





NEW BEATS MEET ICONIC STREETS

MINUTES FROM CITY WALK MALL

MINUTES FROM SHEIKH ZAYED ROAD

MINUTES FROM JUMEIRAH BEACH MINUTES FROM DXB AIRPORT

MINUTES FROM DUBAI MALL

MINUTES FROM DIFC



EVERY CORNER SPEAKS URBAN PULSE



02 - SWIMMING POOLS

03 - SPORTS COURTS

04 - KIDS' PLAY AREAS

05 - JOGGING TRACKS

06 - OUTDOOR FITNESS STATIONS

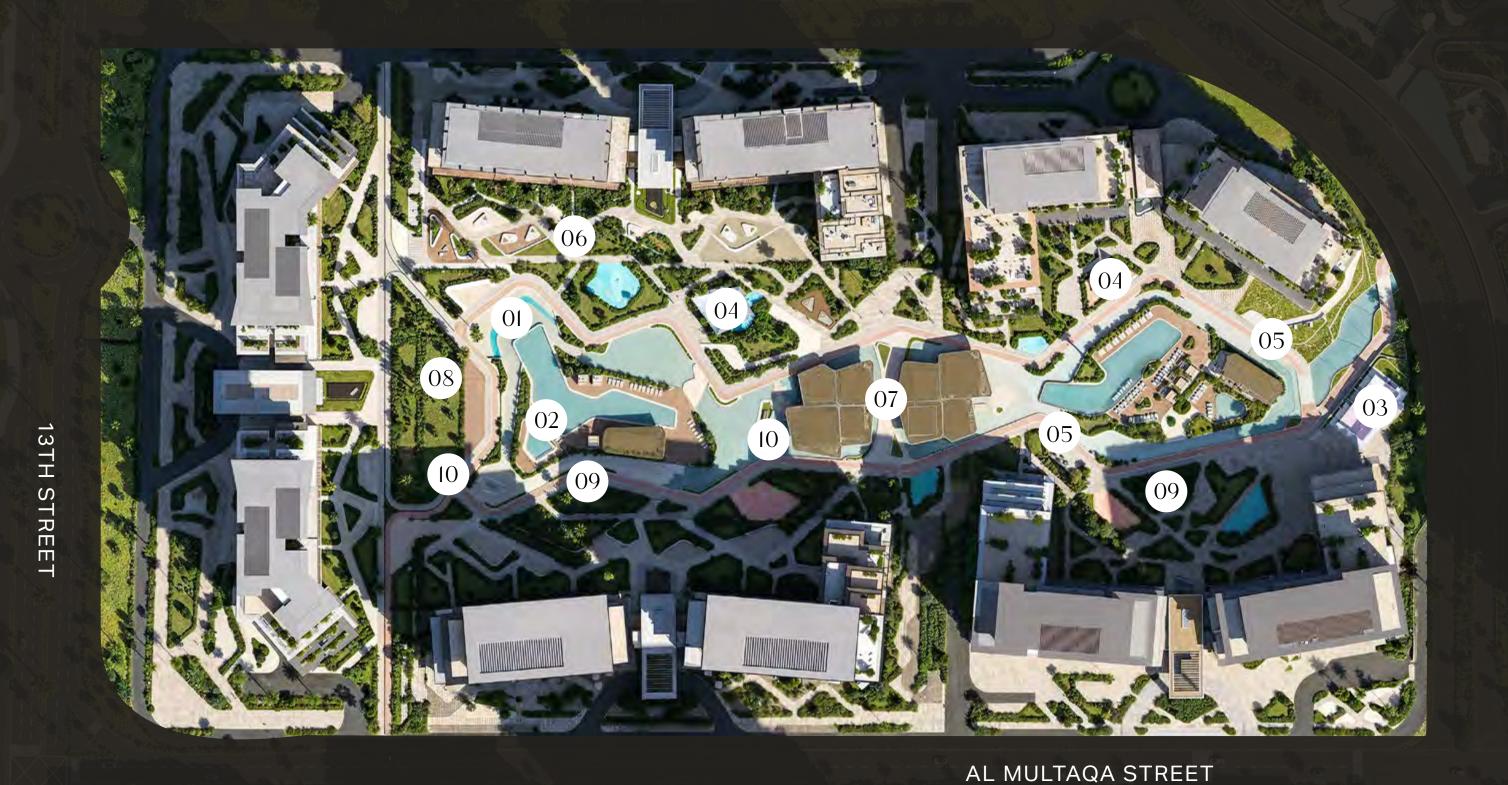
07 - COMMUNITY HUBS

08 - EVENT LAWNS

09 - YOGA AND EXERCISE LAWNS

10 - SUNKEN SEATS

11 - FUTURE DEVELOPMENT





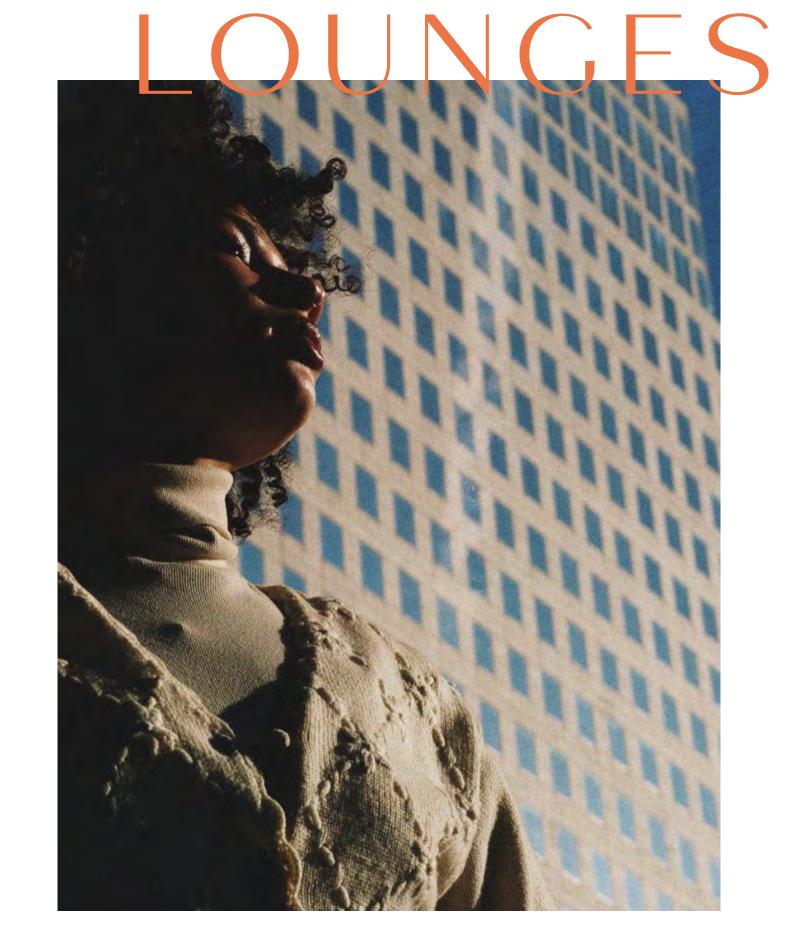
WHERE EVERY CORNER PULSES WITH ENERGY, AND EVERY MOMENT INVITES YOU TO EMBRACE THE BEAT OF THE CITY AND THE CALM OF WATERSIDE LIVING.



