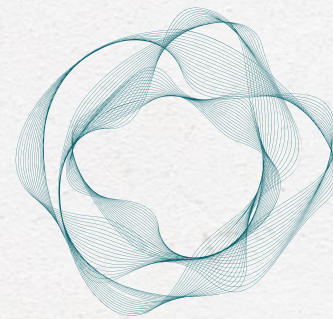


LUXURY LIVING
STARTS HERE



CRESSWELL
PLAZA

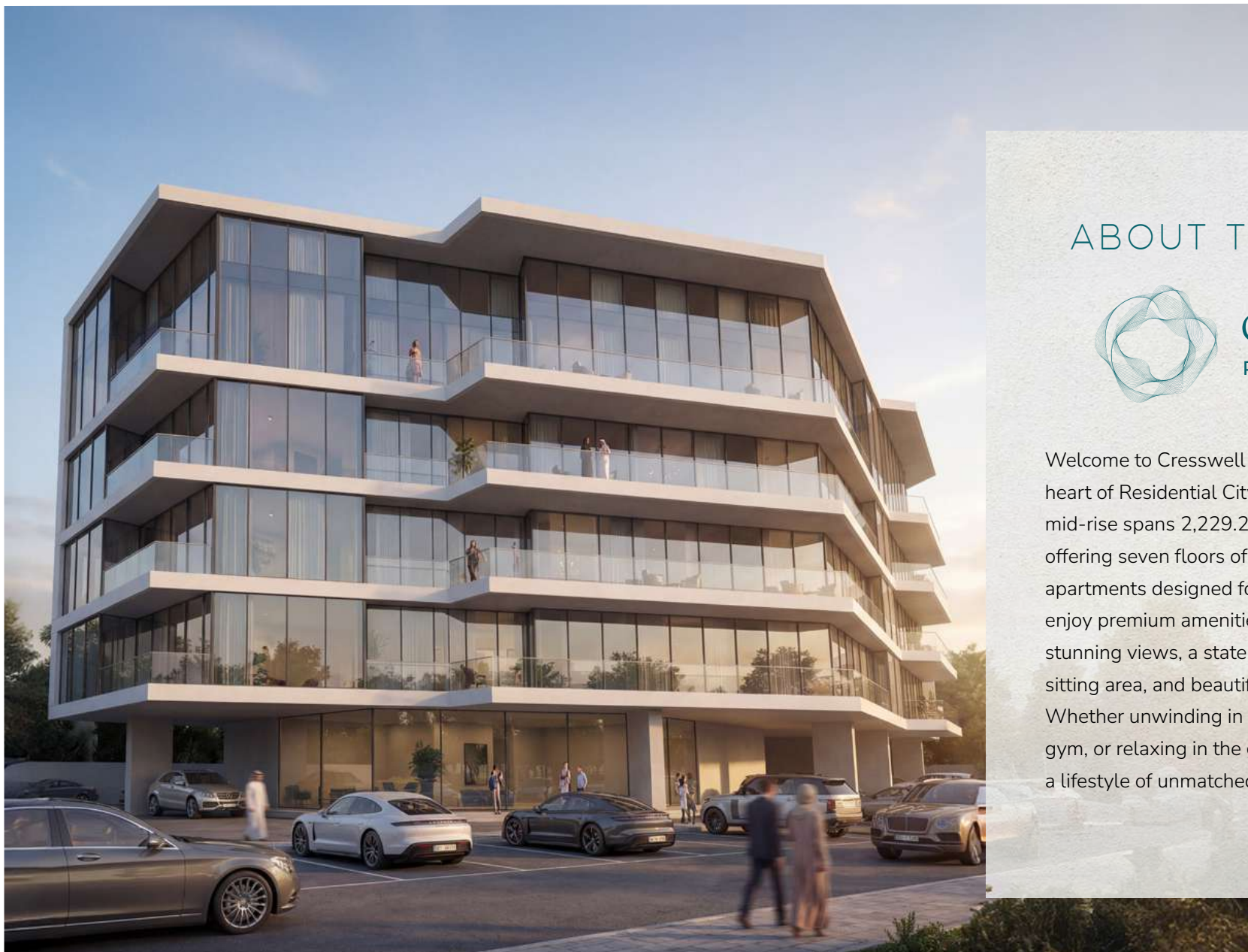
ABOUT THE DEVELOPER



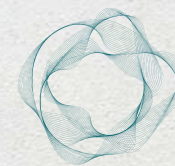
MERATH

At Merath Development, we offer tailored asset management services, including portfolio management, investment analysis, and risk management. Our holistic approach and innovative strategies align with your goals, mitigating risks and driving growth. We are committed to exceptional value and client satisfaction. Partner with us to enhance your investment experience and achieve your financial objectives.





