



YOU ARE A GUIDE TO THE  
WORLD OF LUXURY

# FIA



TOWN **SQUARE** DUBAI

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# TOWN SQUARE DUBAI

With its central park and abundant green spaces, this neighborhood offers an optimal setting for a serene and harmonious lifestyle.

Surrounded by jogging paths, bike lanes, delightful cafes, and accessible retail choices, Town Square Dubai meets all your requirements, fostering a lively ambiance brimming with vitality and hospitality at every turn.



# TOWN SQUARE DUBAI

## KEY FACTS



SQM

50,000

TOWN SQUARE PARK



SQM

260,000

OF GREEN AREA



8,000 SQM

SPORTS AREA



OVER

250

RETAIL OUTLETS



13 KM

CYCLING TRAIL



10 KM

JOGGING TRAIL



# CREATE YOUR OWN HAPPY PLACE





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

# COMMUNITY FACILITIES



Skate Park



Fitness Club



Pet Shop



Laundry Shop



Nurseries



Veterinary Clinic



Barbeque Area



Clinics



Pharmacies



Grooming & Beauty Services



Tailor Shop



Dog Park



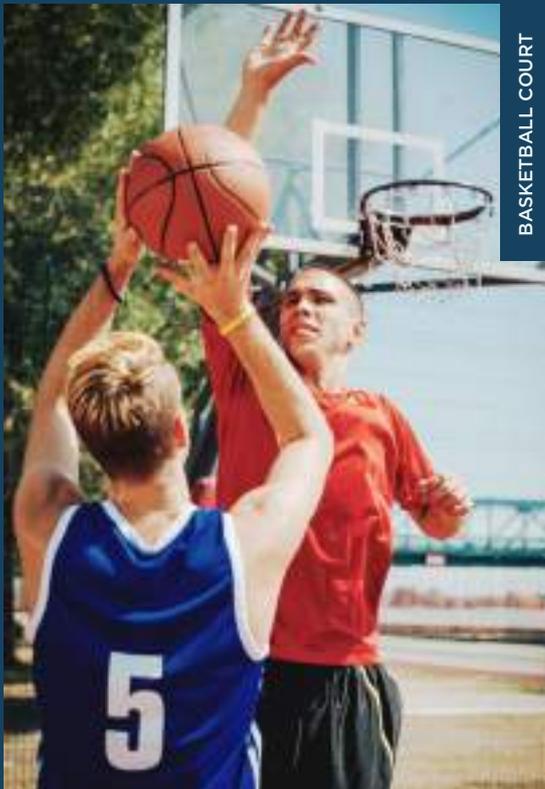
Mosque



Supermarkets



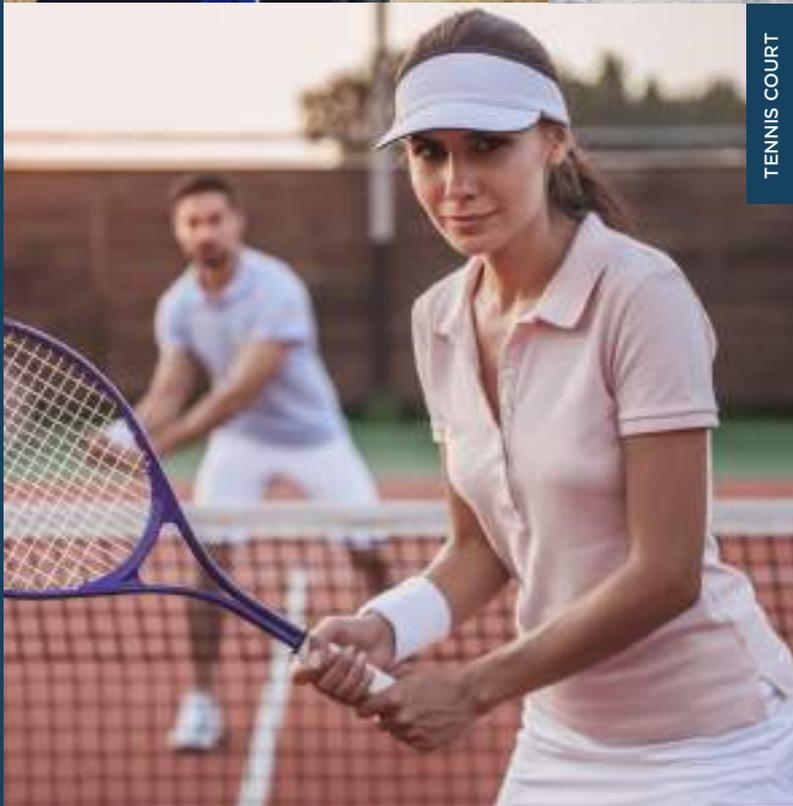
Food Trucks



BASKETBALL COURT



WAVE RIDER



TENNIS COURT



RETAIL OUTLETS



SWIMMING POOL



GYM



SUPERMARKETS

# LOCATION PROXIMITIES

29 MIN



DUBAI MALL

28 MIN



DUBAI INTL. AIRPORT

20 MIN



DUBAI HILLS MALL

24 MIN



BURJ AL ARAB

20 MIN

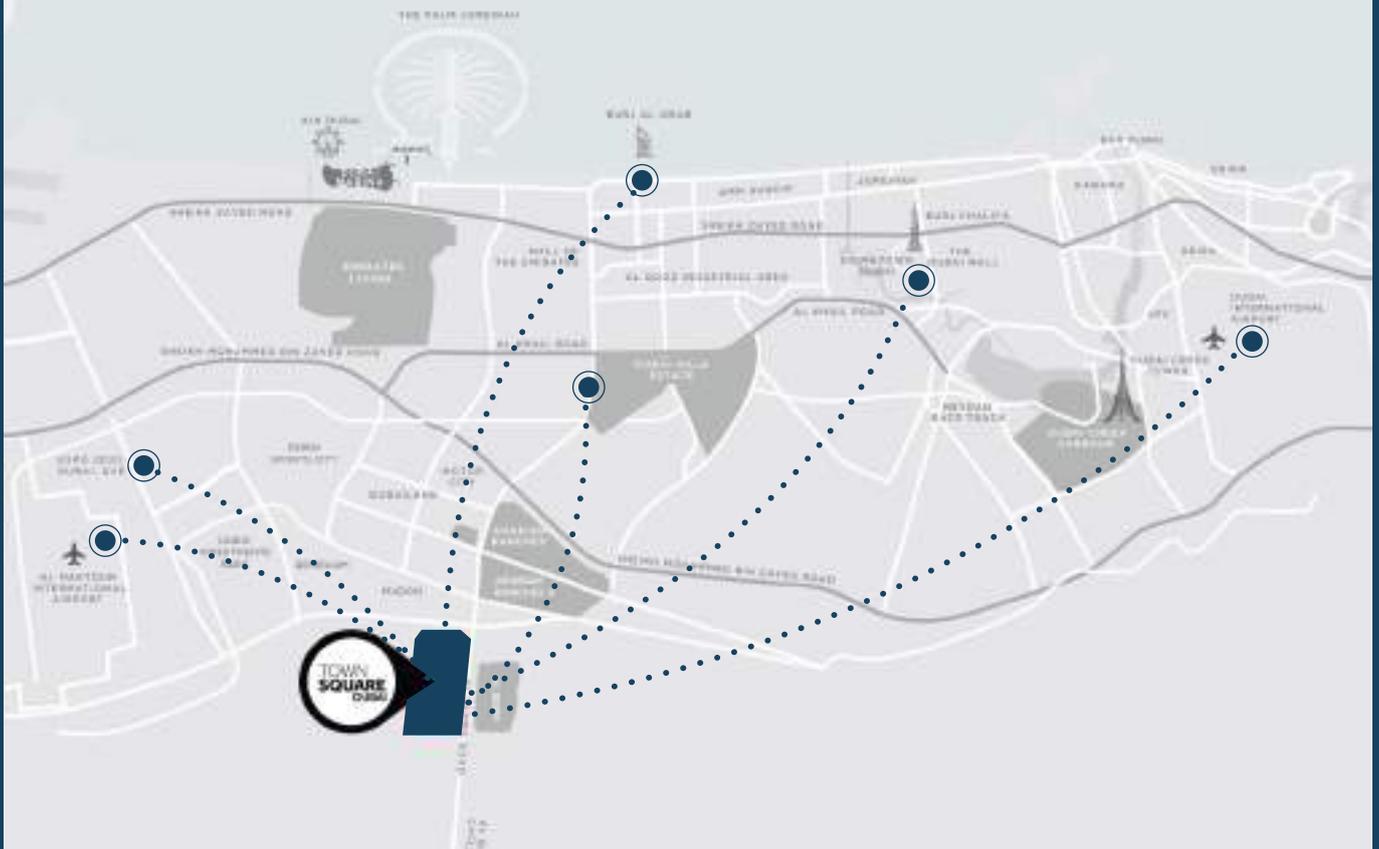


DISTRICT 2020

25 MIN



DWC AIRPORT



# YOUR COMMUNITY, YOUR EXPERIENCE

Here, you'll find amenities that have your every interest covered - from a range of active fitness facilities to more relaxed and spiritual spaces.

For the explorers, the thinkers and for the playful ones - there's always something for every one.



# URBAN SOPHISTICATION MEETS PARKSIDE SERENITY

FIA presents an exquisite collection of contemporary and refined residential apartments, perfectly positioned within a prestigious and vibrant neighborhood.

Among its advantages, residents bask in the privilege of residing in close proximity to the spectacular central park, experiencing modern living & reveling in unparalleled leisure amidst breathtaking natural surroundings.



# STEP INTO ELEGANCE

Warm colors, natural themes and hand-selected materials have been carefully blended to create a sanctuary that inspires inner peace and a feeling of calm.



# FIA

Presenting an array of 1, 2, and 3-bedroom apartments, these contemporary layouts emphasize both tranquility and comfort.

Enjoy the allure of your spacious, well-lit home. Featuring porcelain floors, built-in wardrobes, and a fully equipped kitchen.

The fusion of contemporary design and functionality elevates your home into a hub of efficiency and sophistication.

# DISCOVER ELEVATED LIVING







YOUR SPACE,  
PERFECTED TO  
YOUR TASTE



# ARCHITECTURAL EXCELLENCE, BEYOND EXPECTATIONS

FIA embodies contemporary residential architecture,  
inspired by timeless design principles.

A refined range of colors are incorporated with sleek  
lines and recesses to establish a rhythmic interplay  
across the facade.



# RECREATIONAL AMENITIES

Indulge in a diverse selection of wellness, entertainment, and leisure amenities tailored to residents of all ages and lifestyles, conveniently within reach.



Kids Play Areas



Swimming Pool



BBQ Area



# FLOOR PLANS



# 1 BEDROOM

## UNIT TYPE A

# FIA

AREA	MIN	MAX
SUITE	52.14 Sq.m / 561.23 Sq.ft	52.67 Sq.m / 566.94 Sq.ft
BALCONY	6.04 Sq.m / 65.01 Sq.ft	6.04 Sq.m / 65.01 Sq.ft
TOTAL BUILT-UP	58.18 Sq.m / 626.24 Sq.ft	58.71 Sq.m / 631.95 Sq.ft



# 2 BEDROOM UNIT TYPE A

# FIA

AREA	MIN	MAX
SUITE	86.99 Sq.m / 936.35 Sq.ft	87.55 Sq.m / 942.38 Sq.ft
BALCONY	6.94 Sq.m / 74.70 Sq.ft	6.94 Sq.m / 74.70 Sq.ft
TOTAL BUILT-UP	93.93 Sq.m / 1011.05 Sq.ft	94.49 Sq.m / 1017.08 Sq.ft



▲  
ENTRY

\*Balcony sizes vary

# 2 BEDROOM UNIT TYPE B

# FIA

AREA	MIN	MAX
SUITE	92.47 Sq.m / 995.34 Sq.ft	92.99 Sq.m / 1000.94 Sq.ft
BALCONY	17.89 Sq.m / 192.57 Sq.ft	17.89 Sq.m / 192.57 Sq.ft
TOTAL BUILT-UP	110.36 Sq.m / 1187.91 Sq.ft	110.88 Sq.m / 1193.50 Sq.ft



# 3 BEDROOM UNIT TYPE A

# FIA

AREA	
SUITE	121.01 Sq.m / 1302.54 Sq.ft
BALCONY	20.49 Sq.m / 220.55 Sq.ft
TOTAL BUILT-UP	141.50 Sq.m / 1523.09 Sq.ft



# FIA



TownSquareDXB

800-NSHAMA

NSHAMA Sales Centre Town Square Dubai, Al Qudra Road

NSHAMA.AE

NSHAMA 

# THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION