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OFF PLAN

City Walk Northline

Location: Al Wasl, Dubai

Starting From: AED 1,830,000

Permit No: 2

City Walk Northline

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Meraas	**Apartments**	**Q3 2027**	**75/25**	**Off Plan**

ABOUT THE PROJECT

City Walk Northline is a contemporary residential development by **Meraas** within the established City Walk master community in Dubai. The project consists of three low-rise residential buildings and combines modern urban architecture with landscaped spaces, premium amenities and convenient access to some of central Dubai's most important destinations.

Northline offers a collection of **1, 2 and 3-bedroom apartments**, with approximately 304 residences across the development. The relatively limited inventory and low-rise configuration distinguish it from the much larger residential towers found across Downtown Dubai and Business Bay.

The project's architecture follows City Walk's established contemporary design language, incorporating clean geometric façades, extensive glazing, balconies and landscaped communal areas. At approximately seven residential floors, the buildings maintain a lower-density character while remaining in a highly central location.

One-bedroom apartments begin at approximately **729 sq. ft.**, while two-bedroom residences start at around 1,203 sq. ft. Larger three-bedroom configurations extend beyond 3,000 sq. ft. when substantial terraces and outdoor areas are included.

Interiors are designed around contemporary open-plan living, with large windows providing natural light throughout the residences. Neutral materials and modern finishes create a restrained aesthetic intended to appeal to both owner-occupiers and premium rental tenants.

City Walk Northline incorporates a range of lifestyle facilities, including **swimming pools, fitness facilities, landscaped courtyards, children's play areas, outdoor relaxation spaces and multipurpose social areas**. These private resident amenities are complemented by the much broader retail, dining and entertainment environment available throughout City Walk.

Location is one of Northline's strongest attributes. **City Walk** sits between Jumeirah and Downtown Dubai, providing convenient access to **Sheikh Zayed Road, Downtown Dubai, Burj Khalifa, Dubai Mall, DIFC and Jumeirah**.

The neighbourhood's walkable mixed-use environment also differentiates Northline from many standalone residential towers. Residents have convenient access to restaurants, cafés, retail outlets, entertainment destinations and landscaped pedestrian spaces without needing to leave the wider City Walk district.

City Walk is already an established premium residential destination, which reduces some of the location-development risk associated with projects in newly launched master communities. Northline therefore enters a district with existing residential demand, infrastructure and lifestyle amenities.

The project originally launched from approximately **AED 1.83 million** for a one-bedroom apartment. Current resale and assignment pricing varies according to building, floor, size, layout, terrace area and seller premium, so the original launch figure should not be treated as the current guaranteed entry price.

The original payment structure is **75/25**, leaving **25% payable at completion**. Buyers considering assignment units should confirm the original purchase price, amount already paid, remaining developer balance and any applicable transfer requirements before comparing properties.

Northline is scheduled for completion in **Q3 2027**, with **July 2027** commonly cited as the expected handover period. The contractual completion provisions in the individual SPA should remain the definitive reference.

From an investment perspective, City Walk Northline combines **Meraas development, limited low-rise inventory, a central Dubai location and an established premium master community**. Its proximity to Downtown Dubai and DIFC may also support demand from professionals seeking a residential environment that is less dense than the surrounding high-rise districts.

Individual apartments should be compared according to **building, floor, exact square footage, terrace size, orientation, view, original purchase price and remaining payment obligations**. Units with unusually large terraces should be evaluated carefully on internal versus external area when calculating effective price per square foot.

Why Buy City Walk Northline Through A1 Properties?

Purchasing **City Walk Northline** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare available apartments according to building, floor, square footage, terrace size, layout, orientation, original purchase price and remaining payment obligations. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also benchmark Northline against other premium residential opportunities throughout City Walk and central Dubai.

For investors, our advisors can assess **price per square foot, City Walk supply, handover timing, rental positioning and potential resale premiums**. For end-users, the selection process can focus on usable space, privacy, outdoor areas, amenities and convenient access to Downtown Dubai, DIFC and Jumeirah.

From property selection and negotiation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.10**

PAYMENT PLAN

10%	**65%**	**25%**
Down Payment	During Construction	On Handover