

TOWN  
SQUARE



# THE BALTIMORE

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NSHAMA 



# Contents

Town Square	04
Community Location	06
Community Facilities	10
Lifestyle	11
The Baltimore	12
Exterior & Interior	15
Amenities	19
Floor Plans	21





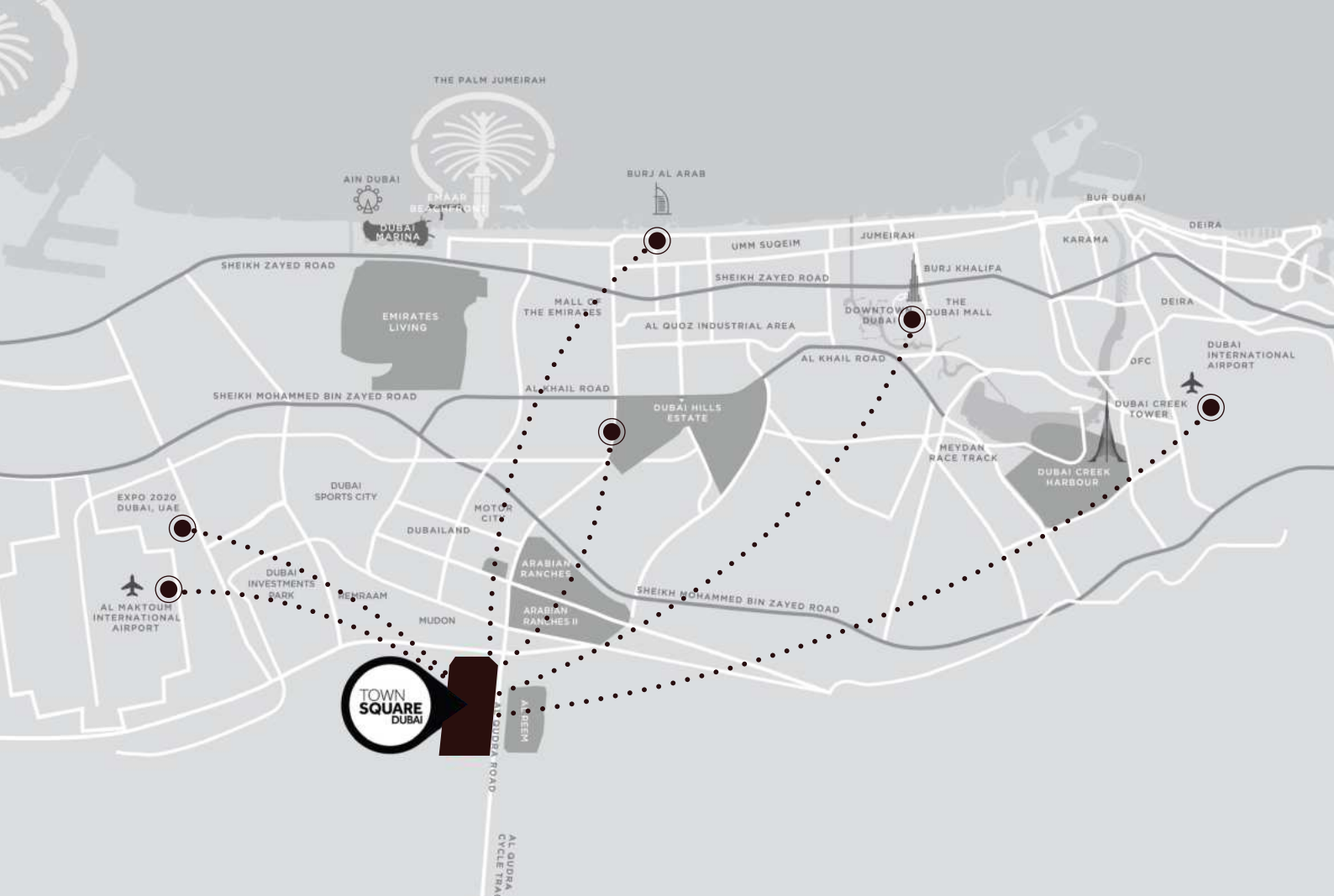
## Little Town, Big Value

Experience life at its best in Town Square, where modern design blends with lush greenery, diverse retail, and top class amenities.

