



# ORA

TOWN **SQUARE** DUBAI

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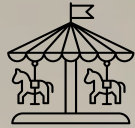
# TOWN SQUARE DUBAI

With its central park and abundant green spaces, this neighborhood offers an optimal setting for a serene and harmonious lifestyle.

Surrounded by jogging paths, bike lanes, delightful cafes, and accessible retail choices, Town Square Dubai meets all your requirements, fostering a lively ambiance brimming with vitality and hospitality at every turn.



# KEY FACTS



SQM

**50,000**

TOWN SQUARE PARK



SQM

**260,000**

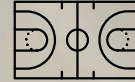
OF GREEN AREA



OVER

**250**

RETAIL OUTLETS



**8,000** SQM

SPORTS AREA



**13** KM

CYCLING TRAIL



**10** KM

JOGGING TRAIL





# COMMUNITY FACILITIES





Town Square Park



Swimming Pool



GYM



Basketball Courts



Carousel



Cycling Track



Jogging Track



Kids Play Area



Kids Train



Retail Outlets



Restaurants & Cafes



Splash Pad



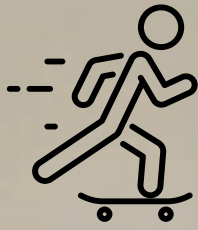
Football Pitch



Squash & Tennis Court



Padel Court



Skate Park



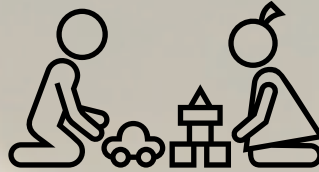
Fitness Club



Pet Shop



Laundry Shop



Nurseries



Veterinary Clinic



Barbeque Area



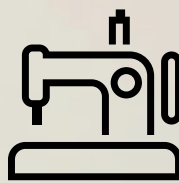
Clinics



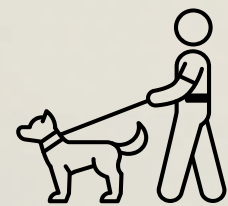
Pharmacies



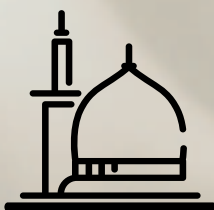
Grooming &  
Beauty Services



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks





BASKETBALL COURT



WAVE RIDER



TENNIS COURT



RETAIL OUTLETS



SWIMMING POOL



GYM



SUPERMARKETS



# LOCATION PROXIMITIES



DUBAI MALL  
29 MIN



DUBAI INTL. AIRPORT  
28 MIN



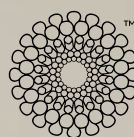
BURJ AL ARAB  
24 MIN



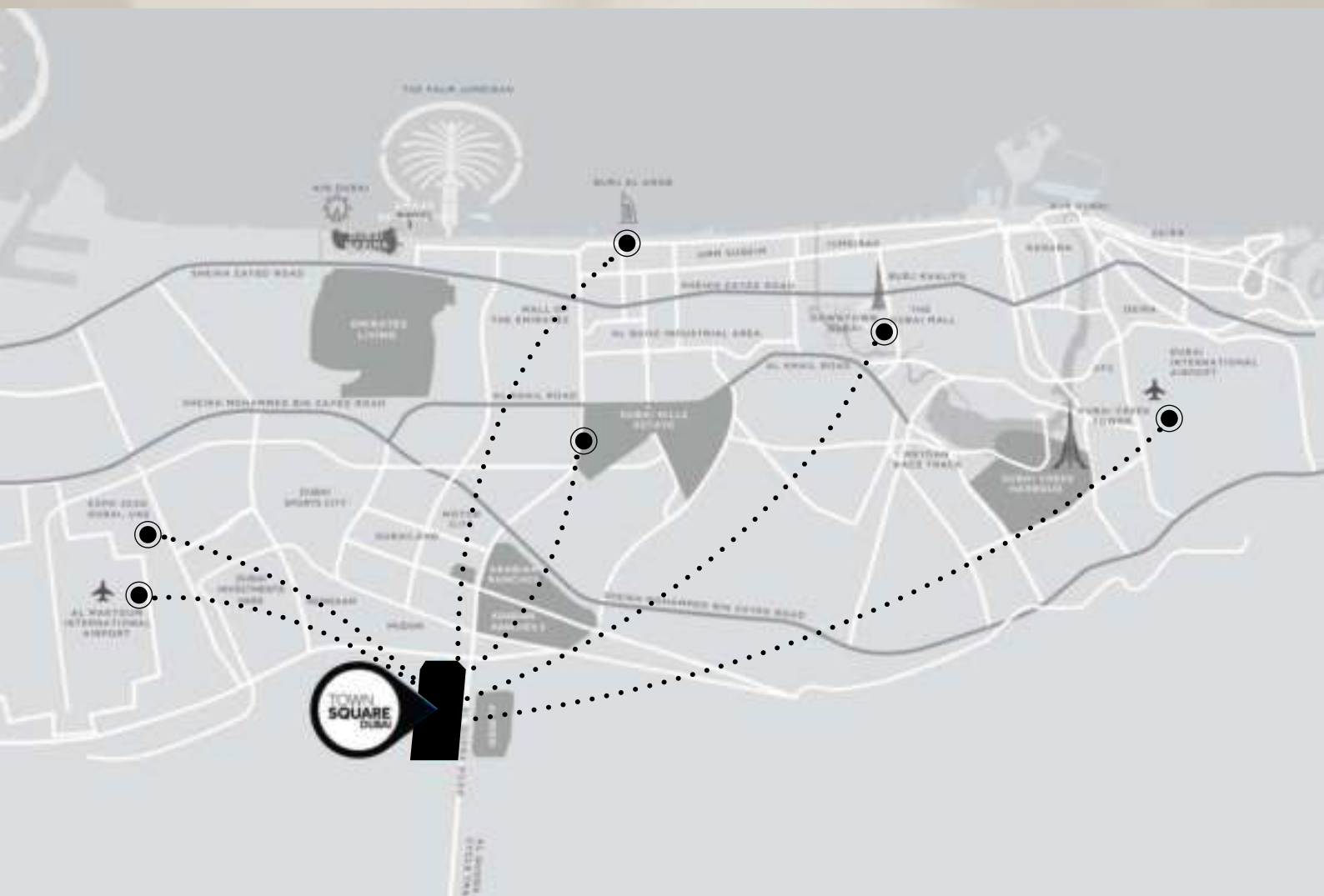
DUBAI HILLS MALL  
20 MIN



DWC AIRPORT  
25 MIN



DISTRICT 2020  
20 MIN



# YOUR COMMUNITY, YOUR EXPERIENCE

You'll find amenities that have your every interest covered - from a range of active fitness facilities to more relaxed and spiritual spaces.

For the explorers, the thinkers and for the playful ones - there's always something for everyone!





# ORA

Introducing a selection of apartments ranging from 1, 2 to 3 bedrooms, these modern designs prioritize serenity and relaxation.

Enjoy the allure of your spacious, well-lit home. Featuring porcelain floors, built-in wardrobes, and a fully equipped kitchen.

Combining contemporary design with practical functionality enhances your home, turning it into a sophisticated and efficient space.



# THOSE WHO LIVE LIFE ON THE EDGE



HAVE THE  
BEST VIEW



# URBAN SOPHISTICATION MEETS PARKSIDE SERENITY

ORA offers a refined selection of contemporary residential apartments, ideally situated in a prestigious and lively neighborhood.

Indulge in modern living with unmatched leisure options conveniently close to the central park.



# EVERY ARRIVAL FEELS LIKE COMING HOME

Warm, natural colors and hand-selected materials come together to create a sanctuary that inspires inner peace and a feeling of calm.







# EMBRACE EXCELLENCE



YOUR VISION,  
OUR CRAFT







# REDEFINE YOUR LIVING



# MODERN SANCTUARY

ORA exemplifies contemporary elegance and architectural excellence.

Defined by sleek lines, lofty windows, and dynamic features, its impressive facade establishes a fresh benchmark for urban refinement.





# RECREATIONAL AMENITIES

Indulge in a diverse selection of wellness, entertainment, and leisure amenities tailored to residents of all ages and lifestyles, conveniently within reach.



GYM



Swimming Pool



Kids Play Areas



BBQ Area

# FLOOR PLANS





# ORA

## 1 BEDROOM

### UNIT TYPE A

AREA	MIN	MAX
SUITE	52.01 Sq.m / 559.83 Sq.ft	52.07 Sq.m / 560.48 Sq.ft
BALCONY	5.92 Sq.m / 63.72 Sq.ft	5.88 Sq.m / 63.29 Sq.ft
TOTAL BUILT-UP	57.93 Sq.m / 623.55 Sq.ft	57.95 Sq.m / 623.77 Sq.ft



# ORA

## 2 BEDROOM UNIT TYPE A

AREA	
SUITE	86.91 Sq.m / 935.49 Sq.ft
BALCONY	6.94 Sq.m / 74.70 Sq.ft
TOTAL BUILT-UP	93.85 Sq.m / 1010.19 Sq.ft





# ORA

## 2 BEDROOM UNIT TYPE B

AREA	MIN	MAX
SUITE	92.70 Sq.m / 997.81 Sq.ft	92.73 Sq.m / 998.14 Sq.ft
BALCONY	17.53 Sq.m / 188.69 Sq.ft	17.54 Sq.m / 188.80 Sq.ft
TOTAL BUILT-UP	110.23 Sq.m / 1186.51 Sq.ft	110.27 Sq.m / 1186.94 Sq.ft



# ORA

## 3 BEDROOM UNIT TYPE A

AREA	
SUITE	121.10 Sq.m / 1303.51 Sq.ft
BALCONY	20.22 Sq.m / 217.65 Sq.ft
TOTAL BUILT-UP	141.32 Sq.m / 1521.16 Sq.ft



\*Balcony sizes vary