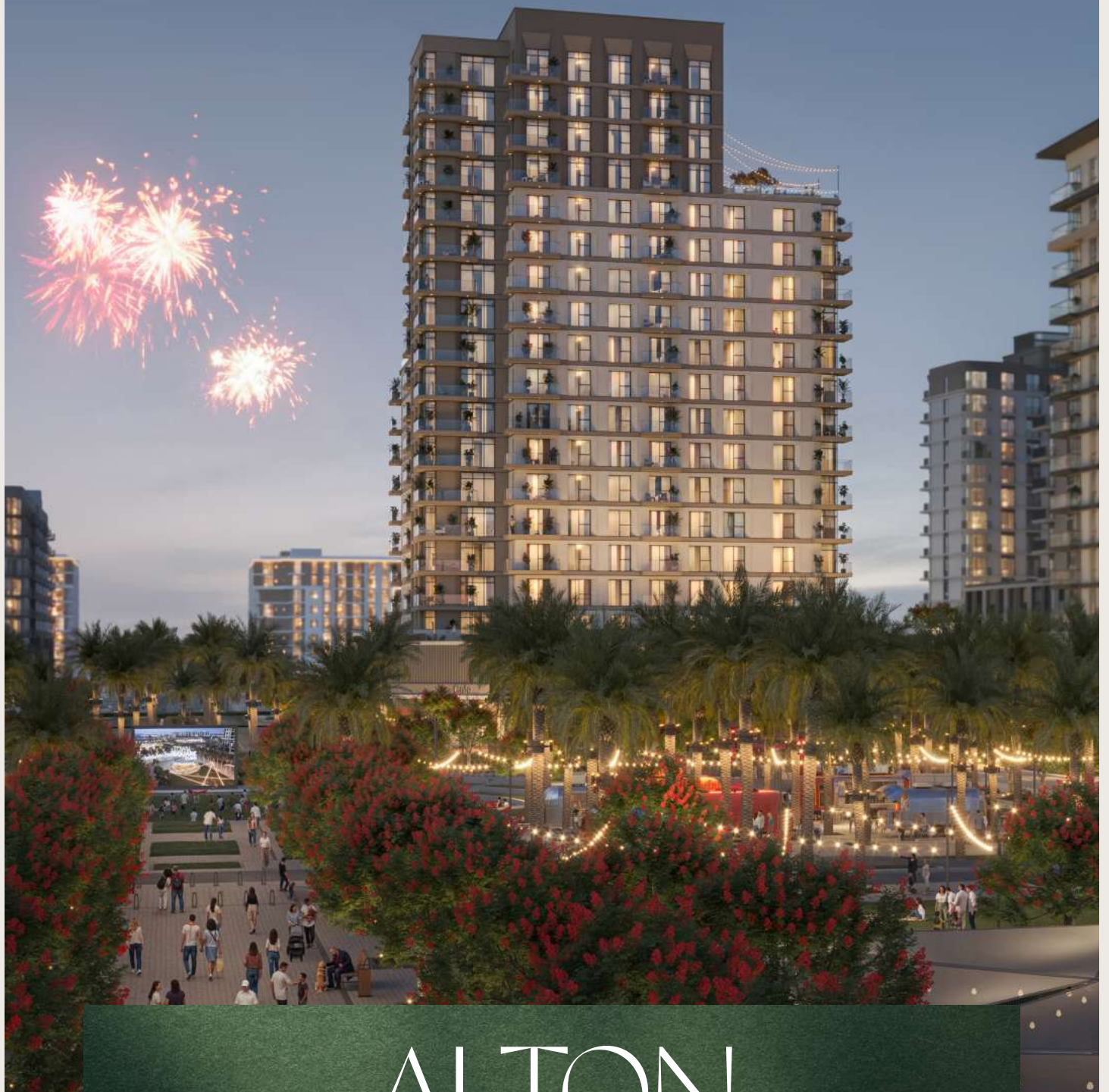


TOWN
SQUARE



ALTON

NSHAMANA



CONTENTS

Town Square	04
Community Location	06
Community Facilities	10
Lifestyle	11
ALTON	12
Exterior & Interior	14
Amenities	18
Floor Plans	20





