

TOWN  
SQUARE



LEXINGTON

NSHAMA 





# Contents

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









# Redefining Possibilities for Urban Lifestyles

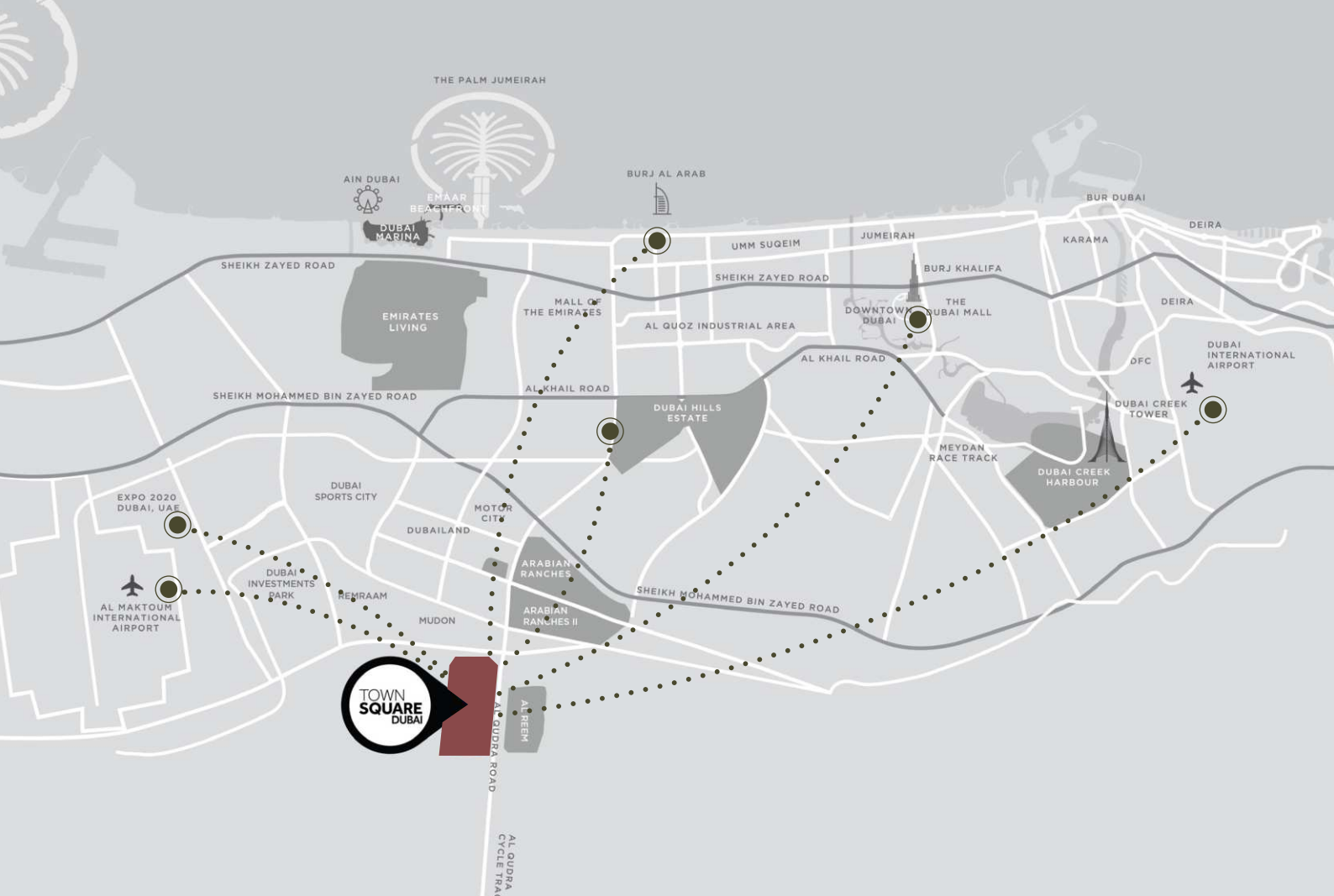
With green spaces, contemporary architecture, diverse retail stores, state-of-the-art amenities and a lively social scene, Town Square is the perfect hub for families and young professionals!



# 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







50,000

SQM Town Square park



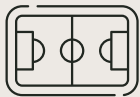
260,000

SQM greenery



250+

Retail outlets



8,000

SQM sports arenas



13

KM cycling trails



10

KM running track



# 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



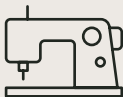
Pharmacies



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.









# Interiors that inspire

Abundant natural light fills the living and dining spaces, establishing a warm and welcoming environment.

The bedrooms are adorned with elegant glazed porcelain floors and generous built-in wardrobes, while the master suites feature opulent en-suite bathrooms.

Savor the seamless combination of modern style and practicality, making your fitted kitchen a chic and efficient zone with abundant counter space and streamlined organization.







# 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

### 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&OE. 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.



\*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

### 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&OE. 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.





\*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

### 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&OE. 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.





\*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

### 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&OE. 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.



\*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

### 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&OE. 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.





\*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

### 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&OE. 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.



\*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

### 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&OE. 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.





\*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

### 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&OE. 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.



\*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

### 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&OE. 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.





\*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

### 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&OE. 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.



\*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

### 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&OE. 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.





\*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

### 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&OE. 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.