

CENTRAL
PARK
CITY WALK

THYME

||| MERAAS

Provident Estate, founded in 2008, is a pioneer in the region's real estate sector. With a stronghold of 200+ workers and counting, we are at the forefront of the industry as the most trusted real estate agency and rank among the top-10 agencies for the world's most reputable developer.

With a 360° real estate solution approach, we have repeatedly demonstrated that we understand our clients' needs the best and always provide outcomes that meet their objectives. We prioritize them and attempt to address their issues using innovative and digital solutions. Our ultimate objective is to develop long-term partnerships with our clients.

Provident.

A Tradition of Trust



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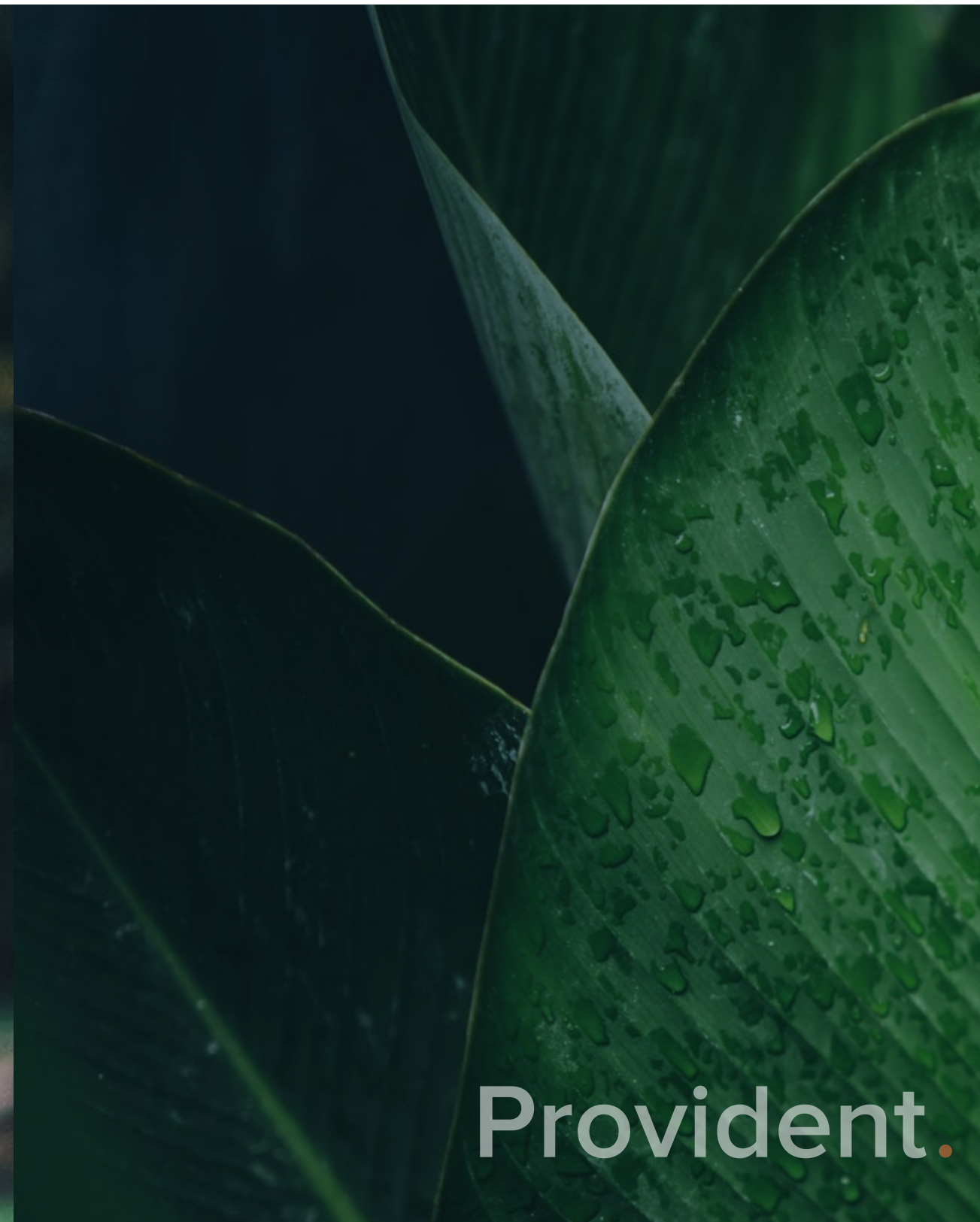
info@providentestate.com



www.providentestate.com



Office #1802, 18th Floor, Marina Plaza, Dubai Marina,
Dubai, UAE



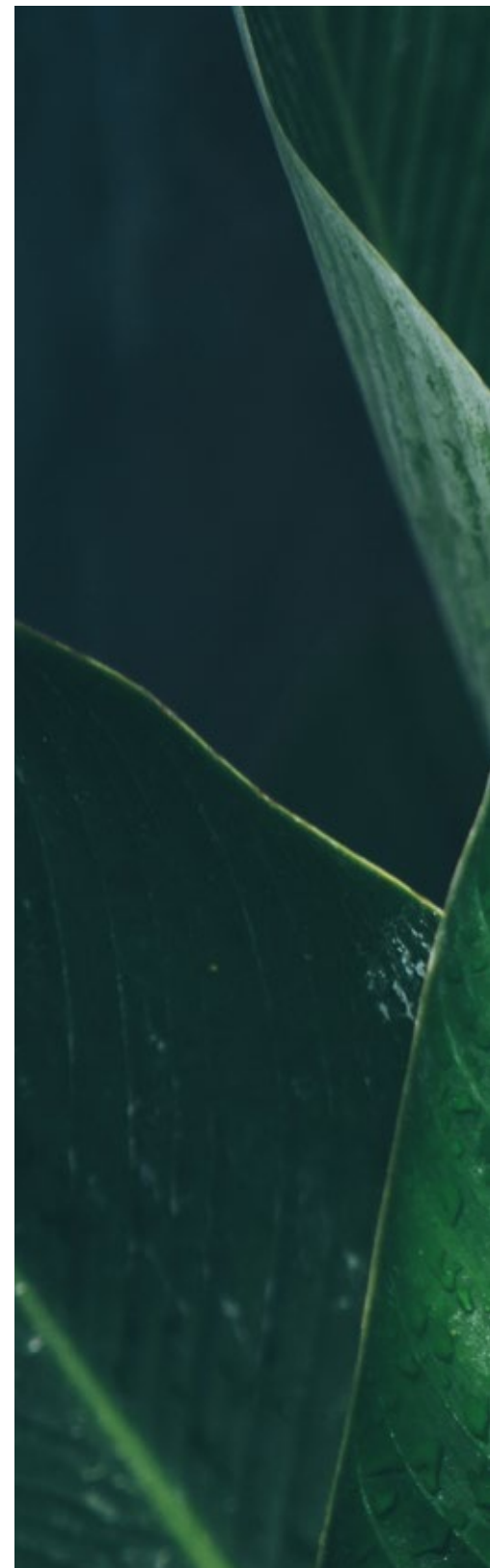
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Reimagine the Urban Jungle

Big city living is by definition a fast-paced lifestyle set amongst high rises and bright lights. It is almost a blessing when you get to take refuge in a green space, away from the concrete surroundings. But what if we could blur the lines between urban and nature? Central Park at City Walk brings both of these worlds together. Premium homes and lush green landscapes set in the heart of Dubai create a true park lifestyle community that will make you reimagine what the urban jungle is.





Meraas

Meraas has illustrated its position as a leading master developer by creating and consistently delivering residential developments that strengthen Dubai's position as a global real estate investment destination of choice. Meraas has built a powerful legacy of developing creative spaces and establishing recognisable landmarks, leading to enriching lifestyle experiences for its residents.

Its cutting-edge portfolio comprises of leading developments across waterfront, urban, and suburban locations in Dubai, such as City Walk Residences, Bluewaters Residences, Nikki Beach Residences, BVLGARI Residences and Port de La Mer, to name but a few. Meraas is synonymous with sophistication and innovation and offers best in class residential developments that appeal to a discerning, global customer.



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City Walk

City Walk is a creative lifestyle space to live, work and play in the heart of Dubai. Conceptualised by world-renowned designers, this high-end destination includes international retail offerings, upscale gourmet restaurants, world-class residences, and luxurious hotels, combining Dubai's love for out-of-the-box thinking with contemporary convenience. Built around movement, sharing, and community, the modern urban mix and easy connectivity make it one of the most prominent and recognisable neighbourhoods in the city.





Connectivity

Connected to well-established road networks and highways, while being ideally located between Al Wasl Road and Sheikh Zayed Road, Central Park at City Walk is ideally placed for quick and convenient access to major landmarks in Dubai.

