



YOU ARE A GUIDE TO THE  
WORLD OF LUXURY



# ARIA

ON THE PARK

TOWN SQUARE DUBAI

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FLOOR PLANS



# Town Square Key Facts



10km  
Jogging Trail



13km  
Cycling Trail



260,000sqm  
of Green Area



50,000sqm  
Town Square Park



8,000sqm  
Sports Area



over 250  
Retail Outlets



Embrace Nature's Charm,  
Live by the Park

# Community Facilities



Town Square Park



Swimming Pool



GYM



Basketball Courts



Carousel



Cycling Track



Jogging Track



Kids Play Area



Kids Train



Retail Outlets



Restaurants & Cafes



Splash Pad



Football Pitch



Squash & Tennis Court



Padel Court



Skate Park



Fitness Club



Pet Shop



Laundry Shop



Nurseries



Veterinary Clinic



Barbeque Area



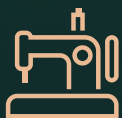
Clinics



Pharmacies



Grooming & Beauty Services



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks

# TOWN SQUARE DUBAI

With a central park and landscaped green spaces, the community offers a perfect setting for a healthy and peaceful lifestyle.

Surrounded by jogging trails, cycle lanes, cafes, restaurants and convenience retail, Town Square Dubai has everything you need as energy & warmth permeates every corner!





DUBAI INTL. AIRPORT

28 MIN



DUBAI MALL

29 MIN



BURJ AL ARAB

24 MIN



DUBAI MARINA

27 MIN



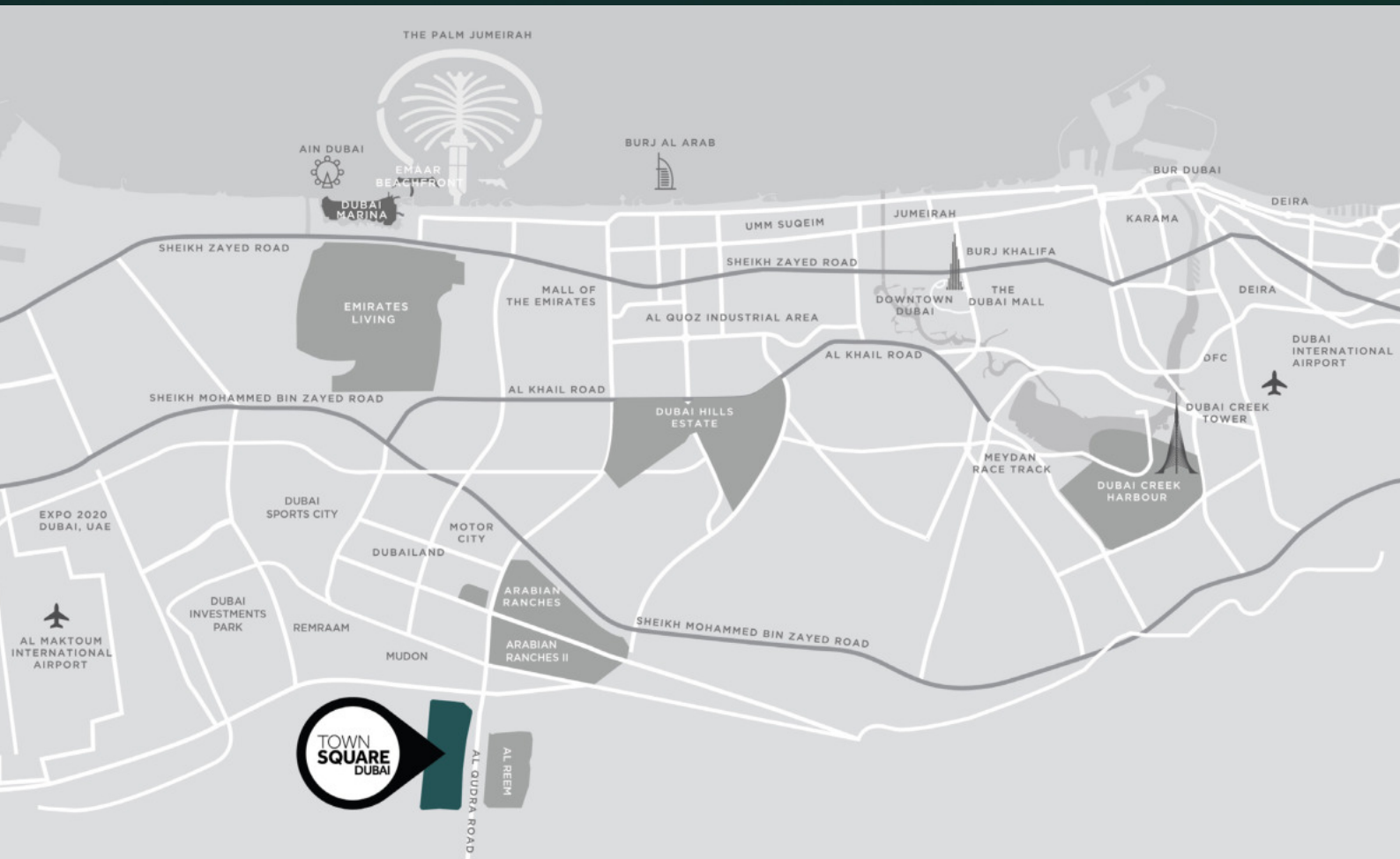
DISTRICT 2020

20 MIN



DWC AIRPORT

25 MIN







A Quality of Life  
Your Family Deserves

# ARIA

## ON THE PARK

Featuring stunning 1, 2, and 3 bedroom apartments, our contemporary layouts prioritize both privacy and comfort.

Wake up to breathtaking park views and the sound of nature. Easy access to the boulevard and close proximity to all other amenities.

Arrive at your inviting lobby and retreat to the landscaped courtyard, complete with a swimming pool, expansive deck, and play areas for children. Additionally, relish the convenience of exclusive gym facilities and BBQ areas, ensuring a well-rounded living experience.



NISHAMA®

TOWN SQUARE DUBAI

NISHAMA®

TOWN SQUARE DUBAI



Live The Good Life





# Timeless Design

ARIA ON THE PARK stands as an architectural marvel, gracefully nestled amongst the main park, harmonizing urban living with breathtaking design.



Experience an Elevated  
Quality of Life





# The Living Space You Deserve

Relax and savor park and pool views from your sunlet and expansive living space, while the bedrooms offer you a personal sanctuary from the day's demands.

With glazed porcelain floors, in-built wardrobes and fitted kitchen, the modern aesthetics and practicality ensures that your home becomes a hub of efficiency and elegance.







Create Your Own  
Happy Place





# Recreational Amenities

Live in a home where a variety of wellness, entertainment and leisure options are just a step away.



BBQ area &  
Retail outlets



Swimming  
Pool



Kids Play  
Areas



Exclusive  
Residential Gym





# Life Extends Beyond Your Home

Town Square Park is an urban green space with vast open lawns, interactive kids play areas that also hosts community engagement pop ups and events.

The 50,000 sqm park is bordered by open-air cafés, hundreds of retail outlets, invigorating jogging trails and a whole lot more amenities for its residents to enjoy.





## Floor Plans



# 1 BEDROOM | TYPE A

SUITE AREA	55.85 Sq.m / 601.16 Sq.ft
BALCONY AREA	4.36 Sq.m / 46.93 Sq.ft
TOTAL BUILT-UP AREA	60.21 Sq.m / 648.09 Sq.ft



\*Balcony sizes vary

# 1 BEDROOM | TYPE B

SUITE AREA	55.13 Sq.m / 593.41 Sq.ft
BALCONY AREA	5.85 Sq.m / 62.96 Sq.ft
TOTAL BUILT-UP AREA	60.98 Sq.m / 656.38 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 | TYPE C

SUITE AREA	51.58 Sq.m / 555.20 Sq.ft
BALCONY AREA	9.15 Sq.m / 98.48 Sq.ft
TOTAL BUILT-UP AREA	60.73 Sq.m / 653.69 Sq.ft



\*Balcony sizes vary

# 1 BEDROOM | TYPE D

SUITE AREA	56.61 Sq.m / 609.34 Sq.ft
BALCONY AREA	4.46 Sq.m / 48.00 Sq.ft
TOTAL BUILT-UP AREA	61.07 Sq.m / 657.35 Sq.ft



\*Balcony sizes vary

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# 2 BEDROOM | TYPE A

AREA	MIN	MAX
SUITE AREA	82.93 Sq.m / 892.65 Sq.ft	84.52 Sq.m / 909.76 Sq.ft
BALCONY AREA	5.83 Sq.m / 62.75 Sq.ft	5.85 Sq.m / 62.96 Sq.ft
TOTAL BUILT-UP AREA	88.76 Sq.m / 955.40 Sq.ft	90.37 Sq.m / 972.73 Sq.ft



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## 2 BEDROOM | TYPE B

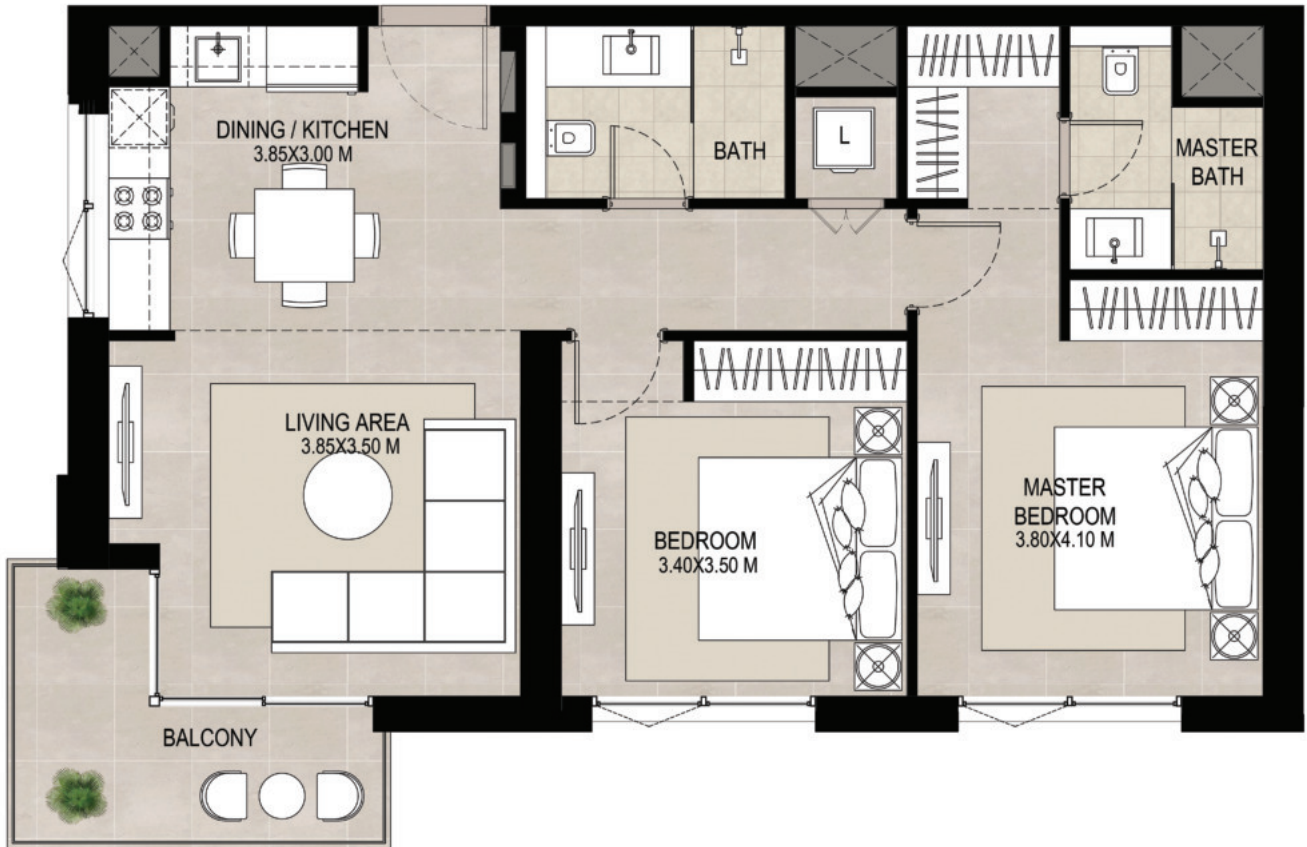
AREA	MIN	MAX
SUITE AREA	84.54 Sq.m / 909.98 Sq.ft	84.53 Sq.m / 909.87 Sq.ft
BALCONY AREA	4.36 Sq.m / 46.93 Sq.ft	5.85 Sq.m / 62.96 Sq.ft
TOTAL BUILT-UP AREA	88.9 Sq.m / 956.91 Sq.ft	90.38 Sq.m / 972.84 Sq.ft



\*Balcony sizes vary

# 2 BEDROOM | TYPE C

SUITE AREA	77.02 Sq.m / 829.03 Sq.ft
BALCONY AREA	6.9 Sq.m / 74.27 Sq.ft
TOTAL BUILT-UP AREA	83.92 Sq.m / 903.30 Sq.ft



\*Balcony sizes vary

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# 2 BEDROOM | TYPE D

SUITE AREA	85.72 Sq.m / 922.68 Sq.ft
BALCONY AREA	4.46 Sq.m / 48.00 Sq.ft
TOTAL BUILT-UP AREA	90.18 Sq.m / 970.68 Sq.ft



\*Balcony sizes vary

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# 2 BEDROOM | TYPE E

SUITE AREA	79.62 Sq.m / 857.02 Sq.ft
BALCONY AREA	8.76 Sq.m / 94.29 Sq.ft
TOTAL BUILT-UP AREA	88.38 Sq.m / 951.31 Sq.ft



\*Balcony sizes vary

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# 3 BEDROOM | TYPE A

AREA	MIN	MAX
SUITE AREA	110.9 Sq.m / 1193.71 Sq.ft	111.64 Sq.m / 1201.68 Sq.ft
BALCONY AREA	10.66 Sq.m / 114.74 Sq.ft	10.66 Sq.m / 114.74 Sq.ft
TOTAL BUILT-UP AREA	121.56 Sq.m / 1308.46 Sq.ft	122.3 Sq.m / 1316.42 Sq.ft



\*Balcony sizes vary

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# ARIA

ON THE PARK



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NSHAMA 

# THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION