



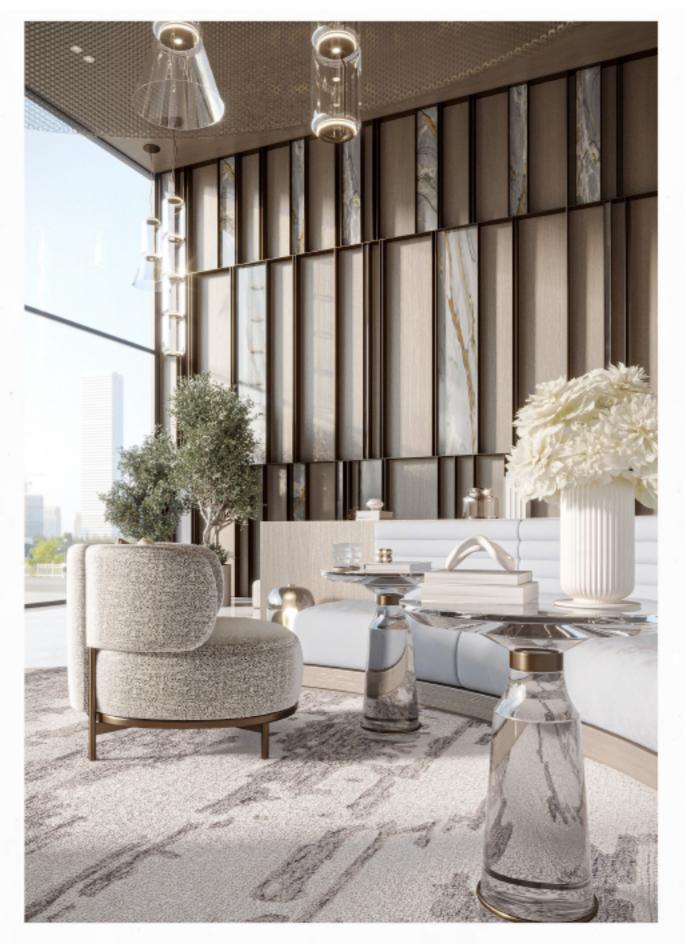


Nestled in the heart of Arjan,
Dubailand, The Central Downtown is
a distinctive mixed-use development
redefining urban living in one
vibrant 7-acre hub. Its four towers
offer contemporary studios and 1 to
3-bedroom apartments, catering to
the diverse Dubai lifestyle.

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.





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.

Disclaimer. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. All materials, dimensions, and drawings are approximate only.

INTERIORS

Elegance in Every Detail

Its meticulously curated space embodies timeless elegance. The interiors of this development evoke new heights of sophistication with a colour palette dominated by sleek shades of grey and calming earthy cool tones, crafting an opulent atmosphere.

