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Canal Front Residences 3 and 4

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Canal Front Residences 3 and 4

ميدان
meydan

Developer
Meydan

District
Al Wasl, Dubai

Unit type	Bedrooms	Amount	Area, sqft	Price from
Apartments	2 Bedrooms	24/24	1 330 - 1 808	4 132 940 AED
Apartments	3 Bedrooms	1/1	1 859	6 707 680 AED



Canal Front Residences 3 and 4



Developer
Meydan

Description

Canal Front Residences – Dubai Water Canal

Canal Front Residences is an exclusive low-rise waterfront development set directly along the Dubai Water Canal, offering a refined balance between central city living and a calm, resort-style lifestyle. Designed for those who value space, quality, and location, the residences feature very generous layouts, excellent finishing, and thoughtfully designed interiors that maximize comfort and natural light.

Residents enjoy direct access to the Dubai Canal promenade, with dedicated walking and cycling paths that connect seamlessly to Jumeirah Beach and the wider Dubai cycling network, including routes that span across the city. The location is ideal for an active yet relaxed lifestyle.

Perfectly positioned, Canal Front Residences is minutes from Business Bay and within walking and cycling distance to Jumeirah Beach, while remaining peacefully set away from the city’s bustle. The development is also adjacent to Safa Park, offering lush green spaces, jogging tracks, and family-friendly outdoor areas right at your doorstep.

For families, the community is exceptionally convenient, with schools located within walking distance, making daily routines easy and stress-free.

Canal Front Residences offers a rare combination of waterfront living, spacious homes, premium quality, and serene surroundings, all in one of Dubai’s most desirable central locations

Inside, the homes feature oversized windows, spacious layouts, and thoughtfully crafted interiors that reflect a deep sense of elegance and comfort. High-end finishes, natural light, and seamless integration of textures define the design approach, ensuring each residence feels both luxurious and timeless. The interiors offer a peaceful retreat, where the rhythm of the canal and surrounding greenery becomes part of everyday life.

A host of curated amenities enhances the lifestyle, including a swimming pool, landscaped gardens, a modern gym, and cycling tracks. Residents can also enjoy

the boardwalk, nearby fine dining options, cultural venues, and proximity to parks and high-end shopping destinations. Canal Front Residences blends nature, convenience, and beauty into a distinctive community experience.

Finishing and materials

Modern finishing using high quality materials.

Kitchen and appliances

Equipped kitchens.

Furnishing

No.

Location description and benefits

Dubai Water Canal is a prestigious waterfront district that seamlessly blends luxury living, commercial spaces, and leisure destinations. Stretching 3.2 kilometers from Business Bay to the Arabian Gulf, this iconic canal transforms the cityscape with its stunning promenades, pedestrian bridges, and vibrant marina. Surrounded by upscale residential developments, luxury hotels, and retail hubs, the area offers a dynamic and sophisticated urban lifestyle.

The district is home to some of Dubai’s most exclusive properties, featuring high-end apartments, penthouses, and waterfront villas with breathtaking views. Residents enjoy world-class amenities, including direct canal access, private marinas, and scenic jogging and cycling tracks. The area is also a hub for fine dining, boutique shopping, and premium wellness facilities, making it a sought-after destination for those who appreciate elegance and convenience.

Beyond its architectural beauty, Dubai Water Canal is designed to enhance connectivity and city living. Its pedestrian-friendly design links key areas like Downtown Dubai, Safa Park, and Jumeirah, offering easy access to some of the city's most vibrant locations. Whether enjoying a sunset cruise, exploring waterfront cafés, or taking in the city’s skyline from the promenade, Dubai Water Canal offers an unparalleled lifestyle in the heart of the city.







CANAL FRONT RESIDENCES 3 AND 4 / INTERIOR



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CANAL FRONT RESIDENCES 3 AND 4 / INTERIOR



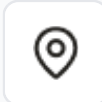
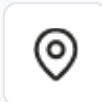
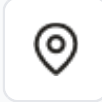
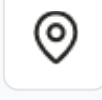
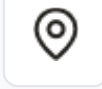
ROOFS AND ROOTS REAL ESTATE

