SAMA
— TOWNHOUSES —
by NSHAMA
TOWN
SQUARE
DUBAI

MASTER PLAN

Town Square Dubai

Cinema	13km Cycling Trails
260,000 Sqm of Green Area	Boutique Hotel
10 km Jogging Trails	500 Retail Outlets
8000 sqm Sports Area	50,000 sqm of Town Square Park

ABOUT TOWN SQUARE DUBAI

Modern lifestyle

One of the most exclusive develoments in Dubai, TOWN SQUARE DUBAI by leading developer NSHAMA is a fully-integrated community that offers all the services and facilities you need.

It has set a new benchmark with its class of living, raising the expectation of home owners seeking modern lifestyle.

Surrounded by landscaped gardens, the beautifully designed apartments and townhouses range in size and style, offering ultimate privacy and peace of mind.

BLISS
EVERY STEP
OF THE WAY

Incomparable living experience

A gated community that offers the finest levels of living and serenity in the city, SAMA TOWNHOUSES located in Town Square North West district, welcome the discerning homeowners to offer them the lifestyle they seek and deserve.

A fusion of lavish living with unparalleled facilities to provide residents with an incomparable living experience.

WHERE HOME MEETS NATURE

The lavish exterior of SAMA TOWNHOUSES sets the tone for the prestigious nature of the development.

Manicured landscaping, wide pavements and thoughtfully designed pathways make the entire place a safe haven for children to enjoy their time outdoors with their playmates.

Making the most of those lively enviroment, comfortable homes give a feeling of light and space from the moment you enter the community.

With its distinctive architecture, SAMA TOWNHOUSES let your eyes roam freely to capture the beauty of the surrounding and give you the best of both worlds: a lively residential townhouses community and a haven of absolute intimacy

BEAUTIFUL INSIDE OUT

A modern lifestyle

Designed by reputed architects, each unit is carefully designed with a contemporary style offering residents a modern lifestyle to suit all tastes.

From distinguished fixtures and finishes, to architectural designs and convenient surroundings, the community ensures the ideal urban family living.

THE BEST OF BOTH WORLDS

Family friendly facilities are the philosophy of SAMA TOWNHOUSES.

That's why we have created safe and secure kids playgrounds, swimming pools, adventure play zones and splash parks where your children enjoy our range of outdoor activities.

A private gated community, SAMA TOWNHOUSES is a place where you can be at peace and relax in the knowledge that everything is perfectly taken care of, everyone is safe and secure, and everything is exactly as it should be.

A host of facilities and amenities have been conceived to cater to every member of the family; adults can have some me time socializing in the community center, or dipping in the swimming pool.

URBAN LIFE AT ITS BEST

SAMA TOWNHOUSES captures the spirit and the style of the modern, urban way of life.

Nestled amidst lush, beautiful greenery and colorful gardens, residents have access to the central community park, outdoor areas for all the family members, jogging and cycling trails, a sports area fit with all the modern sports equipment, and more.

Get ready for an intense and vibrant living experience...

WELCOME HOME!

ABOUT NSHAMA

A clear vision

Four years ago, we began our journey to the forefront of residential property development.
We believe in creating some of Dubai's most inspiring communities in which to live. We have a driving passion for delivering high-quality, award-winning, community-led mixed-use developments.

Today, our ambition for Nshama has not changed. It drives everything we do. Dubai continues to inspire and excite us, leading to two iconic developments. Still privately-owned and run by Fred Durie and Abdul-Rahman Juma AlFalasi, our strong foundation means we've been able to progress and expand the business significantly, while our impeccable standards set new benchmarks for quality.

We are proud of the past four years and what we've achieved.

We are even prouder of what's to come.

MID UNIT/3BEDROOM

TYPE 1

AREA	MIN (SQ.FT.)	MAX (SQ.FT.)
TOTAL BUILT-UP AREA	2,216.72	2,240.62

GROUND FLOOR

FIRST FLOOR

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&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.
5.Unit floor plan might be mirrored according to its location in the building layout

MID UNIT/3BEDROOM

TYPE 2

AREA	MIN (SQ.FT.)	MAX (SQ.FT.)
TOTAL BUILT-UP AREA	2,216.72	2,240.62

GROUND FLOOR

FIRST FLOOR

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&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.
5.Unit floor plan might be mirrored according to its location in the building layout

MID UNIT/4BEDROOM

TYPE 3

AREA	MIN (SQ.FT.)	MAX (SQ.FT.)
TOTAL BUILT-UP AREA	2,216.72	2,240.62

GROUND FLOOR

FIRST FLOOR

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&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.
5.Unit floor plan might be mirrored according to its location in the building layout

MID UNIT/4BEDROOM

TYPE 4

AREA	MIN (SQ.FT.)	MAX (SQ.FT.)
TOTAL BUILT-UP AREA	2,216.72	2,240.62

GROUND FLOOR

FIRST FLOOR

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&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.
5.Unit floor plan might be mirrored according to its location in the building layout