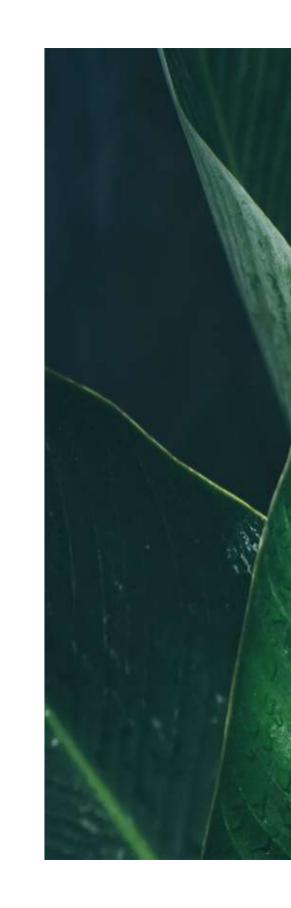






# Reimagine the Urban Jungle

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.

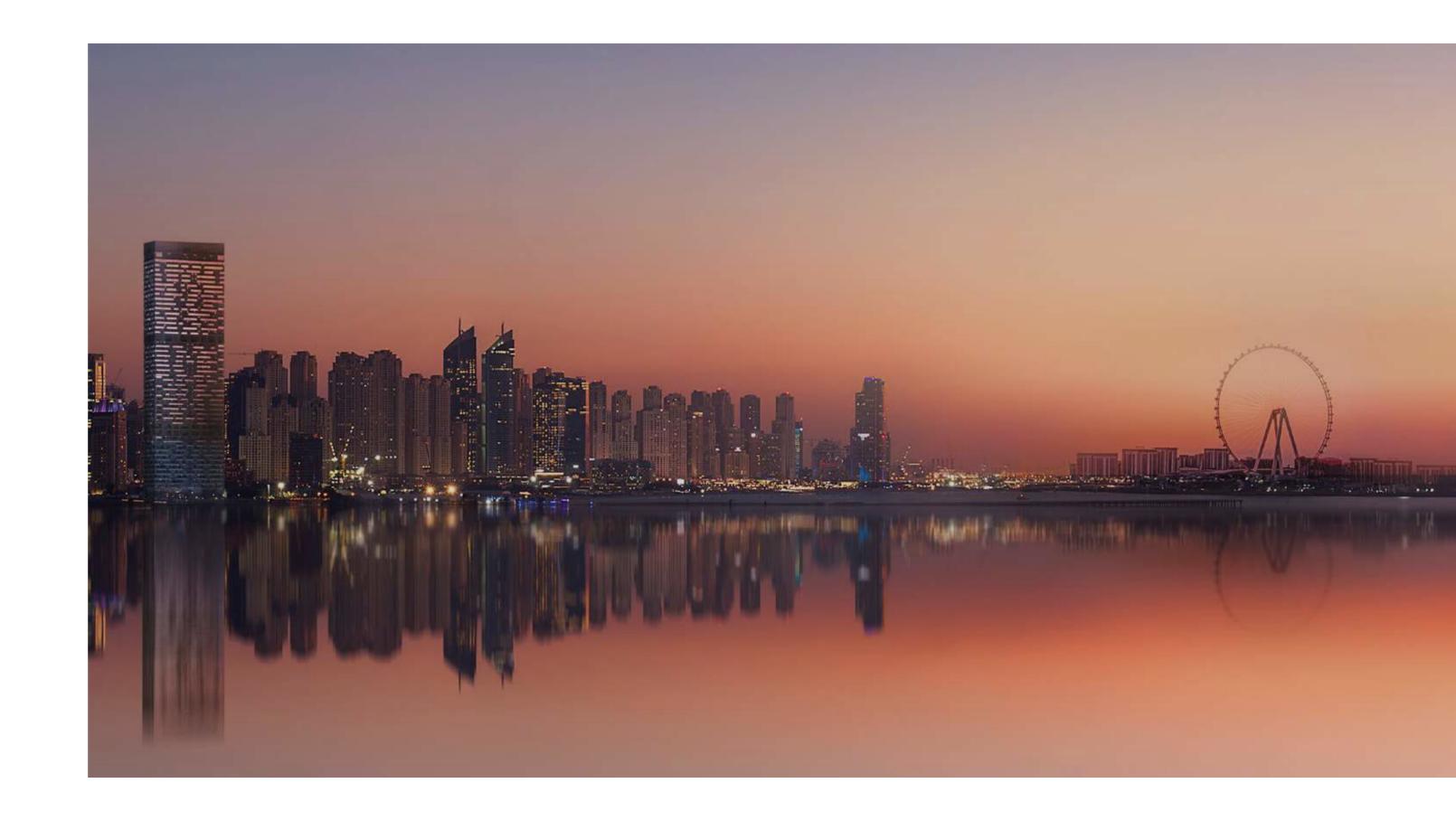


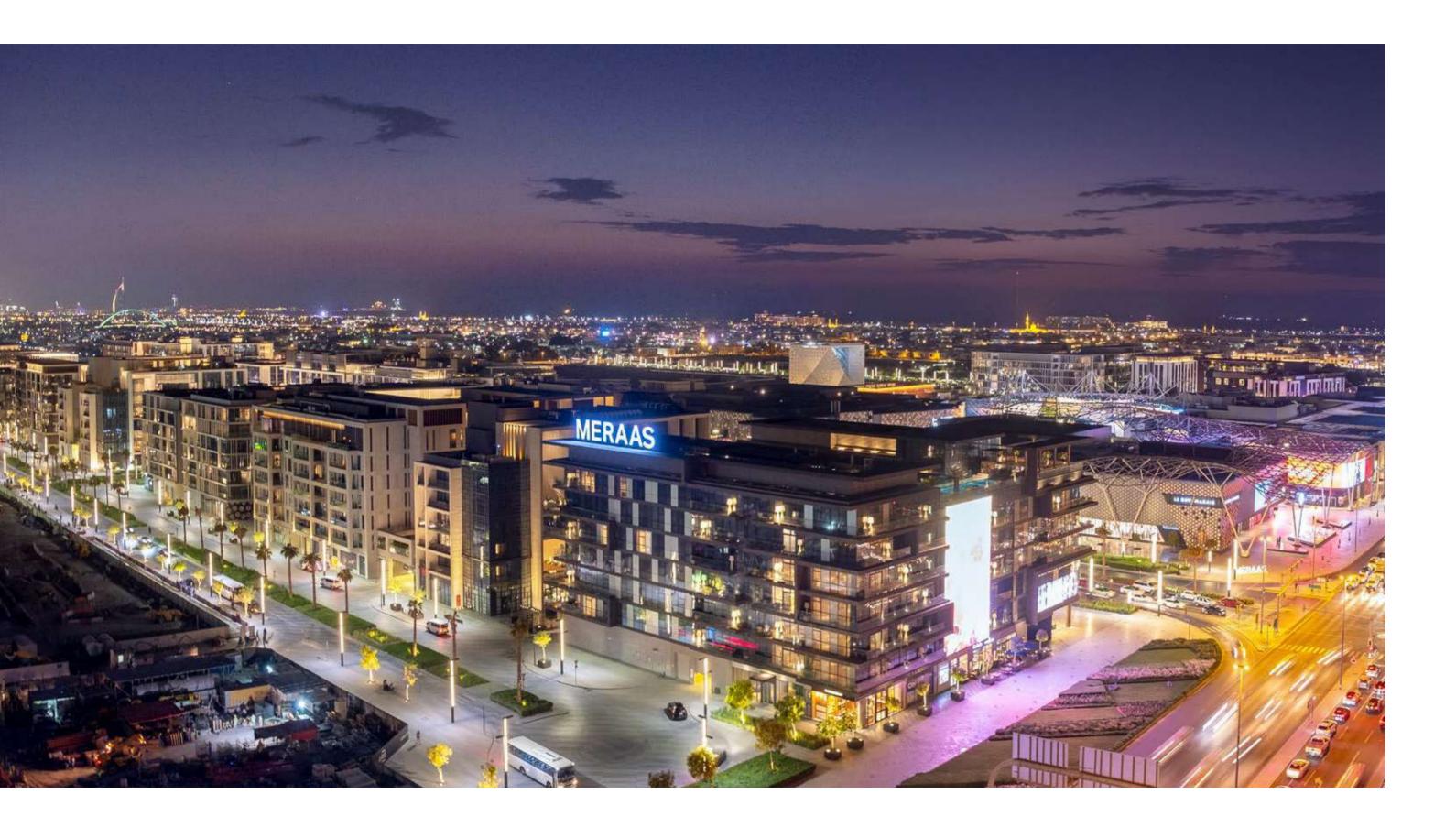


#### Meraas

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 for 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 the city.





# 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.

MINUTE TO

CITY WALK MALL

MINUTES TO BURJ AL ARAB

MINUTES TO COCA-COLA ARENA

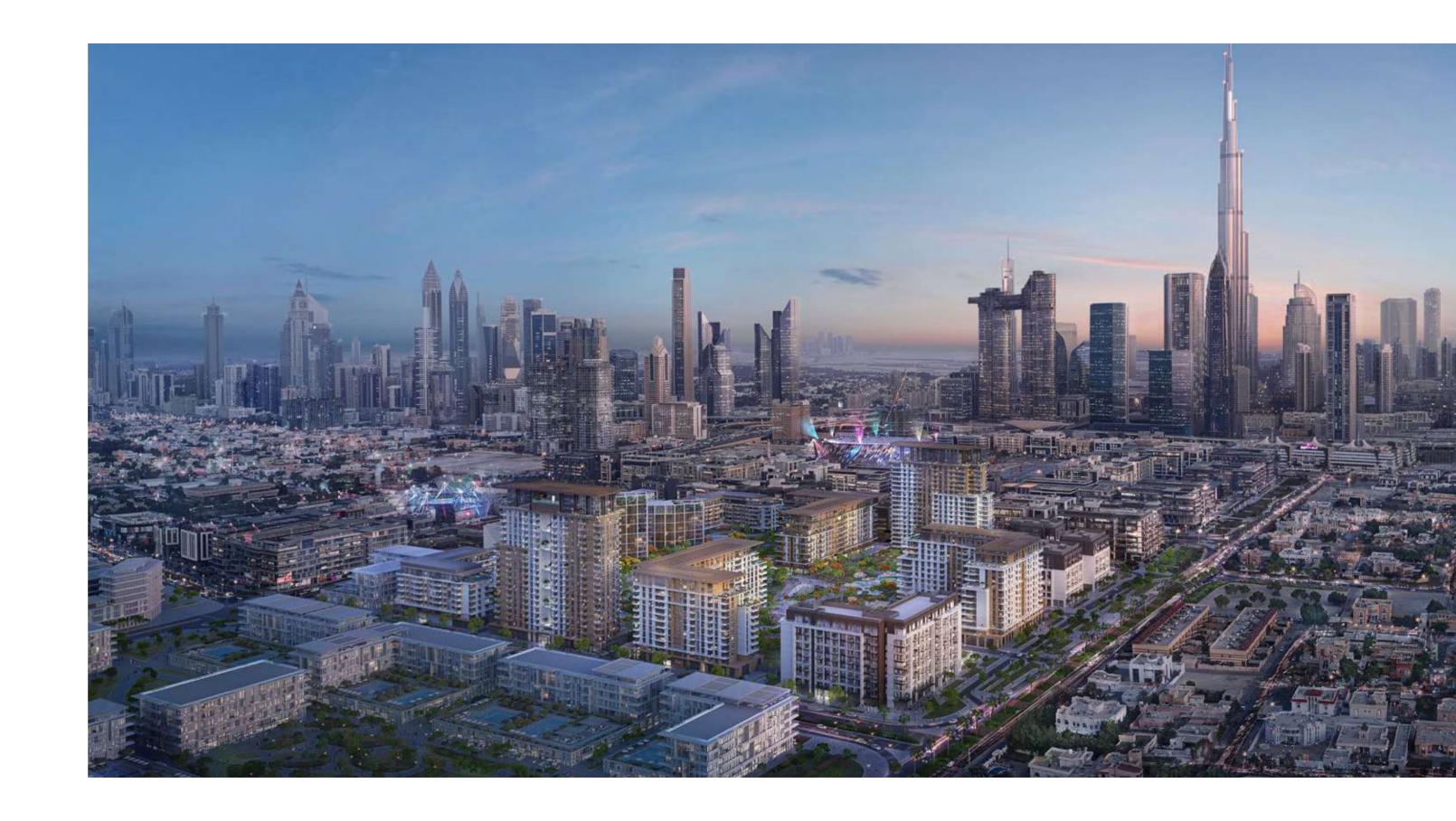
MINUTES TO DUBAI INT. AIRPORT

MINUTES TO **DUBAI MARINA** 

JUMEIRAH BEACH

MINUTES TO LA MER BEACH

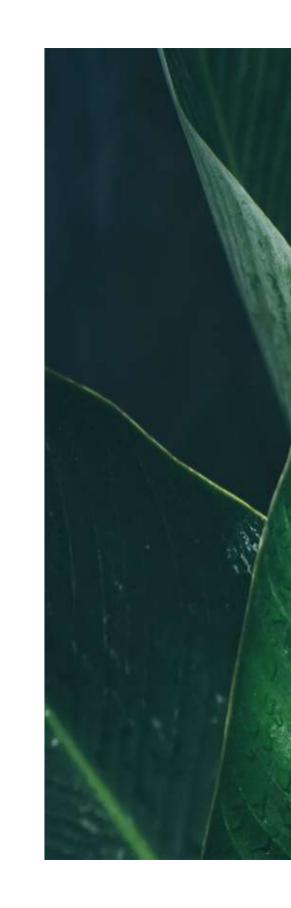
MINUTES TO AL MAKTOUM INT. AIRPORT





#### Central Park

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 while 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.



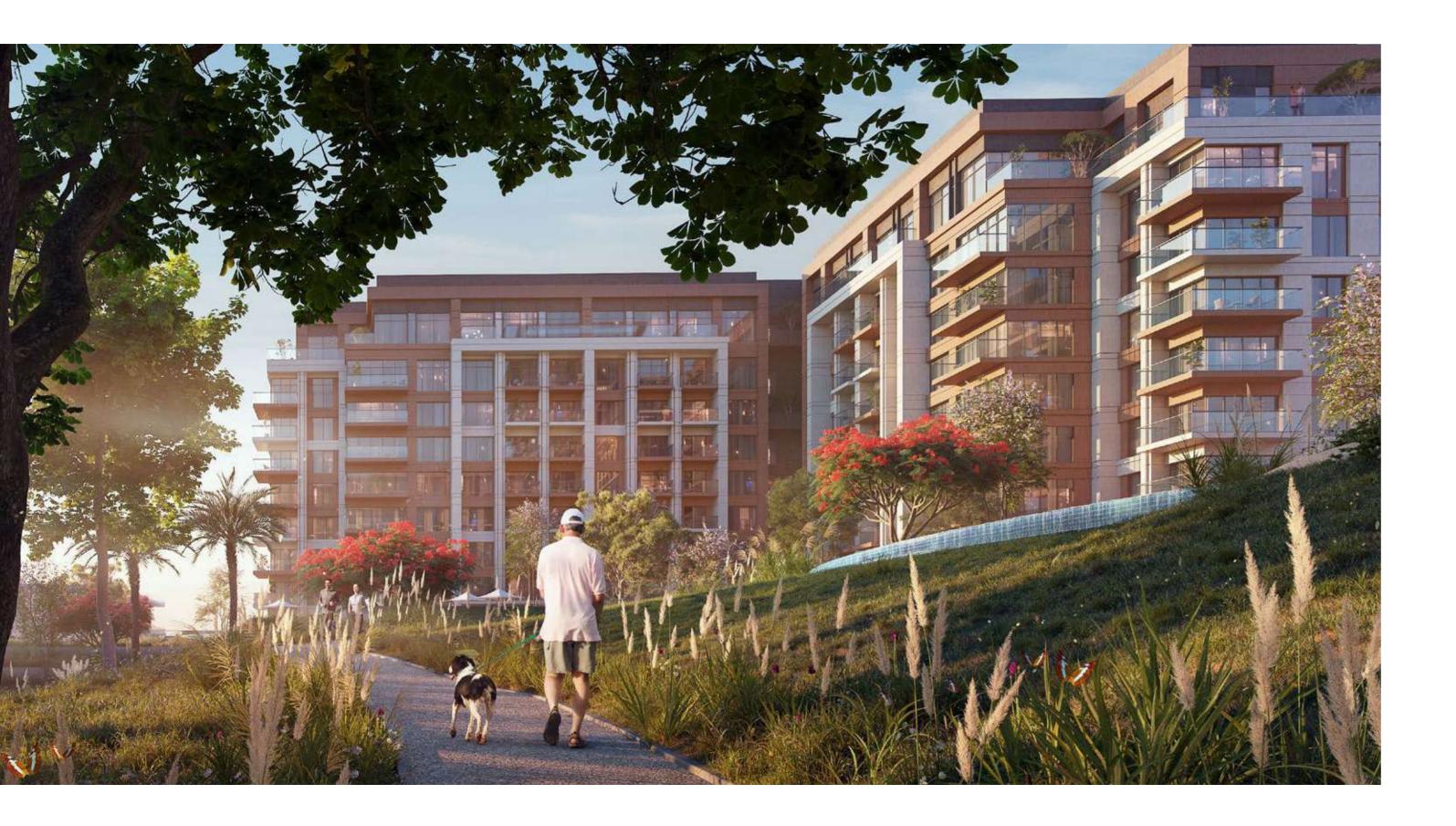


#### Amenities

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, ensuring something for every age group 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





