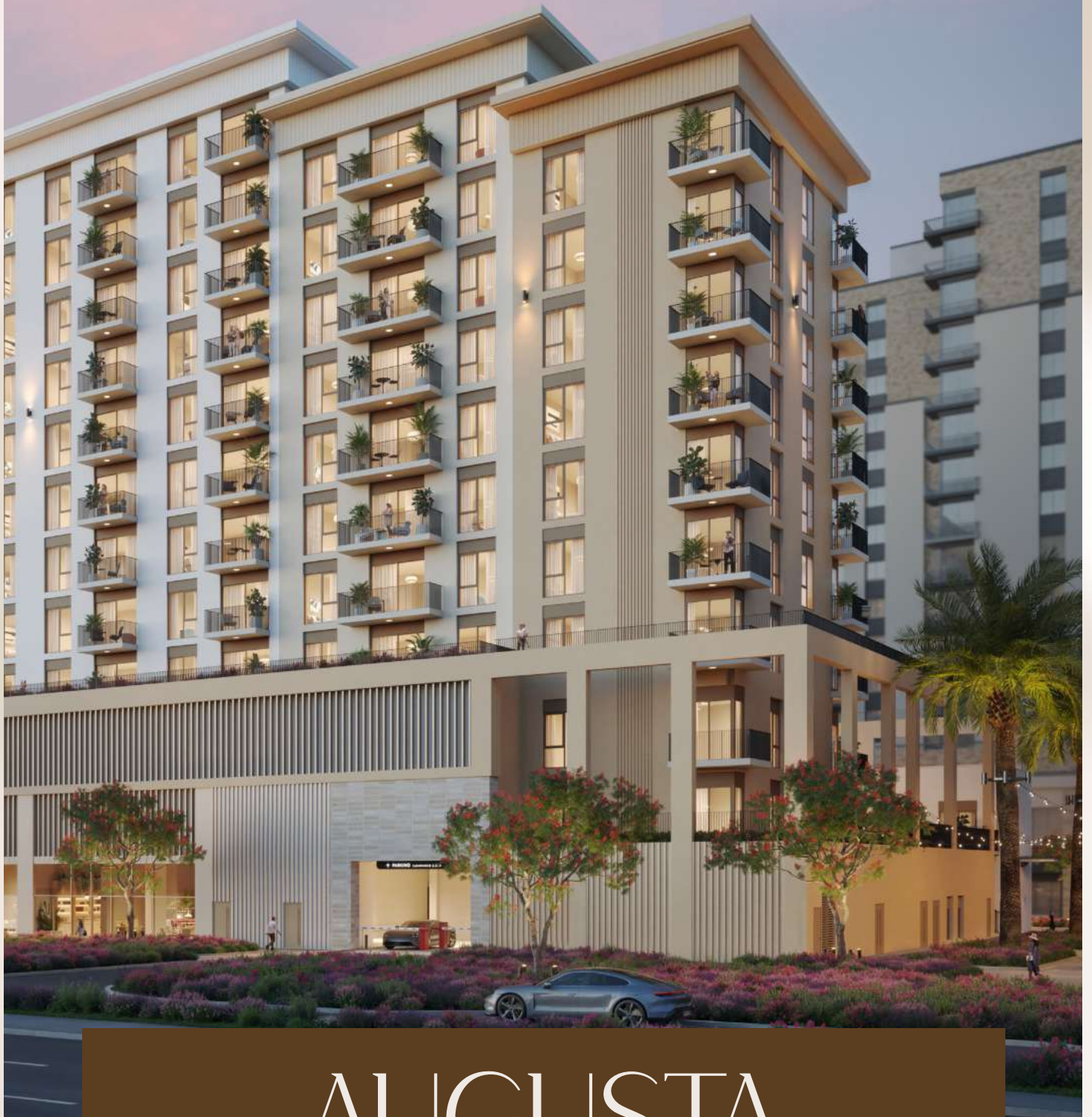


TOWN
SQUARE



AUGUSTA

NSHAMANA



CONTENTS

Town Square	04
Community Location	06
Community Facilities	10
Lifestyle	11
AUGUSTA	12
Exterior & Interior	14
Amenities	19
Floor Plans	21





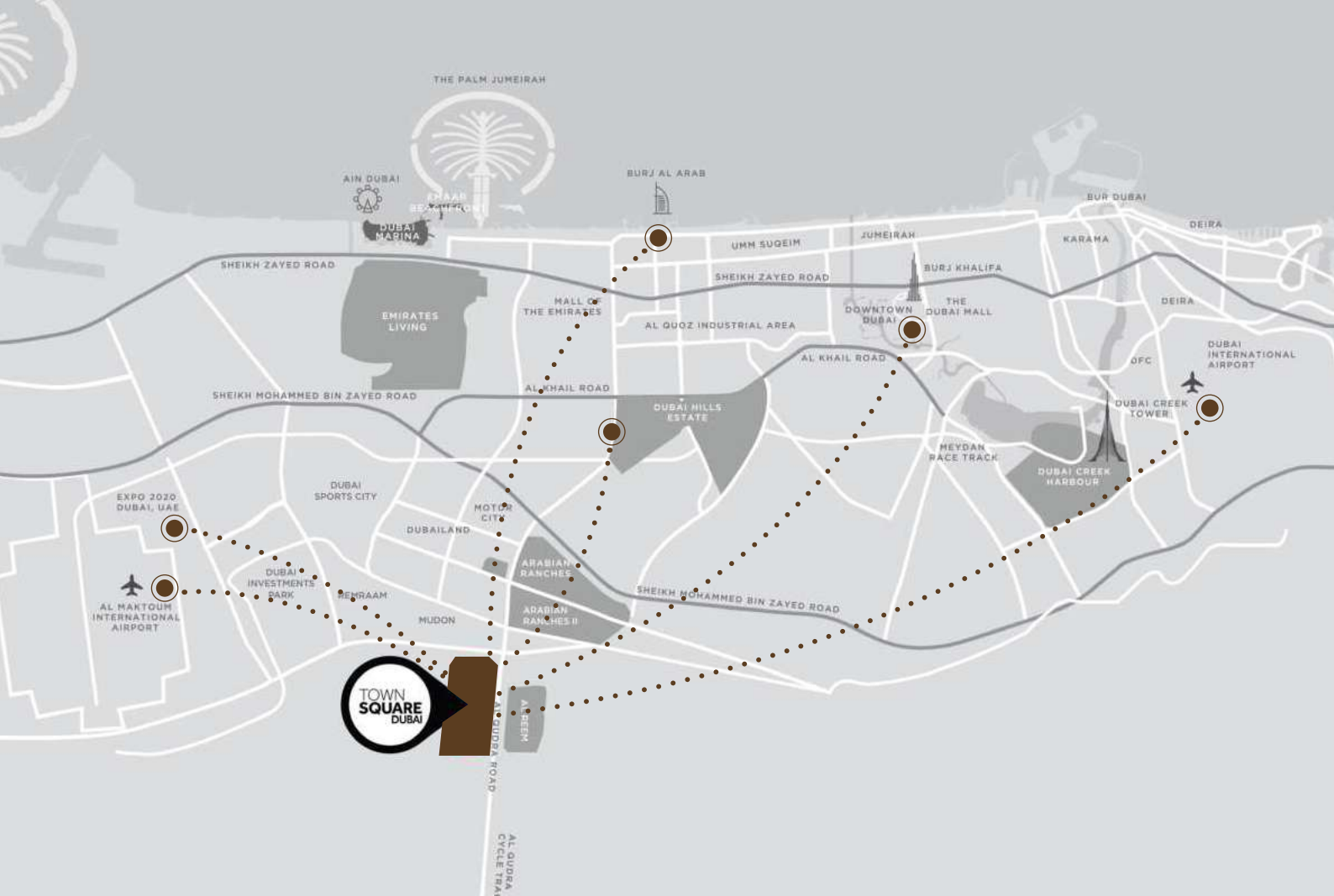
COZY TOWN, EXCEPTIONAL VALUE

Embrace a life of comfort at Town Square, where sleek, modern design is complemented by lush landscapes, a wide range of retail options, and premium amenities.

An ideal setting for families and young professionals to grow, socialize, and enjoy beautifully designed spaces.

LOCATION PROXIMITIES





29 min
Dubai Mall



28 min
Dubai Intl Airport



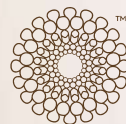
25 min
DWC Airport



24 min
Burj Al Arab



20 min
Dubai Hills Mall



20 min
District 2020

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

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



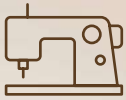
Pharmacies



Grooming & Beauty Services



Laundry Shop



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks



Skate Park





TRANSFORMING MODERN LIVING

Discover amenities that cater to every interest, from invigorating fitness facilities to peaceful getaways.

Town Square offers a home for everyone, where uniqueness and community coexist.

AUGUSTA

Experience modern living like never before with 1, 2, and 3-bedroom apartments, plus expansive 3-bedroom duplexes.

Conveniently located close to Town Square Park, these homes offer spectacular boulevard views and a seamless mix of serenity and city convenience.





ENDURING DESIGN INSPIRING LIFESTYLE

Located along the renowned boulevard, the building features a striking, modern design with sleek lines, large floor-to-ceiling windows, and a stunning façade in soft, earthy tones.

AUGUSTA offers the ideal blend of refined beauty and practical design, setting a new standard for urban elegance.





TRANSFORMING BEAUTY IN EVERY DETAIL

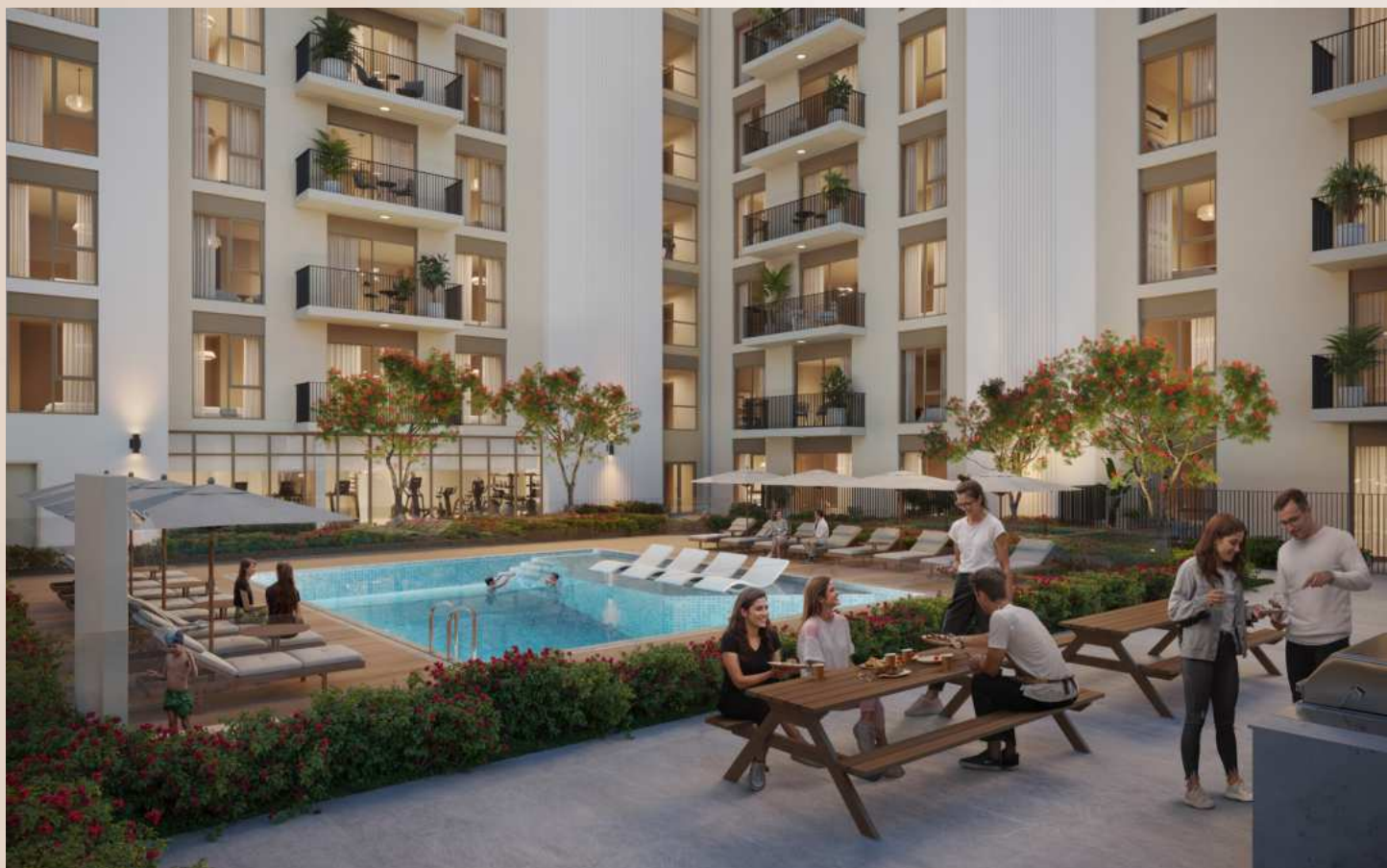
Experience a seamless blend of modern design throughout. The living and dining areas are bathed in natural light, creating a welcoming and cozy atmosphere.