ABOUT THE PROJECT



CRESSWELL
PLAZA

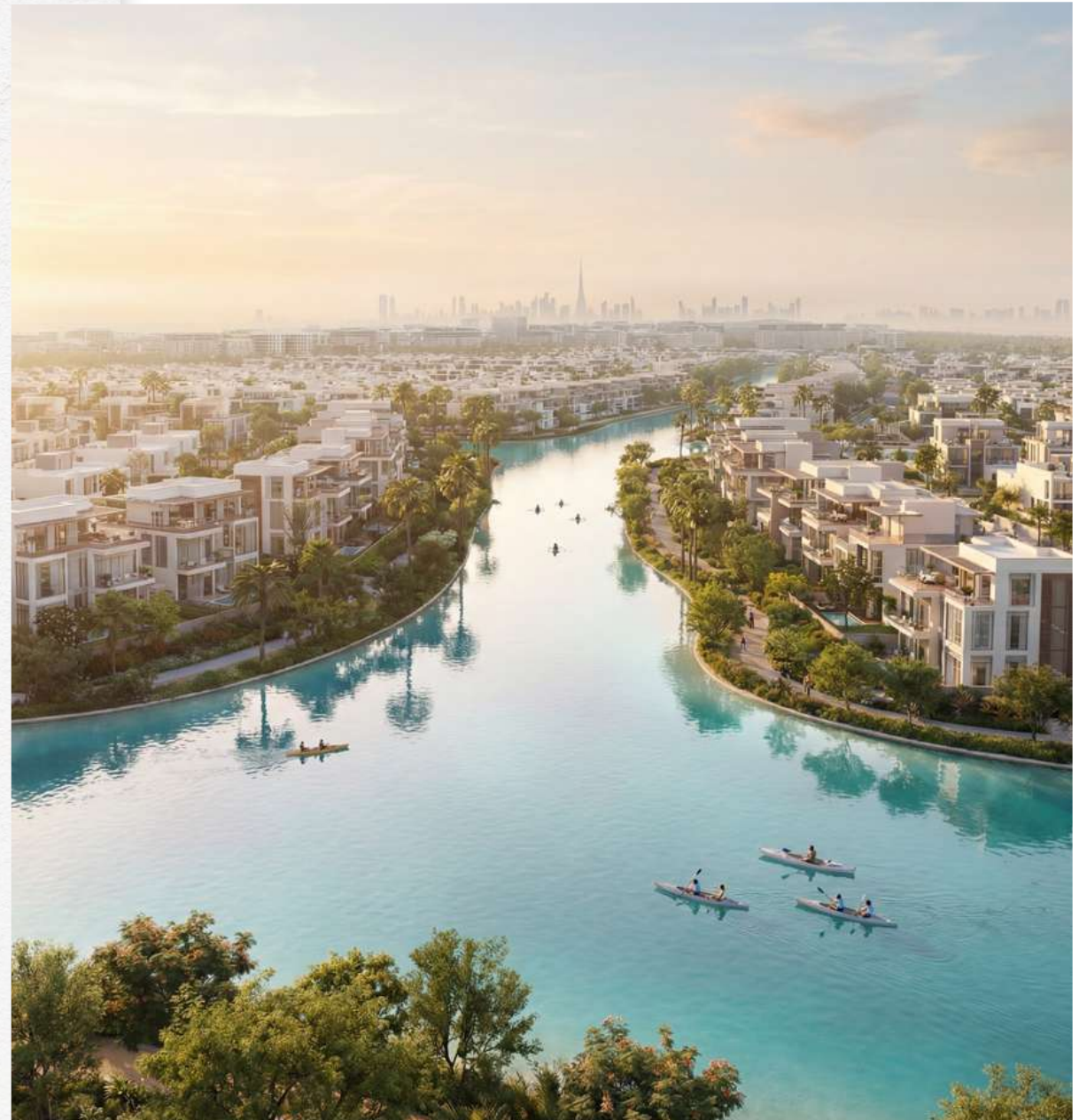
Welcome to Cresswell Plaza, a symbol of luxury in the heart of Residential City, Dubai South. This elegant mid-rise spans 2,229.27 sqm (23,995.66 sqft), offering seven floors of spacious one and two apartments designed for modern comfort. Residents enjoy premium amenities, including a rooftop pool with stunning views, a state-of-the-art gym, a dedicated sitting area, and beautifully landscaped gardens. Whether unwinding in the pool, staying active in the gym, or relaxing in the gardens, Cresswell Plaza offers a lifestyle of unmatched convenience and luxury.

ABOUT DUBAI SOUTH

Dubai South is a rapidly growing district designed for innovation, sustainability, and connectivity.

Strategically located near Al Maktoum International Airport (DWC), it offers unmatched global access. Key attractions include Expo City Dubai, Dubai South Golf Club, the Logistics District, and the Aviation District, supporting trade and aviation growth.

With world-class infrastructure, green spaces, and a thriving business hub, Dubai South is a premier destination for modern living and global opportunities.







TRANSPORTATION HUBS



AL MAKTOUM INT'L AIRPORT



BROWNLINER METRO



ETIHAD RAILS STATION

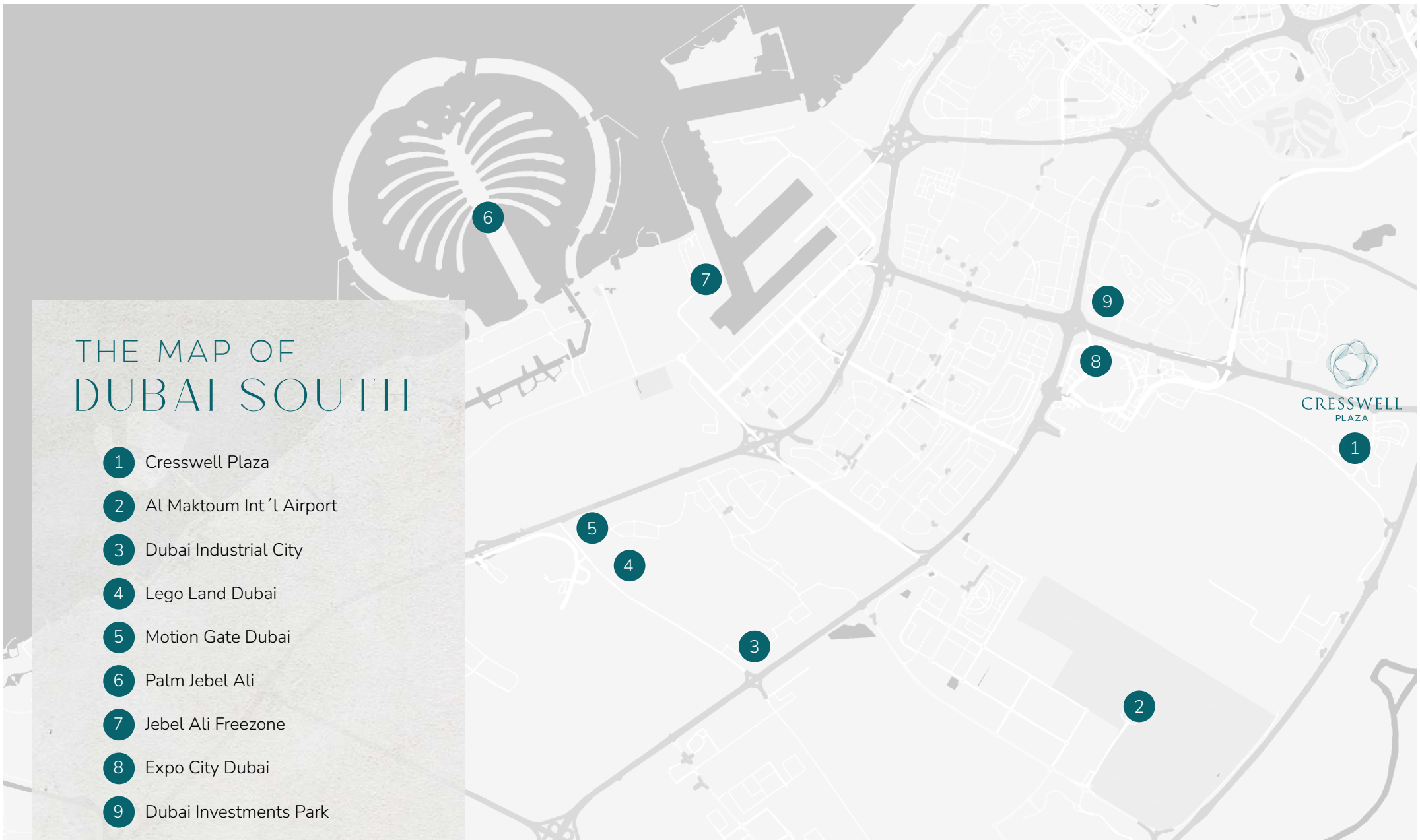


ACCESS TO MAJOR HIGHWAYS:

- SHK. MOHAMMED BIN ZAYED
- EMIRATES ROAD
- EXPO ROAD

THE MAP OF DUBAI SOUTH

- 1 Cresswell Plaza
- 2 Al Maktoum Int'l Airport
- 3 Dubai Industrial City
- 4 Lego Land Dubai
- 5 Motion Gate Dubai
- 6 Palm Jebel Ali
- 7 Jebel Ali Freezone
- 8 Expo City Dubai
- 9 Dubai Investments Park



PROXIMITY TO KEY LOCATIONS

Cresswell Plaza offers unmatched connectivity, with easy access to major attractions and key business hubs like the Logistics District and Business Park Free Zone, it's ideal for both leisure and professionals.



10 MIN
AL MAKTOUM
AIRPORT



10 MIN
DUBAI
METRO



10 MIN
ETIHAD
RAIL



20 MIN
PALM JABEL
ALI



15 MIN
DUBAI
MARINA



10 MIN
DUBAI
EXPO

NEARBY FACILITIES

EDUCATIONAL INSTITUTION

1. GEMS Education
2. South View School
3. Jabel Ali School
4. Fairgreen International School

RETAIL & ENTERTAINMENT

1. The Outlet Village
2. Dubai South Mall
3. Dubai Expo

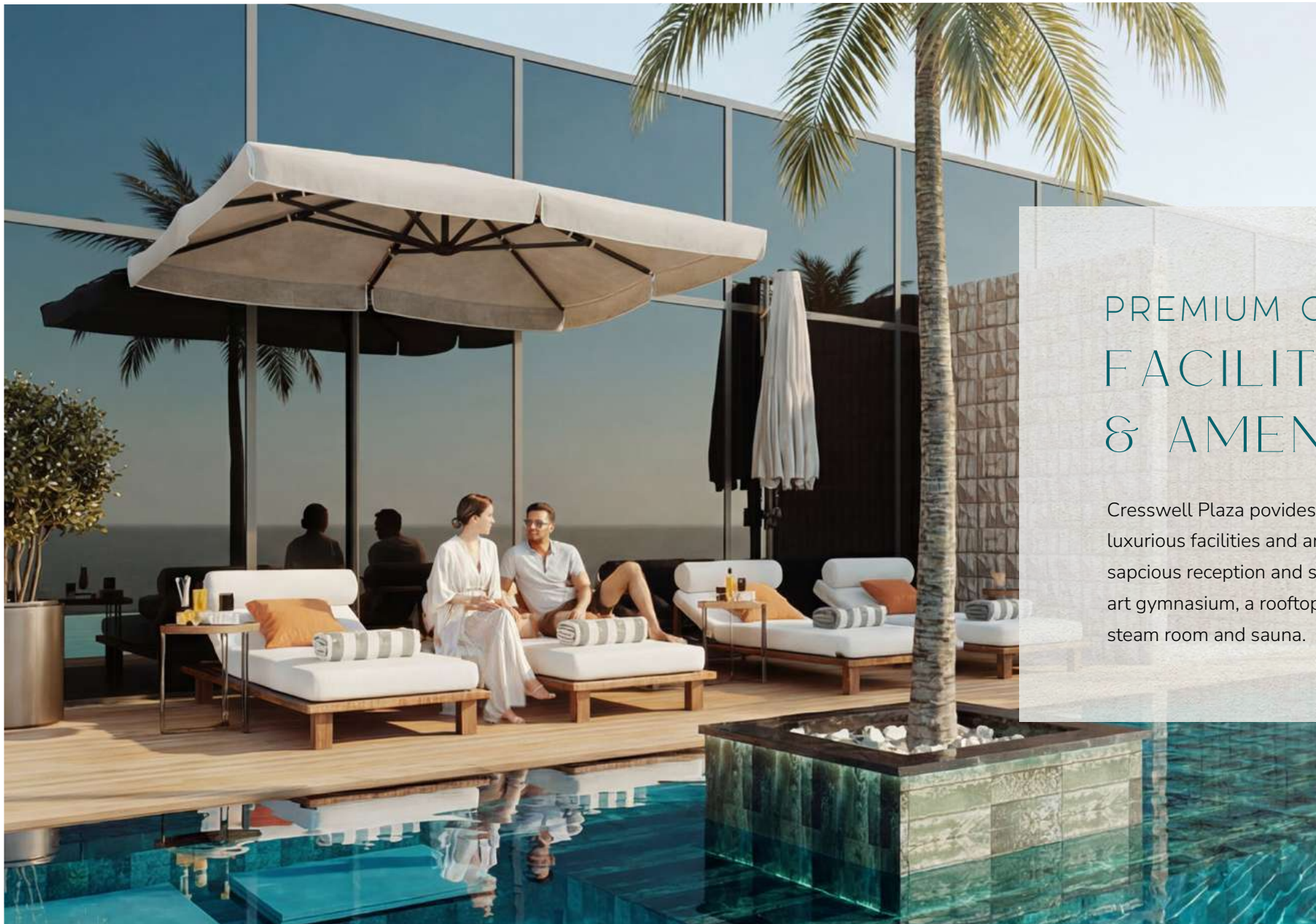
HEALTHCARE

1. NMC Royal Hospital
2. Emirates Hospital - Day Surgery & Med. Center

LIESURE

1. Jumeirah Golf Estate
2. The EIS Club
3. Dubai South Park





PREMIUM COMFORT FACILITIES & AMENITIES

Cresswell Plaza provides its residence
luxurious facilities and amenities such as
spacious reception and sitting area, state of
art gymnasium, a rooftop infinity pool, a
steam room and sauna.



