LIVA



NSHAMA

LIVE . WORK . PLAY



LIVA, a haven for the young, fast-paced entrepreneurs and innovators of tomorrow.

An urban hub that provides a trendy environment for modern co- living where the conversations are deeper, minds are intrigued, and connections are formed, while enjoying a genuine sense of community, using shared spaces and facilities to create a more fulfilling lifestyle.

Allow your home to reflect your passions where every detail allows you to savour life.


IVA



BE PART OF AN ACTIVE COMMUNITY

Town Square Dubai, is one of the most coveted and desirable communities in Dubai.

Boasting with lively pet friendly communities, lush green areas, children play areas, the central park, dog park, recreational park, nurseries, veterinary clinic, pet grooming salon, supermarkets, restaurants, cafes, mosques, fitness clubs, cycling and jogging tracks, paddle tennis, basketball courts, football courts, squash courts and much more.

A perfect location for a holistic community lifestyle.

WHY LIVA?



Nestled in the prestigious Town Square Dubai, styled with a mix of modern and contemporary furnishing, we have created a personified bright and breathable atmosphere.

LIVA brings you studios and one-bedroom apartments catering to various living styles and tastes. From warm and inviting colour palette with a layout of amenities which are designed to encourage social interaction. The unique lobby is designed to create a space that's ideal for work or relaxation.



A REFINED STYLE



Built with high quality materials and refined interior finishes

Smart living spaces with full height windows offers plenty of natural light complemented by neutral – warm tone finishes and texture-rich wood accents. Mood lit fully fitted kitchens that comes with top of the range of appliances.

Bathrooms have a sleek layout with vanity countertops, mirrors cabinets with mood lighting. En-suite style bedrooms are equipped with in-built wardrobes and impeccable finishing providing you your ultimate home.





REDEFINE YOUR LIVING



LIVA is an open-minded and creative community where you can share everyday experiences.

Re-energize in your own way with an array of facilities like cafés, lounge spaces for socialization, entertainment areas, a vibrant gym designed for your whole body and mind providing you the best motivation to get moving, swimming pool with lounges to relax on, barbeque areas to bring friends and family together, private working pods for serious business and 24 hours security to ensure you are safe.

CONNECT, ENJOY & CREATE MEMORIES



LIVA is not just a home; it is lifestyle you create and nurture while building deeper connections.

Residents working from home can do so in the building's co-working spaces or café. Those looking to relax can enjoy dip in the pool or blow off some steam off in the gym or walk your furry babies around the community which adds to your co-living experience.

It is a perfect place for those who want to work hard, play well, and relax in tranquillity.

Become part of a community where endless memories will be made with your friends and family.





Community Faciities

Town Square Park

Swimming Pool

GYM

Basket Ball Courts

Football Pitch

Squash & Tennis Court

Kids Play Area

Splash Pad

Carousel

Kids Train

Cycling Track

Jogging Track

Retail Outlets

Restaurants & Cafes

Skate Park

Padel Tennis Court

Dog Park

Veterinary Clinic

Pet Shop

Laundry Shop

Barbecue Area

Clinic

Pharmacies

Fitness Club

Tailoring Shop

Grooming & Beauty Services

Nurseries

Mosque

Super Markets

Outdoor Cinema



STUDIO

UNIT TYPE ST-A

AREA	MIN	MAX
SUITE	(32.14 Sq.m / 345.95 Sq.ft)	(32.82 Sq.m / 353.27 Sq.ft)
SALEABLE AREA	(32.14 Sq.m / 345.95 Sq.ft)	(32.82 Sq.m / 353.27 Sq.ft)

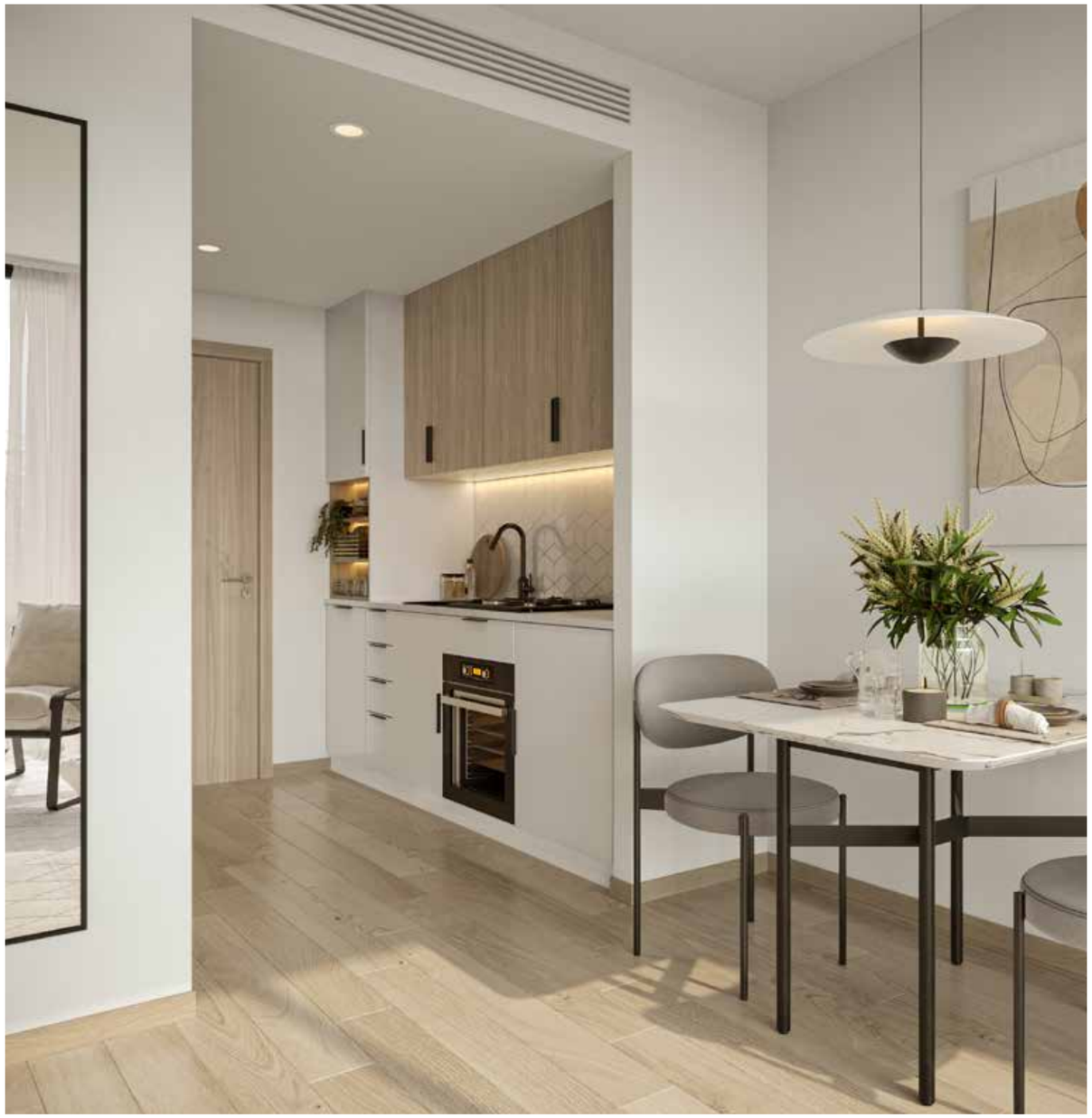




STUDIO LIVING ROOM

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 and unit direction may vary from unit to unit. Drawings not to scale E&EO. 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.



STUDIO KITCHEN

STUDIO

UNIT TYPE ST-B

AREA	MIN	MAX
SUITE	(32.17 Sq.m / 346.27 Sq.ft)	(32.43 Sq.m / 349.07 Sq.ft)
TERRACE	(17.00 Sq.m /182.99 Sq.ft)	(17.17 Sq.m / 184.82 Sq.ft)
SALEABLE AREA	(49.17 Sq.m / 529.26 Sq.ft)	(49.60 Sq.m / 533.89 Sq.ft)



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1 BEDROOM

UNIT TYPE 1-A

AREA	MIN	MAX
SUITE	(41.09 Sq.m / 451.01 Sq.ft)	(42.85 Sq.m / 461.23 Sq.ft)
TERRACE	(2.52 Sq.m / 27.13 Sq.ft)	(2.61 Sq.m / 28.09 Sq.ft)
SALEABLE AREA	(44.49 Sq.m / 478.89 Sq.ft)	(45.37 Sq.m / 488.36 Sq.ft)

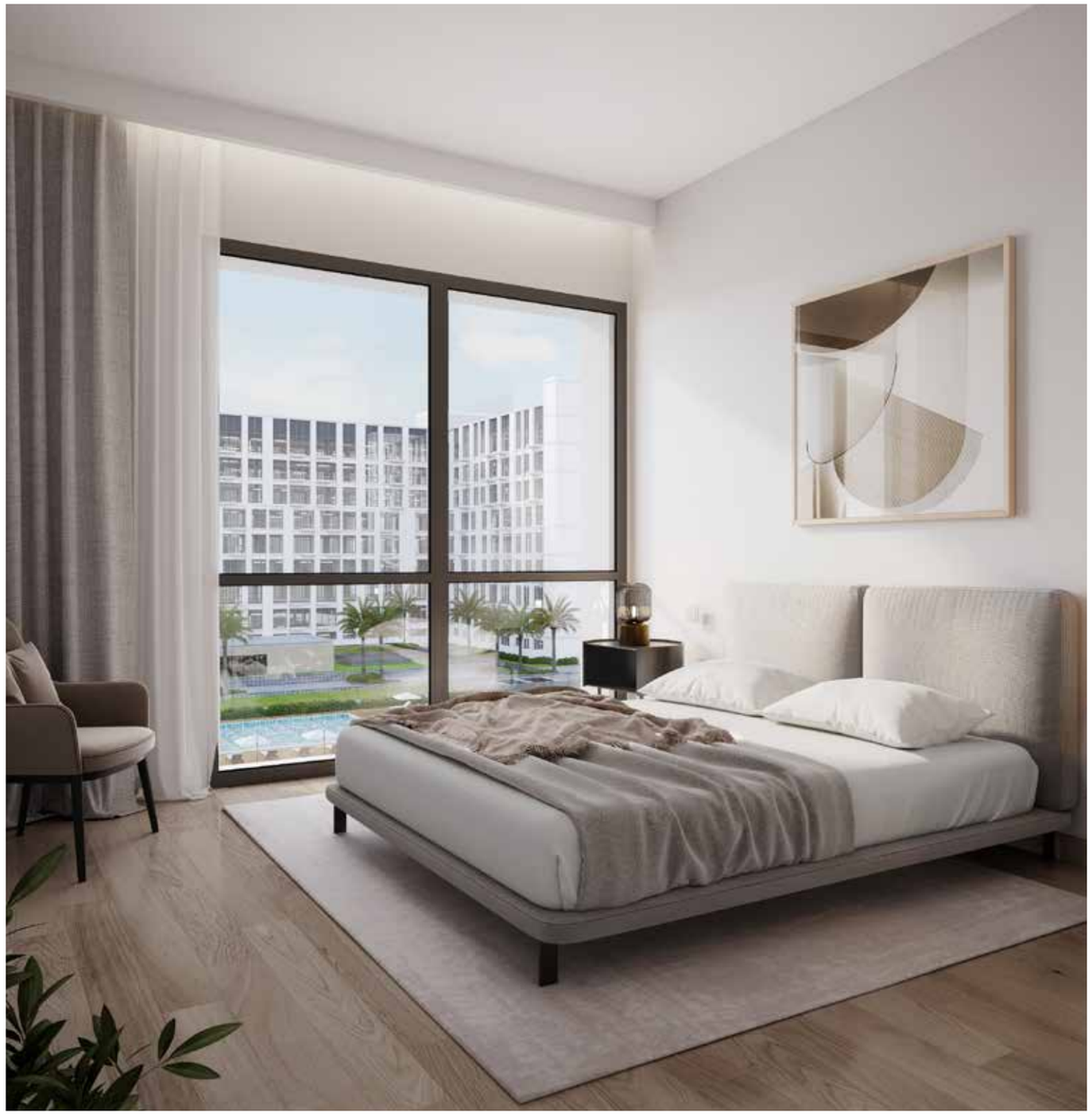




1 BEDROOM - LIVING ROOM

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BEDROOM

1 BEDROOM

UNIT TYPE 1-B

AREA	MIN	MAX
SUITE	(41.07 Sq.m / 448.85 Sq.ft)	(41.92 Sq.m / 451.22 Sq.ft)
TERRACE	(22.45 Sq.m / 241.65 Sq.ft)	(31.89 Sq.m / 343.26 Sq.ft)
SALEABLE AREA	(64.15 Sq.m / 690.50 Sq.ft)	(73.81 Sq.m / 794.48 Sq.ft)



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