

C R E S T L A N E

DIVE



WHERE LIFE IS LIVED FULLY



406,106 SQUARE METRES OF RESIDENTIAL GFA

SQUARE METRES OF RETAIL GFA

13,814



SQUARE METRES OF RECREATIONAL GFA

151,275 SQUARE METRES OF OPEN SPACE



NEW BEATS MEET ICONIC STREETS

MINUTES FROM CITY WALK MALL

MINUTES FROM JUMEIRAH BEACH

MINUTES FROM DUBAI MALL

MINUTES FROM SHEIKH ZAYED ROAD

MINUTES FROM DXB AIRPORT

MINUTES FROM DIFC

CITY WALK C R E S T L A N E

AL MAS ROAD

HINEDRORD

COCA-COLA ARENA

- KHAIL ROAD

J1 BEACH

BURJ KHALIFA

BURJ AL ARAB



EVERY CORNER SPEAKS URBANPULSE

01 - WATER FEATURES 02 - SWIMMING POOLS 03 - SPORTS COURTS 04 - KIDS' PLAY AREAS 05 - JOGGING TRACKS 06 - CYCLING TRACKS 07 - OUTDOOR FITNESS STATIONS 08 - COMMUNITY HUBS 09 - EVENT LAWNS 10 - YOGA AND EXERCISE LAWNS 11 - LAWNS WITH SEATING SPACE 12 - SUNKEN SEATS 13 - WATER CINEMA 14 - PET PARK

13TH STREE

AL MULTAQA STREET

A State in the second second



CITY WALK CRESTLANE 2

AL MULTAQA STREET

CITY WALK CRESTLANE 3

LOCATED NEAR JUMEIRAH BEACH, THE DESIGN MERGES LANDSCAPE, WATERSCAPE, AND ARCHITECTURE TO BLEND SERENITY WITH URBAN ENERGY.

MASTERPLAN

AL SAFA STREET





WHERE EVERY CORNER PULSES WITH ENERGY, AND EVERY MOMENT INVITES YOU TO EMBRACE THE BEAT OF THE CITY AND THE CALM OF WATERSIDE LIVING.

