

TOWN  
SQUARE



OLBIA

NSHAMA<sup>N</sup>





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# AN EXCEPTIONAL LIFESTYLE, REMARKABLE VALUE

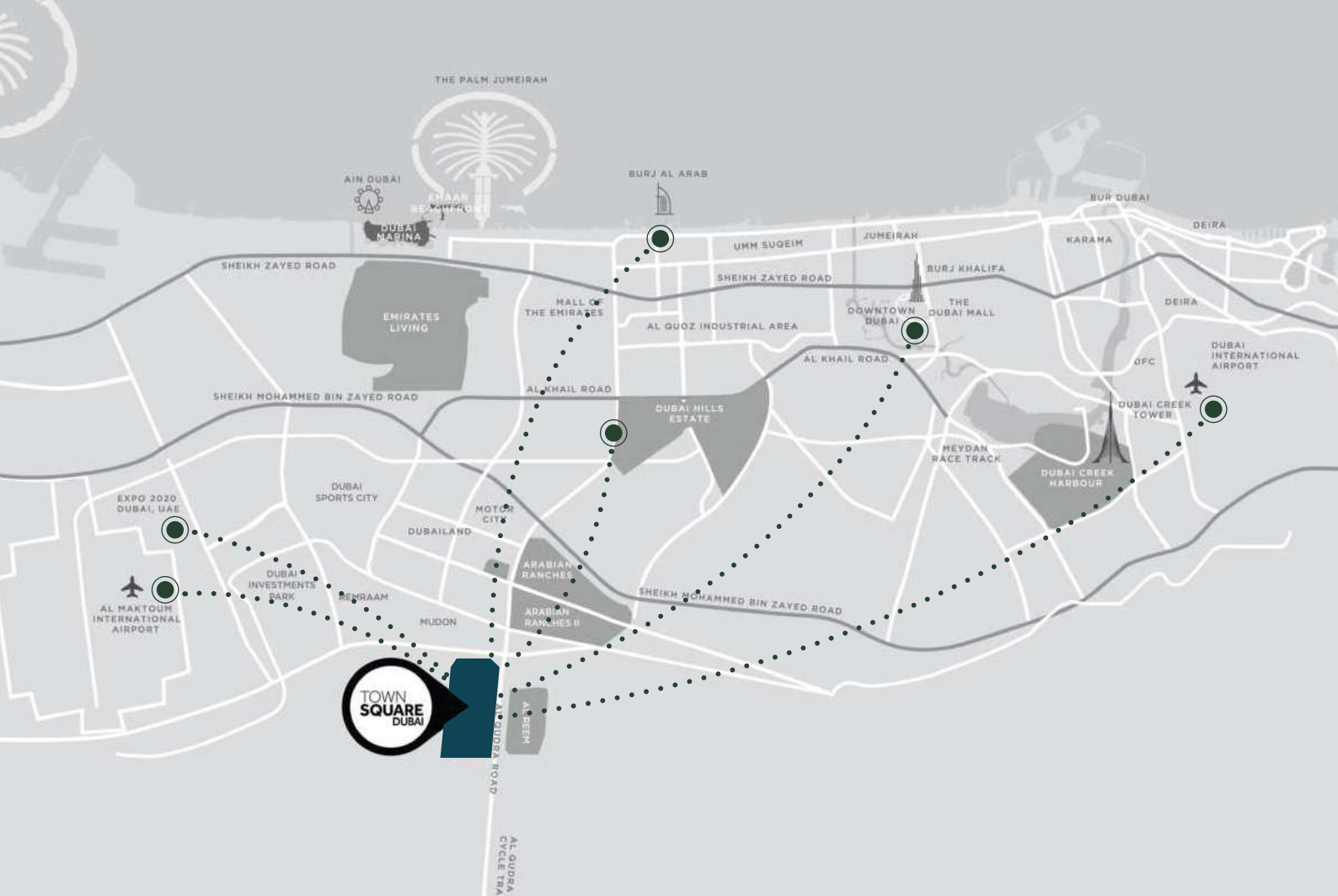
Town Square is where modern architecture harmonizes with lush green spaces, curated retail experiences, and exclusive amenities.

Thoughtfully designed for families and young professionals alike, it's a vibrant destination to thrive, connect, and enjoy beautifully crafted surroundings in a dynamic, community-driven setting.



# 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



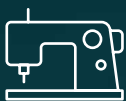
Pharmacies



Grooming & Beauty Services



Laundry Shop



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks



Skate Park





# REDEFINING MODERN LIVING

Explore a collection of thoughtfully designed amenities tailored to every lifestyle—from energizing fitness facilities to serene spaces for rest and reflection.

At Town Square, individuality is embraced and community spirit thrives, creating a balanced environment where you can truly feel at home.



# OLBIA

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

Positioned just steps from The Promenade—this prime location offers effortless access to open green spaces, boutique retail, and the energy of a thriving community.





# REFINED MODERN LIVING





# INSPIRED LIVING, REFINED DESIGN

Perfectly positioned beside The Promenade—Town Square’s signature boulevard lined with greenery, cafés, and boutiques—OLBIA places you at the intersection of serene open spaces and urban vibrancy.

Defined by sleek architecture, OLBIA brings together modern sophistication and thoughtfully crafted design to elevate everyday living.









# REFINED LIVING, THOUGHTFULLY CRAFTED

Enjoy the perfect harmony of contemporary style and everyday comfort. Open dining areas bathed in natural light set the tone for a warm, inviting home, while intelligently designed layouts enhance flow and functionality.

Bedrooms feature generous built-in wardrobes, while master suites provide the ultimate retreat with en-suite bathrooms designed to inspire relaxation and elegance.







# THE PROMENADE

Introducing The Promenade—Town Square’s newest addition and a vibrant extension of community life.

Designed as a welcoming, pedestrian-friendly destination, it features beautifully landscaped walkways, curated retail, and inviting dining spots.

The Promenade offers a fresh space to unwind, connect, and enjoy.











