

CITY WALK

C R E S T L A N E

DIVE
INTO



THE CITY'S
RHYTHM

NEW BEATS MEET ICONIC STREETS

2
MINUTES FROM
CITY WALK MALL

3
MINUTES FROM
SHEIKH ZAYED ROAD

7
MINUTES FROM
JUMEIRAH BEACH

15
MINUTES FROM
DXB AIRPORT

7
MINUTES FROM
DUBAI MALL

11
MINUTES FROM
DIFC

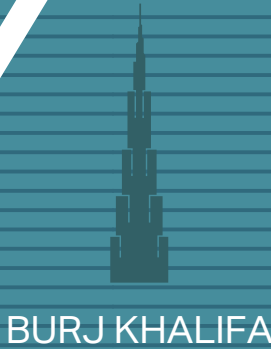
CITY WALK CRESTLANE



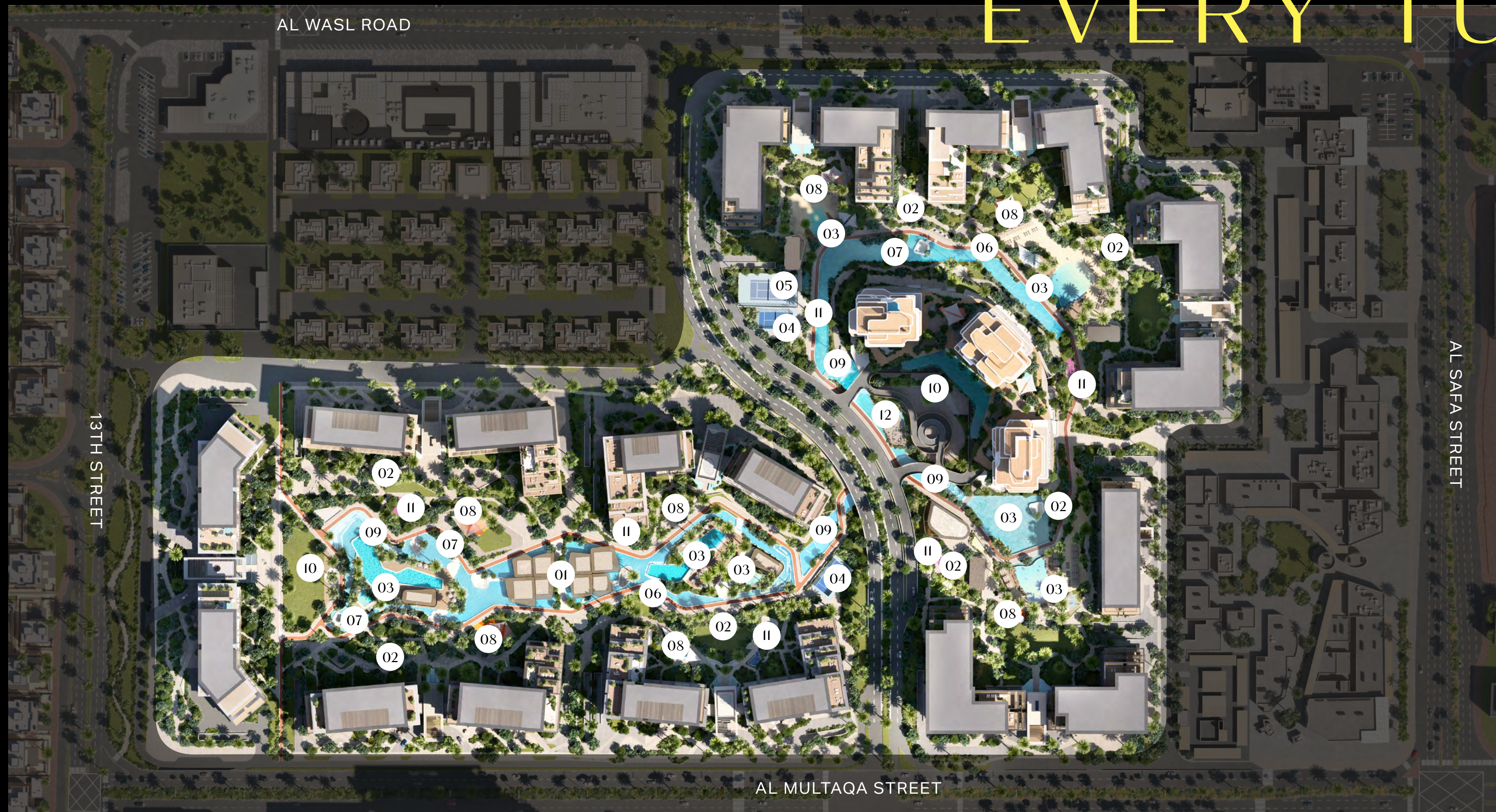
AL WASL ROAD

SHEIKH ZAYED ROAD

AL KHAIL ROAD



VIBRANT AT EVERY TURN



01 - COMMUNITY HUBS
02 - YOGA AND EXERCISE LAWNS
03 - SWIMMING POOLS
04 - PADEL COURT

05 - TENNIS COURT
06 - JOGGING TRACKS
07 - SUNKEN SEATS
08 - KIDS' PLAY AREA

09 - WATER FEATURES
10 - EVENTS LAWN
11 - OUTDOOR FITNESS STATIONS
12 - OUTDOOR CINEMA



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





COMMUNITY

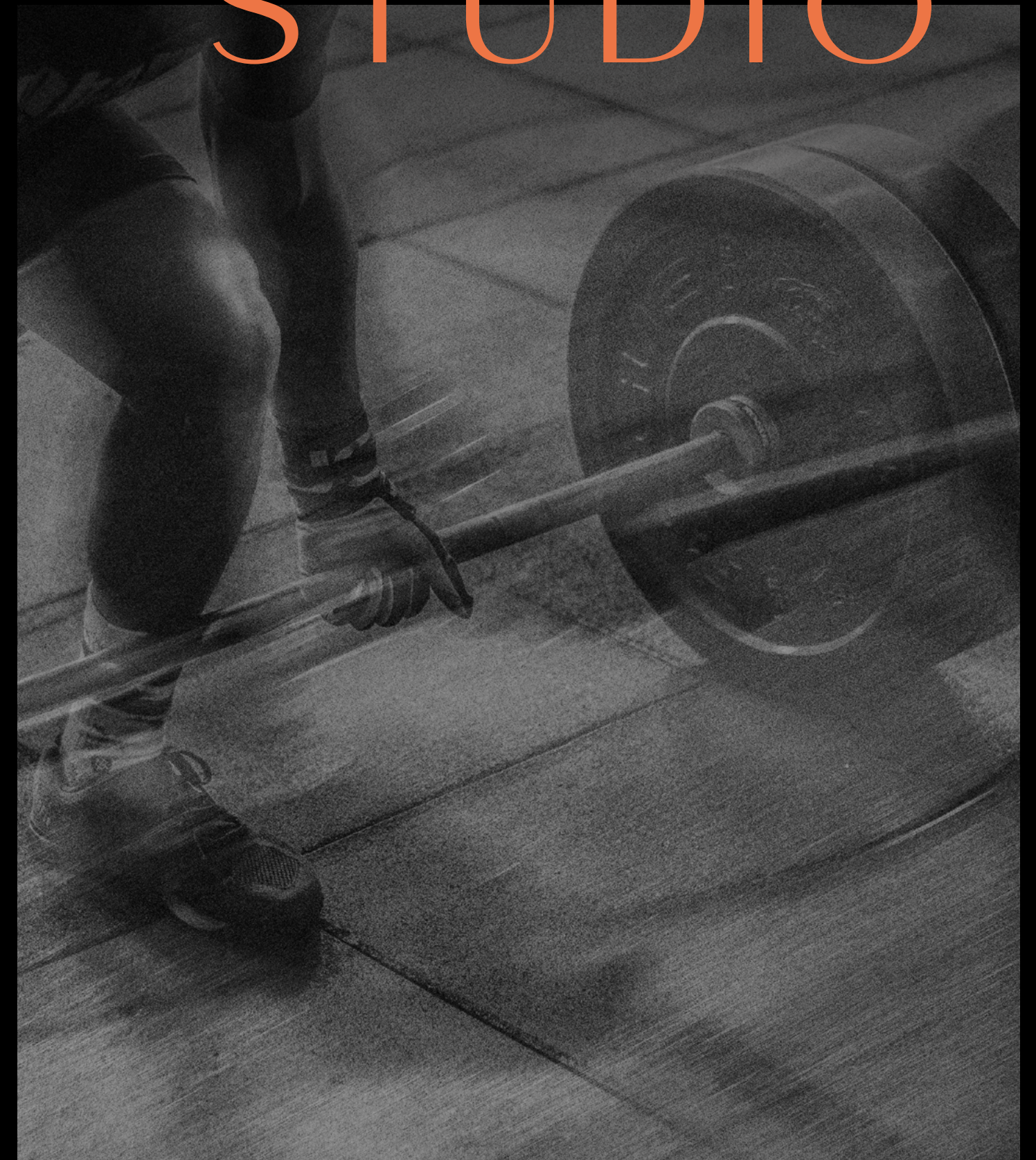
HUBS



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



TRAINING STUDIO



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

YOGA STUDIO



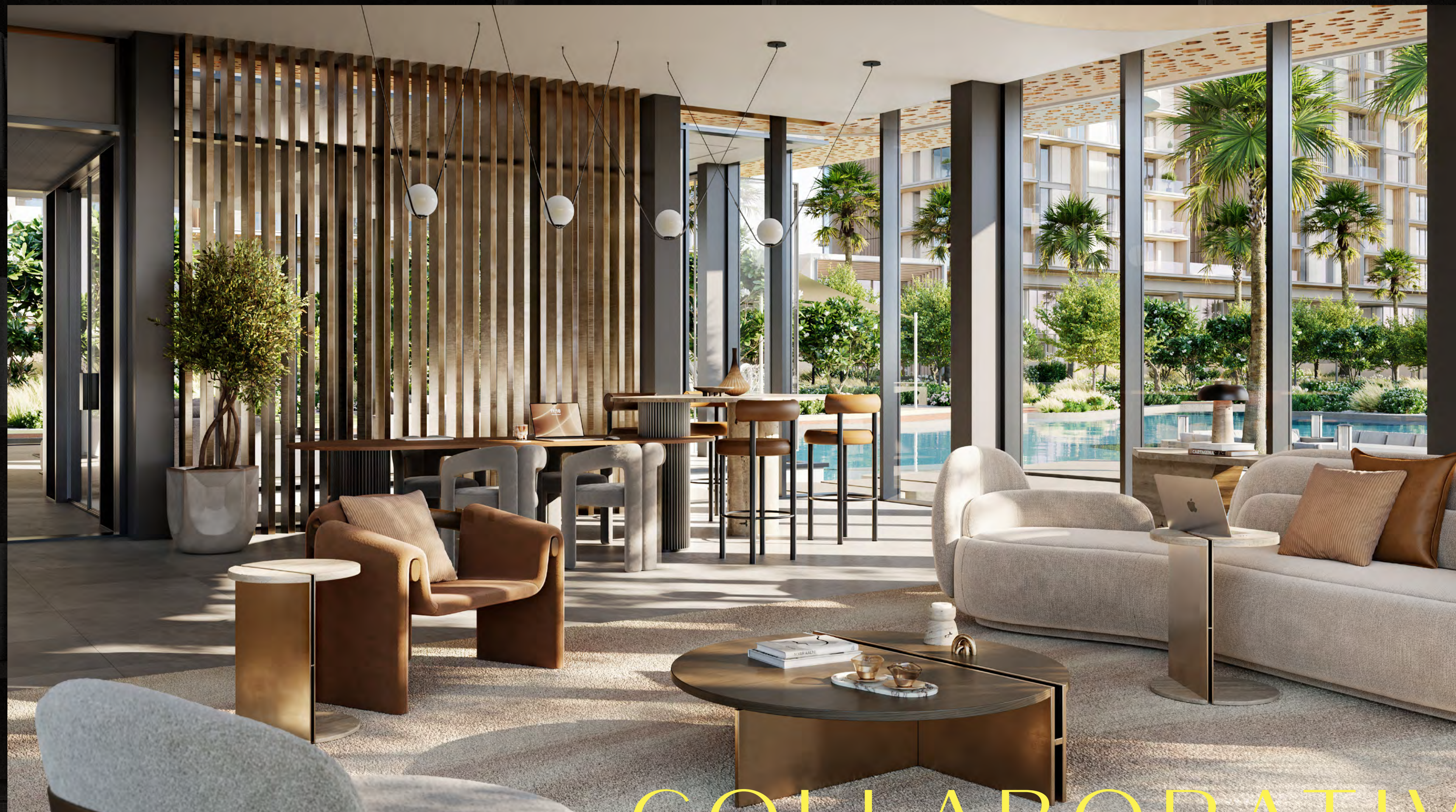
A SERENE ESCAPE WHERE TRANQUIL WATER VIEWS INVITE YOU TO UNWIND, BREATHE, AND FIND YOUR BALANCE.

COMMUNITY



LOUNGE

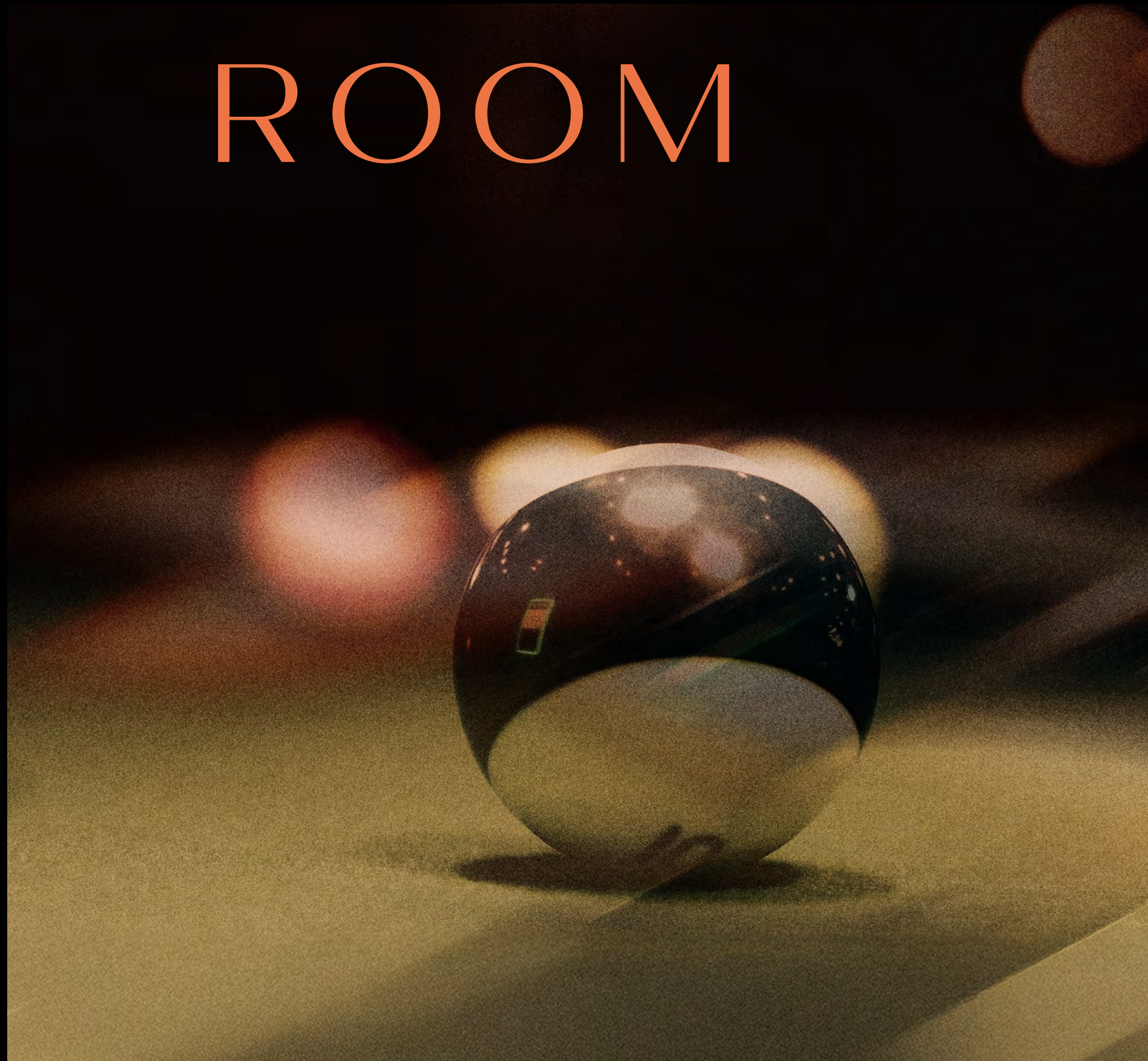
A MULTIPURPOSE SPACE THAT BLENDS INDOOR AND OUTDOOR, OVERLOOKING THE POOL AND WATERSCAPE.



COLLABORATIVE SUITE

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

GAMES ROOM



A SUN-FILLED SOCIAL SPACE, CURATED FOR CONNECTION, COMPETITION, AND EFFORTLESS ENTERTAINMENT.

OUTDOOR

EXPERIENCES



SWIMMING POOLS



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

