

TOWN  
SQUARE

# BELMONT



# CONTENTS

06	08	14
Town Square	Community Location	Community Facilities
18	20	24
Lifestyle	BELMONT	Exterior & Interior
34	38	40
West Park	Amenities	Floor Plans



# A COMPLETE COMMUNITY, DESIGNED FOR EVERY NEED



# TOWN SQUARE

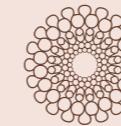
Town Square is one of Dubai's most thoughtfully planned residential communities – contemporary in design, generous in scale, and anchored by expansive green spaces.

Our architecture, parks, and public realms are laid out with clarity and purpose, creating a neighbourhood that feels cohesive and intentional from the ground up.

Retail, schools, healthcare, and leisure are seamlessly woven into our masterplan, allowing daily life to unfold with ease.

Well-connected and continuously evolving, our community stands as a destination defined by structure, accessibility, and enduring value.

# LOCATION PROXIMITIES



20 min  
District 2020



20 min  
Dubai Hills Mall



24 min  
Burj Al Arab



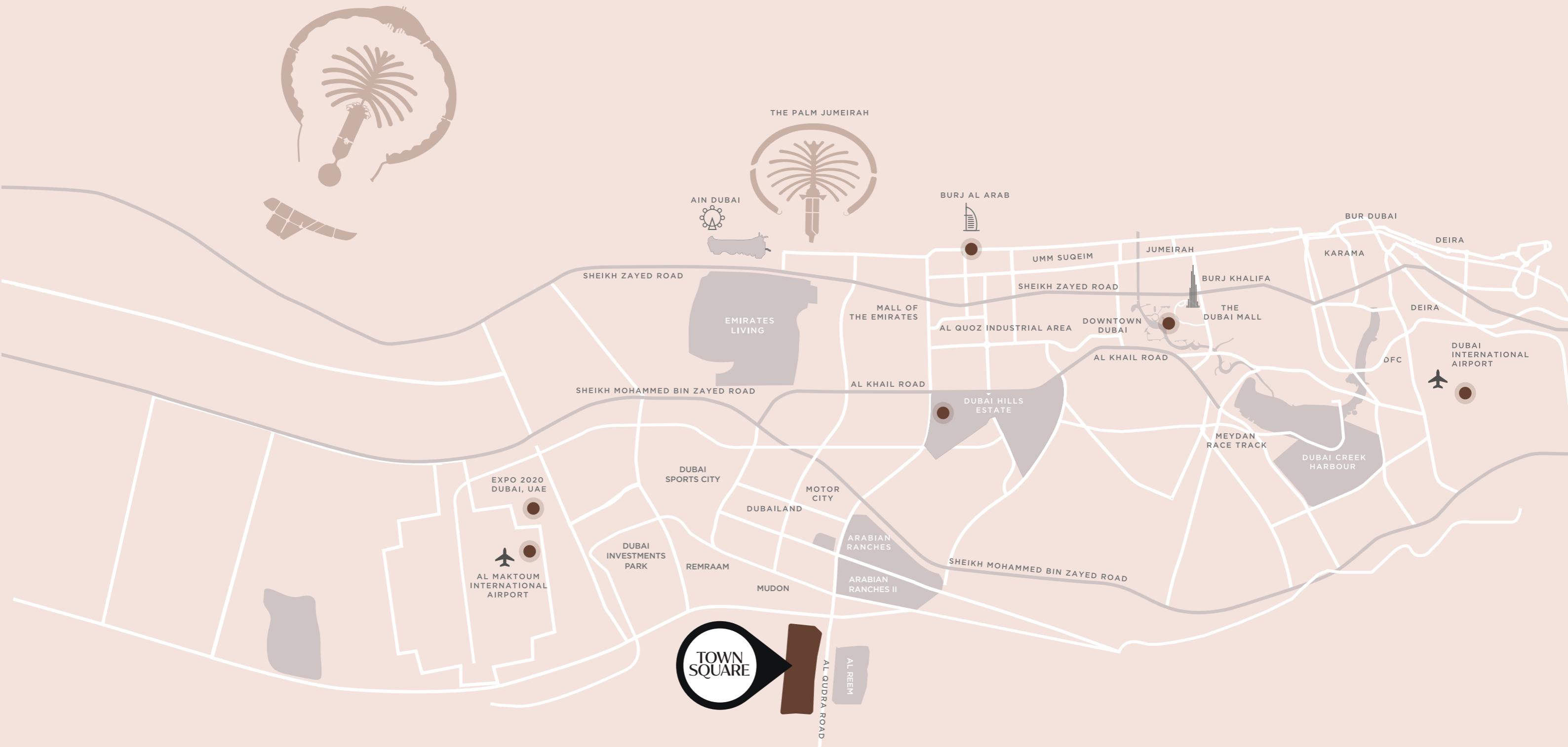
25 min  
DWC Airport



28 min  
Dubai Intl Airport



29 min  
Dubai Mall



# NATURE, COMMUNITY, AND EVERYDAY HARMONY



# 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



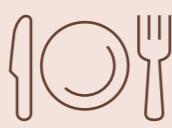
Kids Train



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



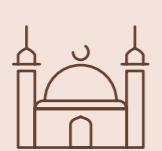
Laundry Shop



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks



Skate Park



# AMENITIES THAT ELEVATE EVERYDAY LIVING



# LIFE IN BALANCE

At Town Square, life is thoughtfully shaped around balance and belonging. From vibrant fitness spaces and playful outdoor zones to peaceful corners made for reflection, every element has been carefully considered to enhance your daily rhythm.

