

# TOWN SQUARE DUBAI

by NSHAMA 

## RAWDA II APARTMENTS





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# THE MASTER PLAN

Town Square Dubai



TownSquareFacts



10km Green & Jogging Trails



13km Cycling Trail



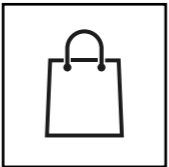
260,000 sqm of Parks



Over 50,000 sqm Town Square Park



8000 sqm Sports area



Over 500 Retail Outlets



Cinemas



Boutique Hotel

# TOWN SQUARE DUBAI

One of the most exclusive developments 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 expectations of homeowners seeking modern lifestyle.

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



# PRIVACY MEETS CITY LIFE

Town Square Dubai is a highly desirable residential community in proximity to Al Qudra & Sheikh Mohammed Bin Zayed Road, enabling you to live in comfort and style while enjoying all the city has to offer.

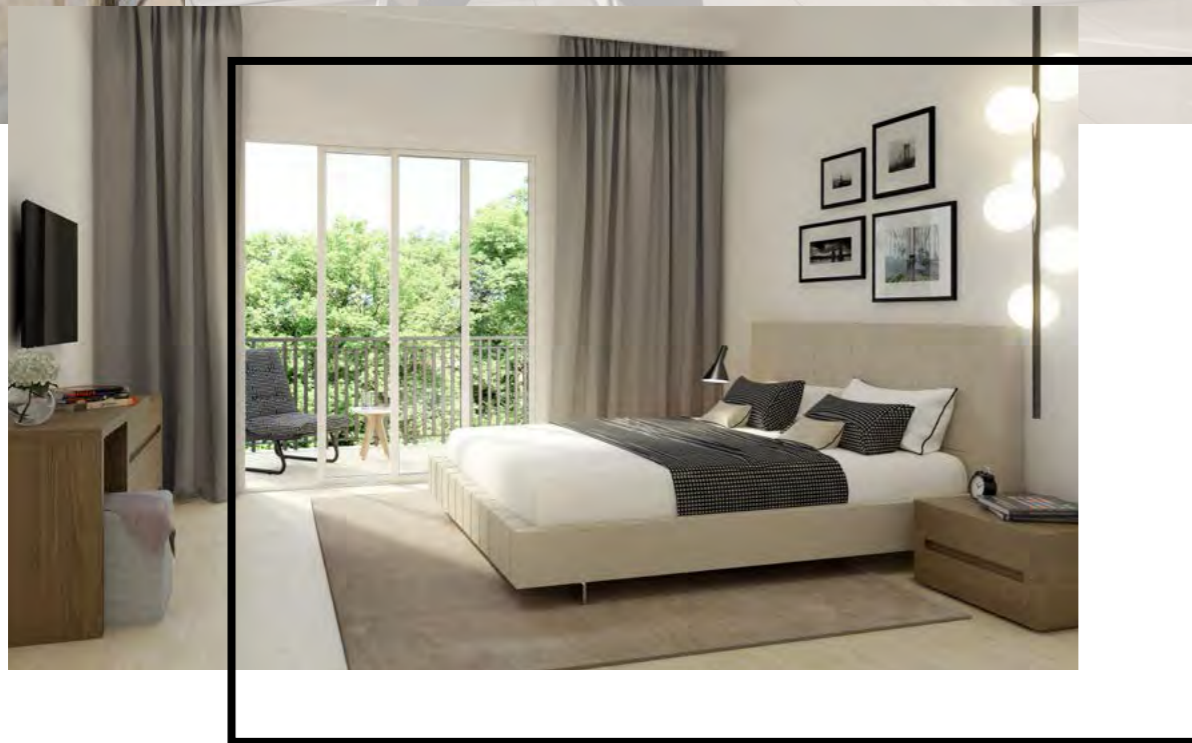
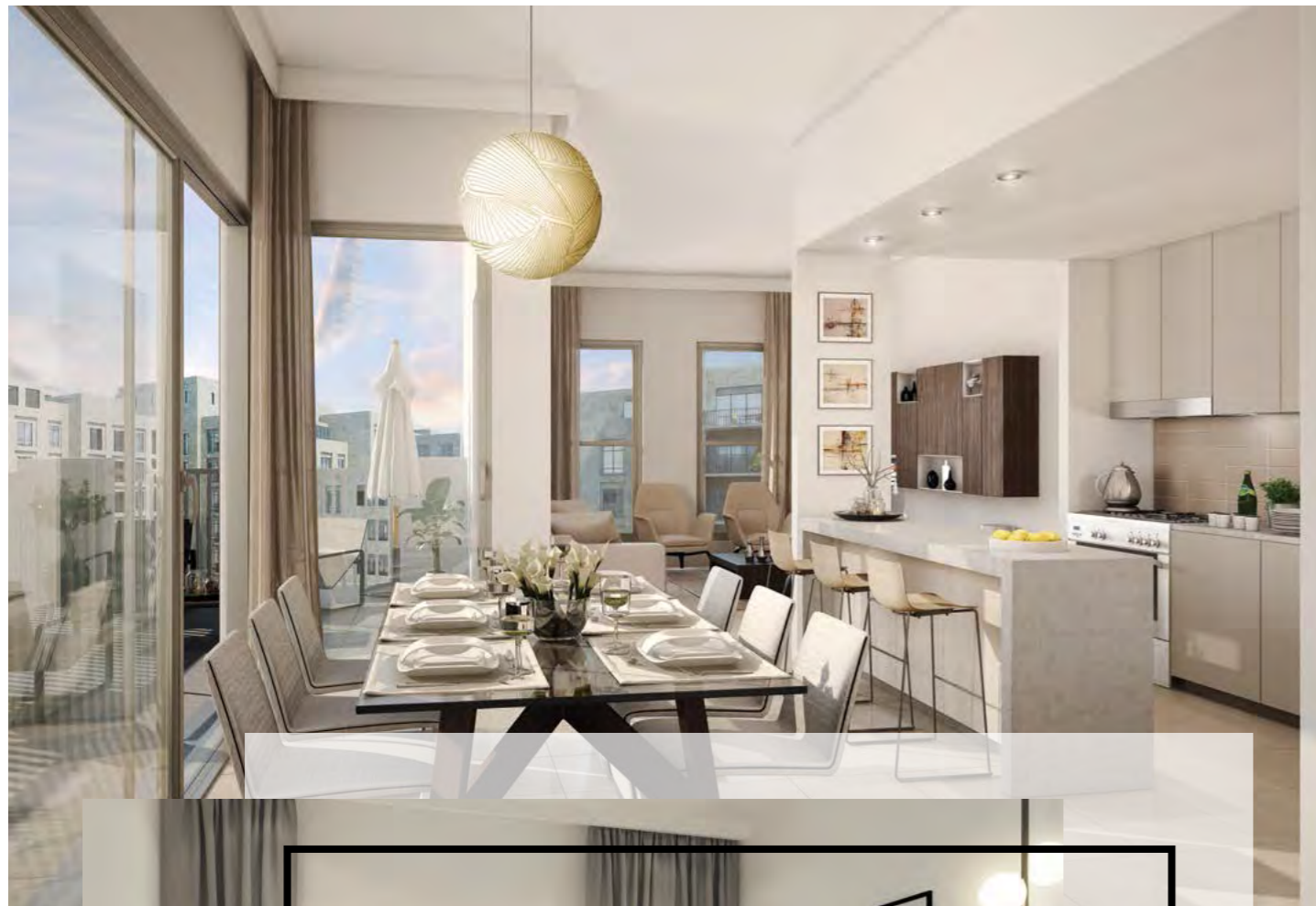






## EXCLUSIVE **LIFESTYLES** & INCLUSIVE LIVING **SPACES**

Set in a prime park-side location, RAWDA features four residential apartment buildings with views on Town Square Park, the Courtyard and the Boulevard. Courtyard areas residents benefit from access to swimming pools, children's pools, play areas and a gym. The perfect way for your little ones to spend their time and the perfect way for you to spend yours.