BEACH-STYLE POOL



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



WATER FEATURES



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

SPORTS COURTS



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



ACTIVE TRACKS



JOGGING TRACKS AND CYCLING LANES WIND THROUGH LUSH GREENERY FOR FITNESS AND OUTDOOR ENJOYMENT.

SUNKEN



LOUNGES



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

OUTDOOR THEATRE

CINEMA



AN OUTDOOR CINEMA EXPERIENCE ELEVATED BY A STUNNING WATERSIDE BACKDROP.

PLAY AREAS



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

URBAN RESIDENCES



THAT FIT
YOUR FLOW



CITY WALK
CRESTLANE I





CITY WALK CRESTLANE 1 IS STRATEGICALLY LOCATED AT THE GATEWAY OF THE MASTERPLAN, OFFERING EXPANSIVE VIEWS OF THE PARK.



TWO MID-RISE TOWERS CONNECTED BY A SHARED LOBBY, EMBRACED BY GREENERY AND WATER FEATURES AT EVERY STEP.



CAPTIVATING VIEWS OF EXPANSIVE POOLS, VIBRANT LEISURE AMENITIES, AND SERENE GLIMPSES THROUGH LUSH LANDSCAPED GREENERY.



A CURATED SELECTION OF STYLISH 1-BEDROOM APARTMENTS TO EXCLUSIVE 5-BEDROOM PENTHOUSES, ALL CRAFTED FOR ELEVATED LIVING.



EXPANSIVE TERRACES OFFER PANORAMIC VIEWS OF THE PARK, WATER FEATURES, AND THE CITY SKYLINE.



A GRAND DROP-OFF, DESIGNED TO EVOKE A HOTEL-STYLE WELCOME, APPEARING TO FLOAT ABOVE WATER.



A STATEMENT ARRIVAL, RISING ABOVE WATER, SETTING THE SCENE FOR EXCEPTIONAL LIVING.



SPACIOUS DOUBLE-HEIGHT GRAND LOBBY.



SEAMLESSLY INTEGRATED WITH NATURE.



LUSH GREENERY AND LANDSCAPING FLOW SEAMLESSLY INTO THE DISTINCTIVE SKY GARDENS.

