

# SHAPE YOUR FUTURE



**SAFII**  
APARTMENTS

TOWN  
**SQUARE**  
DUBAI

NSHAMANA

# DUBAI

A glistening city with unlimited potential, Dubai embraces cultures from every corner of the globe.



TOWN  
SQUARE  
DUBAI

# TOWN SQUARE DUBAI

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## LOVE WHERE YOU LIVE

Located near the centre of Dubai, Town Square is an open community designed for families, couples and singles. It's a warm-hearted neighbourhood that injects a new life in to the city.

With 600 retail outlets and a main square the size of 16 football fields, there's something for everyone. High-achieving schools, an indoor and open-air cinema, designer boutiques and jogging paths – the list goes on and on. At Town Square, coming home is always something you can look forward to.





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# NEW BEGINNINGS

Embark on a new journey in Town Square and make lasting memories. What ever it is you desire, Town Square provides the excitement you've been craving – what more could you ask for?



# CENTRE OF YOUR LIFE!

## CONNECTED!

Moments away from home, Town Square is centrally located within reach of Media and Internet Cities as well as Dubai Marina.



## ACCESS ALL AREAS

21 minutes to Al Maktoum International Airport, 35 minutes to Dubai International Airport and 55 minutes to the capital Abu Dhabi. Town Square is easily accessible from everywhere.



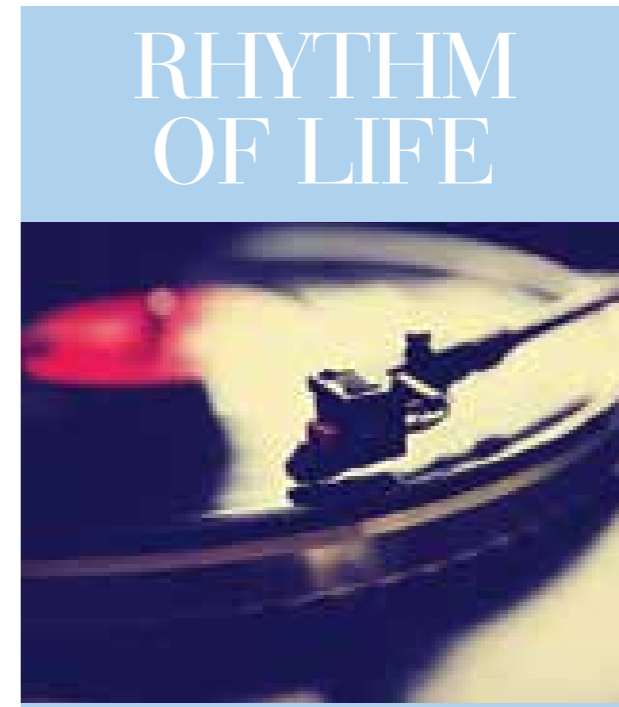
## THE LIVING IS EASY

A 22-minute drive away from The Dubai Mall, the world's largest shopping centre, at Town Square your convenience is a priority.



## LET'S MEET!

How do you like your coffee in the morning? Freshly ground and roasted, decaf or stronger, there's a café to suit you. Indoor or al fresco – there's no better way to start the day.



Every community needs a splash of culture added to it. That's why the open-air amphitheatre and indoor theatres are overflowing with activity. From theatrical stage shows to workshops, there's always something going on.



## RETAIL THERAPY

With 350 retail outlets in the main square alone, you're never short of choice. Buy fresh groceries, shop for home utilities or browse the local boutique clothing stores all in one place.

# MY SQUARE

Town Square is your square. There are international schools, day-care facilities, a well-equipped hospital, community clubhouse, spa and numerous mosques. It's easy to see why Town Square is a city within a city.



## FLAVOUR FULL

Town Square offers you a mix of colourful flavours to savour. Restaurants, cafés, bistros, lounges and hotels are all around the main square. Don't be afraid to try something new!





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## WORK HARD, PLAY HARDER

Town Square has been designed to offer you a sweet escape after a long week at work.

Pamper yourself at Vida Hotel's spa or wind down with friends at one of the many open-air cafés and trendy restaurants. If you prefer a night on the town, hang out till late at a choice of lounges, concerts, festivals and film premieres.



UNFORGETTABLE  
**MOMENTS**



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## YOUR SOCIAL SANCTUARY

Welcoming, warm and comfortable, Vida Hotel provides a relaxed setting for you to unwind after a long day. Hospitable energy and stunning design make it a haven for everyone in your community.





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## THEATRE OF DREAMS

Let your imagination come to life at Reel Cinemas. See the latest Hollywood blockbuster in the indoor cinema or curl up under the stars with family at the park-front outdoor cinema.

A FRESH  
**START**



# LIVING IN NATURAL HARMONY

Wake to the smell of freshly cut grass as you draw a deep breath from the clear air outside. Marvel at the green backdrops of your neighbourhood as you sip your morning coffee. There's no better way to start your day.

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# LIVE IN THE MOMENT

## THE GREAT OUTDOORS

Wide-open emerald spaces, leafy pathways, quiet nooks and 16 community gardens inject a breath of fresh air in to your community. Enjoy the outdoors at Town Square every bit as much as your home.



## TAKE A STROLL

Shaded trails throughout your neighbourhood are a wonderful place to take a stroll if you're in need of rejuvenation or inspiration.



## AN EXCITING PLAYGROUND

Feeling competitive? Challenge your friends to a game of tennis or practice your jump shot on the basketball court. There are plenty of sports fields and skate parks that span 12,000 sq.m. if you're after something a bit more exhilarating.

BE ENTERTAINED  
FAMILY TIME  
LAUGH FUN chill  
Live Life  
FRIENDS PARK at YOUR  
PRICE  
ENJOY  
SKATE dance  
PASSION shop

## OUTDOOR THERAPY

The fresh scent of Mother Nature will always make you feel alive. Take the kids for a walk on the 12km nature trail network or explore the 28,000 sq.m. of greenery instead if you're feeling adventurous.



## LIGHTS, CAMERA, ACTION!



Catch a theatre performance, dance the night away to a concert at the main square amphitheatre or watch a movie under the stars. There's always bound to be something happening in the central park.

## FRESH AIR DIVE IN PLAYGROUND

## RELAX

Whenever you're in the mood, find a quiet nook and fire up the barbeque with family and friends. The swimming pool and sunning deck offer the perfect place to unwind too.





GREAT  
FUN

TOWN  
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# SAFI II APARTMENTS

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## START YOUR LIFE STORY

Safi II Apartments are a refreshing mix of sleek aesthetics with everyday convenience. Each studio, 1, 2 and 3-bedroom apartment gives you the freedom to stamp your unique style on it. Both contemporary and welcoming, your home is full of personality and charisma.





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## AWAKEN YOUR SENSES

Safi II Apartments reflect elegance and a whole lot of charm. Come home to an airy, double height lobby and look out onto the surrounding lush green trail, or the inner landscaped courtyard with a swimming pool, children's play area and spacious sunning deck.

LIVE  
LIFE  
AT  
YOUR PRICE



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## MAKE IT YOUR HOME

Your apartment in Safi II finds the perfect balance between elegance and convenience. En-suite bathrooms in every master bedroom, scratchproof counters in the kitchen and a high-speed Internet connection for your family means your life can run smoothly. The elegant tile flooring meets large modern windows and apertures, giving your home a feeling of warmth.





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A person is shown from the waist down, sitting in a meditative lotus position on a green field. They are wearing a bright pink top and purple leggings. Their hands are raised in front of them, forming the mudra (hand gesture) for the Anjali or Namaste prayer. The background is a soft-focus landscape of a field under a warm, golden sunset sky. The overall mood is peaceful and serene.

# A WELCOME RETREAT

Each home at Safi II Apartments gives you the creative freedom to express your individual tastes. This is your blank canvas, your space to make your own.

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# MAKE IT YOURS



## TIMELESS APPEAL

Safi II Apartments makes it easy to bring your imagination to life. The architecture of your home draws in natural light whilst providing crisp views of the community you live in. The surrounding greenery is reflected in the elegant tiling of your home.



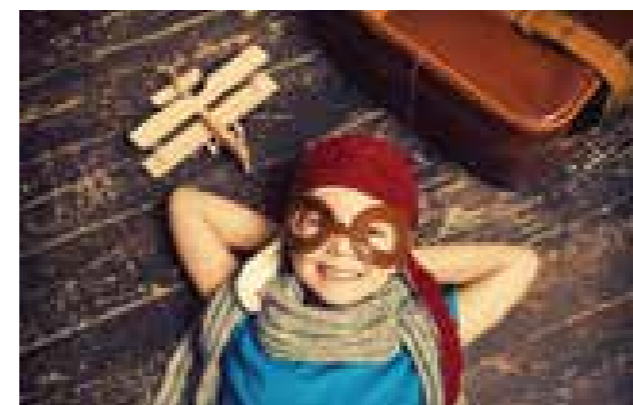
## YOUR SANCTUARY

Your apartment at Safi II creatively pairs practicality with aesthetic appeal. Choose from a selection of studios, 1, 2 and 3-bedroom apartments, some with generous balconies, maids' rooms and powder rooms. The distinctive staggered design of the building allows views of the green trail or interior courtyard from each balcony.



## EXCITEMENT AT SAFI

Resort-inspired facilities at Safi II Apartments offer a gym in each block, a swimming pool with changing rooms and climate controlled common areas.



## FREEDOM & ADVENTURE

Take a dip in the pool, soak up the sun on the sunning deck and watch your kids play in the children's area; living in Safi is like being in a holiday resort. The raised central courtyard is your own sanctuary whenever you need to unwind. This is a life you don't need a holiday from.



## SMART PARKING

Your convenience is key at Safi. The double-tiered parking podium is cleverly concealed by a periphery of apartments and eye-catching landscaping. Residents can enjoy allocated parking spaces and additional parking bays for visitors.



# LIVING SAFI

Positioned right at the main entrance of Town Square; your home at Safi II Apartments comes with many perks including being just a leisurely stroll away from the main square, restaurants, cafés, stores as well as the green belt of jogging and cycling paths.

## DREAMS SPORTS FIELDS COME HOME COMMUNITY







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# LOCATION

Nestled amidst comforting greenery, Safi II Apartments, located in Town Square is situated at the intersection of Al Qudra Road and Emirates Road. It's 21 minutes from Al Maktoum International Airport, 22 minutes from The Dubai Mall and will be well-connected via Etihad Rail and bus connections.

Ask our sales people about a Safi II Apartment today to see how you can make it yours.