1

MINUTE TO
CITY WALK MALL

5

MINUTES TO
COCA-COLA ARENA

10

MINUTES TO
JUMEIRAH BEACH

15

MINUTES TO
BURJ AL ARAB

15

MINUTES TO
DUBAI INT. AIRPORT

15

MINUTES TO
LA MER BEACH

20

MINUTES TO
THE PALM JUMEIRAH

20

MINUTES TO
DUBAI MARINA

50

MINUTES TO
AL MAKTOUM INT. AIRPORT

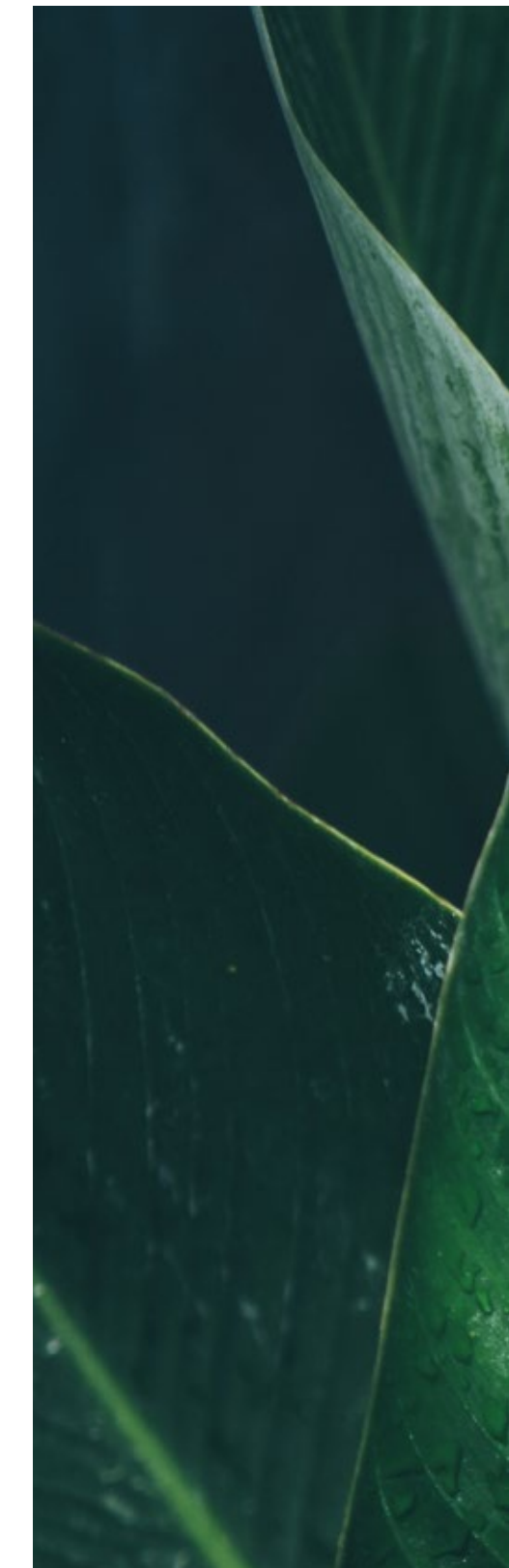


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Central Park

Imagine waking up in the heart of the city but opening your curtains and seeing nothing but lush greenery, with a backdrop of the magnificent Dubai skyline. Imagine stepping outside and being able to take part in countless activities all within your own private park. Imagine all of this while being surrounded by some of the city's finest restaurants, world-class hotels, massive shopping centres and amazing leisure and entertainment outlets. You don't have to imagine anymore — live re-energised by nature in Central Park at City Walk.



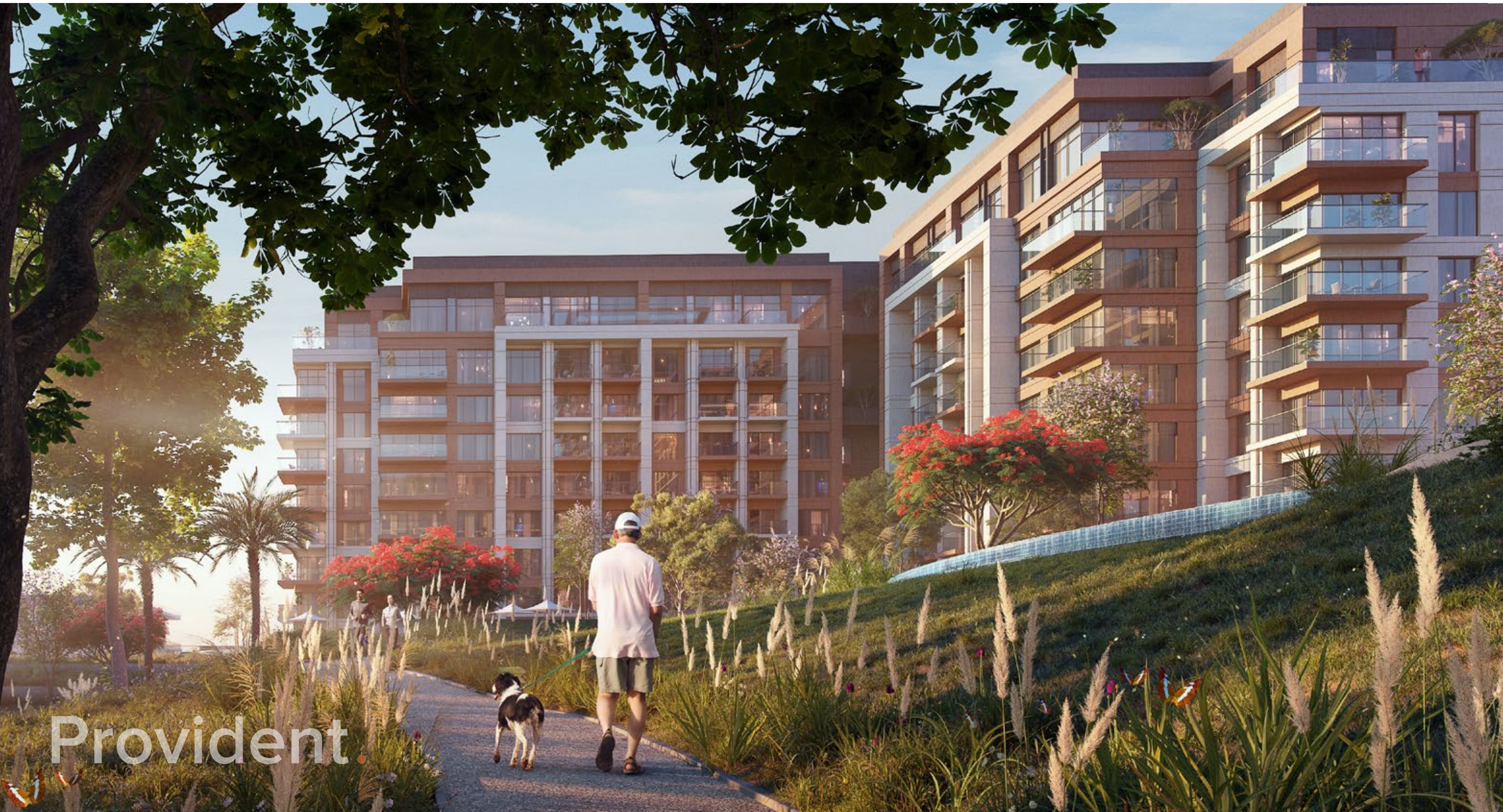


Amenities

Central Park at City Walk features such a wide range of facilities and amenities that they cannot all be found in any community in the city, ensuring something for every age group to enjoy.

Pools and water play areas | Kids play area | Running track | Dog park
| Multi-use games and sports lawns | Tennis and squash courts | Half-court basketball | Skateable landscape | Games tables | Outdoor gym and fitness station | Spa and sauna | Yoga and meditation areas | Dining outlets and retail stores | Function rooms | Nursery | Events area | Picnic pavilions | Outdoor barbeque areas





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Thyme

Inspired by Central Park's contemporary design philosophy, Thyme offers its residents a unique fusion of city vibes and vibrant nature.

Enveloped by rich greenery, the iconic Dubai skyline and a plethora of modern amenities - Thyme's 1, 2, 3, and 4-bedroom apartments deliver total peace of mind in the heart of Dubai.



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State-of-the-art fitness
centre to keep healthy
and in good shape





Provident.

Enjoy countless
amenities within your
neighbourhood

Provident.

Everything you need just
around the corner





Master Plan

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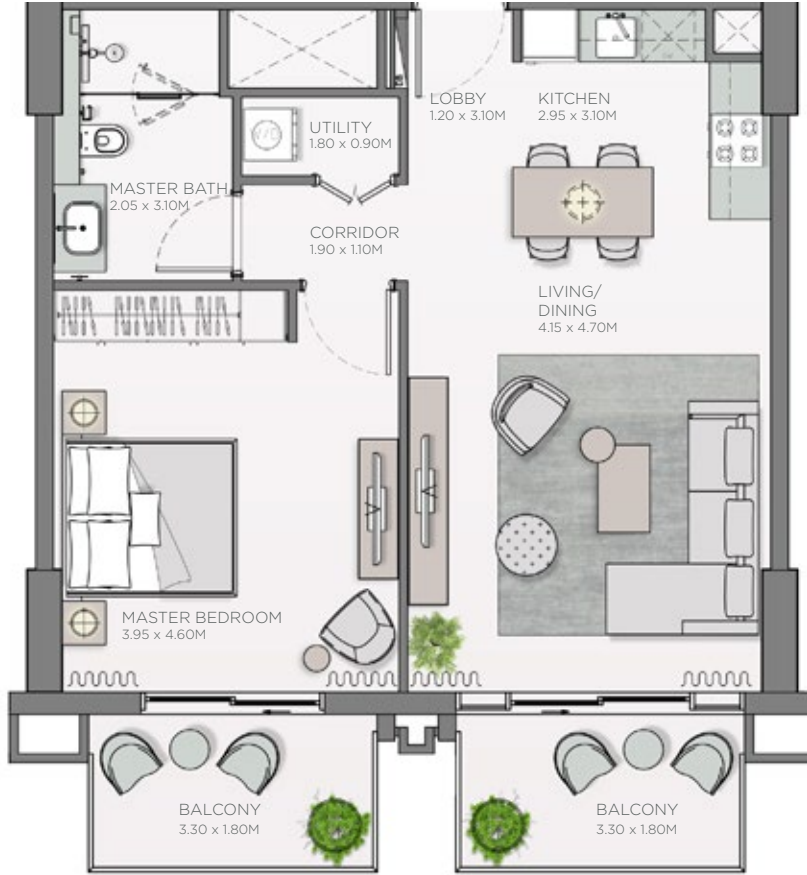
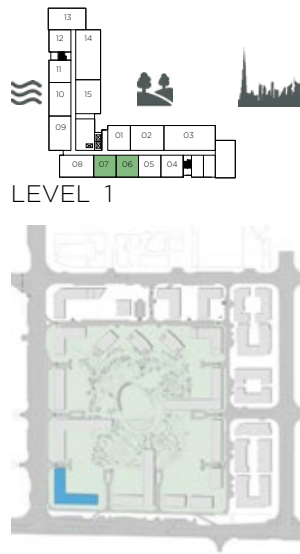
Floor Plans



