

TOWN  
SQUARE

# EVELYN

ON THE PARK



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# A COMPLETE COMMUNITY, DESIGNED FOR EVERY NEED



# TOWN SQUARE

A complete community shaped around modern living. Contemporary architecture sits alongside open green spaces, inviting retail, and family-friendly amenities that encourage connection and a strong sense of belonging.

It's a place that feels lively yet relaxed - where everyday moments naturally turn into lasting memories.



# LOCATION PROXIMITIES

20 min  
District 2020

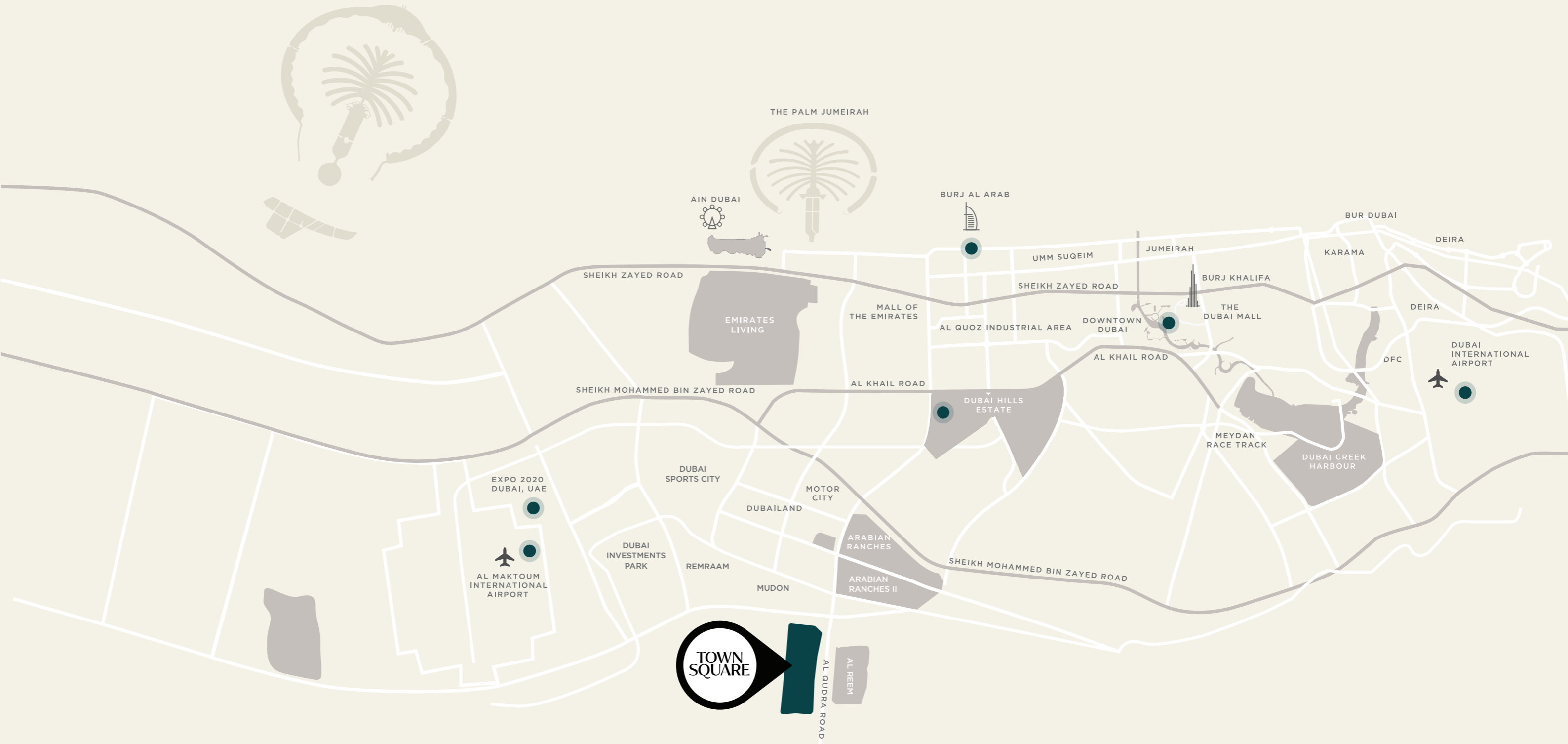
20 min  
Dubai Hills Mall

24 min  
Burj Al Arab

25 min  
DWC Airport

28 min  
Dubai Intl Airport

29 min  
Dubai Mall



# NATURE, COMMUNITY, AND EVERYDAY HARMONY



# 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





# AMENITIES THAT ELEVATE EVERYDAY LIVING



# LIFE IN BALANCE

At Town Square, life is thoughtfully shaped around balance and belonging. From vibrant fitness spaces and playful outdoor zones to peaceful corners made for reflection, every element has been carefully considered to enhance your daily rhythm.

