



Nshama • Dubai

TOWN SQUARE DUBAI

A complete community, already built and full of life. Homes, parks, schools and shops — all in one place.

Homes from AED 1M – 2.5M

85,000+

RESIDENTS

% 95

OCCUPANCY

150+

NATIONALITIES

The Developer

REAL HOMES, REAL COMMUNITIES

A TRUSTED DUBAI DEVELOPER WITH A PROVEN, LIVED-IN MASTERPLAN.

Nshama started in 2014 and opened its flagship community, Town Square, in 2015. Since then it has grown into one of Dubai's most established places to live — thoughtfully planned, generous in scale, and built around wide green spaces.

This is not a plan on paper. Town Square is already home to more than 85,000 people from over 150 countries, and it keeps growing with new parks, roads and buildings every year.

The idea is simple: bring everything a family needs — homes, schools, shops, clinics, parks and sports — into one connected community, so daily life feels easy.



2014

NSHAMA FOUNDED

2015

TOWN SQUARE LAUNCHED

260,000

SQM OF GREENERY

50,000

SQM CENTRAL PARK

The Numbers

A COMMUNITY THAT IS ALREADY LIVING

EVERY FIGURE BELOW IS REAL AND ON THE GROUND TODAY.



3,000+

TOWNHOUSES
(2,700 HANDED OVER)



18,000+

APARTMENTS
(4,200 HANDED



85,000+

RESIDENTS



95 %

OCCUPANCY RATE



150+

NATIONALITIES



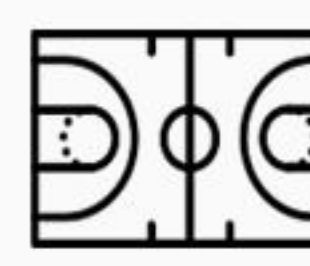
13 km

CYCLING TRAILS (OPERATIONAL)



10 km

JOGGING TRAILS (OPERATIONAL)



8,000

SQM SPORTS AREAS & COURTS

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Growing Around You

INFRASTRUCTURE THAT KEEPS ADDING VALUE

A COMMUNITY'S VALUE GROWS WITH WHAT HAPPENS AROUND IT –
ROADS, RAIL AND PARKS.

2025 • Done

- EMIRATES LINK ROAD
- EXTERNAL PERIPHERAL ROAD
- EMERGENCY EXIT
- SEWER NETWORK UPGRADE
- AL QUDRA POND UPGRADE

2026 • Now

- AL QUDRA ROAD WIDENING
- EXTENDED JOGGING & CYCLING TRACKS
- MAIN PARK & CENTRAL PARK AVENUE
EXPANSION –
- THE 50,000 SQM CENTRAL PARK

Future

- FUTURE RAIL BY RTA
- ETIHAD RAIL – ADDITIONAL STATION
- E611 INTERCHANGE UPGRADE
- RAMP TO AL QUDRA ROAD (Q2 2027)
- STORM WATER UPGRADE & LINK
ROAD ENTRY

Where You Live

THREE REGIONS, ONE COMMUNITY

EACH REGION HAS ITS OWN HOMES, PARKS AND CHARACTER.

WEST REGION

The newest side, built around green West Park with curated shops and an upcoming 4-star hotel. Both community schools are here.

Naseem | SafiShams | Reem | Maha

CENTRAL REGION

The lively heart, where most townhouses are already sold and handed over – around the 50,000 sqm central park and dog park.

Zahra | ZahraBreeze | AlQudraTowers | SouthBoulevard

EAST REGION

Family living around East Park, with a mosque, community center, shops, a commercial building and a medical facility.

Hayat | Sama | NoorEast | Boulevard

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The Newest District

WEST PARK & THE SCHOOLS

GREEN, WALKABLE, AND FAMILY-READY – WITH EDUCATION ON THE DOORSTEP.

West Park is the newest district in Town Square. It is centered on a lush green park and framed by residential buildings, curated retail brands, and an upcoming 4-star hotel & branded residence.

Enjoy easy mornings with a walk outdoors, laid-back afternoons while children play on open green spaces, and calm evenings to relax and recharge.

