ORA

TOWN **SQUARE** DUBAI

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TOWN **SQUARE DUBAI**

With its central park and abundant green spaces, this neighborhood offers an optimal setting for a serene and harmonious lifestyle.

Surrounded by jogging paths, bike lanes, delightful cafes, and accessible retail choices, Town Square Dubai meets all your requirements, fostering a lively ambiance brimming with vitality and hospitality at every turn.

KEY FACTS

SQM
50,000
TOWN SQUARE PARK

SQM
260,000
OF GREEN AREA

OVER
250
RETAIL OUTLETS

8,000 SQM
SPORTS AREA

13 KM
CYCLING TRAIL

10 KM
JOGGING TRAIL

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

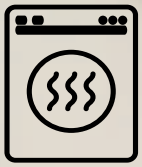
Squash & Tennis Court

Padel Court

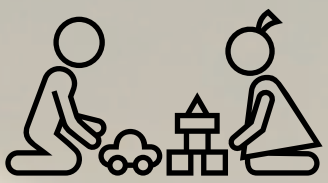
Skate Park

Fitness Club

Pet Shop



Laundry Shop



Nurseries

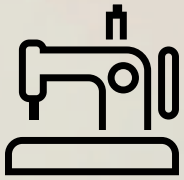
Veterinary Clinic

Barbeque Area

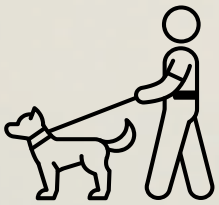
