

**RAMADA<sup>®</sup>**

**RESIDENCES BY WYNDHAM**

**DUBAI SOUTH CENTRAL PARK**

Developed by Lincoln Park Real Estate Development LLC



THE LINCOLN GROUP

## OUR STORY

# THE LIVING THAT INSPIRES

Our deep market experience expertise, Strong local insight, and execution excellence enable us to deliver developments that uncover unlock attractive risk-adjusted opportunities, inspire modern living, foster vibrant community, and reflect enduring quality and vision.

With extensive experience, strong local insight, and proven execution capabilities, we are committed to creating developments that inspire lasting value and elevate the standards of modern living.

## Innovation

Built on principles that guide every decision, every design, and every relationship we create.

## Customer-Oriented

We take client service very seriously and endeavor to always deliver to our clients the very best experience. We strive to actively communicate with our clients through a dedicated client representative.

## Wellness

We design spaces that promote harmony, balance, and wellbeing integrating nature and lifestyle for healthier, happier communities.

## Trustworthy

We uphold the highest standards in our business practices, building lasting relationships through integrity and transparency.

# LINCOLN STAR RESIDENCE III

Our newest Branded Residence, a masterpiece of cutting-edge architecture and sustainable living, set within prestigious Central park, Residential district - Dubai South.





# A VISION ELEVATED SIX STORIES OF INSPIRED LIVING

The building's G+6 structure reflects architectural rigor and enduring design principles, offering expansive views alongside a considered sense of privacy. Every elevation demonstrates a balanced approach, where architectural excellence design defines an elevated residential experience.







# WHERE EVERYDAY LIVING FEELS EFFORTLESSLY INDULGENT

Experience hotel-inspired comfort at Ramada Residences by Wyndham Dubai South Central Park, Residential District – Dubai South. From concierge and valet services to 24-hour reception, in-room dining, co-working spaces, and seamless travel support every detail is designed to elevate your daily lifestyle. This is luxury living, refined with the warmth and precision of true hospitality.



## THE ESSENCE OF CALM, CAPTURED IN DESIGN

Each space at Ramada Residences Dubai South Central Park is thoughtfully designed to reflect balance and tranquility. From soft natural tones to open views and light-filled interiors everything connects you to the calm Rhythm of nature. Here, modern living meets mindful design, creating harmony that inspires every day.



## A MORNING WRAPPED IN COMFORT AND CALM

At Ramada Residences Dubai South Central Park, luxury begins the moment you wake. Sunlit spaces, refined interiors, and thoughtful design come together to create a lifestyle that feels both elevated and effortless. This is where comfort meets sophistication a place where each day starts with a sense of freedom, clarity, and serene indulgence.

*WHERE HEAT  
MEETS HARMONY,  
YOUR PERSONAL  
RETREAT.*



A woman with voluminous, dark curly hair is smiling broadly with her eyes closed, looking upwards. She is wearing a light-colored, possibly white or light grey, tank top. The background is a bright, indoor space with large windows and several potted plants, creating a warm and airy atmosphere. The lighting is soft and natural, highlighting the texture of her hair and the contours of her face.

# WELLBEING ELEVATED WHERE COMFORT MEETS CALM

Ramada Residences Dubai South Central Park brings a new dimension to wellbeing. From relaxing moments in the sauna to rejuvenating spaces designed for mind and body, every amenity is crafted to restore balance and inspire calm. Here, wellness isn't an indulgence it's part of everyday living, seamlessly woven into a lifestyle defined by comfort and elegance.



## YOUR EVERYDAY ESCAPE INTO WELLNESS

Ramada Residences Dubai South Central Park creates a sanctuary where wellness becomes an essential part of everyday living. Thoughtfully curated spaces invite residents to unwind, recharge, and reconnect with a sense of inner calm. From dedicated wellness areas to moments designed for quiet reflection, every detail is crafted to restore balance and elevate your wellbeing.

# WHERE EVERY ROAD LEADS TO YOU

Effortless access to, Sheikh Zayed Road, Emirates Road, Mohammed bin Zayed Road, and Expo Road places Ramada Residences Dubai South Central Park at the heart of the city's movement keeping you seamlessly connected to Dubai's pulse and the wider United Arab Emirates.





Palm Jabal Ali

Palm Jumeirah

Burj Al Arab

Burj Khalifa

Dubai Marina

Dubai Frame

Deira

Dubai International Airport (DXB)

Dubai Creek

Emirates Hill

Sheikh Zayed Road

Sheikh Zayed Road

Al Barsha

Al Khail Road

Jumeirah Golf Estates

15 MINUTES

Dubai AID City

10 MINUTES

EXPO CITY DUBAI

5 MINUTES

Dubai Investment Park

**RAMADA**  
RESIDENCES BY WYNDHAM  
DUBAI SOUTH CENTRAL PARK

By The Lincoln Group

Al Maktoum International Airport (DWC)

Central Park

Cafeteria

Gas Station

Restaurant

Shopping Mall

EMIRATES ROAD

القرية العالمية  
Global Village



## SEAMLESSLY CONNECTED TO DUBAI'S EVOLVING METRO NETWORK

With effortless access to Dubai metro's blue and red lines, Etihad rail, and major highways, Ramada Residences Dubai South Central Park places you at the heart of the city's growing mobility network ensuring smooth, fast connectivity to every corner of the uae.

LIVE THE  
MOMENTS  
THAT  
MATTER



A person in a dark suit and white gloves is holding a black suitcase. The background is blurred, showing a person in a white uniform. The text "INSPIRED LIVING, REDEFINED THROUGH LUXURY" is overlaid on the left side of the image.

INSPIRED  
LIVING,  
REDEFINED  
THROUGH  
LUXURY

# AMENITIES



Sky Pool



Sauna



Kids Playroom



Jacuzzi



BBQ Area



Sports Lounge



Halo-Therapy Room



Open Activity Area



Multipurpose Area



Gym



Jogging Track



Sky Lounge



Meditation Zone



Club Lounge



EV Charging



*WHERE  
EVERYDAY  
LIFE FEELS  
EFFORTLESSLY*

# LUXURY LIVING, PERFECTLY POSITIONED



Ahead of project  
Community park



Before of project  
Shopping & retail



Within the community  
Healthcare facilities



Within the community  
Educational institutions



10 minutes  
Expo City



15 minutes  
Al Maktoum Int Airport



15 mins to  
Dubai parks & resorts



40 mins to  
Burj Khalifa



30 mins to  
Palm Jebel Ali



35 mins to  
Burj Al Arab



30 mins to  
Dubai Marina

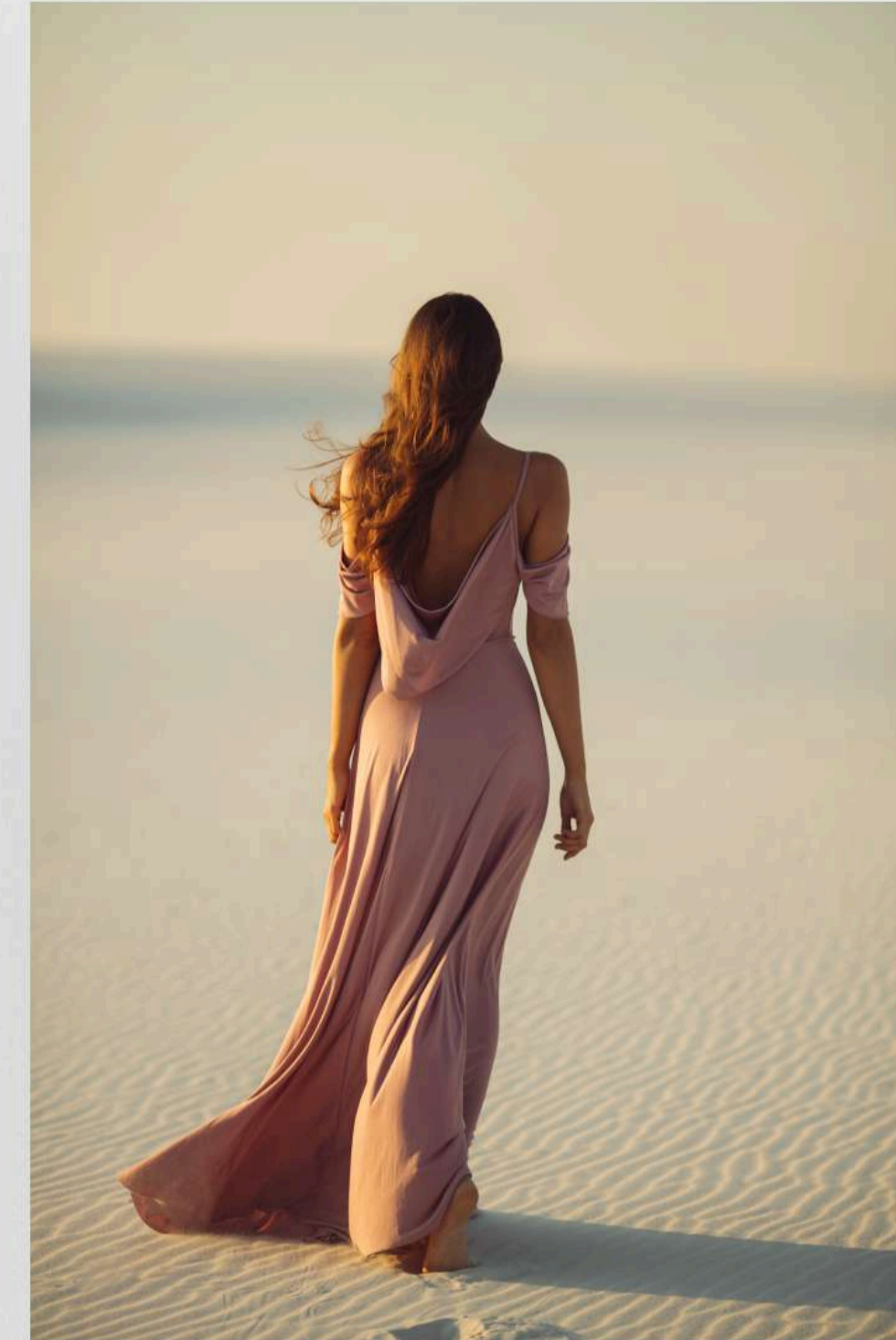


35 mins to  
Palm Jumeirah



## A MORNING WRAPPED IN COMFORT AND CALM

At Ramada Residences Dubai South Central Park, luxury begins the moment you wake. Sunlit spaces, refined interiors, and thoughtful design come together to create a lifestyle that feels both elevated and effortless. This is where comfort meets sophistication a place where each day starts with a sense of freedom, clarity, and serene indulgence.



