
1111M 1211M 1311M						
1409M 1509M	66.28	713.44	6.25	67.27	72.53	780.71
1408 1508						
210 310 410						
510 610 710						
810 910 1010						
1110 1210 1310	66.36	714.30	6.25	67.27	72.61	781.57

UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN

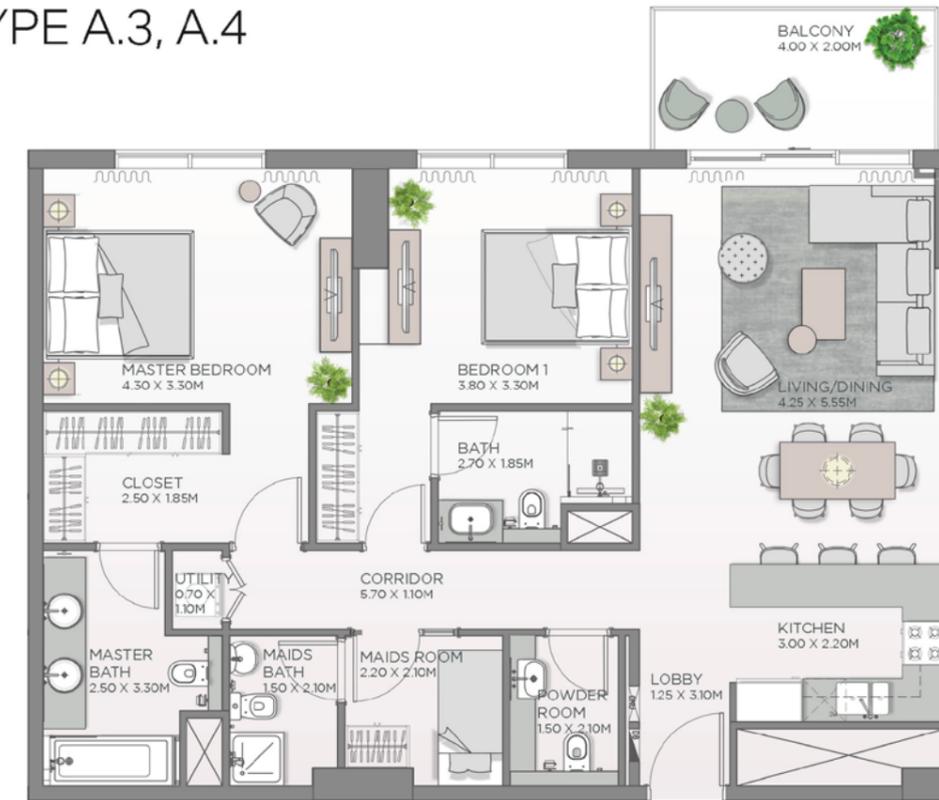
2 BEDROOM APARTMENT TYPE A.1, A.2



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
106 107	109.35	1,177.03	51.97	559.40	161.32	1,736.43

UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN

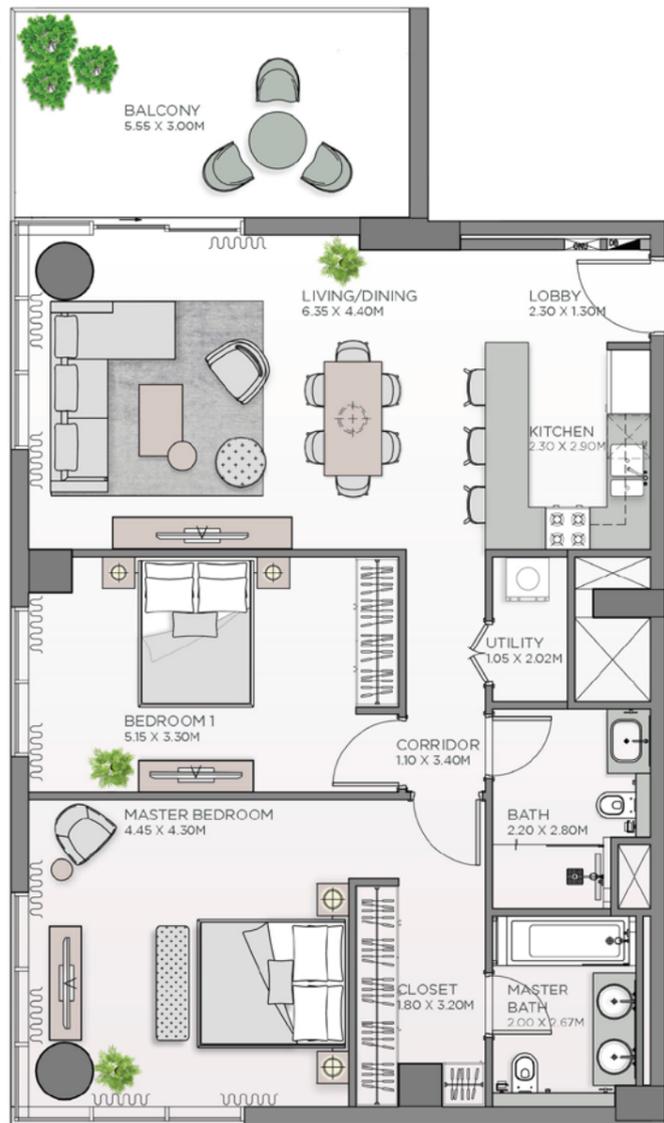
2 BEDROOM APARTMENT TYPE A.3, A.4



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
206 306 406	109.35	1,177.03	8.15	87.73	117.50	1,264.76
506 606 706						
806 906 1006						
1106 1206 1306						
207 307 407						
507 607 707						
807 907 1007						
1107 1207 1307						
1405 1505 1605						
1705 1805 1905						

UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN

2 BEDROOM APARTMENT TYPE B1



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
104	107.68	1,159.06	17.16	184.71	124.84	1,343.77

UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN



2 BEDROOM APARTMENT TYPE B.2, B.3



LEVEL 16-19



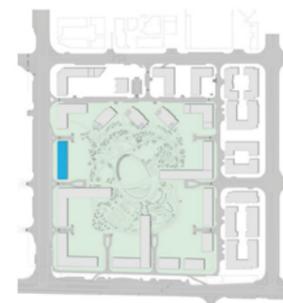
LEVEL 15



LEVEL 14



LEVEL 2-13



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
204 304 404	107.55	1,157.66	18.13	195.15	125.68	1,352.81
504 604 704						
804 904 1004						
1104 1204 1304						
209M 309M 409M						
509M 609M 709M						
809M 909M 1009M						
1109M 1209M 1309M						
1407M 1507M 1607M						
1707M 1807M 1907M						

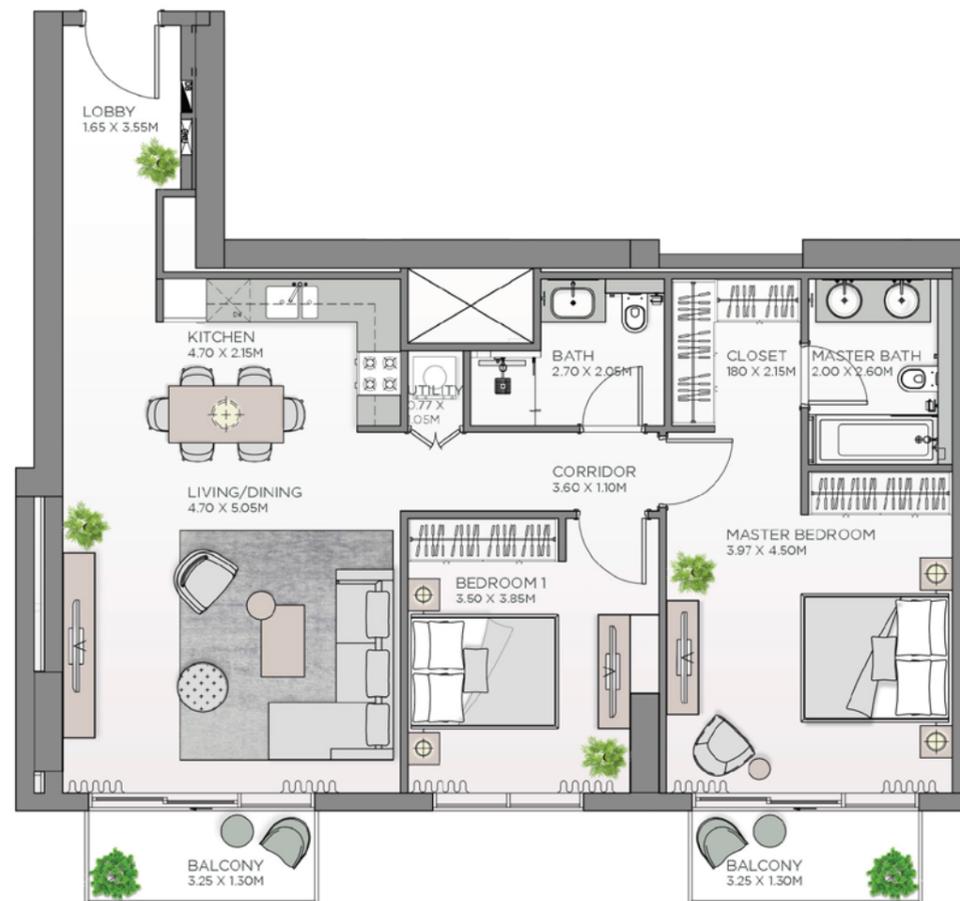
UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN



2 BEDROOM APARTMENT TYPE C1



2 BEDROOM APARTMENT TYPE D1



LEVEL 16-19

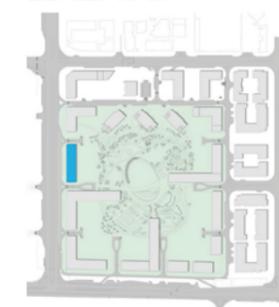


UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1609 1709 1809	101.87	1,096.52	8.99	96.77	110.86	1,193.29

UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN



LEVEL 16-19



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1608 1708 1808 1908	97.81	1,052.82	6.72	72.33	104.53	1,125.15

UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN

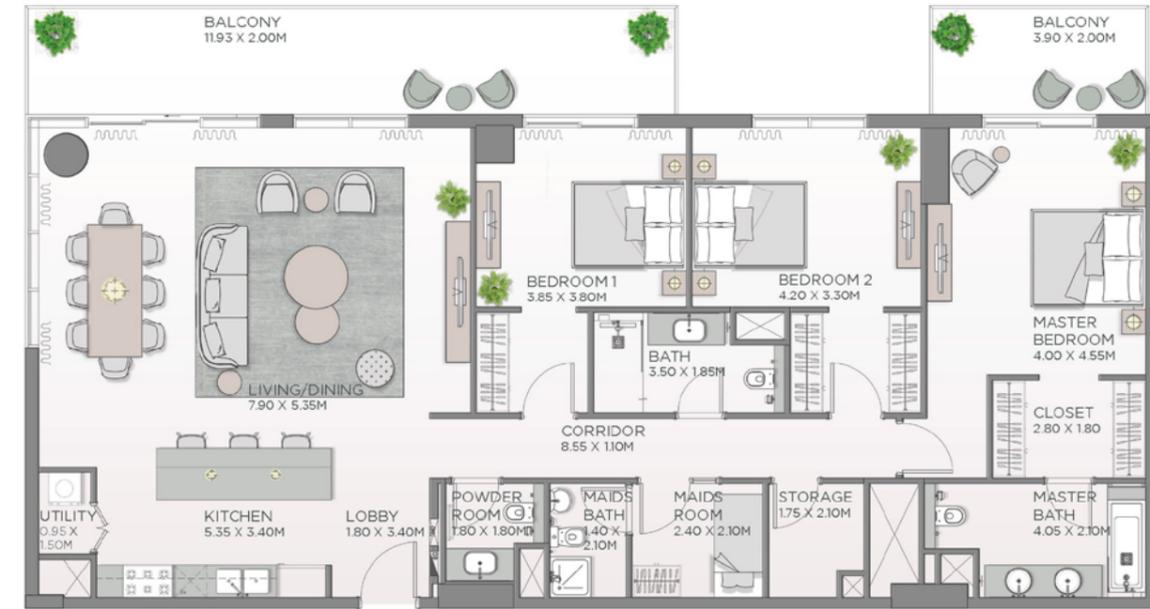
3 BEDROOM APARTMENT TYPE A.1, A.2



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
105	176.14	1,895.96	84.28	907.18	260.42	2,803.14
108M	175.39	1,887.88	84.28	907.18	259.67	2,795.06

UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN

3 BEDROOM APARTMENT TYPE A.3, A.4



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
205 305 405	176.14	1,895.96	33.46	360.16	209.60	2,256.12
505 605 705						
805 905 1005						
1105 1205 1305						
208M 308M 408M	175.39	1,887.88	33.35	358.98	208.74	2,246.86
508M 608M 708M						
808 908M 1008M						
1108M 1208M 1308M						
1406M 1506M 1706M	175.39	1,887.88	33.46	360.16	208.85	2,248.04
1606M 1806M 1906M						

UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN

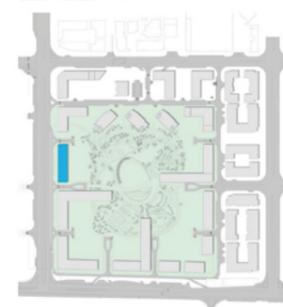


3 BEDROOM APARTMENT TYPE B1



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1403	145.88	1,570.24	140.51	1,512.44	286.39	3,082.68

UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN

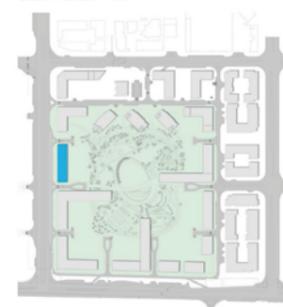


3 BEDROOM APARTMENT TYPE B2



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1503 1603 1703	145.89	1,570.35	22.66	243.91	168.55	1,814.26

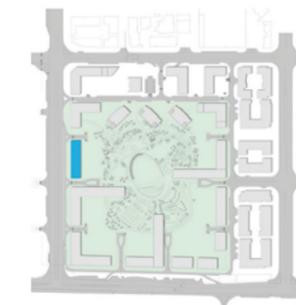
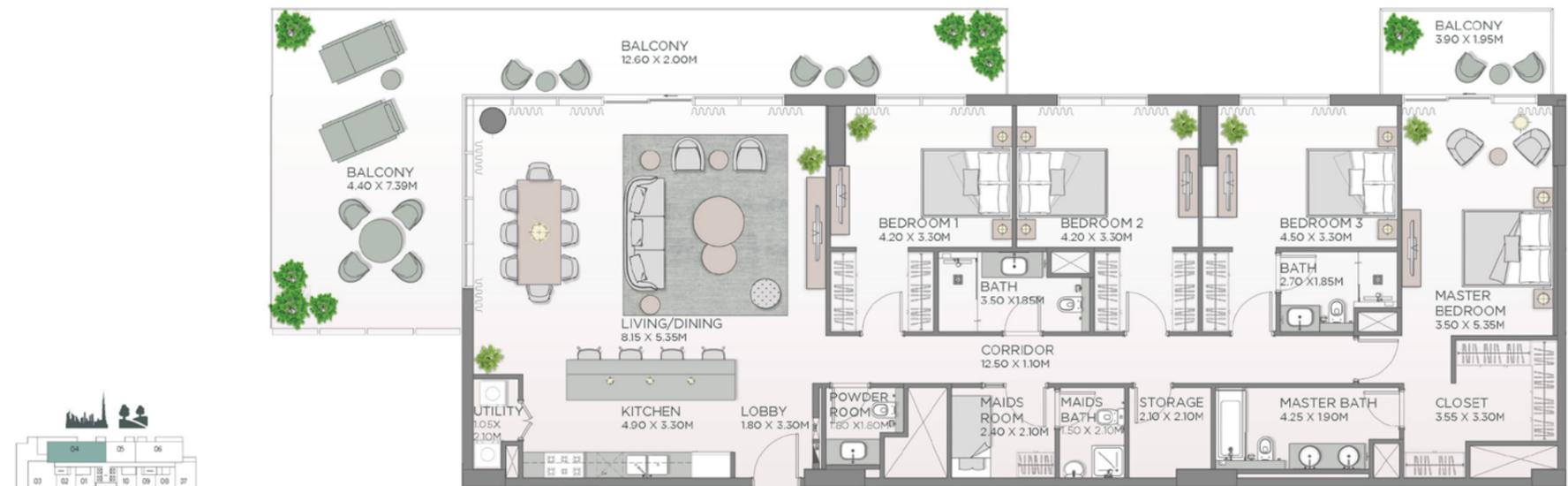
UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN



4 BEDROOM APARTMENT TYPE A1

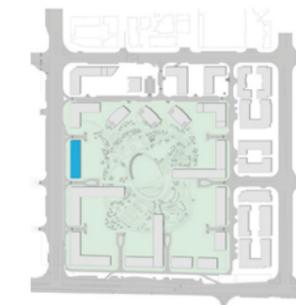
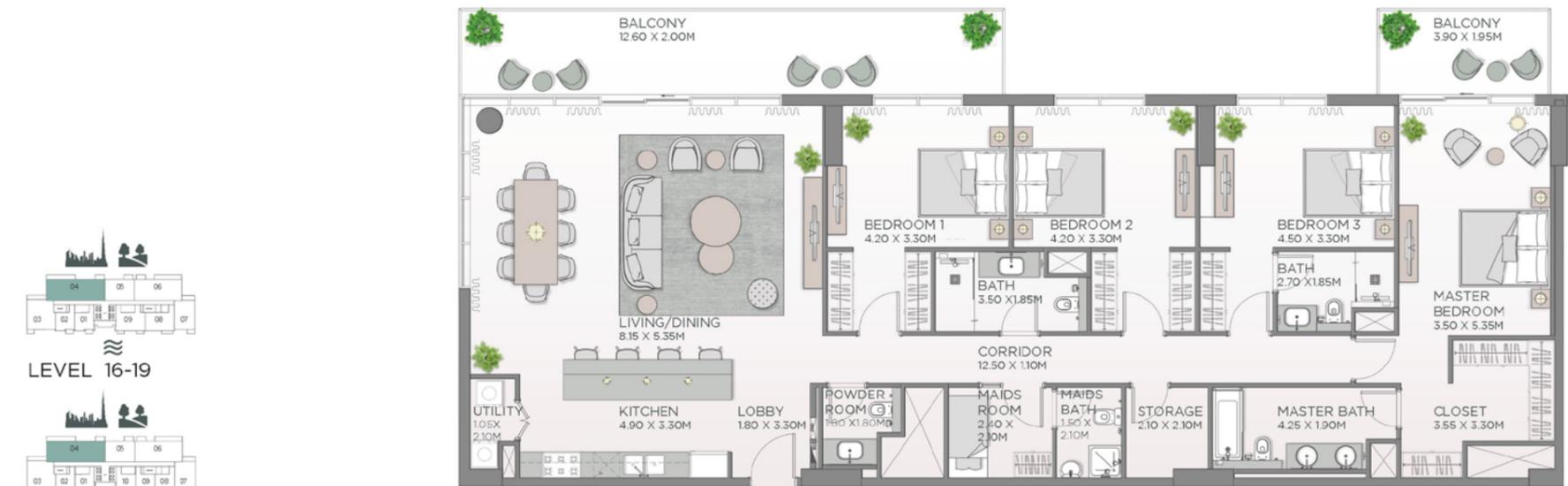


4 BEDROOM APARTMENT TYPE A2



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1404	218.02	2,346.74	68.00	731.95	286.02	3,078.69

UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1504 1604 1704	218.02	2,346.74	34.28	368.99	252.30	2,715.73

UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN



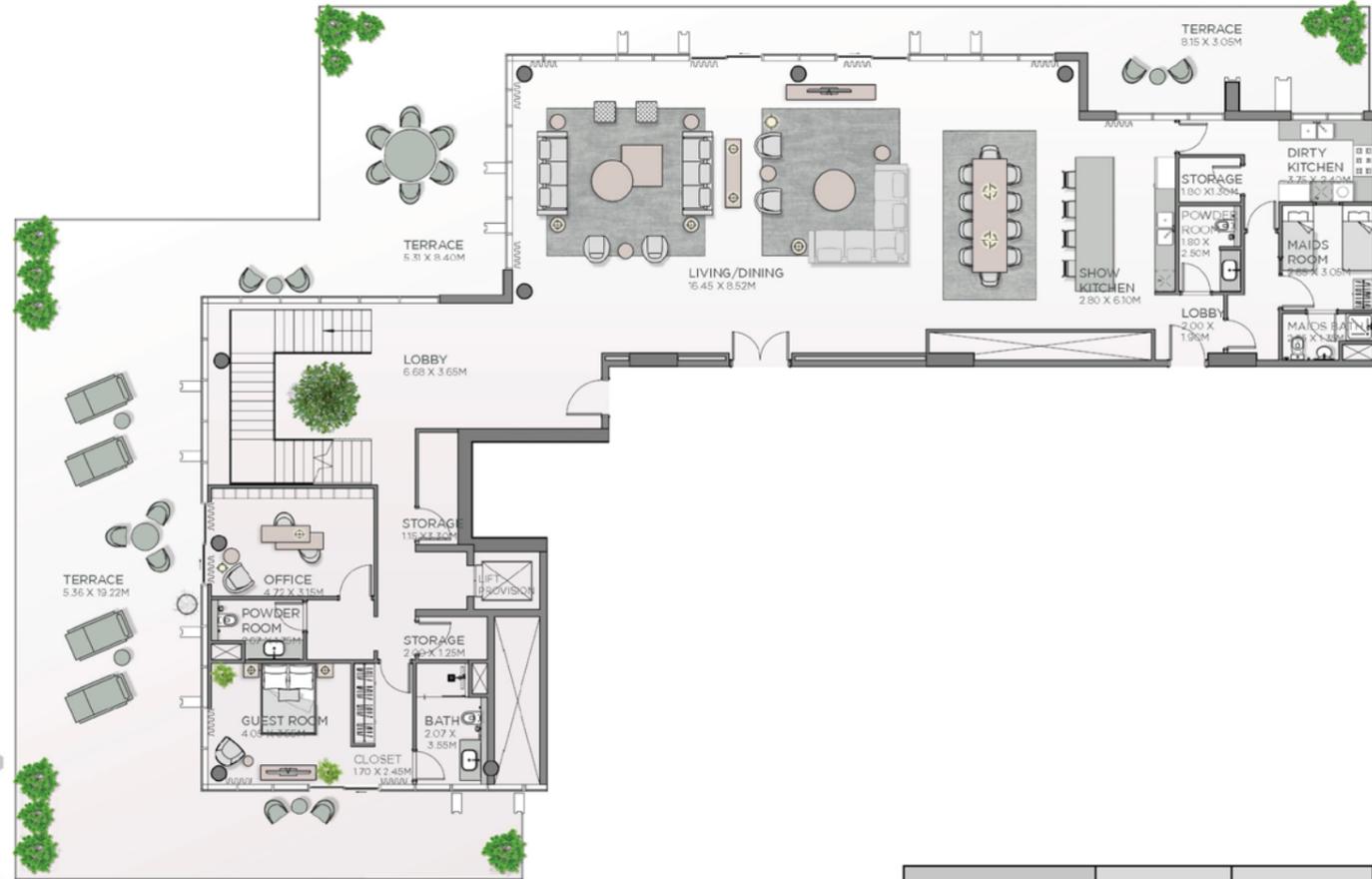
DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.



DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

PENTHOUSE

APARTMENT TYPE A1- LOWER LEVEL

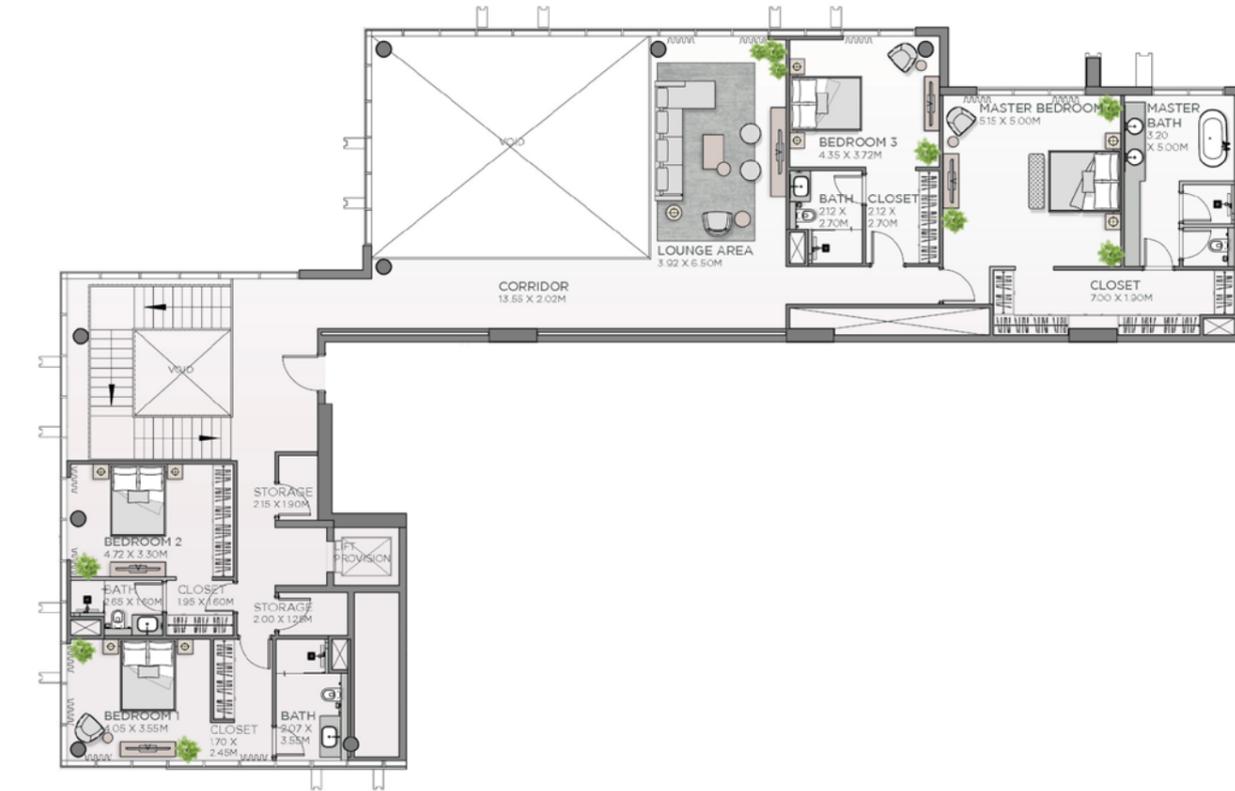


UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
2001	598.08	6,437.68	233.01	2,508.10	831.09	8,945.78

UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN

PENTHOUSE

APARTMENT TYPE A1- UPPER LEVEL



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
2001	598.08	6,437.68	233.01	2,508.10	831.09	8,945.78

UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN





DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

CENTRAL
PARK
CITY WALK



www.meraas.com

800 MERAAS (637227)