



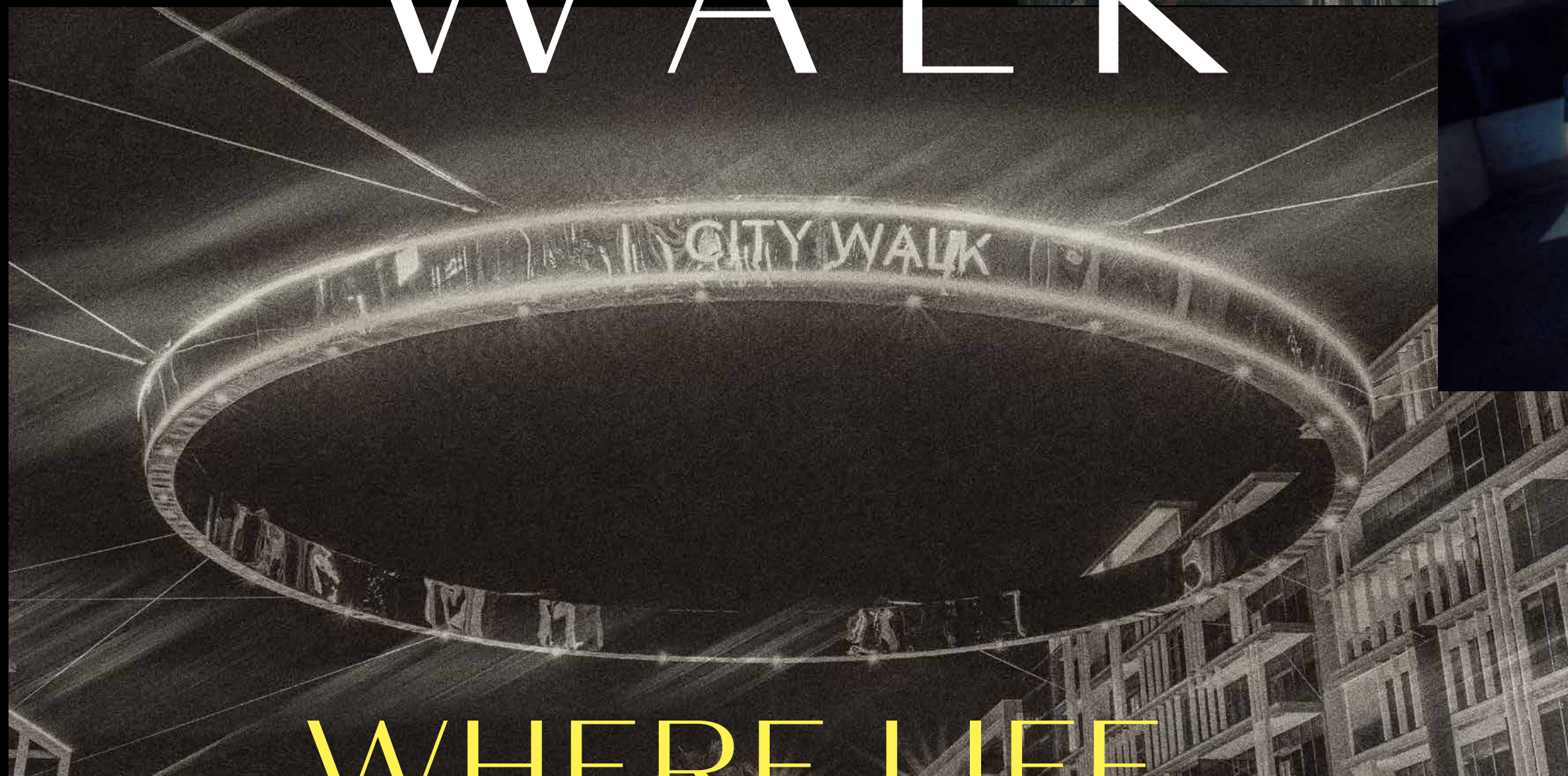
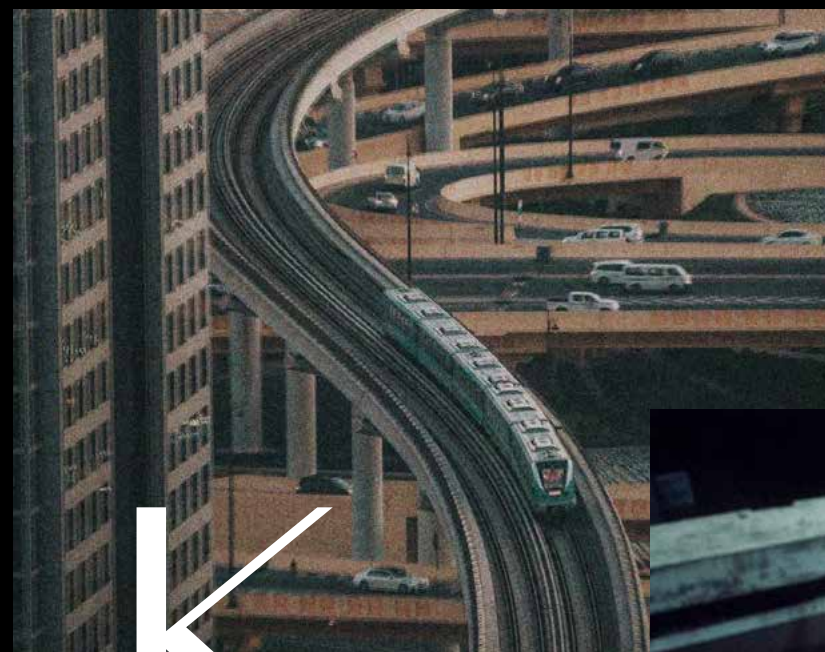
# CITY WALK

