THE CENTRAL

DOWNTOWN




CHANEL
CHANEL

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.


NORDIC



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.

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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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SAMSUNG







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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
- Paddle Tennis
- Tabble Tennis
- Swimming Pool
- Rock Climbing Wall

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AMENITIES

Wellness & Fitness

Ignite your passion for well-being and tap into your inner strength through our state-of-the-art facilities.

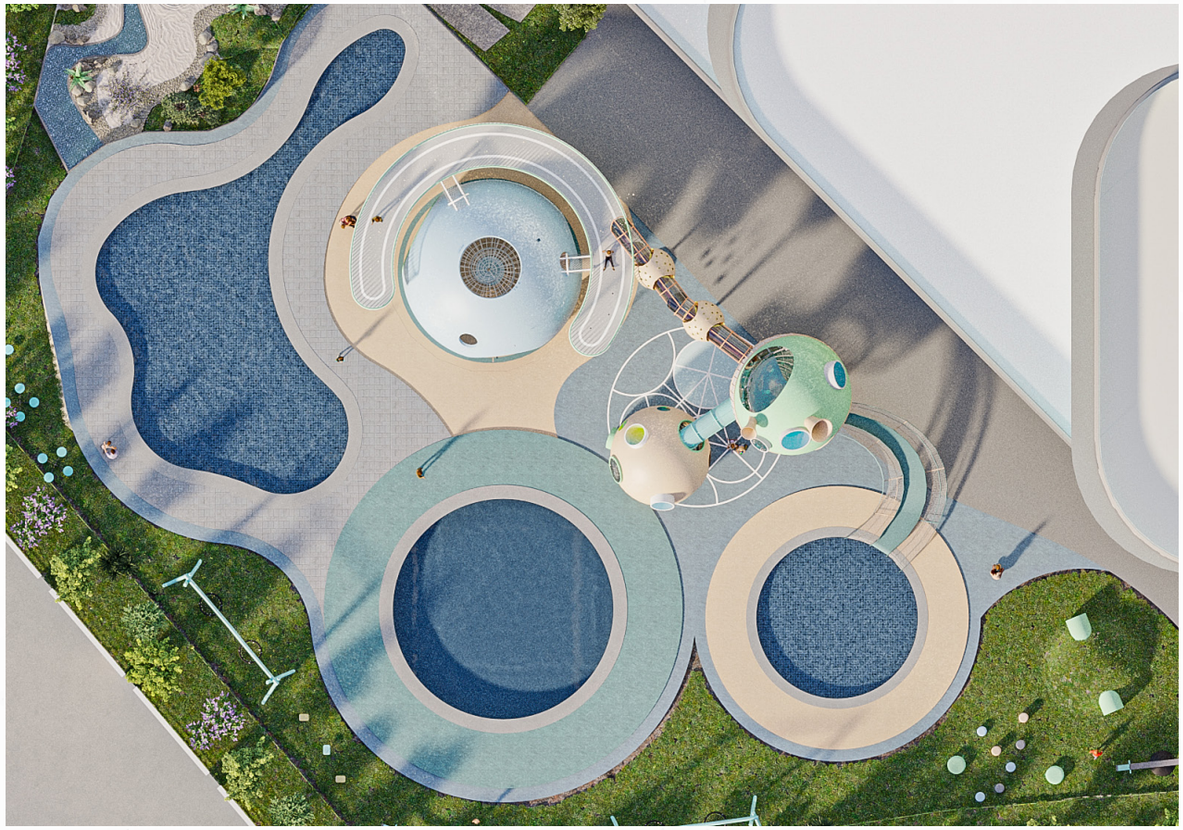
Jogging Track

Open Air Gymnasium

Health Club

Jacuzzi

Yoga Room











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HoSiu
HOT COFFEE











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

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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











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ROOF PODIUM

Amenities

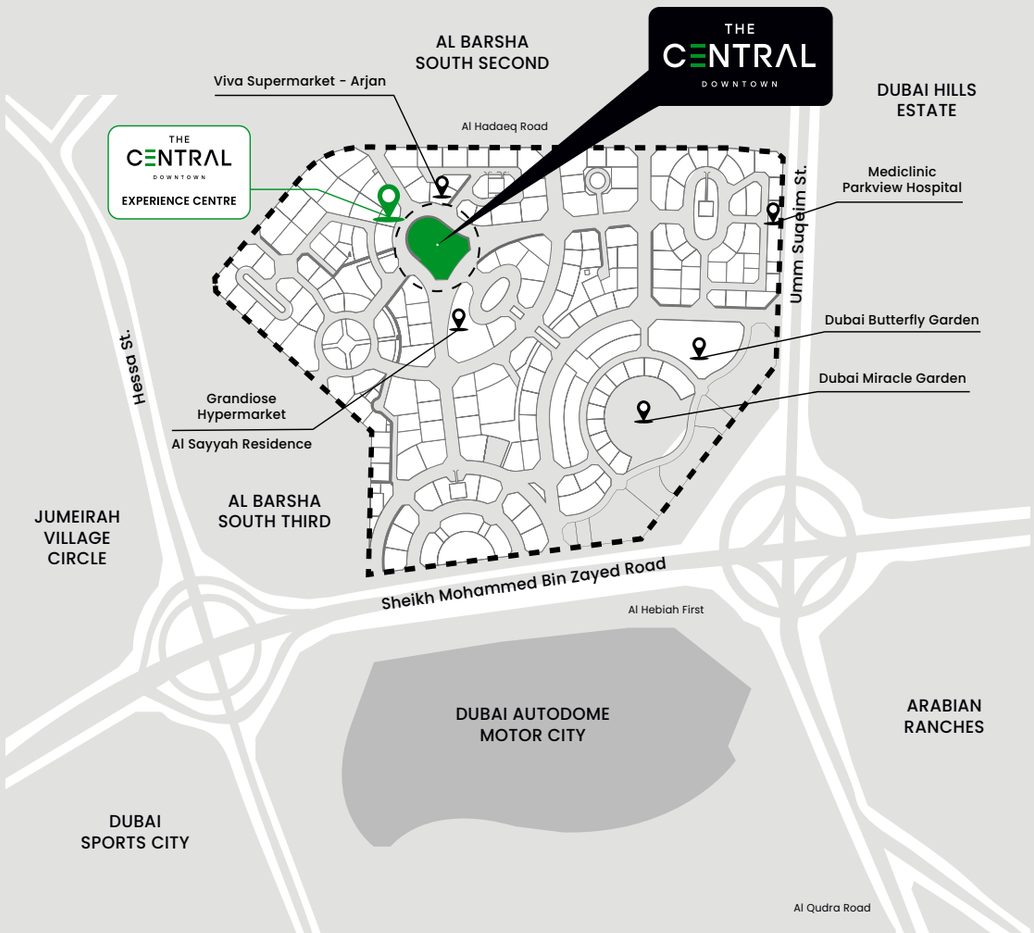
Outdoor

- Baketball Court
- BBQ Area
- Colour Fountain
- Dog Park
- Family Sitting
- Food Kioks
- Jacuzzi
- Jogging Track
- Kids Play Area
- Mini Golf
- Open Air Gymnasium
- Organic Farm
- Outdoor Cinema
- Paddle Tennis
- Prayer Room
- Rainforest Retreat
- Rock Climbing Wall
- Swimming 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

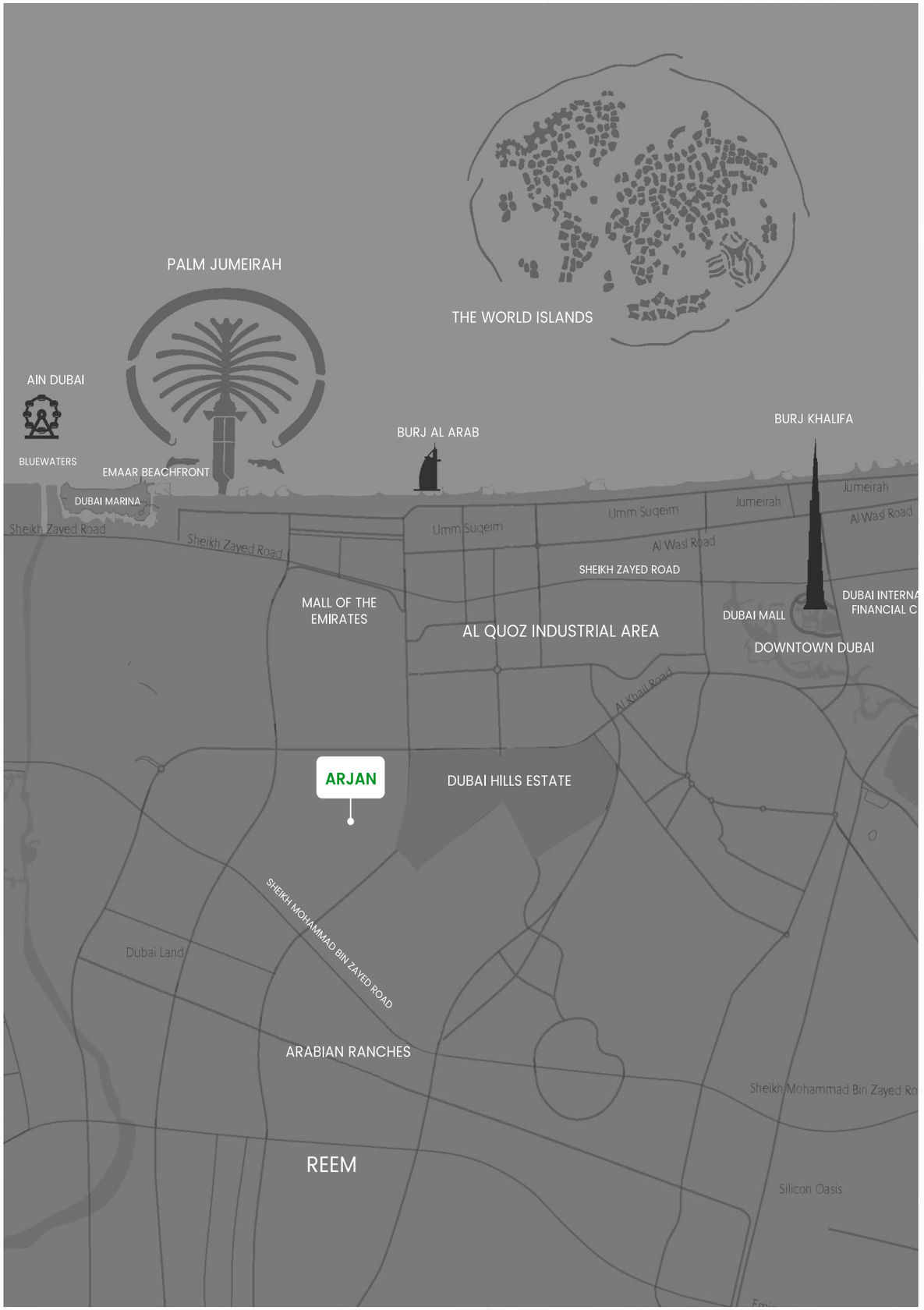
Arjan is a growing community offering the perfect balance of urban living and suburban charm. It maintains a tranquil atmosphere, while being well-connected to major highways and attractions such as Miracle Garden, Dubai Butterfly Garden, and Dubai Autodrome.

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

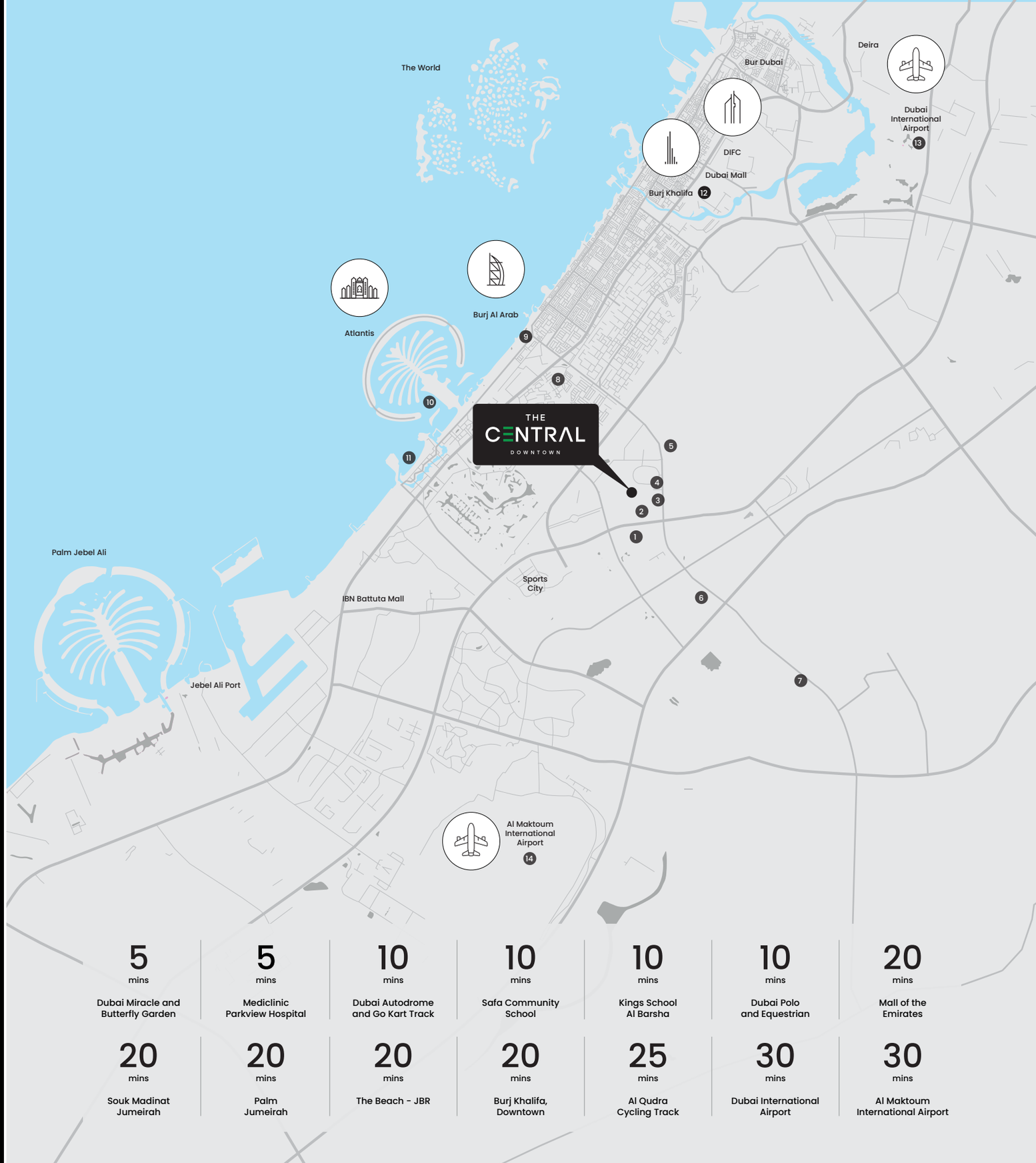
Optimal Connectivity

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



5 mins Dubai Miracle and Butterfly Garden	5 mins Mediclinic Parkview Hospital	10 mins Dubai Autodrome and Go Kart Track	10 mins Safa Community School	10 mins Kings School Al Barsha	10 mins Dubai Polo and Equestrian	20 mins Mall of the Emirates
20 mins Souk Madinat Jumeirah	20 mins Palm Jumeirah	20 mins The Beach - JBR	20 mins Burj Khalifa, Downtown	25 mins Al Qudra Cycling Track	30 mins Dubai International Airport	30 mins Al Maktoum International Airport

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DOWNTOWN

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