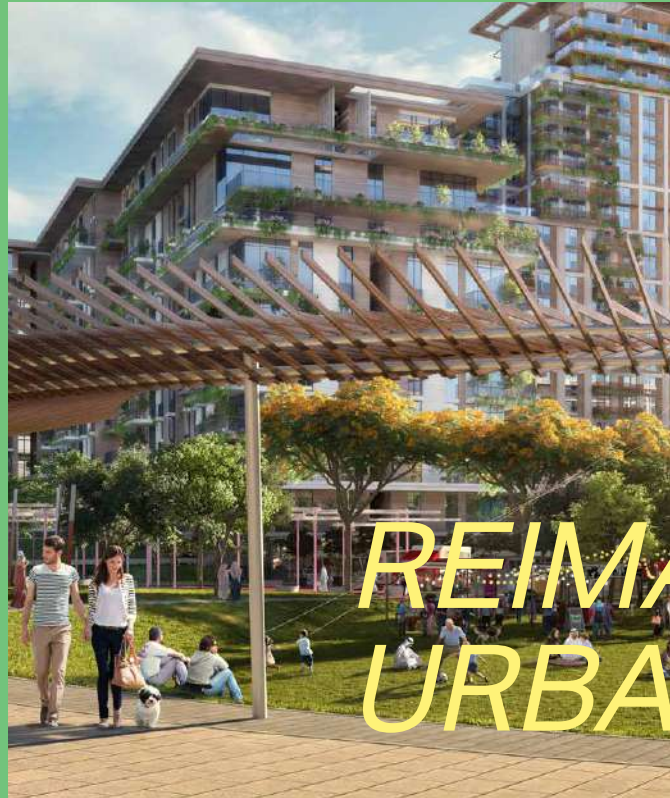




# *CENTRAL PARK* CITY WALK

*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, most of the time 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 is committed to creating and consistently delivering developments that strengthen Dubai's position as a global real estate investment destination of choice. Offering an extensive range of master developments, land, and property, Meraas continues its legacy of developing well-known destinations and prominent landmarks, creating well-designed and coveted lifestyle experiences.



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, Port de La Mer and Cherrywoods, to name a few. Meraas emphasises sophistication and innovation to offer best in class residential developments that appeal to a diverse customer base globally.



# *CITY WALK*

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.







# CONNECTIVITY

Connected by a well-established road network, and 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.

01

MINUTE FROM  
CITY WALK MALL

05

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 AIRPORT



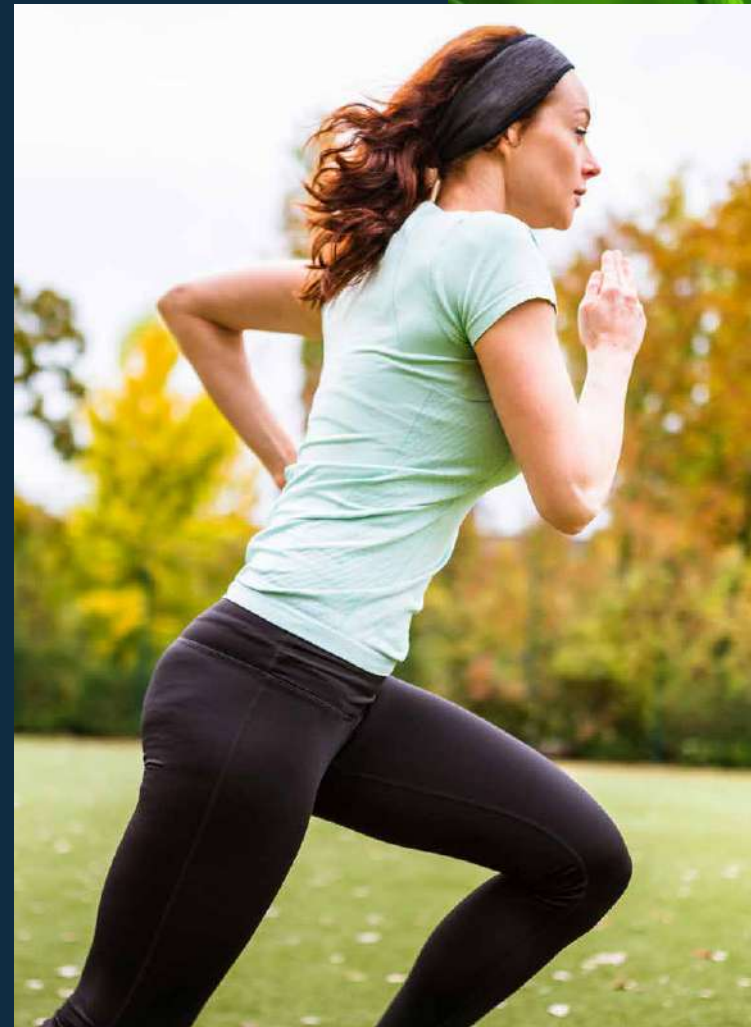
Imagine waking up in the heart of the city but opening your curtains and seeing nothing but lush greenery, with a backdrop of the magnificent Dubai skyline. Imagine stepping outside and being able to take part in countless activities all within your own private park. Imagine all of this being surrounded 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.



## *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. These include our list and many more:

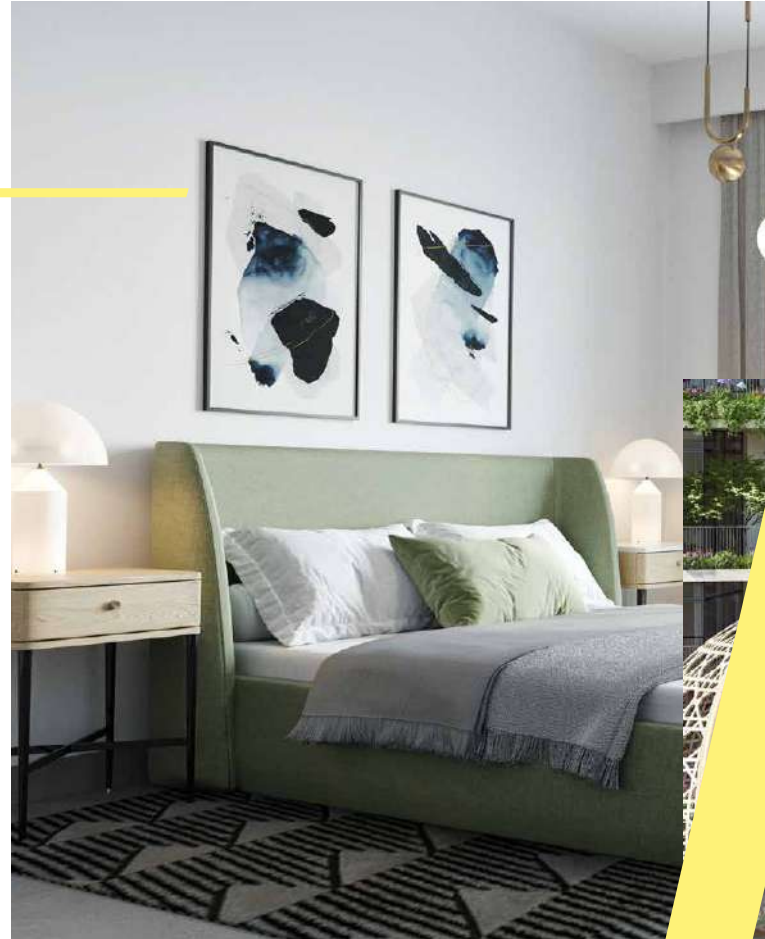


Pools and water play areas | Kids play area | Running track | Dog park | Multi-use games and sports lawns | Tennis and squash courts | Half-court basketball | Skate-able landscape | Games tables | Outdoor gym and fitness station | Spa and sauna  
Yoga and meditation areas | Dining outlets and retail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



# MYRTLE

Explore Myrtle, the newest addition to Central Park at City Walk. It features the community's signature design philosophy of blending modern architecture with lush nature. The bright interiors are complemented by terraces that offer amazing views of the community's verdant park — a truly unique place in the heart of the city. Choose from spacious 1 and 2-bedroom apartments.