Perfect for families and young professionals to thrive, enjoy vibrant social scenes and beautifully crafted spaces.

# 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



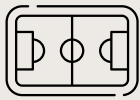
**260,000**

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



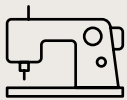
Pharmacies



Grooming & Beauty Services



Laundry Shop



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks



Skate Park





# Welcome to a new era of living

Discover amenities that cater to all interests, from invigorating fitness centers to peaceful havens.

For curious minds, creative souls, and dynamic individuals, there's a place for everyone!

# THE BALTIMORE

Explore our modern apartments featuring 1, 2, and 3 bedrooms, perfectly situated at the entrance of the main park. Enjoy stunning boulevard views and a seamless blend of serenity and convenience.

Discover the essence of nature, with tranquil green spaces designed for jogging, casual walks, or unwinding, blending the vibrancy of the city with a touch of calm.



# Modern Sophistication





# Curated Elegance

THE BALTIMORE showcases a striking collection of modern apartments, offering sweeping views of the boulevard, just moments from the park.

Its sleek design, with bold lines and large windows, redefines urban elegance by merging aesthetic appeal with everyday practicality.







## Alluring interior layouts

The living and dining areas are bathed in abundant natural light, creating a cozy and welcoming atmosphere. The bedrooms feature elegant porcelain floors and generous built-in wardrobes, while the master suites offer indulgent en-suite bathrooms.

Experience the perfect blend of modern design and functionality, transforming your kitchen into a stylish and efficient space with ample counter space and sleek storage solutions.

