

A close-up photograph of a large, vibrant green leaf, likely a banana leaf, with prominent veins. Numerous small, clear water droplets are scattered across its surface, reflecting light. The leaf fills the frame, with a dark, out-of-focus background.

# CENTRAL PARK

CITY WALK

THYME

# AN EXCLUSIVE ADDRESS

Central Park at City Walk is one of the most unique park lifestyle communities in Dubai and is situated in an extremely prime location, just off Sheikh Zayed Road.



# CONNECTIVITY

Its central location enables residents to access well-established destinations and iconic landmarks in Dubai through major highways and road networks.

2

MINUTES FROM  
CITY WALK MALL

2

MINUTES FROM  
SHEIKH ZAYED ROAD

5

MINUTES FROM  
The DUBAI MALL

10

MINUTES FROM  
JUMEIRAH BEACH

15

MINUTES FROM  
DUBAI INTERNATIONAL AIRPORT





10

RESIDENTIAL  
BUILDINGS

200

METRE  
WIDE PARK

20+

COMMUNITY  
AMENITIES

40,000

SQUARE METRES  
OF GREEN SPACE

## CENTRAL PARK AT CITY WALK

Central Park is a lush green community inspiring residents to embrace a healthy lifestyle within the heart of Dubai.



# PARK FACILITIES



Central Pool Area



Playgrounds  
and Activity  
Areas



Fitness  
Station



BBQ and  
Picnic Areas



Pet Park



Water Features



Outdoor Sport  
Facilities



Jogging  
Tracks



Event  
Spaces

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# CENTRAL PARK

CITY WALK

MAIN FACILITIES



LUSH GREEN SPACES AND EVENT AREAS



WATER FEATURES AND INTERACTIVE SPLASH SPACES



RESIDENT CLUBHOUSE OVERLOOKING THE PARK



GATED COMMUNITY WITH PARK ONLY ACCESSIBLE BY RESIDENTS



RELAXING WALKWAYS WITHIN THE PARK



PLAYGROUND AND ACTIVITY AREAS



OUTDOOR SPORT FACILITIES



MINI GOLF COURSE



PET PARK

A close-up photograph of a large, vibrant green leaf, likely a banana leaf, with prominent veins and several large, glistening water droplets scattered across its surface. The leaf fills the frame and serves as a natural, organic background.

