

TOWN  
**SQUARE**  
DUBAI

by NSHAMA 

# The Mayfair



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# Unforgettable Moments



# Town Square Key Facts



10km  
Green & Jogging Trail



13km  
Cycling Trail



260,000sqm  
of Green Area



50,000sqm  
Town Square Park



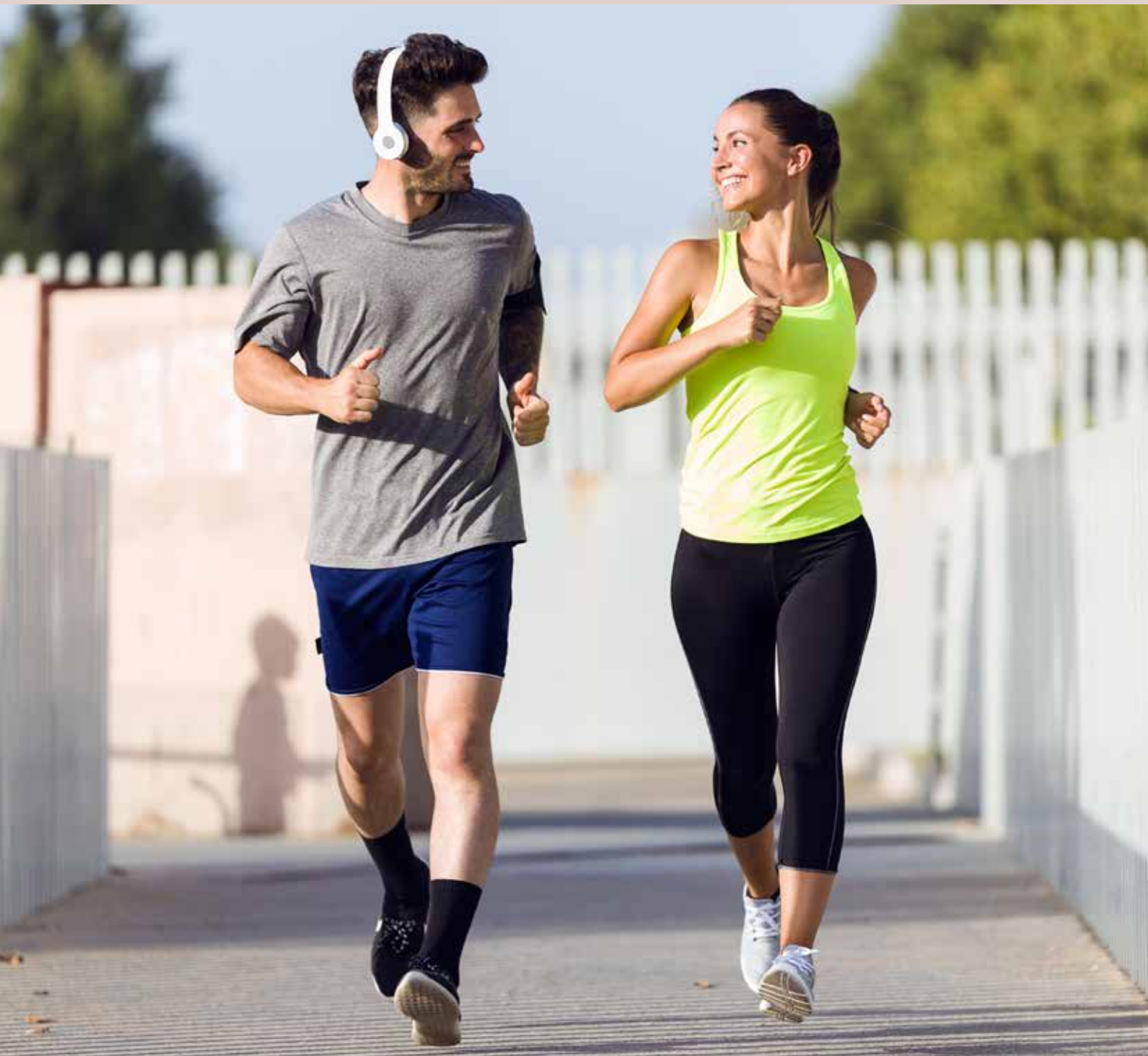
8000sqm  
Sports Area



Over 250  
Retail Outlets



