

TOWN  
SQUARE  
DUBAI

by NSHAMA



*Symphony*

ON THE PARK



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# TOWN SQUARE DUBAI

## KEY FACTS



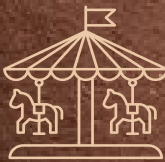
10km  
Jogging Trail



13km  
Cycling Trail



260,000sqm  
of Green Area



50,000sqm  
Town Square Park



8,000sqm  
Sports Area



over 250  
Retail Outlets

# COMMUNITY FACILITIES



Town Square Park



Swimming Pool



GYM



Basketball Courts



Carousel



Cycling Track



Jogging Track



Kids Play Area



Kids Train



Retail Outlets



Restaurants & Cafes



Splash Pad



Football Pitch



Squash & Tennis Court



Padel Court



Skate Park



Fitness Club



Pet Shop



Laundry Shop



Nurseries



Veterinary Clinic



Barbeque Area



Clinics



Pharmacies



Grooming & Beauty Services



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks



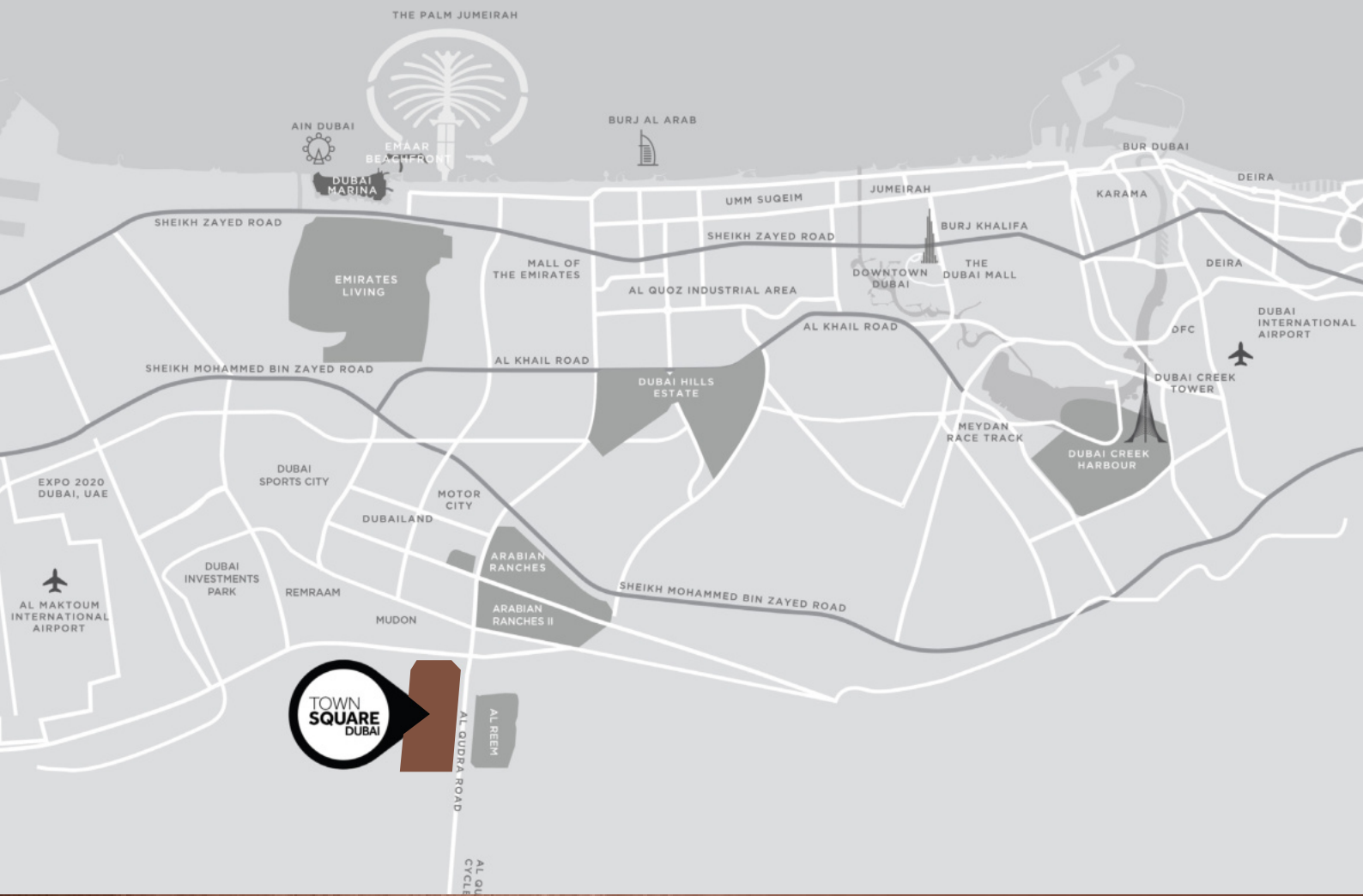
# TOWN SQUARE DUBAI

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!



PAMPER YOURSELF WITH  
AN ELEVATED LIFESTYLE



# LOCATION PROXIMITIES



DUBAI INTL. AIRPORT  
28 MIN



DUBAI MALL  
29 MIN



BURJ AL ARAB  
24 MIN



DUBAI HILLS MALL  
20 MIN



DISTRICT 2020  
20 MIN



DWC AIRPORT  
25 MIN

# Symphony

## ON THE PARK

With a mix of 1, 2, 3 bedroom 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 LIVING SPACE YOU DESERVE

At Symphony on the Park, we're dedicated to exceptional interior design, where every detail is carefully crafted. Sit back and immerse yourself in the aesthetics of your bright open living area.

With glazed porcelain floors, in-built wardrobes and fitted kitchen, the modern aesthetics and practicality ensures that your home becomes a hub of efficiency and elegance.



SERENITY,  
ELEGANCE  
&  
CONNECTIVITY



# THE SHAPE OF EVERYDAY LIFE

Symphony on the Park brings unique character to the boulevard of Town Square, with vibrant and contemporary design.

Along with the calm curves of the architecture, residents are also offered unparalleled views to the lush green vistas of the boulevard.





# RECREATIONAL AMENITIES

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



BBQ area &  
Retail outlets



Swimming  
Pool



Kids Play  
Areas



Exclusive  
Residential Gym





CREATE YOUR OWN  
HAPPY PLACE



# LIFE EXTENDS BEYOND YOUR HOME

You'll find a variety of stores that offer a warm and welcoming experience for residents, providing a diverse selection of establishments where you can explore, savor a meal, share coffee moments with friends, and unwind while embracing the ambience of the park.





# FLOOR PLANS



# 1 BEDROOM | TYPE A

SUITE AREA	55.85 Sq.m / 601.16 Sq.ft
BALCONY AREA	4.36 Sq.m / 46.93 Sq.ft
TOTAL BUILT-UP AREA	60.21 Sq.m / 648.09 Sq.ft



\*Balcony sizes vary

## 2 BEDROOM | TYPE A

AREA	MIN	MAX
SUITE AREA	82.93 Sq.m / 892.65 Sq.ft	84.52 Sq.m / 909.76 Sq.ft
BALCONY AREA	5.83 Sq.m / 62.75 Sq.ft	5.85 Sq.m / 62.97 Sq.ft
TOTAL BUILT-UP AREA	88.76 Sq.m / 955.40 Sq.ft	90.37 Sq.m / 972.73 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.

## 2 BEDROOM | TYPE B

AREA	MIN	MAX
SUITE AREA	84.54 Sq.m / 909.98 Sq.ft	84.53 Sq.m / 909.87 Sq.ft
BALCONY AREA	4.36 Sq.m / 46.93 Sq.ft	5.85 Sq.m / 62.97 Sq.ft
TOTAL BUILT-UP AREA	88.9 Sq.m / 956.91 Sq.ft	90.38 Sq.m / 972.84 Sq.ft



\*Balcony sizes vary

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## 2 BEDROOM | TYPE C

SUITE AREA	77.02 Sq.m / 829.03 Sq.ft
BALCONY AREA	6.9 Sq.m / 74.27 Sq.ft
TOTAL BUILT-UP AREA	83.92 Sq.m / 903.30 Sq.ft



\*Balcony sizes vary

## 2 BEDROOM | TYPE F

AREA	MIN	MAX
SUITE AREA	79.47 Sq.m / 855.40 Sq.ft	79.51 Sq.m / 855.83 Sq.ft
BALCONY AREA	6.67 Sq.m / 71.79 Sq.ft	7.01 Sq.m / 75.45 Sq.ft
TOTAL BUILT-UP AREA	86.14 Sq.m / 927.20 Sq.ft	86.52 Sq.m / 931.29 Sq.ft



\*Balcony sizes vary

# 3 BEDROOM | TYPE A

AREA	MIN	MAX
SUITE AREA	110.9 Sq.m / 1193.71 Sq.ft	111.64 Sq.m / 1201.68 Sq.ft
BALCONY AREA	10.66 Sq.m / 114.74 Sq.ft	10.66 Sq.m / 114.74 Sq.ft
TOTAL BUILT-UP AREA	121.56 Sq.m / 1308.45 Sq.ft	122.3 Sq.m / 1316.42 Sq.ft



\*Balcony sizes vary

# 3 BEDROOM | TYPE B

SUITE AREA	120.56 Sq.m / 1297.69 Sq.ft
BALCONY AREA	5.32 Sq.m / 57.26 Sq.ft
TOTAL BUILT-UP AREA	125.88 Sq.m / 1354.96 Sq.ft



\*Balcony sizes vary