

ELAYA



TOWN **SQUARE** DUBAI

CONTENTS

03 - TOWN SQUARE DUBAI

06 - COMMUNITY FACILITIES

10 - LIFESTYLE

12 - ABOUT ELAYA

13 - INTERIOR & EXTERIOR

16 - FACILITIES

17 - FLOOR PLANS



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!



TOWN SQUARE DUBAI

KEY FACTS



50,000 SQM
Town Square Park



260,000 SQM
of Green Area



OVER 250
Retail Outlets



10 KM
Jogging Trail



13 KM
Cycling Trail



8,000 SQM
Sports Area



UNFORGETTABLE MOMENTS



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

UNPARALLELED FACILITIES FOR A LIFE OF COMFORT & CONVENIENCE



Skate Park



Fitness Club



Pet Shop



Laundry Shop



Nurseries



Veterinary Clinic



Barbeque Area



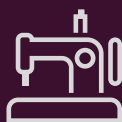
Clinics



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



24 MIN
BURJ AL ARAB



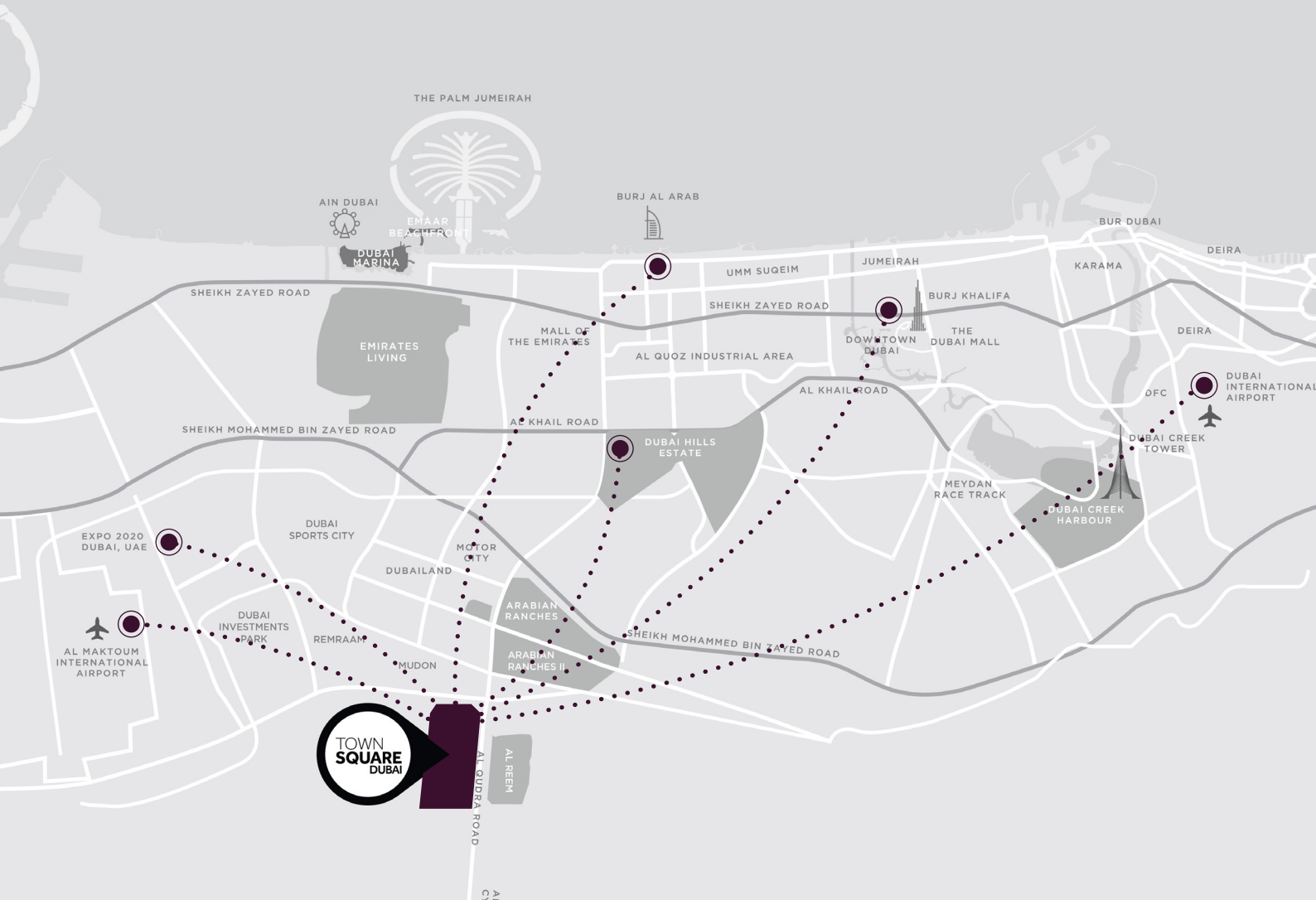
20 MIN
DUBAI HILLS MALL



20 MIN
DISTRICT 2020



25 MIN
DWC AIRPORT





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.



ELEVATE YOUR LIFESTYLE

ELAYA 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 magnificent central park, experiencing modern living & reveling in unparalleled leisure amidst breathtaking natural surroundings.



EVERY ENTRANCE WELCOMES YOU TO SERENITY

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.



ELAYA

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

Take pleasure in the charm of your brightly illuminated, generously sized residence. Highlighting glazed porcelain flooring, integrated closets, and a fully equipped kitchen.