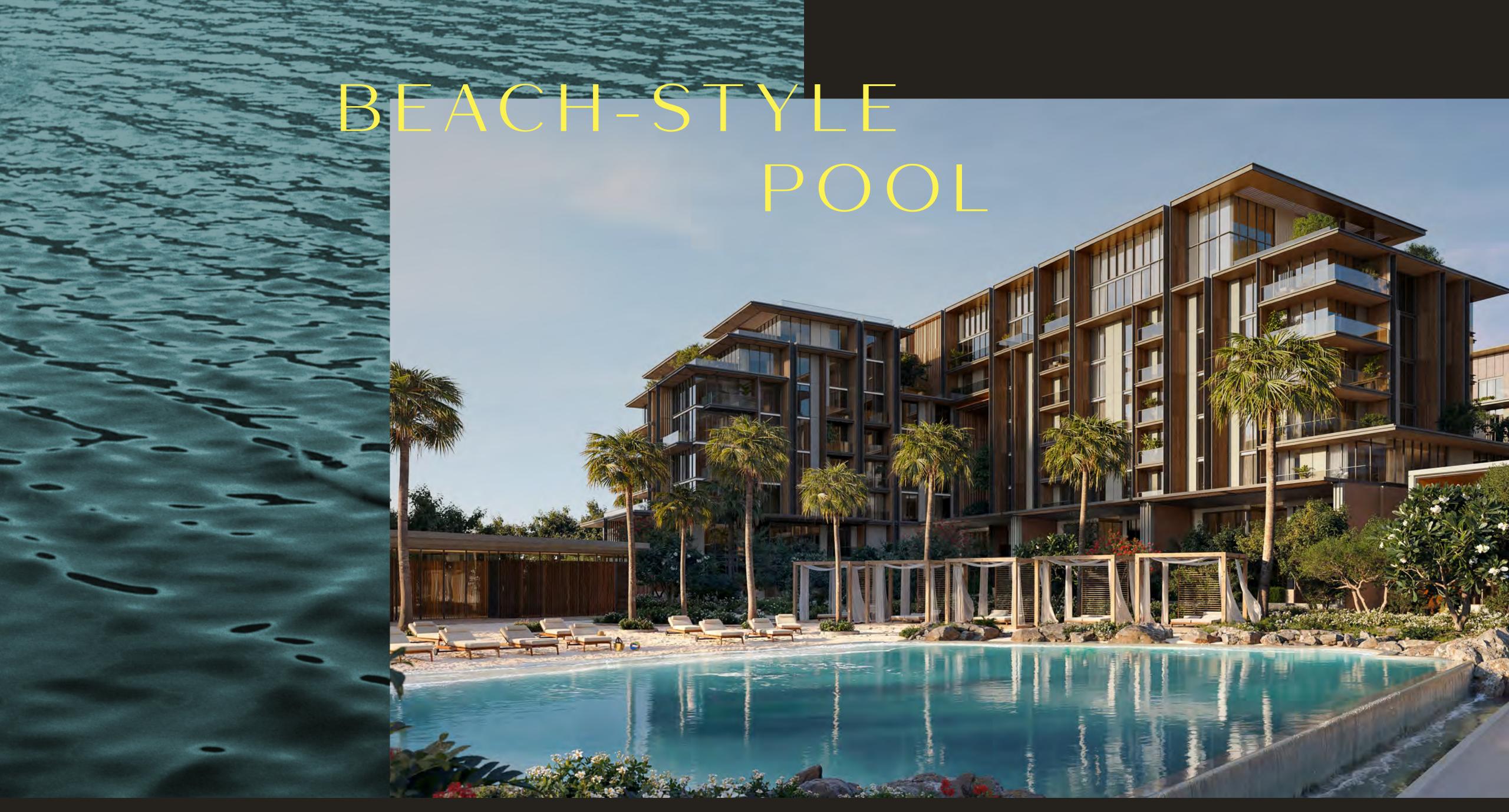














AN ENGAGING CORNER WHERE CHILDREN EXPLORE, PLAY, AND LEARN WITH INTERACTIVE EQUIPMENT AND CREATIVE ZONES.





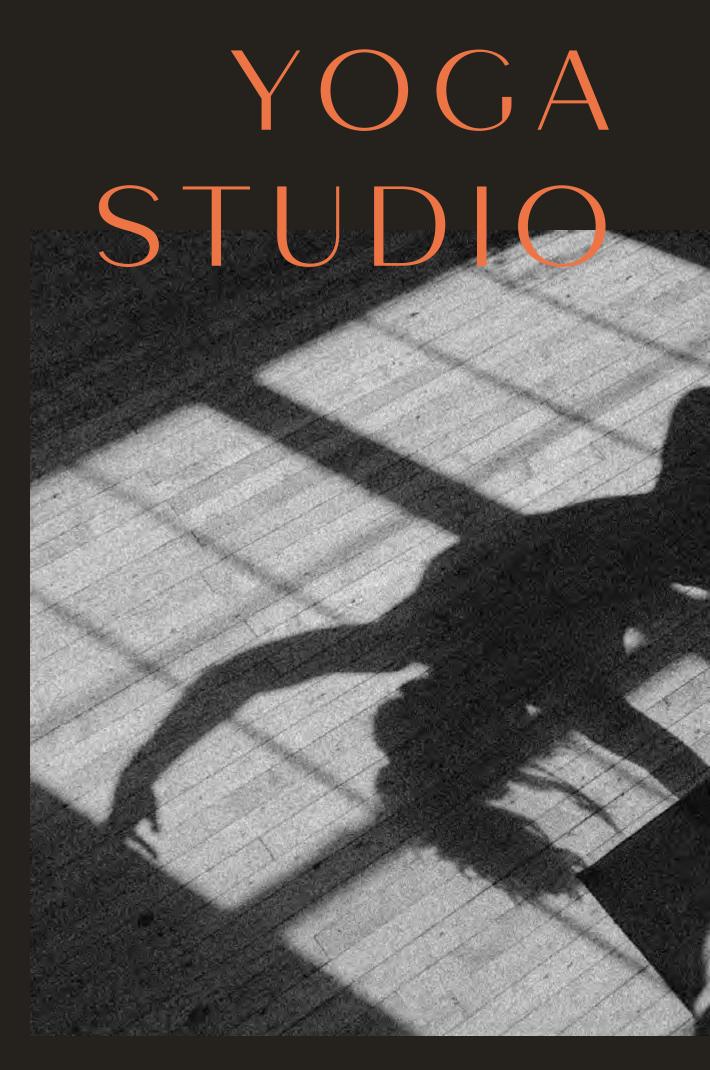




WALK ALONG A STUNNING PATHWAY TO THE COMMUNITY HUBS, SEAMLESSLY SET ON WATER.



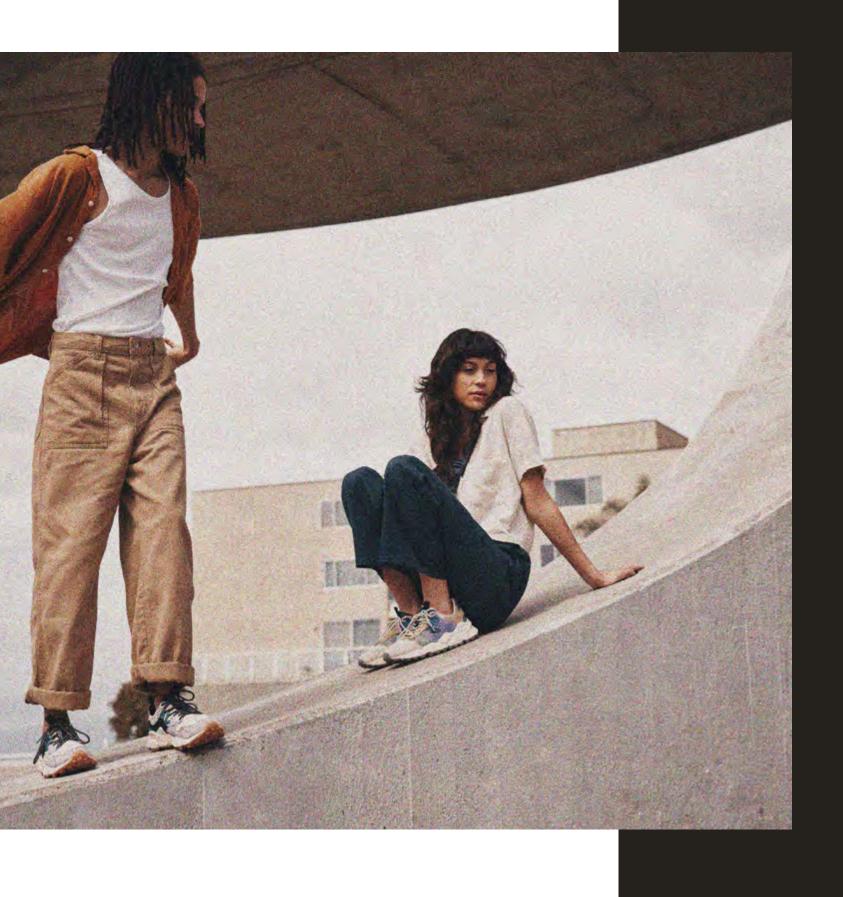




A SERENE ESCAPE WHERE TRANQUIL WATER VIEWS INVITE YOU TO UNWIND, BREATHE, AND FIND YOUR BALANCE.

