

A modern, open-plan living and dining area. On the left, a light-colored sofa with several cushions sits on a large, textured rug. In front of the sofa are two round, low-profile coffee tables with a marble top and metal frame, holding decorative items like candles and vases. To the right, a dining table with a dark frame and light top is surrounded by modern chairs. In the background, a kitchen area with white cabinetry and a breakfast bar is visible. Large windows with sheer curtains let in natural light, and a large, textured pendant lamp hangs over the sofa area. The overall aesthetic is clean, minimalist, and sophisticated.

LIVE YOUR LIFE

ZAHRA
TOWN
SQUARE

NSHAMA[®]

INTRODUCTION

TOWN SQUARE DUBAI

Introducing Town Square, a vibrant community with abundant amenities for healthy living, all within a short commute to the best that Dubai has to offer.

Town Square gives Dubai a distinct new centre, an independent community within the metropolis, inspired by the liveliest quarters of the world's greatest cities.



Town Square is the perfect place for you to make your home yours, to make your community yours, to make your life yours.

Town Square is where you can truly come to life.



ZAHRA

YOUR TOWNHOUSES

Each townhouse has been purposefully designed to give you the convenience and comfort you need.

Our three to four bedroom properties are nestled among the rich foliage of tree lined streets, offering more secluded areas for you and your family, with parks and amenities close by.

With a focus on clean and modern design, these are homes that inspire and enrich.

Intuitive floorplans give you plenty of room to arrange your living space the way you like. And each home lets in the natural beauty of the abundant greenery that is the signature of Town Square.





LOCATION

Intersection of Al Qudra Road and 611 Emirates Road

15 minutes from Al Maktoum International Airport

20 minutes from The Dubai Mall

Well connected via Etihad Rail and bus connections

FOR THE KIDS

International schools and convenient daycare facilities

Skate parks, playgrounds and adventure play zones

Community swimming pools and splash parks

WALKABILITY

All residences within short walk of central square and park

A network of shaded meandered cycling and jogging paths

Green periphery park

All paths secured by high-quality modern lighting

CULTURE

Reel Cinemas multiplex

Public festival and open air performances

Nightly public fountain shows

YOUR COMMUNITY

HOTELS AND HOSPITALITY

5-star hotel with onsite wellness centre

Business suites and short-stay apartments

Ball and banquet catering

FOOD AND DRINK

Gourmet concept dining destination

Independent cafes and teahouses

Late-night restaurants and lounges

COMMUNITY LIFE

Community clubhouse with spa

State-of-the-art local hospital

Mosques and interfaith community centre

SPORTS FACILITIES

Basketball, tennis and squash courts

Resort swimming complex

Climbing walls

Fitness centre and athletic spa



YOUR HOME

3 BEDROOM UNITS

- Master bedroom with en-suite bathroom
- 2 bedrooms with shared bathroom
- Ground-floor powder room
- In-built wardrobes
- Open layout great room with dining area
- Private rear garden
- Open layout kitchen
- Balcony overlooking garden
- Maid's room
- Covered garage

4 BEDROOM UNITS

- Master bedroom with en-suite bathroom
- 2 first-floor bedrooms with shared bathroom
- Ground floor guest bedroom with bathroom
- In-built wardrobes
- Open layout great room with dining area
- Private rear garden
- Open layout kitchen
- Balcony overlooking garden
- Maid's room
- Covered garage

BATHS

- Ceramic tiled floor and walls with accent feature
- Bathtub with shower
- Vanity counters with storage space below
- Water-conserving flush mechanisms

KITCHEN

- Open kitchen with overhead cabinets
- Scratch and stain proof prep counters
- Hygienic ceramic tile flooring

LIVING AND DINING AREA

- Abundant natural light
- Naturally cool ceramic tiled floors
- Generous space for entertaining
- High-speed fibre optic data throughout

BEDROOMS

- Soothing ceramic tile floors
- Noise isolating windows
- Master bedroom with doors onto balcony or terrace





ZAHRA TOWNHOUSES

3 and 4 bedroom townhouses, up to
225 square meters (2423 square feet)
2 or 3 bathrooms per townhouse

Easy walking distance to Town Square and its
amenities
Secure FTTH networks for instant connectivity
Complete, state-of-the-art dine-in kitchens

Ask our sales people about a Zahra Townhouse
today and see how you can make it yours.

Learn more at nshama.ae
Contact us at info@nshama.ae





ZAHRA TOWNHOUSES TYPE 1

3 BEDROOMS
TOTAL BUILT-UP AREA: 207.09 M² | 2229.1 FT²



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

ZAHRA TOWNHOUSES TYPE 2

3 BEDROOMS
TOTAL BUILT-UP AREA: 199.39 M² | 2146.2 FT²



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





ZAHRA TOWNHOUSES TYPE 3

4 BEDROOMS

TOTAL BUILT-UP AREA: 225.03 M² | 2422.2 FT²



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

ZAHRA TOWNHOUSES TYPE 4

4 BEDROOMS
TOTAL BUILT-UP AREA: 225.14 M² | 2423.4 FT²



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