# Community Facilities





Town Square Park



Swimming Pool



GYM



Basketball Courts



Carousel



Retail Outlets



Restaurants & Cafes



Skate Park



Cycling Track



Jogging Track



Kids Play Area



Splash Pad



Kids Train



Football Pitch



Squash & Tennis Court



Padel Tennis Court



Fitness Club



Pet Shop



Laundry Shop



Nurseries



Veterinary Clinic



Barbeque Area



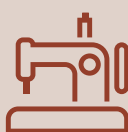
Clinics



Pharmacies



Grooming & Beauty Services



Tailor Shop



Dog Park



Mosque

# Start Your Life Story



# 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



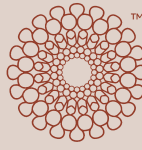
DUBAI MALL  
29 MIN



BURJ AL ARAB  
24 MIN



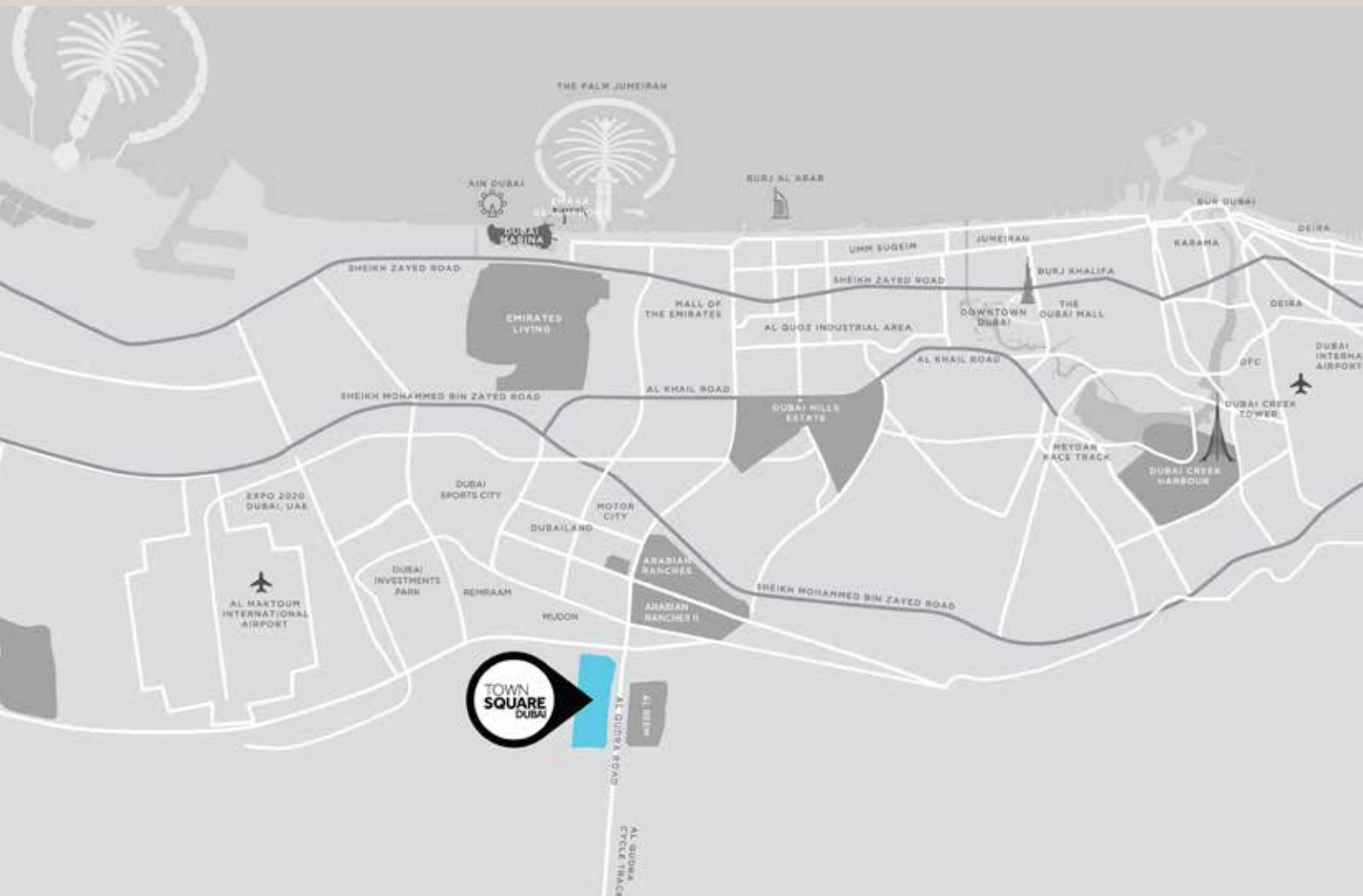
DUBAI MARINA  
27 MIN



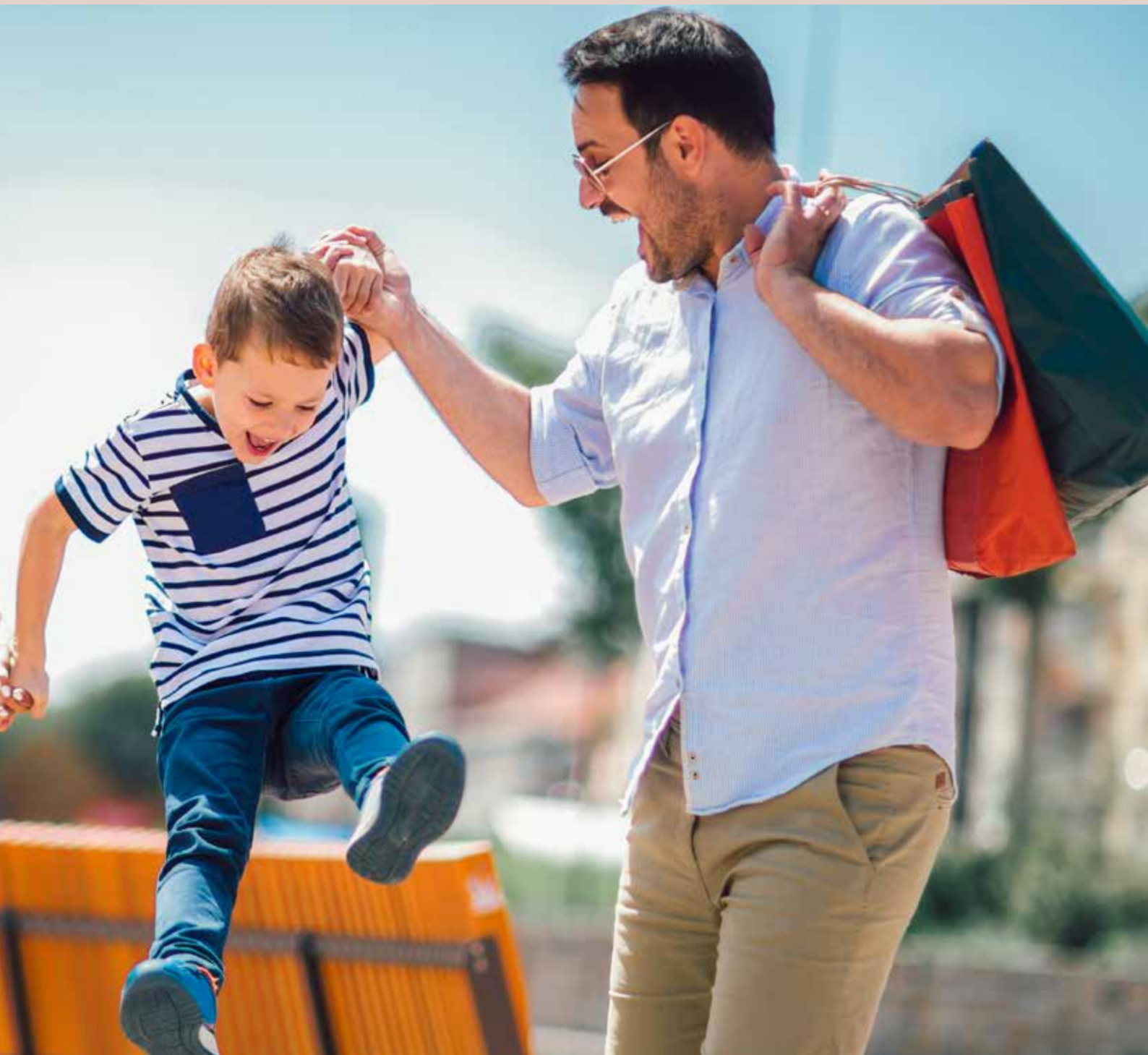
DISTRICT 2020  
20 MIN



DWC AIRPORT  
25 MIN



# Awaken Your Senses



# The Mayfair

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.





# Make It Your Home

# Interior

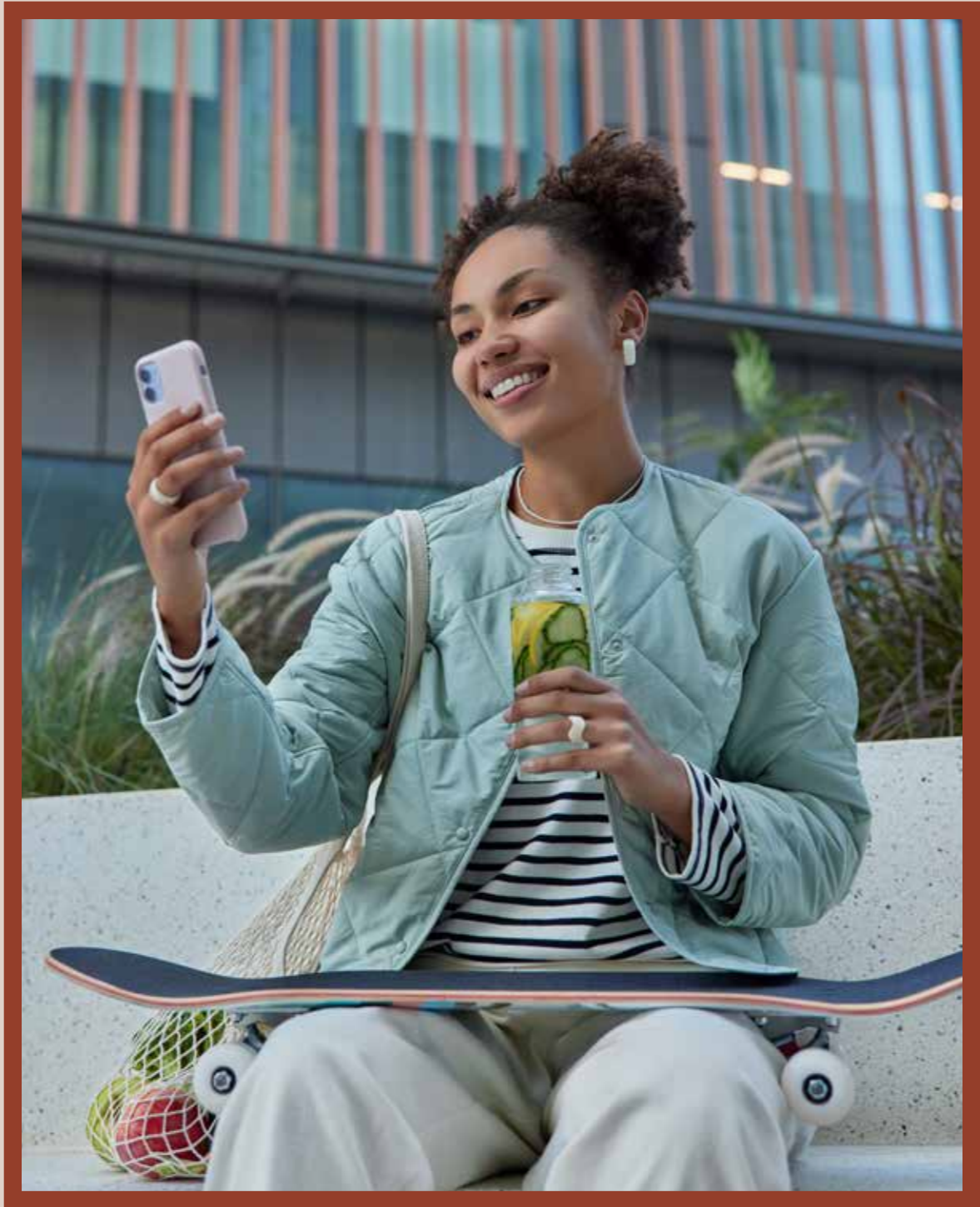
Living and dining areas offer abundant natural light. Bedrooms are furnished with glazed porcelain floors and in-built wardrobes whereas master bedrooms have an en-suite bathroom.

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.









# Freedom & Adventure



# 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.





# Facilities

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

The Mayfair 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.





# Great Fun

# 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.





# Live In The Moment



# Floor Plans





# The Mayfair

## STUDIO | TYPE B

SUITE AREA	30.94 Sq.m / 333.04 Sq.ft
BALCONY AREA	0.00 Sq.m / 0.00 Sq.ft
TOTAL BUILT-UP AREA	30.94 Sq.m / 333.04 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.

# The Mayfair

## I BEDROOM | TYPE A

SUITE AREA	52.35 Sq.m / 563.49 Sq.ft
BALCONY AREA	6.82 Sq.m / 73.41 Sq.ft
TOTAL BUILT-UP AREA	59.17 Sq.m / 636.90 Sq.ft



\*Balcony sizes vary

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# The Mayfair

## I BEDROOM | TYPE C

SUITE AREA	52.58 Sq.m / 565.97 Sq.ft
BALCONY AREA	10.16 Sq.m / 109.36 Sq.ft
TOTAL BUILT-UP AREA	62.74 Sq.m / 675.33 Sq.ft



\*Balcony sizes vary

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# The Mayfair

## 2 BEDROOM | TYPE A

SUITE AREA	88.47 Sq.m / 952.28 Sq.ft
BALCONY AREA	22.65 Sq.m / 243.80 Sq.ft
TOTAL BUILT-UP AREA	111.12 Sq.m / 1196.09 Sq.ft



\*Balcony sizes vary

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# The Mayfair

## 2 BEDROOM | TYPE C

SUITE AREA	83.75 Sq.m / 901.48 Sq.ft
BALCONY AREA	10.91 Sq.m / 117.43 Sq.ft
TOTAL BUILT-UP AREA	94.66 Sq.m / 1018.91 Sq.ft



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# The Mayfair

## 2 BEDROOM | TYPE J

SUITE AREA	91.38 Sq.m / 983.61 Sq.ft
BALCONY AREA	6.80 Sq.m / 73.19 Sq.ft
TOTAL BUILT-UP AREA	98.18 Sq.m / 1056.80 Sq.ft



\*Balcony sizes vary

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# The Mayfair

## 3 BEDROOM | TYPE B

SUITE AREA	122.73 Sq.m / 1321.05 Sq.ft
BALCONY AREA	19.15 Sq.m / 206.13 Sq.ft
TOTAL BUILT-UP AREA	141.88 Sq.m / 1527.18 Sq.ft



\*Balcony sizes vary

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