

TOWN  
**SQUARE**  
DUBAI

by NSHAMA

kaya



# CONTENTS

04

COMMUNITY FACILITIES

07

TOWN SQUARE DUBAI

09

ABOUT KAYA

11

INTERIOR & EXTERIOR

16

FACILITIES & LIFESTYLE

19

FLOOR PLANS





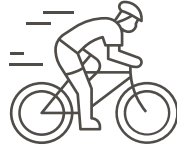
# TOWN SQUARE DUBAI

## KEY FACTS



10 KM

Jogging Trail



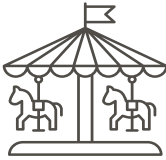
13 KM

Cycling Trail



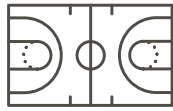
260,000 SQM

of Green Area



50,000 SQM

Town Square Park



8,000 SQM

Sports Area



OVER 250

Retail Outlets







# 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



Skate Park



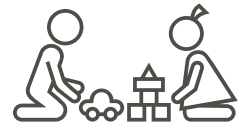
Fitness Club



Pet Shop



Laundry Shop



Nurseries



Veterinary Clinic



Barbeque Area



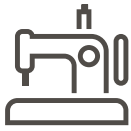
Clinics



Pharmacies



Grooming & Beauty Services



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks







BASKETBALL COURT



WAVE RIDER



TENNIS COURT



RETAIL OUTLETS



SWIMMING POOL



GYM



SUPERMARKETS



# 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!



# LOCATION PROXIMITIES



DUBAI INTL. AIRPORT

28 MIN



DUBAI MALL

29 MIN



BURJ AL ARAB

24 MIN



DUBAI HILLS MALL

20 MIN



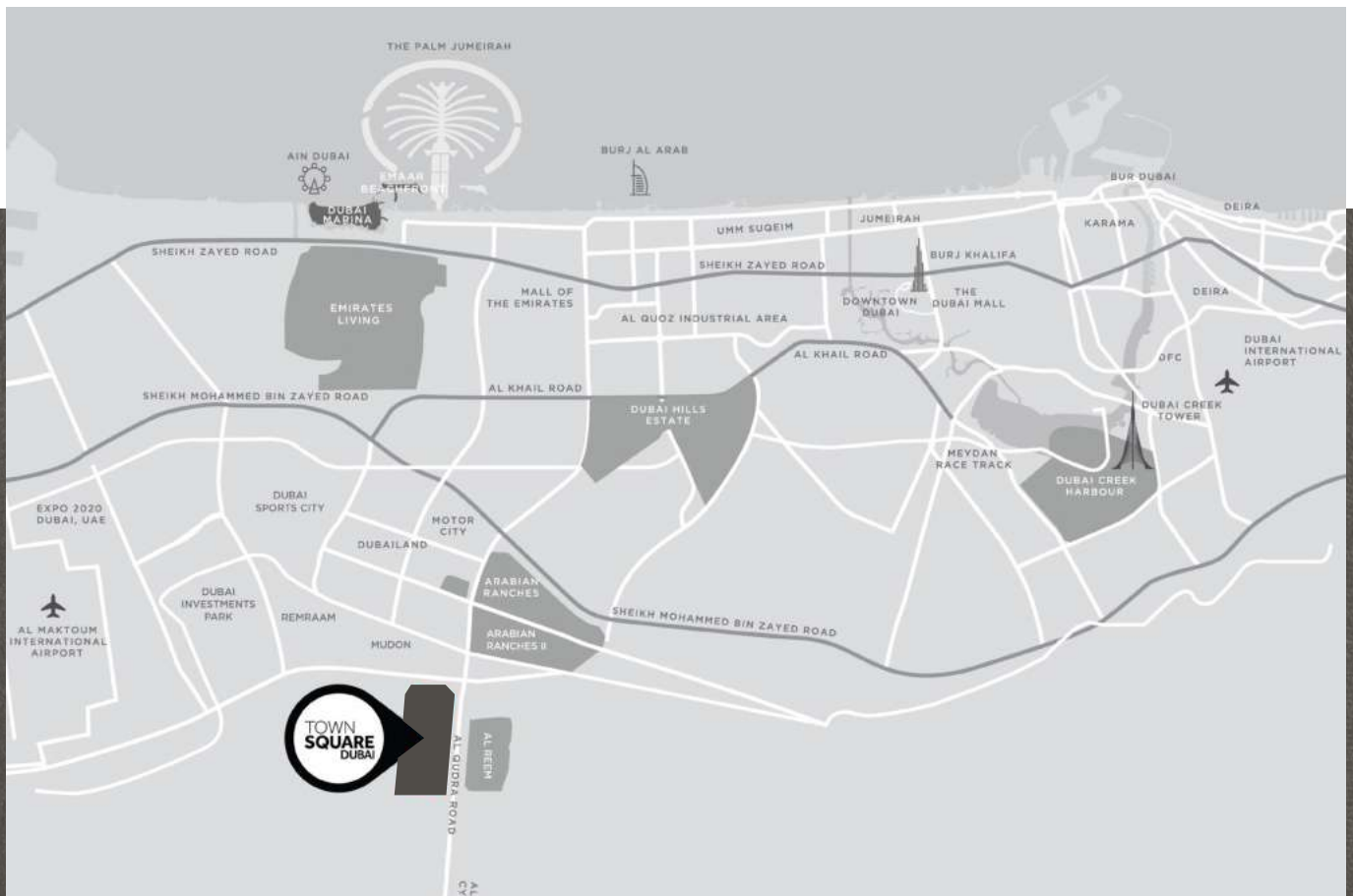
DISTRICT 2020

20 MIN



DWC AIRPORT

25 MIN





# kaya

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

Relax and savor the allure of your well-lit, spacious living space. Featuring porcelain floors, built-in wardrobes, and a fully equipped kitchen.

The fusion of contemporary aesthetics and functionality turns your home into a hub of efficiency and sophistication.





# ELEVATE YOUR LIFESTYLE

Kaya represents a contemporary and sophisticated series of residential apartments, ideally situated in an upscale and lively neighborhood. Residents enjoy access to exceptional amenities that epitomize the essence of modern community living.

Each apartment is meticulously designed to direct attention outward, embracing scenic views and fostering an open and airy ambiance.





# STEP INTO A COZY HAVEN

Kaya features a lounge space next to the lobby, which has been accessorized like a hotel, to receive guests and where residents can socialize.







# CRAFTING ELEGANCE, DEFINING EXCELLENCE





A modern multi-story apartment building is shown at dusk. The building features a mix of dark grey and light beige panels. Large windows and balconies with black metal railings are prominent. The balconies are decorated with potted plants. The interior lights of the units are on, creating a warm glow. The sky is a mix of purple, pink, and blue, with a few birds flying in the distance. The overall aesthetic is contemporary and sophisticated.

THOSE WHO LIVE  
LIFE ON THE EDGE

HAVE THE  
BEST VIEW



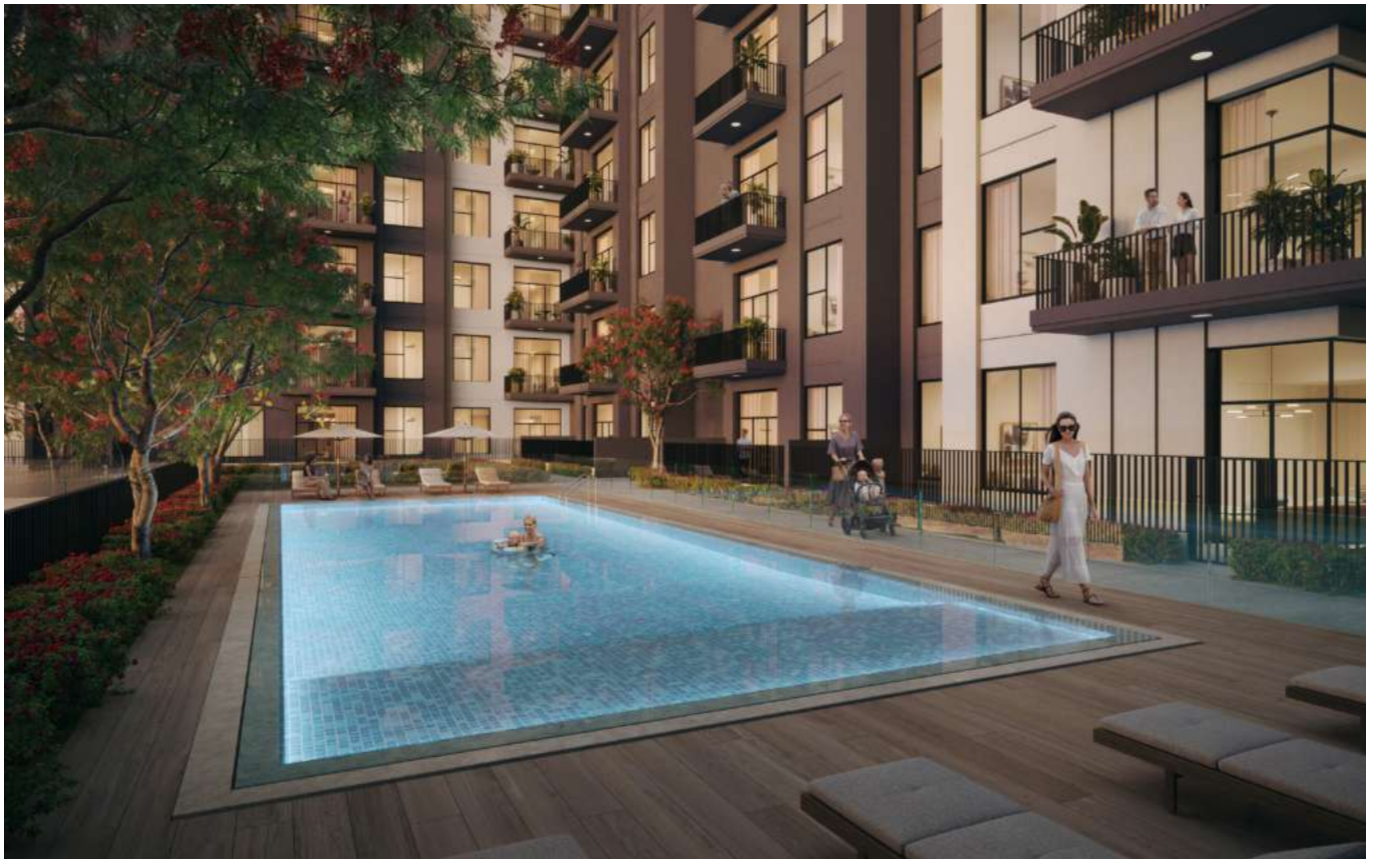
# EXTERIOR ELEGANCE

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

Its exterior is characterized by clean lines, and recesses to create a rhythmic play on the facade.







# LUXURY REDEFINED







# RECREATIONAL AMENITIES

Diverse wellness, entertainment, and leisure choices are all within easy reach!



Kids Play Areas



Swimming Pool



BBQ Area





# CREATE YOUR OWN HAPPY PLACE





# 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.







# FLOOR PLANS





# kaya

## 1 BEDROOM | UNIT TYPE A

| AREA           | MIN                       | MAX                       |
|----------------|---------------------------|---------------------------|
| SUITE          | 51.07 Sq.m / 549.71 Sq.ft | 51.22 Sq.m / 551.33 Sq.ft |
| BALCONY        | 6.36 Sq.m / 68.46 Sq.ft   | 6.36 Sq.m / 68.46 Sq.ft   |
| TOTAL BUILT-UP | 57.43 Sq.m / 618.17 Sq.ft | 57.58 Sq.m / 619.79 Sq.ft |





# kaya

## 2 BEDROOM | UNIT TYPE A

| AREA           | MIN                        | MAX                        |
|----------------|----------------------------|----------------------------|
| SUITE          | 87.63 Sq.m / 943.24 Sq.ft  | 87.80 Sq.m / 945.07 Sq.ft  |
| BALCONY        | 6.73 Sq.m / 72.44 Sq.ft    | 6.74 Sq.m / 72.55 Sq.ft    |
| TOTAL BUILT-UP | 94.36 Sq.m / 1015.68 Sq.ft | 94.54 Sq.m / 1017.62 Sq.ft |





# kaya

## 2 BEDROOM | UNIT TYPE B

| AREA           | MIN                         | MAX                         |
|----------------|-----------------------------|-----------------------------|
| SUITE          | 92.55 Sq.m / 996.20 Sq.ft   | 93.85 Sq.m / 1010.19 Sq.ft  |
| BALCONY        | 18.29 Sq.m / 196.87 Sq.ft   | 23.91 Sq.m / 257.37 Sq.ft   |
| TOTAL BUILT-UP | 110.84 Sq.m / 1193.07 Sq.ft | 117.76 Sq.m / 1267.56 Sq.ft |





# kaya

## 3 BEDROOM | UNIT TYPE A

| AREA           |                             |
|----------------|-----------------------------|
| SUITE          | 121.18 Sq.m / 1304.37 Sq.ft |
| BALCONY        | 10.71 Sq.m / 115.28 Sq.ft   |
| TOTAL BUILT-UP | 131.89 Sq.m / 1419.65 Sq.ft |





# kaya



TownSquareDXB

800-NSHAMA (674262)

NSHAMA Sales Centre Town Square Dubai, Al Qudra Road

NSHAMA.AE

NSHAMA 