# CENTRAL PARK

CITY WALK

PROJECT LOCATION



**THYME**



*CENTRAL*  
*PARK*  
CITY WALK

THE LIFESTYLE



UNIQUE MODERN ARCHITECTURE FEATURING PANORAMIC VIEWS OF THE PARK



THYME FEATURES PANORAMIC VIEWS OF THE PARK



FEATURING FULL VIEWS AND DIRECT ACCESS TO ALL PARK FACILITIES



A VIBRANT NEIGHBOURHOOD THAT EMBODIES AN UPSCALE LIFESTYLE



RELAXING WALKWAYS WITHIN THE PARK



GATED COMMUNITY WITH PARK ONLY ACCESIBLE BY RESIDENTS



SPARKLING INFINITI POOL WITH BRILLIANT VIEWS OF THE PARK



WELL EQUIPPED FITNESS CENTRE TO PROMOTE A HEALTHY LIFESTYLE

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# CENTRAL PARK

CITY WALK

THE ELEGANT INTERIORS

GRAND &  
WARM  
WELCOMING  
EXPERIENCE  
AT THE MAIN  
ENTRANCE  
LOBBY





SPACIOUS LAYOUTS WITH PANORAMIC VIEWS OF CENTRAL PARK



CONTEMPORARY LIVING ENHANCED BY SUPERIOR FINISHES

RELAXING  
MASTER  
BEDROOM  
OVERLOOKING  
THE PARK





UPGRADED FINISHES AND MODERN FEATURES IN THE BATHROOMS

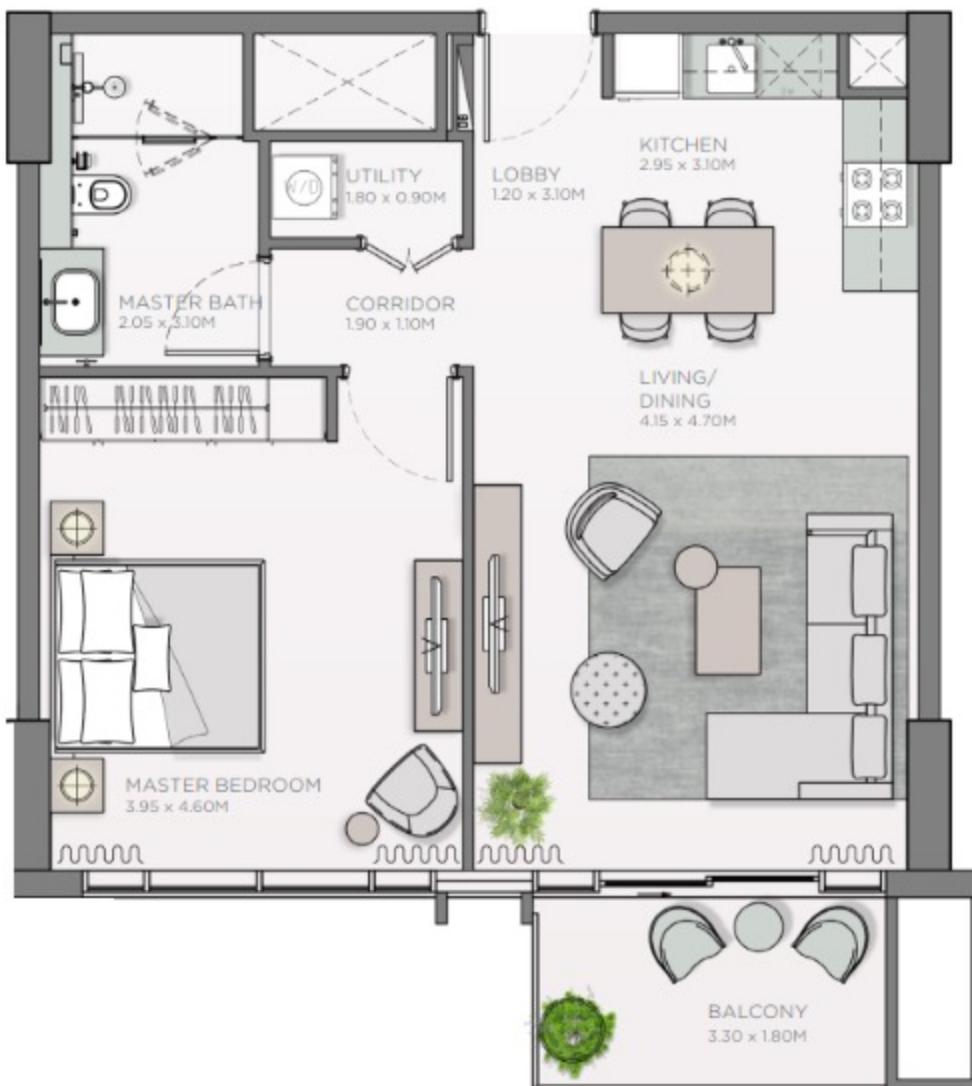
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CENTRAL  
PARK  
CITY WALK

