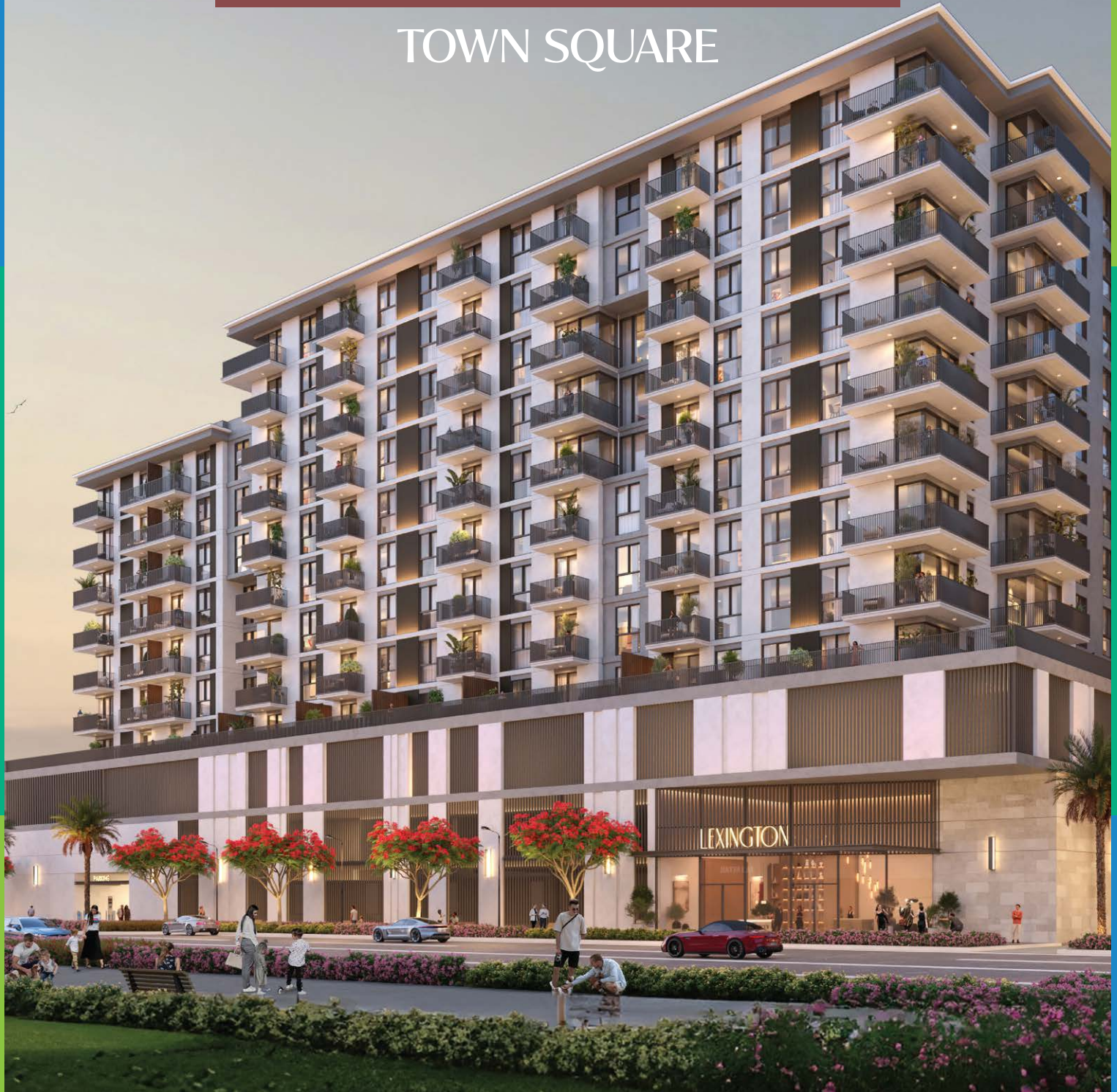


LEXINGTON

TOWN SQUARE



AS
REAL ESTATE
STAY AHEAD, INVEST SMART

db
DUBRICKS
POSSIBILITIES ARE LIMITLESS



Contents

Town Square	04
Community Facilities	09
Lifestyle	11
Lexington	12
Exterior & Interior	14
Amenities	19
Floor Plans	20

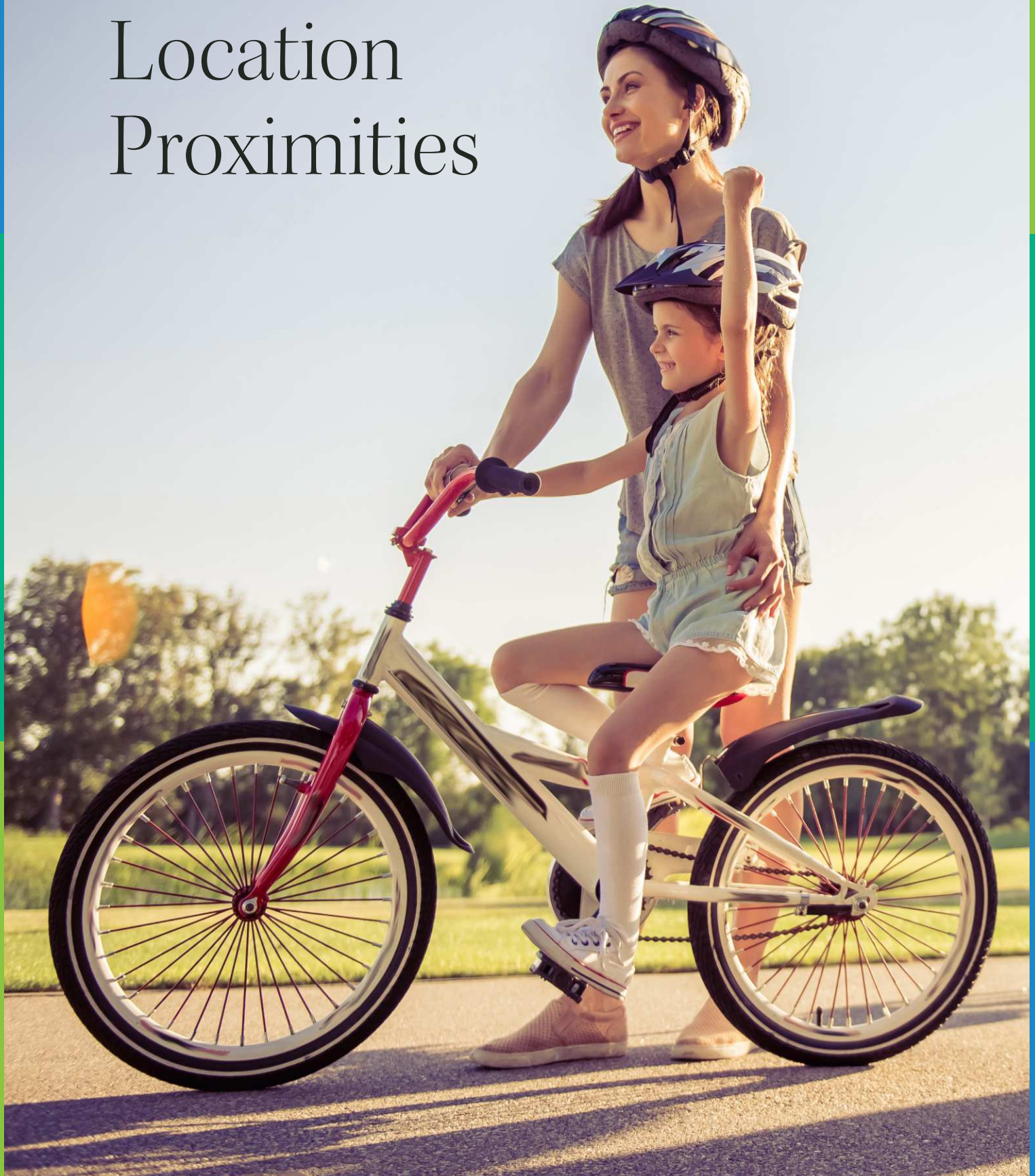


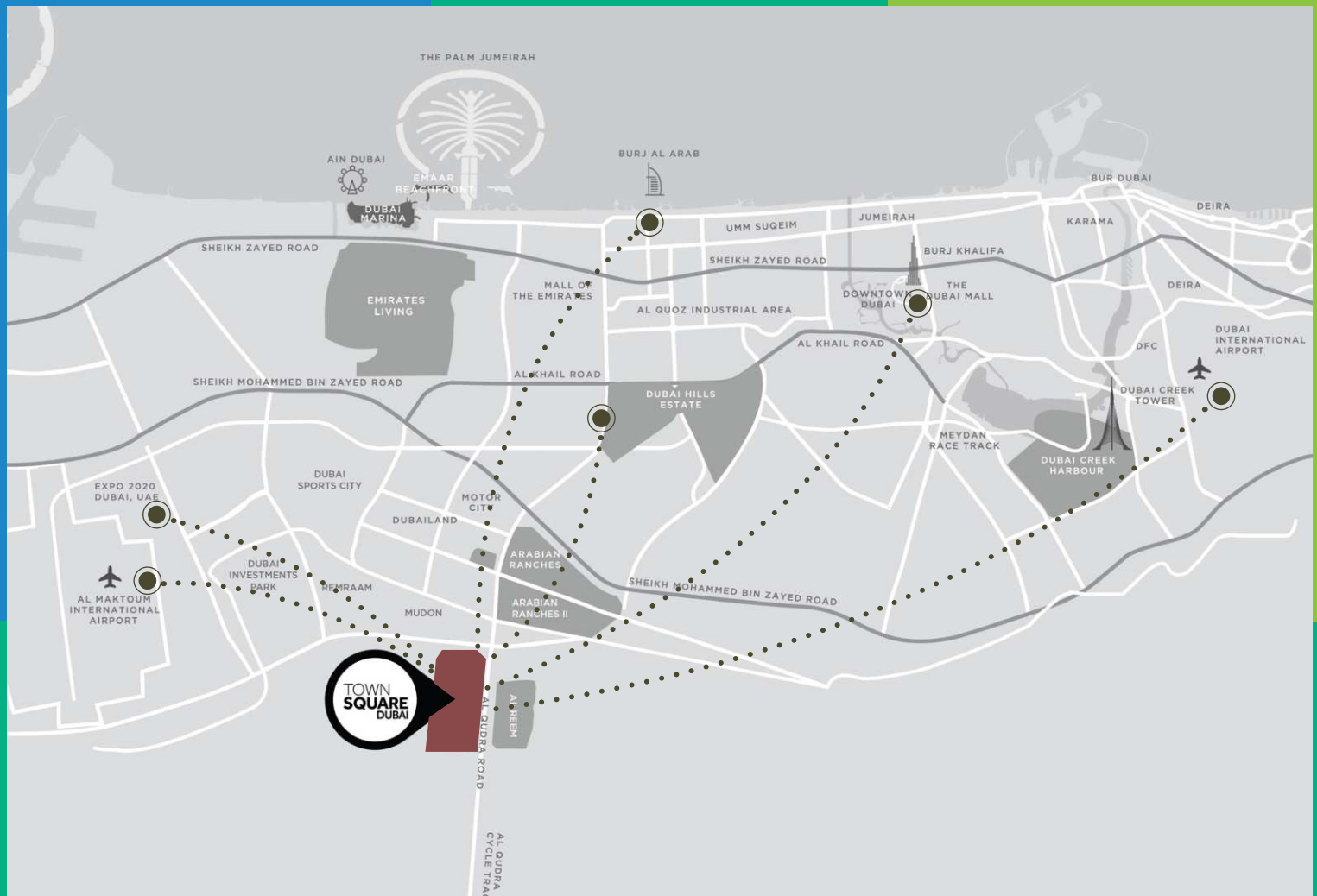


Redefining Possibilities for Urban Lifestyles

With green spaces, contemporary architecture, diverse retail stores, state-of-the-art amenities and a lively social scene, Town Square is the perfect hub for families and young professionals!

