

TOWN
SQUARE
DUBAI

by NSHAMA



THE HAMILTON

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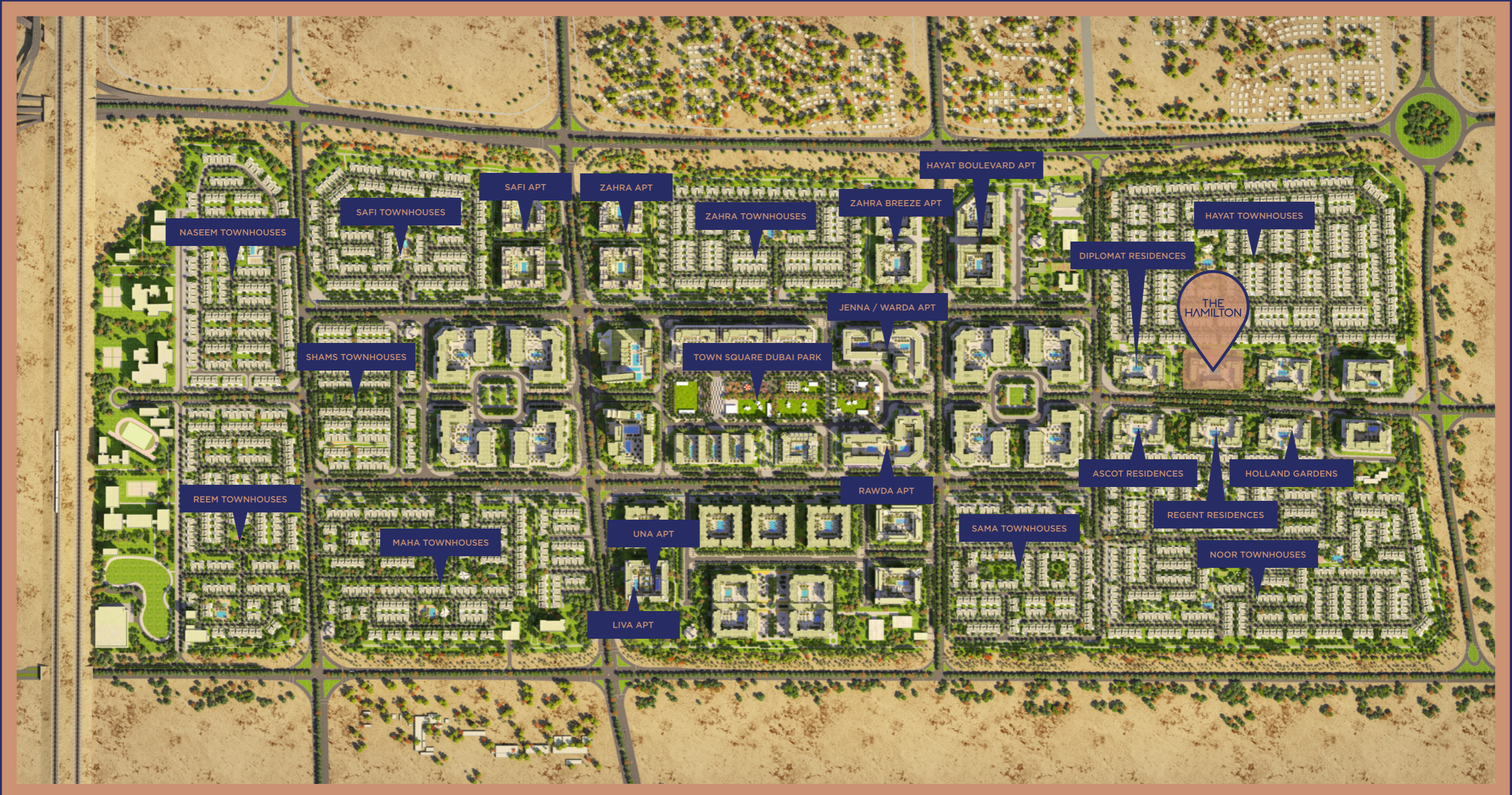
21

