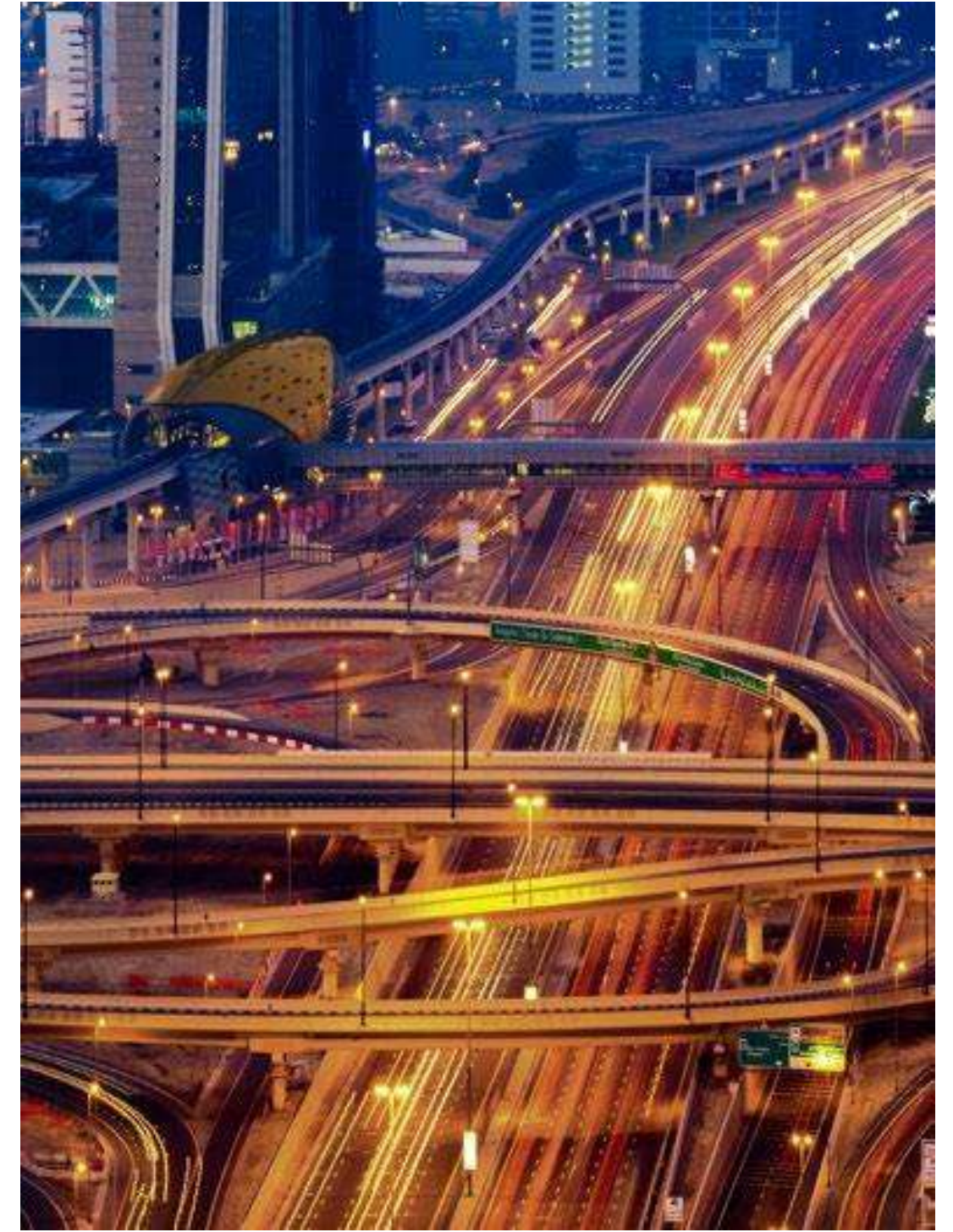
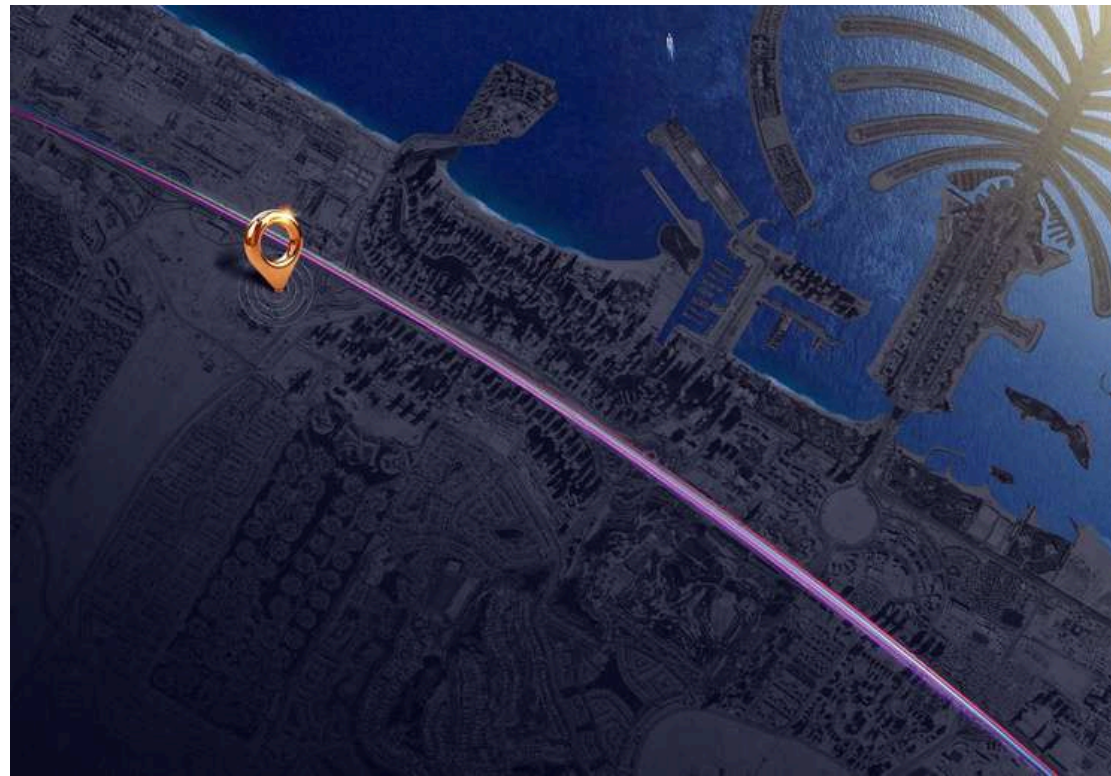


CENTRAL

MAJARA LUXURY REAL ESTATE LLC

Head Office Level 36-01, Po Box :124382 , Trade Center 1, Sheikh Zayed Road , Burj Al Salam Tower Dubai UAE

**Majara Introduces Central at Dubai
Your Gateway to Vibrant Urban Life.**

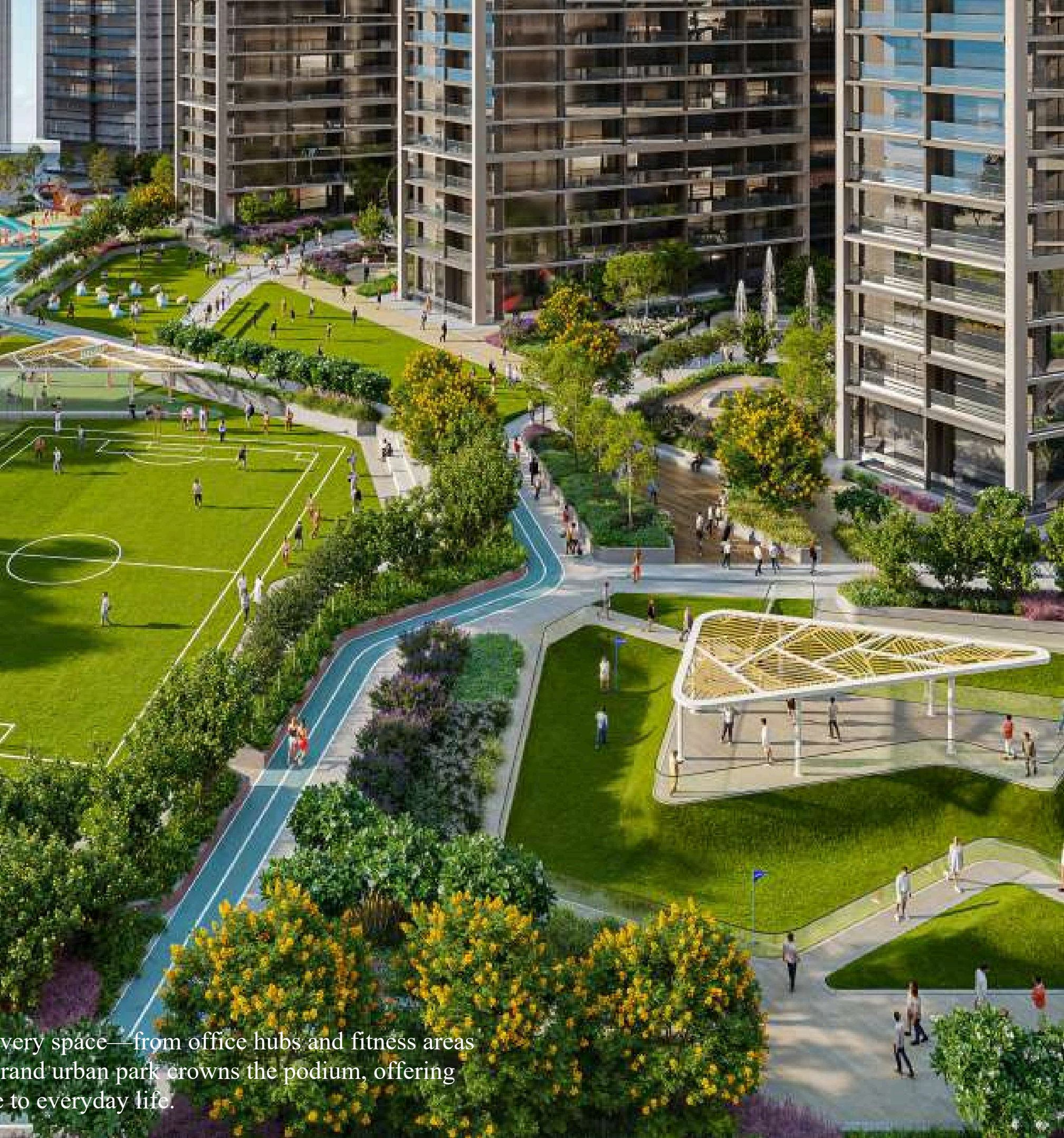
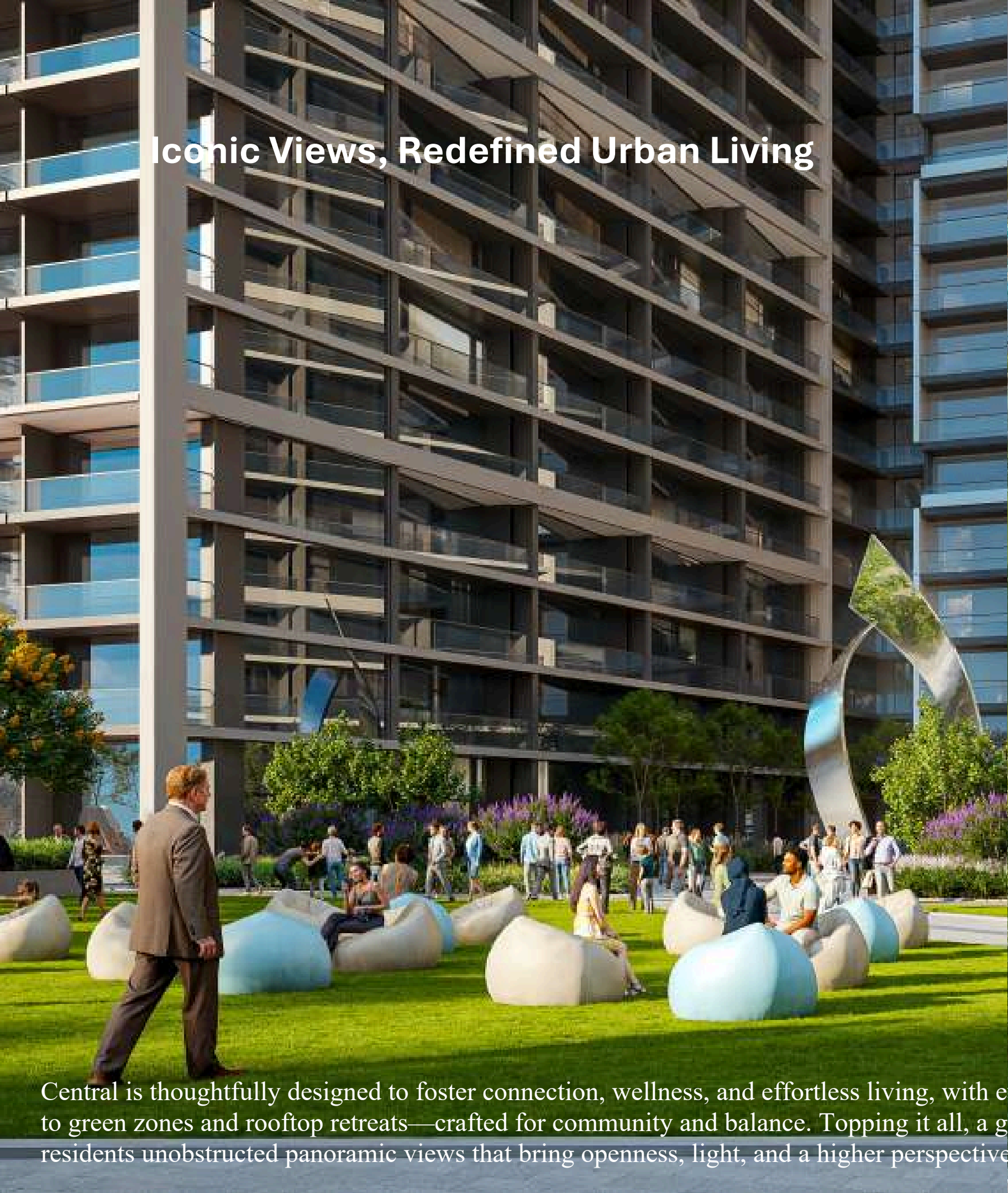


Set along Sheikh Zayed Road, Central sits at the intersection of movement, meaning, and modernity. With the Dubai skyline as your backdrop and the city's pulse at your doorstep, this address redefines what it means to live at the center of it all. Designed for those who seek balance—between work and home, pace and pause—it offers direct access to business hubs, retail districts, and the vibrant energy of urban life.



Every line, angle, and finish is meticulously designed to embody both ambition and sophistication. Comprising six elegantly conceived towers, Central rises with a commitment to architectural excellence and enduring quality, offering sweeping views of Dubai's skyline. Interiors are crafted to maximize natural light and optimize space, while the towers' sleek exteriors stand as understated icons of modern elegance. Here, design goes beyond aesthetics—it defines a lifestyle of comfort, luxury, and effortless living.

Iconic Views, Redefined Urban Living



Central is thoughtfully designed to foster connection, wellness, and effortless living, with every space—from office hubs and fitness areas to green zones and rooftop retreats—crafted for community and balance. Topping it all, a grand urban park crowns the podium, offering residents unobstructed panoramic views that bring openness, light, and a higher perspective to everyday life.

Work and Leisure United — Every Corner Awaits Discovery

Central seamlessly blends work, convenience, and lifestyle, offering 175,000 sq. ft. of premium office space alongside modern co-working areas and a fully equipped business center. Residents enjoy effortless access to a curated network of amenities—from the clubhouse, gym, and theatre to serene green escapes—where every moment is designed for balance and flow. Anchored by a Grand Prayer Hall, a resident-focused mall, and exclusive lobbies, the community is framed by landscaped courtyards, jogging tracks, and tranquil corners that elevate everyday living into an extraordinary experience.



An architectural rendering of a modern urban development. The central focus is a large, multi-story glass-fronted retail podium. The glass reflects the surrounding environment, including the sky and other buildings. Inside the podium, various retail spaces are visible, with people walking and shopping. To the left, a tall, modern building with a white facade and large windows rises. To the right, another tall building with a colorful, patterned facade is visible. In the foreground, a paved pedestrian walkway is lined with young trees and low-lying shrubs. Several people are walking along the path, some in traditional Middle Eastern attire (thobes and abayas) and others in modern clothing. The overall scene depicts a vibrant, walkable urban environment.

THE RHYTHM OF RETAIL

At the base of the towers, a vibrant retail podium brings energy to everyday life. From local cafés and fresh bites to boutiques and daily essentials, it's all a few steps from your front door. Whether you're grabbing groceries, meeting friends, or simply strolling past shopfronts, the rhythm of the street brings a lively, connected pulse to your routine.



Across every corner, terrace, and tier, life unfolds in curated layers amongst living art spaces — where mornings can begin at the cafe followed by a relaxing treatment at the spa and salons*Children can explore adventure mounds, the projection playground or the bubble lounge while grown-ups gather around barbecue pavilions or practice thier game at the Mini Putt-Putt golf experience



INTRODUCING
THE SERENE CENTRAL



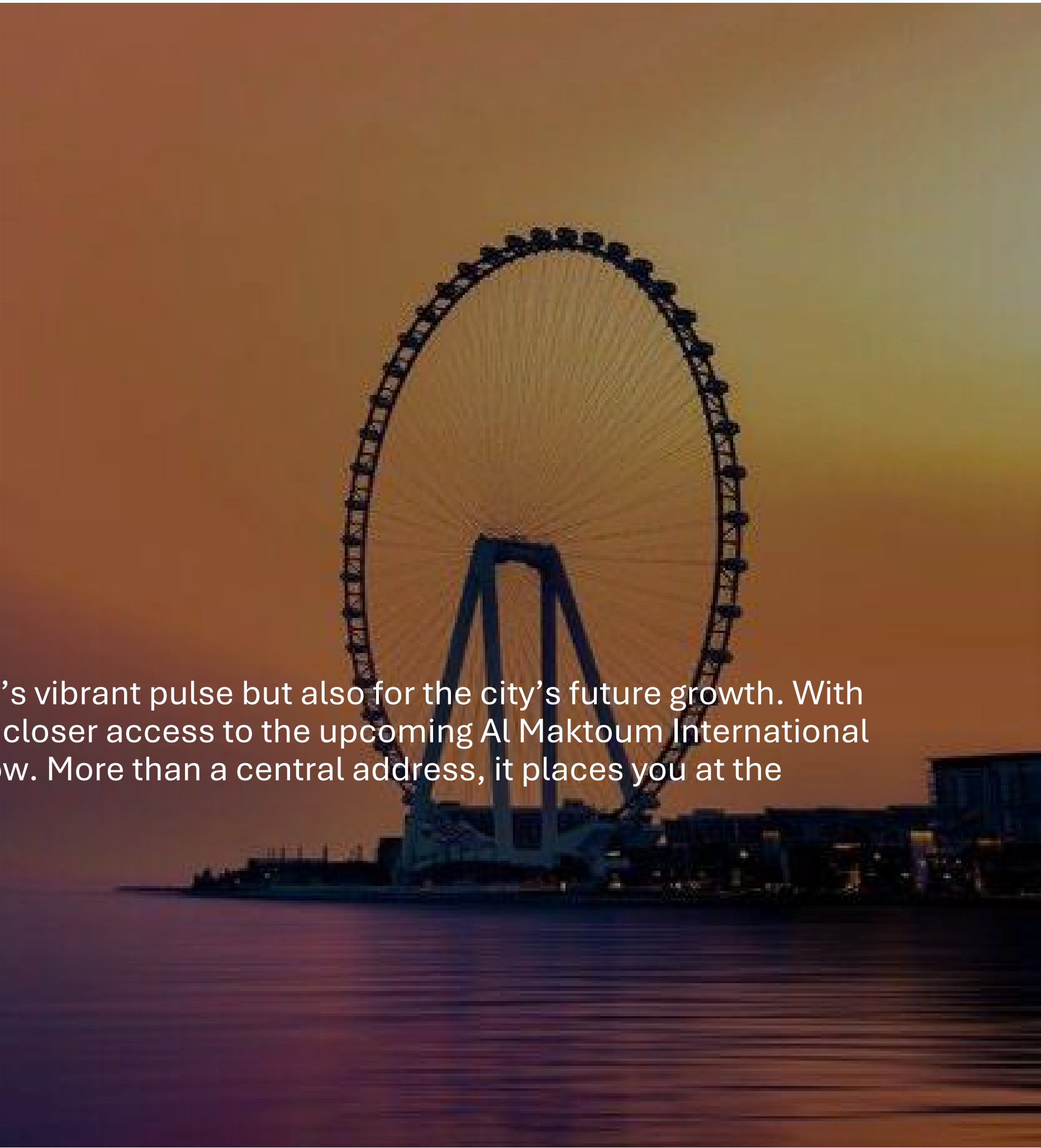
Gracefully nestled in the heart of Central, The Serene offers a sanctuary of calm where life unfolds at its own gentle pace, framed by sweeping skyline and sea views. Wake to panoramic vistas of Dubai Marina, Jumeirah Islands, Blue waters, and The Palm, while a lush podium-level park brings nature into your daily rhythm. More than a residence, it is a meticulously crafted world where boutique retail, wellness spaces, and effortless convenience harmonize to create a truly elevated lifestyle.



An aerial night photograph of Dubai's skyline. The image is dark, with the city lights providing contrast. A prominent feature is a series of vibrant, multi-colored light trails (red, orange, yellow, green, blue, and purple) that curve through the lower half of the frame, likely representing traffic on a major highway. In the background, several tall skyscrapers are visible, including the Burj Khalifa on the left. The overall atmosphere is one of a bustling, modern metropolis at night.

LOCATION PLAN

Central is perfectly positioned not only at the heart of Dubai's vibrant pulse but also for the city's future growth. With just a 29-minute drive to DXB International Airport and even closer access to the upcoming Al Maktoum International Airport, it ensures seamless connectivity today and tomorrow. More than a central address, it places you at the forefront of Dubai's evolving landscape.

A photograph of the Dubai Eye, a large Ferris wheel, set against a sunset sky. The sky is a mix of orange, yellow, and light blue. The Ferris wheel is dark, with its spokes and rim clearly visible. The base of the wheel is illuminated with blue lights. In the foreground, there is a body of water, likely theDubai Marina, which reflects the colors of the sky and the lights from the wheel and surrounding buildings. The overall scene is serene and captures a beautiful moment in Dubai's urban landscape.

RECREATION

- Outdoor cinema / Movie Lawn
- Outdoor games
- Open activity/picnic/event lawn
- Main activity boulevard



GREEN SPACES

- Gardens - Ornamental, Sensory, Fragrance and Medicinal
- Open plaza with water feature & sculpture
- Outdoor courtyard
- Open amphitheatre lawn
- Outdoor sitting area pockets
- Seating tree courtyard

FAMILY & CHILDREN

- Artificial turf play mounds
- Activity mound
- Climbing walls
- Family barbecue gathering space
- Dog park



INDOOR

- Gym
- Yoga studio
- Steam and sauna with changing rooms
- Multipurpose hall
- Children's play area
- Library
- Leisure lounge
- Fitness studio & spinning room
- Indoor theatre
- Meditation room / time free zones
- Business centre

1
BEDROOM
APARTMENT
TYPE A
(with balcony)

TOTAL SALEABLE AREA
SUITE = 429.59 SQ.FT.
BALCONY = 89.34 SQ.FT.
TOTAL = 518.93 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities, Community, Low-rise community

B1414, B1514, B1614, B1714, B1814, B1914, B2014, B2114, B2214, B2314

Community, Low-rise community

B2414, B2514, B2614, B2714, B2814, B2914, B3414, B3514, B3614, B3714, B3814, B3914, B4014, B4114, B4214, B4314, B4414, B4514, B4614, B4714, B4814, B4914, B5014, B5114, B5214, B5314, B5414, B5514, B5614, B5714, B5814, B5914, B6014, B6114, B6214, B6314, B6414, B6514

1
BEDROOM
APARTMENT
TYPE A - VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 410.75 - 410.97 SQ.FT.
BALCONY RANGE = 84.39 - 84.50 SQ.FT.
TOTAL RANGE = 495.14 - 495.47 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities, Community

B1417, B1517, B1617, B1717, B1817, B1917, B2017, B2117, B2217, B2317

Community

B2417, B2517, B2617, B2717, B2817, B2917, B3417, B3517, B3617, B3717, B3817, B3917, B4017, B4117, B4217, B4317, B4417, B4517, B4617, B4717, B4817, B4917, B5017, B5117, B5217, B5317, B5417, B5517, B5617, B5717, B5817, B5917, B6017, B6117, B6217, B6317, B6417, B6517

1

BEDROOM
APARTMENT
TYPE B
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 537.76 - 537.98 SQ.FT.
BALCONY = 106.99 SQ.FT.
TOTAL RANGE = 644.75 - 644.97 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities, Community

B1418, B1518, B1618, B1718, B1818, B1918, B2018, B2118, B2218, B2318

Community

B2418, B2518, B2618, B2718, B2818, B2918, B3418, B3518, B3618, B3718, B3818, B3918, B4018, B4118, B4218, B4318, B4418, B4518, B4618, B4718, B4818, B4918, B5018, B5118, B5218, B5318, B5418, B5518, B5618, B5718, B5818, B5918, B6018, B6118, B6218, B6318, B6418, B6518

1

BEDROOM
APARTMENT
TYPE C
(with balcony)

TOTAL SALEABLE AREA
SUITE = 595.46 SQ.FT.
BALCONY = 90.20 SQ.FT.
TOTAL = 685.66 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

120 degree view, Amenities, Community, Low-rise villa community

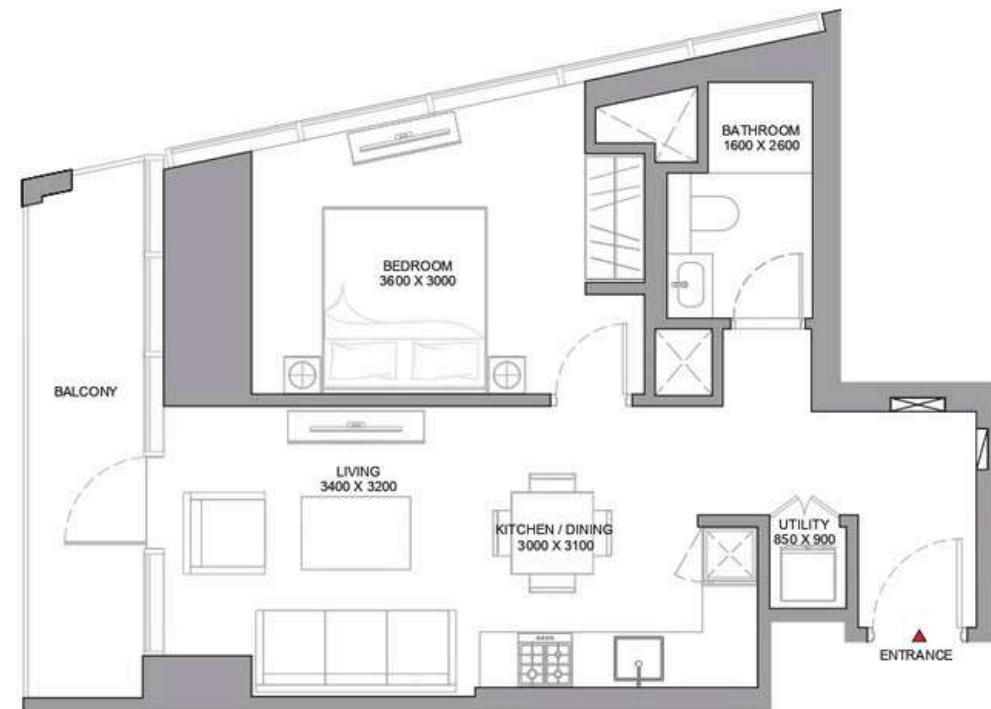
B1415, B1515, B1615, B1715, B1815, B1915, B2015, B2115, B2215, B2315

120 degree view, Community, Low-rise villa community

B2415, B2515, B2615, B2715, B2815, B2915, B3415, B3515, B3615, B3715, B3815, B3915, B4015, B4115, B4215, B4315, B4415, B4515, B4615, B4715, B4815, B4915, B5015, B5115, B5215, B5315, B5415, B5515, B5615, B5715, B5815, B5915, B6015, B6115, B6215, B6315, B6415, B6515

1
BEDROOM
APARTMENT
TYPE C - VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE = 595.57 SQ.FT.
BALCONY = 90.20 SQ.FT.
TOTAL = 685.77 SQ.FT.



List of unit numbers with this unit plan:

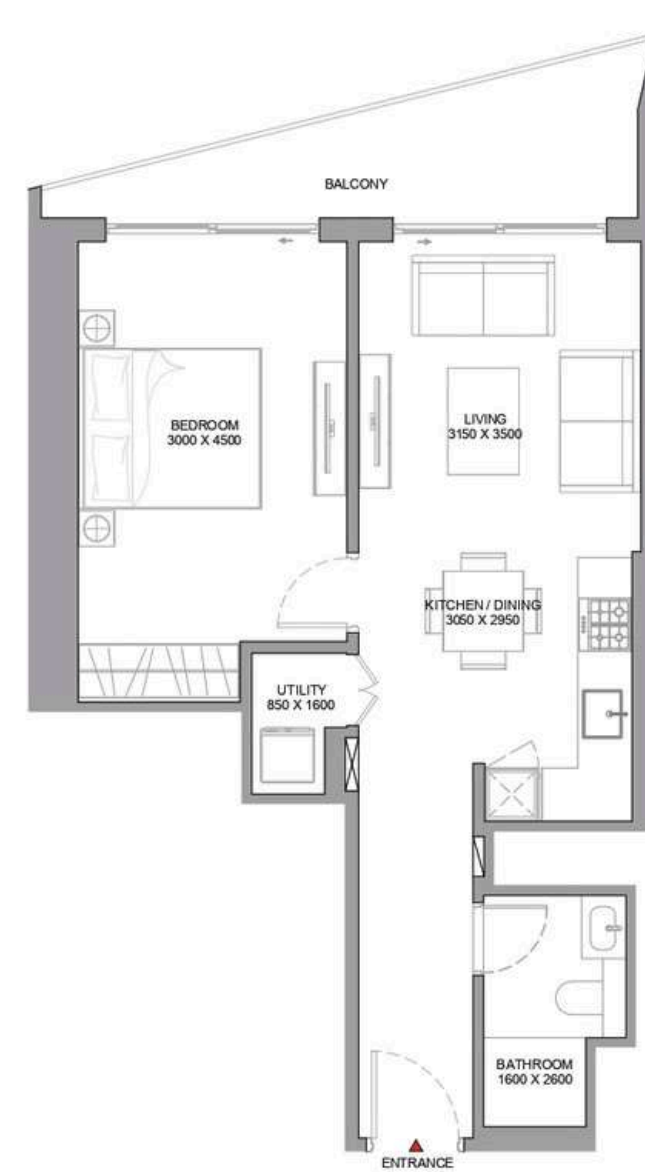
VIEWS

120 degree view, Amenities, Community, Low-rise villa community
B1416, B1516, B1616, B1716, B1816, B1916, B2016, B2116, B2216, B2316

120 degree view, Community, Low-rise villa community
B2416, B2516, B2616, B2716, B2816, B2916, B3416, B3516, B3616, B3716, B3816, B3916, B4016, B4116, B4216, B4316, B4416, B4516, B4616, B4716, B4816, B4916, B5016, B5116, B5216, B5316, B5416, B5516, B5616, B5716, B5816, B5916, B6016, B6116, B6216, B6316, B6416, B6516

1
BEDROOM
APARTMENT
TYPE D
(with balcony)

TOTAL SALEABLE AREA
SUITE = 593.63 SQ.FT.
BALCONY = 101.40 SQ.FT.
TOTAL = 695.03 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities, Community
B1407, B1507, B1607, B1707, B1807, B1907, B2007, B2107, B2207, B2307

Community
B2407, B2507, B2607, B2707, B2807, B2907, B3407, B3507, B3607, B3707, B3807, B3907, B4007, B4107, B4207, B4307, B4407, B4507, B4607, B4707, B4807, B4907, B5007, B5207, B5307, B5407, B5507, B5607, B5707, B5807, B5907, B6007, B6107, B6207, B6307, B6407, B6507

1

BEDROOM
APARTMENT

TYPE E
(with powder room + store + balcony)

TOTAL SALEABLE AREA
SUITE = 629.15 SQ.FT.
BALCONY = 101.40 SQ.FT.
TOTAL = 730.55 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities, Community

B1402, B1502, B1602, B1702, B1802, B2002, B2102, B2202, B2302

Community

B2502, B2602, B2702, B2802, B3402, B3502, B3602, B3702, B3802, B4002, B4102, B4202, B4302, B4402, B4602, B4702, B4802, B5002, B5102, B5202, B5302, B5402, B5502, B5602, B5702, B5802, B6002, B6102, B6202, B6302, B6402, B6502

1

BEDROOM
APARTMENT

TYPE F
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 641.10 SQ.FT.
BALCONY RANGE = 101.50 - 101.72 SQ.FT.
TOTAL RANGE = 742.60 - 742.82 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities, Community

B1412, B1512, B1612, B1712, B1812, B1912, B2012, B2112, B2212, B2312

Community

B2412, B2512, B2612, B2712, B2812, B2912, B3412, B3512, B3612, B3712, B3812, B3912, B4012, B4112, B4212, B4312, B4412, B4512, B4612, B4712, B4812, B4912, B5012, B5112, B5212, B5312, B5412, B5512, B5612, B5712, B5812, B5912, B6012, B6112, B6212, B6312, B6412, B6512

1
BEDROOM
APARTMENT
TYPE F - VARIANT 1
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 641.10 - 641.42 SQ.FT.
BALCONY = 101.61 SQ.FT.
TOTAL RANGE = 742.71 - 743.03 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities, Community