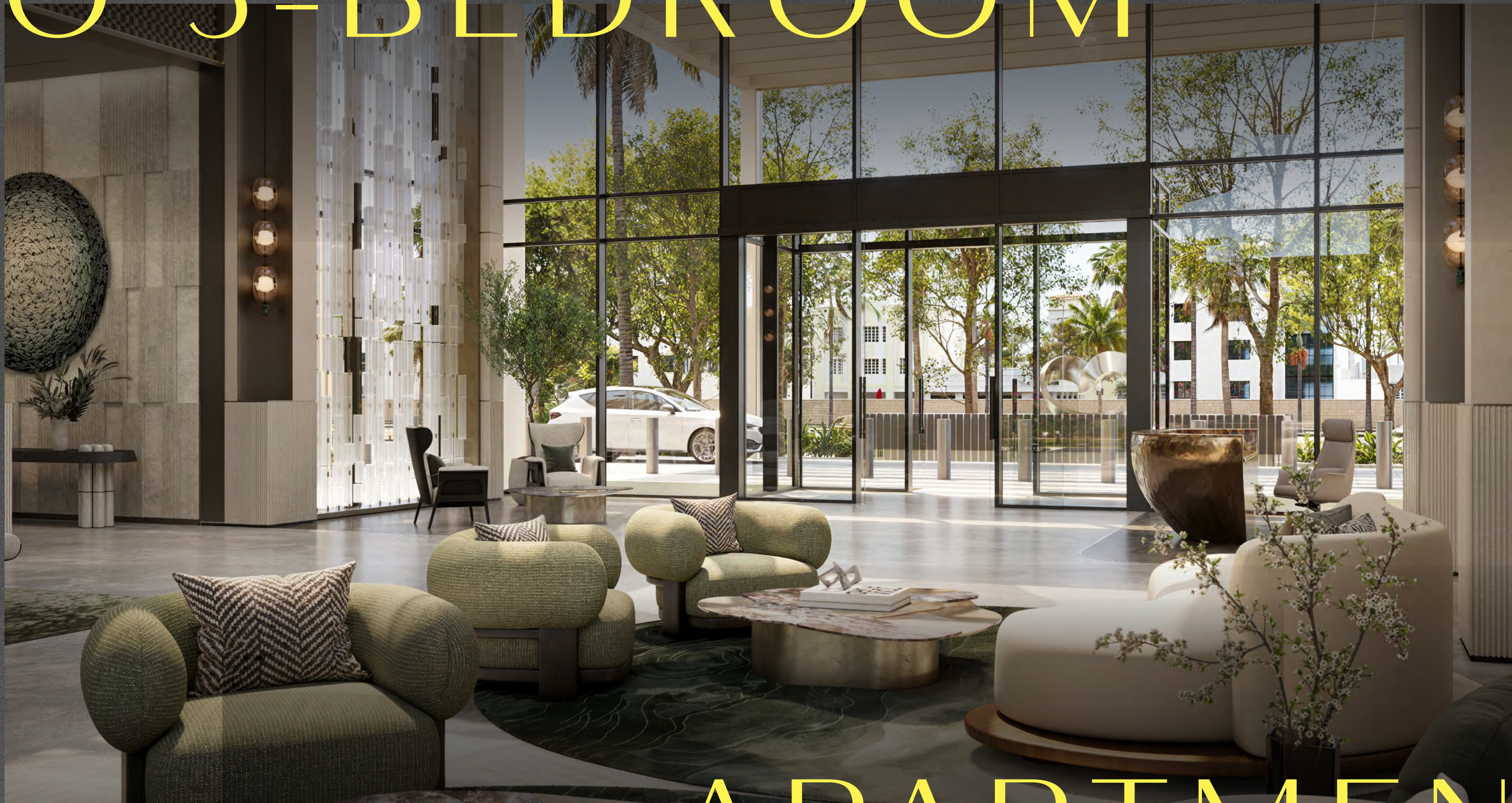


UNIQUE INDOOR PLAY SPACES OFFERING A JOYFUL ENVIRONMENT FOR CHILDREN OF ALL AGES.



EXCLUSIVE CINEMA LOUNGE, CRAFTED FOR IMMERSIVE MOVIE EXPERIENCES AND RELAXED DOWNTIME.

1 TO 3-BEDROOM



APARTMENTS



PANORAMIC PARK VIEWS THAT BRING NATURE CLOSER.



ELEGANT LIVING WITH TOP-TIER FINISHES AND VIEWS.



SLEEK KITCHEN WITH TOP-QUALITY FINISHES.



CONTEMPORARY LIVING ENHANCED BY EXQUISITE FINISHES AND PARK VIEWS.



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

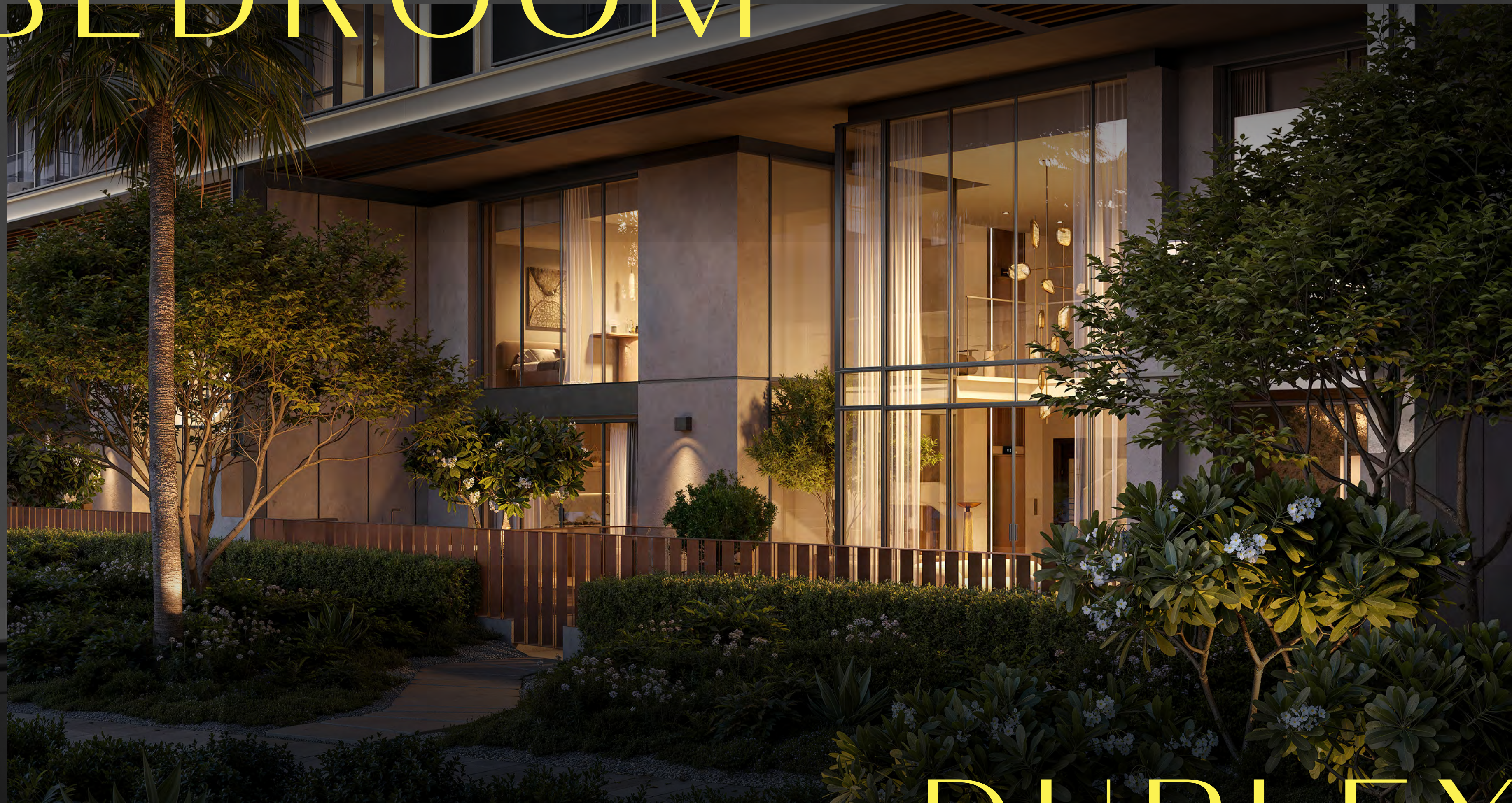


EXPANSIVE BEDROOMS FEATURING WALK-IN WARDROBES.



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

4-BEDROOM



DUPLEXES



DUPLEX TERRACES BLEND PRIVACY AND CONNECTION, FLOWING INTO LUSH LANDSCAPED SURROUNDINGS.



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



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



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



PREMIUM BATHROOM FINISHES THAT ELEVATE YOUR SPACE.

5-BEDROOM



PENTHOUSES



AN EXPANSIVE PENTHOUSE DECK WITH UNINTERRUPTED VIEWS FROM EVERY ANGLE.



STRATEGICALLY POSITIONED TO CAPTURE PARK VISTAS, FLOWING WATER FEATURES, AND THE ICONIC CITY SKYLINE.



SUSPENDED ABOVE THE CITY, THE PRIVATE POOL INVITES YOU TO UNWIND WITH ENDLESS, BREATHTAKING VIEWS.



A WATER FEATURE CENTRES THE PENTHOUSE, WHILE DOUBLE-HEIGHT LIVING SPACES OPEN EFFORTLESSLY ONTO THE PRIVATE DECK AND POOL, FORMING A SERENE INDOOR-OUTDOOR SANCTUARY.



STEP OUT OF THE PRIVATE LIFT INTO A GRAND DOUBLE-HEIGHT ENTRY, WHERE A SIGNATURE STAIRCASE RISES AGAINST THE CITY BACKDROP.



A STATEMENT LIVING SPACE WHERE ARCHITECTURAL ELEGANCE MEETS ELEVATED DESIGN.



