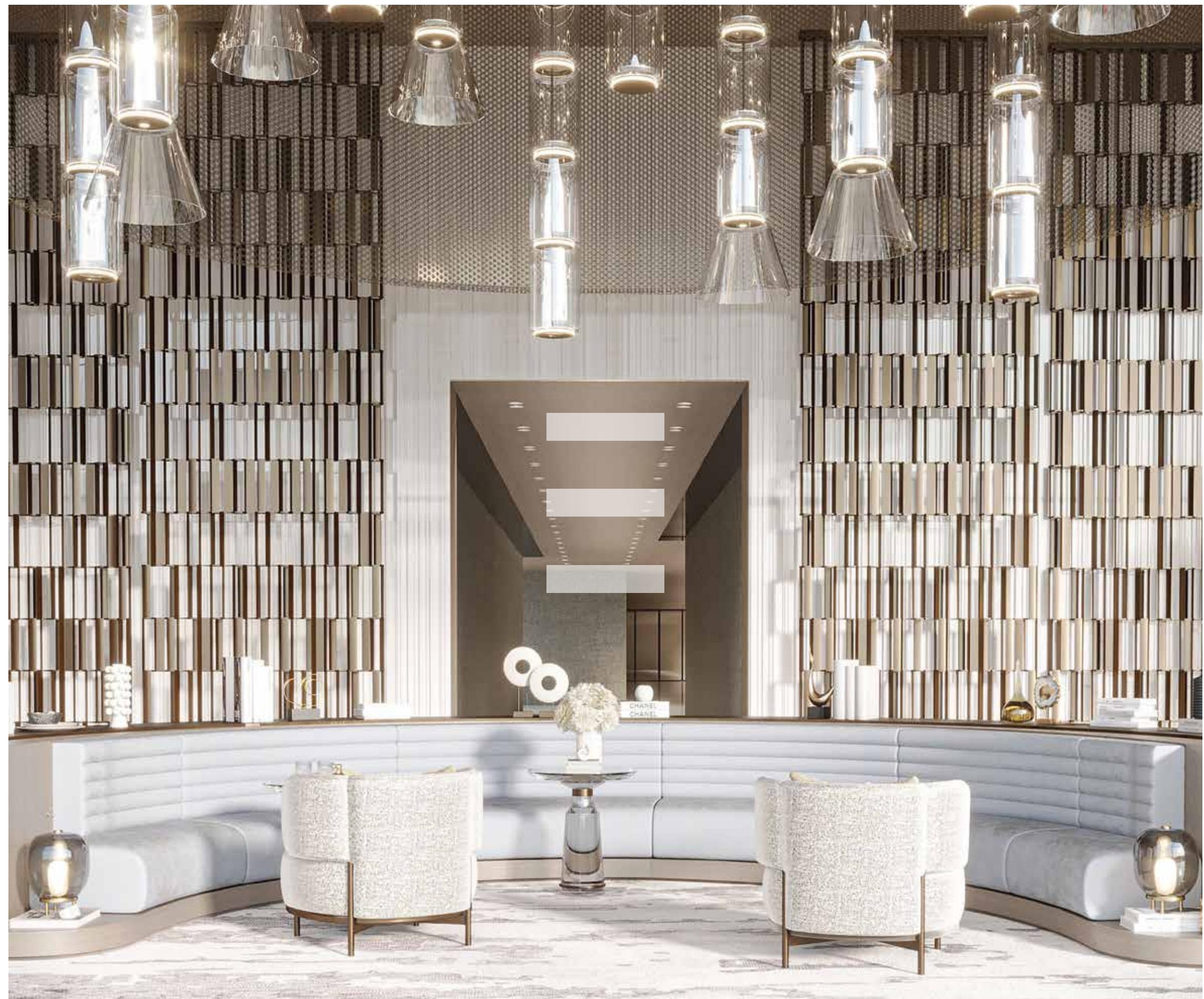


THE  
**CENTRAL**  
DOWNTOWN





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.

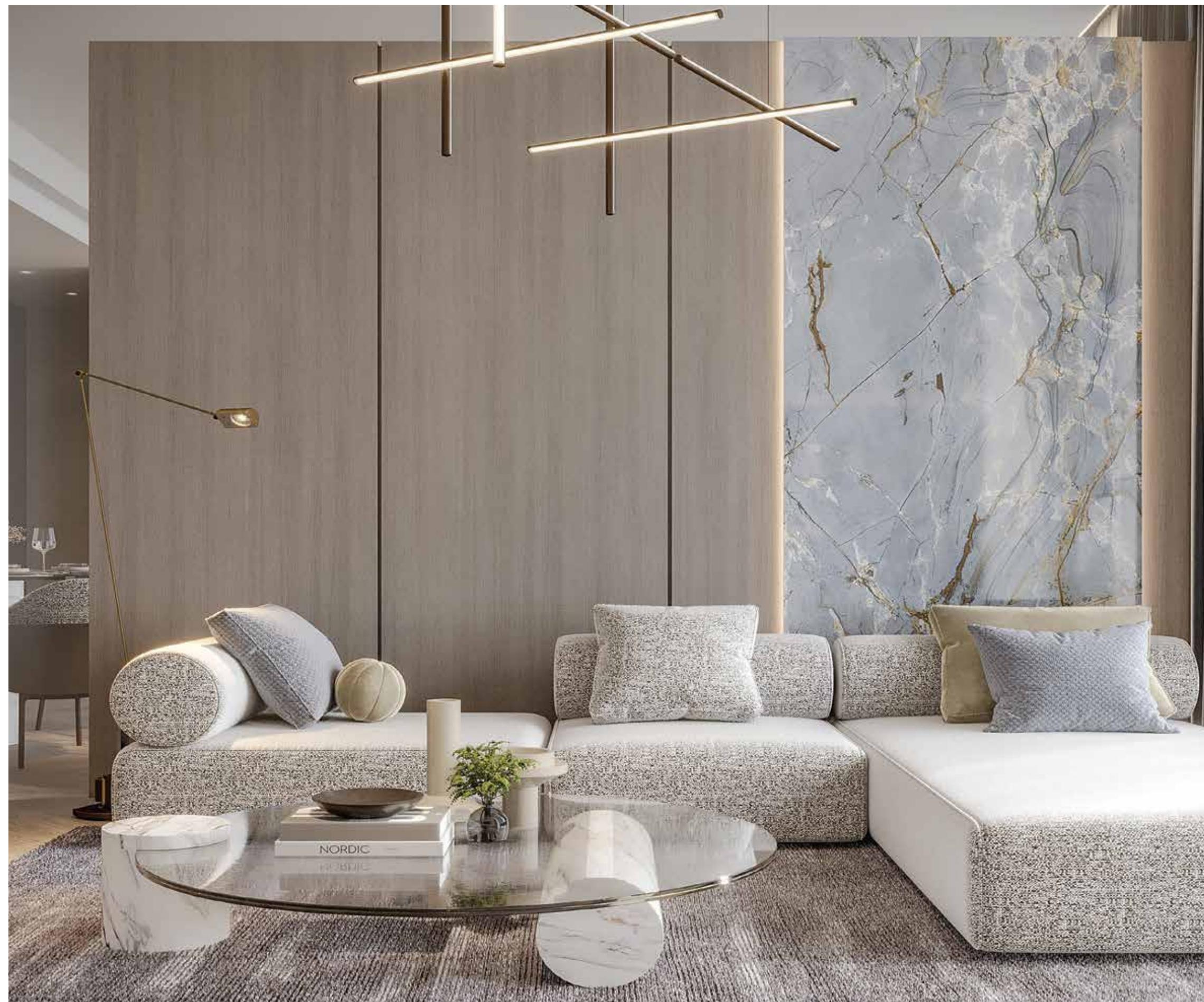




## THE DEVELOPER

### AQUA Properties FZ-LLC

Established in 2010, AQUA Properties FZ-LLC 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.