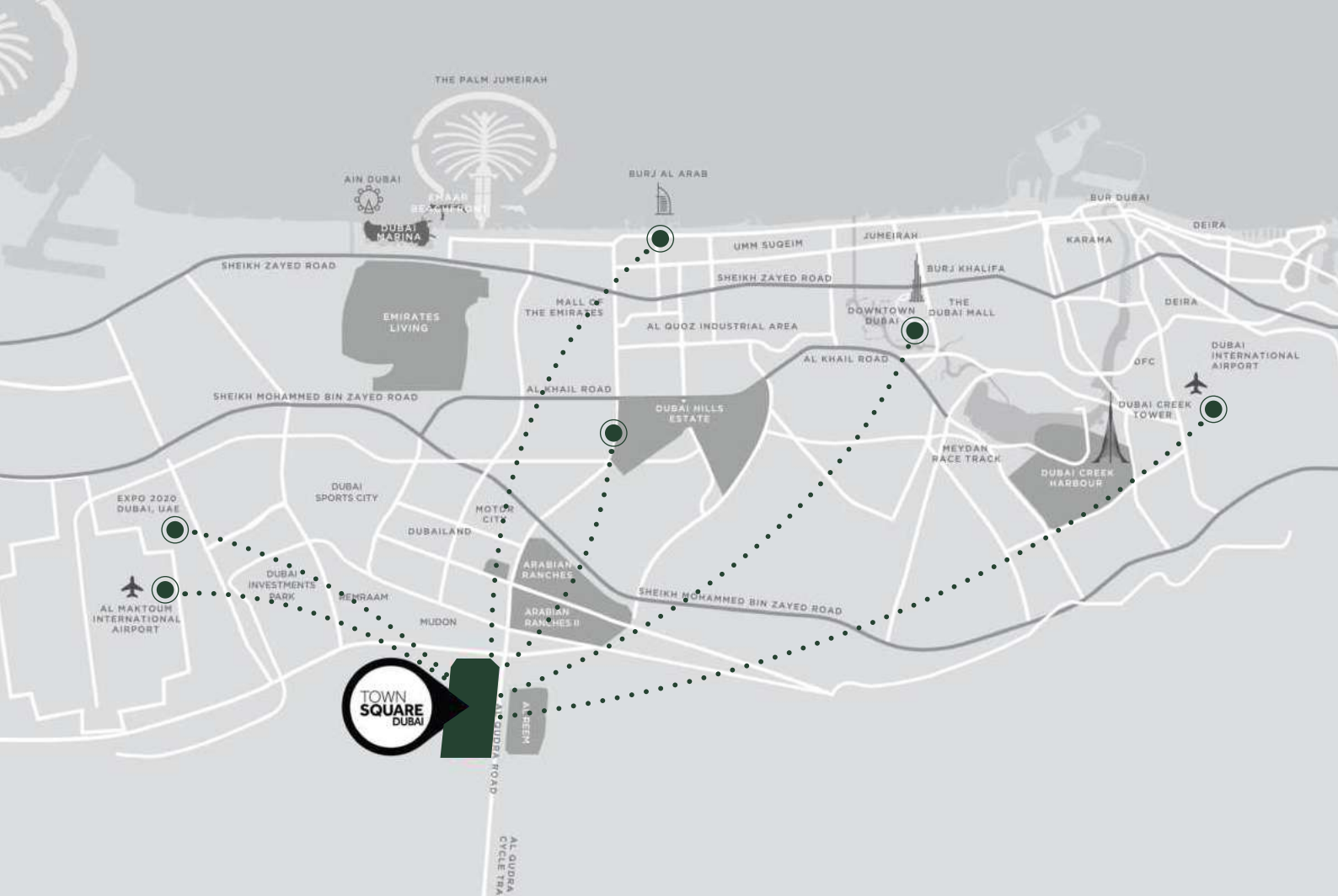
A VIBRANT COMMUNITY, UNMATCHED VALUE

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



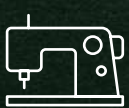
Pharmacies



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.