ROOFTOP INFINITY POOL

At the edge of our infinity pool, the sky melts into the water, blurring where earth ends and dreams begin. Here, every glance is a horizon, every moment a whisper of calm, inviting you to drift in timeless serenity





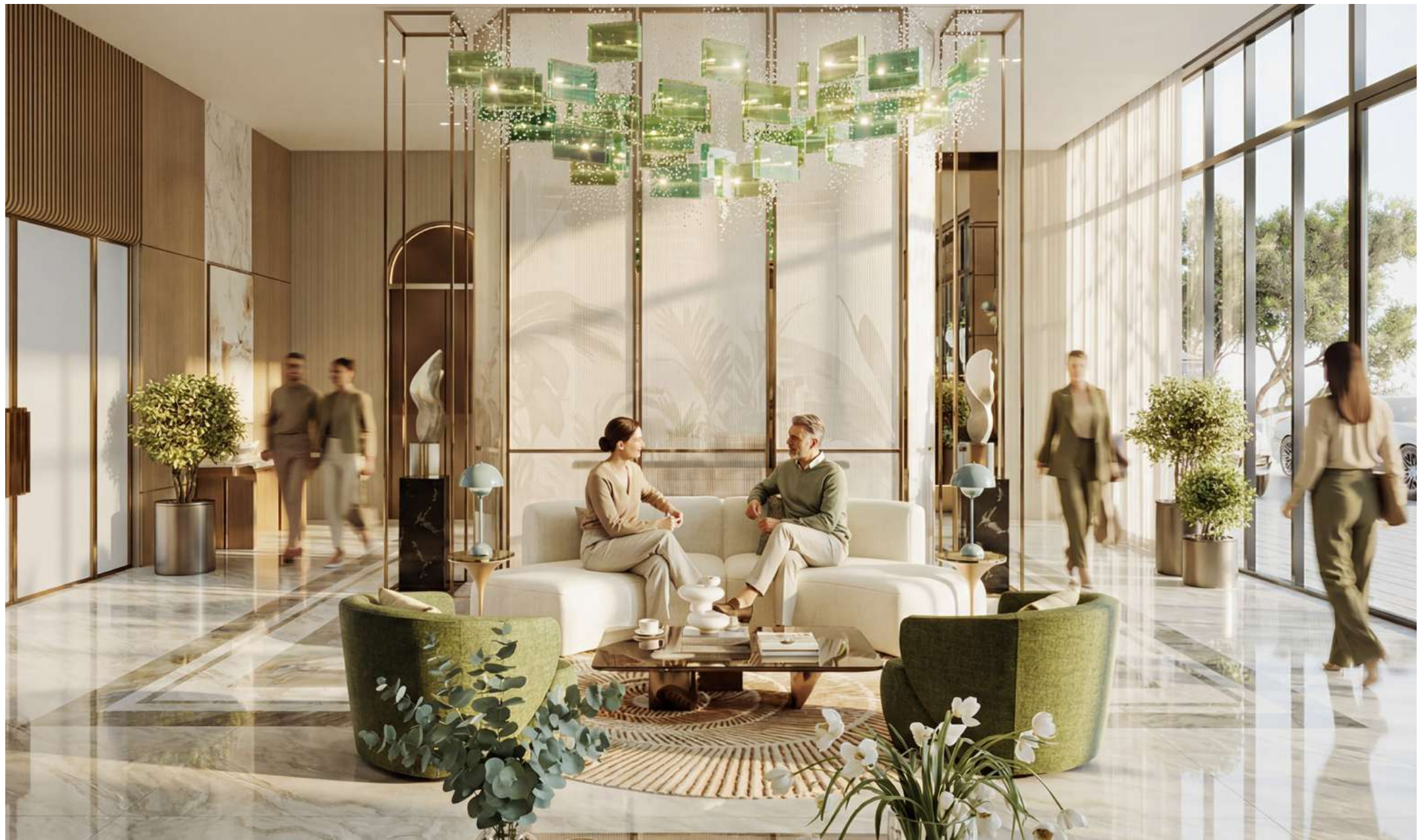


STATE-OF-THE-ART GYMNASIUM

Elevate your fitness routine in our fully equipped state-of-the-art gym. Designed to inspire, it features cuttingedge equipment and a vibrantatmosphere to keep you motivated



LAVISH
RECEPTION & LOBBY





AN ELEGANT RETREAT CRESSWELL PLAZA UNITS

Cresswell Plaza features light-filled interiors with floor-to-ceiling windows framing a breathtaking coastal skyline. The design pairs plush white seating and green velvet accents with refined marble finishes and modern lighting. This elegant space offers a seamless blend of contemporary luxury and serene, tranquil style.

