THE CENTRAL UPTOWN

By AQUA DEVELOPMENTS

THE CENTRAL UPTOWN

Elevated Living, Perfected.

A thoughtfully designed residential tower where modern living, comfort, and convenience come together.

A New Standard of Urban Living

The Central Uptown is a contemporary mixed-use development in Dubai, built around wellness, convenience, and smart living.

Located in the heart of Arjan, it brings together modern residences, curated retail, and lifestyle amenities within a well-connected urban setting.

Every element is carefully planned to support comfort, functionality, and everyday living.

FAB STORE
LEMAONDE
FASHION
P

Contemporary Design with Timeless Appeal

Defined by clean lines, a refined façade, and well-proportioned balconies, The Central Uptown rises as a 28-storey elegant tower comprising 488 thoughtfully designed residences, adding a confident presence to the Arjan skyline. The architecture balances visual character with functionality, creating a form that feels modern yet enduring.

A carefully crafted vertical expression, designed to remain relevant over time.

512 Dedicated Parking Spaces

Podium Level Amenities

Infinity Pool · Kids Pool · Gym · Zen Garden · Badminton Court · Golf Simulator · Table Tennis · Kids Play Area · BBQ · Outdoor Lounge

488 Residences

- Studio
- 1 Bedroom
- 2 Bedroom

2 Retail Units

6 Passenger Lifts & 1 Service Lift

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An Entrance That Sets the Tone

A striking glass atrium creates a welcoming and memorable arrival experience. Thoughtfully planned circulation and dedicated access points ensure clarity, privacy, and comfort from the moment residents and visitors arrive.

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Live Beautifully

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Homes Designed for Modern Life

The Central Uptown offers a collection of studio, one-bedroom, and two-bedroom apartments, thoughtfully planned to maximise space, light, and everyday comfort. Clean layouts and contemporary detailing create homes that feel open, practical, and refined.

Residence Highlights

- Studio, one-bedroom, and two-bedroom layouts
- Floor-to-ceiling glass windows for enhanced natural light
- Private balconies extending the living space outdoors
- Well-planned interiors with efficient use of space

Interiors That Whisper Luxury

The interiors at The Central Uptown are designed with a focus on comfort, quality, and contemporary style. Carefully selected materials and refined detailing create spaces that feel calm, modern, and welcoming.

Interior Highlights

- Contemporary modern interior design
- High-end finishes throughout
- Curated material palette
- Designed for comfort and durability

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Designed for Everyday Ease

Each residence features a modern kitchen fitted with built-in appliances by Teka, seamlessly integrated into the overall design. Clean finishes and practical layouts ensure a refined and efficient cooking environment.

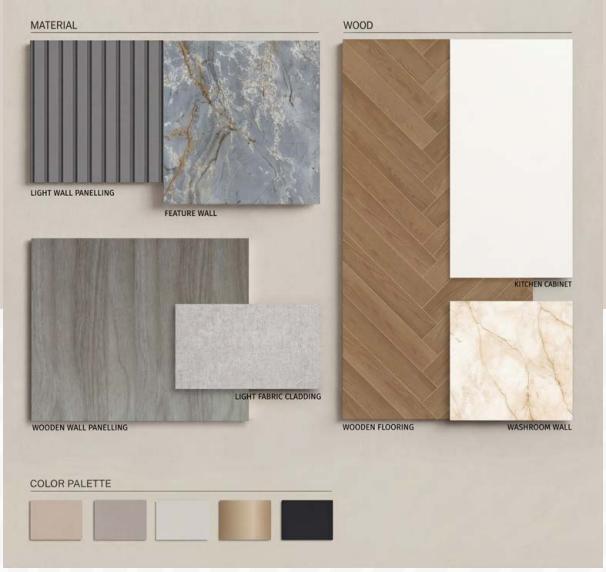
- Built-in kitchen appliances by Teka
- Contemporary cabinetry and finishes
- Practical layouts for daily use
- Clean, clutter-free design

Your Space. Your Style.

Residents can choose between light and dark interior themes, allowing each home to reflect individual preference and lifestyle. Both palettes are curated to complement the architecture while offering distinct atmospheres.