## 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.

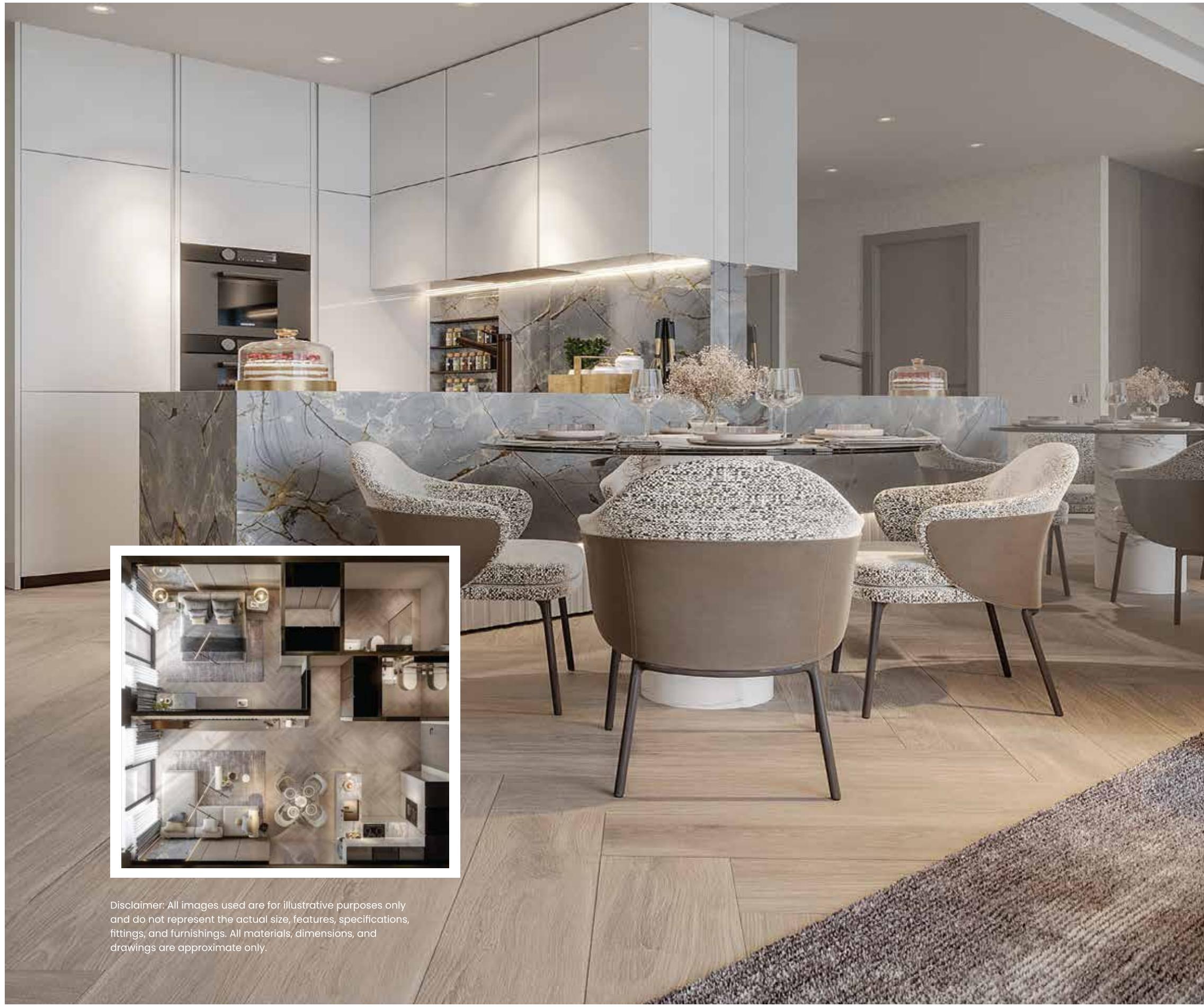


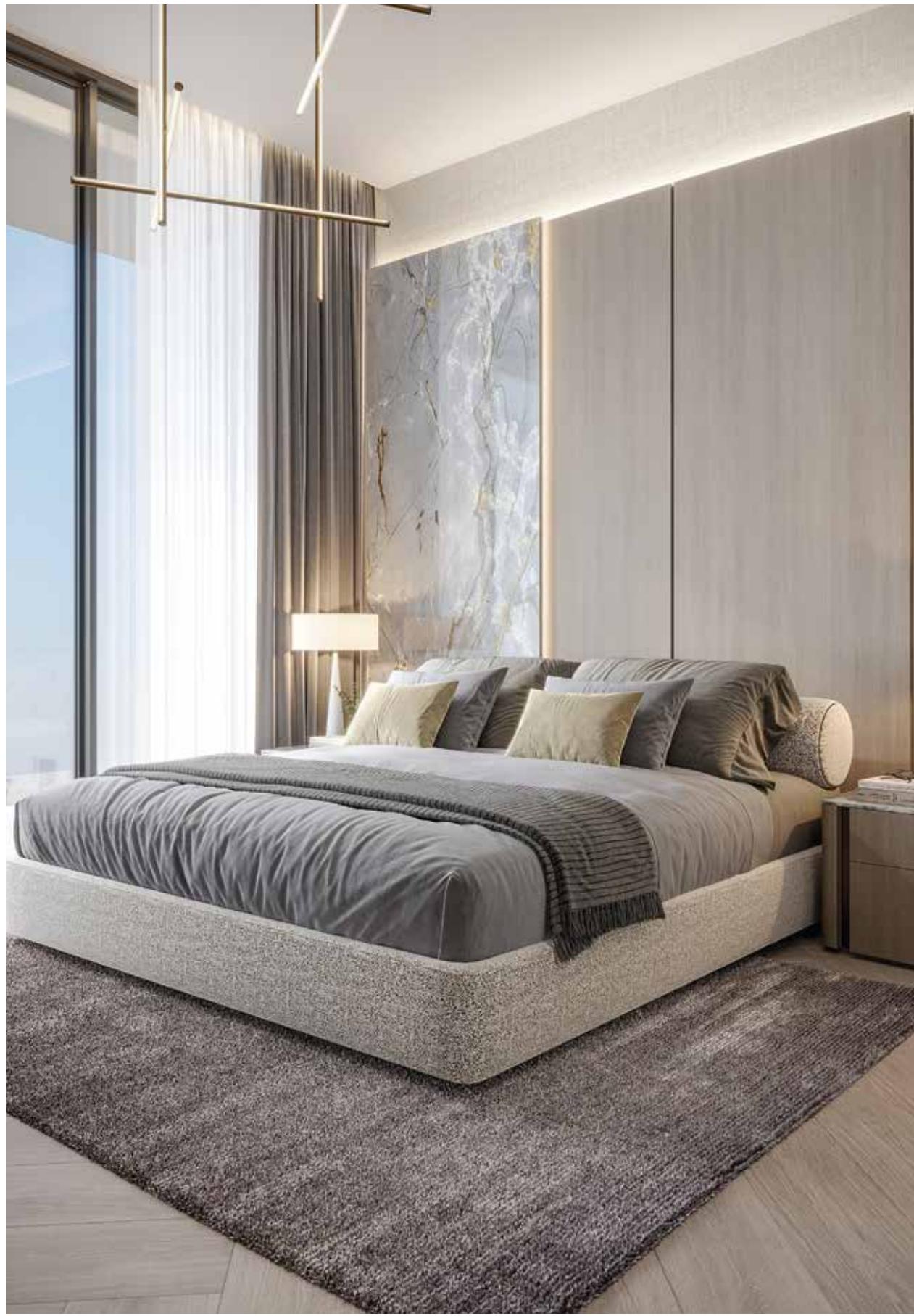
Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. All materials, dimensions, and drawings are approximate only.





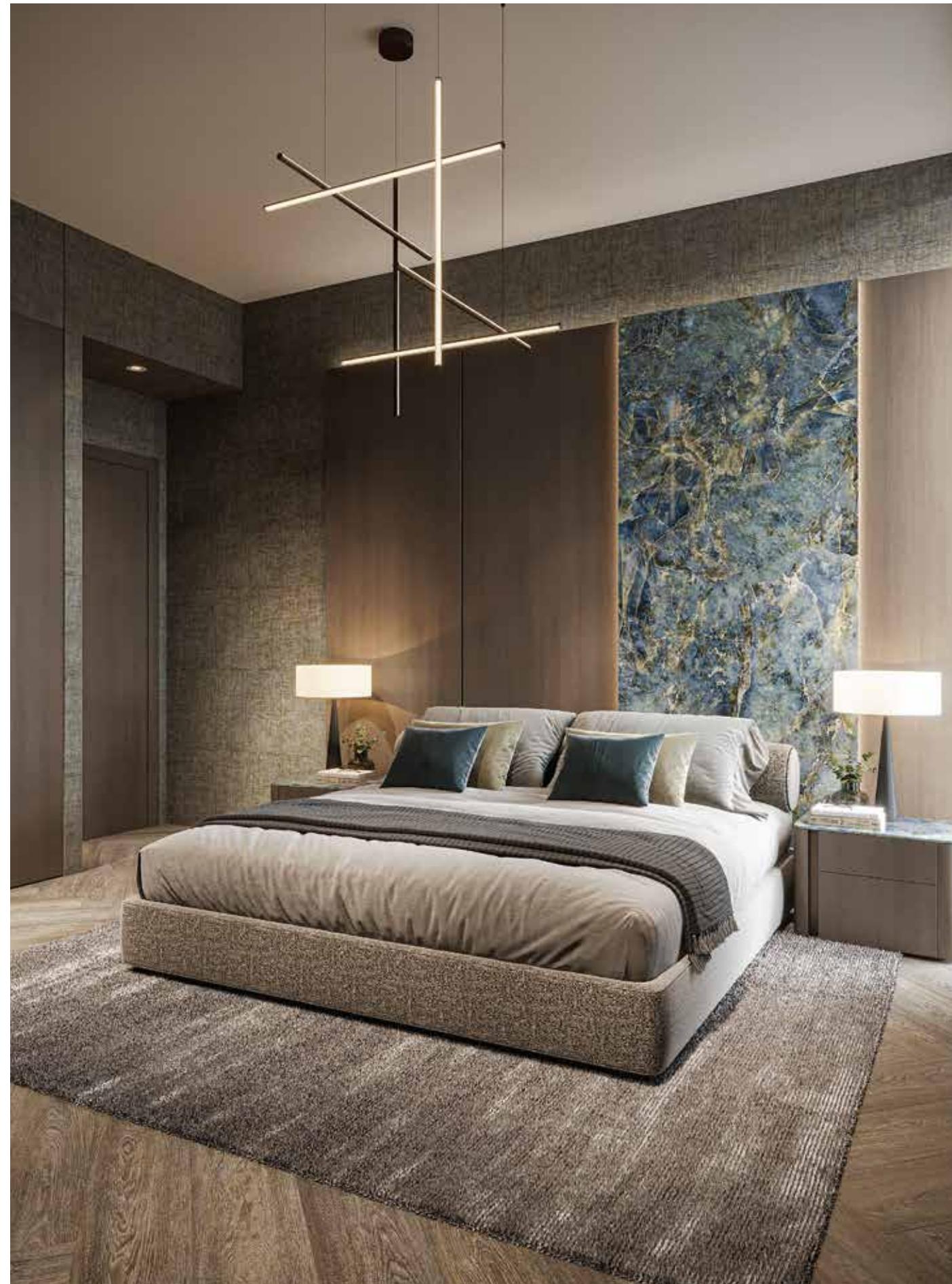
Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. All materials, dimensions, and drawings are approximate only.