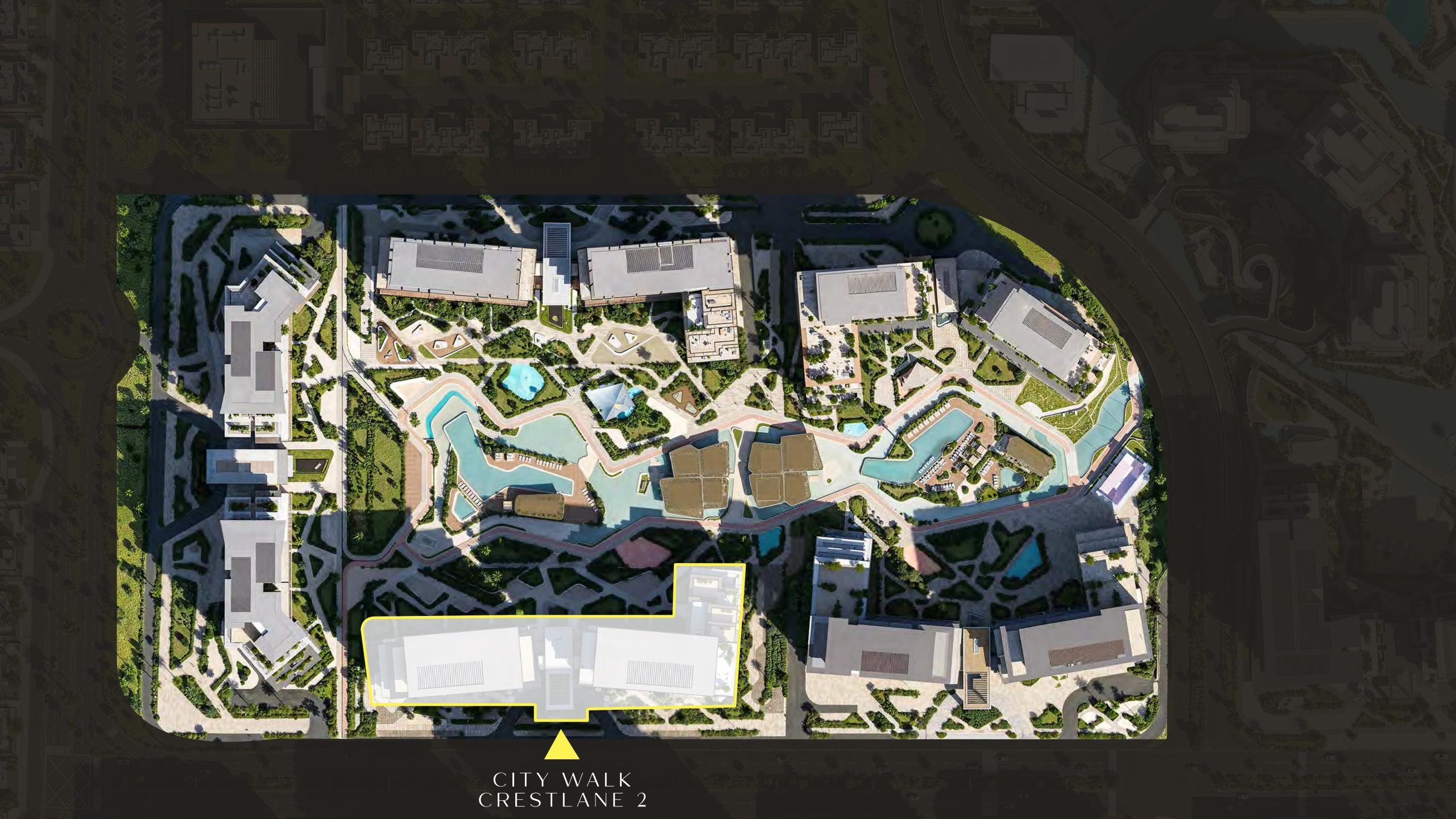


COLLABORATIVE



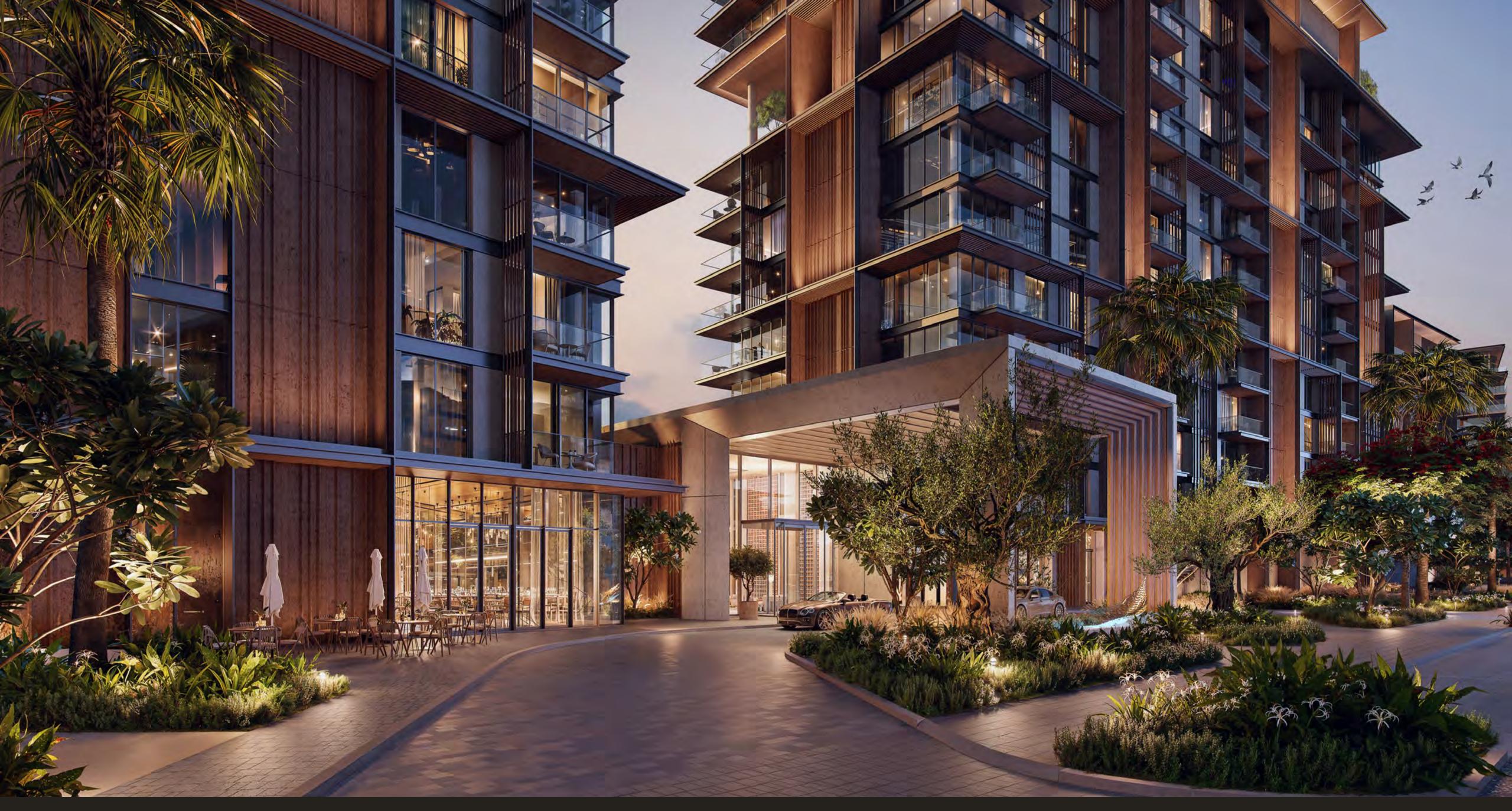








CITY WALK CRESTLANE 2 CONSISTS OF TWO MID-RISE TOWERS CONNECTED BY A SHARED LOBBY, OFFERING DIRECT ACCESS TO THE PARK.



A SLEEK, LUSH DROP-OFF AREA THAT REDEFINES FIRST IMPRESSIONS.





PANORAMIC WINDOWS THAT FRAME THE LOUNGE AND COMMUNAL SPACES WITH STUNNING VIEWS.



SEAMLESSLY INTEGRATED WITH NATURE.



PRIVATE AND COMMUNAL TERRACES ARE INCLUDED IN THE BUILDING, KEEPING RESIDENTS CLOSELY CONNECTED TO NATURE.



DEDICATED SPACES TO RELAX AND ADMIRE THE VIEW.



DUPLEX UNITS PROVIDE RESIDENTS WITH EXCLUSIVE PARK INTERACTION.





COMMUNAL TERRACES FOR SOCIAL GATHERINGS AND WELLNESS ACTIVITIES.



EXPANSIVE PRIVATE TERRACES OFFERS RESIDENTS A UNIQUE PARK EXPERIENCE, EXTENDING ALL THE WAY TO THE TOP FLOORS.





CITY WALK CRESTLANE IS THOUGHTFULLY DESIGNED FOR PEOPLE, SEAMLESSLY EXTENDING THE FEEL AND FLOW OF THE EXISTING CITY WALK AREA.



UNIQUE RESIDENCES THAT REFLECT EXCLUSIVITY, URBAN CONVENIENCE, AND DYNAMIC COMMUNITY LIVING, BRINGING RHYTHM TO YOUR LIFE.



URBAN LIVING REDEFINED WITH VIEWS OF VIBRANT PARKS AND SERENE WATER FEATURES.













SPACIOUS BATHROOMS WITH A VARIETY OF LUXURY FIXTURES AND HIGH-QUALITY FINISHES.





PREMIUM SKY TERRACE UNITS FEATURING DOUBLE-HEIGHT LIVING AREAS, OFFERING DIRECT ACCESS TO A SPACIOUS PARK-FACING TERRACE.





LARGE BEDROOMS WITH CORNER GLAZING, WALK-IN WARDROBES, AND PRIVATE TERRACE ACCESS.













PREMIUM BATHROOM FINISHES THAT ELEVATE YOUR SPACE.

CITY WALK CRESTLANE 3





CITY WALK CRESTLANE 3 CONSISTS OF TWO MID-RISE TOWERS CONNECTED BY A SHARED LOBBY, OFFERING DIRECT ACCESS TO THE PARK.



CITY WALK CRESTLANE 3 ACTS AS A GATEWAY, CONNECTING THE PARK OASIS WITH THE EXPANSIVE VIEWS OF THE ARABIAN GULF.



RESIDENT-EXCLUSIVE DROP-OFF WITH A LUXURIOUS HOTEL-STYLE DESIGN.



A DOUBLE-HEIGHT LOBBY THAT CONNECTS THE ESSENCE OF THE PARK TO THE INDOORS.



SPACES FOR LOUNGING, WORKING, OR RELAXING, OFFERING STUNNING PARK VIEWS.







THE BUILDING OFFERS LUSH COMMUNAL SKY TERRACES, BLENDING NATURE'S TRANQUILLITY WITH MODERN LIVING FOR ALL RESIDENTS.



A SELECTION OF EXCLUSIVE UNITS OFFERS RESIDENTS A PREMIUM DOUBLE-HEIGHT LIVING AREAS AND EXPANSIVE PARK-FACING TERRACES.



CITY WALK CRESTLANE 3 CONNECTS ALL UNITS TO THE PARK OASIS, WITH PREMIUM UNITS OFFERING LARGE TERRACES AND PARK VIEWS.



IMMEDIATE INTERACTION WITH THE LUSH PARK RIGHT AT THE DOORSTEP.







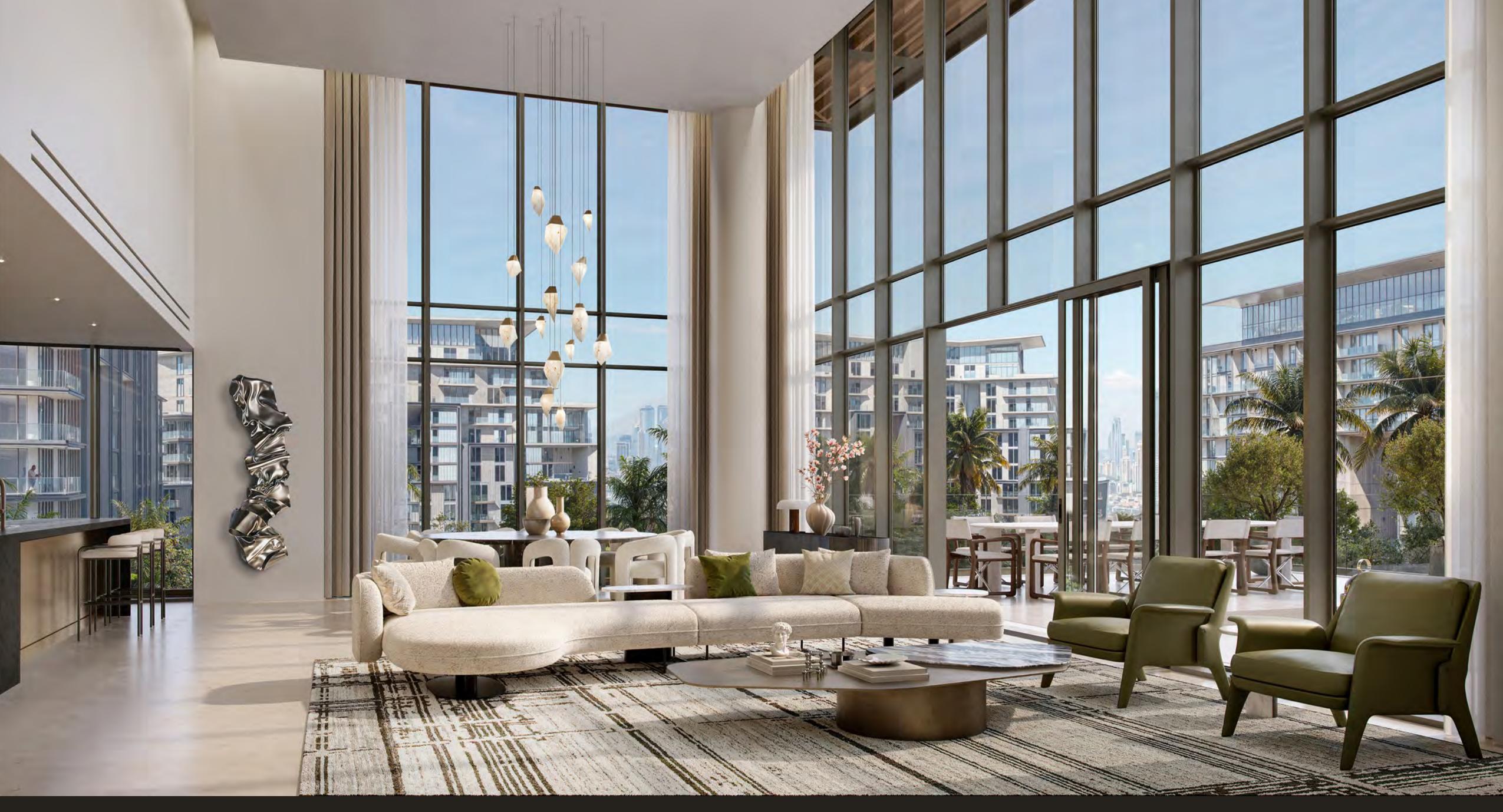


EXPANSIVE BEDROOMS FEATURING WALK-IN CLOSETS FOR ADDED CONVENIENCE.



SPACIOUS BATHROOMS OFFERING A VARIETY OF FIXTURES AND LUXURY MATERIAL CHOICES.

















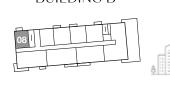


1 TO 3-BEDROOM APARTMENTS













BUILDING		SUITE AREA		BALCONY AREA		TOTAL AREA	
	UNIT NUMBER	SQM	SQFT	SQM	SQFT	SQM	SQFT
В	208	68.40	736.25	4.87	52.42	73.27	788.67
	308-408-508	68.40	736.25	4.91	52.85	73.31	789.10





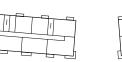






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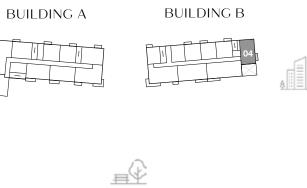










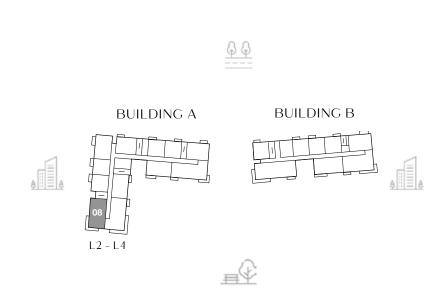




		SUITE AREA		BALCONY AREA		TOTAL AREA	
BUILDING	UNIT NUMBER	SQM	SQFT	SQM	SQFT	SQM	SQFT
В	1004	112.02	1205.77	6.58	70.83	118.60	1276.60







BUILDING	LINITALIMADED	SUITE AREA		BALCONY AREA		TOTAL AREA	
	UNIT NUMBER	SQM	SQFT	SQM	SQFT	SQM	SQFT
А	208	124.44	1339.46	14.35	154.46	138.79	1493.92
	308-408	124.43	1339.35	14.35	154.46	138.78	1493.82



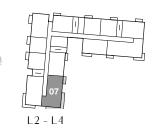








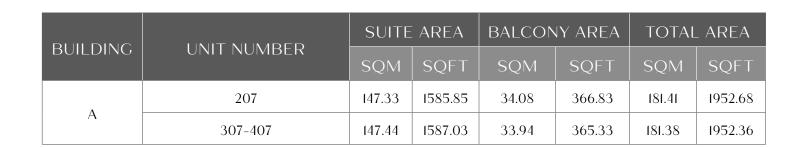












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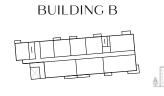


















BUILDING	LINIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
	UNIT NUMBER	SQM	SQFT	SQM	SQFT	SQM	SQFT
A (With Double-Height Void)	804 (Lower Level)	188.46	2028.57	82.07	883.39	270.53	2911.96
	804 (Upper Level)	3.26	35.09	0.00	0.00	3.26	35.09
	804 (Total)	191.72	2063.66	82.07	883.39	273.79	2947.05

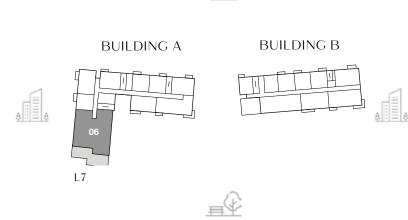




SIGNATURE 4-BEDROOM APARTMENTS

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BUILDING	LINIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
	UNIT NUMBER	SQM	SQFT	SQM	SQFT	SQM	SQFT
A	706 (Lower Level)	277.41	2986.02	165.59	1782.40	443.00	4768.41
(With Double-Height	706 (Upper Level)	4.71	50.70	0.00	0.00	4.71	50.70
Void)	706 (Total)	282.12	3036.71	165.59	1782.40	447.71	4819.11







4 - BEDR00M DUPLEXES

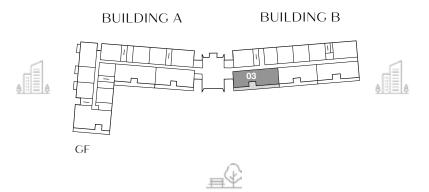




UPPER LEVEL







BUILDING		SUITE AREA		BALCONY AREA		TOTAL AREA	
	UNIT NUMBER	SQM	SQFT	SQM	SQFT	SQM	SQFT
B (With Double-Height Void)	G03 (Lower Level)	168.39	1812.53	100.22	1078.76	268.61	2891.29
	G03 (Upper Level)	147.50	1587.68	10.34	III.30	157.84	1698.98
	G03 (Total)	315.89	3400.21	110.56	1190.06	426.45	4590.27



BUILDING CHARACTERISTICS

CITY WALK CRESTLANE 2

- Tower A = G+12 and Tower B = G+11
- 201 Residential Units
- 1 to 3-bedroom units, 3 and 4-bedroom special units, and 4-bedroom park duplex units

