



TOWN  
**SQUARE**  
DUBAI

by NSHAMA 

**HAYAT**  
BOULEVARD  
APARTMENTS



# CONTENTS

## TOWN SQUARE DUBAI

The Master Plan .....	04
About Town Square Dubai .....	06

## HAYAT BOULEVARD APARTMENTS

HAYAT Boulevard .....	08
Interior & Exterior .....	10
Lifestyle & Facilities .....	12

# The Master Plan

Town Square Dubai



## Town Square Facts



Size Equals to 11 Football Pitches



10 km Nature Trail Network



28,000 m<sup>2</sup> of Green Area



3.4 km<sup>2</sup> Cycling Paths



Reel Cinema



Central Park of over 50,000 m<sup>2</sup>



154,000 m<sup>2</sup> of Parks



Vida Hotel



Over 600 Retail Outlets



8000 m<sup>2</sup> Basketball Courts & Skate Parks



6 km Jogging Trails

# 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.





# Hayat Boulevard

Live amidst an enchanting, leafy boulevard that inspires and enriches. Your home comes with an open courtyard that includes a gorgeous pool, sun deck, a play area and active links to Town Square.



## Exterior

Every design has been planned to perfection. From individual units to the complex as a whole, is crafted for the modern homebuyer.

## Interior

Contemporary design meets modern day functionality. Soothing glazed porcelain floors, in-built wardrobes, en-suite bathroom, open-plan or closed kitchen, and roomy living areas are complemented with natural light.





## Lifestyle

There's a convenient podium brimming with shopping, dining and entertainment options in the building. With an exciting array of experiences, Hayat Boulevard is ideal for families to live and thrive.

## Facilities

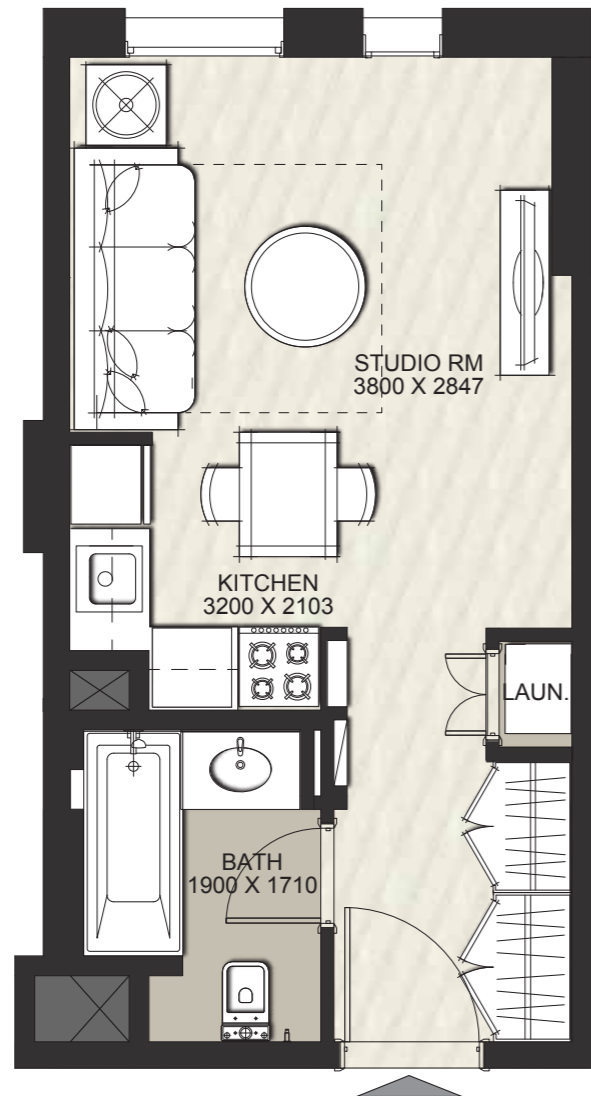
Overlooking the lush Boulevard Park, Hayat Boulevard offers an exquisite open courtyard dedicated for residents alone. It boasts of a gorgeous swimming pool, a relaxing sun deck and fun children's play area.



