THE
CENTRAL
DOWNTOWN

CHANEL
CHANEL

ELEVATE TO NEW HEIGHTS
OF SOPHISTICATION

THE CENTRAL DOWNTOWN

Nestled in the heart of Arjan, Dubailand, The Central Downtown is a distinctive mixed-use development redefining urban living in one vibrant 7-acre hub. Its four towers offer contemporary studios and 1 to 3-bedroom apartments, catering to the diverse Dubai lifestyle.

What sets this community apart is its prime location, atop a sprawling shopping mall, making retail therapy a mere elevator ride away.

Beyond the mall, residents will enjoy an array of amenities, from state of-the-art fitness centres to rooftop gardens with stunning city views. Life is elevated, and everything you desire is just a step away.

THE DEVELOPER

AQUA Developments

Established in 2010, AQUA Real Estate Development turned into a full-service development company delivering the most selective residential and commercial properties designed to cater to its clients' needs in terms of quality finishes, smart homes, and prime locations.

NORDIC

ARCHITECTURE

Sleek & Contemporary Structure

The Central Downtown features a streamlined, modern framework that blends perfectly with its surroundings.

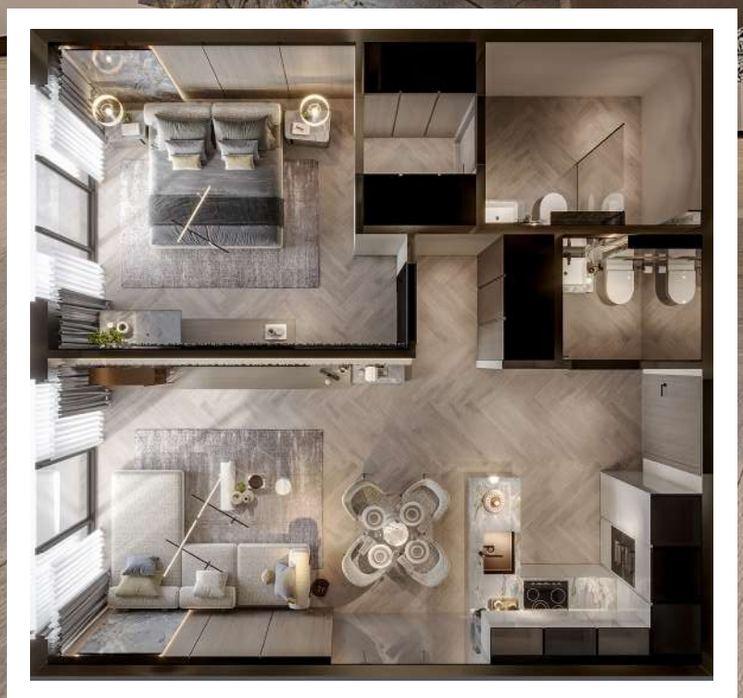
The four towers' distinctive shape, as well as the use of high-quality materials, produce a strong visual impact that will create an inviting atmosphere. This approach provides residents with a contemporary and environmentally conscious lifestyle, aligning with our vision for a sustainable future.

INTERIORS

Elegance in Every Detail

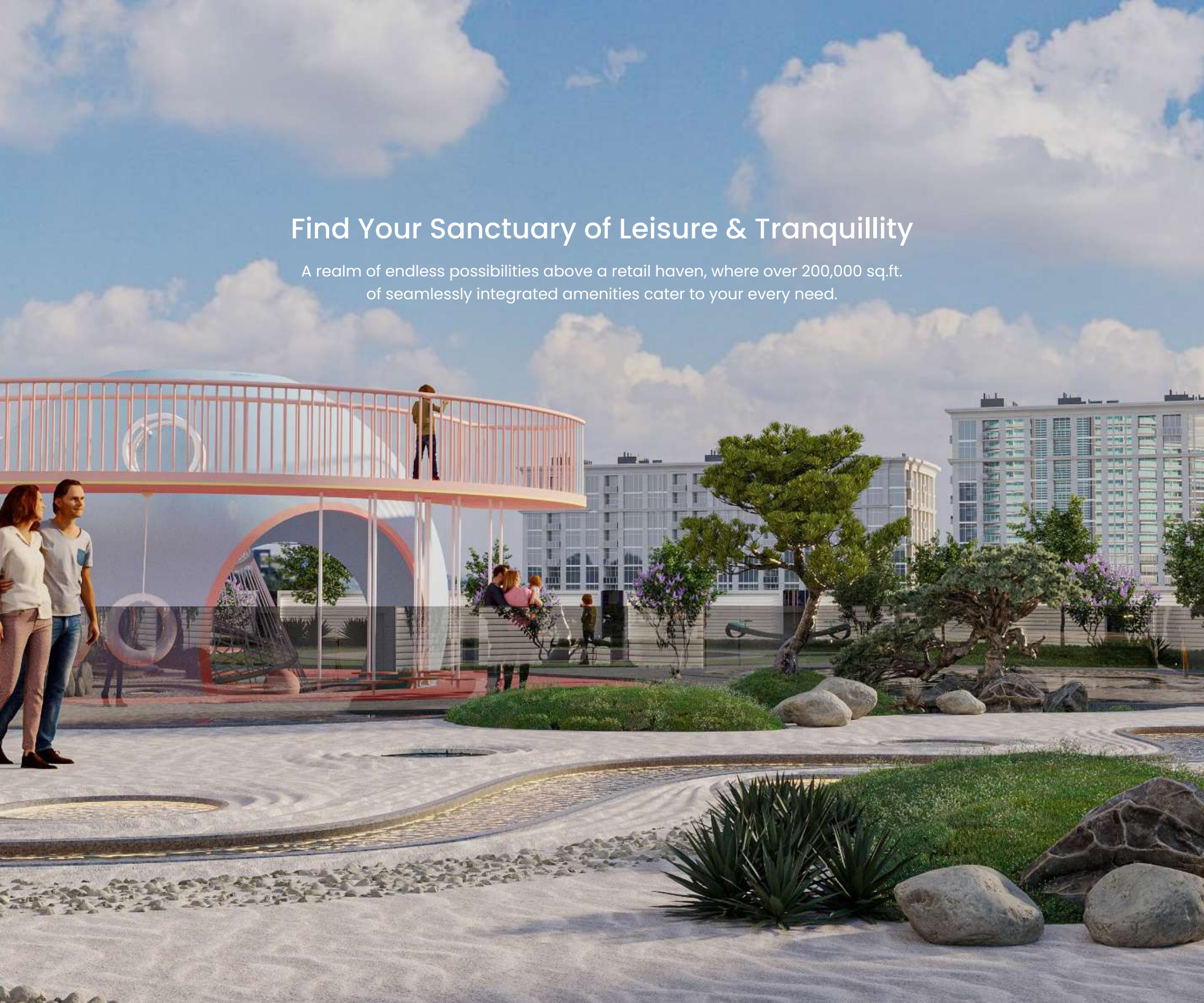
Its meticulously curated space embodies timeless elegance. The interiors of this development evoke new heights of sophistication with a color palette dominated by sleek shades of grey and calming earthy cool tones, crafting an opulent atmosphere. It features the exquisite Calcatta marbles and city stones that elevate each space to artistry, as well as Neutra concrete, which seamlessly blends with the perfect combination of wood elements, creating an aesthetically contemporary charm.

SAMSUNG



Find Your Sanctuary of Leisure & Tranquillity

A realm of endless possibilities above a retail haven, where over 200,000 sq.ft.
of seamlessly integrated amenities cater to your every need.



AMENITIES

Recreation & Entertainment

Embark on a journey of rejuvenation, where every moment becomes an unforgettable memory.

- Basketball Court
- BBQ Area
- Colour Fountain
- Kids Play Area
- Mini Golf
- Outdoor Cinema
- Paddle Tennis
- Tabble Tennis
- Swimming Pool
- Rock Climbing Wall

AMENITIES

Wellness & Fitness

Ignite your passion for well-being and tap into your inner strength through our state-of-the-art facilities.

