

Sales Offer



Thank you for your interest in Meraas Properties. Please find the details of property options.

Project	Unit	No of Bedrooms	Saleable Area (Sq ft)	Selling Price (AED)
Citywalk Residential	Crestlane 2-B-G02	4	4,589	16,441,000
Citywalk Residential	Crestlane 3-B-G02	4	4,589	16,732,000

- * Applicable fees to Dubai Land Department of the property net price + AED 3,150 Oqood fee
- * Prices and availability are subject to change without notice

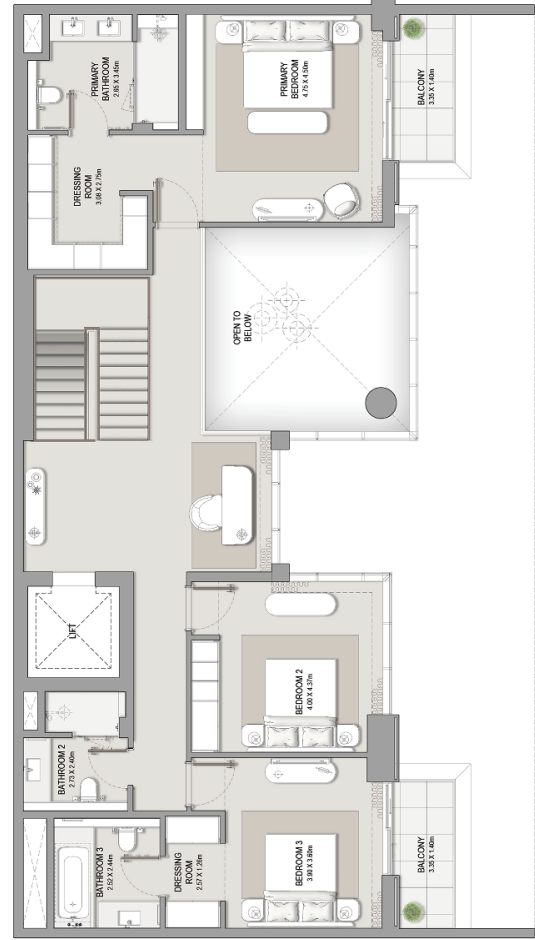
Citywalk Residential	Bedrooms	4	Saleable Area (Sq ft)	4,589	
Crestlane 2-B-G02	Selling Price (AED)	16,441,000	Internal Area (Sq ft)	3,399	Plot Area (Sq ft)
	Unit Type	DUPLEX TYPE A (M)	Balcony Area (Sq ft)	1,189	

Standard Payment Plan

#	Milestone	%	Date	Amount (AED)
1	Not Applicable	20.00%	15 Nov 2025	3,288,200
2	Not Applicable	10.00%	15 Apr 2026	1,644,100
3	Not Applicable	5.00%	15 Aug 2026	822,050
4	Not Applicable	10.00%	15 Jan 2027	1,644,100
5	Not Applicable	10.00%	15 Jun 2027	1,644,100
6	Not Applicable	10.00%	15 Nov 2027	1,644,100
7	Not Applicable	10.00%	15 Mar 2028	1,644,100
8	One Hundred (100%) percent of construction	25.00%	15 Nov 2028	4,110,250
			Purchase Price	16,441,000

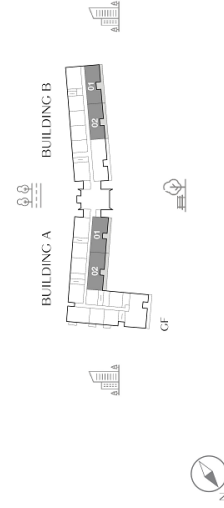
DUPLEX TYPE A LOWER LEVEL + UPPER LEVEL - (M)

CITY WALK CRESTLANE



BUILDING	UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
A (With Double-Height Void)	G01 (Lower Level)	168.39	1812.53	100.22	1078.76	268.61	2891.29
	G01 (Upper Level)	147.32	1585.71	10.34	111.30	157.66	1697.04
	G01 (Total)	315.71	3398.27	110.56	1190.06	426.27	4588.33
A (With Double-Height Void)	G02 (Lower Level)	168.76	1816.52	100.36	1080.27	269.12	2896.78
	G02 (Upper Level)	147.69	1589.72	10.41	112.05	158.10	1701.77
	G02 (Total)	316.45	3406.24	110.77	1192.32	427.22	4598.56

BUILDING	UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
B (With Double-Height Void)	G01 (Lower Level)	168.38	1812.43	100.22	1078.76	268.60	2891.19
	G01 (Upper Level)	147.28	1585.31	10.35	111.41	157.63	1696.72
	G01 (Total)	315.66	3397.74	110.57	1190.17	426.23	4587.90
B (With Double-Height Void)	G02 (Lower Level)	168.45	1813.18	100.15	1078.01	268.60	2891.19
	G02 (Upper Level)	147.35	1586.06	10.35	111.41	157.70	1697.47
	G02 (Total)	315.80	3399.24	110.50	1189.41	426.30	4588.66



DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, MATERIALS AND FINISHES, ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.



