



TOWN  
SQUARE  
DUBAI  
by NSHAMA

HG HOLLAND  
GARDENS



# ULTIMATE LIFESTYLE AT YOUR DOOR STEP

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# DISCOVER A NEW DIMENSION TO URBAN LIVING



10km  
Green & Jogging Trail



13km  
Cycling Trail



260,000sqm  
of Green Area



50,000sqm  
Town Square Park



8000sqm  
Sports Area



Over 500  
Retail Outlets

# UNPARALLELED FACILITIES FOR A LIFE OF COMFORT & CONVENIENCE!

## COMMUNITY FACILITIES

- |   |   |  |  |   |
|---|---|--|--|---|
| <br>Town Square Park             | <br>Swimming Pool    | <br>GYM                 | <br>Basket Ball Courts   | <br>Football Pitch   |
| <br>Cycling Track               | <br>Jogging Track   | <br>Retail Outlets     | <br>Restaurants & Cafes | <br>Skate Park      |
| <br>Barbeque Area              | <br>Clinics        | <br>Pharmacies        | <br>Fitness Club       | <br>Tailor Shop    |
| <br>Squash & Tennis Court      | <br>Kids Play Area | <br>Splash Pad        | <br>Carousel           | <br>Kids Train     |
| <br>Padel Tennis Court         | <br>Dog Park       | <br>Veterinary Clinic | <br>Pet Shop           | <br>Laundry Shop   |
| <br>Grooming & Beauty Services | <br>Nurseries      | <br>Mosque            | <br>Supermarkets       | <br>Outdoor Cinema |





A vibrant community offering elegantly designed homes and amenities for Urban living.

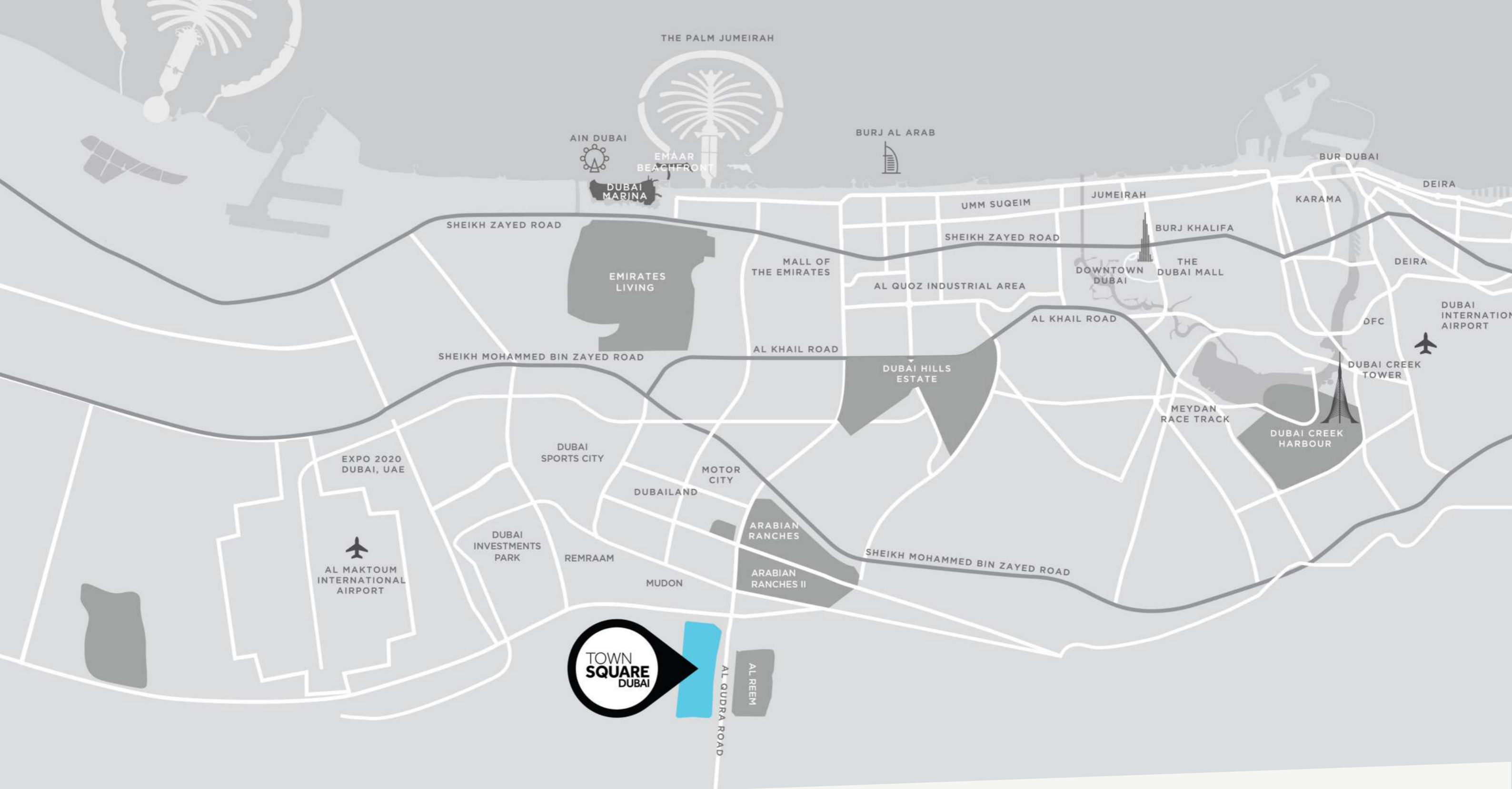


# THE BEAUTIFULLY DESIGNED APARTMENTS & TOWNHOUSES

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



# LOCATION PROXIMITIES

-   
 DUBAI INTL. AIRPORT  
 28 MIN
- THE  
 DUBAI MALL  
 29 MIN
-   
 BURJ AL ARAB  
 24 MIN
-   
 DUBAI MARINA  
 27 MIN
-   
 DISTRICT 2020  
 20 MIN
-   
 DWC AIRPORT  
 25 MIN





Every detail has been meticulously curated to create an environment that is both aesthetically pleasing and functional, offering a truly exceptional living experience.



# A FIRST CLASS RESIDENCE

## HOLLAND GARDENS

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.







# IMMERSE YOURSELF IN TIMELESS INTERIOR ELEGANCE

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 kitchen is a chef's dream, with state-of-the-art appliances, ample storage, and sleek, modern finishing which includes stain proof prep counters, overhead cabinets & glazed porcelain tile flooring.

Aesthetic and functional - each space is carefully designed to offer you a home you can truly call your own!





The facade design has a contemporary approach to ensure warm interiors with natural lighting.



## REVEL IN THE BREATHTAKING EXTERIOR

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.



# 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.

# FACILITIES

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

Holland Gardens 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.









# FLOOR PLANS



## STUDIO | TYPE A

SUITE AREA	<b>30.01 Sq.m / 323.02 Sq.ft</b>
BALCONY AREA	<b>7.36 Sq.m / 79.22 Sq.ft</b>
TOTAL BUILT-UP AREA	<b>37.37 Sq.m / 402.25 Sq.ft</b>



\*Balcony sizes vary

## 1 BEDROOM | TYPE A

SUITE AREA	<b>51.96 Sq.m / 559.29 Sq.ft</b>
BALCONY AREA	<b>7.26 Sq.m / 78.15 Sq.ft</b>
TOTAL BUILT-UP AREA	<b>59.22 Sq.m / 637.44 Sq.ft</b>



\*Balcony sizes vary

## 2 BEDROOM | TYPE F

SUITE AREA	<b>82.94 Sq.m / 892.76 Sq.ft</b>
BALCONY AREA	<b>10.53 Sq.m / 113.34 Sq.ft</b>
TOTAL BUILT-UP AREA	<b>93.47 Sq.m / 1006.10 Sq.ft</b>



\*Balcony sizes vary

## 3 BEDROOM | TYPE B

SUITE AREA	<b>120.51 Sq.m / 1297.16 Sq.ft</b>
BALCONY AREA	<b>20.66 Sq.m / 222.38 Sq.ft</b>
TOTAL BUILT-UP AREA	<b>141.17 Sq.m / 1519.54 Sq.ft</b>



\*Balcony sizes vary

# HG HOLLAND GARDENS



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