

YOU ARE A GUIDE TO THE  
WORLD OF LUXURY





# SAVANNAH

TOWN **SQUARE**



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# TOWN SQUARE

With its central park and ample green areas, and abundance of green spaces, this community fosters a serene and harmonious lifestyle.

Encircled by jogging trails, bike lanes, delightful cafes, and convenient retail stores, Town Square caters to all your requirements; fostering a lively ambiance brimming with vitality and hospitality wherever you wander.







## — Town Square Key Facts —



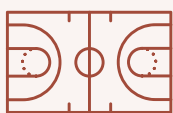
50,000 SQM  
Town Square Park



260,000 SQM  
of Greenery



OVER 250  
Retail Outlets



8,000 SQM  
Sports Area



13 KM  
Cycling Trail



10 KM  
Jogging Trail



# Unparalleled Living for Your Loved Ones

## 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



Barbeque Area



Fitness Club



Nurseries



Laundry Shop



Skate Park



Veterinary Clinic



Pet Shop



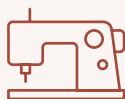
Clinics



Pharmacies



Grooming & Beauty Services



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks





WAVE RIDER



BASKETBALL COURT



TENNIS COURT



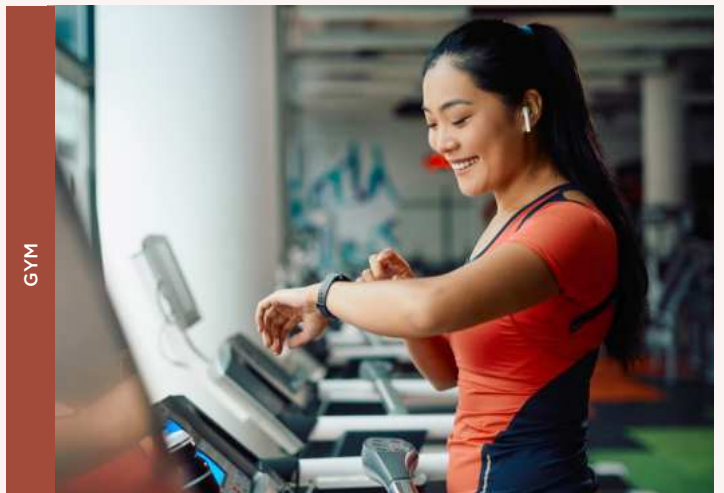
RETAIL OUTLETS



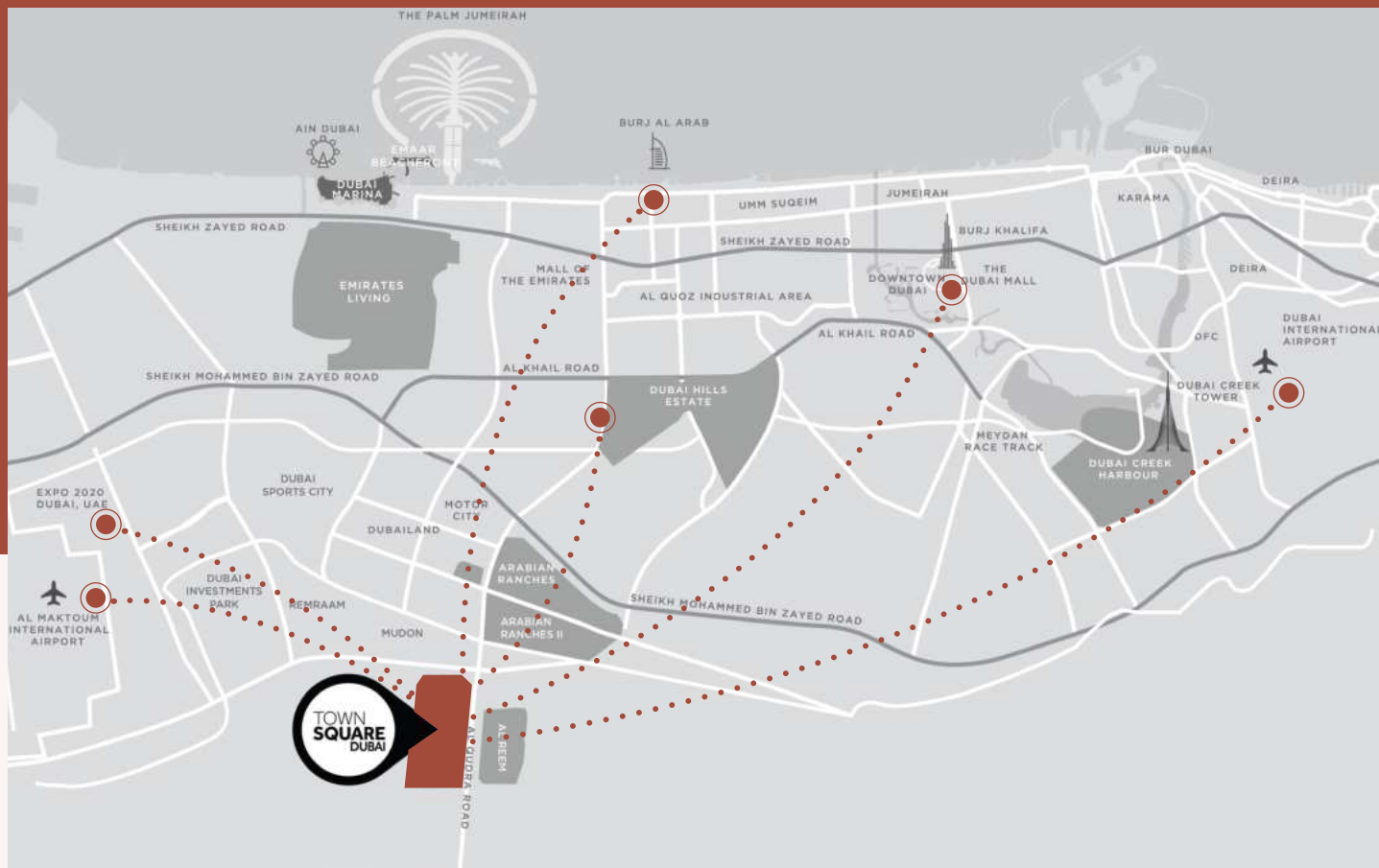
SUPERMARKETS



SWIMMING POOL



GYM



## Location Proximities



DUBAI MALL  
29 MIN



DUBAI INTL. AIRPORT  
28 MIN



DWC AIRPORT  
25 MIN



BURJ AL ARAB  
24 MIN



DUBAI HILLS MALL  
20 MIN



DISTRICT 2020  
20 MIN





# Unlock your Lifestyle Potential in our Neighborhood

You'll discover amenities catering to all your interests, spanning from various active fitness facilities to serene and contemplative spaces.

For adventurers, intellectuals, and those with a playful spirit, there's always something to suit everyone's tastes!