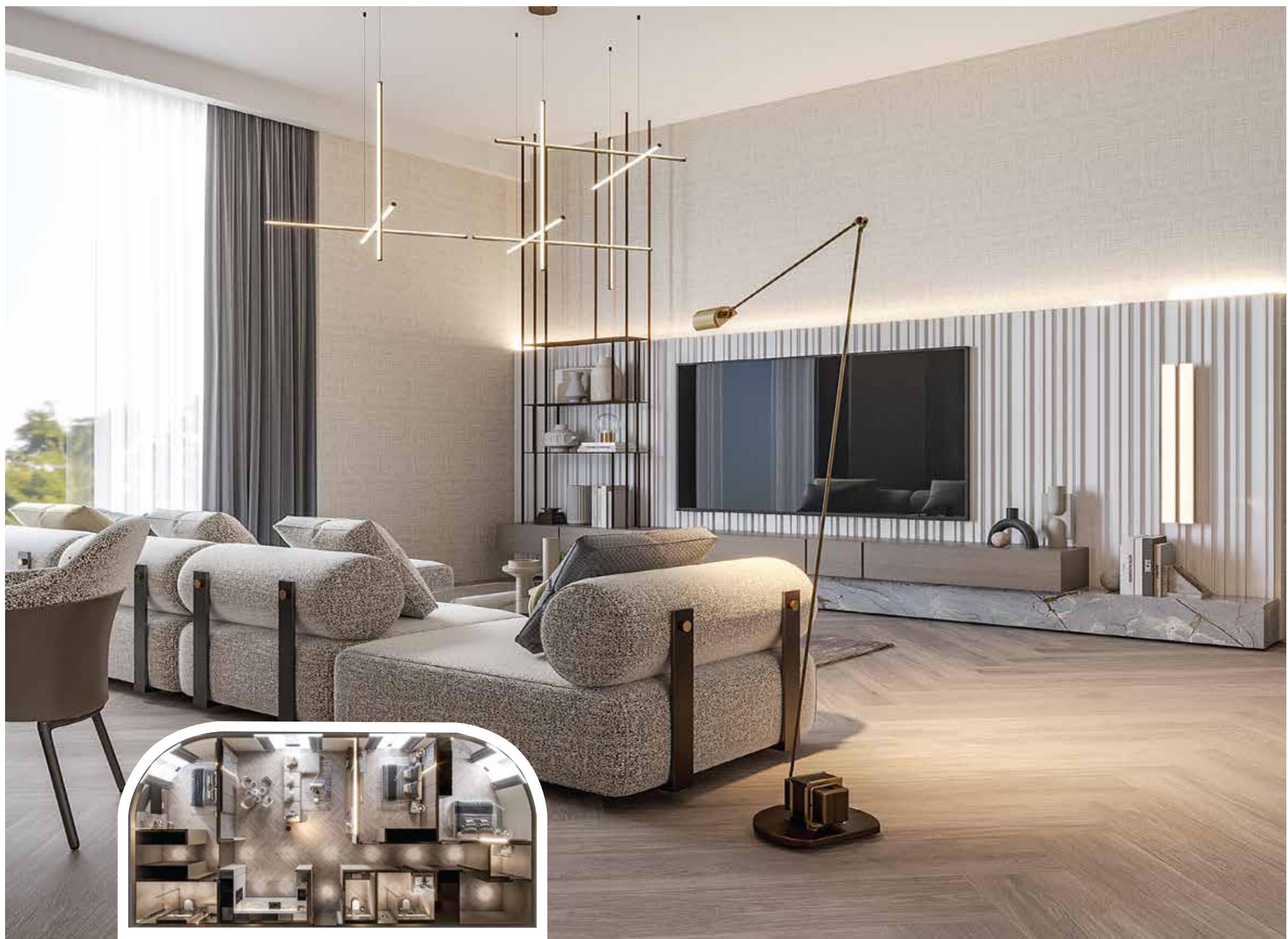






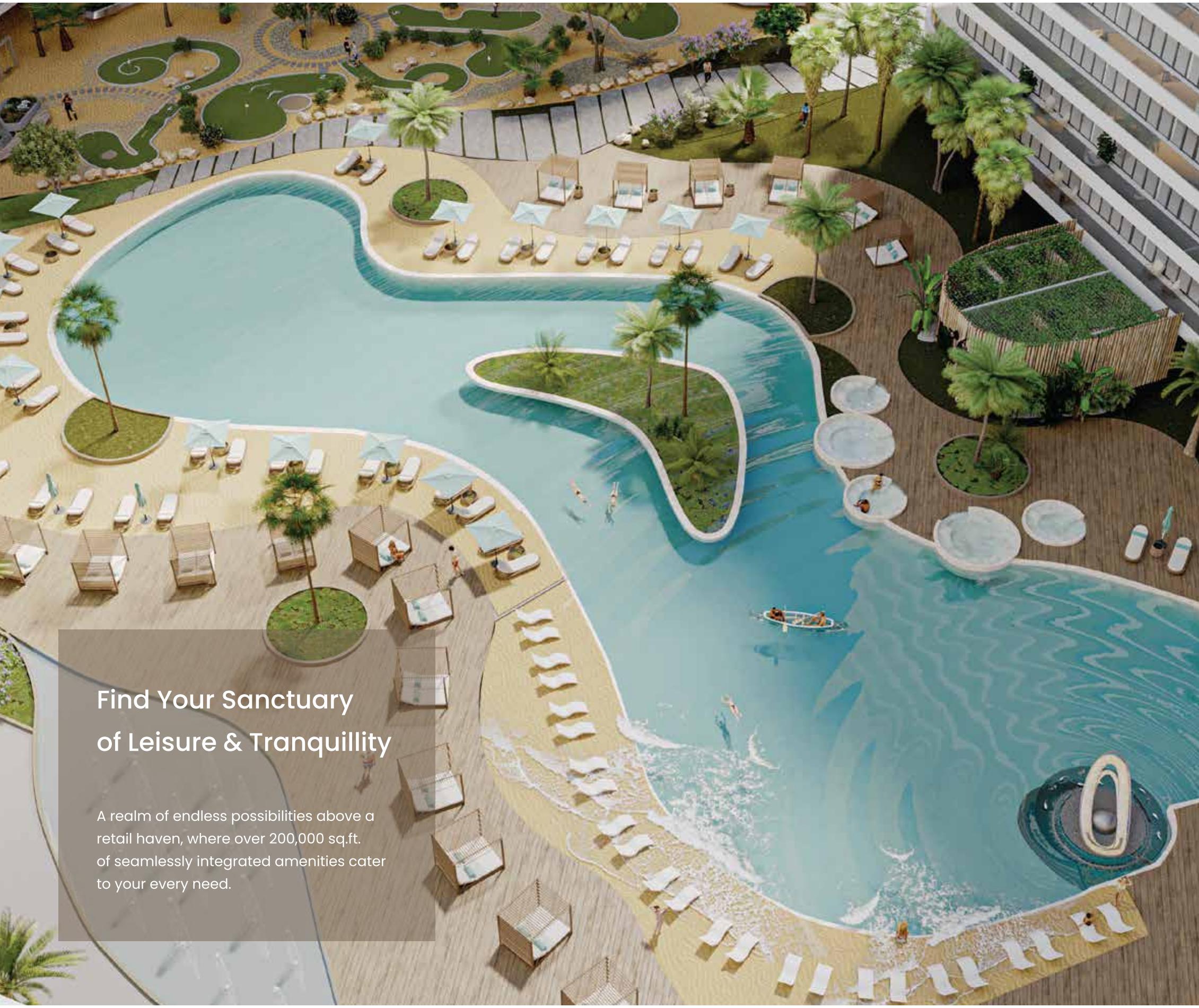
Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. All materials, dimensions, and drawings are approximate only.





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.





## 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



Padel Tennis



Table Tennis



Wave Pool



Rock Climbing Wall

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.

## AMENITIES

## Wellness &amp; 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



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.







## 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

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.

## 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



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.



## ROOF PODIUM

## Amenities

### Outdoor

- Basketball Court
- BBQ Area
- Colour Fountain
- Dog Park
- Family Sitting
- Food Kiosks
- 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

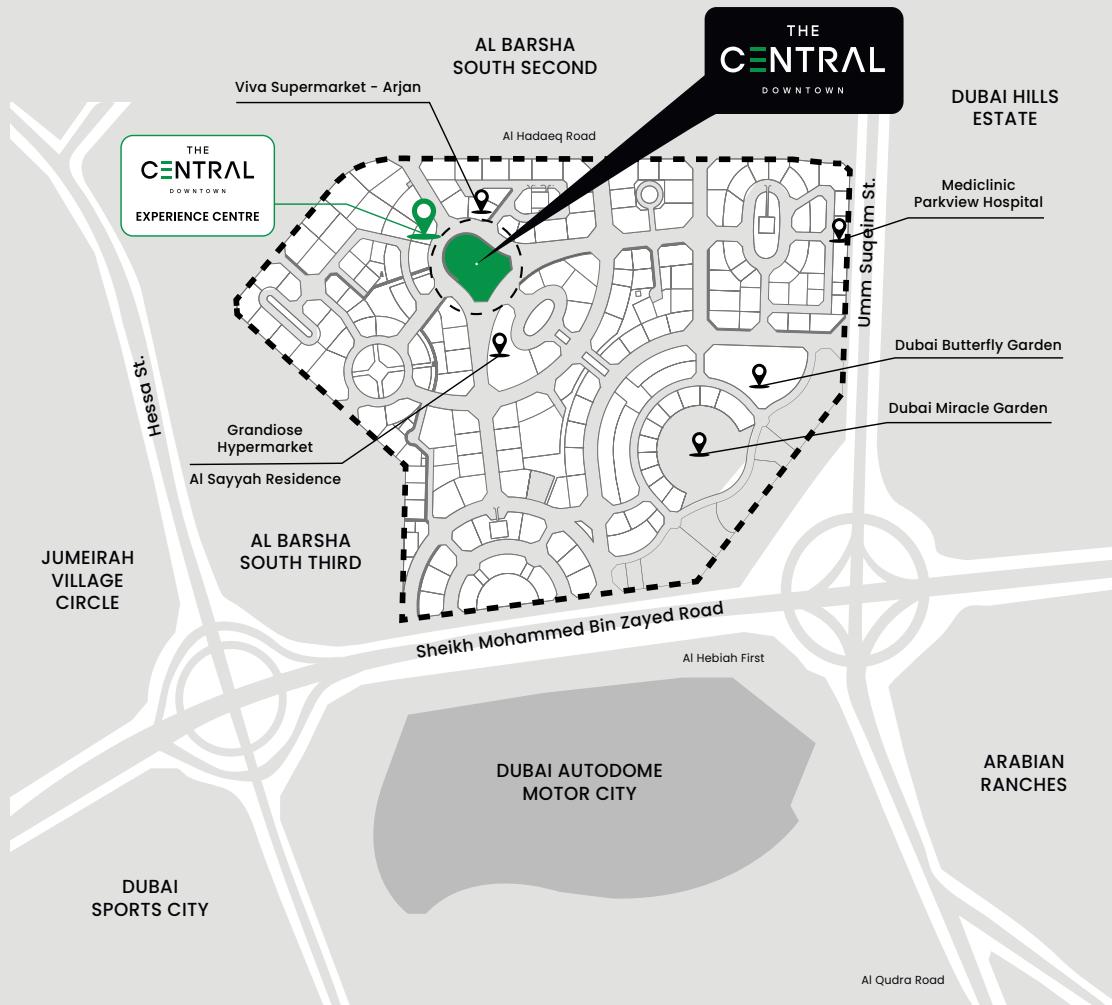
### Indoor

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



## ACCESSIBILITY

### Prime Location



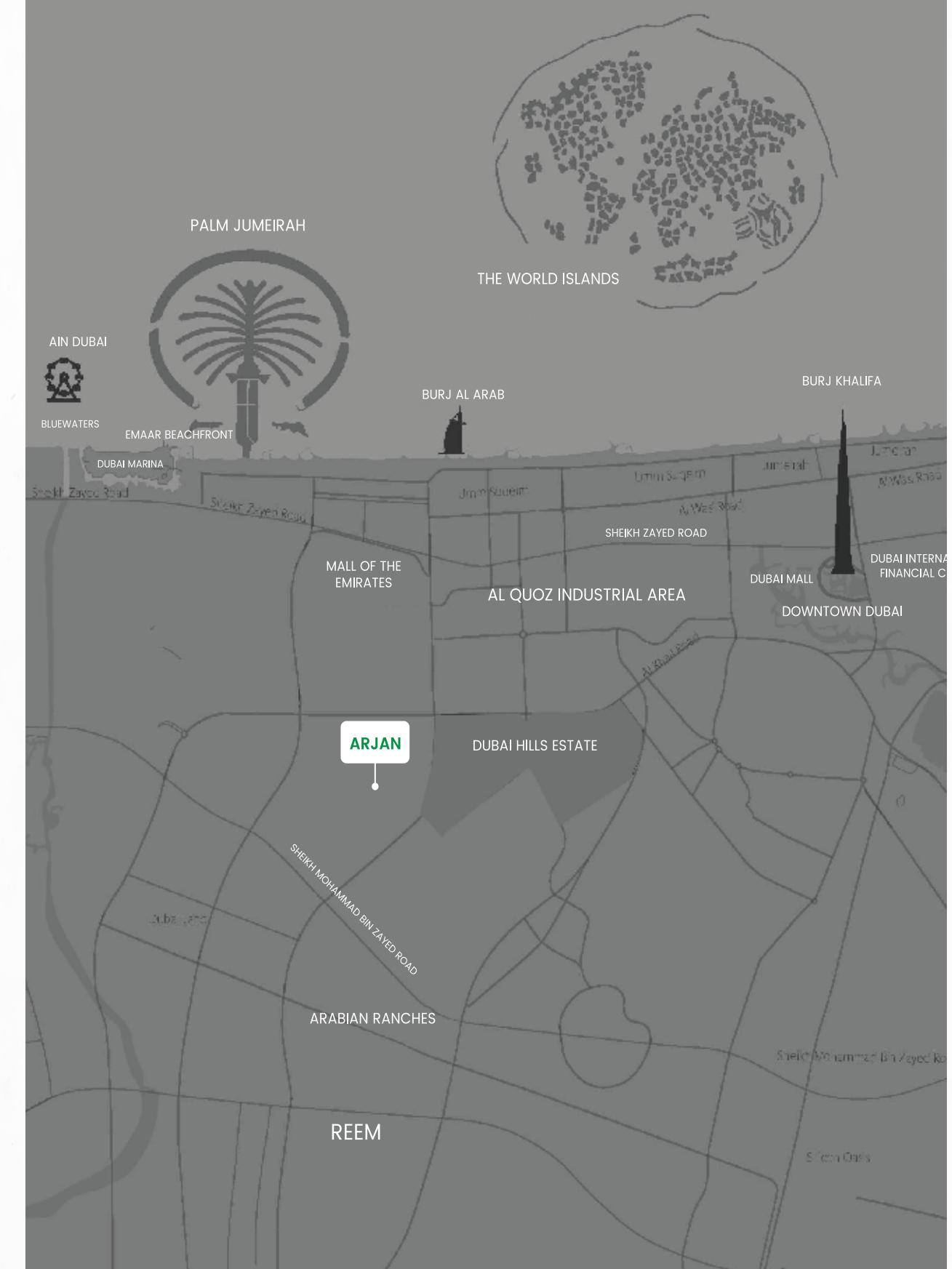
Arjan is a growing community offering the perfect balance of urban living and suburban charm. It maintains a tranquil atmosphere, while being well-connected to major highways and attractions such as Miracle Garden, Dubai Butterfly Garden, and Dubai Autodrome.

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

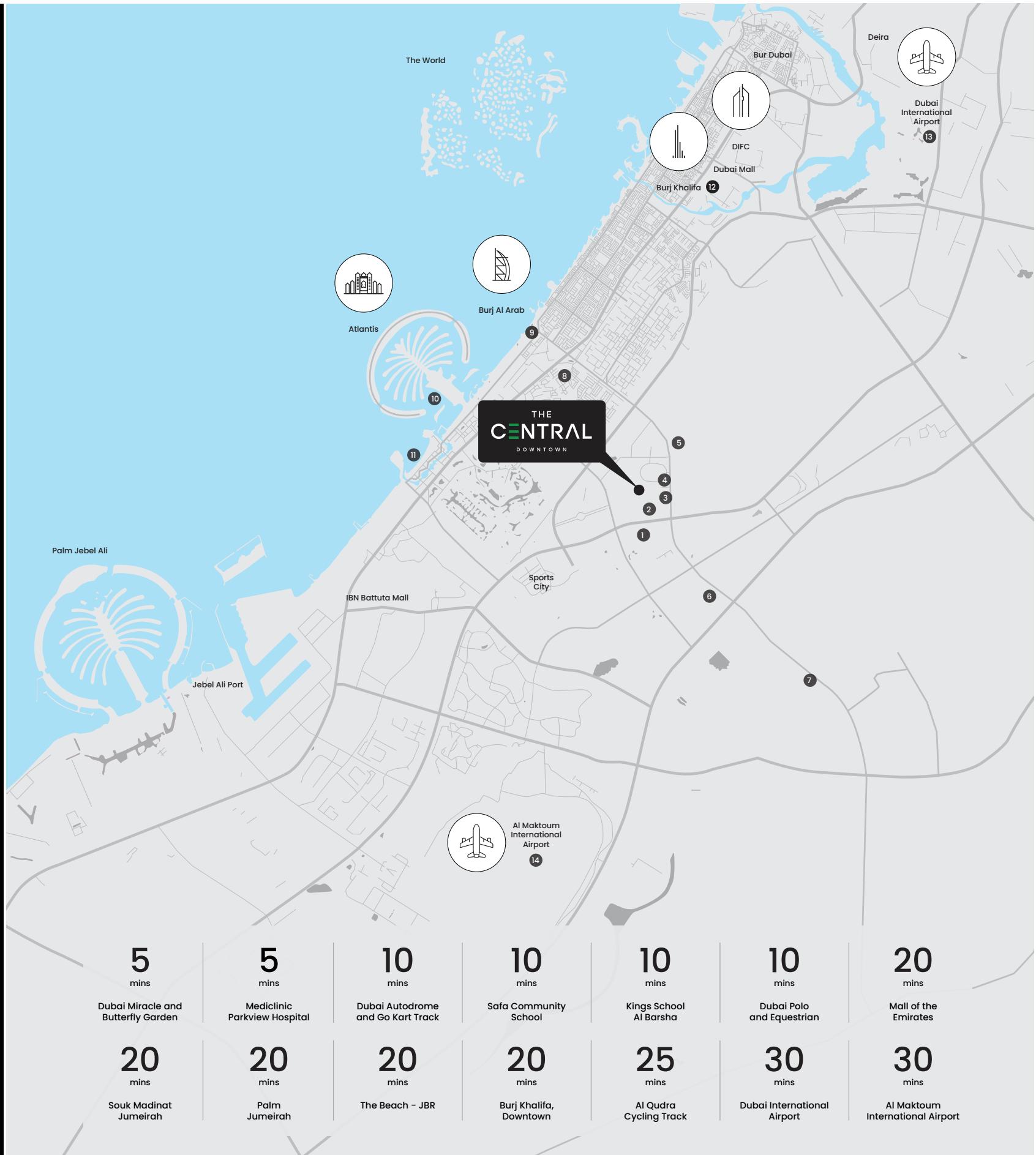
## Optimal Connectivity

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.



# Location Map

- 1 Dubai Autodrome and Go Kart Track
- 2 Dubai Miracle and Butterfly Garden
- 3 Safa Community School
- 4 Mediclinic Parkview Hospital
- 5 Kings School Al Barsha
- 6 Dubai Polo and Equestrian
- 7 Al Qudra Cycling Track
- 8 Mall of the Emirates
- 9 Souk Madinat Jumeirah
- 10 Palm Jumeirah
- 11 The Beach - JBR
- 12 Burj Khalifa, Downtown
- 13 Dubai International Airport
- 14 Al Maktoum International Airport

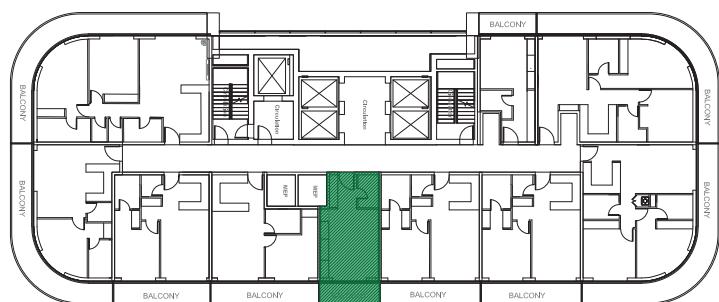


THE  
**CENTRAL**  
DOWNTOWN

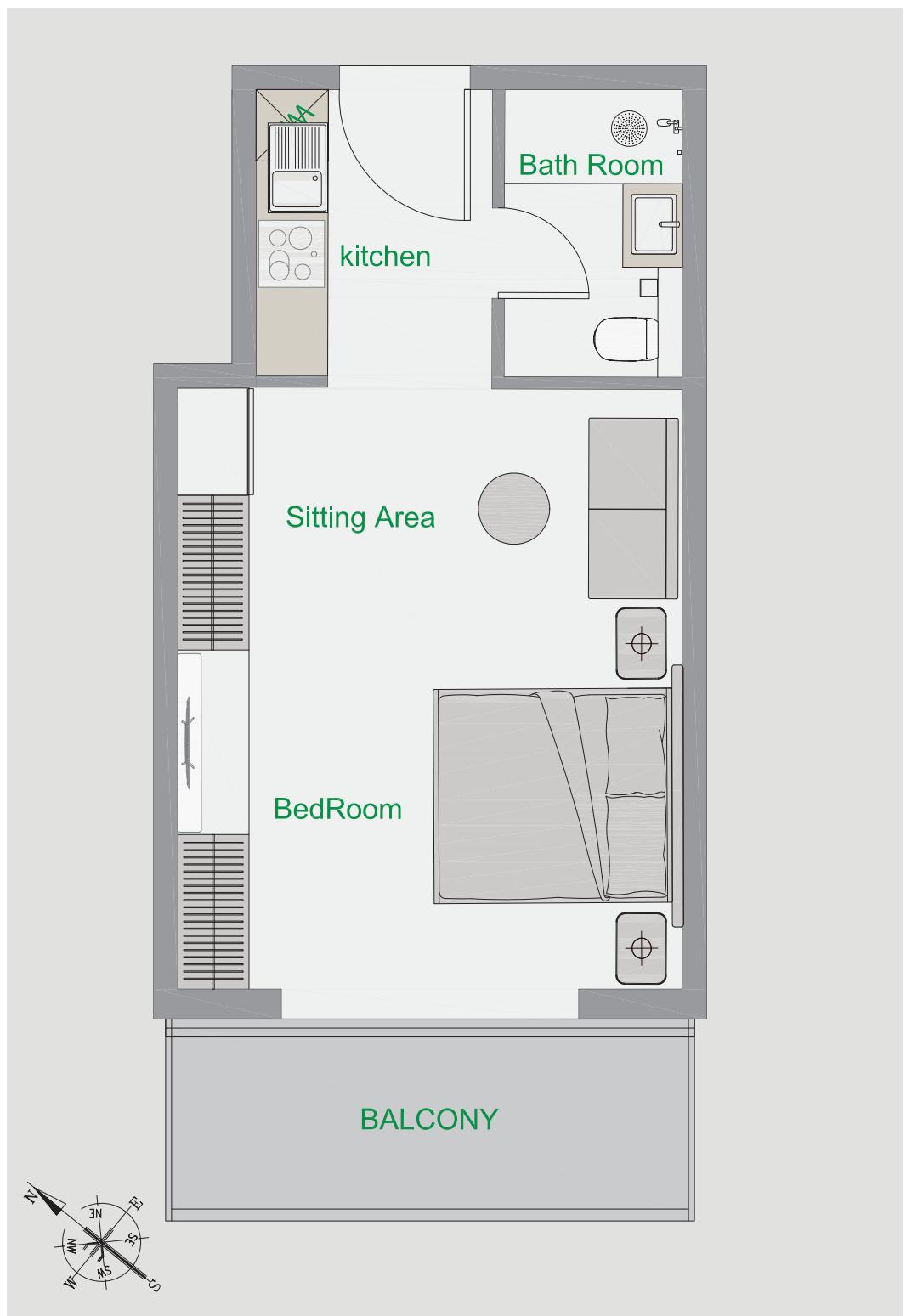
TOWER B  
—  
FLOOR PLANS

## STUDIO – TYPE 1

Tower	B
Type	1
Apartment Area	359.51 sq.ft.
Balcony Area	80.73 sq.ft.
Total Area	440.24 sq.ft.
View	Pool View

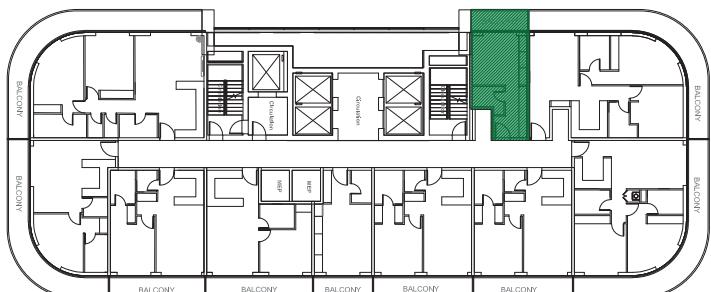


Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. All materials, dimensions, and drawings are approximate only.

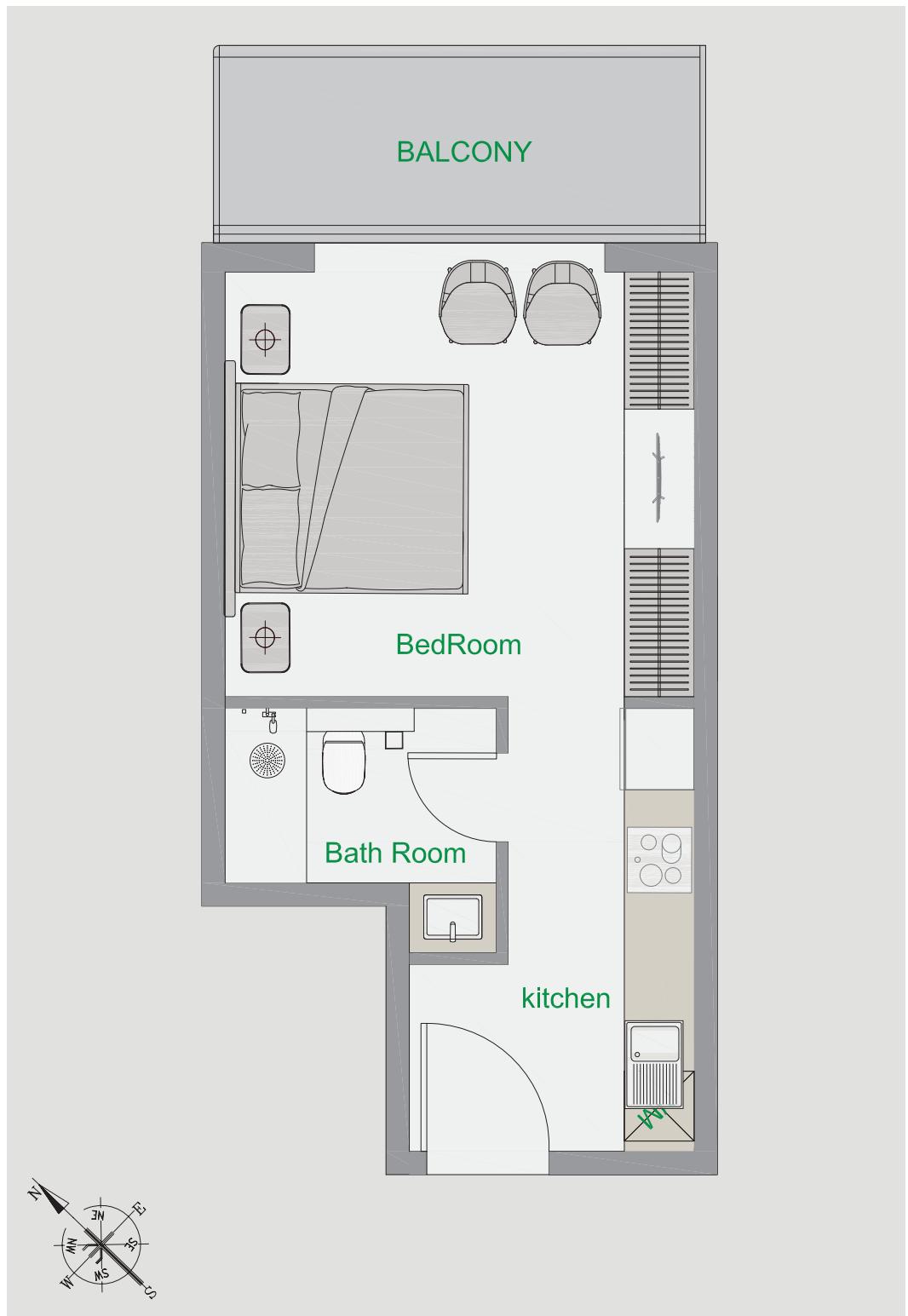


## STUDIO – TYPE 2

Tower	B
Type	2
Apartment Area	320.76 sq.ft.
Balcony Area	76.42 sq.ft.
Total Area	397.19 sq.ft.
View	Community View

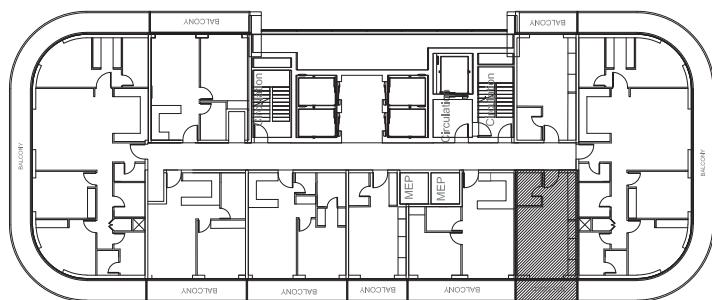


Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. All materials, dimensions, and drawings are approximate only.

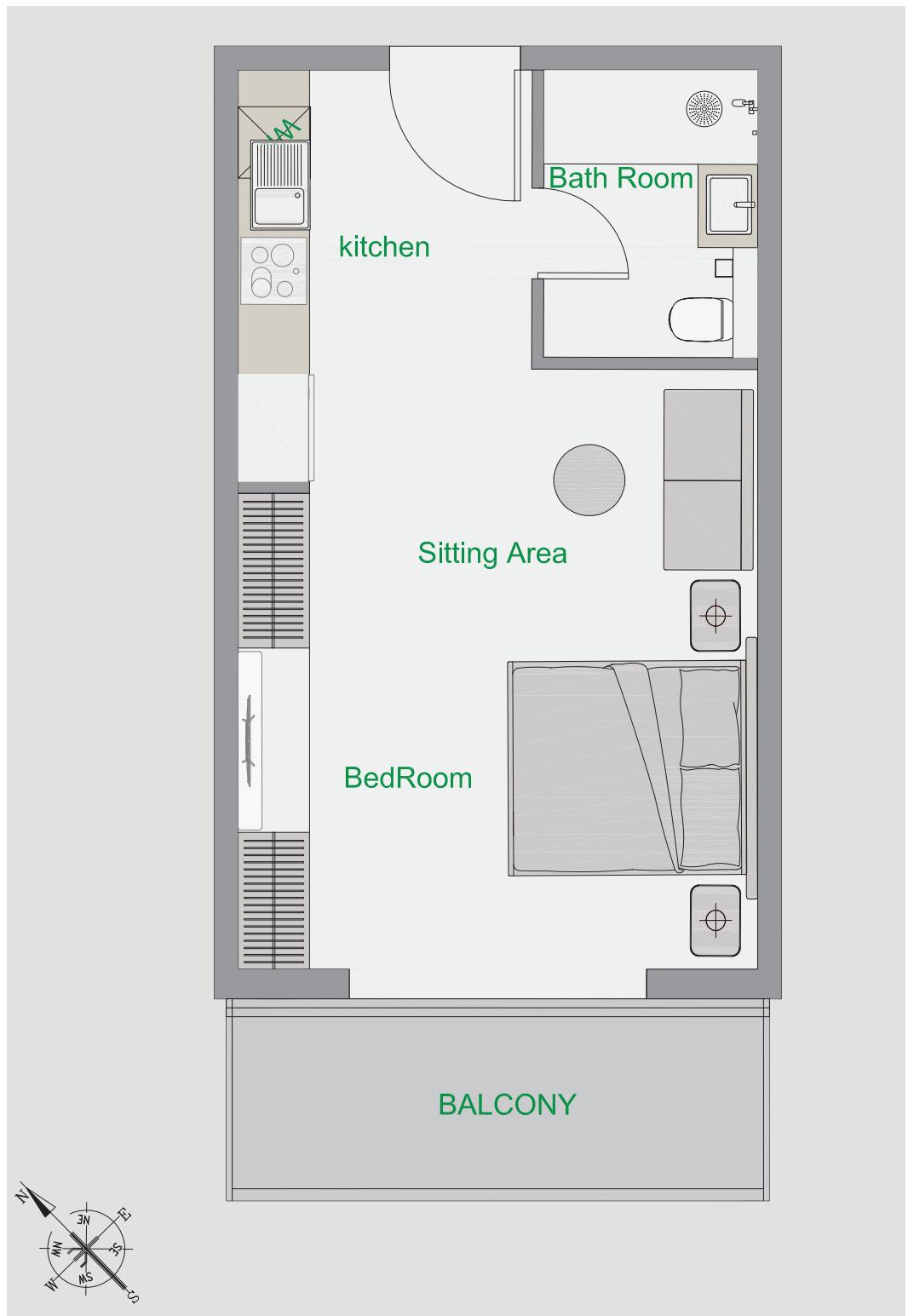


## STUDIO -TYPE 3

Tower	B
Type	3
Apartment Area	387.50 sq.ft.
Balcony Area	78.58 - 82.88 sq.ft.
Total Area	466.08 - 470.38 sq.ft.
View	Community View - Pool View

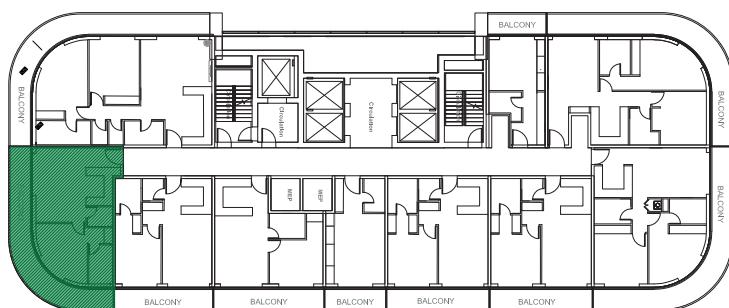


Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. All materials, dimensions, and drawings are approximate only.

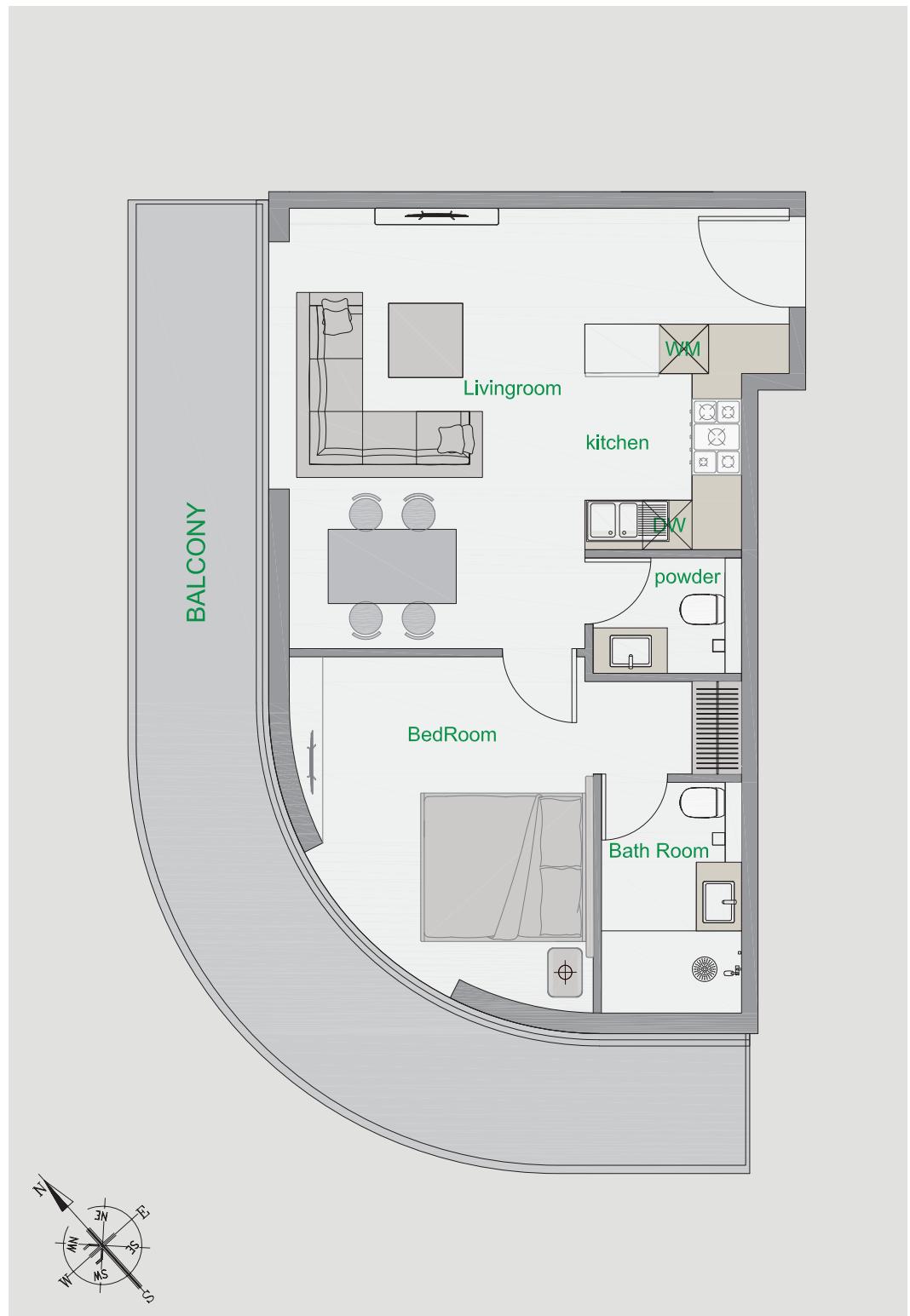


## 1 BED - TYPE 1

Tower	B
Type	1
Apartment Area	611.39 sq.ft.
Balcony Area	297.08 sq.ft.
Total Area	908.47 sq.ft.
View	Pool & Community View



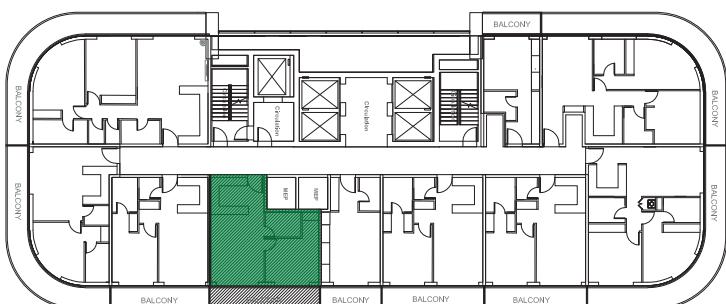
Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. All materials, dimensions, and drawings are approximate only.



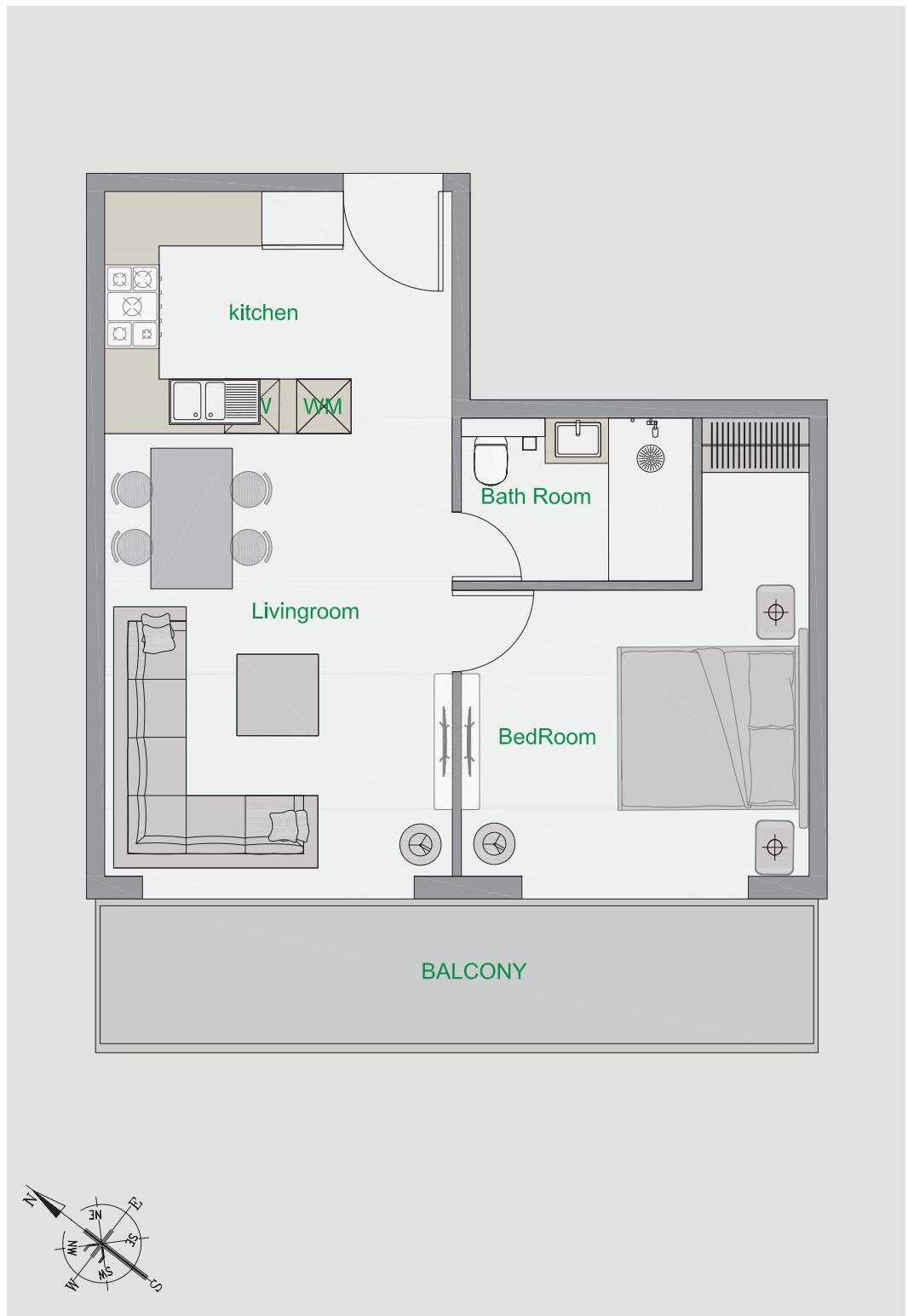
## 1 BED - TYPE 2

Tower B

Type	2
Apartment Area	572.64 - 573.72 sq.ft.
Balcony Area	145.31 sq.ft.
Total Area	717.95 - 719.03 sq.ft.
View	Pool View

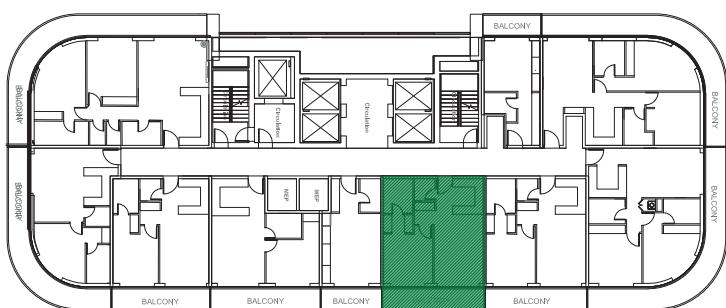


Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. All materials, dimensions, and drawings are approximate only.

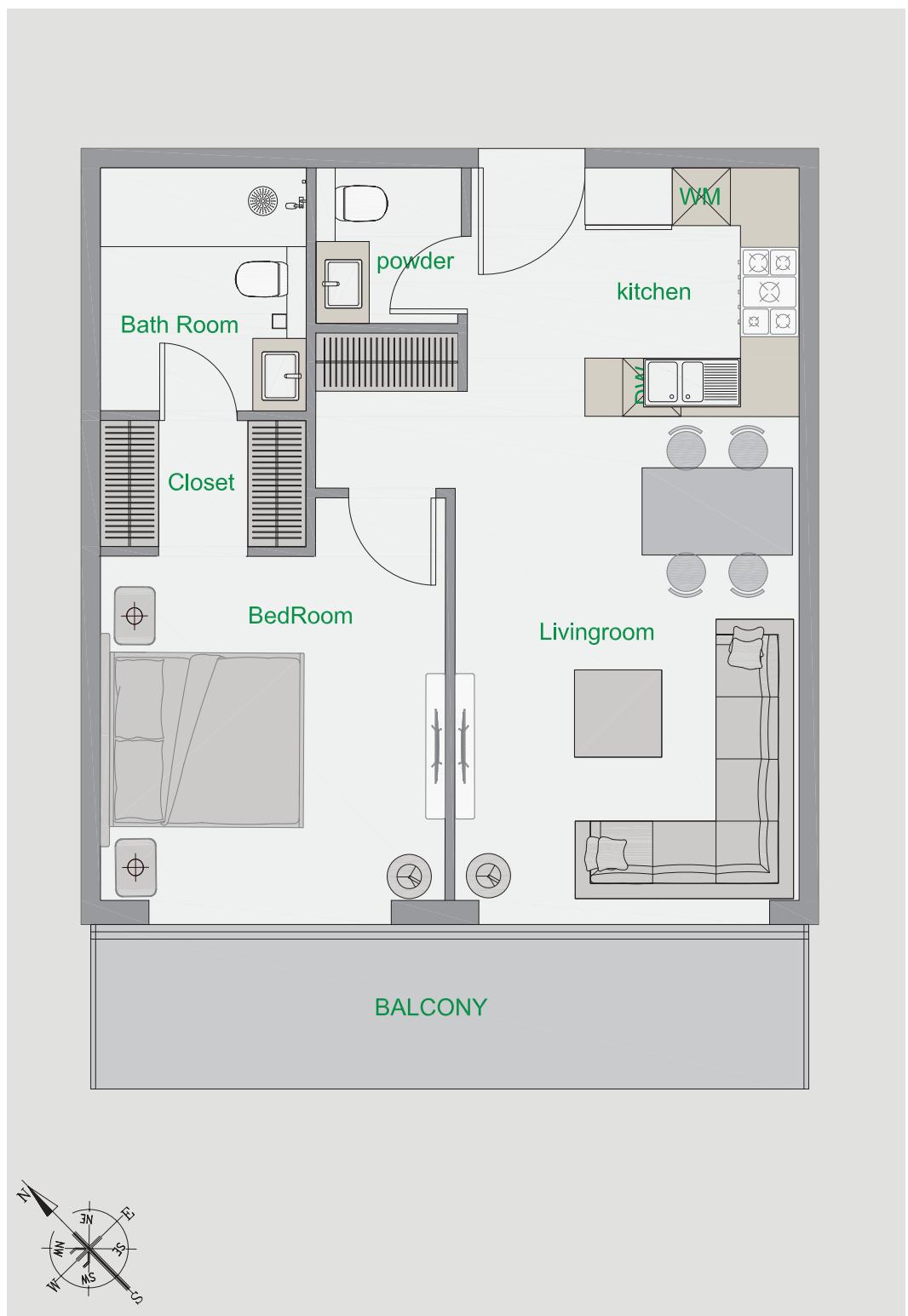


## 1 BED – TYPE 3

Tower	B
Type	3
Apartment Area	607.08 - 608.16 - 629.69 sq.ft.
Balcony Area	130.24 - 134.55 sq.ft.
Total Area	737.33 - 738.40 - 764.24 sq.ft.
View	Pool View



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.



