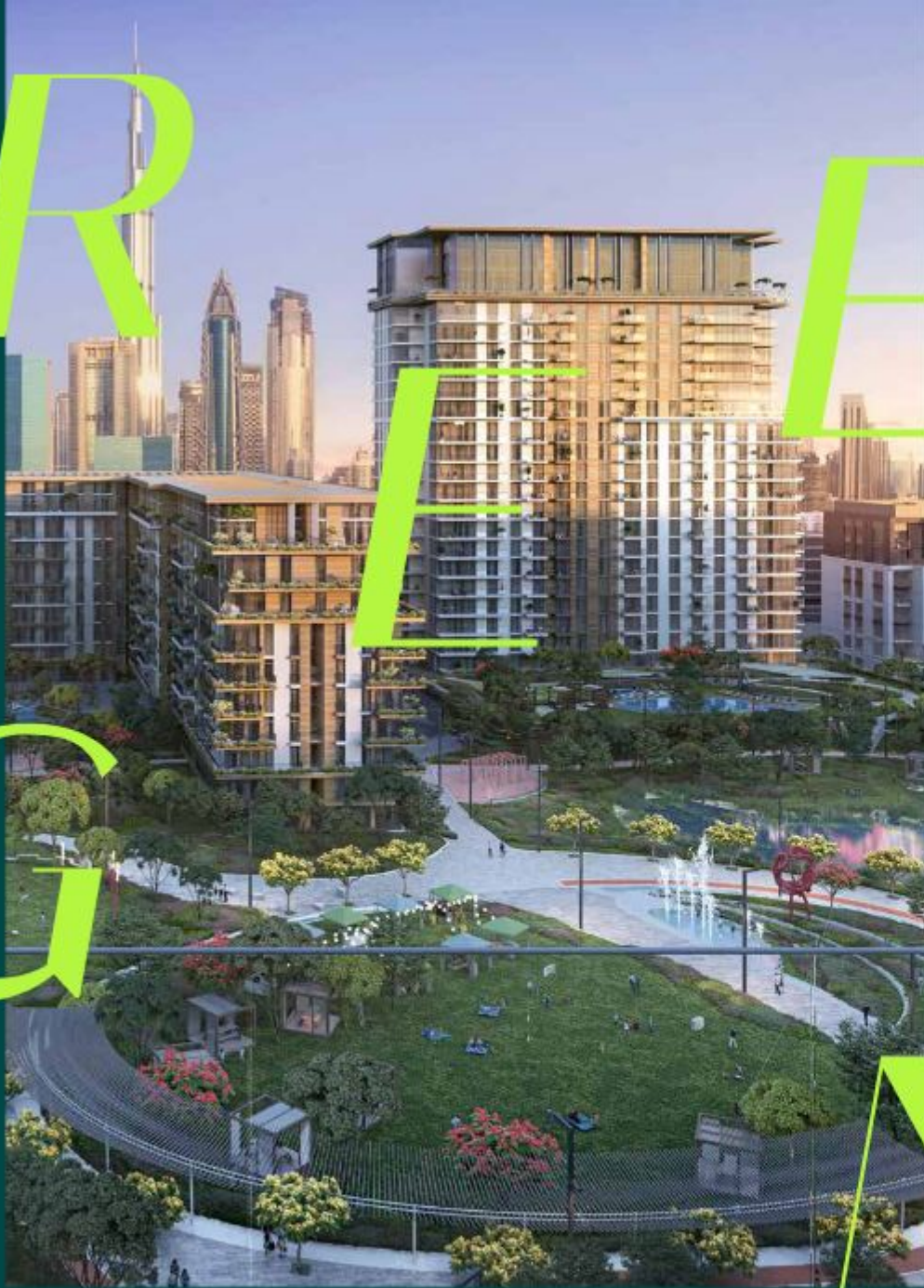


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CENTRAL
PARK
CITY WALK

FERN

N

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.

