



## ELEVATE TO NEW HEIGHTS OF SOPHISTICATION



# THE CENTRAL DOWNTOWN

## FREQUENTLY ASKED QUESTIONS

- What is the main concept driving The Central Downtown project?

The heartbeat of The Central Downtown project revolves around the philosophy of "Your Ultimate All-Inclusive Destination." This entails a strong emphasis on an extensive 200,000 sq.ft. of amenities, all set upon a generous 300,000 sq. ft. land, with the added convenience of a 150,000 sq. ft. shopping mall right at your doorstep.

- Given the presence of a shopping mall in The Central Downtown, are there distinct access points for the mall and residential areas to maintain resident privacy?

Indeed, The Central Downtown has been thoughtfully designed to incorporate separate access points for the mall and residential area. This strategic layout ensures privacy for residents while also offering convenient access to shopping and entertainment.

- Can you expand on the underlying design philosophy shaping The Central Downtown's amenities?

The amenities at The Central Downtown are designed to provide a complete living experience, shaped by feedback from potential residents. By seamlessly blending recreation, wellness, community, and nature, the project aims to meet the diverse needs and aspirations of its residents.

- How many apartments are in the building?

The project comprises four towers, totaling 1,168 units, offering modern studios and 1 to 3-bedroom apartments designed to meet the demands of urban living.

- Can my property be managed?

Yes, the property can be managed by a Property Management operator.

- Can my property be rented on a long-term basis?

Yes, the property can be rented on a yearly basis, as a regular property investment.

- Can my property be rented on a short-term rental basis?

Yes, the property can be rented as short term, on a daily or a monthly basis, with the right licensing and permission from relevant authorities.

- Can I or a family member move into the property in the future?

Yes, the property can be occupied by the owner or his family members.

- Are external visitors allowed?

Yes, external visitors are allowed and can be always invited by residents.

- What is the arrangement for parking?

The Central Downtown building operates a managed parking system for all residents.

- What are the service charges?

The service charges will range anywhere between AED 14–15 per sq.ft.

- Will shuttle buses/cars operate from the building?

Yes, there is a bus stop in front of The Central Downtown development which is operated by RTA.

- Is there WIFI in the common areas?

WIFI is available everywhere in the building.

- When is the handover of the property scheduled?

Handover of the property is scheduled in Q4 2026.

- What is the booking fee?

The booking fee is a minimal 10% of the total property value.

- How can I benefit if I am an end-user?

The post-handover payment plan works substantially well for an end user too since the Purchaser does not have to make the full payment at handover. With 65% payment completion, the purchaser can move into their own property and leverage the remaining 35% through a bank finance.

- Will I get a title deed?

Yes, as per the norms of the Dubai Land Department, a purchase of property on a freehold basis means that the property is registered in the owner's name by way of a title deed registered in the Dubai Land Department.

- Is there an Escrow account?

Yes, as per the regulations of the Dubai Land Department and as a legal requirement in Dubai, every project under construction requires a separate Escrow account wherein the purchaser deposits all payments towards the property directly into the Escrow account.



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