TOWN SQUARE

OLBIA

NSHAMA

CONTENTS

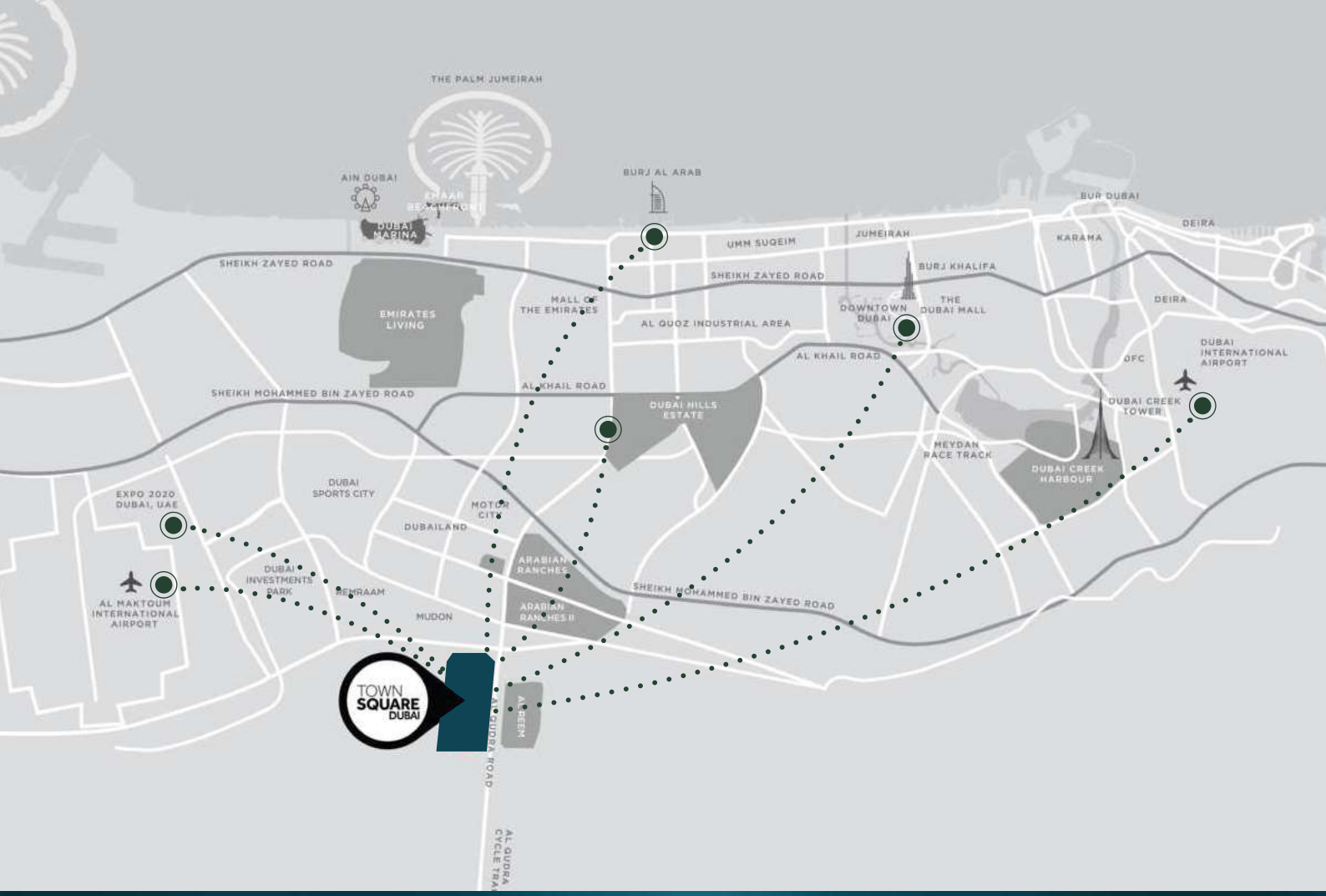
Town Square	04
Community Location	06
Community Facilities	10
Lifestyle	11
OLBIA	12
Exterior & Interior	14
The Promenade	18
Amenities	22
Floor Plans	24

AN EXCEPTIONAL LIFESTYLE, REMARKABLE VALUE

Town Square is where modern architecture harmonizes with lush green spaces, curated retail experiences, and exclusive amenities.

Thoughtfully designed for families and young professionals alike, it's a vibrant destination to thrive, connect, and enjoy beautifully crafted surroundings in a dynamic, community-driven setting.

LOCATION PROXIMITIES



29 min
Dubai Mall

28 min
Dubai Intl Airport

25 min
DWC Airport

24 min
Burj Al Arab

20 min
Dubai Hills Mall

20 min
District 2020

KEY FACTS

50,000
SQM Town Square park

260,000
SQM greenery

250+
Retail outlets

8,000
SQM sports arenas

13
KM cycling trails

10
KM running track

COMMUNITY FACILITIES

Town Square Park

Swimming Pool

GYM

Basketball Courts

Carousel

Barbeque Area

Cycling Track

Jogging Track

Kids Play Area

Kids Train

Retail Outlets

Fitness Club

Restaurants & Cafes

Splash Pad

Football Pitch

Squash & Tennis Court

Padel Court

Nurseries

Veterinary Clinic

Pet Shop

Clinics

Pharmacies

Grooming & Beauty Services

Laundry Shop

Tailor Shop

Dog Park

Mosque

Supermarkets

Food Trucks

Skate Park

REDEFINING MODERN LIVING

Explore a collection of thoughtfully designed amenities tailored to every lifestyle–from energizing fitness facilities to serene spaces for rest and reflection.

At Town Square, individuality is embraced and community spirit thrives, creating a balanced environment where you can truly feel at home.

OLBIA

Discover modern living like never before with 1, 2, and 3-bedroom apartments, plus expansive 3-bedroom duplexes.

Positioned just steps from The Promenade—this prime location offers effortless access to open green spaces, boutique retail, and the energy of a thriving community.

REFINED MODERN LIVING

INSPIRED LIVING, REFINED DESIGN

Perfectly positioned beside The Promenade–Town Square's signature boulevard lined with greenery, cafés, and boutiques–OLBIA places you at the intersection of serene open spaces and urban vibrancy.

Defined by sleek architecture, OLBIA brings together modern sophistication and thoughtfully crafted design to elevate everyday living.

REFINED LIVING, THOUGHTFULLY CRAFTED

Enjoy the perfect harmony of contemporary style and everyday comfort. Open dining areas bathed in natural light set the tone for a warm, inviting home, while intelligently designed layouts enhance flow and functionality.

Bedrooms feature generous built-in wardrobes, while master suites provide the ultimate retreat with en-suite bathrooms designed to inspire relaxation and elegance.

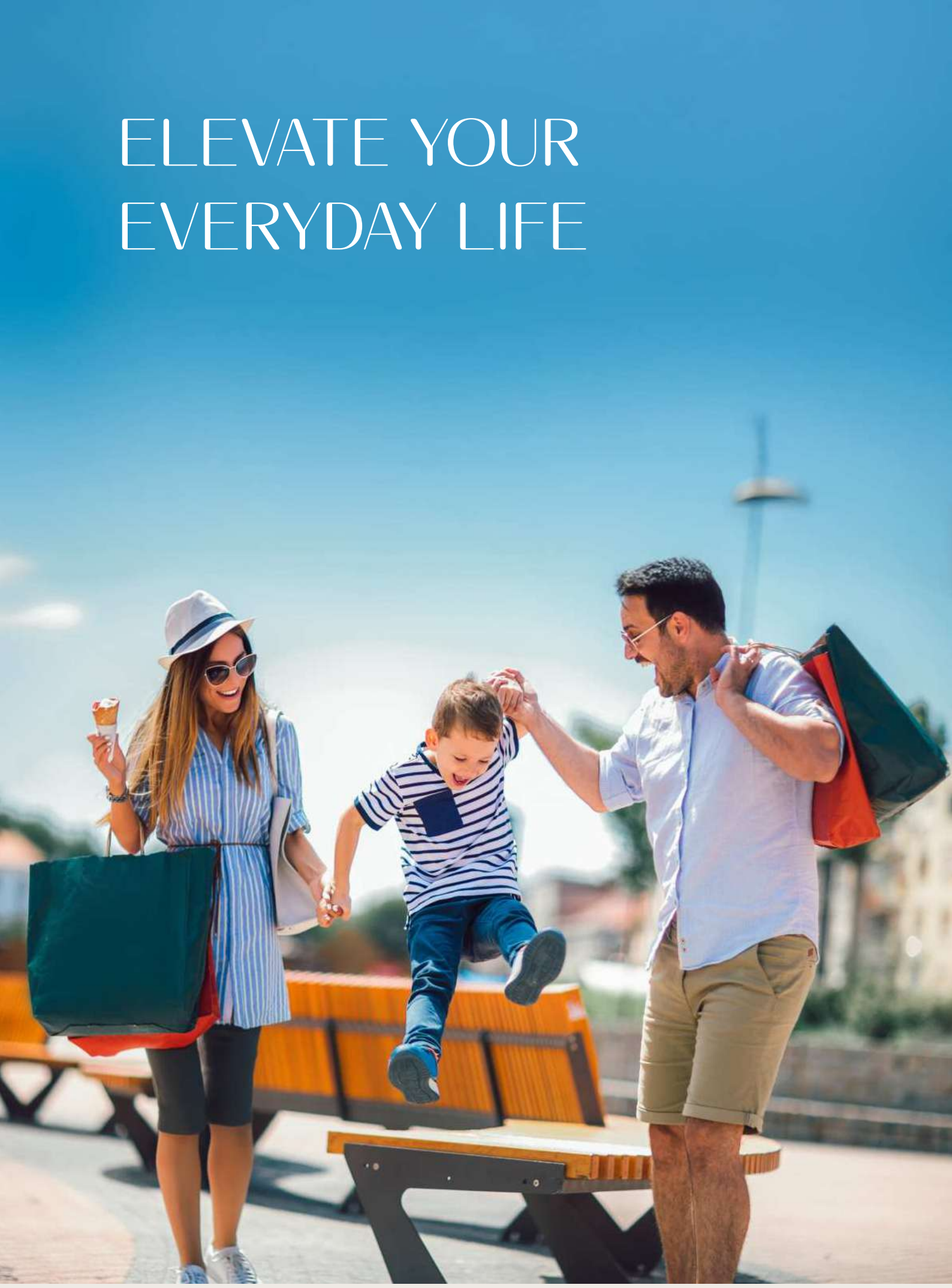
THE PROMENADE

Introducing The Promenade—Town Square's newest addition and a vibrant extension of community life.

Designed as a welcoming, pedestrian-friendly destination, it features beautifully landscaped walkways, curated retail, and inviting dining spots.

The Promenade offers a fresh space to unwind, connect, and enjoy.

ELEVATE YOUR EVERYDAY LIFE



RECREATIONAL AMENITIES

Easy access to the main park

Swimming Pool

Gym

Kid's Play Areas

BBQ Area

Pet Washroom

OLBIA

FLOOR PLANS

*Balcony sizes vary

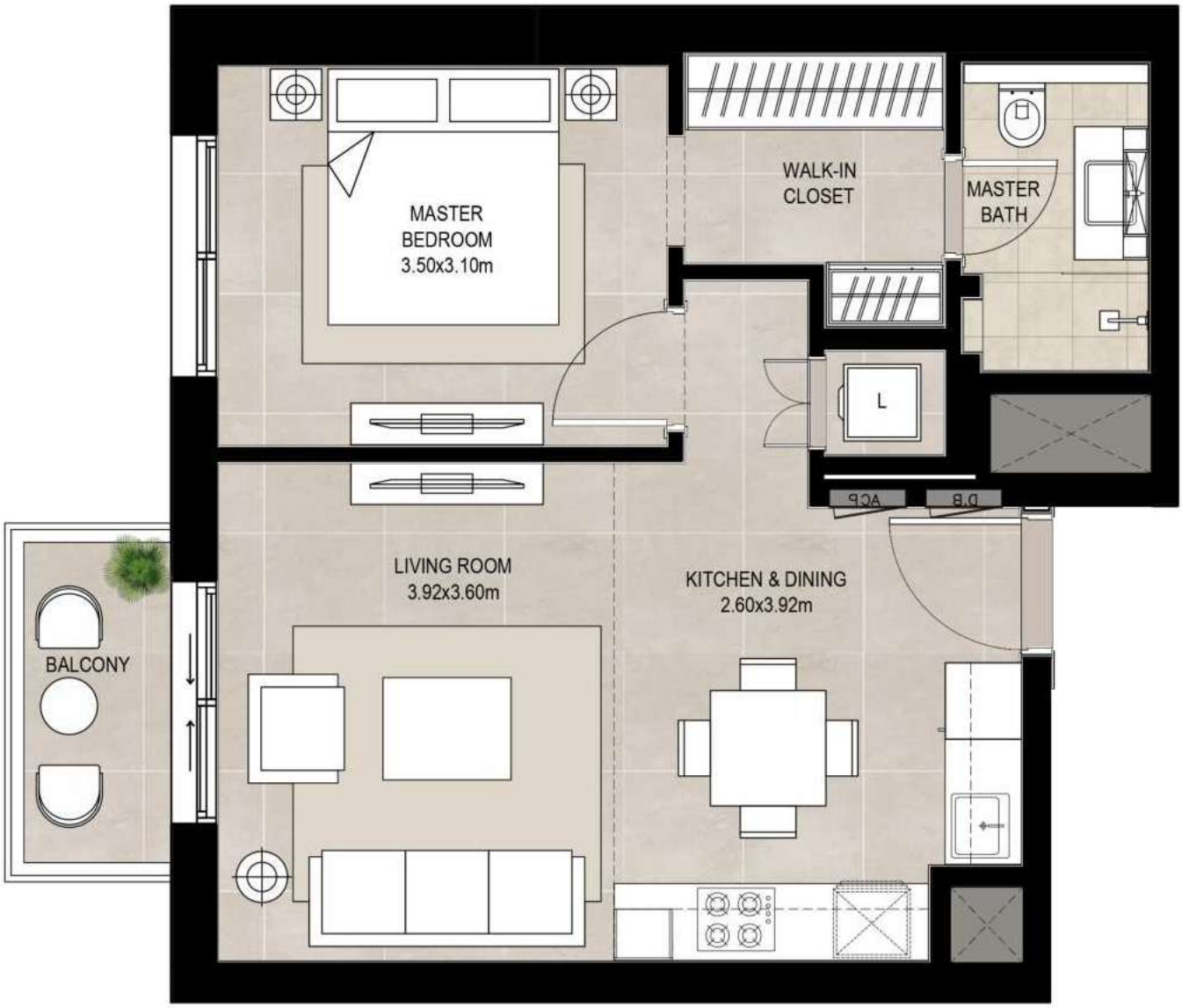
1 bedroom - Unit type A

Area	Min	Max
Suite	54.90 Sq.m / 590.94 Sq.ft	55.15 Sq.m / 593.63 Sq.ft
Balcony	4.19 Sq.m / 45.10 Sq.ft	4.19 Sq.m / 45.10 Sq.ft
Total built-up	59.09 Sq.m / 636.04 Sq.ft	59.34 Sq.m / 638.73 Sq.ft

OLBIA

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.



*Balcony sizes vary

1 bedroom - Unit type B

Area	Min	Max
Suite	50.35 Sq.m / 541.96 Sq.ft	50.36 Sq.m / 542.07 Sq.ft
Balcony	4.19 Sq.m / 45.10 Sq.ft	4.19 Sq.m / 45.10 Sq.ft
Total built-up	54.54 Sq.m / 587.06 Sq.ft	54.55 Sq.m / 587.17 Sq.ft

OLBIA

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.

*Balcony sizes vary

2 bedroom - Unit type A

Area	Min	Max
Suite	54.67 Sq.m / 588.46 Sq.ft	81.10 Sq.m / 872.95 Sq.ft
Balcony	4.19 Sq.m / 45.10 Sq.ft	6.80 Sq.m / 73.19 Sq.ft
Total built-up	58.86 Sq.m / 633.56 Sq.ft	87.90 Sq.m / 946.15 Sq.ft

OLBIA

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.

*Balcony sizes vary

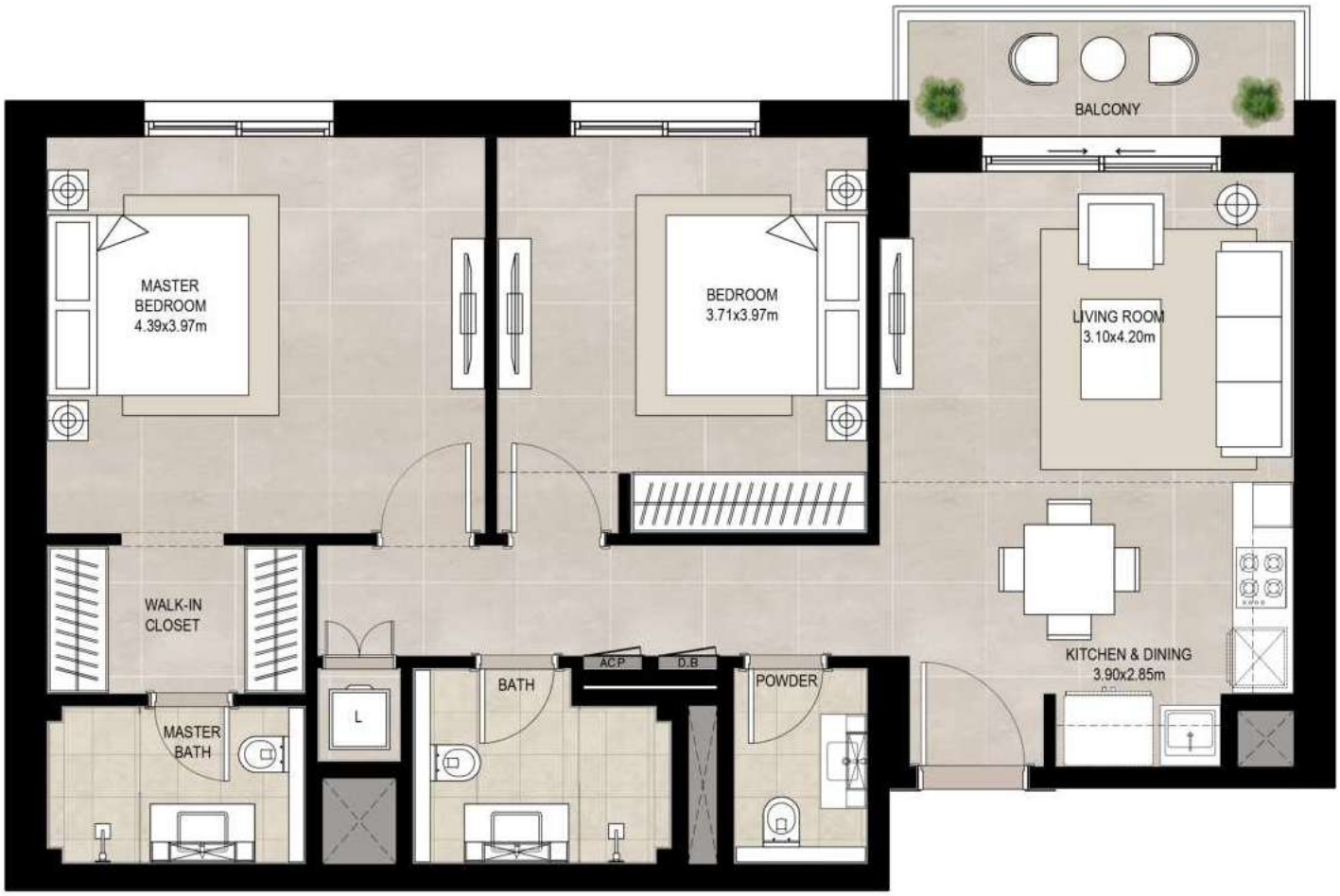
2 bedroom - Unit type B

Suite	73.95 Sq.m / 795.99 Sq.ft
Balcony	11.14 Sq.m / 119.91 Sq.ft
Total built-up	85.09 Sq.m / 915.90 Sq.ft

OLBIA

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.



*Balcony sizes vary

2 bedroom - Unit type C

Suite	88.74 Sq.m / 955.19 Sq.ft
Balcony	6.14 Sq.m / 66.09 Sq.ft
Total built-up	94.88 Sq.m / 1021.28 Sq.ft

OLBIA

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.

*Balcony sizes vary

3 bedroom - Unit type A

Suite	119.73 Sq.m / 1288.76 Sq.ft
Balcony	10.41 Sq.m / 112.05 Sq.ft
Total built-up	130.14 Sq.m / 1400.82 Sq.ft

OLBIA

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.

OLBIA

TownSquareDXB

800-NSHAMA (674262)
NSHAMA Sales Centre Town Square Dubai, Al Qudra Road
NSHAMA.AE

NSHAMA