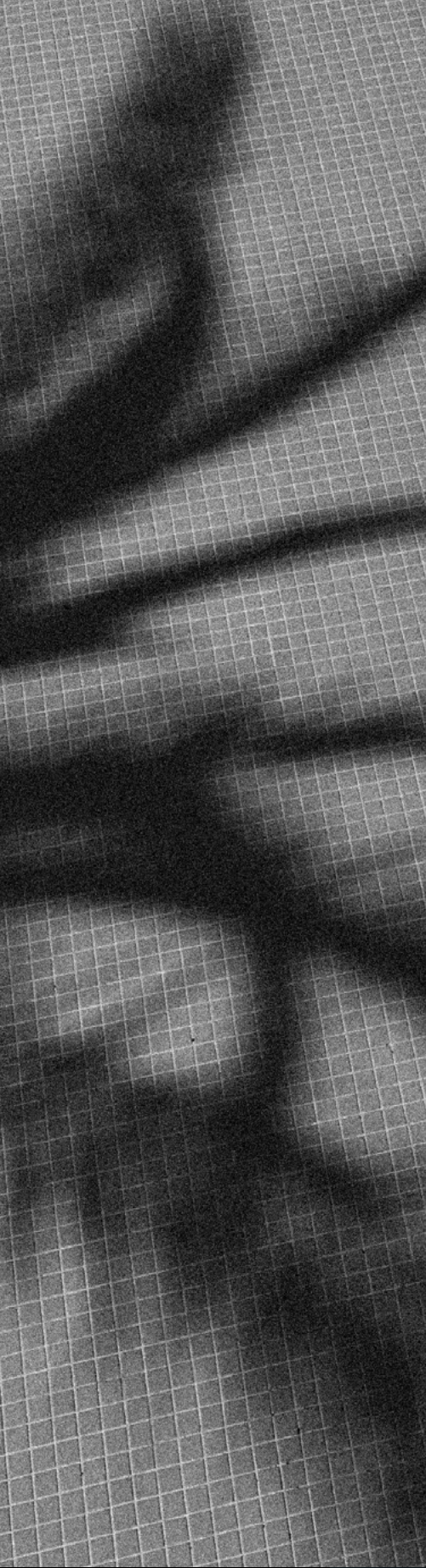
A SHOW KITCHEN THAT BLENDS SOPHISTICATION WITH FUNCTIONALITY, FEATURING REFINED FINISHES.



AN EXCLUSIVE MASTER SUITE, WHERE PANORAMIC VIEWS MEET CURATED FINISHES FOR A TRULY ELEVATED LIVING EXPERIENCE.



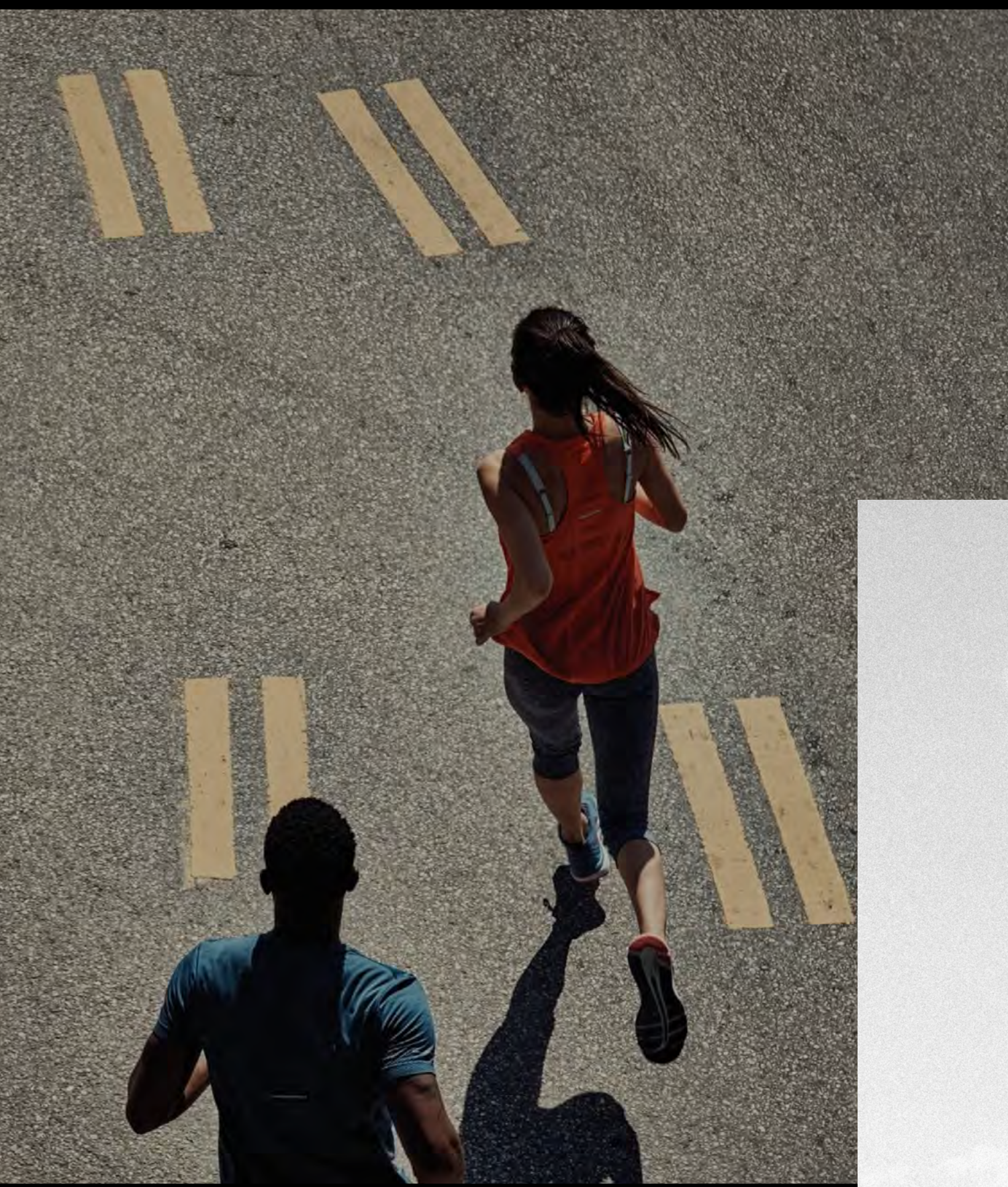
THE MASTER BATHROOM FEATURES PREMIUM FINISHES, LUXURIOUS STONE DETAILS, AND A FREESTANDING TUB POSITIONED TO TAKE IN THE VIEWS.



