



RE  
G

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N

# 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

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 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

*15*  
MINUTES TO  
BURJ AL ARAB

*20*  
MINUTES TO  
THE PALM JUMEIRAH

*5*  
MINUTES FROM  
COCA-COLA ARENA

*15*  
MINUTES TO  
DUBAI INT. AIRPORT

*20*  
MINUTES TO  
DUBAI MARINA

*10*  
MINUTES TO  
JUMEIRAH BEACH

*15*  
MINUTES TO  
LA MER BEACH

*50*  
MINUTES TO  
AL MAKTOUM INT. 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. 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

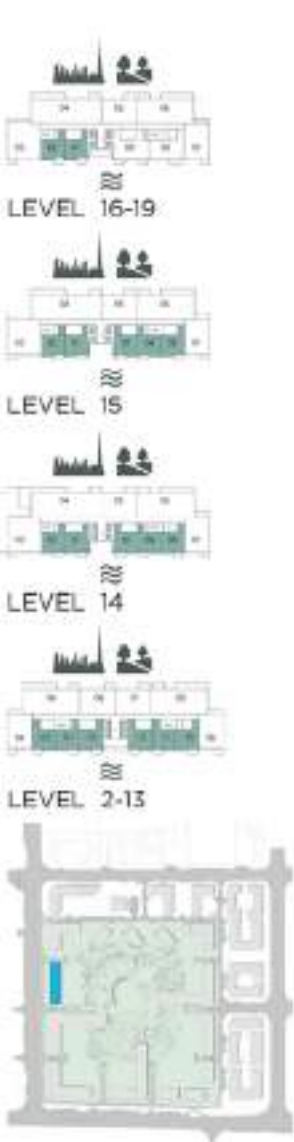


UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
101	66.11	715.60	24.36	262.21	90.47	977.81
102	66.62	716.02	24.42	262.85	91.04	978.87
103M	66.55	715.91	24.62	265.01	91.15	980.92
104	66.36	714.29	24.62	265.01	90.98	979.30
110M	66.61	716.94	24.42	262.85	91.03	979.84
111M	66.49	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	602	602				
502	602	702				
802	802	1002	66.62	716.02	6.25	67.27
1102	1202	1302			12.71	783.29
1402	1602	1802				
1702	1802	1902				
203M	303M	403M	66.61	715.91	6.25	67.27
503M	603M	703M			12.71	791.18
803M	903M	1003M				
1103M	1203M	1303M				
201	301	401				
501	601	701				
801	801	1001	66.11	711.61	6.25	67.27
1101	1201	1301			12.36	778.88
1401	1601	1801				
1701	1801	1901				
212M	312M	412M				
512M	612M	712M	66.49	715.70	6.25	67.27
812M	912M	1012M			12.74	782.97
1112M	1212M	1312M				
1410M	1510M					
211M	311M	411M				
511M	611M	711M	66.61	716.94	6.25	67.27
811M	911M	1011M			12.86	784.26
1111M	1211M	1311M				
1409M	1509M					
210	310	410	66.28	713.44	6.25	67.27
510	610	710			12.53	780.71
810	910	1010	66.36	714.30	6.25	67.27
1110	1210	1310			12.61	781.57

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
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 13

LEVEL 12

LEVEL 11

LEVEL 10

LEVEL 9

LEVEL 8

LEVEL 7

LEVEL 6

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1

LEVEL 0

LEVEL -1

LEVEL -2

LEVEL -3

LEVEL -4



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
205 305 405	109.35	1,177.03	51.97	559.40	161.32	1,736.43
206 306 406						
207 307 407						
208 308 408						
209 309 409						
210 310 410						
211 311 411						
212 312 412						
213 313 413						
214 314 414						

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	107.55	1159.06	12.35	134.71	124.84	1343.77