# STUDIO

## Unit Type ST-C

AREA	MIN	MAX
SUITE	29.71 Sq.m / 319.80 Sq.ft	31.09 Sq.m / 334.65 Sq.ft
BALCONY	0.00	0.00
TOTAL BUILT-UP AREA	29.71 Sq.m / 319.80 Sq.ft	31.09 Sq.m / 334.65 Sq.ft

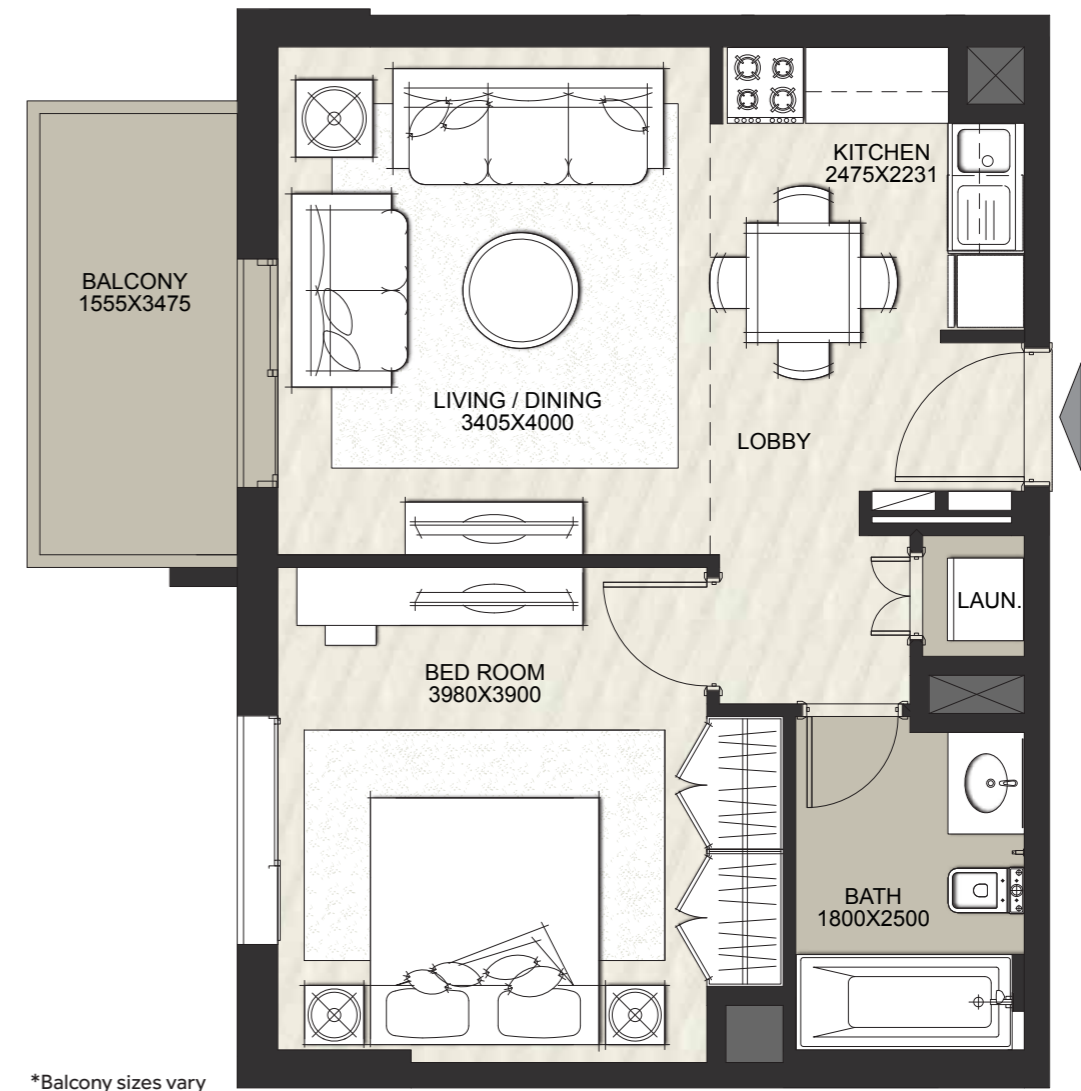


\*Balcony sizes vary

# ONE BEDROOM

## Unit Type 1A

AREA	MIN	MAX
SUITE	48.67 Sq.m / 523.88 Sq.ft	55.13 Sq.m / 593.41 Sq.ft
BALCONY	0.00	30.65 Sq.m / 329.91 Sq.ft
TOTAL BUILT-UP AREA	50.64 Sq.m / 545.08 Sq.ft	79.39 Sq.m / 854.55 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 to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

