

THE  
**CENTRAL**  
DOWNTOWN









ELEVATE TO NEW HEIGHTS  
OF SOPHISTICATED



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 LIVING





## 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.

Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. All materials, dimensions, and drawings are approximate only.





## 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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An aerial view of a resort pool deck. The pool is large and irregularly shaped, with a sandy beach area and a wooden deck. There are many lounge chairs, palm trees, and a small boat in the pool. The deck is surrounded by a modern building with a glass facade and a green roof. The overall atmosphere is one of luxury and relaxation.

## 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



Table Tennis



Swimming Pool



Rock Climbing Wall

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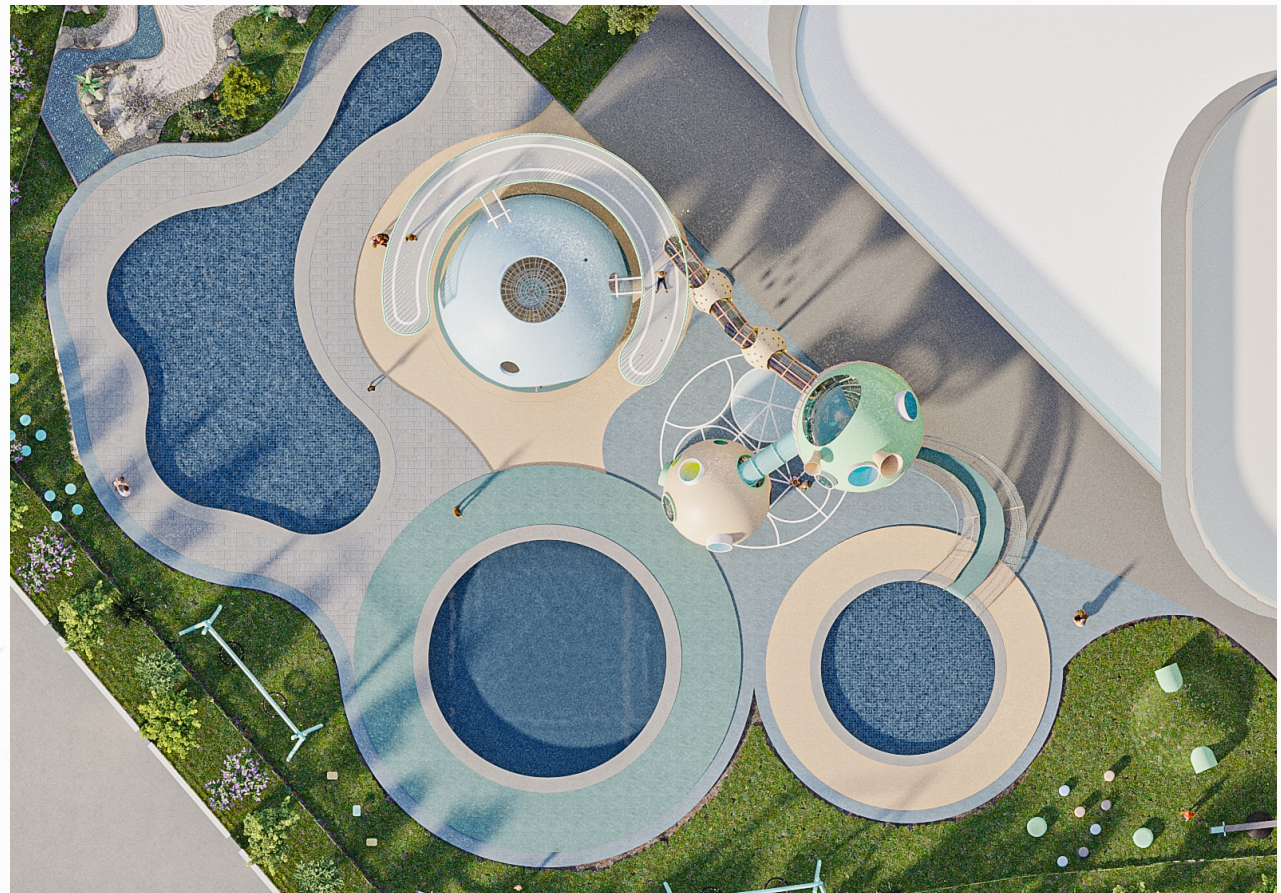




## AMENITIES

### 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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A curved wall on the left side of the gym, featuring three large circular mirrors mounted on a wall of light-colored, rectangular panels. Below the mirrors, a rack holds numerous orange dumbbells. A large, leafy green tree in a dark pot stands in front of the wall. The floor is made of light-colored wood planks.