CRESSWELL PLAZA

TYPICAL FLOOR

FLAT NO.	AREA (SQFT)	BALCONY (SQFT)
Flat 1	1290.27	110.87
Flat 2	1332.14	214.09
Flat 3	1389.62	247.57
Flat 4	1286.61	187.40
Flat 5	1358.94	223.03
Flat 6	855.95	94.83
Flat 7	803.63	85.14
Flat 8	806.97	85.14
Flat 9	802.66	85.14
Flat 10	806.97	85.14

Disclaimer: 1. All materials, dimensions and drawings are approximate only. 2. Information is subject to change without notice, at developer's absolute discretion. 3. Actual area may vary from the stated area. 4. Drawings are not to scale. 5. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishing. 6. The developer reserves the right to make revisions or alterations, at its absolute discretion, without any liability whatsoever.



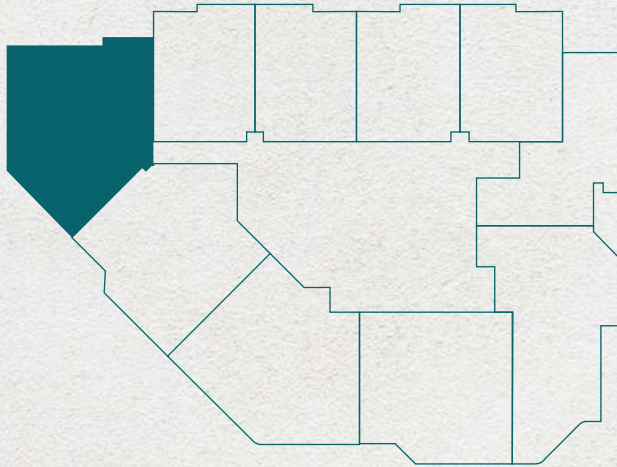
MAIN ROAD

2 BEDROOM | TYPE A

TOTAL UNIT: 1290.27 SQFT

BALCONY: 110.87 SQFT

APARTMENT LOCATION



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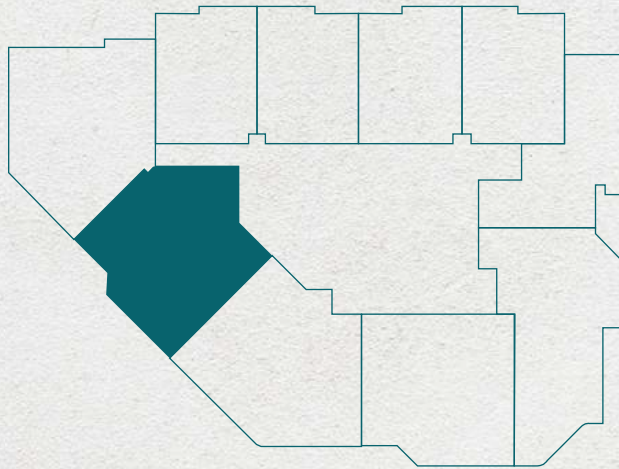


2 BEDROOM | TYPE B

TOTAL UNIT: 1332.14 SQFT

BALCONY: 214.09 SQFT

APARTMENT LOCATION



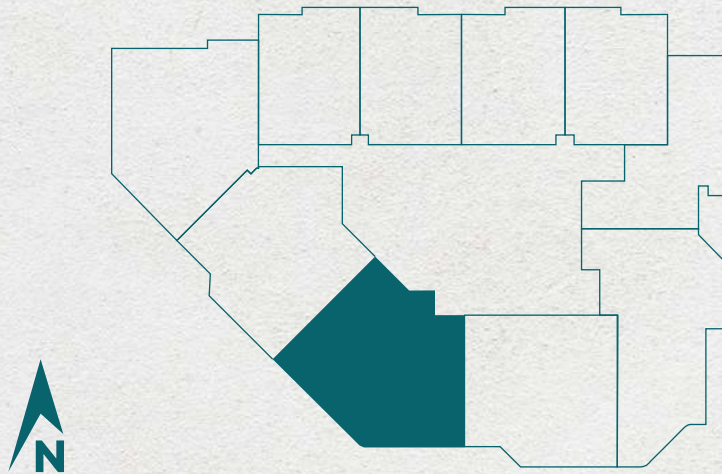
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2 BEDROOM | TYPE C

TOTAL UNIT: 1389.62 SQFT

BALCONY: 247.57 SQFT

APARTMENT LOCATION

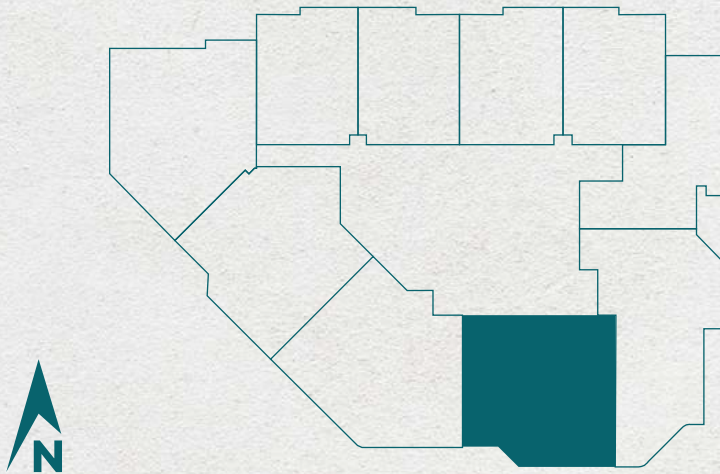


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2 BEDROOM | TYPE D

TOTAL UNIT: 1286.61 SQFT
BALCONY: 187.40 SQFT

APARTMENT LOCATION

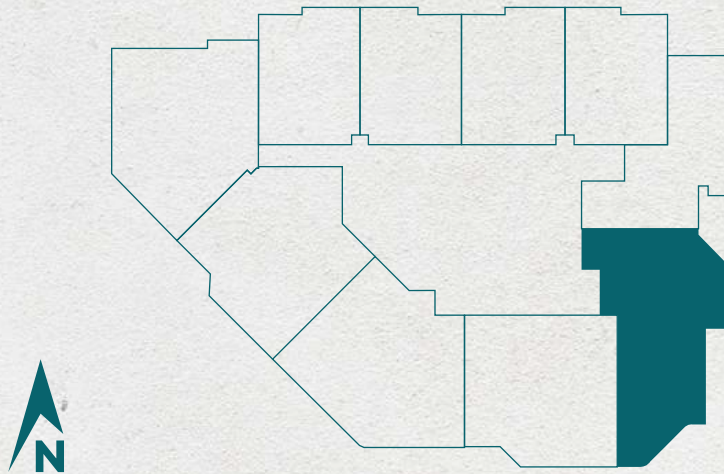


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2 BEDROOM | TYPE E

TOTAL UNIT: 1358,94 SQFT
BALCONY: 223,03 SQFT

APARTMENT LOCATION

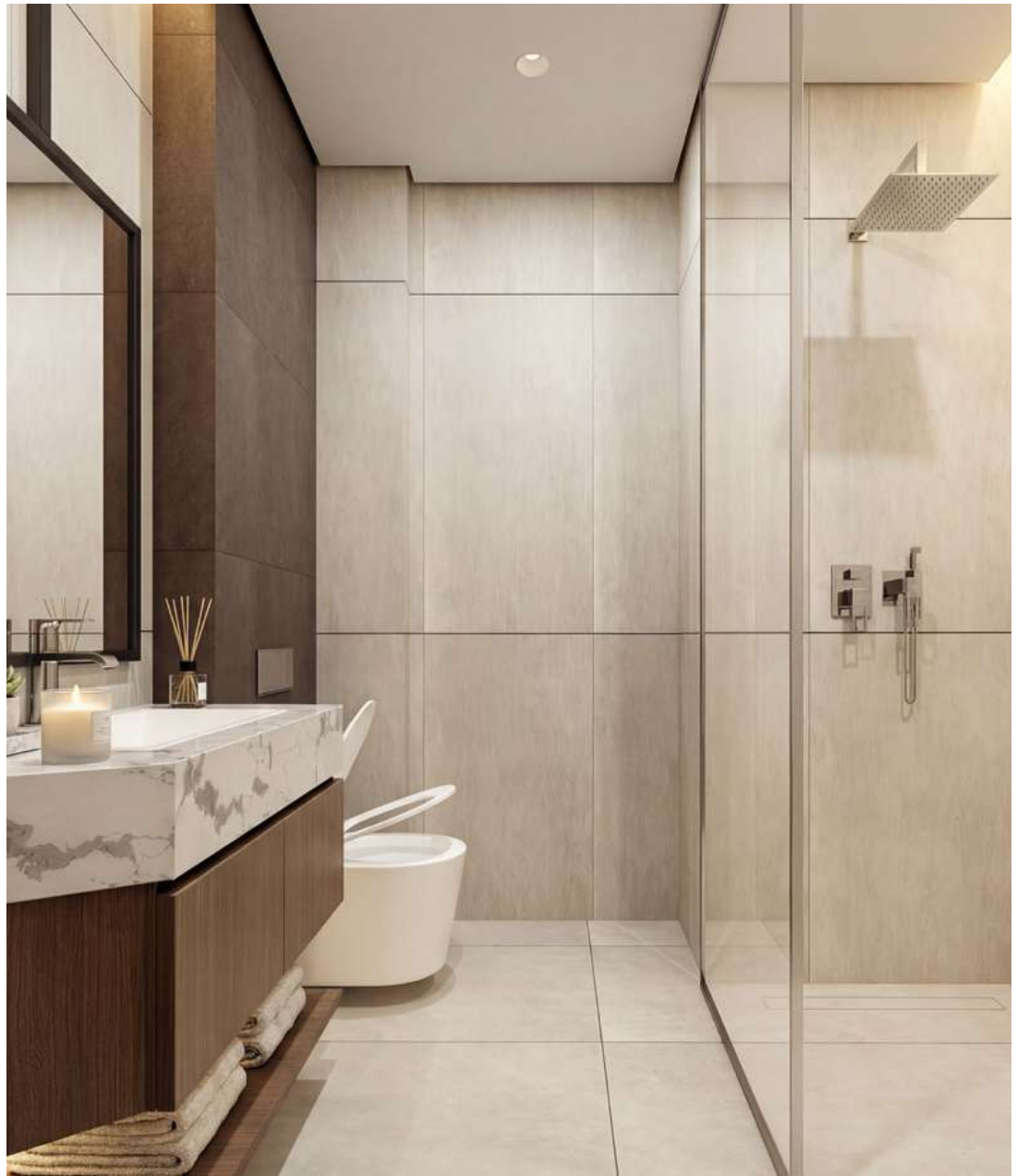