**Disclaimer**

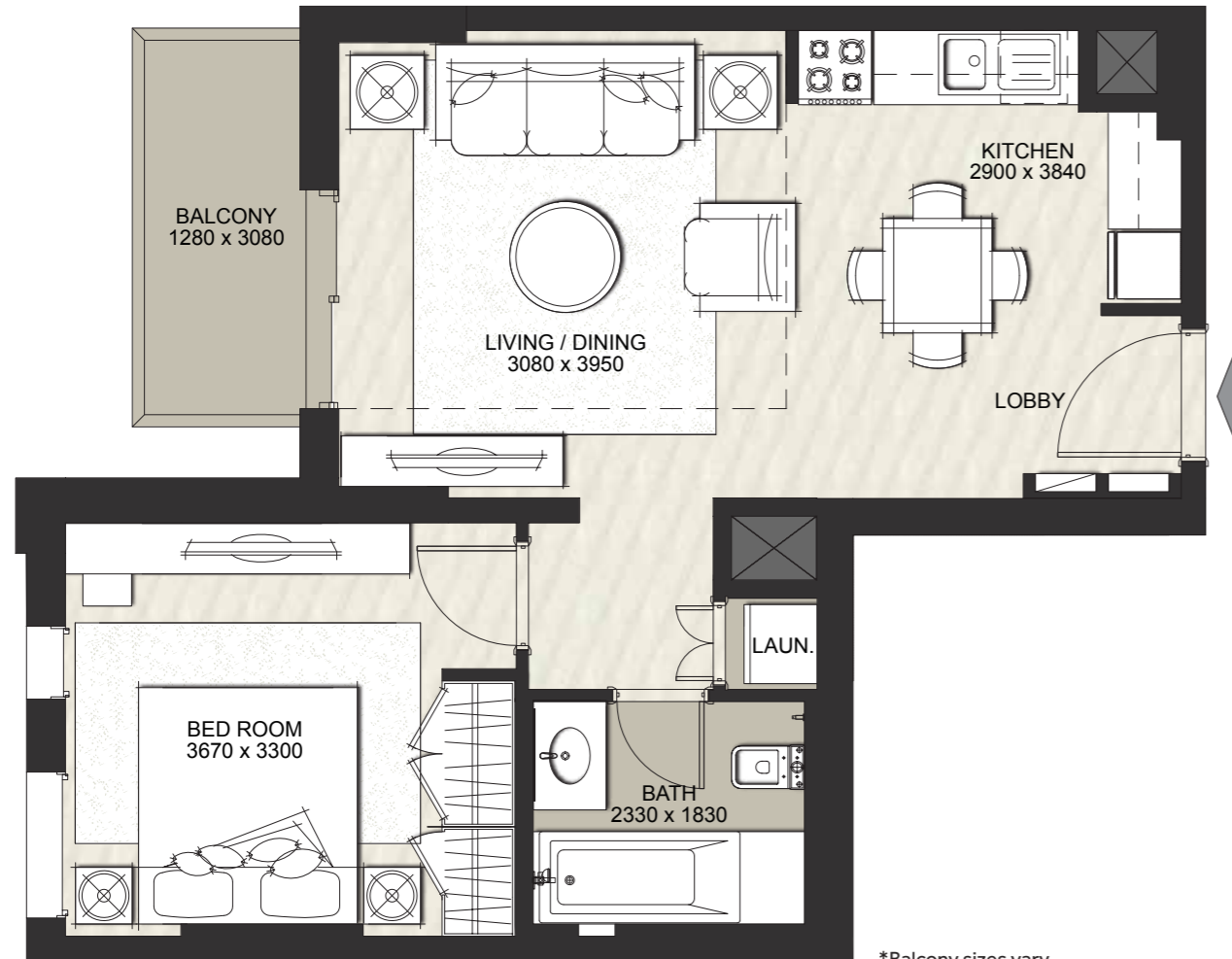
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&EO. The developer reserves the right 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 1E

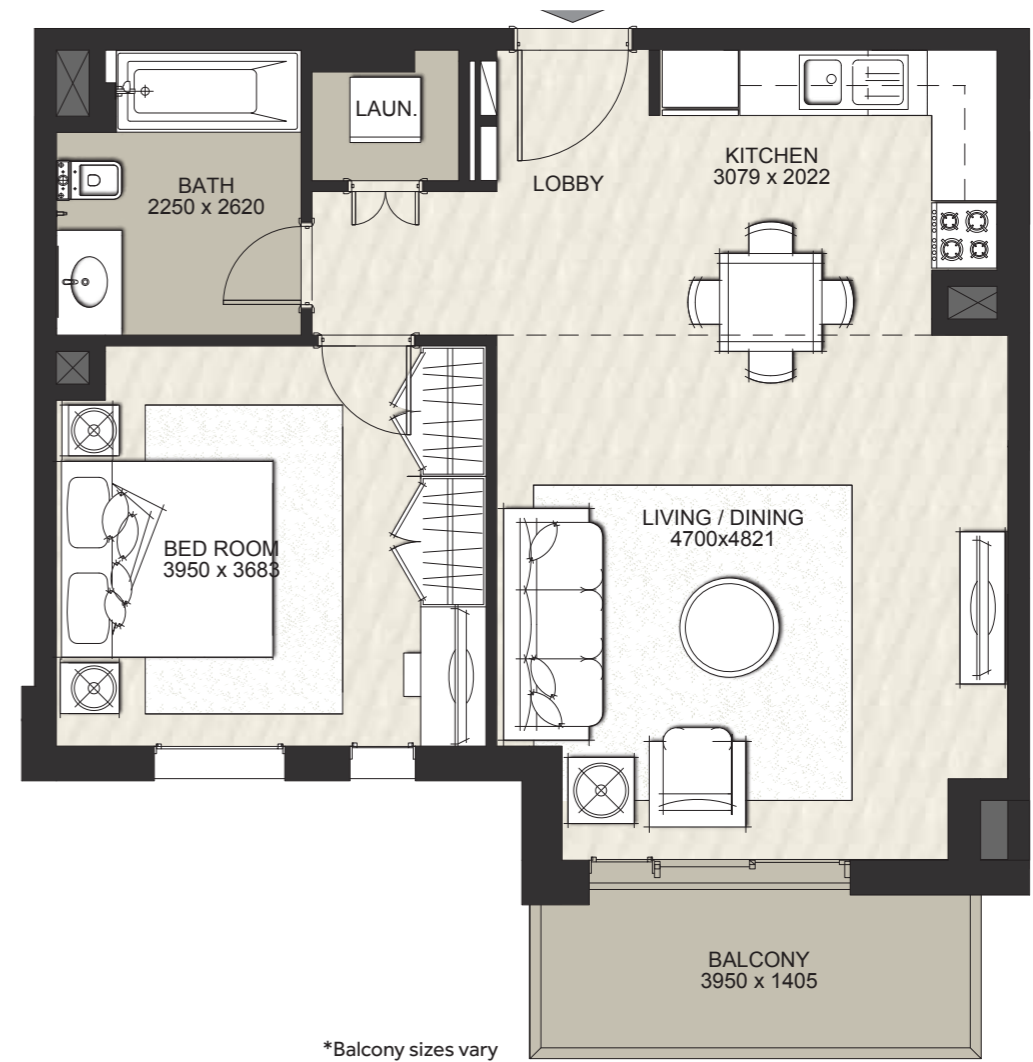
AREA	MIN	MAX
SUITE	51.04 Sq.m / 549.39 Sq.ft	51.31 Sq.m / 552.30 Sq.ft
BALCONY	4.94 Sq.m / 53.17 Sq.ft	4.96 Sq.m / 53.39 Sq.ft
TOTAL BUILT-UP AREA	55.98 Sq.m / 602.56 Sq.ft	56.27 Sq.m / 605.69 Sq.ft



## ONE BEDROOM

### Unit Type 1H

AREA	MIN	MAX
SUITE	60.51 Sq.m / 651.32 Sq.ft	62.93 Sq.m / 677.37 Sq.ft
BALCONY	0.00	6.83 Sq.m / 73.52 Sq.ft
TOTAL BUILT-UP AREA	62.28 Sq.m / 670.38 Sq.ft	69.73 Sq.m / 750.57 Sq.ft



**Disclaimer**

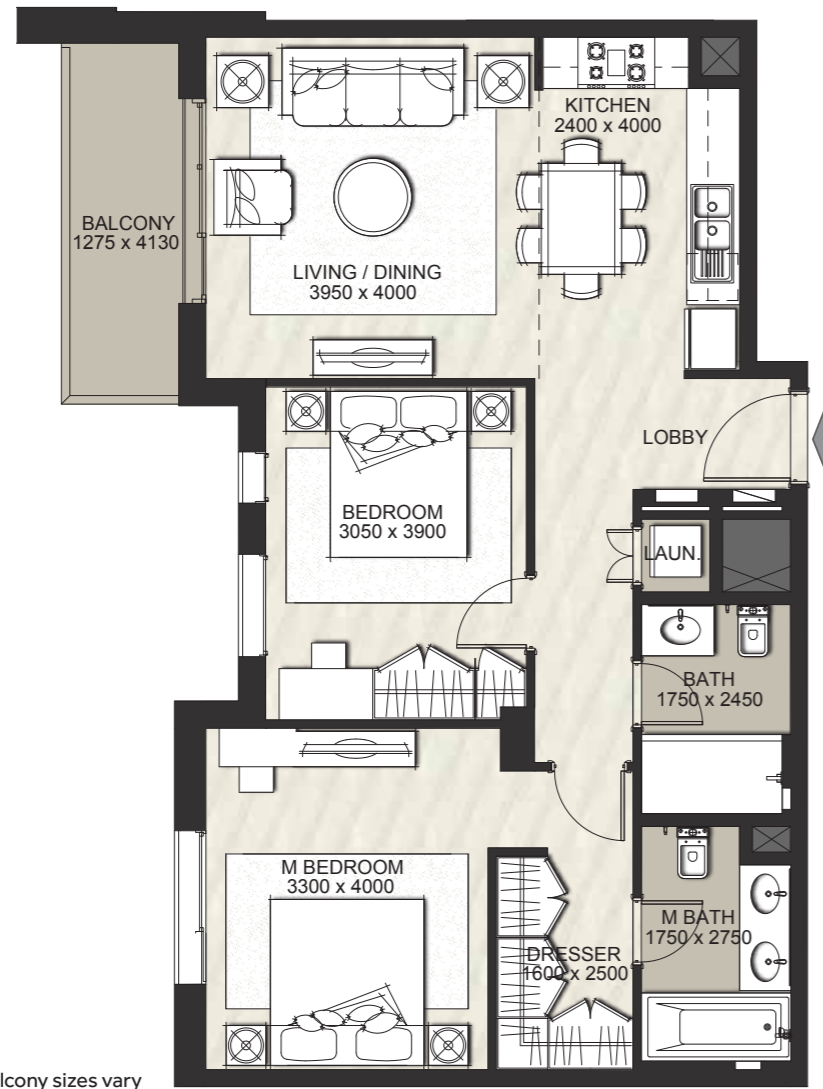
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&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.