The blend of modern design and practicality transforms your residence into a center of efficiency and elegance.



A FIRST CLASS RESIDENCE



MAKE IT YOUR HOME





EVERY FACADE TELLS A STORY

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

The exteriors feature an elegant color palette, with sleek lines and recesses to create a rhythmic play on the facade.

RECREATIONAL AMENITIES

Enjoy a variety of wellness, entertainment, and leisure options catering to all ages and lifestyles, easily accessible for residents.



Swimming
Pool



BBQ Area



Kids Play
Areas





FLOOR PLANS

ELAYA | 1 BEDROOM UNIT TYPE A

AREA	MIN	MAX
SUITE	51.70 Sq.m / 556.49 Sq.ft	51.71 Sq.m / 556.60 Sq.ft
BALCONY	5.32 Sq.m / 57.26 Sq.ft	5.36 Sq.m / 57.69 Sq.ft
TOTAL BUILT-UP	57.02 Sq.m / 613.76 Sq.ft	57.07 Sq.m / 614.30 Sq.ft



▲
ENTRY

*Balcony sizes vary

ELAYA | 2 BEDROOM UNIT TYPE A

AREA	MIN	MAX
SUITE	88.08 Sq.m / 948.09 Sq.ft	88.10 Sq.m / 948.30 Sq.ft
BALCONY	6.30 Sq.m / 67.81 Sq.ft	6.30 Sq.m / 67.81 Sq.ft
TOTAL BUILT-UP	94.38 Sq.m / 1,015.90 Sq.ft	94.40 Sq.m / 1,016.11 Sq.ft



▲
ENTRY

*Balcony sizes vary

ELAYA | 2 BEDROOM UNIT TYPE B

AREA	MIN	MAX
SUITE	91.55 Sq.m / 985.44 Sq.ft	91.75 Sq.m / 987.59 Sq.ft
BALCONY	16.75 Sq.m / 180.30 Sq.ft	16.76 Sq.m / 180.40 Sq.ft
TOTAL BUILT-UP	108.30 Sq.m / 1,165.73 Sq.ft	108.51 Sq.m / 1,167.99 Sq.ft



▲
ENTRY

*Balcony sizes vary

ELAYA | 3 BEDROOM UNIT TYPE A

AREA	
SUITE	123.30 Sq.m / 1,327.19 Sq.ft
BALCONY	18.84 Sq.m / 202.79 Sq.ft
TOTAL BUILT-UP	142.14 Sq.m / 1,529.98 Sq.ft



ELAYA



TownSquareDXB

800-NSHAMA

NSHAMA Sales Centre Town Square Dubai, Al Qudra Road

NSHAMA.AE

NSHAMA 