FLOOR PLANS

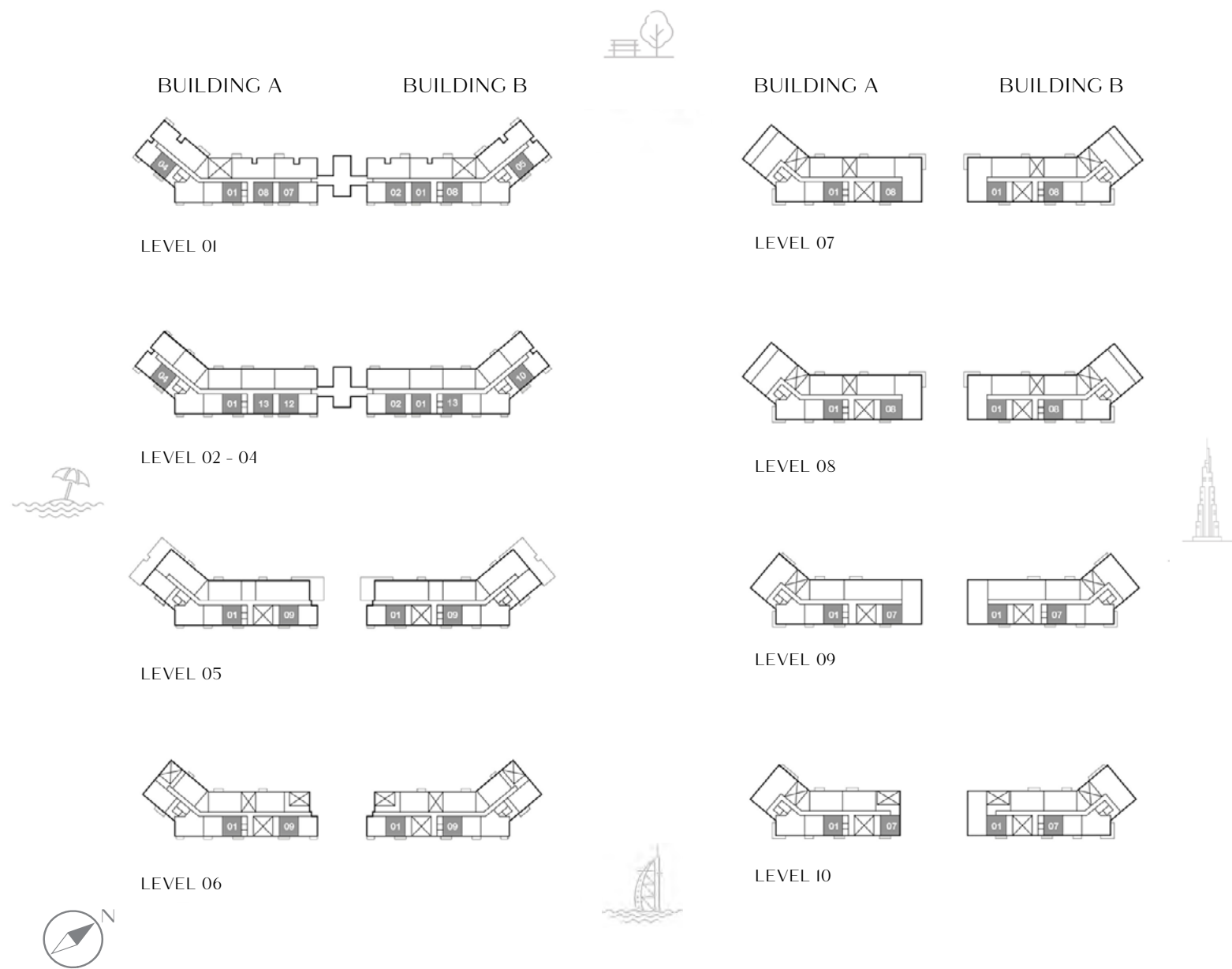
CRESTLANE I

1 TO 3-BEDROOM



APARTMENT

I-BEDROOM TYPE A



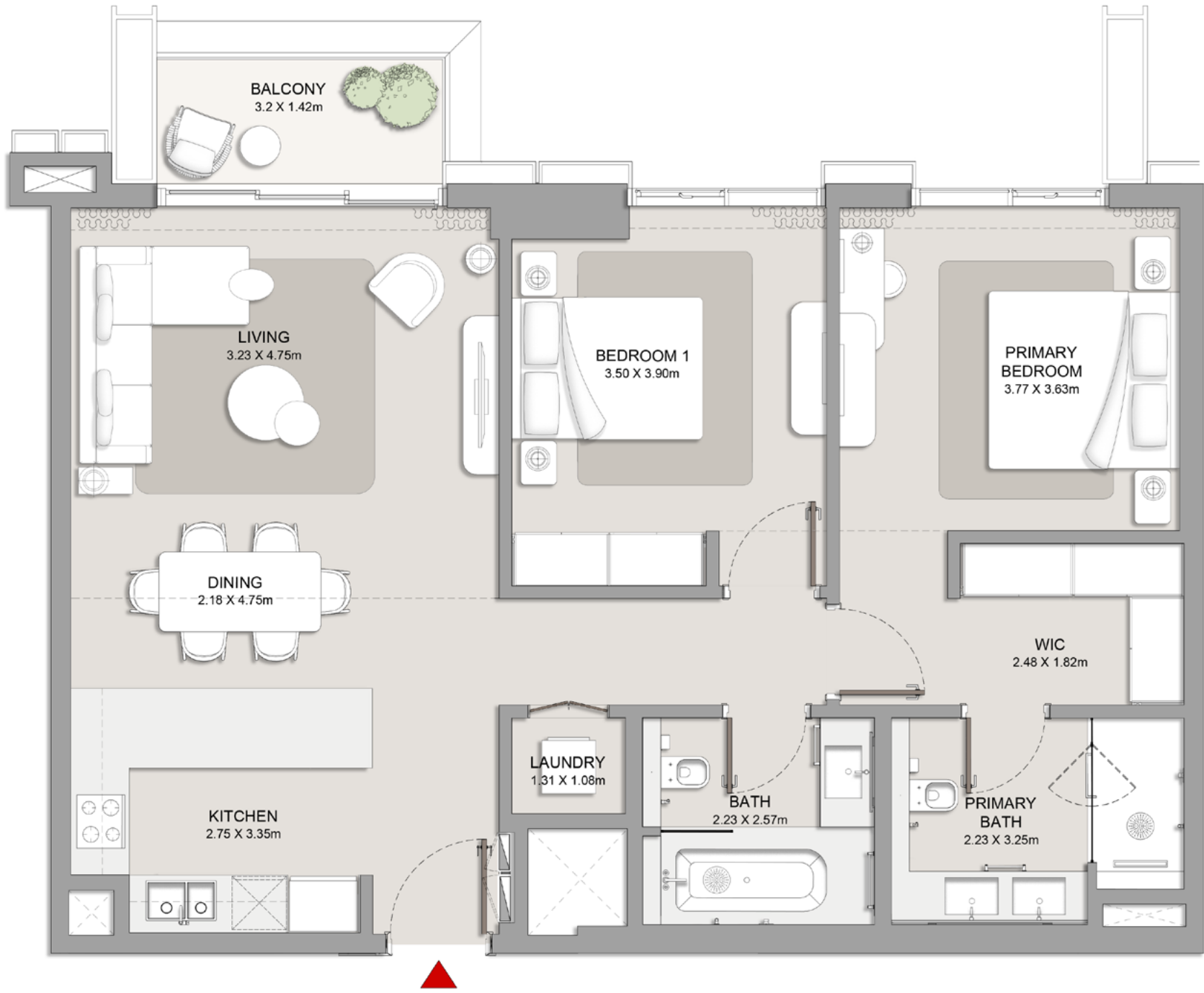
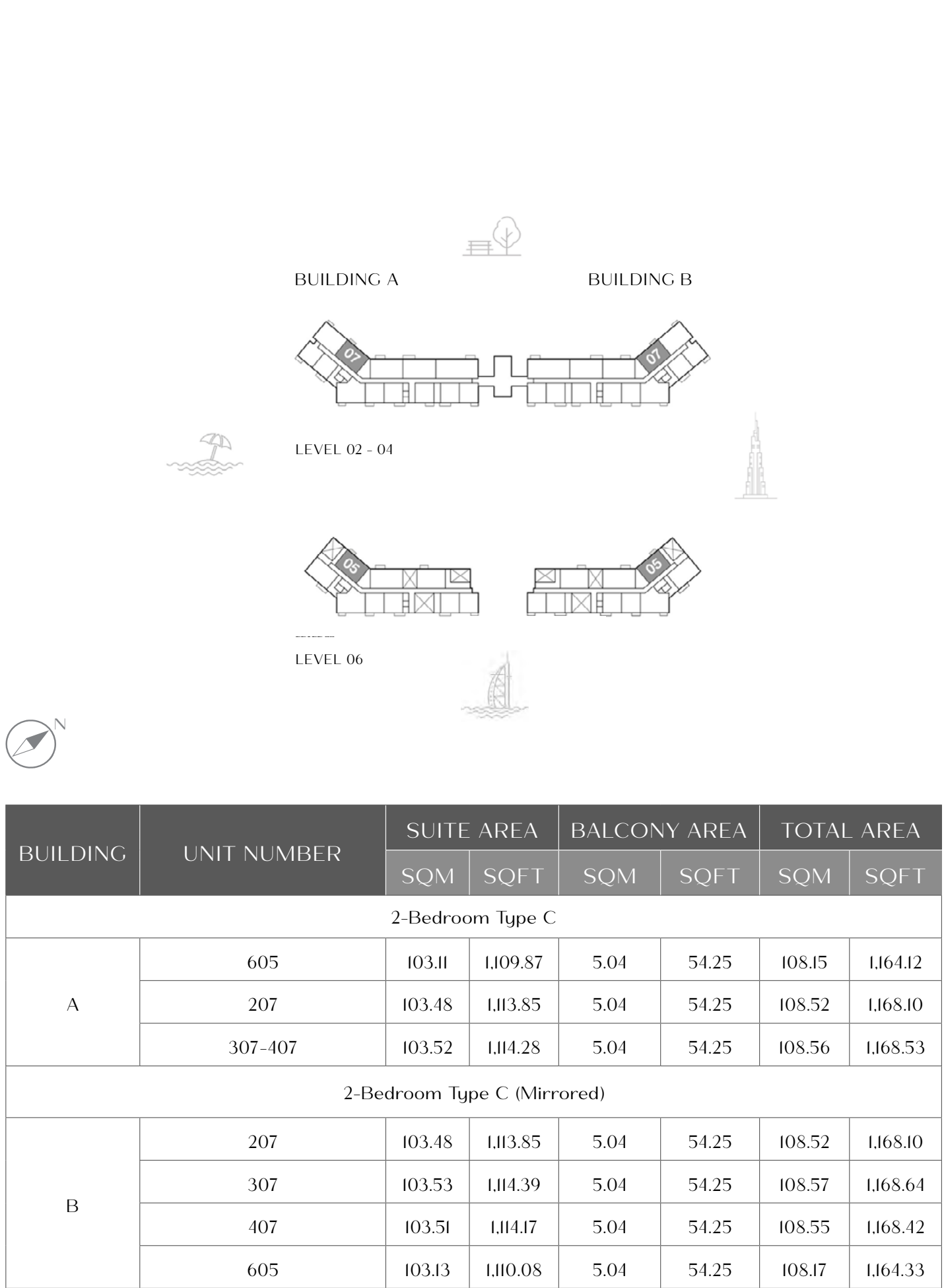
BUILDING	UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
I-Bedroom Type A							
A	108-213-313-413	69.46	747.66	6.33	68.14	75.79	815.80
	204	68.32	735.39	7.99	86.00	76.31	821.39
	304-404	68.32	735.39	8.00	86.11	76.32	821.50
	104	68.32	735.39	8.07	86.86	76.39	822.26
	101-201-301-401-501-601-701-801	68.71	739.59	7.72	83.10	76.43	822.69
	901-1001	68.71	739.59	8.38	90.20	77.09	829.79
I-Bedroom Type A (Mirrored)							
A	808	68.71	739.59	8.03	86.43	76.74	826.02
	107-212-312-412-509-609-708	68.71	739.59	8.10	87.19	76.81	826.78
	907	68.92	741.85	8.03	86.43	76.95	828.28
	1007	68.92	741.85	8.04	86.54	76.96	828.39



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CITY WALK
CRESTLANE

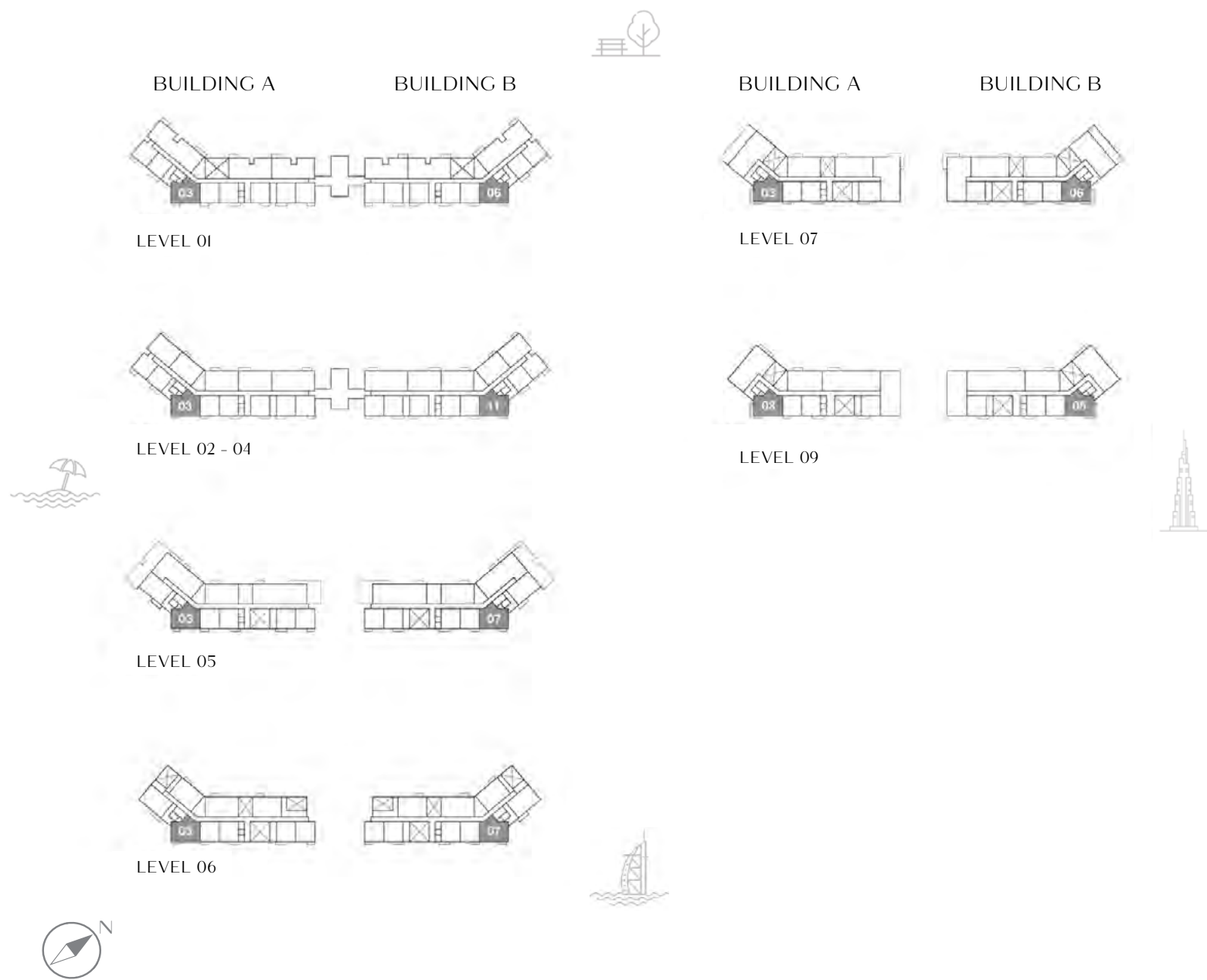
2-BEDROOM TYPE C



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CITY WALK
CRESTLANE

2-BEDROOM TYPE A



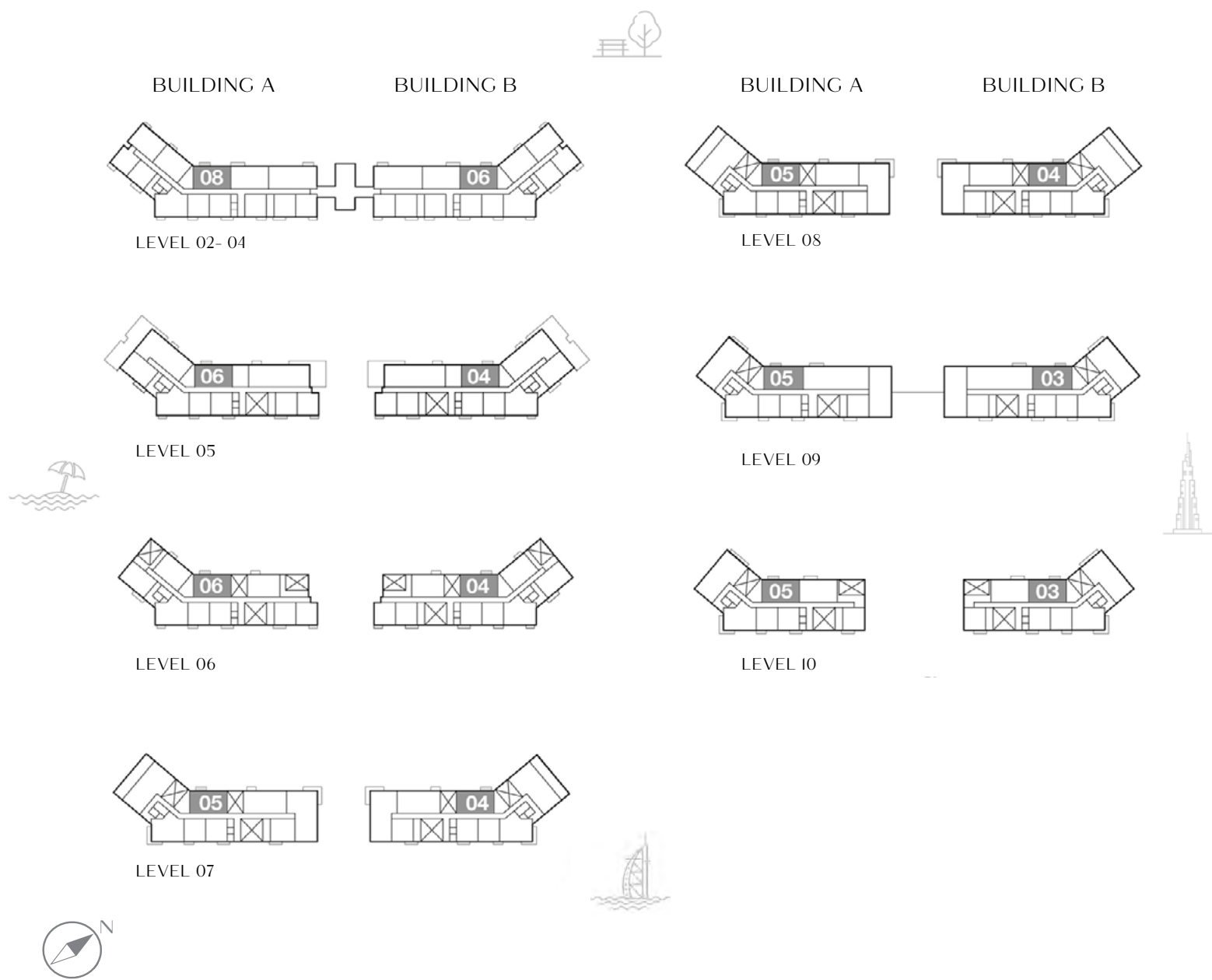
BUILDING	UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
2-Bedroom Type A							
A	203-303-403-503-603	111.92	1,204.70	4.81	51.77	116.73	1,256.47
	103	111.92	1,204.70	4.86	52.31	116.78	1,257.01
	703-903	111.83	1,203.73	16.87	181.59	128.70	1,385.32
2-Bedroom Type A (Mirrored)							
B	211-311-411-507-607	111.92	1,204.70	4.81	51.77	116.73	1,256.47
	106	111.92	1,204.70	4.86	52.31	116.78	1,257.01
	706-905	111.83	1,203.73	16.87	181.59	128.70	1,385.32



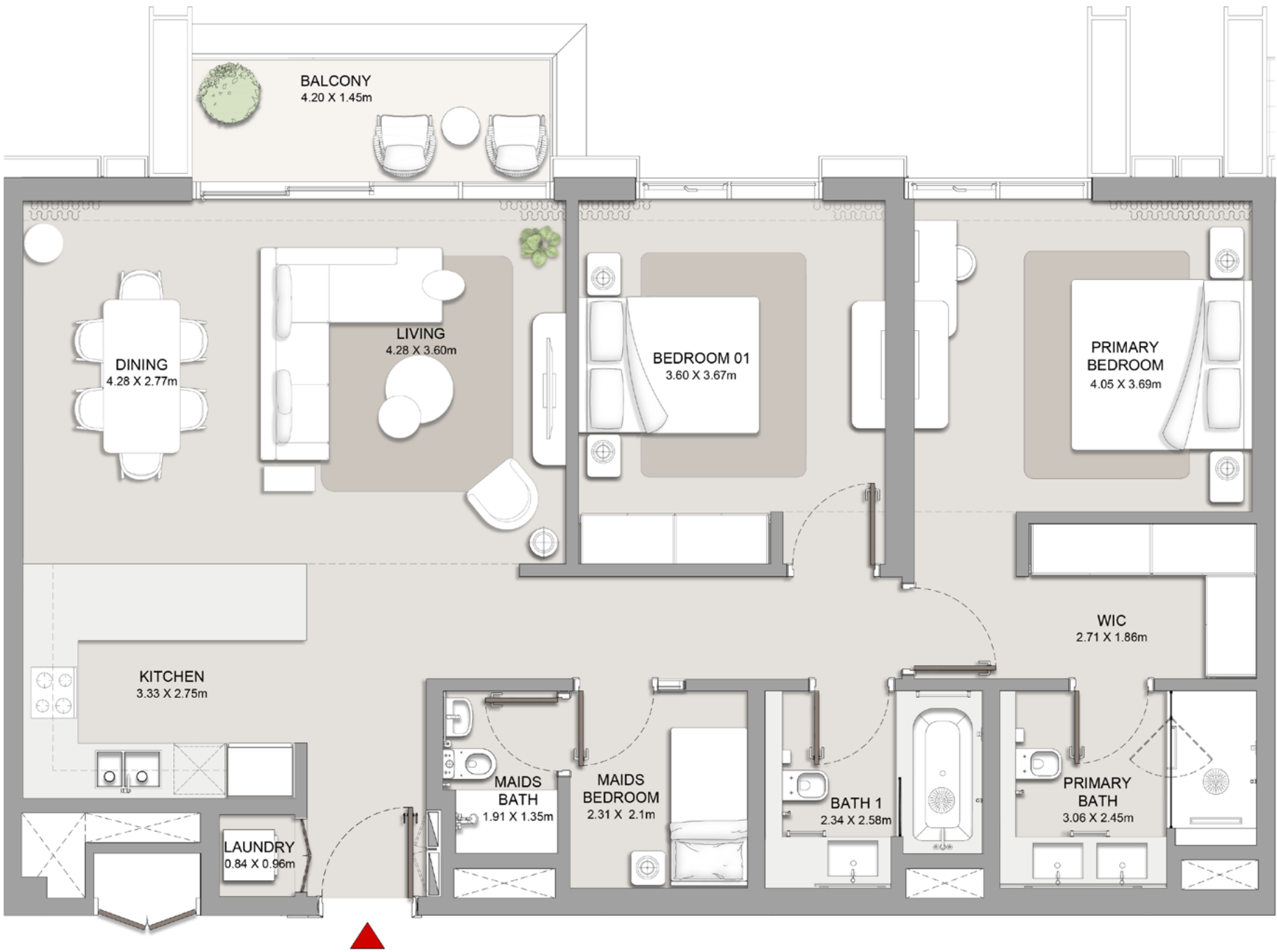
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CITY WALK
CRESTLANE

2-BEDROOM + MAID TYPE A



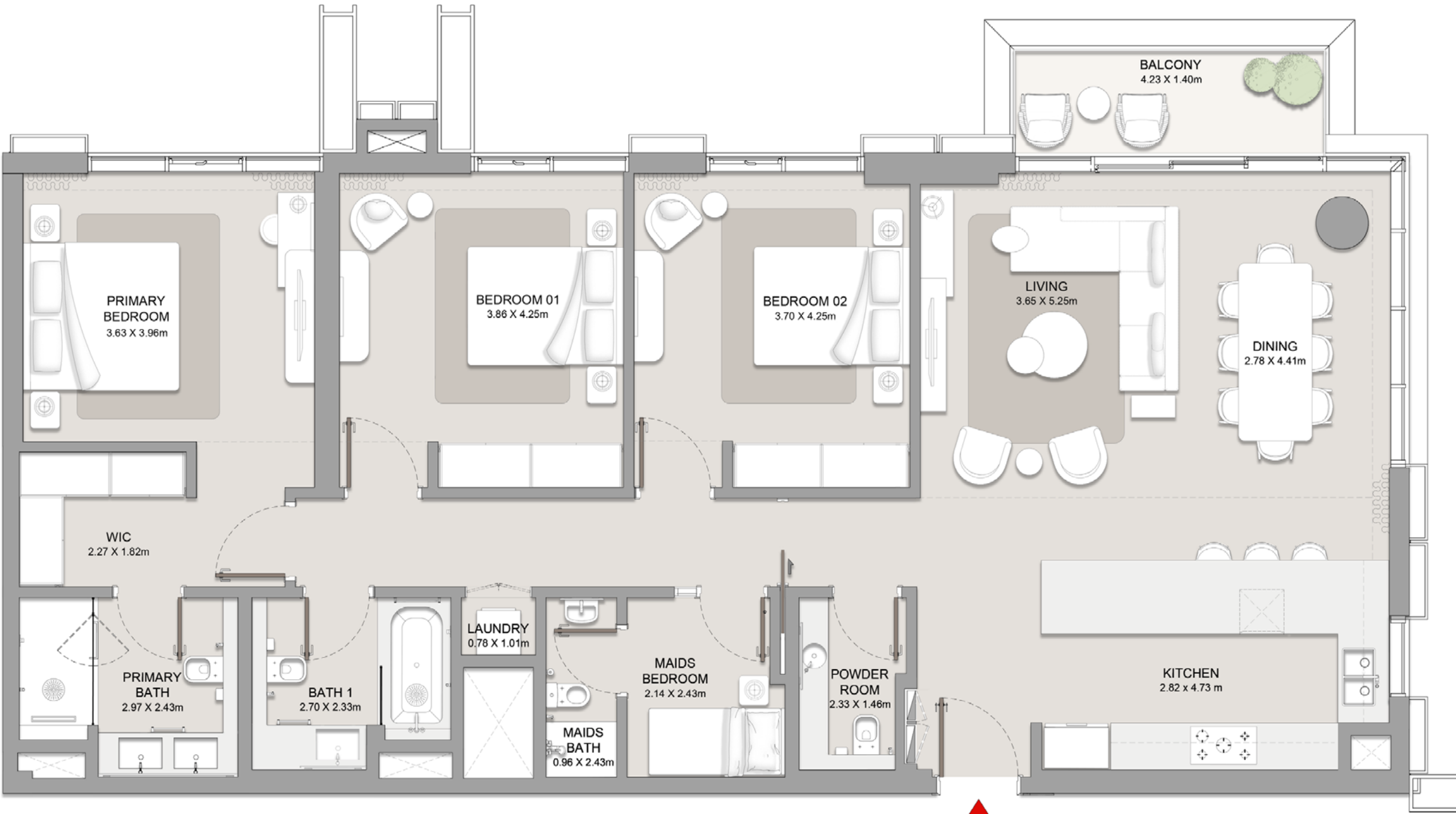
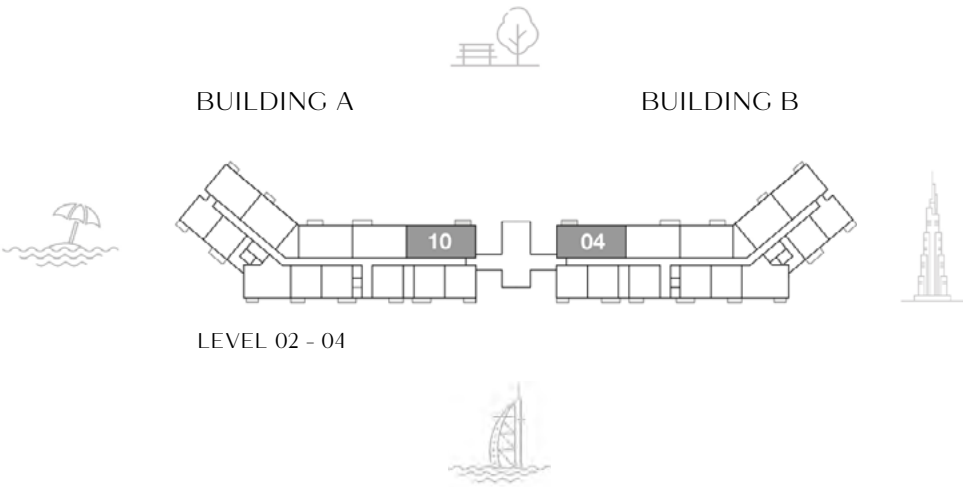
BUILDING	UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
2-Bedroom + Maid Type A							
A	208-308-408	119.42	1,285.43	6.39	68.78	125.81	1,354.21
	905-1005	119.42	1,285.43	6.43	69.21	125.85	1,354.64
	506-606-705	119.62	1,287.58	6.39	68.78	126.01	1,356.36
	805	119.62	1,287.58	6.43	69.21	126.05	1,356.79
2-Bedroom + Maid Type A (Mirrored)							
B	206-306-406	119.42	1,285.43	6.39	68.78	125.81	1,354.21
	903-1003	119.42	1,285.43	6.43	69.21	125.85	1,354.64
	504-604-704	119.62	1,287.58	6.39	68.78	126.01	1,356.36
	804	119.62	1,287.58	6.43	69.21	126.05	1,356.79



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CITY WALK
CRESTLANE

3-BEDROOM TYPE A

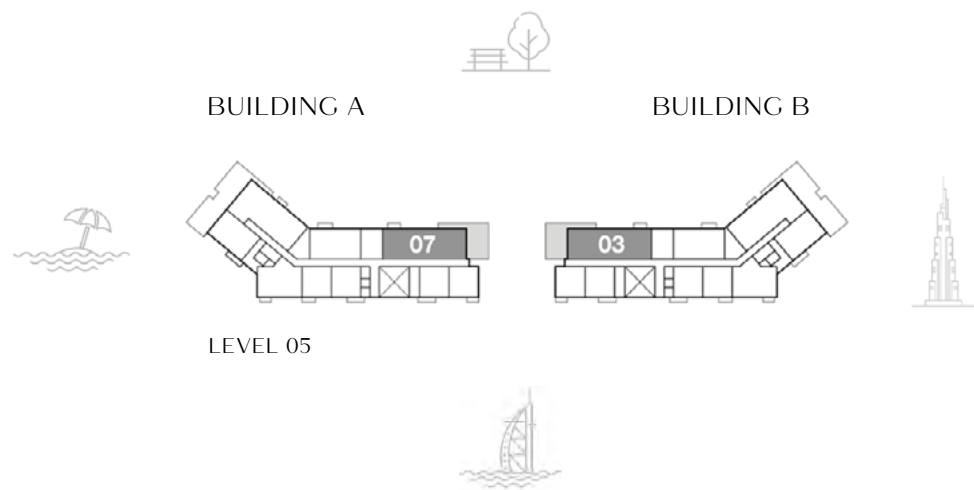


BUILDING	UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
3-Bedroom Type A							
A	210-310-410	156	1,679.17	6.35	68.35	162.35	1,747.52
3-Bedroom Type A (Mirrored)							
B	204-304-404	156	1,679.17	6.35	68.35	162.35	1,747.52

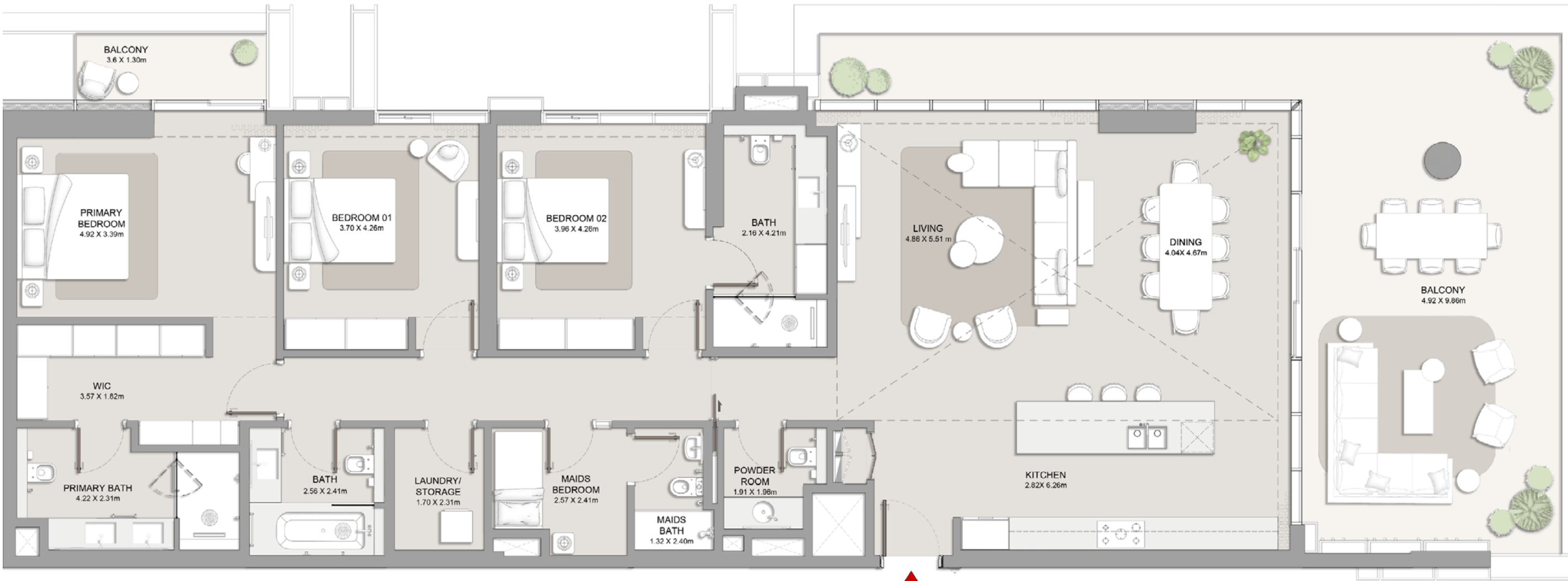
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CITY WALK
CRESTLANE

3-BEDROOM TYPE E



BUILDING	UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
3-Bedroom Type E							
A (Double-Height Void)	507	208.77	2,247.18	66.79	718.92	275.56	2,966.10
3-Bedroom Type E (Mirrored)							
B (Double-Height Void)	503	208.95	2,249.12	66.60	716.88	275.55	2,966.00



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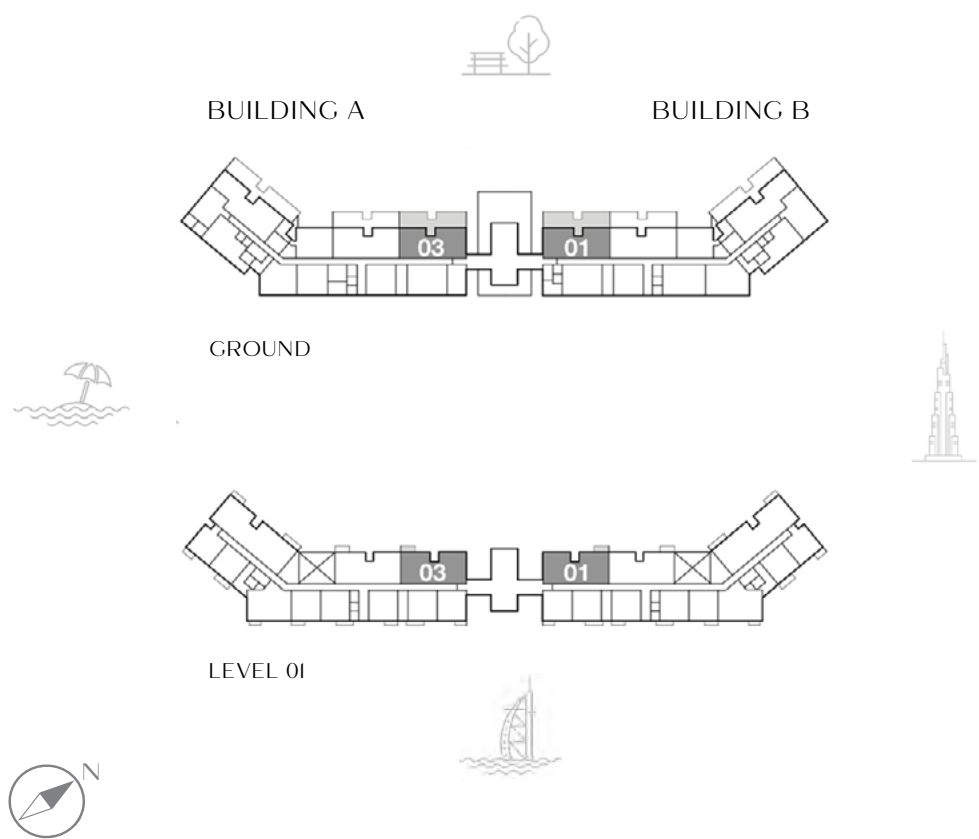
CITY WALK
CRESTLANE

4-BEDROOM



DUPLEX

4-BEDROOM DUPLEX TYPE A



LOWER LEVEL



UPPER LEVEL

BUILDING	UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
Duplex Type A							
A	G03	315.28	3,393.65	93.58	1,007.29	408.86	4,400.93
Duplex Type A (Mirrored)							
B	G01	315.28	3,393.65	93.58	1,007.29	408.86	4,400.93

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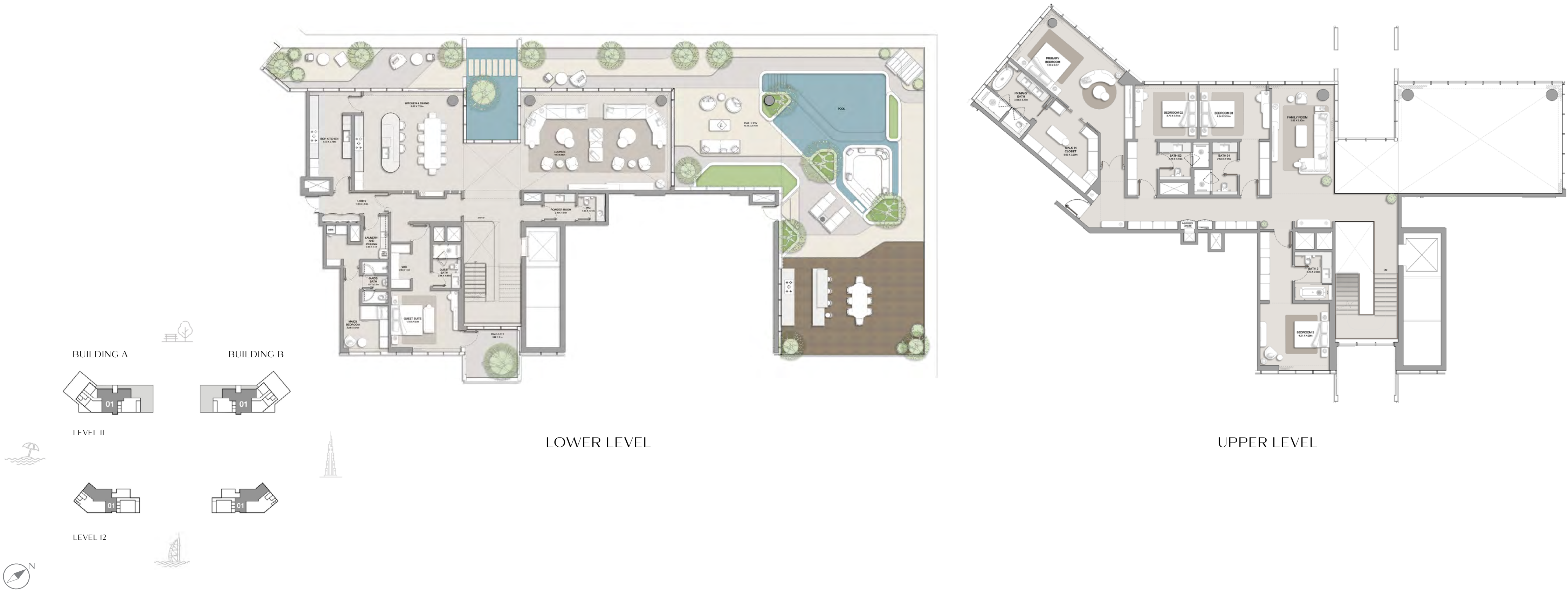
CITY WALK
CRESTLANE

5-BEDROOM



PENTHOUSE

5-BEDROOM PENTHOUSE



BUILDING	UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
Penthouse							
A	1101	602.55	6,485.79	362.69	3,903.96	965.24	10,389.76
Penthouse (Mirrored)							
B	1101	602.38	6,483.96	362.69	3,903.96	965.07	10,387.93

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CITY WALK
CRESTLANE

BUILDING CHARACTERISTICS

CITY WALK CRESTLANE I

- Tower A = G+12 and Tower B = G+12
- 198 Residential units
- 1 to 3-bedroom units, 3-bedroom special units, 4-bedroom park duplex units & 5-bedroom penthouses

INDOOR AMENITIES

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

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

UNIT TYPE	TOTAL COUNT	AVERAGE AREA SQ.M	AVERAGE AREA SQ.FT
1-Bedroom	96	76 SQ.M	815 SQ.FT
2-Bedroom	40	115 SQ.M	1,230 SQ.FT
2-Bedroom + Maid	26	126 SQ.M	1,350 SQ.FT
3-Bedroom	22	165 SQ.M	1,765 SQ.FT
3-Bedroom Special (Double Height Lounge)	6	275 SQ.M	2,940 SQ.FT
4-Bedroom Duplex	6	408 SQ.M	4,365 SQ.FT
5-Bedroom Sky Villa (Penthouse)	2	965 SQ.M	10,389 SQ.FT
TOTAL	198		



PAYMENT PLAN



20%

DOWN PAYMENT

ON BOOKING

10%

1ST INSTALMENT

DECEMBER 2025

5%

2ND INSTALMENT

APRIL 2026

10%

3RD INSTALMENT

SEPTEMBER 2026

10%

4TH INSTALMENT

FEBRUARY 2027

10%

5TH INSTALMENT

JULY 2027

10%

6TH INSTALMENT

NOVEMBER 2027

25%

7TH INSTALMENT

APRIL 2029

PRICES

1-BEDROOM

Starting from AED 2.62 million

2-BEDROOM

Starting from AED 3.29 million

2-BEDROOM (MAID)

Starting from AED 4.44 million

3-BEDROOM

Starting from AED 5.77 million

4-BEDROOM DUPLEX

Starting from AED 16.67 million

5-BEDROOM PENTHOUSE

Starting from AED 33.88 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.

