

TOWN
SQUARE
DUBAI

by NSHAMA



THE HAMILTON

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New Beginnings



10km
Green & Jogging Trail



13km
Cycling Trail



260,000sqm
of Green Area



50,000sqm
Town Square Park



8000sqm
Sports Area



Over 250
Retail Outlets



Town Square Park



Swimming Pool



GYM



Basketball Courts



Football Pitch



Cycling Track



Jogging Track



Kids Play Area



Splash Pad



Kids Train



Carousel



Retail Outlets



Restaurants & Cafes



Skate Park



Squash & Tennis Court



Padel Tennis Court



Barbeque Area



Clinics



Pharmacies



Fitness Club



Veterinary Clinic



Pet Shop



Laundry Shop



Grooming & Beauty Services



Nurseries



Mosque



Supermarkets



Tailor Shop



Dog Park



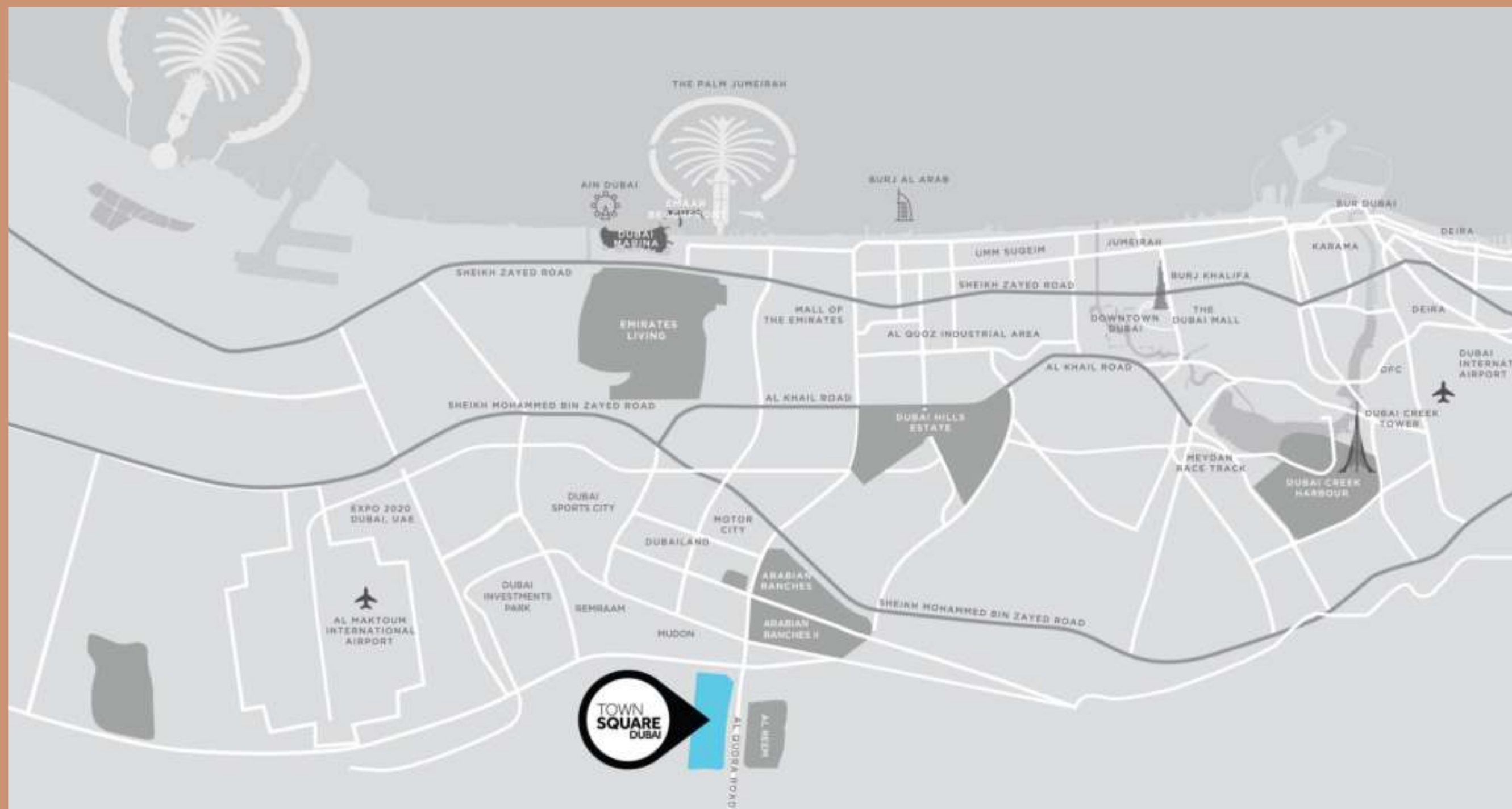
Unforgettable Moments



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!



LOCATION PROXIMITIES



DUBAI INTL. AIRPORT
28 MIN



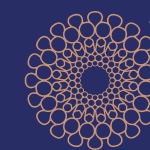
DUBAI MALL
29 MIN



BURJ AL ARAB
24 MIN



DUBAI MARINA
27 MIN



DISTRICT 2020
20 MIN



DWC AIRPORT
25 MIN



A Fresh Start

THE HAMILTON

With a mix of studios, 1, 2, 3 bedroom & duplex apartments - the intuitive layouts are contemporary, keeping in mind privacy and comfort.

Come home to an airy, welcoming lobby, and unwind at the landscaped courtyard which houses a swimming pool, spacious deck and kids play areas.



The image shows a modern, minimalist lobby interior. The space features a large, light-colored marble floor with a subtle geometric pattern. In the center, there is a reception desk with a white marble top and a wooden base. To the left, two blue armchairs are positioned around a low, round wooden coffee table. A large potted plant stands near the center. On the right, a tall wooden shelving unit with glass doors displays various decorative items. The walls are white with recessed lighting, and a large abstract painting is on the left wall. The overall design is clean and contemporary.

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TOWN SQUARE DUBAI



ELEVATING COMFORT: YOUR HOME, REDEFINED

Living and dining areas offer abundant natural light. Bedrooms are furnished with glazed porcelain floors and in-built wardrobes whereas master bedrooms have an en-suite bathroom.

The harmonious combination of modern aesthetics and practicality ensures that your fitted kitchen becomes a hub of efficiency and elegance with ample counter space, seamless organization, and intuitive layouts.



Start Your Life Story

UNVEIL THE BEAUTY BEYOND: EXTERIOR EXCELLENCE REDEFINED

All apartments have great views to connect them with the surrounding landscape.

Exterior finishes are selected inline with the natural setting of Town Square, and yet have an individuality with warm cladding finishes along with textured stucco.







FACILITIES

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

The Hamilton at Town Square Dubai includes retail and F&B outlets on the ground floor, a gorgeous swimming pool, kids play areas in the courtyard, premium gym, and all amenities one would expect from a world-class residential address.



LIFESTYLE

Town Square Park is an urban green space with vast open lawns, interactive kids play areas that also hosts community enagement 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.







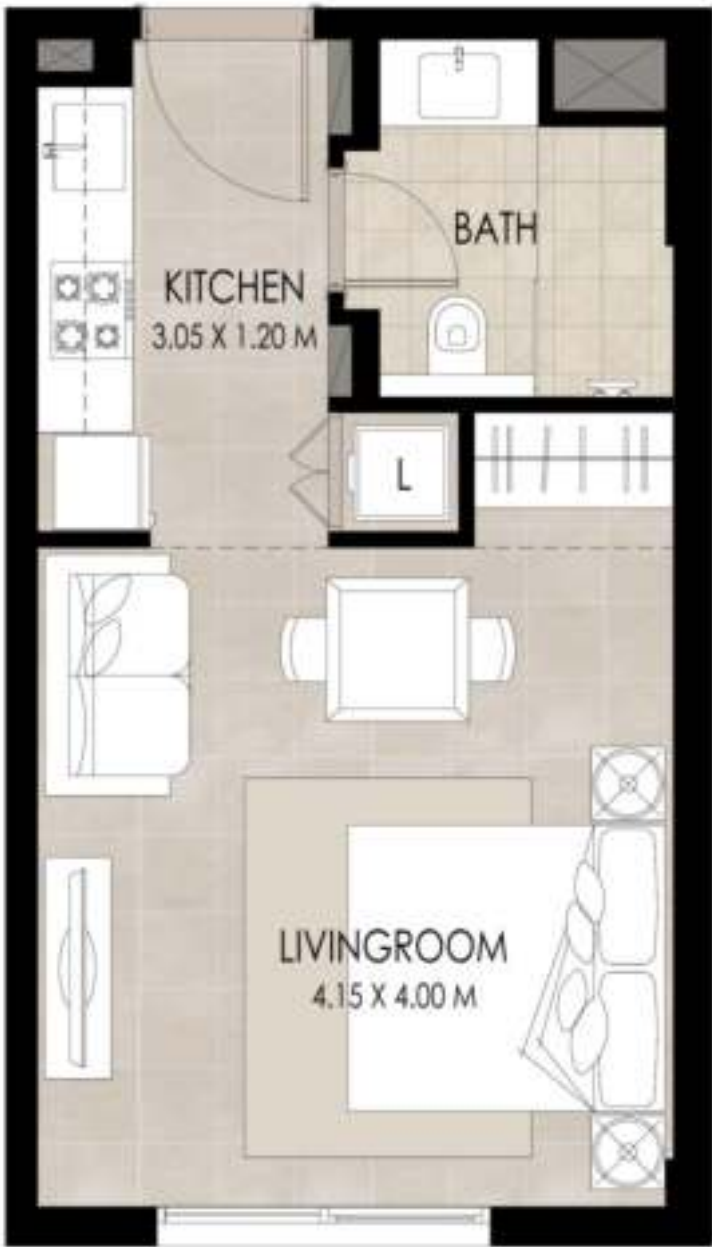


FLOOR PLANS

THE HAMILTON

STUDIO | TYPE B

| | |
|---------------------|---------------------------|
| SUITE AREA | 30.95 Sq.m / 333.14 Sq.ft |
| BALCONY AREA | 0.00 Sq.m / 0.00 Sq.ft |
| TOTAL BUILT-UP AREA | 30.95 Sq.m / 333.14 Sq.ft |



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1 BEDROOM | TYPE A

| | |
|---------------------|---------------------------|
| SUITE AREA | 52.07 Sq.m / 560.47 Sq.ft |
| BALCONY AREA | 6.35 Sq.m / 68.35 Sq.ft |
| TOTAL BUILT-UP AREA | 58.42 Sq.m / 628.82 Sq.ft |



*Balcony sizes vary

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2 BEDROOM | TYPE J

| | |
|---------------------|----------------------------|
| SUITE AREA | 87.48 Sq.m / 941.62 Sq.ft |
| BALCONY AREA | 6.74 Sq.m / 72.54 Sq.ft |
| TOTAL BUILT-UP AREA | 94.22 Sq.m / 1014.18 Sq.ft |



*Balcony sizes vary

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3 BEDROOM | TYPE A

| | |
|---------------------|-----------------------------|
| SUITE AREA | 123.13 Sq.m / 1325.36 Sq.ft |
| BALCONY AREA | 18.67 Sq.m / 200.96 Sq.ft |
| TOTAL BUILT-UP AREA | 141.80 Sq.m / 1526.32 Sq.ft |



*Balcony sizes vary