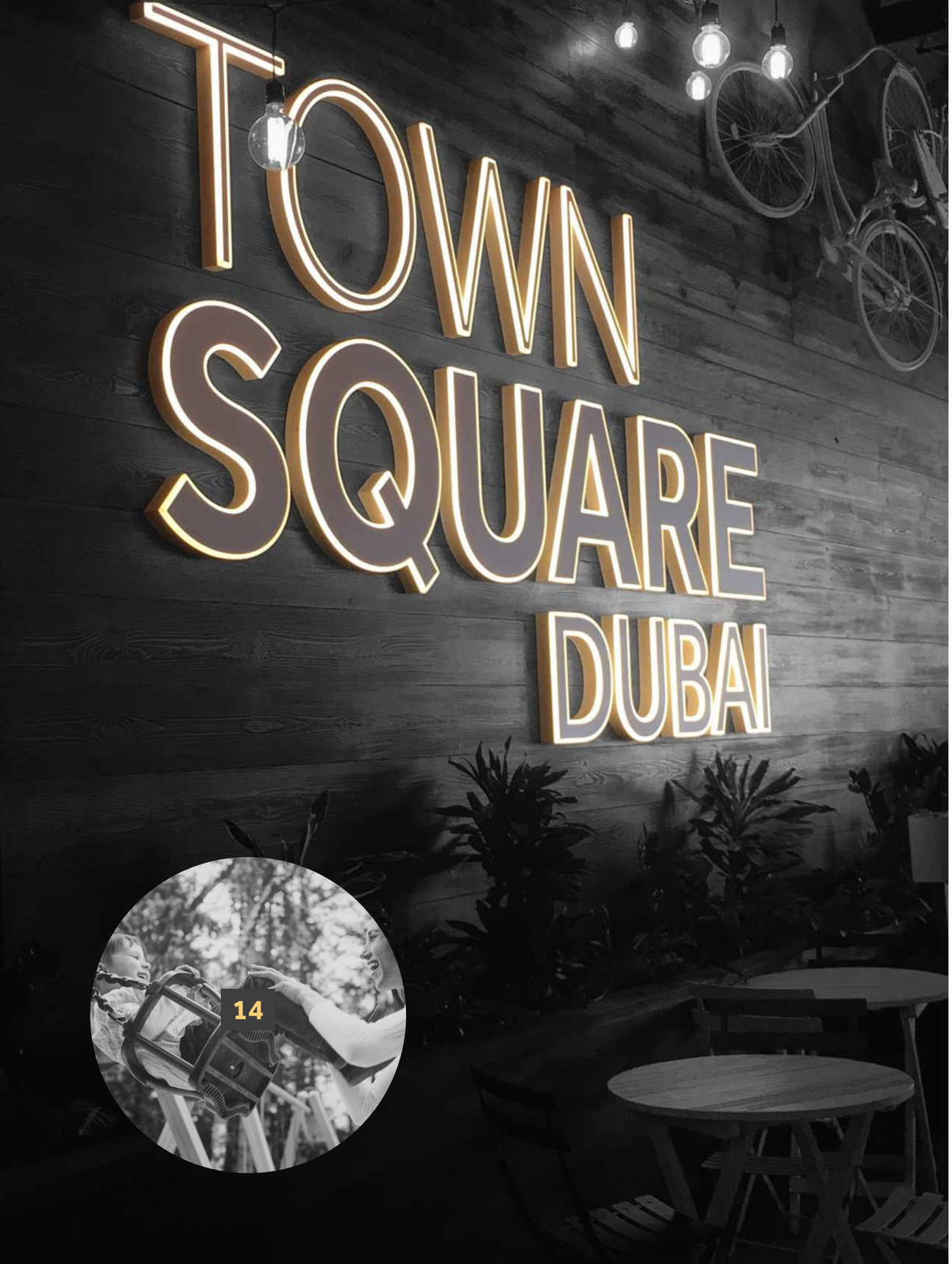
Rise & Shine



TOWN
SQUARE
DUBAI

by NSHAMA

NOOR
TOWNHOUSES









Contents

TOWN SQUARE DUBAI **04**

The Master Plan..... 04
About Town Square Dubai.... 06

NOOR TOWNHOUSES **08**

Welcome Home..... 08
Interior..... 10
Exterior..... 12
Built With You In Mind..... 14
Floor Plans..... 16

The Master Plan



Size Equals to 11 Football Pitches

10 km Nature Trail Network

28,000 m² of Green Area

3.4 km² Cycling Paths

Central Park of over 50,000 m²

154,000 m² of Parks

5 Star Hotel

Over 600 Retail Outlets

8,000 m² Basketball Courts & Skate Parks

6 km Jogging Trails

About Town Square Dubai

Exquisite contemporary buildings and townhouses, connected by a central park that reveals the point at which structures meet with several linking walkways at ranging heights.

This is your vibrant community where you can envision your future With beautiful landscaped gardens, sunny balconies and manicured grounds, Town Square Dubai is a wonderful place to come home to.

YOUR STORY STARTS HERE

Welcome Home

What do you look for in an ideal home?

Location, space, aesthetics and facilities are all considerations when looking for a new place to live. At Town Square, Dubai you can have it all.

Introducing Noor Townhouses, three neighbourhoods easily connected by luscious landscaping and outdoor areas. Each with a distinct style and elegance and a bespoke community club designed for all residents to enjoy.

A central community centre with multi-purpose room - kids play area, green part and activity hub.

Noor Townhouses come in a choice of three and four bedroom townhouse, making it a first choice for families looking for the ideal place to call home.



Interior

Living at Noor, you'll never miss the sunrise again, the light and airy design keeps you in touch with the outdoor elements at every available opportunity.

The spacious design of Noor allows plenty of space for living and entertaining in the heart of the home.

While enjoying the delights of the indoors, Noor will keep you well connected with the outdoors, thanks to the high speed fiber optic installed in every home.



Exterior



The minute you step out of your home you will find yourself in the vicinity of all things serene and enjoyable.

Established landscaping, wide pavements and safe places for children to play with their friends, can be found in all three of Noor's communities.



Built With You In Mind



Swimming Pools

After a stressful day at work, a splash in the pool, doesn't seem like a bad idea, does it? Each community club will consist of a swimming pool for adults and a pool designed just for the little ones to play in.



Cycling Paths

Grab your bicycle buddy and bask into the beauty of the twilight skies of Dubai at Town Square. There are dedicated tracks for all bike-enthusiasts. What better way to keep them extra pounds off?



Jogging Trails

Jogging is not only a good way to keep those extra pounds at bay, but also keeps your heart strong in the long run. Town Square Dubai caters to the needs of all those who admire a good sprint to escape from the city lights into pure serenity.





Fitness Gym

Every Fitness Gym at the community club in Town Square houses the finest exercise equipment for development and well-being of all residents. You could be a beginner or an expert, there's a machine for everyone!



Tennis Courts

There is no doubt that tennis is one of the best sports to practice. And a sport this good, deserves the best court. An open tennis court for you to enjoy in your neighborhood with your loved ones. At Town Square, we left no stone unturned.



Kids Playground

In the technological age, outdoor activities are more essential than ever for the current generation. Accustom your child with the beauty of nature, when in Town Square Dubai. Secure slides and swings, something a child can never say no to!

Floor Plans





3 BEDROOM + MAID'S
TYPE 1 / MID UNIT

AREA	MIN (SQ. FT.)	MAX (SQ. FT.)
TOTAL BUILT UP AREA	2,072.81	2,190.24



FIRST FLOOR



GROUND FLOOR

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 tomake revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

3 BEDROOM + MAID'S
TYPE 2 / MID UNIT

AREA	MIN (SQ. FT.)	MAX (SQ. FT.)
TOTAL BUILT UP AREA	2,036.64	2,118.88



GROUND FLOOR



FIRST FLOOR

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 tomake revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

4 BEDROOM + MAID'S
TYPE 3 / END UNIT

AREA	MIN (SQ. FT.)	MAX (SQ. FT.)
TOTAL BUILT UP AREA	2,354.93	2,367.85



FIRST FLOOR



GROUND FLOOR

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 tomake revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

4 BEDROOM + MAID'S
TYPE 4 / END UNIT

AREA	MIN (SQ. FT.)	MAX (SQ. FT.)
TOTAL BUILT UP AREA	2,327.16	2,367.85



GROUND FLOOR



FIRST FLOOR

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 tomake revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

4 BEDROOM + MAID'S
TYPE 5 / MID UNIT

AREA	MIN (SQ. FT.)	MAX (SQ. FT.)
TOTAL BUILT UP AREA	2,324.04	2,324.04



FIRST FLOOR



GROUND FLOOR

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 tomake revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

4 BEDROOM + MAID'S
TYPE 6 / MID UNIT

AREA	MIN (SQ. FT.)	MAX (SQ. FT.)
TOTAL BUILT UP AREA	2,325.22	2,325.22



GROUND FLOOR



FIRST FLOOR

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 tomake revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



TOWN
SQUARE
DUBAI

by NSHAMA

TownSquareDXB

800-NSHAMA (674262)
NSHAMA Sales Centre, Mohammed bin Rashid Boulevard, Downtown Dubai, UAE
NSHAMA.AE