*COUNTLESS ACTIVITIES  
AND AMENITIES*



*FOR A BETTER  
QUALITY OF LIFE*







*ENJOY NATURE'S  
SERENITY*



*WHILE  
LIVING IN THE CITY*



EVERYTHING  
YOU NEED



JUST AROUND  
THE CORNER





# MASTERPLAN

## MYRTLE



## MYRTLE FLOOR PLANS



MYRTLE

1 BEDROOM  
APARTMENT TYPE A1  
LEVEL 1



LEVEL 1

UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
103	56.47	607.84	11.03	118.73	67.50	726.57
104(M)	56.62	609.46	11.03	118.73	67.65	728.18
105	56.62	609.46	11.77	126.69	68.39	736.15
106(M)	56.62	609.46	9.83	105.81	66.45	715.27
111	56.62	609.46	11.76	126.58	68.38	736.04
112(M)	56.65	609.78	10.03	107.96	66.68	717.74
113(M)	56.65	609.78	11.03	118.73	67.68	728.51

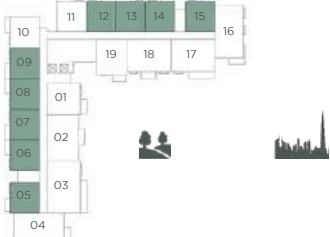
UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN

MYRTLE

1 BEDROOM  
APARTMENT TYPE A2  
LEVEL 2 - 7



LEVEL 7



LEVEL 2 - 6

UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
205	56.47	607.84	6.03	64.91	62.50	672.75
206(M)	207	208(M)				
209	212(M)	213				
306(M)	307	308(M)				
309	312(M)	313				
406(M)	407	408(M)				
409	412(M)	413				
506(M)	507	508(M)				
509	512(M)	513				
606(M)	607	608(M)				
609	612(M)	613				
705(M)	706	707(M)				
708	711(M)	712				
713(M)	56.65	609.78	6.10	65.66	62.75	675.44
714(M)	56.77	611.07	6.03	64.91	62.80	675.98
214(M)	215(M)		56.65	609.78	6.03	64.91
305	405	605	56.47	607.84	5.53	59.52
314(M)	414(M)	514(M)				
614(M)			56.65	609.78	5.60	60.28
315(M)	415(M)	515(M)				
615(M)			56.65	609.78	5.63	60.60
505			56.47	607.84	5.54	59.63
704			56.47	607.84	5.97	64.26

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



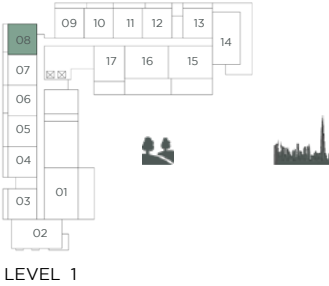
MYRTLE

1 BEDROOM  
APARTMENT TYPE B1  
LEVEL 1



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
108	57.51	619.04	9.47	101.94	66.98	720.97

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



LEVEL 1

MYRTLE

1 BEDROOM  
APARTMENT TYPE B2  
LEVEL 1



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
109	57.37	617.53	11.32	121.85	68.69	739.38

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



LEVEL 1



MYRTLE

1 BEDROOM  
APARTMENT TYPE B3  
LEVEL 2 - 7



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
211	57.37	617.53	5.88	63.29	63.25	680.82
311 411 511	57.37	617.53	5.81	62.54	63.18	680.07
611	57.37	617.53	5.84	62.86	63.21	680.39
710	57.37	617.53	5.84	62.86	63.21	680.39

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

MYRTLE

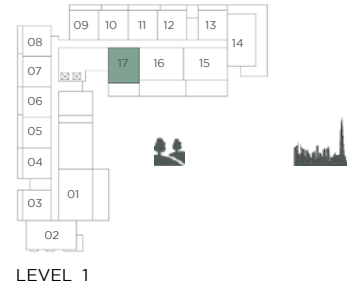
1 BEDROOM  
APARTMENT TYPE B3 (M)  
LEVEL 2 - 7



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
210	57.42	618.07	5.80	62.43	63.22	680.50
310 410 510	57.42	618.07	6.00	64.58	63.42	682.65
610	57.42	618.07	6.03	64.91	63.45	682.98
709	57.42	618.07	6.03	64.91	63.45	682.98