INDOOR AMENITIES

- 1. Grand double-height reception and lounge areas
- 2. Community hubs with stunning views
- 3. Dedicated cardio and strength training gyms
- 4. Yoga studio
- 5. Co-working spaces
- 6. Multi-purpose rooms
- 7. Games room
- 8. Kids' playing rooms

OUTDOOR AMENITIES

- 1. Resort-style pools and park amenities
- 2. Outdoor gyms and kids' play areas
- 3. Running and cycling tracks integrated in lush landscape
- 4. Padel & Tennis courts
- 5. Event lawns
- 6. Sunken lounges

CITY WALK CRESTLANE 3

- Tower A = G+11 and Tower B = G+10
- 193 Residential Units
- 1 to 3-bedroom units, 3 and 4-bedroom special units, and 4-bedroom park duplex units

LINIT TYPE	TOTAL COUNT		AVC CHITE ADEA	AVC DALCONY ADEA	AVC TOTAL ADEA	
UNIT TYPE	Crestlane 2	Crestlane 3	AVG. SUITE AREA	AVG. BALCONY AREA	AVG . TOTAL AREA	
1-Bedroom	83	79	750 SQ.FT	60 SQ.FT	810 SQ.FT	
2-Bedroom	56	52	1,150 SQ.FT	80 SQ.FT	1,230 SQ.FT	
2-Bedroom (Maid)	20	20	1,300 SQ.FT	100 SQ.FT	1,400 SQ.FT	
3-Bedroom	26	28	1,700 SQ.FT	200 SQ.FT	1,900 SQ.FT	
3-Bedroom Premium	8	6	2,000 SQ.FT	1,000 SQ.FT	3,000 SQ.FT	
4-Bedroom Premium	2	2	3,000 SQ.FT	1,600 SQ.FT	4,600 SQ.FT	
4-Bedroom Duplex	6	6	3,600 SQ.FT	1,100 SQ.FT	4,700 SQ.FT	
TOTAL	201	193				

PAYMENT PLAN



20%
DOWN PAYMENT

ON BOOKING

10%

3RD INSTALMENT

APRIL 2026

6TH INSTALMENT

JUNE 2027

10%

IST INSTALMENT

JULY 2025

10%

4TH INSTALMENT

SEPTEMBER 2026

500 2ND INSTALMENT

NOVEMBER 2025

5TH INSTALMENT

FEBRUARY 2027

25%

7TH INSTALMENT

NOVEMBER 2028

PRICES

I-BEDROOM

Starting from AED 2.6 million

2-BEDROOM (MAID)

Starting from AED 4.3 million

4-BEDROOM

Starting from AED 14.6 million

2-BEDROOM

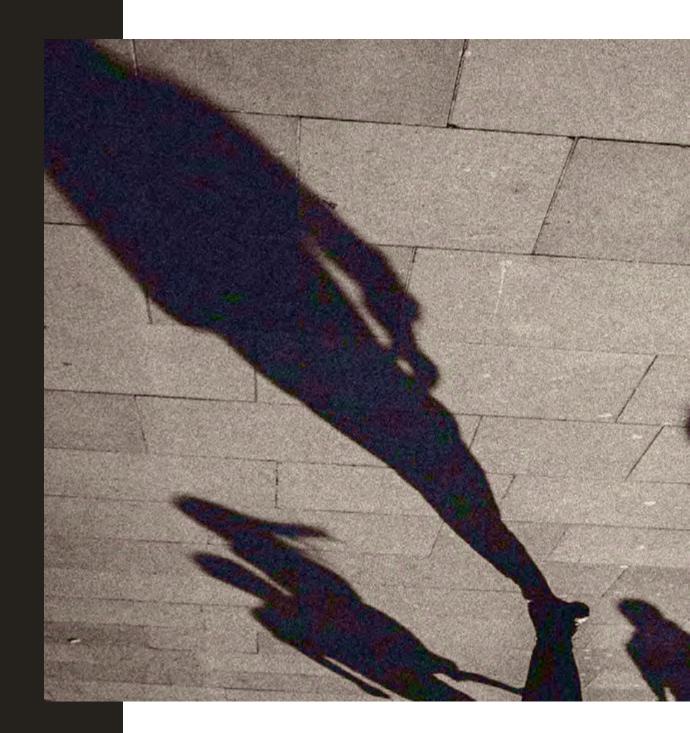
Starting from AED 3.2 million

3-BEDROOM

Starting from AED 6 million

4-BEDROOM DUPLEX

Starting from AED 16.3 million



ONLINE REGISTRATION PROCESS

DO'S

- Only use the link provided in the registration notification.
- Only register clients with genuine interest.
- Fill out your client's details where it states 'customer' and your personal details where it states 'broker'.
- To avoid delays at the booking stage, please ensure that your client's email address and mobile number are correct, and their name is exactly as it appears on their passport.
- Select the correct agency name.

DON'TS

- Do not register your client before receiving the official registration notification.
- Registrations received before the official notification will be excluded.
- Do not fill in your email ID in the client's email ID field.
- Do not fill in your mobile number in the client's mobile number field.
- Do not register the same client more than once.
- Do not register inaccurate client names.
- Do not forge, alter or duplicate tokens. This will significantly reduce your chances of obtaining a unit and increase the possibility of being excluded from future launches.