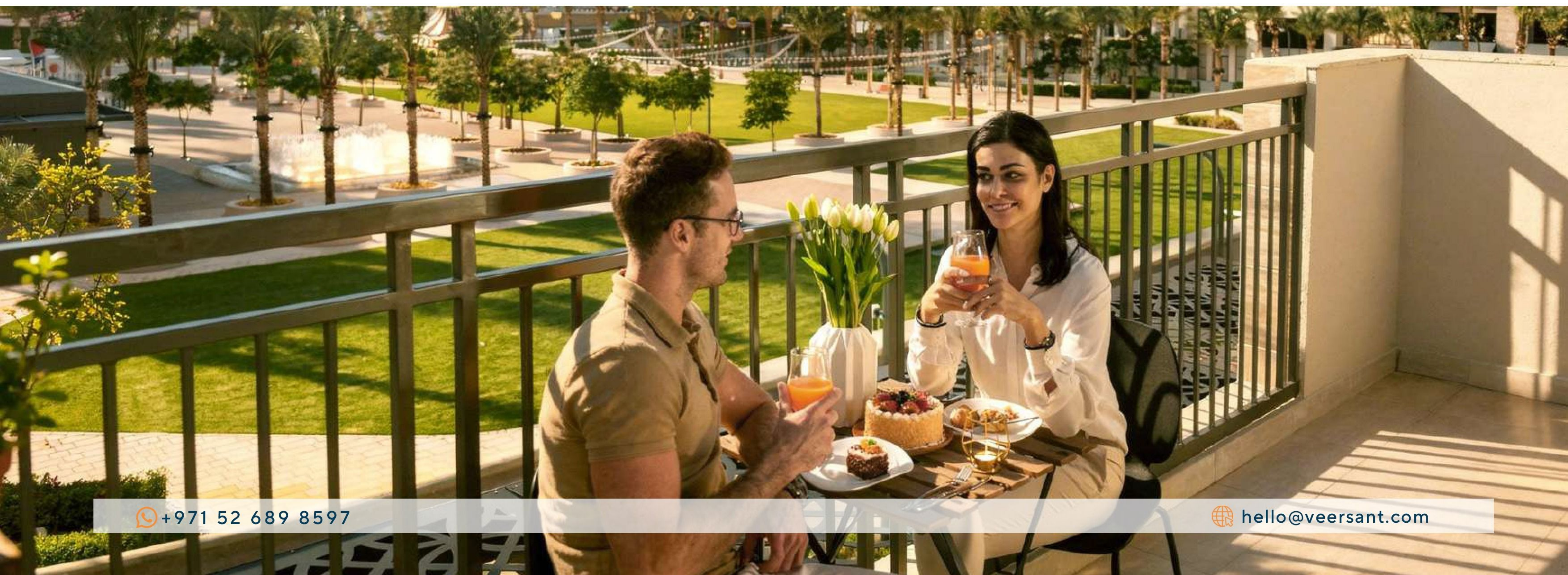
DIA – Dubai International Academy

Opening August 2026

Horizon English School

Opening August 2027

As families secure school places nearby, occupancy is expected to rise from 95% toward 98%.



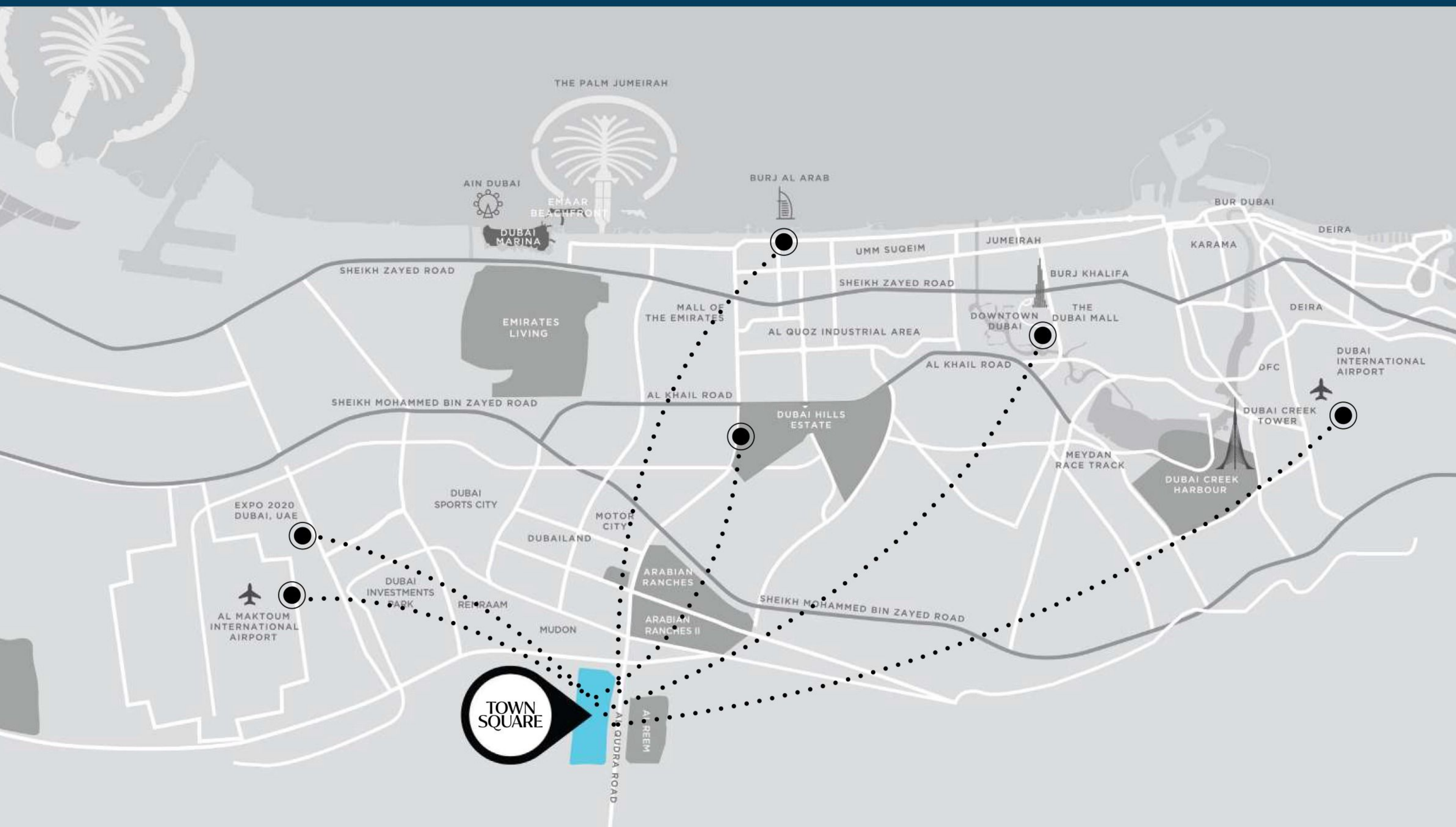
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Close to Everything

A SHORT DRIVE FROM ALL OF DUBAI

ON AL QUDRA ROAD, WITH FAST ACCESS TO BOTH AIRPORTS AND TOP DESTINATIONS.

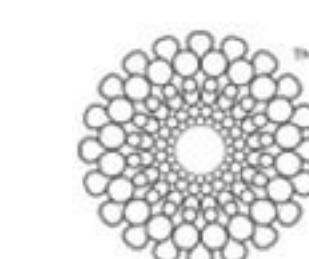


 **25 min**

Al Maktoum Airport (new)

 **28 min**

Dubai Intl. Airport

 **20 min**

Expo City

 **20 min**

Dubai Hills Mall

 **24 min**

Burj Al Arab

 **29 min**

Dubai Mall

Everyday Life

EVERYTHING, RIGHT AT YOUR DOOR

A FULL RETAIL BOULEVARD AND COMMUNITY SERVICES — YOU RARELY NEED TO LEAVE.



34+

Restaurants & Cafés



4

Pharmacies



11

Sports Courts*



10

Food Trucks



2

Clinics



1

Mosque



5

Supermarkets



3

Nurseries



1

Vet & Pet Shop



6

Fitness Centers



9

Salons



1

Dog Park

Restaurants & Cafés

Starbucks, Tim Hortons, KFC, Five Guys, Nando's, Pizza Hut, Subway, Krispy Kreme, Baskin Robbins, Cold Stone, Hardee's, Wing Stop, Il Forno, Oregano, Go! Greek, Taqado & many more.

Beauty & Nurseries

The Barber Shop, b.Sleek, Stay Flawless, Vinca Rosea · Cherry Tree, MapleBear, Numu.

Supermarkets

Carrefour, Géant, Spinneys.

Health Care

Aster Pharmacy, BinSina, LIFE Pharmacy, Medcare, YAH Polyclinic.

Sports & Services

Crank, F45, Spartans Boxing, Tula, Yolates · Melodica, Noon, Mumuso, The Laundry, ENOC Link, ATMs (Emirates NBD, CBD).

*2 FOOTBALL PITCHES, 3 TENNIS, 3 PADEL, 2 SQUASH, 1 BASKETBALL.

Play & Invest

UNFORGETTABLE MOMENTS — AND A SMART BUY

A PARK FULL OF THINGS TO DO, IN A COMMUNITY PROVEN BY THE NUMBERS.

Carousel

Splash Pad

Water Fountain

Train

Wave Rider

Skate Park

Sports Lounge

Play Area

Around 80% of apartments are already sold — only about 20% remain. With 95% occupancy and two new schools opening, occupancy is set to rise toward 98%. Great for both capital growth and rental ROI.

~80%

Apartments sold

95→98%

Occupancy trend

Flexible payment plans

20 / 80

30 / 70

50 / 50

Handover

2026 · 2027 · 2028

Get in touch

LET'S MAKE TOWN SQUARE YOUR NEXT HOME.

Book a viewing, get the latest availability, and let our team guide you through units, prices and payment plans — start to finish.

Homes from **AED 1M – 2.5M**

Payment plans **20/80 · 30/70 · 50/50**

Handover **2026 · 2027 · 2028**

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