1 BEDROOM
APARTMENT TYPE A.1

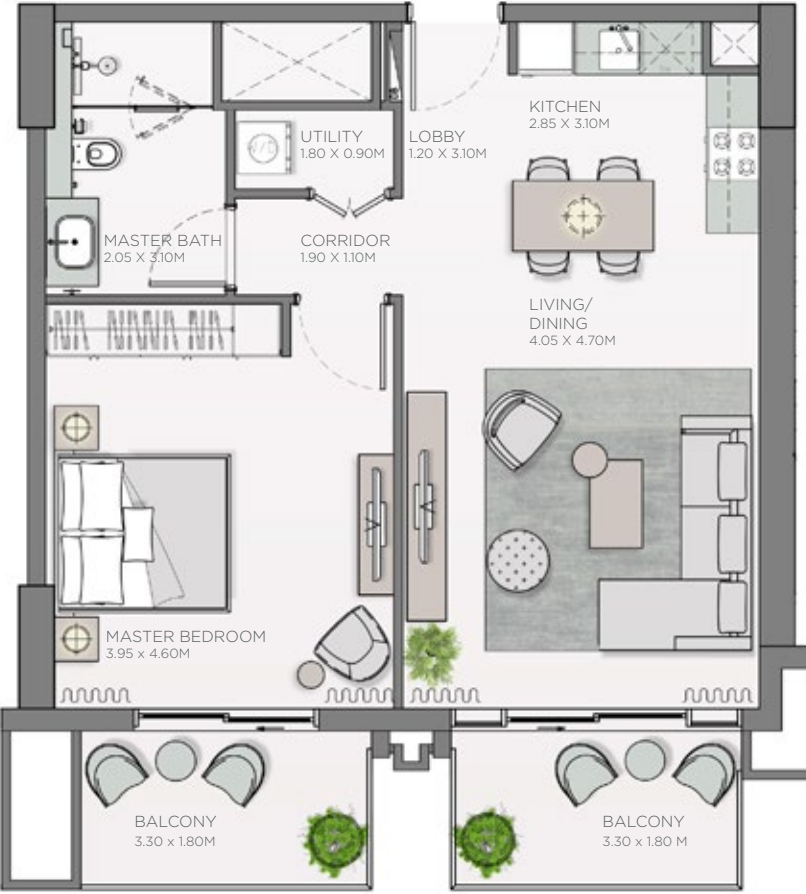
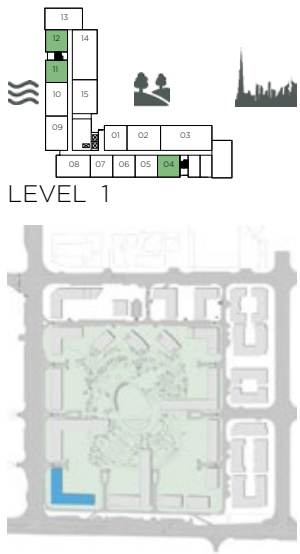


1 BEDROOM
APARTMENT TYPE A.2



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
106M	64.94	699.01	12.69	136.59	77.63	835.60
107	64.94	699.01	12.60	135.63	77.54	834.63

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



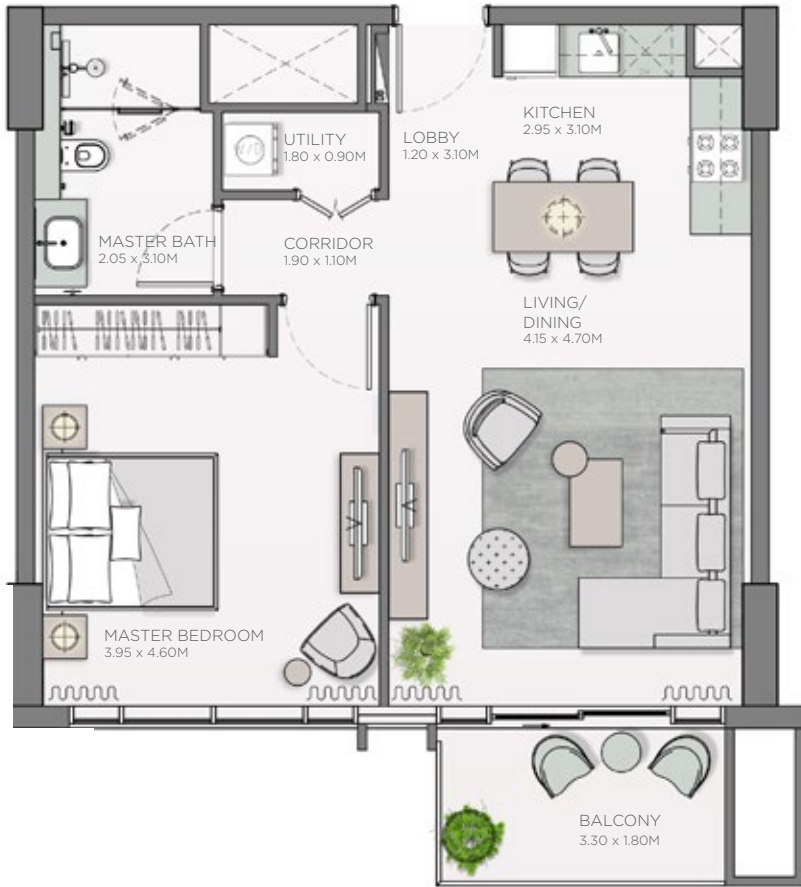
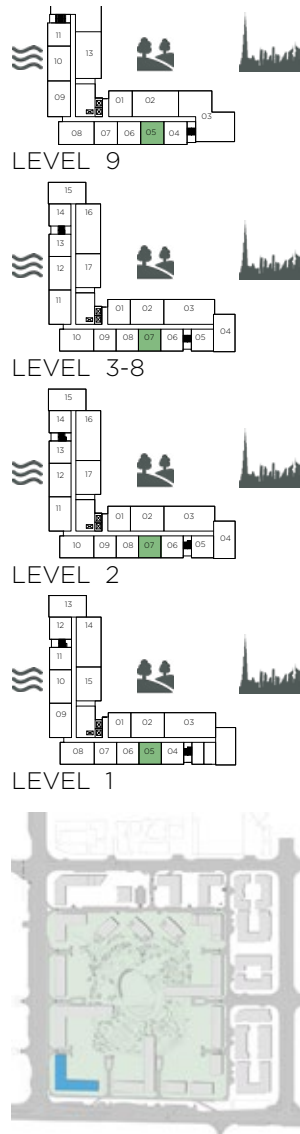
UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
104	64.89	698.47	12.69	136.59	77.58	835.06
111M	64.54	694.70	12.60	135.63	77.14	830.33
112	64.54	694.70	12.69	136.59	77.23	831.30

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE

1 BEDROOM
APARTMENT TYPE A.3

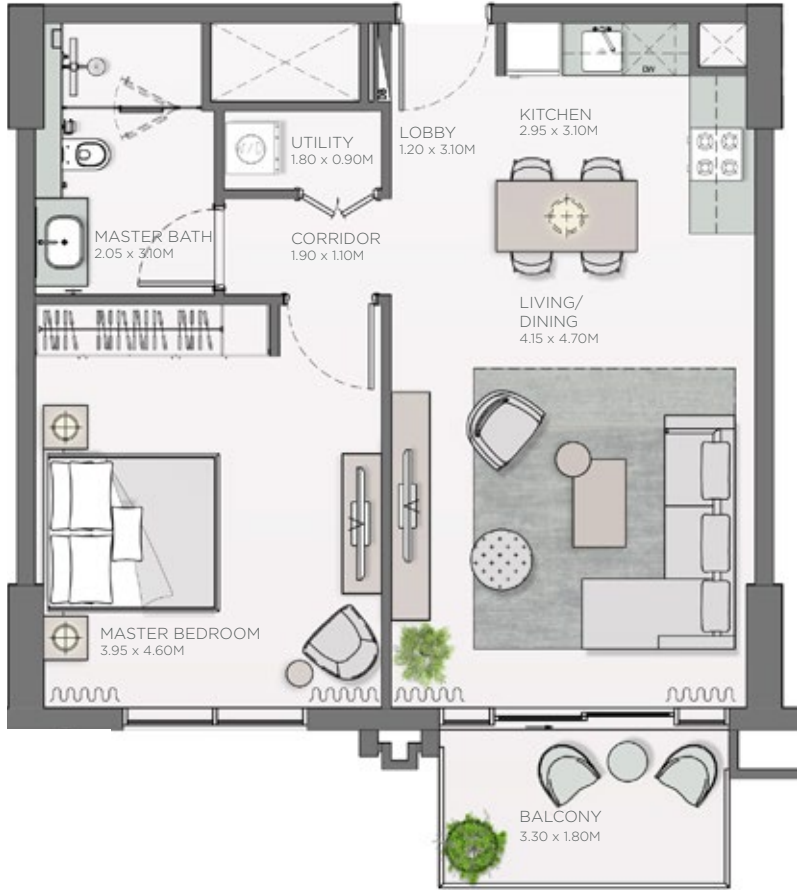
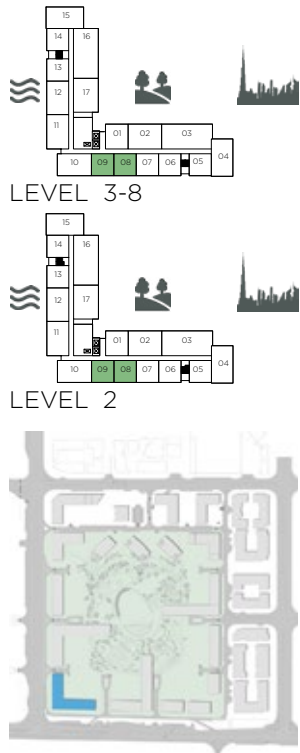


1 BEDROOM
APARTMENT TYPE A.4



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
105 207 307	65.10	700.73	6.35	68.35	71.45	769.08
407 507 607						
707 807						
905	65.09	700.62	6.26	67.38	71.35	768.01

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



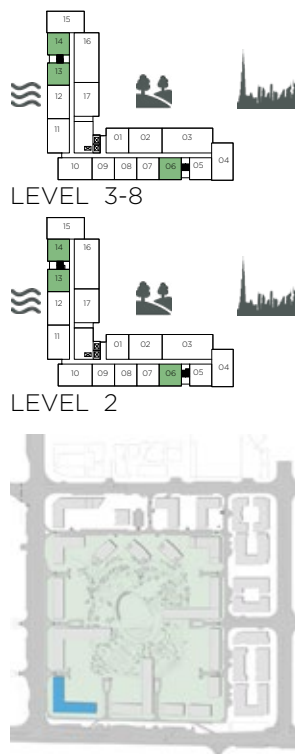
UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
208M 209 308M	65.07	700.41	6.28	67.60	71.35	768.01
509 408M 409						
508M 509 608M						
609 708M 709						
808M 809						

