

No



10





WELCOME  
TO THE  
HEART OF  
THE CITY.  
WELCOME  
HOME.

CITYWALK, JUMEIRAH 1

# WELCOME TO CITY LIFE, REIMAGINED.

Nestled in the heart of Dubai's prestigious Jumeirah 1 district, No.10, City Walk offers truly discerning investors with a once in a lifetime opportunity to call one of Dubai's most exclusive addresses home. The highly fashionable enclave of Jumeirah - considered by many to be Dubai's most desirable address - has for decades served as the exclusive home for Dubai's expat and local elite.

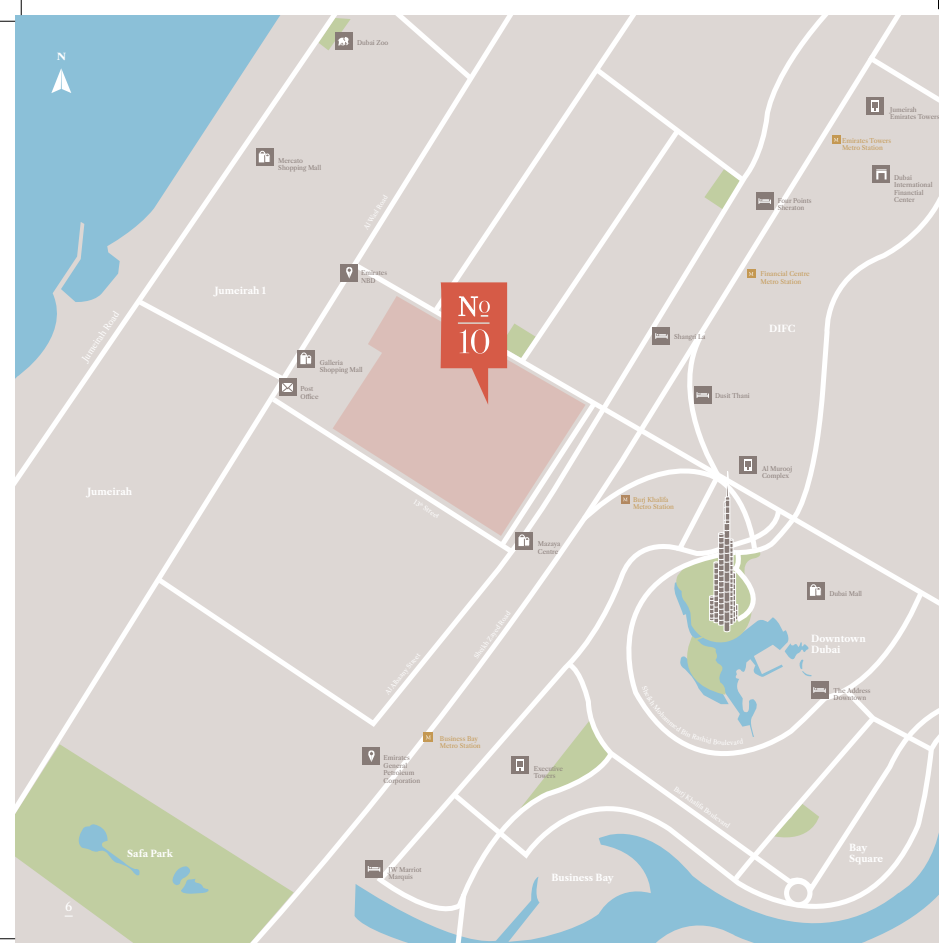
Designed by internationally renowned architects, Woods Bagot, No.10, at City Walk represents for the first time a unique opportunity to own a freehold property in one of Dubai's most exclusive neighbourhoods.

Comprised of only 81 spacious properties designed to provide residents with unparalleled refinement and uncompromising quality, No. 10, Citywalk is set within the very epicentre of a neighbourhood traditionally dominated by extravagant villas and compounds.

Chic, stylish and exquisitely crafted, No.10, City Walk's one, two, three and four bedroom apartments and duplexes seamlessly deliver the best of urban living in a peaceful, private and elegant community setting.







## Set in the very heart of Jumeirah 1

In one of Dubai's most sought after and prestigious communities, No.10, at City Walk offers the best possible location to live, work and play.

An enviable central location provides quick and easy access to the Dubai Metro, the Downtown business district, the world-class Dubai Mall as well as some of Dubai's best beaches. With a host of five-star hotels, stylish cafes, top restaurants and an array of fashionable stores just a leisurely stroll away, No.10, City Walk enables residents to not only experience the best possible lifestyle, but the very best of Dubai.

# THE BEST OF BOTH WORLDS.

No 10, City Walk isn't simply a residence - it's a sanctuary. Here, lush green landscaping and wide boardwalks provide the luxurious backdrop for pedestrian-friendly living set within a warm and energetic urban setting.

Residents seeking to relax may seek out vibrant promenades and wide open public spaces, tastefully appointed with urban art and sculptures that create a backdrop of true sophistication and refinement. Meanwhile, those who crave a little retail therapy or a quick bite to eat may stroll through a hidden lane connected to contemporary streetscapes, bustling with high-class shopping and urban eateries.



# AN URBAN OASIS...

The mixed use community comprises of an exciting retail and entertainment precinct, a central park, a cinema, four boutique hotels, a hospital and medical clinics, multi-story parking facilities and low rise residential buildings, each with a mix of high-street retail and leisure at ground level and residents and guest basement parking.

- Building No. 10 Residential
- Residential
- Retail / F&B
- Mosque
- Entertainment
- Clinic / Spa / Wellness
- Townhouses
- Hotels
- Multi-story Car Park





A modern, multi-story residential building with a prominent cantilevered balcony on each floor. The balconies are enclosed with glass railings and feature horizontal slat screens. The building's facade is a mix of light-colored panels and dark accents. The interior lights are on, creating a warm glow. The sky is a clear, light blue.

LIFESTYLE  
BY  
DESIGN.



While life outside your apartment or duplex at No.10, City Walk allows you to make the most of your day, it's what you may find on the inside that allows you to truly make yourself at home.

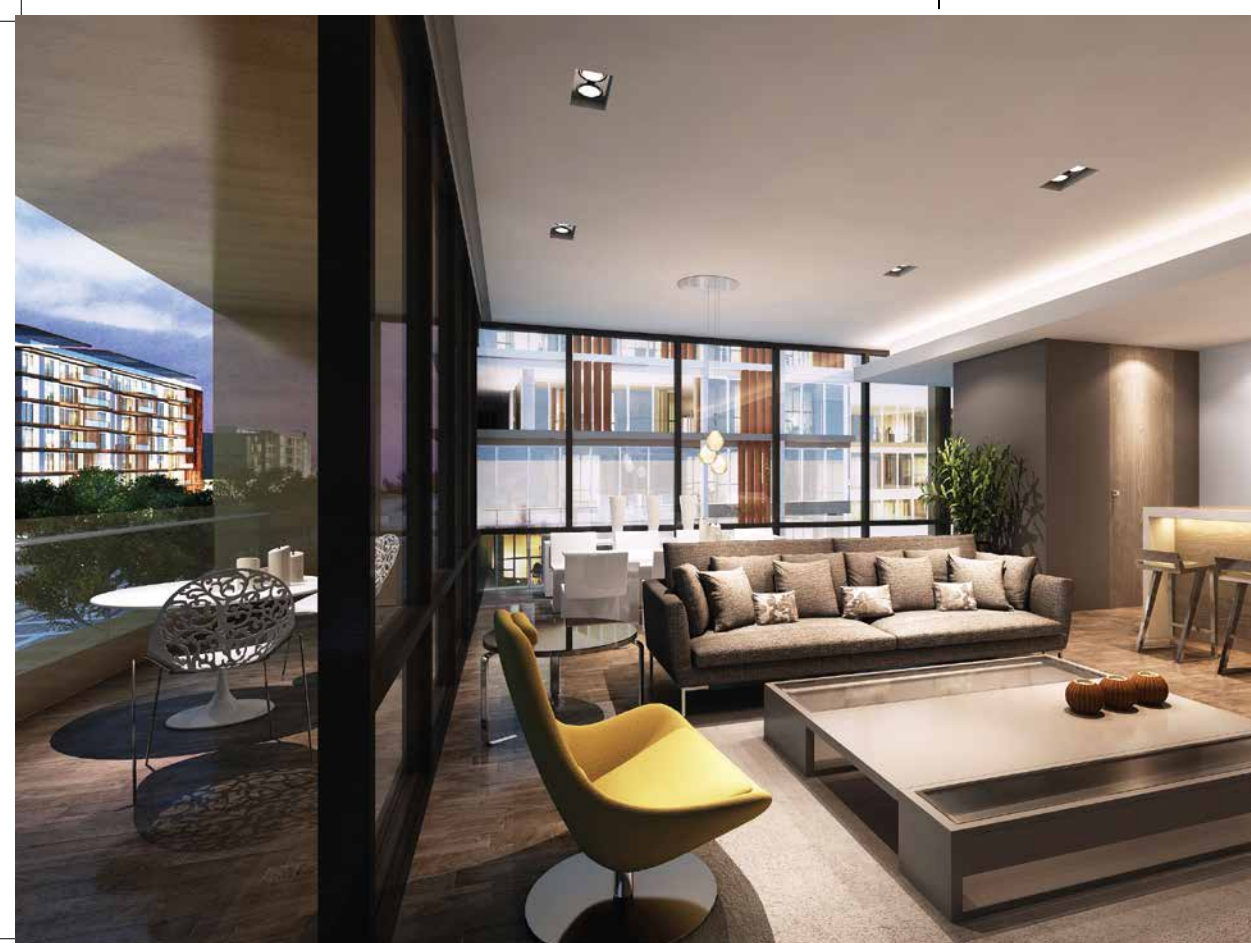
German wood flooring, open plan Seimatic Kitchens equipped with integrated European appliances, contemporary spa bathrooms and maids quarters with separate external entry combine to exude a sense of refined comfort, form and functionality.

Expansive floor to ceiling windows and generous private balconies allow residents to drink in City Walk's sumptuous gardens and streetscapes from open plan living areas bathed in natural light.

