

# FIA

## TOWN SQUARE DUBAI

**FS**  
REAL ESTATE  
STAY AHEAD, INVEST SMART

**db**  
DUBRICKS  
POSSIBILITIES ARE LIMITLESS



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# TOWN SQUARE DUBAI

With its central park and abundant green spaces, this neighborhood offers an optimal setting for a serene and harmonious lifestyle.

Surrounded by jogging paths, bike lanes, delightful cafes, and accessible retail choices, Town Square Dubai meets all your requirements, fostering a lively ambiance brimming with vitality and hospitality at every turn.





# TOWN SQUARE DUBAI

## KEY FACTS



SQM

50,000

TOWN SQUARE PARK



SQM

260,000

OF GREEN AREA



8,000 SQM

SPORTS AREA



OVER

250

RETAIL OUTLETS



13 KM

CYCLING TRAIL



10 KM

JOGGING TRAIL

NASEEM  
TOWHHOUSES

SAFI  
TOWHHOUSES

SAFI APT

ZAHRA  
APT

ZAHRA  
TOWHHOUSES

ZAHRA  
BREEZE

HAYAT  
BOULEVARD

HAYAT  
TOWHHOUSES

SHAMS  
TOWHHOUSES

SYMPHONY  
ARIA

GROVE  
AYALA

JENNA /  
WARDA APT

MAIN PARK

RAWDA  
APT

DIPLOMAT

THE  
HAMILTON

THE  
MAYFAIR

ASCOT

REGENT

HOLLAND  
GARDENS

REEM  
TOWHHOUSES

MAHA  
TOWHHOUSES

FIA

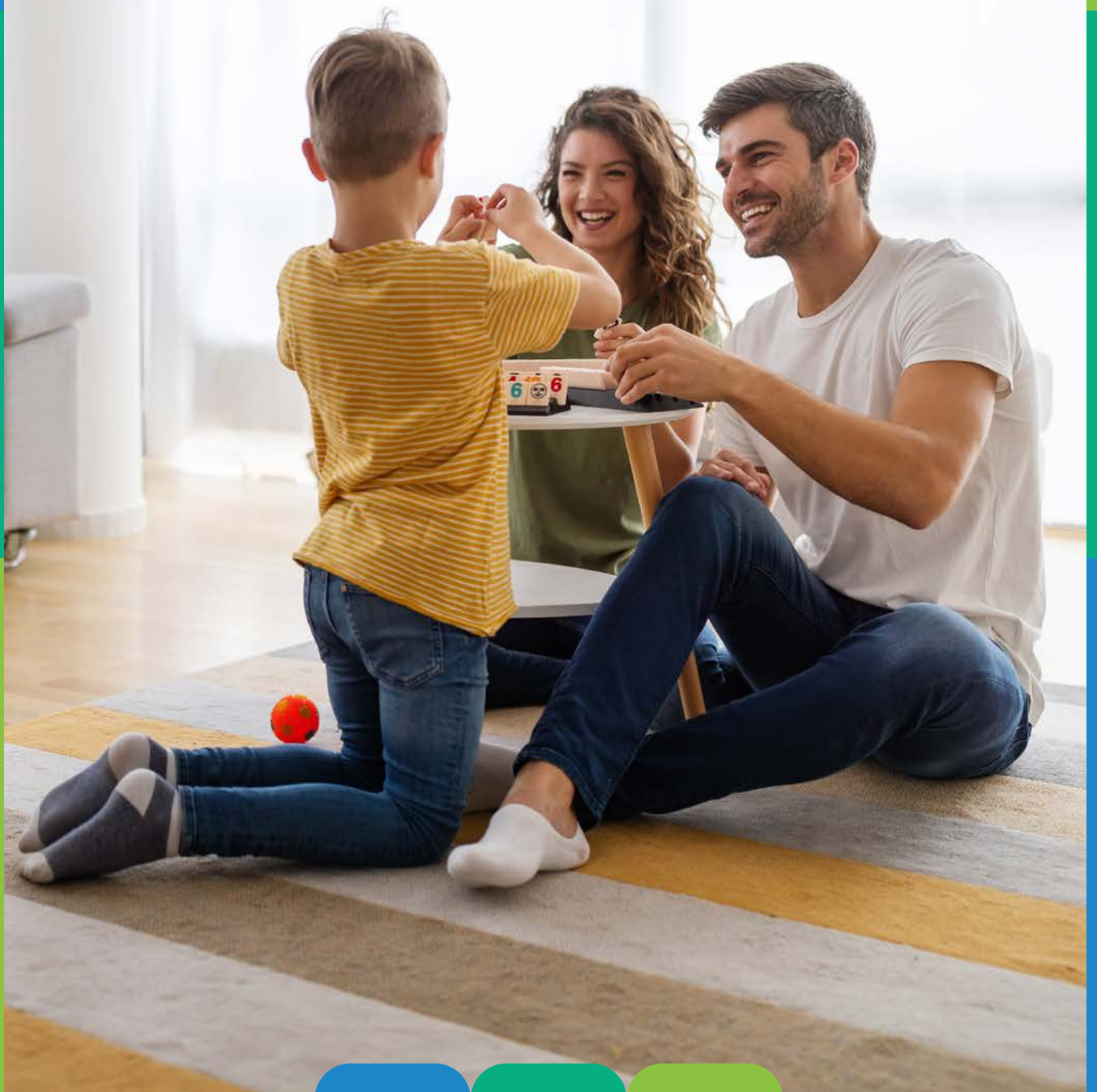
KAYA  
ELAYA

UNA /  
LIVA

SAMA  
TOWHHOUSES

NOOR  
TOWHHOUSES

# CREATE YOUR OWN HAPPY PLACE





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

# COMMUNITY FACILITIES



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

# LOCATION PROXIMITIES

29 MIN



DUBAI MALL

28 MIN



DUBAI INTL. AIRPORT

20 MIN



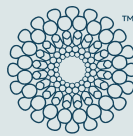
DUBAI HILLS MALL

24 MIN



BURJ AL ARAB

20 MIN

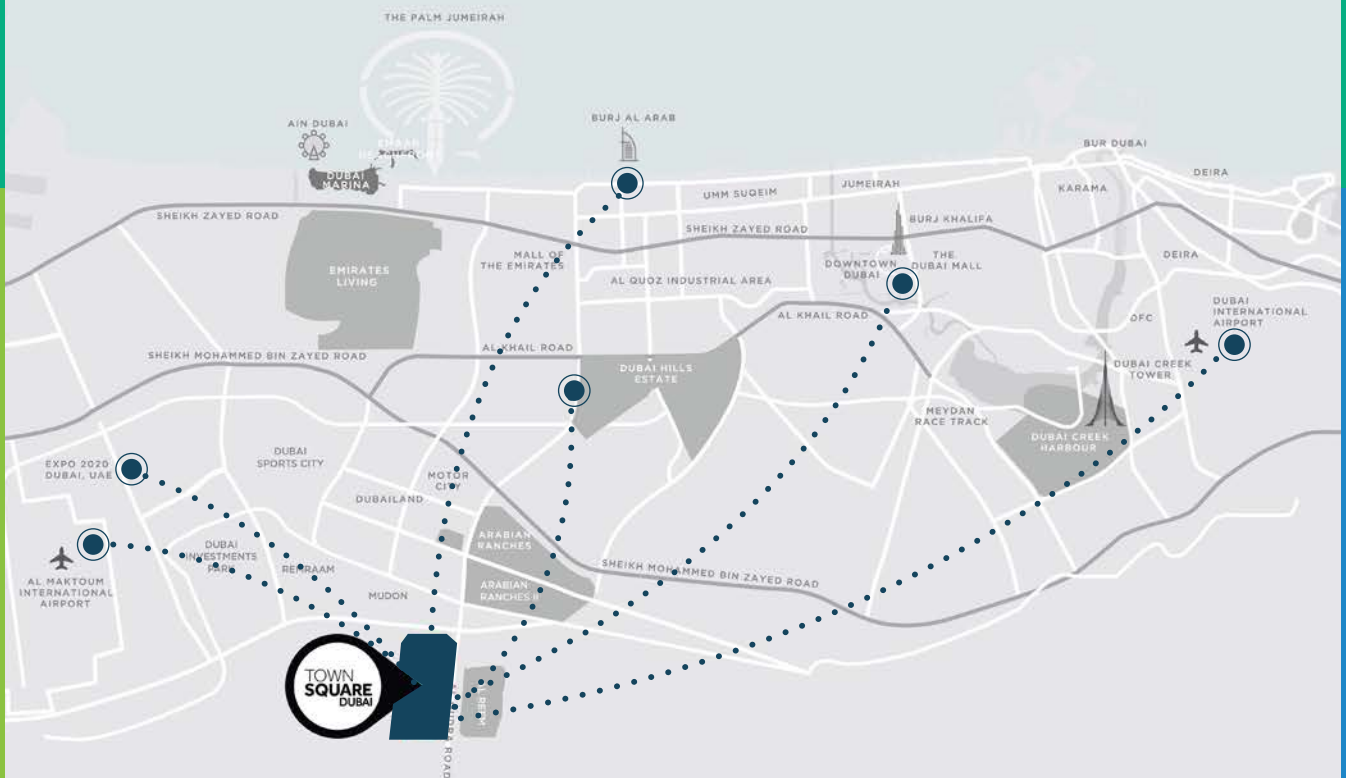


DISTRICT 2020

25 MIN



DWC AIRPORT





# YOUR COMMUNITY, YOUR EXPERIENCE

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.



# URBAN SOPHISTICATION MEETS PARKSIDE SERENITY

FIA presents an exquisite collection of contemporary and refined residential apartments, perfectly positioned within a prestigious and vibrant neighborhood.

Among its advantages, residents bask in the privilege of residing in close proximity to the spectacular central park, experiencing modern living & reveling in unparalleled leisure amidst breathtaking natural surroundings.





# STEP INTO ELEGANCE

Warm colors, natural themes and hand-selected materials have been carefully blended to create a sanctuary that inspires inner peace and a feeling of calm.





# FIA

Presenting an array of 1, 2, and 3-bedroom apartments, these contemporary layouts emphasize both tranquility and comfort.

Enjoy the allure of your spacious, well-lit home. Featuring porcelain floors, built-in wardrobes, and a fully equipped kitchen.

The fusion of contemporary design and functionality elevates your home into a hub of efficiency and sophistication.



