

Rise &  
Shine

TOWN  
SQUARE  
DUBAI

by NSHAMA

NOOR  
TOWNHOUSES

5th Fastest  
Growing City  
in the World

360  
Sunny  
Days

5th Safest  
City in the  
World

Political  
Stability

# DUBAI

Welcome to the **greatest city** in the world...

Nearly 0%  
Crime Rate

2nd  
Most Popular  
Shopping  
Destination  
in the World

World Class  
Infrastructure

0% Personal  
Income Tax



# Transforming lives in Dubai one home at a time

Welcome to Town Square, Dubai brought to you by Nshama.

Born in Dubai, and relatively new on the scene, Nshama is developing one of the UAE's most sizeable residential projects at price-points that people can afford.

Aimed at mid-income residents looking to own their own home, Town Square, Dubai has risen to the challenge when it comes to combining quality homes with community amenities that can be enjoyed by all the family.

Town Square, Dubai is a vibrant community with abundant amenities for healthy living, all within a short commute to the best that Dubai has to offer.

Soon to become home to 85,000 people in the form of townhouses and apartments, 4,947 homes are currently underway and AED 3.0 billion of awarded contracts have already been mobilised.

In December 2017, the first 2,000 homes will be handed over, only a few months after the first homes were sold.



"All our projects are similarly planned to meet the growing middle-income demand for end-user homes, led by our vision to bring a new lifestyle choice to Dubai that transforms the lives of people."

**FRED DURIE**  
CEO-NSHAMA

# *A Destination Community*





# No Ordinary Day

Live each day like no other at Town Square, Dubai. A metropolis of communities designed around a passion for healthy living.

Whether you are lover of the outdoor life, or prefer the convenience of city living, Town Square, Dubai has it all.

A modern selection of townhouses and apartments have been carefully crafted to appeal to all types of families, all looking for the perfect place to call home.

So, if you long to start your mornings with a jog along a scenic running track or swim in the community pool, dream of coming home to a neighbourhood full of dining and entertainment options, look no further than Town Square, Dubai.





# Welcome Home

## What do you look for in an ideal home?

Location, space, aesthetics and facilities are all considerations when looking for a new place to live. At Town Square, Dubai you can have it all.

Introducing Noor Townhouses, three leafy neighbourhoods easily connected by luscious landscaping and outdoor areas. Each with a distinct style and elegance and a bespoke community club designed for all residents to enjoy.

Noor Townhouses come in a choice of three and four bedrooms, making it a first choice for families looking for the ideal place to call home.





*Built With  
You In Mind*



### Swimming Pools

After a stressful day at work, a splash in the pool, doesn't seem like a bad idea, does it? Each community club will consist of a swimming pool for adults and a pool designed just for the little ones to play in.



### Cycling Paths

Grab your bicycle buddy and bask into the beauty of the twilight skies of Dubai at Town Square. There are dedicated tracks for all bike-enthusiasts. What better way to keep them extra pounds off?



### Jogging Trails

Jogging is not only a good way to keep those extra pounds at bay, but also keeps your heart strong in the long run. Town Square Dubai caters to the needs of all those who admire a good sprint to escape from the city lights into pure serenity.



### Fitness Gym

Every Fitness Gym at the community club in Town Square houses the finest exercise equipment for development and well-being of all residents. You could be a beginner or an expert, there's a machine for everyone!



### Tennis Courts

There is no doubt that tennis is one of the best sports to practice. And a sport this good, deserves the best court. An open tennis court for you to enjoy in your neighborhood with your loved ones. At Town Square, we left no stone unturned.



### Kids Playground

In the technological age, outdoor activities are more essential than ever for the current generation. Accustom your child with the beauty of nature, when in Town Square Dubai. Secure slides and swings, something a child can never say no to!



Living at Noor, you'll never miss the sunrise again, the light and airy design keeps you in touch with the outdoor elements at every available opportunity.

The spacious design of Noor allows plenty of space for living and entertaining in the heart of the home.

While enjoying the delights of the indoors, Noor will keep you well connected with the outdoors, thanks to the high speed fiber optic installed in every home.







The minute you step out of your home you will find yourself in the vicinity of all things serene and enjoyable.

Established landscaping, wide pavements and safe places for children to play with their friends, can be found in all three of Noor's communities.

# PEOPLE IN TOWN

Who better than the **Top 3 Property Consultants** at Nshama to tell you what life is like at Town Square Dubai. Here's what they had to say...



**George Fakhry**  
Senior Property Advisor

George Fakhry has been one of the top three Senior Property Advisors at Nshama since the start of the Town Square Project.

George has seen the project pick-up since the beginning of time. "I still remember the time there were hundreds of people lined up outside our Visitor Centre in Downtown Dubai for the launch of the Zahra Townhouses," he said when asked about how the initial stage of the project.

**"If I were to invest in a property with Nshama, which I probably will, it would be the Warda apartments, as it is in the heart of Town Square, Dubai and overlooks the entire community."**



**Sheryl D'Mello**  
Senior Manager, Sales

Sheryl D'Mello is the Senior Sales Manager at Nshama with sixteen years of experience.

**"You never need to leave the area. There's one of the finest Vida Town Square establishments, Reel cinemas and over 600 retail stores more to come,"** she expressed when talking about the numerous amenities at Town Square Dubai.

Sheryl is a proud property owner at Town Square Dubai.

She too would like her next investment to be in the Warda Apartments, as it has the best positioning and views of them all. If Sheryl keeps closing deals at this rate, her investment seems like it's in the near future.



**Sheida Soudbakhsh**  
Senior Property Consultant

**"I love it!** Nshama is my home, my future and my significant other. I am here even on the days that I am off. My friends constantly ask me to stop talking about the project because I have already made them invest in one home at Town Square Dubai," said Sheida with much passion when asked about her thoughts on the new development.

When asked about what the most important aspect of the project is, she said, "Facilities. The entire area is fully equipped with everything you can think of. There are community centers allocated for each block, jogging tracks, play areas for kids. What's not to love!"

Sheida is confident that this project is everyone's dream, and Nshama has made it possible for them to own property at a very affordable price point. She concluded her interview with the statement – Nshama is the future.



## Todd Wilford

Director, Projects

Town Square, Dubai is forging ahead at speed and our first 2,000 handovers will be taking place in December 2017. This accelerating pace has been set by Todd Wilford, who brings to Nshama a wealth of experience in managing sizeable construction projects in the UAE and Australia. Todd's most notable achievements include the famous Emaar Original 6 Towers in Dubai Marina, The Burj Khalifa and Atlantis, The Palm Jumeirah.

## Neeraj Kuletha

Senior Manager, Operations

Hands on and never far away, Neeraj has played a fundamental part in the success of Town Square, Dubai. His challenging role involves the management of suppliers and contractors across the board, ensuring that projects are delivered on time and to budget. Neeraj has several noticeable achievements like Hyatt Regency and Grosvenor House 2. His latest achievement has been the successful move to our brand new Nshama Sales Centre. Check out Neeraj's hard work for yourself and visit our new home on MBR Boulevard, Downtown Dubai.



## Muhammed Sajeer

Director, Infrastructure

With over 25 years of experience, Muhammed has played a key role in the development of the infrastructure services such as roads, power and water supplies at Town Square, Dubai. His expertise has proven to be a tremendous benefit to Nshama so far as you can see for yourself through the progress we are making. In addition to this, Muhammed has also completed a number of sizeable projects in the UAE, Saudi Arabia, Qatar and India.



# SWIM, BIKE, RUN

## AROUND TOWN

Work your body to the best of its ability at the state-of-the-art amenities, only at Town Square Dubai.



Prepare to be amazed at the vast expanse of recreational activities available at Town Square, Dubai. At Noor, you will enjoy pedestrian access to the community clubs and centres.

Both entry points to Noor have a 24 hour security gatehouse to ensure the safety of your family and friends.

The community club consists of swimming pools, kids swimming pool, gym, showers, changing areas allotted to men and women, a kids playground and tennis court.

