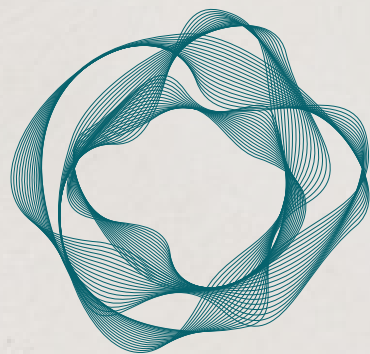




CRESSWELL

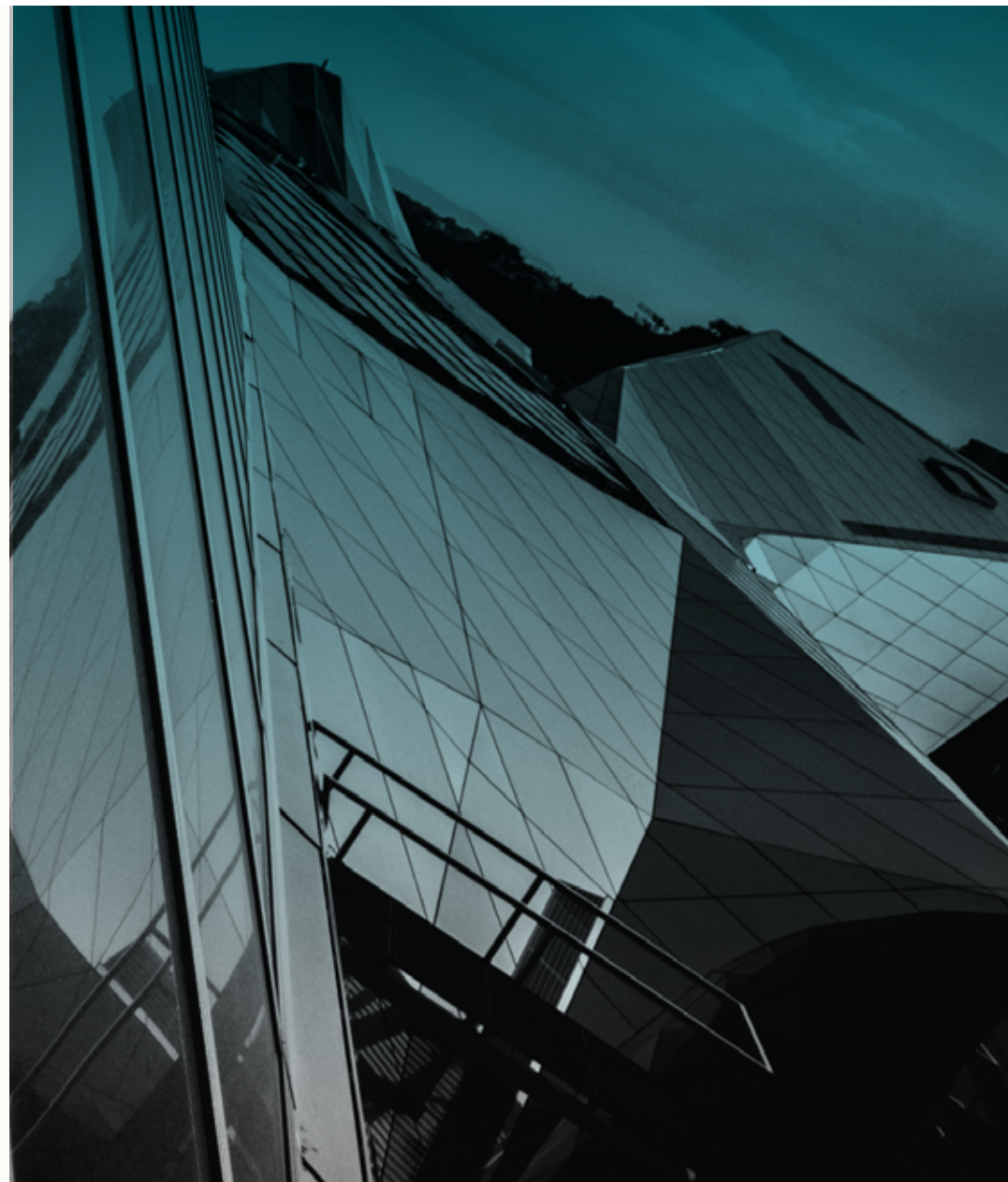
VIEWS



ABOUT THE DEVELOPER ARADY PROPERTIES P.S.C.

Founded in 2007 and based in Abu Dhabi, Arady Properties P.S.C. has established itself as a leading entity in UAE's real estate sector. With a specialization in real estate development and investments, the company sets itself apart through its proactive engagement in partnerships and joint ventures.

Arady actively seeks collaborative opportunities with other real estate developers and financial investors to enhance project scale and profitability. Their portfolio showcases a diverse range of investment properties, including both commercial and residential assets, strategically situated across the Emirates of Abu Dhabi and Dubai.

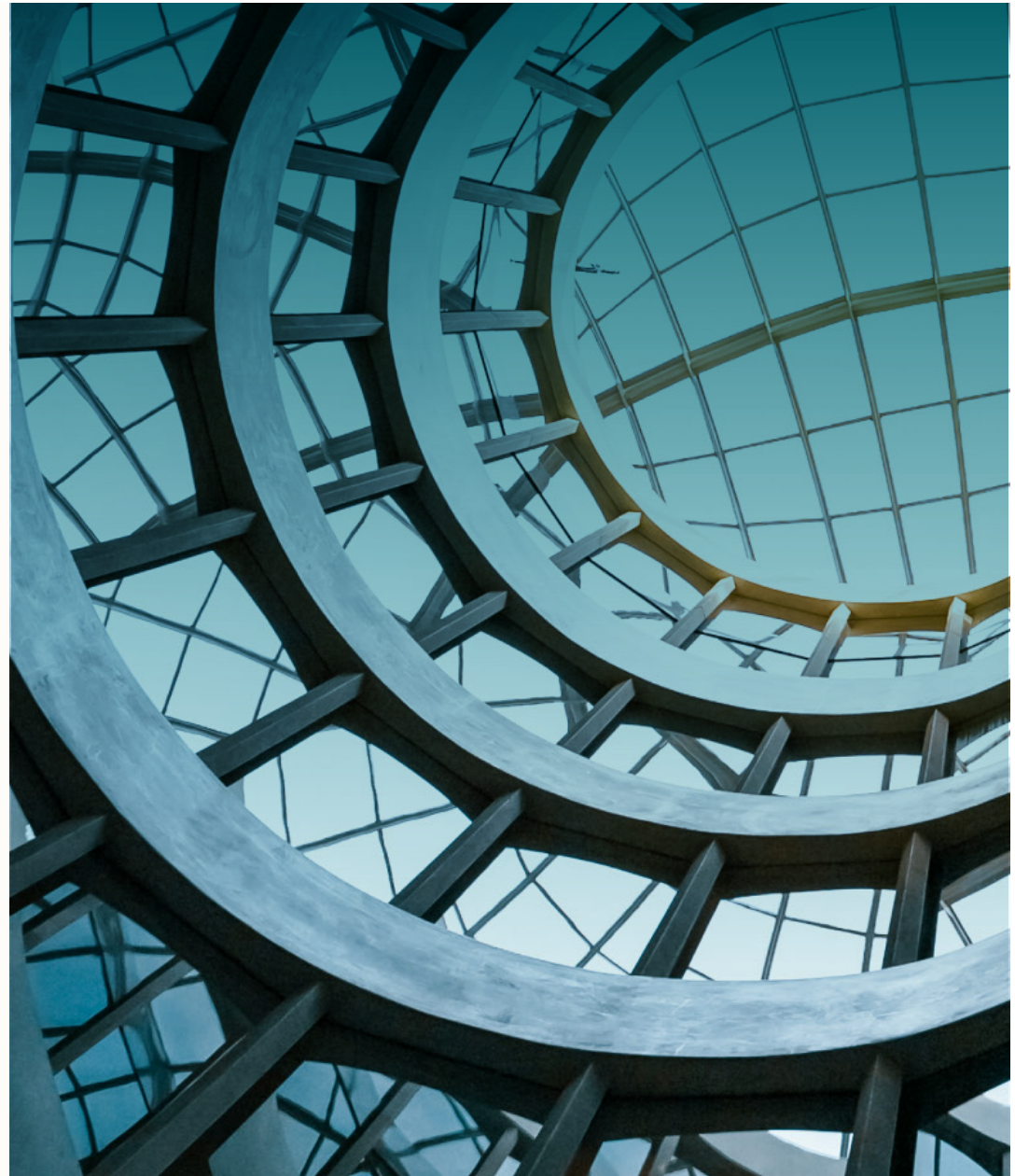




MERATH
MANAGEMENT

ABOUT THE MANAGEMENT MERATH MANAGEMENT

At Merath Management, we offer tailored asset management services, including portfolio management, investment analysis, and risk management. Our holistic approach and innovative strategies align with your goals, mitigating risks and driving growth. We are committed to exceptional value and client satisfaction. Partner with us to enhance your investment experience and achieve your financial objectives.



ABOUT CRESSWELL VIEWS

Welcome to Cresswell Views, a symbol of luxury in the heart of Residential City, Dubai South. This elegant mid-rise spans 2,709.55 sqm, offering seven floors of spacious one, two, and three-bedroom apartments designed for modern comfort. Residents enjoy premium amenities, including a rooftop pool with stunning views, a state-of-the-art gym, a dedicated kids' play area, and beautifully landscaped gardens. Whether unwinding in the pool, staying active in the gym, or relaxing in the gardens, Cresswell Views offers a lifestyle of unmatched convenience and luxury.





ABOUT THE LOCATION DUBAI SOUTH

Dubai South is a rapidly growing district designed for innovation, sustainability, and connectivity. Strategically located near Al Maktoum International Airport (DWC), it offers unmatched global access. Key attractions include Expo City Dubai, Dubai South Golf Club, the Logistics District, and the Aviation District, supporting trade and aviation growth. With world-class infrastructure, green spaces, and a thriving business hub, Dubai South is a premier destination for modern living and global opportunities.



PROJECT MAP RESIDENTIAL DISTRICT, DUBAI SOUTH



1 Cresswell Views

2 Al Maktoum International Airport

3 Dubai Industrial City

4 Lego Land Dubai

5 Motion Gate Dubai

6 Palm Jebel Ali

7 Jebel Ali Freezone

8 Expo City Dubai

9 Dubai Investments Park



DISTANCES TO KEY LOCATIONS



10 MIN
Dubai Expo



10 MIN
Al Maktoum International Airport



15 MIN
Dubai Marina



10 MIN
Dubai Metro Station (Brown Line)



20 MIN
Palm Jebel Ali



10 MIN
Etihad Rail Station (Train Station)

Cresswell Views offers unmatched connectivity, with easy access to major attractions and key business hubs like the Logistics District and Business Park Free Zone, it's ideal for both leisure and professionals.

NEARBY FACILITIES



TRANSPORTATION HUBS

- 1 Al Maktoum International Airport (DWC)
- 2 Brown Line Metro Station
- 3 Etihad Rails Station (Train)
- 4 Easy Access to Major Highways:
 - > Sheikh Mohammed Bin Zayed Road
 - > Emirates Road
 - > Expo Road

NEARBY FACILITIES



EDUCATIONAL INSTITUTIONS

- 1 GEMS Education
- 2 South View School
- 3 Jebel Ali School
- 4 Fairgreen International School

RETAIL & ENTERTAINMENT

- 1 The Outlet Village
- 2 Dubai South Mall
- 3 Dubai Expo

HEALTHCARE

- 1 NMC Royal Hospital
- 2 Emirates Hospital Day Surgery & Medical Center

LEISURE

- 1 Jumeirah Golf Estates
- 2 The Els Club
- 3 Dubai South Park

The background of the slide is a solid teal color with a subtle, organic texture of wavy, horizontal lines that create a sense of depth and movement.

PREMIUM COMFORT FACILITIES & AMENITIES



STATE-OF-THE-ART GYMNASIUM

Elevate your fitness routine in our fully equipped state-of-the-art gym. Designed to inspire, it features cutting-edge equipment and a vibrant atmosphere to keep you motivated.

RELAX
IN STYLE



CRESSWELL INFINITY POOL

Immerse yourself in the luxury of our breathtaking infinity pool, where the edge seamlessly meets the horizon. Relax, unwind, and soak up panoramic views in a serene and sophisticated setting.





CRESSWELL ROOFTOP GARDEN

Reconnect with nature in our stunning rooftop garden, a perfect place to unwind, while your children discover endless fun in a secure and creatively designed play space.



ROOFTOP BARBEQUE EXPERIENCE





CRESSWELL OUTDOOR BBQ LOUNGE

Host unforgettable gatherings at our outdoor BBQ lounge. With modern grills and a comfortable seating area, it's the perfect spot to share delicious meals and create lasting memories with family and friends.



LUXURY BEGINS
THE MOMENT
YOU STEP IN





ELEGANT
OPEN STYLE LIVING

FEATURING HIGH-END
FINISHES, CREATING
AN ELEGANT AMBIENCE

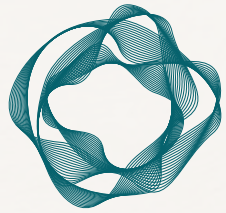






COMFORT & STYLE





CRESSWELL
FLOOR PLANS







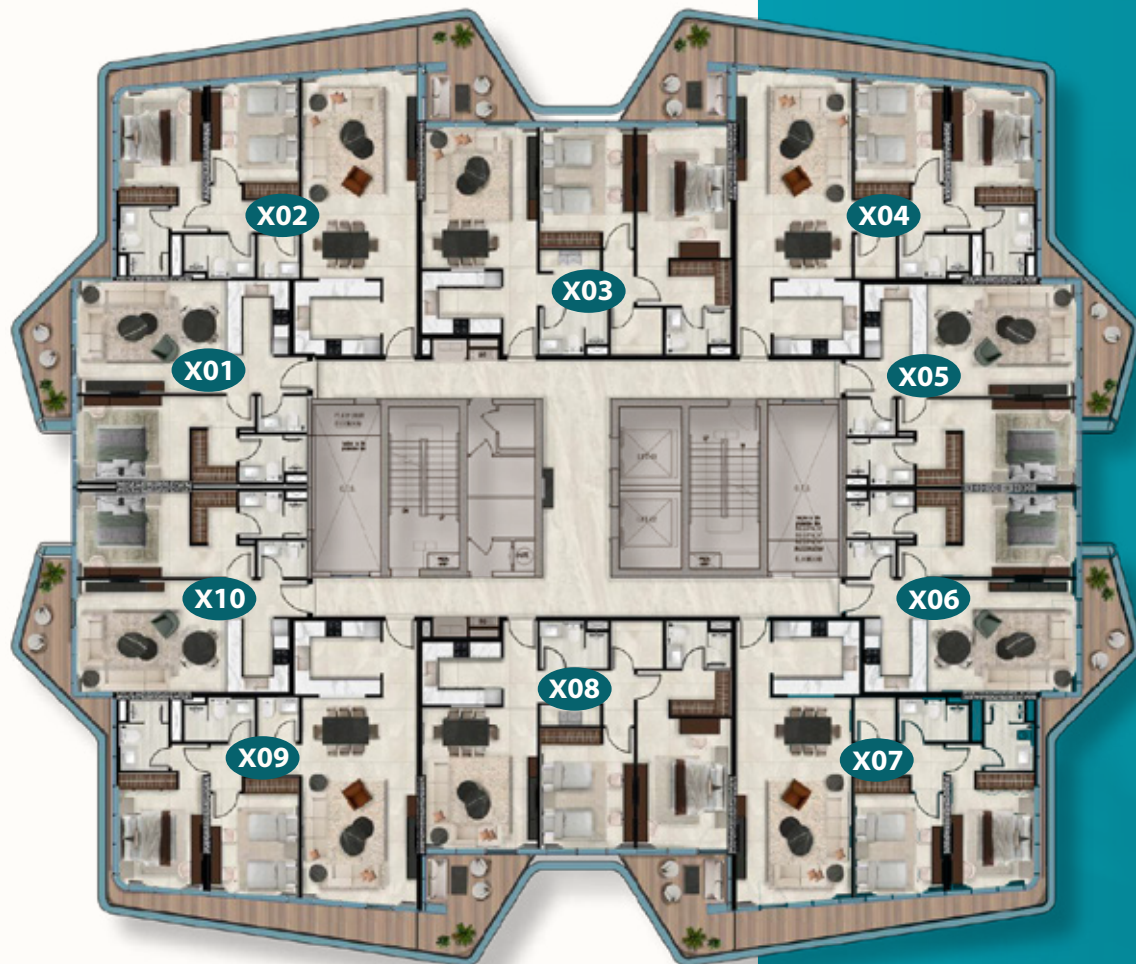
EXIT

SERVICE ROAD

ENTRY

TYPICAL FLOORS FIRST TO FIFTH FLOOR

- 1 Bedroom
Starting Size
76.51 SQM
823 SQFT
- 2 Bedroom
Starting Size
121.94 SQM
1312 SQFT



MAIN ROAD

SIXTH FLOOR

- 2 Bedroom
Starting Size
128.93 SQM
1387 SQFT
- 3 Bedroom
Starting Size
199.92 SQM
2152 SQFT





EXIT

SERVICE ROAD

ENTRY

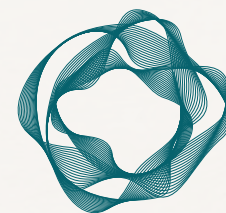


MAIN ROAD

SEVENTH FLOOR AMENITIES

- Gymnasium
- Swimming Pool
- Kids Outdoor Play Area
- Outdoor Garden
- Outdoor BBQ Lounge

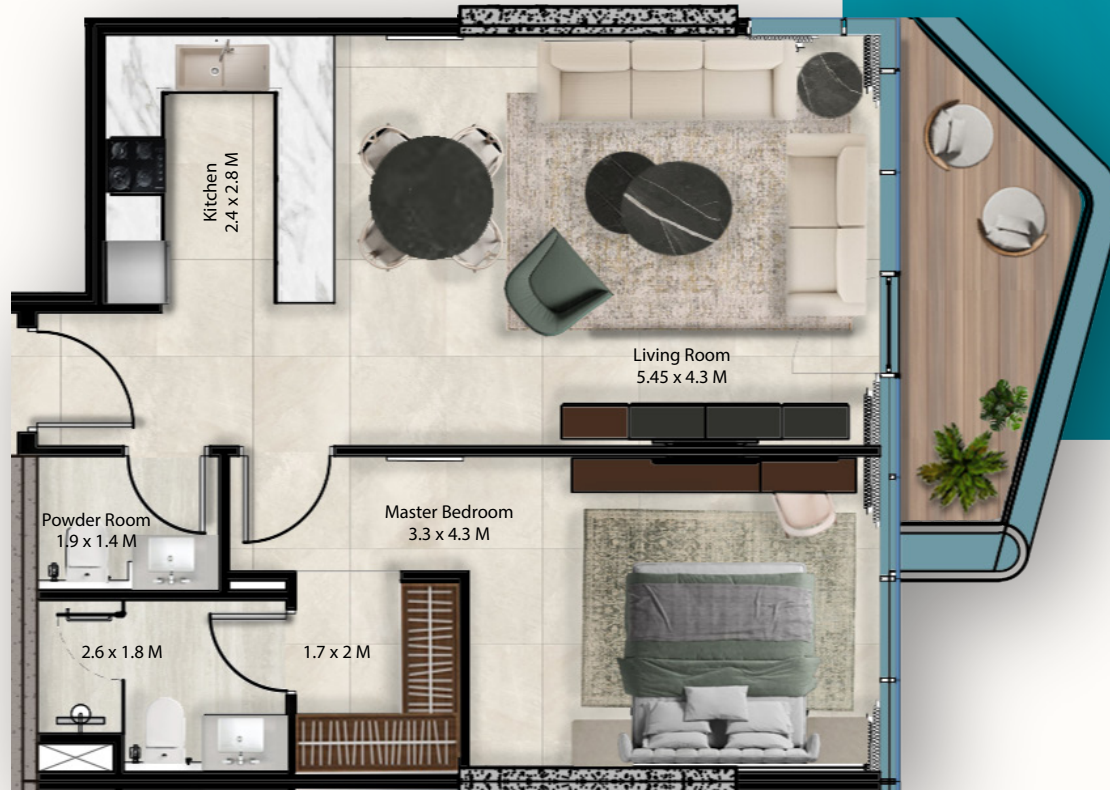




CRESSWELL UNIT LAYOUTS

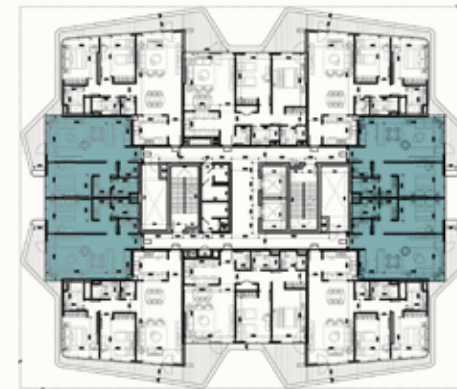
1 BEDROOM UNIT

AREA: 76.5 SQM | 823.55 SQFT



APARTMENT FEATURES

- Living & Dining
- Semi-open Kitchen
- Guest Toilet
- Balcony
- Bedroom w/ Ensuite Bathroom



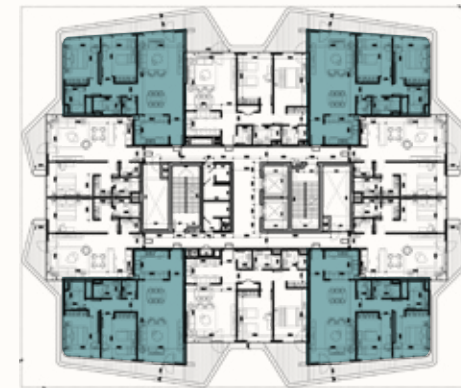
FLOOR 1 TO 5

TYPE 1
2 BEDROOMS UNIT
AREA: 122 SQM | 1312 SQFT



APARTMENT FEATURES

- Living & Dining
- Closed Kitchen
- Storage
- Balcony
- Bedroom
- Common Bathroom
- Master's Bedroom w/ Ensuite Bathroom



FLOOR 1 TO 5

TYPE 2

2 BEDROOMS UNIT

AREA: 129 SQM | 1387 SQFT



APARTMENT FEATURES

