

VERVE
CITY WALK



A panoramic view of the Dubai skyline at dusk, with numerous skyscrapers illuminated against a darkening sky. The buildings are reflected in the water in the foreground.

DUBAI. THE HEART OF LUXURY LIVING.

An electric blend of economic growth, robust business culture and outstanding urban living continues to cement Dubai's status as the prime global destination to work, live, grow and invest in.

As a city built on people-centricity with quality of life at its core, the Emirate's sustained focus on diversity, inclusion, infrastructure and innovation can be felt in every corner, offering a canvas of opportunity that millions call home.



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.

CITY WALK.
WHERE
POSSIBILITIES
UNFOLD.

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.





 **URBAN**
HOME AVENUE

EVERY
ELEMENT
OF URBAN
LIVING

Welcome to an elevated lifestyle with an exclusive collection of residences that transcend the boundaries of conventional architecture. Every aspect of the design is an ode to the interplay between light, shadow, and space.

Epitomising elegance, this residential landmark offers a distinctive urban experience defined by upscale interiors, lush landscaping, outdoor amenities, and awe-inspiring views.

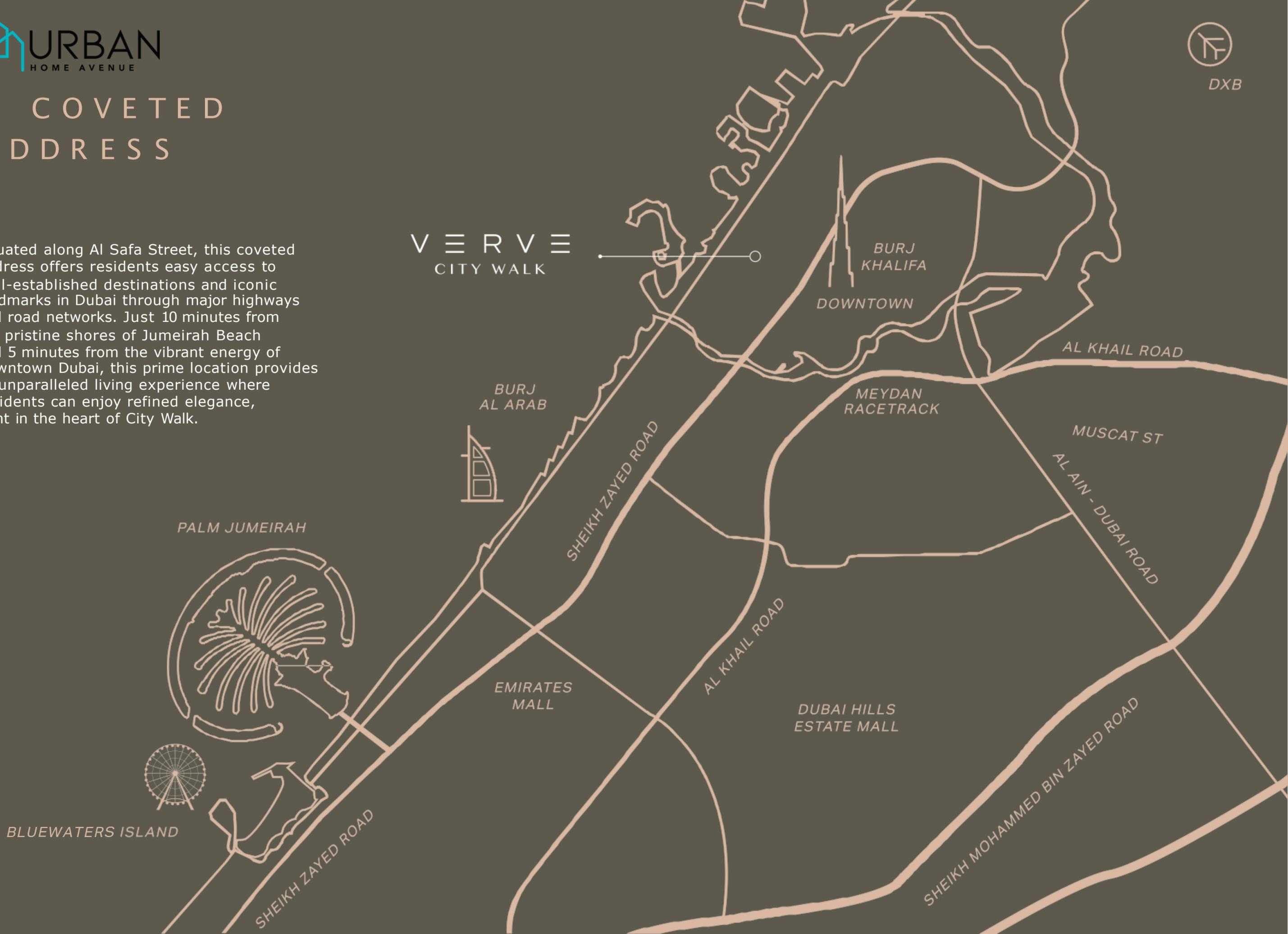
A COVETED ADDRESS

Situated along Al Safa Street, this coveted address offers residents easy access to well-established destinations and iconic landmarks in Dubai through major highways and road networks. Just 10 minutes from the pristine shores of Jumeirah Beach and 5 minutes from the vibrant energy of Downtown Dubai, this prime location provides an unparalleled living experience where residents can enjoy refined elegance, right in the heart of City Walk.



