BOULEVARD PARK

AT WASL GATE

Your Urban Destination

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BOULEVARD PARK

The New
Heart of
Jebel Ali
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BOULEVARD PARK

Jebel Ali is evolving, from Dubai's industrial port to a thriving urban hub that reflects the city's next phase of growth. At its core lies Wasl Gate, a freehold master development redefining what integrated city living can look like.

Designed as a mixed-use urban ecosystem, Wasl Gate brings together homes, offices, retail, hospitality and leisure into one interconnected masterplan. It's a place where people can live, work and unwind within walking distance, where green spaces, cultural touchpoints and lifestyle amenities are woven seamlessly into daily life.

Where the Park and Boulevard Meet

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Framed by the central park and the main boulevard, Boulevard Park is the new pulse of Wasl Gate. Its name captures its essence: a place where urban life and natural balance coexist.

Here, architecture meets open space. Streets are animated with retail and dining, homes overlook lush landscapes and every path leads toward movement, community and balance.

Boulevard Park isn't just surrounded by life, it's immersed in it. From mornings in the park to evenings along the boulevard, every moment unfolds within reach.

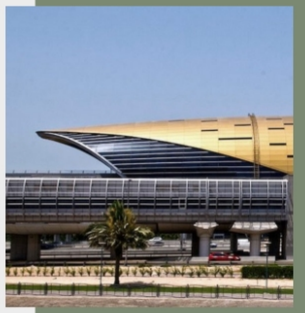
It's not simply a place to live, but Dubai's next urban destination, where connection, comfort and contemporary city living meet.

In the Center of It All

Boulevard Park occupies the most central pocket within Wasl Gate, framed by the 64,000 sqm central park on one side and a 710-metre retail boulevard on the other.

This rare dual-front setting between park and boulevard, defines Boulevard Park's identity: urban convenience and pedestrian-friendly.

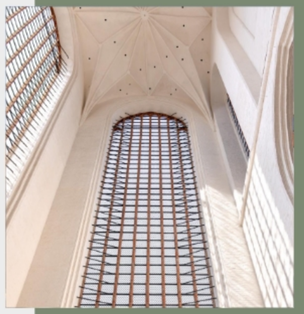
It offers a lifestyle that balances access, calm and everyday ease:



Metro
Direct access to Energy Metro Station (Red Line) within walking distance.

Road
Immediate frontage on Sheikh Zayed Road for seamless citywide connectivity.

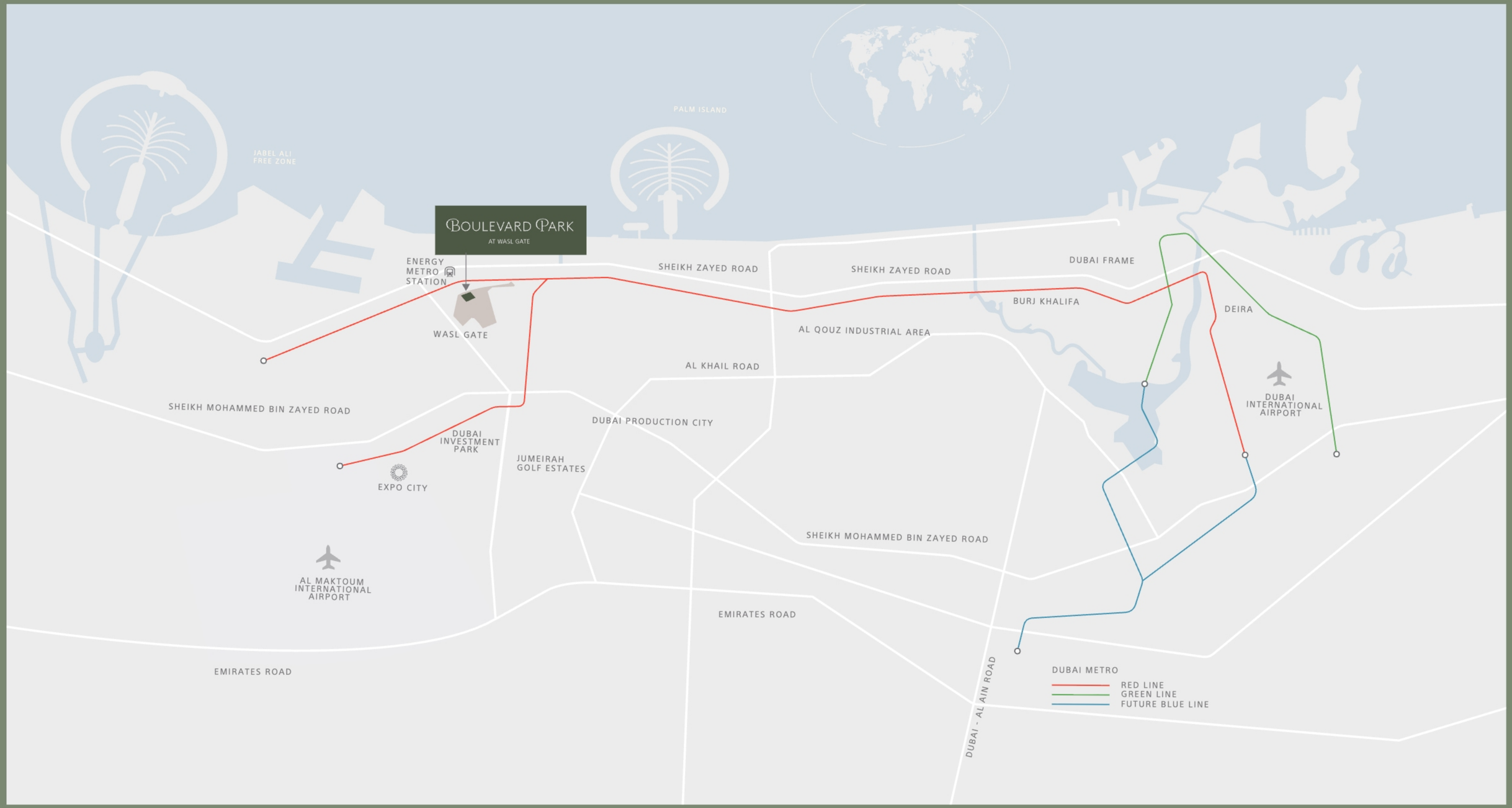
Airports
25 minutes to Al Maktoum International Airport, 35 minutes to Dubai International Airport.



Places of Worship
Convenient access to a mosque, church and temple within the surrounding community.

Mall
Adjacent to Festival Plaza Mall — home to IKEA, ACE, Lulu, M&S and more.

Beach
Around 15 minutes to Dubai Marina and JBR.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AT WASL GATE
ENERGY METRO STATION
WASL GATE
PALM ISLAND
JABEL ALI FREE ZONE
SHEIKH ZAYED ROAD
SHEIKH ZAYED ROAD
DUBAI FRAME
BURJ KHALIFA
DEIRA
AL QOUZ INDUSTRIAL AREA
AL KHAIL ROAD
SHEIKH MOHAMMED BIN ZAYED ROAD
DUBAI PRODUCTION CITY
DUBAI INVESTMENT PARK
JUMEIRAH GOLF ESTATES
EXPO CITY
DUBAI INTERNATIONAL AIRPORT
SHEIKH MOHAMMED BIN ZAYED ROAD
AL MAKTOUM INTERNATIONAL AIRPORT
EMIRATES ROAD
EMIRATES ROAD
DUBAI - AL AIN ROAD
DUBAI METRO
RED LINE
GREEN LINE
FUTURE BLUE LINE

A Home Shaped
by Open Space

At Boulevard Park, every day unfolds in the embrace of open space and clean air. Families wake to the calm of greenery just outside their windows, where children can run, explore and play freely within the community. Green lawns and leafy paths become part of daily life, inviting moments to pause, connect and simply be.

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ALL YOU NEED, ALL WITHIN REACH

A lifestyle shaped by contrast, yet perfectly in sync, that's life at Boulevard Park.

Residents enjoy:

- Central Park access with walking, jogging and cycling trails
- A vibrant boulevard with cafés, retail and outdoor dining
- Wellness zones, landscaped courtyards and children's play areas
- Family lounges and BBQ facilities for leisurely evenings outdoors
- Convenient proximity to schools, metro and worship spaces
- Fully equipped fitness and leisure facilities, including a gym, pool and changing rooms in every building

Architecture That Frames Life

Boulevard Park’s architecture is a study in balance and proportion.

The design language emphasizes verticality across a collection of architecturally refined residential towers, creating elegant silhouettes that elevate the skyline while maintaining a distinctly human scale.

Podiums serve as a connective base, housing shared courtyards, amenities and landscaped terraces.

Façades are composed with primary and secondary grid layers, ensuring visual movement through texture, depth and light.

The result is a design that feels unified from every angle, flowing naturally from the busy boulevard to the quiet park edge.

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Homes for Every Generation

Boulevard Park comprises two interconnected plots with a total of 1,249 units across five contemporary buildings, designed to bring the best of city living to Jebel Ali.

- **Studios & 1-Bedroom**
- **2- and 3-Bedroom Apartments**
- **Townhouses & Duplexes**

Whether it’s young professionals seeking connection, growing families in need of space, or seniors drawn to park-side serenity, each residence is designed to capture natural light, openness and sweeping green views, creating a seamless visual link between the indoors and the landscape beyond.

Each residence at Boulevard Park is designed with premium finishes and thoughtful details that blend style with functionality. The living and bedroom areas feature elegant flooring and refined wall and ceiling finishes that create a warm and contemporary ambiance. Bathrooms and kitchens are equipped with high-quality fittings, stylish cabinetry and modern countertops, ensuring both comfort and sophistication. Built-in wardrobes, sleek internal doors and double-glazed windows add to the overall sense of luxury and practicality, all crafted to enhance everyday living.

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TECHNOGYM
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Materials

Disclaimer: Interior materials shown are for illustration only and may change. Final selections may differ.

Factsheet

RESIDENTIAL UNITS
Size range per unit type

Studio 523 sq. ft. to 566 sq. ft.	**2 Bedroom Duplex + Maid's room** 1,676 sq. ft. to 1,940 sq. ft.
1 Bedroom 832 sq. ft. to 1,158 sq. ft.	**3 Bedroom Duplex Townhouse + Maid's room** 3,540 sq. ft. to 3,691 sq. ft.
2 Bedroom 1,238 sq. ft. to 1,546 sq. ft.	**3 Bedroom Penthouse + Maid's room** 2,868 sq. ft. to 3,166 sq. ft.
3 Bedroom + Maid's room 1,705 sq. ft. to 1,982 sq. ft.	**4 Bedroom Townhouse + Maid's room** 4,253 sq. ft. to 4,956 sq. ft.

BUILDING CONFIGURATION
5 Buildings with 8 Towers.
Height ranging from G+5 and G+13 to 36.

AMENITIES
Multipurpose hall, swimming pool for adult and children, Gym, covered children play area and changing rooms.

BEDROOMS
Studio, 1, 2, 3 Bedrooms & 2 Bedrooms duplex.
3B Duplex townhouse / 3B Duplex penthouse / 4B Duplex townhouse.
Duplex townhouse and Penthouse are provided with private elevator.

TECHNICAL SPECIFICATION
Façade: Paint on cement render, double glass with aluminum window framesand glass balustrade for balconies.
Cooling: Chilled water-based fan coil units.
Metering: Electricalmeter, watermeter, BTU meter for chiller; LPG meter for kitchen cooker.

IT SPECIFICATIONS
IP based video intercom system, FTTH / home consolidation cabinet for each unit.
Telephones / data points for each unit.
Access control, CCTV system, gate barrier for parking lots.

INTERIORS (SUMMARY)
Unfurnished units with fitted kitchen cabinets.
Flooring: Porcelain tiles.
Wall and Ceiling: Painted in single color.
Ceiling wet areas: Moisture resistant gypsum board / tiles, painted in singular color.
Doors: Wooden core with laminated finish.
3B / 4B Townhouses: Terrace at ground level and private elevator directly from parking lot all the way to level 2 of townhouse included.

About Wasl

Wasl is one of Dubai's largest and most respected real estate asset management groups, entrusted with a mandate from the Government of Dubai to transform and enrich the city's landscape.

With an extensive portfolio of residential communities, commercial properties, industrial land and world-class leisure destinations, Wasl has become a name synonymous with quality, credibility and long-term value.

Boulevard Park is where Jebel Ali's transformation comes full circle, a modern urban district shaped by design, connectivity, and community.

Wasl in Numbers

60,000+
Residential & Commercial Units

12+
Master Developments

8
Community Malls

35+
Hotels & Hotel Apartments

5,000+
Land Plots of Various Uses

9,000+
Hotel Rooms

7+
Golf Clubs

150+
Restaurants

1,000+
Buildings

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