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE

1 BEDROOM
APARTMENT TYPE A.5



1 BEDROOM
APARTMENT TYPE A.7



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
206	306	406	65.02	699.87	6.28	67.60
506	606	706				
806			64.64	695.78	6.28	67.60
213M	214	313M				
314	413M	414				
513M	514	613M				
614	713M	714				
813M	814					

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
205			64.65	695.89	6.39	68.78
305	405	505				
605	705	805	64.65	695.89	6.37	68.57

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



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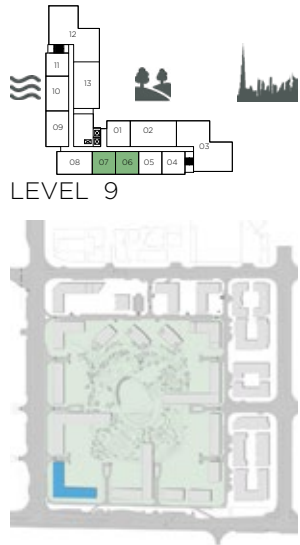
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1 BEDROOM
APARTMENT TYPE A.8

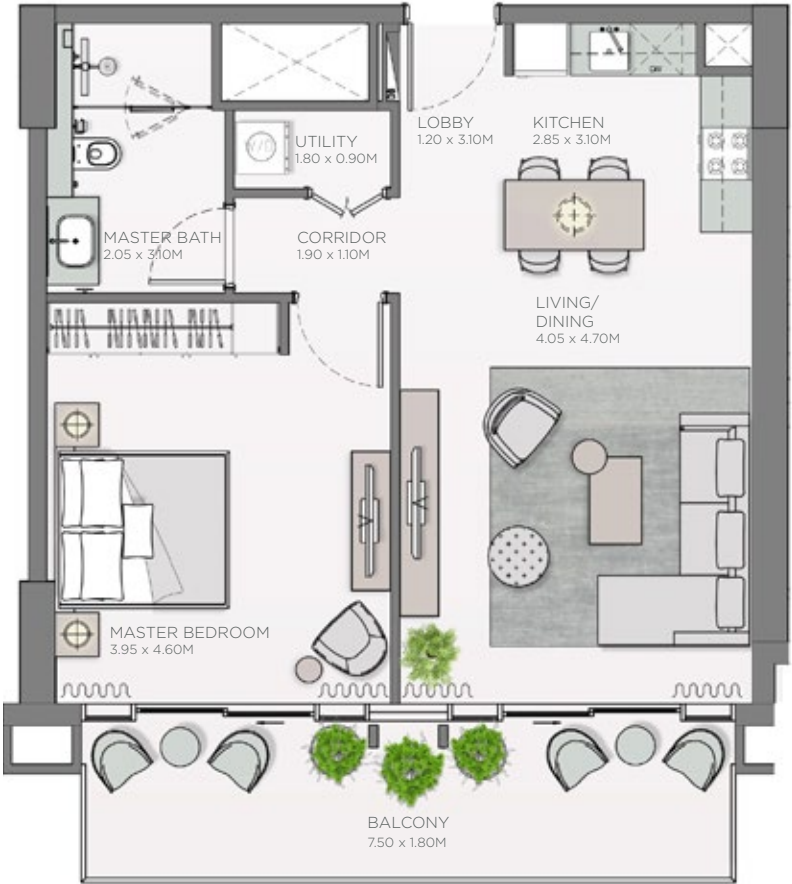
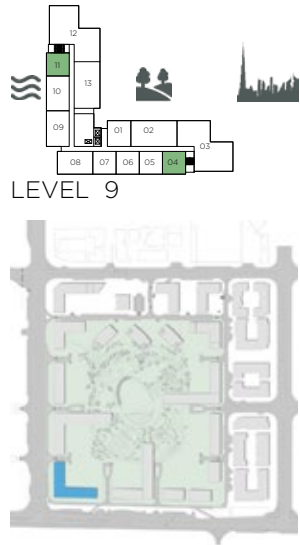


1 BEDROOM
APARTMENT TYPE A.9



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
906M	64.96	699.22	14.29	153.82	79.25	853.04
907	64.96	699.22	14.19	152.74	79.15	851.96

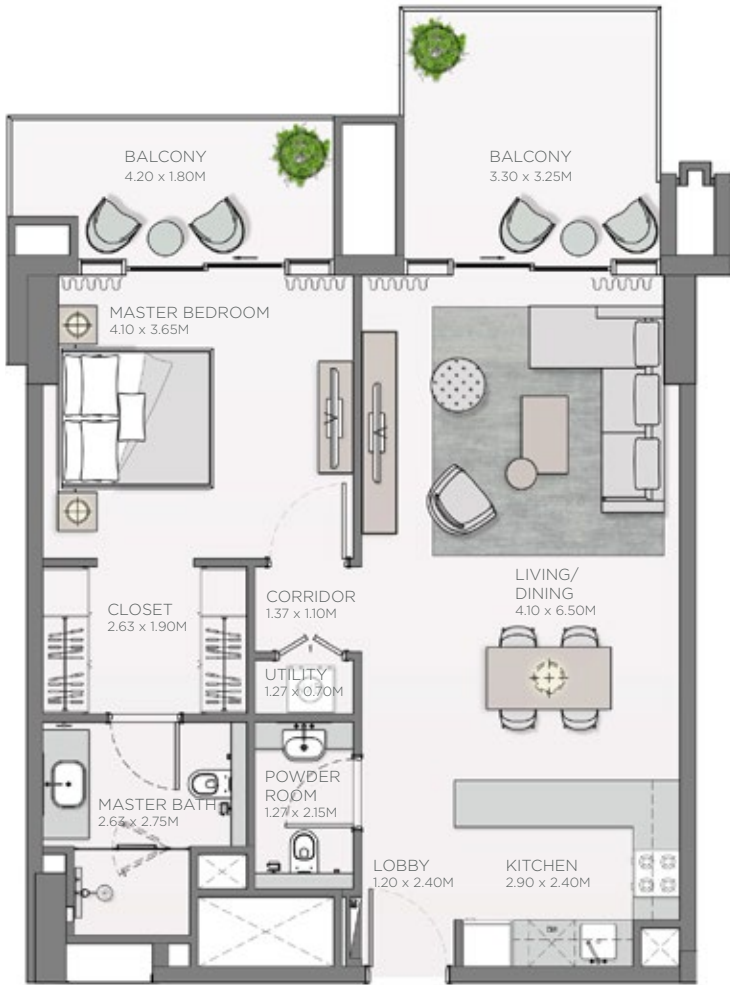
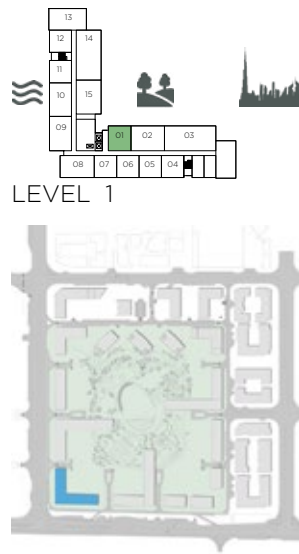
THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
904	64.91	698.69	14.28	153.71	79.19	852.39
911M	64.55	694.81	14.28	153.71	78.83	848.52

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE

1 BEDROOM
APARTMENT TYPE B.1

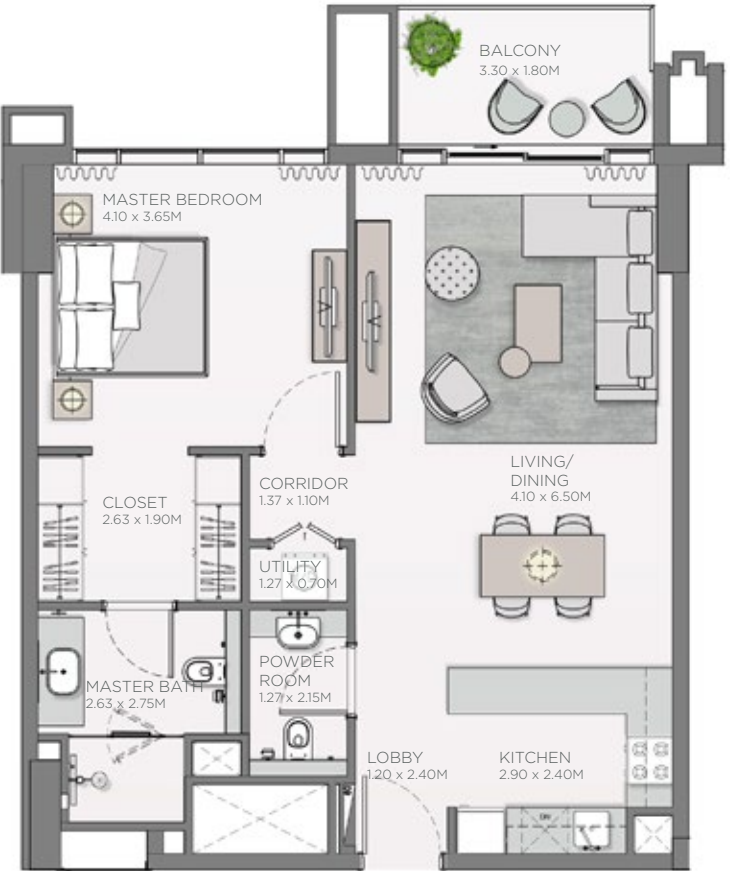
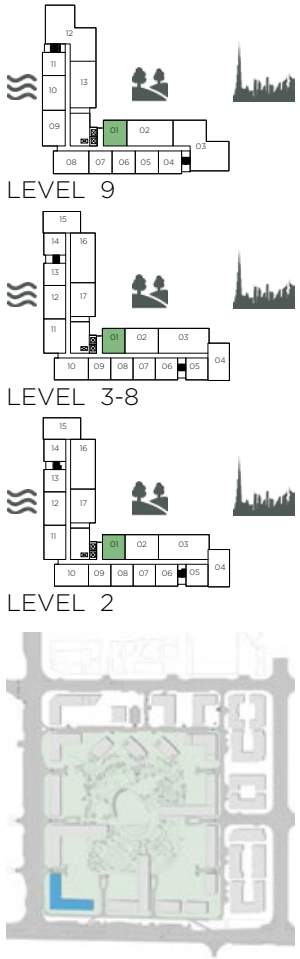


UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
101	72.94	785.12	18.65	200.75	91.59	985.87

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



1 BEDROOM
APARTMENT TYPE B.2



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
201 301 401	73.07	786.52	6.47	69.64	79.54	856.16
501 601 701						
801						
901	73.08	786.63	6.25	67.27	79.33	853.90

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



2 BEDROOM
APARTMENT TYPE A.1



2 BEDROOM
APARTMENT TYPE A.2



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
115	110.72	1,191.78	35.73	384.59	146.45	1,576.37

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



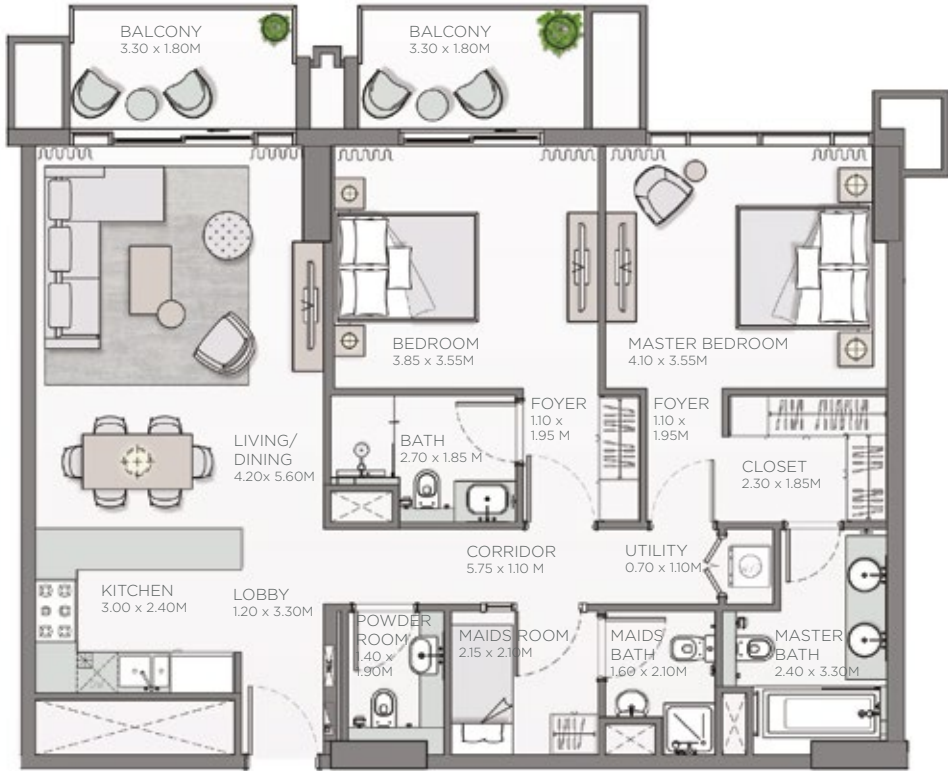
UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
102	110.49	1,189.30	35.90	386.42	146.39	1,575.73

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE

2 BEDROOM
APARTMENT TYPE A.3

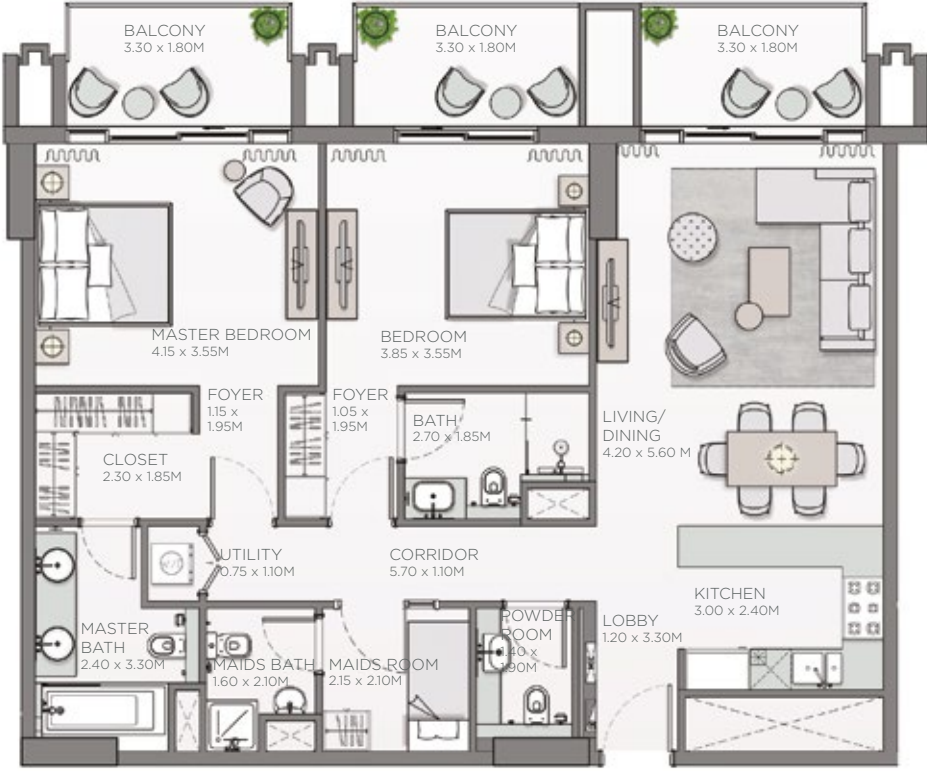


2 BEDROOM
APARTMENT TYPE A.4



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
217	110.85	1,193.18	12.94	139.29	123.79	1,332.46

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



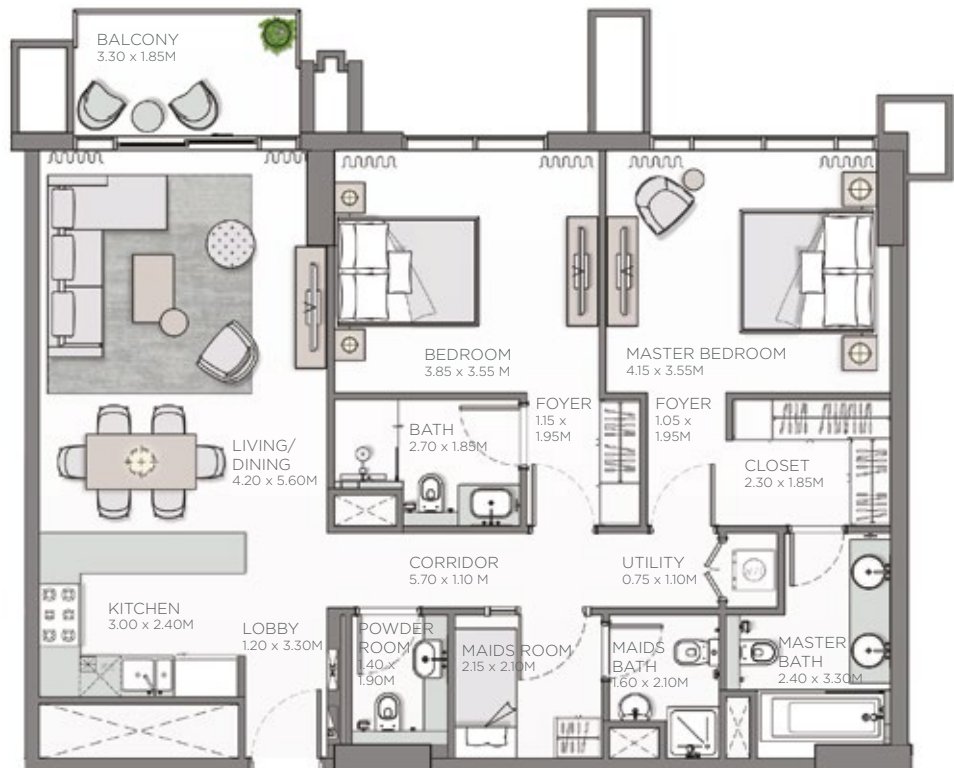
UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
202	110.49	1,189.30	19.44	209.25	129.93	1,398.55

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE

2 BEDROOM
APARTMENT TYPE A.5

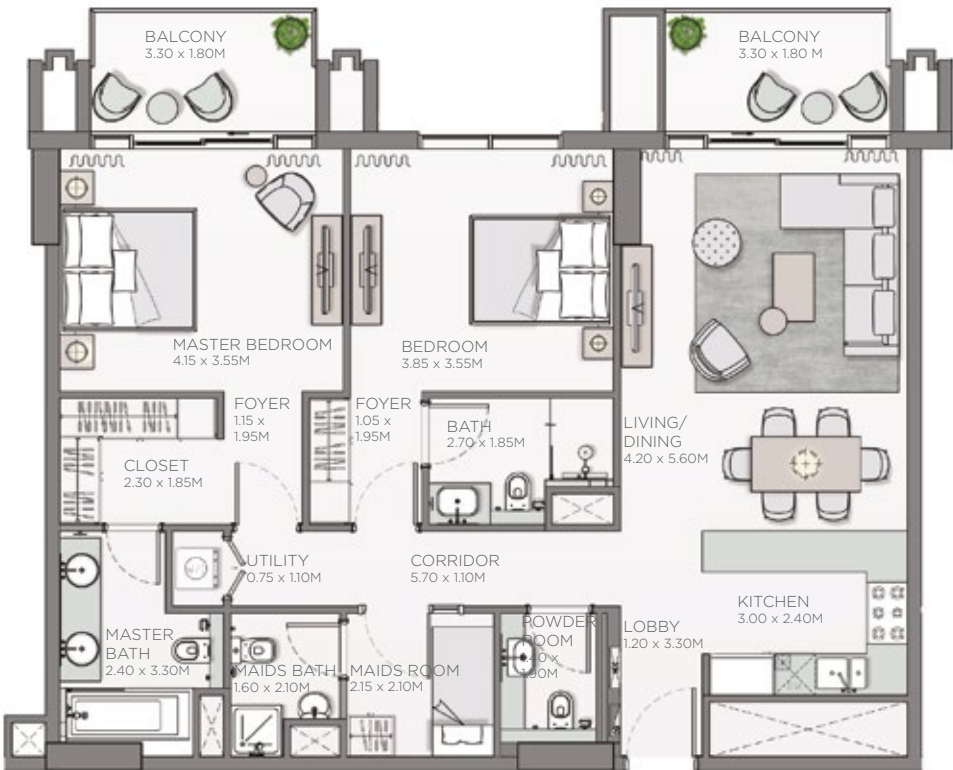
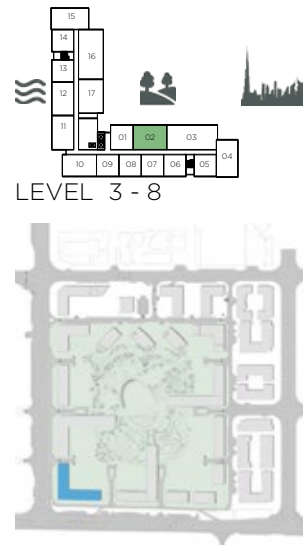