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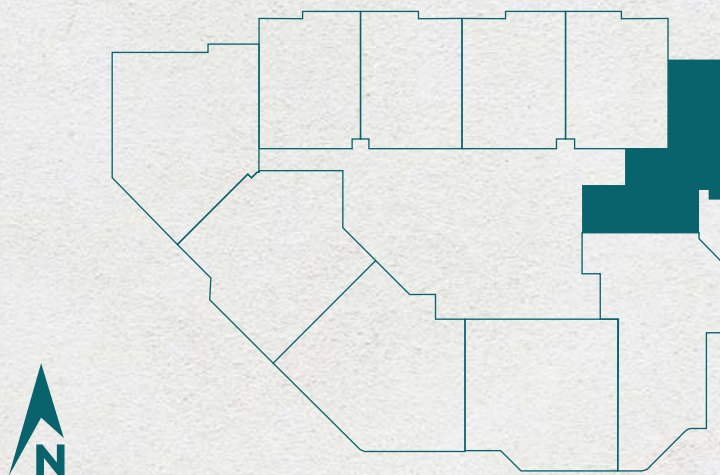




I BEDROOM | TYPE A

TOTAL UNIT: 855.95 SQFT
BALCONY: 94.83 SQFT

APARTMENT LOCATION



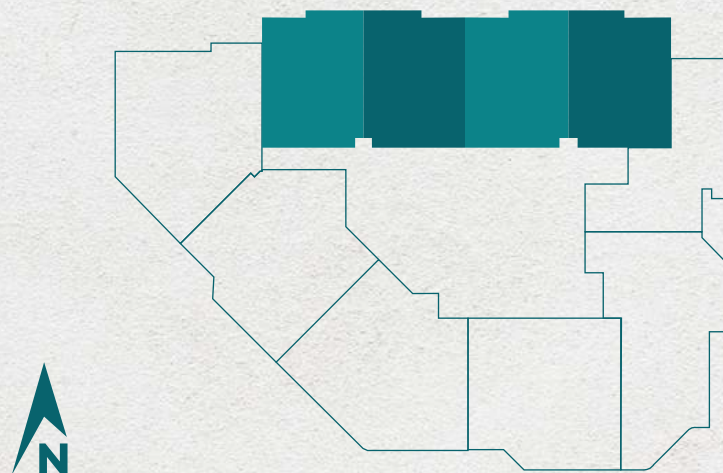
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1 BEDROOM | TYPE B

TOTAL UNIT: 802.66 - 806.97 SQFT
BALCONY: 85.14 SQFT

APARTMENT LOCATION



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1ST FLOOR, OFFICE 102, BAHWAN
PLAZA – UMM AL SHEIF, SHEIKH ZAYED ROAD, DUBAI, UAE