DXB

V E R V E
CITY WALK



PALM JUMEIRAH



BLUEWATERS ISLAND

BURJ
AL ARAB



BURJ
KHALIFA

DOWNTOWN

AL KHAIL ROAD

MEYDAN
RACETRACK

MUSCAT ST

AL AIN - DUBAI ROAD

SHEIKH ZAYED ROAD

EMIRATES
MALL

AL KHAIL ROAD

DUBAI HILLS
ESTATE MALL

SHEIKH ZAYED ROAD

SHEIKH MOHAMMED BIN ZAYED ROAD

JUMEIRAH BEACH

CITY WALK MALL

VERVE
CITY WALK

COCA-COLA ARENA

CENTRAL PARK

SHEIKH ZAYED ROAD

A SEAMLESS
BLEND OF URBAN
CONVENIENCE AND
PREMIUM LIVING

2-MINUTE DRIVE
2-MINUTE DRIVE
5-MINUTE DRIVE
10-MINUTE DRIVE
15-MINUTE DRIVE

CITY WALK MALL
SHEIKH ZAYED ROAD
THE DUBAI MALL
JUMEIRAH BEACH
DXB AIRPORT



A CURATION
OF EXQUISITE
RESIDENCES THAT
ECHO THE CITY'S
RHYTHM

Verve City Walk is an architectural masterpiece that beats to the unique rhythm of urban life. From a sleek, modern penthouse boasting panoramic skyline views to bespoke cut-outs and elegant apartments, every residence harmonises with the spirit of the metropolis. These exquisite homes feature state-of-the-art amenities with thoughtful design, offering a lifestyle perfectly attuned to the city's vibrant energy.

Verve City Walk presents an unparalleled sky-living experience with its two elegant high-rise towers, seamlessly connected by a sophisticated podium and an exclusive retail hub.





A GRAND ARRIVAL



Residents are greeted by a secluded and distinctive arrival experience at the drop-off area. This opulent spectacle features captivating water displays and lush plantings that elevate and enhance the surroundings, offering a warm and luxurious welcome.

ARTFUL LANDSCAPES

A stunning array of lush, manicured landscapes featuring rare botanicals and bespoke art separates the upscale F&B drop-off point from the private, residents-only drop-off area.



A MAJESTIC RECEPTION

Minimalist elegance meets understated warmth inside the grand, double-height lobbies, crafting a regal ambiance that speaks volumes. Step inside and let the serene tones and sleek design guide you into your tranquil abode.





A HUB OF EXCELLENCE

Welcome to inviting double-height meeting lounges, co-working spaces, and business areas, complemented by private outdoor courtyards and encircled by reflective water features. These serene spaces are conveniently accessible directly from the drop-off area.

SUN-FILLED INFINITY POOL



An elegant urban retreat awaits on the podium level, featuring a dedicated children's pool alongside a refined lap pool for the more experienced swimmers. The expansive pool deck invites sun-filled relaxation, while the dedicated BBQ area offers an ideal setting for alfresco dining under the open sky.

B R E A T H E ,
M O V E ,
T H R I V E

Embark on an inspiring wellness journey with a perfect blend of indoor and outdoor activities. Our state-of-the-art fitness center, equipped with expert trainers, offers a diverse array of group fitness classes tailored to all levels. Step into our outdoor

gym, where you can breathe in the fresh air and challenge yourself with cardio stations, functional training zones, and yoga platforms, all nestled amidst lush greenery.





ENRICHING PLAYGROUNDS

Designed to spark the imagination and foster physical activity, this enchanting space features climbing walls, slides, and swing sets, all set against a backdrop of lush greenery and colourful flower beds. It's equipped with soft flooring and shaded resting spots, allowing children to explore and play in a secure environment.



BEYOND BOUNDARIES

Double-height spaces feature amenities effortlessly blending into spacious external terraces, enriching the feeling of openness.



VIBRANT
ELEGANCE
ABOVE
THE CITY

Rising above the city skyline, the luxurious Cigar Lounge provides a vibrant haven infused with rich hues and warmth. The lush planters and opulent surroundings create a retreat where you are invited to relax and unwind.



HEIGHTS OF ELEGANCE

Each cut-out features expansive terraces, thoughtfully designed with exclusive amenities. These terraces create a harmonious and vibrant experience for residents, set against the backdrop of an urban landscape and breathtaking views.



SKY-HIGH LUXURY

Contemporary living is elevated to unprecedented heights by superior finishes and sweeping vistas of the surrounding landscape.









DESIGNED FOR
THE DISCERNING



Distinct special units in the unique cut-outs offer double-height living spaces and stunning views. Imagine waking up to a panoramic tapestry of the Dubai skyline, with sunlight cascading through floor-to-ceiling glass that blurs the line between your home and the vibrant city.





Guggenheim Museum



MODERN MASTERPIECE WITH AWE-INSPIRING VIEWS

The exquisite 5-bedroom duplex penthouse, featuring floor-to-ceiling windows and sleek modern lines, is beautifully complemented by exclusive interiors with a warm colour palette and offers unobstructed views of the sea and downtown.







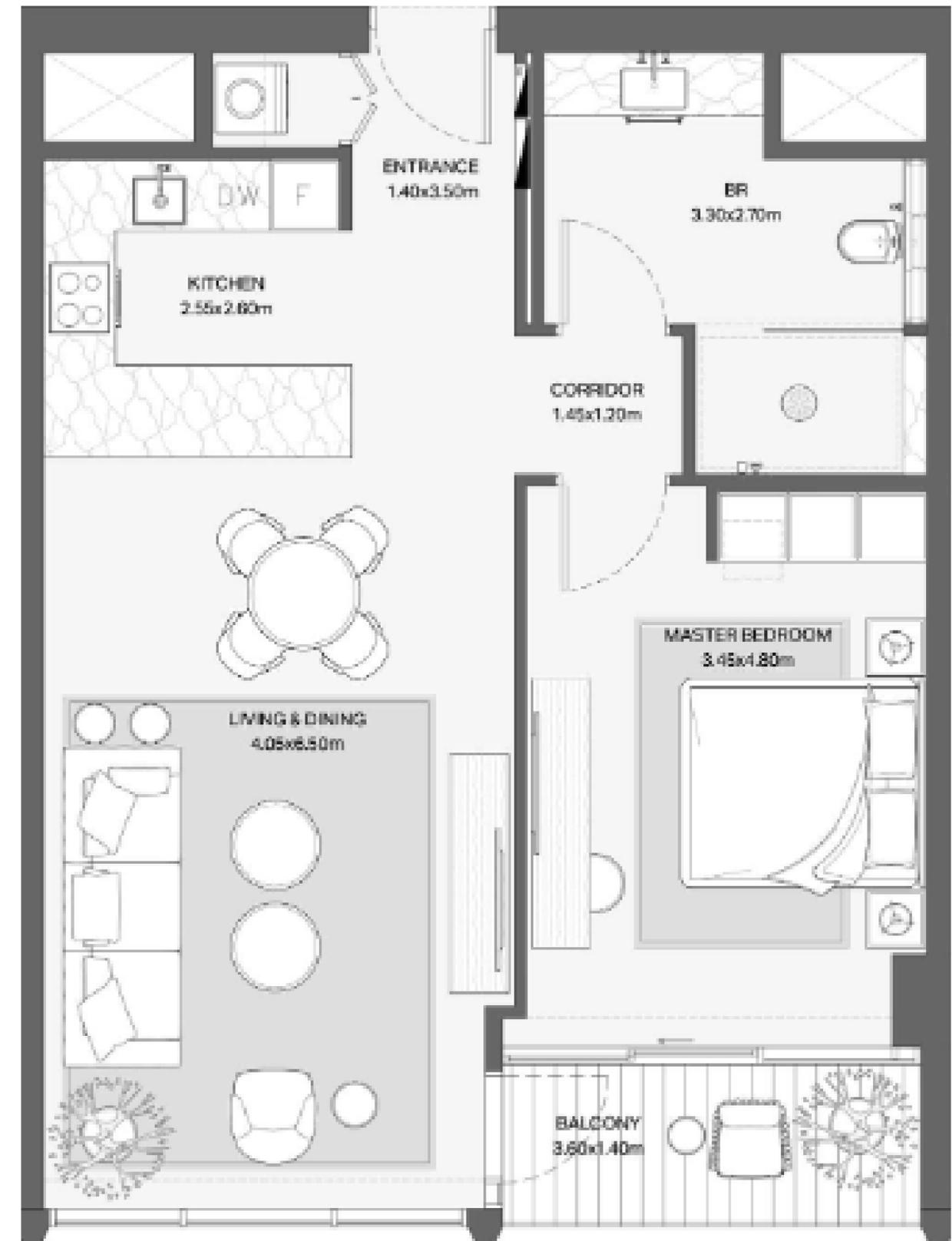




TIPE OF APARTMENT

1 bedroom apartment - 73 m²

Price: 2 120 000 AED / 577 200 \$



TIPE OF APARTMENT

2-bedroom apartment - 109 m²
Price: 2 900 000 AED / 789 600 \$



TIPE OF APARTMENT

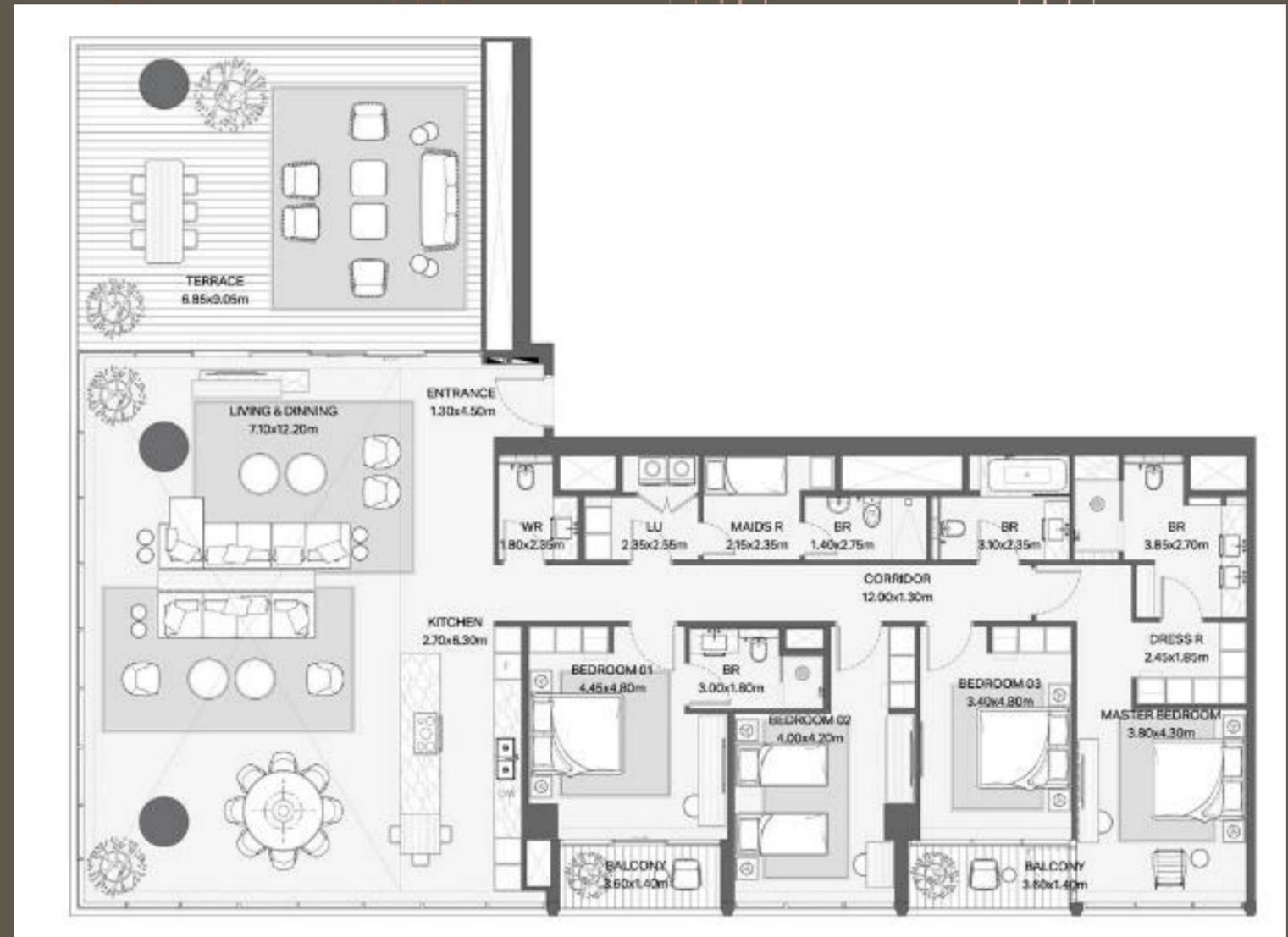
3-bedroom apartment - 156 m²
Price: 5 500 000 AED / 1 497 500 \$



TIPE OF APARTMENT

4-bedroom apartment - 156 m²

Price: 12 100 000 AED / 3 294 400 \$



VERVE CITY WALK PAYMENT PLAN

➤ **INSTALLMENT PLAN**

- ✓ 20% on booking
- ✓ 55% during construction
- ✓ 25% upon handover

➤ **DELIVERY DATE**

- ✓ Q3-2028

➤ **DIRECT SALES**

- ✓ 0% Commission



THANK YOU FOR CHOOSING US

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