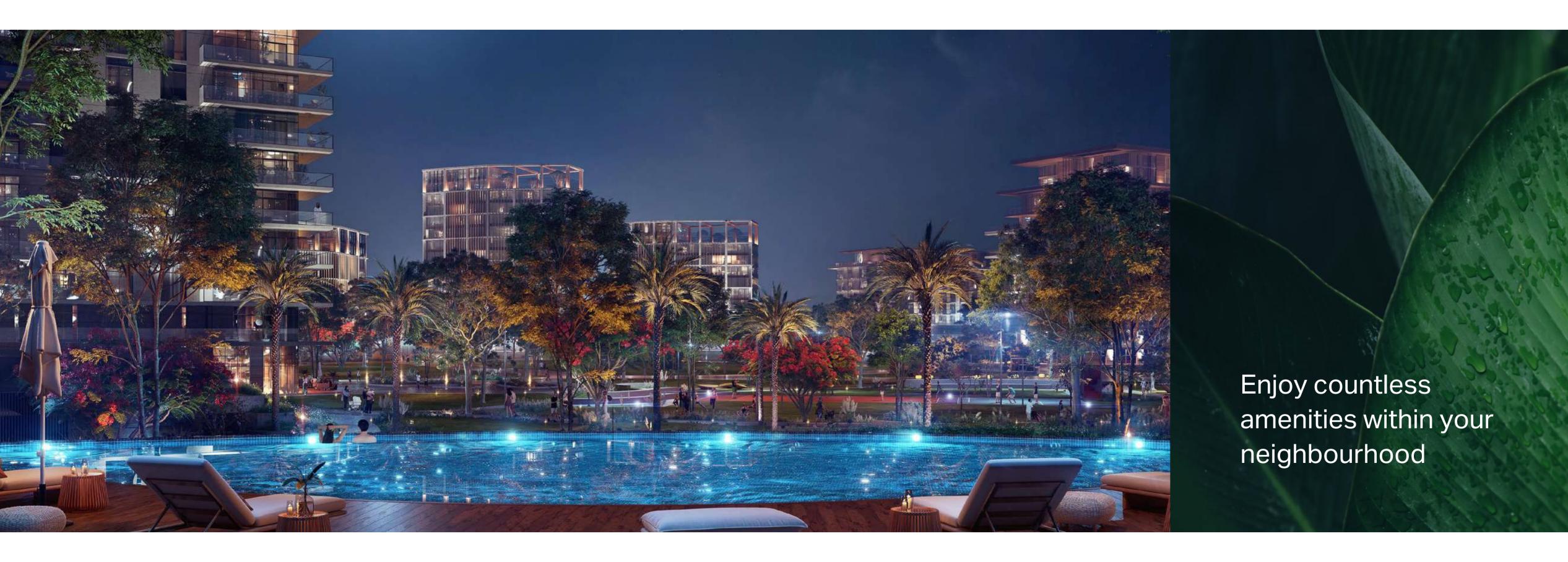
# Thyme

Inspired by Central Park's contemporary design philosophy, Thyme offers its residents a unique fusion of city vibes and vibrant nature.

Enveloped by rich greenery, the iconic Dubai skyline and a plethora of modern amenities - Thyme's 1, 2, 3, and 4-bedroom apartments deliver total peace of mind in the heart of Dubai.









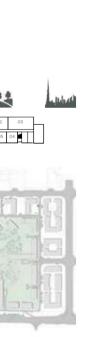






#### **1 BEDROOM**APARTMENT TYPE A.2







UNIT NO.	SUITE AREA		BALCO	NY AREA	TOTAL AREA		
	SQM	SQFT SQM SQFT		SQM	SQFT		
106M	64.94	699.01	12.69	136.59	77.63	835.60	
107	64.94	699.01	12.60	135.63	77.54	834.63	

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE





UNIT NO.	SUITE	E AREA	BALCO	NY AREA	TOTAL AREA		
	SQM	SQFT	SQM	SQFT	SQM	SQFT	
104	64.89	698.47	12.69	136.59	77.58	835.06	
111M	64.54	694.70	12.60	135.63	77.14	830.33	
112	64.54	694.70	12.69	136.59	77.23	831.30	

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE

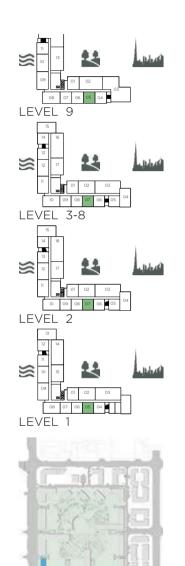






## **1 BEDROOM**APARTMENT TYPE A.4

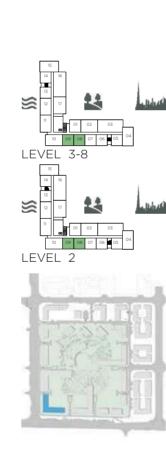






UNIT 1	UNIT NO.		SUITE AREA		BALCO	NY AREA	TOTAL AREA		
			SQM	SQFT	SQM	SQFT	SQM	SQFT	
105	207	307							
407	507	607	65.10	700.73	6.35	68.35	71.45	769.08	
707	807								
905			65.09	700.62	6.26	67.38	71.35	768.01	

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE





UNIT N	0.		SUITE AREA		BALCONY AREA		TOTAL AREA	
			SQM	SQFT	SQM	SQFT	SQM	SQFT
208M	209	308M						
309	408M 409							
508M	509	608M	65.07	700.41	6.28	67.60	71.35	768.01
609	708M 709							
808M								

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE

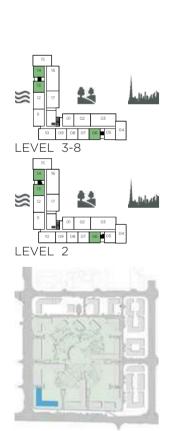






## 1 BEDROOM APARTMENT TYPE A.7

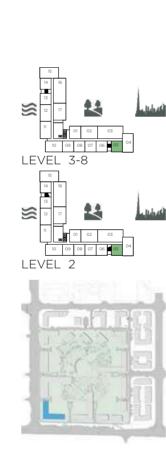






UNIT N	10.		SUITE	E AREA	BALCO	NY AREA	TOTAL AREA		
			SQM SQFT SQM		SQFT	SQM	SQFT		
206	306	406							
506	606	706	65.02	699.87	6.28	67.60	71.30	767.47	
806									
213M	214	313M							
314	413M	414							
513M	514	613M	64.64	695.78	6.28	67.60	70.92	763.38	
614	713M	714							
813M	814		1						