- Living & Dining
- Closed Kitchen
- Laundry Area
- Storage
- Balconies
- Bedroom
- Common Bathroom
- Master's Bedroom w/ Ensuite Bathroom



FLOORS 1 TO 6

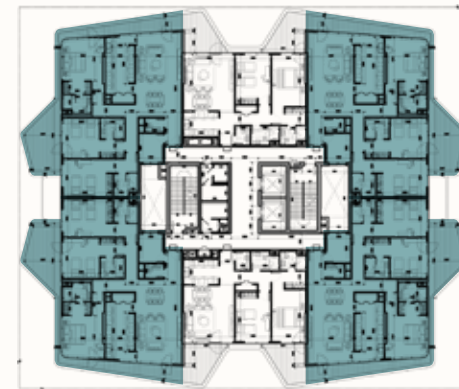
3 BEDROOMS UNIT

AREA: 200 SQM | 2152 SQFT



APARTMENT FEATURES

- Living & Dining
- Kitchen
- Laundry Area
- Storage
- Balconies
- Guest Toilet
- 2 Bedrooms w/ Ensuite Bathroom
- Master's Bedroom w/ Ensuite Bathroom



FLOOR 6





CRESSWELL

VIEWS

DEVELOPED BY

ARADY
PROPERTIES P.S.C

MANAGED BY

 **MERATH**
MANAGEMENT

Dubai South Residential District | Phone: +971 4 396 7389 | info@merathmanagement.com