

TOWN
SQUARE
DUBAI

by NSHAMA

WARDA II

APARTMENTS

TOWN SQUARE PARK







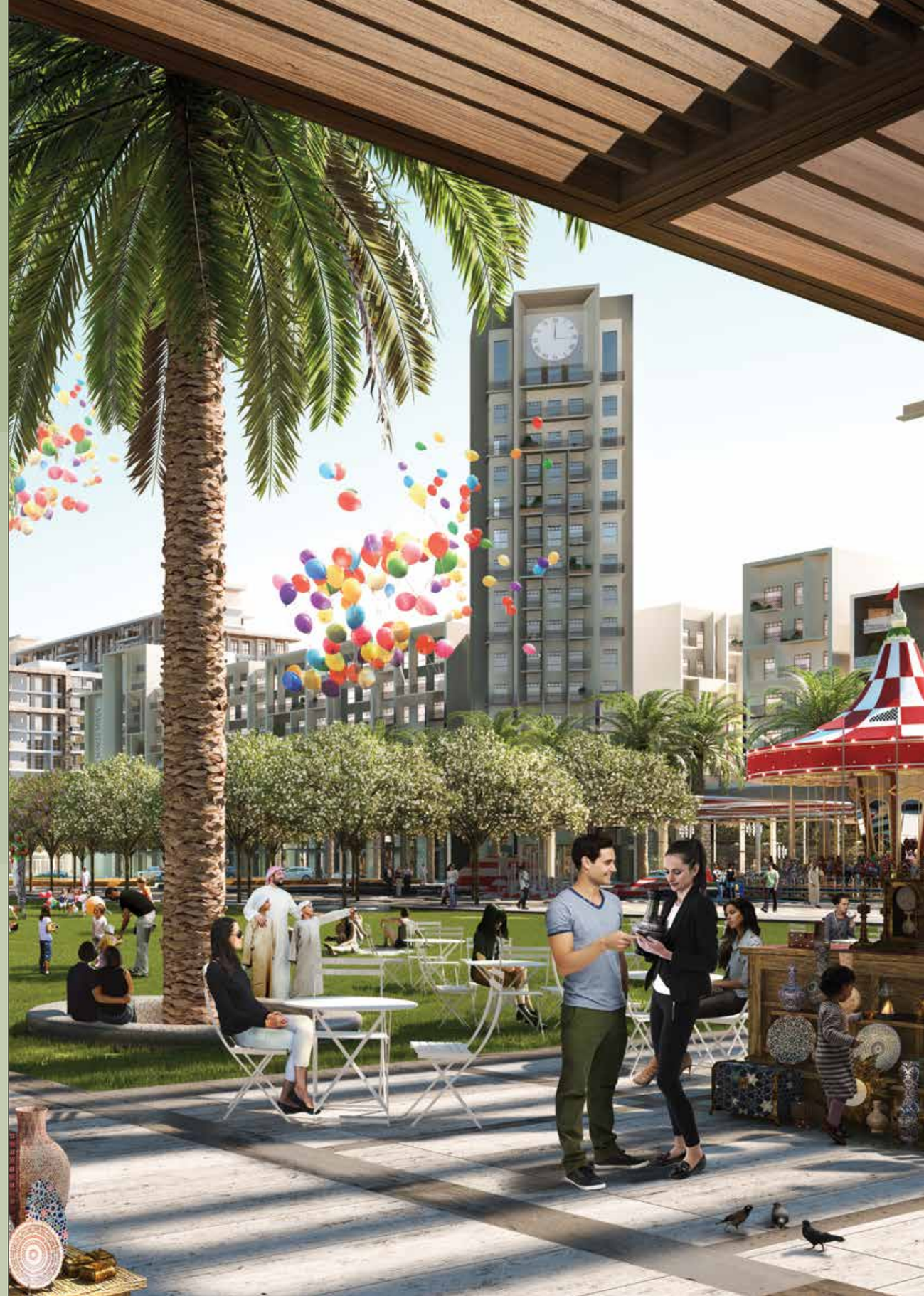
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The Master Plan

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.

Warda II

Town Square Park

Whether you're a first-time buyer looking for a secure investment, about to start a family, or simply want to enjoy a new and lively part of town, Warda at Town Square Park is the perfect location.

