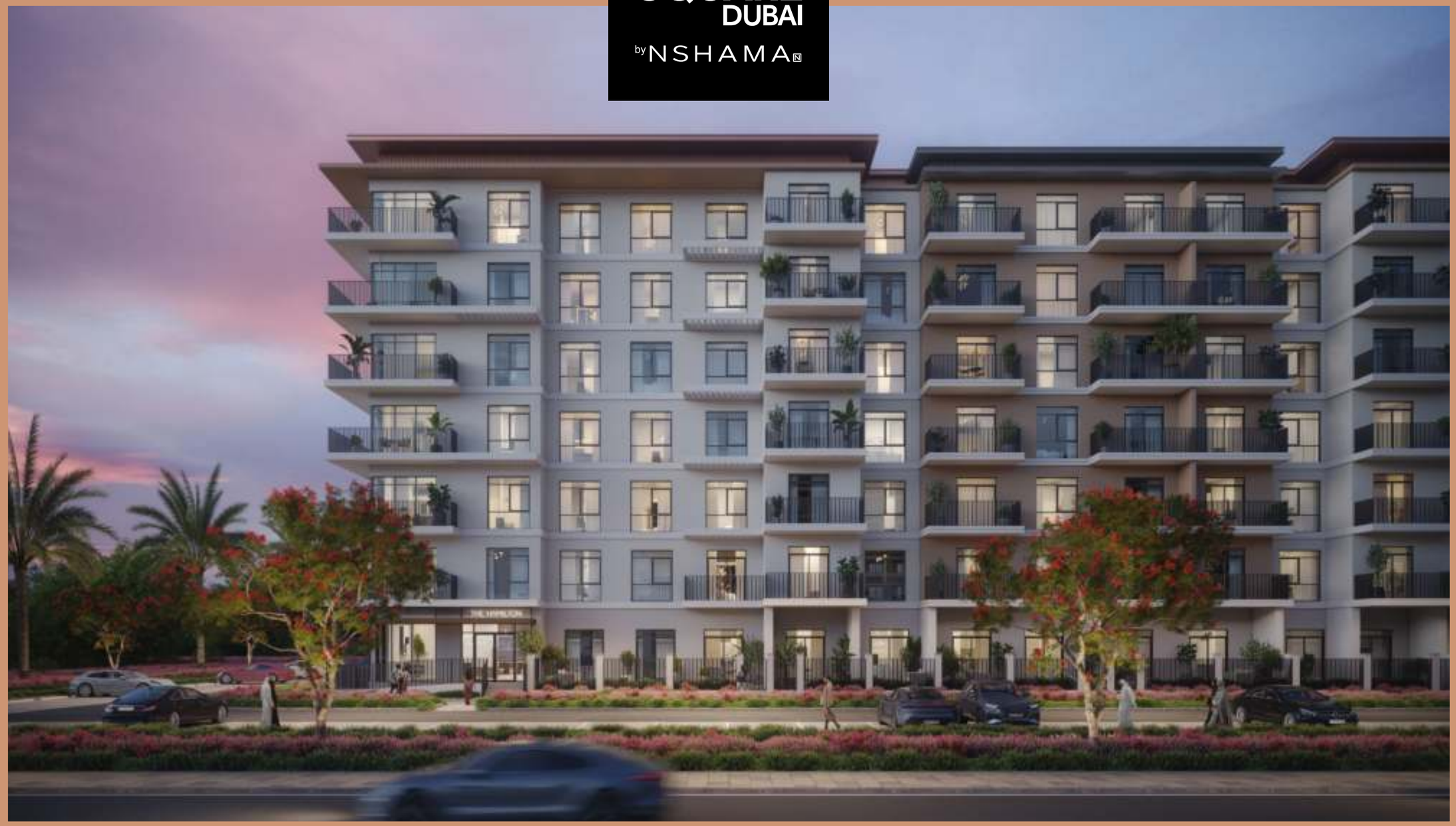
TOWN
SQUARE
DUBAI
by NSHAMA



THE HAMILTON

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New Beginnings

10km
Green & Jogging Trail

13km
Cycling Trail

260,000sqm
of Green Area

50,000sqm
Town Square Park

8000sqm
Sports Area

Over 250
Retail Outlets

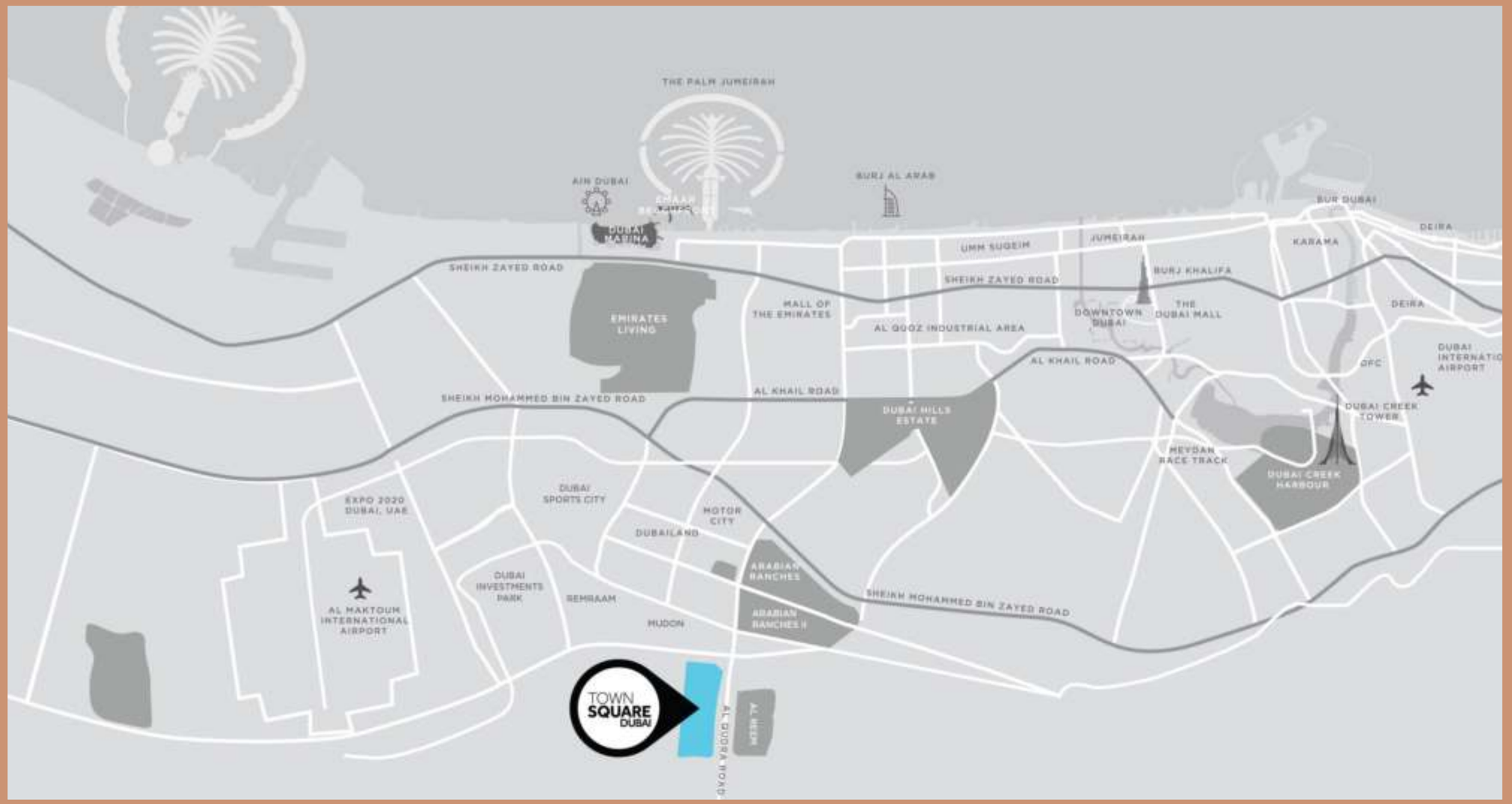
- Town Square Park
- Swimming Pool
- GYM
- Basketball Courts
- Football Pitch
- Cycling Track
- Jogging Track
- Kids Play Area
- Splash Pad
- Kids Train
- Carousel
- Retail Outlets
- Restaurants & Cafes
- Skate Park
- Squash & Tennis Court
- Padel Tennis Court
- Barbeque Area
- Clinics
- Pharmacies
- Fitness Club
- Veterinary Clinic
- Pet Shop
- Laundry Shop
- Grooming & Beauty Services
- Nurseries
- Mosque
- **Supermarkets**
- Tailor Shop
- Dog Park

Unforgettable Moments

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!



