TOWN
SQUARE
DUBAI

by NSHAMA

The Regent

Residences





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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



About

TOWN **SQUARE DUBAI**

A vibrant community offering elegantly designed homes and amenities for Urban living.

With a central park and other 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 has everything you need!



The Regent Residences

Aesthetic and functional - each space is carefully designed to offer you a home you can truly call your own!

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.



Retail outlets & F&B





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

The facade design has a contemporary approach to ensure warm interiors with natural lighting. 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 REGENT Residences 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 gyms, 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 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.

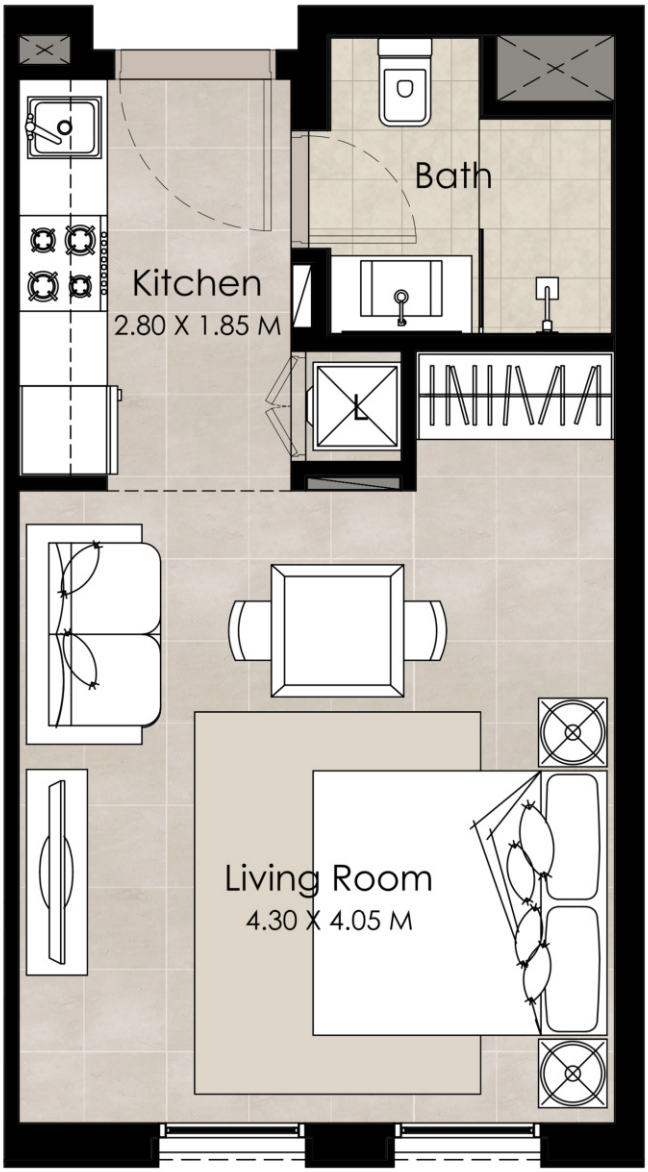


Floor Plans



STUDIO
Unit Type A

AREA	
SUITE	31.26 Sq.m / 336.48 Sq.ft
TOTAL BUILT-UP AREA	31.26 Sq.m / 336.48 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.

1 BEDROOM

Unit Type A

AREA	
SUITE	51.85 Sq.m / 558.06 Sq.ft
BALCONY	6.4 Sq.m / 68.88 Sq.ft
TOTAL BUILT-UP AREA	58.25 Sq.m / 626.94 Sq.ft



*Balcony sizes vary

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2 BEDROOM
Unit Type A

AREA	
SUITE	87.99 Sq.m / 947.03 Sq.ft
BALCONY	19.52 Sq.m / 210.09 Sq.ft
TOTAL BUILT-UP AREA	107.51 Sq.m / 1157.13 Sq.ft



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2 BEDROOM
Unit Type D

AREA	
SUITE	83.69 Sq.m / 900.75 Sq.ft
BALCONY	6.4 Sq.m / 68.88 Sq.ft
TOTAL BUILT-UP AREA	90.09 Sq.m / 969.63 Sq.ft



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2 BEDROOM

Unit Type L

AREA	
SUITE	86.52 Sq.m / 931.21 Sq.ft
BALCONY	7.08 Sq.m /76.20 Sq.ft
TOTAL BUILT-UP AREA	93.6 Sq.m / 1007.41 Sq.ft



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2 BEDROOM

Unit Type P

AREA	
SUITE	84.09 Sq.m / 905.05 Sq.ft
BALCONY	7.08 Sq.m / 76.20 Sq.ft
TOTAL BUILT-UP AREA	91.17 Sq.m / 981.26 Sq.ft



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3 BEDROOM
Unit Type B

AREA	
SUITE	120.51 Sq.m / 1297.04 Sq.ft
BALCONY	21.03 Sq.m / 226.34 Sq.ft
TOTAL BUILT-UP AREA	141.54 Sq.m / 1523.39 Sq.ft



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