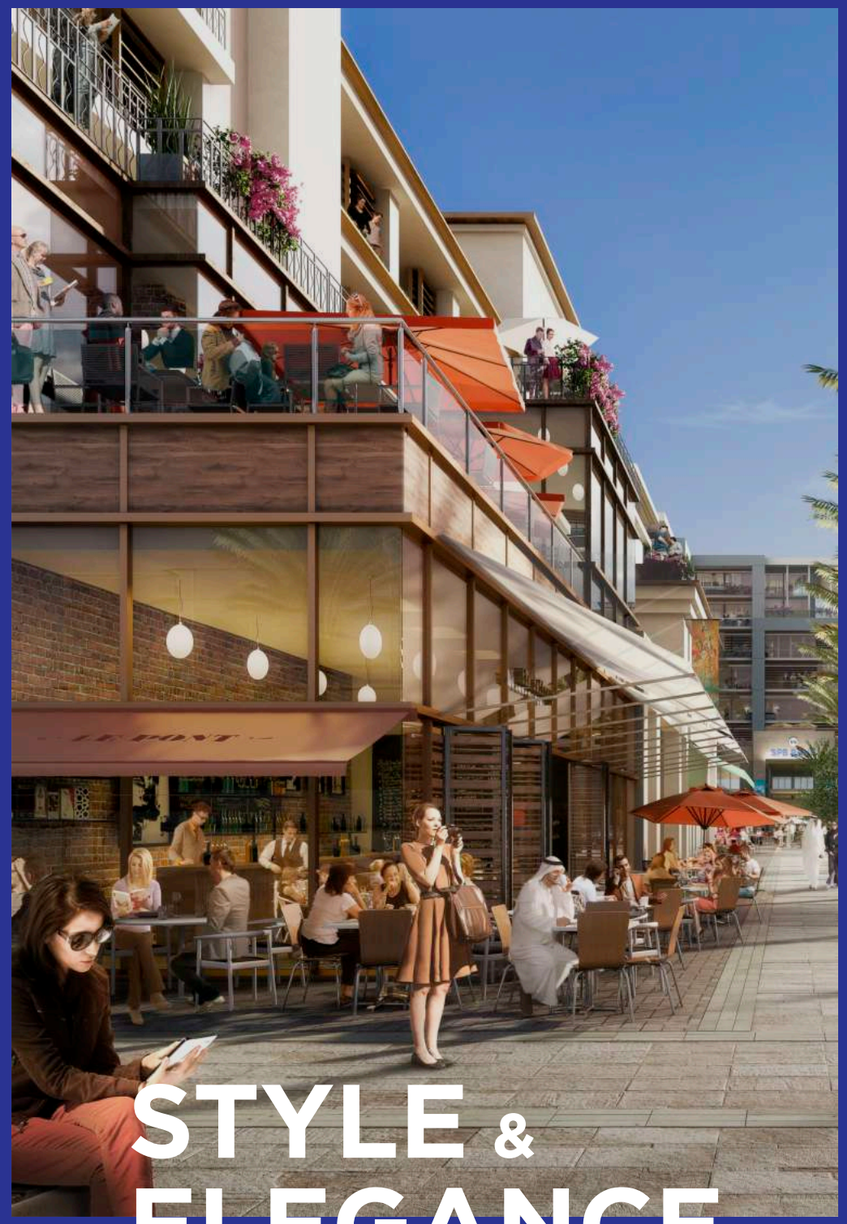
# ASCOT

## RESIDENCES

TOWN SQUARE DUBAI



# STYLE & ELEGANCE

## TOWN SQUARE DUBAI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## Community Facilities

Town Square Park

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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