This is a community that celebrates individuality while nurturing connection. A place where shared moments and inspiring surroundings come together to create a life that feels effortless, meaningful, and beautifully lived.





Modern Living. Elegantly Defined.

# EVELYN ON THE PARK

A collection of 1, 2, 3-bedroom residences along with stunning duplexes designed with an elegant, contemporary sensibility.

Open, flowing layouts and generous windows invite natural light and views of the surrounding park, creating interiors that feel calm, welcoming, and beautifully composed.

Here, modern living is expressed with subtle elegance, a thoughtful balance of design, comfort, and everyday ease at the heart of West Park.



# EXTERIOR

Situated on a prominent corner within Town Square, Evelyn on The Park offers effortless access to the heartbeat of the community. Just steps from West Park, residents are welcomed into leafy green spaces, children's play areas, and tranquil pockets ideal for relaxation or quiet connection.

With the main park and a nearby 4-star hotel only a short walk away, life here unfolds with ease, blending the vibrancy of community living with the calm of a parkside setting, and creating a home where everyday moments feel grounded, memorable, and truly part of something larger.



LIFE THAT MOVES  
AT YOUR PACE



# INTERIOR

The interiors feel calm, composed, and beautifully livable. Open, flowing layouts create a natural sense of space, while soft daylight highlights refined finishes and subtle detailing throughout the home.

Each room is thoughtfully considered, offering warmth, comfort, and an understated elegance that elevates everyday living without ever feeling overstated.



EVELYN  
ON THE PARK

AN ELEGANT  
WELCOME





# WEST PARK

Just a short walk from the Main Park, this new extension of Town Square invites residents to embrace a lifestyle closely connected to nature. At its center, a lush green park is framed by residential buildings, a Hotel and Branded Residences, as well as convenient retail, creating a serene and picturesque setting for daily life.

Here, mornings may begin with peaceful walks along shaded pathways, afternoons come alive with children playing across open lawns, and evenings offer moments of quiet reflection or relaxed gatherings with neighbors.

Designed for both connection and calm, this vibrant green destination is a place where community life flourishes and every day feels truly alive.





# RECREATIONAL AMENITIES



Easy Access to the  
West Park



Swimming Pool



Gym



Kid's Play Areas



BBQ Area



Pet Wash



# 1 bedroom - Unit type A

Area	Min	Max
Suite	51.57 Sq.m / 555.09 Sq.ft	51.87 Sq.m / 558.32 Sq.ft
Balcony	5.34 Sq.m / 57.48 Sq.ft	5.34 Sq.m / 57.48 Sq.ft
Total built-up	56.91 Sq.m / 612.57 Sq.ft	57.21 Sq.m / 615.80 Sq.ft



\*Balcony sizes vary

# 1 bedroom - Unit type B

Suite	50.97 Sq.m / 548.64 Sq.ft
Balcony	5.67 Sq.m / 61.03 Sq.ft
Total built-up	56.64 Sq.m / 609.67 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 - Unit type A1

Suite	78.50 Sq.m / 844.97 Sq.ft
Balcony	6.54 Sq.m / 70.40 Sq.ft
Total built-up	85.04 Sq.m / 915.36 Sq.ft



\*Balcony sizes vary

## 2 bedroom - Unit type A2

Area	Min	Max
Suite	78.08 Sq.m / 840.45 Sq.ft	78.16 Sq.m / 841.31 Sq.ft
Balcony	11.78 Sq.m / 126.80 Sq.ft	11.91 Sq.m / 128.20 Sq.ft
Total built-up	89.86 Sq.m / 967.24 Sq.ft	90.07 Sq.m / 969.51 Sq.ft



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## 2 bedroom - Unit type B

Area	Min	Max
Suite	77.34 Sq.m / 832.48 Sq.ft	77.58 Sq.m / 835.06 Sq.ft
Balcony	6.08 Sq.m / 65.44 Sq.ft	6.08 Sq.m / 65.44 Sq.ft
Total built-up	83.42 Sq.m / 897.93 Sq.ft	83.66 Sq.m / 900.51 Sq.ft



\*Balcony sizes vary

## 3 bedroom - Unit type A

Suite	119.84 Sq.m / 1289.95 Sq.ft
Balcony	17.01 Sq.m / 183.09 Sq.ft
Total built-up	136.85 Sq.m / 1473.04 Sq.ft



\*Balcony sizes vary

**EVELYN**  
ON THE PARK

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