Clinics

Pharmacies

Grooming &
Beauty Services



Tailor Shop

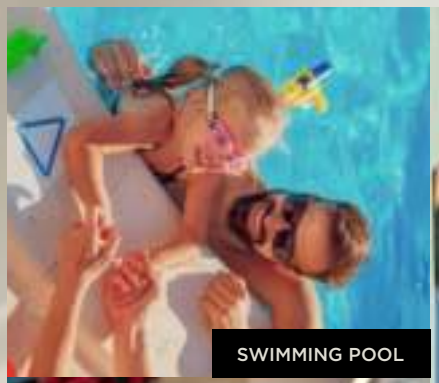


Dog Park

Mosque

Supermarkets

Food Trucks


SWIMMING POOL

GYM

TENNIS COURT

BASKETBALL COURT

WAVE RIDER

SUPERMARKETS

RETAIL OUTLETS

LOCATION PROXIMITIES

DUBAI MALL
29 MIN

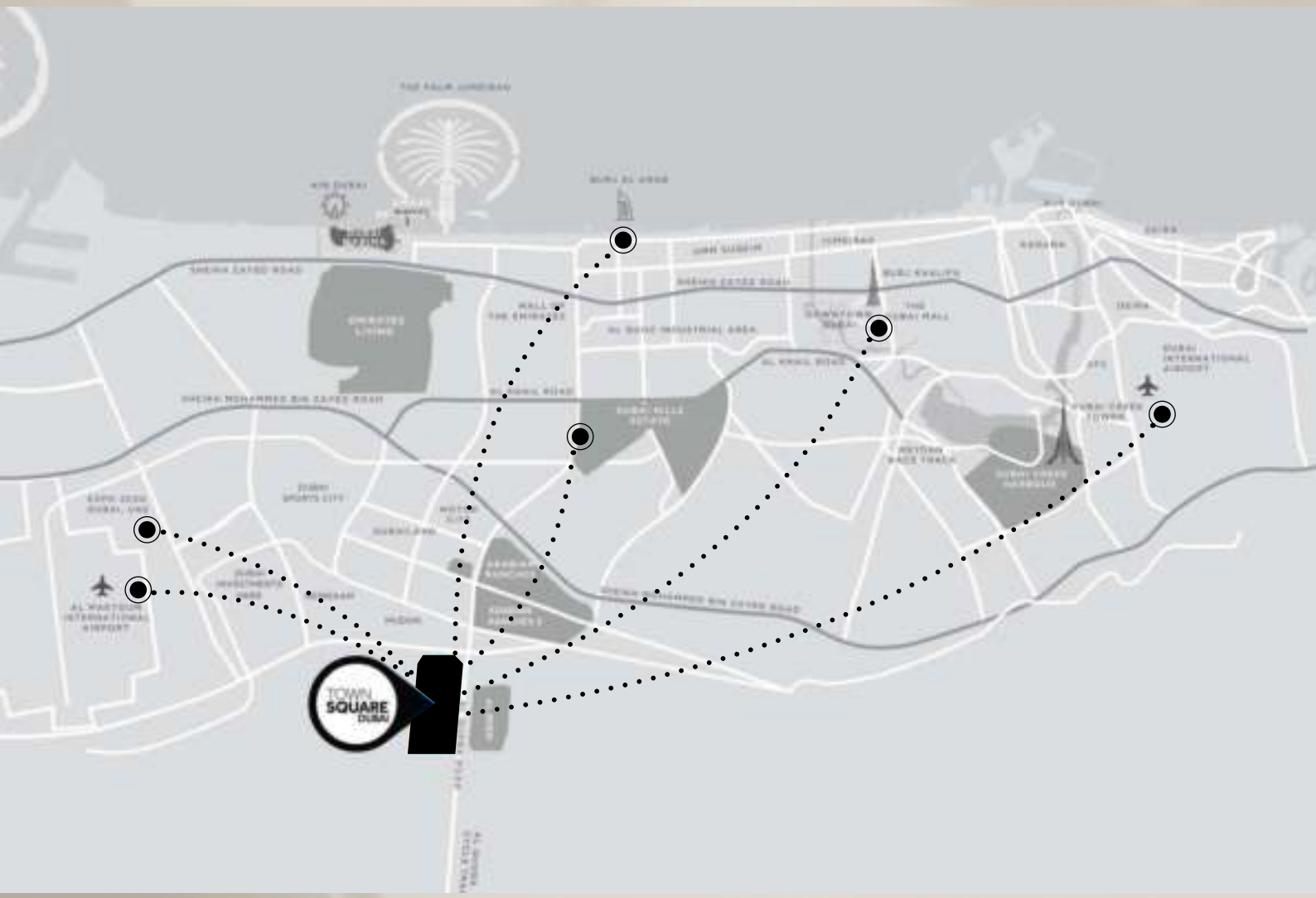
DUBAI INTL. AIRPORT
28 MIN

BURJ AL ARAB
24 MIN

DUBAI HILLS MALL
20 MIN

DWC AIRPORT
25 MIN

DISTRICT 2020
20 MIN



YOUR COMMUNITY, YOUR EXPERIENCE

You'll find amenities that have your every interest covered - from a range of active fitness facilities to more relaxed and spiritual spaces.

For the explorers, the thinkers and for the playful ones - there's always something for everyone!

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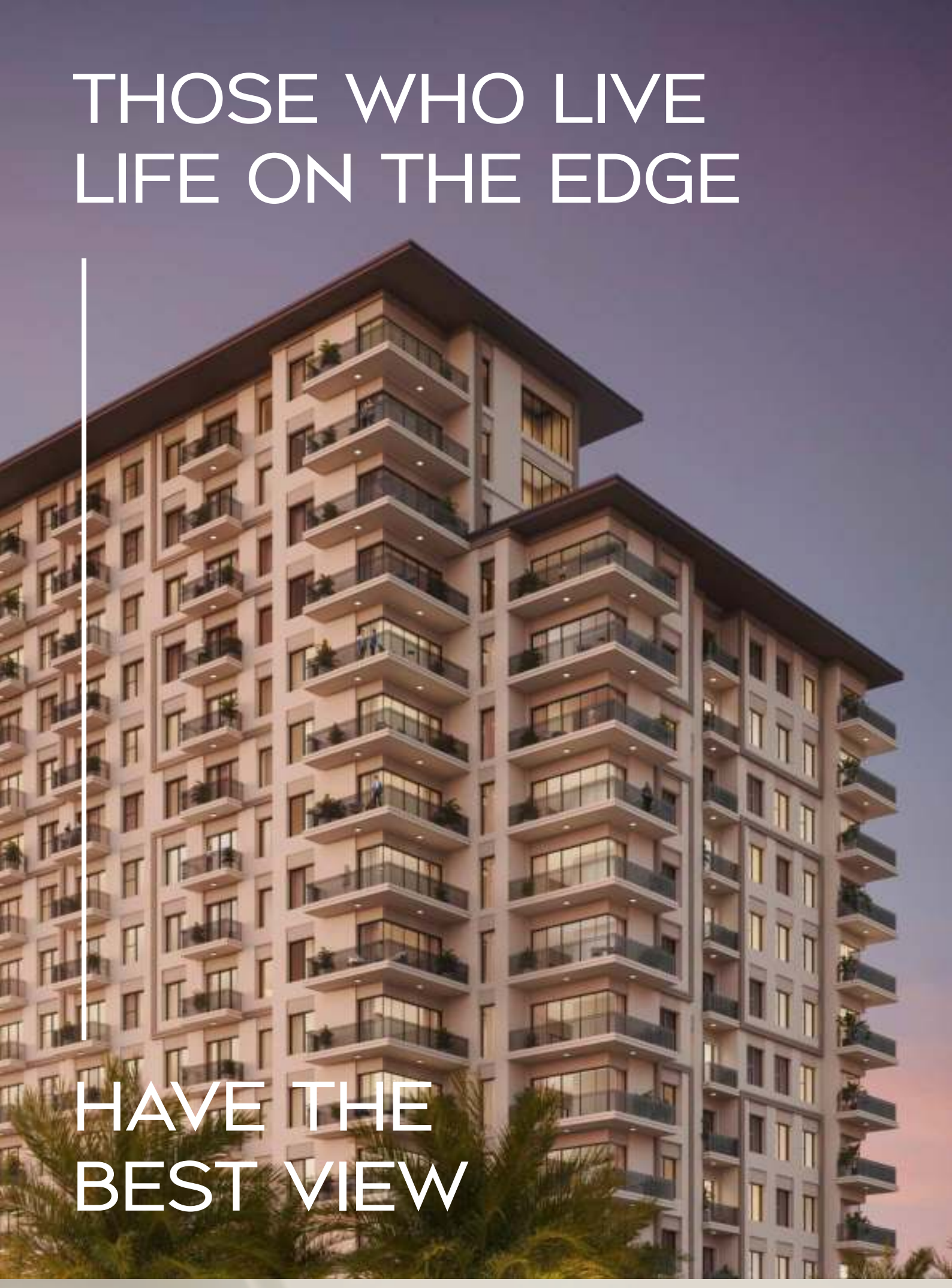
Introducing a selection of apartments ranging from 1, 2 to 3 bedrooms, these modern designs prioritize serenity and relaxation.