## MORE THAN A RESIDENCE LIFE STYLE

From the moment you arrive, every service reflects the elegance of a luxury stay. Gourmet in-residence dining, white-glove valet, concierge assistance, and personalized touches create a living experience that's seamless, stylish, and deeply personal. This is branded living, redefined. Where you don't just own a space you inherit a lifestyle

# *WHERE SERVICES BECOMES PART OF YOUR LIFESTYLE*



Concierge



Valet



Doctor on call



Bellhop



Airport Shuttle



Maintenance on-call



In room Dining



24/7 Reception



Salon on call



Laundry on call



Travel Desk



High speed Wi-Fi



Co-Working Lounge



Chauffeur on call



Housekeeping

*INSPIRED  
LIVING,  
ELEVATED IN  
EVERY WAY*





*A LIFESTYLE  
DEFINED BY  
ELEGANCE, PAST  
AND PRESENT*



# INTERIORS CRAFTED FOR INSPIRED LIVING

Step inside Ramada Residences Dubai South Central Park and discover interiors designed to elevate your everyday. Beginning with our state-of-the-art gym, each space reflects a balance of style, comfort, and modern functionality offering an environment where wellness, motivation, and luxury come together seamlessly.

**RAMADA**  
RESIDENCES BY WYNDHAM  
DUBAI SOUTH CENTRAL PARK















*WHERE  
LOVE  
MEETS  
FINE  
LIVING*

# FLOOR PLANS

# GROUND FLOOR PLAN



# TYPICAL FLOOR PLAN

Floor 1 - 6



# ROOFTOP PLAN



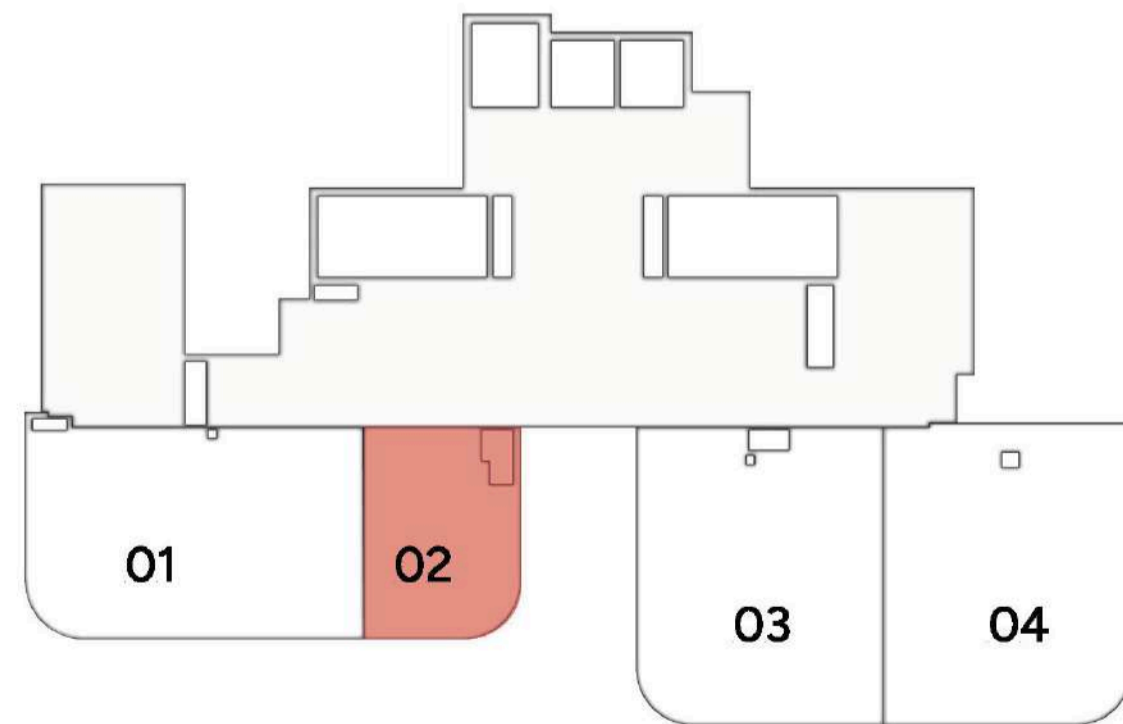
# UNIT PLANS

GROUND FLOOR

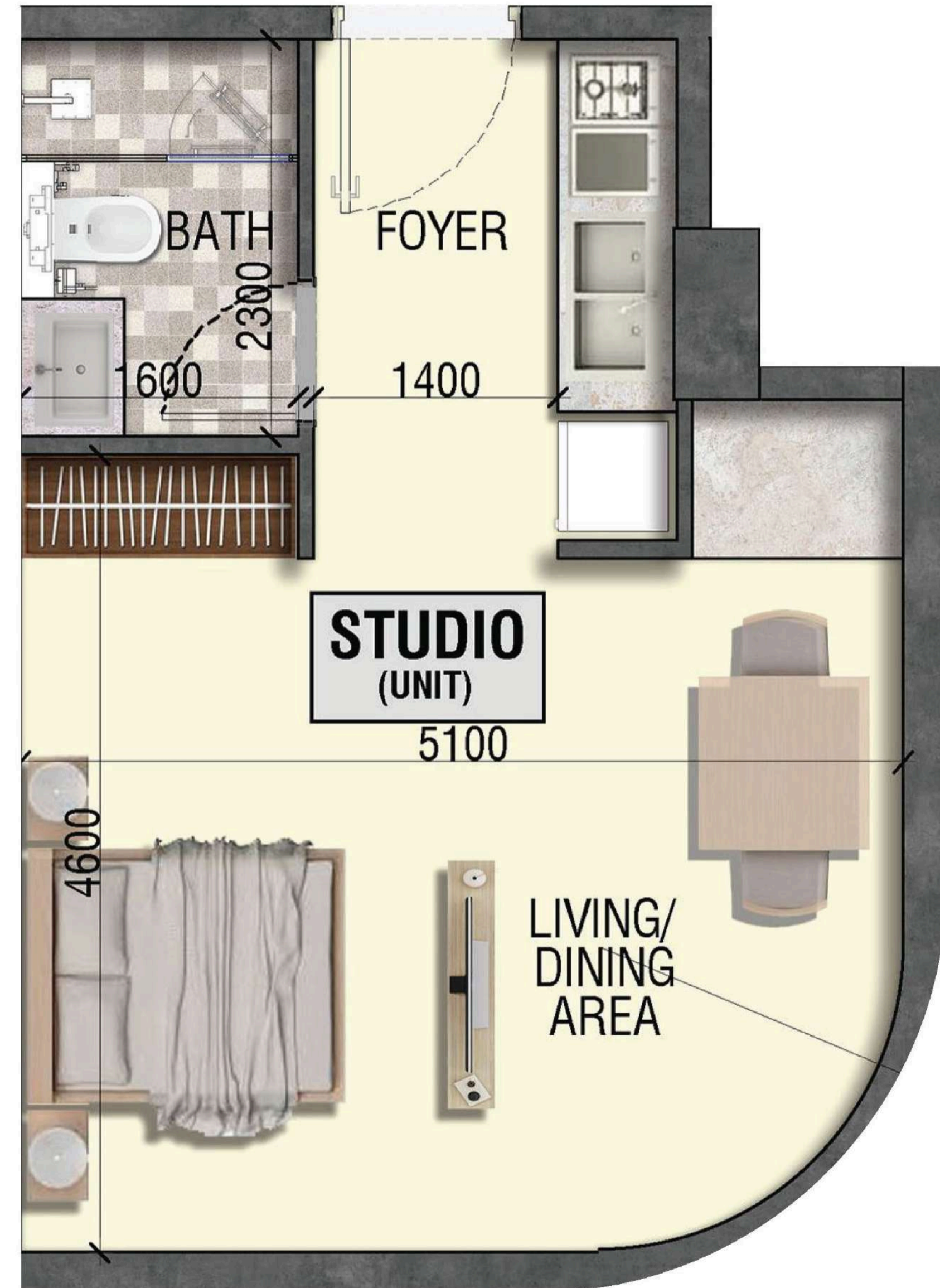
# STUDIO

**TYPE:** A PREMIUM

**SIZE:** 376.84 SQ.FT



UNIT NO. G02

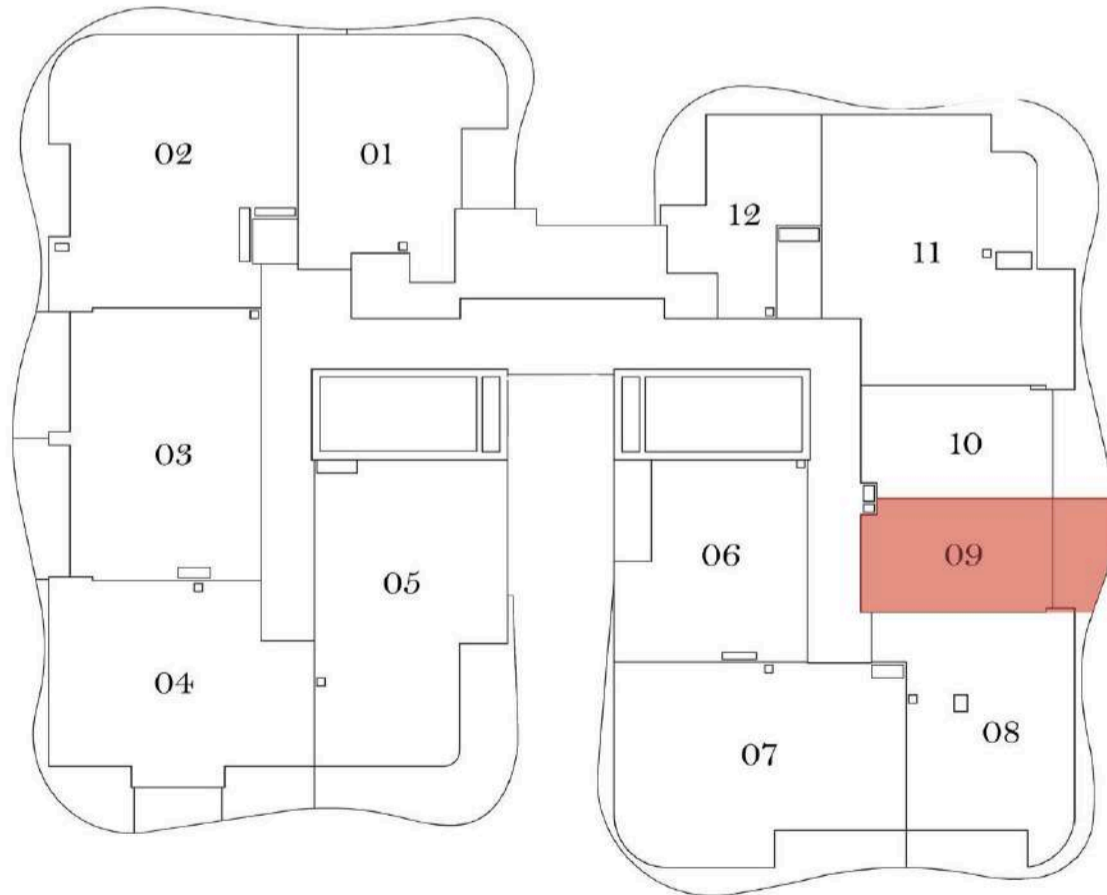


TYPICAL FLOOR

# STUDIO

TYPE: B

SIZE: 415.88 SQ.FT



UNIT NO. 109 - 209 - 309 - 409 - 509 - 609

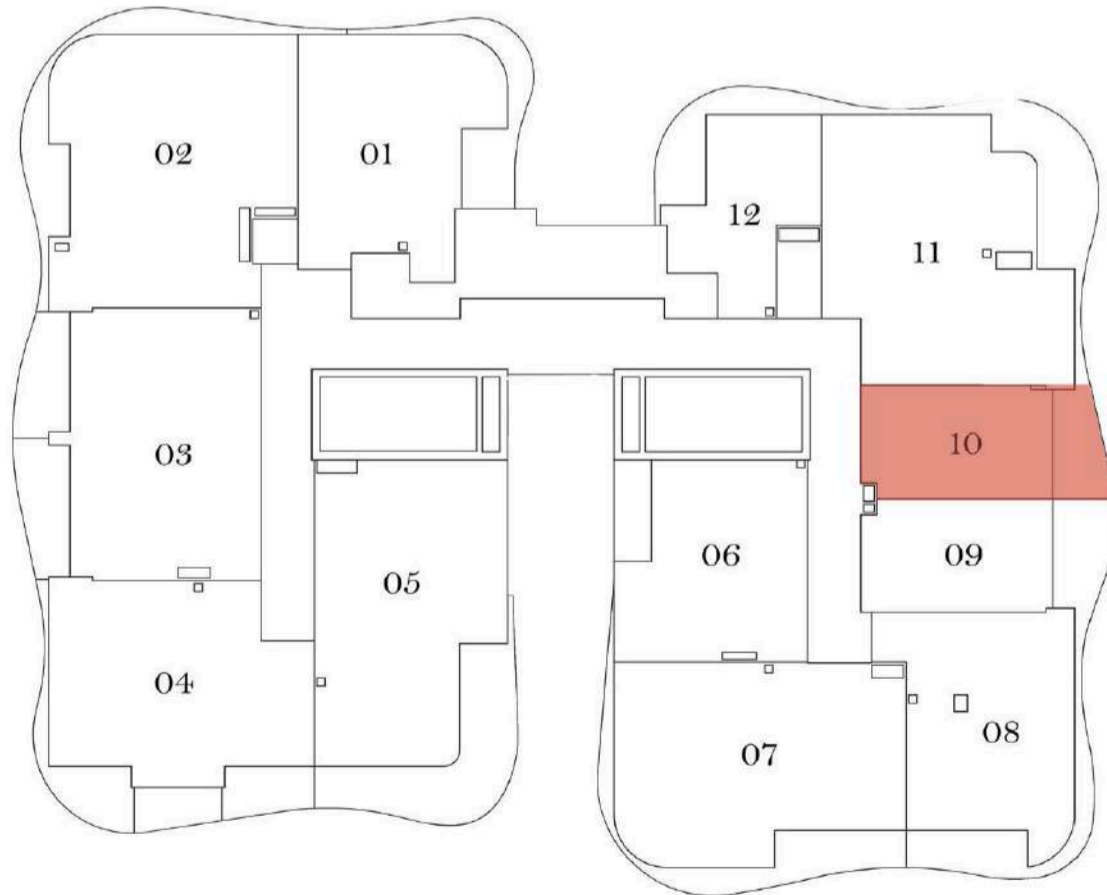


TYPICAL FLOOR

# STUDIO

TYPE: C

SIZE: 406.72 SQ.FT



UNIT NO. 110 - 210 - 310 - 410 - 510 - 610

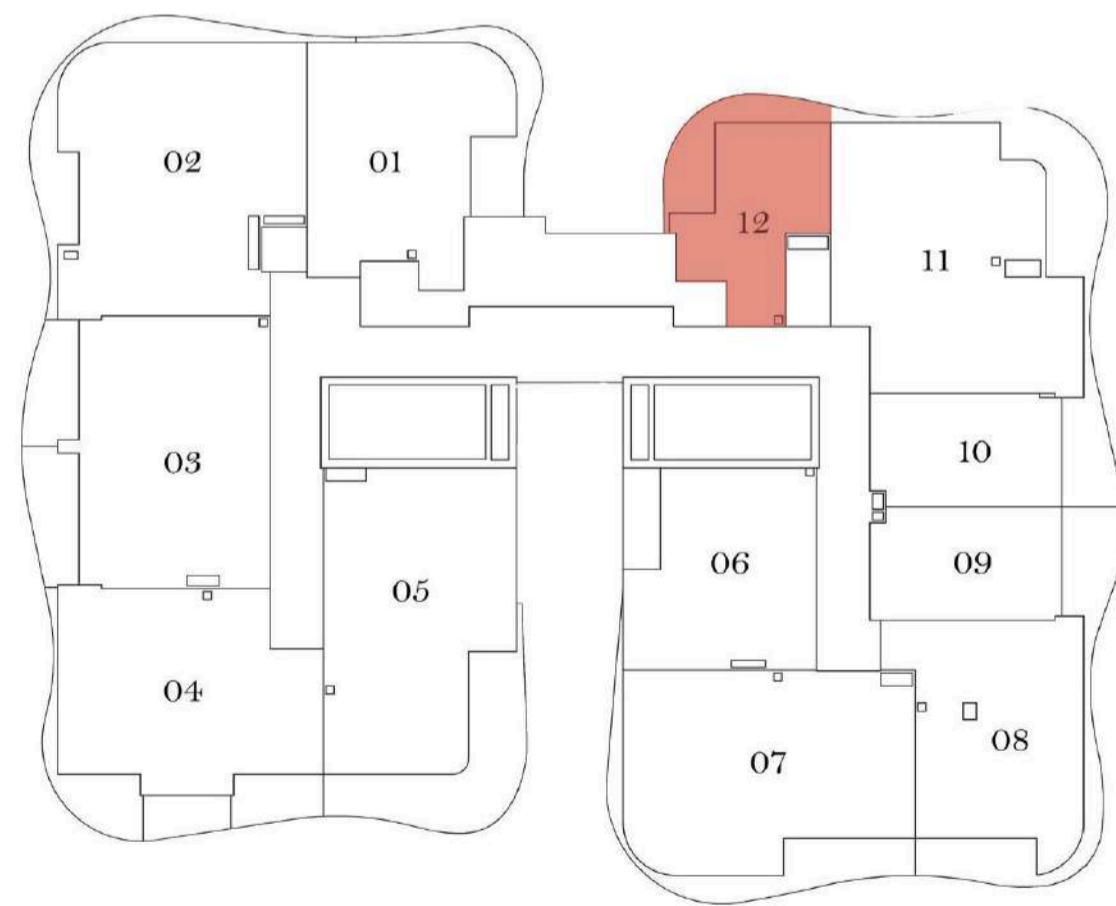


TYPICAL FLOOR

# STUDIO

TYPE: D

SIZE: 450.19 SQ.FT