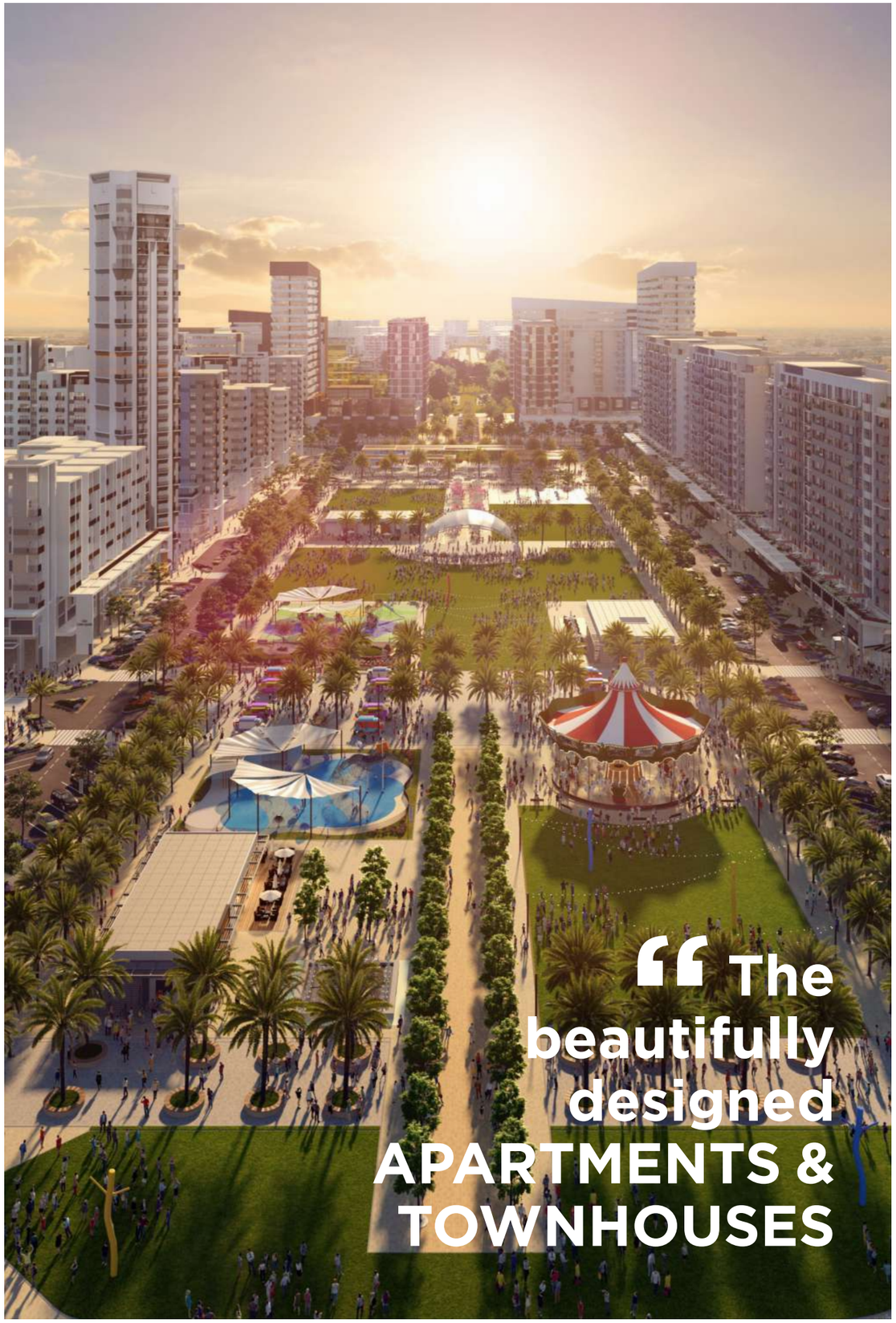
Supermarkets

Outdoor Cinema

# TOWN SQUARE DUBAI

Offers you a rare opportunity to live in one of the finest and most exclusive new developments in Dubai. Surrounded by areas of secluded private parkland, all apartments and townhouses are designed to offer a peerless level of specification and spacious accommodation.

The beautifully designed apartments and townhouses range in size, style and elegance and are accessed via private gated driveways.



# ABOUT ASCOT Residences

Your home is like life itself, alive and vital. Every square inch of it reflects your personality. And your apartment at ASCOT Residences fits neatly into what you have in mind.

Aesthetic and functional, every detail has found its way into the interiors. You have a choice of intuitive floor plans that let you accent and define your home the way you want it.

Every studio, 1, 2 and 3 bedroom apartments offers you the versatility to create a home you can truly call your own.

## STUNNING
# INSIDE

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

The modern day kitchen layouts entail scratch and stain proof prep counters, overhead cabinets and glazed porcelain tile flooring.

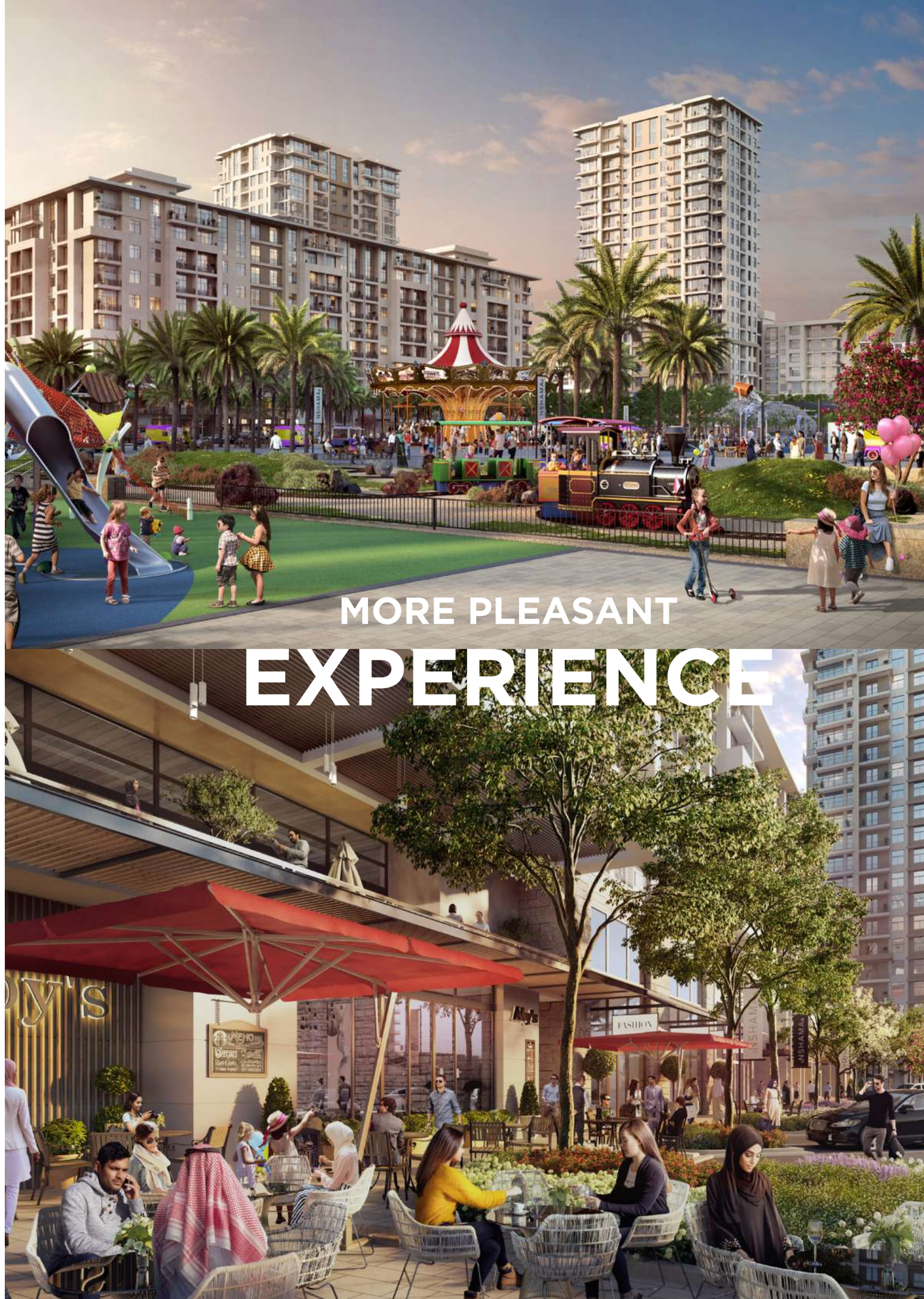
# BEAUTIFUL OUTSIDE

Every design has been planned to perfection.

From individual units to the complex as a whole, is crafted for the modern homebuyer.

# OUR LIFESTYLE

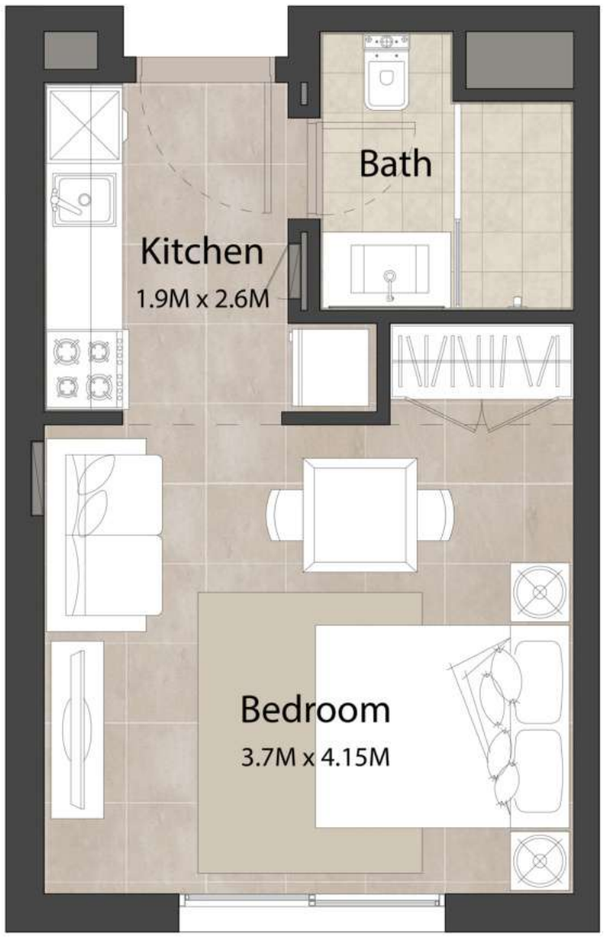
With hundreds of retail stores, as well as numerous coffee shops, restaurants, nature trails, cycling and jogging paths, a 37,000 square meter park and so much more that the new generation of homebuyers find so appealing.



# STUDIO

## Unit Type A

| AREA | MIN | MAX |
|---|---|---|
| SUITE | 29.53 Sq.m / 317.86 Sq.ft | 29.53 Sq.m / 317.86 Sq.ft |
| TOTAL BUILT-UP AREA | 29.53 Sq.m / 317.86 Sq.ft | 29.53 Sq.m / 317.86 Sq.ft |

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# 1 BEDROOM

## Unit Type A

| AREA | MIN | MAX |
|---|---|---|
| SUITE | 52.70 Sq.m / 567.26 Sq.ft | 52.70 Sq.m / 567.26 Sq.ft |
| BALCONY | 5.24 Sq.m / 56.40 Sq.ft | 5.24 Sq.m / 56.40 Sq.ft |
| TOTAL BUILT-UP AREA | 57.94 Sq.m / 623.66 Sq.ft | 57.94 Sq.m / 623.66 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&EO. The developer reserves the right tomake 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

## Unit Type B

| AREA | MIN | MAX |
|---|---|---|
| SUITE | 51.65 Sq.m / 555.96 Sq.ft | 51.65 Sq.m / 555.96 Sq.ft |
| BALCONY | 8.66 Sq.m / 93.22 Sq.ft | 8.66 Sq.m / 93.22 Sq.ft |
| TOTAL BUILT-UP AREA | 60.31 Sq.m / 649.17 Sq.ft | 60.31 Sq.m / 649.17 Sq.ft |

*Balcony sizes vary

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# 2 BEDROOM

## Unit Type A

| AREA | MIN | MAX |
|---|---|---|
| SUITE | 78.77 Sq.m / 847.87 Sq.ft | 79.55 Sq.m / 856.27 Sq.ft |
| BALCONY | 4.90 Sq.m / 52.74 Sq.ft | 5.46 Sq.m / 58.77 Sq.ft |
| TOTAL BUILT-UP AREA | 84.23 Sq.m / 906.64 Sq.ft | 84.45 Sq.m / 909.01 Sq.ft |

*Balcony sizes vary

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# 2 BEDROOM

## Unit Type B

| AREA | MIN | MAX |
|---|---|---|
| SUITE | 77.03 Sq.m / 829.14 Sq.ft | 79.80 Sq.m / 858.96 Sq.ft |
| BALCONY | 8.71 Sq.m / 93.75 Sq.ft | 8.72 Sq.m / 93.86 Sq.ft |
| TOTAL BUILT-UP AREA | 85.74 Sq.m / 922.90 Sq.ft | 88.52 Sq.m / 952.82 Sq.ft |

*Balcony sizes vary

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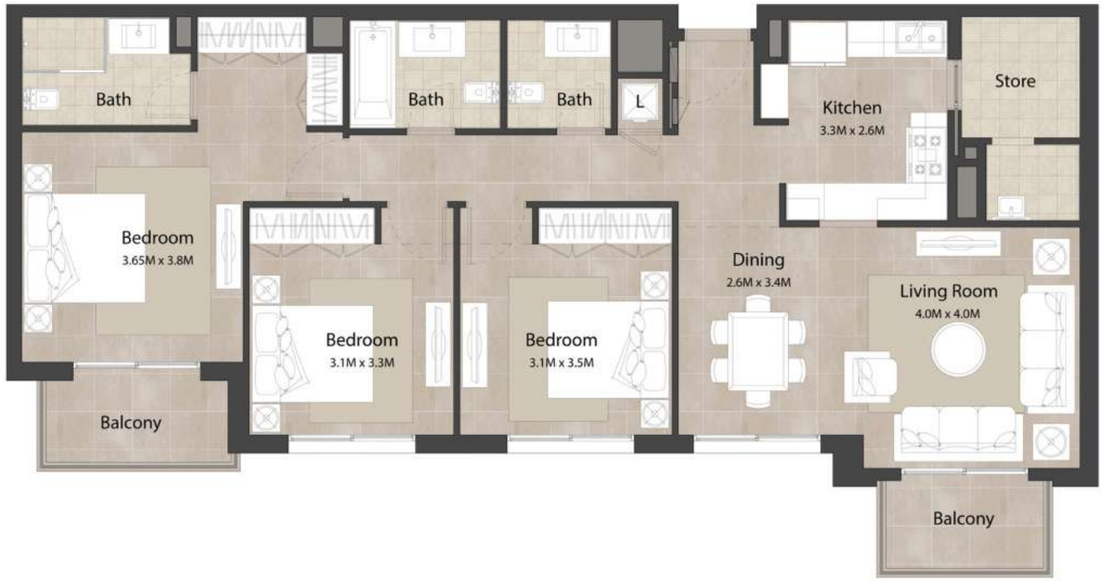
# 3 BEDROOM

## Unit Type A

| AREA | MIN | MAX |
|---|---|---|
| SUITE | 120.10 Sq.m / 1292.74 Sq.ft | 120.10 Sq.m / 1292.74 Sq.ft |
| BALCONY | 10.13 Sq.m / 109.04 Sq.ft | 10.13 Sq.m / 109.04 Sq.ft |
| TOTAL BUILT-UP AREA | 130.23 Sq.m / 1401.78 Sq.ft | 130.23 Sq.m / 1401.78 Sq.ft |

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