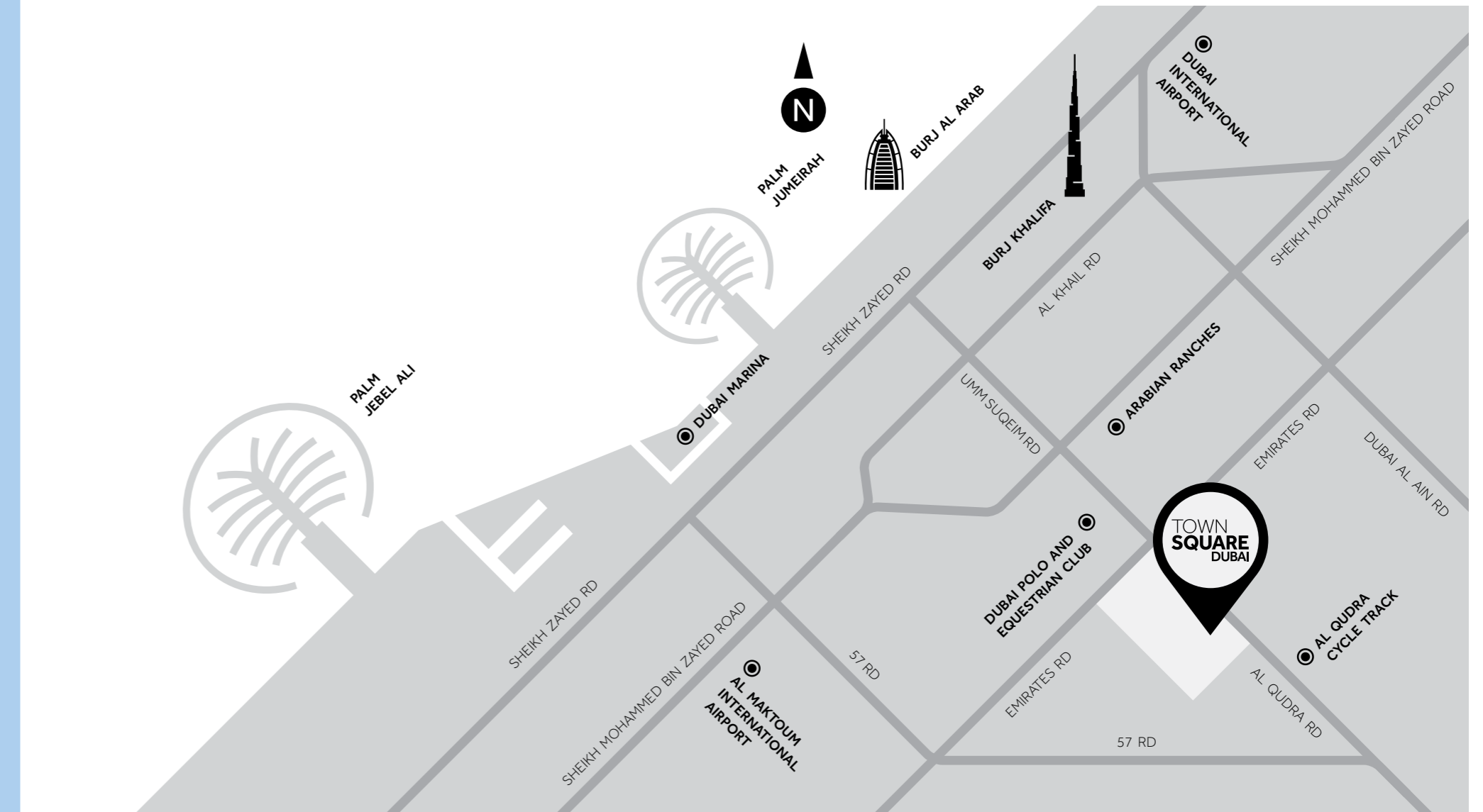
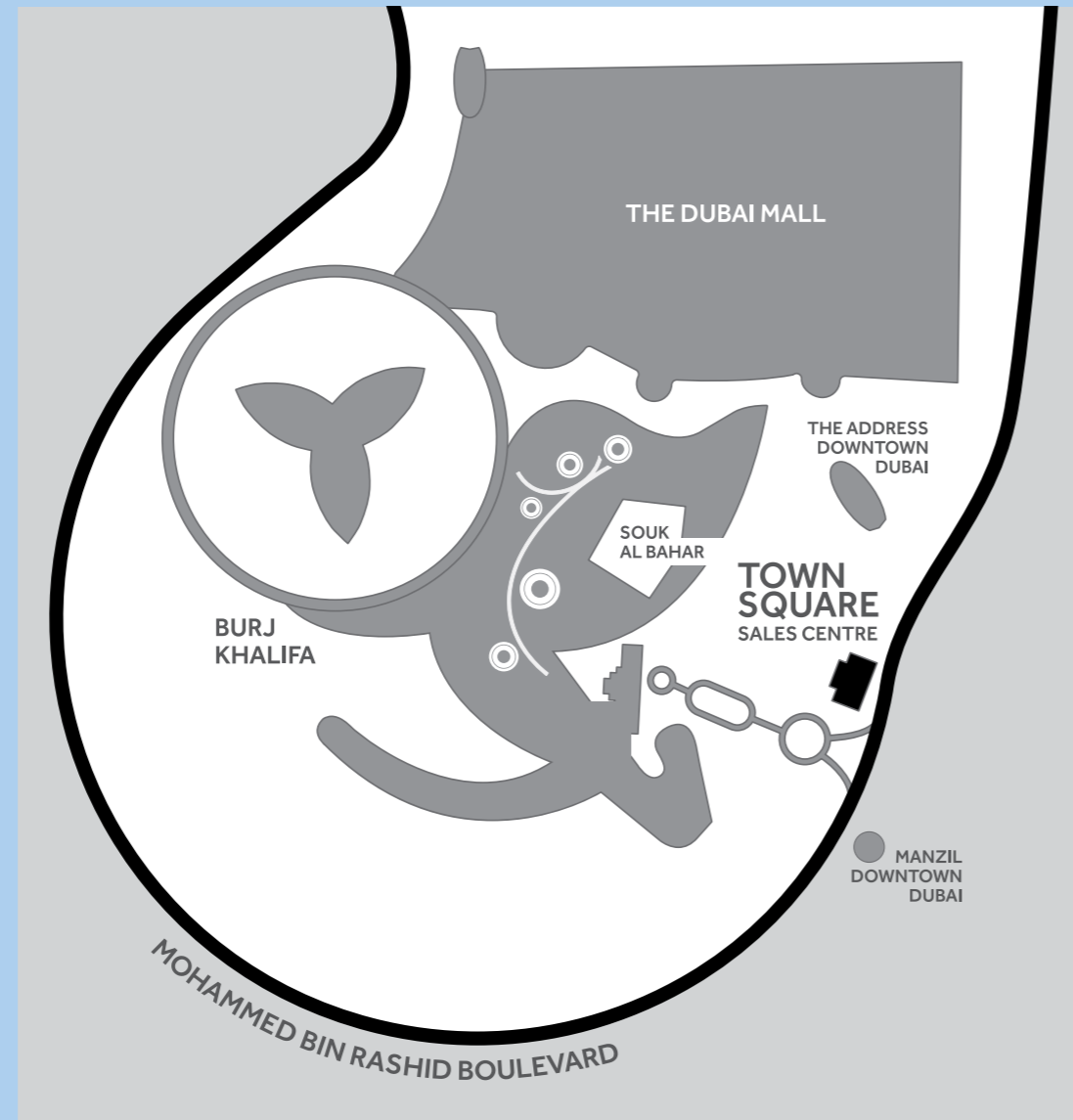
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#Your Town Square

Learn more more at [nshama.ae](http://nshama.ae)

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