C R E S T L A N E





# CITY WALK



WHERE LIFE  
IS LIVED FULLY

City Walk is a creative lifestyle space to live, work, and play in the heart of Dubai. This upscale destination boasts a fusion of international retail offerings, gourmet restaurants, luxurious residences, and hotels, blending cutting-edge design with modern conveniences.

Drawing inspiration from the vibrancy of urban living and easy connectivity, City Walk has evolved into one of the city's most distinguished and recognisable neighbourhoods.



# DIVE INTO



At City Walk Crestlane, every corner pulses with energy, and every moment invites you to embrace the beat of the city and the calm of waterside living, creating an experience as dynamic and unique as you are. It's a new vibe. It's a new space. It's a new story.

# THE CITY'S RHYTHM





# LET WATER SHAPE

Water isn't just a feature at City Walk Crestlane, it's the essence of this masterfully designed community. Every building faces the water, making it the first thing you see, and the last thing you think about.

From tranquil reflections to gentle ripples, water flows through every corner of the community, creating an atmosphere of movement and connection. Whether you're sitting back to enjoy the view, taking a refreshing dip, or gliding through its depths, here, the water draws you into its rhythm.



# THE CITY'S BEAT





WHEN THE  
RHYTHM FLOWS  
LIFE FOLLOWS



# NEW BEATS MEET ICONIC STREETS

City Walk Crestlane offers seamless access to Dubai's most iconic landmarks and destinations. Just 10 minutes from the pristine shores of Jumeirah Beach and 5 minutes from the vibrant energy of Downtown Dubai, this prime location connects you to the city through major highways and road networks.

From breathtaking views of Dubai's glittering skyline to the tranquil expanse of the Arabian Gulf, this is a home where the best of both worlds meet. Here, city energy merges with peaceful, refreshing spaces, placing everything you love within reach, right in the heart of City Walk.

2

MINUTES FROM  
CITY WALK MALL

3

MINUTES FROM  
SHEIKH ZAYED ROAD

7

MINUTES FROM  
JUMEIRAH BEACH

15

MINUTES FROM  
DXB AIRPORT

7

MINUTES FROM  
DUBAI MALL

11

MINUTES FROM  
DIFC

## CITY WALK CRESTLANE



AL WASL ROAD

SHEIKH ZAYED ROAD

AL KHAIL ROAD



J1 BEACH

COCA-COLA  
ARENA



BURJ KHALIFA



MEYDAN RACECOURSE



# EVERY CORNER SPEAKS URBAN PULSE



01 - WATER FEATURES  
02 - SWIMMING POOLS  
03 - SPORTS COURTS  
04 - KIDS' PLAY AREAS

05 - JOGGING TRACKS  
06 - CYCLING TRACKS  
07 - OUTDOOR FITNESS STATIONS  
08 - COMMUNITY HUBS

09 - EVENT LAWNS  
10 - YOGA AND EXERCISE LAWNS  
11 - LAWNS WITH SEATING SPACE  
12 - SUNKEN SEATS

13 - WATER CINEMA  
14 - PET PARK

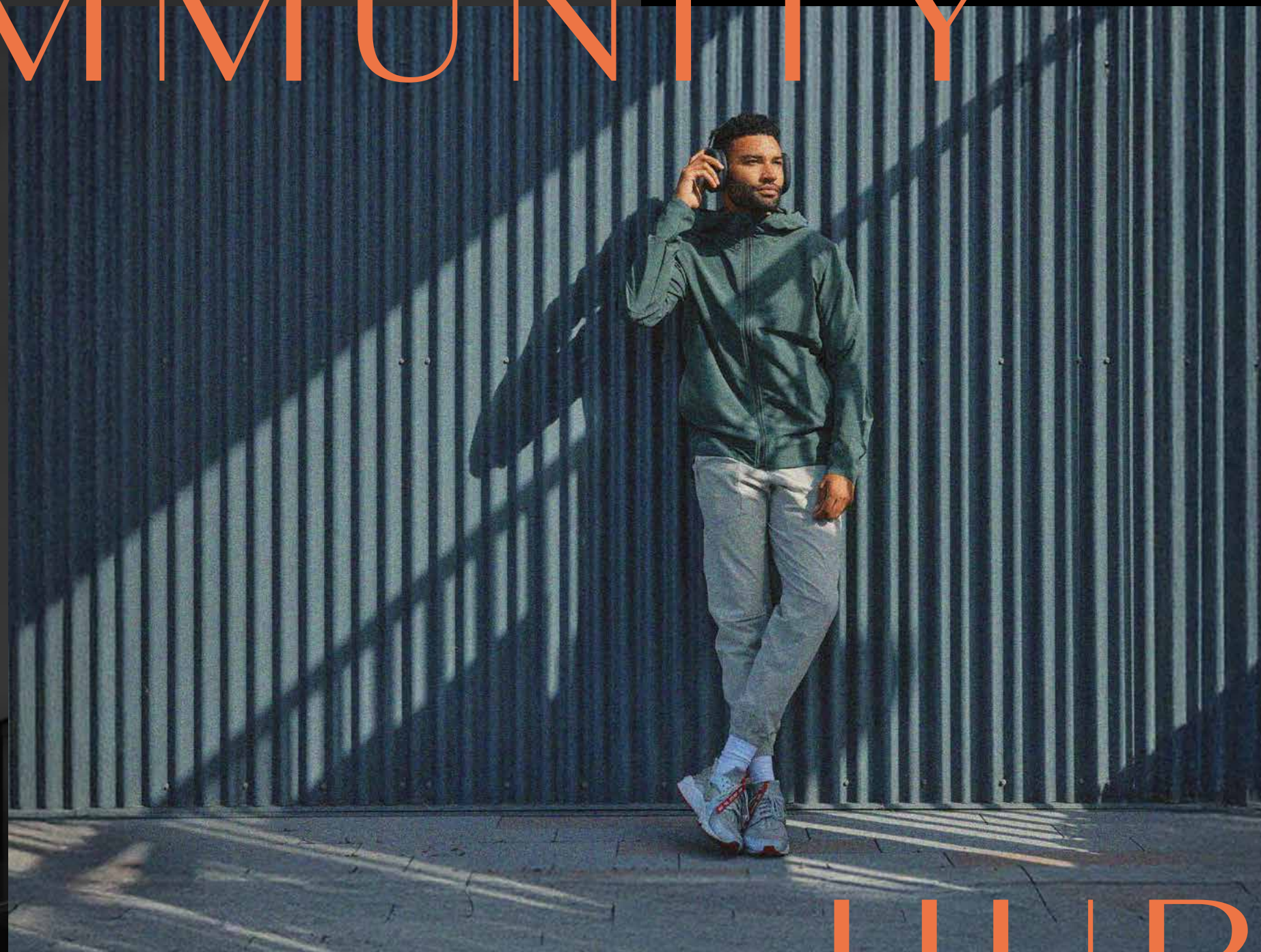


NEW  
ENERGY

ENDLESS  
POSSIBILITIES



COMMUNITY



HUBS



# TRAINING STUDIO

The Cardio Space fuels high-energy workouts with cutting-edge equipment, all set against the serene water view. Meanwhile, the Weights Area is designed to push your limits, featuring the latest fitness tech in a space built for strength and power.





# YOGA STUDIO



The Yoga Studio is your calm within the storm—a serene escape where panoramic glass walls frame tranquil water views, inviting you to unwind, breathe, and find your balance in perfect harmony.





# COMMUNITY LOUNGE

The Community Lounge is a multipurpose space that effortlessly blends indoor and outdoor, featuring a sunken seating area overlooking the pool and waterscape.

Whether you're relaxing, socialising, or creating moments that matter, this is your space to make it happen, with views that inspire and vibes that energise.



# COLLABORATIVE SUITE



The Collaborative Suite isn't just a workspace—it's the perfect fusion of productivity and peace, featuring modern workstations and expansive windows with uninterrupted water views to keep your creativity flowing and your vibe perfectly balanced. This space also offers a library, providing a quiet retreat for reading when you need a break, making it the ideal environment to focus, collaborate, and create.





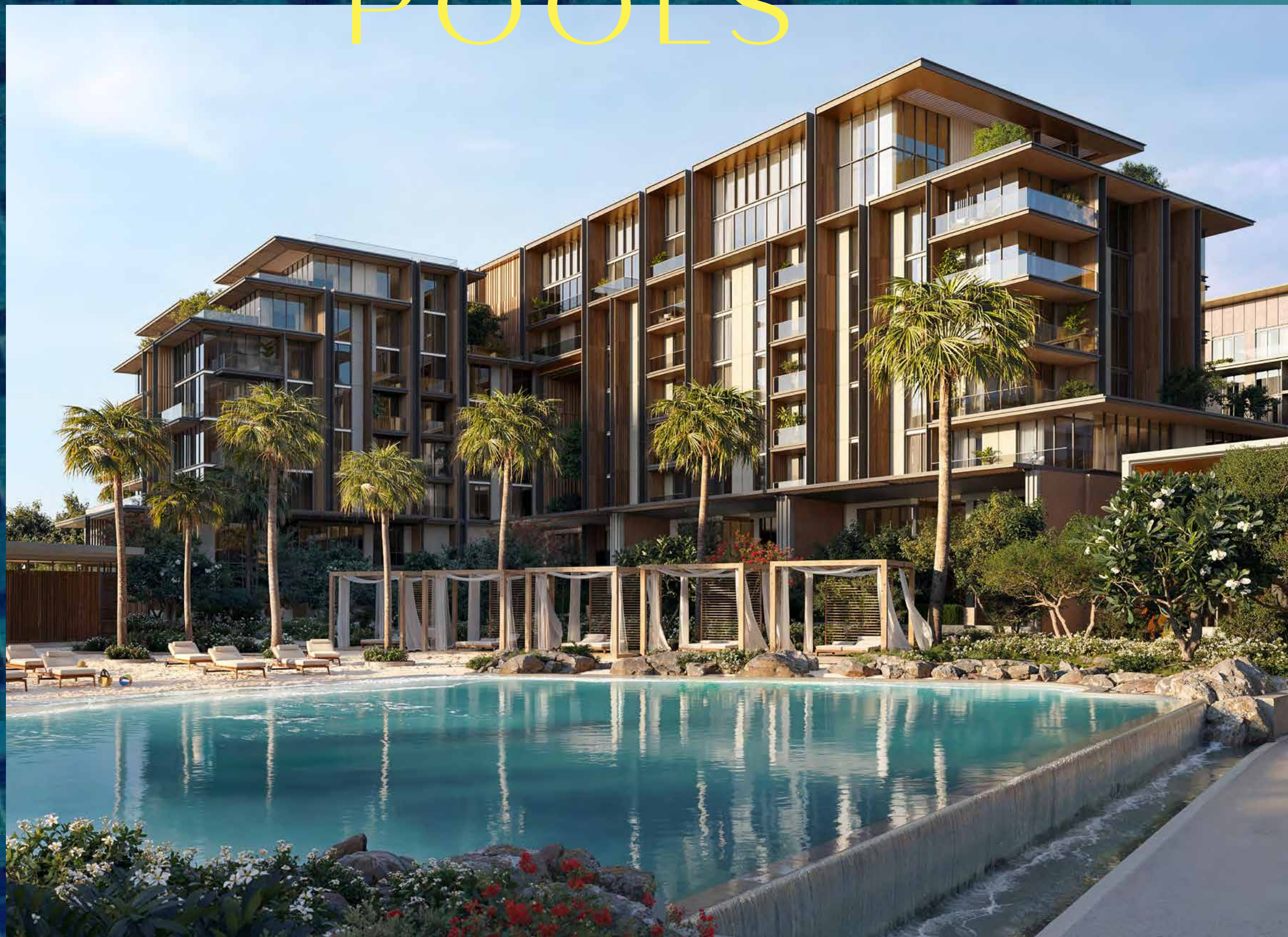
OUTDOOR

EXPERIENCES





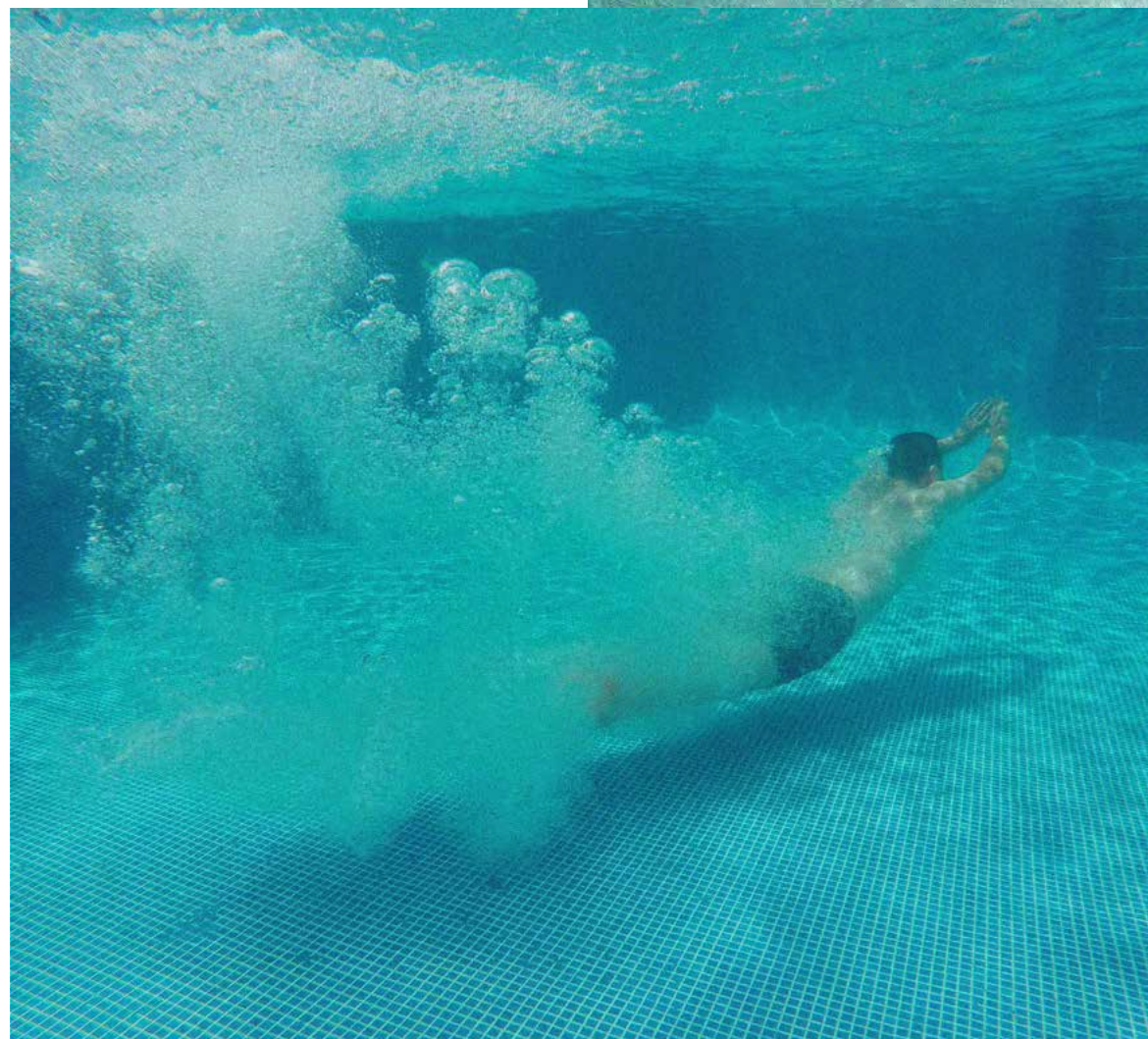
# SWIMMING POOLS



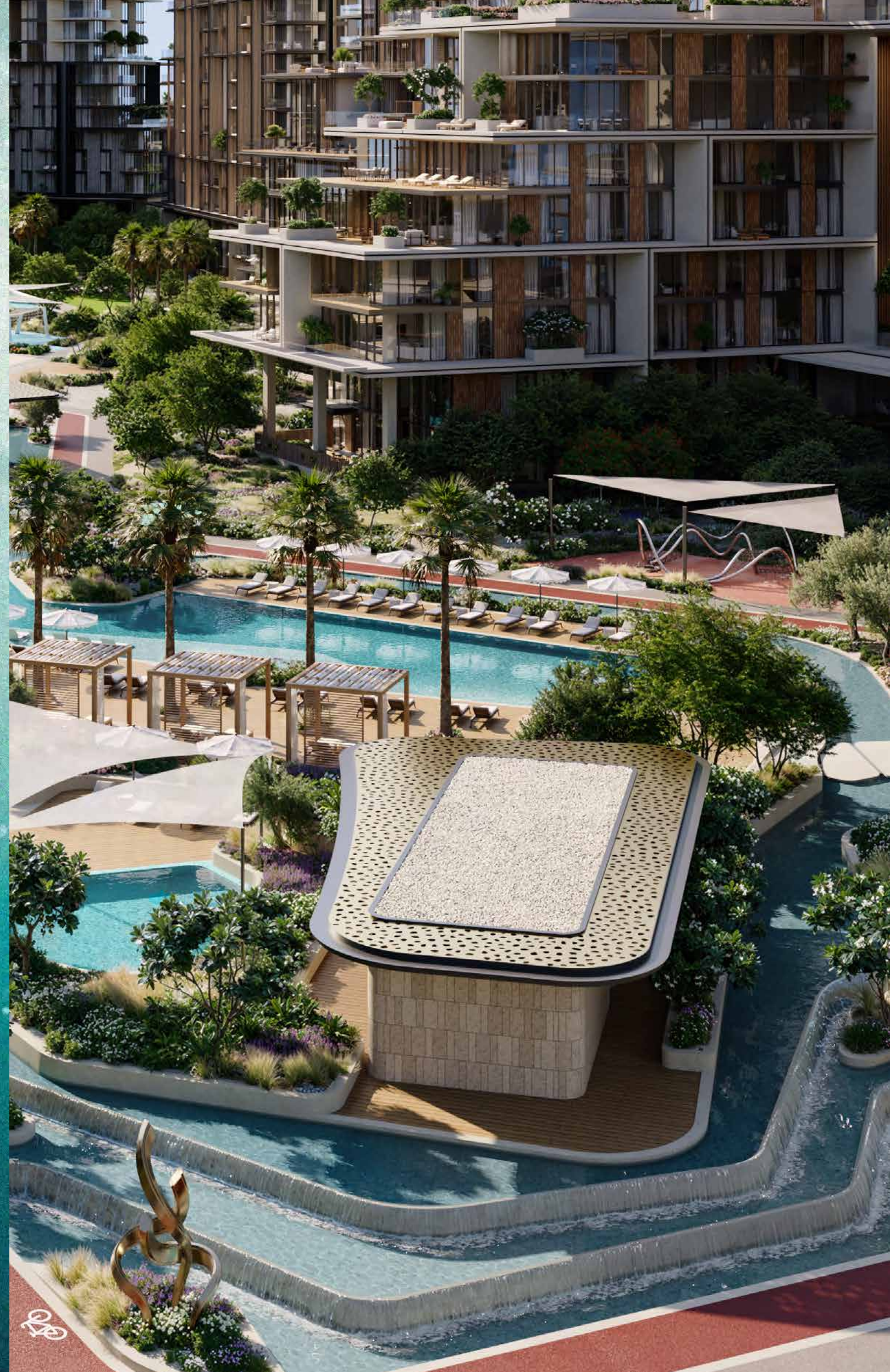
Dive into the refreshing waters, featuring infinity pools, beach-style pools, and dedicated kids' pools. Each space offers the perfect setting for residents to swim, relax, and enjoy quality time with family in a peaceful, resort-style atmosphere.



# WATER FEATURES



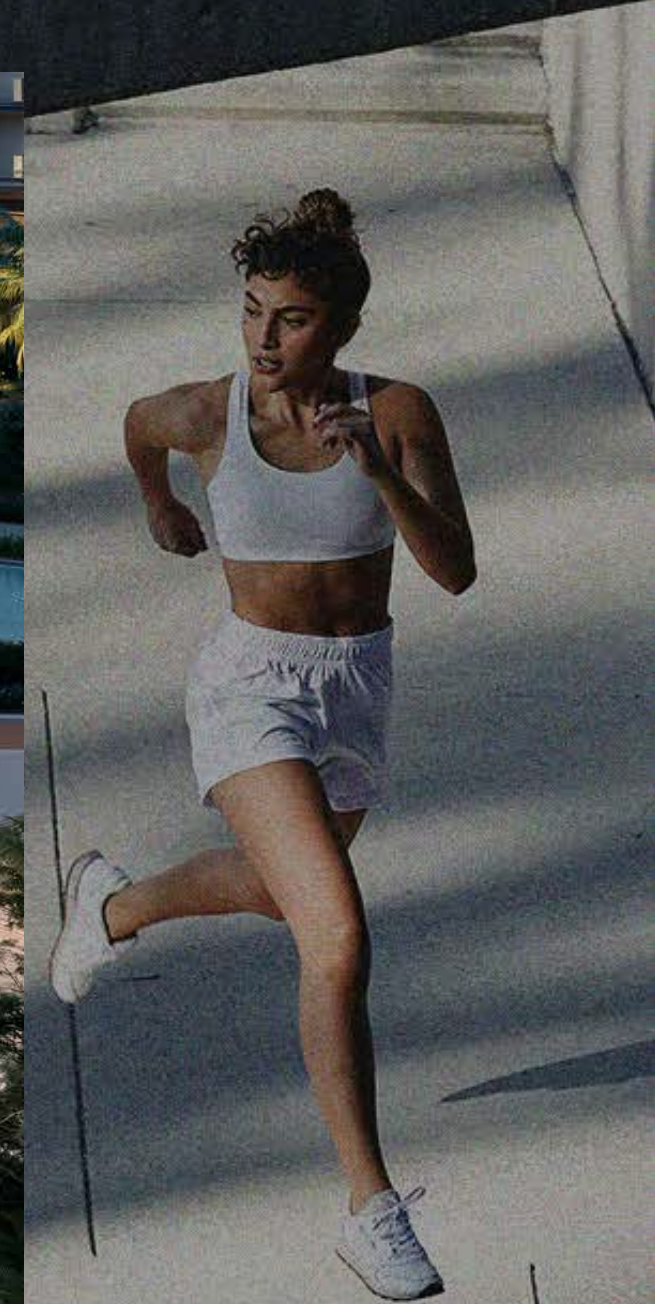
Embrace the community's  
ambiance, enhanced by  
stunning cascading water  
features that set a calming  
tone and invite relaxation  
and tranquility throughout.





Hit the winding jogging tracks that cut through lush greenery, offering the perfect route to run, walk, or just vibe with the outdoors. Dedicated cycling

lanes curve with the terrain, giving both fitness enthusiasts and casual riders a chance to enjoy the community's vibrant, natural energy.



# ACTIVE TRACKS



# SPORTS COURTS



Experience world-class Padel and Tennis Courts, where casual games meet intense competition, set in a vibrant, dynamic outdoor environment that pulses with energy.



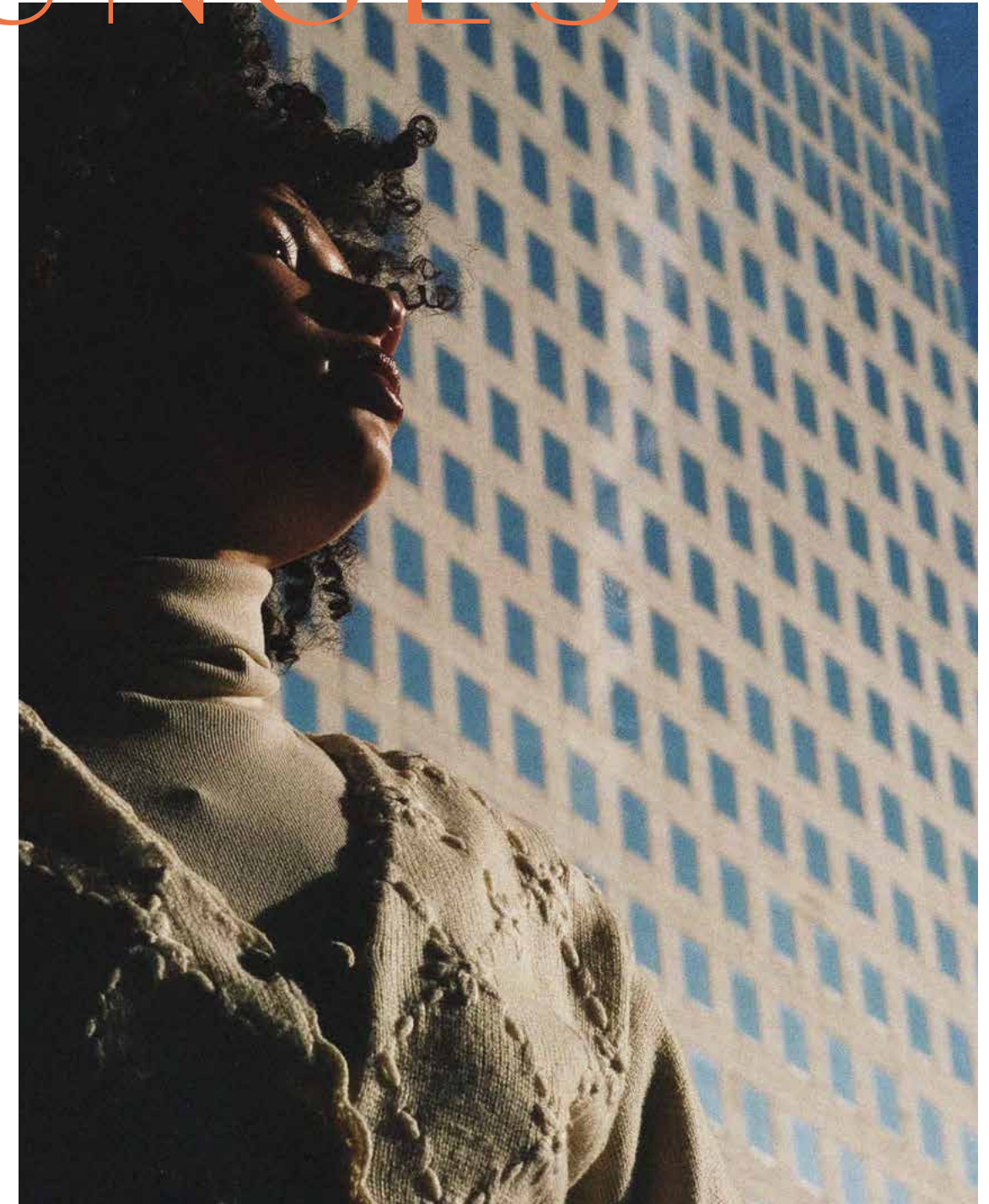
# EVENT LAWNS

Set the stage on the Event Lawns for unforgettable gatherings, from community events to exclusive celebrations, where the energy comes alive.





# SUNKEN LOUNGES



Immerse yourself in the serenity of sunken seating nestled in water, offering a peaceful retreat amidst lush surroundings.



# WATER THEATRE

CINEMA



Experience movies like never before, with a stunning waterside backdrop that takes every screening to the next level.



# PLAY AREAS



Discover an engaging corner where children can explore, play, and learn with interactive equipment and creative play zones.



A modern high-rise apartment building at dusk. The building features a mix of glass facades and vertical wooden slats. Many windows and balconies are illuminated from within, showing interior lights and some balcony furniture. In the foreground, there is a landscaped courtyard with various trees, including palm trees, and low-lying plants. A curved path leads towards a swimming pool on the right side of the image. The sky is a deep blue with some light clouds. The overall atmosphere is sophisticated and contemporary.

A NEW  
PULSE

IN THE  
CITY



CITY WALK  
CRESTLANE 2

CITY WALK  
CRESTLANE 3



AL MULIQA STREET

AL WASL ROAD

AL SAFA STREET



# NEW LAUNCH



# NEW VIBE

Introducing City Walk Crestlane 2 and 3, perfectly located in the dynamic centre of the city. These one-of-a-kind residences capture the essence of exclusivity, urban convenience, and vibrant community living, adding rhythm to your life. Each includes two mid-rise towers with direct access to water features and the park, offering an escape right in the city's core.



STEP  
OUT

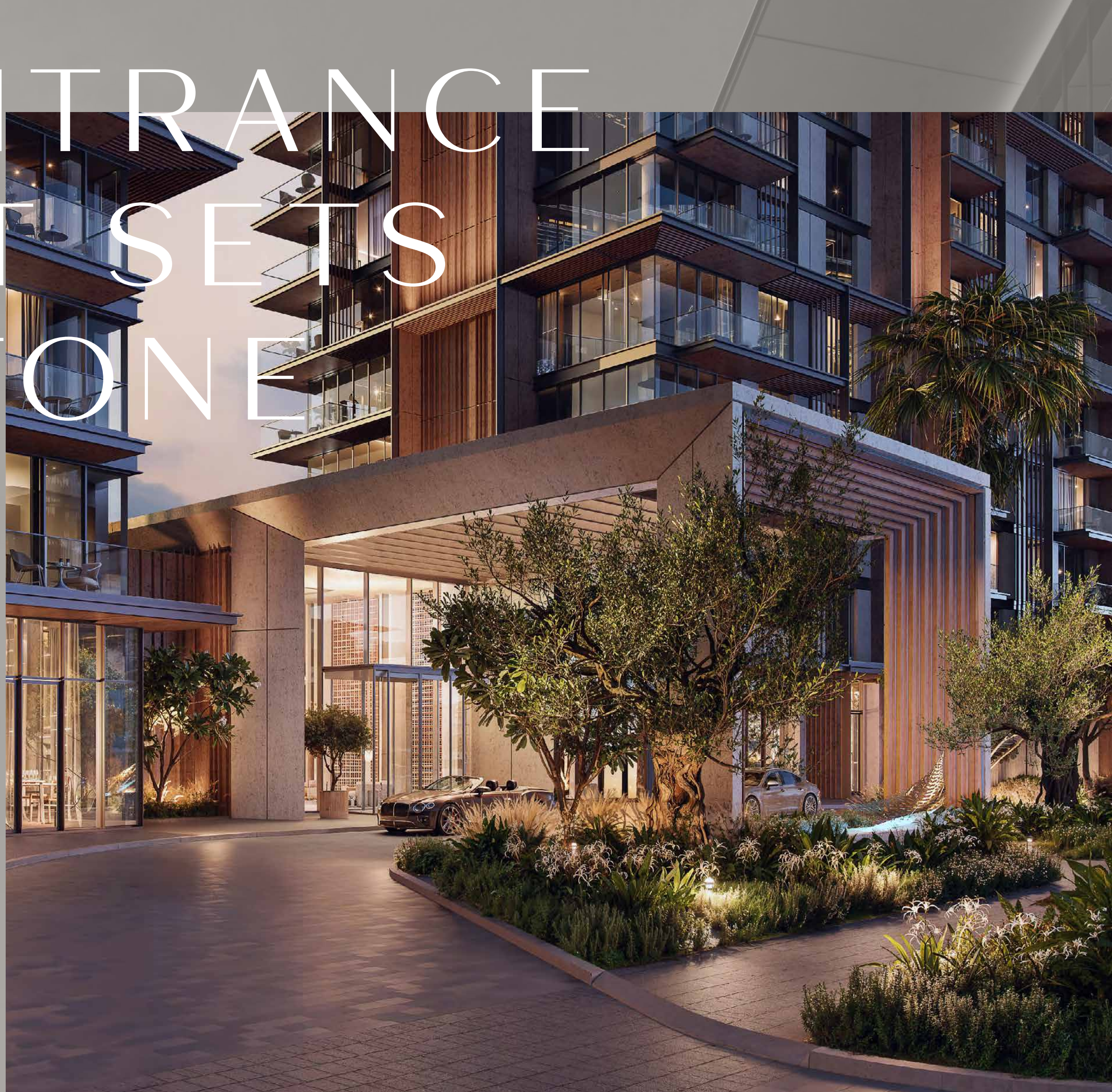


LIVE  
THE VIBE



# AN ENTRANCE THAT SETS THE TONE

Pull up to a sleek drop-off that redefines first impressions. Crafted to merge warmth with sophistication, this grand entrance sets the tone for a refined living experience from the very first step.







Step into a breathtaking double-height lobby, where the entrance itself makes a bold statement. With panoramic views of the community, this space defines the dynamic living experience that awaits.

# A STATEMENT IN EVERY DETAIL





# FEEL THE VIBE

# MOVE WITH THE CITY

Experience outdoor spaces that pulse with life and connection. These terraces are crafted for everything from wellness sessions to lively gatherings. With lush green spaces woven throughout the building, you'll

always find the perfect place to recharge or engage. At the top, the sky deck unfolds panoramic views of the Dubai skyline, bringing the city's energy right to your doorstep.





# WHERE FUN NEVER ENDS



Discover themed indoor kids' play areas in each building, designed to spark creativity

and joy. These playful rooms provide children with a safe and exciting environment to explore.



URBAN  
RESIDENCES



THAT FIT  
YOUR FLOW





# 1 TO 3-BEDROOM APARTMENTS

Experience contemporary living with park-facing and water views, enhanced by thoughtfully designed interiors. Tailored for modern lifestyles, these apartments feature high-quality finishes and spacious layouts that maximise comfort and elegance. Kitchens are sleek and practical, crafted with premium materials, while expansive bedrooms with walk-in closets offer both convenience and sophistication.













































# SIGNATURE 3 TO 4-BEDROOM APARTMENTS

Step into the signature 3 to 4-bedroom apartments, where bold design meets urban elegance. Double-height living areas lead to expansive park-facing terraces with tranquil water views, offering uninterrupted panoramas and a dramatic sense of space. Select units boast sweeping 180-degree views that bring the city's energy to life. In the 4-bedroom residences, bathrooms are enhanced with striking glass façades that flood the interiors with natural light and create a seamless connection to the city's skyline.

































# 4-BEDROOM DUPLICES

Elevate your living experience with the 4-bedroom duplex units, where every detail defines luxury. Double-height living areas flow effortlessly onto private terraces with direct park access and serene water views, blurring the lines between indoors and outdoors to create a perfect blend of style, functionality, and modern living. Exclusive private lift access from designated parking ensures privacy, while bright, expansive interiors amplify the sense of boundless space.

















CRESTLANE 2  
4-BEDROOM DUPLEXES



BATHROOM



















NEW  
SPACE

NEW  
STORY



# MERAAS



## A LEADING MASTER DEVELOPER

Meraas is dedicated to enhancing Dubai's global real estate position through a diverse portfolio of master developments, land and properties, including iconic destinations such as Port de La Mer, Bluewaters Residences, Nad Al Sheba Gardens, Nikki Beach Residences, and BVLGARI Residences, to name a few.

Meraas values sophistication and innovation to deliver exceptional residential experiences for a global clientele.





For More Information



±971 54 757 1111 | [www.11prop.com](http://www.11prop.com)  
20th Floor, Prime Tower, Business Bay, Dubai