Bedrooms feature refined porcelain flooring and roomy built-in wardrobes, while the master suites offer the indulgence of luxurious en-suite bathrooms. The kitchen boasts a generous countertop and stylish, streamlined storage, combining elegance with practicality for an exceptional cooking experience.



LIVE EXCEPTIONALLY,
EVERY DAY





RECREATIONAL AMENITIES



Swimming Pool



Gym



Indoor & Outdoor
Kid's Play Areas



BBQ Area



Easy access to the
main park

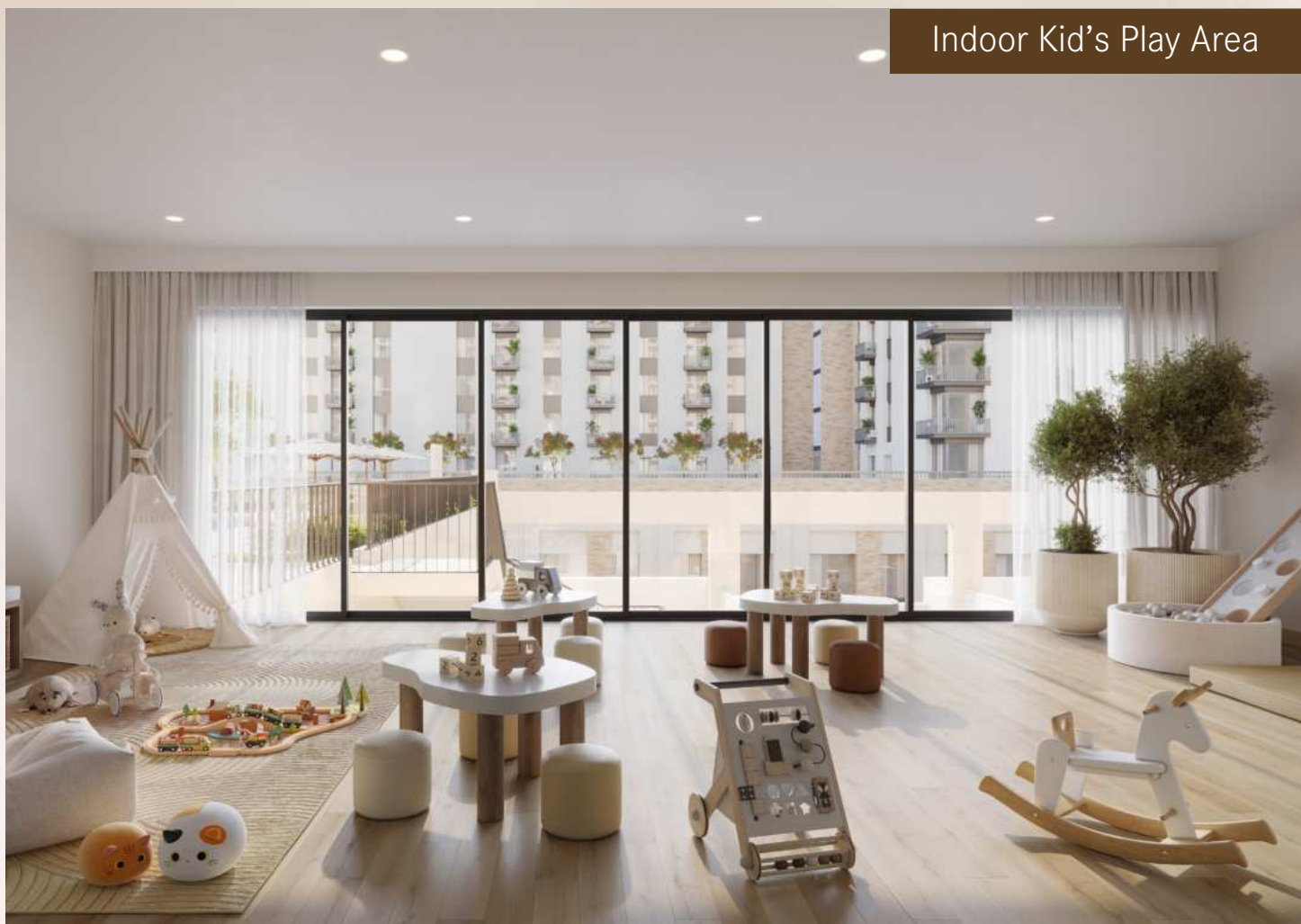


Pet Washroom

Building Lobby



Indoor Kid's Play Area



FLOOR PLANS





*Balcony sizes vary

1 bedroom - Unit type A

Suite	52.38 Sq.m / 563.81 Sq.ft
Balcony	6.54 Sq.m / 70.40 Sq.ft
Total built-up	58.92 Sq.m / 634.21 Sq.ft

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.



*Balcony sizes vary

1 bedroom - Unit type B

Area	Min	Max
Suite	51.69 Sq.m / 556.39 Sq.ft	51.69 Sq.m / 556.39 Sq.ft
Balcony	6.52 Sq.m / 70.18 Sq.ft	6.63 Sq.m / 71.36 Sq.ft
Total built-up	58.21 Sq.m / 626.57 Sq.ft	58.32 Sq.m / 627.75 Sq.ft

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.



