

A photograph of a modern, multi-story residential building with a light-colored facade and large windows. The building is surrounded by lush greenery, including several tall palm trees and various flowering plants. In the foreground, a group of people, including children and adults, are walking on a paved path. The sky is clear and blue.

ENJOY^{YOUR} LIFE

HAYAT

TOWN
SQUARE

NSHAMA[®]



INTRODUCTION

TOWN SQUARE DUBAI

Town Square is a new community that belongs to you. It's a significant centre that has drawn its ingenuity from the most beautiful corners of the globe in order to create a place where you can truly be yourself.

Abundant amenities line the streets to produce an animated atmosphere that is just a short commute away from other Dubai landmarks.



Town Square is a unified community where a home is the perfect place for your imagination to come to life. Your home represents your vision. Your home represents you.

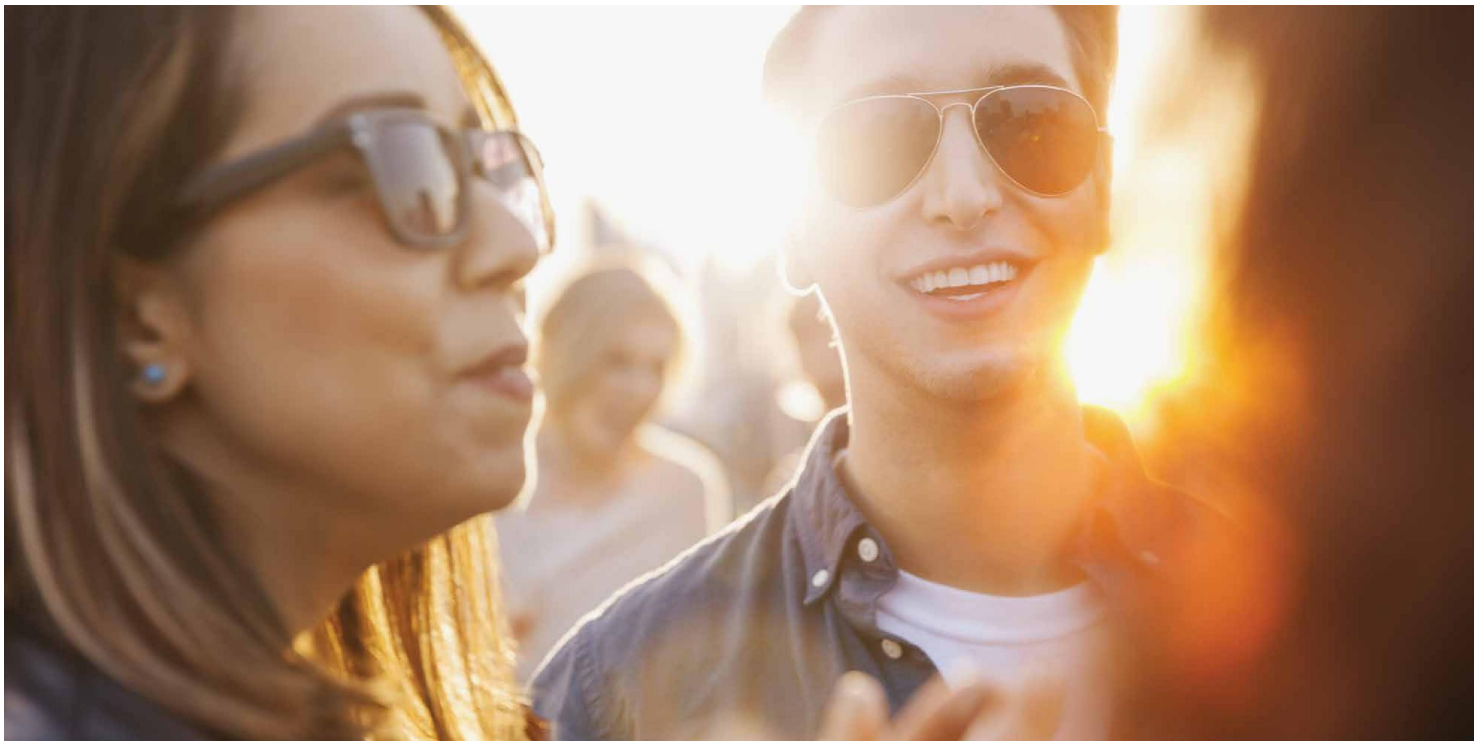


HAYAT

YOUR TOWNHOUSES

Made with you in mind, Hayat townhouses are designed to be a place that you call home. Your convenience and comfort is evident in every aspect of these three to four bedroom properties. Clean, modern design allows for plenty of natural light into every room, and a look out to the lush foliage outside.

Perceptive floorplans give you the opportunity to customise and decorate your home to truly make it your own. The perfect place to raise a family, your home in Town Square is where you can be yourself, make friends and live the life you've always imagined.





YOUR COMMUNITY

HOTELS AND HOSPITALITY

Vida Hotel with on-site wellness centre
Business suites and short-stay apartments
Ball and banquet catering

FOOD AND DRINK

Gourmet concept dining destination
Independent cafes and teahouses
Late-night restaurants and lounges

COMMUNITY LIFE

Community clubhouse with spa
State-of-the-art local hospital
Mosques and community centre

SPORTS FACILITIES

Basketball, tennis and squash courts
Resort swimming complex
Climbing walls
Fitness centre and athletic spa

LOCATION

Intersection of Al Qudra Road
and 611 Emirates Road
21 minutes from Al Maktoum
International Airport
22 minutes from The Dubai Mall
Well connected via E114 and
bus connections

WALKABILITY

All residences within short walk of central
square and park
A network of shaded meandered cycling
and jogging paths
Green periphery park
All paths secured by high-quality
modern lighting

FOR THE KIDS

International schools and convenient
daycare facilities
Skate parks, playgrounds and adventure
play zones
Community swimming pools
and splash parks

CULTURE

Reel Cinemas multiplex
Public festival and open air performances
Nightly public fountain shows



YOUR HOME

3 BEDROOM UNITS

Master bedroom with en-suite bathroom
2 bedrooms with shared bathroom
Ground-floor powder room
In-built wardrobes
Open layout great room with dining area
Private rear garden
Open layout kitchen
Balcony overlooking garden
Maid's room
Covered garage

4 BEDROOM UNITS

Master bedroom with en-suite bathroom
2 first-floor bedrooms with shared bathroom
Ground-floor guest bedroom with bathroom
In-built wardrobes
Open layout great room with dining area
Private rear garden
Open layout kitchen
Balcony overlooking garden
Maid's room
Covered garage

BATHS

Ceramic tiled floor and walls
with accent feature
Bathtub with shower
Vanity counters with storage space below
Water-conserving flush mechanisms

KITCHEN

Open kitchen with overhead cabinets
Scratch and stain proof prep counters
Hygienic ceramic tile flooring

LIVING AND DINING AREA

Abundant natural light
Naturally cool ceramic tiled floors
Generous space for entertaining
High-speed fibre optic data throughout

BEDROOMS

Soothing ceramic tile floors
Master bedroom with
doors onto balcony or terrace





HAYAT TOWNHOUSES

3 and 4 bedroom townhouses, up to 225 square meters
(2423 square feet)

2 or 3 bathrooms per townhouse

Easy walking distance to Town Square and its amenities

Secure FTTH networks for instant connectivity

Complete, state-of-the-art dine-in kitchens

Ask our sales people about a Hayat Townhouse
today and see how you can make it yours.

Learn more at nshama.ae
Contact us at info@nshama.ae