UNIT LAYOUTS

# CENTRAL PARK

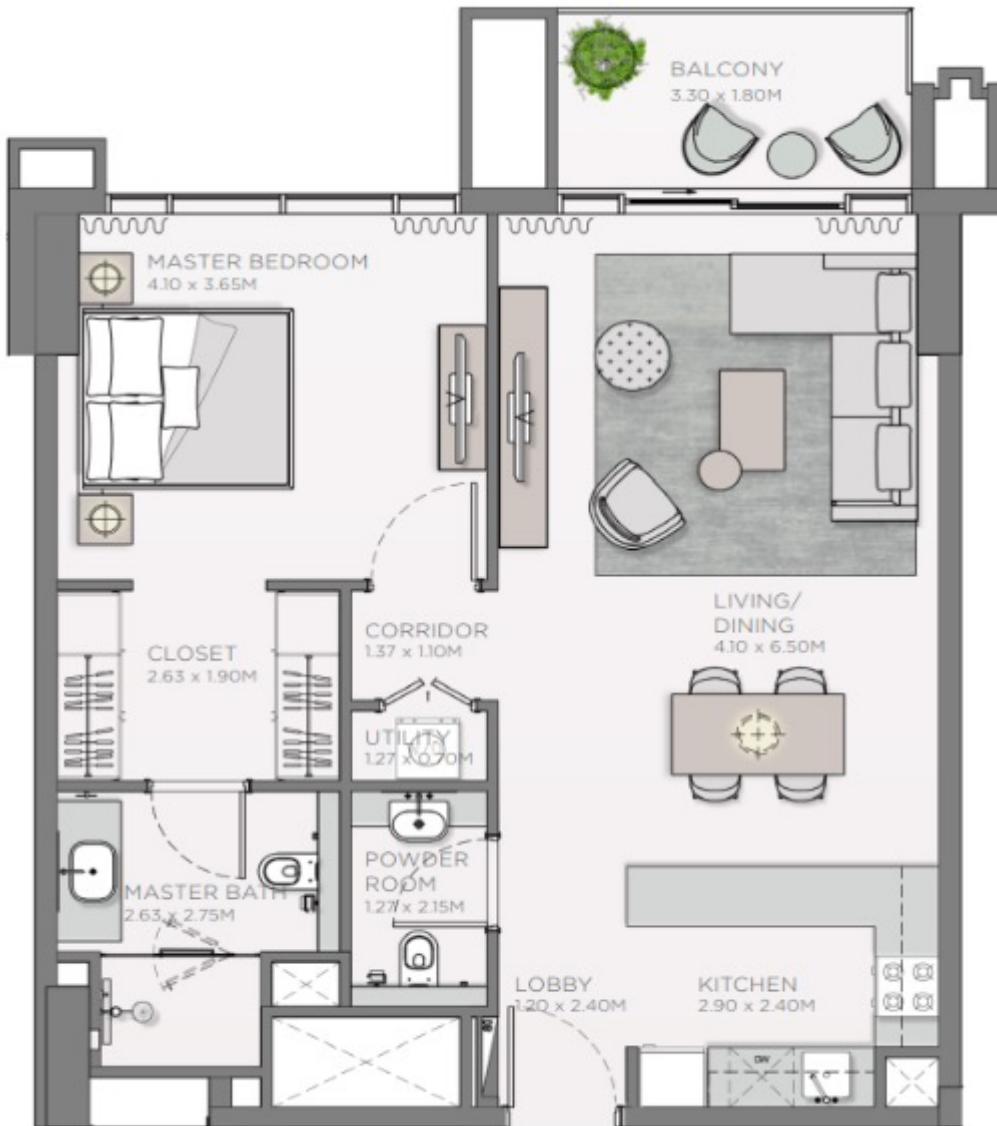
CITY WALK



**THYME**  
1-BEDROOM TYPE-1

# CENTRAL PARK

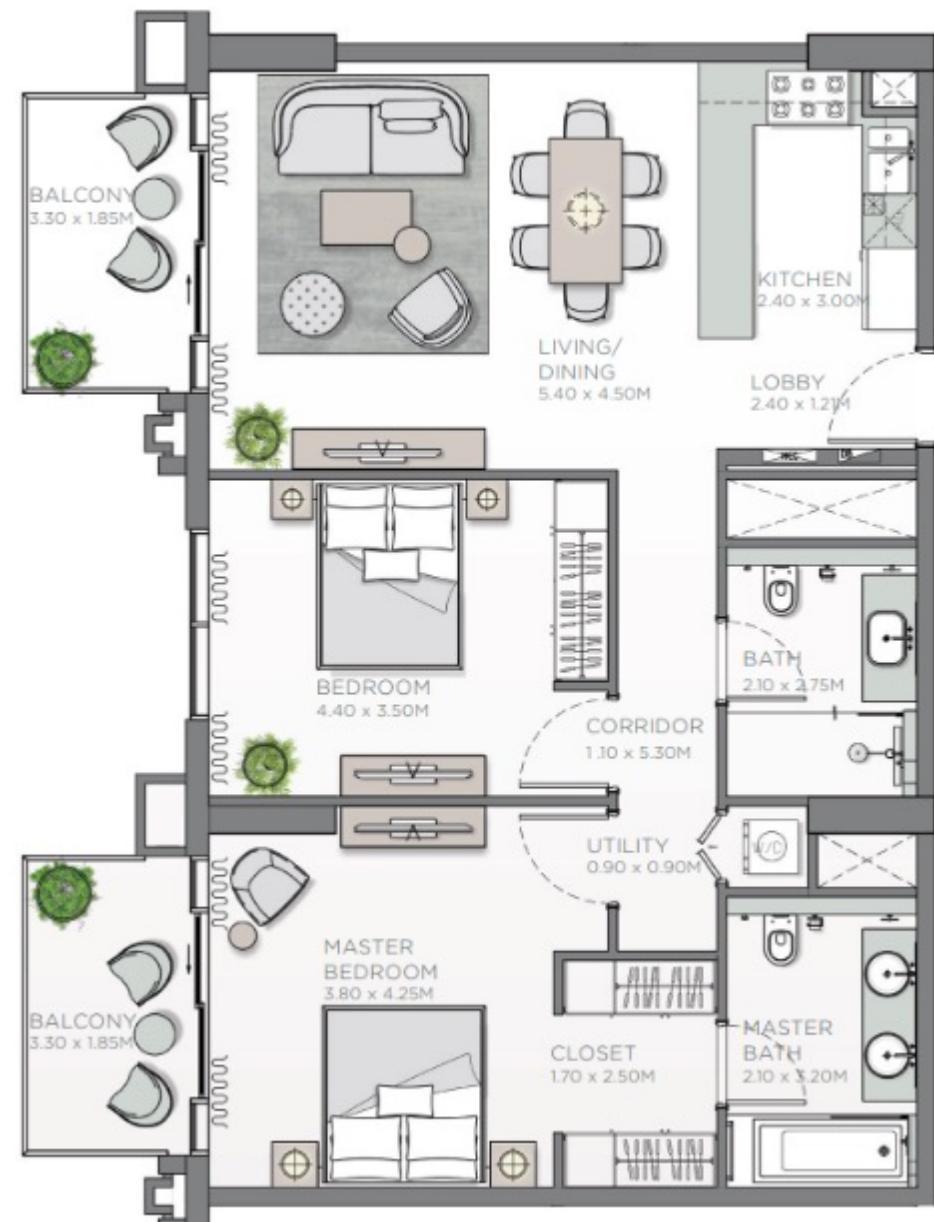
CITY WALK



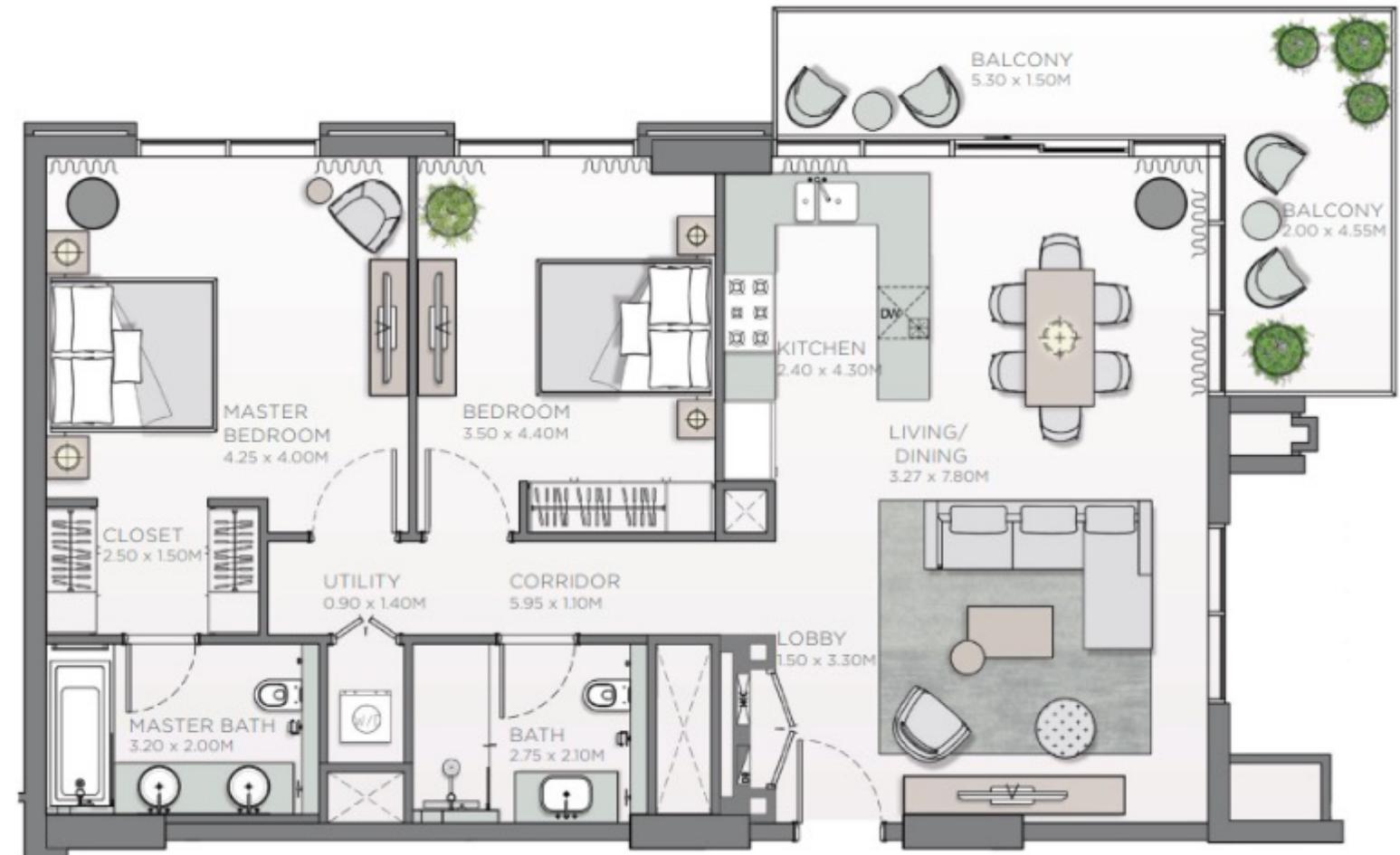
**THYME**  
1-BEDROOM TYPE-2

# CENTRAL PARK

CITY WALK



**THYME**  
2-BEDROOM TYPE-1



**THYME**  
2-BEDROOM TYPE-2



**THYME**  
3-BEDROOM

# CENTRAL PARK

CITY WALK



**THYME**  
4-BEDROOM

# BUILDING CHARACTERISTICS

- 1 BUILDING
- 147 RESIDENTIAL UNITS
- 1, 2, 3, and 4-BEDROOM UNITS
- 1 RETAIL UNIT
- POOL
- KID'S POOL
- GYM
- LUSH GREEN SPACES
- DIRECT ACCESS TO THE PARK

No of Bedrooms	Minimum total area	Maximum total area
1 Bedroom	765 Sq.ft	850 Sq.ft
2 Bedroom	1,175 Sq.ft	1,350 Sq.ft
3 Bedroom	1,850 Sq.ft	2,100 Sq.ft
4 Bedroom	3,750 Sq.ft	3,850 Sq.ft