UNIT NO. 112 - 212 - 312 - 412 - 512 - 612

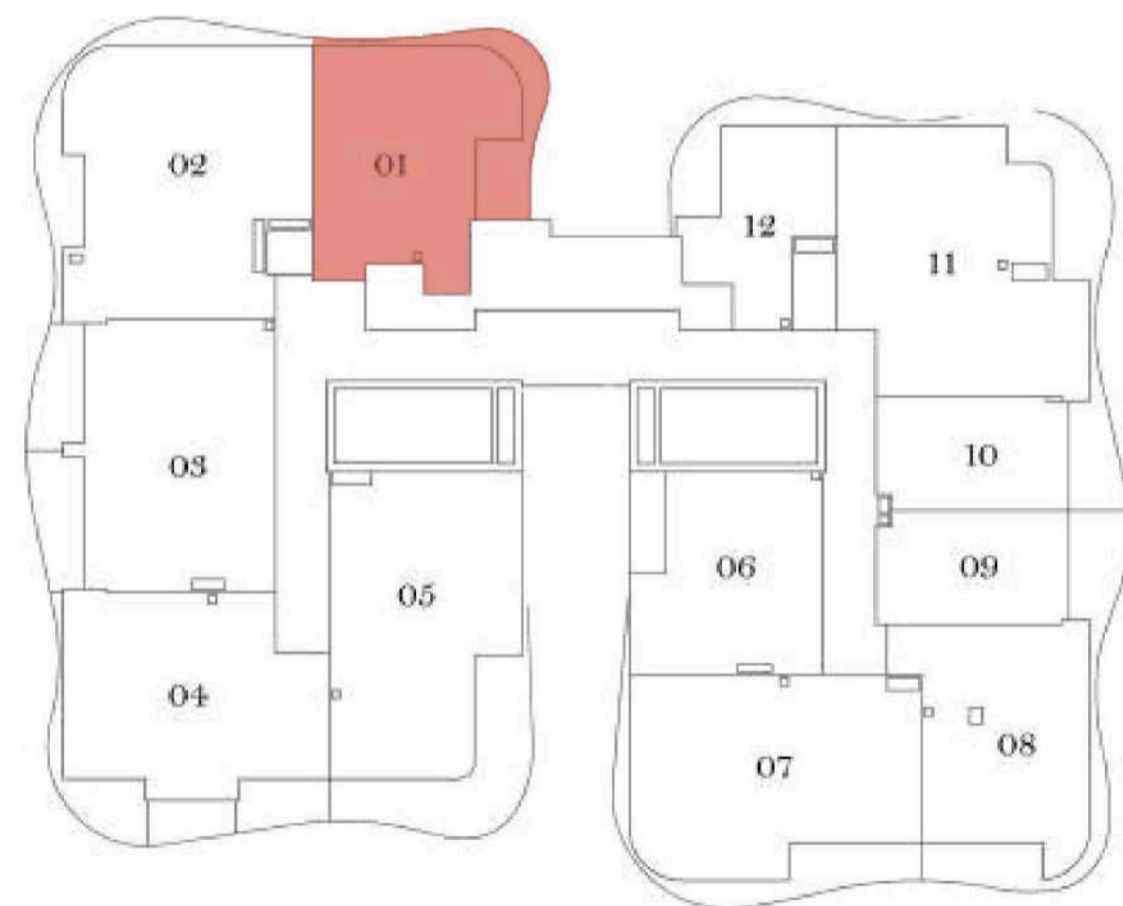


TYPICAL FLOOR

# 1 BHK

TYPE: A

SIZE: 754.80 SQ.FT



UNIT NO. 101 - 201 - 301 - 401 - 501 - 601

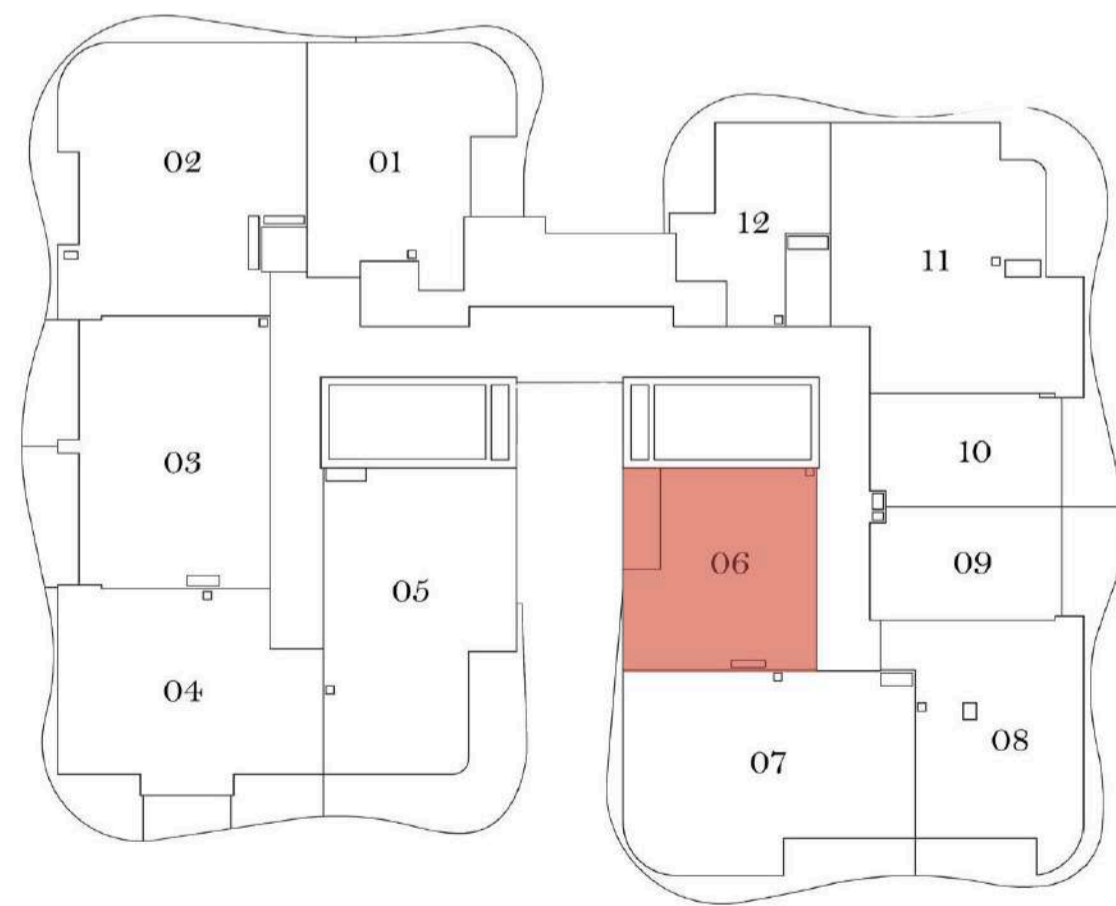


TYPICAL FLOOR

# 1 BHK

TYPE: B

SIZE: 585.56 SQ.FT



UNIT NO. 106 - 206 - 306 - 406 - 506 - 606

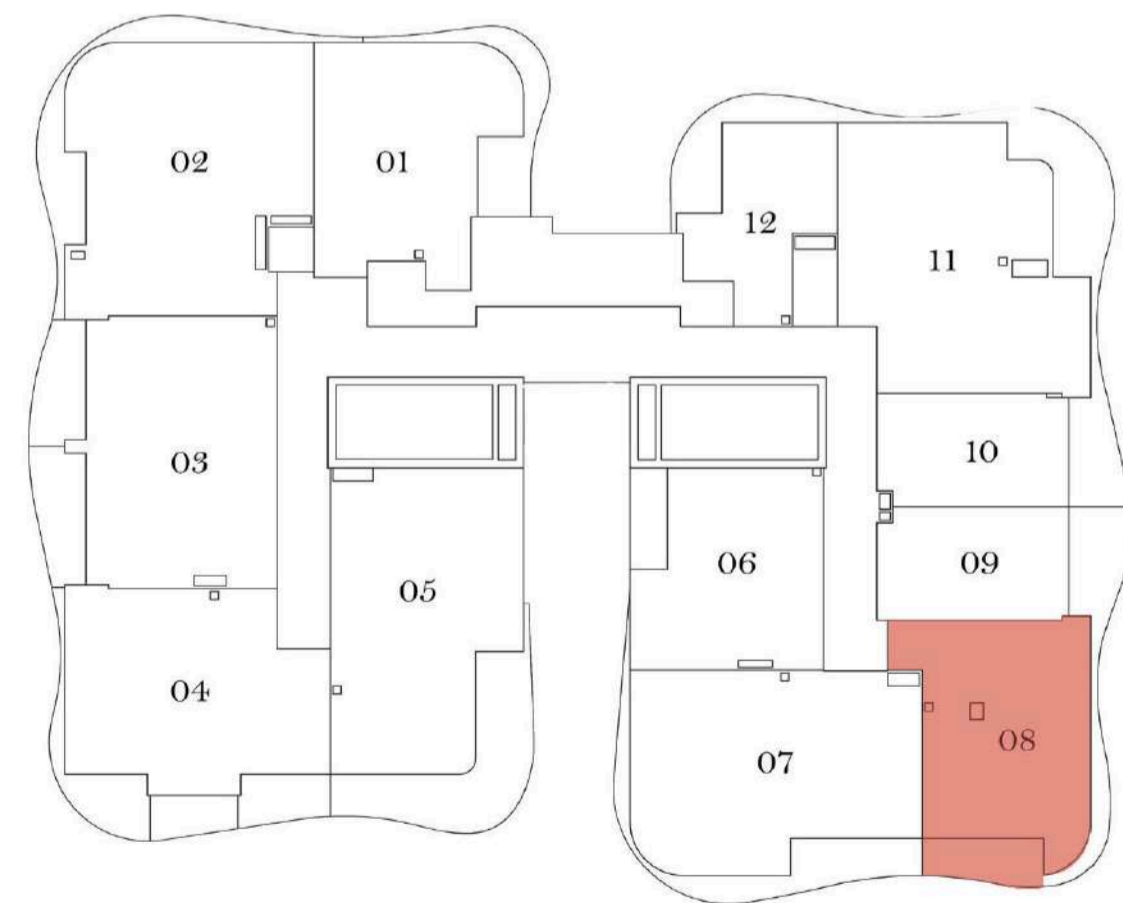


TYPICAL FLOOR

# 1 BHK

TYPE: C

SIZE: 732.76 SQ.FT



UNIT NO. 108 - 208 - 308 - 408 - 508 - 608

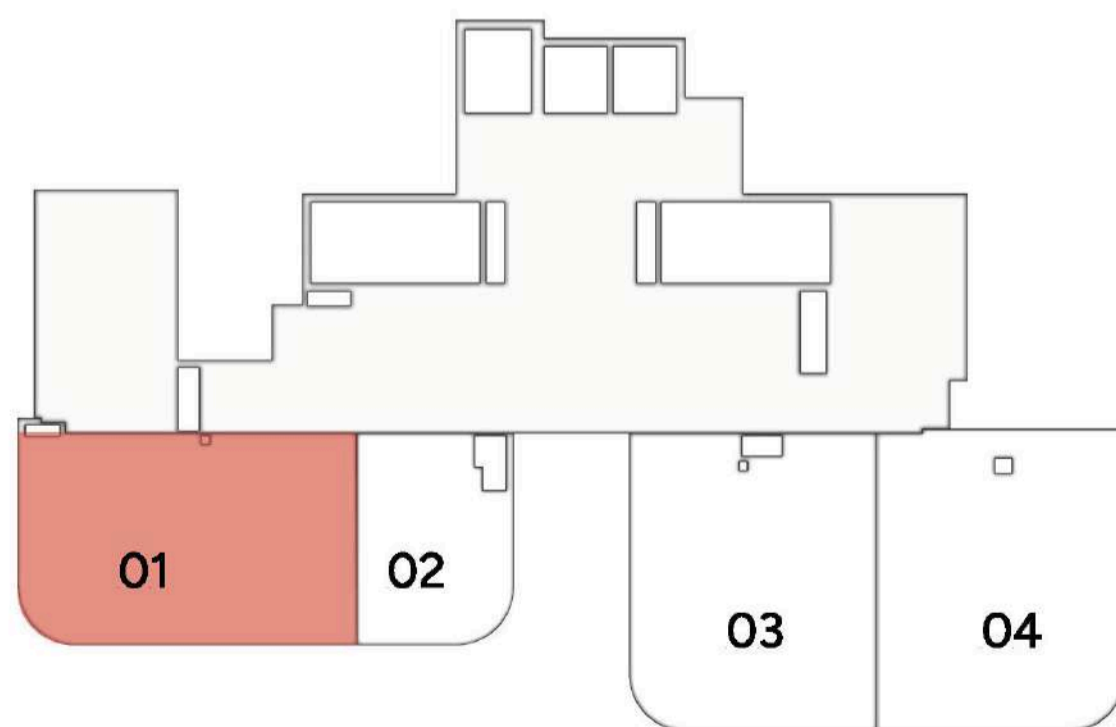


GROUND FLOOR

# 2 BHK

**TYPE:** A PREMIUM

**SIZE:** 959.28 SQ.FT



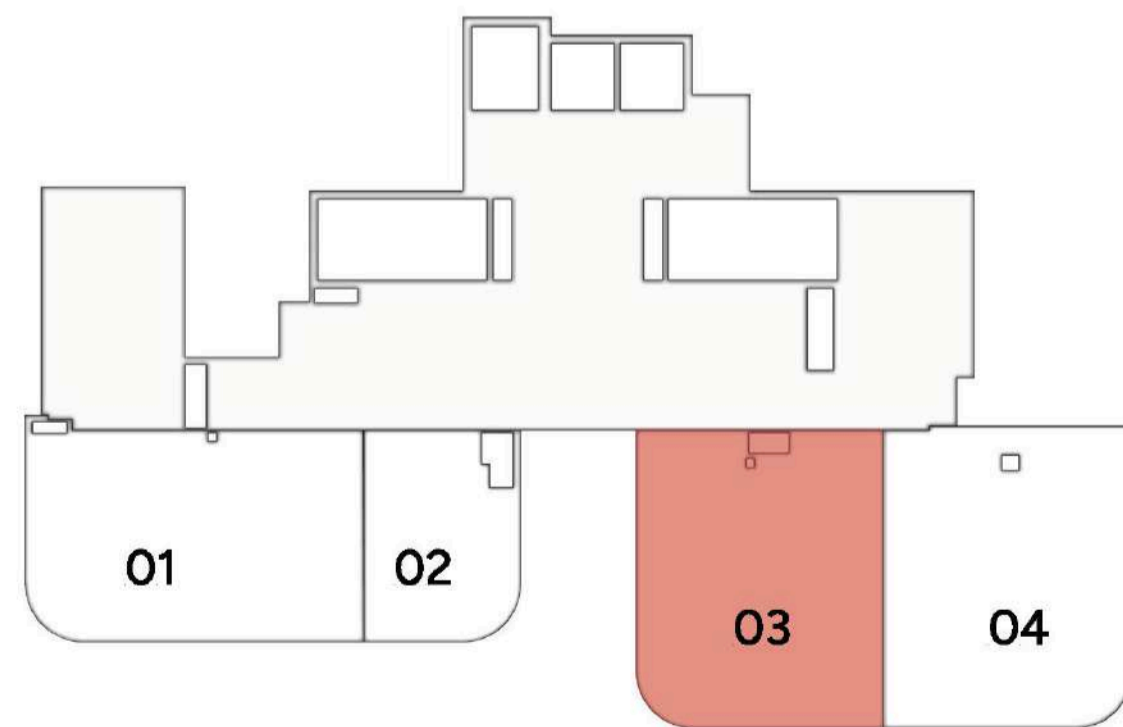
UNIT NO. G01

GROUND FLOOR

# 2 BHK

**TYPE:** B PREMIUM

**SIZE:** 893.30 SQ.FT



UNIT NO. G03

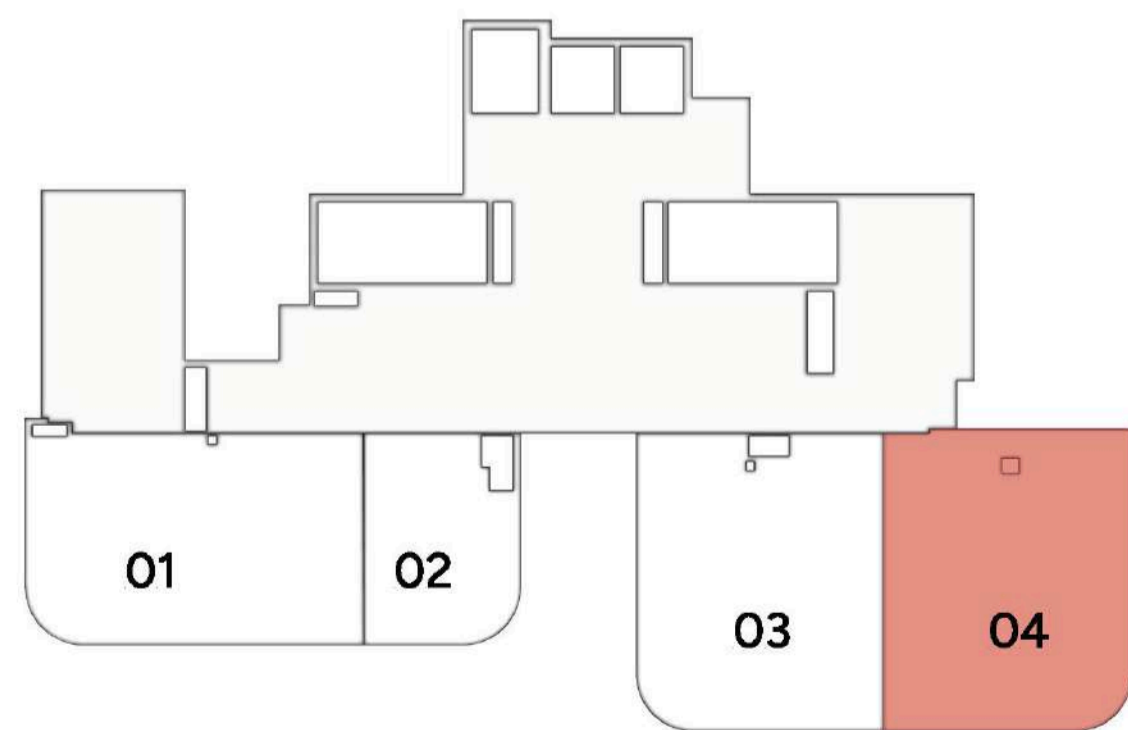


GROUND FLOOR

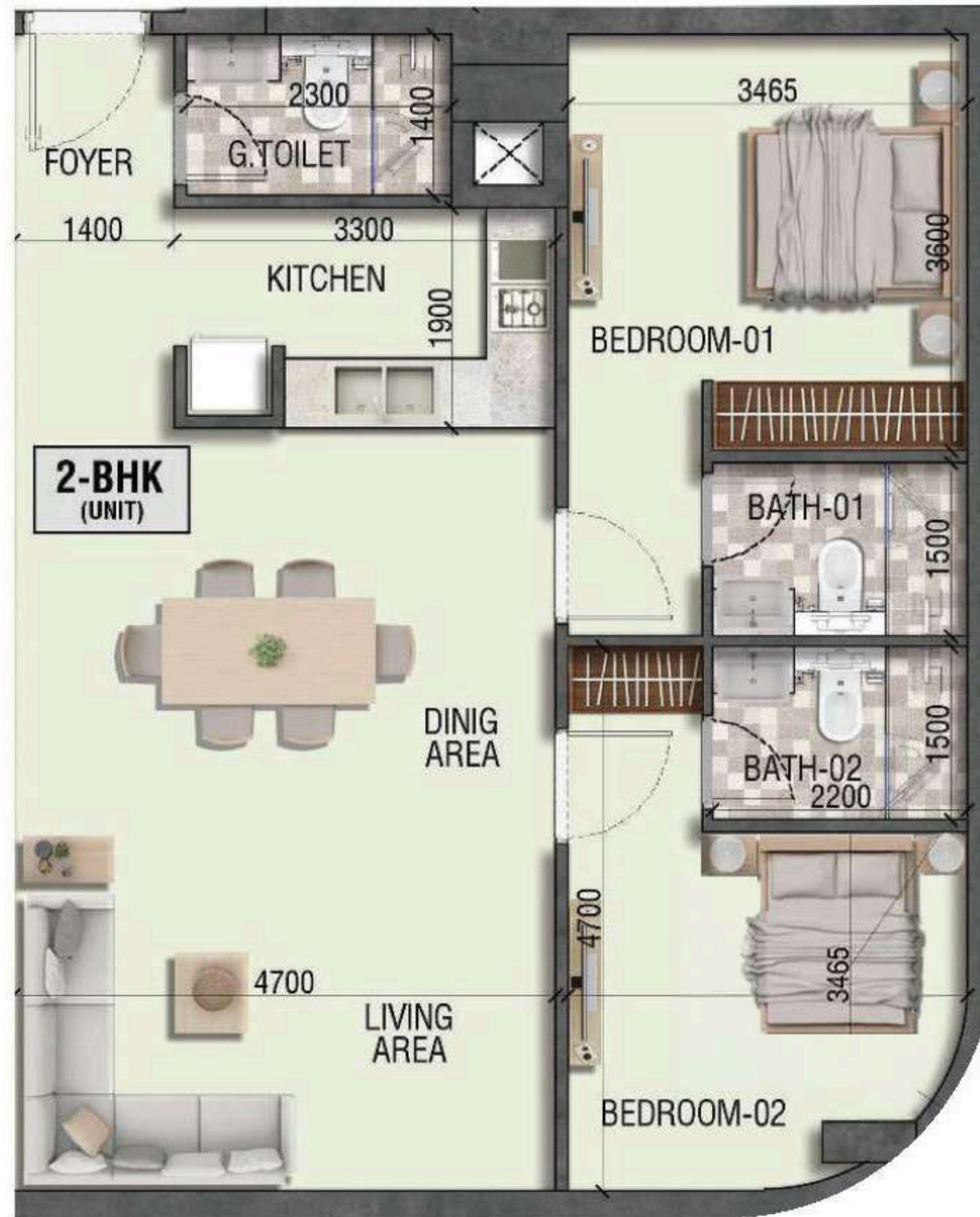
# 2 BHK

**TYPE:** C PREMIUM

**SIZE:** 895.34 SQ.FT



UNIT NO. G04

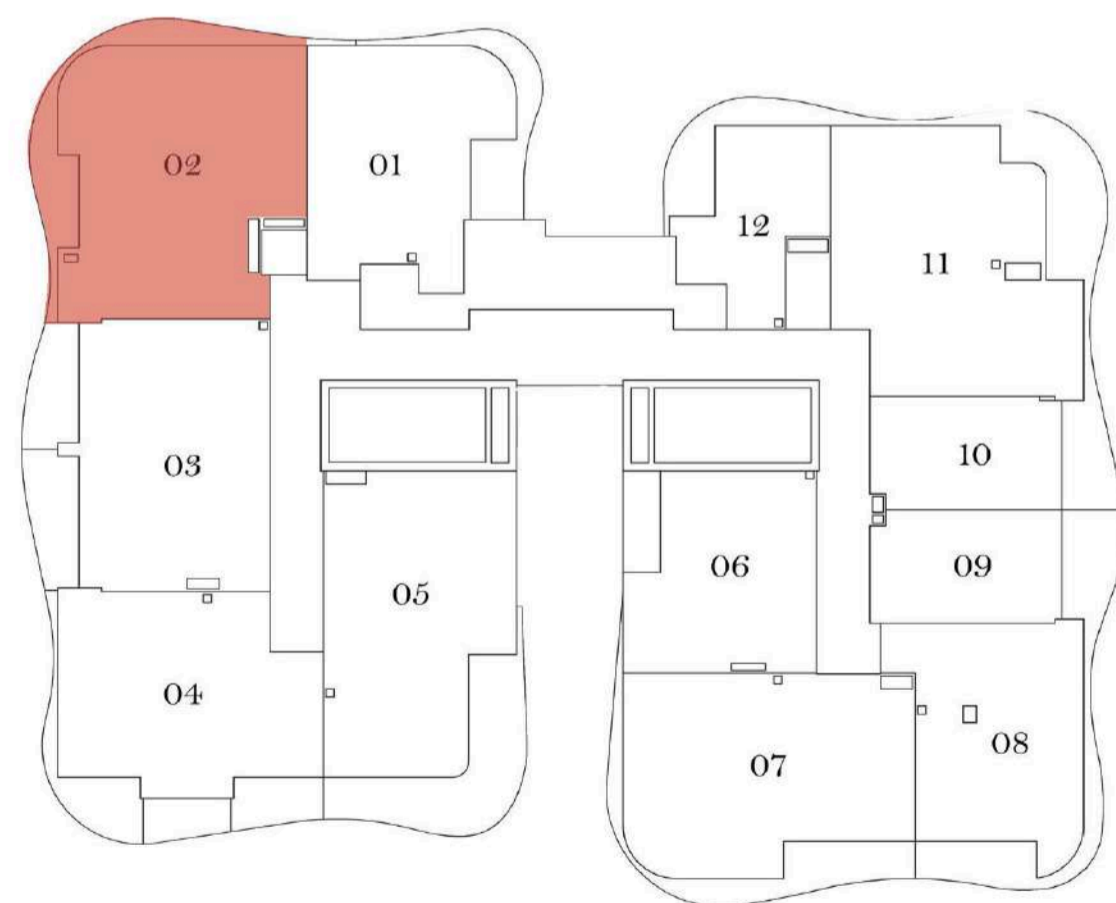


TYPICAL FLOOR

# 2 BHK

TYPE: D

SIZE: 1084.72 SQ.FT



UNIT NO. 102 - 202 - 302 - 402 - 502 - 602

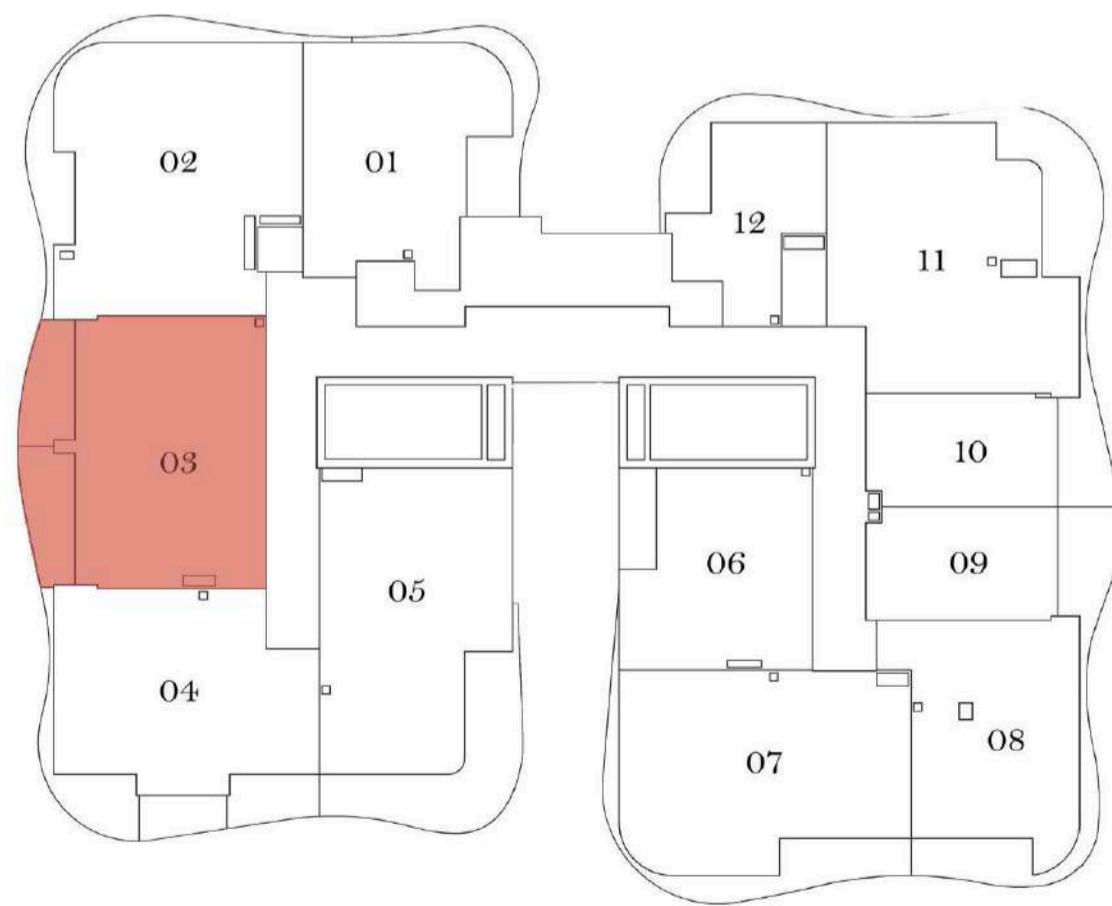


TYPICAL FLOOR

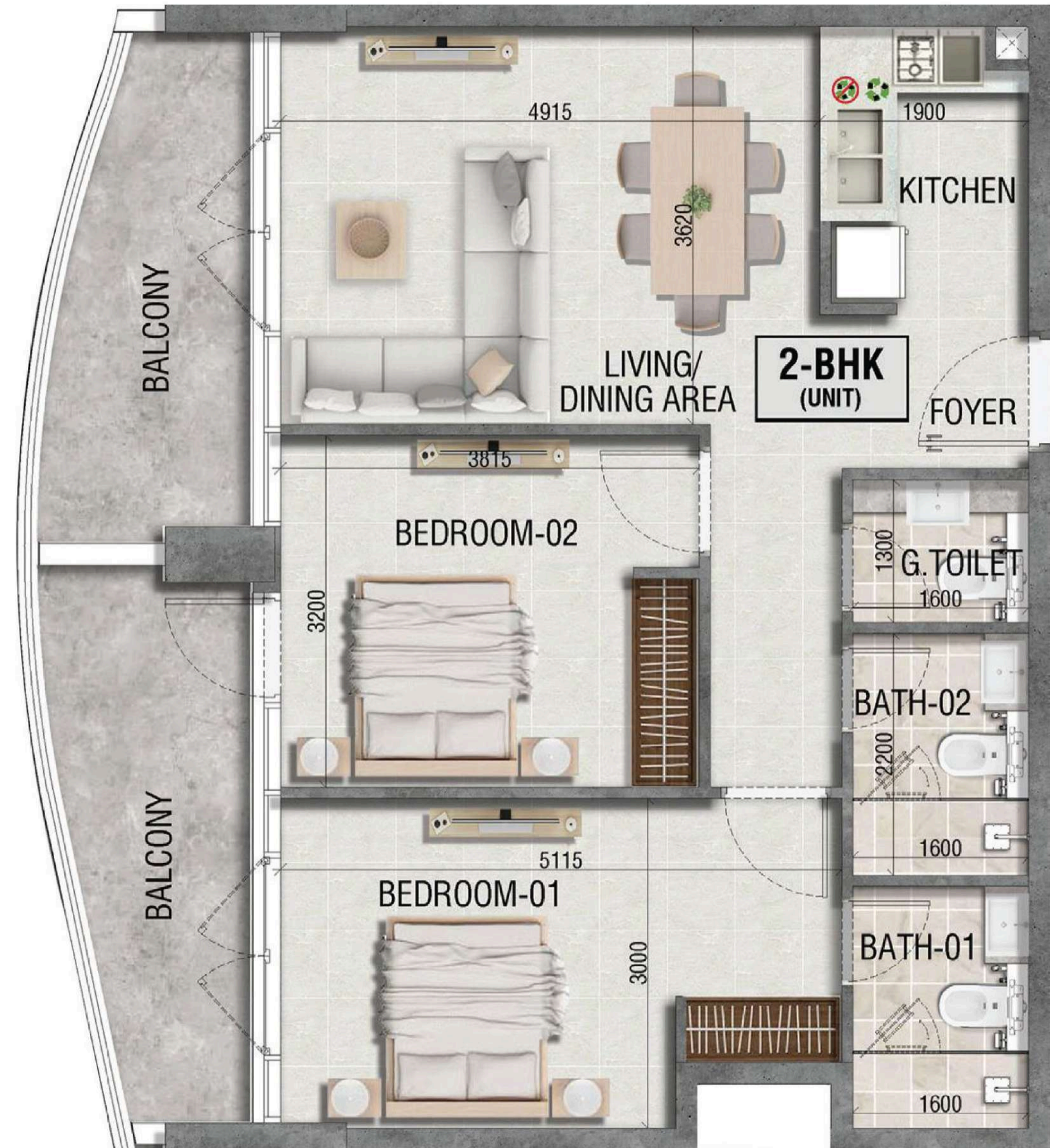
# 2 BHK

TYPE: E

SIZE: 974.86 SQ.FT



UNIT NO. 103 - 203 - 303 - 403 - 503 - 603

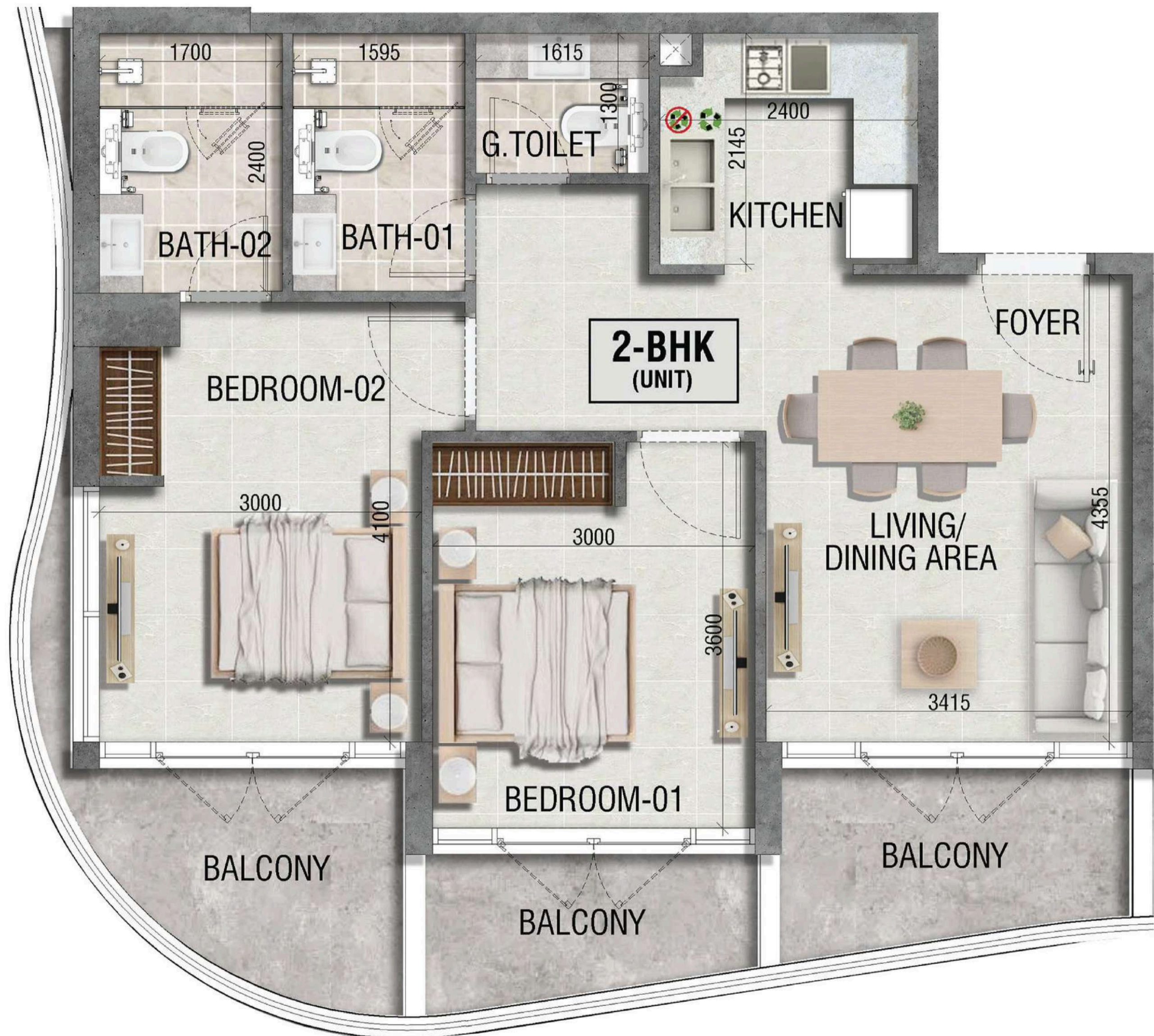
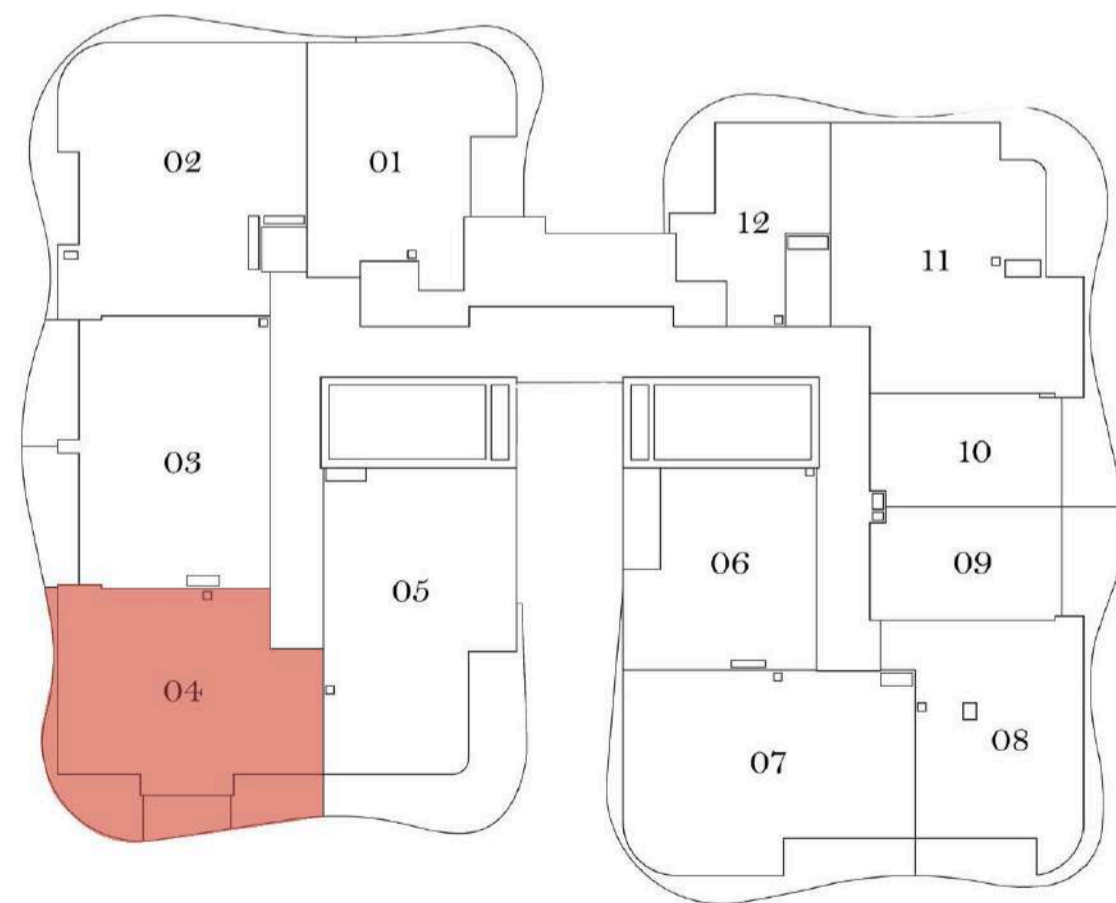


TYPICAL FLOOR

# 2 BHK

TYPE: F

SIZE: 943.76 SQ.FT



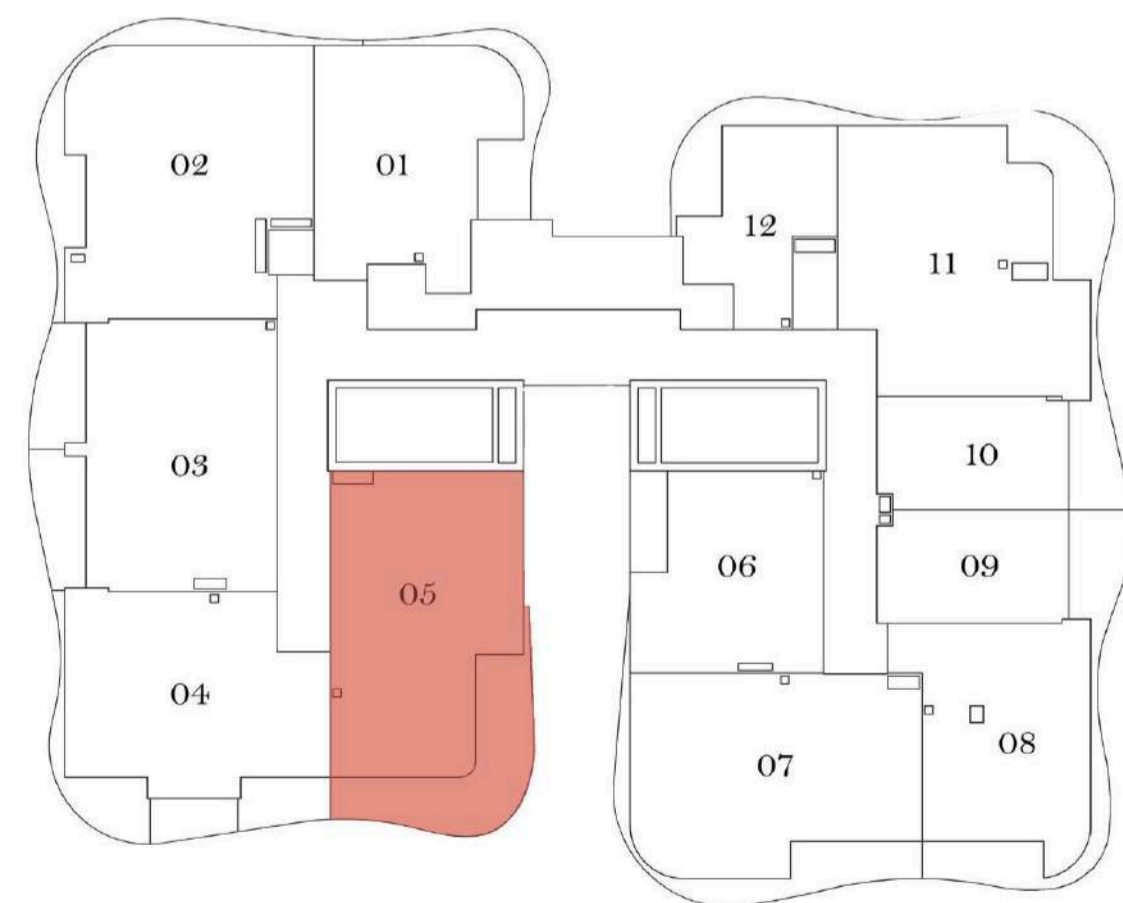
UNIT NO. 104 - 204 - 304 - 404 - 504 - 604

TYPICAL FLOOR

# 2 BHK

TYPE: G

SIZE: 1049.64 SQ.FT



UNIT NO. 105 - 205 - 305 - 405 - 505 - 605

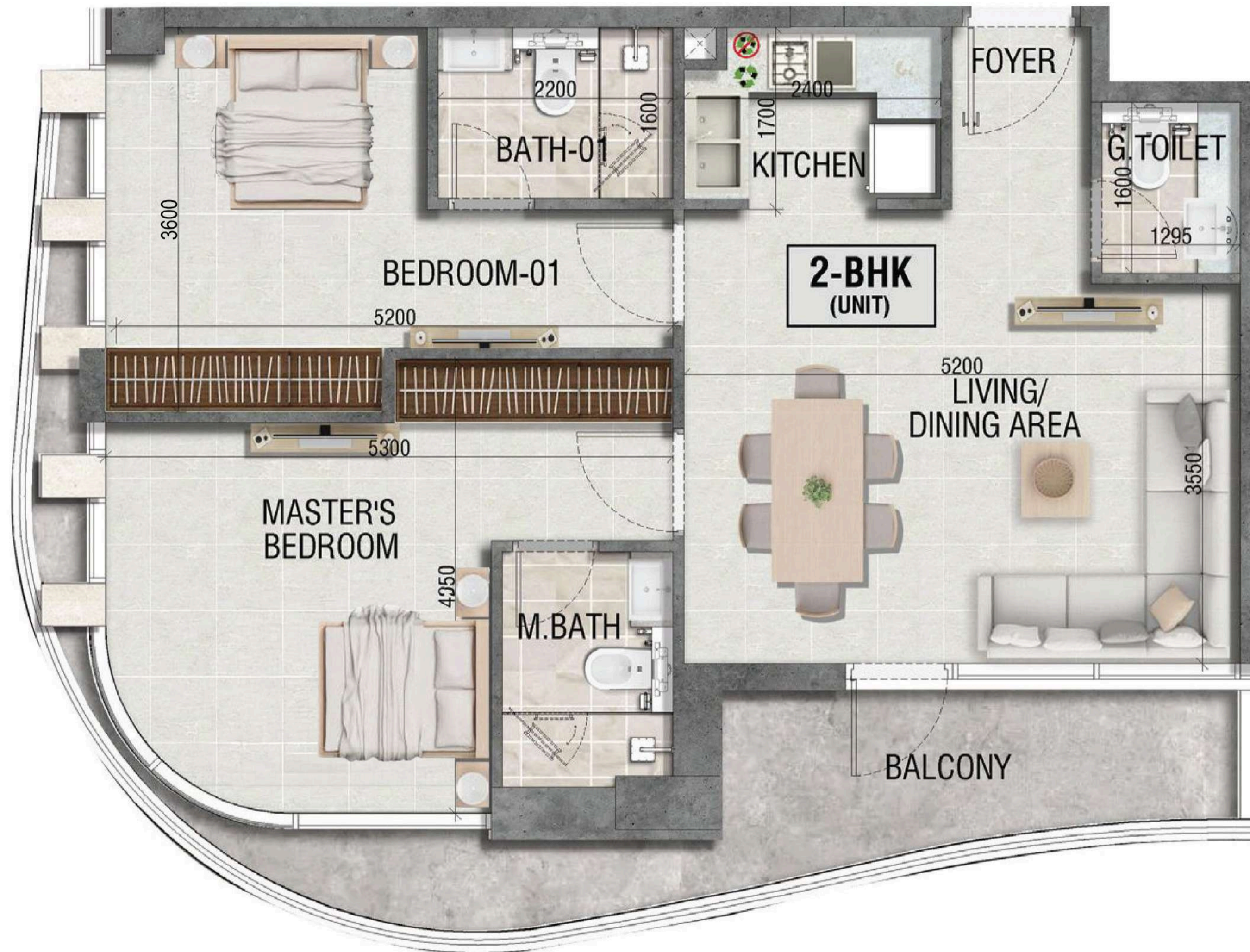
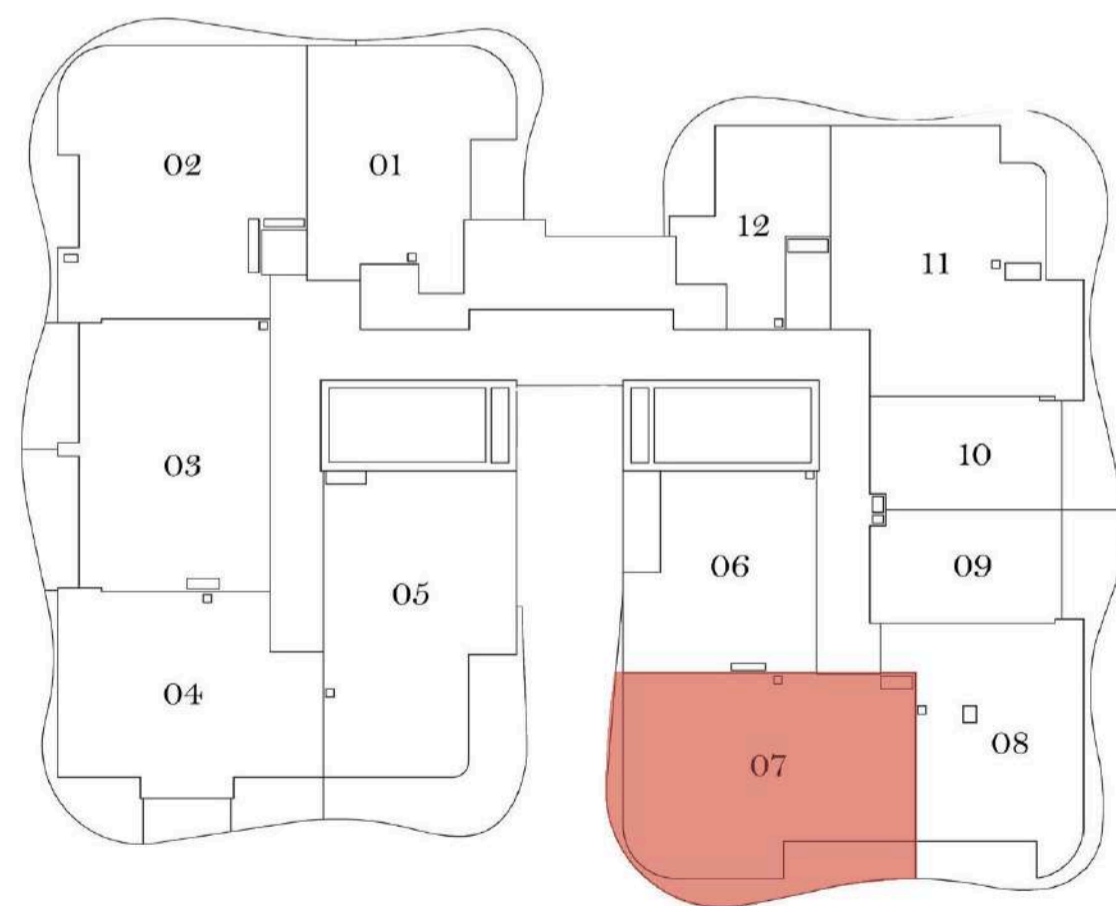


TYPICAL FLOOR

# 2 BHK

TYPE: H

SIZE: 988.24 SQ.FT



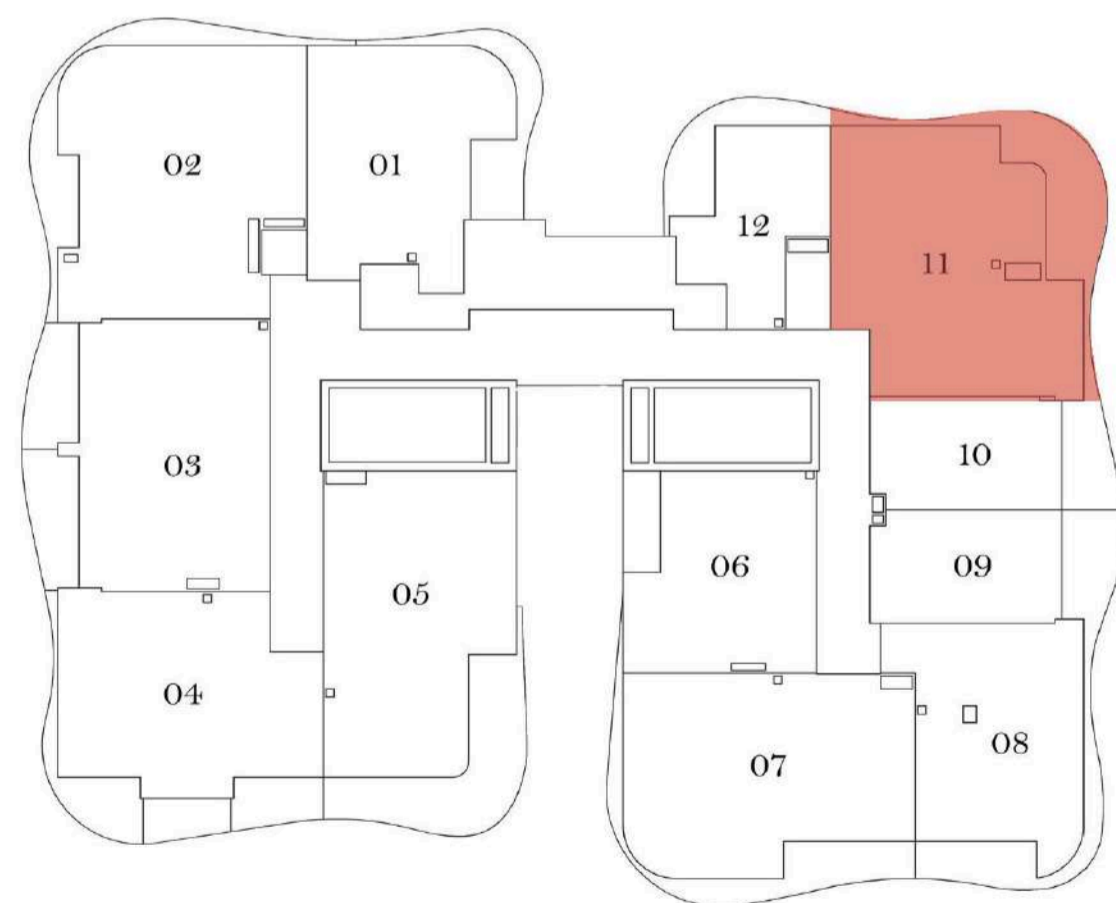
UNIT NO. 107 - 207 - 307 - 407 - 507 - 607

TYPICAL FLOOR

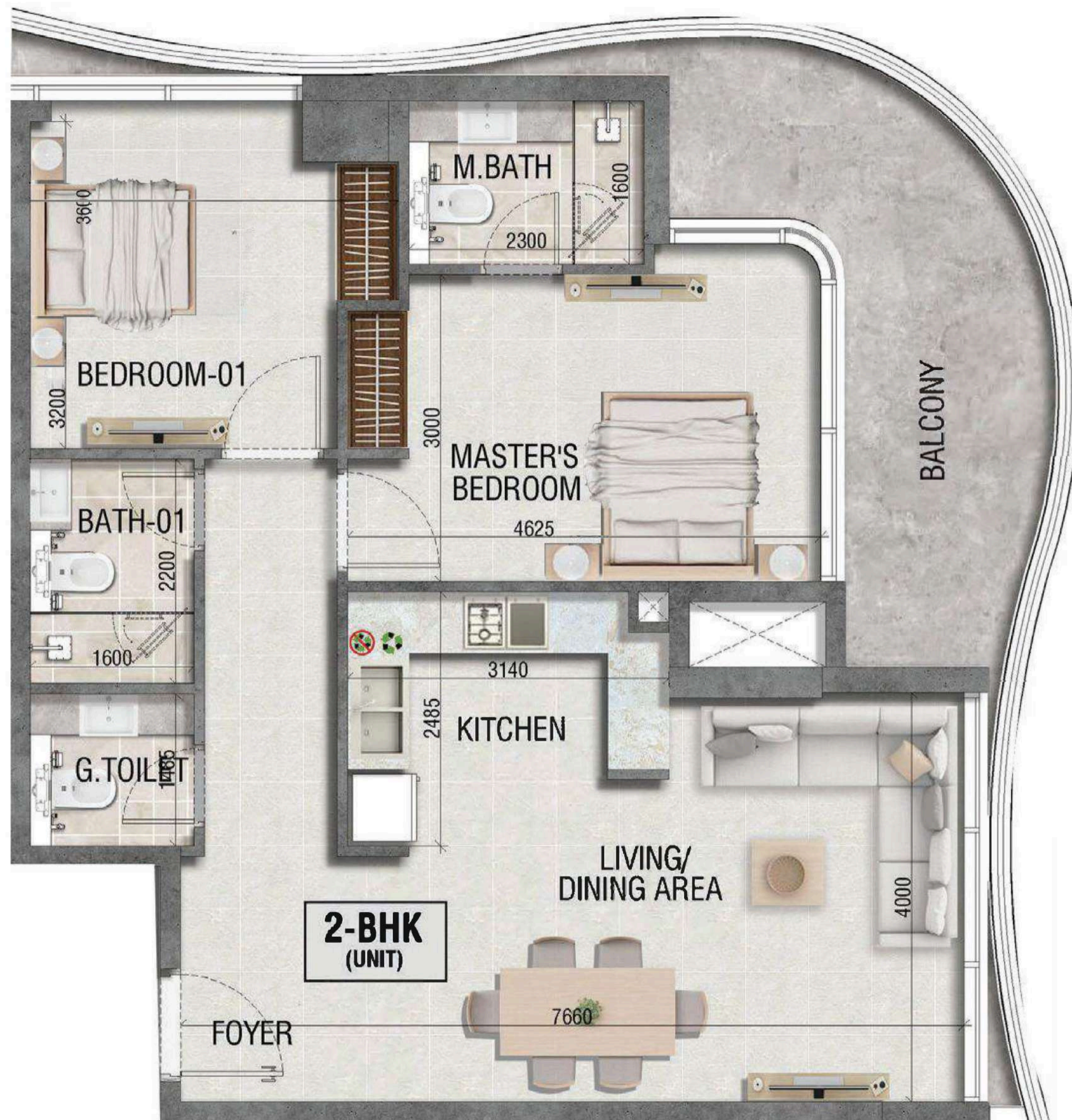
# 2 BHK

TYPE: I

SIZE: 1062.11 SQ.FT



UNIT NO. 111 - 211 - 311 - 411 - 511 - 611



WYNDHAM  
REWARDS®



## A RESIDENCE THAT UNLOCKS THE WORLD FOR YOU

At Ramada Residences by Wyndham Dubai South Central Park, Residential District – Dubai South, homeownership carries privileges that extend far beyond the property. Every unit buyer is entitled to a complimentary one-year Wyndham Rewards PLATINUM Membership, placing you in a special status tier within one of the world's most awarded loyalty programs. Membership grants you global access to 8,300+ hotels across 100+ countries, along with benefits such as complimentary Wi-Fi, preferred room choice, and a dedicated member services line. As a PLATINUM member, you also enjoy early check-in, late checkout, room upgrades, and accelerated points earning on every stay. Points can be redeemed not only for hotel bookings, but also for flights, car rentals, gift cards, and curated experiences. This is your gateway to a worldwide network of comfort, recognition, and reward.



## THE LINCOLN GROUP

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### Disclaimer

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Developed by The Lincoln Group in partnership with Wyndham Hotels & Resorts.