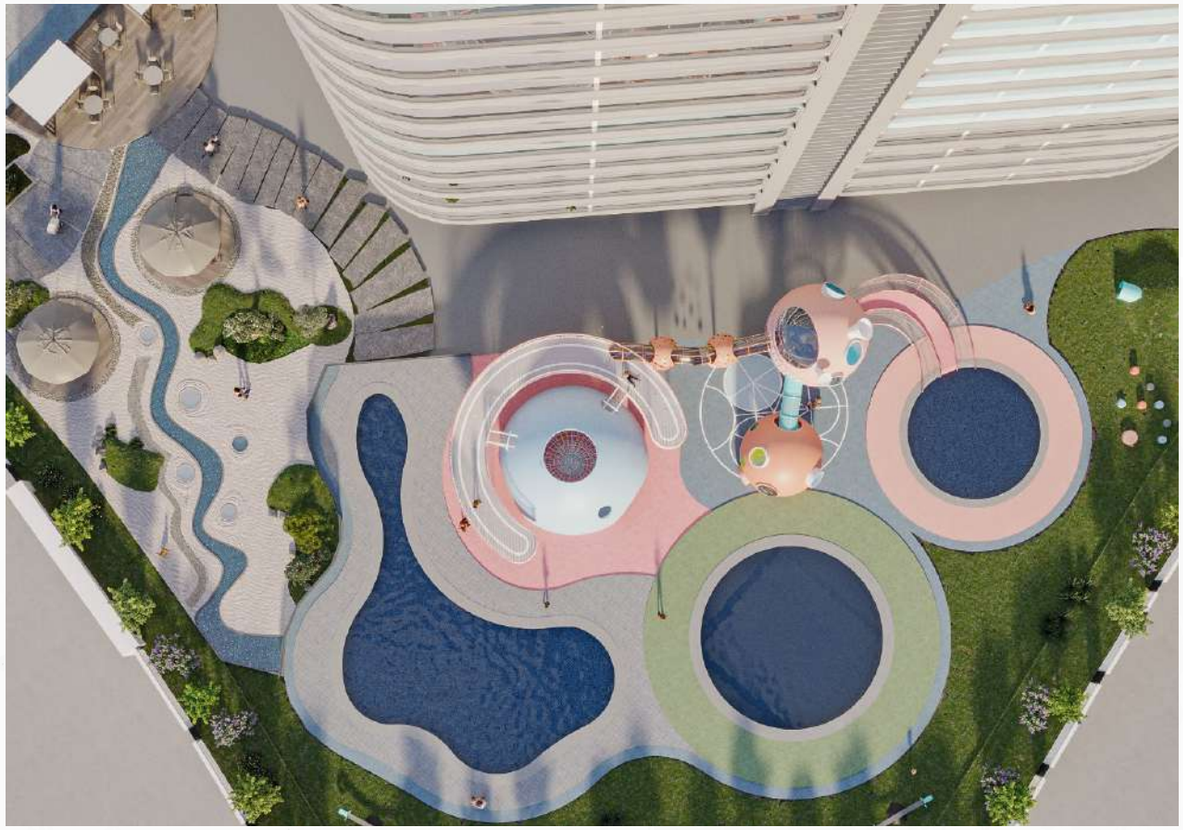
Jogging Track

Open Air Gymnasium

Health Club

Jacuzzi

Yoga Room



AMENITIES

Community & Culture

Explore a dynamic tapestry of connection and celebration which fosters a sense of belonging and creates a thriving community.

- Beauty Salon
- Business Centre
- Daycare Centre
- Multipurpose Hall
- Changing Room
- Family Sitting
- Food Kiosk
- Prayer Room

AMENITIES

Nature & Serenity

Discover nature's embrace through amenities that flawlessly fuse the outdoors into your living experience.

