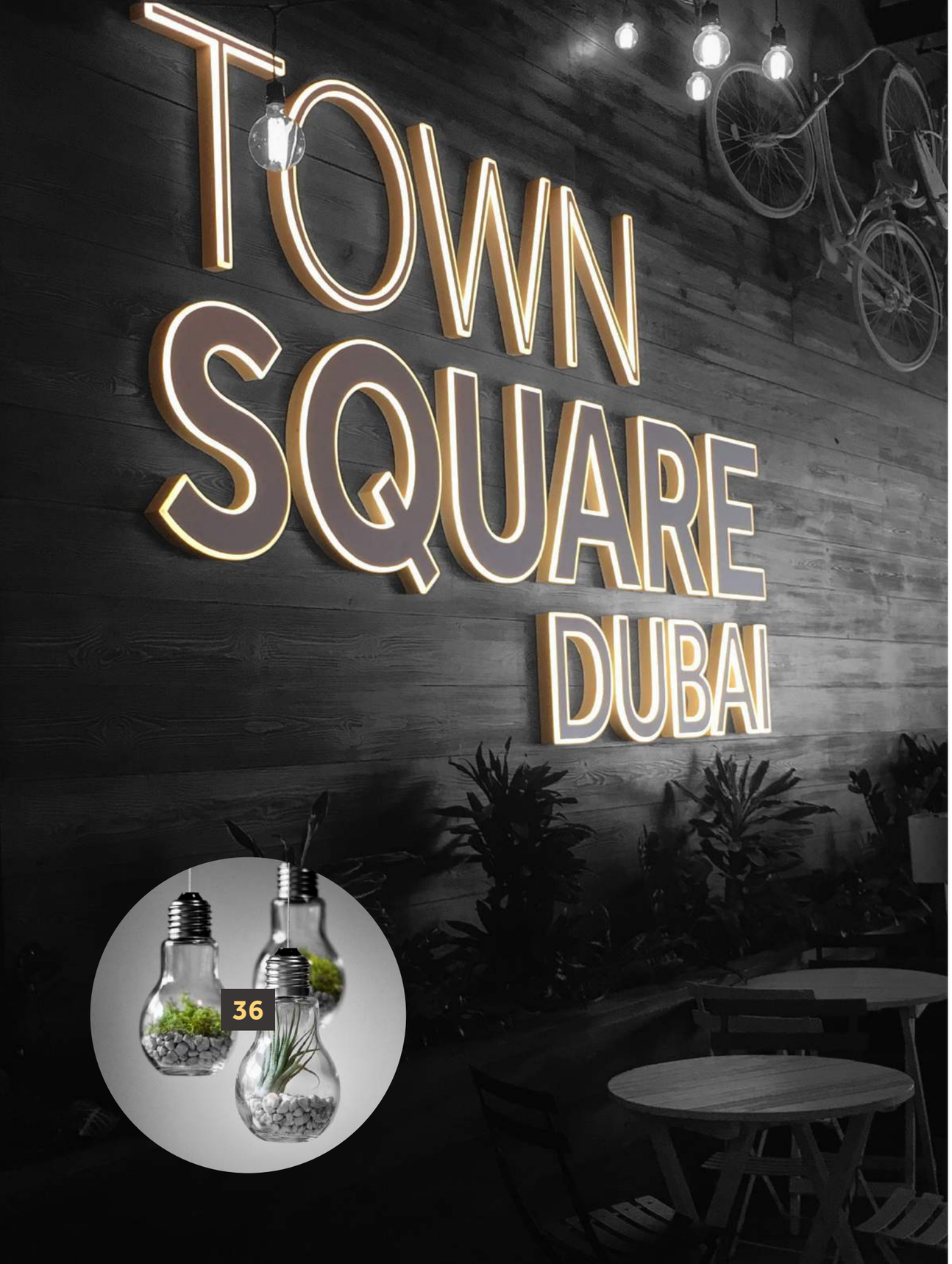
TOWN SQUARE DUBAI

by NSHAMA

NOOR TOWNHOUSES



Contents

DUBAI 04

DUBAI..... 04
Transforming lives in Dubai..... 06