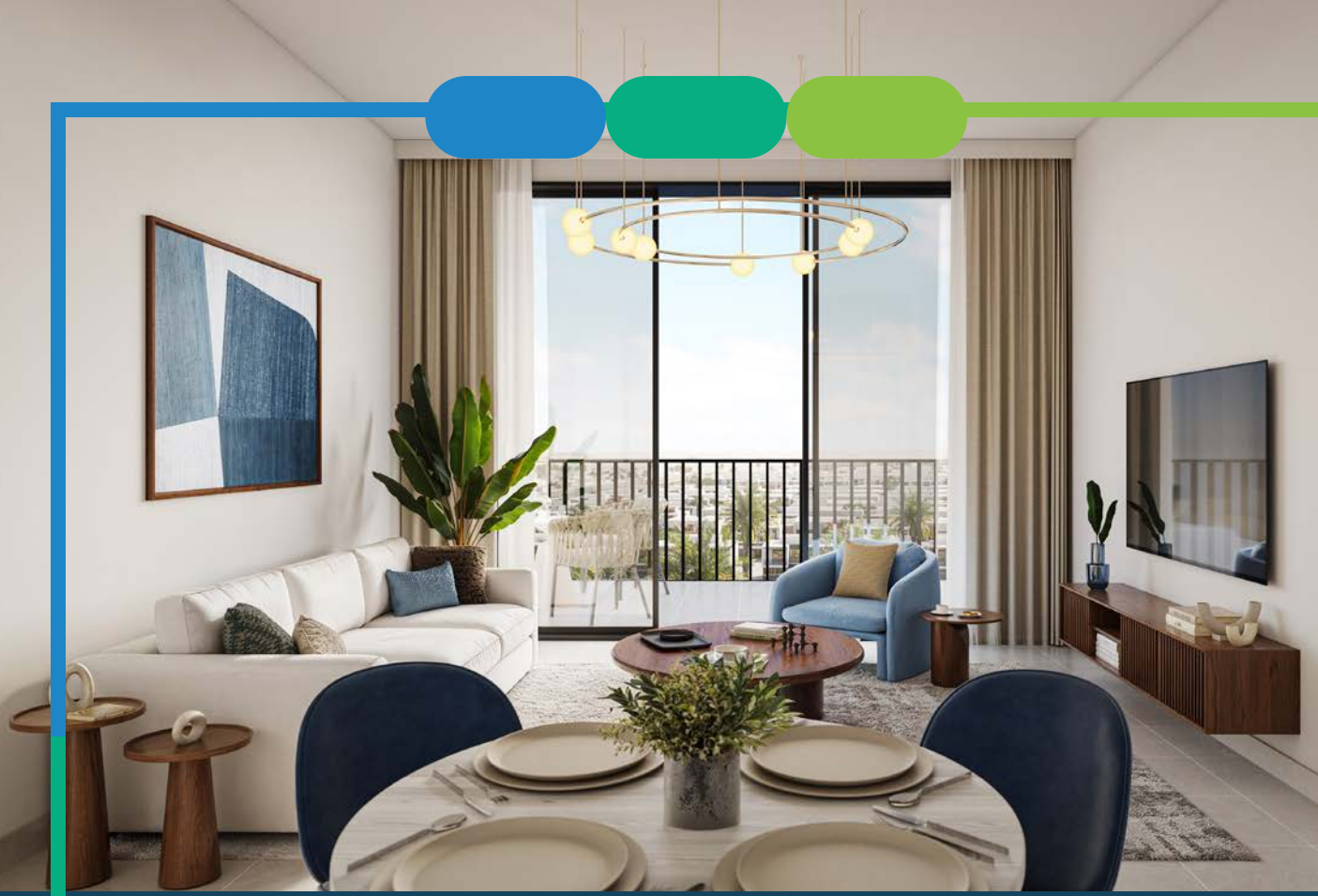
# DISCOVER ELEVATED LIVING











YOUR SPACE,  
PERFECTED TO  
YOUR TASTE



# ARCHITECTURAL EXCELLENCE, BEYOND EXPECTATIONS

FIA embodies contemporary residential architecture,  
inspired by timeless design principles.

A refined range of colors are incorporated with sleek  
lines and recesses to establish a rhythmic interplay  
across the facade.





# RECREATIONAL AMENITIES

Indulge in a diverse selection of wellness, entertainment, and leisure amenities tailored to residents of all ages and lifestyles, conveniently within reach.



Kids Play Areas



Swimming Pool



BBQ Area

# FLOOR PLANS





# 1 BEDROOM

## UNIT TYPE A

# FIA

AREA	MIN	MAX
SUITE	52.14 Sq.m / 561.23 Sq.ft	52.67 Sq.m / 566.94 Sq.ft
BALCONY	6.04 Sq.m / 65.01 Sq.ft	6.04 Sq.m / 65.01 Sq.ft
TOTAL BUILT-UP	58.18 Sq.m / 626.24 Sq.ft	58.71 Sq.m / 631.95 Sq.ft

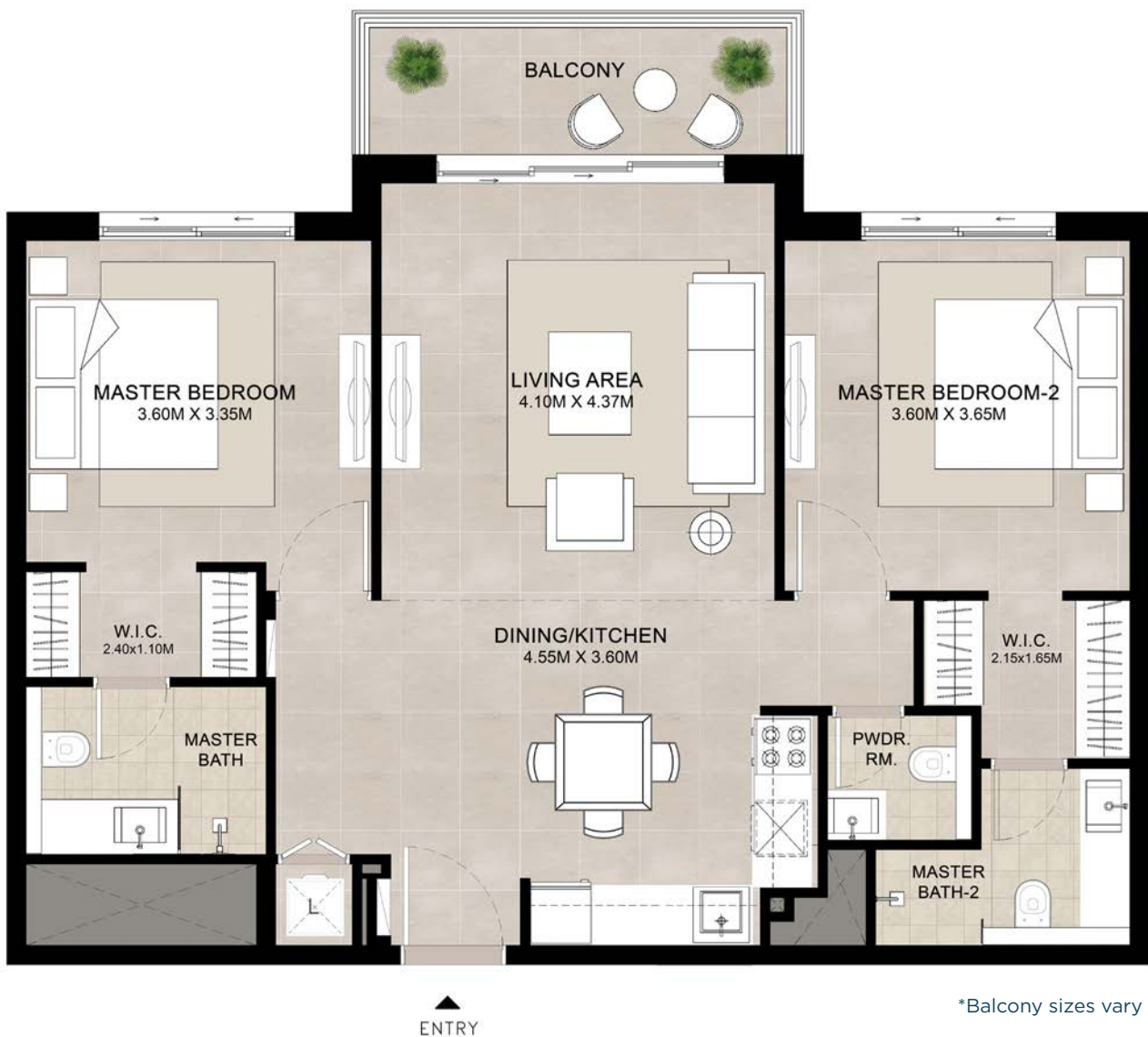


# 2 BEDROOM

## UNIT TYPE A

# FIA

AREA	MIN	MAX
SUITE	86.99 Sq.m / 936.35 Sq.ft	87.55 Sq.m / 942.38 Sq.ft
BALCONY	6.94 Sq.m / 74.70 Sq.ft	6.94 Sq.m / 74.70 Sq.ft
TOTAL BUILT-UP	93.93 Sq.m / 1011.05 Sq.ft	94.49 Sq.m / 1017.08 Sq.ft





# 2 BEDROOM

## UNIT TYPE B

# FIA

AREA	MIN	MAX
SUITE	92.47 Sq.m / 995.34 Sq.ft	92.99 Sq.m / 1000.94 Sq.ft
BALCONY	17.89 Sq.m / 192.57 Sq.ft	17.89 Sq.m / 192.57 Sq.ft
TOTAL BUILT-UP	110.36 Sq.m / 1187.91 Sq.ft	110.88 Sq.m / 1193.50 Sq.ft



# 3 BEDROOM

## UNIT TYPE A

# FIA

AREA	
SUITE	121.01 Sq.m / 1302.54 Sq.ft
BALCONY	20.49 Sq.m / 220.55 Sq.ft
TOTAL BUILT-UP	141.50 Sq.m / 1523.09 Sq.ft



\*Balcony sizes vary



# FIA

## TOWN **SQUARE** DUBAI

FOR MORE INFORMATION PLEASE CONTACT



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