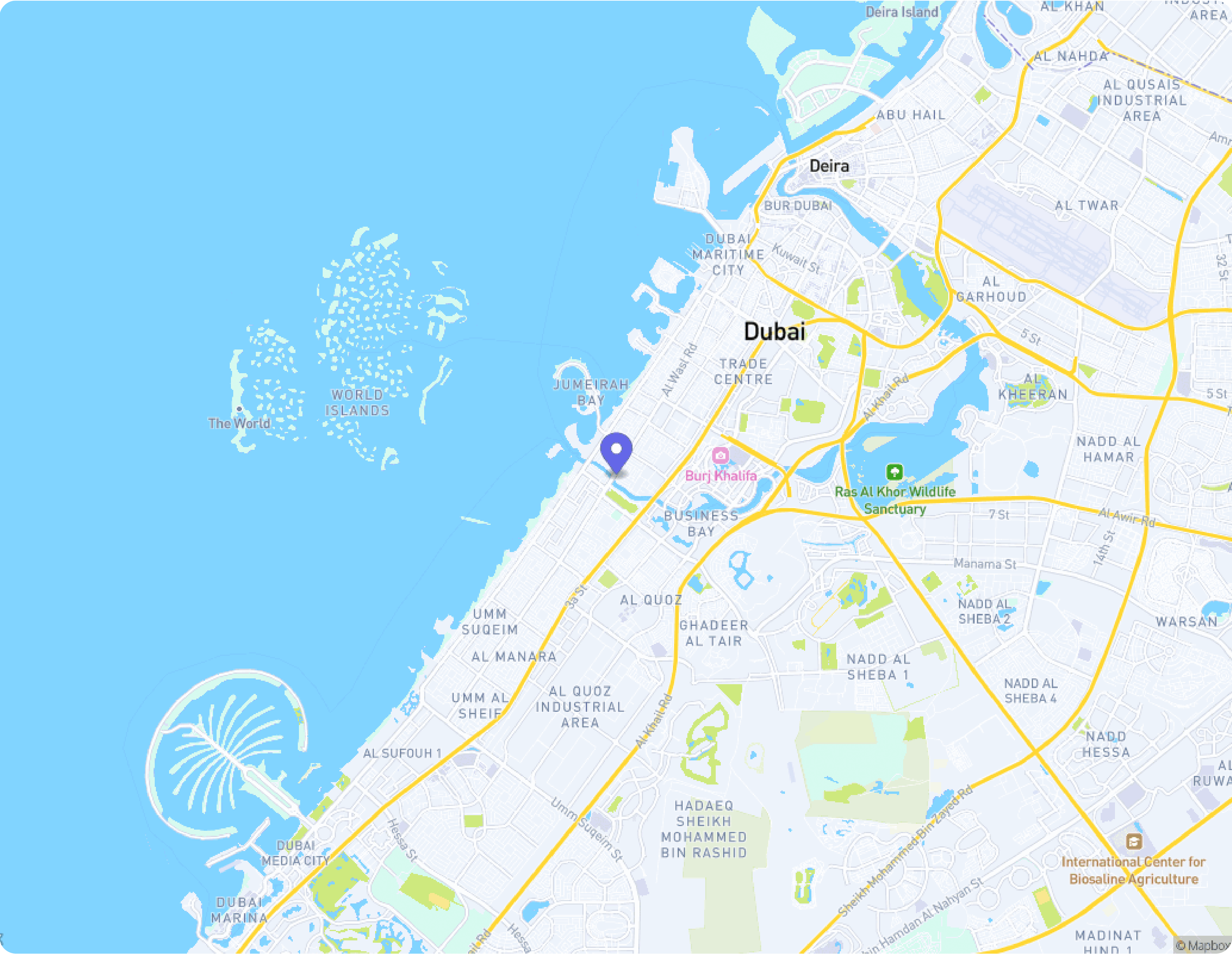


Location

Al Wasl, Dubai

What is nearby

-  Happy Elephant International Nursery & Preschool 0.5 km
-  Safa Park 5 km
-  Al Wasl Center 2.8 km
-  Dubai International Airport 18.1 km
-  Downtown Dubai 6.8 km
-  Jumeirah Bay Beach 4.8 km