Finally, each and every finish has been carefully crafted to reflect a restrained aesthetic that is both natural and robust. Hard wood, stone and steel seamlessly coalesce to form the very epitome of modern elegance, with a colour palette that is both contemporary and timeless.

MODERN  
DESIGN.  
NATURAL  
SURFACES.  
EUROPEAN  
FITTINGS.





HARDWOOD  
FLOORS  
FLOOR TO  
CEILING.  
WINDOWS.  
OPEN PLAN  
LIVING.

# WELCOME TO CHOICE

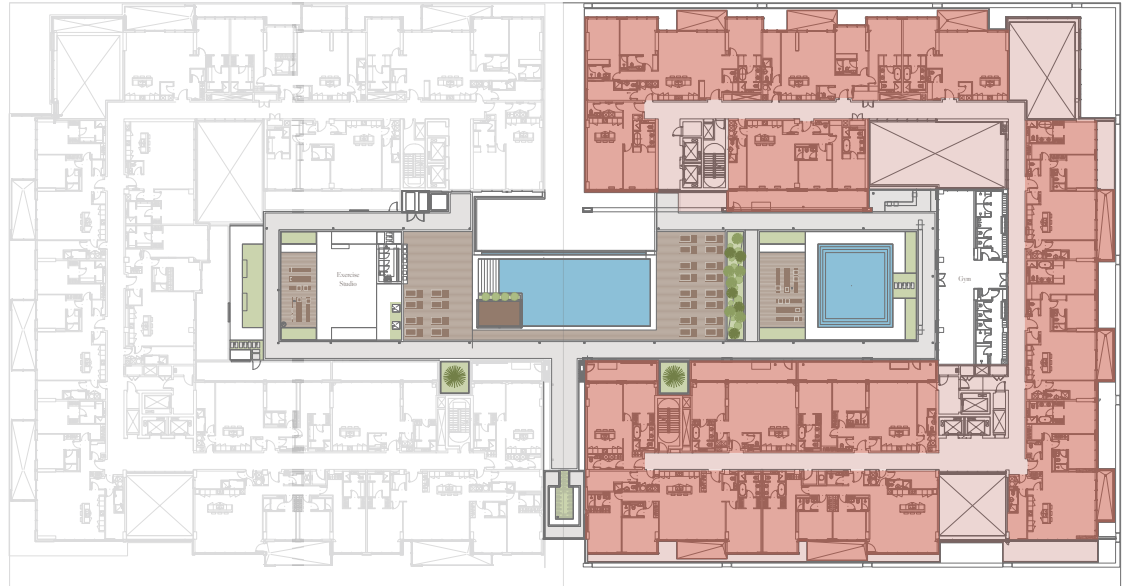
From sprawling four bedroom family homes to chic and stylish one-bedroom apartments, No.10 City Walk offer a limited number of residents with an opportunity to own an apartment or duplex designed to not only elevate their lifestyle, but their life.

Facility Plan	22 - 23	Three Bedroom Floor Plan	39 - 43
One Bedroom Floor Plan	24 - 30	Type 3A	
Type 1A		Type 3A1	
Type 1A1		Type 3A3	
Type 1B1		Type 3A2	
Type 1C			
Type 1B			
Two Bedroom Floor Plan	31 - 38	Four Bedroom Floor Plan	44 - 47
Type 2A13		Type 4A	
Type 2C1		Type 4A3	
Type 2A2		Type 4E	
Type 2C			
Type 2B			
Type 2A12			
Type 2A8			

# RESIDENTS ONLY

Situated on the first floor, central courtyard of the building and surrounded by palm trees and manicured greenery, Residents of No 10. Citywalk will enjoy private swimming pools, generous sun lounge areas, a fully equipped gymnasium, exercise studio and male and female change rooms.

■ Apartments  
■ Common Areas





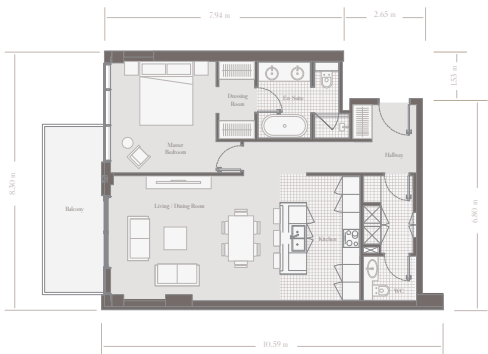
# 1

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BEDROOM

# 1 BEDROOM

## TYPE 1A



Living / Dining  
Kitchen  
Master Bedroom

4.2 x 5.8 sqm / 45 x 63 sqft  
4.2 x 2.7 sqm / 45 x 29 sqft  
3.8 x 4.5 sqm / 41 x 48 sqft

Apartment Location:

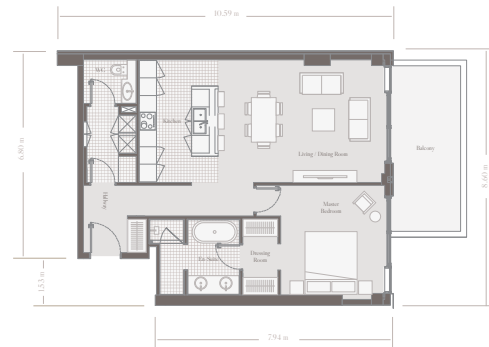
First Floor  
Second Floor  
Third Floor  
Fourth Floor  
Fifth Floor  
Sixth Floor



Total Area 95 sqm / 1024 sqft

# 1 BEDROOM

## TYPE 1A1



Living / Dining  
Kitchen  
Master Bedroom  
Balcony

4.2 x 5.7 sqm / 45 x 61 sqft  
4.2 x 2.7 sqm / 45 x 29 sqft  
3.8 x 3.6 sqm / 40 x 38 sqft  
8.4 x 2.4 sqm / 90 x 26 sqft

Apartment Location:

First Floor  
Second Floor  
Third Floor  
Fourth Floor  
Fifth Floor  
Sixth Floor



Total Area 95 sqm / 1027 sqft



# 1 BEDROOM

## TYPE 1B1



Living / Dining  
Kitchen  
Master Bedroom  
Balcony

5.5 x 8.1 sqm / 59 x 87 sqft  
2.7 x 4.7 sqm / 29 x 50 sqft  
3.9 x 4.1 sqm / 42 x 44 sqft  
1.4 x 6.0 sqm / 15 x 65 sqft

Apartment Location:

First Floor  
Second Floor  
Third Floor  
Fourth Floor  
Fifth Floor  
Sixth Floor



Total Area

111 sqm / 1204 sqft

# 1 BEDROOM

## TYPE 1B



Living / Dining  
Kitchen  
Master Bedroom  
Balcony

8.1 x 4.6 sqm / 87 x 49 sqft  
4.2 x 2.7 sqm / 45 x 29 sqft  
4.0 x 4.4 sqm / 43 x 47 sqft  
12.6 x 2.3 sqm / 135 x 25 sqft

Apartment Location:

First Floor  
Second Floor  
Third Floor  
Fourth Floor  
Fifth Floor  
Sixth Floor



Total Area

116 sqm / 1252 sqft

# 1 BEDROOM

## TYPE 1C



Living / Dining  
Kitchen  
Master Bedroom  
Balcony

8.0 x 4.3 sqm / 86 x 47 sqft  
4.2 x 2.7 sqm / 45 x 29 sqft  
3.9 x 4.3 sqm / 42 x 46 sqft  
6.0 x 2.4 sqm / 65 x 26 sqft

Total Area

124 sqm / 1337 sqft

Apartment Location:

First Floor  
Second Floor  
Third Floor  
Fourth Floor  
Fifth Floor  
Sixth Floor



# 2

## BEDROOMS

## 2 BEDROOM TYPE 2A13



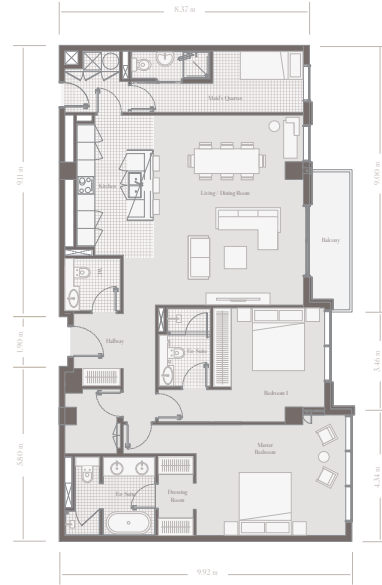
Living / Dining	5.4 x 5.8 sqm / 58 x 62 sqft
Kitchen	2.8 x 4.2 sqm / 30 x 45 sqft
Master Bedroom	3.7 x 4.0 sqm / 40 x 43 sqft
Bedroom 1	3.4 x 4.0 sqm / 36 x 43 sqft
Maid's Quarters	5.8 x 2.1 sqm / 62 x 23 sqft
Balcony	2.0 x 6.0 sqm / 21 x 65 sqft
<b>Total Area</b>	<b>152 sqm / 1639 sqft</b>

Apartment Location:

**First Floor**  
**Second Floor**  
**Third Floor**  
**Fourth Floor**  
**Fifth Floor**  
Sixth Floor



## 2 BEDROOM TYPE 2C1



Living / Dining	5.1 x 6.5 sqm / 55 x 70 sqft
Kitchen	2.6 x 4.8 sqm / 28 x 52 sqft
Master Bedroom	5.1 x 3.8 sqm / 55 x 41 sqft
Bedroom 1	3.2 x 3.9 sqm / 34 x 42 sqft
Maid's Quarters	5.9 x 2.1 sqm / 64 x 23 sqft
Balcony	1.4 x 4.8 sqm / 15 x 52 sqft
<b>Total Area</b>	<b>155 sqm / 1666 sqft</b>

Apartment Location:

**First Floor**  
**Second Floor**  
**Third Floor**  
**Fourth Floor**  
**Fifth Floor**  
Sixth Floor



## 2 BEDROOM TYPE 2A2



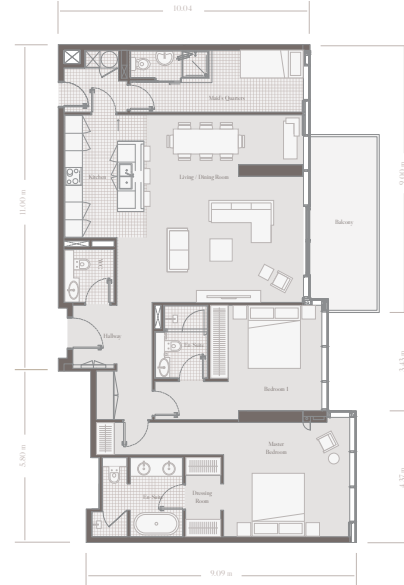
Living / Dining	5.4 x 5.8 sqm / 58 x 62 sqft
Kitchen	2.8 x 4.2 sqm / 30 x 45 sqft
Master Bedroom	3.7 x 3.8 sqm / 40 x 41 sqft
Bedroom 1	3.4 x 4.0 sqm / 36 x 43 sqft
Maid's Quarters	5.9 x 2.1 sqm / 63 x 23 sqft
Balcony	2.0 x 8.4 sqm / 21 x 90 sqft
<b>Total Area</b>	<b>156 sqm / 1680 sqft</b>

Apartment Location:

**First Floor**  
**Second Floor**  
**Third Floor**  
**Fourth Floor**  
**Fifth Floor**  
Sixth Floor



## 2 BEDROOM TYPE 2C



Living / Dining	6.4 x 5.2 sqm / 69 x 56 sqft
Kitchen	4.2 x 2.7 sqm / 45 x 29 sqft
Master Bedroom	3.9 x 4.3 sqm / 42 x 46 sqft
Bedroom 1	3.6 x 3.2 sqm / 39 x 34 sqft
Maid's Quarters	2.1 x 5.9 sqm / 23 x 64 sqft
Balcony	6.0 x 2.4 sqm / 65 x 26 sqft
<b>Total Area</b>	<b>157 sqm / 1688 sqft</b>

Apartment Location:

**First Floor**  
**Second Floor**  
**Third Floor**  
**Fourth Floor**  
**Fifth Floor**  
Sixth Floor



## 2 BEDROOM TYPE 2B



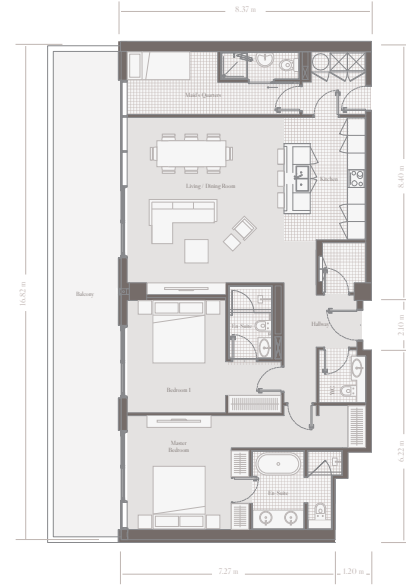
Living / Dining	5.4 x 7.7 sqm / 58 x 82 sqft
Kitchen	2.7 x 5.3 sqm / 29 x 57 sqft
Master Bedroom	3.7 x 3.8 sqm / 40 x 41 sqft
Bedroom 1	3.2 x 4.1 sqm / 34 x 44 sqft
Maid's Quarters	2.1 x 5.9 sqm / 23 x 64 sqft
Balcony	2.0 x 6.0 sqm / 21 x 65 sqft
<b>Total Area</b>	<b>170 sqm / 1833 sqft</b>

Apartment Location:

**First Floor**  
**Second Floor**  
**Third Floor**  
**Fourth Floor**  
**Fifth Floor**  
Sixth Floor



## 2 BEDROOM TYPE 2A12



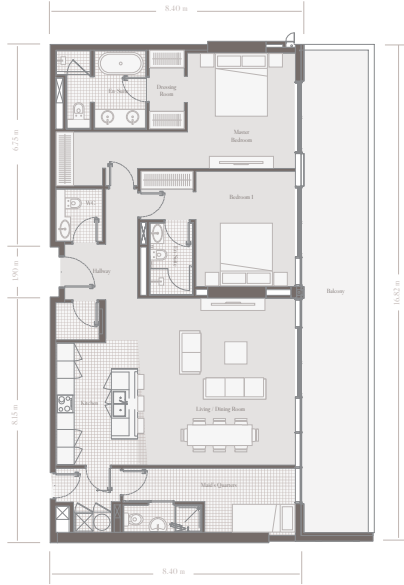
Living / Dining	6.1 x 5.4 sqm / 65 x 58 sqft
Kitchen	4.2 x 2.8 sqm / 45 x 30 sqft
Master Bedroom	3.9 x 3.6 sqm / 42 x 38 sqft
Bedroom 1	4.0 x 3.4 sqm / 43 x 36 sqft
Maid's Quarters	2.2 x 5.9 sqm / 23 x 64 sqft
Balcony	16.6 x 2.3 sqm / 179 x 25 sqft
<b>Total Area</b>	<b>148 sqm / 1589 sqft</b>

Apartment Location:

**First Floor**  
**Second Floor**  
**Third Floor**  
**Fourth Floor**  
Fifth Floor  
Sixth Floor



## 2 BEDROOM TYPE 2A8



Living / Dining	5.7 x 5.4 sqm / 62 x 58 sqft
Kitchen	4.2 x 2.8 sqm / 45 x 30 sqft
Master Bedroom	4.0 x 3.7 sqm / 43 x 40 sqft
Bedroom 1	3.9 x 3.4 sqm / 43 x 37 sqft
Maid's Quarters	2.2 x 5.9 sqm / 24 x 64 sqft
Balcony	16.5 x 2.3 sqm / 178 x 25 sqft

**Total Area** 152 sqm / 1631 sqft

Apartment Location:

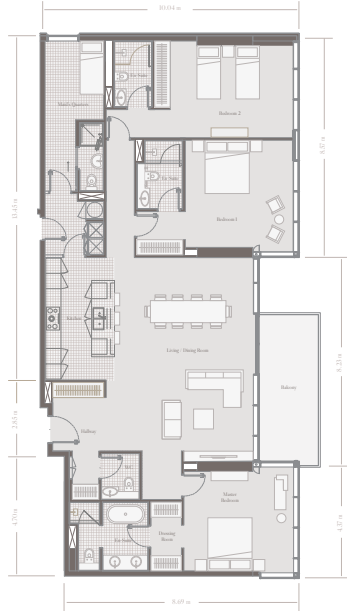
First Floor  
**Second Floor**  
 Third Floor  
 Fourth Floor  
 Fifth Floor  
 Sixth Floor



# 3

BEDROOMS

## 3 BEDROOM TYPE 3A



Living / Dining	8.0 x 4.7 sqm / 86 x 50 sqft
Kitchen	4.8 x 2.7 sqm / 52 x 29 sqft
Master Bedroom	4.2 x 4.3 sqm / 45 x 46 sqft
Bedroom 1	4.4 x 4.2 sqm / 47 x 46 sqft
Bedroom 2	3.8 x 4.8 sqm / 41 x 52 sqft
Maid's Quarters	5.9 x 2.3 sqm / 64 x 25 sqft
Balcony	6.0 x 2.4 sqm / 65 x 26 sqft

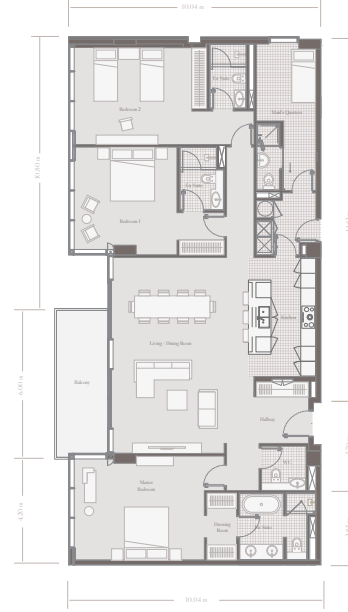
Total Area 203 sqm / 2212 sqft

Apartment Location:

First Floor  
Second Floor  
Third Floor  
Fourth Floor  
Fifth Floor  
Sixth Floor



## 3 BEDROOM TYPE 3A1



Living / Dining	7.9 x 4.6 sqm / 85 x 49 sqft
Kitchen	4.8 x 2.7 sqm / 52 x 29 sqft
Master Bedroom	4.2 x 5.3 sqm / 45 x 57 sqft
Bedroom 1	4.4 x 4.1 sqm / 47 x 45 sqft
Bedroom 2	4.1 x 4.7 sqm / 44 x 51 sqft
Maid's Quarters	6.0 x 2.4 sqm / 64 x 26 sqft
Balcony	6.0 x 2.2 sqm / 65 x 24 sqft

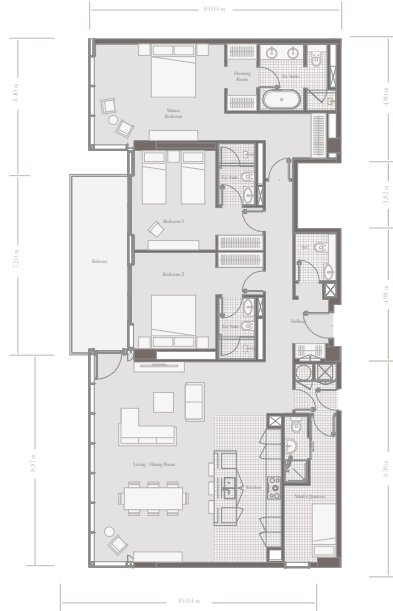
Total Area 208 sqm / 2235 sqft

Apartment Location:

First Floor  
Second Floor  
Third Floor  
Fourth Floor  
Fifth Floor  
Sixth Floor



## 3 BEDROOM TYPE 3A3



Living / Dining	8.4 x 4.8 sqm / 90 x 52 sqft
Kitchen	5.4 x 2.7 sqm / 58 x 29 sqft
Master Bedroom	3.9 x 5.3 sqm / 42 x 57 sqft
Bedroom 1	4.0 x 3.3 sqm / 43 x 35 sqft
Bedroom 2	3.9 x 3.3 sqm / 42 x 35 sqft
Maid's Quarters	5.9 x 2.1 sqm / 64 x 23 sqft
Balcony	7.2 x 2.3 sqm / 78 x 25 sqft

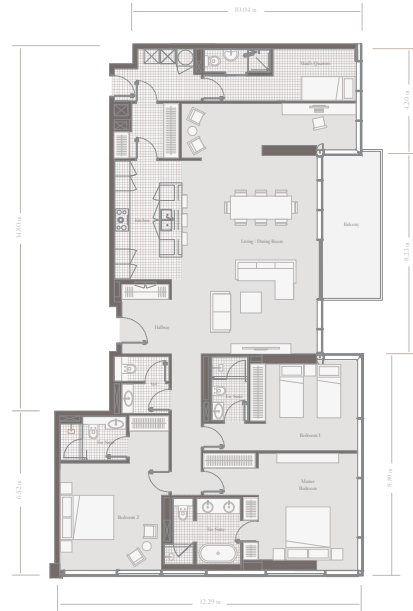
**Total Area** 208 sqm / 2240 sqft

Apartment Location:



**First Floor**  
**Second Floor**  
**Third Floor**  
**Fourth Floor**  
**Fifth Floor**  
**Sixth Floor**

## 3 BEDROOM TYPE 3A2



Living / Dining	10.1 x 5.5 sqm / 109 x 59 sqft
Kitchen	4.8 x 2.7 sqm / 52 x 29 sqft
Master Bedroom	4.7 x 4.0 sqm / 51 x 43 sqft
Bedroom 1	3.7 x 3.7 sqm / 40 x 40 sqft
Bedroom 2	4.3 x 4.1 sqm / 47 x 44 sqft
Maid's Quarters	2.1 x 6.1 sqm / 23 x 66 sqft
Balcony	6.0 x 2.4 sqm / 65 x 26 sqft

**Total Area** 226 sqm / 2434 sqft

Apartment Location:



**First Floor**  
**Second Floor**  
**Third Floor**  
**Fourth Floor**  
**Fifth Floor**  
**Sixth Floor**



# 4 BEDROOMS

## 4 BEDROOM TYPE 4A



Living / Dining  
Kitchen  
Master Bedroom  
Maid's Quarters  
Balcony 1

70 x 4.9 sqm / 75 x 52 sqft  
2.7 x 5.4 sqm / 29 x 58 sqft  
4.4 x 3.6 sqm / 47 x 38 sqft  
2.1 x 5.9 sqm / 23 x 63 sqft  
6.0 x 1.7 sqm / 65 x 18 sqft

Family Room  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Balcony 2

3.4 x 3.4 sqm / 36 x 36 sqft  
3.7 x 3.2 sqm / 40 x 35 sqft  
4.1 x 3.2 sqm / 44 x 45 sqft  
4.4 x 3.6 sqm / 47 x 38 sqft  
6.0 x 1.7 sqm / 65 x 18 sqft

**Total Area**

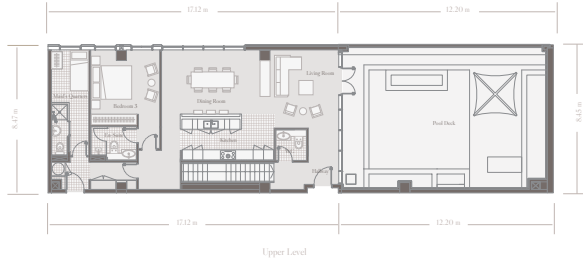
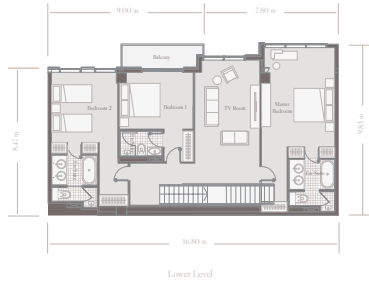
**296 sqm / 3181 sqft**

Apartment Location

First Floor  
Second Floor  
Third Floor  
Fourth Floor  
**Fifth Floor**  
Sixth Floor



## 4 BEDROOM TYPE 4A3



TV Room	6.0 x 3.8 sqm / 65 x 41 sqft
Master Bedroom	4.1 x 3.9 sqm / 44 x 42 sqft
Bedroom 1	3.3 x 4.3 sqm / 36 x 46 sqft
Bedroom 2	5.8 x 4.3 sqm / 63 x 46 sqft
Balcony	1.4 x 4.8 sqm / 15 x 52 sqft

Living	4.6 x 5.7 sqm / 49 x 61 sqft
Dining	3.8 x 4.7 sqm / 40 x 51 sqft
Kitchen	2.7 x 5.5 sqm / 29 x 59 sqft
Bedroom 3	3.8 x 4.0 sqm / 41 x 44 sqft
Maid's Quarters	6.2 x 2.2 sqm / 66 x 24 sqft
Pool Deck	8.3 x 11.9 sqm / 89 x 128 sqft