ENERCY

NE W



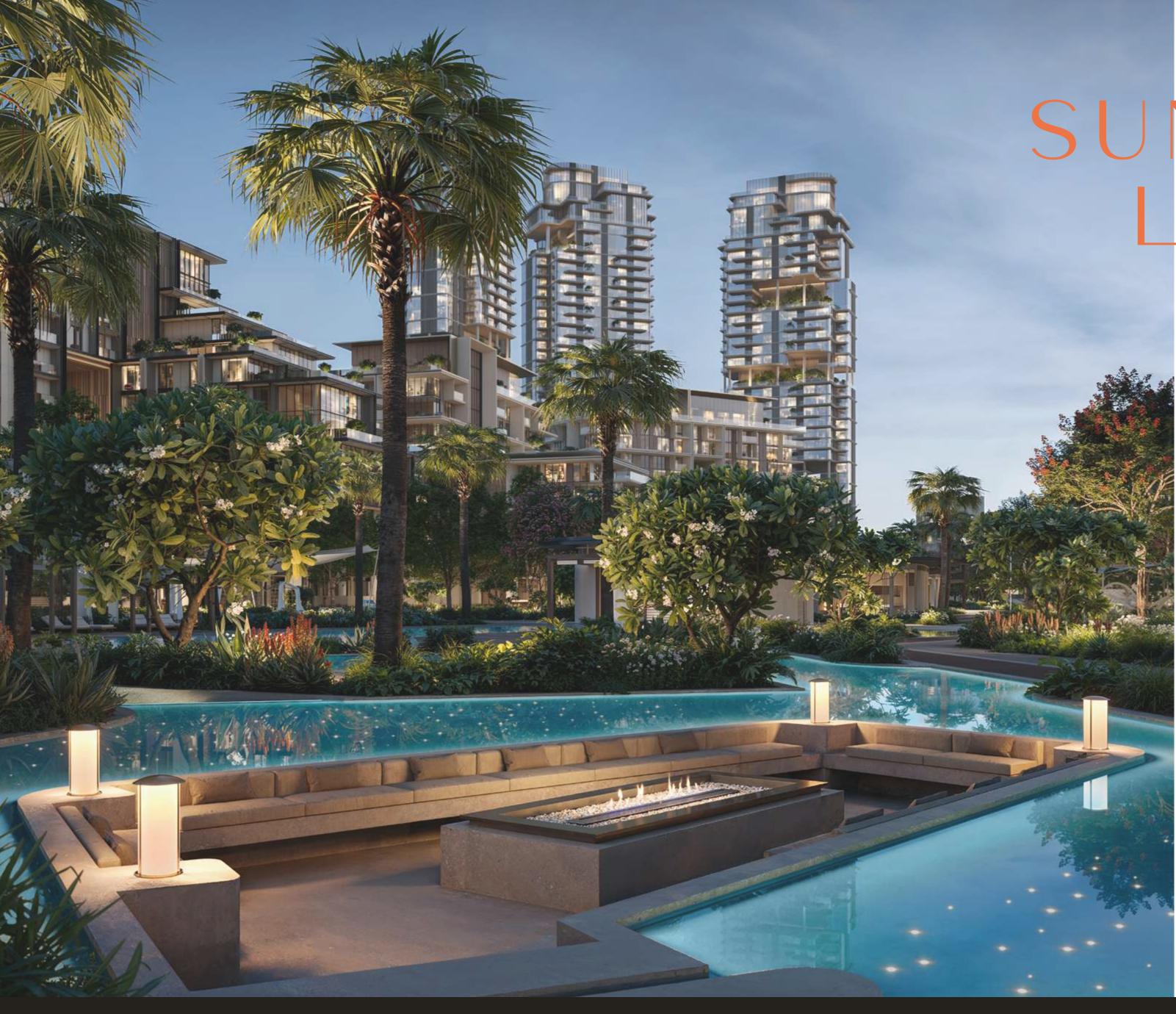




WATER FEATURES

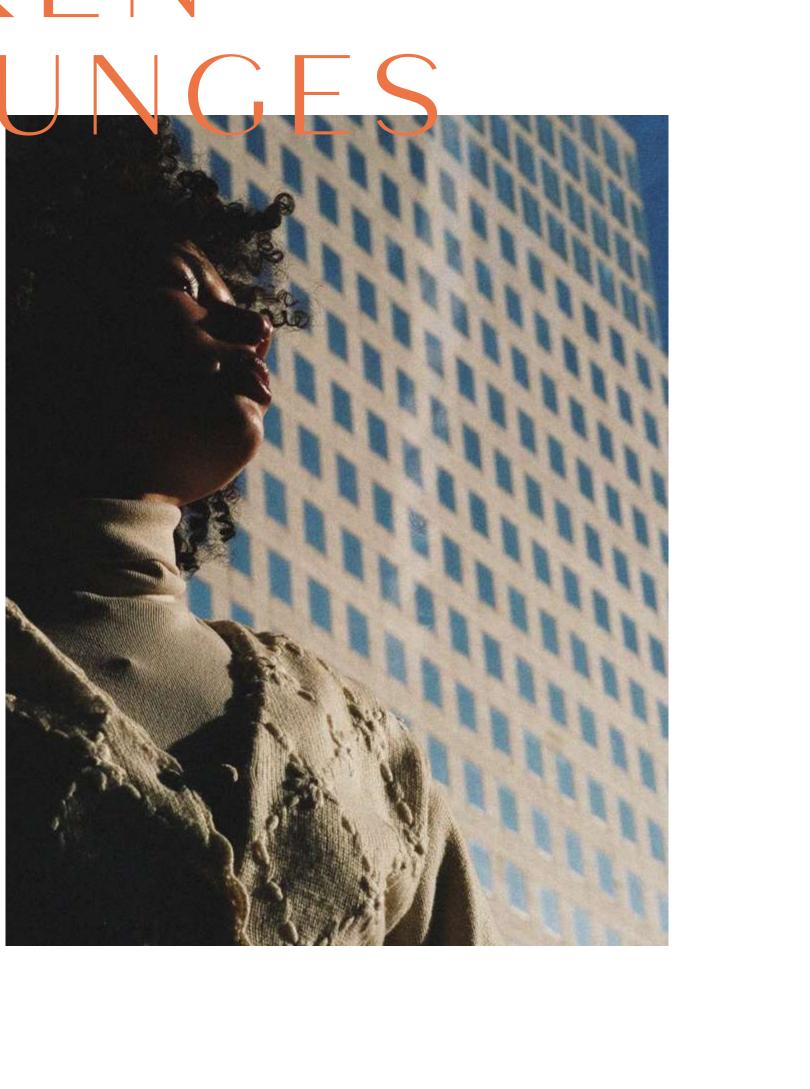
STUNNING CASCADING WATER FEATURES THAT LINK THE DIFFERENT AREAS OF THE COMMUNITY.





SUNKEN SEATING AND GATHERING SPACES NESTLED IN WATER, OFFERING A SERENE RETREAT AMIDST LUSH SURROUNDINGS.

SUNKEN





POOLS FRAMED BY LUSH GREENERY AND WATER FEATURES, CREATING A SERENE AND TRANQUIL ATMOSPHERE.





BEACH-STYLE EXPERIENCE THAT ELEVATES EVERYDAY LIVING FOR ALL AGES.

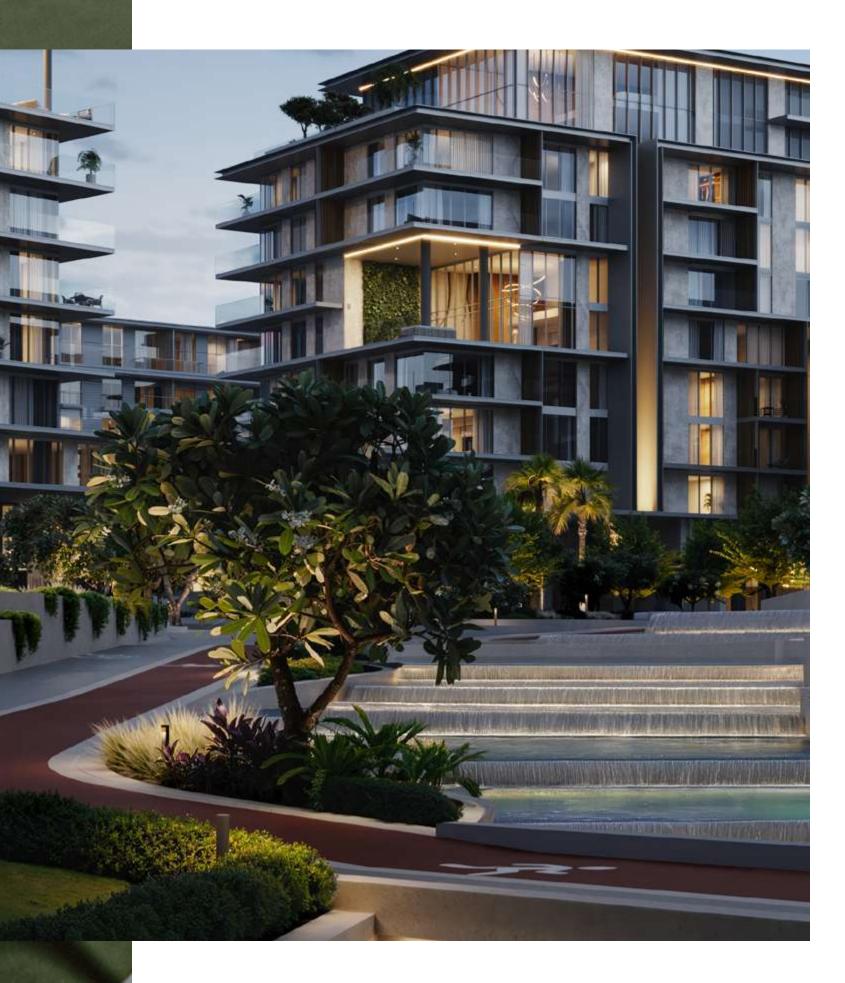
PLAY AR



AN ENGAGING CORNER WHERE CHILDREN EXPLORE, PLAY, AND LEARN WITH INTERACTIVE EQUIPMENT AND CREATIVE ZONES.

SPORTS COURES

PADEL AND TENNIS COURTS FOR CASUAL GAMES AND INTENSE COMPETITION IN AN ENERGETIC OUTDOOR SETTING.









WALK ALONG A STUNNING PATHWAY TO THE COMMUNITY HUBS, SEAMLESSLY SET ON WATER.

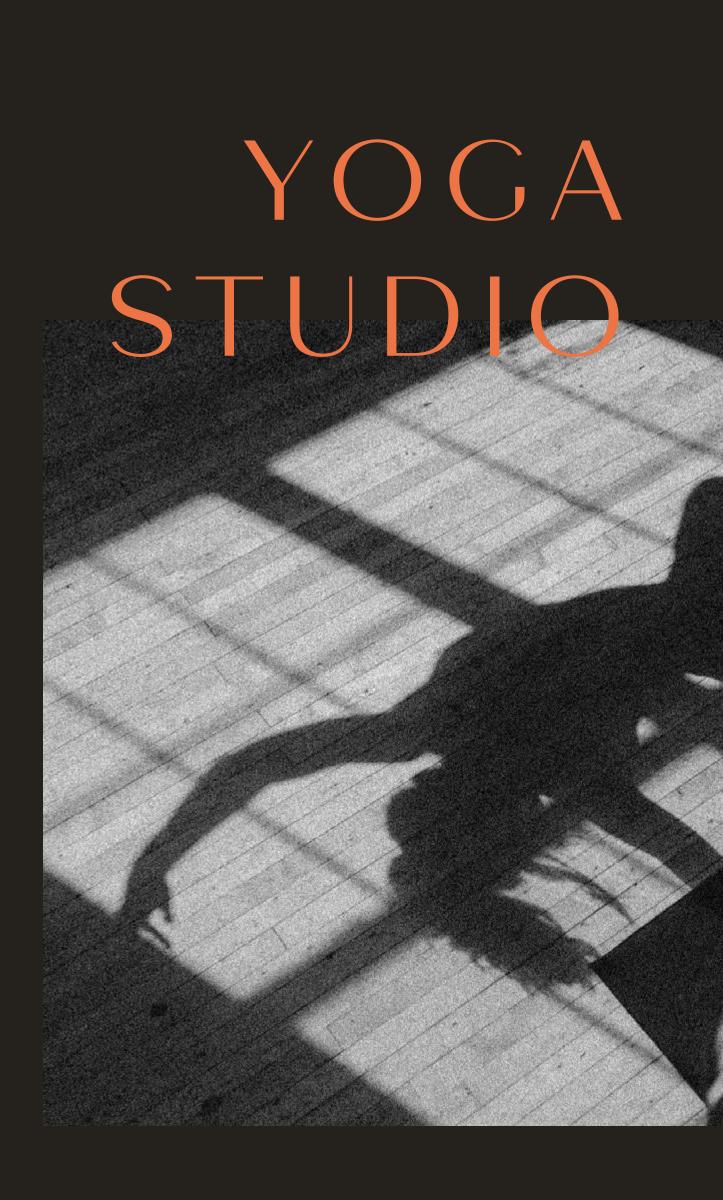
TRAININC

PUSH YOUR LIMITS WITH A VIEW IN THIS MULTI-ZONE GYM EQUIPPED FOR BOTH CARDIO AND STRENGTH TRAINING.





A SERENE ESCAPE WHERE TRANQUIL WATER VIEWS INVITE YOU TO UNWIND, BREATHE, AND FIND YOUR BALANCE.





A MULTIPURPOSE SPACE THAT BLENDS INDOOR AND OUTDOOR, OVERLOOKING THE POOL AND WATERSCAPE.

COMMUNITY LOUNGE



COLLABORATIVE



A CO-WORKING SPACE THAT COMBINES PRODUCTIVITY AND PEACE, OFFERING UNINTERRUPTED VIEWS OF THE WATER.



URBAN

RESIDE









CITY WALK CRESTLANE 2 CONSISTS OF TWO MID-RISE TOWERS CONNECTED BY A SHARED LOBBY, OFFERING DIRECT ACCESS TO THE PARK.



A SLEEK, LUSH DROP-OFF AREA THAT REDEFINES FIRST IMPRESSIONS.









PRIVATE AND COMMUNAL TERRACES ARE INCLUDED IN THE BUILDING, KEEPING RESIDENTS CLOSELY CONNECTED TO NATURE.



DEDICATED SPACES TO RELAX AND ADMIRE THE VIEW.



DUPLEX UNITS PROVIDE RESIDENTS WITH EXCLUSIVE PARK INTERACTION.



EACH BUILDING FEATURES ITS OWN UNIQUE INDOOR KIDS' PLAY SPACES.









EXCLUSIVE UNITS OFFERING RESIDENTS A SPACIOUS DOUBLE-HEIGHT LIVING ROOM AND EXPANSIVE TERRACES WITH LUSH PARK VIEWS.



CITY WALK CRESTLANE IS THOUGHTFULLY DESIGNED FOR PEOPLE, SEAMLESSLY EXTENDING THE FEEL AND FLOW OF THE EXISTING CITY WALK AREA.



UNIQUE RESIDENCES THAT REFLECT EXCLUSIVITY, URBAN CONVENIENCE, AND DYNAMIC COMMUNITY LIVING, BRINGING RHYTHM TO YOUR LIFE.

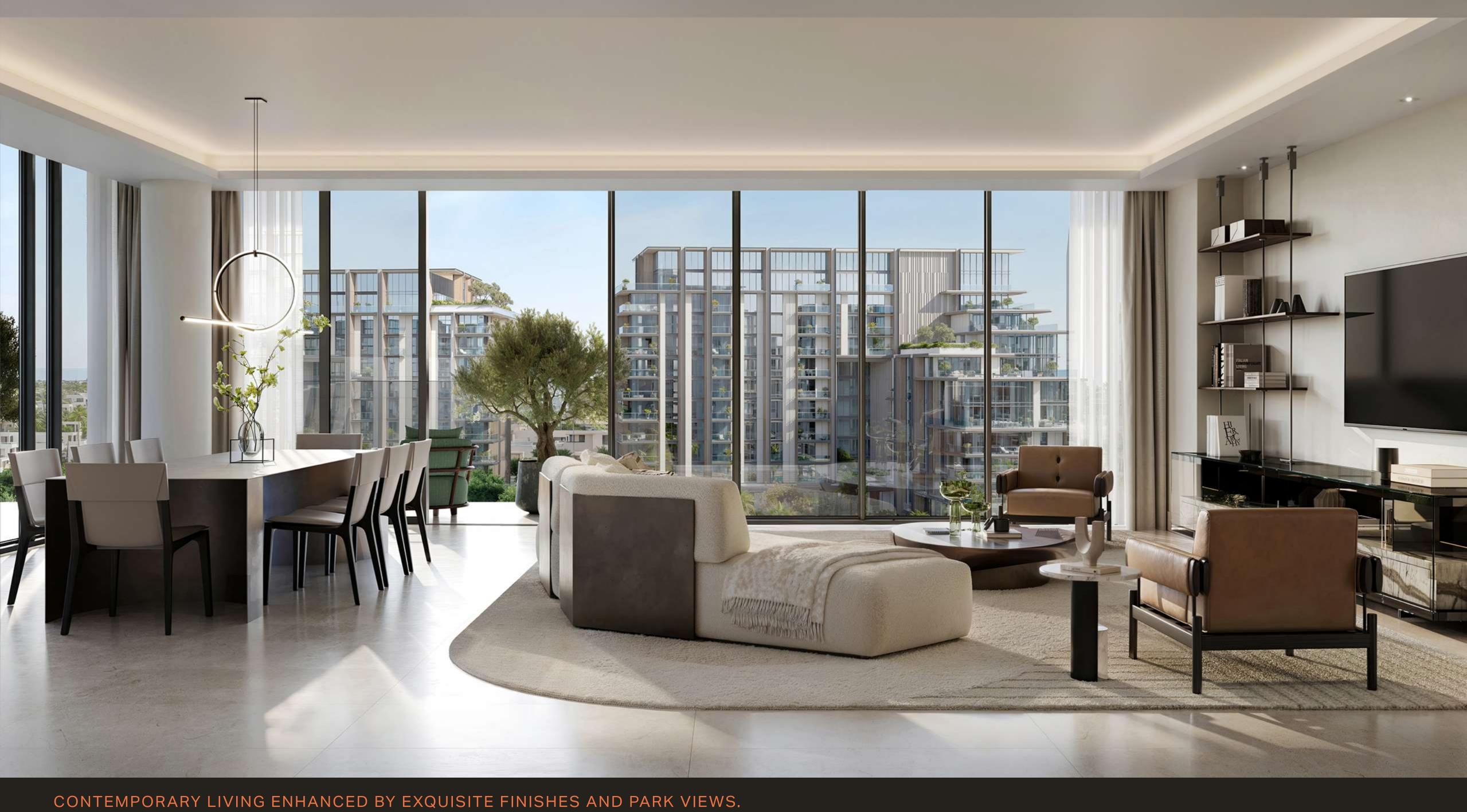


URBAN LIVING REDEFINED WITH VIEWS OF VIBRANT PARKS AND SERENE WATER FEATURES.



EXPANSIVE DOUBLE-HEIGHT LIVING SPACES SEAMLESSLY EXTEND TO PRIVATE TERRACES.







ELEGANT KITCHENS WITH HIGH-END FINISHES AND QUALITY MATERIALS, COMBINING STYLE WITH PRACTICALITY.



EXPANSIVE BEDROOMS FEATURING WALK-IN WARDROBES.





SPACIOUS BATHROOMS WITH A VARIETY OF LUXURY FIXTURES AND HIGH-QUALITY FINISHES.





PREMIUM SKY TERRACE UNITS FEATURING DOUBLE-HEIGHT LIVING AREAS, OFFERING DIRECT ACCESS TO A SPACIOUS PARK-FACING TERRACE.



SLEEK KITCHEN WITH TOP-QUALITY FINISHES.





PREMIUM BATHROOM FEATURING A SELECTION OF HIGH-END FIXTURES AND FINISHES.

A-BEDROON

16-15





ELEVATED DOUBLE-HEIGHT LIVING SPACES WITH PRIVATE TERRACES, DESIGNED TO COMPLEMENT AN EXCEPTIONAL PARK EXPERIENCE.





PRIVATE LIFT ACCESS FROM DESIGNATED PARKING BAYS LEADING INTO BRIGHT, OPEN LIVING SPACES.



STYLISH KITCHENS FEATURING PREMIUM FINISHES, AND A SEAMLESS CONNECTION TO OUTDOOR SPACES.



PREMIUM BATHROOM FINISHES THAT ELEVATE YOUR SPACE.

CITY WALK CRESTLANE 3





CITY WALK CRESTLANE 3 CONSISTS OF TWO MID-RISE TOWERS CONNECTED BY A SHARED LOBBY, OFFERING DIRECT ACCESS TO THE PARK.



CITY WALK CRESTLANE 3 ACTS AS A GATEWAY, CONNECTING THE PARK OASIS WITH THE EXPANSIVE VIEWS OF THE PERSIAN GULF.



RESIDENT-EXCLUSIVE DROP-OFF WITH A LUXURIOUS HOTEL-STYLE DESIGN.



A DOUBLE-HEIGHT LOBBY THAT CONNECTS THE ESSENCE OF THE PARK TO THE INDOORS.







DIRECT ACCESS TO ALL PARK AMENITIES.



DISTINCTIVE CHILDREN'S PLAY ZONE WITH INTERACTIVE FEATURES AND ENGAGING DESIGNS.



THE BUILDING OFFERS LUSH COMMUNAL SKY TERRACES, BLENDING NATURE'S TRANQUILLITY WITH MODERN LIVING FOR ALL RESIDENTS.



A SELECTION OF EXCLUSIVE UNITS OFFERS RESIDENTS A PREMIUM DOUBLE-HEIGHT LIVING AREAS AND EXPANSIVE PARK-FACING TERRACES.





IMMEDIATE INTERACTION WITH THE LUSH PARK RIGHT AT THE DOORSTEP.





SOPHISTICATED LIVING WITH TOP-TIER FINISHES AND PARK-FACING VIEWS.



STYLISH KITCHEN WITH PREMIUM FINISHES AND ELEGANT DESIGN.

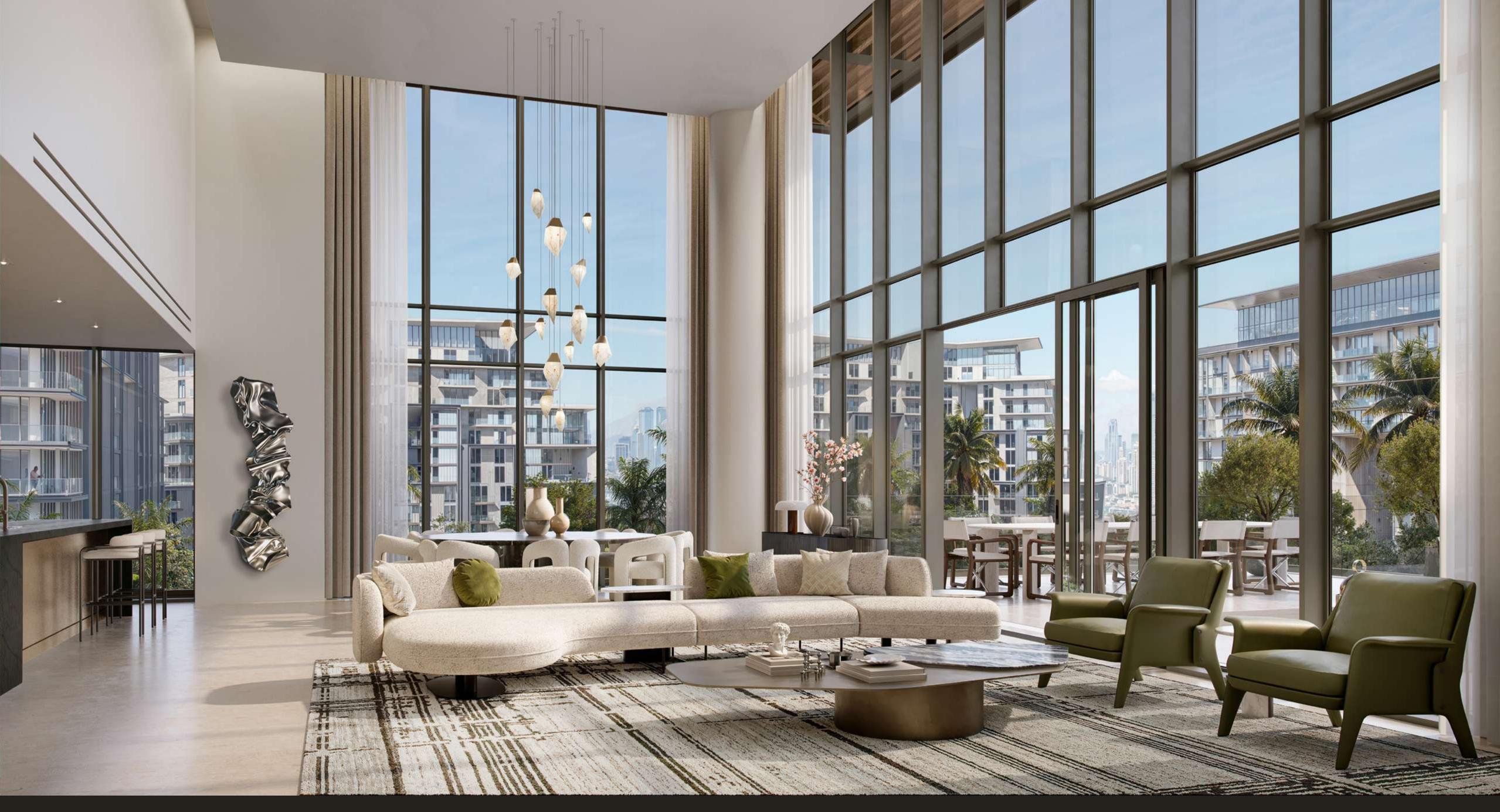


EXPANSIVE BEDROOMS FEATURING WALK-IN CLOSETS FOR ADDED CONVENIENCE.



SPACIOUS BATHROOMS OFFERING A VARIETY OF FIXTURES AND LUXURY MATERIAL CHOICES.

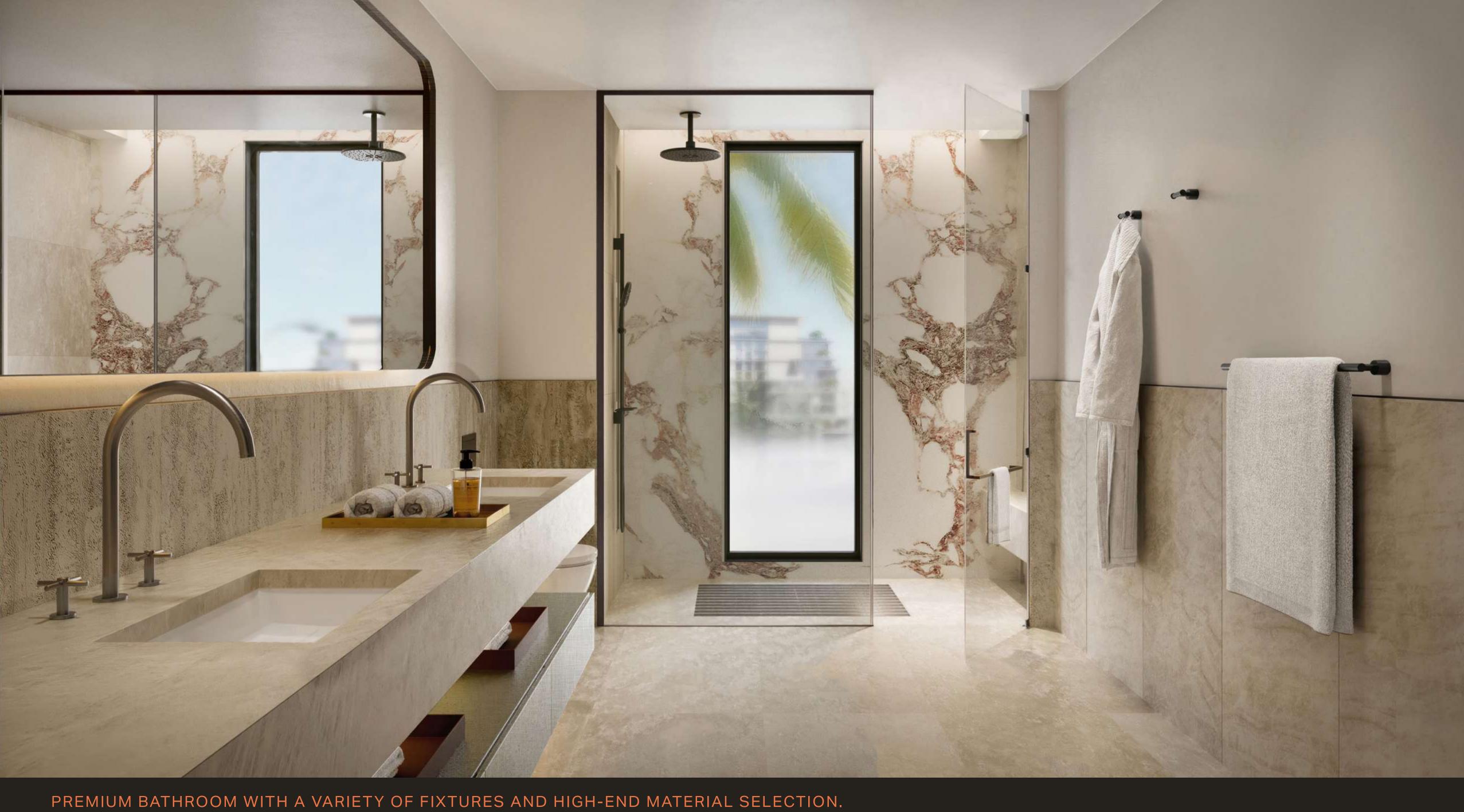




EXCLUSIVE SKY TERRACE UNITS OFFERING DOUBLE-HEIGHT LIVING AREAS, FULLY CONNECTED TO LARGE PARK-FACING TERRACES.



EXPANSIVE BEDROOMS WITH CORNER WINDOWS, A WALK-IN WARDROBE, AND ACCESS TO PRIVATE TERRACES.



4-BEBROON





DOUBLE-HEIGHT LIVING AREAS AND PRIVATE TERRACES OFFERING AN UNPARALLELED PARK LIVING EXPERIENCE.



EXCLUSIVE LIFT ACCESS FROM PARKING TO BRIGHT, SPACIOUS INTERIORS.

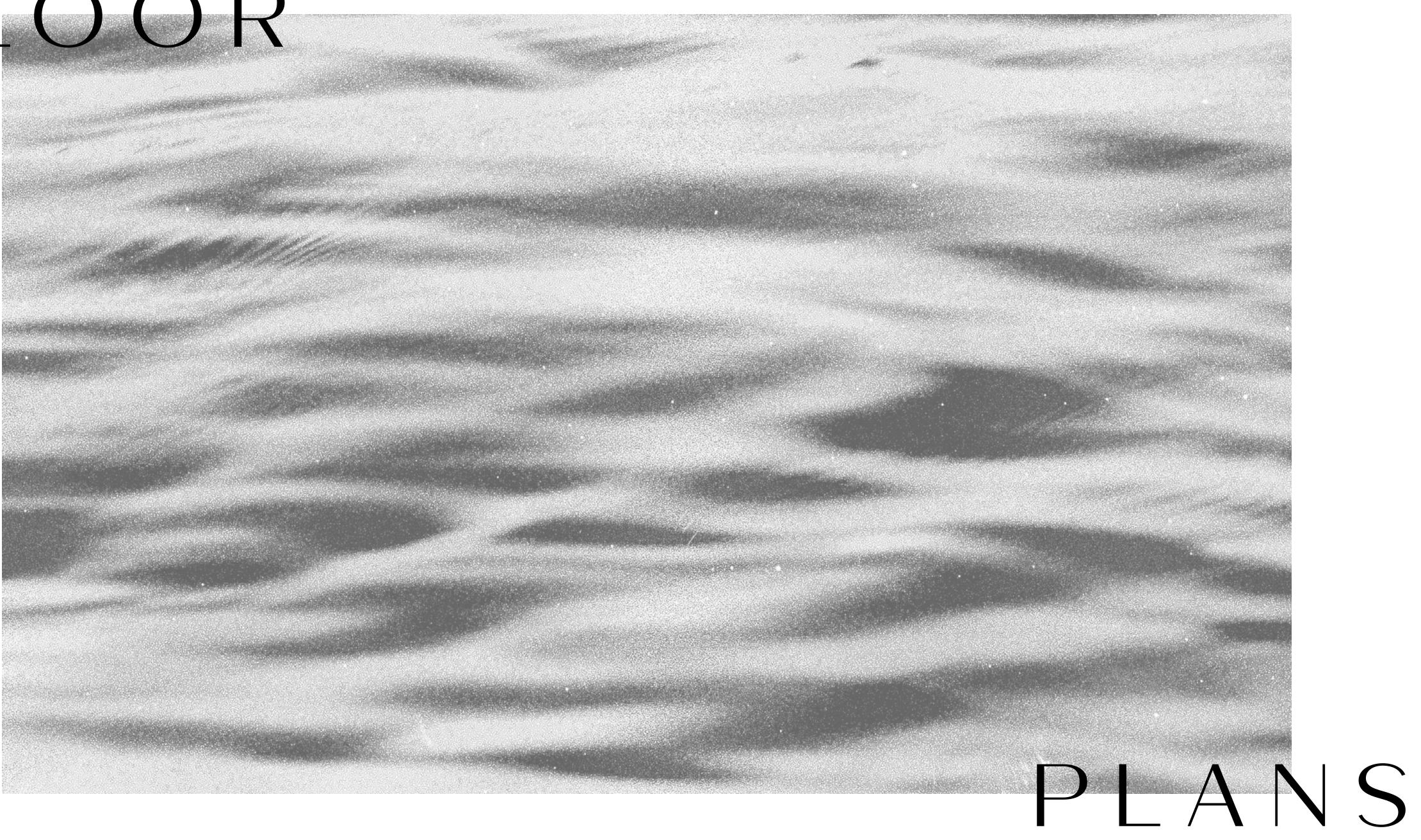


ELEGANT KITCHENS WITH HIGH-QUALITY FINISHES, AND EFFORTLESS INDOOR-OUTDOOR CONNECTION.

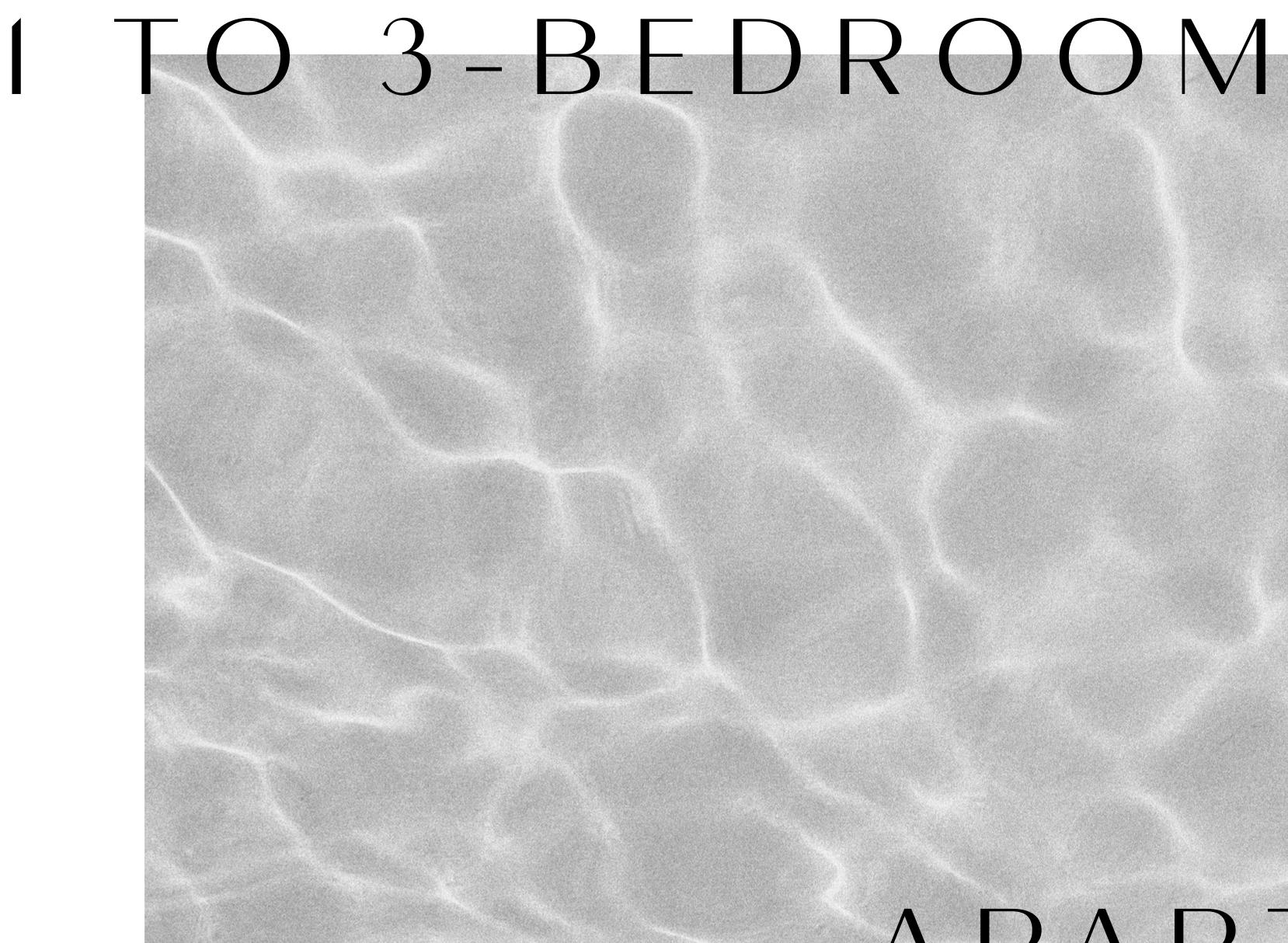


UPGRADED BATHROOM DETAILS WITH PREMIUM MATERIALS.









APARTMENTS

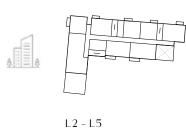


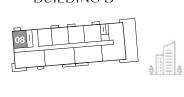
I-BEDROOM TYPE C



BUILDING A







N

. ₽

BUILDING U		SUITE AREA		BALCONY AREA		TOTAL AREA	
	UNIT NUMBER	SQM	SQFT	SQM	SQFT	SQM	SQFT
В	208	68.40	736.25	4.87	52.42	73.27	788.67
	308-408-508	68.40	736.25	4.91	52.85	73.31	789.10

DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.







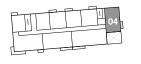
2-BEDROOM TYPE C



BUILDING A







L10





BUILDING		SUITE	AREA	TOTAL	TOTAL AREA		
	UNIT NUMBER	SQM	SQFT	SQM	SQFT	SQM	SQFT
В	1004	112.02	1205.77	6.58	70.83	118.60	1276.60

DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.







2-BEDROOM + MAID TYPE C



BUILDING A

N

L2 - L4



BUILDING		SUITE AREA		BALCON	Y AREA	TOTAL AREA	
	UNIT NUMBER	SQM	SQFT	SQM	SQFT	SQM	SQFT
А	208	124.44	1339.46	14.35	154.46	138.79	1493.92
	308-408	124.43	1339.35	14.35	154.46	138.78	1493.82

. ₽

DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.







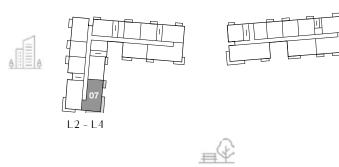
3-BEDROOM TYPE C

N



BUILDING A





BUILDING		SUITE AREA		BALCON	NY AREA	TOTAL AREA	
	UNIT NUMBER	SQM	SQFT	SQM	SQFT	SQM	SQFT
А	207	147.33	1585.85	34.08	366.83	181.41	1952.68
	307-407	147.44	1587.03	33.94	365.33	181.38	1952.36

DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.







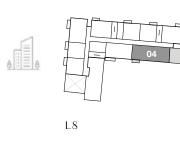
3-BEDROOM TYPE H

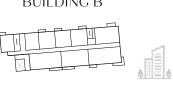


\$\$

BUILDING A







		SUITE	SUITE AREA		BALCONY AREA		TOTAL AREA	
BUILDING L	UNIT NUMBER	SQM	SQFT	SQM	SQFT	SQM	SQFT	
А	804 (Lower Level)	188.46	2028.57	82.07	883.39	270.53	2911.96	
(With Double-Height	804 (Upper Level)	3.26	35.09	0.00	0.00	3.26	35.09	
Void)	804 (Total)	191.72	2063.66	82.07	883.39	273.79	2947.05	

. ₽

DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.





SIGNATURE 4 - BEDROOM



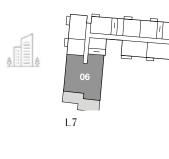


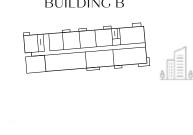
4-BEDROOM TYPE A

\$\$

BUILDING A







N

BUILDING		SUITE AREA		BALCONY AREA		TOTAL AREA	
	UNIT NUMBER	SQM	SQFT	SQM	SQFT	SQM	SQFT
A (With Double-Height Void)	706 (Lower Level)	277.41	2986.02	165.59	1782.40	443.00	4768.41
	706 (Upper Level)	4.71	50.70	0.00	0.00	4.71	50.70
	706 (Total)	282.12	3036.71	165.59	1782.40	447.71	4819.11

. ₽

DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.





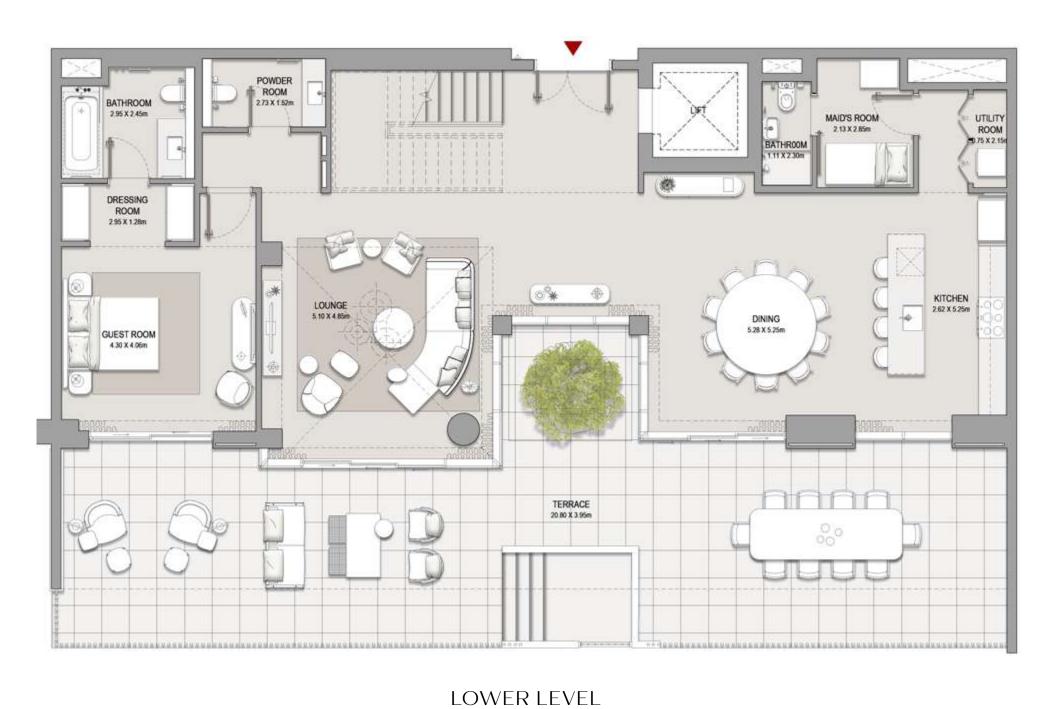


4-BEDROOM

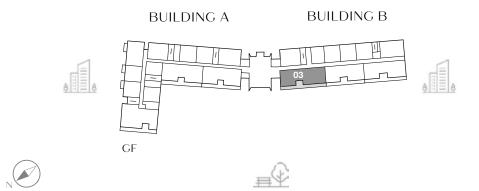




4-BEDROOM DUPLEX TYPE A



\$\$



BUILDING		SUITE AREA		BALCONY AREA		TOTAL AREA	
	UNIT NUMBER	SQM	SQFT	SQM	SQFT	SQM	SQFT
В	G03 (Lower Level)	168.39	1812.53	100.22	1078.76	268.61	2891.29
(With Double-Height	G03 (Upper Level)	147.50	1587.68	10.34	111.30	157.84	1698.98
Void)	G03 (Total)	315.89	3400.21	110.56	1190.06	426.45	4590.27

DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

CITY WALK CRESTLANE



UPPER LEVEL









BULDING CHARACTERISTICS

CITY WALK CRESTLANE 2

- Tower A = G+12 and Tower B = G+11
- 201 Residential Units
- 1 to 3-bedroom units, 3 and 4-bedroom special units, and 4-bedroom park duplex units.