2 BEDROOM
APARTMENT TYPE A.6



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
317	417	517	110.98	1,194.58	6.43	69.21
617	717	817			117.41	1,263.79

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
302	402	502	110.62	1,190.70	12.93	139.18
602	702	802			123.55	1,329.88

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



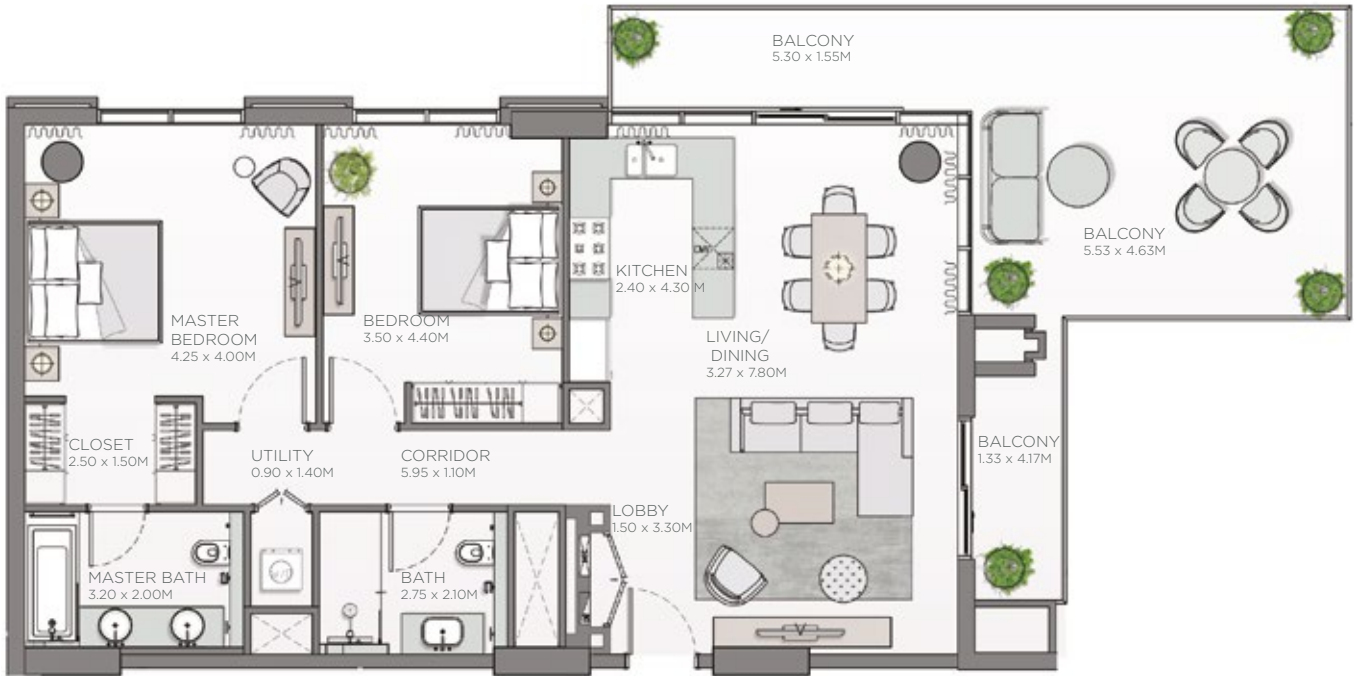
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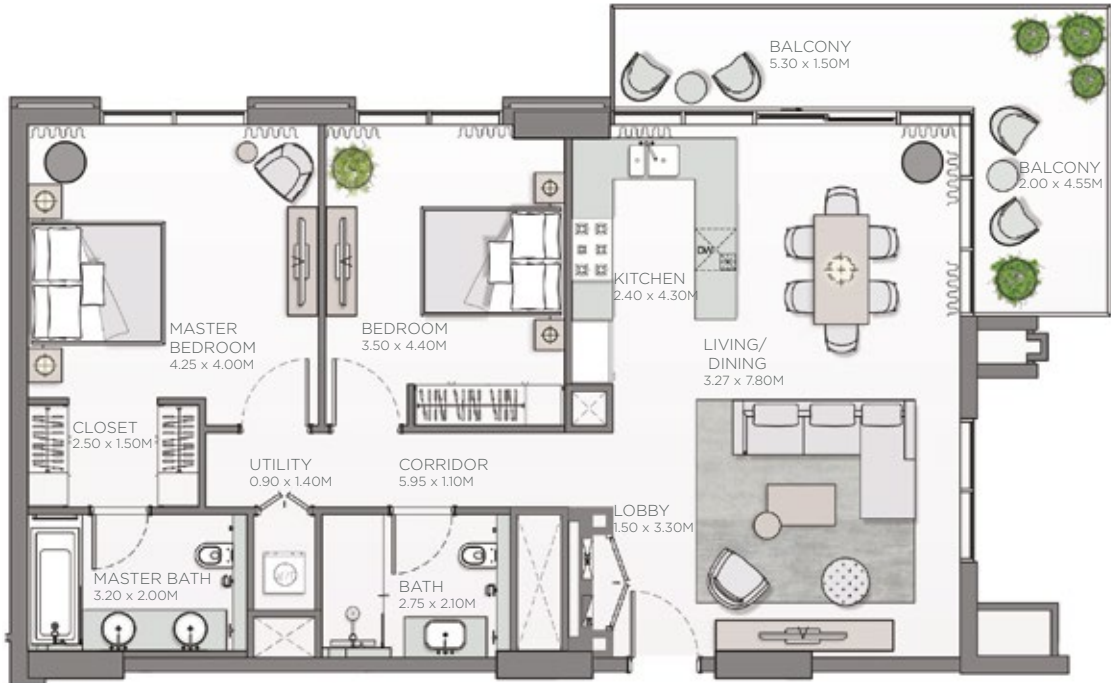
2 BEDROOM
APARTMENT TYPE B.1



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
113	108.90	1,172.19	39.03	420.12	147.93	1,592.31

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE

2 BEDROOM
APARTMENT TYPE B.2



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
204M	108.48	1,167.67	17.12	184.28	125.60	1,351.95
215	108.92	1,172.41	17.37	186.97	126.29	1,359.37
304M 404M 504M	108.51	1,167.99	17.12	184.28	125.63	1,352.27
604M 704M 804M						
315 415 515						
615 715 815	109.03	1,173.59	17.49	188.26	126.52	1,361.85

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



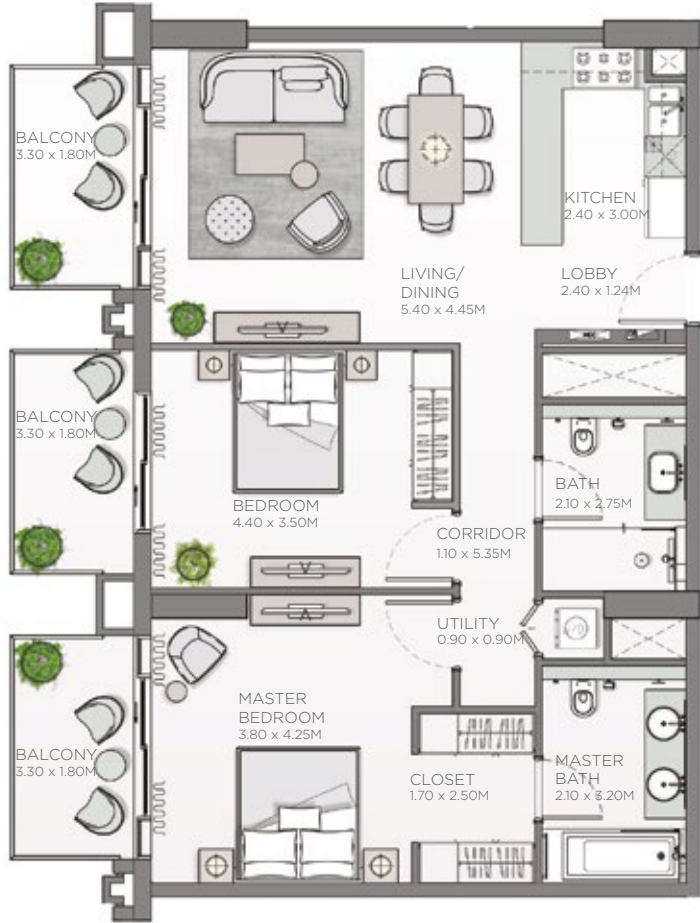
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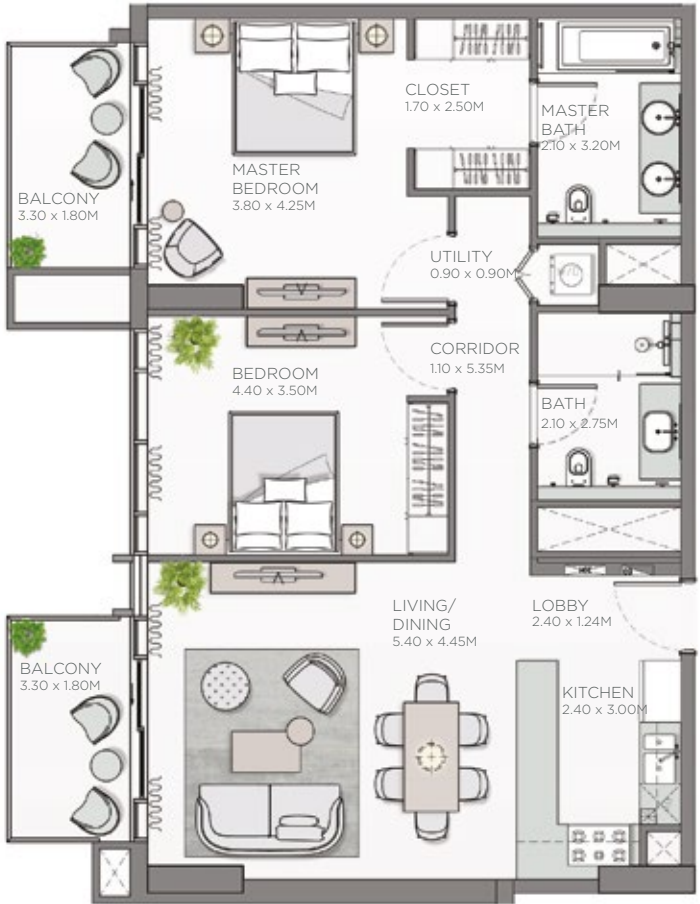
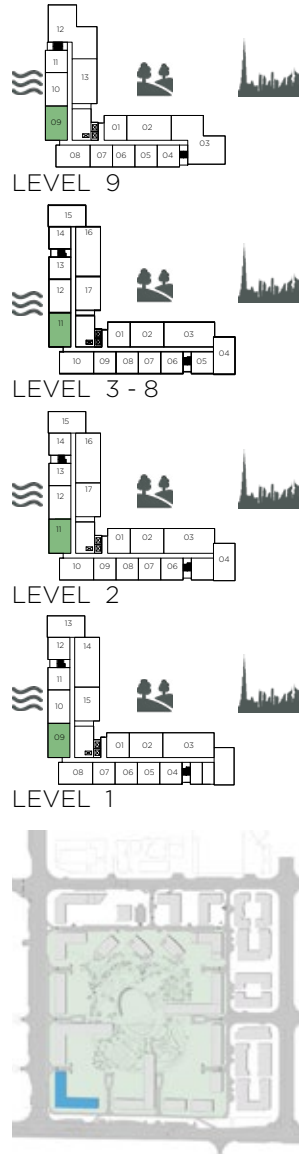
2 BEDROOM
APARTMENT TYPE C.1