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				
304	404	704				
404	504	1004				
504	604	1304				
604	704	1604				
704	804	1904				
804	904	2204				
904	1004	2504				
1004	1104	2804				
1104	1204	3104				
1204	1304	3404				
1304	1404	3704				
1404	1504	4004				
1504	1604	4304				
1604	1704	4604				
1704	1804	4904				
1804	1904	5204				
1904	2004	5504				
2004	2104	5804				
2104	2204	6104				
2204	2304	6404				
2304	2404	6704				
2404	2504	7004				
2504	2604	7304				
2604	2704	7604				
2704	2804	7904				
2804	2904	8204				
2904	3004	8504				
3004	3104	8804				
3104	3204	9104				
3204	3304	9404				
3304	3404	9704				
3404	3504	10004				
3504	3604	10304				
3604	3704	10604				
3704	3804	10904				
3804	3904	11204				
3904	4004	11504				
4004	4104	11804				
4104	4204	12104				
4204	4304	12404				
4304	4404	12704				
4404	4504	13004				
4504	4604	13304				
4604	4704	13604				
4704	4804	13904				
4804	4904	14204				
4904	5004	14504				
5004	5104	14804				
5104	5204	15104				
5204	5304	15404				
5304	5404	15704				
5404	5504	16004				
5504	5604	16304				
5604	5704	16604				
5704	5804	16904				
5804	5904	17204				
5904	6004	17504				
6004	6104	17804				
6104	6204	18104				
6204	6304	18404				
6304	6404	18704				
6404	6504	19004				
6504	6604	19304				
6604	6704	19604				
6704	6804	19904				
6804	6904	20204				
6904	7004	20504				
7004	7104	20804				
7104	7204	21104				
7204	7304	21404				
7304	7404	21704				
7404	7504	22004				
7504	7604	22304				
7604	7704	22604				
7704	7804	22904				
7804	7904	23204				
7904	8004	23504				
8004	8104	23804				
8104	8204	24104				
8204	8304	24404				
8304	8404	24704				
8404	8504	25004				
8504	8604	25304				
8604	8704	25604				
8704	8804	25904				
8804	8904	26204				
8904	9004	26504				
9004	9104	26804				
9104	9204	27104				
9204	9304	27404				
9304	9404	27704				
9404	9504	28004				
9504	9604	28304				
9604	9704	28604				
9704	9804	28904				
9804	9904	29204				
9904	10004	29504				
10004	10104	29804				
10104	10204	30104				
10204	10304	30404				
10304	10404	30704				
10404	10504	31004				
10504	10604	31304				
10604	10704	31604				
10704	10804	31904				
10804	10904	32204				
10904	11004	32504				
11004	11104	32804				
11104	11204	33104				
11204	11304	33404				
11304	11404	33704				
11404	11504	34004				
11504	11604	34304				
11604	11704	34604				
11704	11804	34904				
11804	11904	35204				
11904	12004	35504				
12004	12104	35804				
12104	12204	36104				
12204	12304	36404				
12304	12404	36704				
12404	12504	37004				
12504	12604	37304				
12604	12704	37604				
12704	12804	37904				
12804	12904	38204				
12904	13004	38504				
13004	13104	38804				
13104	13204	39104				
13204	13304	39404				
13304	13404	39704				
13404	13504	40004				
13504	13604	40304				
13604	13704	40604				
13704	13804	40904				
13804	13904	41204				
13904	14004	41504				
14004	14104	41804				
14104	14204	42104				
14204	14304	42404				
14304	14404	42704				
14404	14504	43004				
14504	14604	43304				
14604	14704	43604				
14704	14804	43904				
14804	14904	44204				
14904	15004	44504				
15004	15104	44804				
15104	15204	45104				
15204	15304	45404				
15304	15404	45704				
15404	15504	46004				
15504	15604	46304				
15604	15704	46604				
15704	15804	46904				
15804	15904	47204				
15904	16004	47504				
16004	16104	47804				
16104	16204	48104				
16204	16304	48404				
16304	16404	48704				
16404	16504	49004				
16504	16604	49304				
16604	16704	49604				
16704	16804	49904				
16804	16904	50204				
16904	17004	50504				
17004	17104	50804				
17104	17204	51104				
17204	17304	51404				
17304	17404	51704				
17404	17504	52004				
17504	17604	52304				
17604	17704	52604				
17704	17804	52904				
17804	17904	53204				
17904	18004	53504				
18004	18104	53804				
18104	18204	54104				
18204	18304	54404				
18304	18404	54704				
18404	18504	55004				
18504	18604	55304				
18604	18704	55604				
18704	18804	55904				
18804	18904	56204				
18904	19004	56504				
19004	19104	56804				
19104	19204	57104				
19204	19304	57404				
19304	19404	57704				
19404	19504	58004				
19504	19604	58304				
19604	19704	58604				
19704	19804	58904				
19804	19904	59204				
19904	20004	59504				
20004	20104	59804				
20104	20204	60104				
20204	20304	60404				
20304	20404	60704				
20404	20504	61004				
20504	20604	61304				
20604	20704	61604				
20704	20804	61904				
20804	20904	62204				
20904	21004	62504				
21004	21104	62804				
21104	21204	63104				
21204	21304	63404				
21304	21404	63704				
21404	21504	64004				
21504	21604	64304				
21604	21704	64604				
21704	21804	64904				
21804	21904	65204				
21904	22004	65504				
22004	22104	65804				
22104	22204	66104				
22204	22304	66404				
22304	22404	66704				
22404	22504	67004				
22504	22604	67304				
22604	22704	67604				
22704	22804	67904				
22804	22904	68204				
22904	23004	68504				
23004	23104	68804				
23104	23204	69104				
23204	23304	69404				
23304	23404	69704				
23404	23504	70004				
23504	23604	70304				
23604	23704	70604				
23704	23804	70904				
23804	23904	71204				
23904	24004	71504				
24004	24104	71804				
24104	24204	72104				
24204	24304	72404				
24304	24404	72704				
24404	24504	73004				
24504	24604	73304				
24604	24704	73604				
24704	24804	73904				
24804	24904	74204				
24904	25004	74504				
25004	25104	74804				
25104	25204	75104				
25204	25304	75404				



