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OFF PLAN

Boulevard Park 1

Location: Jebel Ali, Dubai

Starting From: AED 900,000

Permit No: 2

Boulevard Park 1

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Wasl Properties	**Apartments & Townhouses & Penthouses**	**Q2 2030**	**60/40**	**Off Plan**

ABOUT THE PROJECT

Boulevard Park 1 is a contemporary residential development within **Wasl Gate**, bringing park-side living, modern homes and exceptional transport connectivity together in Jebel Ali. Developed as part of Wasl's expanding master community, the project offers a diverse collection of studios, apartments, townhouses and penthouses designed for professionals, couples and families seeking a well-connected home surrounded by landscaped open space.

Boulevard Park occupies a distinctive position within Wasl Gate, framed by the community's central park and main boulevard. The wider development has been conceived around the relationship between urban convenience and outdoor living, with residences overlooking landscaped spaces while cafés, retail and dining animate the pedestrian-friendly boulevard.

The residential collection provides considerable variety. Compact studios offer an accessible option for individual buyers and investors, while one- and two-bedroom apartments cater to professionals, couples and smaller households. Three-bedroom apartments and townhouses provide substantially more living space, while larger three- and four-bedroom penthouses create a premium option for buyers seeking expansive residences within the community. Published floor plans extend beyond 4,000 sq. ft. for selected four-bedroom penthouses.

Homes have been designed to maximize natural light and openness, with the wider Boulevard Park concept placing particular emphasis on views toward landscaped surroundings and the central park. The combination of modern architecture, balconies and green outlooks gives the project a more relaxed residential character despite its proximity to Sheikh Zayed Road.

Lifestyle is one of Boulevard Park's strongest selling points. Residents will have direct access to the community's **Central Park**, with walking, jogging and cycling trails supporting an active outdoor lifestyle. Landscaped courtyards, wellness zones, swimming pools, fitness facilities and children's play areas complement the green surroundings. Family lounges and barbecue spaces provide settings for social occasions, while a dedicated dog park and sports facilities add further variety.

The boulevard itself introduces cafés, retail and outdoor dining close to the residences, creating an environment where everyday conveniences are integrated into the neighbourhood. Festival Plaza, with IKEA and ACE, is also nearby, while Ibn Battuta Mall provides another major shopping and entertainment destination.

Connectivity is a particularly important advantage for **Boulevard Park 1 at Wasl Gate**. The development sits just off Sheikh Zayed Road and between Ibn Battuta and Energy Metro stations, with Wasl placing Energy Metro Station approximately one minute away. Festival Plaza is around five minutes away, Expo City approximately 10 minutes, Al Maktoum International Airport around 15 minutes and Dubai Marina approximately 20 minutes, subject to traffic.

For end-users, this combination of Metro access, green spaces, retail, recreation and multiple property configurations creates a compelling environment for long-term living. Families gain access to larger homes and outdoor facilities, while professionals can benefit from straightforward connections towards Dubai Marina, JLT, Expo City and other employment districts.

For investors considering **apartments for sale in Wasl Gate**, Boulevard Park 1 combines a recognized master community with direct public transport access and proximity to Sheikh Zayed Road. The broad unit mix also allows buyers to target different tenant profiles, from individuals seeking studios and one-bedroom apartments to families requiring larger homes.

Overall, **Boulevard Park 1 by Wasl** brings together park-side living, Metro connectivity and the convenience of a master-planned Dubai community, creating a distinctive choice for buyers seeking an **off-plan property in Dubai** for investment or personal use.

Why Buy Boulevard Park 1 Through A1 Properties?
With hundreds of residences and configurations ranging from studios to large penthouses and townhouses, choosing the right property in Boulevard Park 1 requires careful comparison. A1 Properties can help buyers evaluate available units according to layout, size, floor, orientation, park or community views, price per square foot and payment structure.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance to both investors and end-users navigating Dubai's real estate market. Investors can compare acquisition prices, unit positioning, rental considerations and future resale opportunities, while end-users can focus on

practical factors such as usable living space, privacy, floor level, outdoor areas and proximity to community facilities.

Our advisors can provide end-to-end support throughout the transaction, including property selection, negotiation, reservation, documentation, financing assistance and ownership transfer. A1 Properties can also assist owners with leasing and future resale, providing continuity throughout the property's ownership cycle.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10%	**50%**	**40%**
Down Payment	During Construction	On Handover

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