

A modern, open-plan living and dining area. On the left, a light-colored sectional sofa with several cushions sits on a large, textured rug. A large window with sheer curtains is behind the sofa. In the center, a glass coffee table holds decorative items. To the right, a dining table with white chairs is set up. In the background, a kitchen area with white cabinetry and a breakfast bar is visible. A large, multi-tiered pendant light hangs over the dining area. The overall aesthetic is clean, bright, and contemporary.

# LIVE YOUR LIFE

**ZAHRA**

**TOWN  
SQUARE**

NSHAMA<sup>®</sup>



# INTRODUCTION

## TOWN SQUARE DUBAI

Introducing Town Square, a vibrant community with abundant amenities for healthy living, all within a short commute to the best that Dubai has to offer.

Town Square gives Dubai a distinct new centre, an independent community within the metropolis, inspired by the liveliest quarters of the world's greatest cities.



Town Square is the perfect place for you to make your home yours, to make your community yours, to make your life yours.

Town Square is where you can truly come to life.



## ZAHRA

### YOUR TOWNHOUSES

Each townhouse has been purposefully designed to give you the convenience and comfort you need.

Our three to four bedroom properties are nestled among the rich foliage of tree lined streets, offering more secluded areas for you and your family, with parks and amenities close by.

With a focus on clean and modern design, these are homes that inspire and enrich.

Intuitive floorplans give you plenty of room to arrange your living space the way you like. And each home lets in the natural beauty of the abundant greenery that is the signature of Town Square.









### 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 Etihad Rail and bus connections

### FOR THE KIDS

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

## YOUR COMMUNITY

### HOTELS AND HOSPITALITY

5-star hotel with onsite wellness centre  
Business suites and short-stay apartments  
Ball and banquet catering

### COMMUNITY LIFE

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

### FOOD AND DRINK

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

### SPORTS FACILITIES

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

### 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

### 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  
Noise isolating windows  
Master bedroom with doors onto balcony or terrace









# ZAHRA 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 Zahra Townhouse  
today and see how you can make it yours.

Learn more at [nshama.ae](https://nshama.ae)  
Contact us at [info@nshama.ae](mailto:info@nshama.ae)







# ZAHRA TOWNHOUSES TYPE 1

3 BEDROOMS  
TOTAL BUILT-UP AREA: 207.09 M² | 2229.1 FT²



Disclaimer  
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects.  
3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&EO. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



# ZAHRA TOWNHOUSES TYPE 2

3 BEDROOMS  
TOTAL BUILT-UP AREA: 199.39 M² | 2146.2 FT²



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## ZAHRA TOWNHOUSES TYPE 3

4 BEDROOMS

TOTAL BUILT-UP AREA: 225.03 M<sup>2</sup> | 2422.2 FT<sup>2</sup>



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# ZAHRA TOWNHOUSES TYPE 4

4 BEDROOMS  
TOTAL BUILT-UP AREA: 225.14 M² | 2423.4 FT²



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