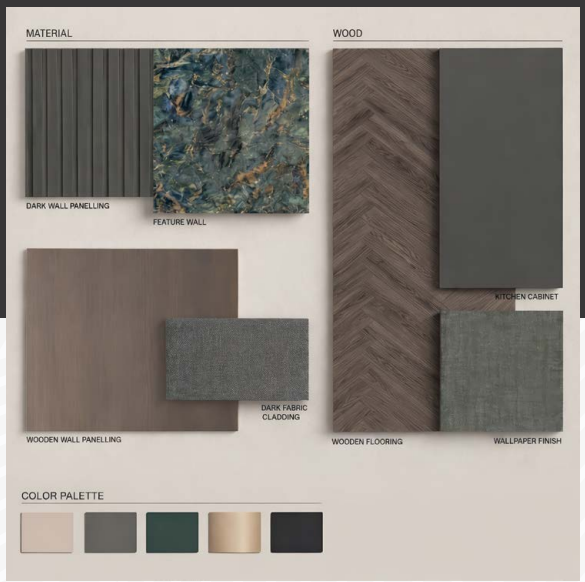
Light Theme

Bright tones and soft finishes that enhance openness and calm.



Dark Theme

Rich textures and warm contrasts for a refined, contemporary feel.



Wake to the Rhythm of Light

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Lifestyle Layer Designed Around You

The podium level at The Central Uptown is designed as a landscaped lifestyle zone where wellness, leisure, and social spaces come together. Thoughtfully planned as an extension of everyday living, it offers residents a balanced environment that encourages movement, relaxation, and connection.

A central space where daily routines unfold naturally, surrounded by greenery and open-air experiences.

- Infinity Pool
- Kids Pool
- Fully Equipped Gym
- Zen Garden
- Badminton Court
- Golf Simulator
- Table Tennis
- Kids Play Area
- BBQ Area
- Outdoor Seating & Lounge Areas

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Where the Day Slows Down

A serene Infinity Pool designed for relaxation, open views, and moments of escape.

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Designed to Move You

A modern fitness space equipped for strength training, cardio, and everyday wellness.

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A Quiet Space to Breathe

A landscaped Zen garden offering a calm retreat from the pace of the city.

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Play. Focus. Unwind.

A dedicated recreation zone designed for active play, friendly competition, and mindful breaks.

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Space to Play. Space to Grow.

A safe and engaging outdoor play area designed to encourage activity, imagination, and social interaction.

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Gather Under Open Skies

Thoughtfully designed outdoor spaces for casual dining, social moments, and relaxed evenings.

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Seamlessly Connected. Perfectly Placed.

Set within Arjan, The Central Uptown enjoys excellent access to Dubai's key destinations while remaining surrounded by established residential communities. Major road networks, healthcare facilities, retail, and leisure destinations are all easily accessible.

A location defined by everyday convenience and effortless connectivity.

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5 mins Dubai Miracle and Butterfly Garden	5 mins Mediclinic Parkview Hospital	10 mins Dubai Autodrome and Go Kart Track	10 mins Safa Community School	10 mins Kings School Al Barsha
10 mins Dubai Polo and Equestrian	20 mins Mall of the Emirates	20 mins Souk Madinat Jumeirah	20 mins Palm Jumeirah	20 mins The Beach - JBR
20 mins Burj Khalifa, Downtown	25 mins Al Qudra Cycling Track	30 mins Dubai International Airport	30 mins Al Maktoum International Airport	