A vertical wall section with a grid of small, square perforations, allowing light to filter through. The wall is light-colored and has a modern, industrial feel.

The right side of the gym, featuring a curved wall with three large circular mirrors. A rack of orange dumbbells is visible, along with a large, leafy green tree in a dark pot. The floor is made of light-colored wood planks. In the background, there is a black acoustic panel and a white sofa with a large orange cushion.









## 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

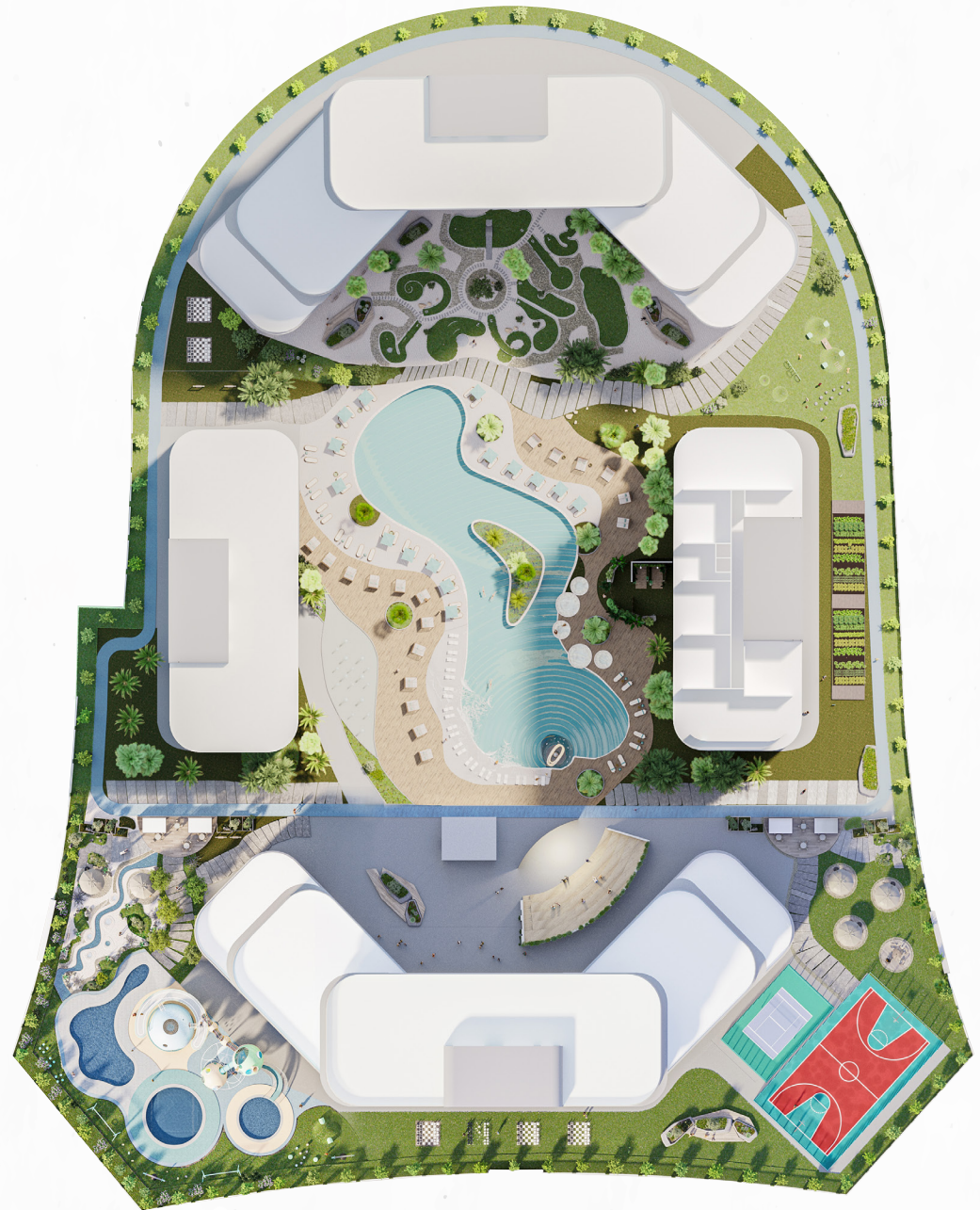
### Amenities

#### Outdoor

- Basketball 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

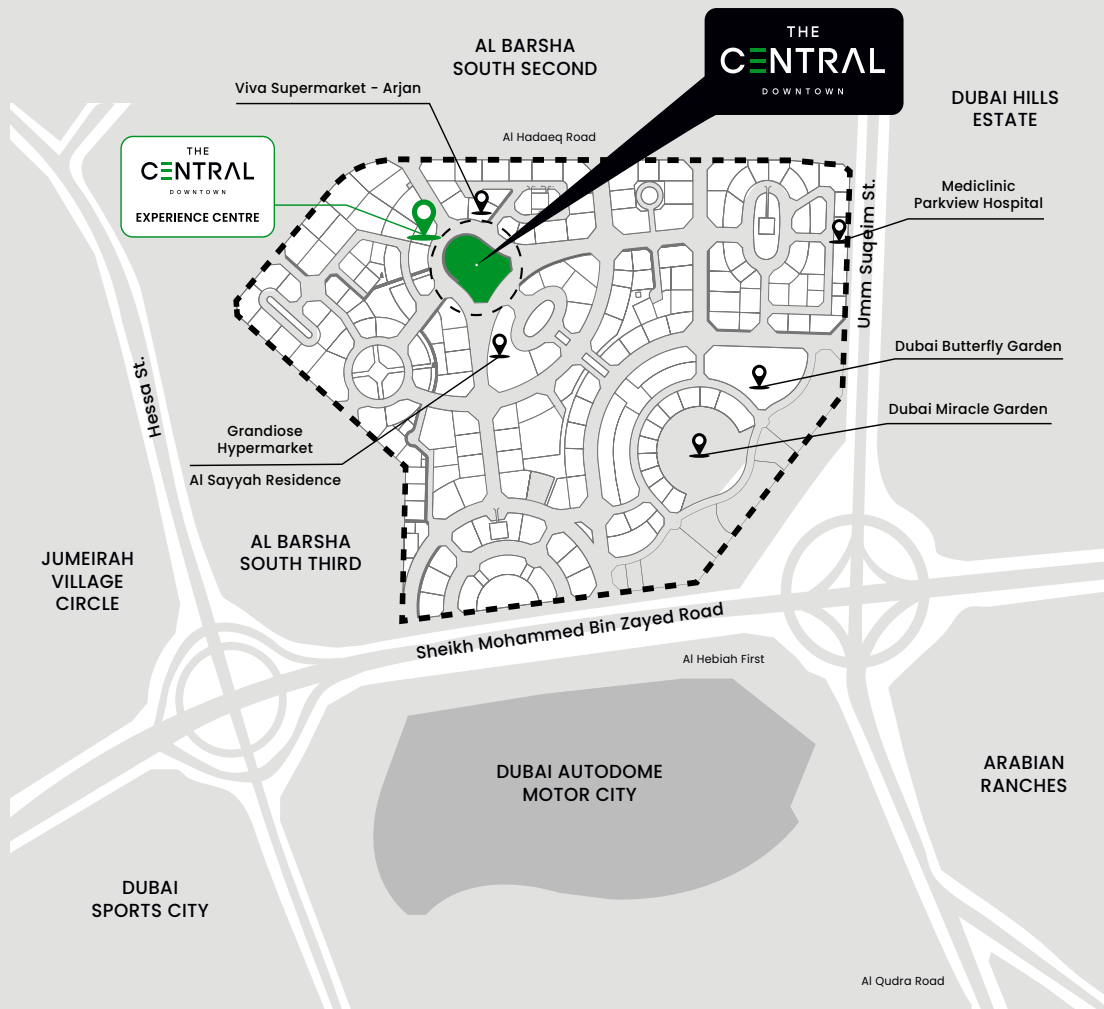
- Beauty Salon
- Business Centre
- Changing Rooms
- Daycare Centre
- Golf Simulator
- Health Club
- Multipurpose Hall
- Yoga Room





