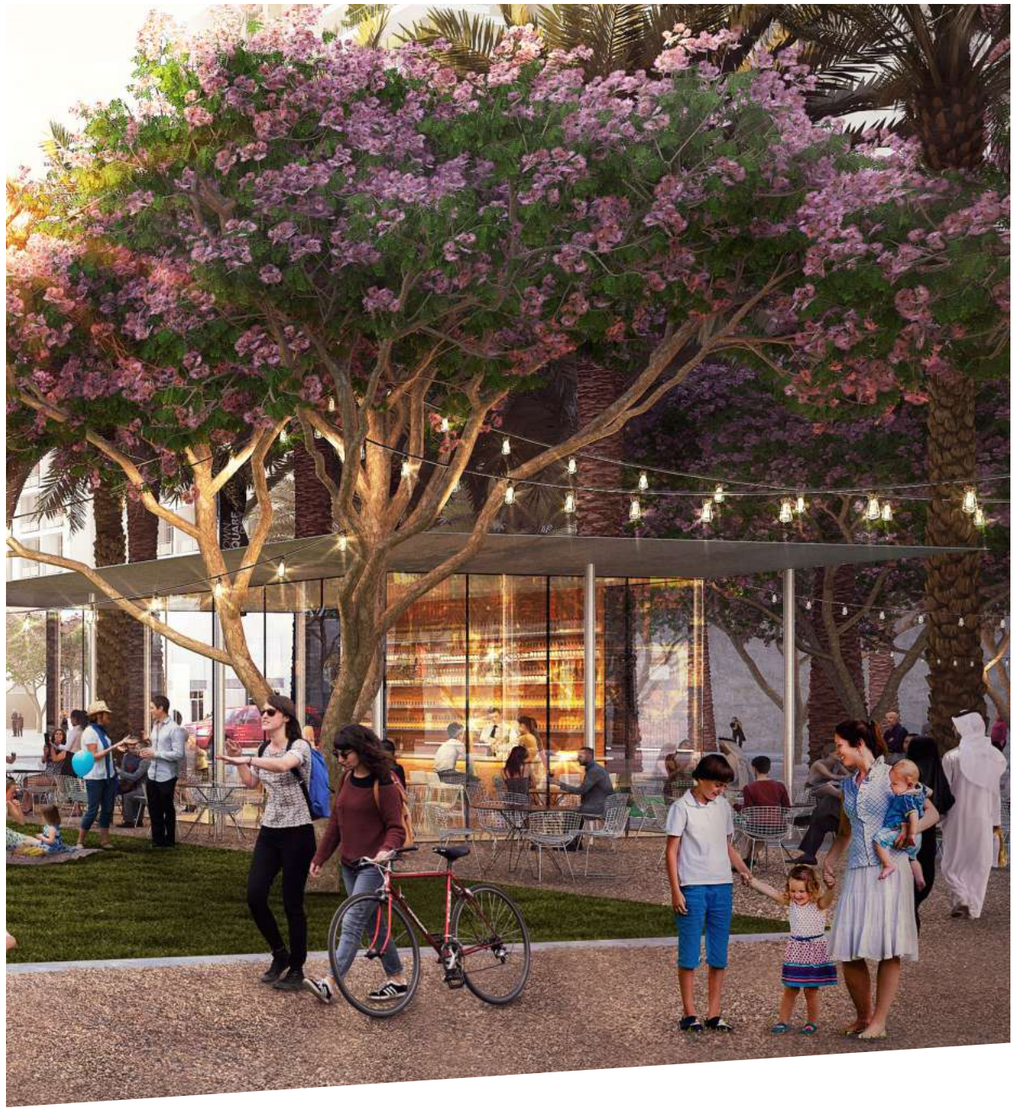
TOWN
SQUARE
DUBAI
by NSHAMA

HG HOLLAND GARDENS



ULTIMATE LIFESTYLE AT YOUR DOOR STEP

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DISCOVER A NEW DIMENSION TO URBAN LIVING

10km
Green & Jogging Trail

13km
Cycling Trail

260,000sqm
of Green Area

50,000sqm
Town Square Park

8000sqm
Sports Area

Over 500
Retail Outlets

UNPARALLELED FACILITIES FOR A LIFE OF COMFORT & CONVENIENCE!

COMMUNITY FACILITIES

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

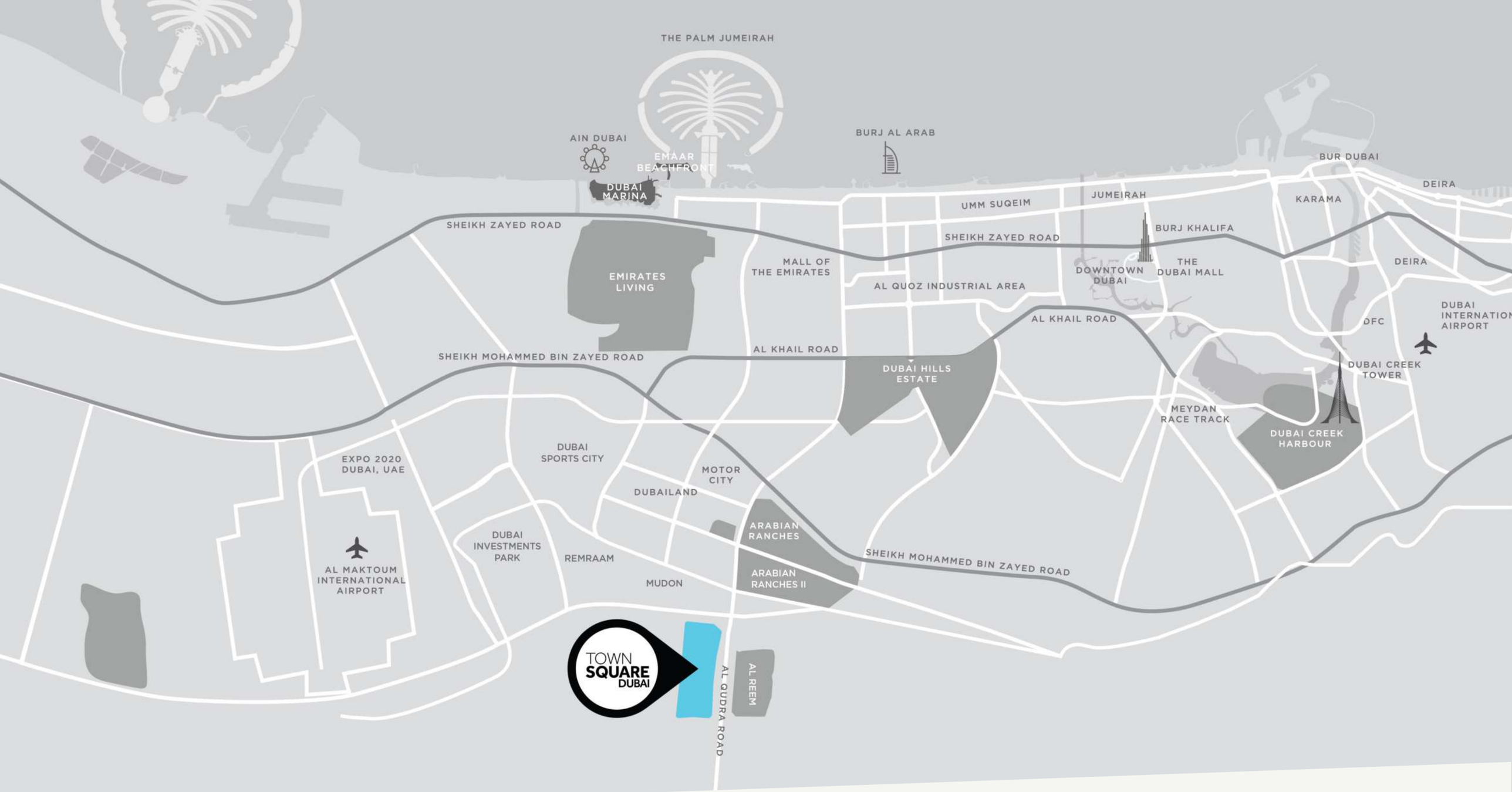
A vibrant community offering elegantly designed homes and amenities for Urban living.

THE BEAUTIFULLY DESIGNED APARTMENTS & TOWNHOUSES

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 has everything you need as energy & warmth permeates every corner!



LOCATION PROXIMITIES

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

Every detail has been meticulously curated to create an environment that is both aesthetically pleasing and functional, offering a truly exceptional living experience.

A FIRST CLASS RESIDENCE

HOLLAND GARDENS

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.

Aesthetic and functional - each space is carefully designed to offer you a home you can truly call your own!

IMMERSE YOURSELF IN TIMELESS INTERIOR ELEGANCE

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 kitchen is a chef's dream, with state-of-the-art appliances, ample storage, and sleek, modern finishing which includes stain proof prep counters, overhead cabinets & glazed porcelain tile flooring.

The facade design has a contemporary approach to ensure warm interiors with natural lighting.

REVEL IN THE BREATHTAKING EXTERIOR

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

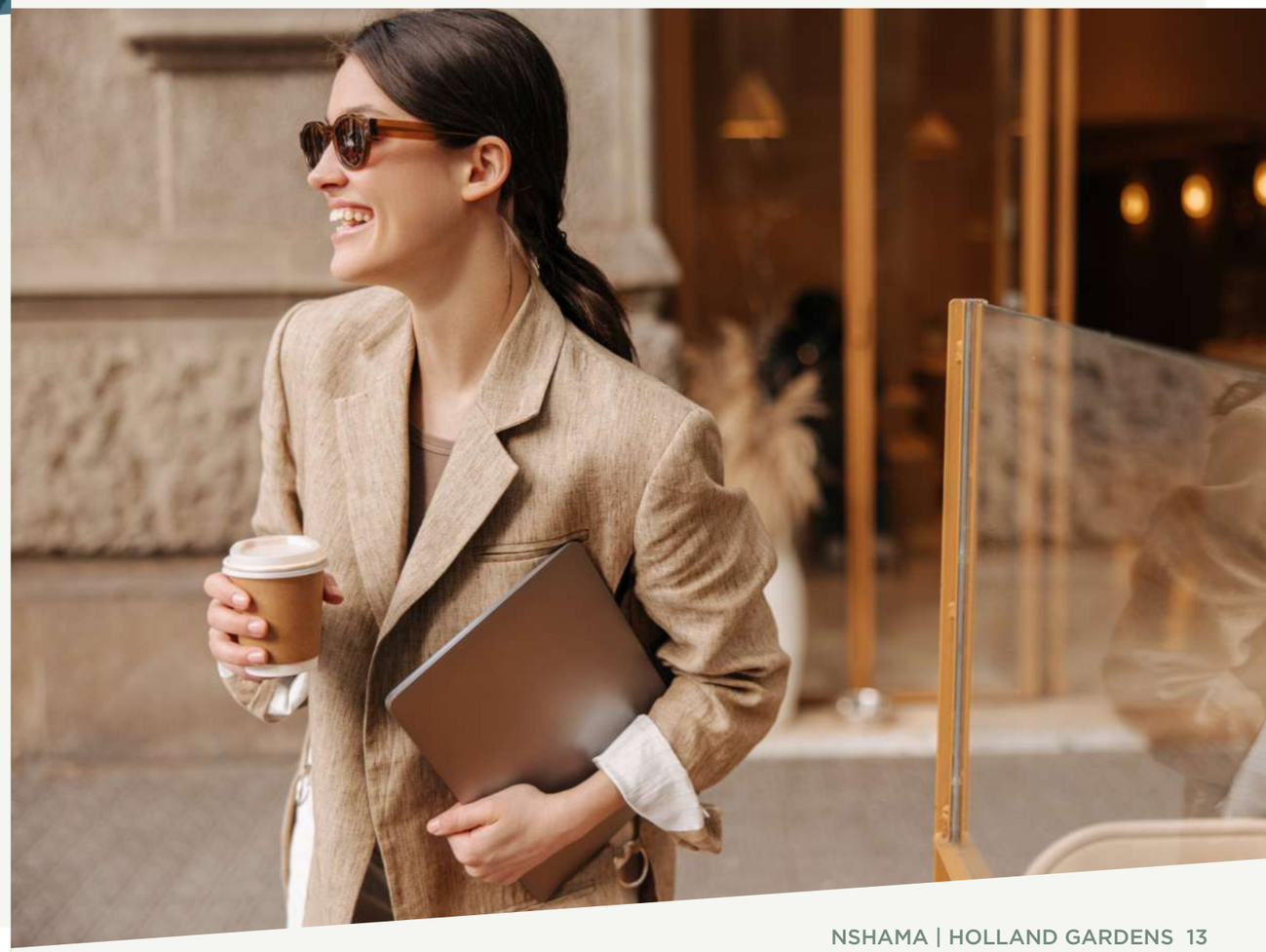
Live in a home where a variety of wellness, entertainment and leisure options are just a step away.

Holland Gardens 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.

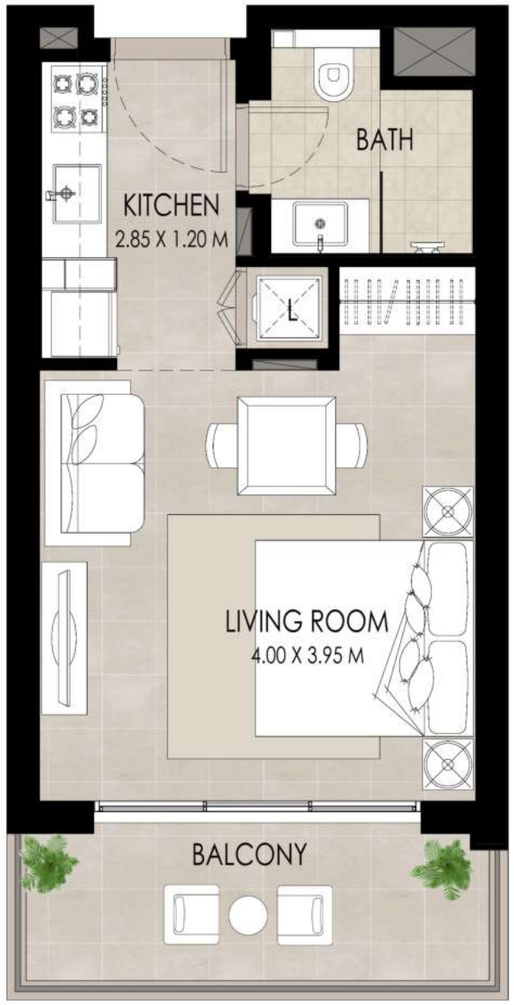


FLOOR PLANS

HOLLAND GARDENS

STUDIO | TYPE A

SUITE AREA	**30.01 Sq.m / 323.02 Sq.ft**
BALCONY AREA	**7.36 Sq.m / 79.22 Sq.ft**
TOTAL BUILT-UP AREA	**37.37 Sq.m / 402.25 Sq.ft**



*Balcony sizes vary

HOLLAND GARDENS

1 BEDROOM | TYPE A

SUITE AREA	**51.96 Sq.m / 559.29 Sq.ft**
BALCONY AREA	**7.26 Sq.m / 78.15 Sq.ft**
TOTAL BUILT-UP AREA	**59.22 Sq.m / 637.44 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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HOLLAND GARDENS

2 BEDROOM | TYPE F

SUITE AREA	**82.94 Sq.m / 892.76 Sq.ft**
BALCONY AREA	**10.53 Sq.m / 113.34 Sq.ft**
TOTAL BUILT-UP AREA	**93.47 Sq.m / 1006.10 Sq.ft**

*Balcony sizes vary

HOLLAND GARDENS

3 BEDROOM | TYPE B

SUITE AREA	**120.51 Sq.m / 1297.16 Sq.ft**
BALCONY AREA	**20.66 Sq.m / 222.38 Sq.ft**
TOTAL BUILT-UP AREA	**141.17 Sq.m / 1519.54 Sq.ft**

*Balcony sizes vary

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