2 BEDROOM  
APARTMENT TYPE C1



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1609, 1709, 1809, 1909	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, 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



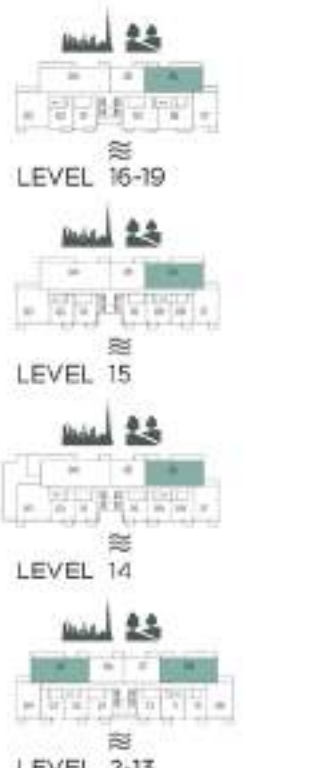
3 BEDROOM  
APARTMENT TYPE A.1, A.2



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
105	176.14	1,895.96	34.28	369.18	210.42	2,265.14
108M	175.39	1,887.89	34.28	369.18	209.67	2,256.06

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	34.28	369.18	209.60	2,256.12
305 605 705						
805 905 1005						
1105 1205 1305						
208M 308M 408M	175.39	1,887.89	34.28	369.18	208.74	2,246.86
508M 608M 708M						
808 908M 1008M						
1108M 1208M 1308M						
1408M 1508M 1708M	175.39	1,887.89	34.28	369.18	208.85	2,248.04
1608M 1808M 1908M						

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
1803	145.88	1,570.24	140.31	1,502.44	286.19	3,072.68

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

CENTRAL  
PARK  
CITY WALK  
FERN

# 3 BEDROOM APARTMENT TYPE B2



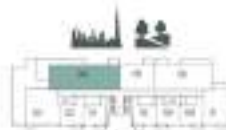
UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1803	145.88	1,570.24	22.66	244.91	168.55	1,814.26

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

CENTRAL  
PARK  
CITY WALK  
FERN



4 BEDROOM  
APARTMENT TYPE A1



LEVEL 14

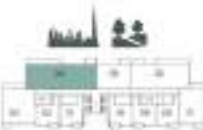
UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1404	218.02	2,346.74	68.00	731.95	286.02	3,078.69

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

4 BEDROOM  
APARTMENT TYPE A2



LEVEL 16-19



LEVEL 15

UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1504 1504 1704	218.02	2,346.74	68.28	736.89	286.30	3,083.63

