

TOWN
SQUARE

EVELYN

ON THE PARK



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A COMPLETE COMMUNITY, DESIGNED FOR EVERY NEED



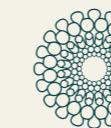
TOWN SQUARE

A complete community shaped around modern living. Contemporary architecture sits alongside open green spaces, inviting retail, and family-friendly amenities that encourage connection and a strong sense of belonging.

It's a place that feels lively yet relaxed - where everyday moments naturally turn into lasting memories.



LOCATION PROXIMITIES



20 min
District 2020



20 min
Dubai Hills Mall



24 min
Burj Al Arab



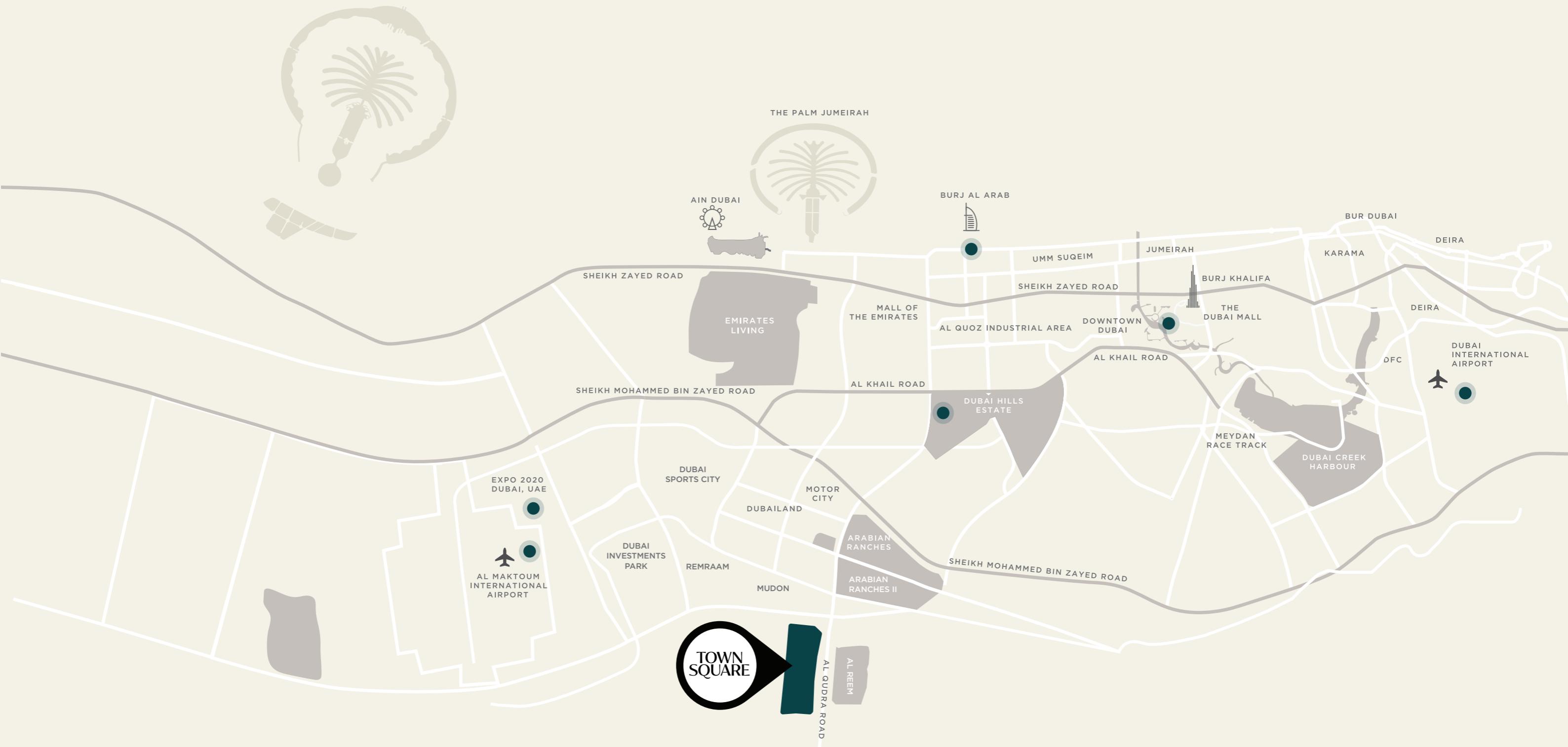
25 min
DWC Airport



28 min
Dubai Intl Airport



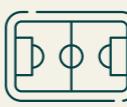
29 min
Dubai Mall



NATURE, COMMUNITY, AND EVERYDAY HARMONY

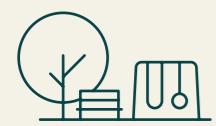


KEY FACTS

	50,000 SQM Town Square park		260,000 SQM greenery		250+ Retail outlets		8,000 SQM sports arenas		13 KM cycling trails		10 KM running track
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COMMUNITY FACILITIES



Town Square Park



Swimming Pool



GYM



Basketball Courts



Carousel



Barbeque Area



Cycling Track



Jogging Track



Kids Play Area



Kids Train



Retail Outlets



Fitness Club



Restaurants & Cafes



Splash Pad



Football Pitch



Squash & Tennis Court



Padel Court



Nurseries



Veterinary Clinic



Pet Shop



Clinics



Pharmacies



Grooming & Beauty Services



Laundry Shop



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks



Skate Park



AMENITIES THAT ELEVATE EVERYDAY LIVING



LIFE IN BALANCE

At Town Square, life is thoughtfully shaped around balance and belonging. From vibrant fitness spaces and playful outdoor zones to peaceful corners made for reflection, every element has been carefully considered to enhance your daily rhythm.