**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 to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

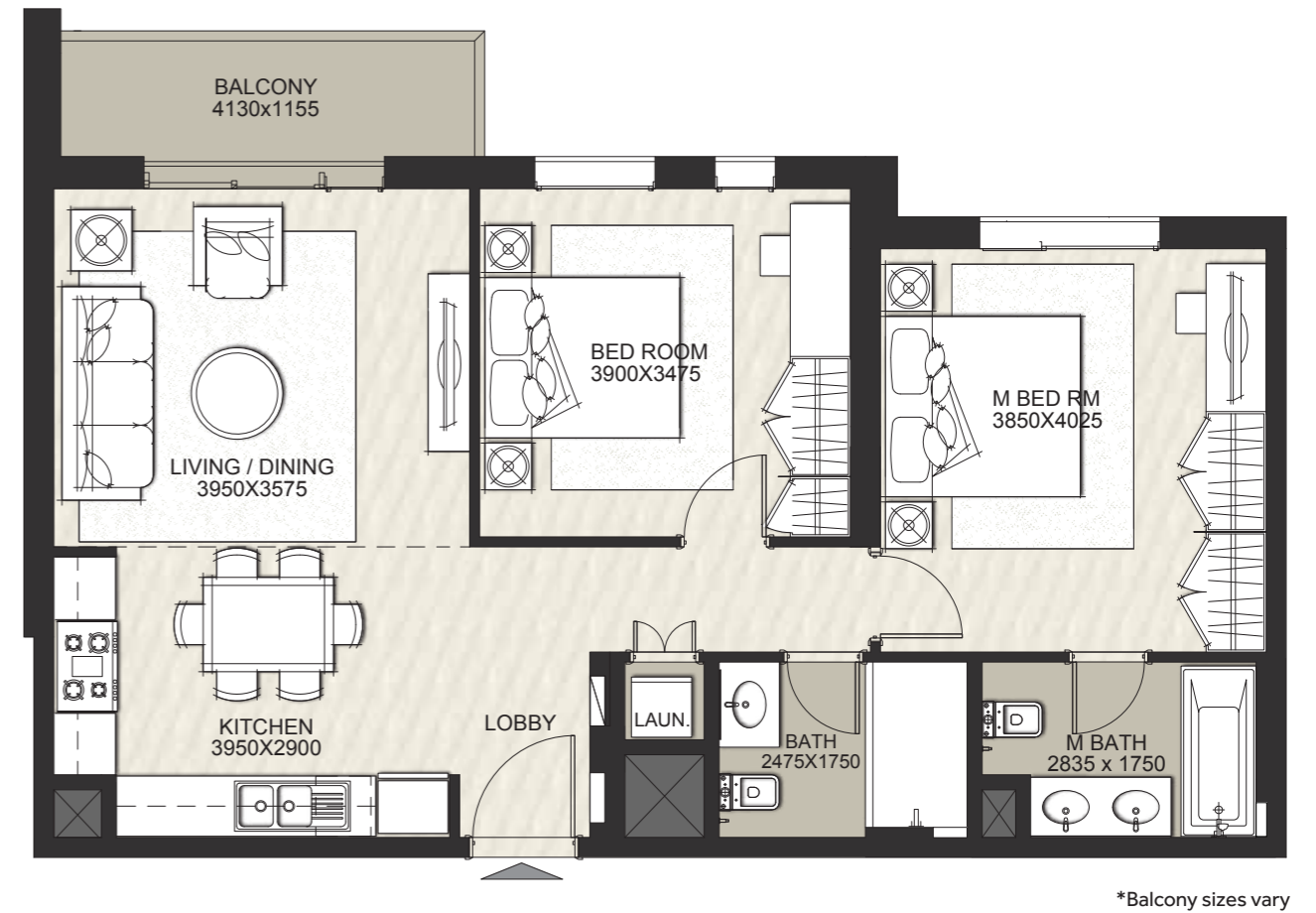
## TWO BEDROOM Unit Type 2A

AREA	MIN	MAX
SUITE	79.76 Sq.m / 858.53 Sq.ft	80.52 Sq.m / 866.71 Sq.ft
BALCONY	6.49 Sq.m / 69.86 Sq.ft	57.11 Sq.m / 614.73 Sq.ft
TOTAL BUILT-UP AREA	86.85 Sq.m / 934.85 Sq.ft	137.26 Sq.m / 1477.45 Sq.ft



## TWO BEDROOM Unit Type 2B

AREA	MIN	MAX
SUITE	76.10 Sq.m / 819.13 Sq.ft	83.59 Sq.m / 899.76 Sq.ft
BALCONY	4.12 Sq.m / 44.35 Sq.ft	67.44 Sq.m / 725.92 Sq.ft
TOTAL BUILT-UP AREA	81.68 Sq.m / 879.20 Sq.ft	147.64 Sq.m / 1589.18 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&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.

**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 to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

## TWO BEDROOM

### Unit Type 2D

AREA	MIN	MAX
SUITE	76.92 Sq.m / 827.96 Sq.ft	77.61 Sq.m / 835.39 Sq.ft
BALCONY	4.65 Sq.m / 50.05 Sq.ft	16.49 Sq.m / 177.50 Sq.ft
TOTAL BUILT-UP AREA	81.62 Sq.m / 878.55 Sq.ft	93.87 Sq.m / 1010.41 Sq.ft



\*Balcony sizes vary

## THREE BEDROOM

### Unit Type 3B

AREA	MIN	MAX
SUITE	116.80 sq.m / 1257.22 sq.ft	119.06 Sq.m / 1281.55 Sq.ft
BALCONY	7.67 Sq.m / 82.56 Sq.ft	106.69 sq.m / 1148.40 sq.ft
TOTAL BUILT-UP AREA	126.62 Sq.m / 1362.93 Sq.ft	223.86 Sq.m / 2409.61 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 to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