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





PENTHOUSE

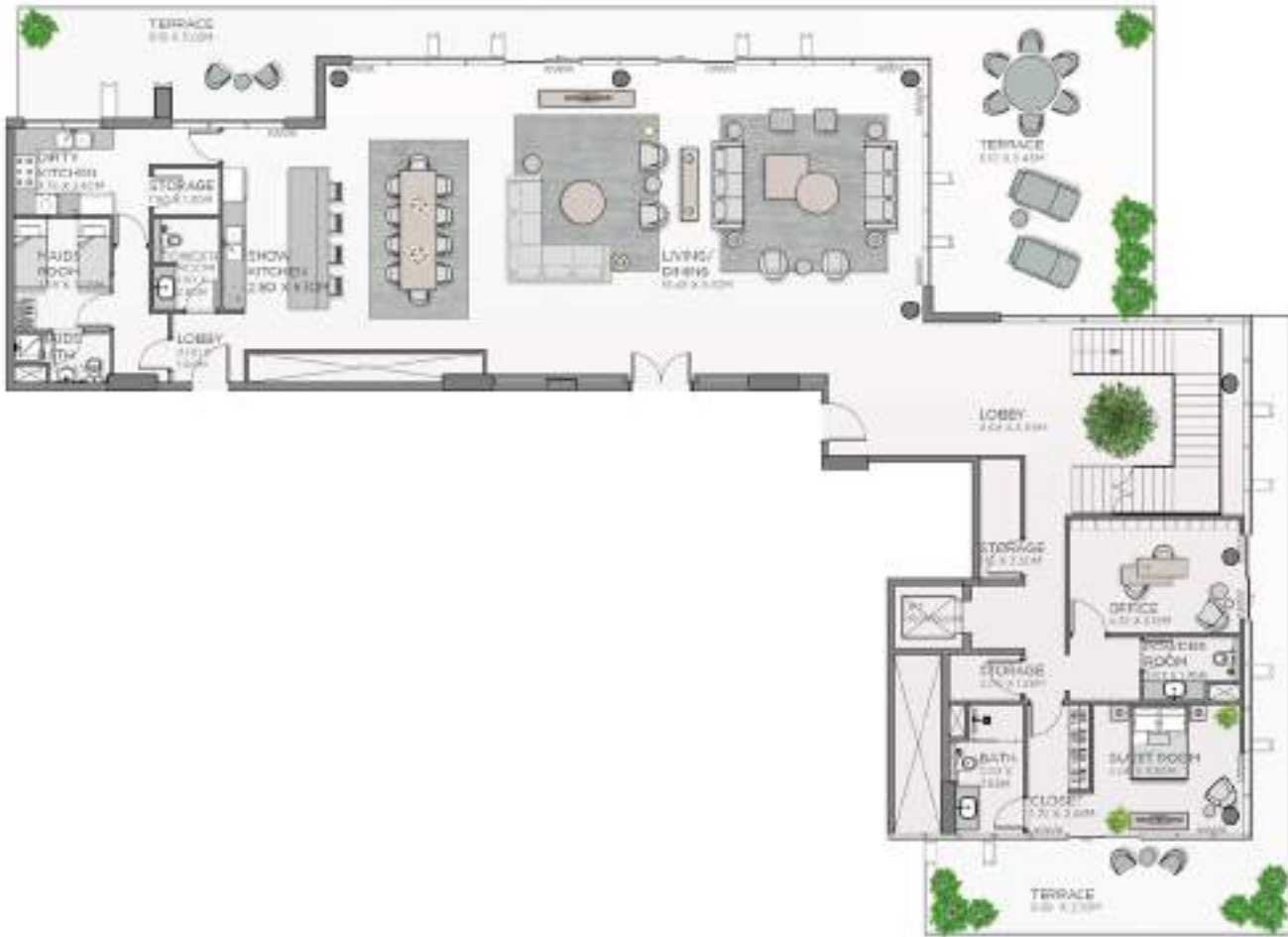
APARTMENT TYPE A1- UPPER LEVEL





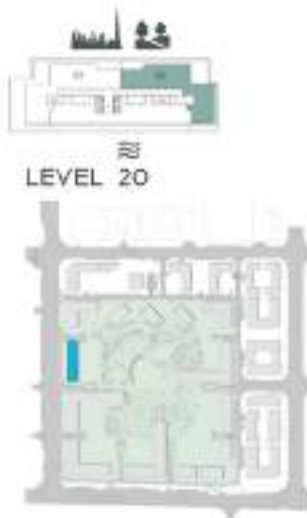
# PENTHOUSE

## APARTMENT TYPE A2- LOWER LEVEL



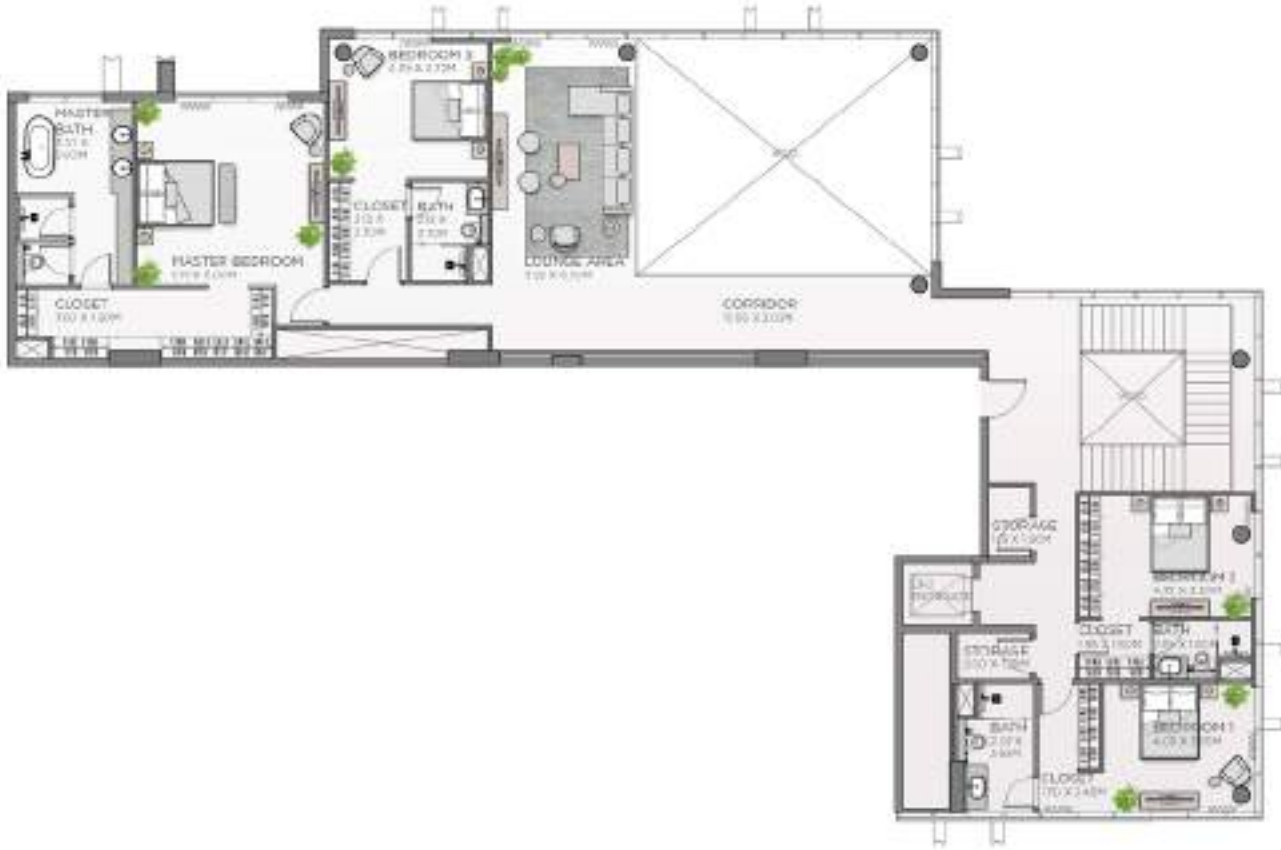
UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
2002	595.65	6,422.39	143.65	1,546.24	740.31	7,968.63

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



# PENTHOUSE

## APARTMENT TYPE A2- UPPER LEVEL



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
2002	595.65	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









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