TOWN
SQUARE
DUBAI
by NSHAMA

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CONTENTS

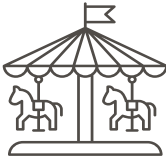# TOWN **SQUARE DUBAI**
KEY FACTS

10 KM
Jogging Trail

13 KM
Cycling Trail

260,000 SQM
of Green Area

50,000 SQM
Town Square Park
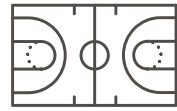
8,000 SQM
Sports Area

OVER 250
Retail Outlets

NASEEM TOWNHHOUSES

SAFI TOWHHOUSES

SAFI APT

ZAHRA APT

ZAHRA TOWHHOUSES

ZAHRA BREEZE

HAYAT BOULEVARD

HAYAT TOWHHOUSES

SHAMS TOWHHOUSES

SYMPHONY

GROVE

ARIA

AYALA

JENNA / WARDA APT

DIPLOMAT

THE HAMILTON

THE MAYFAIR

MAIN PARK

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RAWDA APT

ASCOT

REGENT

HOLLAND GARDENS

REEM TOWNHHOUSES

MAHA TOWHHOUSES

UNA / LIVA

SAMA TOWHHOUSES

NOOR TOWHHOUSES

COMMUNITY FACILITIES

Town Square Park

Swimming Pool

GYM

Basketball Courts

Carousel

Cycling Track

Jogging Track

Kids Play Area

Kids Train

Retail Outlets

Restaurants & Cafes

Splash Pad

Football Pitch

Squash & Tennis Court

Padel Court

Skate Park	Fitness Club	Pet Shop	Laundry Shop	Nurseries
Veterinary Clinic	Barbeque Area	Clinics	Pharmacies	Grooming & Beauty Services
Tailor Shop	Dog Park	Mosque	Supermarkets	Food Trucks

BASKETBALL COURT

WAVE RIDER

TENNIS COURT

RETAIL OUTLETS

SUPERMARKETS

SWIMMING POOL

GYM

TOWN **SQUARE DUBAI**

Featuring a central park and lush green areas, this community provides an ideal environment for a balanced and tranquil way of life.

Enveloped by jogging trails, cycling lanes, charming cafes and convenient retail options, Town Square Dubai caters to all your needs, creating a vibrant atmosphere filled with energy and warmth in every corner!

LOCATION PROXIMITIES

DUBAI INTL. AIRPORT
28 MIN

DUBAI MALL
29 MIN

BURJ AL ARAB
24 MIN

DUBAI HILLS MALL
20 MIN

DISTRICT 2020
20 MIN

DWC AIRPORT
25 MIN

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Introducing a variety of 1, 2 and 3-bedroom apartments, these modern designs prioritize both privacy and comfort.

Relax and savor the allure of your well-lit, spacious living space. Featuring porcelain floors, built-in wardrobes, and a fully equipped kitchen.

The fusion of contemporary aesthetics and functionality turns your home into a hub of efficiency and sophistication.

ELEVATE
YOUR LIFESTYLE

Kaya represents a contemporary and sophisticated series of residential apartments, ideally situated in an upscale and lively neighborhood. Residents enjoy access to exceptional amenities that epitomize the essence of modern community living.

Each apartment is meticulously designed to direct attention outward, embracing scenic views and fostering an open and airy ambiance.

STEP INTO
A COZY HAVEN

Kaya features a lounge space next to the lobby, which
has been accessorized like a hotel, to recieve guests and
where residents can socialize.

CRAFTING ELEGANCE, DEFINING EXCELLENCE

THOSE WHO LIVE
LIFE ON THE EDGE

HAVE THE
BEST VIEW

EXTERIOR ELEGANCE

Kaya is a modern residential building drawing inspiration from classic design principles.

Its exterior is characterized by clean lines, and recesses to create a rythmic play on the facade.

LUXURY REDEFINED

RECREATIONAL AMENITIES

Diverse wellness, entertainment, and leisure choices are
all within easy reach!

Kids Play Areas   Swimming Pool   BBQ Area

CREATE YOUR
OWN HAPPY PLACE

YOUR COMMUNITY IS AN EXTENSION OF YOUR HOME

Here, you'll find amenities that have your every interest covered - from a range of active fitness facilities to more relaxed and spiritual spaces.

For the explorers, the thinkers and for the playful ones - there's always something for every one.

FLOOR PLANS

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1 BEDROOM | UNIT TYPE A

AREA	MIN	MAX
SUITE	51.07 Sq.m / 549.71 Sq.ft	51.22 Sq.m / 551.33 Sq.ft
BALCONY	6.36 Sq.m / 68.46 Sq.ft	6.36 Sq.m / 68.46 Sq.ft
TOTAL BUILT-UP	57.43 Sq.m / 618.17 Sq.ft	57.58 Sq.m / 619.79 Sq.ft

BALCONY

LIVING AREA
3.95M X 3.80M

BEDROOM
3.70M X 3.80M

DINING/KITCHEN
3.95M X 2.60M

BATH

ENTRY

*Balcony sizes vary

TOWN SQUARE DUBAI

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2 BEDROOM | UNIT TYPE A

AREA	MIN	MAX
SUITE	87.63 Sq.m / 943.24 Sq.ft	87.80 Sq.m / 945.07 Sq.ft
BALCONY	6.73 Sq.m / 72.44 Sq.ft	6.74 Sq.m / 72.55 Sq.ft
TOTAL BUILT-UP	94.36 Sq.m / 1015.68 Sq.ft	94.54 Sq.m / 1017.62 Sq.ft

BALCONY

MASTER BEDROOM
3.70M X 3.35M

LIVING AREA
3.95M X 4.35M

MASTER BEDROOM-2
3.70M X 3.65M

W.I.C.
2.45x1.10M

W.I.C.
2.15x1.65M

MASTER BATH

DINING/KITCHEN
5.70M X 3.60M

PWDR. RM.

MASTER BATH-2

L

ENTRY

*Balcony sizes vary

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2 BEDROOM | UNIT TYPE B

AREA	MIN	MAX
SUITE	92.55 Sq.m / 996.20 Sq.ft	93.80 Sq.m / 1009.65 Sq.ft
BALCONY	18.29 Sq.m / 196.87 Sq.ft	23.91 Sq.m / 257.37 Sq.ft
TOTAL BUILT-UP	110.84 Sq.m / 1193.07 Sq.ft	117.71 Sq.m / 1267.02 Sq.ft

BALCONY

BEDROOM
3.70M X 4.25M

MASTER BEDROOM
3.70M X 3.90M

LIVING AREA
3.95M X 5.45M

BATH

W.I.C.
1.75x2.40M

MASTER BATH

DINING/KITCHEN
5.60M X 2.50M

ENTRY

*Balcony sizes vary

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3 BEDROOM | UNIT TYPE A

AREA	
SUITE	121.18 Sq.m / 1304.37 Sq.ft
BALCONY	10.71 Sq.m / 115.28 Sq.ft
TOTAL BUILT-UP	131.89 Sq.m / 1419.65 Sq.ft

BALCONY

BALCONY

MASTER BEDROOM
3.60M X 3.70M

BEDROOM-2
3.40M X 3.80M

BEDROOM-1
3.50M X 3.80M

LIVING/DINING AREA
6.60M X 4.30M

MAID'S RM.
2.10x2.15M

MASTER BATH

W.I.C.
2.35 X 1.75m

BATH

PWDR. RM.

KITCHEN
3.05M X 3.55M

MAID'S BATH

ENTRY

*Balcony sizes vary

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