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OFF PLAN

Erin

Location: City Walk, Dubai

Starting From: AED 1,590,000

Permit No: 2

Erin

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Meraas	**Apartments & Penthouses**	**Q2 2026**	**70/30**	**Off Plan**

ABOUT THE PROJECT

Erin at Central Park, City Walk is a premium residential development by **Meraas**, positioned within the landscaped Central Park district of City Walk. The project combines contemporary urban residences with direct access to one of central Dubai's largest park-oriented residential environments.

The residential collection consists primarily of **1, 2 and 3-bedroom apartments**, complemented by a limited selection of significantly larger **4-bedroom penthouses**. This creates a broad range of options, from relatively compact premium apartments to large-format residences designed for family living.

Erin's architecture follows the contemporary aesthetic established throughout Central Park at City Walk, with extensive glazing, balconies and terraces designed to connect the residences with the surrounding landscaped environment.

The project's most important differentiator is its setting within **Central Park at City Walk**. Rather than being surrounded primarily by roads and neighbouring towers, residents have access to a substantial landscaped park containing pedestrian pathways, green spaces and recreational facilities.

The wider Central Park community spans approximately **516,000 sq. m.**, with around **200,000 sq. m. of green space**, creating an unusually landscape-intensive environment for such a centrally located Dubai residential development.

Residences are designed around open-plan living areas, natural light and views toward landscaped parkland or the surrounding Dubai skyline. Larger apartments incorporate substantial balconies and terraces, while the penthouse collection offers considerably more indoor and outdoor living space.

The wider community amenity offering includes **swimming pools, fitness facilities, running and jogging tracks, children's play areas, sports courts, outdoor gym facilities, picnic areas, landscaped lawns and social spaces**.

Residents also benefit from City Walk's established retail and lifestyle infrastructure, including restaurants, cafés, shops and entertainment destinations. This combination of private residential amenities and a walkable mixed-use neighbourhood distinguishes Erin from many standalone apartment developments.

Location is one of the project's strongest advantages. City Walk provides convenient access to **Downtown Dubai, DIFC, Jumeirah and Sheikh Zayed Road**, placing residents close to major employment and lifestyle destinations while maintaining a lower-density residential setting.

Erin originally launched from approximately **AED 1.59 million**, giving buyers access to the Central Park community at a substantially lower price than current resale values in many of its completed or near-completed buildings.

The original payment plan was **70/30**, with instalments made during construction and the remaining **30% due around completion**. Current buyers acquiring resale properties should instead evaluate the actual seller price, transfer costs and any outstanding developer balance.

The project was scheduled for **Q2 2026**. As of August 2026, Erin is in the **completion/handover stage**, so it should no longer be presented simply as a conventional early-stage off-plan launch. For individual listings, actual unit handover and title-deed status should be confirmed before describing a specific property as ready.

From an investment perspective, Erin combines **Meraas development, a central City Walk address, substantial surrounding parkland and relatively limited premium residential supply**. Its near-ready status also removes much of the construction-duration exposure associated with projects scheduled for delivery several years into the future.

Individual apartments should be compared according to **building, floor, exact square footage, park or skyline orientation, terrace area and acquisition price per square foot**. Park-facing residences may occupy a different pricing segment from apartments with more internal or urban views.

The four-bedroom penthouses should be analysed separately from standard apartments because their size, outdoor areas, scarcity and target buyer profile are materially different.

Why Buy Erin Through A1 Properties?

Purchasing **Erin at Central Park, City Walk** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare available residences according to floor, square footage, park views, terrace size, price per square foot and handover status. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also benchmark Erin against other premium developments throughout Central

Park and the wider City Walk community.

For investors, our advisors can assess **current transaction pricing, park-view premiums, rental positioning, competing supply and potential resale performance**. For end-users, the selection process can focus on usable living space, outdoor areas, privacy, park access and proximity to Downtown Dubai, DIFC and Jumeirah.

From property selection and negotiation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

10%	**60%**	**30%**
Down Payment	During Construction	On Handover

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