

TOWN  
SQUARE  
DUBAI

by NSHAMA



THE HAMILTON



# CONTENTS

---

05

Community Facilities

---

07

About Town Square Dubai

---

10

THE HAMILTON

---

12

Interior & Exterior

---

16

Facilities & Lifestyle

---

21

Floor Plans

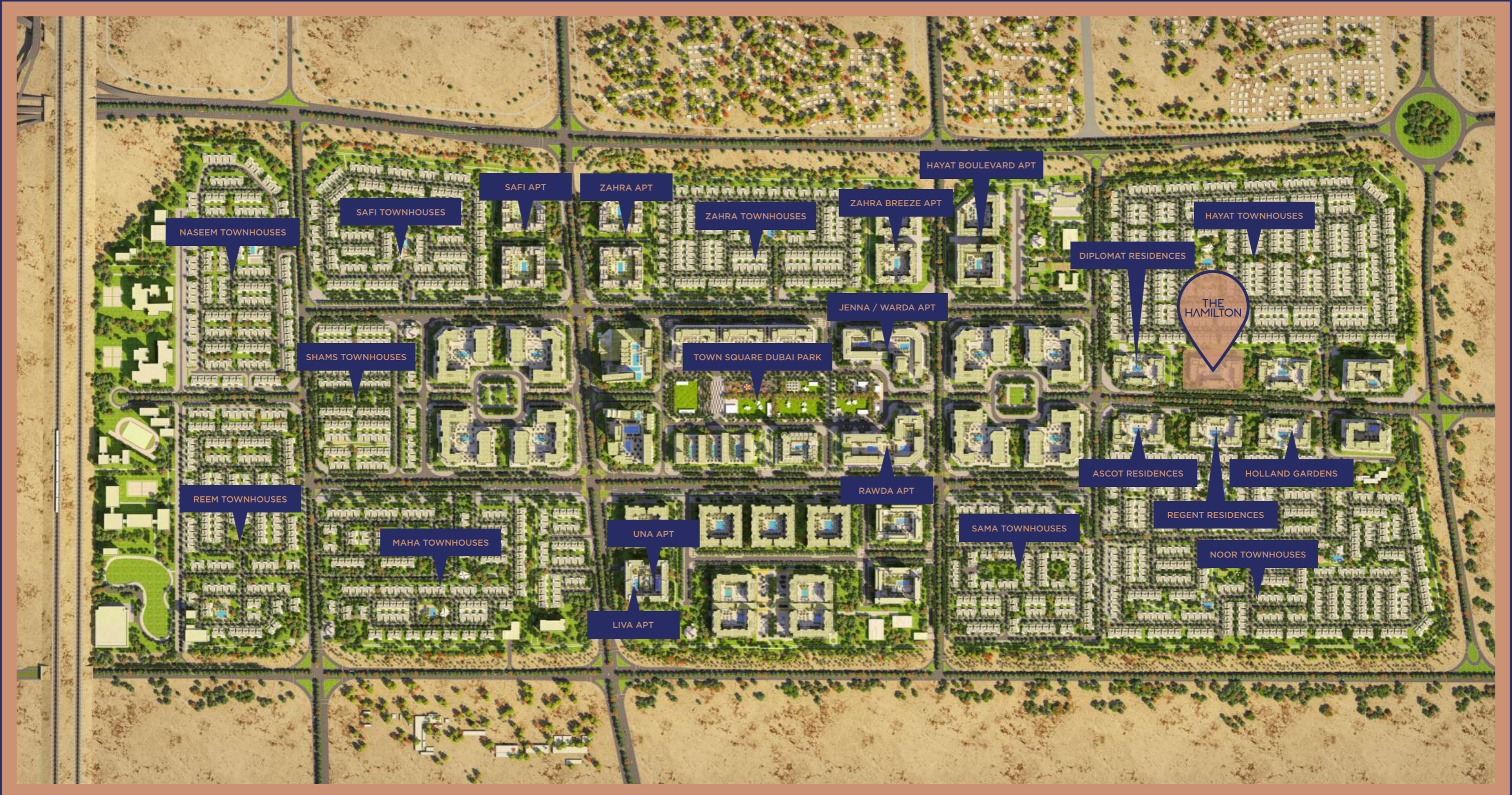






*New Beginnings*





10km  
Green & Jogging Trail



13km  
Cycling Trail



260,000sqm  
of Green Area



50,000sqm  
Town Square Park



8000sqm  
Sports Area



Over 250  
Retail Outlets





# Community Facilities



Town Square Park



Swimming Pool



GYM



Basketball Courts



Football Pitch



Cycling Track



Jogging Track



Kids Play Area



Splash Pad



Kids Train



Carousel



Retail Outlets



Restaurants & Cafes



Skate Park



Squash & Tennis Court



Padel Tennis Court



Barbeque Area



Clinics



Pharmacies



Fitness Club



Veterinary Clinic



Pet Shop



Laundry Shop



Grooming & Beauty Services



Nurseries



Mosque



Supermarkets



Tailor Shop



Dog Park



A photograph of a woman with long brown hair, smiling warmly as a young girl with a light blue headband kisses her on the cheek. They are outdoors in a garden with pink flowers and green foliage in the background. The image is framed by a thin brown border.