## 1 BED - TYPE 4

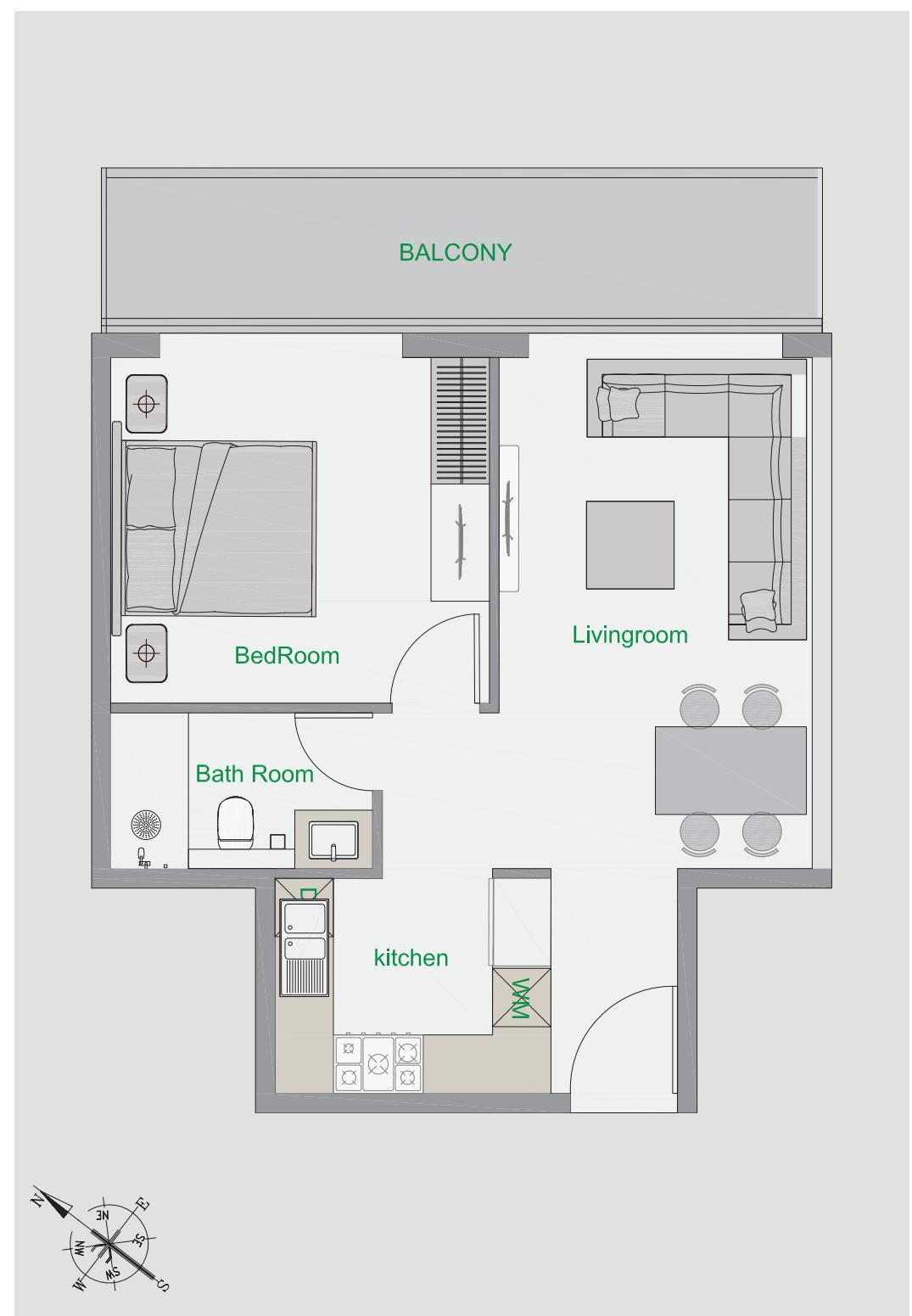
Tower

B

Type	4
Apartment Area	536.04 sq.ft.
Balcony Area	134.55 sq.ft.
Total Area	670.59 sq.ft.
View	Community View

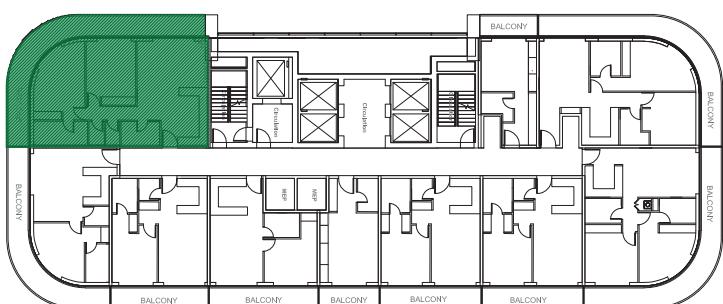


Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. All materials, dimensions, and drawings are approximate only.

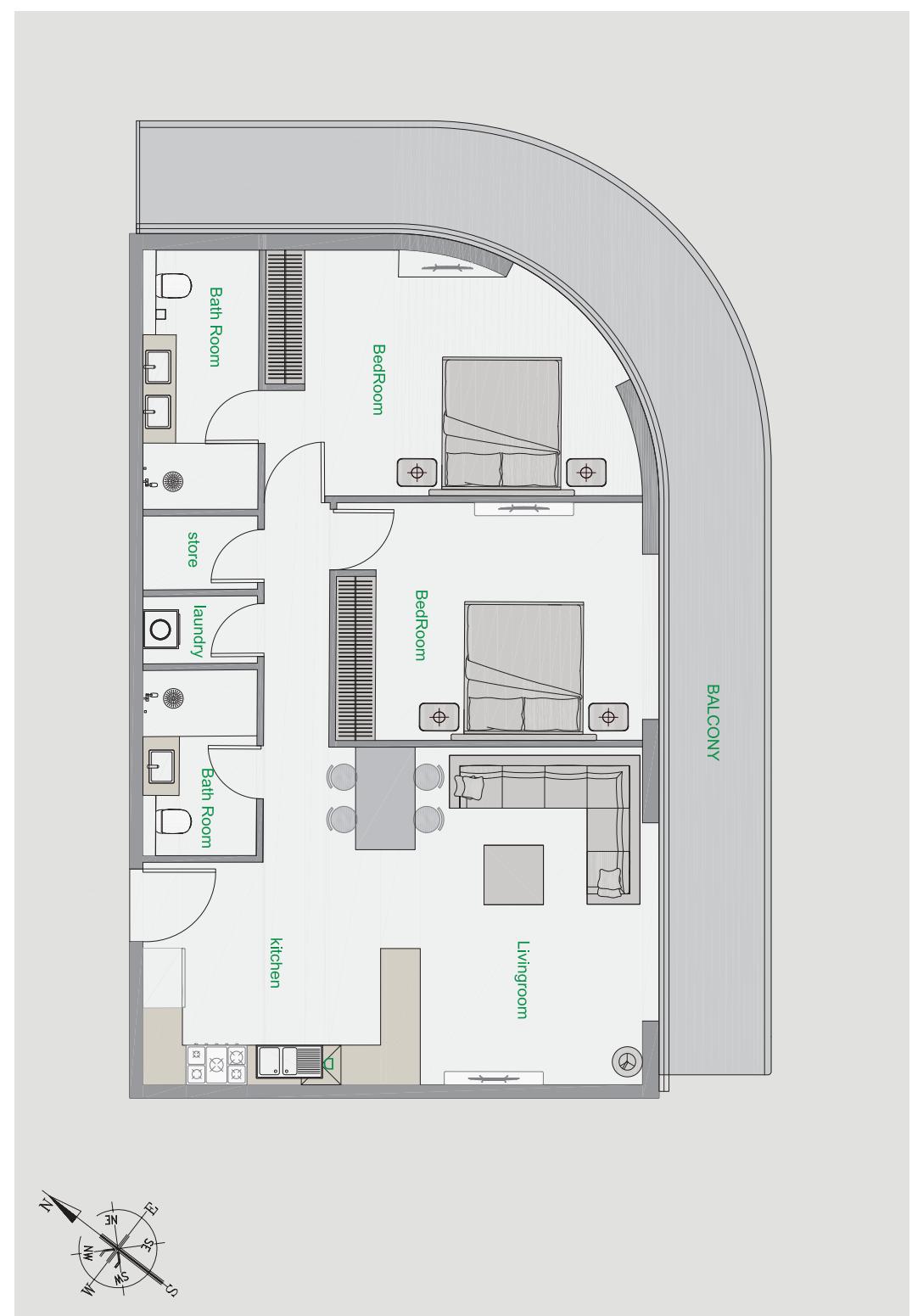


## 2 BED - TYPE 1

Tower	B
Type	1
Apartment Area	1065.63 - 1067.78 sq.ft.
Balcony Area	383.20 - 387.50 sq.ft.
Total Area	1450.98 - 1453.13 sq.ft.
View	Community View

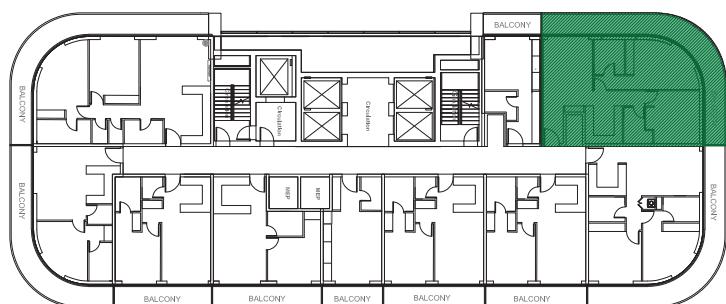


Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. All materials, dimensions, and drawings are approximate only.

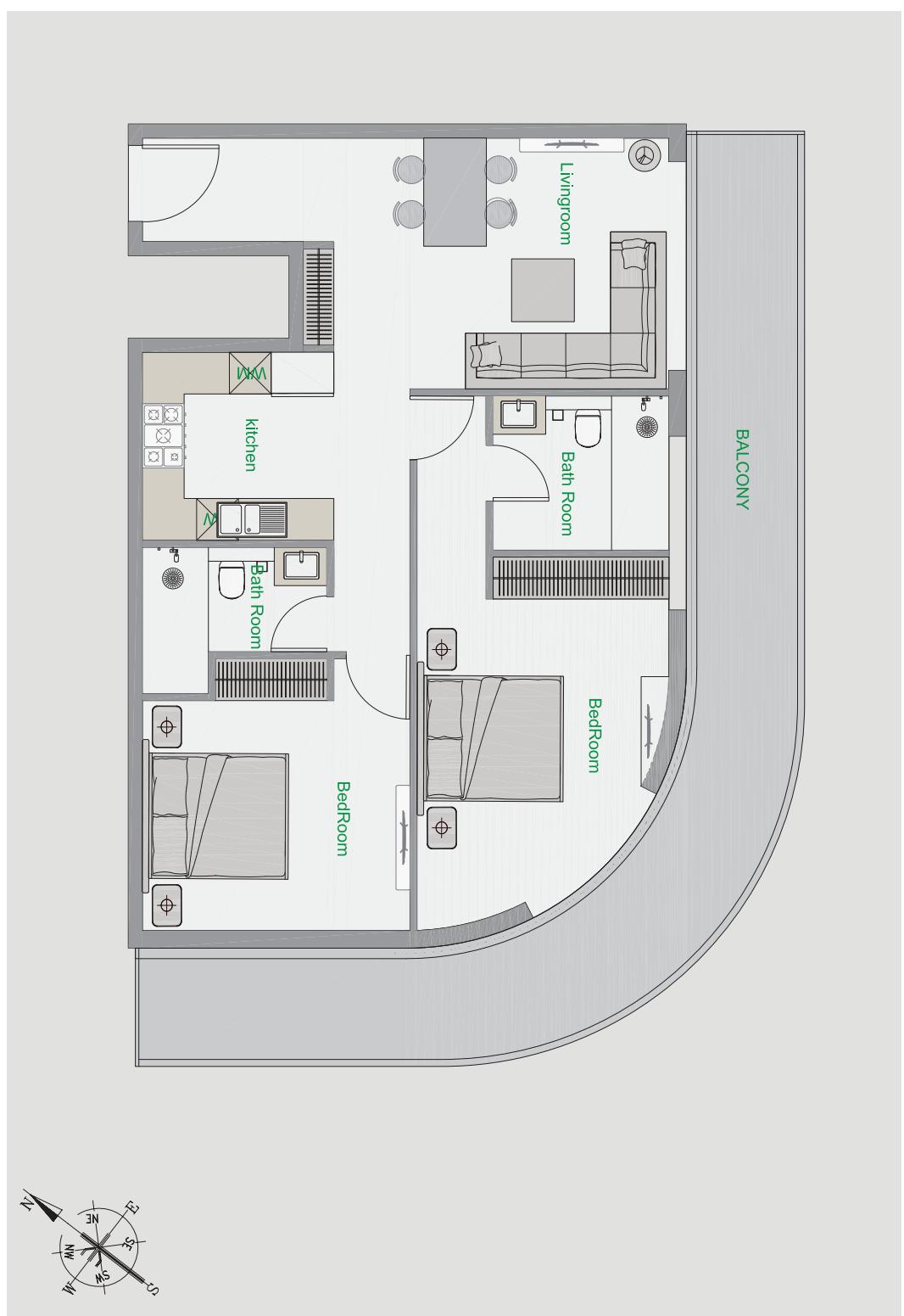


## 2 BED - TYPE 2

Tower	B
Type	2
Apartment Area	925.70 sq.ft.
Balcony Area	363.82 sq.ft.
Total Area	1289.52 sq.ft.
View	Skyline & Community View



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.

