

# TOWN SQUARE



# ODESSA

NSHAMANA 



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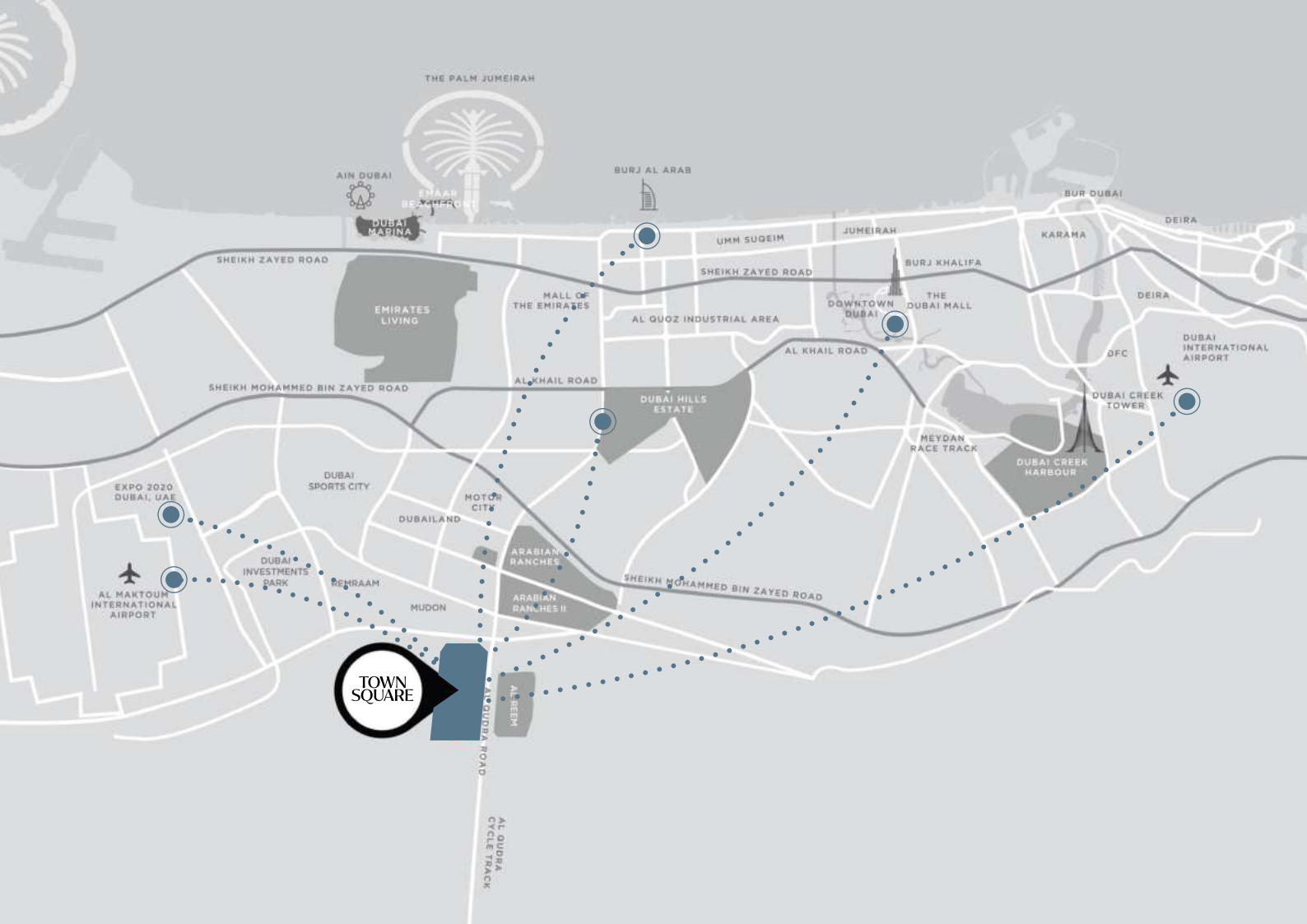
## YOUR TOWN, YOUR HOME

Experience life at its best in Town Square, where modern design blends with lush greenery, diverse retail, and top class amenities.

Perfect for families and young professionals to thrive, enjoy vibrant social scenes and beautifully crafted spaces.

# LOCATION PROXIMITIES





**29** min

Dubai Mall



**28** min

Dubai Intl Airport



**25** min

DWC Airport



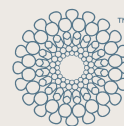
**24** min

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







## EMBRACE THE FUTURE OF LIVING

Explore a range of amenities designed for every interest, from energizing fitness spaces to tranquil retreats.