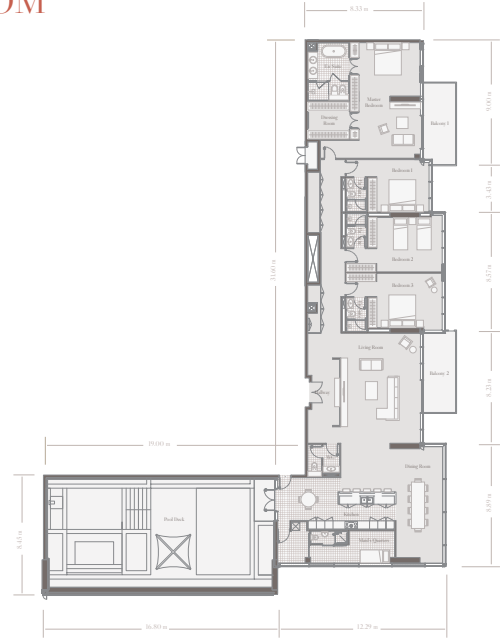
**Total Area 399 sqm / 4300 sqft**

### Apartment Location:

First Floor  
Second Floor  
Third Floor  
Fourth Floor  
**Fifth Floor**  
Sixth Floor



## 4 BEDROOM TYPE 4E



Living	8.0 x 5.8 sqm / 86 x 62 sqft
Dining	7.9 x 3.4 sqm / 85 x 37 sqft
Kitchen	3.1 x 7.7 sqm / 33 x 83 sqft
Master Bedroom	8.4 x 4.5 sqm / 90 x 48 sqft
Bedroom 1	3.8 x 3.8 sqm / 41 x 41 sqft

Bedroom 2	4.0 x 4.8 sqm / 43 x 51 sqft
Bedroom 3	4.0 x 4.8 sqm / 43 x 51 sqft
Maid's Quarters	2.4 x 6.2 sqm / 26 x 67 sqft
Balcony 1	6.0 x 2.4 sqm / 65 x 26 sqft
Balcony 2	6.0 x 2.4 sqm / 65 x 26 sqft
Pool Deck	8.3 x 16.5 sqm / 89 x 177 sqft

**Total Area 530 sqm / 5703 sqft**

### Apartment Location:

First Floor  
Second Floor  
Third Floor  
Fourth Floor  
Fifth Floor  
**Sixth Floor**



# PARTNERS



## **Meraas** Master Developer

Meraas is a Dubai-based development company with a portfolio of premium commercial, retail and residential property investments. With a focus on strategic investment and innovative urban planning, Meraas creates integrated communities that embody their impeccable standards of sustainability, quality and excellence.



## **Woods Bagot** Project Architects

Woods Bagot is a global design and consulting firm, with a team of over 1,000 professionals working across Australia, Asia, the Middle East, Europe and North America. Woods Bagot's 'Global Studio' philosophy drives unprecedented knowledge sharing and deep collaboration across time zones, producing innovative, inspired and functional architecture, interior design, masterplanning, urban design and consulting solutions. Woods Bagot is ranked 7th largest architecture firm in the world (Building Design magazine's WA2014, 100 and 2015).



## **Core Savills** Sales & Marketing

As one of the UAE's premier property services firms, Core Savills combines unrivalled local market insight with the international strength of over 600 global offices and 29,000 employees. They provide integrated expertise across an array of property sectors including office, industrial, retail and prime domestic and international residential.



## **LW Design Group** Interior Designers

LW with an international portfolio of Award winning projects is an integrated design practice consisting of Architects, Interior Designers and Landscape Designers. Since its inception in Dubai 1999, LW is recognised as one of the foremost experts in the field of hospitality and high end residential and is currently undertaking the design of projects across the Asia, Europe and USA.



### Emirates Conveyancing

Contracts administrator

Emirates Conveyancing Management Consultants is a reputable provider of services to developers and their buyers. Services include complete contract management from agreement signing, instalment collections, to property handover to buyers.



### ADCB

Escrow Account Manager

ADCB is a full-service commercial bank which offers a wide range of products and services such as retail banking, wealth management, private banking, corporate banking, commercial banking, cash management, investment banking, corporate finance, foreign exchange, interest rate and currency derivatives and Islamic products, project finance and property management services.

ADCB is owned 59.3% by the Government of Abu Dhabi. Its shares are traded on the Abu Dhabi Securities Exchange. As at 31 December 2014, excluding treasury shares, ADCB's market capitalisation was AED 37 bn.



### Tamimi & Associates

Legal Advisors

Al Tamimi & Company is one of the premier law firms in the Middle East and the largest law firm in the region. Established in 1989, with 52 partners and a staff of over 600, the firm has 16 offices in nine countries including Bahrain, Egypt, Jordan, Kuwait, Oman, Qatar, Saudi Arabia and throughout the UAE. The firm specialises in advising major international corporations and financial institutions, Middle East banks and financial institutions, government organisations, businesses and families in their global operations and investments.



### Dabo & Co

PR agency

DABO & CO is a leading independent communications agency with over 65 staff providing integrated capabilities in three key disciplines of public relations, event management and digital marketing. The agency provides strategic consultancy with a focus on creativity aligned with strong market insights and a commitment to excellence in client servicing. DABO & CO has been recognised by the Holmes Report as one of the top 10 fastest growing firms in Asia Pacific in 2013 and has accumulated over 20 awards. The company has been operating for 10 years and represents more than 40 leading brands across the Middle East region.

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No  

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