

# ELAYA



TOWN **SQUARE** DUBAI

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# TOWN SQUARE DUBAI

Featuring a central park and lush green areas, this community provides an ideal environment for a balanced and tranquil way of life.

Enveloped by jogging trails, cycling lanes, charming cafes and convenient retail options, Town Square Dubai caters to all your needs, creating a vibrant atmosphere filled with energy and warmth in every corner!





# TOWN SQUARE DUBAI

## KEY FACTS



50,000 SQM  
Town Square Park



260,000 SQM  
of Green Area



OVER 250  
Retail Outlets



10 KM  
Jogging Trail



13 KM  
Cycling Trail



8,000 SQM  
Sports Area



# UNFORGETTABLE MOMENTS





# COMMUNITY FACILITIES



Town Square Park



Swimming Pool



GYM



Basketball Courts



Carousel



Cycling Track



Jogging Track



Kids Play Area



Kids Train



Retail Outlets



Restaurants & Cafes



Splash Pad



Football Pitch



Squash & Tennis Court



Padel Court

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## UNPARALLELED FACILITIES FOR A LIFE OF COMFORT & CONVENIENCE

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Skate Park



Fitness Club



Pet Shop



Laundry Shop



Nurseries



Veterinary Clinic



Barbeque Area



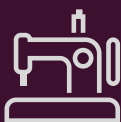
Clinics



Pharmacies



Grooming & Beauty Services



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks



BASKETBALL COURT



WAVE RIDER



TENNIS COURT



RETAIL OUTLETS



SWIMMING POOL



GYM



SUPERMARKETS



# LOCATION PROXIMITIES



29 MIN  
DUBAI MALL



28 MIN  
DUBAI INTL. AIRPORT



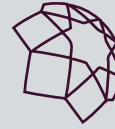
24 MIN  
BURJ AL ARAB



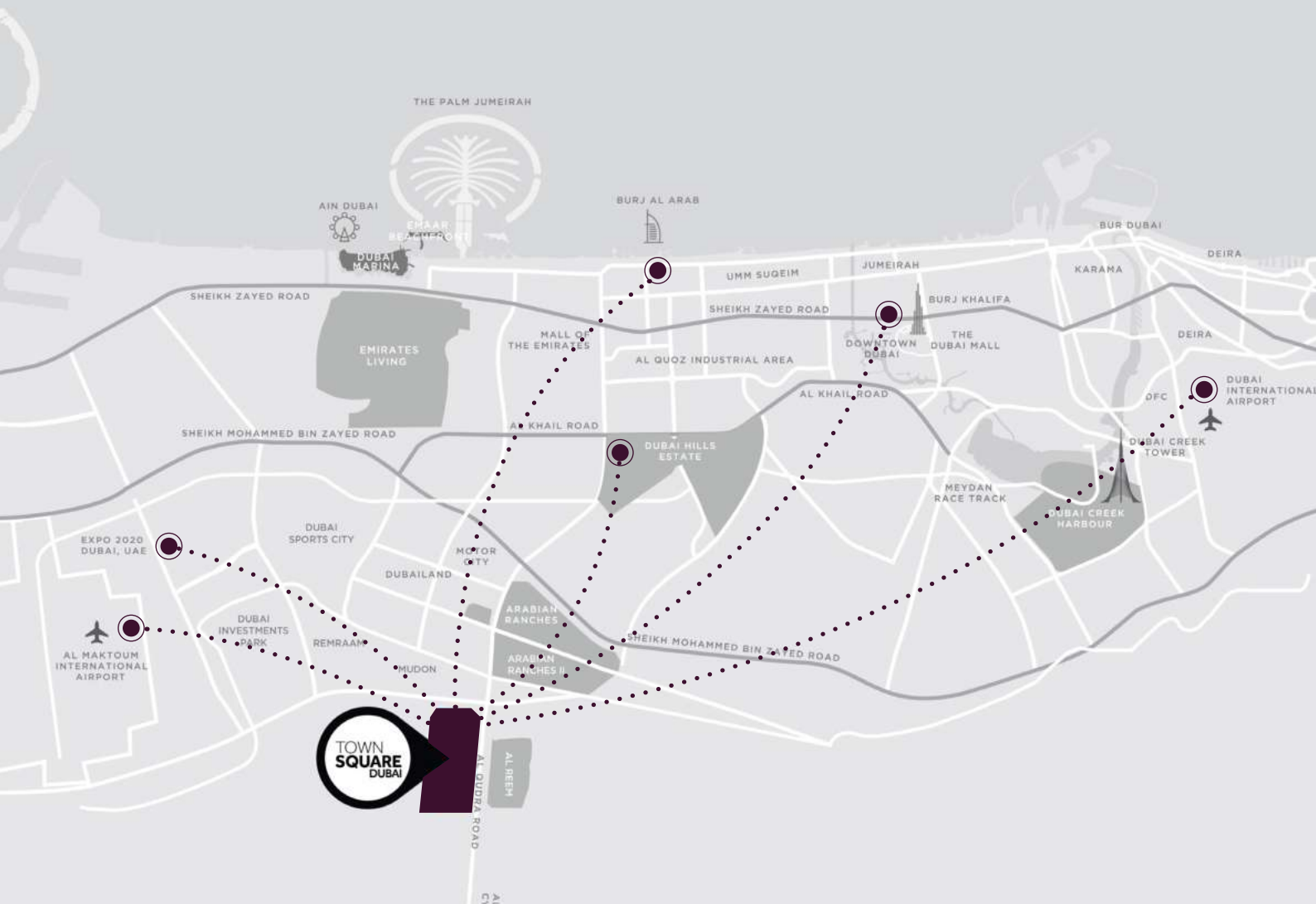
20 MIN  
DUBAI HILLS MALL



20 MIN  
DISTRICT 2020



25 MIN  
DWC AIRPORT







# YOUR COMMUNITY IS AN EXTENSION OF YOUR HOME

Here, you'll find amenities that have your every interest covered  
- from a range of active fitness facilities to more relaxed and  
spiritual spaces.

For the explorers, the thinkers and for the playful ones - there's  
always something for every one.



# ELEVATE YOUR LIFESTYLE

ELAYA presents an exquisite collection of contemporary and refined residential apartments, perfectly positioned within a prestigious and vibrant neighborhood.

Among its advantages, residents bask in the privilege of residing in close proximity to the magnificent central park, experiencing modern living & reveling in unparalleled leisure amidst breathtaking natural surroundings.





# EVERY ENTRANCE WELCOMES YOU TO SERENITY

Warm colors, natural themes and hand-selected materials  
have been carefully blended to create a sanctuary that  
inspires inner peace and a feeling of calm.



# ELAYA

Introducing a variety of 1, 2 and 3-bedroom apartments, these modern designs prioritize both privacy and comfort.

Take pleasure in the charm of your brightly illuminated, generously sized residence. Highlighting glazed porcelain flooring, integrated closets, and a fully equipped kitchen.

The blend of modern design and practicality transforms your residence into a center of efficiency and elegance.





# A FIRST CLASS RESIDENCE





MAKE IT  
YOUR HOME







# EVERY FACADE TELLS A STORY

ELAYA is a modern residential building drawing inspiration from classic design principles.

The exteriors feature an elegant color palette, with sleek lines and recesses to create a rhythmic play on the facade.

# RECREATIONAL AMENITIES

Enjoy a variety of wellness, entertainment, and leisure options catering to all ages and lifestyles, easily accessible for residents.



Swimming  
Pool



Kids Play  
Areas



BBQ Area





# FLOOR PLANS

# ELAYA | 1 BEDROOM

## UNIT TYPE A

| AREA           | MIN                       | MAX                       |
|----------------|---------------------------|---------------------------|
| SUITE          | 51.70 Sq.m / 556.49 Sq.ft | 51.71 Sq.m / 556.60 Sq.ft |
| BALCONY        | 5.32 Sq.m / 57.26 Sq.ft   | 5.36 Sq.m / 57.69 Sq.ft   |
| TOTAL BUILT-UP | 57.02 Sq.m / 613.76 Sq.ft | 57.07 Sq.m / 614.30 Sq.ft |



\*Balcony sizes vary



# ELAYA | 2 BEDROOM UNIT TYPE A

| AREA           | MIN                         | MAX                         |
|----------------|-----------------------------|-----------------------------|
| SUITE          | 88.08 Sq.m / 948.09 Sq.ft   | 88.10 Sq.m / 948.30 Sq.ft   |
| BALCONY        | 6.30 Sq.m / 67.81 Sq.ft     | 6.30 Sq.m / 67.81 Sq.ft     |
| TOTAL BUILT-UP | 94.38 Sq.m / 1,015.90 Sq.ft | 94.40 Sq.m / 1,016.11 Sq.ft |



# ELAYA | 2 BEDROOM UNIT TYPE B

| AREA           | MIN                          | MAX                          |
|----------------|------------------------------|------------------------------|
| SUITE          | 91.55 Sq.m / 985.44 Sq.ft    | 91.75 Sq.m / 987.59 Sq.ft    |
| BALCONY        | 16.75 Sq.m / 180.30 Sq.ft    | 16.76 Sq.m / 180.40 Sq.ft    |
| TOTAL BUILT-UP | 108.30 Sq.m / 1,165.73 Sq.ft | 108.51 Sq.m / 1,167.99 Sq.ft |





# ELAYA | 3 BEDROOM UNIT TYPE A

## AREA

|                |                              |
|----------------|------------------------------|
| SUITE          | 123.30 Sq.m / 1,327.19 Sq.ft |
| BALCONY        | 18.84 Sq.m / 202.79 Sq.ft    |
| TOTAL BUILT-UP | 142.14 Sq.m / 1,529.98 Sq.ft |



# ELAYA



TownSquareDXB

800-NSHAMA

NSHAMA Sales Centre Town Square Dubai, Al Qudra Road

NSHAMA.AE

# NSHAMA