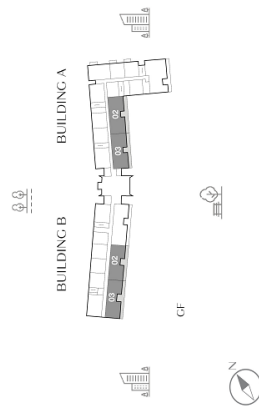
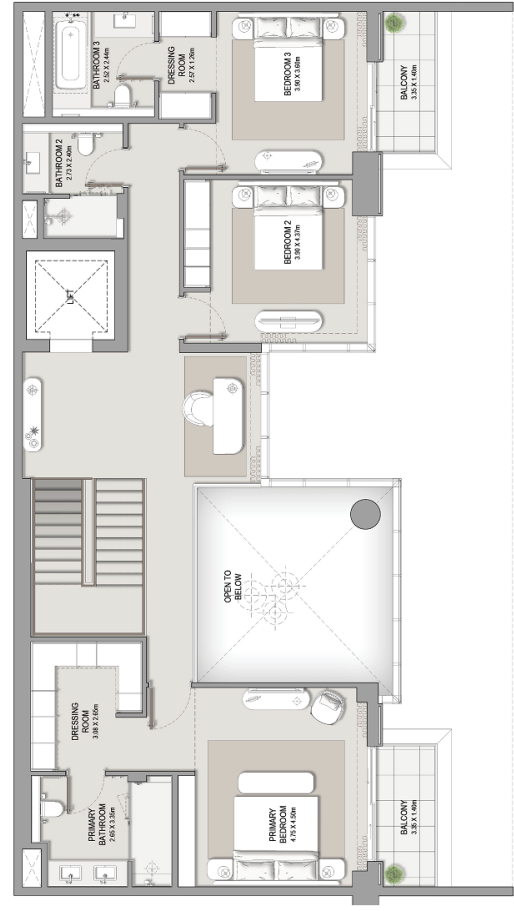
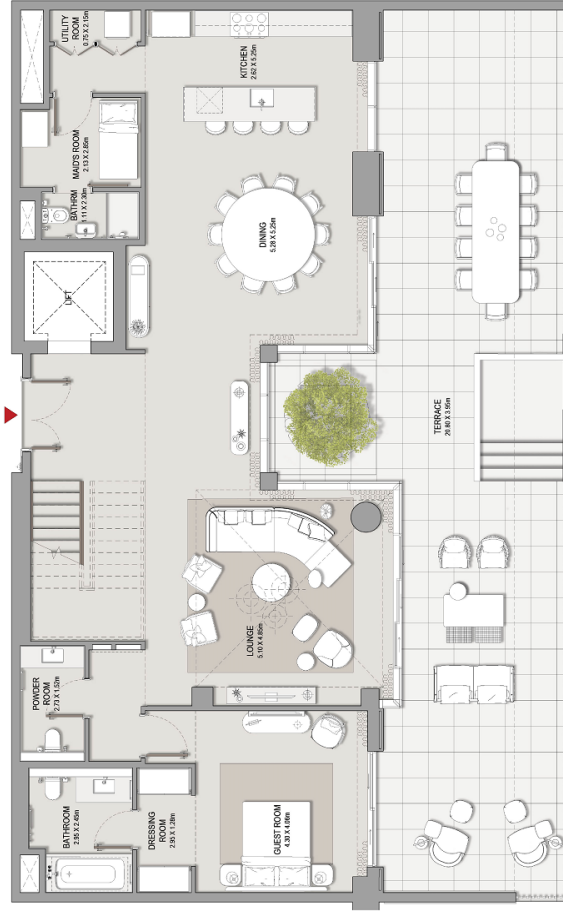
Citywalk Residential	Bedrooms	4	Saleable Area (Sq ft)	4,589	
Crestlane 3-B-G02	Selling Price (AED)	16,732,000	Internal Area (Sq ft)	3,399	Plot Area (Sq ft)
	Unit Type	DUPLEX TYPE A	Balcony Area (Sq ft)	1,190	

Standard Payment Plan

#	Milestone	%	Date	Amount (AED)
1	Not Applicable	20.00%	15 Nov 2025	3,346,400
2	Not Applicable	10.00%	15 Apr 2026	1,673,200
3	Not Applicable	5.00%	15 Aug 2026	836,600
4	Not Applicable	10.00%	15 Jan 2027	1,673,200
5	Not Applicable	10.00%	15 Jun 2027	1,673,200
6	Not Applicable	10.00%	15 Nov 2027	1,673,200
7	Not Applicable	10.00%	15 Mar 2028	1,673,200
8	One Hundred (100%) percent of construction	25.00%	15 Nov 2028	4,183,000
Purchase Price				16,732,000

DUPLEX TYPE A
LOWER LEVEL + UPPER LEVEL

CITY WALK
CRESTLANE



BUILDING	UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
A (With Double-Height Void)	G02 (Lower Level)	168.76	1816.52	100.35	1080.16	269.11	2896.68
	G02 (Upper Level)	147.67	1589.51	10.41	112.05	158.08	1701.56
	G02 (Total)	316.43	3406.02	110.76	1192.21	427.19	4598.23
A (With Double-Height Void)	G03 (Lower Level)	168.38	1812.43	100.22	1078.76	268.60	2891.19
	G03 (Upper Level)	147.29	1585.42	10.34	111.30	157.63	1696.72
	G03 (Total)	315.67	3397.84	110.56	1190.06	426.23	4587.90

BUILDING	UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
B (With Double-Height Void)	G02 (Lower Level)	168.45	1813.18	100.15	1078.01	268.60	2891.19
	G02 (Upper Level)	147.35	1586.06	10.36	111.51	157.71	1697.58
	G02 (Total)	315.80	3399.24	110.51	1189.52	426.31	4588.76
B (With Double-Height Void)	G03 (Lower Level)	168.38	1812.43	100.22	1078.76	268.60	2891.19
	G03 (Upper Level)	147.29	1585.42	10.34	111.30	157.63	1696.72
	G03 (Total)	315.67	3397.84	110.56	1190.06	426.23	4587.90

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