# Step into the World of Elevated Living





# Recreational Amenities



Children & Adult  
Swimming pools



Gym



Indoor & Outdoor  
Kid's Play Areas



BBQ Area



Easy access to the  
main park



Pet Washroom



Multipurpose Room

Multipurpose Room



Indoor Kid's Play Area



# Floor Plans





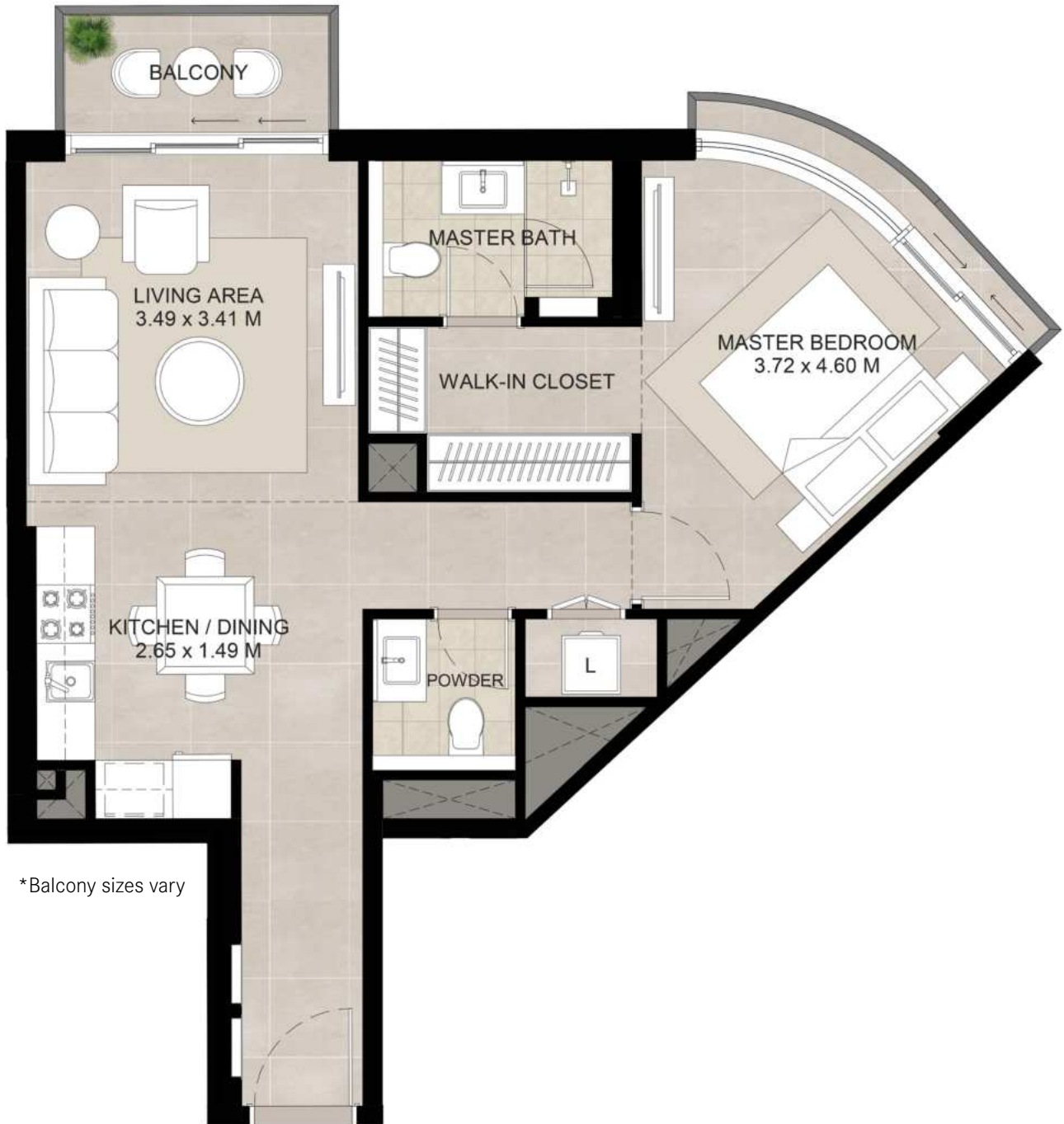
\*Balcony sizes vary

## 1 bedroom - Unit type A

Area	Min	Max
Suite	57.55 Sq.m / 619.46 Sq.ft	57.62 Sq.m / 620.22 Sq.ft
Balcony	3.92 Sq.m / 42.19 Sq.ft	3.92 Sq.m / 42.19 Sq.ft
Total built-up	61.47 Sq.m / 661.66 Sq.ft	61.54 Sq.m / 662.41 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.



## 1 bedroom - Unit type B

Area	Min	Max
Suite	61.10 Sq.m / 657.67 Sq.ft	61.68 Sq.m / 663.92 Sq.ft
Balcony	3.91 Sq.m / 42.09 Sq.ft	5.57 Sq.m / 59.95 Sq.ft
Total built-up	65.59 Sq.m / 706.00 Sq.ft	66.69 Sq.m / 717.85 Sq.ft

