

THE
CENTRAL
DOWNTOWN



LIVE BEYOND THE ORDINARY

LIMITED COLLECTION OF PENTHOUSES
IN ARJAN, DUBAI

An aerial, high-angle view of a modern, curved high-rise building. The building features multiple levels with large glass windows and balconies. The balconies are furnished with outdoor seating, including tables, chairs, and lounge areas. Some balconies have small trees and plants. The building is surrounded by a landscaped area with trees and a circular garden. In the background, a body of water is visible. The overall design is sleek and contemporary, emphasizing outdoor living and green spaces.

A SKY-HIGH RETREAT
A WORLD ABOVE, DESIGNED FOR
THE EXCEPTIONAL

WHERE IT ALL CONNECTS

The Central Downtown rises as a landmark mixed-use community in the heart of Arjan, Dubailand. This architectural masterpiece brings together four contemporary towers atop a 200,000+ sq. ft. vibrant retail mall, embraced by landscaped terraces, leisure spaces, and 25+ curated lifestyle amenities. Featuring studios and 3-1 bedroom residences with spacious layouts, high-end finishes, and expansive windows, the development weaves luxury, convenience, and investment potential into a single harmonious experience, set within one of Dubai's most dynamic and fast-growing communities.





INVESTMENT & EXCLUSIVITY

4 Iconic Towers

1, 2 & 3 Bedroom Penthouses
All units include an in-terrace
pergola, jacuzzi & sitting area

All 2 & 3 Bedroom comes with
2 parking spaces

7 Penthouses Only

1% Monthly
Post-Handover
for 3 Years

25+ Amenities

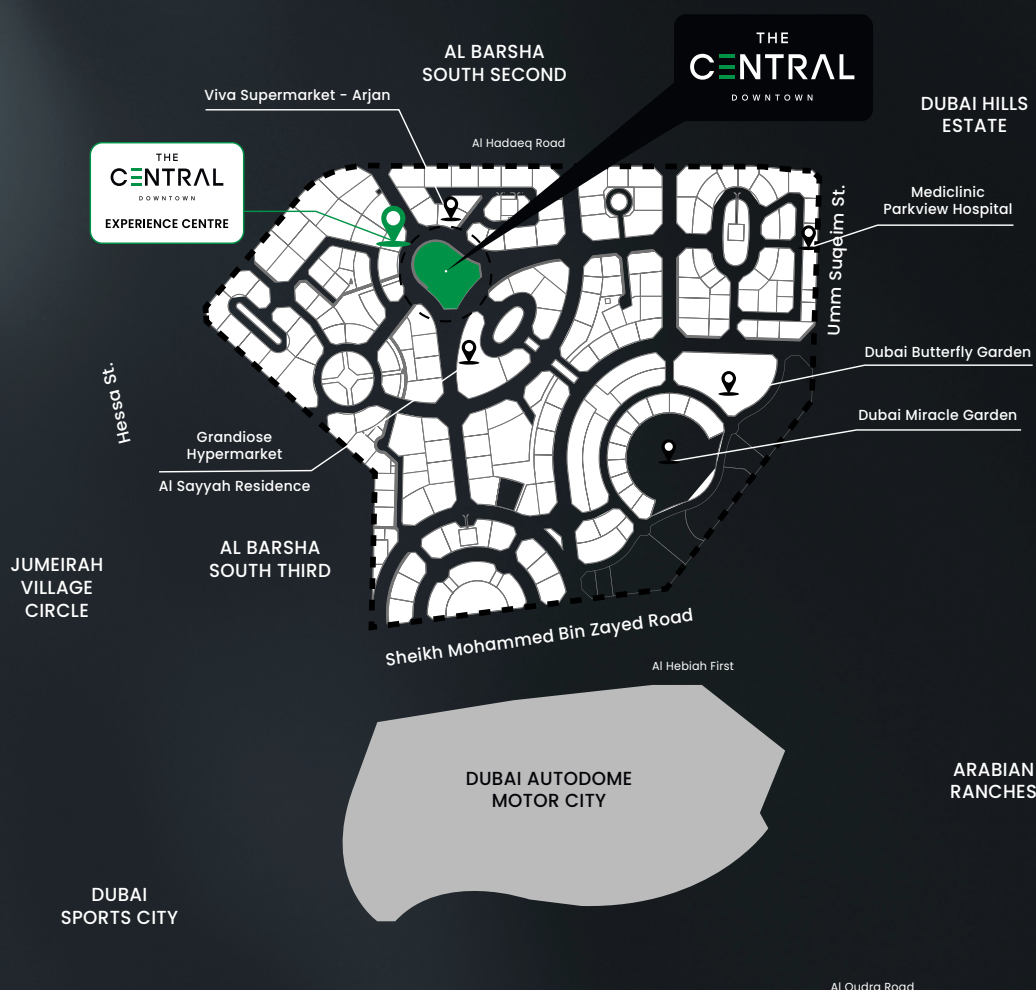
200,000+ sq.ft
Retail Mall

Price
Starting from

AED 2.3M

PRIME LOCATION

Set in one of Dubai's most promising locations in the heart of Arjan, Dubailand, The Central Downtown boasts the perfect balance of urban connectivity and suburban tranquility. Just minutes from Miracle Garden, Dubai Butterfly Garden, and Dubai Autodrome, this landmark development offers a rare blend of luxury, convenience, and investment potential.



AMENITIES ON A HIGHER LEVEL

Set atop the expansive podium, the amenities deck blends indoor sophistication with outdoor vibrancy. Life unfolds in thoughtfully curated layers, from productive hours in the business center, to strolls through Zen gardens, playful moments at the rainforest retreat or mini golf, and relaxing evenings by the outdoor cinema or infinity pool, creating a lifestyle that is as dynamic as it is refined.



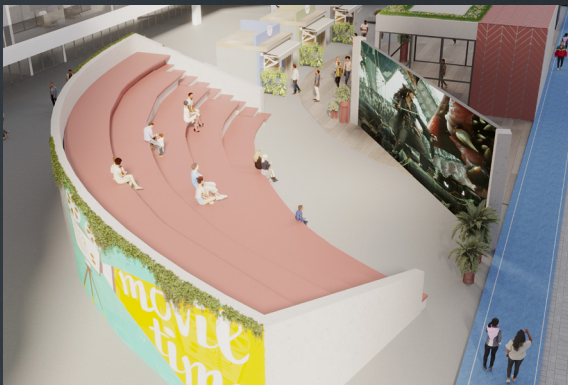


FITNESS

- Open Air Gymnasium
- Basketball Court
- Rock Climbing Wall
- Jogging Track
- Yoga Room
- Golf Simulator

WATER

- Swimming Pool
- Jacuzzi
- Colour Fountain



RECREATION

- BBQ Area
- Outdoor Cinema
- Mini Golf
- Kids Play Area
- Family Sitting
- Food Kiosks

GREEN SPACES

- Organic Farm
- Rainforest Retreat
- Zen Garden
- Dog Park



THE PENTHOUSES

LIVING ABOVE IT ALL, WHERE **SKY-HIGH LUXURY** MEETS TIMELESS ELEGANCE, AND EVERY DETAIL IS DESIGNED FOR THE REFINED RESIDENT



A limited collection of just seven penthouses. Elevated high above the vibrant city, these residences redefine luxury living with panoramic views, expansive layouts, and meticulous design, created for those who expect nothing less than perfection.

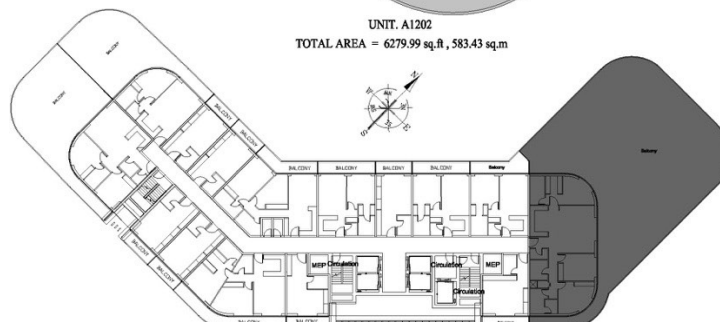
LUXURY AT
EVERY LAYER

UNIT TYPE

UNIT NO A1202	BEDS 3BTP	VIEWS Pool, Community & Dubai Hills View
	TOTAL PRICE 4,171,888.00	Area Sq. ft 6,279.99