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



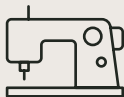
Pharmacies



Grooming & Beauty Services



Laundry Shop



Tailor Shop



Dog Park



Mosque



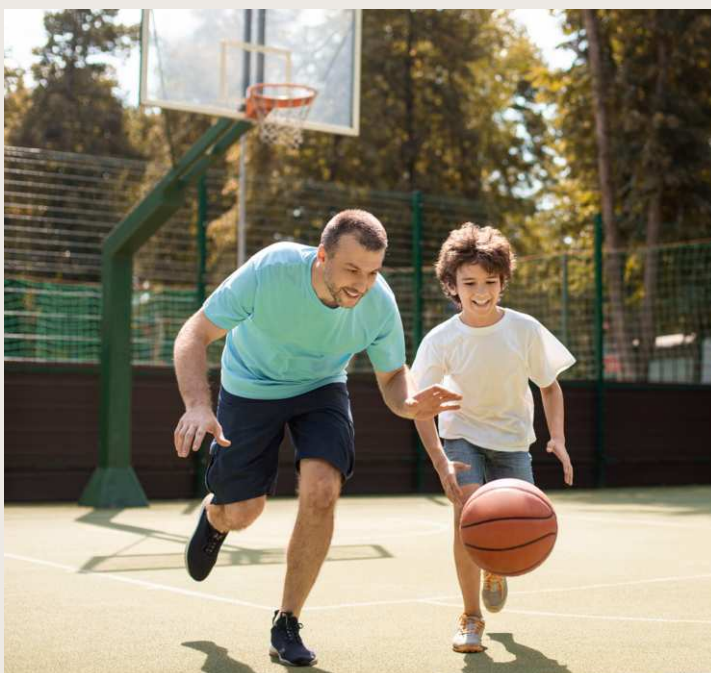
Supermarkets



Food Trucks



Skate Park





Cultivate a new way of living

Uncover amenities that cater to all interests, from lively fitness facilities to calm, serene retreats.

For discoverers, thinkers, and those with a vibrant personality, there's something for everyone!

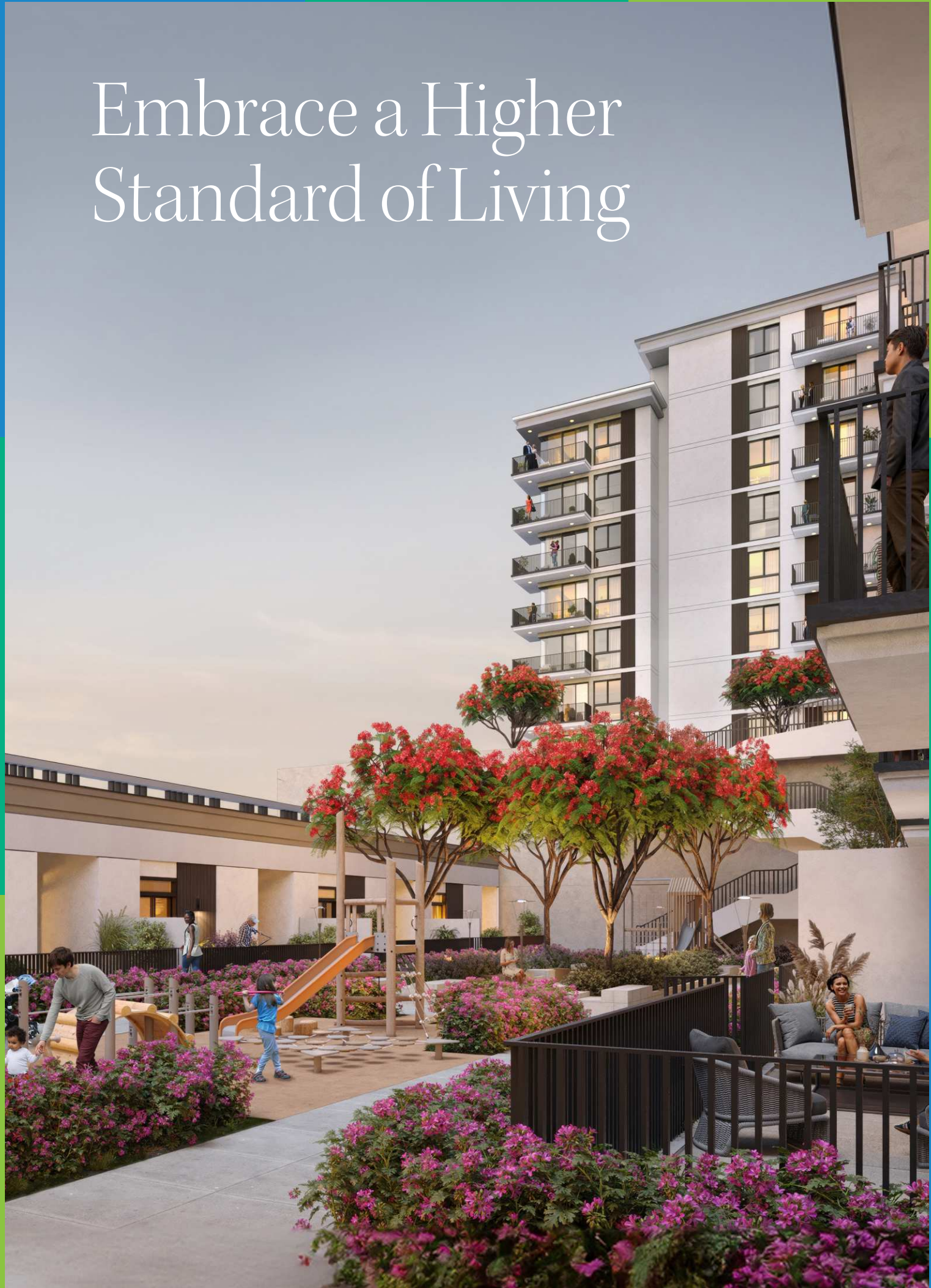
LEXINGTON

Discover our contemporary apartments featuring 1, 2, and 3 bedrooms, including spacious 3-bedroom duplexes, all crafted for comfort and tranquility.

Enjoy the airy living areas adorned with stylish porcelain flooring, built-in wardrobes, and fully equipped kitchens.

Venture outside to lush green trails ideal for jogging, walking, and unwinding, providing a perfect balance of urban convenience in-sync with nature.

Embrace a Higher Standard of Living





Immerse yourself in architecture that resonates

LEXINGTON presents a refined selection of modern residential apartments.

The sleek design, marked by clean lines and large windows, redefines urban elegance, offering an ideal fusion of style and convenience.







Elevated Living at Every Turn





Recreational Amenities



Swimming Pool



Gym



Indoor & Outdoor
Kids Play Area



BBQ Area

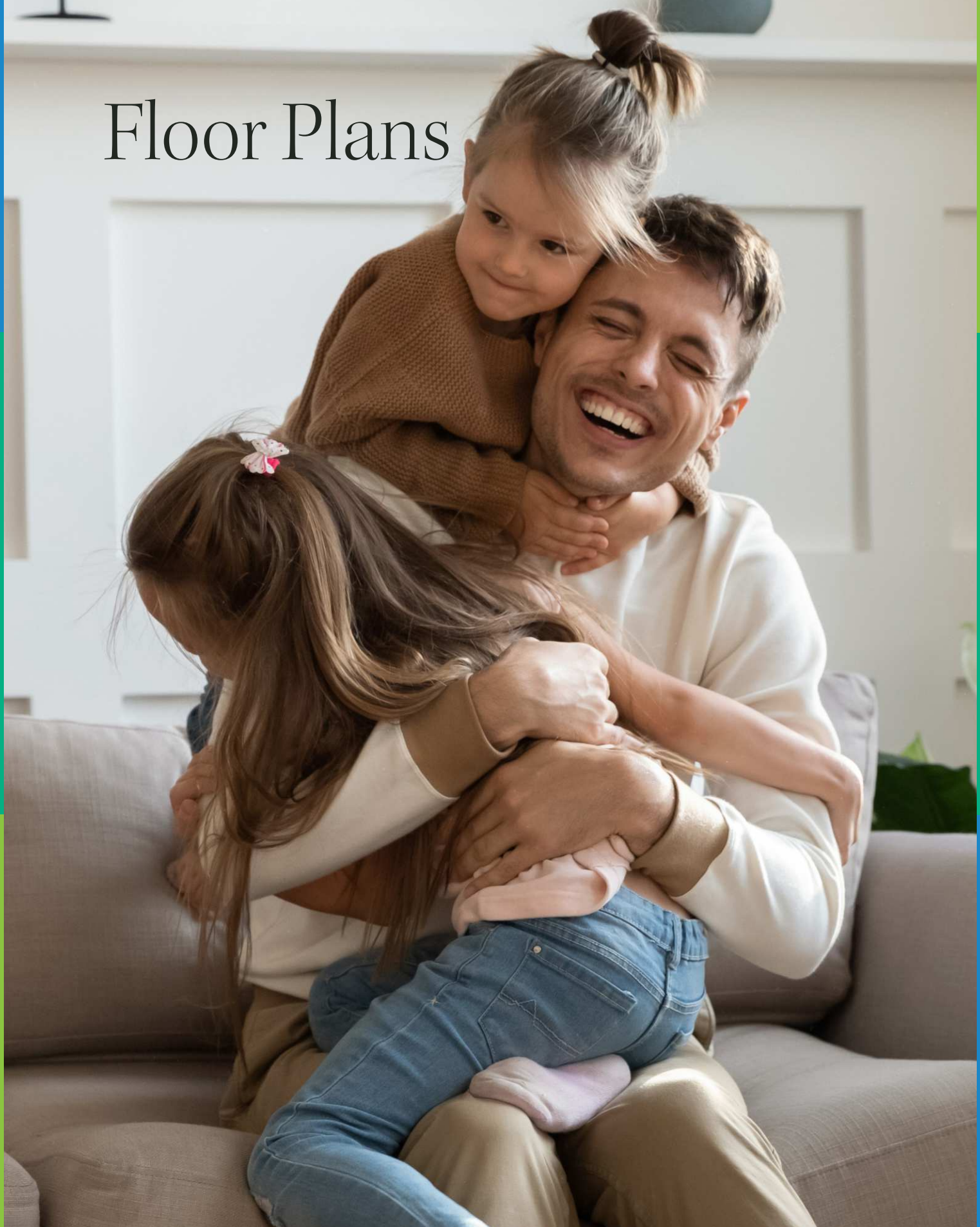


Open Green Areas



Pet Washroom

Floor Plans





*Balcony sizes vary

1 bedroom - Unit type A

Area	Min	Max
Suite	55.91 Sq.m / 601.81 Sq.ft	56.08 Sq.m / 603.64 Sq.ft
Balcony	5.31 Sq.m / 57.16 Sq.ft	5.34 Sq.m / 57.26 Sq.ft
Total built-up	61.23 Sq.m / 659.07 Sq.ft	61.39 Sq.m / 660.80 Sq.ft



*Balcony sizes vary

1 bedroom - Unit type B

Area	Min	Max
Suite	49.86 Sq.m / 536.69 Sq.ft	55.73 Sq.m / 599.87 Sq.ft
Balcony	11.80 Sq.m / 127.01 Sq.ft	13.51 Sq.m / 145.42 Sq.ft
Total built-up	61.66 Sq.m / 663.70 Sq.ft	69.24 Sq.m / 745.29 Sq.ft



*Balcony sizes vary

1 bedroom - Unit type C

Area	
Suite	56.43 Sq.m / 607.41 Sq.ft
Balcony	6.58 Sq.m / 70.83 Sq.ft
Total built-up	63.01 Sq.m / 678.23 Sq.ft



*Balcony sizes vary

2 bedroom - Unit type A

Area	Min	Max
Suite	86.81 Sq.m / 934.42 Sq.ft	88.63 Sq.m / 954.01 Sq.ft
Balcony	7.48 Sq.m / 80.51 Sq.ft	7.49 Sq.m / 80.62 Sq.ft
Total built-up	94.29 Sq.m / 1014.93 Sq.ft	96.12 Sq.m / 1034.63 Sq.ft



*Balcony sizes vary

2 bedroom - Unit type B

Area	Min	Max
Suite	78.43 Sq.m / 844.21 Sq.ft	78.47 Sq.m / 844.64 Sq.ft
Balcony	11.78 Sq.m / 126.80 Sq.ft	11.81 Sq.m / 127.12 Sq.ft
Total built-up	90.24 Sq.m / 971.34 Sq.ft	90.25 Sq.m / 971.44 Sq.ft



*Balcony sizes vary

2 bedroom - Unit type C

Area	
Suite	85.68 Sq.m / 922.25 Sq.ft
Balcony	7.49 Sq.m / 80.62 Sq.ft
Total built-up	93.17 Sq.m / 1002.87 Sq.ft



*Balcony sizes vary

2 bedroom - Unit type D

Area	Min	Max
Suite	85.72 Sq.m / 922.68 Sq.ft	85.81 Sq.m / 923.65 Sq.ft
Balcony	7.49 Sq.m / 80.62 Sq.ft	7.61 Sq.m / 81.91 Sq.ft
Total built-up	93.30 Sq.m / 1004.27 Sq.ft	93.33 Sq.m / 1004.60 Sq.ft



*Balcony sizes vary

2 bedroom - Unit type E

Area	Min	Max
Suite	80.17 Sq.m / 862.94 Sq.ft	80.21 Sq.m / 863.37 Sq.ft
Balcony	14.62 Sq.m / 157.37 Sq.ft	14.64 Sq.m / 157.58 Sq.ft
Total built-up	94.81 Sq.m / 1020.53 Sq.ft	94.83 Sq.m / 1020.74 Sq.ft



*Balcony sizes vary

2 bedroom - Unit type F

Area	Min	Max
Suite	82.40 Sq.m / 886.95 Sq.ft	82.42 Sq.m / 887.16 Sq.ft
Balcony	5.32 Sq.m / 57.26 Sq.ft	5.34 Sq.m / 57.48 Sq.ft
Total built-up	87.74 Sq.m / 944.43 Sq.ft	87.74 Sq.m / 944.43 Sq.ft



*Balcony sizes vary

2 bedroom - Unit type G

Area

Suite	78.39 Sq.m / 843.78 Sq.ft
Balcony	6.40 Sq.m / 68.89 Sq.ft
Total built-up	84.79 Sq.m / 912.67 Sq.ft



*Balcony sizes vary

2 bedroom - Unit type H

Area	Min
Suite	76.13 Sq.m / 819.46 Sq.ft
Balcony	8.21 Sq.m / 88.37 Sq.ft
Total built-up	84.34 Sq.m / 907.83 Sq.ft



*Balcony sizes vary

3 bedroom - Unit type A

Area	Min	Max
Suite	111.57 Sq.m / 1200.93 Sq.ft	112.14 Sq.m / 1207.06 Sq.ft
Balcony	19.01 Sq.m / 204.62 Sq.ft	19.13 Sq.m / 205.91 Sq.ft
Total built-up	130.70 Sq.m / 1406.84 Sq.ft	131.15 Sq.m / 1411.69 Sq.ft

LEXINGTON

TOWN SQUARE

FOR MORE INFORMATION PLEASE CONTACT



 +971 55 476 7630
 +971 4 368 7878
 info@afsrealestate.com
 www.afsrealestate.com



 +971 50 674 2020
 +971 4 368 7878
 info@dubricks.com
 www.dubricks.com