TOWN SQUARE DUBAI 08

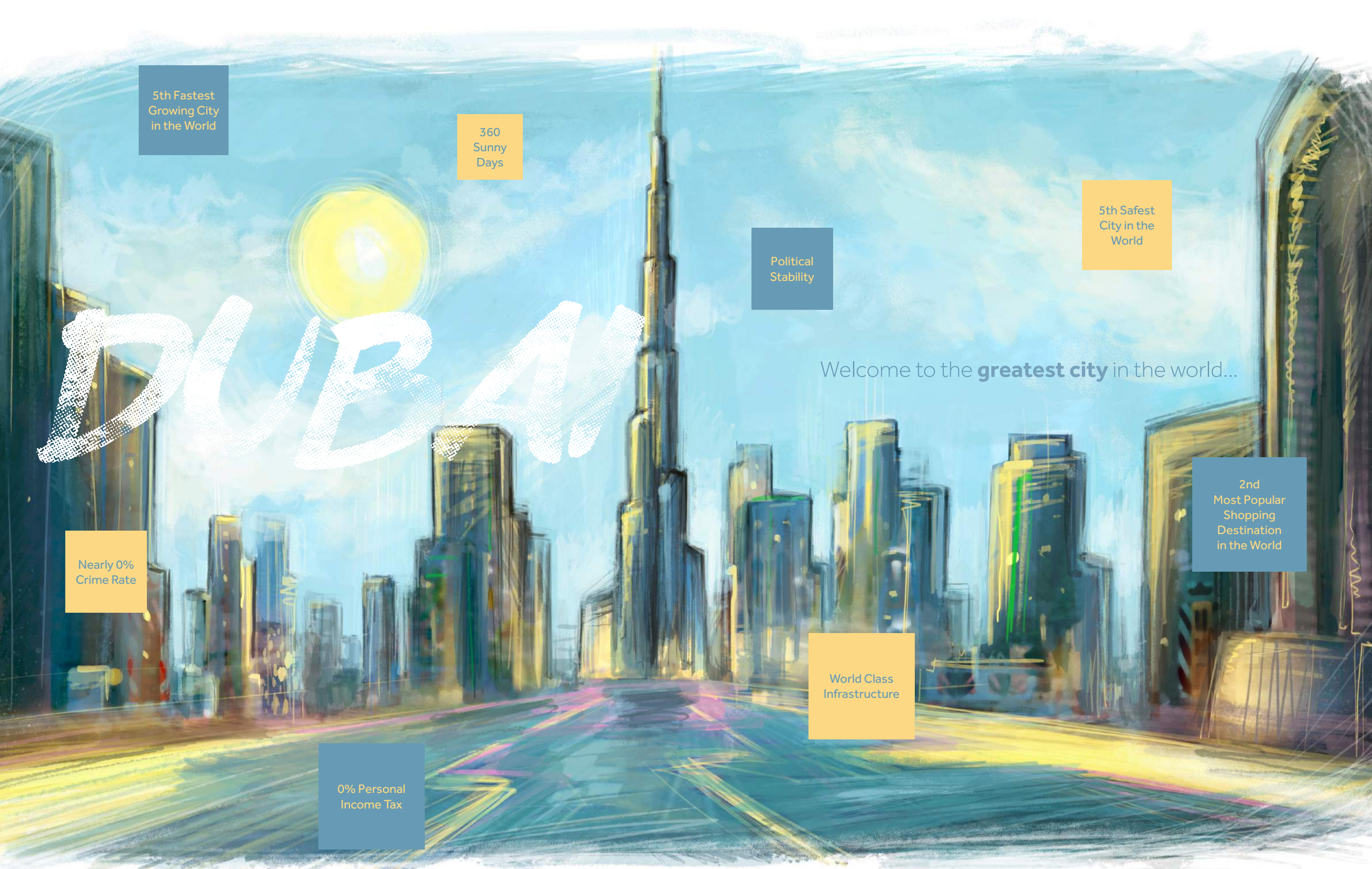
A Destination Community..... 08
Best International Site Plan 10
The Master Plan..... 12
No Ordinary Day..... 15

NOOR TOWNHOUSES 16

Welcome Home..... 16
Built With You In Mind..... 18
Interior..... 20
Exterior..... 22
Floor Plans..... 24

FEATURES 42

FOOD: Light & Easy Brekkie..... 34
DIY: Light Bulb Terrarium..... 36
PEOPLE In Town: Top 3 Property Consultants..... 38
The Faces of Success..... 40
FITNESS: Swim, Bike, Run Around Town..... 42


5th Fastest Growing City in the World
360 Sunny Days
Political Stability
5th Safest City in the World
DUBAI
Welcome to the **greatest city** in the world...
Nearly 0% Crime Rate
0% Personal Income Tax
World Class Infrastructure
2nd Most Popular Shopping Destination in the World

Transforming lives in Dubai one home at a time

Welcome to Town Square, Dubai brought to you by Nshama.

Born in Dubai, and relatively new on the scene, Nshama is developing one of the UAE's most sizeable residential projects at price-points that people can afford.

Aimed at mid-income residents looking to own their own home, Town Square, Dubai has risen to the challenge when it comes to combining quality homes with community amenities that can be enjoyed by all the family.

Town Square, Dubai is a vibrant community with abundant amenities for healthy living, all within a short commute to the best that Dubai has to offer.

Soon to become home to 85,000 people in the form of townhouses and apartments, 4,947 homes are currently underway and AED 3.0 billion of awarded contracts have already been mobilised.

In December 2017, the first 2,000 homes will be handed over, only a few months after the first homes were sold.

"All our projects are similarly planned to meet the growing middle-income demand for end-user homes, led by our vision to bring a new lifestyle choice to Dubai that transforms the lives of people."

FRED DURIE
CEO-NSHAMA

A Destination Community

Town Square Dubai – 'Best International Site Plan'

Town Square, Dubai is anchored by a central square, the size of 16 football fields, as well as a new Vida Town Square, Dubai hotel and Reel Cinemas complex. Residents will have access to over 2.5 million sq.ft of retail with over 600 shops, food and beverage outlets.

The project is conveniently located in New Dubai near Al Barsha and in close proximity to Arabian Ranches Golf Course, Dubai Polo & Equestrian Club and Al Maktoum International Airport, near the World Expo 2020 site.

The Town Square, Dubai master plan is the first of its kind. The smartly designed, stylish, green neighbourhood caught the attention of voters and judges and won the prestigious Gold Nuggets 2016 Award for 'Best International Site Plan.'

The international jury members were highly impressed with the outdoor articulation and scale of the 750-acre project located in New Dubai, near Al Barsha.

Fred Durie, Chief Executive Officer of Nshama, said: "Securing the Gold Nugget 2016, as we prepare to mark the first hand-over of homes next year, highlights our innovative approach to site utilisation to create a trendy neighborhood. This adds to the 'live at your price' value proposition of the Town Square homes. Our goal is to offer a diverse choices of lifestyle amenities and leisure attractions in close proximity for our residents, and create added value for their investment in Dubai's most sought-after affordable community."

Don Ruthroff of Dahlin Group Architecture Planning in Pleasanton, CA, expressed that the competition in 2016 was exceptionally diverse, with winners coming from throughout the US and international destinations. He added, "Creative ideas in design do not know boundaries. We found the variety and level of excellence to be particularly heartening this year."

The utilization of Town Square Dubai, takes into account the provision of day-care facilities, playgrounds for all ages, adventure zones, splash parks, along with modern medical facilities. The health facilities did not undergo an oversight and are equipped with modern medical facilities, athletic spa, top of the class fitness centers, interactive water features and skate parks.

The Master Plan

Size Equals to 16 Football Pitches

12 km Nature Trail Network

28,000 m² of Green Area

3.4 km² Cycling Paths

Central Park of over 37,000 m²

154,000 m² of Parks

5 Star Hotel

Over 600 Retail Outlets

12,000 m² Basketball Courts & Skate Parks

6 km² Jogging Trails

No Ordinary Day

Live each day like no other at Town Square, Dubai. A metropolis of communities designed around a passion for healthy living.

Whether you are lover of the outdoor life, or prefer the convenience of city living, Town Square, Dubai has it all.

A modern selection of townhouses and apartments have been carefully crafted to appeal to all types of families, all looking for the perfect place to call home.

So, if you long to start your mornings with a jog along a scenic running track or swim in the community pool, dream of coming home to a neighbourhood full of dining and entertainment options, look no further than Town Square, Dubai.

YOUR STORY STARTS HERE

Welcome Home

What do you look for in an ideal home?

Location, space, aesthetics and facilities are all considerations when looking for a new place to live. At Town Square, Dubai you can have it all.

Introducing Noor Townhouses, three leafy neighbourhoods easily connected by luscious landscaping and outdoor areas. Each with a distinct style and elegance and a bespoke community club designed for all residents to enjoy.

Noor Townhouses come in a choice of three and four bedrooms, making it a first choice for families looking for the ideal place to call home.

Built With You In Mind

Swimming Pools

After a stressful day at work, a splash in the pool, doesn't seem like a bad idea, does it? Each community club will consist of a swimming pool for adults and a pool designed just for the little ones to play in.

Cycling Paths

Grab your bicycle buddy and bask into the beauty of the twilight skies of Dubai at Town Square. There are dedicated tracks for all bike-enthusiasts. What better way to keep them extra pounds off?

Jogging Trails

Jogging is not only a good way to keep those extra pounds at bay, but also keeps your heart strong in the long run. Town Square Dubai caters to the needs of all those who admire a good sprint to escape from the city lights into pure serenity.

Fitness Gym

Every Fitness Gym at the community club in Town Square houses the finest exercise equipment for development and well-being of all residents. You could be a beginner or an expert, there's a machine for everyone!

Tennis Courts

There is no doubt that tennis is one of the best sports to practice. And a sport this good, deserves the best court. An open tennis court for you to enjoy in your neighborhood with your loved ones. At Town Square, we left no stone unturned.

Kids Playground

In the technological age, outdoor activities are more essential than ever for the current generation. Accustom your child with the beauty of nature, when in Town Square Dubai. Secure slides and swings, something a child can never say no to!

Interior

Living at Noor, you'll never miss the sunrise again, the light and airy design keeps you in touch with the outdoor elements at every available opportunity.

The spacious design of Noor allows plenty of space for living and entertaining in the heart of the home.

While enjoying the delights of the indoors, Noor will keep you well connected with the outdoors, thanks to the high speed fiber optic installed in every home.

Exterior

The minute you step out of your home you will find yourself in the vicinity of all things serene and enjoyable.

Established landscaping, wide pavements and safe places for children to play with their friends, can be found in all three of Noor's communities.

Floor Plans

3 BEDROOM + MAID'S

TYPE 1 / MID UNIT

AREA	MIN (SQ. FT.)	MAX (SQ. FT.)
TOTAL BUILT UP AREA	**2,072.81**	**2,190.24**

FIRST FLOOR

GROUND FLOOR

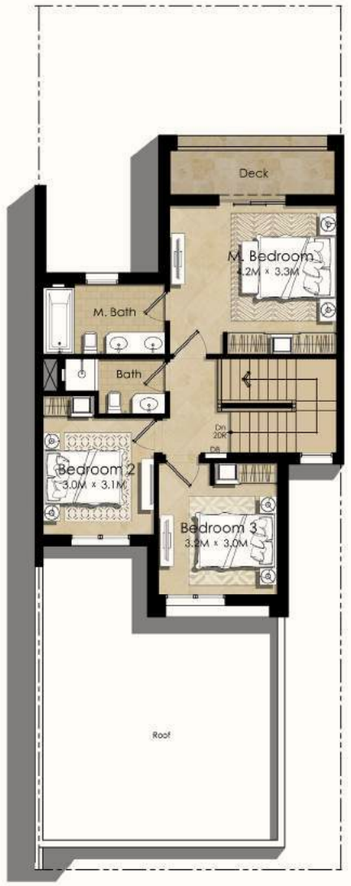
DISCLAIMER: (1) All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. (2) All dimensions have been provided by our consultant architects (3) All materials, dimensions, drawings features and amenities are approximate at the time of printing. (4) Actual area may vary from stated area. Drawings not to scale E&EO. The developer reserves the right tomake revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

3 BEDROOM + MAID'S

TYPE 2 / MID UNIT

AREA	MIN (SQ. FT.)	MAX (SQ. FT.)
TOTAL BUILT UP AREA	2,036.64	2,118.88

GROUND FLOOR



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4 BEDROOM + MAID'S
TYPE 3 / END UNIT

AREA	MIN (SQ. FT.)	MAX (SQ. FT.)
TOTAL BUILT UP AREA	2,354.93	2,367.85

FIRST FLOOR

GROUND FLOOR

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4 BEDROOM + MAID'S
TYPE 4 / END UNIT

AREA	MIN (SQ. FT.)	MAX (SQ. FT.)
TOTAL BUILT UP AREA	2,327.16	2,367.85

GROUND FLOOR

FIRST FLOOR

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4 BEDROOM + MAID'S
TYPE 5 / MID UNIT

AREA	MIN (SQ. FT.)	MAX (SQ. FT.)
TOTAL BUILT UP AREA	2,324.04	2,324.04

FIRST FLOOR

GROUND FLOOR

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4 BEDROOM + MAID'S
TYPE 6 / MID UNIT

AREA	MIN (SQ. FT.)	MAX (SQ. FT.)
TOTAL BUILT UP AREA	2,325.22	2,325.22

GROUND FLOOR

FIRST FLOOR

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Rise and shine at Town Square, Dubai the right way. Food that is fresh, is the best. Indulge yourself in this quick and easy breakfast recipe that can be made even when you're running late! Begin your day with something to rev up your metabolism and energy. If you don't consider yourself a breakfast person, start out with something small — a piece of fruit or a non-fat yogurt. Within a few days, you'll wonder how you ever made it through the morning without it. Breakfast doesn't have to be fancy.

Light & Easy Brekkie

No Cooking Needed!

Frozen blueberries, 1/2 a banana, orange juice and some low-fat vanilla yogurt.

Build an easy and delicious parfaits with yogurt or ricotta cheese and some fresh seasonal fruit.

You can never go wrong with a bowl of whole grain cereal; Add some fresh or dried fruit for some extra vitamins and fiber.

Greek Yogurt Parfaits

INGREDIENTS

1 cup uncooked grano
12 cups water, divided
1/4 cup orange blossom honey
1/4 teaspoon kosher salt
4 cups plain 2% Greek-style yogurt
2 cups fresh berries (such as blackberries, blueberries, or sliced strawberries)

PREPARATION

1. Soak grano in 6 cups water overnight. Drain. Place in a medium saucepan with remaining 6 cups water over medium-high heat; bring to a boil. Reduce heat, and simmer 20 minutes or until grano is just tender. Drain well. Stir in honey and salt. Cool to room temperature.

2. Spoon 1/4 cup yogurt into each of 8 parfait glasses. Top yogurt with 3 tablespoons grano and 2 tablespoons berries. Repeat layers with the remaining ingredients.

Light Bulb Terrarium

Gather your family this weekend and create something for your home. Make the best out of everything available in your garage to decorate your new home at Town Sqaure Dubai. Learn how to make a terrarium out of a lightbulb using materials that you might already have. You will need: Pliers, Bolt, Sticky feet, Funnel, Rocks, Sand, Skewer, Scissors, Plant and a Lightbulb!

1

Remove the electrical contact and the fuse and filament from the lightbulb. Use pliers to take off the electrical parts from the lightbulb. Use a bolt to clear out the bottom part of the bulb.

2

Stick on some self-adhesive rubber "feet" to the bottom of the lightbulb. With these, the bulb will be able to stand on its own.

3

Use the funnel to pour the small rocks into the lightbulb, then follow with the sand. Once these are in, insert the plant clippings.

4

Adjust the placement of everything inside the lightbulb using the skewer. To water your plant, you can use an eyedropper, or just drip some water in from the faucet. Water the plant whenever it looks drier than usual.

People IN TOWN

Who better than the **Top 3 Property Consultants** at Nshama to tell you what life is like at Town Square Dubai. Here's what they had to say...

George Fakhry

Senior Property Advisor

George Fakhry has been one of the top three Senior Property Advisors at Nshama since the start of the Town Square Project.

George has seen the project pick-up since the beginning of time. "I still remember the time there were hundreds of people lined up outside our Visitor Centre in Downtown Dubai for the launch of the Zahra Townhouses," he said when asked about how the initial stage of the project.

"If I were to invest in a property with Nshama, which I probably will, it would be the Warda apartments, as it is in the heart of Town Square, Dubai and overlooks the entire community."

Sheryl D'Mello

Senior Manager, Sales

Sheryl D'Mello is the Senior Sales Manager at Nshama with sixteen years of experience.

"You never need to leave the area. There's one of the finest Vida Town Square establishments, Reel cinemas and over 600 retails stores more to come," she expressed when talking about the numerous amenities at Town Square Dubai.

Sheryl is a proud property owner at Town Square Duba.
She too would like her next investment to be in the Warda Apartments, as it has the best positioning and views of them all. If Sheryl keeps closing deals at this rate, her investment seems like it's in the near future.

Sheida Soudbakhsh

Senior Property Consultant

"I love it! Nshama is my home, my future and my significant other. I am here even on the days that I am off. My friends constantly ask me to stop talking about the project because I have already made them invest in one home at Town Square Dubai," said Sheida with much passion when asked about her thoughts on the new development.

When asked about what the most important aspect of the project is, she said, "Facilities. The entire area is fully equipped with everything you can think of. There are community centers allocated for each block, jogging tracks, play areas for kids. What's not to love!"

Sheida is confident that this project is everyone's dream, and Nshama has made it possible for them to own property at a very affordable price point. She concluded her interview with the statement – Nshama is the future.

Todd Wilford

Director, Projects

Town Square, Dubai is forging ahead at speed and our first 2,000 handovers will be taking place in December 2017. This accelerating pace has been set by Todd Wilford, who brings to Nshama a wealth of experience in managing sizeable construction projects in the UAE and Australia. Todd's most notable achievements include the famous Emaar Original 6 Towers in Dubai Marina, The Burj Khalifa and Atlantis, The Palm Jumeirah.

Neeraj Kuletha

Senior Manager, Operations

Hands on and never far away, Neeraj has played a fundamental part in the success of Town Square, Dubai. His challenging role involves the management of suppliers and contractors across the board, ensuring that projects are delivered on time and to budget. Neeraj has several noticeable achievements like Hyatt Regency and Grosvenor House 2. His latest achievement has been the successful move to our brand new Nshama Sales Centre. Check out Neeraj's hard work for yourself and visit our new home on MBR Boulevard, Downtown Dubai.

Muhammed Sajeer

Director, Infrastructure

With over 25 years of experience, Muhammed has played a key role in the development of the infrastructure services such as roads, power and water supplies at Town Square, Dubai. His expertise has proven to be a tremendous benefit to Nshama so far as you can see for yourself through the progress we are making. In addition to this, Muhammed has also completed a number of sizeable projects in the UAE, Saudi Arabia, Qatar and India.

SWIM, BIKE, RUN AROUND TOWN

Work your body to the best of its ability at the state-of-the-art amenities, only at Town Square Dubai.

Prepare to be amazed at the vast expanse of recreational activities available at Town Square, Dubai. At Noor, you will enjoy pedestrian access to the community clubs and centres.

Both entry points to Noor have a 24 hour security gatehouse to ensure the safety of your family and friends.

The community club consists of swimming pools, kids swimming pool, gym, showers, changing areas allotted to men and women, a kids playground and tennis court.