This warm community is a place of opportunity and endless possibilities.

Interior

From floor to ceiling, beautiful interior design covers the interior of all Warda apartments.

Every element and each feature has been intricately designed to create a warm and welcoming home.





Exterior

Every inch of the exterior has been designed with great attention and precision to create a stunning residential facility that is easy on the eye.

Lifestyle

Town Square Park is a hive of activity that is bursting with energy. An abundance of beauty can be found all around you in the 37,000 square metre park, jogging paths, cycling routes and nature trails.

With al fresco coffee shops, hundreds of retail stores, and a cinema too, you're only a few steps away from fun and excitement.



Facilities

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

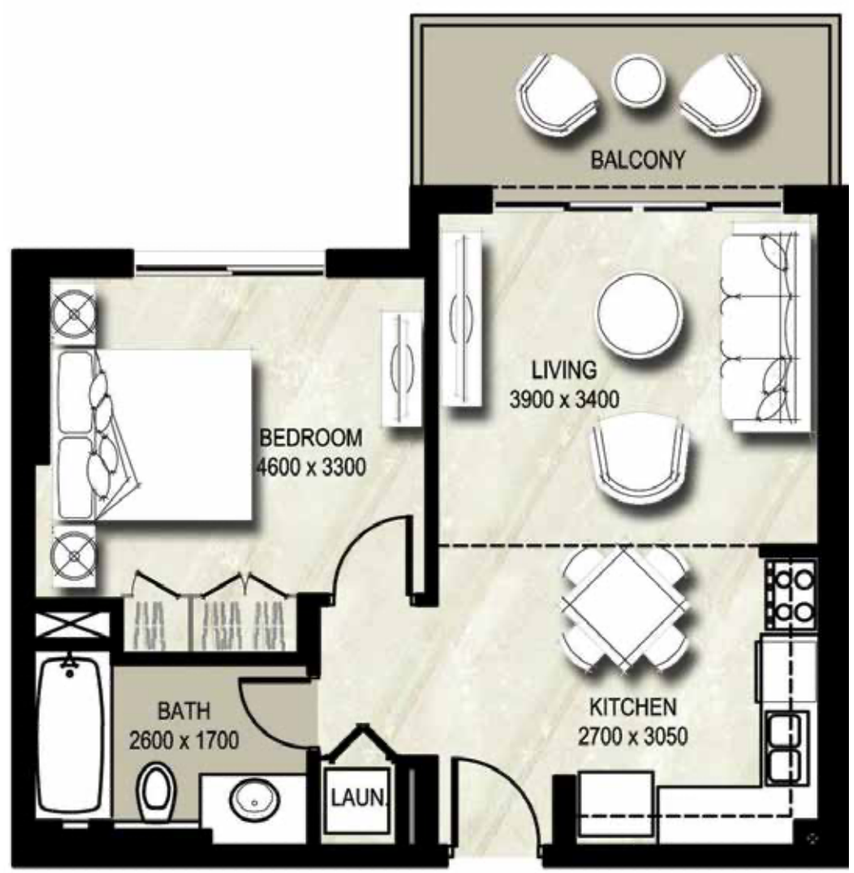
Located at the heart of the development, Warda at Town Square Park has a convenient shopping podium in the building, a gorgeous swimming pool in the courtyard and all amenities one would expect from a world-class residential address.



1BHK

Unit Type 1A

AREA	MIN	MAX
SUITE	50.56 Sq.m / 544.22 Sq.ft	51.04 Sq.m / 549.39 Sq.ft
BALCONY	5.34 Sq.m / 57.48 Sq.ft	64.38 Sq.m / 692.98 Sq.ft
TOTAL BUILT-UP AREA	55.90 Sq.m / 601.70 Sq.ft	114.97 Sq.m / 1237.53 Sq.ft



*Balcony sizes vary

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.

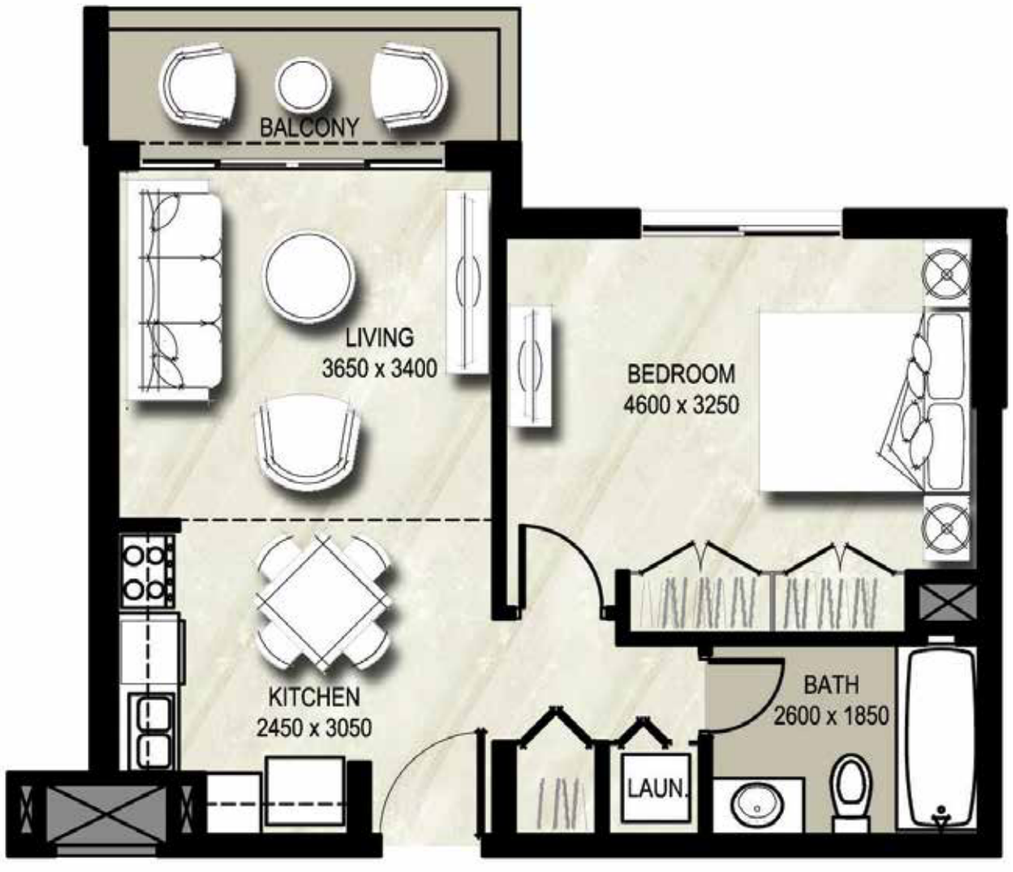
TOWN SQUARE DUBAI

WARDA II APARTMENTS
TOWN SQUARE PARK

1BHK

Unit Type 1B

AREA	MIN	MAX
SUITE	52.78 Sq.m / 568.12 Sq.ft	52.94 Sq.m / 569.84 Sq.ft
BALCONY	5.72 Sq.m / 61.57 Sq.ft	52.09 Sq.m / 560.69 Sq.ft
TOTAL BUILT-UP AREA	58.57 Sq.m / 630.44 Sq.ft	105.03 Sq.m / 1130.53 Sq.ft



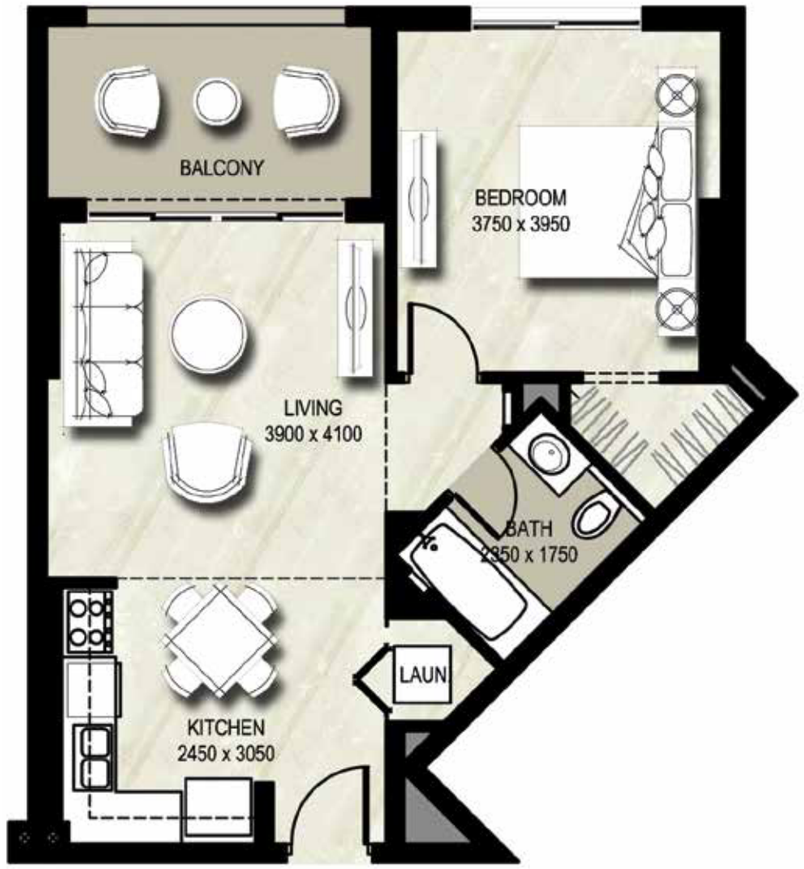
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1BHK

Unit Type 1C

AREA	MIN	MAX
SUITE	54.40 Sq.m / 585.56 Sq.ft	56.08 Sq.m / 603.64 Sq.ft
BALCONY	8.45 Sq.m / 90.96 Sq.ft	50.84 Sq.m / 547.24 Sq.ft
TOTAL BUILT-UP AREA	62.85 Sq.m / 676.51 Sq.ft	106.37 Sq.m / 1144.96 Sq.ft



*Balcony sizes vary

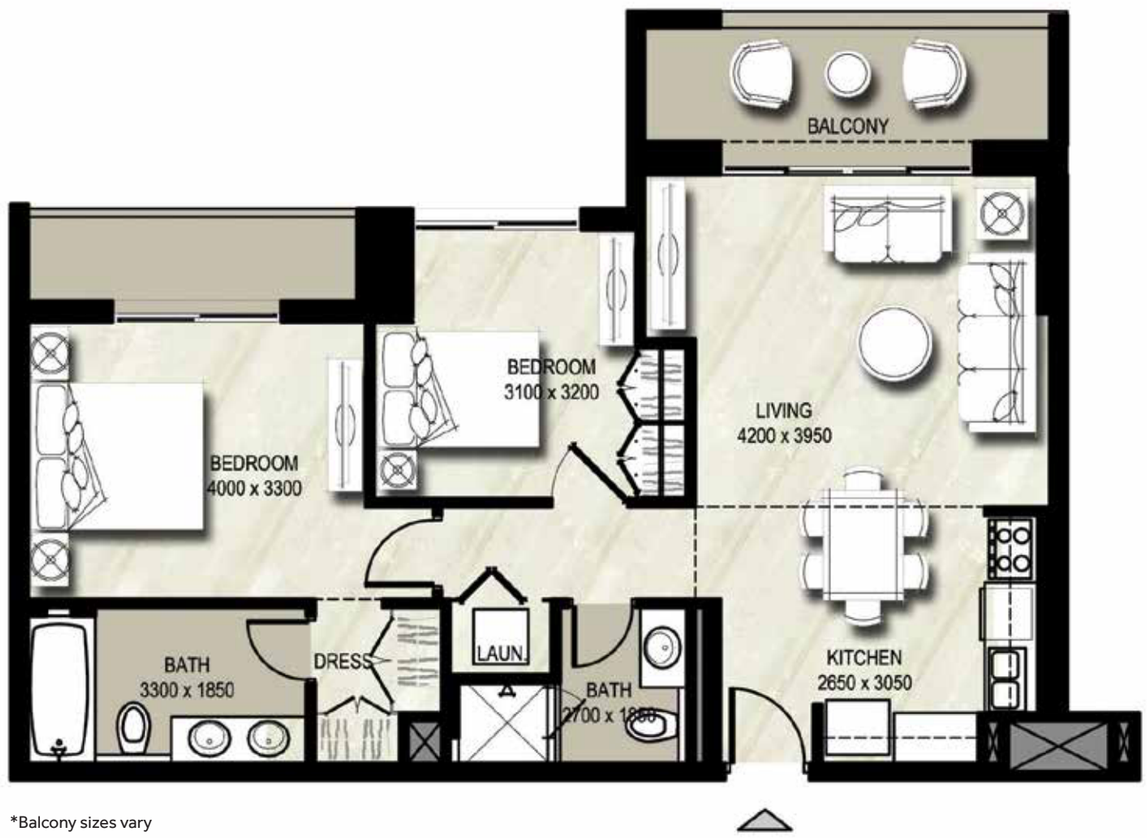
TOWN SQUARE DUBAI

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TOWN SQUARE PARK

2BHK

Unit Type 2A

AREA	MIN	MAX
SUITE	77.14 Sq.m / 830.33 Sq.ft	77.96 Sq.m / 839.15 Sq.ft
BALCONY	8.02 Sq.m / 86.33 Sq.ft	91.87 Sq.m / 988.88 Sq.ft
TOTAL BUILT-UP AREA	85.82 Sq.m / 923.76 Sq.ft	169.03 Sq.m / 1819.42 Sq.ft



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2BHK

Unit Type 2B

AREA	MIN	MAX
SUITE	76.98 Sq.m / 828.61 Sq.ft	82.64 Sq.m / 889.53 Sq.ft
BALCONY	7.95 Sq.m / 85.57 Sq.ft	75.48 Sq.m / 812.46 Sq.ft
TOTAL BUILT-UP AREA	85.02 Sq.m / 915.15 Sq.ft	154.05 Sq.m / 1658.18 Sq.ft



*Balcony sizes vary

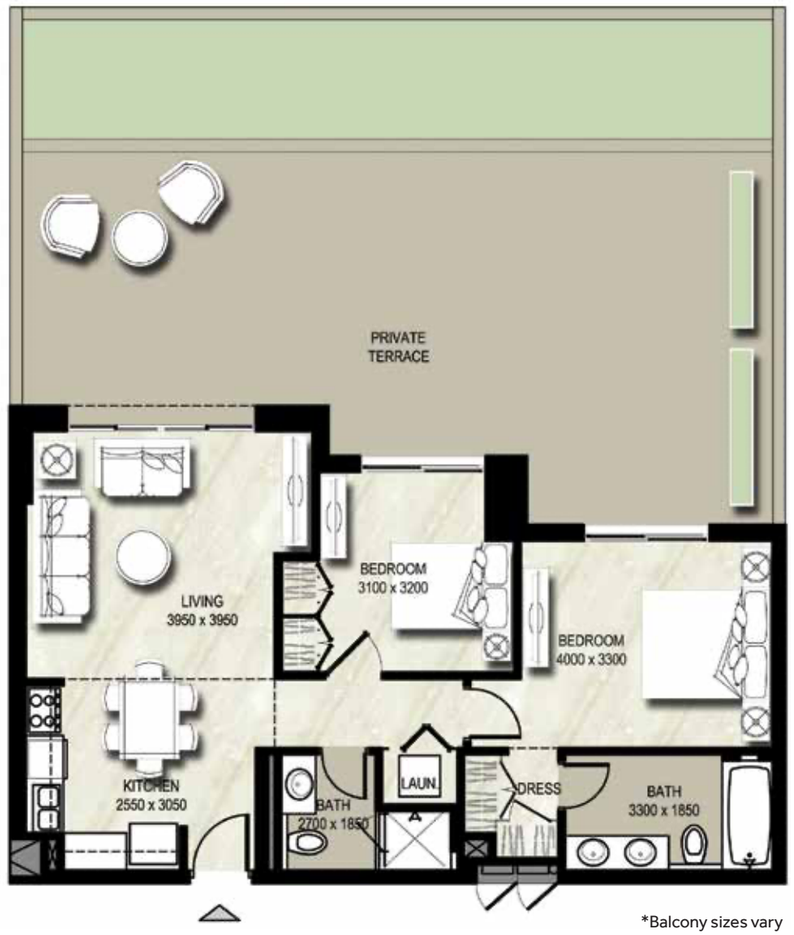
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TOWN SQUARE PARK

2BHK

Unit Type 2C

AREA	MIN	MAX
SUITE	74.99 Sq.m / 807.19 Sq.ft	76.99 Sq.m / 828.71 Sq.ft
BALCONY	8.41 Sq.m / 90.52 Sq.ft	88.85 Sq.m / 956.37 Sq.ft
TOTAL BUILT-UP AREA	83.63 Sq.m / 900.19 Sq.ft	164.83 Sq.m / 1774.22 Sq.ft



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3BHK

Unit Type 3A

AREA	MIN	MAX
SUITE	110.66 Sq.m / 1191.13 Sq.ft	110.78 Sq.m / 1192.43 Sq.ft
BALCONY	12.93 Sq.m / 139.18 Sq.ft	84.31 Sq.m / 907.51 Sq.ft
TOTAL BUILT-UP AREA	123.71 Sq.m / 1331.60 Sq.ft	194.97 Sq.m / 2098.64 Sq.ft



*Balcony sizes vary

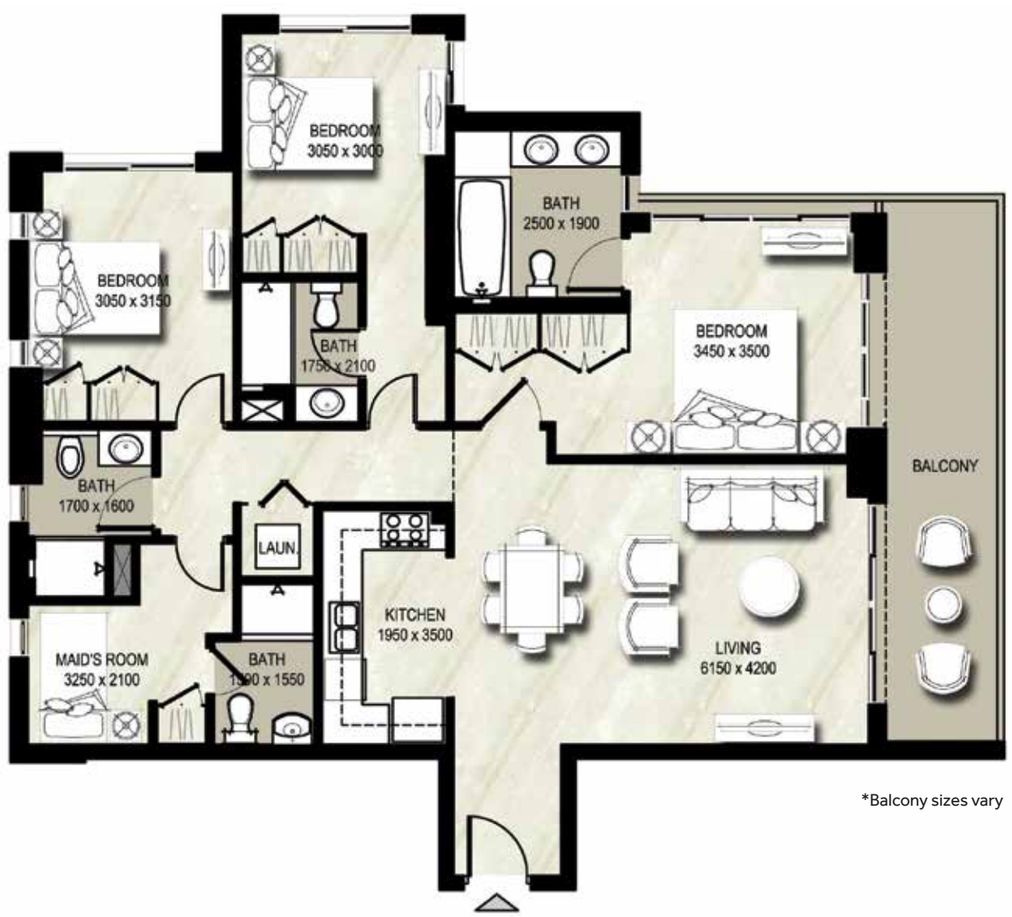
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3BHK

Unit Type 3B

AREA	MIN	MAX
SUITE	117.78 Sq.m / 1267.77 Sq.ft	120.29 Sq.m / 1294.79 Sq.ft
BALCONY	15.86 Sq.m / 170.72 Sq.ft	152.64 Sq.m / 1643.00 Sq.ft
TOTAL BUILT-UP AREA	133.67 Sq.m / 1438.81 Sq.ft	271.13 Sq.m / 2918.42 Sq.ft



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