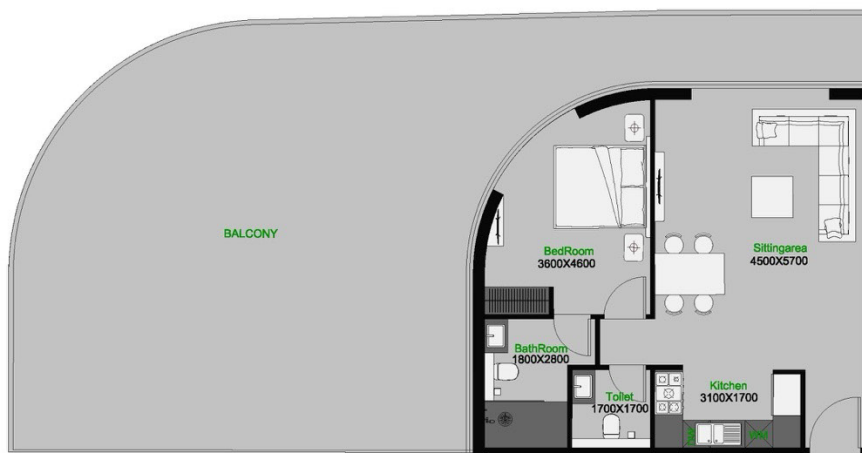


UNIT. A1202
TOTAL AREA = 6279.99 sq.ft , 583.43 sq.m

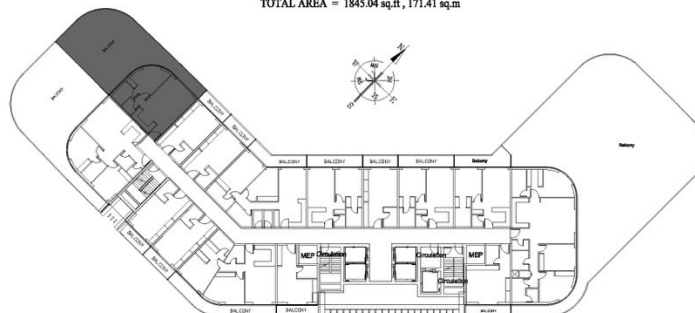


UNIT TYPE

UNIT NO A1210	BEDS 1BTP	VIEWS Pool & Community View
	TOTAL PRICE 2,380,888.00	Area Sq. ft 1,845.04

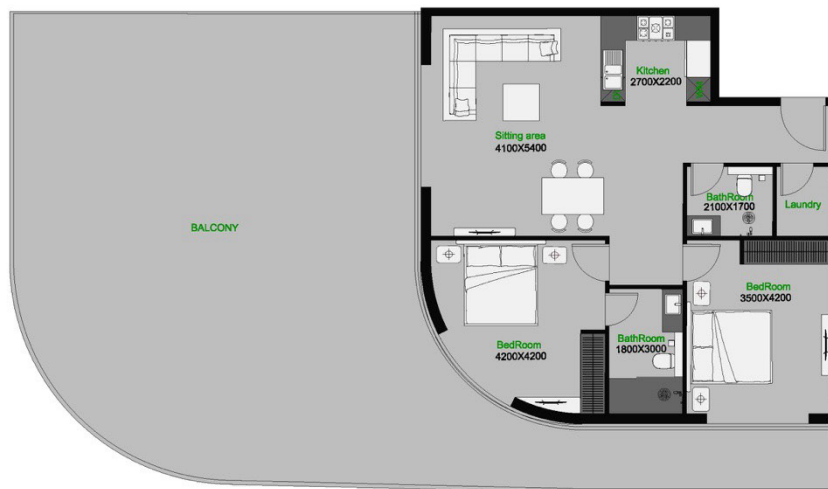


UNIT: A1210
TOTAL AREA = 1845.04 sq.ft, 171.41 sq.m



UNIT TYPE

UNIT NO A1211	BEDS 2BTP	VIEWS Community View
	TOTAL PRICE 2,996,888.00	Area Sq. ft 2,408.21