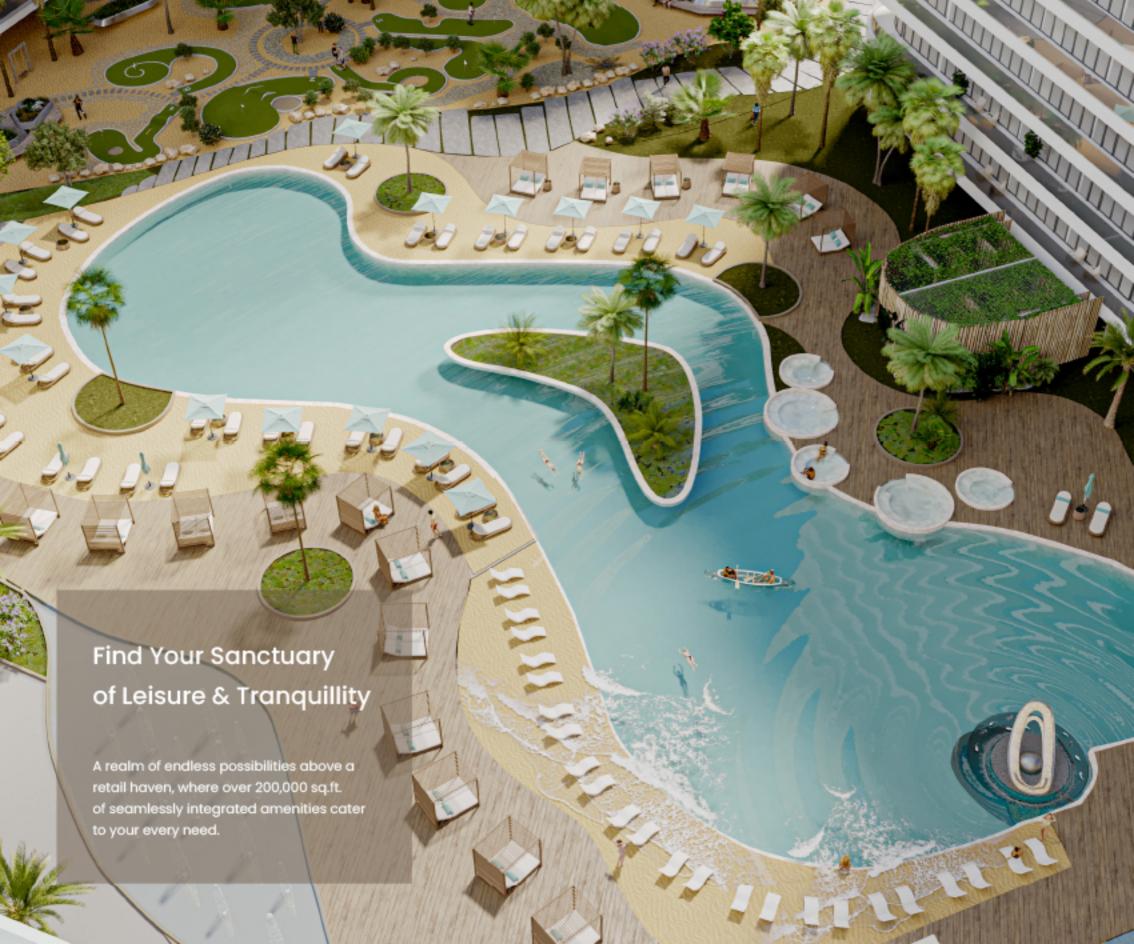
It features exquisite marbles and stones that elevate each space to an art form, creating an aesthetically contemporary charm.



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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

Outdoor Cinema Podel

Table





Wave

Rock Climbing Wall

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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

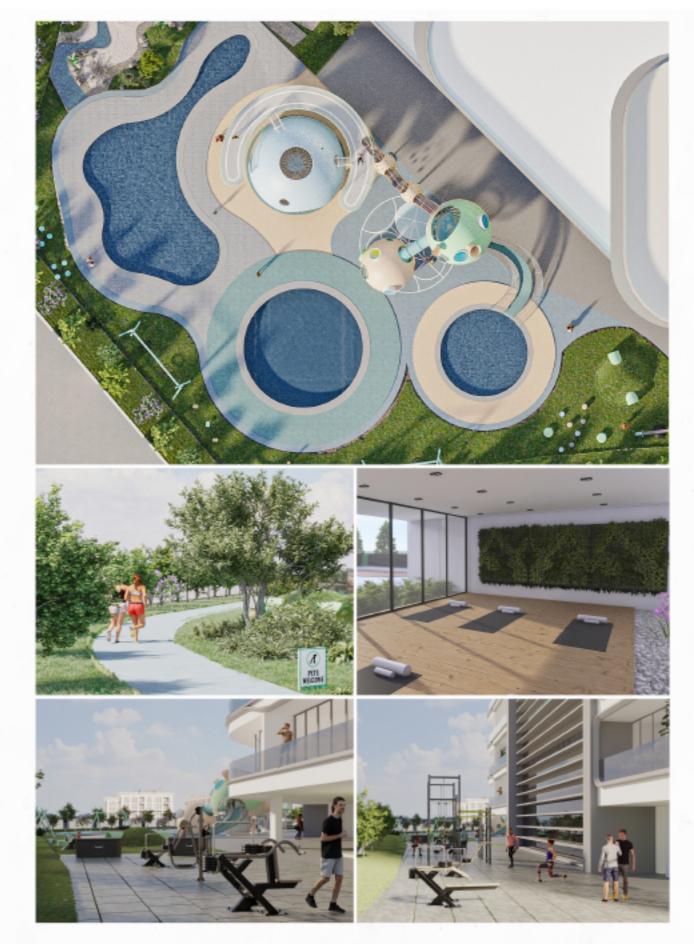




Jacuzzi

Yoga Room

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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