This is a community that celebrates individuality while nurturing connection. A place where shared moments and inspiring surroundings come together to create a life that feels effortless, meaningful, and beautifully lived.





Designed with Intention. Defined by Detail.

A distinguished collection of 1, 2, and 3-bedroom residences where smart layouts and refined finishes set the tone for modern urban living.

Thoughtfully planned interiors, expansive windows, and seamless layouts create homes filled with light and quiet comfort. Every element has been carefully considered to support a lifestyle defined by ease and refinement.

This is a place where design feels purposeful and living feels effortless.

# BELMONT



# EXTERIOR

Positioned within the West Park District, Belmont claims a prominent corner address with a distinct architectural presence. Its elevated orientation offers broader views and a sense of perspective across the surrounding neighborhood.

Set moments from the park yet quietly composed in its own right, Belmont balances visibility with privacy – a residence that feels part of the district while standing confidently on its own.



# ELEVATED LIVING



LIFE THAT MOVES  
AT YOUR PACE



# INTERIOR

At Belmont, the interiors are grounded in a warm, earthy palette that brings depth and subtle character to every room. Soft neutrals, natural textures, and clean lines work together to create spaces that feel composed and welcoming.

The layouts are generous and intuitive, allowing light to move easily throughout the home and giving each space a clear sense of purpose. The result is an interior that feels refined yet relaxed – thoughtfully designed for modern living, without excess or distraction.



# AN ELEGANT WELCOME

## BELMONT





# WEST PARK

West Park introduces a greener, more intimate chapter of Town Square. Centered around a newly designed park, the district brings residences and retail together in a setting defined by open lawns, walkable streets, and a strong connection to the outdoors.

It's a neighborhood shaped by light, landscape, and movement – where everything feels within reach and life naturally extends beyond your front door.





# RECREATIONAL AMENITIES



Easy Access to the West Park



Swimming Pool



Gym



Kid's Play Areas



BBQ Area



Pet Wash



## 1 bedroom - Unit type A

Area	Min	Max
Suite	55.85 Sq.m / 601.16 Sq.ft	55.86 Sq.m / 601.27 Sq.ft
Balcony	5.03 Sq.m / 54.14 Sq.ft	5.06 Sq.m / 54.47 Sq.ft
Total built-up	60.88 Sq.m / 655.31 Sq.ft	60.92 Sq.m / 655.74 Sq.ft



\*Balcony sizes vary

## 2 bedroom - Unit type A

Area	Min	Max
Suite	82.93 Sq.m / 892.65 Sq.ft	83.58 Sq.m / 899.65 Sq.ft
Balcony	5.82 Sq.m / 62.65 Sq.ft	5.82 Sq.m / 62.65 Sq.ft
Total built-up	88.75 Sq.m / 955.3 Sq.ft	89.40 Sq.m / 962.29 Sq.ft



\*Balcony sizes vary

**BELMONT**

### 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.

**BELMONT**

### 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.

## 2 bedroom - Unit type B

Area	Min	Max
Suite	83.52 Sq.m / 899.00 Sq.ft	84.29 Sq.m / 907.29 Sq.ft
Balcony	5.60 Sq.m / 60.28 Sq.ft	5.98 Sq.m / 64.37 Sq.ft
Total built-up	89.12 Sq.m / 959.28 Sq.ft	90.27 Sq.m / 971.66 Sq.ft



\*Balcony sizes vary

## 2 bedroom - Unit type C

Area	Min	Max
Suite	90.87 Sq.m / 978.12 Sq.ft	90.95 Sq.m / 978.98 Sq.ft
Balcony	6.02 Sq.m / 64.80 Sq.ft	7.10 Sq.m / 76.42 Sq.ft
Total built-up	96.89 Sq.m / 1042.92 Sq.ft	98.05 Sq.m / 1055.40 Sq.ft



\*Balcony sizes vary

### 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.

**BELMONT**

### 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.

**BELMONT**

## 3 bedroom - Unit type A

Area	Min	Max
Suite	122.85 Sq.m / 1322.35 Sq.ft	122.87 Sq.m / 1322.56 Sq.ft
Balcony	6.16 Sq.m / 66.31 Sq.ft	8.66 Sq.m / 93.22 Sq.ft
Total built-up	129.03 Sq.m / 1388.87 Sq.ft	131.51 Sq.m / 1415.56 Sq.ft



\*Balcony sizes vary

**BELMONT**

### 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.



# BELMONT



TownSquareDXB

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

NSHAMA<sup>®</sup>