INDOOR AMENITIES

- 1. Grand double-height reception and lounge areas
- 2. Community hubs with stunning views
- **3.** Dedicated cardio and strength training gyms
- 4. Yoga studio
- 5. Co-working spaces
- 6. Multi-purpose rooms
- 7. Games room
- 8. Kids' playing rooms

OUTDOOR AMENITIES

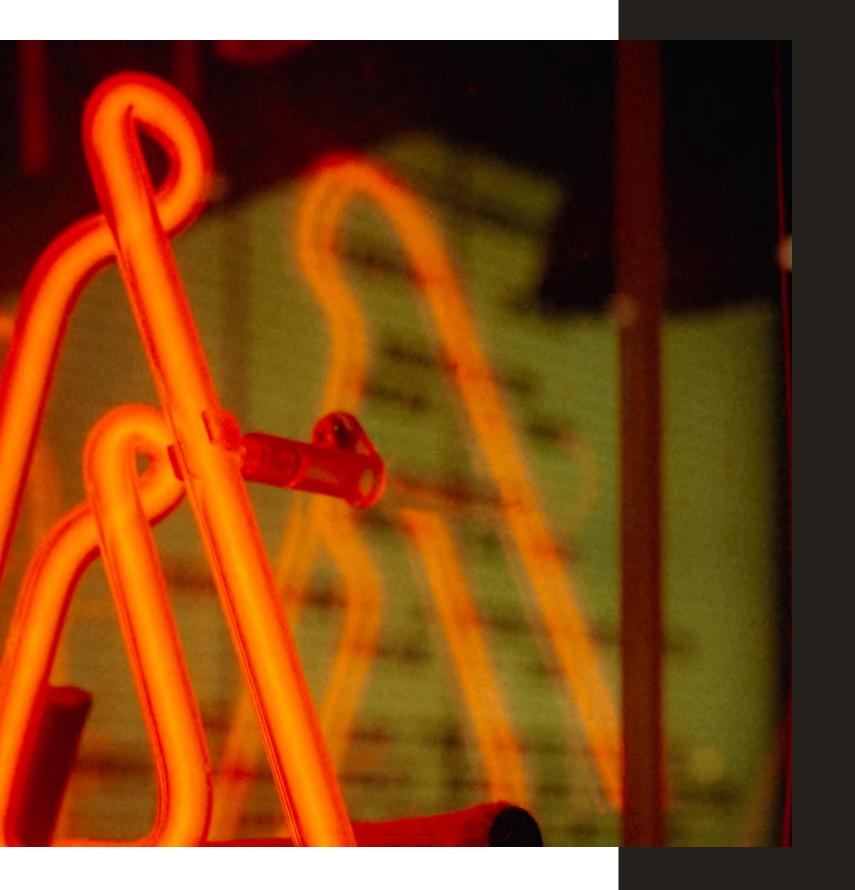
- 1. Resort-style pools and park amenities
- 2. Outdoor gyms and kids' play areas
- **3.** Running and cycling tracks integrated in lush landscape
- 4. Padel & Tennis courts
- 5. Event lawns
- 6. Sunken lounges
- 7. Water cinema

- Tower A = G+11 and Tower B = G+10
- 193 Residential Units
- 1 to 3-bedroom units, 3 and 4-bedroom special units, and 4-bedroom park duplex units.

	TOTAL COUNT					
UNIT TYPE	Crestlane 2	Crestlane 3	AVG. SUITE AREA	AVG. BALCONY AREA	AVG . TOTAL AR	
I-Bedroom	83	79	750 SQ.FT	60 SQ.FT	810 SQ.FT	
2-Bedroom	56	52	1,150 SQ.FT	80 SQ.FT	1,230 SQ.FT	
2-Bedroom (Maid)	20	20	1,300 SQ.FT	100 SQ.FT	1,400 SQ.FT	
3-Bedroom	26	28	1,700 SQ.FT	200 SQ.FT	1,900 SQ.FT	
3-Bedroom Premium	8	6	2.000 SQ.FT	1,000 SQ.FT	3,000 SQ.FT	
4-Bedroom Premium	2	2	3.000 SQ.FT	1,600 SQ.FT	4,600 SQ.FT	
4-Bedroom Duplex	6	6	3.600 SQ.FT	1,100 SQ.FT	4,700 SQ.FT	
TOTAL	201	193				



PAYMENT PLAN



20%DOWN PAYMENT ON BOOKING

10%**3RD INSTALMENT** MARCH 2026

10%6TH INSTALMENT

MAY 2027



IST INSTALMENT JUNE 2025

4TH INSTALMENT AUGUST 2026

25% 7TH INSTALMENT OCTOBER 2028 5% 2ND INSTALMENT OCTOBER 2025

5TH INSTALMENT

JANUARY 2027

I-BEDROOM

Starting from AED 2.6 million

2-BEDROOM (MAID)

Starting from AED 4.3 million

3-BEDROOM Starting from AED 6 million

4-BEDROOM Starting from AED 14.6 million

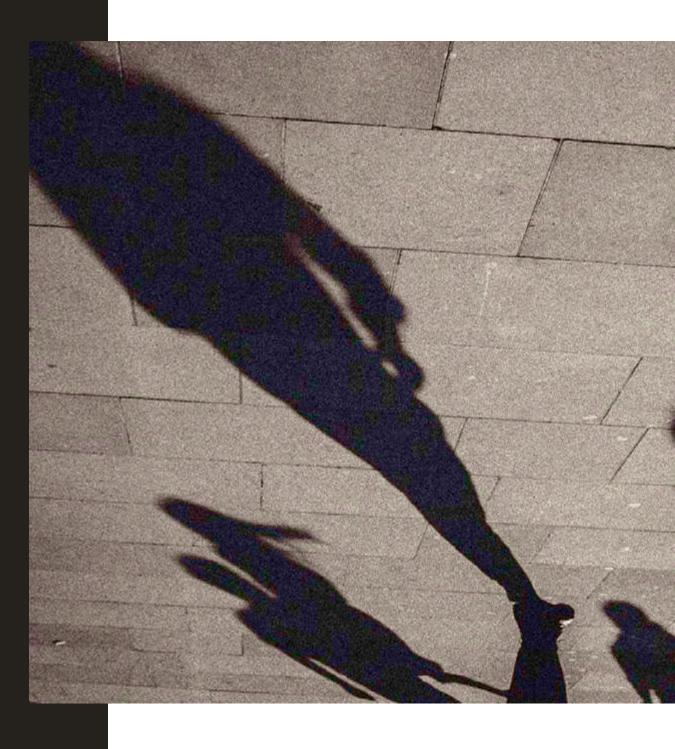
PRICES

2-BEDROOM

Starting from AED 3.2 million

4-BEDROOM DUPLEX

Starting from AED 16.3 million



ONLINE REGISTRATION PROCESS

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.

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.

