



TOWN  
**SQUARE**  
DUBAI

by **NSHAMA** 

**RAWDA**  
APARTMENTS

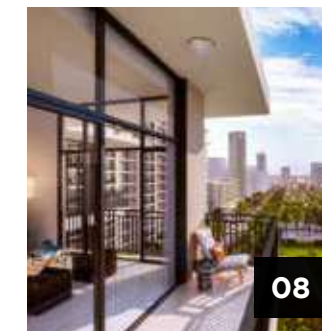




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# The Master Plan

Town Square Dubai



## Town Square Facts



Size Equals  
to 11 Football  
Pitches



10 km Nature  
Trail Network



28,000 m2  
of Green Area



3.4 km2  
Cycling Paths



Reel Cinema



Central Park of  
over 50,000  
m2



154,000 m2  
of Parks



Vida Hotel



Over 600  
Retail Outlets



8000 m2  
Basketball Courts  
& Skate Parks



6 km  
Jogging  
Trails



# Town Square Dubai

offers you a rare opportunity to live in one of the finest and most exclusive new developments in Dubai. Surrounded by areas of secluded private parkland, all apartments and townhouses are designed to offer a peerless level of specification and spacious accommodation.

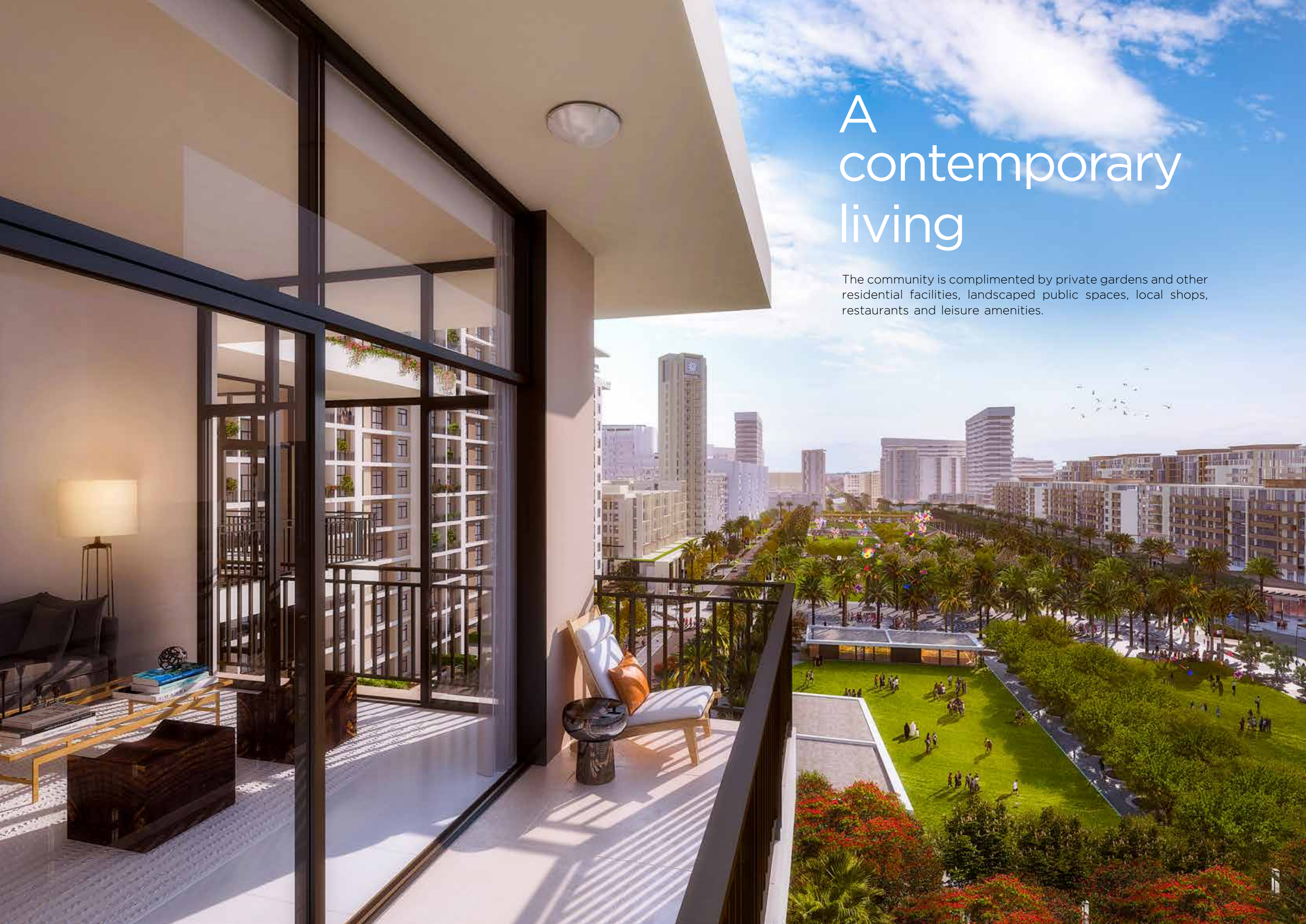
The beautifully designed apartments and townhouses range in size, style and elegance and are accessed via private gated driveways.





# A contemporary living

The community is complimented by private gardens and other residential facilities, landscaped public spaces, local shops, restaurants and leisure amenities.







# Rawda

is situated in a prime park-side location, consisting of four residential apartment buildings with views over Town Square Park, the courtyard and main Town Square Boulevard.

In the Courtyard areas residents will have access to swimming pools, children's pools, play areas and a gym.



# Interior

Rawda gives high priority to its interiors with a number of energy efficiency innovations in place to help make the best use of natural resources and lower your cost of living.



# Exterior

Rawda's exteriors are anything but ordinary.

The green landscapes around Rawda provides a year-round colour for residents and passersby. It is far more than a development with a myriad of restaurants, shops and cultural venues on your doorstep.

You will also enjoy a range of private amenities and services that speak to every area of the modern urban lifestyle.





# Lifestyle

Every Day Is a Silver Lining

Town Square Dubai, is a highly desirable residential community in proximity to Sheikh Zayed Road and Sheikh Mohammed Bin Zayed Road, enabling you to live in comfort and style while enjoying all the city has to offer.



# Facilities

There's No Time to Waste!

With a unique lifestyle that offers the best of Dubai's leisure facilities indoor while simultaneously embracing Mother Nature.

From swimming pools, sun decks, children's play areas, gym and retail venues, these compliment Rawda's unique living experience all year round.





## ONE BEDROOM UNIT TYPE 1A

AREA	MIN	MAX
SUITE	50.90 Sq.m / 547.88 Sq.ft	51.46 Sq.m / 553.91 Sq.ft
BALCONY	5.60 Sq.m / 60.28 Sq.ft	64.52 Sq.m / 694.49 Sq.ft
TOTAL BUILT-UP AREA	56.50 Sq.m / 608.16 Sq.ft	115.56 Sq.m / 1,243.88 Sq.ft



\*Balcony sizes vary

## ONE BEDROOM UNIT TYPE 1B

AREA	MIN	MAX
SUITE	56.51 Sq.m / 608.27 Sq.ft	56.51 Sq.m / 608.27 Sq.ft
BALCONY	6.15 Sq.m / 66.20 Sq.ft	49.48 Sq.m / 532.60 Sq.ft
TOTAL BUILT-UP AREA	62.66 Sq.m / 674.47 Sq.ft	105.99 Sq.m / 1,140.87 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 and unit direction may vary from unit to unit. 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.

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## TWO BEDROOM UNIT TYPE 2A

AREA	MIN	MAX
SUITE	77.85 Sq.m / 837.97 Sq.ft	79.71 Sq.m / 857.99 Sq.ft
BALCONY	6.10 Sq.m / 65.66 Sq.ft	149.10 Sq.m / 1,604.90 Sq.ft
TOTAL BUILT-UP AREA	84.13 Sq.m / 905.57 Sq.ft	227.99 Sq.m / 2,454.06 Sq.ft



\*Balcony sizes vary

## TWO BEDROOM UNIT TYPE 2B

AREA	MIN	MAX
SUITE	76.58 Sq.m / 824.30 Sq.ft	76.58 Sq.m / 824.30 Sq.ft
BALCONY	6.70 Sq.m / 72.12 Sq.ft	64.49 Sq.m / 694.16 Sq.ft
TOTAL BUILT-UP AREA	83.28 Sq.m / 896.42 Sq.ft	141.07 Sq.m / 1,518.46 Sq.ft



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## THREE BEDROOM UNIT TYPE 3A

AREA	MIN	MAX
SUITE	123.10 Sq.m / 1,325.04 Sq.ft	123.27 Sq.m / 1326.87 Sq.ft
BALCONY	16.64 Sq.m / 179.11 Sq.ft	63.13 Sq.m / 679.53 Sq.ft
TOTAL BUILT-UP AREA	139.81 Sq.m / 1,504.90 Sq.ft	186.30 Sq.m / 2,005.32 Sq.ft



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## THREE BEDROOM UNIT TYPE 3B

AREA	MIN	MAX
SUITE	121.25 Sq.m / 1305.12 Sq.ft	122.95 Sq.m / 1323.42 Sq.ft
BALCONY	7.16 Sq.m / 77.07 Sq.ft	212.29 Sq.m / 2285.07 Sq.ft
TOTAL BUILT-UP AREA	130.06 Sq.m / 1399.95 Sq.ft	333.54 Sq.m / 3,590.19 Sq.ft



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# RAWDA

## APARTMENTS