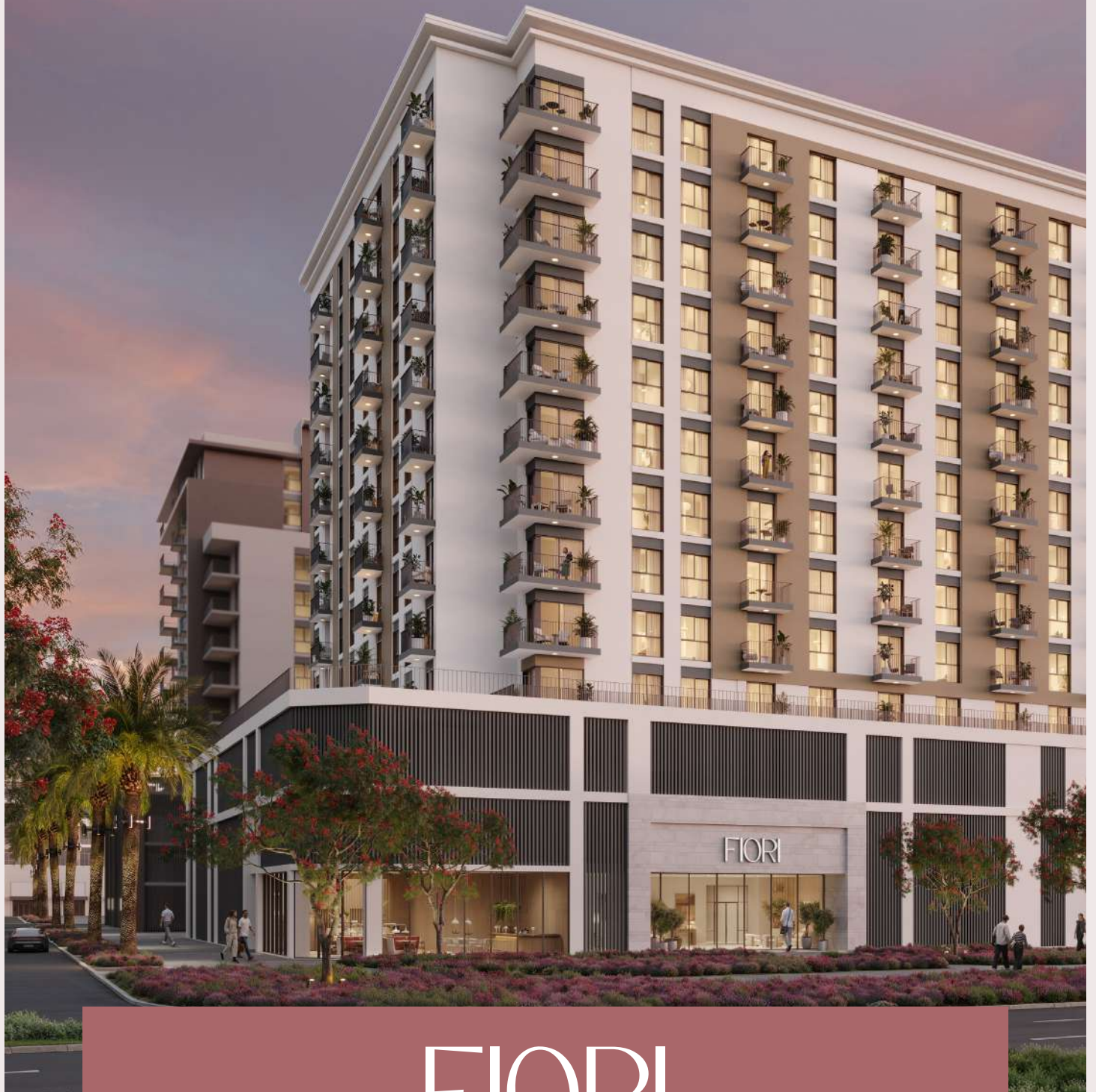


# TOWN SQUARE



# FIORI

NSHAMA 



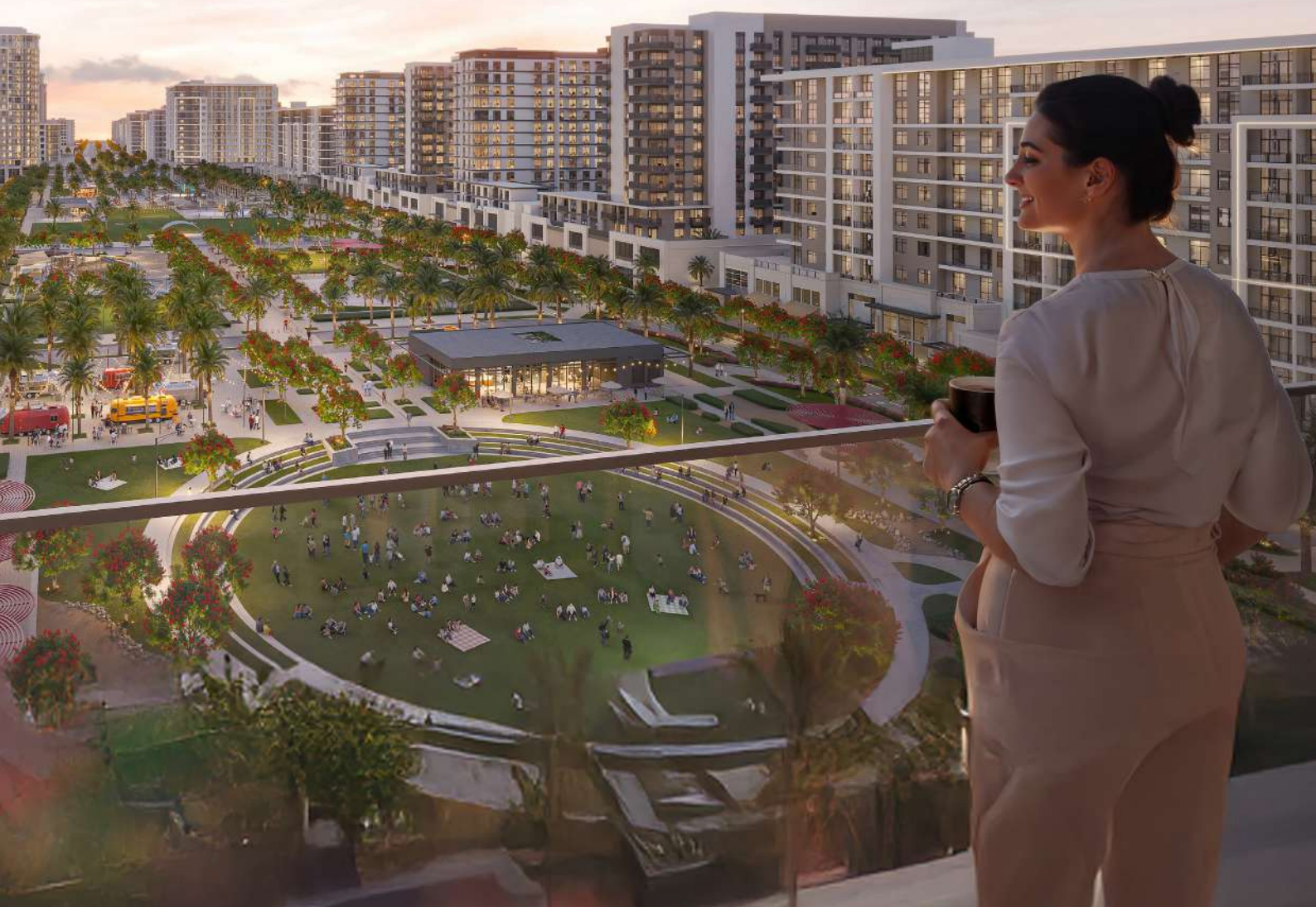


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# A FULLY SELF-SUFFICIENT COMMUNITY





## A VIBRANT COMMUNITY, UNMATCHED VALUE

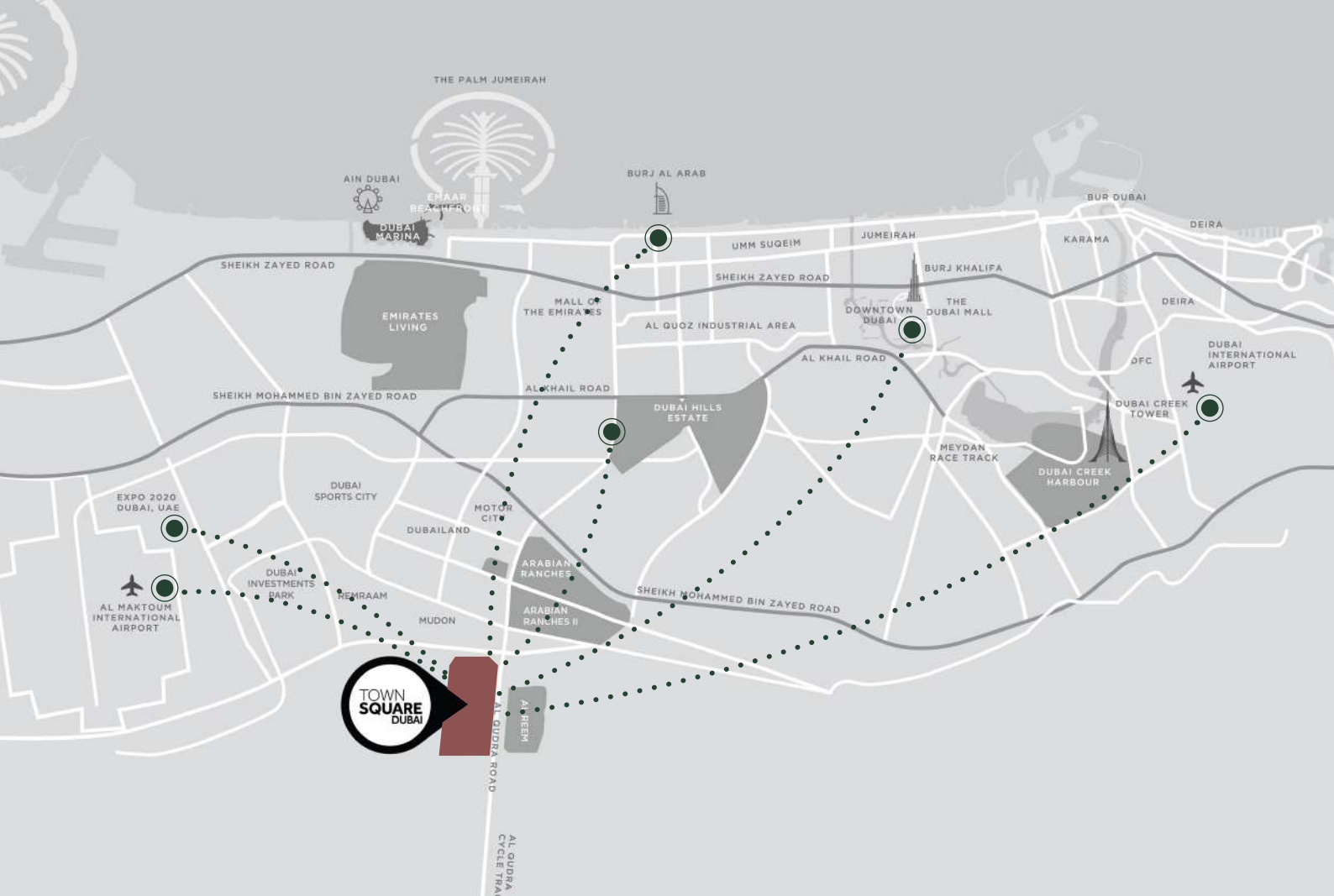
Town Square offers a lifestyle where contemporary architecture meets green open spaces, diverse retail options, and premium amenities.

Designed for both families and young professionals, it's a place to grow, connect, and enjoy beautifully designed surroundings and a lively social atmosphere.



# LOCATION PROXIMITIES





29 min  
Dubai Mall



28 min  
Dubai Intl Airport



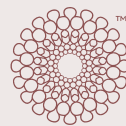
25 min  
DWC Airport



24 min  
Burj Al Arab



20 min  
Dubai Hills Mall



20 min  
District 2020



# KEY FACTS







50,000

SQM Town Square park



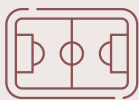
260,000

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



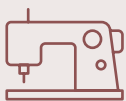
Pharmacies



Grooming & Beauty Services



Laundry Shop



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks



Skate Park





## ELEVATING MODERN LIFESTYLES

Discover thoughtfully curated amenities that cater to every interest—from dynamic fitness spaces to peaceful areas for relaxation.

At Town Square, you'll find a community that celebrates both individuality and a sense of connection.

# FIORI

Designed for stylish, functional living, Fiori's 1, 2, and 3-bedroom apartments—including spacious 3-bedroom duplexes with direct Promenade access—offer a refined blend of comfort and sophistication. Each home features open-concept kitchens, allowing for seamless flow between cooking, dining, and living areas.

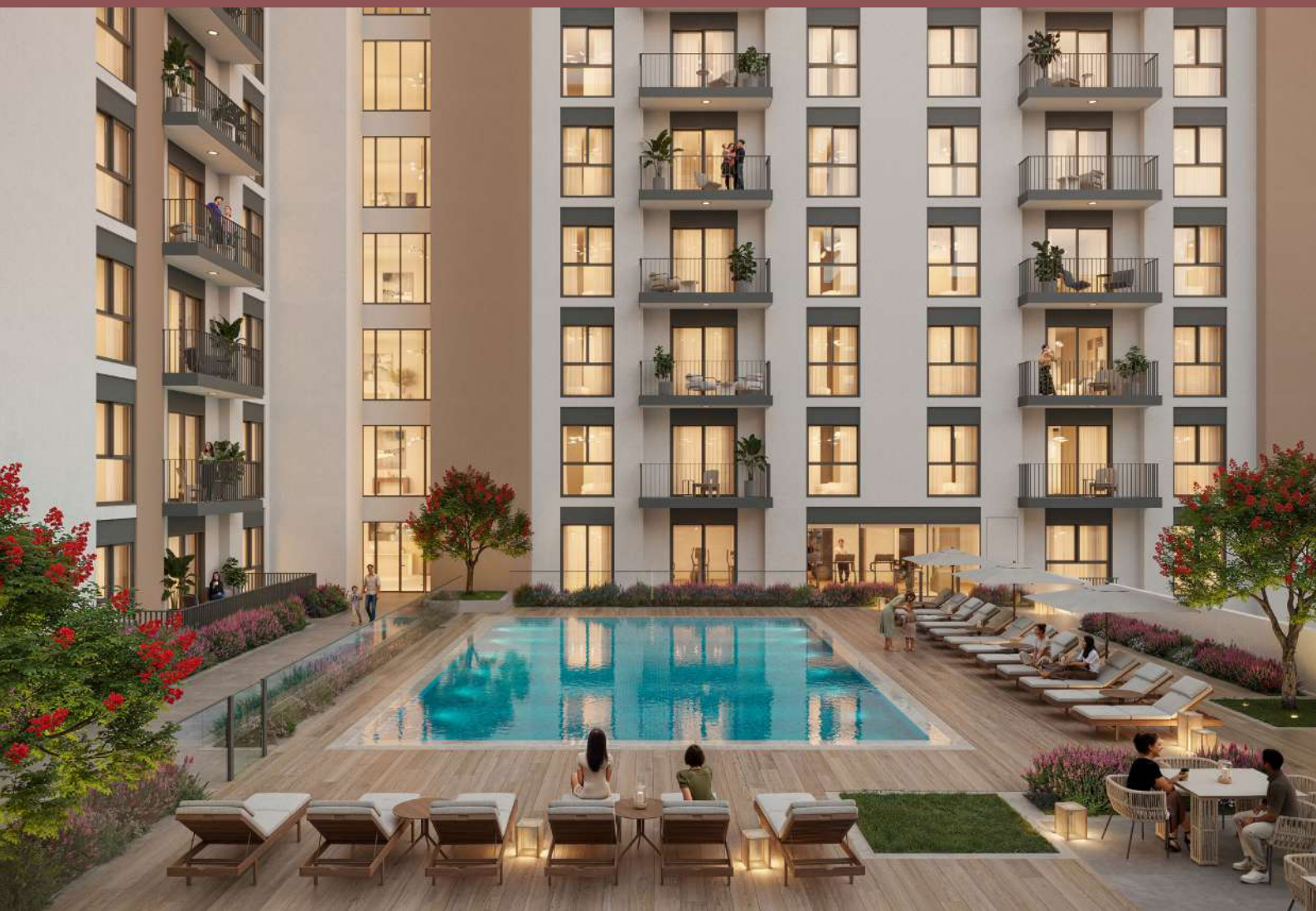
Expansive floor-to-ceiling windows invite in an abundance of natural light, highlighting the clean lines and elegant finishes that define every space.





# MODERN SOPHISTICATION









# A LANDMARK ADDRESS ON THE BOULEVARD

Perfectly situated on a prominent corner of Town Square's iconic, tree-lined boulevard, Fiori enjoys a prime location that offers both distinction and convenience.

With direct access to the Promenade, residents are just steps from lush green spaces and children's play areas,—bringing together the best of urban energy and outdoor tranquility.



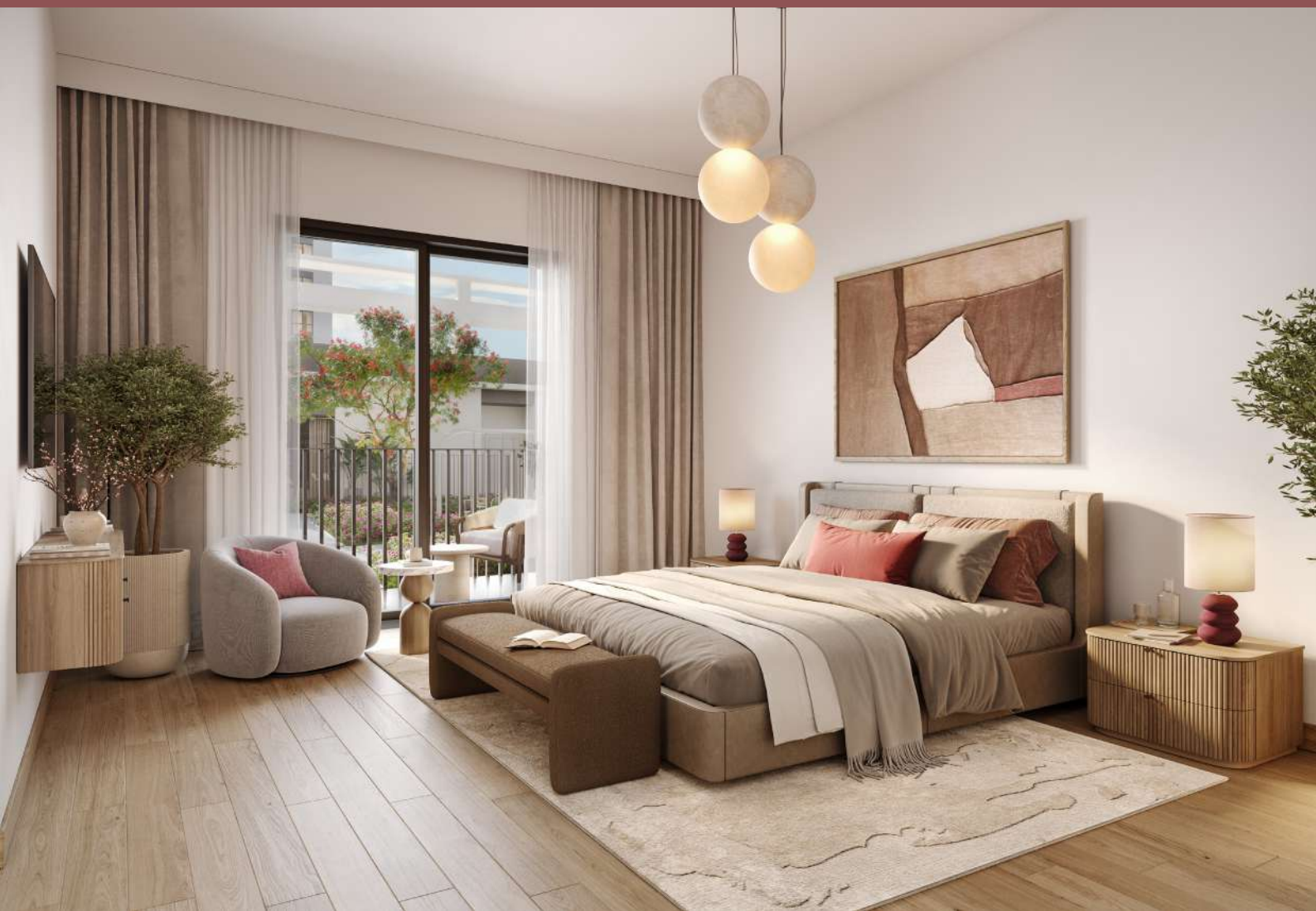
## BRIGHT SPACES ELEVATED LIVING

Step into a thoughtfully designed home where every detail reflects a sense of ease and sophistication.

Fiori offers a calm retreat within a vibrant setting, with spacious interiors, quality finishes, and a layout that supports both quiet moments and everyday living.

It's the kind of place that feels instantly like home—and only gets better with time.





# THE PROMENADE

Welcome to The Promenade—Town Square’s newest green corridor and a natural extension of community living.

Thoughtfully designed for walkability and connection, it offers expansive landscaped paths, shaded seating areas, and open spaces ideal for family time or quiet reflection.

Whether you’re out for a morning stroll or letting the kids explore, The Promenade brings a breath of fresh air to everyday life.











LIVE EXCEPTIONALLY,  
EVERY DAY





## RECREATIONAL AMENITIES



Easy access to the  
main park



Swimming Pool



Gym



Kid's Play Areas



BBQ Area



Pet Wash



# FLOOR PLANS





\*Balcony sizes vary

## 1 bedroom - Unit type A

Area	Min	Max
Suite	54.90 Sq.m / 590.94 Sq.ft	55.22 Sq.m / 594.38 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	59.41 Sq.m / 639.48 Sq.ft

# FIORI

### 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

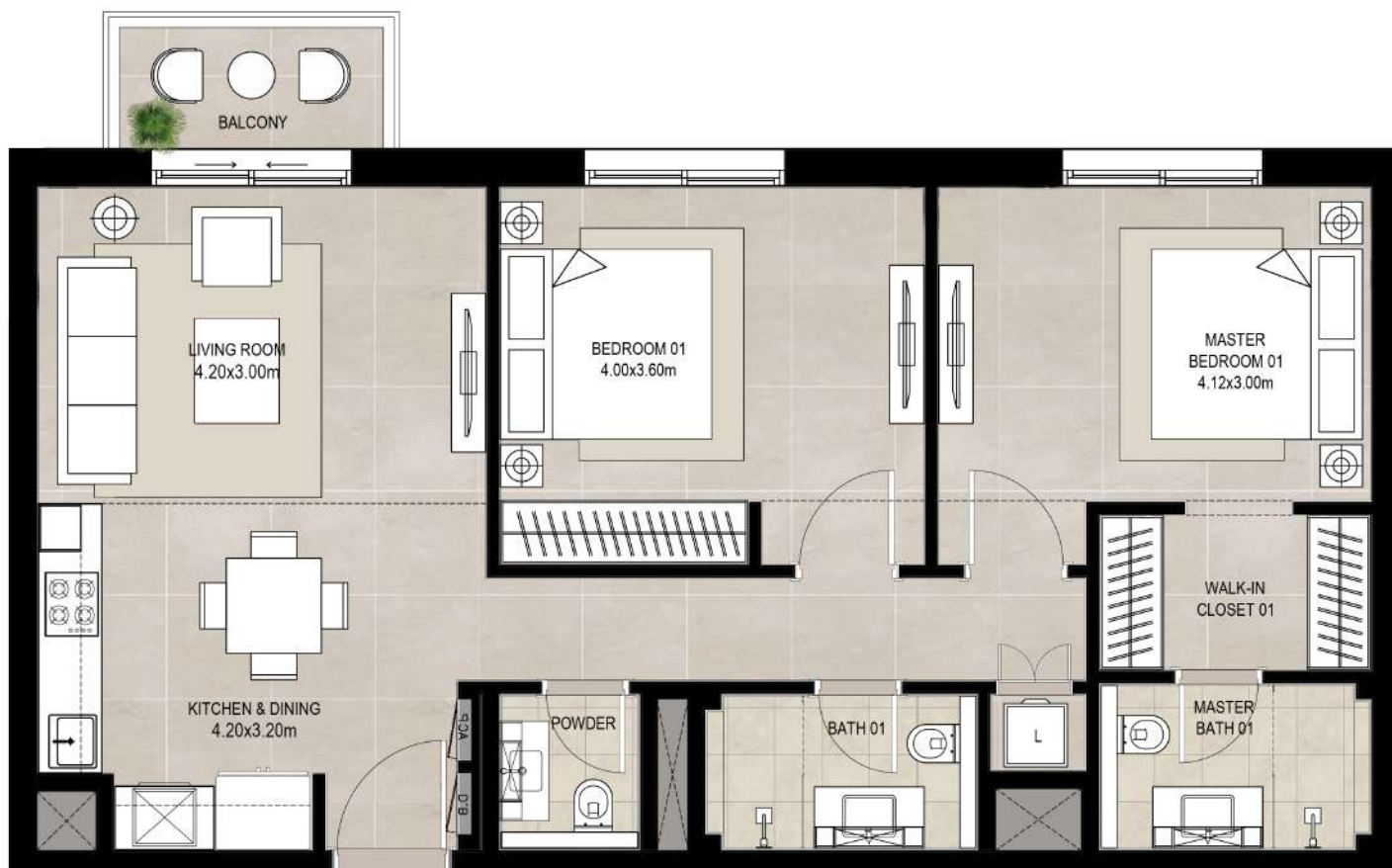
Area	Min	Max
Suite	81.02 Sq.m / 872.09 Sq.ft	81.10 Sq.m / 872.95 Sq.ft
Balcony	5.61 Sq.m / 60.39 Sq.ft	5.62 Sq.m / 60.49 Sq.ft
Total built-up	86.64 Sq.m / 932.59 Sq.ft	86.71 Sq.m / 933.34 Sq.ft

# FIORI

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\*Balcony sizes vary

## 2 bedroom - Unit type B

Suite	82.15 Sq.m / 884.26 Sq.ft
Balcony	4.19 Sq.m / 45.10 Sq.ft
Total built-up	86.34 Sq.m / 929.36 Sq.ft

# FIORI

### Disclaimer

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\*Balcony sizes vary

## 2 bedroom - Unit type C

Suite	74.53 Sq.m / 802.23 Sq.ft
Balcony	4.26Sq.m / 45.85 Sq.ft
Total built-up	78.79 Sq.m / 848.09 Sq.ft

# FIORI

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\*Balcony sizes vary

## 3 bedroom - Unit type A

Suite	119.43 Sq.m / 1285.53 Sq.ft
Balcony	13.60 Sq.m / 146.39 Sq.ft
Total built-up	133.03 Sq.m / 1431.92 Sq.ft

# FIORI

### Disclaimer

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