

# ZAHRA BREEZE

## APARTMENTS

TOWN  
**SQUARE**  
DUBAI

by **NSHAMA** 

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

**db**  
DUBRICKS  
POSSIBILITIES ARE LIMITLESS



12

# Contents

## Town Square Dubai

The Master Plan ..... 04

About Town Square Dubai ..... 06

## Zahra Breeze Apartments

About ZAHRA Breeze ..... 08

Interior & Exterior ..... 10

Lifestyle & Facilities ..... 12



# The Master Plan

Town Square Dubai



## Town Square Facts



Size Equals  
to 11 Football  
Pitches



10 km Nature  
Trail Network



28,000 m2  
of Green Area



3.4 km2  
Cycling Paths



Reel Cinema



Central Park of  
over 50,000  
m2



154,000 m2  
of Parks



Vida Hotel



Over 600  
Retail Outlets



8000 m2  
Basketball Courts  
& Skate Parks



6 km  
Jogging  
Trails

# Town Square Dubai

offers you a rare opportunity to live in one of the finest and most exclusive new developments in Dubai. Surrounded by areas of secluded private parkland, all apartments and townhouses are designed to offer a peerless level of specification and spacious accommodation.

The beautifully designed apartments and townhouses range in size, style and elegance and are accessed via private gated driveways.



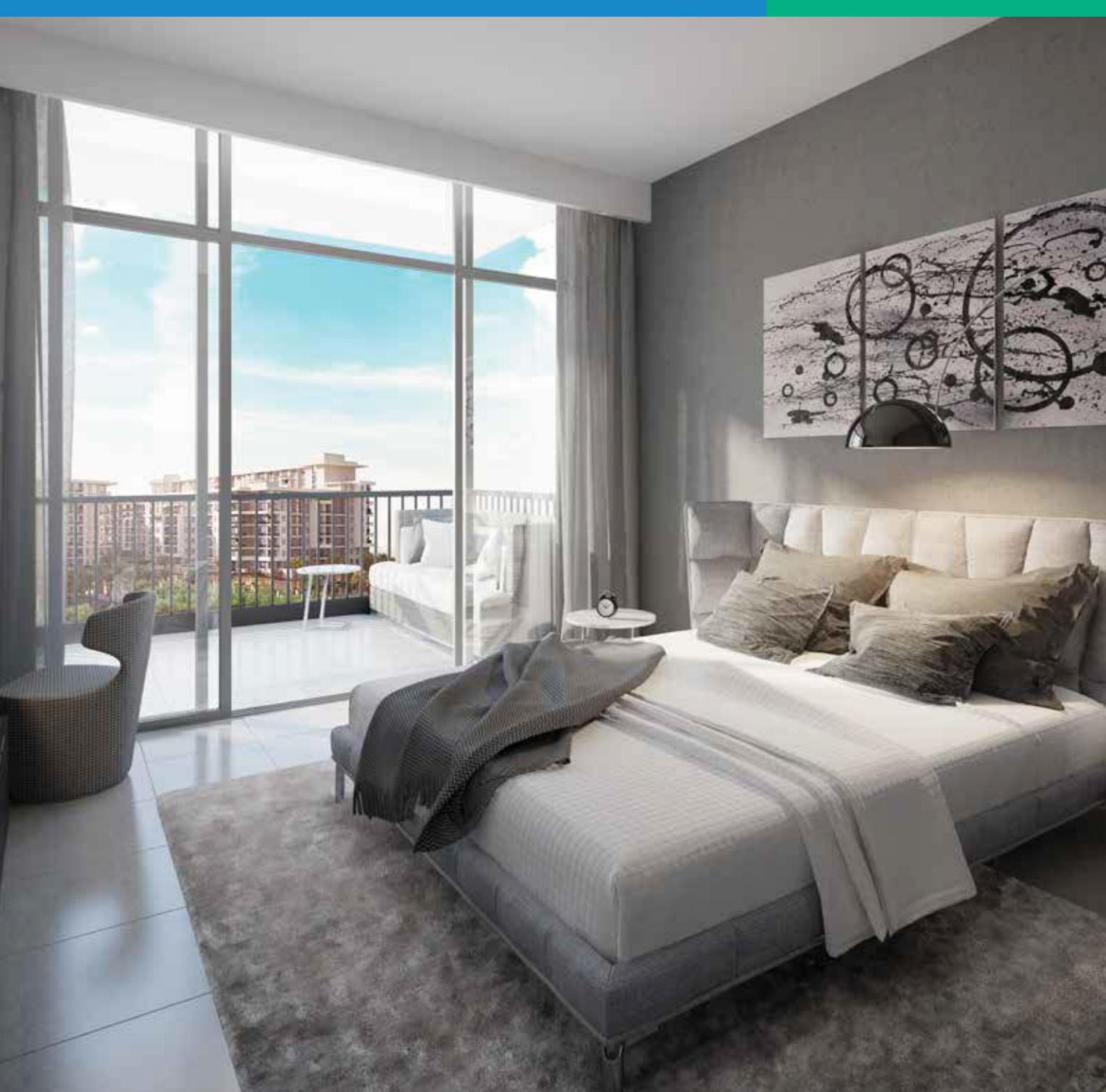
# Zahra Breeze Apartments

Your home is like life itself, alive and vital. Every square inch of it reflects your personality. And your apartment at Zahra Breeze fits neatly into what you have in mind.