## 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.

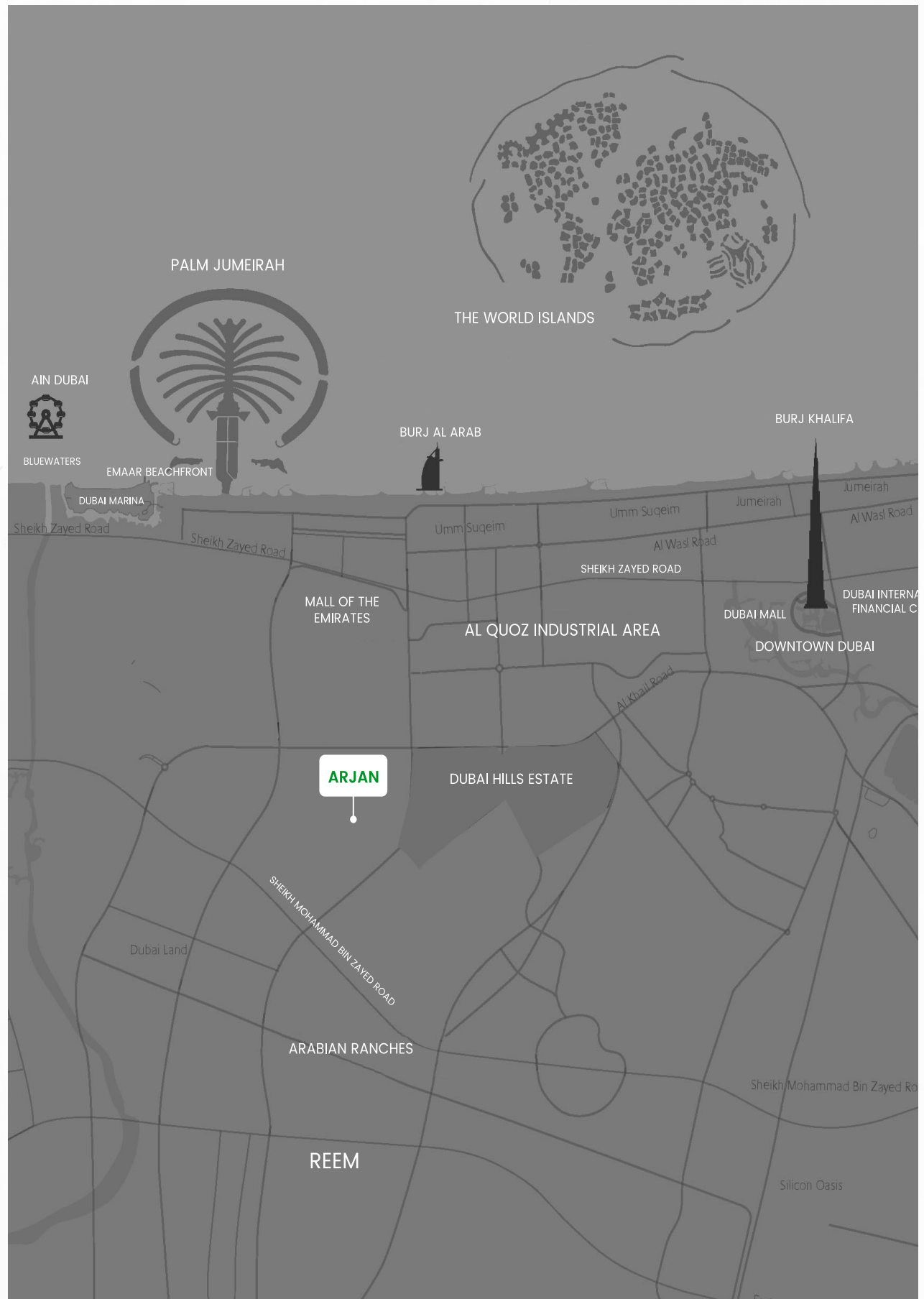




## PROXIMITY

### Optimal Connectivity

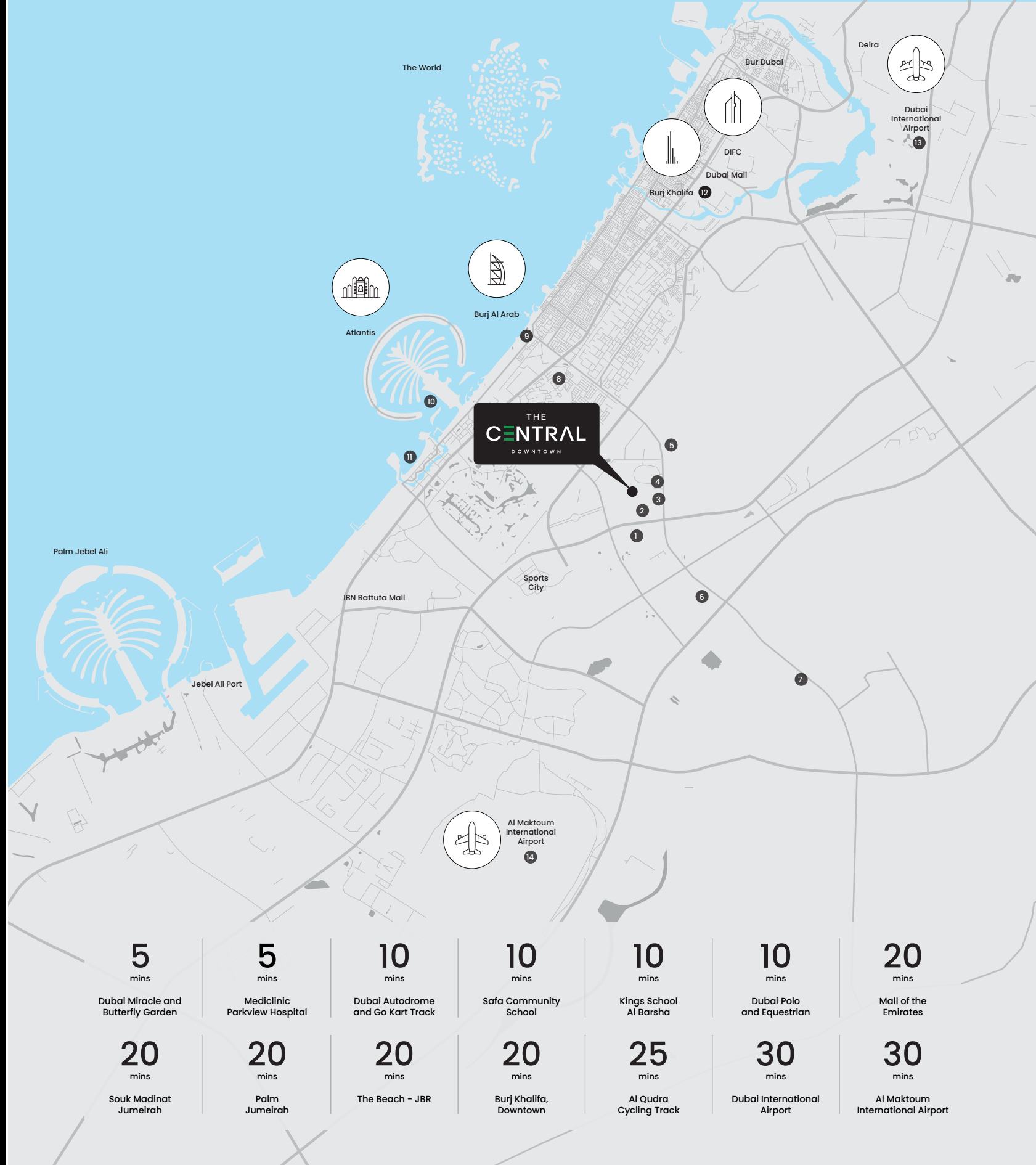
The Central Downtown has optimal connectivity with new neighbouring communities such as Dubai Hills, Arabian Ranches, and JVC, as well as direct access to Sheikh Zayed Road and developed communities situated there, such as Barsha, Marina, Greens, etc.





# 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