

TOWN  
SQUARE  
DUBAI

by NSHAMA

SHAMS  
TOWNHOUSES



# SHAMS TOWNHOUSES

📍 LOCATION: TOWN SQUARE DUBAI 📅 COMPLETED: Q3 2024

Shams Townhouses in Town Square Dubai is the 8th phase of the fully integrated flagship project by NSHAMA Group. There are 220 modern three & four-bedroom townhouses that are nestled amongst serene open spaces, offering unparalleled tranquility. The overall community of Town Square Dubai offers excellent amenities and facilities for both adults and children.

## FACILITIES

- TOWN SQUARE PARK
- CHILDRENS FOUNTAIN
- SPORTS AREAS
- CYCLING, RUNNING & WALKING TRACKS
- FAMILY TRAIN TRACK
- SPLASH PAD
- COMMUNITY GARDENS
- RETAIL OUTLETS
- KID'S PLAYGROUND
- COMMUNITY POOLS
- PICNIC AREAS

## SIZES & PRICES

3 BR – 2,130 SQFT	FROM AED 1,620,000
4 BR – 2,800 SQFT	FROM AED 2,100,000

## LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Carrefour Market Town Square, Spinneys Al Qudra

**PUBLIC TRANSPORT:** METRO - Dubai Investment Park 2, BUS – Nshama Townhouses, Hayat Townhouses

**SCHOOLS/NURSERIES:** Victory Heights Primary School, Safa Community School, Kings' School Al Barsha, GEMS FirstPoint School

**PETROL STATION:** ENOC Link Town Square

**MEDICAL FACILITIES:** Aster Clinic Arabian Ranches, Aster Clinic Remraam, Medicentres Motorcity, Vitalite Medical Centre

**RETAIL/F&B:** Town Square Community Center, The Ranches Souk – Arabian Ranches, Sustainable City, Dubai Outlet Mall

**LANDMARKS:** Al Qudra Lake, Town Square, Expo 2020 site, DAMAC Hills, Arabian Ranches

## LOCATION FACTORS

- GREAT ROAD CONNECTIVITY
- CONVENIENT LOCATION ON AL QUDRA ROAD AND NEAR TO EMIRATES ROAD
- 10 MINUTES FROM HESSA STREET AND AL KHAIL ROAD
- EXCELLENT COMMUNITY ENVIRONMENT
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT ON-SITE ONCE COMPLETED
- EXCELLENT SURROUNDING INFRASTRUCTURE
- 15 MINUTES TO DUBAI MARINA
- 20 MINUTES TO DOWNTOWN DUBAI
- 25 MINUTES TO DXB AIRPORT



+7 969 179 97 79



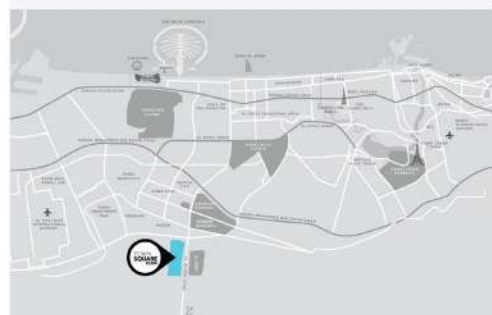
Each contemporary style unit comes with an open layout, built-in wardrobes, a dining area and a private rear garden. All townhouses come with a balcony overlooking the garden, a maid's room and a covered garage. There are distinguished fixtures and finishes throughout each unit, with an abundance of natural light.

## PITCH POINTS / WHY BUY?

- A PHASED DEVELOPMENT ROLLOUT (THIS IS THE 8TH PHASE)
- EXCELLENT COMMUNITY FACILITIES BOTH WITHIN THE ARABELLA SUB-COMMUNITIES AND THE ENTIRE MUDON AREA
- VERY REPUTABLE PROPERTY DEVELOPER – KNOWN FOR FULL CONTAINED MEGA COMMUNITIES
- GENEROUSLY SIZED BACK GARDENS COMPARED WITH OTHER TOWNHOUSE DEVELOPMENTS
- GOOD ROI OPPORTUNITY
- EASY ACCESS TO THE REST OF DUBAI
- LOTS OF SURROUNDING COMMUNITIES IN THE AREA

## IN CLOSE PROXIMITY

- 1km EMIRATES ROAD
- 1.1km PETROL STATION
- 1.1km BUS – NSHAMA TOWNHOUSES
- 1.2km CARREFOUR MARKET
- 1.6km TOWN SQUARE COMMUNITY CENTER
- 15km VICTORY HEIGHTS SCHOOL
- 7.9km ASTER MEDICAL CENTRE



## KEY FEATURES

- BUILT-IN-WARDROBES
- PRIVATE GARDEN
- BALCONY
- MAID'S ROOM
- COVERED GARAGE
- POWDER ROOM ON THE GF
- MASTER BEDROOM COMES WITH AN EN-SUITE
- FULLY INTEGRATED COMMUNITY

**PAYMENT PLAN:** 50/50 (10% down payment)

**ROI:** 6.5% (3-BR townhouse)

## DEVELOPER OVERVIEW

NSHAMA is a Dubai-based developer of integrated lifestyle communities offering exceptional value to aspiring homeowners since 2014. Truly reflective of its name and identity, Nshama offers mega communities for families that all include a thriving range of lifestyle offerings like community parks, health centers, malls, retail stores, restaurants, hotels, cafes, play areas, educational institutes and more.

## THINGS TO KNOW

SERVICE CHARGE: AED 3 PER SQFT

ALLOCATED PARKING: YES – A GARAGE PER TOWNHOUSE

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.