Whether you're a curious thinker, an inspired creator, or a vibrant go-getter, there's something for everyone!

# ODESSA

Step into our sleek 1, 2, and 3-bedroom apartments, along with spacious 3-bedroom duplexes, all located just 5 minutes from the park.

Immerse yourself in vibrant green spaces, perfect for jogging, relaxing walks, or unwinding, where the vitality of city life blends seamlessly with the tranquility of nature.







# URBAN REFINEMENT



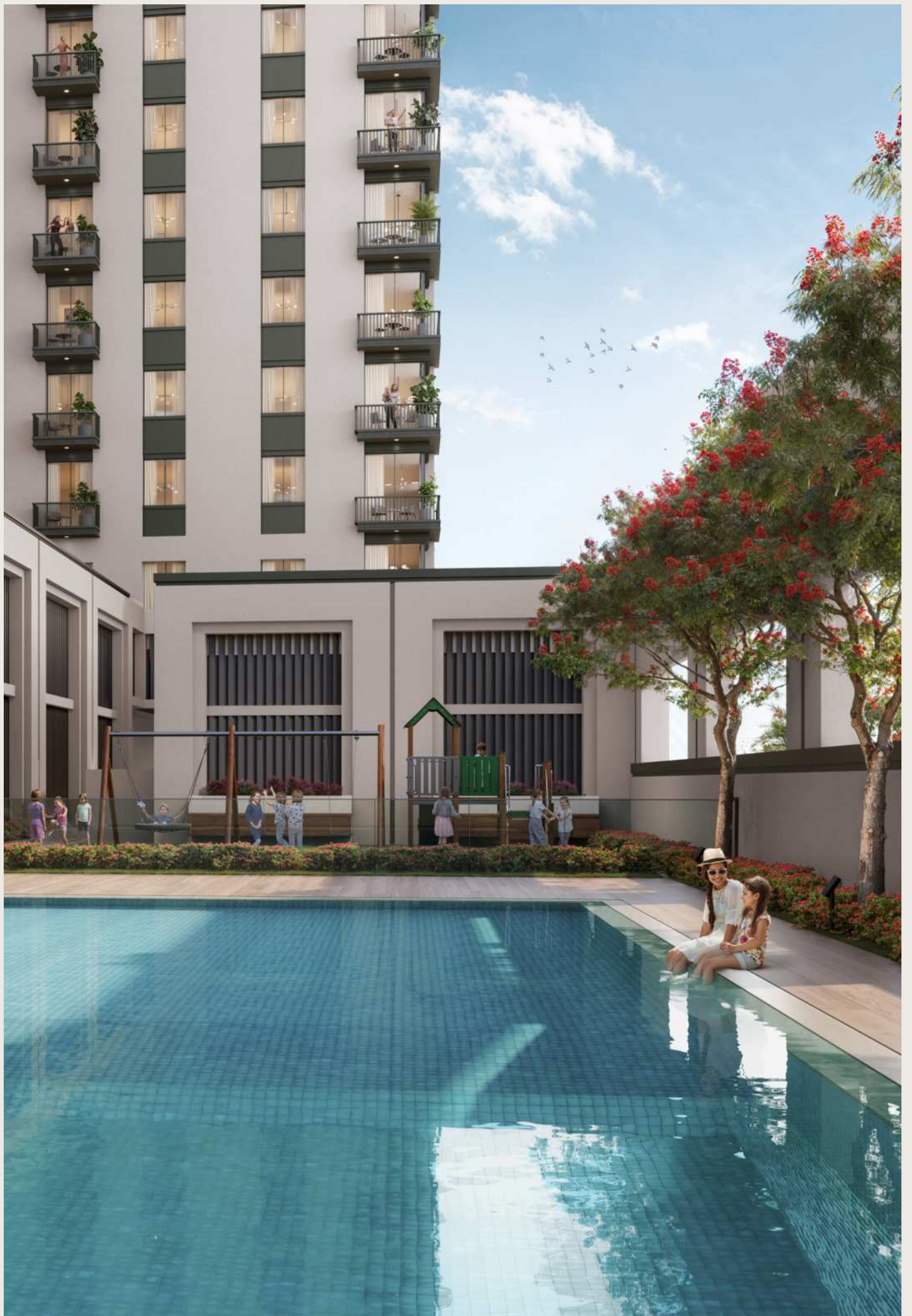




## TIMELESS DESIGN

ODESSA presents an impressive selection of contemporary apartments, just moments from the park.

The striking exterior design, with its bold lines and expansive glass, blends modern sophistication with the needs of contemporary living.







## ELEGANCE IN EVERY DETAIL

The living and dining spaces are illuminated by an abundance of natural light, creating a comfortable and inviting environment. The bedrooms are outfitted with sophisticated porcelain flooring and spacious built-in wardrobes, while the master suites offer thoughtfully designed en-suite bathrooms for ultimate relaxation.

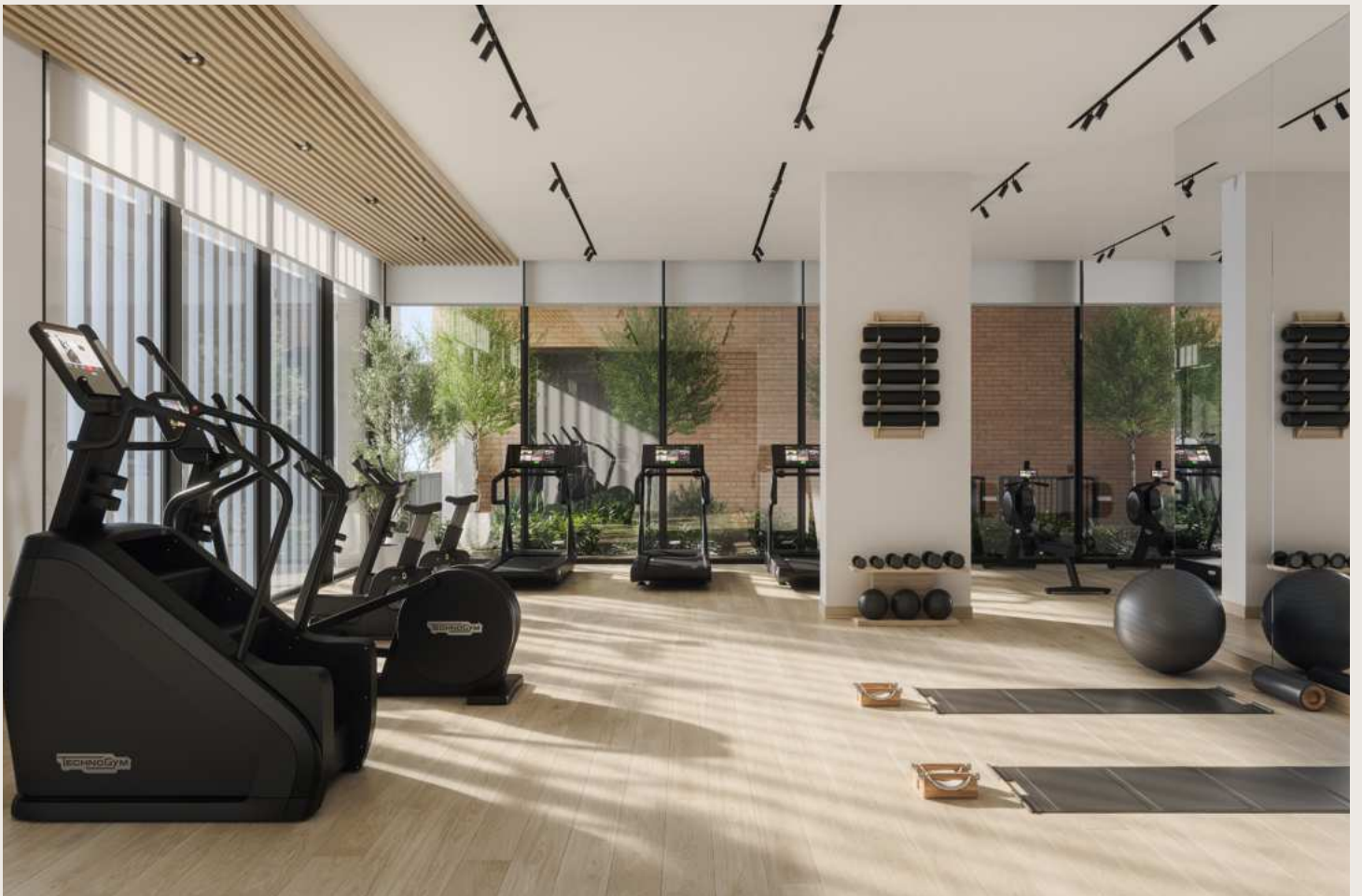
Experience a kitchen that combines modern aesthetics and everyday efficiency, with built-in appliances, generous counters, and streamlined storage options.





LIVE THE LIFE  
YOU IMAGINED





## RECREATIONAL AMENITIES



Swimming pool



Gym



Indoor & Outdoor  
Kid's Play Areas



BBQ Area



# FLOOR PLANS





\*Balcony sizes vary

## 1 Bedroom - Unit Type A

| Area           | Min                       | Max                       |
|----------------|---------------------------|---------------------------|
| Suite          | 54.87 Sq.m / 590.62 Sq.ft | 56.81 Sq.m / 611.50 Sq.ft |
| Balcony        | 3.81 Sq.m / 41.01 Sq.ft   | 3.31 Sq.m / 35.63 Sq.ft   |
| Total built-up | 58.68 Sq.m / 631.63 Sq.ft | 60.12 Sq.m / 647.13 Sq.ft |

### 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

## 2Bedroom - Unit Type A

| Area           | Min                       | Max                       |
|----------------|---------------------------|---------------------------|
| Suite          | 82.88 Sq.m / 892.11 Sq.ft | 85.56 Sq.m / 920.96 Sq.ft |
| Balcony        | 3.81 Sq.m / 41.01 Sq.ft   | 3.31 Sq.m / 35.63 Sq.ft   |
| Total built-up | 86.69 Sq.m / 933.12 Sq.ft | 88.87 Sq.m / 956.59 Sq.ft |

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## 2Bedroom - Unit Type B

| Area                  |                                   |
|-----------------------|-----------------------------------|
| Suite                 | 94.17 Sq.m / 1013.64 Sq.ft        |
| Balcony               | 4.78 Sq.m / 51.45 Sq.ft           |
| <b>Total built-up</b> | <b>98.95 Sq.m / 1065.09 Sq.ft</b> |

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## 2Bedroom - Unit Type C

| Area           | Min                       | Max                        |
|----------------|---------------------------|----------------------------|
| Suite          | 86.39 Sq.m / 929.89 Sq.ft | 89.33 Sq.m / 961.54 Sq.ft  |
| Balcony        | 6.48 Sq.m / 69.75 Sq.ft   | 5.73 Sq.m / 61.68 Sq.ft    |
| Total built-up | 92.87 Sq.m / 999.64 Sq.ft | 95.06 Sq.m / 1023.22 Sq.ft |

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## 2Bedroom - Unit Type D

| Area           | Min                       | Max                       |
|----------------|---------------------------|---------------------------|
| Suite          | 80.39 Sq.m / 865.31 Sq.ft | 83.18 Sq.m / 895.34 Sq.ft |
| Balcony        | 6.48 Sq.m / 69.75 Sq.ft   | 5.73 Sq.m / 61.68 Sq.ft   |
| Total built-up | 86.87 Sq.m / 935.06 Sq.ft | 88.91 Sq.m / 957.02 Sq.ft |

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\*Balcony sizes vary

## 2Bedroom - Unit Type E

| Area           | Min                        | Max                        |
|----------------|----------------------------|----------------------------|
| Suite          | 88.90 Sq.m / 956.91 Sq.ft  | 91.83 Sq.m / 988.45 Sq.ft  |
| Balcony        | 9.11 Sq.m / 98.06 Sq.ft    | 8.09 Sq.m / 87.08 Sq.ft    |
| Total built-up | 98.01 Sq.m / 1054.97 Sq.ft | 99.92 Sq.m / 1075.53 Sq.ft |

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## 3Bedroom - Unit Type A

| Area           | Min                         | Max                         |
|----------------|-----------------------------|-----------------------------|
| Suite          | 133.00 Sq.m / 1431.60 Sq.ft | 137.47 Sq.m / 1479.71 Sq.ft |
| Balcony        | 10.59 Sq.m / 113.99 Sq.ft   | 9.56 Sq.m / 102.90 Sq.ft    |
| Total built-up | 143.59 Sq.m / 1545.59 Sq.ft | 147.03 Sq.m / 1582.62 Sq.ft |

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## 3Bedroom - Unit Type B

| Area           |                             |
|----------------|-----------------------------|
| Suite          | 122.32 Sq.m / 1316.64 Sq.ft |
| Balcony        | 64.44 Sq.m / 693.63 Sq.ft   |
| Total built-up | 186.76 Sq.m / 2010.27 Sq.ft |

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