# SALES LAUNCH EVENT

**Venue:** Coca-Cola Arena, Dubai

**Date:** Wednesday, 17<sup>th</sup> May 2023

**Time:** 9:00am onwards

# ONLINE REGISTRATION PROCESS

After 2 to 3 days, you will receive a notification to register your clients with a few dos and don'ts to keep in mind.

## Do's

- Only use the link provided in the registration notification.
- Only register clients with genuine interest.
- Fill out your client's details where it states 'customer' and your personal details where it states 'broker'.
- To avoid delays at the booking stage, please ensure that your client's email address and mobile number are correct, and their name is exactly as it appears on their passport.
- Select the correct agency name.

# ONLINE REGISTRATION PROCESS

## Don'ts

- Do not register your client before receiving the official registration notification. Registrations received before the official notification will be excluded.
- Do not fill in your email ID in the client's email ID field.
- Do not fill in your mobile number in the client's mobile number field.
- Do not register the same client more than once.
- Do not register inaccurate client names.
- Do not forge, alter or duplicate tokens. This will significantly reduce your chances of obtaining a unit and increase the possibility of being excluded from future launches.

# PAYMENT PLAN

**20%**

On Booking

**10%**

October 2023

**10%**

April 2024

**10%**

October 2024

**10%**

April 2025

**10%**

October 2025

**30%**

August 2026

(ON HANDOVER)

*CENTRAL*  
*PARK*  
CITY WALK



[meraas.com](http://meraas.com)