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
110	97.88	1,053.57	18.87	203.11	116.75	1,256.69

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE

2 BEDROOM
APARTMENT TYPE C.2



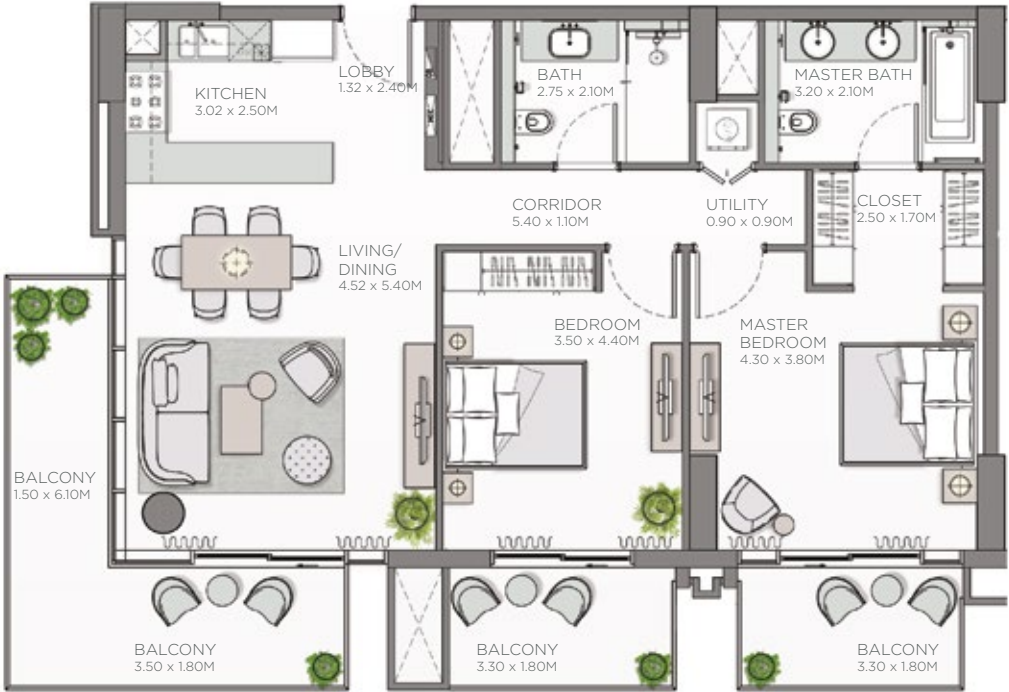
UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
109	99.91	1,075.42	12.63	135.95	112.54	1,211.37
211	99.64	1,072.52	12.63	135.95	112.27	1,208.46
311	411	511	99.90	1,075.31	12.63	135.95
611	711	811	99.90	1,075.31	12.63	135.95
909	99.91	1,075.42	12.50	134.55	112.41	1,209.97

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE

2 BEDROOM
APARTMENT TYPE C.3

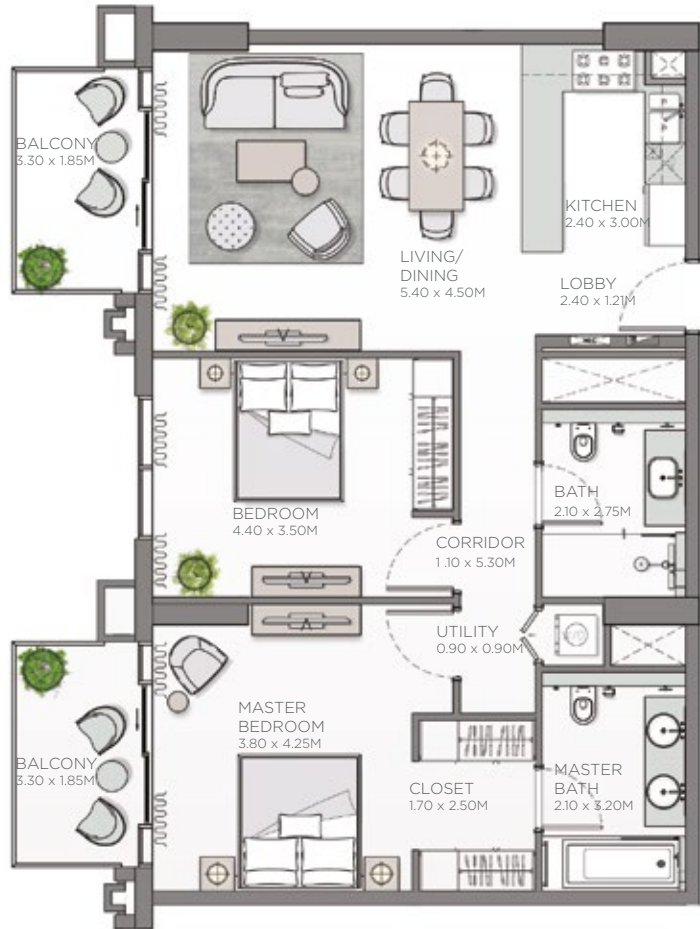
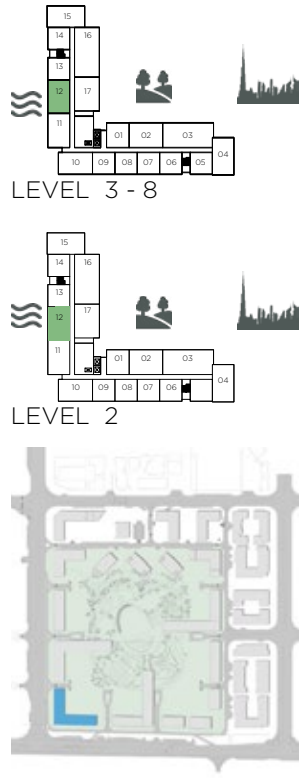


2 BEDROOM
APARTMENT TYPE C.4



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
108	99.28	1,068.64	28.59	307.74	127.87	1,376.38

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



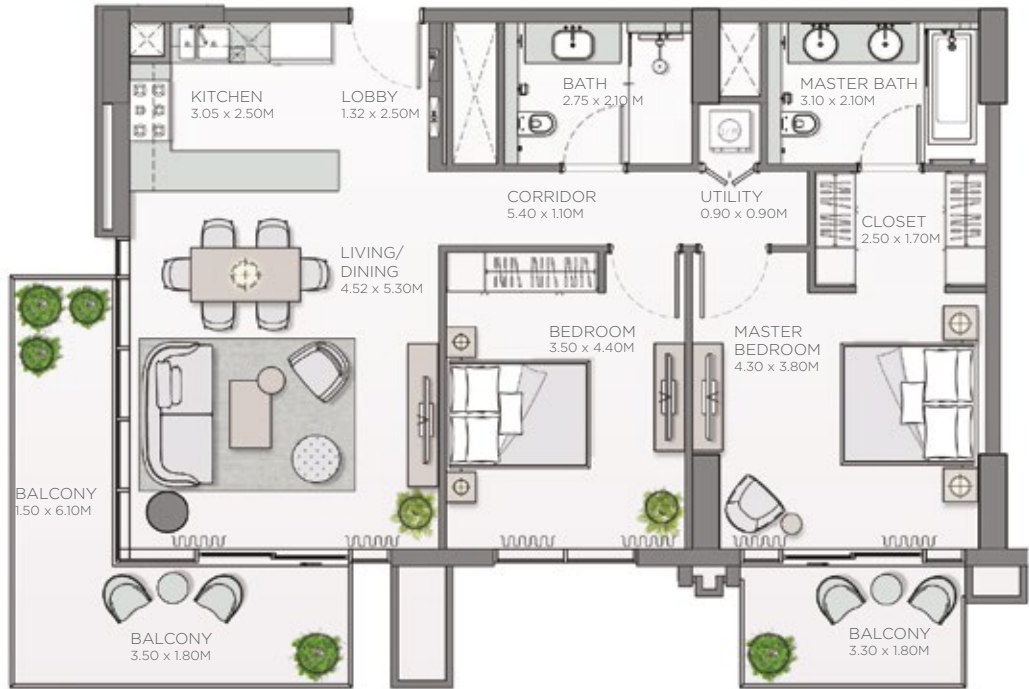
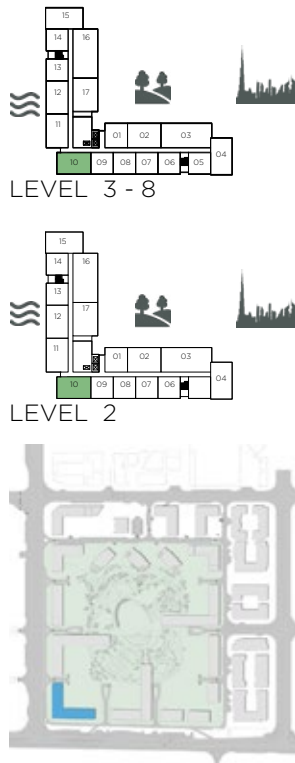
UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
212 312 412	98.01	1,054.97	12.55	135.09	110.56	1,190.06
512 612 712						
812						

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE

2 BEDROOM
APARTMENT TYPE C.5



2 BEDROOM
APARTMENT TYPE C.6



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
210	310	410				
510	610	710	99.41	1,070.04	22.18	238.74
810					121.59	1,308.78

THE MIRRORRED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
910	97.91	1,053.89	21.73	233.90	119.64	1,287.79

THE MIRRORRED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



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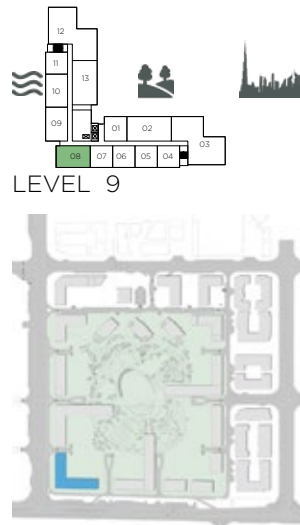
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Provident.

2 BEDROOM
APARTMENT TYPE C.7

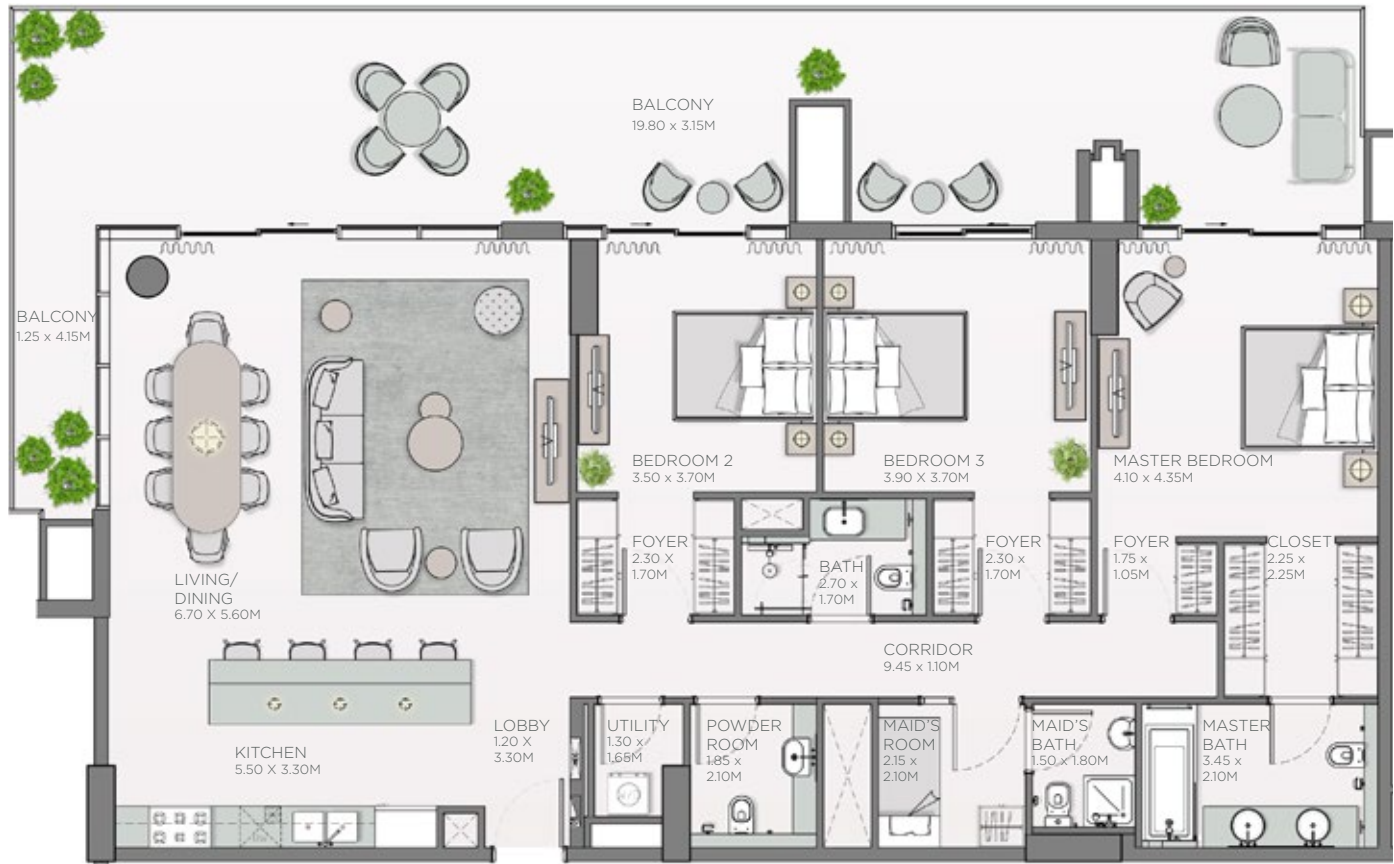
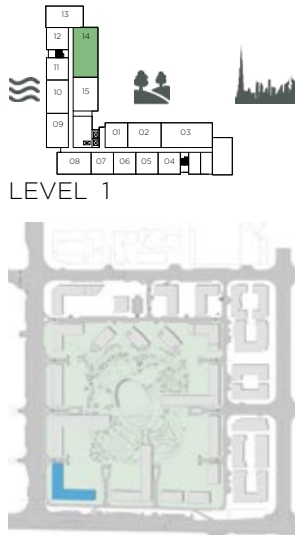


3 BEDROOM
APARTMENT TYPE A.1



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
908	99.30	1,068.86	23.09	248.54	122.39	1,317.39

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
114	167.86	1,806.83	67.22	723.55	235.08	2,530.38

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



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3 BEDROOM
APARTMENT TYPE A.2



3 BEDROOM
APARTMENT TYPE A.3



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
216	168.64	1,815.23	24.03	258.66	192.67	2,073.88

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



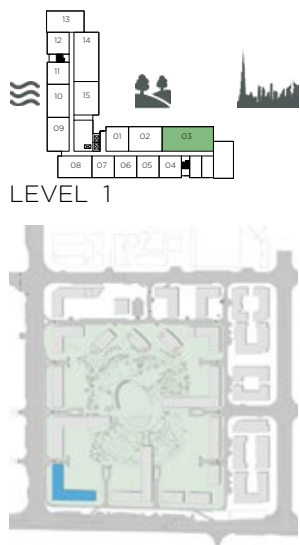
UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
316	416	516	168.78	1,816.73	17.52	188.58
616	716	816	168.78	1,816.73	17.52	188.58

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE

3 BEDROOM
APARTMENT TYPE B.1



3 BEDROOM
APARTMENT TYPE B.2



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
103	169.02	1,819.32	67.19	723.23	236.21	2,542.54

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
203	169.80	1,827.71	24.06	258.98	193.86	2,086.69

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE

3 BEDROOM
APARTMENT TYPE B.3

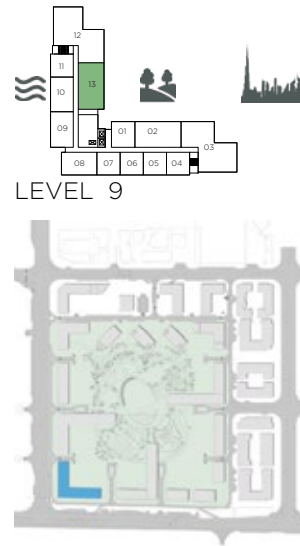


3 BEDROOM
APARTMENT TYPE C.1



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
303	403	503	169.93	1,829.11	17.55	188.91
603	703	803	187.48	2,018.02		

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
903	150.02	1,614.80	21.75	234.12	171.77	1,848.92
1103	150.02	1,614.80	21.75	234.12	171.77	1,848.92

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



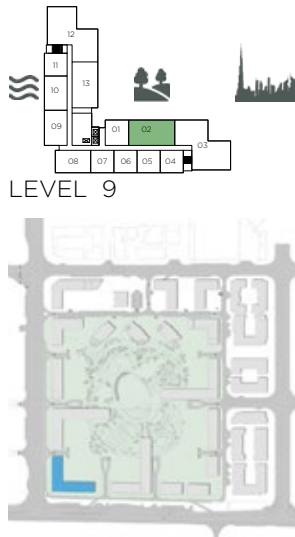
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3 BEDROOM
APARTMENT TYPE C.2



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
902	149.76	1,612.00	29.67	319.37	179.43	1,931.37

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE

4 BEDROOM
APARTMENT TYPE A.1



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
903M	242.35	2,608.63	111.67	1,202.01	354.02	3,810.64
912	242.40	2,609.17	109.91	1,183.06	352.31	3,792.23

THE MIRRORED UNITS ARE DENOTED AS "M" AS MENTIONED ABOVE



Provident.

Provident Estate, founded in 2008, is a pioneer in the region's real estate sector. With a stronghold of 200+ workers and counting, we are at the forefront of the industry as the most trusted real estate agency and rank among the top-10 agencies for the world's most reputable developer.

With a 360° real estate solution approach, we have repeatedly demonstrated that we understand our clients' needs the best and always provide outcomes that meet their objectives. We prioritize them and attempt to address their issues using innovative and digital solutions. Our ultimate objective is to develop long-term partnerships with our clients.

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+971 56 604 5684



info@providentestate.com



www.providentestate.com



Office #1802, 18th Floor, Marina Plaza, Dubai Marina,
Dubai, UAE

The image features a close-up of green leaves with water droplets, set against a dark background. The Meraas logo, consisting of a stylized 'M' made of vertical bars, is positioned to the left of the word 'MERAAS' in a white, sans-serif font.

MERAAS