

*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



A



Y





# 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

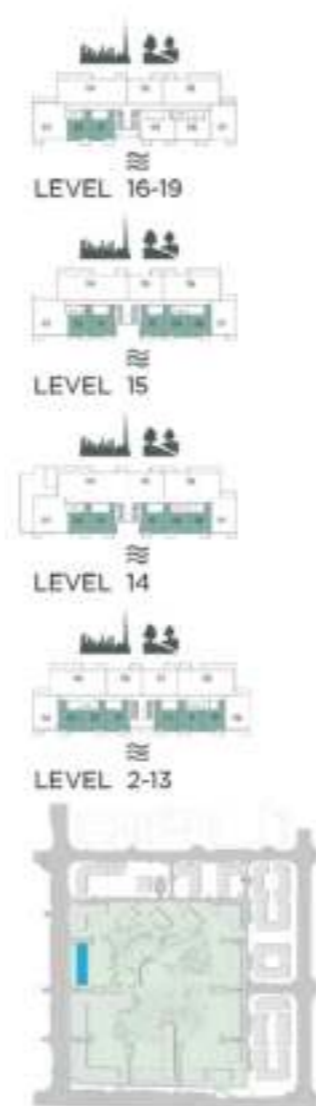


UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
101	66.11	715.60	24.36	262.21	90.47	977.81
102	66.52	718.02	24.42	262.85	90.94	978.87
103M	66.55	715.91	24.62	265.01	91.17	980.92
109	66.36	714.29	24.62	265.01	90.98	979.30
109M	66.61	716.98	24.42	262.85	91.03	979.84
111M	66.52	715.69	24.36	262.20	90.88	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						
302	402	502						
402	502	602	66.52	718.02	6.25	67.27	72.77	783.29
502	602	702						
602	702	802						
702	802	902						
802M	902M	1002M	66.51	715.91	6.25	67.27	72.76	783.18
902M	1002M	1102M						
1201	301	401						
1301	401	501	66.11	715.61	6.25	67.27	72.36	778.88
1401	501	601						
1501	601	701						
1601	701	801						
1701	801	901						
1801	901	1001	66.49	715.70	6.25	67.27	72.74	782.97
1901	1001	1101						
2001	1101	1201						
2101	1201	1301						
2201	1301	1401						
2301	1401	1501						
2401	1501	1601						
2501	1601	1701						
2601	1701	1801						
2701	1801	1901						
2801	1901	2001						
2901	2001	2101						
3001	2101	2201						
3101	2201	2301						
3201	2301	2401						
3301	2401	2501						
3401	2501	2601						
3501	2601	2701						
3601	2701	2801						
3701	2801	2901						
3801	2901	3001						
3901	3001	3101						
4001	3101	3201						
4101	3201	3301						
4201	3301	3401						
4301	3401	3501						
4401	3501	3601						
4501	3601	3701						
4601	3701	3801						
4701	3801	3901						
4801	3901	4001						
4901	4001	4101						
5001	4101	4201						
5101	4201	4301						
5201	4301	4401						
5301	4401	4501						
5401	4501	4601						
5501	4601	4701						
5601	4701	4801						
5701	4801	4901						
5801	4901	5001						
5901	5001	5101						
6001	5101	5201						
6101	5201	5301						
6201	5301	5401						
6301	5401	5501						
6401	5501	5601						
6501	5601	5701						
6601	5701	5801						
6701	5801	5901						
6801	5901	6001						
6901	6001	6101						
7001	6101	6201						
7101	6201	6301						
7201	6301	6401						
7301	6401	6501						
7401	6501	6601						
7501	6601	6701						
7601	6701	6801						
7701	6801	6901						
7801	6901	7001						
7901	7001	7101						
8001	7101	7201						
8101	7201	7301						
8201	7301	7401						
8301	7401	7501						
8401	7501	7601						
8501	7601	7701						
8601	7701	7801						
8701	7801	7901						
8801	7901	8001						
8901	8001	8101						
9001	8101	8201						
9101	8201	8301						
9201	8301	8401						
9301	8401	8501						
9401	8501	8601						
9501	8601	8701						
9601	8701	8801						
9701	8801	8901						
9801	8901	9001						
9901	9001	9101						
10001	9101	9201						

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	109.35	1177.03	8.19	87.73	117.50	1264.76

UNITS DENOTED AS "M" ARE MIRRORRED 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
205	306	406				
505	605	705				
805	905	1005				
1105	1205	1305				
1405	1505	1605				
1705	1805	1905				
	109.35	1177.03	8.19	87.73	117.50	1264.76

UNITS DENOTED AS "M" ARE MIRRORRED 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	107.88	1,159.06	17.8	194.71	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



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
204	304	404				
504	604	704				
804	904	1004				
104	1004	1104				
200M	300M	400M				
500M	600M	700M				
800M	900M	1000M				
1000M	1000M	1100M				
1407M	1507M	1607M				
1707M	1807M	1907M				
	107.88	1,157.66	18.18	195.16	125.88	1,342.81

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





# 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

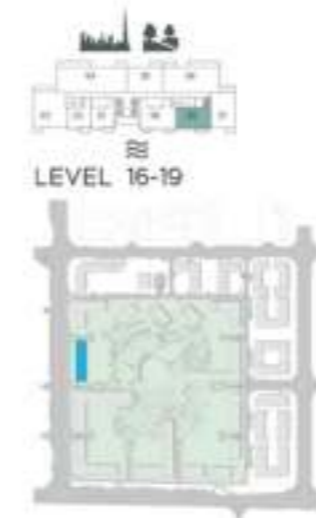
UNITS DENOTED AS "M" ARE MIRRORED IN REALITY FROM WHAT IS SHOWN ON THE PLAN

# 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
105	176.14	1,895.96	84.28	907.18	260.42	2,803.14
108M	176.39	1,897.88	84.28	907.18	259.67	2,795.06

UNITS DENOTED AS "M" ARE MIRRORRED 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	325	405						
505	605	705						
805	905	1005	176.14	1,895.96	84.28	360.16	2,098.80	2,258.12
1105	505	1105						
208M	308M	408M						
508M	608M	708M						
808	908M	1008M	176.39	1,897.88	84.28	358.96	2,087.4	2,246.96
1108M	508M	1108M						
1608M	508M	1708M						
1608M	808M	1908M	176.39	1,897.88	84.28	360.16	2,088.5	2,248.04

UNITS DENOTED AS "M" ARE MIRRORRED 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	140.91	1,512.44	286.79	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	145.88	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
1604	218.02	2,345.74	68.00	730.95	286.02	3,076.69

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



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1604	218.02	2,345.74	34.28	368.99	252.30	2,714.73

UNITS DENOTED AS "M" ARE MIRRORRED 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	6,437.66	233.01	2,508.10	831.09	8,945.76

UNITS DENOTED AS "M" ARE MIRRORRED 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	6,437.66	233.01	2,508.10	831.09	8,945.76

UNITS DENOTED AS "M" ARE MIRRORRED 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	6,422.29	763.65	1,346.24	740.31	7,968.61

UNITS DENOTED AS "M" ARE MRRORED 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	6,422.29	763.65	1,346.24	740.31	7,968.61

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



LEVEL 21











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