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
117	70.66	760.58	28.32	304.84	98.98	1,065.42

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
201(M)	70.48	758.65	6.81	73.30	77.29	831.95
219	70.66	760.58	6.81	73.30	77.47	833.89
301(M)	401(M)	501(M)	70.48	758.65	6.80	73.20
601(M)	701(M)		70.48	758.65	6.80	73.20
319	419	519	70.66	760.58	6.80	73.20
619	717		70.66	760.58	6.80	73.20

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



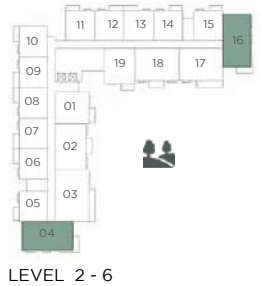


MYRTLE

2 BEDROOM  
APARTMENT TYPE A1  
LEVEL 1 - 6

MYRTLE

2 BEDROOM  
APARTMENT TYPEA2  
LEVEL 1



LEVEL 2 - 6



LEVEL 1

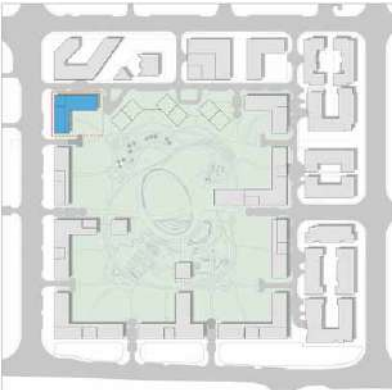


UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
102	96.77	1,041.63	10.11	108.82	106.88	1,150.46
204	96.77	1,041.63	10.29	110.76	107.06	1,152.39
216(M)	96.62	1,040.02	10.40	111.95	107.02	1,151.96
304	96.77	1,041.63	10.27	110.55	107.04	1,152.18
404						
604	96.71	1,040.99	10.60	114.10	107.31	1,155.08
316(M)						
416(M)	516(M)	616(M)	96.62	1,040.02	10.62	114.31
					107.24	1,154.33

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



LEVEL 1



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
114	96.62	1,040.01	61.07	657.35	157.69	1697.36

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





LEVEL 1



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
115	94.30	1,015.05	44.39	477.81	138.69	1,492.86

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

LEVEL 7



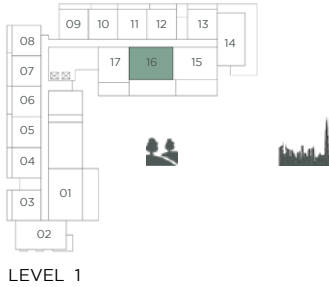
LEVEL 2 - 6



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
217	417	517	94.30	1,015.05	12.78	137.56
617			94.30	1,015.05	12.79	137.67
317			94.30	1,015.05	12.79	137.67
715			94.40	1,016.12	12.83	138.10

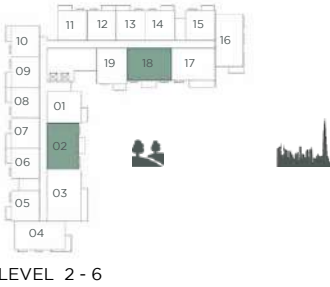
UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN





UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
116	92.96	1,000.62	50.45	543.04	143.41	1,543.67

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

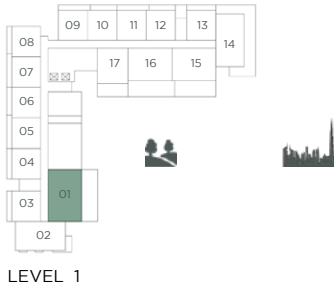


UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
202(M) 218 302(M)	92.96	1,000.62	8.82	94.94	101.78	1,095.56
318 402(M) 418						
502(M) 518 602(M)						
618 702(M) 716						

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
101	115.41	1,242.27	56.53	608.49	171.94	1,850.76

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
203	115.43	1,242.49	15.15	163.07	130.58	1,405.56
303	115.43	1,242.49	15.19	163.51	130.62	1,405.99
503	115.41	1,242.27	15.19	163.51	130.60	1,405.78
703	115.44	1,242.60	15.15	163.07	130.59	1,405.67

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

