



YOU ARE A GUIDE TO THE  
WORLD OF LUXURY



TOWN  
**SQUARE**  
DUBAI

by NSHAMA

# GROVE

ON THE PARK





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# Town Square Dubai

## Key Facts



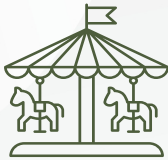
10 KM  
Jogging Trail



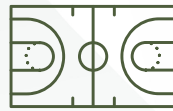
13 KM  
Cycling Trail



260,000 SQM  
of Green Area



50,000 SQM  
Town Square Park



8,000 SQM  
Sports Area



Over 250  
Retail Outlets



# 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



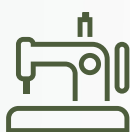
Clinics



Pharmacies



Grooming & Beauty Services



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks





BASKETBALL COURT



WAVE RIDER



TENNIS COURT



RETAIL OUTLETS



SWIMMING POOL



GYM



SUPERMARKETS



# TOWN SQUARE DUBAI

Featuring a central park and lush green areas, this community provides an ideal environment for a balanced and tranquil way of life.

Enveloped by jogging trails, cycling lanes, charming cafes and convenient retail options, Town Square Dubai caters to all your needs, creating a vibrant atmosphere filled with energy and warmth in every corner!







## *Experience Intentional Living*

Situated near the main park with boulevard views, this residence offers a harmonious blend of nature and modern living. Enjoy breathtaking views in a premium location, and tranquil amenities for a lifestyle that seamlessly combines comfort and beauty.



# Location Proximities



DUBAI INTL. AIRPORT

28 MIN



DUBAI MALL

29 MIN



BURJ AL ARAB

24 MIN



DUBAI HILLS MALL

20 MIN



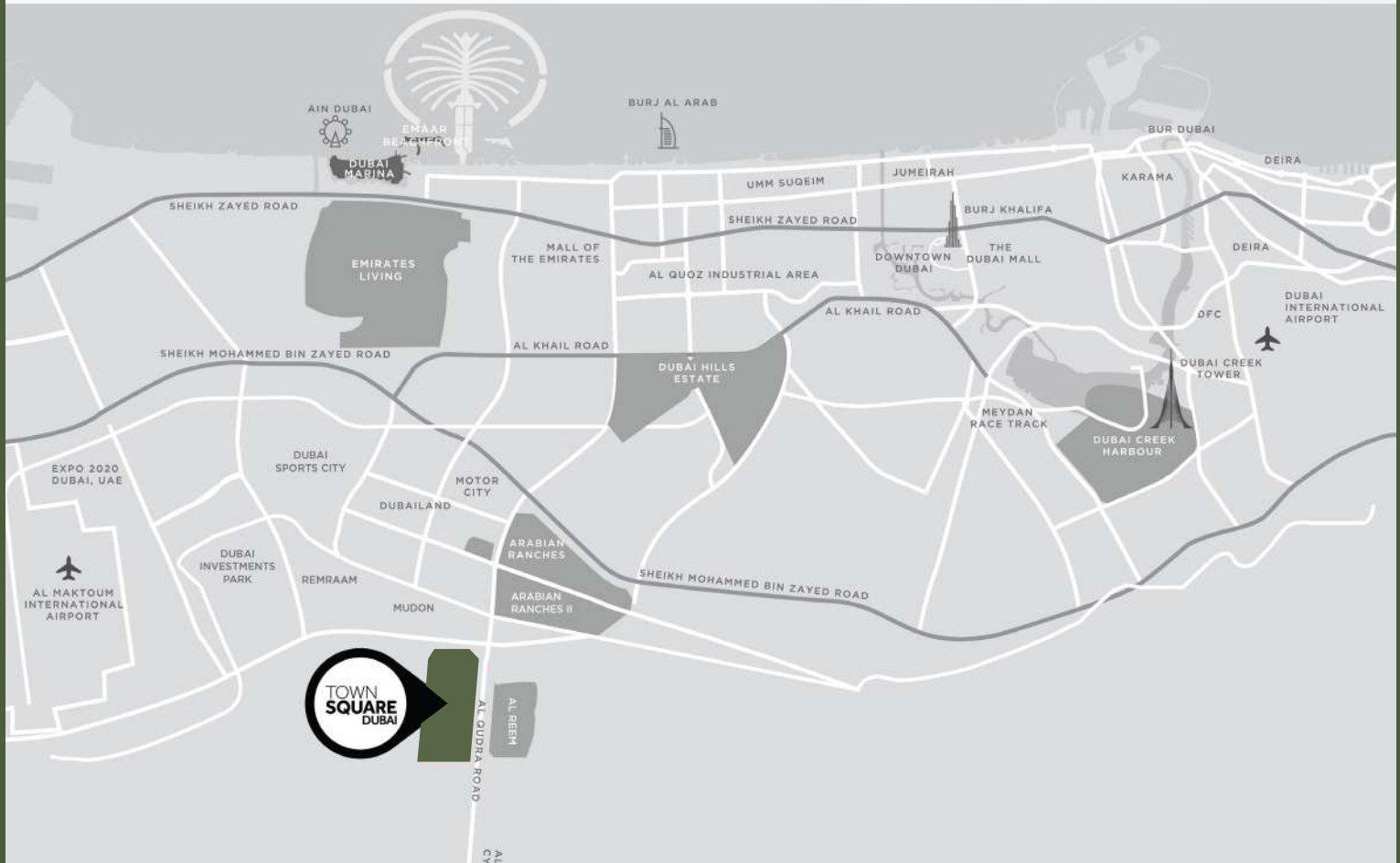
DISTRICT 2020

20 MIN



DWC AIRPORT

25 MIN







# GROVE

## ON THE PARK

Presenting a mix of 1, 2, and 3-bedroom apartments, these contemporary designs emphasize both privacy and comfort.

Experience the warmth of returning home and relax in the landscaped courtyard, complete with a swimming pool, expansive deck, and designated children's play areas.





*Elevate your Living Space*

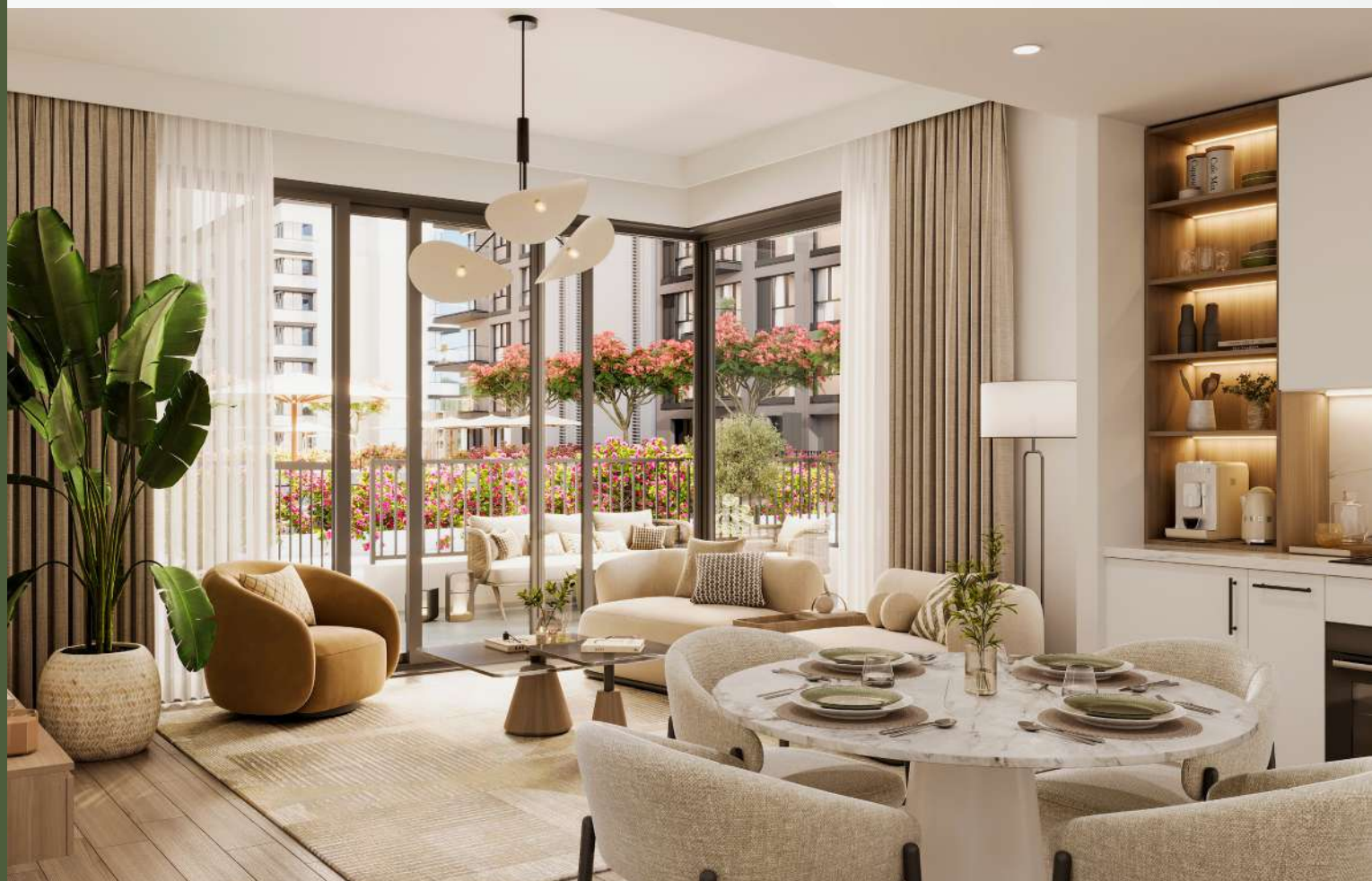




# *Interiors Mirroring Your Personal Style*

At GROVE on the Park, our commitment lies in delivering extraordinary interior design, meticulously crafting every detail.

Unwind and indulge in the charm of your brightly illuminated open living area. With glazed porcelain floors, built-in wardrobes, and a fully equipped kitchen, the fusion of contemporary aesthetics and functionality turns your home into a hub of efficiency and sophistication.







*Serenity, Elegance & Connectivity*









# Revel In The Breathtaking Exterior

Grove on the park presents a compelling modern architectural style defined by clean lines and a timeless aesthetic.

The strategic positioning of the building enhances resident's appreciation of breathtaking park views, cultivating a seamless connection with nature.







*Freedom & Adventure*





# Recreational Amenities

Diverse wellness, entertainment, and leisure choices are all within easy reach!



Kids Play Areas



Exclusive Residential Gym



Swimming Pool



BBQ Area







*Experience Your Sanctuary*







*Create Your Own  
Happy Place*



# *Your Community Is An Extension Of Your Home*

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.







## *Floor Plans*





# 1 BEDROOM

## UNIT TYPE A

# GROVE

ON THE PARK

AREA	MIN	MAX
SUITE	55.11 Sq.m / 593.2 Sq.ft	55.85 Sq.m / 601.16 Sq.ft
BALCONY	5.10 Sq.m / 54.90 Sq.ft	5.10 Sq.m / 54.90 Sq.ft
TOTAL BUILT-UP	60.21 Sq.m / 648.10 Sq.ft	60.95 Sq.m / 656.06 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

## UNIT TYPE A2

# GROVE

ON THE PARK

AREA	MIN
SUITE	56.44 Sq.m / 607.52 Sq.ft
BALCONY	11.65 Sq.m / 125.40 Sq.ft
TOTAL BUILT-UP	68.09 Sq.m / 732.91 Sq.ft



\*Balcony sizes vary

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# 1 BEDROOM

## UNIT TYPE A10

# GROVE

ON THE PARK

AREA	
SUITE	55.34 Sq.m / 595.67 Sq.ft
BALCONY	11.71 Sq.m / 126.05 Sq.ft
TOTAL BUILT-UP	67.05 Sq.m / 721.72 Sq.ft



\*Balcony sizes vary

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# 2 BEDROOM

## UNIT TYPE A14

# GROVE

ON THE PARK

AREA	MIN	MAX
SUITE	82.87 Sq.m / 892.01 Sq.ft	84.06 Sq.m / 904.81 Sq.ft
BALCONY	5.10 Sq.m / 54.90 Sq.ft	5.10 Sq.m / 54.90 Sq.ft
TOTAL BUILT-UP	87.97 Sq.m / 946.90 Sq.ft	89.16 Sq.m / 959.71 Sq.ft



\*Balcony sizes vary

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# 2 BEDROOM

## UNIT TYPE A15

# GROVE

ON THE PARK

AREA	
SUITE	82.67 Sq.m / 889.85 Sq.ft
BALCONY	10.33 Sq.m / 111.19 Sq.ft
TOTAL BUILT-UP	93.00 Sq.m / 1001.04 Sq.ft



\*Balcony sizes vary

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# 2 BEDROOM

## UNIT TYPE A16

# GROVE

ON THE PARK

AREA	
SUITE	83.07 Sq.m / 894.16 Sq.ft
BALCONY	16.81 Sq.m / 180.94 Sq.ft
TOTAL BUILT-UP	99.88 Sq.m / 1075.10 Sq.ft



\*Balcony sizes vary

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# 3 BEDROOM

## UNIT TYPE A3

# GROVE

## ON THE PARK

AREA	
SUITE	119.72 Sq.m / 1288.66 Sq.ft
BALCONY	22.51 Sq.m / 242.30 Sq.ft
TOTAL BUILT-UP	142.23 Sq.m / 1530.95 Sq.ft



\*Balcony sizes vary

### Disclaimer

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# 3 BEDROOM

## UNIT TYPE A4

# GROVE

## ON THE PARK

AREA	
SUITE	119.67 Sq.m / 1288.12Sq.ft
BALCONY	17.38 Sq.m / 187.08 Sq.ft
TOTAL BUILT-UP	137.05 Sq.m / 1475.19 Sq.ft



\*Balcony sizes vary

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# GROVE

## ON THE PARK



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NSHAMA.AE

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# THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION