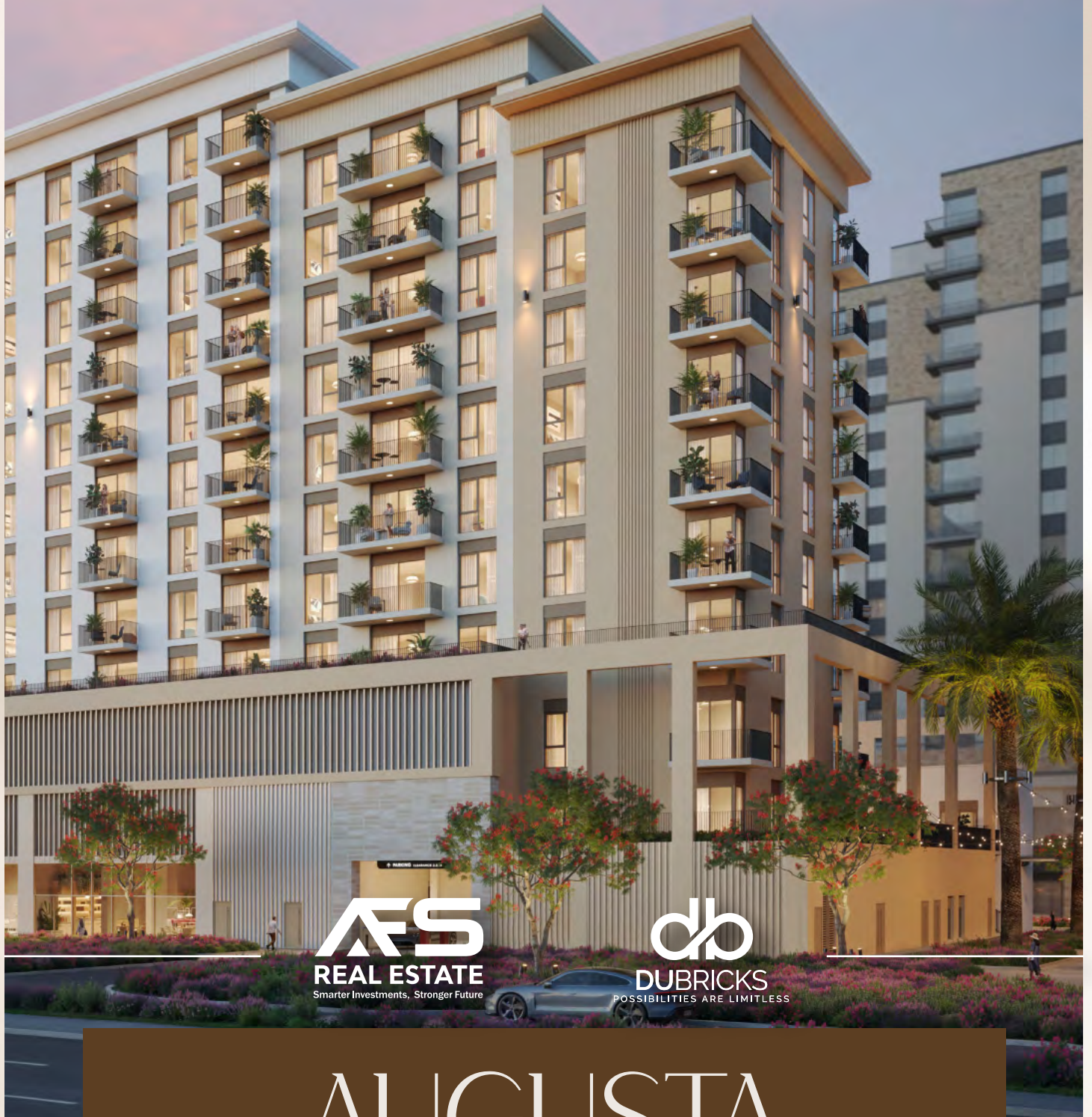


# TOWN SQUARE



**AS**  
REAL ESTATE  
Smarter Investments, Stronger Future

**db**  
DUBRICKS  
POSSIBILITIES ARE LIMITLESS

# AUGUSTA

## NSHAMANA





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## COZY TOWN, EXCEPTIONAL VALUE

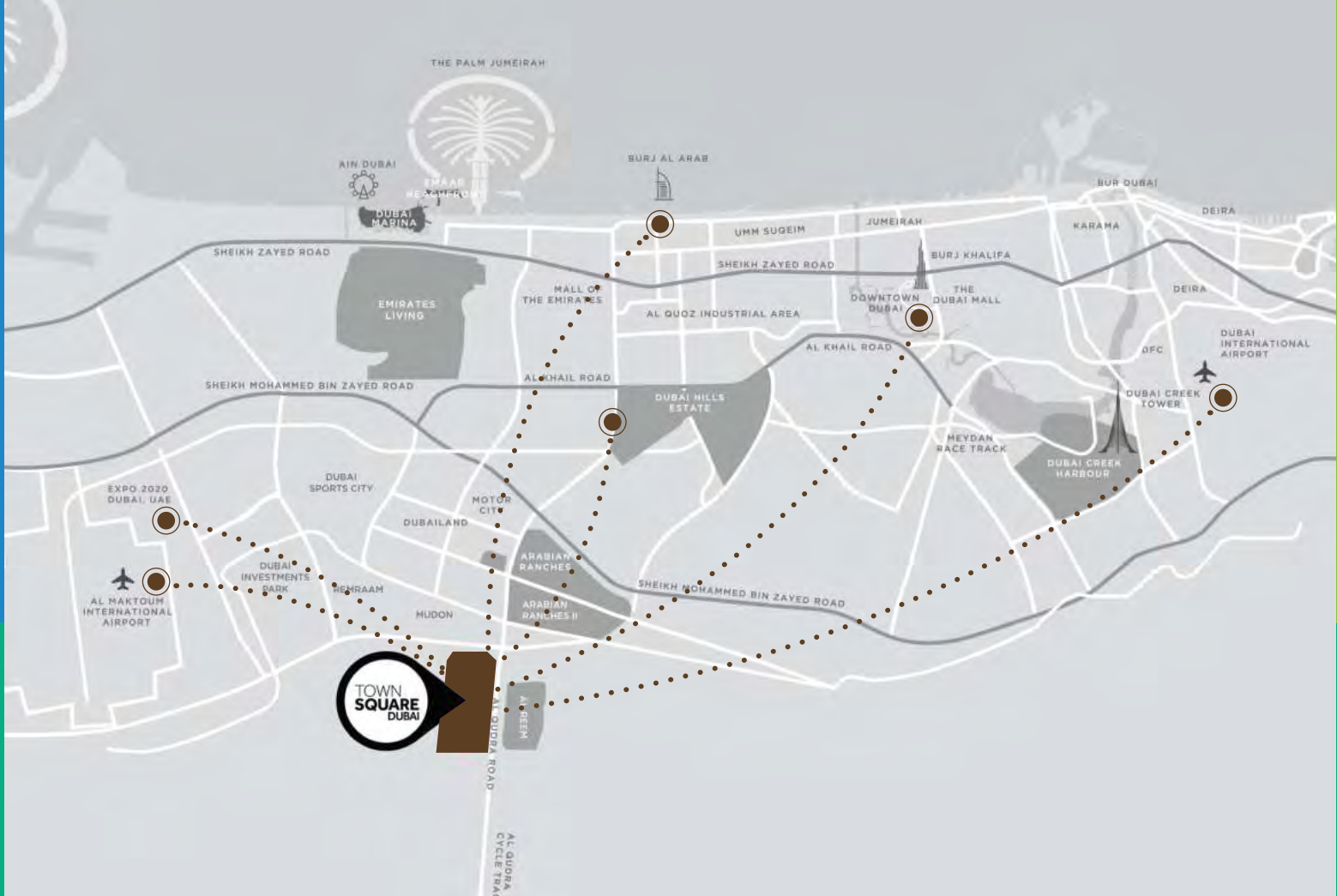
Embrace a life of comfort at Town Square, where sleek, modern design is complemented by lush landscapes, a wide range of retail options, and premium amenities.

An ideal setting for families and young professionals to grow, socialize, and enjoy beautifully designed spaces.

# LOCATION PROXIMITIES







29 min  
Dubai Mall



28 min  
Dubai Intl Airport



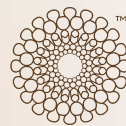
25 min  
DWC Airport



24 min  
Burj Al Arab



20 min  
Dubai Hills Mall



20 min  
District 2020

# KEY FACTS







# 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







## TRANSFORMING MODERN LIVING

Discover amenities that cater to every interest, from invigorating fitness facilities to peaceful getaways.

Town Square offers a home for everyone, where uniqueness and community coexist.

# AUGUSTA

Experience modern living like never before with 1, 2, and 3-bedroom apartments, plus expansive 3-bedroom duplexes.

Conveniently located close to Town Square Park, these homes offer spectacular boulevard views and a seamless mix of serenity and city convenience.









# ENDURING DESIGN INSPIRING LIFESTYLE

Located along the renowned boulevard, the building features a striking, modern design with sleek lines, large floor-to-ceiling windows, and a stunning façade in soft, earthy tones.

AUGUSTA offers the ideal blend of refined beauty and practical design, setting a new standard for urban elegance.









## TRANSFORMING BEAUTY IN EVERY DETAIL

Experience a seamless blend of modern design throughout. The living and dining areas are bathed in natural light, creating a welcoming and cozy atmosphere.

Bedrooms feature refined porcelain flooring and roomy built-in wardrobes, while the master suites offer the indulgence of luxurious en-suite bathrooms. The kitchen boasts a generous countertop and stylish, streamlined storage, combining elegance with practicality for an exceptional cooking experience.





LIVE EXCEPTIONALLY,  
EVERY DAY







## RECREATIONAL AMENITIES



Swimming Pool



Gym



Indoor & Outdoor  
Kid's Play Areas



BBQ Area



Easy access to the  
main park



Pet Washroom

Building Lobby



Indoor Kid's Play Area







# AUGUSTA

FOR MORE INFORMATION PLEASE CONTACT



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