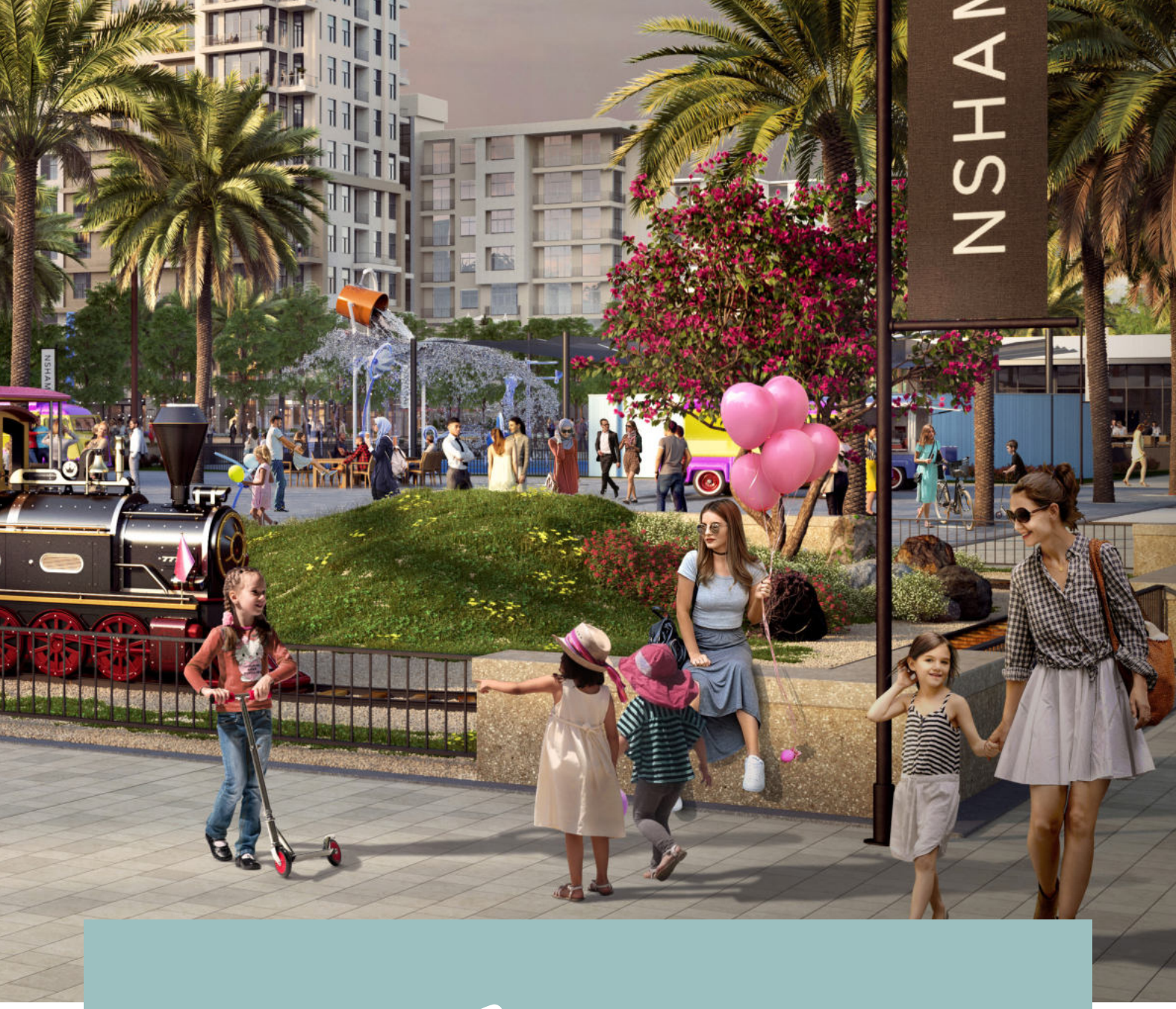


The Diplomat

RESIDENCES

TOWN SQUARE DUBAI



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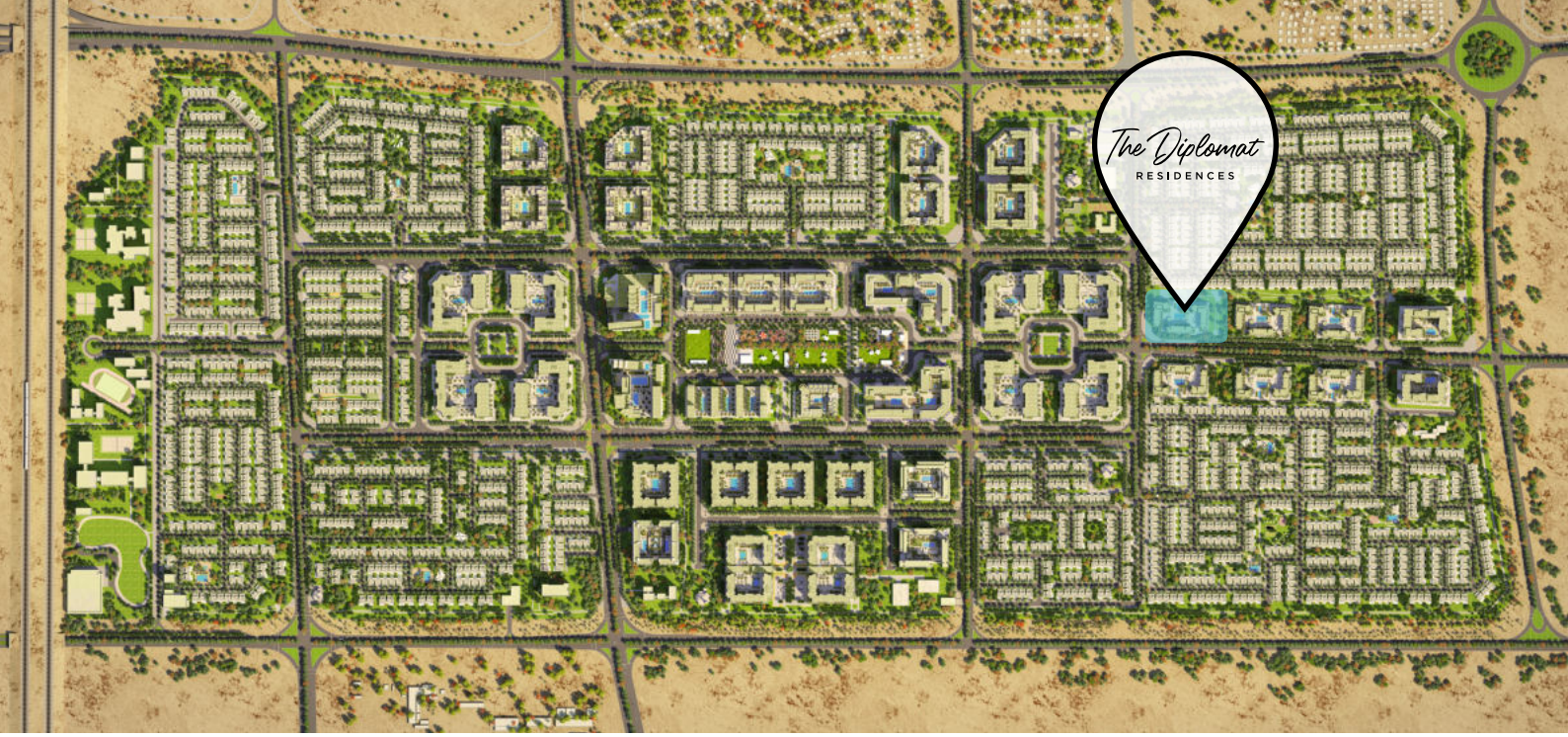
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Community Facilities

- Town Square Park
- Swimming Pool
- GYM
- Basket Ball Courts
- Football Pitch
- Cycling Track
- Jogging Track
- Retail Outlets
- Restaurants & Cafes
- Skate Park
- Barbeque Area
- Clinics
- Pharmacies
- Fitness Club
- Tailor Shop
- Squash & Tennis Court
- Kids Play Area
- Splash Pad
- Carousel
- Kids Train
- Padel Tennis Court
- Dog Park
- Veterinary Clinic
- Pet Shop
- Laundry Shop
- Grooming & Beauty Services
- Nurseries
- Mosque
- Supermarkets
- Outdoor Cinema



Town Square Dubai

by leading developer NSHAMA is a fully-integrated community that offers all the services and facilities you need. It has set a new benchmark with its class of living, raising the expectations of homeowners seeking a modern lifestyle.

Surrounded by landscaped gardens, the beautifully designed apartments range in size and style, offering ultimate privacy and peace of mind.

About The Diplomat Residences

Your home is like life itself, alive and vital. Every square inch of it reflects your personality. And your apartment at THE DIPLOMAT Residences fits neatly into what you have in mind.

Aesthetic and functional, every detail has found its way into the interiors. You have a choice of intuitive floor plans that let you accent and define your home the way you want it.

Every studio, 1, 2 and 3 bedroom apartments offer you the versatility to create a home you can truly call your own.


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Interior

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 modern day kitchen layouts entail scratch and stain proof prep counters, overhead cabinets and glazed porcelain tile flooring.







Exterior

Every design has been planned to perfection.

From individual units to the complex as a whole, is crafted for the modern homebuyer.


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PAUL CAFE



Facilities

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

THE DIPLOMAT Residences at Town Square Dubai has a convenient shopping podium in the building, a gorgeous swimming pool in the courtyard and all amenities one would expect from a world-class residential address.





Lifestyle

Town Square Park is an urban green space with vast open landscapes that offers plenty of options for activities.

The 37,000 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.




FASHION

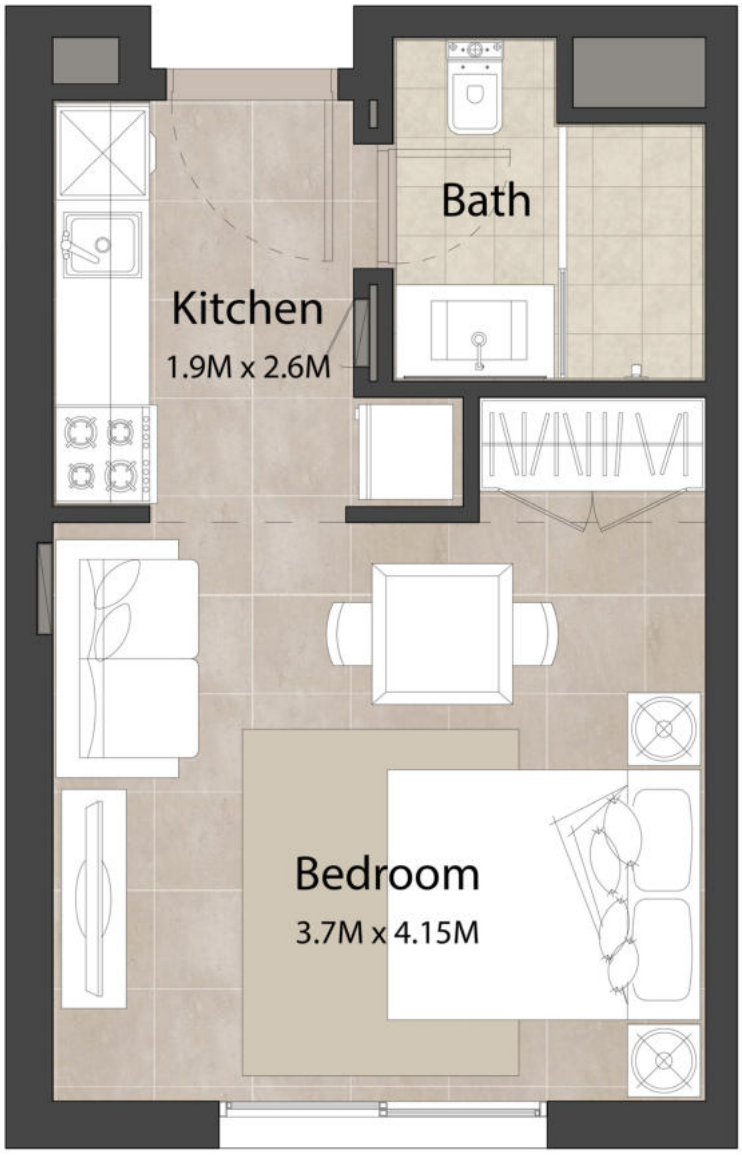


Floor Plans

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STUDIO
Unit Type A

AREA	MIN	MAX
SUITE	29.53 Sq.m / 317.86 Sq.ft	29.53 Sq.m / 317.86 Sq.ft
TOTAL BUILT-UP AREA	29.53 Sq.m / 317.86 Sq.ft	29.53 Sq.m / 317.86 Sq.ft



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&EO. The developer reserves the right tomake revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

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1 BEDROOM

Unit Type A

AREA	MIN	MAX
SUITE	52.70 Sq.m / 567.26 Sq.ft	52.70 Sq.m / 567.26 Sq.ft
BALCONY	5.07 Sq.m / 54.57 Sq.ft	5.07 Sq.m / 54.57 Sq.ft
TOTAL BUILT-UP AREA	57.77 Sq.m / 621.83 Sq.ft	57.77 Sq.m / 621.83 Sq.ft



*Balcony sizes vary

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1 BEDROOM

Unit Type B

AREA	MIN	MAX
SUITE	51.54 Sq.m / 554.77 Sq.ft	51.54 Sq.m / 554.77 Sq.ft
BALCONY	8.30 Sq.m / 89.34 Sq.ft	8.30 Sq.m / 89.34 Sq.ft
TOTAL BUILT-UP AREA	59.84 Sq.m / 644.11 Sq.ft	59.84 Sq.m / 644.11 Sq.ft



*Balcony sizes vary

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2 BEDROOM
Unit Type A

AREA	MIN	MAX
SUITE	78.36 Sq.m / 843.46 Sq.ft	79.58 Sq.m / 856.59 Sq.ft
BALCONY	4.74 Sq.m / 51.02 Sq.ft	5.28 Sq.m / 56.83 Sq.ft
TOTAL BUILT-UP AREA	83.64 Sq.m / 900.29 Sq.ft	84.32 Sq.m / 907.61 Sq.ft



*Balcony sizes vary

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2 BEDROOM
Unit Type B

AREA	MIN	MAX
SUITE	76.61 Sq.m / 824.62 Sq.ft	79.69 Sq.m / 857.78 Sq.ft
BALCONY	8.35 Sq.m / 89.88 Sq.ft	8.35 Sq.m / 89.88 Sq.ft
TOTAL BUILT-UP AREA	84.96 Sq.m / 914.50 Sq.ft	88.04 Sq.m / 947.65 Sq.ft



*Balcony sizes vary

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3 BEDROOM

Unit Type A

AREA	MIN	MAX
SUITE	119.82 Sq.m / 1289.73 Sq.ft	119.82 Sq.m / 1289.73 Sq.ft
BALCONY	15.83 Sq.m / 170.39 Sq.ft	15.83 Sq.m / 170.39 Sq.ft
TOTAL BUILT-UP AREA	135.65 Sq.m / 1460.12 Sq.ft	135.65 Sq.m / 1460.12 Sq.ft



*Balcony sizes vary

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