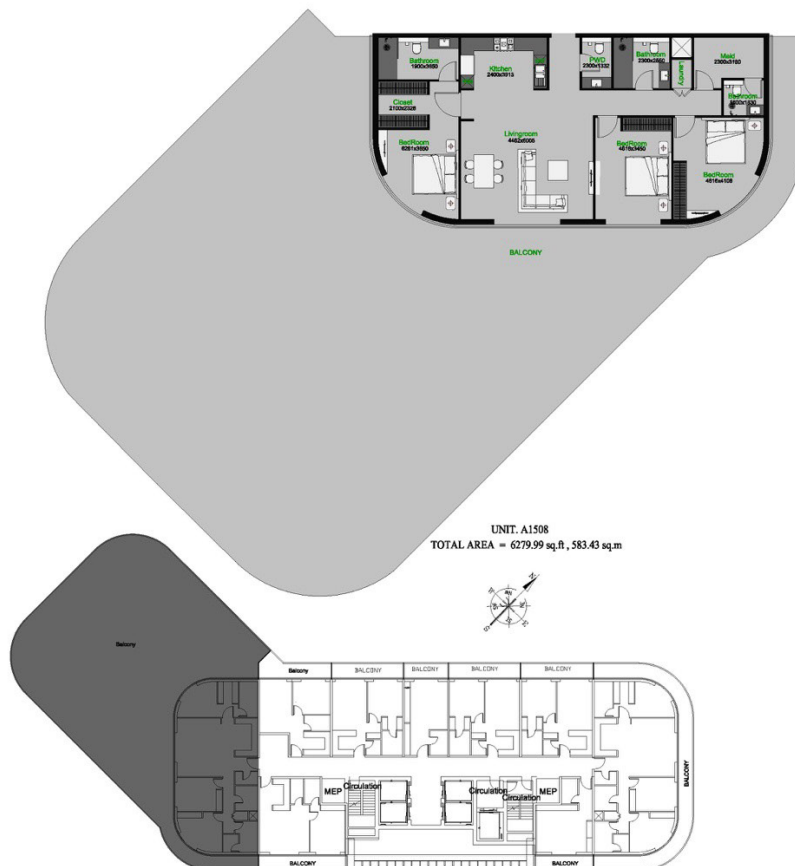


UNIT. A1211
TOTAL AREA = 2408.21 sq.ft., 223.73 sq.m



UNIT TYPE

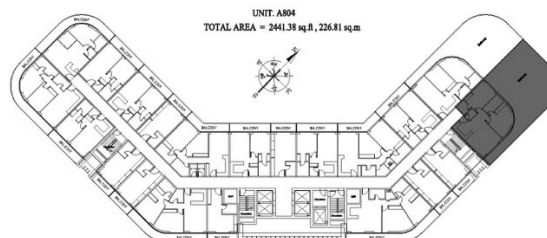
UNIT NO A1508	BEDS 3BTP	VIEWS Pool, Community & Dubai Hills View
	TOTAL PRICE 4,171,888.00	Area Sq. ft 6,279.99



LUXURY AT
EVERY LAYER

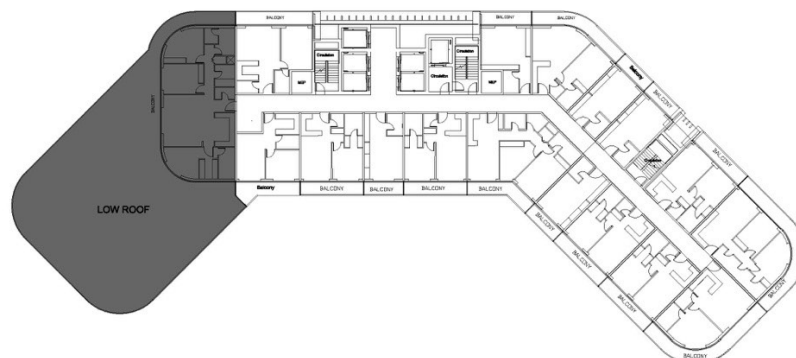
UNIT TYPE

UNIT NO A804	BEDS 2BTP	VIEWS Community & Dubai Hills View
	TOTAL PRICE 3,036,888.00	Area Sq. ft 2,441.38



UNIT TYPE

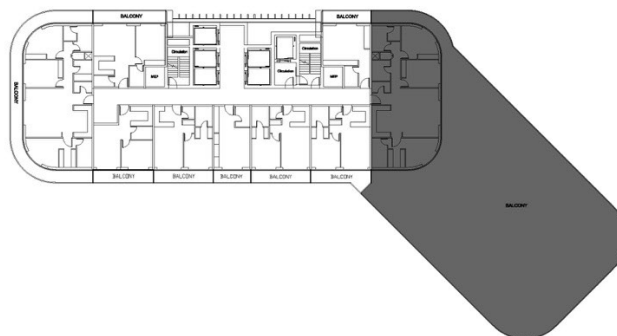
UNIT NO D1116	BEDS 3BTP	VIEWS Pool, Skyline & Community View
	TOTAL PRICE 4,171,888.00	Area Sq. ft 6,279.99



LUXURY AT
EVERY LAYER

UNIT TYPE

UNIT NO D1602	BEDS 3BTP	VIEWS Pool, Skyline & Dubai Hills View
	TOTAL PRICE 5,327,888.00	Area Sq. ft 8,200.16



FOR THOSE WHO ASPIRE TO
LIVE ABOVE IT ALL.



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