This is a community that celebrates individuality while nurturing connection. A place where shared moments and inspiring surroundings come together to create a life that feels effortless, meaningful, and beautifully lived.





EVELYN ON THE PARK

Modern Living. Elegantly Defined.

A collection of 1, 2, 3-bedroom residences along with stunning duplexes designed with an elegant, contemporary sensibility.

Open, flowing layouts and generous windows invite natural light and views of the surrounding park, creating interiors that feel calm, welcoming, and beautifully composed.

Here, modern living is expressed with subtle elegance, a thoughtful balance of design, comfort, and everyday ease at the heart of West Park.





EXTERIOR

Situated on a prominent corner within Town Square, Evelyn on The Park offers effortless access to the heartbeat of the community. Just steps from West Park, residents are welcomed into leafy green spaces, children's play areas, and tranquil pockets ideal for relaxation or quiet connection.

With the main park and a nearby 4-star hotel only a short walk away, life here unfolds with ease, blending the vibrancy of community living with the calm of a parkside setting, and creating a home where everyday moments feel grounded, memorable, and truly part of something larger.



LIFE THAT MOVES
AT YOUR PACE



INTERIOR

The interiors feel calm, composed, and beautifully livable. Open, flowing layouts create a natural sense of space, while soft daylight highlights refined finishes and subtle detailing throughout the home.

Each room is thoughtfully considered, offering warmth, comfort, and an understated elegance that elevates everyday living without ever feeling overstated.



AN ELEGANT
WELCOME





WEST PARK

Just a short walk from the Main Park, this new extension of Town Square invites residents to embrace a lifestyle closely connected to nature. At its center, a lush green park is framed by residential buildings, a Hotel and Branded Residences, as well as convenient retail, creating a serene and picturesque setting for daily life.

Here, mornings may begin with peaceful walks along shaded pathways, afternoons come alive with children playing across open lawns, and evenings offer moments of quiet reflection or relaxed gatherings with neighbors.

Designed for both connection and calm, this vibrant green destination is a place where community life flourishes and every day feels truly alive.





RECREATIONAL AMENITIES



Easy Access to the West Park



Swimming Pool



Gym



Kid's Play Areas



BBQ Area



Pet Wash



1 bedroom - Unit type A

Area	Min	Max
Suite	51.57 Sq.m / 555.09 Sq.ft	51.87 Sq.m / 558.32 Sq.ft
Balcony	5.34 Sq.m / 57.48 Sq.ft	5.34 Sq.m / 57.48 Sq.ft
Total built-up	56.91 Sq.m / 612.57 Sq.ft	57.21 Sq.m / 615.80 Sq.ft



*Balcony sizes vary

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&OE. 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.

1 bedroom - Unit type B

Suite	50.97 Sq.m / 548.64 Sq.ft
Balcony	5.67 Sq.m / 61.03 Sq.ft
Total built-up	56.64 Sq.m / 609.67 Sq.ft



*Balcony sizes vary

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2 bedroom - Unit type A1

Suite	78.50 Sq.m / 844.97 Sq.ft
Balcony	6.54 Sq.m / 70.40 Sq.ft
Total built-up	85.04 Sq.m / 915.36 Sq.ft



*Balcony sizes vary

2 bedroom - Unit type A2

Area	Min	Max
Suite	78.08 Sq.m / 840.45 Sq.ft	78.16 Sq.m / 841.31 Sq.ft
Balcony	11.78 Sq.m / 126.80 Sq.ft	11.91 Sq.m / 128.20 Sq.ft
Total built-up	89.86 Sq.m / 967.24 Sq.ft	90.07 Sq.m / 969.51 Sq.ft



*Balcony sizes vary

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2 bedroom - Unit type B

Area	Min	Max
Suite	77.34 Sq.m / 832.48 Sq.ft	77.58 Sq.m / 835.06 Sq.ft
Balcony	6.08 Sq.m / 65.44 Sq.ft	6.08 Sq.m / 65.44 Sq.ft
Total built-up	83.42 Sq.m / 897.93 Sq.ft	83.66 Sq.m / 900.51 Sq.ft



*Balcony sizes vary

3 bedroom - Unit type A

Suite	119.84 Sq.m / 1289.95 Sq.ft
Balcony	17.01 Sq.m / 183.09 Sq.ft
Total built-up	136.85 Sq.m / 1473.04 Sq.ft



*Balcony sizes vary

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EVELYN

ON THE PARK



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