B1420, B1520, B1620, B1720, B1820, B1920, B2020, B2120, B2220, B2320

Community

B2420, B2520, B2620, B2720, B2820, B2920, B3420, B3520, B3620, B3720, B3820, B3920, B4020, B4120, B4220, B4320, B4420, B4520, B4620, B4720, B4820, B4920, B5020, B5120, B5220, B5320, B5420, B5520, B5620, B5720, B5820, B5920, B6020, B6120, B6220, B6320, B6420, B6520

1
BEDROOM
APARTMENT
TYPE G
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 659.40 SQ.FT.
BALCONY RANGE = 89.23 - 89.45 SQ.FT.
TOTAL RANGE = 748.63 - 748.85 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities, Community

B1413, B1513, B1613, B1713, B1813, B1913, B2013, B2113, B2213, B2313

Community

B2413, B2513, B2613, B2713, B2813, B2913, B3413, B3513, B3613, B3713, B3813, B3913, B4013, B4113, B4213, B4313, B4413, B4513, B4613, B4713, B4813, B4913, B5013, B5113, B5213, B5313, B5413, B5513, B5613, B5713, B5813, B5913, B6013, B6113, B6213, B6313, B6413, B6513

1
BEDROOM
APARTMENT
TYPE G - VARIANT 1
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 654.23 - 654.34 SQ.FT.
BALCONY RANGE = 89.23 - 89.34 SQ.FT.
TOTAL RANGE = 743.46 - 743.68 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities, Community

B1419, B1519, B1619, B1719, B1819, B1919, B2019, B2119, B2219, B2319

Community

B2419, B2519, B2619, B2719, B2819, B2919, B3419, B3519, B3619, B3719, B3819, B3919, B4019, B4119, B4219, B4319, B4419, B4519, B4619, B4719, B4819, B4919, B5019, B5119, B5219, B5319, B5419, B5519, B5619, B5719, B5819, B5919, B6019, B6119, B6219, B6319, B6419, B6519

2
BEDROOM
APARTMENT
TYPE A
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 752.61 - 752.83 SQ.FT.
BALCONY = 99.78 SQ.FT.
TOTAL RANGE = 852.39 - 852.61 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities, Community, Emirates Hills

B1406, B1506, B1606, B1706, B1806, B1906, B2006, B2106, B2206, B2306

Community, Emirates Hills

B2406, B2506, B2606, B2706, B2806, B2906, B3406, B3506, B3606, B3706, B3806, B3906, B4006, B4106, B4206, B4306, B4406, B4506, B4606, B4706, B4806, B4906, B5006, B5106, B5206, B5306, B5406, B5506, B5606, B5706, B5806, B5906, B6006, B6106, B6206, B6306, B6406, B6506

2
BEDROOM
APARTMENT
TYPE A - VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 759.50 - 759.72 SQ.FT.
BALCONY = 99.78 SQ.FT.
TOTAL RANGE = 859.28 - 859.50 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities, Community, Sea view, SZR

B1403, B1503, B1603, B1703, B1803, B1903, B2003, B2103, B2203, B2303

Community, Sea view, SZR

B2403, B2503, B2603, B2703, B2803, B2903, B3403, B3503, B3603, B3703, B3803, B3903, B4003, B4103, B4203, B4303, B4403, B4503, B4603, B4703, B4803, B4903, B5003, B5103, B5203, B5303, B5403, B5503, B5603, B5703, B5803, B5903, B6003, B6103, B6203, B6303, B6403, B6503

2
BEDROOM
APARTMENT
TYPE C
(with balcony)

TOTAL SALEABLE AREA
SUITE = 775.43 SQ.FT.
BALCONY = 96.77 SQ.FT.
TOTAL = 872.20 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

120 degree view, Amenities, Sea view, SZR, Marina, Bluewaters

B1404, B1504, B1604, B1704, B1804, B1904, B2004, B2104, B2204, B2304

120 degree view, Sea view, SZR, Marina, Bluewaters

B2404, B2504, B2604, B2704, B2804, B2904, B3404, B3504, B3604, B3704, B3804, B3904, B4004, B4104, B4204, B4304, B4404, B4504, B4604, B4704, B4804, B4904, B5004, B5104, B5204, B5304, B5404, B5504, B5604, B5704, B5804, B5904, B6004, B6104, B6204, B6304, B6404, B6504

2

BEDROOM
APARTMENT
TYPE C - VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE = 775.43 SQ.FT.
BALCONY = 96.77 SQ.FT.
TOTAL = 872.20 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

120 degree view, Amenities, Community, SZR, Marina, Emirates Hills

B1405, B1505, B1605, B1705, B1805, B1905, B2005, B2105, B2205, B2305

120 degree view, Community, SZR, Marina, Emirates Hills

B2405, B2505, B2605, B2705, B2805, B2905, B3405, B3505, B3605, B3705, B3805, B3905, B4005, B4105, B4205, B4305, B4405, B4505, B4605, B4705, B4805, B4905, B5005, B5105, B5205, B5305, B5405, B5505, B5605, B5705, B5805, B5905, B6005, B6105, B6205, B6305, B6405, B6505



Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

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