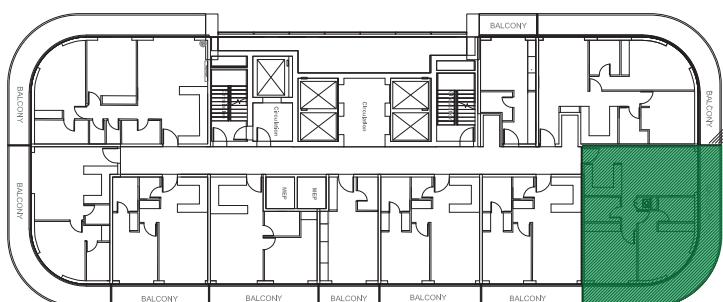


## 2 BED – TYPE 3

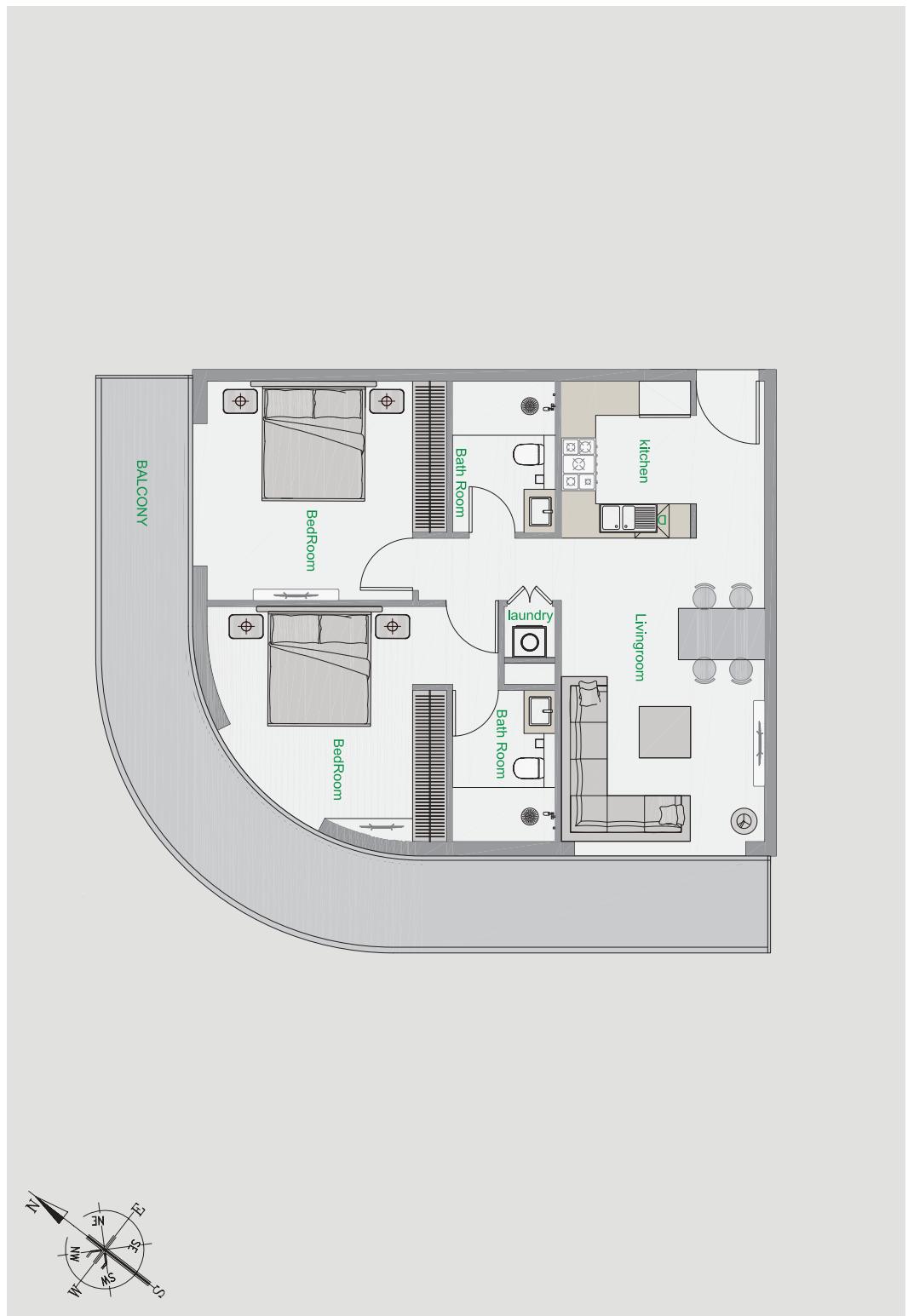
Tower

B

Type	3
Apartment Area	878.34 sq.ft.
Balcony Area	343.37 sq.ft.
Total Area	1221.70 sq.ft.
View	Pool & Community View

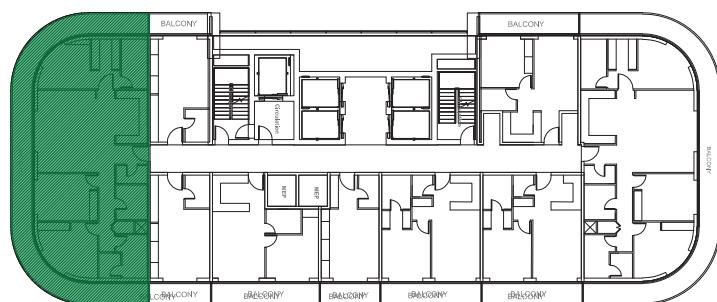


Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. All materials, dimensions, and drawings are approximate only.

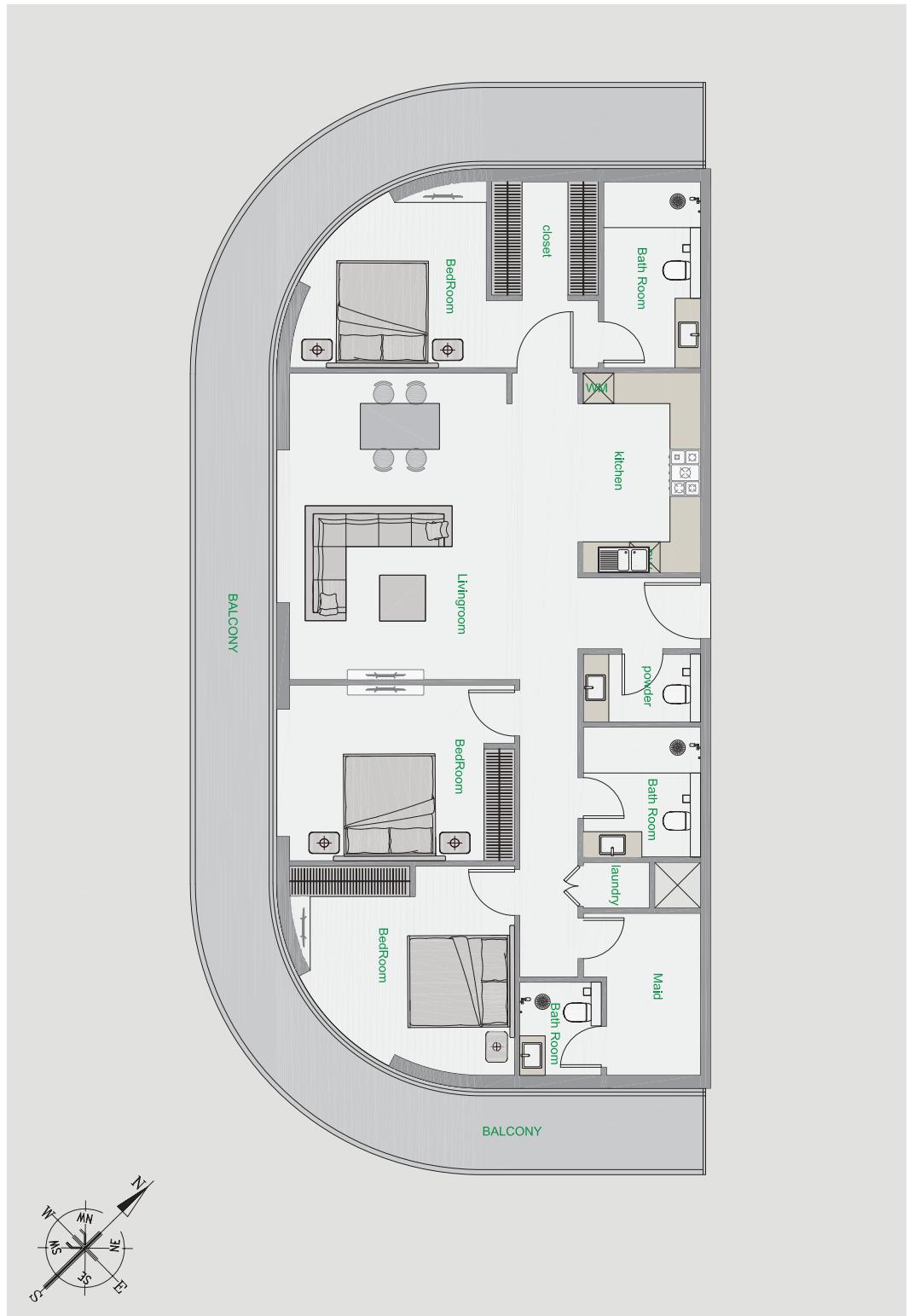


## 3 BED - TYPE 1

Tower	B
Type	1
Apartment Area	1557.54 - 1577.99 sq.ft.
Balcony Area	622.15 - 626.46 sq.ft.
Total Area	2179.69 - 2204.45 sq.ft.
View	Pool & Community View - Pool, Skyline & Community View



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.





UAE Toll-Free: **800 27827**

Mobile: +971 56 425 2626

UK Direct Line: +44 333 038 2121

[www.thecentraldowntown.ae](http://www.thecentraldowntown.ae)



Permit No - 1862034122