# ELEVATE YOUR EVERYDAY LIFE







# RECREATIONAL AMENITIES



Easy access to the  
main park



Swimming Pool



Gym



Kid's Play Areas



BBQ Area



Pet Washroom







# FLOOR PLANS







\*Balcony sizes vary

## 1 bedroom - Unit type A

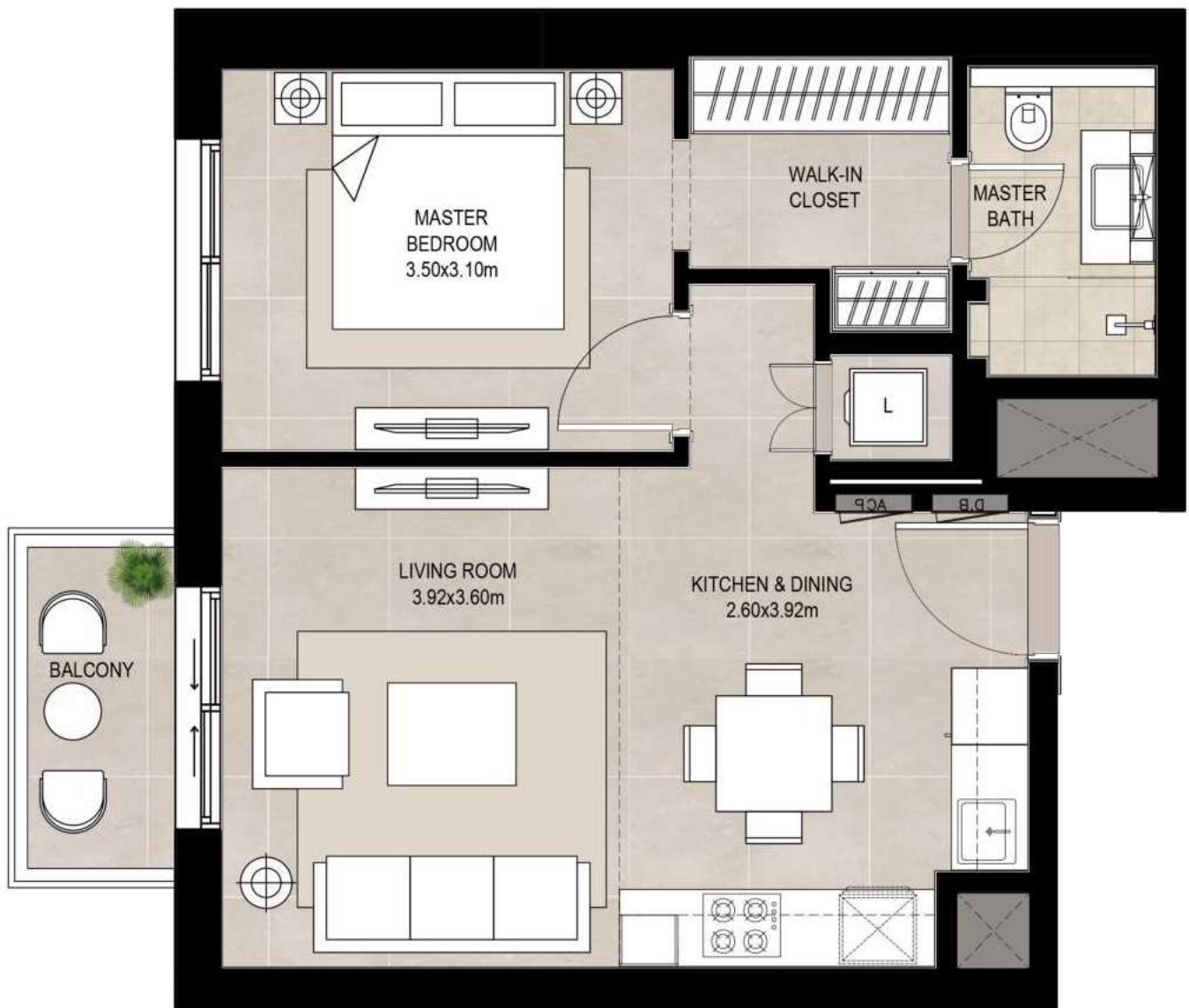
Area	Min	Max
Suite	54.90 Sq.m / 590.94 Sq.ft	55.15 Sq.m / 593.63 Sq.ft
Balcony	4.19 Sq.m / 45.10 Sq.ft	4.19 Sq.m / 45.10 Sq.ft
Total built-up	59.09 Sq.m / 636.04 Sq.ft	59.34 Sq.m / 638.73 Sq.ft

### 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.

# OLBIA





\*Balcony sizes vary

## 1 bedroom - Unit type B

Area	Min	Max
Suite	50.35 Sq.m / 541.96 Sq.ft	50.36 Sq.m / 542.07 Sq.ft
Balcony	4.19 Sq.m / 45.10 Sq.ft	4.19 Sq.m / 45.10 Sq.ft
Total built-up	54.54 Sq.m / 587.06 Sq.ft	54.55 Sq.m / 587.17 Sq.ft

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# OLBIA





\*Balcony sizes vary

## 2 bedroom - Unit type A

Area	Min	Max
Suite	54.67 Sq.m / 588.46 Sq.ft	81.10 Sq.m / 872.95 Sq.ft
Balcony	4.19 Sq.m / 45.10 Sq.ft	6.80 Sq.m / 73.19 Sq.ft
Total built-up	58.86 Sq.m / 633.56 Sq.ft	87.90 Sq.m / 946.15 Sq.ft

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\*Balcony sizes vary

## 2 bedroom - Unit type B

Suite	73.95 Sq.m / 795.99 Sq.ft
Balcony	11.14 Sq.m / 119.91 Sq.ft
Total built-up	85.09 Sq.m / 915.90 Sq.ft

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\*Balcony sizes vary

## 2 bedroom - Unit type C

Suite	88.74 Sq.m / 955.19 Sq.ft
Balcony	6.14 Sq.m / 66.09 Sq.ft
Total built-up	94.88 Sq.m / 1021.28 Sq.ft

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\*Balcony sizes vary

## 3 bedroom - Unit type A

Suite	119.73 Sq.m / 1288.76 Sq.ft
Balcony	10.41 Sq.m / 112.05 Sq.ft
Total built-up	130.14 Sq.m / 1400.82 Sq.ft

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TownSquareDXB

800-NSHAMA (674262)  
NSHAMA Sales Centre Town Square Dubai, Al Qudra Road  
NSHAMA.AE

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