Golf Simulator

Dog Park

Zen Garden

Rainforest Retreat

Organic Farm

HoSiu
HOT COFFEE

ROOF PODIUM

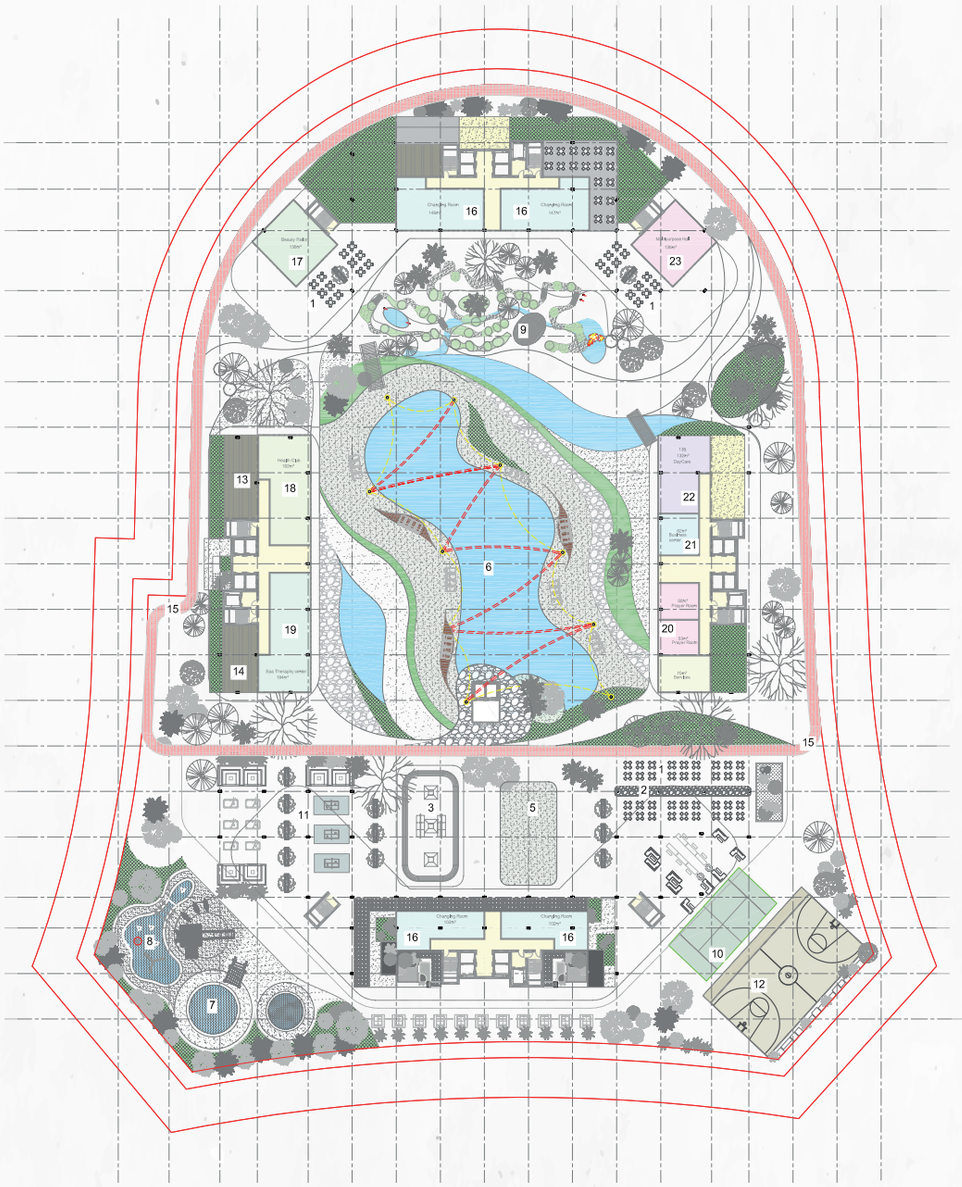
Amenities

Outdoor

1. Family Sitting
2. BBQ Area
3. Skate Park
4. Open Air Gymnasium
5. Kids Play Zone
6. Shallow Pool
7. Jacuzzi
8. Kids Pool
9. Mini Golf
10. Paddle Tennis
11. Table Tennis
12. Basketball Court
13. Open Air Gymnasium
14. Open Air Yoga Platform
15. Jogging Track

Indoor

16. Changing Rooms
17. Beauty Salon
18. Health Club
19. Spa Therapy Centre
20. Prayer Room
21. Business Centre
22. Daycare Centre
23. Multipurpose Hall



ACCESSIBILITY

Prime Location

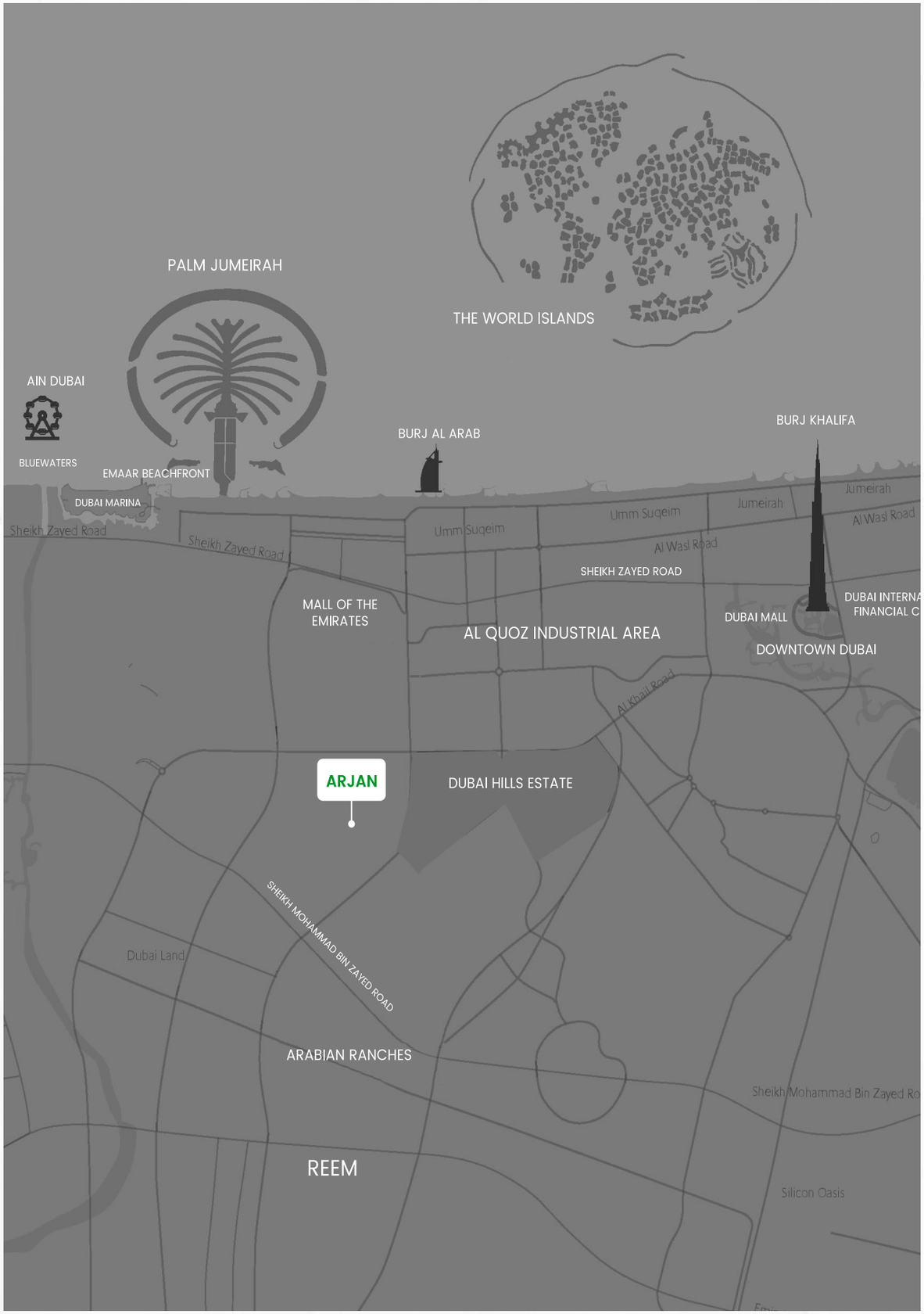
Arjan is a growing community offering the perfect balance of urban living and suburban charm. It maintains a tranquil atmosphere, while being well-connected to major highways and attractions such as Miracle Garden, Dubai Butterfly Garden, and Dubai Autodrome.

With a wide range of amenities from green spaces to world-class dining, Arjan truly offers the best of both worlds. Whether you're looking for a relaxing retreat or a vibrant and exciting lifestyle, Arjan is the perfect place to call home.

PROXIMITY

Optimal Connectivity

The Central Downtown has optimal connectivity with new neighbouring communities such as Dubai Hills, Arabian Ranches, and JVC, as well as direct access to Sheikh Zayed Road and developed communities situated there, such as Barsha, Marina, Greens, etc.



THE CENTRAL

DOWNTOWN

AQUA
PROPERTIES

+971 4 518 7555
info@thecentraldowntown.ae
www.thecentraldowntown.ae