Prayer



Changing Room



Family

Sitting



Food Klosk

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Nature & Serenity

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







Simulator

Dog Park

Garden





Rainforest Retreat

Organic Farm

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ROOF PODIUM

Amenities

Outdoor

- Basketball Court
- BBQ Area
- Colour Fountain
- Dog Park
- · Family Sitting
- Food Kloks
- Jacuzzi
- Jogging Track
- Kids Play Area
- Mini Golf

- Open Air Gymnasium
- Organic Farm
- Outdoor Cinema
- Padel Tennis
- Prayer Room
- Rainforest Retreat
- Rock Climbing Wall
- Wave Pool
- Table Tennis
- Zen Garden

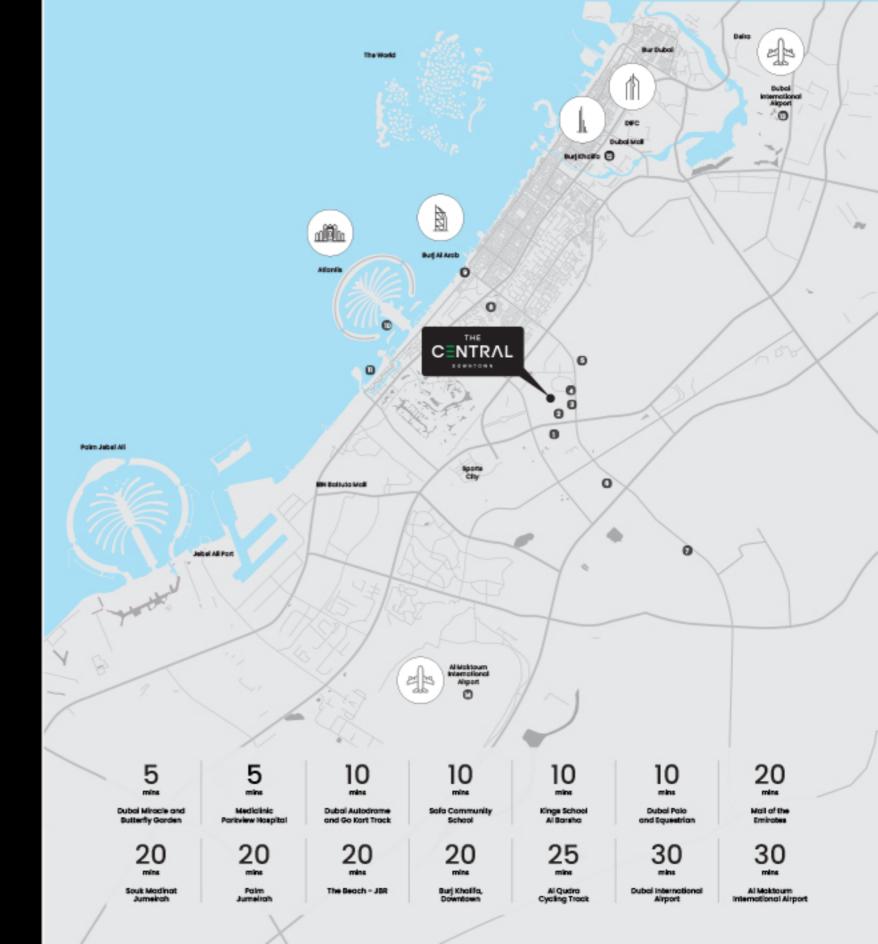
Indoor

- Beauty Salon
- Business Centre
- Changing Rooms
- Daycare Centre
- Golf Simulator
- Health Club
- Multipurpose Hall
- Yoga Room



Location Map

- Dubai Autodrome and Go Kart Track
- Dubai Miracle and Butterfly Garden
- 3 Safa Community School
- 4 Mediclinic Parkview Hospital
- Kings School Al Barsha
- 6 Dubai Polo and Equestrian
- Al Quara Cyaling Track
- 8 Mall of the Emirates
- g Souk Madinat Jumeirah
- Palm Jumeirah
- ii) The Beach JBR
- Burj Khalifa, Downtown
- B Dubai International Airport
- Al Maktoum International Airport



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