*Unforgettable Moments*

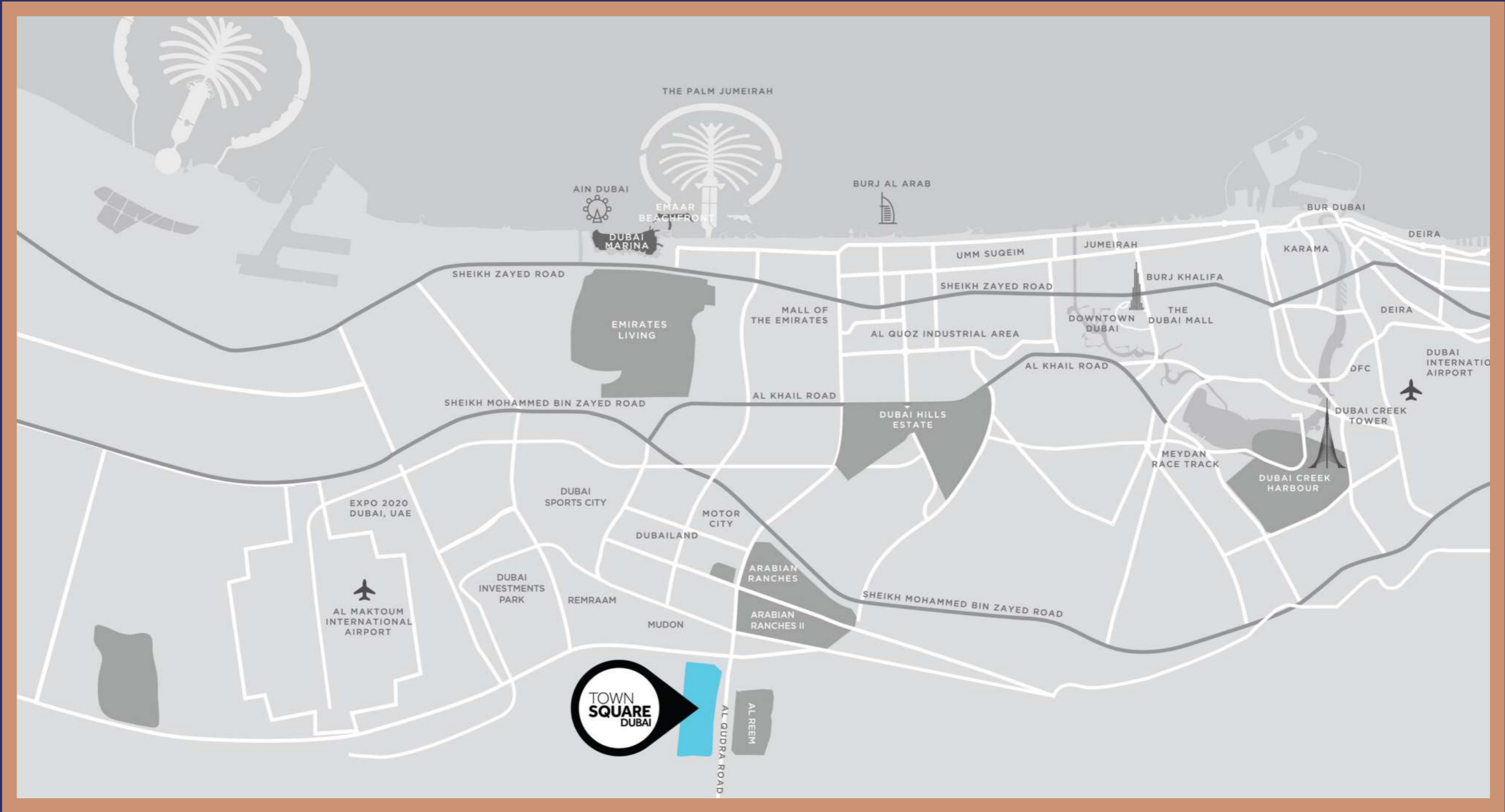




## TOWN **SQUARE DUBAI**

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



# LOCATION PROXIMITIES



DUBAI INTL. AIRPORT  
28 MIN



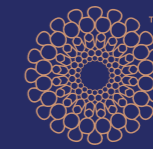
DUBAI MALL  
29 MIN



BURJ AL ARAB  
24 MIN



DUBAI MARINA  
27 MIN



DISTRICT 2020  
20 MIN



DWC AIRPORT  
25 MIN





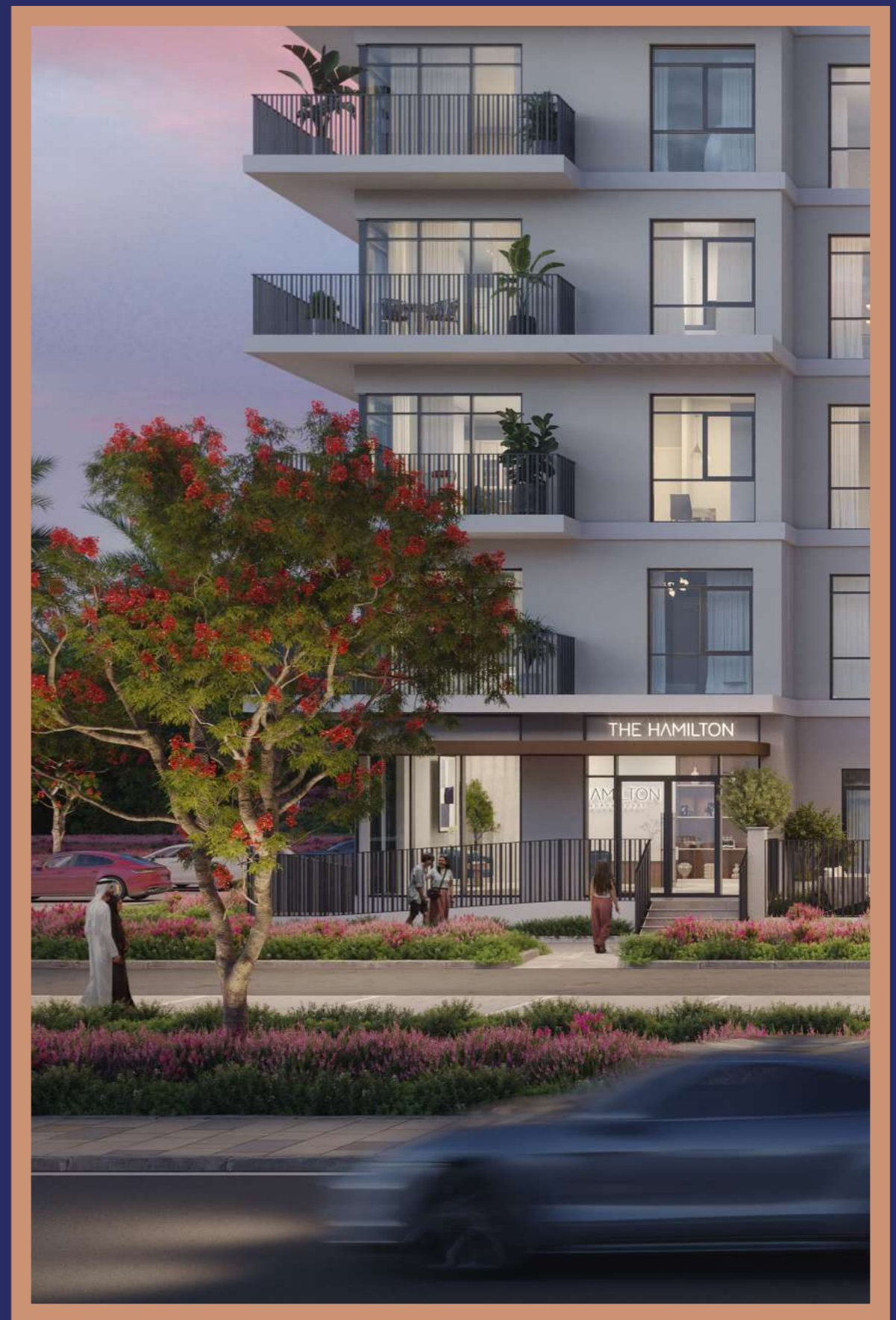
*A Fresh Start*



## THE HAMILTON

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.





THE HAMILTON  
TOWN SQUARE DUBAI





## ELEVATING COMFORT: YOUR HOME, REDEFINED

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 harmonious combination of modern aesthetics and practicality ensures that your fitted kitchen becomes a hub of efficiency and elegance with ample counter space, seamless organization, and intuitive layouts.





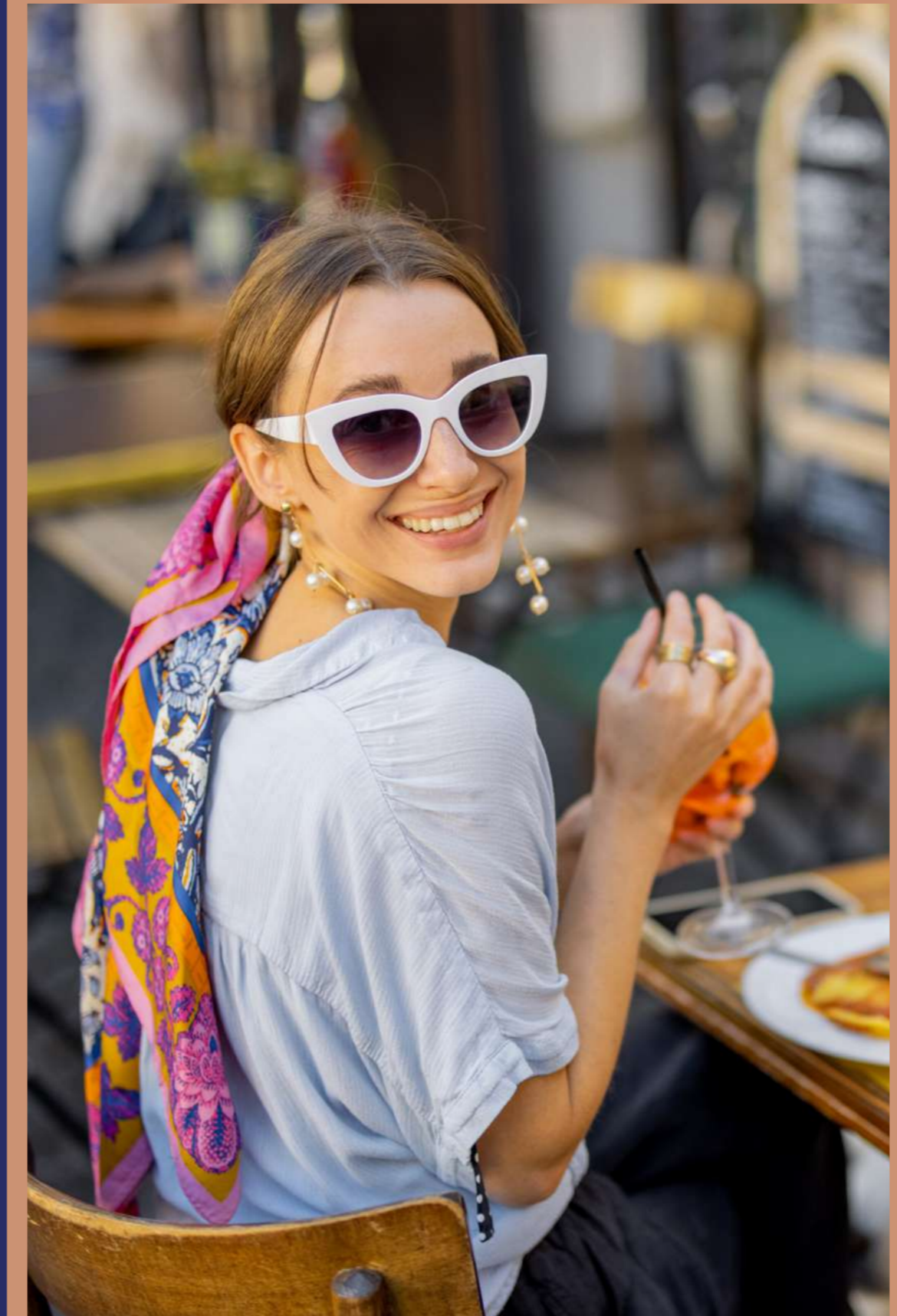
*Start your Life Story*



## UNVEIL THE BEAUTY BEYOND: EXTERIOR EXCELLENCE REDEFINED

All apartments have great views to connect them with the surrounding landscape.

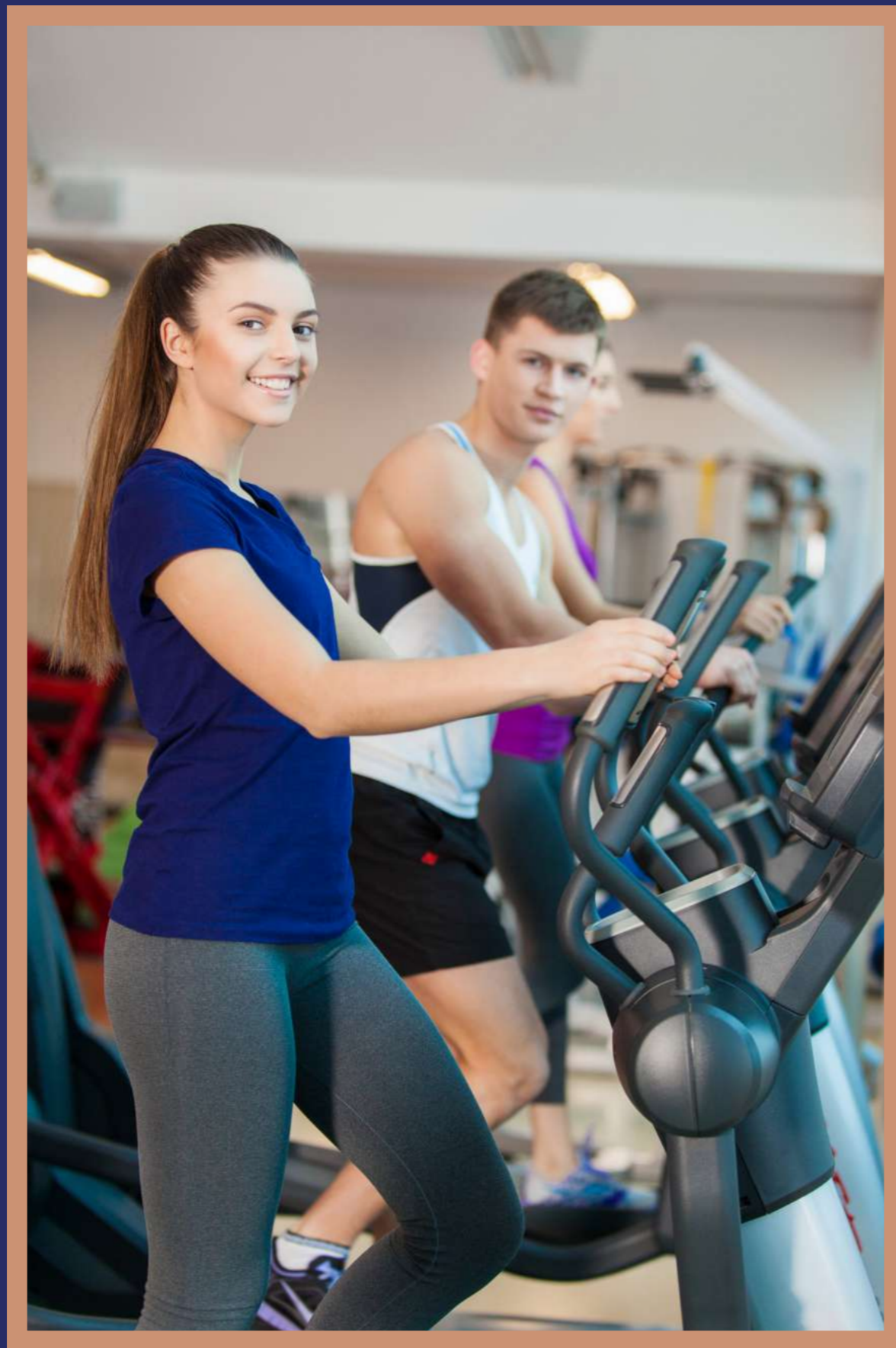
Exterior finishes are selected inline with the natural setting of Town Square, and yet have an individuality with warm cladding finishes along with textured stucco.











## FACILITIES

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

The Hamilton 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 engagement 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.







*Make it your Home*









# FLOOR PLANS



# THE HAMILTON

## STUDIO | TYPE B

SUITE AREA	30.95 Sq.m / 333.14 Sq.ft
BALCONY AREA	0.00 Sq.m / 0.00 Sq.ft
TOTAL BUILT-UP AREA	30.95 Sq.m / 333.14 Sq.ft



# THE HAMILTON

## 1 BEDROOM | TYPE A

SUITE AREA	52.07 Sq.m / 560.47 Sq.ft
BALCONY AREA	6.35 Sq.m / 68.35 Sq.ft
TOTAL BUILT-UP AREA	58.42 Sq.m / 628.82 Sq.ft



\*Balcony sizes vary



# THE HAMILTON

## 1 BEDROOM | TYPE C

SUITE AREA	52.61 Sq.m / 566.28 Sq.ft
BALCONY AREA	8.99 Sq.m / 96.76 Sq.ft
TOTAL BUILT-UP AREA	61.6 Sq.m / 663.05 Sq.ft



\*Balcony sizes vary

# THE HAMILTON

## 2 BEDROOM | TYPE A

SUITE AREA	88.98 Sq.m / 957.77 Sq.ft
BALCONY AREA	14.31 Sq.m / 154.03 Sq.ft
TOTAL BUILT-UP AREA	103.29 Sq.m / 1111.80 Sq.ft



\*Balcony sizes vary



# THE HAMILTON

## 2 BEDROOM | TYPE C

SUITE AREA	87.76 Sq.m / 944.64 Sq.ft
BALCONY AREA	11.05 Sq.m / 118.94 Sq.ft
TOTAL BUILT-UP AREA	98.81 Sq.m / 1063.58 Sq.ft



# THE HAMILTON

## 2 BEDROOM | TYPE J

SUITE AREA	87.48 Sq.m / 941.62 Sq.ft
BALCONY AREA	6.74 Sq.m / 72.54 Sq.ft
TOTAL BUILT-UP AREA	94.22 Sq.m / 1014.18 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&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.

**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.



# THE HAMILTON

## 3 BEDROOM | TYPE A

SUITE AREA	123.13 Sq.m / 1325.36 Sq.ft
BALCONY AREA	18.67 Sq.m / 200.96 Sq.ft
TOTAL BUILT-UP AREA	141.80 Sq.m / 1526.32 Sq.ft





# THE HAMILTON



TownSquareDXB

800-NSHAMA (674262)

NSHAMA Sales Centre Town Square Dubai, Al Qudra Road

NSHAMA.AE

NSHAMA 