Floor Plans





New Beginnings



10km
Green & Jogging Trail



13km
Cycling Trail



260,000sqm
of Green Area



50,000sqm
Town Square Park



8000sqm
Sports Area



Over 250
Retail Outlets



Community Facilities

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



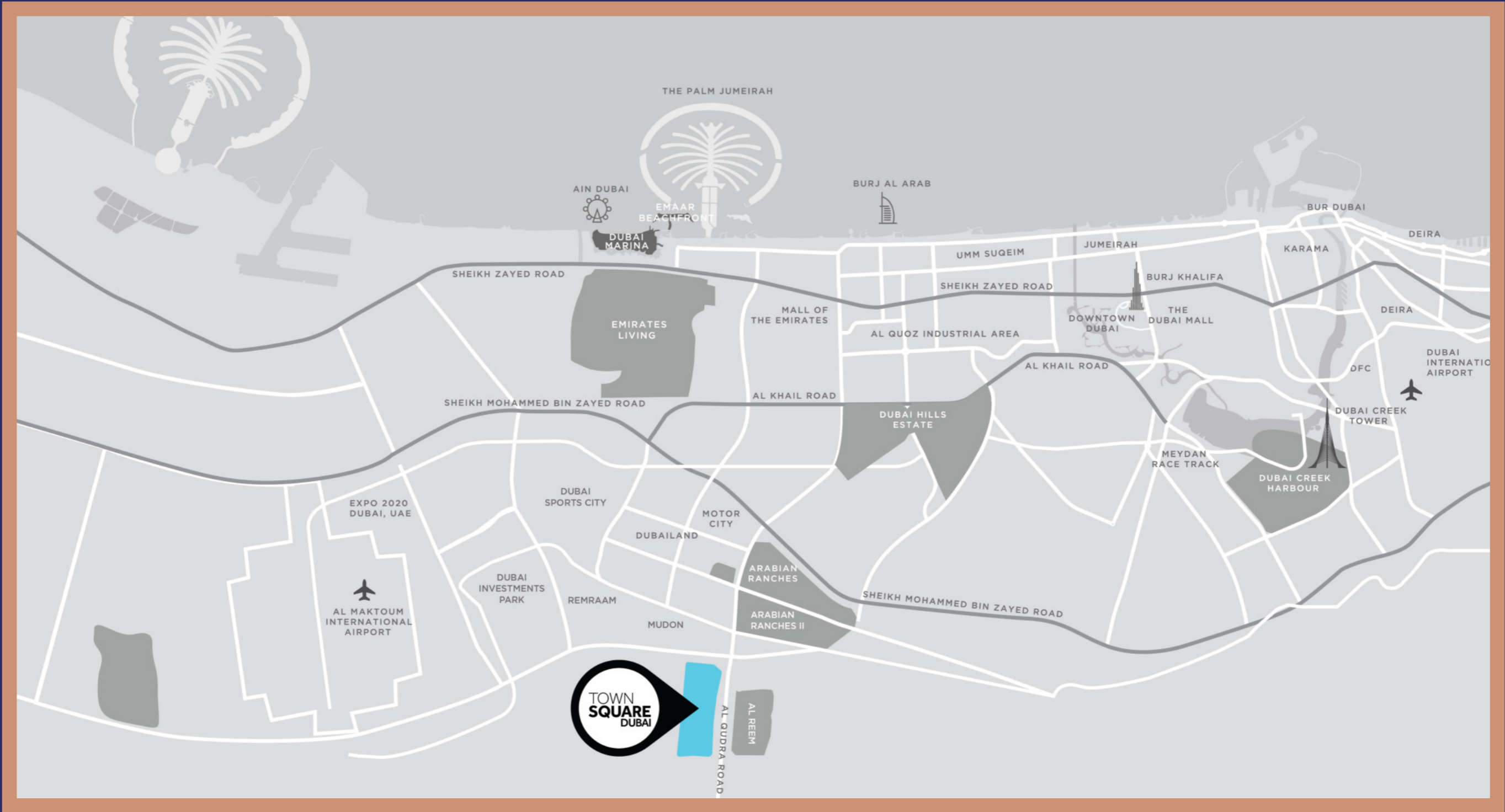
Unforgettable Moments



TOWN **SQUARE DUBAI**

With a central park and 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 Dubai has everything you need as energy & warmth permeates every corner!



LOCATION PROXIMITIES



DUBAI INTL. AIRPORT
28 MIN



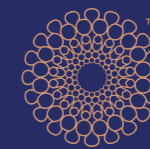
DUBAI MALL
29 MIN



BURJ AL ARAB
24 MIN



DUBAI MARINA
27 MIN



DISTRICT 2020
20 MIN



DWC AIRPORT
25 MIN



A Fresh Start

THE HAMILTON

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.



THE HAMILTON
TOWN SQUARE DUBAI



ELEVATING COMFORT: YOUR HOME, REDEFINED

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 harmonious combination of modern aesthetics and practicality ensures that your fitted kitchen becomes a hub of efficiency and elegance with ample counter space, seamless organization, and intuitive layouts.



Start your Life Story

UNVEIL THE BEAUTY BEYOND: EXTERIOR EXCELLENCE REDEFINED

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 Hamilton 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 gym, 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 engagement pop ups and events.

The 50,000 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.





Make it your Home





FLOOR PLANS

THE HAMILTON

STUDIO | TYPE B

SUITE AREA	30.95 Sq.m / 333.14 Sq.ft
BALCONY AREA	0.00 Sq.m / 0.00 Sq.ft
TOTAL BUILT-UP AREA	30.95 Sq.m / 333.14 Sq.ft



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1 BEDROOM | TYPE A

SUITE AREA	52.07 Sq.m / 560.47 Sq.ft
BALCONY AREA	6.35 Sq.m / 68.35 Sq.ft
TOTAL BUILT-UP AREA	58.42 Sq.m / 628.82 Sq.ft



*Balcony sizes vary

THE HAMILTON

1 BEDROOM | TYPE C

SUITE AREA	52.61 Sq.m / 566.28 Sq.ft
BALCONY AREA	8.99 Sq.m / 96.76 Sq.ft
TOTAL BUILT-UP AREA	61.6 Sq.m / 663.05 Sq.ft



*Balcony sizes vary

THE HAMILTON

2 BEDROOM | TYPE A

SUITE AREA	88.98 Sq.m / 957.77 Sq.ft
BALCONY AREA	14.31 Sq.m / 154.03 Sq.ft
TOTAL BUILT-UP AREA	103.29 Sq.m / 1111.80 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&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

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2 BEDROOM | TYPE C

SUITE AREA	87.76 Sq.m / 944.64 Sq.ft
BALCONY AREA	11.05 Sq.m / 118.94 Sq.ft
TOTAL BUILT-UP AREA	98.81 Sq.m / 1063.58 Sq.ft



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2 BEDROOM | TYPE J

SUITE AREA	87.48 Sq.m / 941.62 Sq.ft
BALCONY AREA	6.74 Sq.m / 72.54 Sq.ft
TOTAL BUILT-UP AREA	94.22 Sq.m / 1014.18 Sq.ft



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3 BEDROOM | TYPE A

SUITE AREA	123.13 Sq.m / 1325.36 Sq.ft
BALCONY AREA	18.67 Sq.m / 200.96 Sq.ft
TOTAL BUILT-UP AREA	141.80 Sq.m / 1526.32 Sq.ft



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