Enjoy the allure of your spacious, well-lit home. Featuring porcelain floors, built-in wardrobes, and a fully equipped kitchen.

Combining contemporary design with practical functionality enhances your home, turning it into a sophisticated and efficient space.

THOSE WHO LIVE LIFE ON THE EDGE

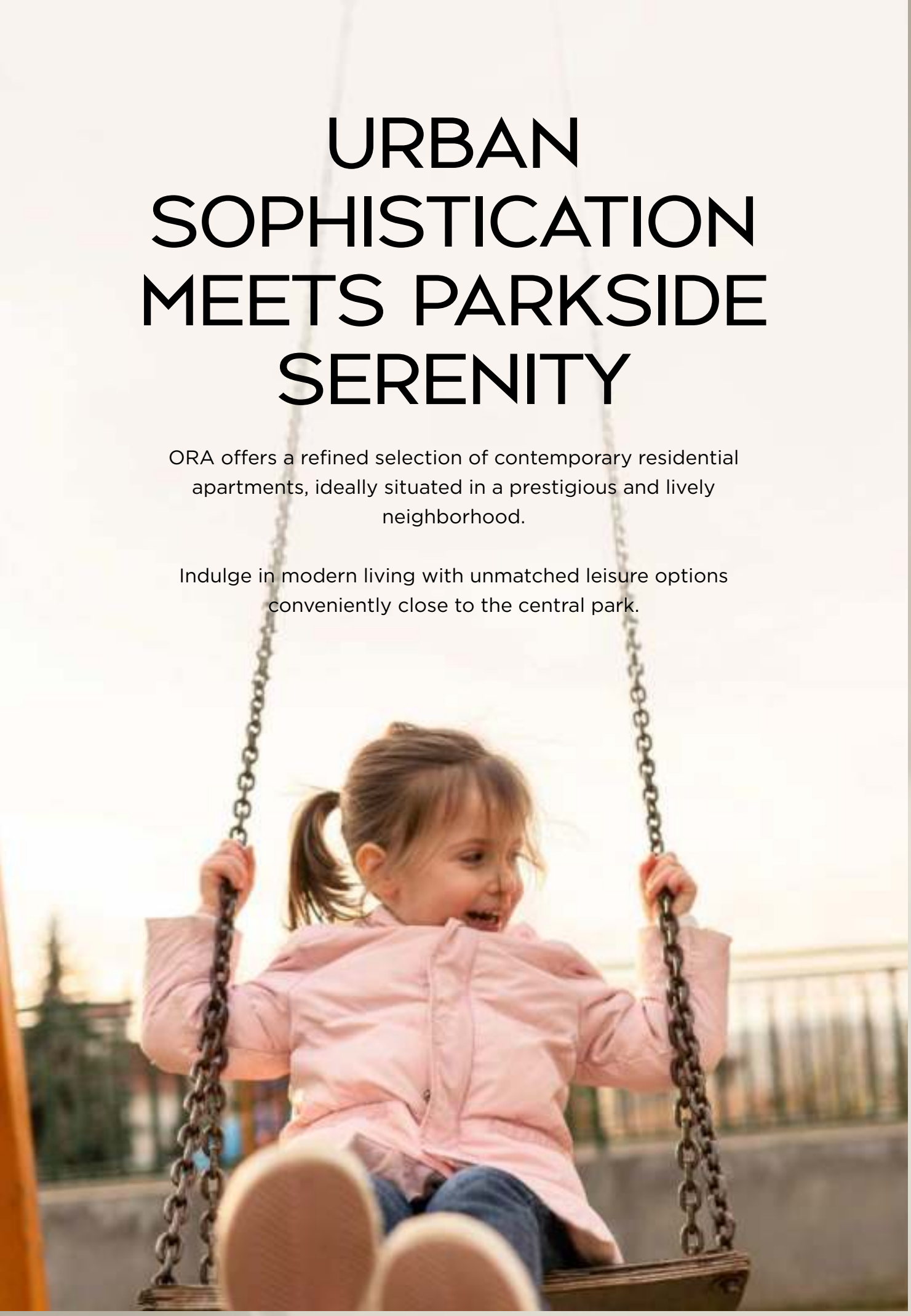


HAVE THE BEST VIEW

URBAN SOPHISTICATION MEETS PARKSIDE SERENITY

ORA offers a refined selection of contemporary residential apartments, ideally situated in a prestigious and lively neighborhood.

Indulge in modern living with unmatched leisure options conveniently close to the central park.



EVERY ARRIVAL FEELS LIKE COMING HOME

Warm, natural colors and hand-selected materials come together to create a sanctuary that inspires inner peace and a feeling of calm.

EMBRACE EXCELLENCE

YOUR VISION, OUR CRAFT

REDEFINE YOUR LIVING

MODERN SANCTUARY

ORA exemplifies contemporary elegance and architectural excellence.

Defined by sleek lines, lofty windows, and dynamic features, its impressive facade establishes a fresh benchmark for urban refinement.

RECREATIONAL AMENITIES

Indulge in a diverse selection of wellness, entertainment, and leisure amenities tailored to residents of all ages and lifestyles, conveniently within reach.

GYM

Swimming Pool

Kids Play Areas

BBQ Area

FLOOR PLANS

ORA

1 BEDROOM

UNIT TYPE A

AREA	MIN	MAX
SUITE	52.01 Sq.m / 559.83 Sq.ft	52.07 Sq.m / 560.48 Sq.ft
BALCONY	5.92 Sq.m / 63.72 Sq.ft	5.88 Sq.m / 63.29 Sq.ft
TOTAL BUILT-UP	57.93 Sq.m / 623.55 Sq.ft	57.95 Sq.m / 623.77 Sq.ft

*Balcony sizes vary

TOWN SQUARE DUBAI

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 A

AREA	
SUITE	86.91 Sq.m / 935.49 Sq.ft
BALCONY	6.94 Sq.m / 74.70 Sq.ft
TOTAL BUILT-UP	93.85 Sq.m / 1010.19 Sq.ft

*Balcony sizes vary

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2 BEDROOM

UNIT TYPE B

AREA	MIN	MAX
SUITE	92.70 Sq.m / 997.81 Sq.ft	92.73 Sq.m / 998.14 Sq.ft
BALCONY	17.53 Sq.m / 188.69 Sq.ft	17.54 Sq.m / 188.80 Sq.ft
TOTAL BUILT-UP	110.23 Sq.m / 1186.51 Sq.ft	110.27 Sq.m / 1186.94 Sq.ft

*Balcony sizes vary

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3 BEDROOM

UNIT TYPE A

AREA	
SUITE	121.10 Sq.m / 1303.51 Sq.ft
BALCONY	20.22 Sq.m / 217.65 Sq.ft
TOTAL BUILT-UP	141.32 Sq.m / 1521.16 Sq.ft

*Balcony sizes vary

TOWN SQUARE DUBAI

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