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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						
502	602	702						
802	902	1002	66.52	716.02	6.25	67.27	72.77	785.29
1102	1202	1302						
1402	1502	1602						
1702	1802	1902						
203M	303M	403M						
503M	603M	703M	66.51	715.91	6.25	67.27	72.76	783.18
803M	903M	1003M						
1103M	1203M	1303M						
201	301	401						
501	601	701						
801	901	1001	66.11	711.61	6.25	67.27	72.36	778.88
1101	1201	1301						
1401	1501	1601						
1701	1801	1901						
212M	312M	412M						
512M	612M	712M	66.49	715.70	6.25	67.27	72.74	782.97
812M	912M	1012M						
1112M	1212M	1312M						
1410M	1510M							
211M	311M	411M						
511M	611M	711M	66.61	716.98	6.25	67.27	72.86	784.26
811M	911M	1011M						
1111M	1211M	1311M						
1409M	1509M							
1408	1508		66.28	713.44	6.25	67.27	72.53	780.71
210	310	410						
510	610	710	66.36	714.30	6.25	67.27	72.61	781.57
810	910	1010						
1110	1210	1310						

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



LEVEL 16-19



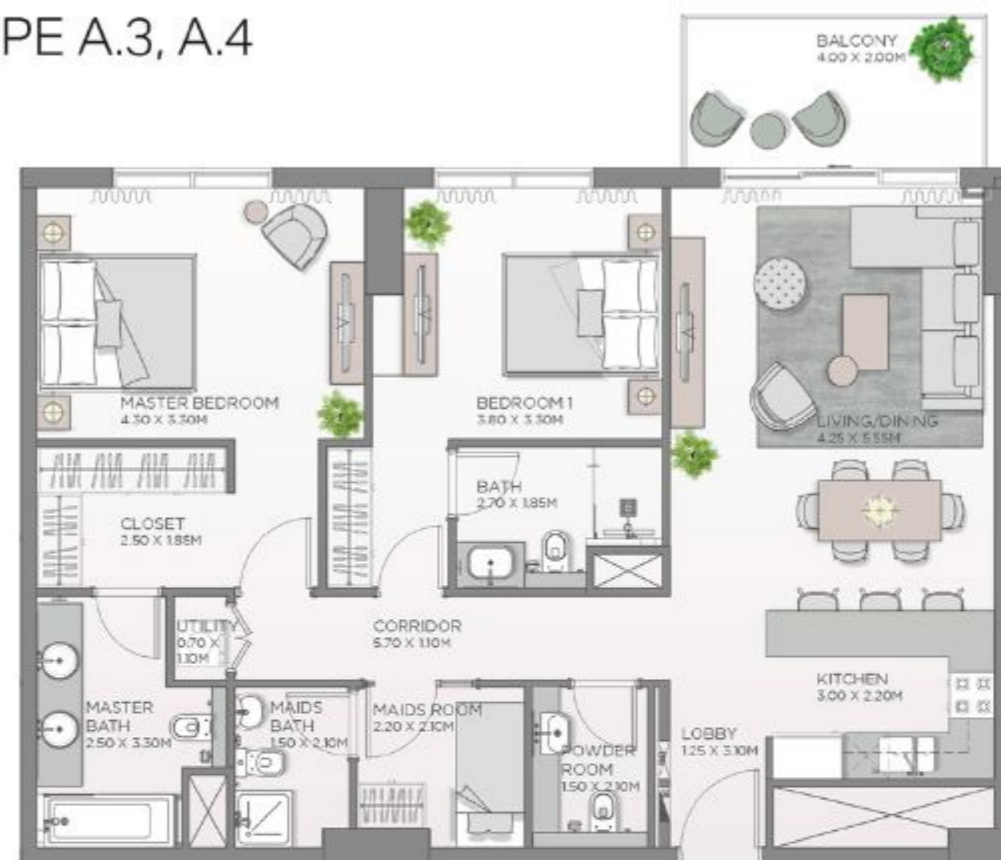
LEVEL 15



LEVEL 14



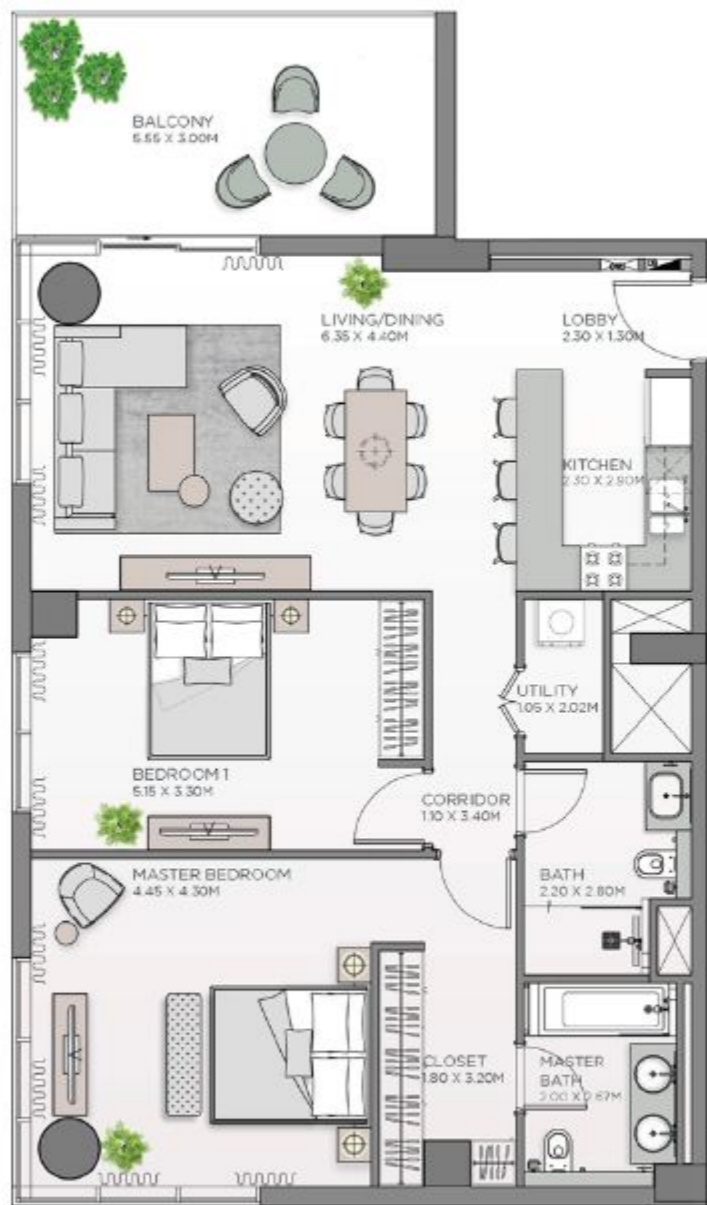
LEVEL 2-13



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA			
	SQM	SQFT	SQM	SQFT	SQM	SQFT		
206	306	406						
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						
			109.35	1,177.03	8.15	87.73	117.50	1,264.76

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



LEVEL 1



**CENTRAL
PARK**
CITY WALK
FERN

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				
504	604	704				
804	904	1004				
1104	1204	1304				
209M	309M	409M	107.55	1,157.66	18.15	195.15
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

**CENTRAL
PARK**
CITY WALK
FERN

2 BEDROOM APARTMENT TYPE C1



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

2 BEDROOM APARTMENT TYPE D1



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1608 1708 1808	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
305	176.14	1,895.96	84.28	907.18	260.42	2,803.14
308M	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



LEVEL 16-19



LEVEL 15



LEVEL 14



LEVEL 2-13



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						
508M	608M	708M	175.39	1,887.88	33.35	358.98	208.74	2,246.86
808	908M	1008M						
1108M	1208M	1308M						
1406M	1506M	1706M						
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 1804 1904	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

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



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PENTHOUSE

APARTMENT TYPE A2- LOWER LEVEL



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
2002	596.66	6,422.39	143.65	1,546.24	740.31	7,968.63

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



LEVEL 20



PENTHOUSE

APARTMENT TYPE A2- UPPER LEVEL



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
2002	596.66	6,422.39	143.65	1,546.24	740.31	7,968.63


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



LEVEL 21







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