# SAVANNAH

Introducing a selection of apartments featuring 1, 2, and 3 bedrooms, along with 3-bedroom duplexes, these modern designs prioritize serenity and comfort.

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

Revel in the serenity of nature just steps from your door, with instant access to lush green landscapes for jogging, strolling, and picnicking, offering a peaceful retreat from urban bustle.

Immerse yourself in the harmonious fusion of city convenience and scenic beauty!





Create Your Own Happy Place







Discover a Superior Quality  
of Living





# Nature—Infused Architecture

Savannah features an elegant selection of contemporary residential apartments, situated in a sought-after and vibrant neighborhood.

With modern style and architectural mastery, clean lines, large windows, and dynamic features, its impressive design sets a new standard for urban sophistication.





# Every Turn Invites a Warm Homecoming

Carefully selected materials and rich, earthy tones combine seamlessly to create a sanctuary promoting inner peace and tranquility.





# Cultivate Your Lifestyle







# Crafting Dreams, One Interior at a Time

The living and dining spaces are flooded with natural light. Bedrooms feature glazed porcelain floors and built-in wardrobes, with master bedrooms including en-suite bathrooms.

Experience a harmonious blend of contemporary design and practicality, transforming your fitted kitchen into a stylish and efficient space.

Enjoy ample counter space, seamless organization, and intuitive layouts, ensuring both elegance and functionality.



Thrive Every Day







# Recreational Amenities

Experience a wide range of wellness, entertainment, and leisure amenities crafted to suit residents of every age and lifestyle, all conveniently accessible.



SWIMMING POOL



INDOOR KID'S PLAY AREA



GYM



BBQ AREA





# Floor Plans





# I Bedroom Unit Type A

# SAVANNAH

AREA	
SUITE	55.91 Sq.m / 601.81Sq.ft
BALCONY	4.97 Sq.m / 53.50 Sq.ft
TOTAL BUILT-UP	60.88 Sq.m / 655.31 Sq.ft



\*Balcony sizes vary

# I Bedroom Unit Type B

# SAVANNAH

AREA	MIN	MAX
SUITE	52.75 Sq.m / 567.80 Sq.ft	55.40 Sq.m / 596.32 Sq.ft
BALCONY	7.65 Sq.m / 82.34 Sq.ft	13.33 Sq.m / 143.48 Sq.ft
TOTAL BUILT-UP	60.40 Sq.m / 650.14 Sq.ft	68.73 Sq.m / 739.80 Sq.ft



\*Balcony sizes vary



# I Bedroom Unit Type C

# SAVANNAH

AREA	
SUITE	55.79 Sq.m / 600.52 Sq.ft
BALCONY	7.35 Sq.m / 79.11 Sq.ft
TOTAL BUILT-UP	63.14 Sq.m / 679.63 Sq.ft



\*Balcony sizes vary

# I Bedroom Unit Type D

# SAVANNAH

AREA	
SUITE	55.19 Sq.m / 594.06 Sq.ft
BALCONY	6.58 Sq.m / 70.83 Sq.ft
TOTAL BUILT-UP	61.77 Sq.m / 664.89 Sq.ft



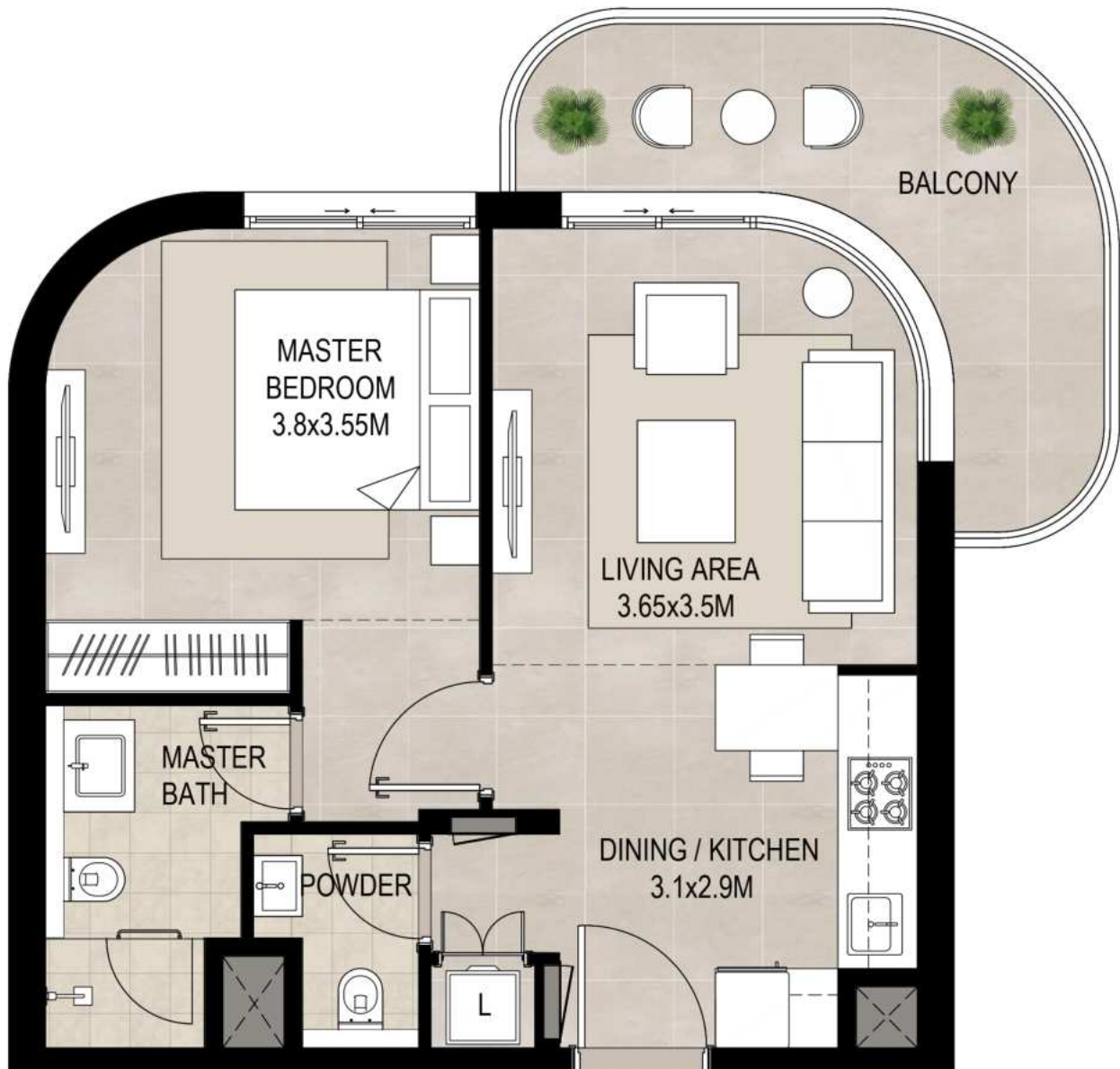
\*Balcony sizes vary



# I Bedroom Unit Type E

# SAVANNAH

AREA	
SUITE	48.59 Sq.m / 523.02 Sq.ft
BALCONY	11.06 Sq.m / 119.05 Sq.ft
TOTAL BUILT-UP	59.65 Sq.m / 642.07 Sq.ft

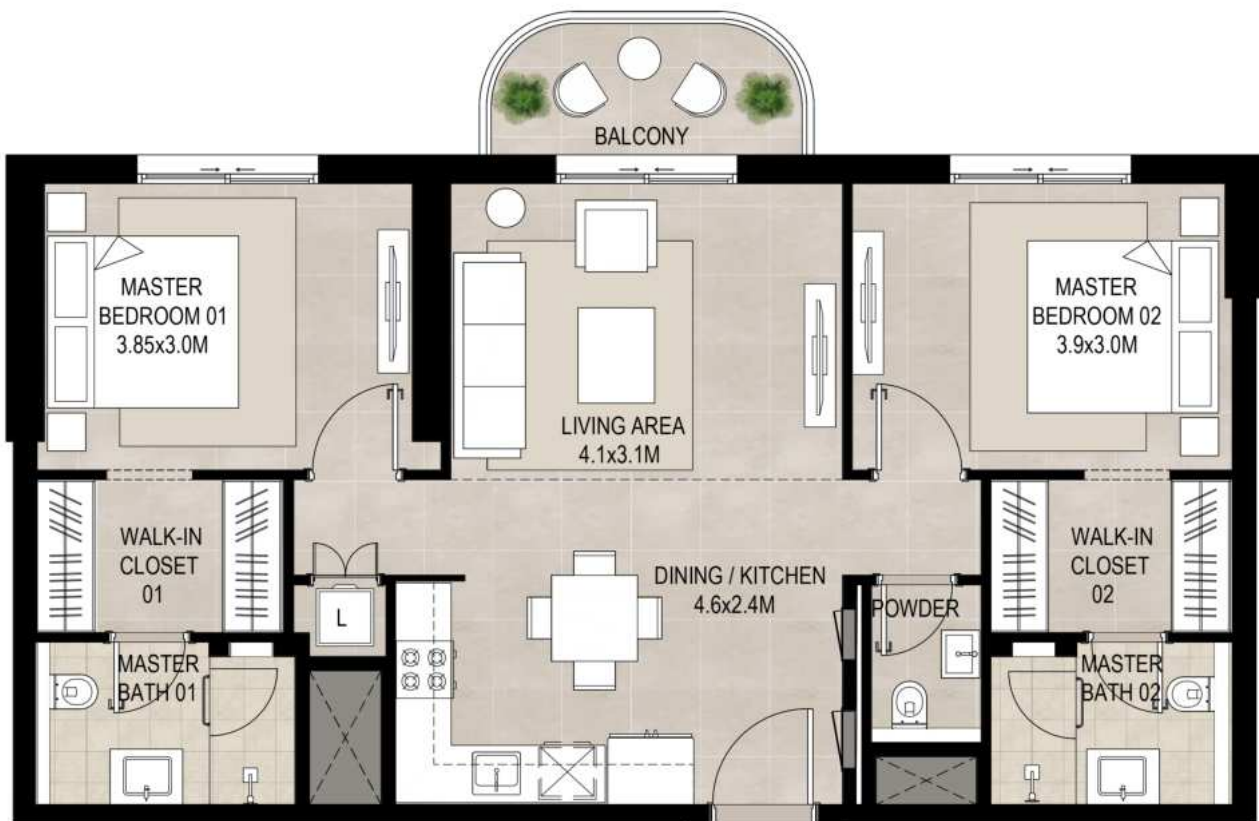


\*Balcony sizes vary

# 2 Bedroom Unit Type A

# SAVANNAH

AREA	MIN	MAX
SUITE	83.24 Sq.m / 895.99 Sq.ft	86.82 Sq.m / 934.52 Sq.ft
BALCONY	4.97 Sq.m / 53.50 Sq.ft	7.14 Sq.m / 76.85 Sq.ft
TOTAL BUILT-UP	88.21 Sq.m / 949.48 Sq.ft	93.96 Sq.m / 1011.38 Sq.ft



\*Balcony sizes vary



## 2 Bedroom Unit Type B

# SAVANNAH

AREA	MIN	MAX
SUITE	83.57 Sq.m / 899.54 Sq.ft	84.18 Sq.m / 906.11 Sq.ft
BALCONY	7.14 Sq.m / 76.85 Sq.ft	7.14 Sq.m / 76.85 Sq.ft
TOTAL BUILT-UP	90.71 Sq.m / 976.39 Sq.ft	91.32 Sq.m / 982.96 Sq.ft



\*Balcony sizes vary

# 2 Bedroom Unit Type C

# SAVANNAH

AREA	
SUITE	85.68 Sq.m / 922.25 Sq.ft
BALCONY	7.14 Sq.m / 76.85 Sq.ft
TOTAL BUILT-UP	92.82 Sq.m / 999.11 Sq.ft



\*Balcony sizes vary



## 2 Bedroom Unit Type D

# SAVANNAH

AREA	MIN	MAX
SUITE	78.08 Sq.m / 840.45 Sq.ft	88.56 Sq.m / 953.25 Sq.ft
BALCONY	11.08 Sq.m / 119.26 Sq.ft	15.57 Sq.m / 167.59 Sq.ft
TOTAL BUILT-UP	89.16 Sq.m / 959.71 Sq.ft	104.13 Sq.m / 1120.85 Sq.ft



\*Balcony sizes vary

# 2 Bedroom Unit Type E

# SAVANNAH

AREA	
SUITE	74.90 Sq.m / 806.22 Sq.ft
BALCONY	16.94 Sq.m / 182.34 Sq.ft
TOTAL BUILT-UP	91.84 Sq.m / 988.56 Sq.ft



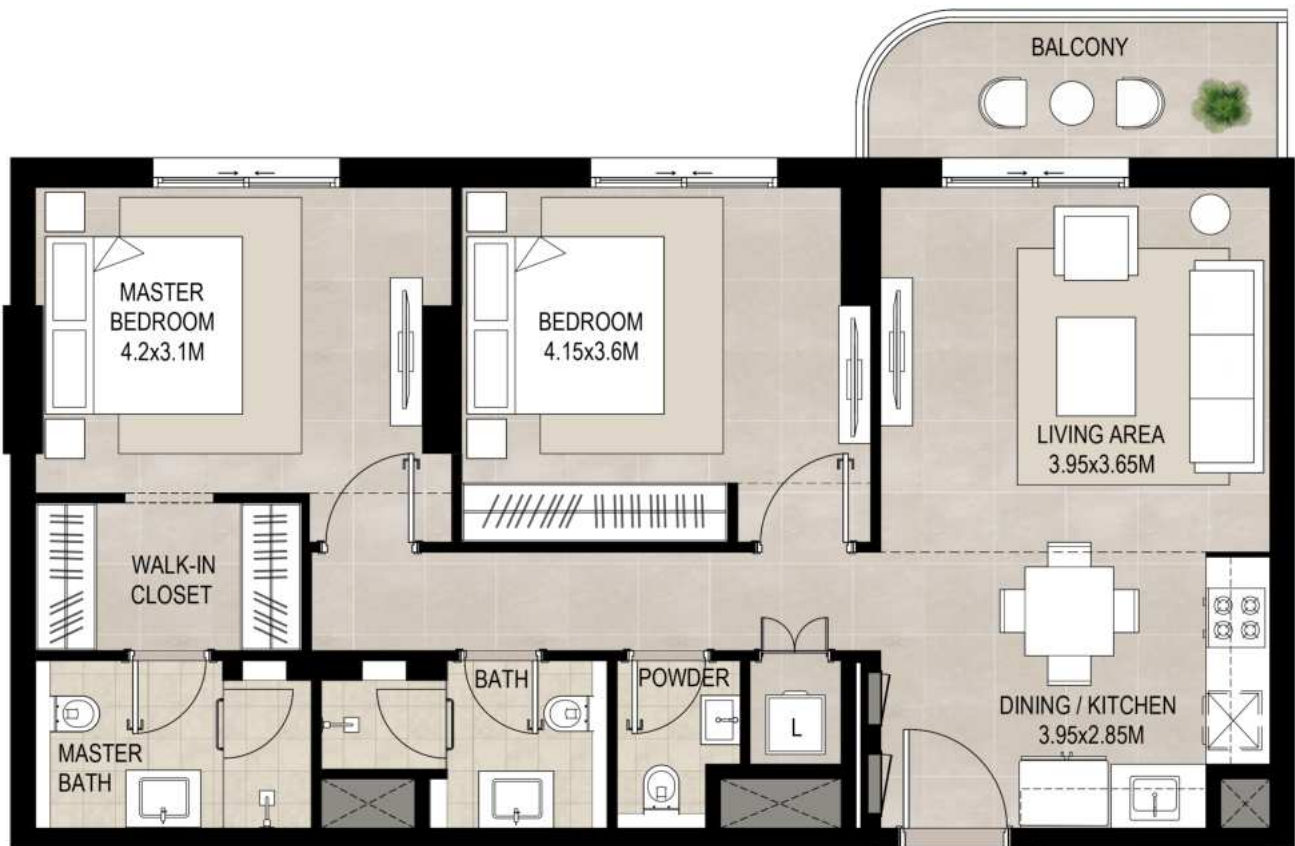
\*Balcony sizes vary



# 2 Bedroom Unit Type F

# SAVANNAH

AREA	
SUITE	83.55 Sq.m / 899.32 Sq.ft
BALCONY	6.58 Sq.m / 70.83 Sq.ft
TOTAL BUILT-UP	90.13 Sq.m / 970.15 Sq.ft



\*Balcony sizes vary

# 2 Bedroom Unit Type G

SAVANNAH

AREA	
SUITE	82.28 Sq.m / 885.65 Sq.ft
BALCONY	15.58 Sq.m / 167.70 Sq.ft
TOTAL BUILT-UP	97.86 Sq.m / 1053.36 Sq.ft



\*Balcony sizes vary



# 3 Bedroom Unit Type A

# SAVANNAH

AREA	MIN	MAX
SUITE	110.75 Sq.m / 1192.10 Sq.ft	110.83 Sq.m / 1192.96 Sq.ft
BALCONY	17.84 Sq.m / 192.03 Sq.ft	17.92 Sq.m / 192.89 Sq.ft
TOTAL BUILT-UP	128.67 Sq.m / 1384.99 Sq.ft	128.67 Sq.m / 1384.99 Sq.ft



\*Balcony sizes vary

# 3 Bedroom Unit Type B

# SAVANNAH

AREA	
SUITE	110.48 Sq.m / 1189.20 Sq.ft
BALCONY	17.84 Sq.m / 192.03Sq.ft
TOTAL BUILT-UP	128.32 Sq.m / 1381.22 Sq.ft



\*Balcony sizes vary



# 3 Bedroom Unit Type C

# SAVANNAH

AREA	
SUITE	140.60 Sq.m / 1513.41 Sq.ft
BALCONY	27.37 Sq.m / 294.61 Sq.ft
TOTAL BUILT-UP	167.97 Sq.m / 1808.01 Sq.ft



\*Balcony sizes vary

# SAVANNAH



TownSquareDXB

800-NSHAMA

NSHAMA Sales Centre Town Square Dubai, Al Qudra Road

NSHAMA.AE


NSHAMA 








# THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION

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