## STUNNING INTERIORS

In a tranquil and intimate setting, RAWDA II combines the most extraordinary interior spaces and finishes with common recreational features and amenities to provide 500,000 sqft of extraordinary living. With sizes varying between 64 sqm and 256 sqm, each apartment gives the residents the best of both worlds: a lively mixed-use community and a haven of absolute intimacy.





# WHERE **SPACE** & **TIME** ARE **TRULY YOURS**

The architecture blends the traditional with the contemporary and offers residents a myriad of restaurants, shops and cultural venues, swimming pools, sun decks, children's play areas, gym and retail venues. All these facilities compliment the project's unique living experience all year round.

ONE BEDROOM  
UNIT TYPE 1A

AREA	MIN	MAX
SUITE	58.01 Sq.m / 624.41 Sq.ft	58.21 Sq.m / 626.57 Sq.ft
BALCONY	5.99 Sq.m / 64.48 Sq.ft	97.32 Sq.m / 1,047.54 Sq.ft
TOTAL BUILT-UP AREA	64.00 Sq.m / 688.89 Sq.ft	155.53 Sq.m / 1,674.11 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 and unit direction may vary from unit to unit. 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.

ONE BEDROOM  
UNIT TYPE 1B

AREA	MIN	MAX
SUITE	51.03 Sq.m / 549.28 Sq.ft	51.03 Sq.m / 549.28 Sq.ft
BALCONY	5.51 Sq.m / 59.31 Sq.ft	54.68 Sq.m / 588.57 Sq.ft
TOTAL BUILT-UP AREA	56.54 Sq.m / 608.59 Sq.ft	105.71 Sq.m / 1,137.85 Sq.ft



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TWO BEDROOM  
UNIT TYPE 2A

AREA	MIN	MAX
SUITE	77.30 Sq.m / 832.05 Sq.ft	79.35 Sq.m / 854.12 Sq.ft
BALCONY	5.91 Sq.m / 63.61 Sq.ft	177.03 Sq.m / 1,905.53 Sq.ft
TOTAL BUILT-UP AREA	83.30 Sq.m / 896.63 Sq.ft	256.11 Sq.m / 2,756.74 Sq.ft



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TWO BEDROOM  
UNIT TYPE 2B

AREA	MIN	MAX
SUITE	81.55 Sq.m / 877.80 Sq.ft	81.66 Sq.m / 878.98 Sq.ft
BALCONY	5.76 Sq.m / 62.00 Sq.ft	67.96 Sq.m / 731.52 Sq.ft
TOTAL BUILT-UP AREA	87.31 Sq.m / 939.80 Sq.ft	149.61 Sq.m / 1,610.39 Sq.ft



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TWO BEDROOM  
UNIT TYPE 2C

AREA	MIN	MAX
SUITE	77.79 Sq.m / 837.32 Sq.ft	78.00 Sq.m / 839.58 Sq.ft
BALCONY	5.96 Sq.m / 64.15 Sq.ft	70.42 Sq.m / 757.99 Sq.ft
TOTAL BUILT-UP AREA	83.96 Sq.m / 903.74 Sq.ft	148.38 Sq.m / 1,597.15 Sq.ft



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THREE BEDROOM  
UNIT TYPE 3A

AREA	MIN	MAX
SUITE	127.75 Sq.m / 1,375.09 Sq.ft	128.11 Sq.m / 1,378.96 Sq.ft
BALCONY	8.03 Sq.m / 86.43 Sq.ft	81.47 Sq.m / 876.94 Sq.ft
TOTAL BUILT-UP AREA	135.79 Sq.m / 1,461.63 Sq.ft	209.49 Sq.m / 2,254.93 Sq.ft



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