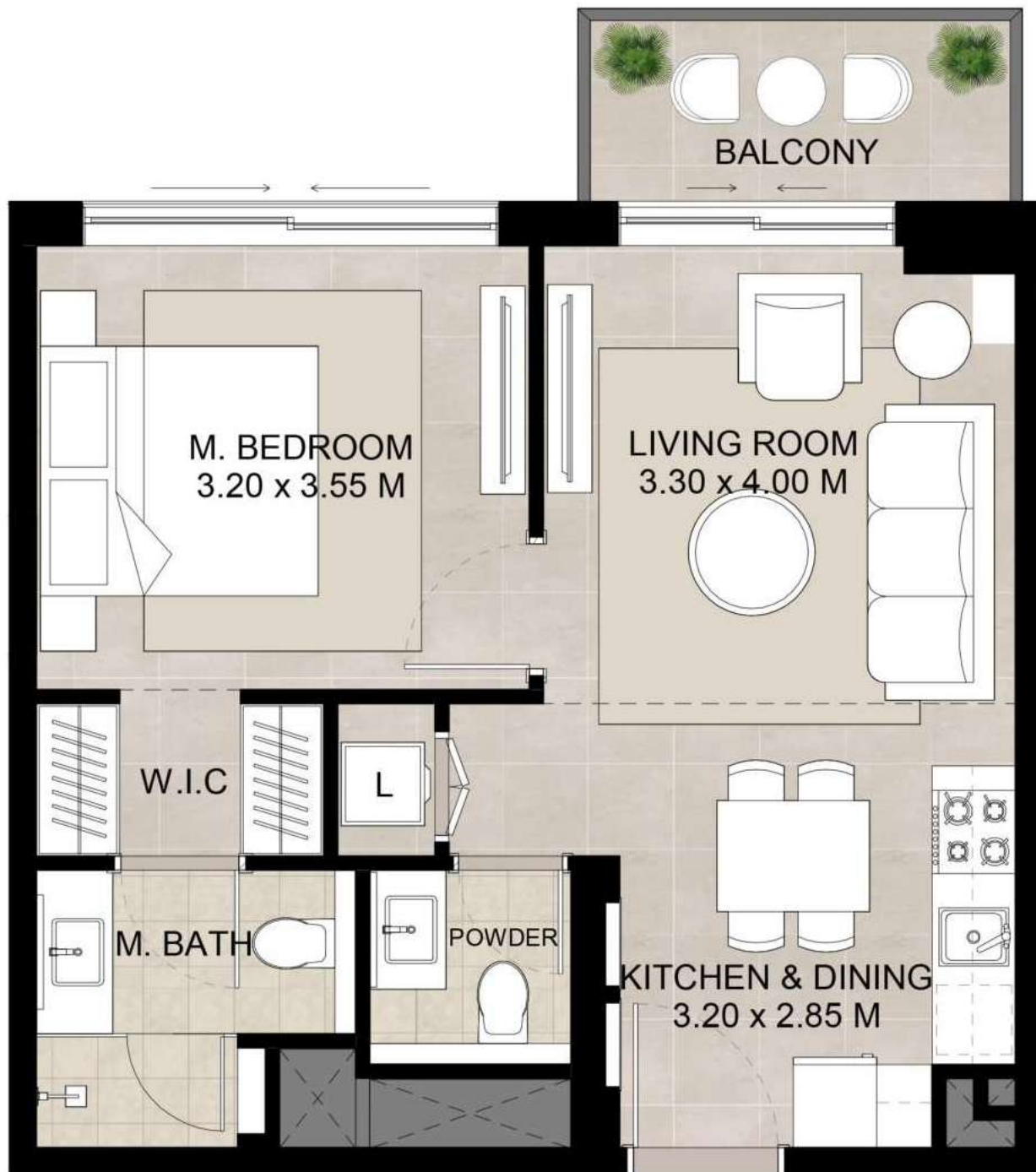
*Balcony sizes vary

1 bedroom - Unit type C

Area	Min	Max
Suite	55.23 Sq.m / 594.49 Sq.ft	55.70 Sq.m / 599.55 Sq.ft
Balcony	4.72 Sq.m / 50.81 Sq.ft	4.81 Sq.m / 51.77 Sq.ft
Total built-up	59.95 Sq.m / 645.30 Sq.ft	60.51 Sq.m / 651.32 Sq.ft

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.



