TOWN SQUARE



ROSEWELL

NSHAMA



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A COMPLETE COMMUNITY, DESIGNED FOR EVERY NEED





A THRIVING COMMUNITY WITH ENDLESS POSSIBILITIES

At Town Square, contemporary architecture blends seamlessly with open green spaces, inviting retail shops, and thoughtfully designed family amenities.

Every element has been created to inspire connection, growth, and a genuine sense of belonging.
It's a vibrant yet welcoming environment where moments become memories, and modern living unfolds with effortless charm.

LOCATION PROXIMITIES





29 min
Dubai Mall

28 min
Dubai Intl Airport

25 min
DWC Airport

24 min
Burj Al Arab

20 min
Dubai Hills Mall

20 min
District 2020

KEY FACTS





50,000
SQM Town Square park

260,000
SQM greenery

250+
Retail outlets

8,000
SQM sports arenas

13
KM cycling trails

10
KM running track

COMMUNITY FACILITIES





Town Square Park

Swimming Pool

GYM

Basketball Courts

Carousel

Barbeque Area

Cycling Track

Jogging Track

Kids Play Area

Kids Train

Retail Outlets

Fitness Club

Restaurants & Cafes

Splash Pad

Football Pitch

Squash & Tennis Court

Padel Court

Nurseries

Veterinary Clinic

Pet Shop

Clinics

Pharmacies

Grooming & Beauty Services

Laundry Shop

Tailor Shop

Dog Park

Mosque

Supermarkets

Food Trucks

Skate Park



ENHANCING EVERYDAY LIVING

Explore a world of amenities designed for every mood and moment-from vibrant fitness zones to serene spaces for unwinding.

At Town Square, you'll discover a community that embraces both personal expression and genuine connection.

ROSEWELL

Contemporary elegance redefined. Discover a curated collection of 1, 2, and 3 bedroom residences and ground-floor townhouses, where refined design meets effortless comfort. Inside, open-plan spaces and floor-to-ceiling windows create a sense of light, warmth, and serenity.

At Rosewell, sophistication and comfort come together in a lifestyle of balance, beauty, and timeless design.

CONTEMPORARY ELEGANCE









A PLACE TO LIVE, CONNECT, AND BELONG

Located on a convenient corner within Town Square, this residence offers easy access to the vibrant heart of the community. Just steps from West Park, residents can enjoy leafy green spaces, children's play areas, and quiet corners perfect for relaxation or social gatherings.

With the main park and a 4-star hotel only a short walk away, life here blends the energy of community living with the calm of park-side surroundings, creating a home where everyday moments feel connected and memorable.



OPEN SPACES TIMELESS COMFORT

Step into a home where style meets ease, and every detail is designed for modern living. Thoughtfully planned layouts, generous interiors, and quality finishes create spaces that welcome both quiet reflection and lively family moments.

It’s a place where comfort and elegance come together, making every day feel effortlessly at home.


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WEST PARK

Withing a walking distance from the Main Park, this new extension of Town Square Dubai invites residents to embrace a life surrounded by nature.

At its heart, a lush green park is framed by residential buildings, a 4-star hotel, and retail outlets offering a serene backdrop for everyday living.

Here, mornings can begin with a gentle stroll along shaded pathways, afternoons are filled with laughter as children play on open lawns, and evenings invite quiet reflection or casual gatherings with neighbors. Thoughtfully designed for connection and relaxation, this vibrant green haven will be a place where community life thrives, and every day feels refreshingly alive.

LIVE EXCEPTIONALLY, EVERY DAY





RECREATIONAL AMENITIES

Easy Access to the West Park

Swimming Pool

Gym

Kid's Play Areas

BBQ Area

Pet Wash

FLOOR PLANS





*Balcony sizes vary

1 bedroom - Unit type A

Area	Min	Max
Suite	51.57 Sq.m / 555.09 Sq.ft	51.85 Sq.m / 558.11 Sq.ft
Balcony	5.18 Sq.m / 55.76 Sq.ft	5.18 Sq.m / 55.76 Sq.ft
Total built-up	56.75 Sq.m / 610.85 Sq.ft	57.03 Sq.m / 613.87 Sq.ft

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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.