From the aesthetic to the functional, every detail has found its way into the interiors. Even better, you have a choice of intuitive floor plans that let you accent and define your home the way you want it.

Every studio and 1, 2 and 3-bedroom apartment offers you the versatility to create a home you can truly call your very own.





# Interior

Living and dining areas offer abundant natural light. Bedrooms are furnished with glazed porcelain floors with in-built wardrobes whereas master bedrooms have an en-suite bathroom.

The open layout kitchen has scratch and stain proof prep counters, overhead cabinets and glazed porcelain tile flooring



# Exterior

Every design has been planned to perfection.

From individual units to the complex as a whole, is crafted for the modern homebuyer.

# Lifestyle

Where can you find 600 retail outlets right in your neighbourhood or a main square the size of 16 football fields? In Town Square, which offers every lifestyle option imaginable from wellness to retail to entertainment.

Suit up for fine dining or dress down for bagels at a deli. Race the kids to the pool around the corner or hang out with the family at a BBQ in the park. New memories await at every corner.



# Facilities

Zahra Breeze Apartments is your ticket to excitement – a place to connect with yourself and others in a community that has endless entertainment and possibilities.

Vida Hotels and Resorts, swimming complex, fitness center, Reel Cinemas Public festivals and open air performances, interactive water features, Skate parks, playgrounds, adventure play zones and much more.



STUDIO  
UNIT TYPE ST-F

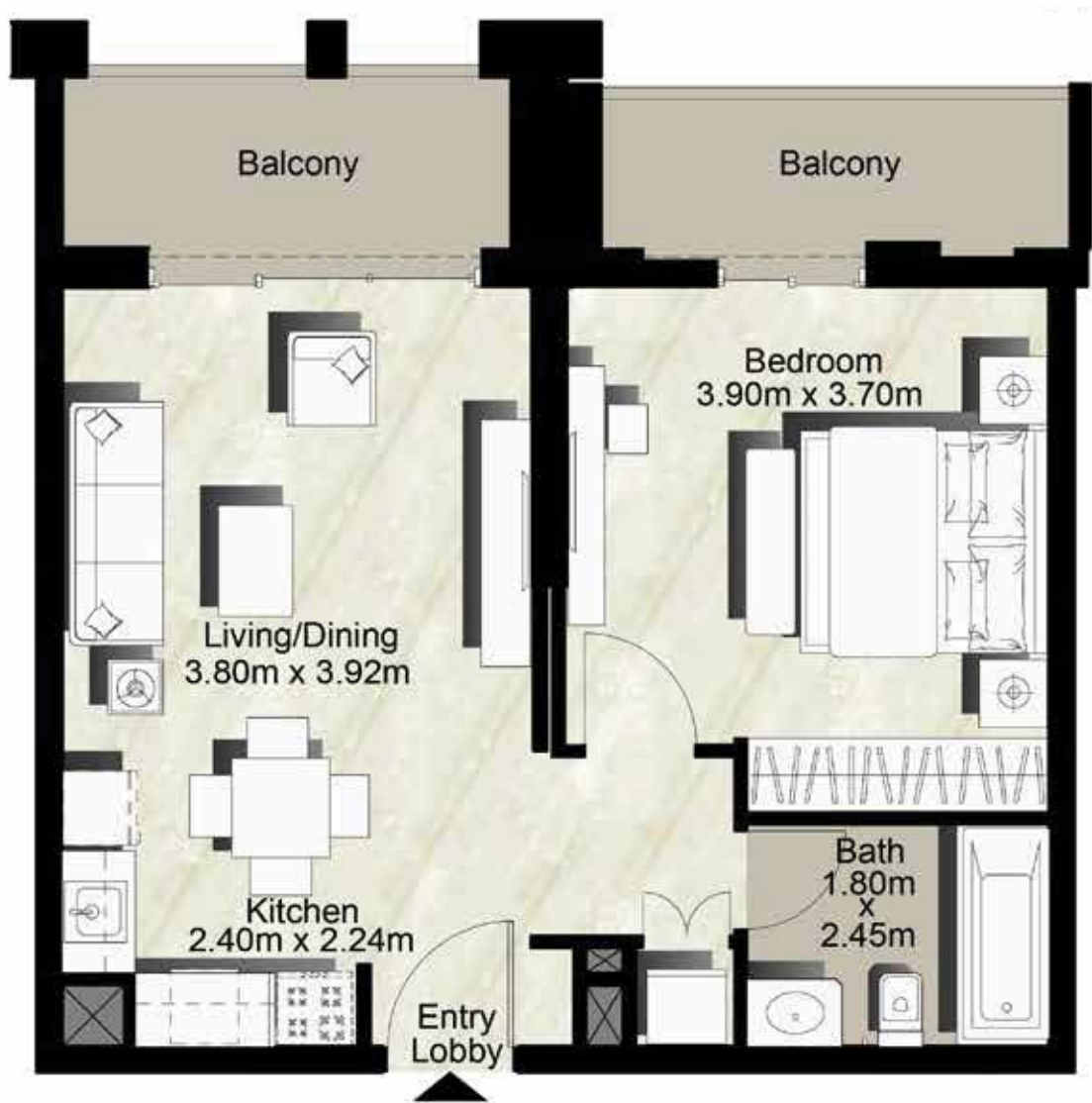
| AREA                | MIN                       | MAX                       |
|---------------------|---------------------------|---------------------------|
| SUITE               | 30.16 Sq.m / 324.64 Sq.ft | 30.16 Sq.m / 324.64 Sq.ft |
| BALCONY             | 0 Sq.ft                   | 0 Sq.ft                   |
| TOTAL BUILT-UP AREA | 30.16 Sq.m / 324.64 Sq.ft | 30.16 Sq.m / 324.64 Sq.ft |



\*Balcony sizes vary

1 BEDROOM  
UNIT TYPE 1A

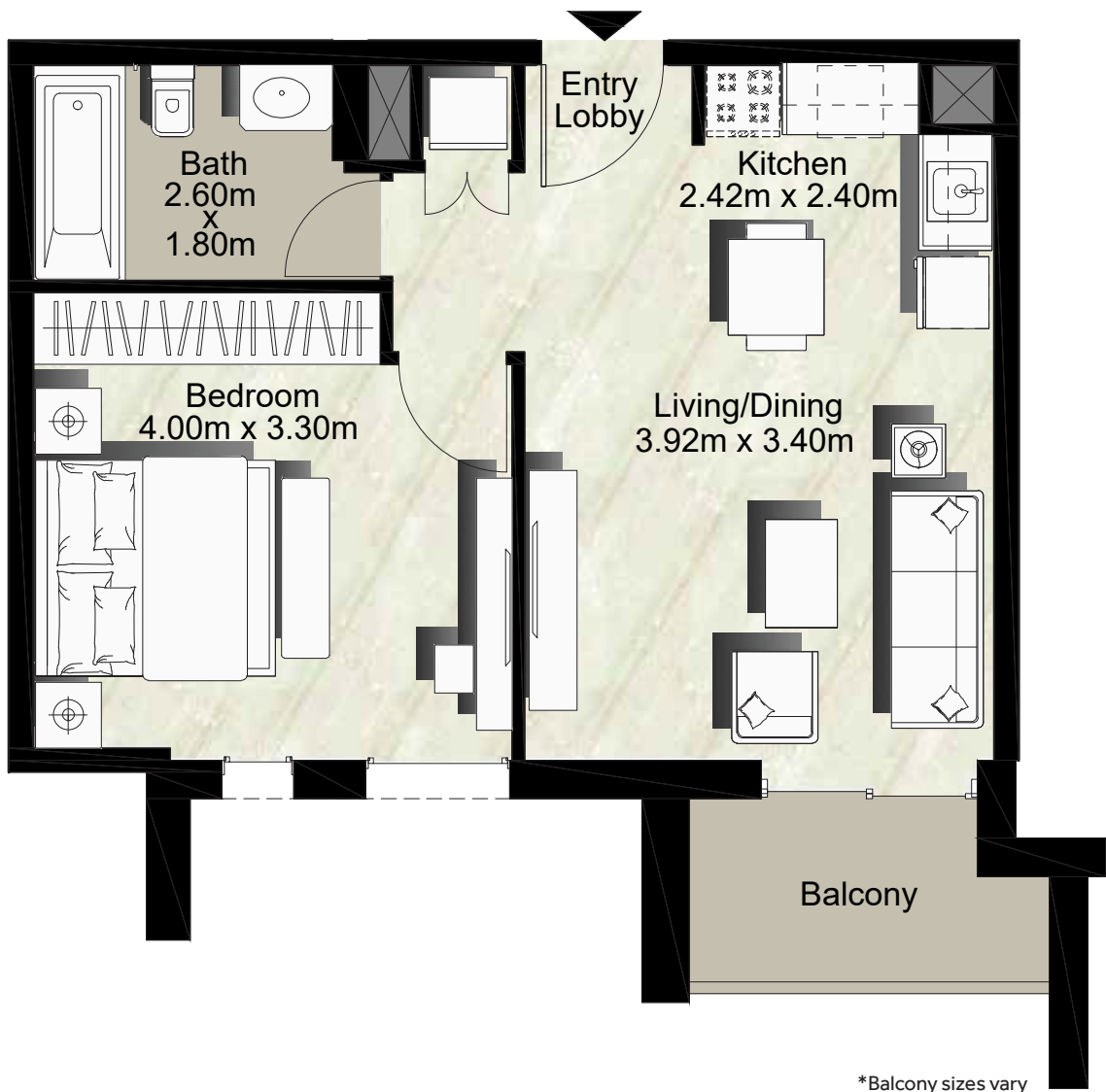
| AREA                | MIN                       | MAX                       |
|---------------------|---------------------------|---------------------------|
| SUITE               | 51.02 Sq.m / 549.17 Sq.ft | 54.28 Sq.m / 584.27 Sq.ft |
| BALCONY             | 0.00                      | 28.81 Sq.m / 310.11 Sq.ft |
| TOTAL BUILT-UP AREA | 51.03 Sq.m / 549.28 Sq.ft | 79.88 Sq.m / 859.82 Sq.ft |



\*Balcony sizes vary

1 BEDROOM  
UNIT TYPE 1B

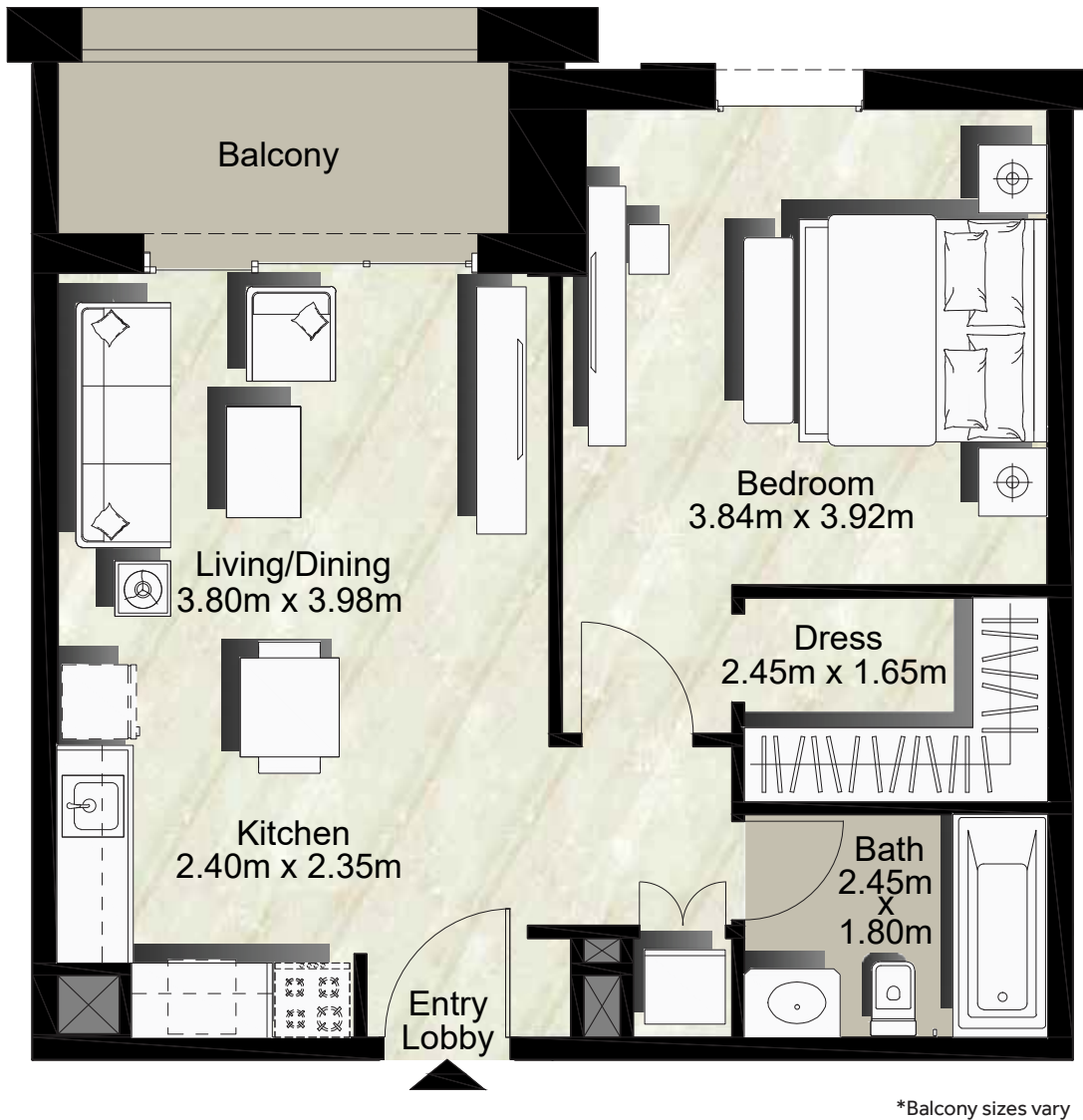
| AREA                | MIN                       | MAX                       |
|---------------------|---------------------------|---------------------------|
| SUITE               | 48.62 Sq.m / 523.34 Sq.ft | 48.62 Sq.m / 523.34 Sq.ft |
| BALCONY             | 5.21 Sq.m / 56.08 Sq.ft   | 5.21 Sq.m / 56.08 Sq.ft   |
| TOTAL BUILT-UP AREA | 53.83 Sq.m / 579.42 Sq.ft | 53.83 Sq.m / 579.42 Sq.ft |



**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&EO. 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.

1 BEDROOM  
UNIT TYPE 1C

| AREA                | MIN                       | MAX                       |
|---------------------|---------------------------|---------------------------|
| SUITE               | 56.87 Sq.m / 612.14 Sq.ft | 56.87 Sq.m / 612.14 Sq.ft |
| BALCONY             | 6.85 Sq.m / 73.73 Sq.ft   | 6.85 Sq.m / 73.73 Sq.ft   |
| TOTAL BUILT-UP AREA | 63.72 Sq.m / 685.88 Sq.ft | 63.72 Sq.m / 685.88 Sq.ft |



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2 BEDROOMS  
UNIT TYPE 2A

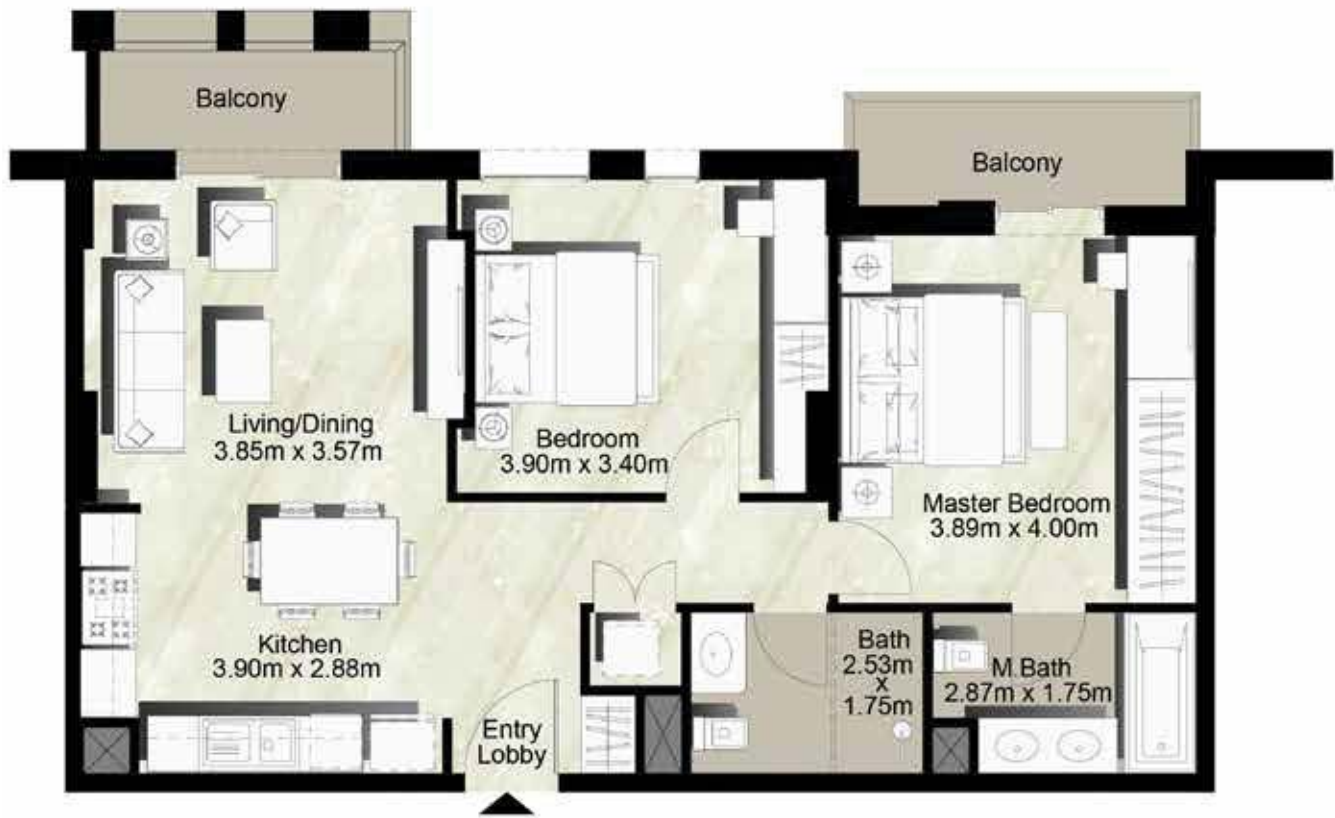
| AREA                | MIN                       | MAX                         |
|---------------------|---------------------------|-----------------------------|
| SUITE               | 80.36 Sq.m / 865.03 Sq.ft | 80.91 Sq.m / 870.91 Sq.ft   |
| BALCONY             | 6.74 Sq.m / 72.55 Sq.ft   | 57.11 Sq.m / 614.73 Sq.ft   |
| TOTAL BUILT-UP AREA | 87.62 Sq.m / 943.13 Sq.ft | 138.02 Sq.m / 1485.63 Sq.ft |



\*Balcony sizes vary

2 BEDROOMS  
UNIT TYPE 2B

| AREA                | MIN                       | MAX                         |
|---------------------|---------------------------|-----------------------------|
| SUITE               | 76.66 Sq.m / 825.16 Sq.ft | 82.96 Sq.m / 892.97 Sq.ft   |
| BALCONY             | 4.22 Sq.m / 45.42 Sq.ft   | 71.72 Sq.m / 771.99 Sq.ft   |
| TOTAL BUILT-UP AREA | 82.30 Sq.m / 885.87 Sq.ft | 149.57 Sq.m / 1609.96 Sq.ft |

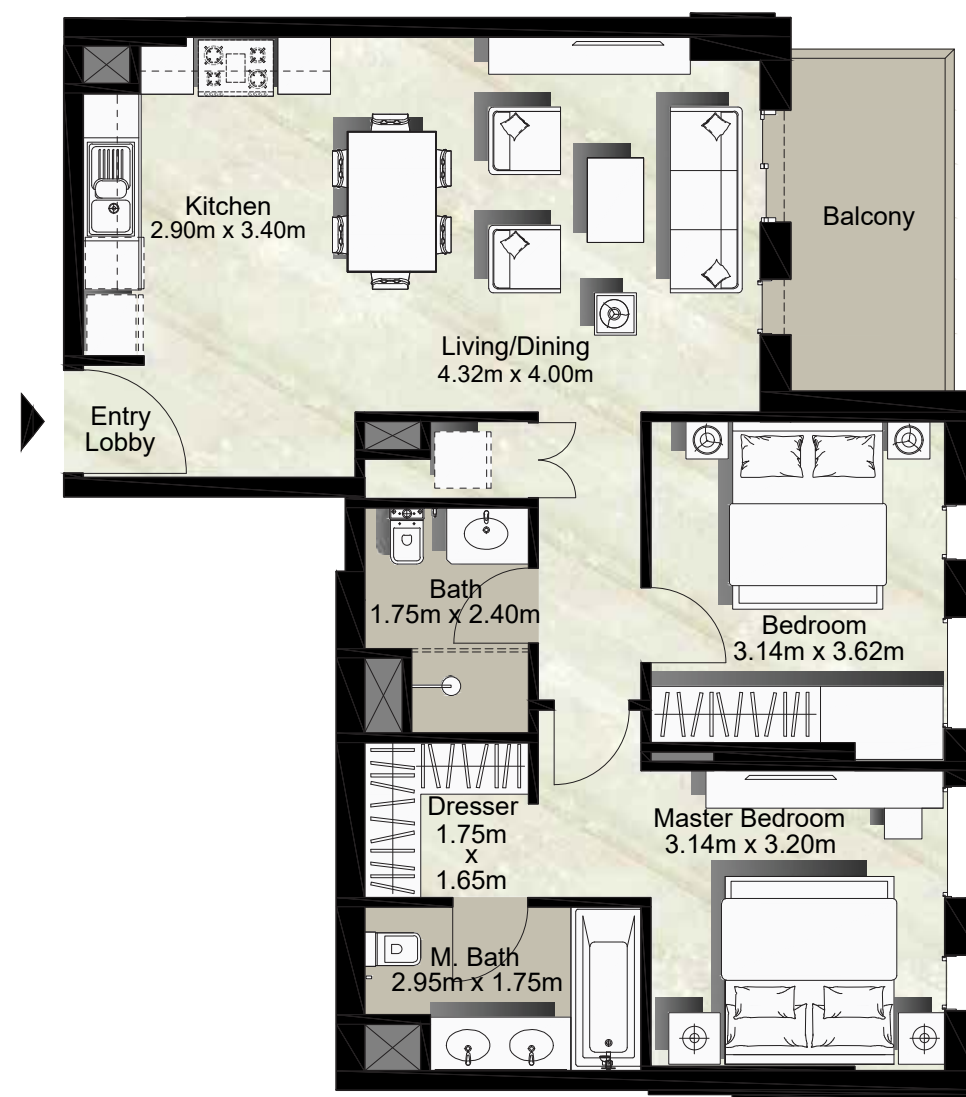


\*Balcony sizes vary

## 2 BEDROOMS

### UNIT TYPE 2C

| AREA                | MIN                       | MAX                       |
|---------------------|---------------------------|---------------------------|
| SUITE               | 76.92 Sq.m / 827.96 Sq.ft | 76.92 Sq.m / 827.96 Sq.ft |
| BALCONY             | 7.22 Sq.m / 77.72 Sq.ft   | 7.22 Sq.m / 77.72 Sq.ft   |
| TOTAL BUILT-UP AREA | 84.14 Sq.m / 905.68 Sq.ft | 84.14 Sq.m / 905.68 Sq.ft |

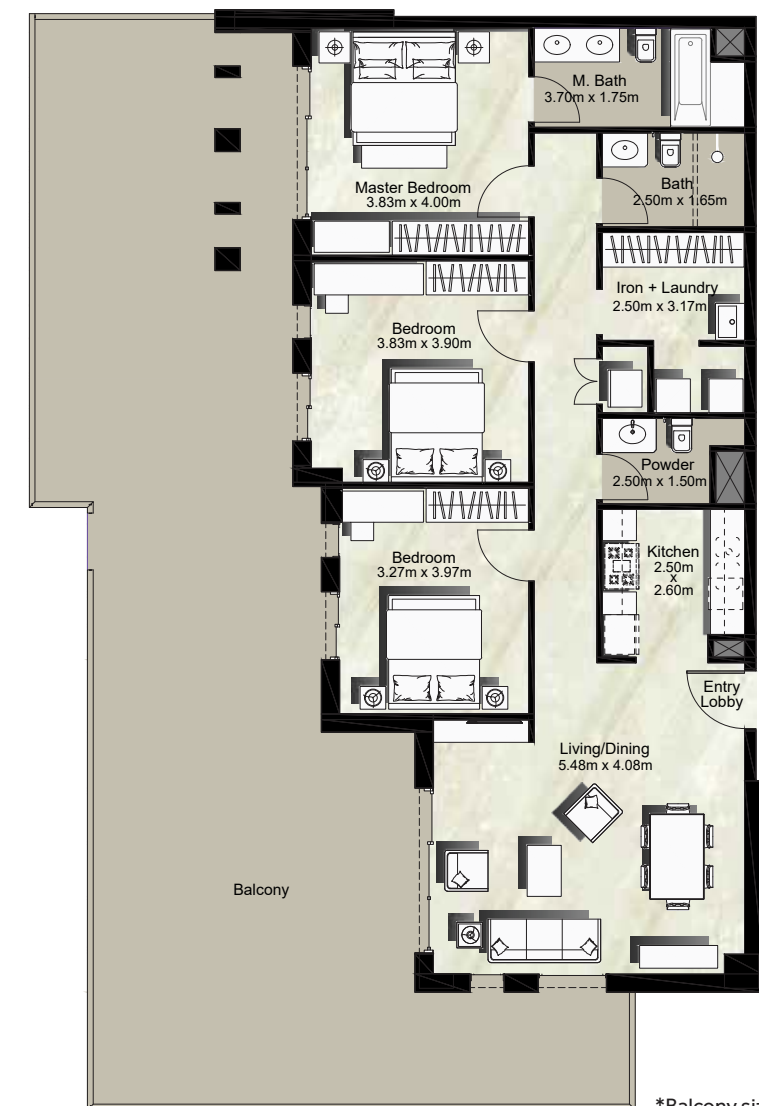


\*Balcony sizes vary

## 3 BEDROOMS

### UNIT TYPE 3B

| AREA                | MIN                         | MAX                         |
|---------------------|-----------------------------|-----------------------------|
| SUITE               | 118.41 Sq.m / 1274.55 Sq.ft | 121.05 Sq.m / 1302.97 Sq.ft |
| BALCONY             | 7.80 Sq.m / 83.96 Sq.ft     | 106.27 Sq.m / 1143.88 Sq.ft |
| TOTAL BUILT-UP AREA | 126.25 Sq.m / 1358.94 Sq.ft | 225.14 Sq.m / 2423.39 Sq.ft |



\*Balcony sizes vary

#### Disclaimer

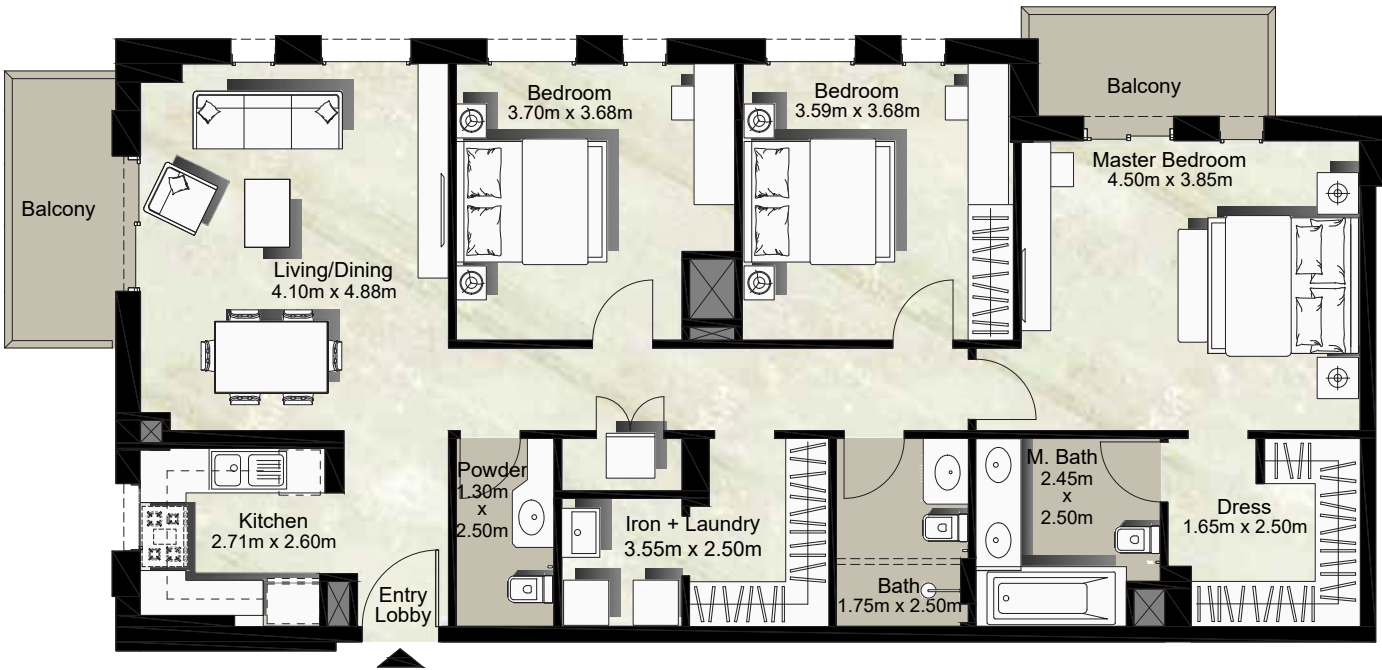
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3 BEDROOMS  
UNIT TYPE 3C

| 64 Sq.ft            | MIN                         | MAX                         |
|---------------------|-----------------------------|-----------------------------|
| SUITE               | 119.49 Sq.m / 1286.18 Sq.ft | 120.96 Sq.m / 1302.00 Sq.ft |
| BALCONY             | 5.90 Sq.m / 63.51 Sq.ft)    | 14.55 Sq.m / 156.61 Sq.ft   |
| TOTAL BUILT-UP AREA | 125.46 Sq.m / 1350.44 Sq.ft | 134.35 Sq.m / 1446.13 Sq.ft |



\*Balcony sizes vary

3 BEDROOMS  
UNIT TYPE 3D

| 64 Sq.ft            | MIN                         | MAX                         |
|---------------------|-----------------------------|-----------------------------|
| SUITE               | 129.98 Sq.m / 1399.09 Sq.ft | 136.35 Sq.m / 1467.66 Sq.ft |
| BALCONY             | 110.53 Sq.m / 1189.73 Sq.ft | 130.83 Sq.m / 1408.24 Sq.ft |
| TOTAL BUILT-UP AREA | 246.93 Sq.m / 2657.93 Sq.ft | 260.81 Sq.m / 2807.34 Sq.ft |



\*Balcony sizes vary



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FOR MORE INFORMATION PLEASE CONTACT



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