LOCATION PROXIMITIES

DUBAI INTL. AIRPORT	DUBAI MALL	BURJ AL ARAB	DUBAI MARINA	DISTRICT 2020	DWC AIRPORT
28 MIN	29 MIN	24 MIN	27 MIN	20 MIN	25 MIN

A Fresh Start

THE HAMILTON

With a mix of studios, 1, 2, 3 bedroom & duplex 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 HAMILTON
TOWN SQUARE DUBAI

ELEVATING COMFORT: YOUR HOME, REDEFINED

Living and dining areas offer abundant natural light. Bedrooms are furnished with glazed porcelain floors and in-built wardrobes whereas master bedrooms have an en-suite bathroom.

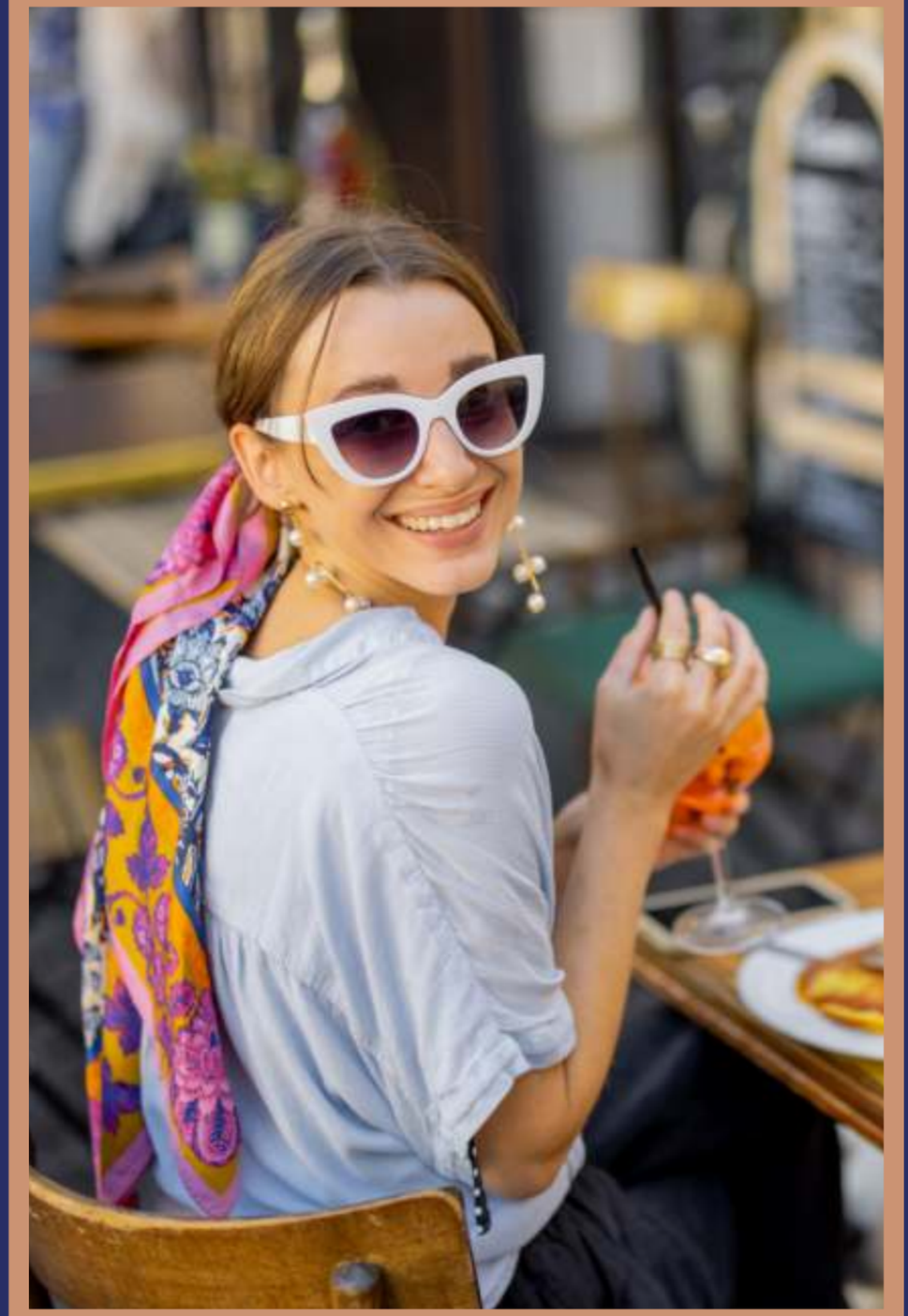
The harmonious combination of modern aesthetics and practicality ensures that your fitted kitchen becomes a hub of efficiency and elegance with ample counter space, seamless organization, and intuitive layouts.

Start Your Life Story

UNVEIL THE BEAUTY BEYOND: EXTERIOR EXCELLENCE REDEFINED

All apartments have great views to connect them with the surrounding landscape.

Exterior finishes are selected inline with the natural setting of Town Square, and yet have an individuality with warm cladding finishes along with textured stucco.



FACILITIES

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

The Hamilton at Town Square Dubai includes retail and F&B outlets on the ground floor, a gorgeous swimming pool, kids play areas in the courtyard, premium gym, and all amenities one would expect from a world-class residential address.

LIFESTYLE

Town Square Park is an urban green space with vast open lawns, interactive kids play areas that also hosts community enagement pop ups and events.

The 50,000 sqm park is bordered by open-air cafés, hundreds of retail outlets, invigorating jogging trails and a whole lot more amenities for its residents to enjoy.

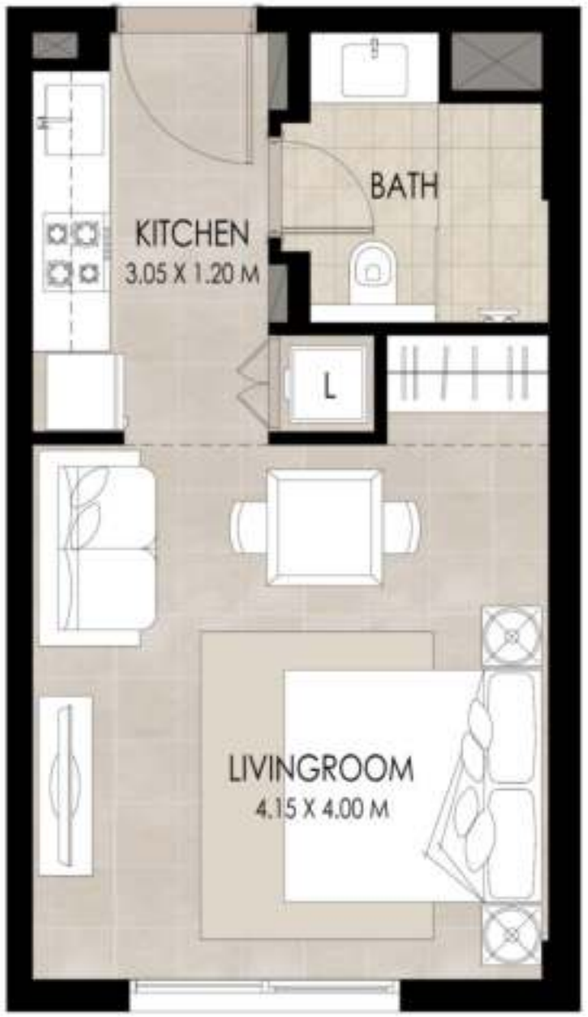
Make it Your Home

FLOOR PLANS

THE HAMILTON

STUDIO | TYPE B

SUITE AREA	30.95 Sq.m / 333.14 Sq.ft
BALCONY AREA	0.00 Sq.m / 0.00 Sq.ft
TOTAL BUILT-UP AREA	30.95 Sq.m / 333.14 Sq.ft



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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1 BEDROOM | TYPE A

SUITE AREA	52.07 Sq.m / 560.47 Sq.ft
BALCONY AREA	6.35 Sq.m / 68.35 Sq.ft
TOTAL BUILT-UP AREA	58.42 Sq.m / 628.82 Sq.ft

*Balcony sizes vary

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2 BEDROOM | TYPE J

SUITE AREA	87.48 Sq.m / 941.62 Sq.ft
BALCONY AREA	6.74 Sq.m / 72.54 Sq.ft
TOTAL BUILT-UP AREA	94.22 Sq.m / 1014.18 Sq.ft

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3 BEDROOM | TYPE A

SUITE AREA	123.13 Sq.m / 1325.36 Sq.ft
BALCONY AREA	18.67 Sq.m / 200.96 Sq.ft
TOTAL BUILT-UP AREA	141.80 Sq.m / 1526.32 Sq.ft

*Balcony sizes vary

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