

Aqua The Central Downtown

arjan, Dubai

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The Central Downtown by Aqua Properties is the pinnacle of luxurious living, located in the heart of Arjan, Dubai. It features luxury edition studios to 3-bedroom apartments across four distinctive towers – A, B, C, and D. This multi-building complex spans nearly 7 acres, offering unmatched visibility and accessibility within the Arjan community.

Key Highlights:

- **Residential Options:** Luxury studios, 1, 2, and 3-bedroom apartments.
- **Distinctive Towers:** Four towers (A, B, C, and D) forming a unique multi-building complex.
- **Prime Location:** Strategically located at the crossroads of Sheikh Mohammed Bin Zayed Road and Umm Suqeim Street.
- **Connectivity:** Easy access to major highways and proximity to key areas like Dubai Motor City, Dubai Sports City, and Jumeirah Village Circle.

Nearby Amenities:

- **Shopping:** Close to Spinneys, Ace Hardware, and luxury shopping outlets.
- **Healthcare:** Nearby reputable healthcare facilities such as Park View Mediclinic.
- **Entertainment:** Optimal access to leisure destinations.

Design and Layout:

- **Privacy and Convenience:** Thoughtful design ensures privacy for residents with distinct access points for the mall and residential areas.
- **Generous Land Area:** Spread across 300,000 sq. ft. of land.
- **Extensive Amenities:** Over 200,000 sq. ft. of amenities integrated seamlessly within the development.

Location Benefits:

- **Optimal Connectivity:** Nestled in Arjan, Dubailand, with access to Dubai Hills, Arabian Ranches,

JVC, and Sheikh Zayed Road.

- **Urban Living:** Elevated urban living with a blend of modern amenities and convenience.

Payment Plan:

- **Flexible Payment Options:** Transparent and flexible payment plans making sophisticated urban living accessible to a diverse range of residents.

The Central Downtown by Aqua Properties offers a luxurious living experience in Arjan, Dubai, with its contemporary apartments, strategic location, and extensive amenities. With a focus on privacy, convenience, and a holistic lifestyle, this development sets a new standard for urban living in Dubai.

Category	Unit Type	Floor Details	Sizes	Type
Tower A to Tower D Studio	Type 1 toType 3	483.30Sq Ft to 551.12 Sq Ft	Sq Ft	Apartment
Tower A to Tower D 1 Bedroom	Type 1 toType 7	675.66Sq Ft to 1020.43 Sq Ft	Sq Ft	Apartment
Tower A to Tower D 2 Bedrooms	Type 1 toType 9	1123.76Sq Ft to 1455.29 Sq Ft	Sq Ft	Apartment
Tower A to Tower D 3 Bedrooms	Type 1	2224.92Sq Ft to 2244.52 Sq Ft	Sq Ft	Apartment

Overview

Listing Type: Newly Launched Properties	Property Type: Apartment	Possession Date: Q2 – 2027
County: United Arab Emirates	City: Dubai	Pin code: 465 – 2225
Super Built-up Area: 465 – 2225sq.ft	Configuration (BHK): 1,2,3	Sale price: ₹1.1 Cr Onwards
UAE Sale Prices: AED0.5 M Onwards		

Amenities

- ✓ Lift
- ✓ Pool
- ✓ Parking
- ✓ Gymnasium
- ✓ CCTV
- ✓ Power Backup
- ✓ Park/Garden
- ✓ Security
- ✓ Multiple Purpose Court
- ✓ Play Area

Distances

Healthcare 0.6km Restaurant 0.8km School 1.0km Mall 1.6km



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