



YOU ARE A GUIDE TO THE
WORLD OF LUXURY



ORA

TOWN **SQUARE** DUBAI

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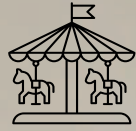
TOWN SQUARE DUBAI

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.



KEY FACTS



SQM

50,000

TOWN SQUARE PARK



SQM

260,000

OF GREEN AREA



OVER

250

RETAIL OUTLETS



8,000 SQM

SPORTS AREA



13 KM

CYCLING TRAIL



10 KM

JOGGING TRAIL



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



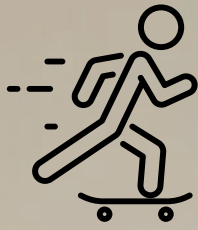
Football Pitch



Squash & Tennis Court



Padel Court



Skate Park



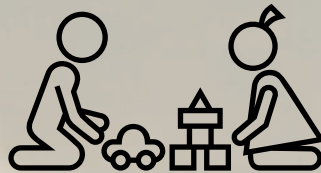
Fitness Club



Pet Shop



Laundry Shop



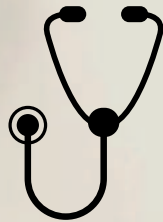
Nurseries



Veterinary Clinic



Barbeque Area



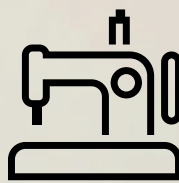
Clinics



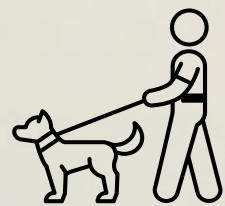
Pharmacies



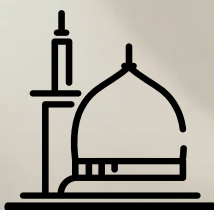
Grooming &
Beauty Services



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks



BASKETBALL COURT



WAVE RIDER



TENNIS COURT



RETAIL OUTLETS



SWIMMING POOL



GYM



SUPERMARKETS

YOUR COMMUNITY, YOUR EXPERIENCE

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 everyone!



ORA

Introducing a selection of apartments ranging from 1, 2 to 3 bedrooms, these modern designs prioritize serenity and relaxation.

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

Combining contemporary design with practical functionality enhances your home, turning it into a sophisticated and efficient space.



THOSE WHO LIVE LIFE ON THE EDGE



HAVE THE BEST VIEW

URBAN SOPHISTICATION MEETS PARKSIDE SERENITY

ORA offers a refined selection of contemporary residential apartments, ideally situated in a prestigious and lively neighborhood.

Indulge in modern living with unmatched leisure options conveniently close to the central park.



EVERY ARRIVAL FEELS LIKE COMING HOME

Warm, natural colors and hand-selected materials come together to create a sanctuary that inspires inner peace and a feeling of calm.





EMBRACE EXCELLENCE



YOUR VISION,
OUR CRAFT





REDEFINE YOUR LIVING



MODERN SANCTUARY

ORA exemplifies contemporary elegance and architectural excellence.

Defined by sleek lines, lofty windows, and dynamic features, its impressive facade establishes a fresh benchmark for urban refinement.



RECREATIONAL AMENITIES

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



GYM



Swimming Pool



Kids Play Areas



BBQ Area

FLOOR PLANS



ORA

1 BEDROOM

UNIT TYPE A

AREA	MIN	MAX
SUITE	52.01 Sq.m / 559.83 Sq.ft	52.07 Sq.m / 560.48 Sq.ft
BALCONY	5.92 Sq.m / 63.72 Sq.ft	5.88 Sq.m / 63.29 Sq.ft
TOTAL BUILT-UP	57.93 Sq.m / 623.55 Sq.ft	57.95 Sq.m / 623.77 Sq.ft



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2 BEDROOM UNIT TYPE A

AREA	
SUITE	86.91 Sq.m / 935.49 Sq.ft
BALCONY	6.94 Sq.m / 74.70 Sq.ft
TOTAL BUILT-UP	93.85 Sq.m / 1010.19 Sq.ft



*Balcony sizes vary

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2 BEDROOM UNIT TYPE B

AREA	MIN	MAX
SUITE	92.70 Sq.m / 997.81 Sq.ft	92.73 Sq.m / 998.14 Sq.ft
BALCONY	17.53 Sq.m / 188.69 Sq.ft	17.54 Sq.m / 188.80 Sq.ft
TOTAL BUILT-UP	110.23 Sq.m / 1186.51 Sq.ft	110.27 Sq.m / 1186.94 Sq.ft



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3 BEDROOM UNIT TYPE A

AREA	
SUITE	121.10 Sq.m / 1303.51 Sq.ft
BALCONY	20.22 Sq.m / 217.65 Sq.ft
TOTAL BUILT-UP	141.32 Sq.m / 1521.16 Sq.ft



*Balcony sizes vary

ORA



TownSquareDXB

800-NSHAMA

NSHAMA Sales Centre Town Square Dubai, Al Qudra Road

NSHAMA.AE

NSHAMA 

THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION