

THE  
**CENTRAL**  
UPTOWN

By  **AQUA**  
— DEVELOPMENTS —

# Elevated Living, Perfected.

A thoughtfully designed residential tower where modern living, comfort, and convenience come together.

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# A New Standard of Urban Living

The Central Uptown is a contemporary mixed-use development in Dubai, built around wellness, convenience, and smart living.

Located in the heart of Arjan, it brings together modern residences, curated retail, and lifestyle amenities within a well-connected urban setting.

Every element is carefully planned to support comfort, functionality, and everyday living.

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# Contemporary Design with Timeless Appeal

Defined by clean lines, a refined façade, and well-proportioned balconies, The Central Uptown rises as a 28-storey elegant tower comprising 488 thoughtfully designed residences, adding a confident presence to the Arjan skyline. The architecture balances visual character with functionality, creating a form that feels modern yet enduring.

A carefully crafted vertical expression, designed to remain relevant over time.

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512 Dedicated  
Parking Spaces

Podium Level  
Amenities

Infinity Pool · Kids Pool · Gym · Zen  
Garden · Badminton Court · Golf  
Simulator · Table Tennis · Kids Play  
Area · BBQ · Outdoor Lounge

488  
Residences

· Studio  
· 1 Bedroom  
· 2 Bedroom

2 Retail  
Units

6 Passenger  
Lifts & 1 Service  
Lift

# An Entrance That Sets the Tone

A striking glass atrium creates a welcoming and memorable arrival experience. Thoughtfully planned circulation and dedicated access points ensure clarity, privacy, and comfort from the moment residents and visitors arrive.



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# Live Beautifully



# Homes Designed for Modern Life



The Central Uptown offers a collection of studio, one-bedroom, and two-bedroom apartments, thoughtfully planned to maximise space, light, and everyday comfort. Clean layouts and contemporary detailing create homes that feel open, practical, and refined.

## Residence Highlights

- Studio, one-bedroom, and two-bedroom layouts
- Floor-to-ceiling glass windows for enhanced natural light
- Private balconies extending the living space outdoors
- Well-planned interiors with efficient use of space

# Interiors That Whisper Luxury

The interiors at The Central Uptown are designed with a focus on comfort, quality, and contemporary style. Carefully selected materials and refined detailing create spaces that feel calm, modern, and welcoming.

## **Interior Highlights**

- Contemporary modern interior design
- High-end finishes throughout
- Curated material palette
- Designed for comfort and durability



# Designed for Everyday Ease

Each residence features a modern kitchen fitted with built-in appliances by Teka, seamlessly integrated into the overall design. Clean finishes and practical layouts ensure a refined and efficient cooking environment.

- Built-in kitchen appliances by Teka
- Contemporary cabinetry and finishes
- Practical layouts for daily use
- Clean, clutter-free design



**TEKA**

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# Your Space. Your Style.

Residents can choose between light and dark interior themes, allowing each home to reflect individual preference and lifestyle. Both palettes are curated to complement the architecture while offering distinct atmospheres.

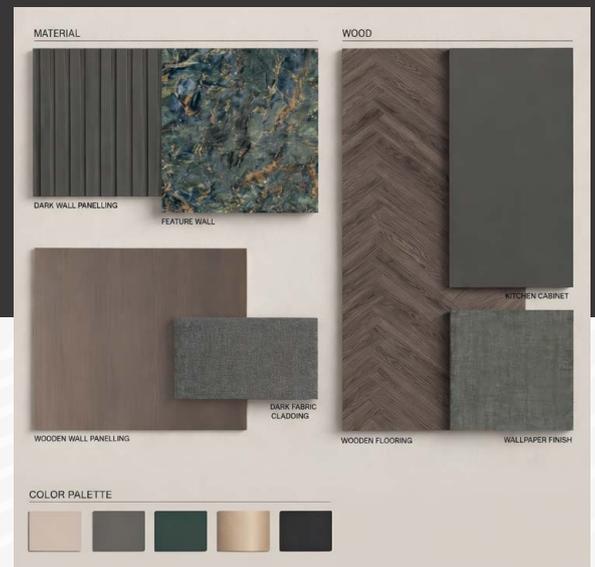
## Light Theme

Bright tones and soft finishes that enhance openness and calm.



## Dark Theme

Rich textures and warm contrasts for a refined, contemporary feel.



# Wake to the Rhythm of Light



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# Lifestyle Layer Designed Around You



The podium level at The Central Uptown is designed as a landscaped lifestyle zone where wellness, leisure, and social spaces come together. Thoughtfully planned as an extension of everyday living, it offers residents a balanced environment that encourages movement, relaxation, and connection.

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A central space where daily routines unfold naturally, surrounded by greenery and open-air experiences.



Infinity Pool



Kids Pool



Fully Equipped Gym



Zen Garden



Badminton Court



Golf Simulator



Table Tennis



Kids Play Area



BBQ Area



Outdoor Seating & Lounge Areas

# Where the Day Slows Down

A serene Infinity Pool designed for relaxation,  
open views, and moments of escape.



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# Designed to Move You

A modern fitness space equipped for strength training, cardio, and everyday wellness.



# A Quiet Space to Breathe

A landscaped Zen garden offering a calm  
retreat from the pace of the city.



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# Play. Focus. Unwind.

A dedicated recreation zone designed  
for active play, friendly competition, and  
mindful breaks.



# Space to Play. Space to Grow.



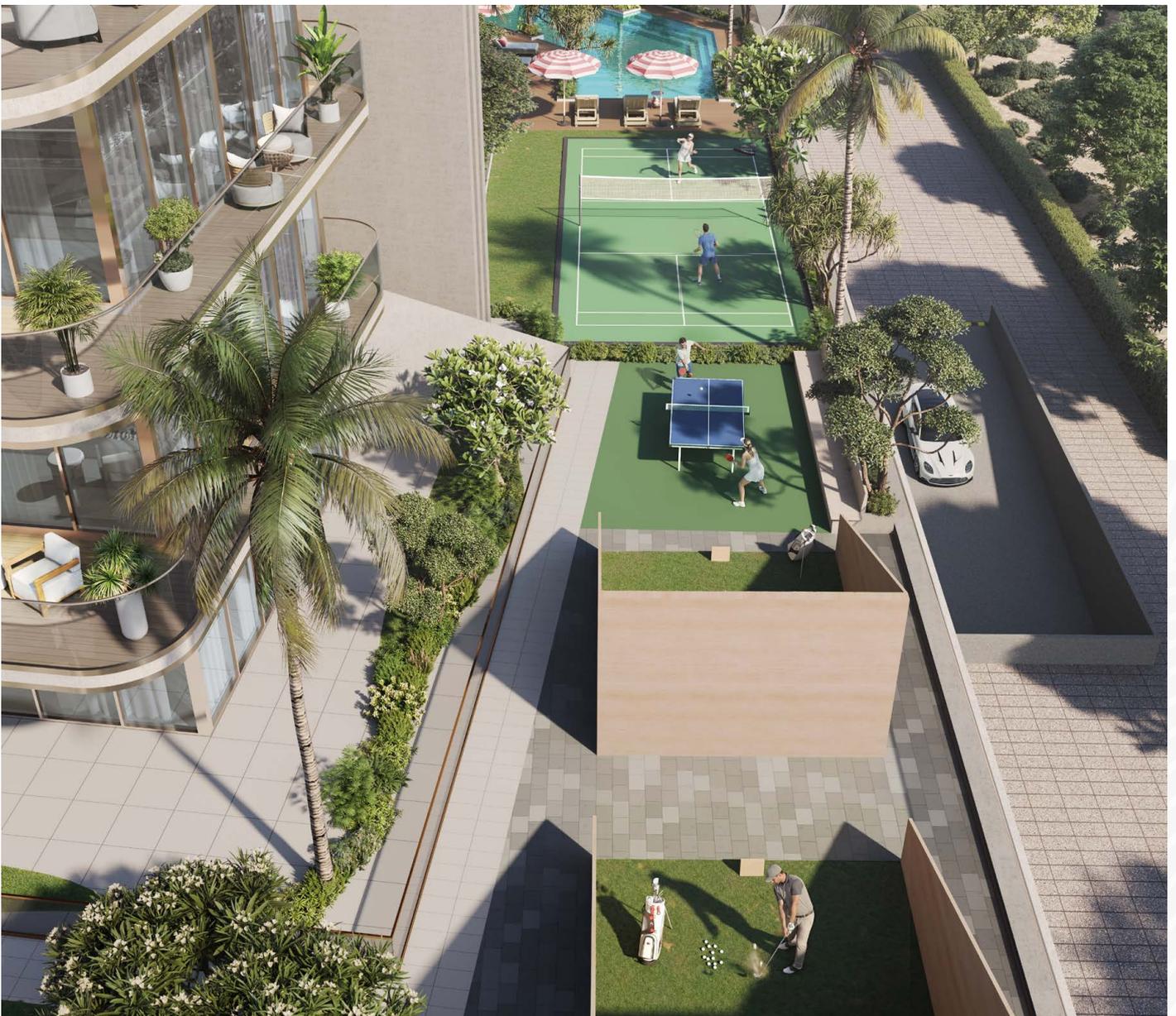
A safe and engaging outdoor play area  
designed to encourage activity, imagination,  
and social interaction.

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# Gather Under Open Skies

Thoughtfully designed outdoor spaces for casual dining,  
social moments, and relaxed evenings.



# Seamlessly Connected. Perfectly Placed.

Set within Arjan, The Central Uptown enjoys excellent access to Dubai's key destinations while remaining surrounded by established residential communities. Major road networks, healthcare facilities, retail, and leisure destinations are all easily accessible.

A location defined by everyday convenience and effortless connectivity.

# THE CENTRAL UPTOWN

5 mins

Dubai Miracle and Butterfly Garden

5 mins

Mediclinic Parkview Hospital

10 mins

Dubai Autodrome and Go Kart Track

10 mins

Safa Community School

10 mins

Kings School Al Barsha

10 mins

Dubai Polo and Equestrian

20 mins

Mall of the Emirates

20 mins

Souk Madinat Jumeirah

20 mins

Palm Jumeirah

20 mins

The Beach - JBR

20 mins

Burj Khalifa, Downtown

25 mins

Al Qudra Cycling Track

30 mins

Dubai International Airport

30 mins

Al Maktoum International Airport

## Location Map

- 1 Dubai Autodrome and Go Kart Track
- 2 Dubai Miracle and Butterfly Garden
- 3 Safa Community School
- 4 Mediclinic Parkview Hospital
- 5 Kings School Al Barsha
- 6 Dubai Polo and Equestrian
- 7 Al Qudra Cycling Track
- 8 Mall of the Emirates
- 9 Souk Madinat Jumeirah
- 10 Palm Jumeirah
- 11 The Beach - JBR
- 12 Burj Khalifa, Downtown
- 13 Dubai International Airport
- 14 Al Maktoum International Airport

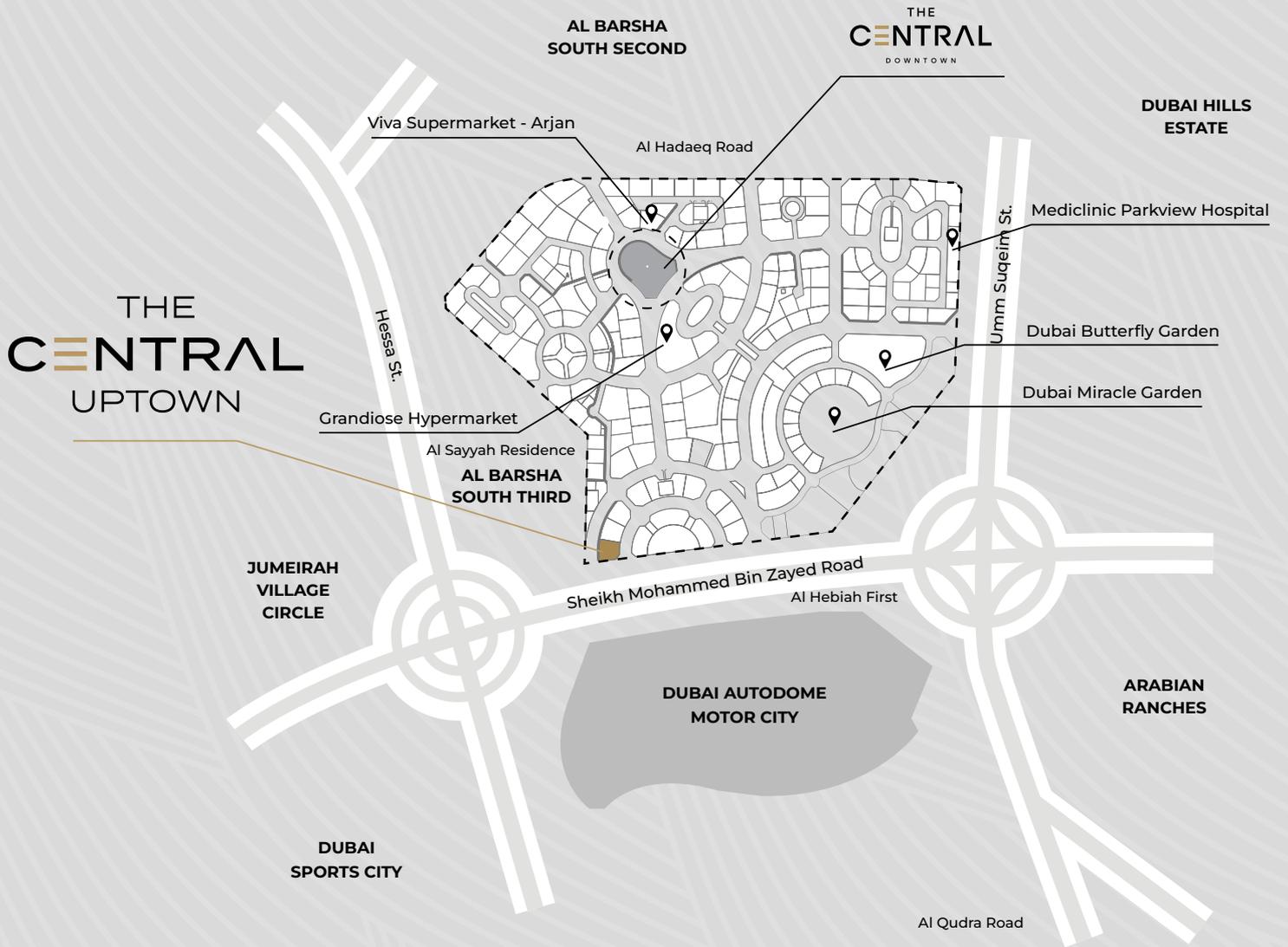


# ARJAN – At The Crossroads of Life

A well-connected neighborhood where calm living meets everyday convenience.

The Central Uptown is located in the heart of Arjan, a well-established residential district known for its greenery, accessibility, and modern infrastructure. Home to Dubai Miracle Garden and Dubai Butterfly Garden, the area offers a relaxed environment defined by open spaces and lifestyle attractions.

With close proximity to Dubai Hills Mall, healthcare facilities, and major business hubs, and direct access via Sheikh Mohammed Bin Zayed Road and Umm Suqeim Street, Arjan provides seamless connectivity to Dubai Hills, Arabian Ranches, and Jumeirah Village Circle.



# Award-Winning Real Estate Developer



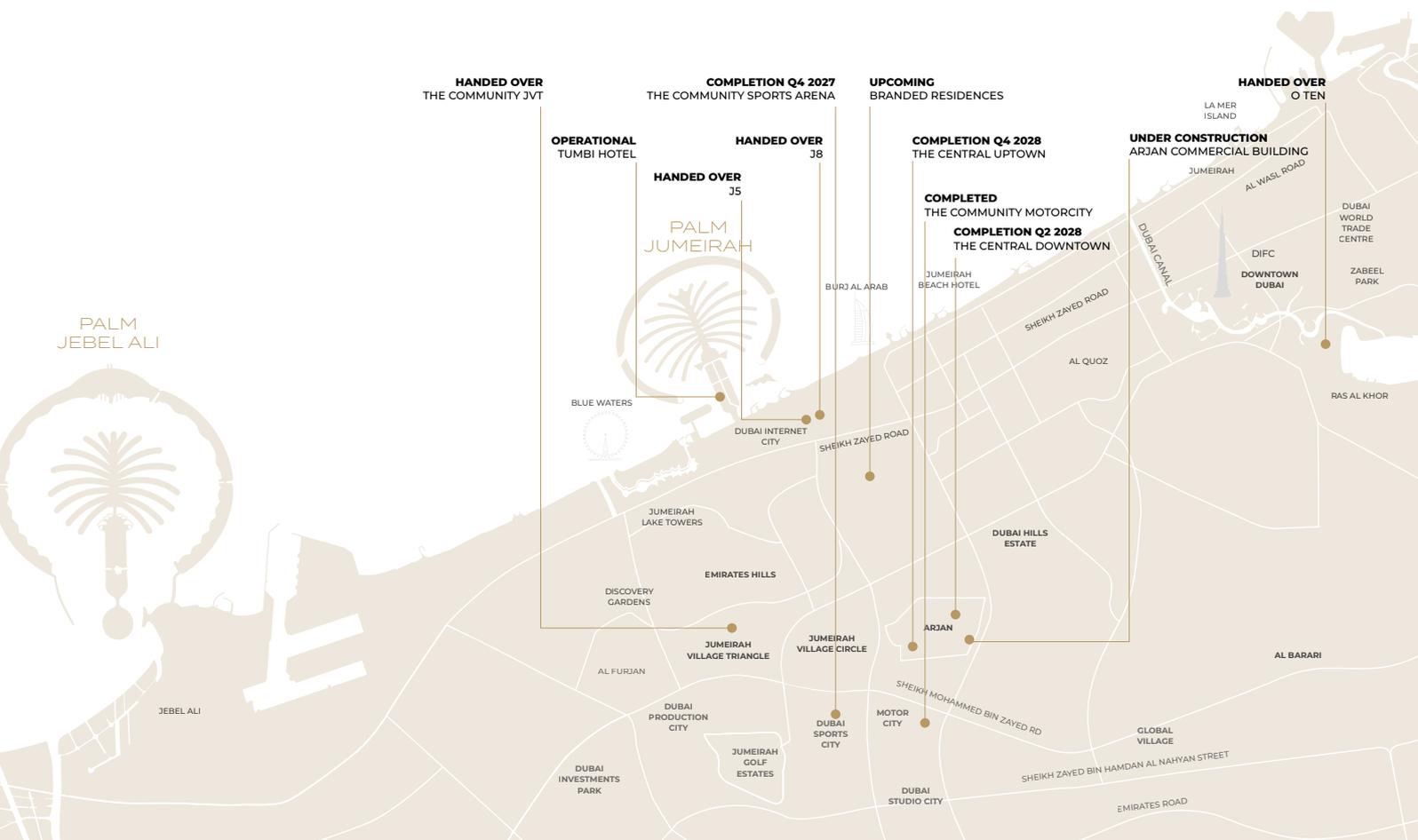
Founded in 2010, AQUA Developments is a Dubai-based real estate developer with a strong track record of delivering thoughtfully designed residential, mixed-use, hospitality, and lifestyle-led developments across prime locations in the city. The company is recognised for its commitment to design excellence, quality construction, and long-term value creation.

With a development portfolio exceeding USD 2 billion and over 3,400+ residential

units, AQUA Developments has received multiple international accolades, including recognition from The International Property Awards and Forbes.

AQUA has delivered landmark projects across Motor City, Jumeirah Village Triangle, Arjan, and Dubai Sports City, and continues to expand into hospitality with the introduction of Tumbi Hotels on Palm Jumeirah, featuring the U.A.E.'s first Tapestry Collection by Hilton.

# AQUA Developments' Across Dubai



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