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE





UNIT N	UNIT NO.			SUITE AREA		NY AREA	TOTAL AREA		
			SQM	SQFT	SQM	SQFT	SQM	SQFT	
205			64.65	695.89	6.39	68.78	71.04	764.67	
305	405	505	64.65	695.89	6.37	68.57	71.02	764.45	
605	705	805	64.65	095.69	0.37	00.37	71.02	764.45	







## **1 BEDROOM**APARTMENT TYPE A.9







UNIT NO.	SUITE	AREA	BALCO	NY AREA	TOTAL AREA		
	SQM	SQFT	SQM SQFT		SQM	SQFT	
906M	64.96	699.22	14.29	153.82	79.25	853.04	
907	64.96	699.22	14.19	152.74	79.15	851.96	

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE





UNIT NO.	SUITE	E AREA	BALCO	NY AREA	TOTAL AREA		
	SQM	SQFT	SQM	SQFT	SQM	SQFT	
904	64.91	698.69	14.28	153.71	79.19	852.39	
911M	64.55	694.81	14.28	153.71	78.83	848.52	

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE

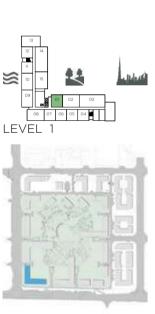






## **1 BEDROOM**APARTMENT TYPE B.2

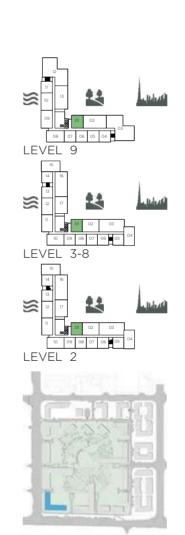






	411	_						
		UNIT NO.	SUITE	AREA	BALCO	NY AREA	TOTA	AL AREA
			SQM	SQFT	SQM	SQFT	SQM	SQF1

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE





1 TINU	UNIT NO.		SUITE AREA		BALCO	NY AREA	TOTAL AREA	
			SQM	SQFT	SQM SQFT		SQM	SQFT
201	301	401						
501	601	701	73.07	786.52	6.47	69.64	79.54	856.16
801								
901			73.08	786.63	6.25	67.27	79.33	853.90

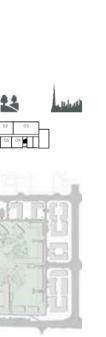
THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE













UNIT NO.	SUITE AREA		BALCO	NY AREA	TOTAL AREA	
	SQM	SQFT	SQM SQFT		SQM	SQFT
115	110.72	1,191.78	35.73	384.59	146.45	1,576.37

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE





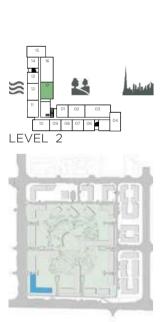
UNIT NO.	SUITE	AREA	BALCO	NY AREA	TOTAL AREA		
	SQM	SQFT	SQM	SQFT	SQM	SQFT	
102	110.49	1.189.30	35.90	386.42	146.39	1,575.73	













UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQM SQFT		SQFT	SQM	SQFT
217	110.85	1,193.18	12.94	139.29	123.79	1,332.46

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE





UNIT NO.	SUITE	AREA	BALCO	NY AREA	тот	AL AREA
	SQM	SQFT	SQM	SQFT	SQM	SQFT
202	110.49	1,189.30	19.44	209.25	129.93	1,398.55







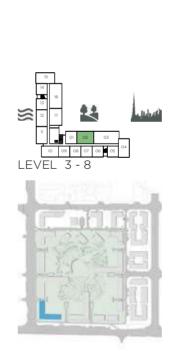






1 TINU	UNIT NO.		SUITE AREA		BALCONY AREA		TOTAL AREA	
			SQM	SQFT	SQM	SQFT	SQM	SQFT
317	417	517	110.98	1.194.58	6.43	69.21	117.41	1.263.79
617	717	817	110.98	1,194.58	6.43	09.21	117.41	1,203.79

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE





UNIT N	10.		SUITE	E AREA	BALCO	NY AREA	тот	AL AREA
		SQM	SQFT	SQM	SQFT	SQM	SQFT	
302	402	502	110.62	1.190.70	12.93	139.18	123.55	1.329.88
602	702	802	110.62	1,190.70	12.93	139.18	123.55	1,329.88









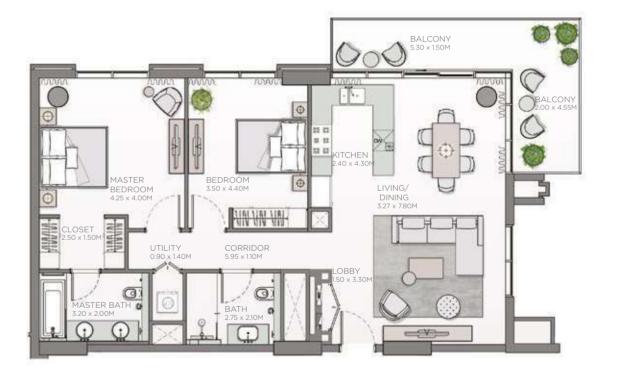




UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQM SQFT		SQFT	SQM	SQFT
113	108.90	1,172.19	39.03	420.12	147.93	1,592.31

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE





UNIT NO	UNIT NO.		NIT NO.		UNIT NO.		UNIT NO.		SUITE	E AREA	BALCO	NY AREA	тот	AL AREA
			SQM	SQFT	SQM	SQFT	SQM	SQFT						
204M			108.48	1,167.67	17.12	184.28	125.60	1,351.95						
215			108.92	1,172.41	17.37	186.97	126.29	1,359.37						
304M	404M	504M	108.51	1.167.99	17.12	184.28	125.63	1.352.27						
604M	704M	804M	106.31	1,107.55	17.12	104.20	125.05	1,332.27						
315	415	515	109.03	1.173.59	17.49	188.26	126.52	1.361.85						
615	715	815	109.03	1,173.39	17.49	100.20	120.52	1,301.05						







#### 2 BEDROOM APARTMENT TYPE C.2





BALCONY 3.30 x 1.80M	DOWN.			BATH O
		BEDROOM 4.40 x 3.50M	CORRIDOR 110 x 5.35M UTILITY 0.90 x 0.90M	2.10 × 2,75M
BALCONY 3.30 × 1.80M	Transition of the state of the	MASTER BEDROOM 3.80 x 4.25M	CLOSET 1.70 x 2.50M	MASTER BATH 2.10 x 8.20M

UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM SQFT		SQM	SQFT
110	97.88	1,053.57	18.87	203.11	116.75	1,256.69

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



UNIT	UNIT NO.		NIT NO. SUITE AREA		BALCO	NY AREA	TOTAL AREA		
		SQM	SQFT	SQM	SQFT	SQM	SQFT		
109			99.91	1,075.42	12.63	135.95	112.54	1,211.37	
211			99.64	1,072.52	12.63	135.95	112.27	1,208.46	
311	411	511	99.90	1.075.31	12.63	135.95	112.53	1,211,26	
611	711	811	55.90	1,075.31	12.03	133.95	112.53	1,211.20	
909			99.91	1,075.42	12.50	134.55	112.41	1,209.97	

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE







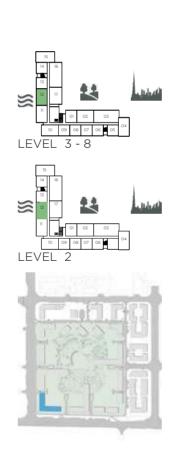






UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
108	99.28	1,068.64	28.59	307.74	127.87	1,376.38

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE





UNIT I	NO.		SUITE	E AREA	BALCO	NY AREA	тот	AL AREA
			SQM	SQFT	SQM	SQFT	SQM	SQFT
212	312	412						
512	612	712	98.01	1,054.97	12.55	135.09	110.56	1,190.06
812								











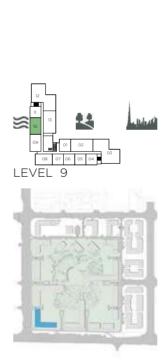


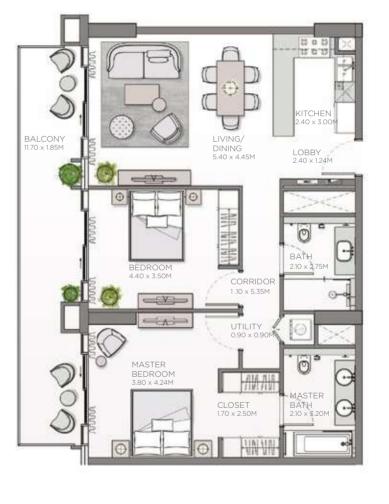




UNIT	UNIT NO.		SUITE AREA		BALCO	NY AREA	TOTAL AREA	
			SQM	SQFT	SQM	SQFT	SQM	SQFT
210	310	410						
510	610	710	99.41	1,070.04	22.18	238.74	121.59	1,308.78
810								

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE





	UNIT NO.	SUITE AREA		BALCO	NY AREA	TOTAL AREA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
	910	97.91	1,053.89	21.73	233.90	119.64	1,287.79