ALTON

Modern 1, 2, and 3-bedroom apartments designed for today's lifestyle.

Perched at the top of Town Square Park, with sweeping views of the central boulevard and parkland, combining serene green surroundings with the energy and accessibility of urban living.

MODERN SOPHISTICATION





INSPIRED LIVING, ELEVATED DESIGN

Poised at the top of Town Square Park, ALTON enjoys the most privileged vantage point, offering unmatched views across the community's central green heart.

With a striking contemporary design defined by clean lines, expansive floor-to-ceiling windows, and a warm, earth-toned façade, ALTON perfectly balances refined aesthetics with a new standard for urban elegance.





ELEGANCE IN EVERY DETAIL

Experience the seamless blend of modern design and everyday comfort. Natural light and dining areas create a welcoming atmosphere, enhanced by thoughtful layouts.

Bedrooms feature refined porcelain flooring and generous built-in wardrobes, while master suites offer the indulgence of luxurious en-suite bathrooms, designed to elevate both style and serenity.

LIVE EXCEPTIONALLY,
EVERY DAY





RECREATIONAL AMENITIES



Easy access to the
main park



Swimming Pool



Gym



Kid's Play Areas



Roof Top Terrace



BBQ Area



Pet Washroom



FLOOR PLANS





*Balcony sizes vary

1 bedroom - Unit type A

Area	Min	Max
Suite	56.19 Sq.m / 604.82 Sq.ft	57.46 Sq.m / 618.49 Sq.ft
Balcony	6.53 Sq.m / 70.29 Sq.ft	6.57 Sq.m / 70.72 Sq.ft
Total built-up	62.72 Sq.m / 675.11 Sq.ft	64.03 Sq.m / 689.21 Sq.ft

ALTON

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	84.28 Sq.m / 907.18 Sq.ft	84.44 Sq.m / 908.90 Sq.ft
Balcony	6.36 Sq.m / 68.46 Sq.ft	6.53 Sq.m / 70.29 Sq.ft
Total built-up	90.81 Sq.m / 977.47 Sq.ft	90.80 Sq.m / 977.36 Sq.ft

ALTON

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 B

Suite	85.95 Sq.m / 925.16 Sq.ft
Balcony	10.11 Sq.m / 108.82 Sq.ft
Total built-up	96.06 Sq.m / 1033.98 Sq.ft

ALTON

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 C

Area	Min	Max
Suite	84.93 Sq.m / 914.18 Sq.ft	86.56 Sq.m / 931.72 Sq.ft
Balcony	7.59 Sq.m / 81.70 Sq.ft	8.51 Sq.m / 91.60 Sq.ft
Total built-up	92.52 Sq.m / 995.88 Sq.ft	95.07 Sq.m / 1023.32 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.

ALTON



*Balcony sizes vary

2 bedroom - Unit type D

Suite	85.78 Sq.m / 923.33 Sq.ft
Balcony	8.49 Sq.m / 91.39 Sq.ft
Total built-up	94.27 Sq.m / 1014.71 Sq.ft

ALTON

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 E

Suite	91.31 Sq.m / 982.85 Sq.ft
Balcony	8.39 Sq.m / 90.31 Sq.ft
Total built-up	99.70 Sq.m / 1073.16 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.

ALTON



*Balcony sizes vary

3 bedroom - Unit type A

Suite	129.07 Sq.m / 1389.30 Sq.ft
Balcony	12.84 Sq.m / 138.21 Sq.ft
Total built-up	141.91 Sq.m / 1527.51 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.

ALTON

ALTON



TownSquareDXB

800-NSHAMA (674262)
NSHAMA Sales Centre Town Square Dubai, Al Qudra Road
NSHAMA.AE

NSHAMA 