

*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*







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.






BUY | SELL | RENT | PROPERTY MANAGEMENT SERVICES

GET IN TOUCH WITH US

 **+971 56 818 8610**

 **info@homes4life.ae**

 **Head Office:**  
Office 25 | Oasis Center | Sheikh Zayed Road | Dubai | +971 4 338 7300

**Branch Office:**  
Retail 1 | Safi Apartments | Town Square Dubai | Dubai | +971 4 398 1528