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE

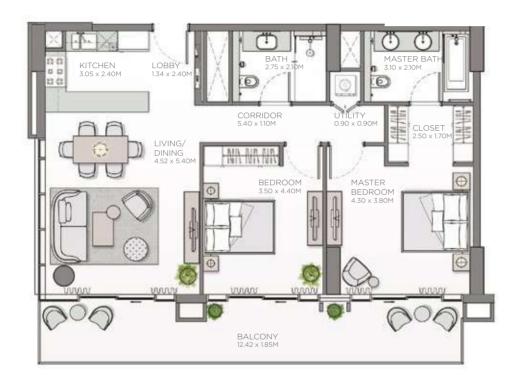








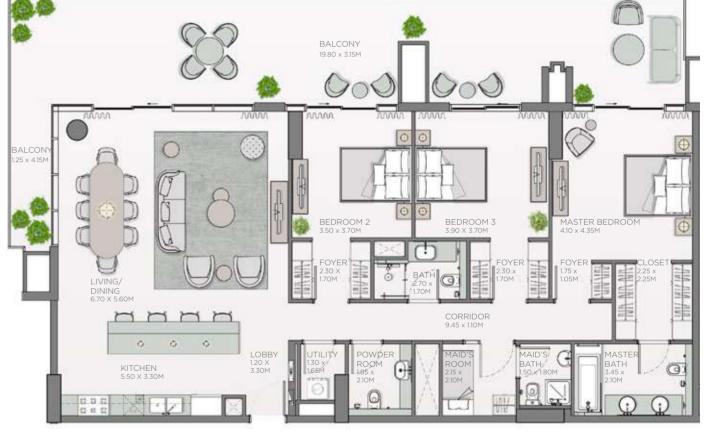




U	INIT NO.	SUITE AREA		BALCO	NY AREA	TOTAL AREA		
		SQM	SQFT	SQM	SQFT	SQM	SQFT	
9	08	99.30	1,068.86	23.09	248.54	122.39	1,317.39	

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE





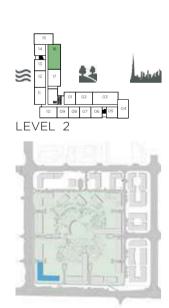
UNIT NO.	SUITE AREA		BALCO	NY AREA	TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
114	167.86	1,806.83	67.22	723.55	235.08	2,530.38













UNIT NO.	SUITE	SUITE AREA		NY AREA	TOTAL AREA		
	SQM	SQFT	SQM	SQFT	SQM	SQFT	
216	168.64	1.815.23	24.03	258.66	192.67	2.073.88	

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE





	UNIT NO.		SUITE	SUITE AREA		NY AREA	TOTAL AREA		
			SQM	SQFT	SQM	SQFT	SQM	SQFT	
	316	416	516	168.78	1,816.73	17.50	17.52 188.58	186.30	2.005.32
	616	716	816	108.78		17.52	100.58	100.30	2,005.32













	UNIT NO.	SUITE AREA		BALCO	NY AREA	TOTAL AREA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
	103	169.02	1,819.32	67.19	723.23	236.21	2,542.54

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE





	UNIT NO.	SUITE AREA		BALCO	NY AREA	TOTAL AREA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
	203	169.80	1,827.71	24.06	258.98	193.86	2,086.69

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE













UNIT N	UNIT NO.		SUITE AREA		BALCO	NY AREA	TOTAL AREA		
			SQM	SQFT	SQM	SQFT	SQM	SQFT	
303	403	503	169.93	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	17 55	188.91	187.48	2.018.02	
603	703	803	109.93	1,829.11	17.55	100.91	107.48	2,018.02	

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE





	UNIT NO.	SUITE AREA		BALCO	NY AREA	TOTAL AREA		
		SQM	SQFT	SQM	SQFT	SQM	SQFT	
	913	150.02	1,614.80	21.75	234.12	171.77	1,848.92	

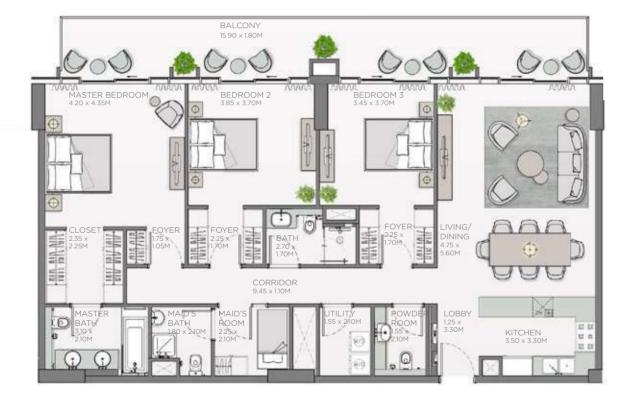






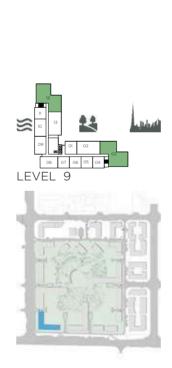






UNIT NO.	SUITE AREA		BALCO	NY AREA	TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
902	149.76	1,612.00	29.67	319.37	179.43	1,931.37

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE





	UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
	903M	242.35	2,608.63	111.67	1,202.01	354.02	3,810.64
	912	242.40	2,609.17	109.91	1,183.06	352.31	3,792.23