*Balcony sizes vary

1 bedroom - Unit type D

Area	Min	Max
Suite	47.47 Sq.m / 510.96 Sq.ft	47.47 Sq.m / 510.96 Sq.ft
Balcony	4.67 Sq.m / 50.27 Sq.ft	4.71 Sq.m / 50.70 Sq.ft
Total built-up	52.14 Sq.m / 561.23 Sq.ft	52.18 Sq.m / 561.66 Sq.ft

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.



*Balcony sizes vary

2 bedroom - Unit type A

Area	Min	Max
Suite	73.84 Sq.m / 794.81 Sq.ft	74.49 Sq.m / 801.80 Sq.ft
Balcony	6.23 Sq.m / 67.06 Sq.ft	6.13 Sq.m / 65.98 Sq.ft
Total built-up	80.07 Sq.m / 861.87 Sq.ft	80.62 Sq.m / 867.79 Sq.ft

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.



*Balcony sizes vary

2 bedroom - Unit type B

Area	Min	Max
Suite	74.45 Sq.m / 801.37 Sq.ft	74.81 Sq.m / 805.25 Sq.ft
Balcony	6.13 Sq.m / 65.98 Sq.ft	6.15 Sq.m / 66.20 Sq.ft
Total built-up	80.60 Sq.m / 867.57 Sq.ft	80.94 Sq.m / 871.23 Sq.ft

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.



*Balcony sizes vary

2 bedroom - Unit type D

Area	Min	Max
Suite	82.73 Sq.m / 890.50 Sq.ft	84.04 Sq.m / 904.60 Sq.ft
Balcony	7.28 Sq.m / 78.36 Sq.ft	7.55 Sq.m / 81.27 Sq.ft
Total built-up	90.01 Sq.m / 968.86 Sq.ft	91.59 Sq.m / 985.87 Sq.ft

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.



*Balcony sizes vary

2 bedroom - Unit type E

Area	Min	Max
Suite	83.50 Sq.m / 898.79 Sq.ft	83.58 Sq.m / 899.65 Sq.ft
Balcony	7.17 Sq.m / 77.18 Sq.ft	7.46 Sq.m / 80.30 Sq.ft
Total built-up	90.67 Sq.m / 975.96 Sq.ft	90.96 Sq.m / 979.09 Sq.ft

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.



*Balcony sizes vary

2 bedroom - Unit type F

Area	Min	Max
Suite	84.10 Sq.m / 905.24 Sq.ft	84.12 Sq.m / 905.46 Sq.ft
Balcony	7.22 Sq.m / 77.22 Sq.ft	7.35 Sq.m / 79.11 Sq.ft
Total built-up	91.34 Sq.m / 983.18 Sq.ft	91.47 Sq.m / 984.57 Sq.ft

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.



*Balcony sizes vary

2 bedroom - Unit type G

Area	Min	Max
Suite	79.17 Sq.m / 852.18 Sq.ft	79.24 Sq.m / 852.93 Sq.ft
Balcony	6.52 Sq.m / 70.18 Sq.ft	6.55 Sq.m / 70.50 Sq.ft
Total built-up	85.69 Sq.m / 922.36 Sq.ft	85.79 Sq.m / 923.44 Sq.ft

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.



*Balcony sizes vary

2 bedroom - Unit type H

Suite	82.68 Sq.m / 889.96 Sq.ft
Balcony	7.45 Sq.m / 80.19 Sq.ft
Total built-up	90.13 Sq.m / 970.15 Sq.ft

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.



*Balcony sizes vary

3 bedroom - Unit type A

Area	Min	Max
Suite	112.88 Sq.m / 1215.03 Sq.ft	113.05 Sq.m / 1216.86 Sq.ft
Balcony	12.05 Sq.m / 129.79 Sq.ft	12.28 Sq.m / 132.18 Sq.ft
Total built-up	125.10 Sq.m / 1346.57 Sq.ft	125.26 Sq.m / 1348.29 Sq.ft

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.