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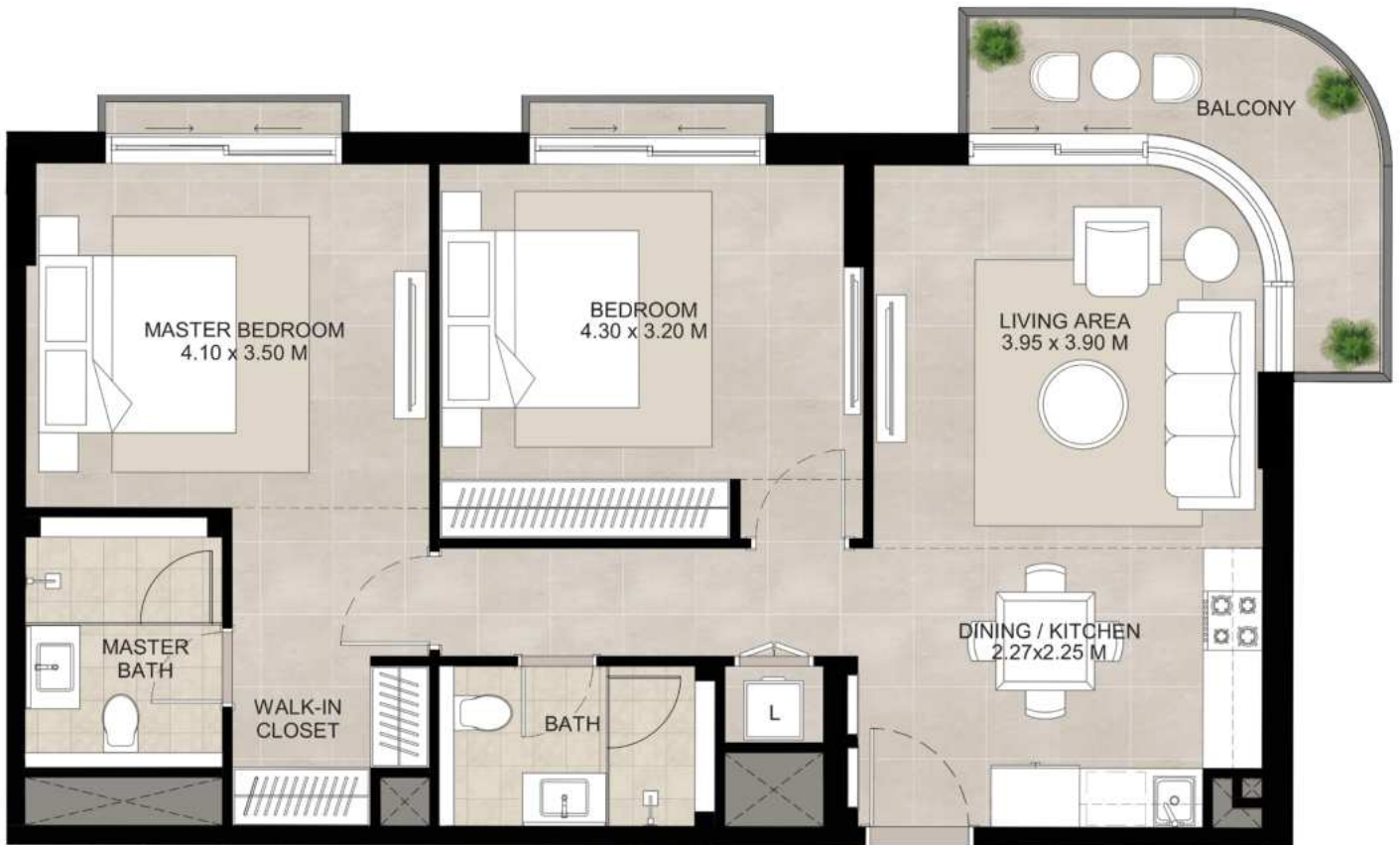
## 2 bedroom - Unit type A

Area	Min	Max
Suite	86.23 Sq.m / 928.17 Sq.ft	86.84 Sq.m / 934.74 Sq.ft
Balcony	3.93 Sq.m / 42.30 Sq.ft	6.32 Sq.m / 68.03 Sq.ft
Total built-up	90.77 Sq.m / 977.04 Sq.ft	92.64 Sq.m / 997.04 Sq.ft

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## 2 bedroom - Unit type B

Area	
Suite	86.01 Sq.m / 925.80 Sq.ft
Balcony	10.87 Sq.m / 117.00 Sq.ft
Total built-up	96.88 Sq.m / 1042.81 Sq.ft

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## 2 bedroom - Unit type C

Area	Min	Max
Suite	84.91 Sq.m / 913.96 Sq.ft	84.98 Sq.m / 914.72 Sq.ft
Balcony	3.92 Sq.m / 42.19 Sq.ft	3.92 Sq.m / 42.19 Sq.ft
Total built-up	88.83 Sq.m / 956.16 Sq.ft	88.90 Sq.m / 956.91 Sq.ft

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## 2 bedroom - Unit type D

Area	Min	Max
Suite	87.47 Sq.m / 941.52 Sq.ft	87.68 Sq.m / 943.78 Sq.ft
Balcony	6.72 Sq.m / 72.33 Sq.ft	6.73 Sq.m / 72.44 Sq.ft
Total built-up	94.19 Sq.m / 1013.85 Sq.ft	94.41 Sq.m / 1016.22 Sq.ft

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## 3 bedroom - Unit type A

Area	Min	Max
Suite	118.20 Sq.m / 1272.29 Sq.ft	118.37 Sq.m / 1274.12 Sq.ft
Balcony	14.46 Sq.m / 155.65 Sq.ft	14.46 Sq.m / 155.65 Sq.ft
Total built-up	132.66 Sq.m / 1427.94 Sq.ft	132.83 Sq.m / 1429.77 Sq.ft

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