Features & Amenities



Landscaped Gardens



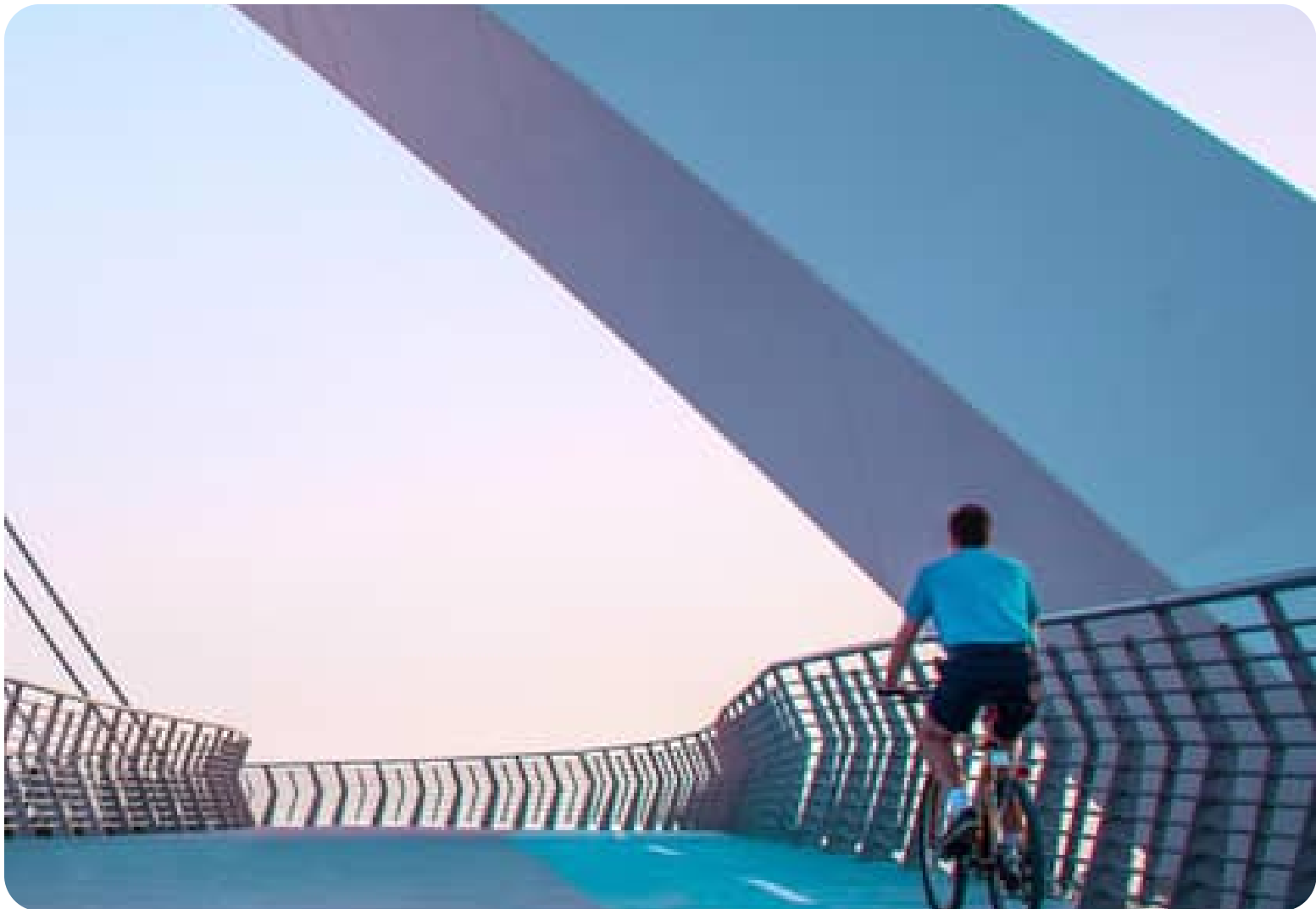
Multi-Purpose Room



Shopping And Dining



Swimming Pool



Cycling Track

Masterplan



Unit CF3-303

2 Bedrooms

Unit price

4 476 380 AED

3 313 AED per sqft

Parameters

Unit type
Apartments

Unit floor
3

Unit number
CF3-303

Total area
1351 sqft

Bedrooms amount
2 Bedrooms



Payment Plan Option

Payment Plan Option 1

All options

 Payment Plan Option 1

 1 Year Post Handover Payment Plan Option 2

On booking

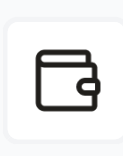
100%

Payment Plan Option

1 Year Post Handover Payment Plan Option 2

All options

 Payment Plan Option 1

 1 Year Post Handover Payment Plan Option 2

On booking 20%

Within 12 months from booking 80%

Developer

2010

Year of foundation



Meydan is the visionary concept of His Highness Sheikh Mohammed Bin Rashid Al Maktoum, UAE Vice President, Prime Minister and Ruler of Dubai. The project is the culmination of his vision to create not just a venue for horseracing, but an integrated city that is sustainable. Meydan group, through its various projects, provides individuals and families elegant lifestyle opportunities and access to top entertainment and sporting events.