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OFF PLAN

The Central Downtown

Location: Arjan, Dubai

Starting From: AED 943,272

Permit No: 2

The Central Downtown

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Aqua Properties	**Apartments**	**Q1 2028**	**25/75**	**Off Plan**

ABOUT THE PROJECT

The Central Downtown is a large-scale mixed-use development by **AQUA Properties** in Arjan, bringing contemporary residences, extensive lifestyle amenities and integrated retail together within one destination. Comprising a collection of striking residential towers, the development offers studios and one-, two- and three-bedroom apartments designed for buyers seeking modern urban living in an increasingly established part of Dubailand.

One of the defining qualities of **The Central Downtown by AQUA Properties** is its scale. Rather than functioning as a conventional standalone apartment building, the project has been conceived as an integrated lifestyle destination where homes, leisure facilities, landscaped spaces and retail conveniences come together. The developer highlights more than **200,000 sq. ft. of integrated amenities**, creating a substantial recreational environment for residents.

The residences span a broad selection of layouts, from efficient studios suited to professionals and investors to spacious three-bedroom homes for families. Contemporary interiors use a refined palette of neutral and earthy tones, while equipped kitchens and functional living spaces are designed for practical everyday use. Large windows and private outdoor areas in selected layouts help introduce natural light and create a stronger connection between the residences and their surroundings.

Lifestyle facilities are a major attraction. The development incorporates swimming pools, fitness facilities, jogging areas and dedicated spaces for yoga and wellness. Recreational options extend to padel tennis, basketball, table tennis, a golf simulator and rock climbing, providing residents with a diverse selection of

activities within the community.

Families are equally well catered for, with children's play areas and social spaces complementing the wider leisure offering. More distinctive amenities include an outdoor cinema, wave pool, dog park, barbecue areas, organic farm, landscaped gardens and relaxation spaces. Co-working and business facilities also make the development particularly relevant to professionals and residents following hybrid working lifestyles.

The project's **Arjan location** adds another dimension to its appeal. Arjan has developed into a well-connected residential district with supermarkets, healthcare, schools, restaurants and other everyday conveniences available within and around the community. Major attractions including **Dubai Miracle Garden** and **Dubai Butterfly Garden** are nearby, while Dubai Autodrome and the wider Motor City area are also easily accessible.

Connectivity to the rest of Dubai is supported by access to **Umm Suqeim Street** and **Sheikh Mohammed Bin Zayed Road**, allowing residents to reach destinations such as Dubai Hills Estate, Mall of the Emirates, Business Bay, Downtown Dubai, Dubai Marina and the city's major employment districts.

For end-users, The Central Downtown combines apartment living with an unusually extensive range of on-site facilities, reducing the need to leave the development for everyday recreation and wellness. The range of apartment sizes also makes it relevant to everyone from individual professionals to families seeking more substantial accommodation.

For investors considering **apartments for sale in Arjan**, the development offers a diverse unit mix in an established freehold location with strong road connectivity. Studios and one-bedroom residences can address demand from professionals and couples, while larger apartments broaden the potential tenant and resale audience. Its integrated amenities and retail component further differentiate The Central Downtown within the wider Arjan market.

For buyers searching for a lifestyle-focused **off-plan property in Dubai**, The Central Downtown offers the combination of scale, extensive amenities, contemporary residences and an increasingly mature location.

Why Buy The Central Downtown Through A1 Properties?
With more than a thousand residences across the development and a wide range of layouts, selecting the right property in The Central Downtown requires careful comparison. A1 Properties can help buyers assess available apartments according to layout, size, floor, orientation, views, price per square foot and payment structure, helping identify properties that match specific lifestyle or investment objectives.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance for investors and end-users navigating Dubai's property market. Investors can compare entry prices, apartment configurations, rental positioning and future resale considerations, while end-users can focus on factors such as usable space, floor level, privacy, views and long-term suitability.

Our advisors can provide end-to-end assistance throughout the transaction, including property selection, negotiation, reservation, documentation, financing support and ownership transfer. Following completion,

A1 Properties can also assist 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

5%	20%	75%
Down Payment	During Construction	On Handover

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