Location Map

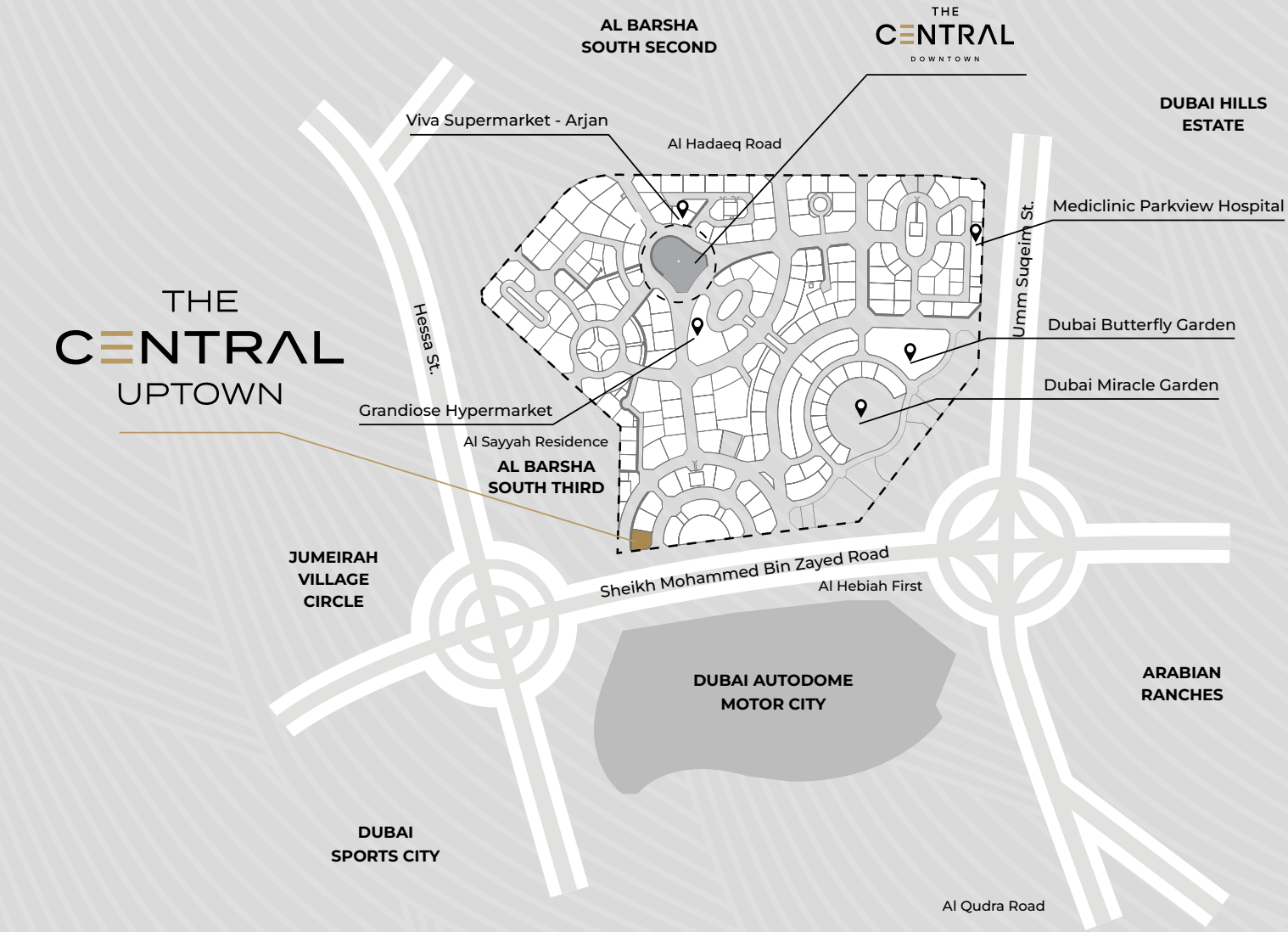
1. Dubai Autodrome and Go Kart Track
2. Dubai Miracle and Butterfly Garden
3. Safa Community School
4. Mediclinic Parkview Hospital
5. Kings School Al Barsha
6. Dubai Polo and Equestrian
7. Al Qudra Cycling Track
8. Mall of the Emirates
9. Souk Madinat Jumeirah
10. Palm Jumeirah
11. The Beach - JBR
12. Burj Khalifa, Downtown
13. Dubai International Airport
14. Al Maktoum International Airport

ARJAN – At The Crossroads of Life

A well-connected neighborhood where calm living meets everyday convenience.

The Central Uptown is located in the heart of Arjan, a well-established residential district known for its greenery, accessibility, and modern infrastructure. Home to Dubai Miracle Garden and Dubai Butterfly Garden, the area offers a relaxed environment defined by open spaces and lifestyle attractions.

With close proximity to Dubai Hills Mall, healthcare facilities, and major business hubs, and direct access via Sheikh Mohammed Bin Zayed Road and Umm Suqeim Street, Arjan provides seamless connectivity to Dubai Hills, Arabian Ranches, and Jumeirah Village Circle.


AL BARSHA
SOUTH SECOND
THE
CENTRAL
DOWNTOWN
DUBAI HILLS
ESTATE
Viva Supermarket - Arjan
Al Hadaeq Road
Mediclinic Parkview Hospital
Umm Suqeim St.
THE
CENTRAL
UPTOWN
Hessa St.
Dubai Butterfly Garden
Dubai Miracle Garden
Grandiose Hypermarket
Al Sayyah Residence
AL BARSHA
SOUTH THIRD
JUMEIRAH
VILLAGE
CIRCLE
Sheikh Mohammed Bin Zayed Road
Al Hebiah First
DUBAI AUTODOME
MOTOR CITY
ARABIAN
RANCHES
DUBAI
SPORTS CITY
Al Qudra Road

Award-Winning Real Estate Developer

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Founded in 2010, AQUA Developments is a Dubai-based real estate developer with a strong track record of delivering thoughtfully designed residential, mixed-use, hospitality, and lifestyle-led developments across prime locations in the city. The company is recognised for its commitment to design excellence, quality construction, and long-term value creation.

With a development portfolio exceeding USD 2 billion and over 3,400+ residential units, AQUA Developments has received multiple international accolades, including recognition from The International Property Awards and Forbes.

AQUA has delivered landmark projects across Motor City, Jumeirah Village Triangle, Arjan, and Dubai Sports City, and continues to expand into hospitality with the introduction of Tumbi Hotels on Palm Jumeirah, featuring the U.A.E.'s first Tapestry Collection by Hilton.

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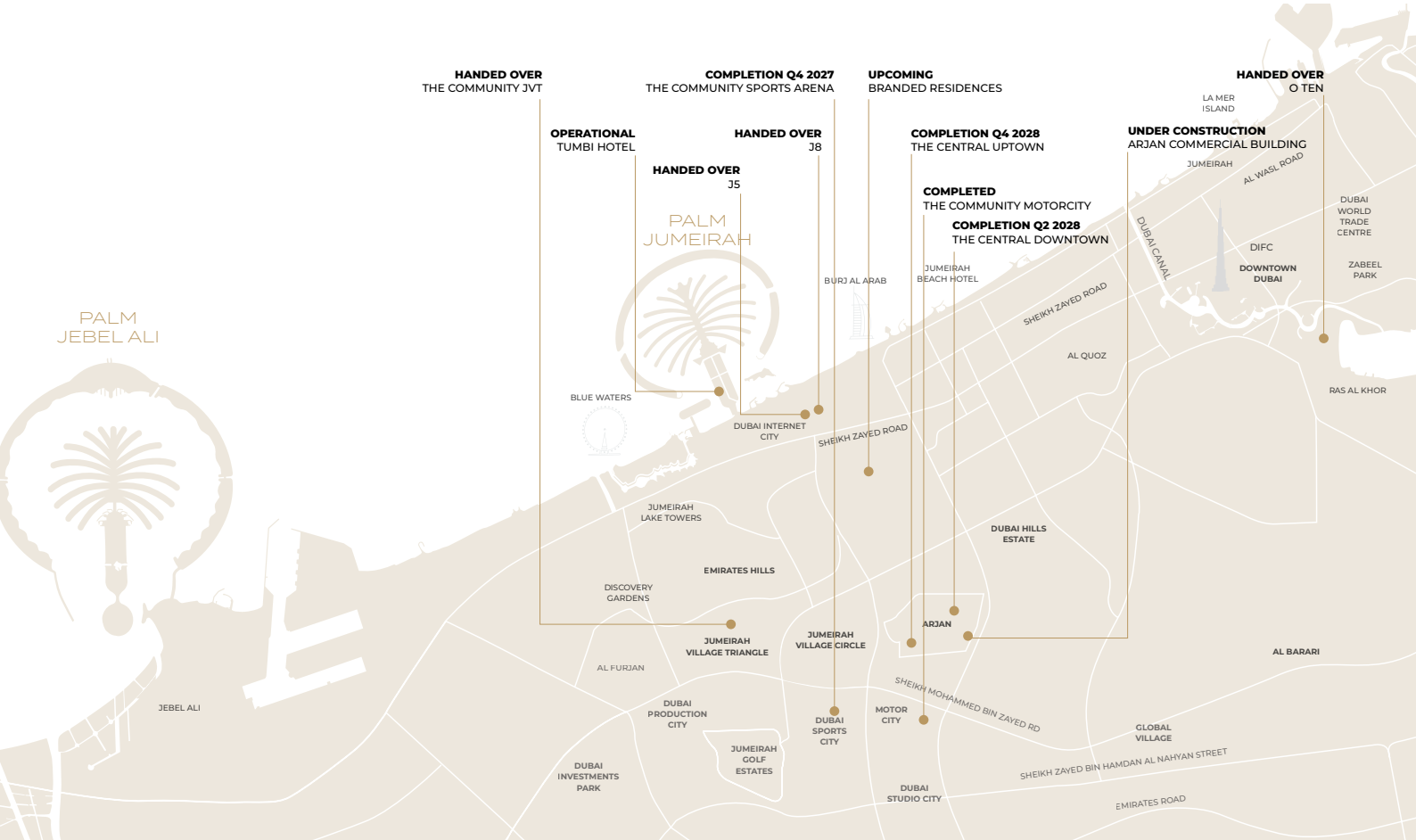
AQUA Developments' Across Dubai



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DEVELOPING LANDMARK COMMUNITIES IN DUBAI SINCE 2005

A legacy built on trust, design excellence, and enduring value.

CELEBRATING 20 years

AWARD-WINNING DEVELOPER

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