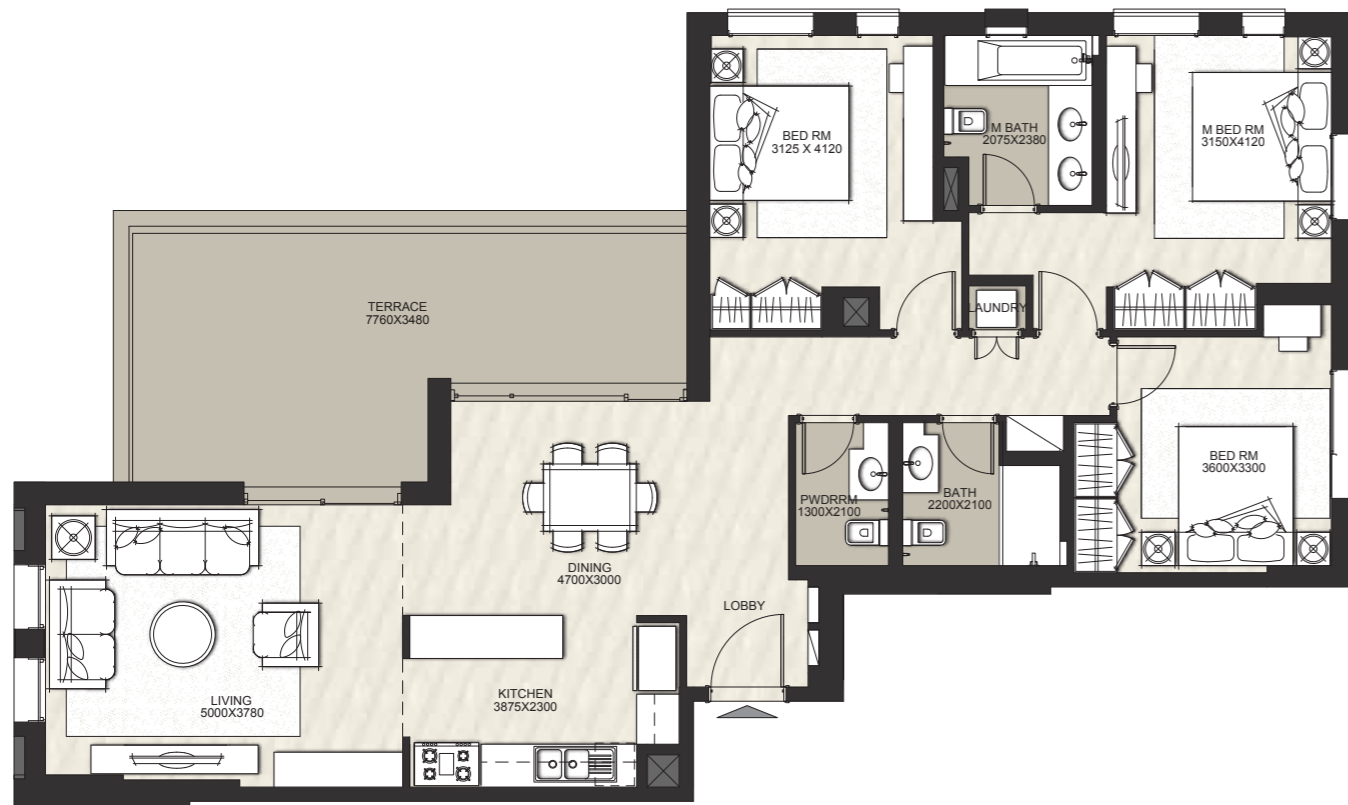
**Disclaimer**

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 to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

# THREE BEDROOM

## Unit Type 3E

AREA	MIN	MAX
SUITE	114.18 Sq.m / 1229.02 Sq.ft	115.19 Sq.m / 1239.89 Sq.ft
BALCONY	26.11 Sq.m / 281.05 Sq.ft	26.49 Sq.m / 285.14 Sq.ft
TOTAL BUILT-UP AREA	140.29 Sq.m / 1510.07 Sq.ft	141.36 Sq.m / 1521.59 Sq.ft



\*Balcony sizes vary

**HAYAT**  
 BOULEVARD  
 APARTMENTS

**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 to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

TOWN  
**SQUARE**  
DUBAI

---

by NSHAMA 



TownSquareDXB

800-NSHAMA (674262)  
NSHAMA Sales Centre, Mohammed bin Rashid Boulevard, Downtown Dubai, UAE  
NSHAMA.AE