

TOWN
SQUARE
DUBAI

by NSHAMA

HAYAT
BOULEVARD
APARTMENTS



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The Master Plan

Town Square Dubai



Town Square Facts

- Size Equals to 11 Football Pitches
- 10 km Nature Trail Network
- 28,000 m2 of Green Area
- 3.4 km2 Cycling Paths
- Reel Cinema
- Central Park of over 50,000 m2
- 154,000 m2 of Parks
- Vida Hotel
- Over 600 Retail Outlets
- 8000 m2 Basketball Courts & Skate Parks
- 6 km Jogging Trails

Town Square Dubai

offers you a rare opportunity to live in one of the finest and most exclusive new developments in Dubai. Surrounded by areas of secluded private parkland, all apartments and townhouses are designed to offer a peerless level of specification and spacious accommodation.

The beautifully designed apartments and townhouses range in size, style and elegance and are accessed via private gated driveways.

Hayat Boulevard

Live amidst an enchanting, leafy boulevard that inspires and enriches. Your home comes with an open courtyard that includes a gorgeous pool, sun deck, a play area and active links to Town Square.



Interior

Contemporary design meets modern day functionality.
Soothing glazed porcelain floors, in-built wardrobes, en-suite bathroom, open-plan or closed kitchen, and roomy living areas are complemented with natural light.

Exterior

Every design has been planned to perfection.
From individual units to the complex as a whole, is crafted for the modern homebuyer.









Lifestyle

There’s a convenient podium brimming with shopping, dining and entertainment options in the building. With an exciting array of experiences , Hayat Boulevard is ideal for families to live and thrive.

Facilities

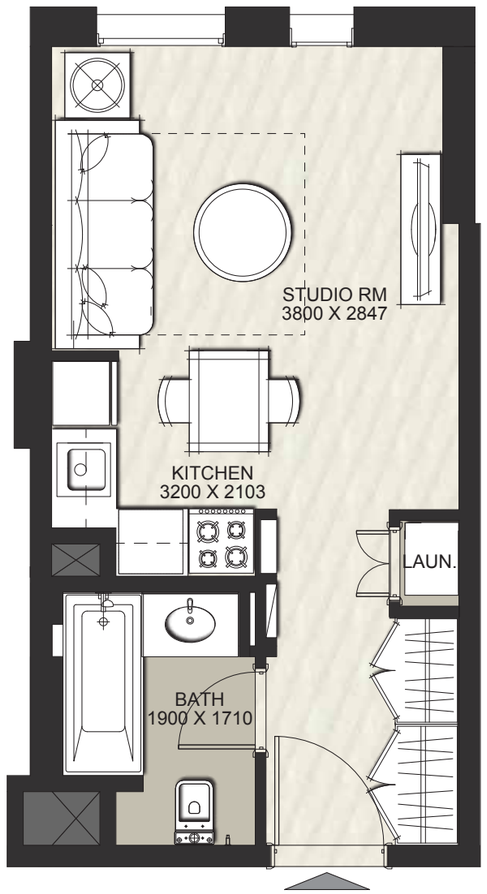
Overlooking the lush Boulevard Park, Hayat Boulevard offers an exquisite open courtyard dedicated for residents alone. It boasts of a gorgeous swimming pool, a relaxing sun deck and fun children’s play area.



STUDIO

Unit Type ST-C

AREA	MIN	MAX
SUITE	29.71 Sq.m /319.80 Sq.ft	31.09 Sq.m / 334.65 Sq.ft
BALCONY	0.00	0.00
TOTAL BUILT-UP AREA	29.71 Sq.m /319.80 Sq.ft	31.09 Sq.m / 334.65 Sq.ft

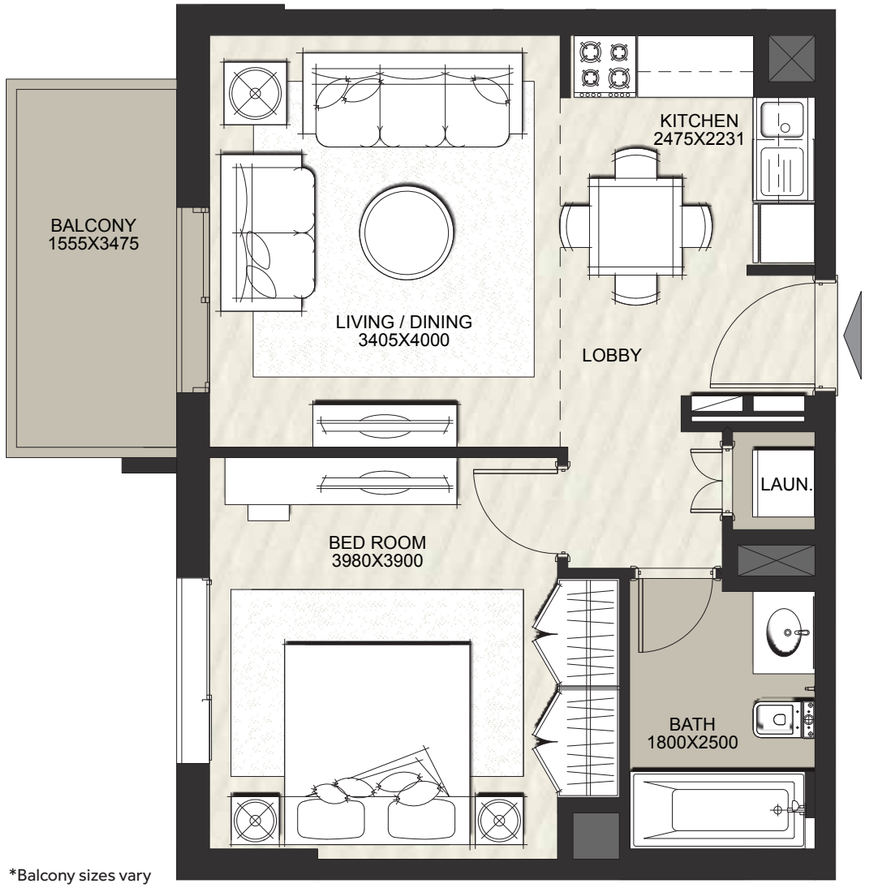


*Balcony sizes vary

ONE BEDROOM

Unit Type 1A

AREA	MIN	MAX
SUITE	48.67 Sq.m/523.88 Sq.ft	55.13 Sq.m / 593.41 Sq.ft
BALCONY	0.00	30.65 Sq.m / 329.91 Sq.ft
TOTAL BUILT-UP AREA	50.64 Sq.m / 545.08 Sq.ft	79.39 Sq.m / 854.55 Sq.ft



*Balcony sizes vary

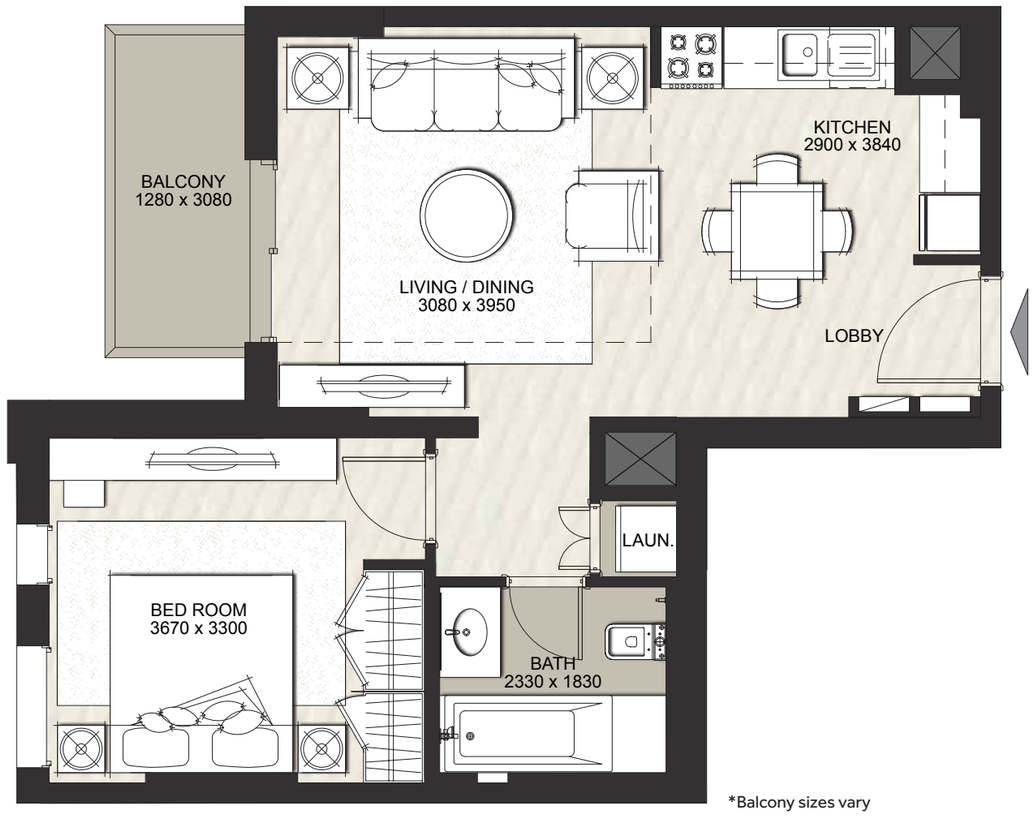
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ONE BEDROOM

Unit Type 1E

AREA	MIN	MAX
SUITE	51.04 Sq.m / 549.39 Sq.ft	51.31 Sq.m / 552.30 Sq.ft
BALCONY	4.94 Sq.m / 53.17 Sq.ft	4.96 Sq.m /53.39 Sq.ft
TOTAL BUILT-UP AREA	55.98 Sq.m / 602.56 Sq.ft	56.27 Sq.m / 605.69 Sq.ft



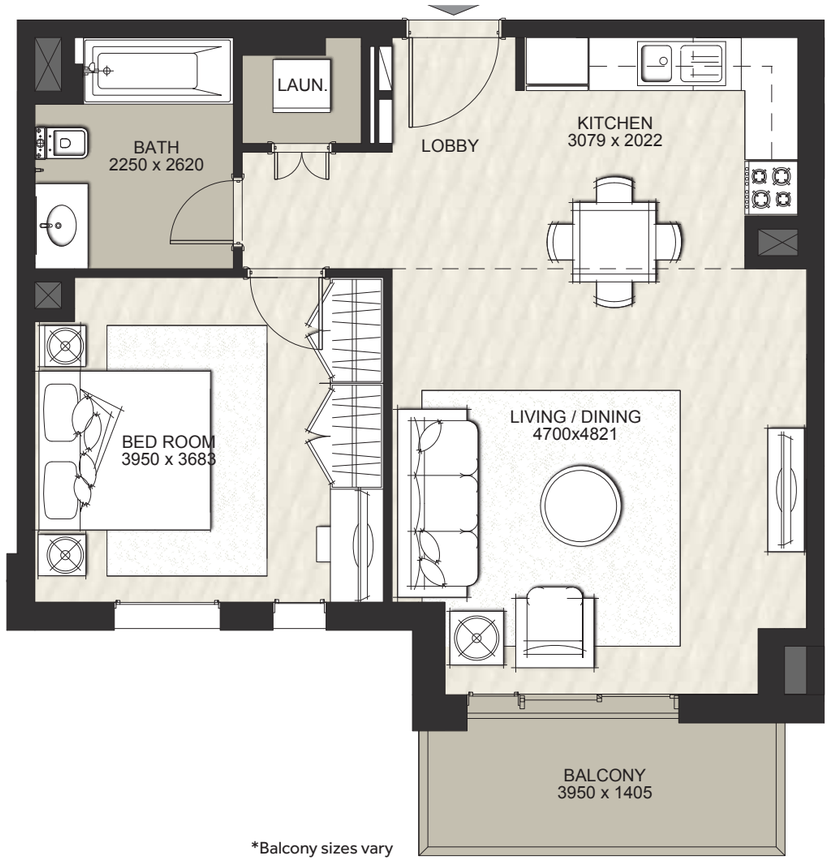
*Balcony sizes vary

TOWN SQUARE DUBAI
HAYAT BOULEVARD APARTMENTS

ONE BEDROOM

Unit Type 1H

AREA	MIN	MAX
SUITE	60.51 Sq.m / 651.32 Sq.ft	62.93 Sq.m / 677.37 Sq.ft
BALCONY	0.00	6.83 Sq.m /73.52 Sq.ft
TOTAL BUILT-UP AREA	62.28 Sq.m / 670.38 Sq.ft	69.73 Sq.m / 750.57 Sq.ft



*Balcony sizes vary

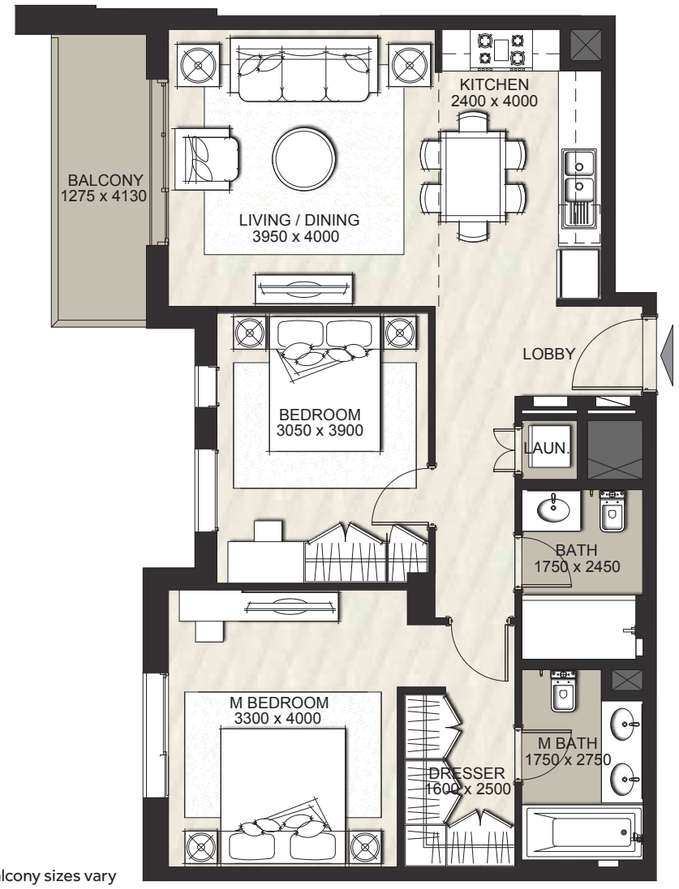
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TWO BEDROOM

Unit Type 2A

AREA	MIN	MAX
SUITE	79.76 Sq.m / 858.53 Sq.ft	80.52 Sq.m /866.71 Sq.ft
BALCONY	6.49 Sq.m /69.86 Sq.ft	57.11 Sq.m / 614.73 Sq.ft
TOTAL BUILT-UP AREA	86.85 Sq.m /934.85 Sq.ft	137.26 Sq.m / 1477.45 Sq.ft



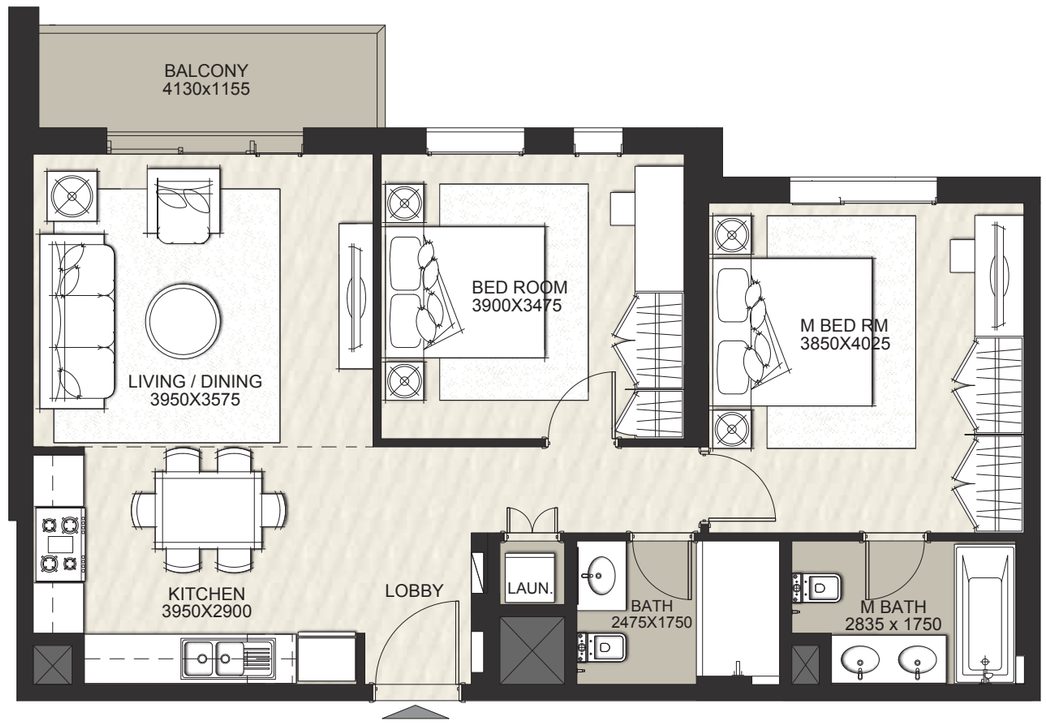
*Balcony sizes vary

TOWN SQUARE DUBAI
HAYAT BOULEVARD APARTMENTS

TWO BEDROOM

Unit Type 2B

AREA	MIN	MAX
SUITE	76.10 Sq.m / 819.13 Sq.ft	83.59 Sq.m / 899.76 Sq.ft
BALCONY	4.12 Sq.m / 44.35 Sq.ft	67.44 Sq.m / 725.92 Sq.ft
TOTAL BUILT-UP AREA	81.68 Sq.m / 879.20 Sq.ft	147.64 Sq.m / 1589.18 Sq.ft



*Balcony sizes vary

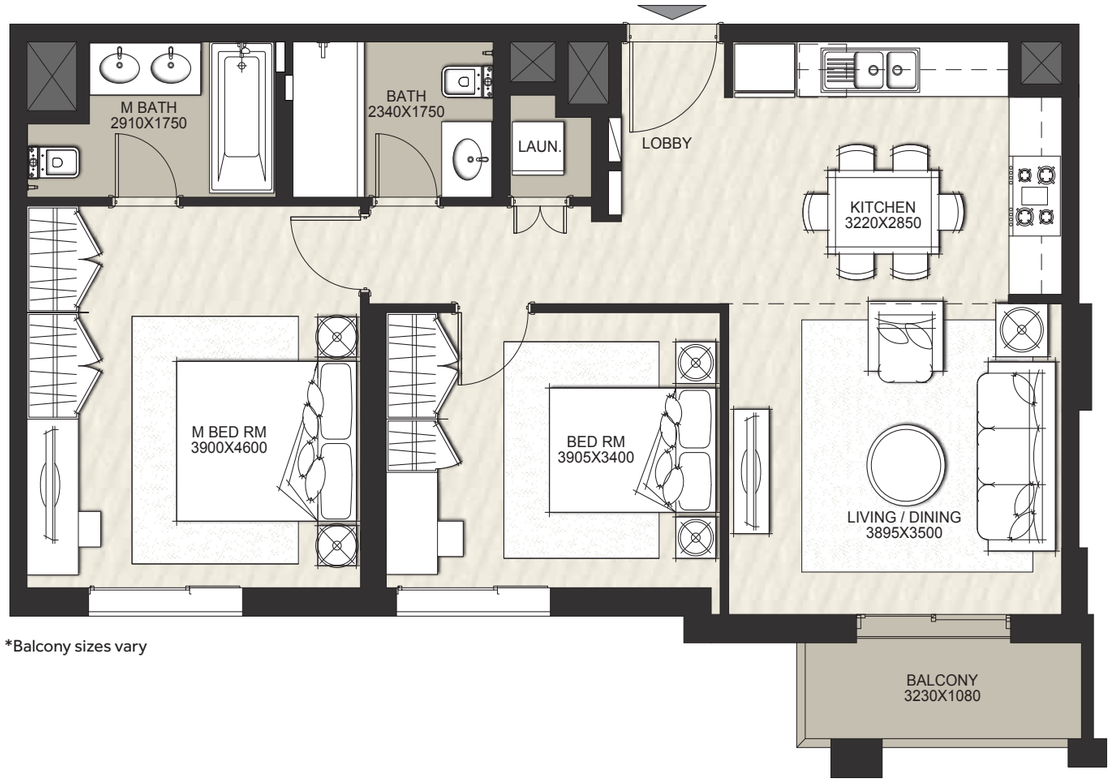
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TWO BEDROOM

Unit Type 2D

AREA	MIN	MAX
SUITE	76.92 Sq.m / 827.96 Sq.ft	77.61 Sq.m / 835.39 Sq.ft
BALCONY	4.65 Sq.m / 50.05 Sq.ft	16.49 Sq.m / 177.50 Sq.ft
TOTAL BUILT-UP AREA	81.62 Sq.m / 878.55 Sq.ft	93.87 Sq.m / 1010.41 Sq.ft

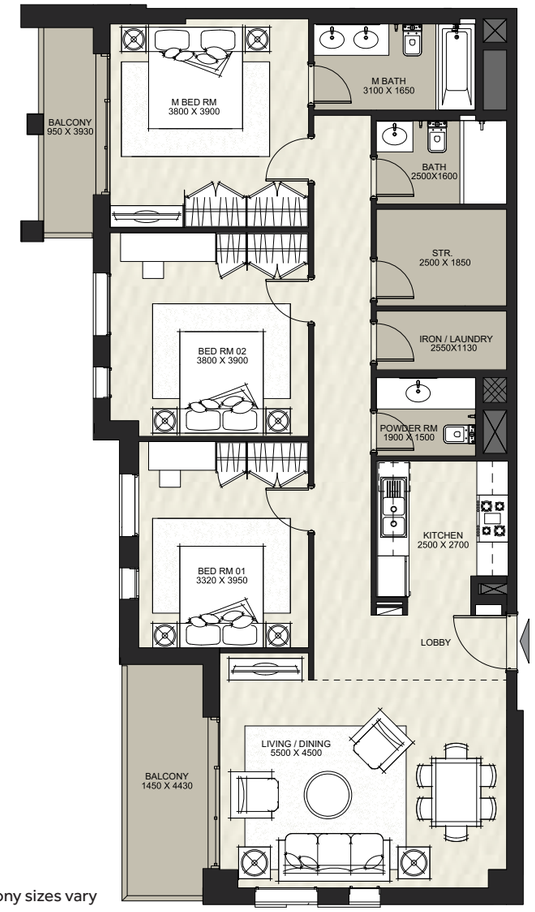


*Balcony sizes vary

THREE BEDROOM

Unit Type 3B

AREA	MIN	MAX
SUITE	116.80 sq.m /1257.22 sq.ft	119.06 Sq.m / 1281.55 Sq.ft
BALCONY	7.67 Sq.m / 82.56 Sq.ft	106.69 sq.m / 1148.40 sq.ft
TOTAL BUILT-UP AREA	126.62 Sq.m / 1362.93 Sq.ft	223.86 Sq.m / 2409.61 Sq.ft



*Balcony sizes vary

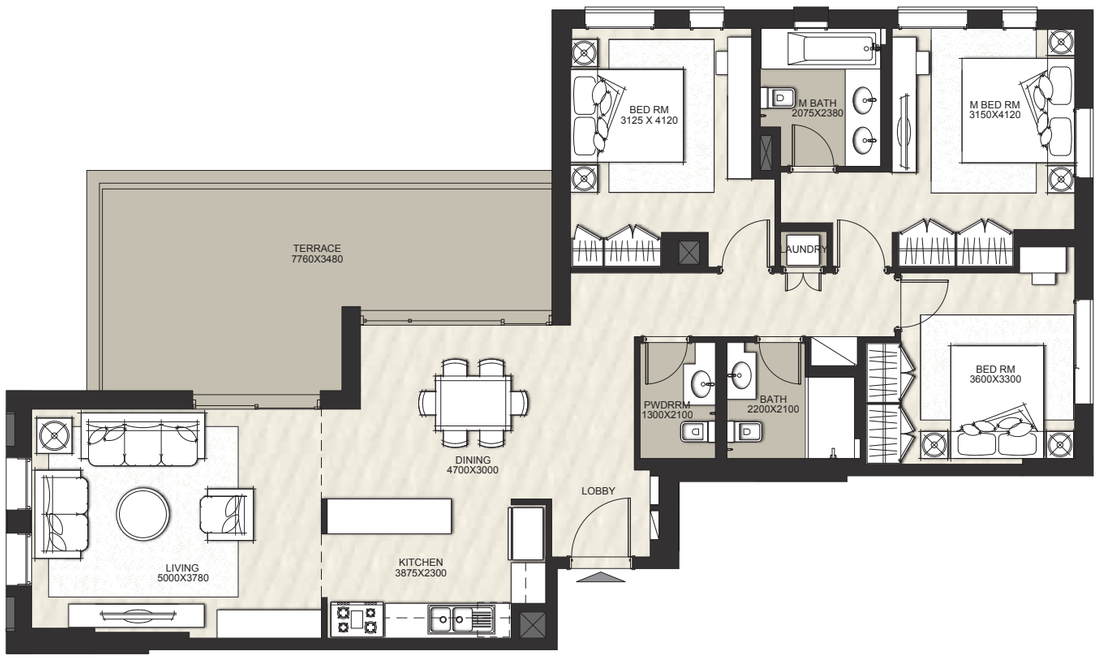
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THREE BEDROOM

Unit Type 3E

AREA	MIN	MAX
SUITE	114.18 Sq.m / 1229.02 Sq.ft	115.19 Sq.m / 1239.89 Sq.ft
BALCONY	26.11 Sq.m / 281.05 Sq.ft	26.49 Sq.m /285.14 Sq.ft
TOTAL BUILT-UP AREA	140.29 Sq.m / 1510.07 Sq.ft	141.36 Sq.m / 1521.59 Sq.ft



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