*Balcony sizes vary

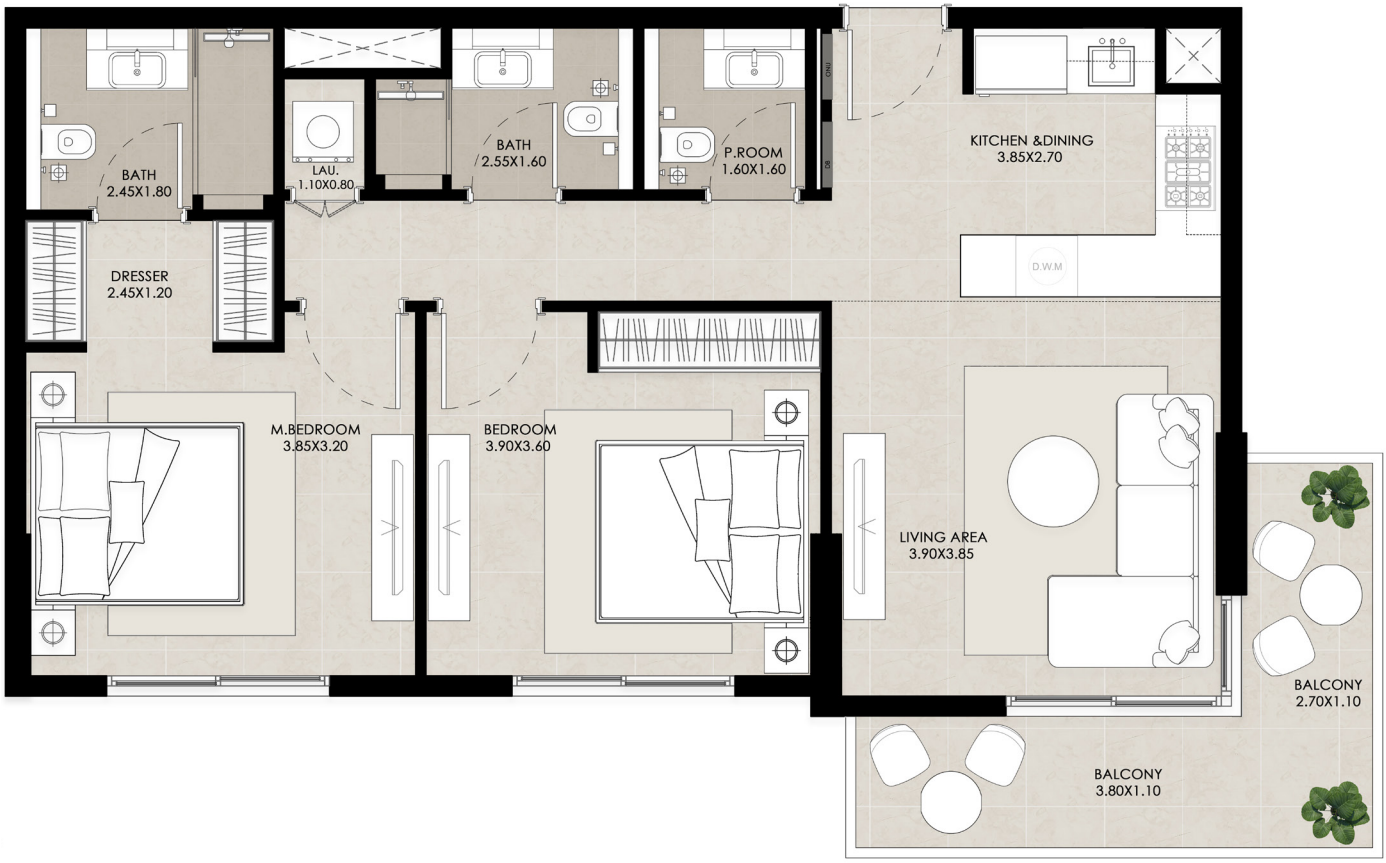
1 bedroom - Unit type B

Suite	50.79 Sq.m / 546.70 Sq.ft
Balcony	5.71 Sq.m / 61.46 Sq.ft
Total built-up	56.50 Sq.m / 608.16 Sq.ft

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2 bedroom - Unit type A

Area	Min	Max
Suite	78.24 Sq.m / 842.17 Sq.ft	78.53 Sq.m / 845.29 Sq.ft
Balcony	9.69 Sq.m / 104.30 Sq.ft	9.69 Sq.m / 104.30 Sq.ft
Total built-up	87.93 Sq.m / 946.47 Sq.ft	88.22 Sq.m / 949.59 Sq.ft

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*Balcony sizes vary

2 bedroom - Unit type B

Area	Min	Max
Suite	77.43 Sq.m / 833.45 Sq.ft	77.47 Sq.m / 833.88 Sq.ft
Balcony	5.87 Sq.m / 63.18 Sq.ft	5.90 Sq.m / 63.51 Sq.ft
Total built-up	83.33 Sq.m / 896.96 Sq.ft	83.34 Sq.m / 897.06 Sq.ft

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*Balcony sizes vary

3 bedroom - Unit type A

Area	Min	Max
Suite	119.37 Sq.m / 1284.89 Sq.ft	119.77 Sq.m / 1289.19 Sq.ft
Balcony	16.62 Sq.m / 178.90 Sq.ft	16.62 Sq.m / 178.90 Sq.ft
Total built-up	135.99 Sq.m / 1463.78 Sq.ft	136.39 Sq.m / 1468.09 Sq.ft

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