

TOWN  
SQUARE



ELLISON

NSHAMA<sup>®</sup>



# CONTENTS

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





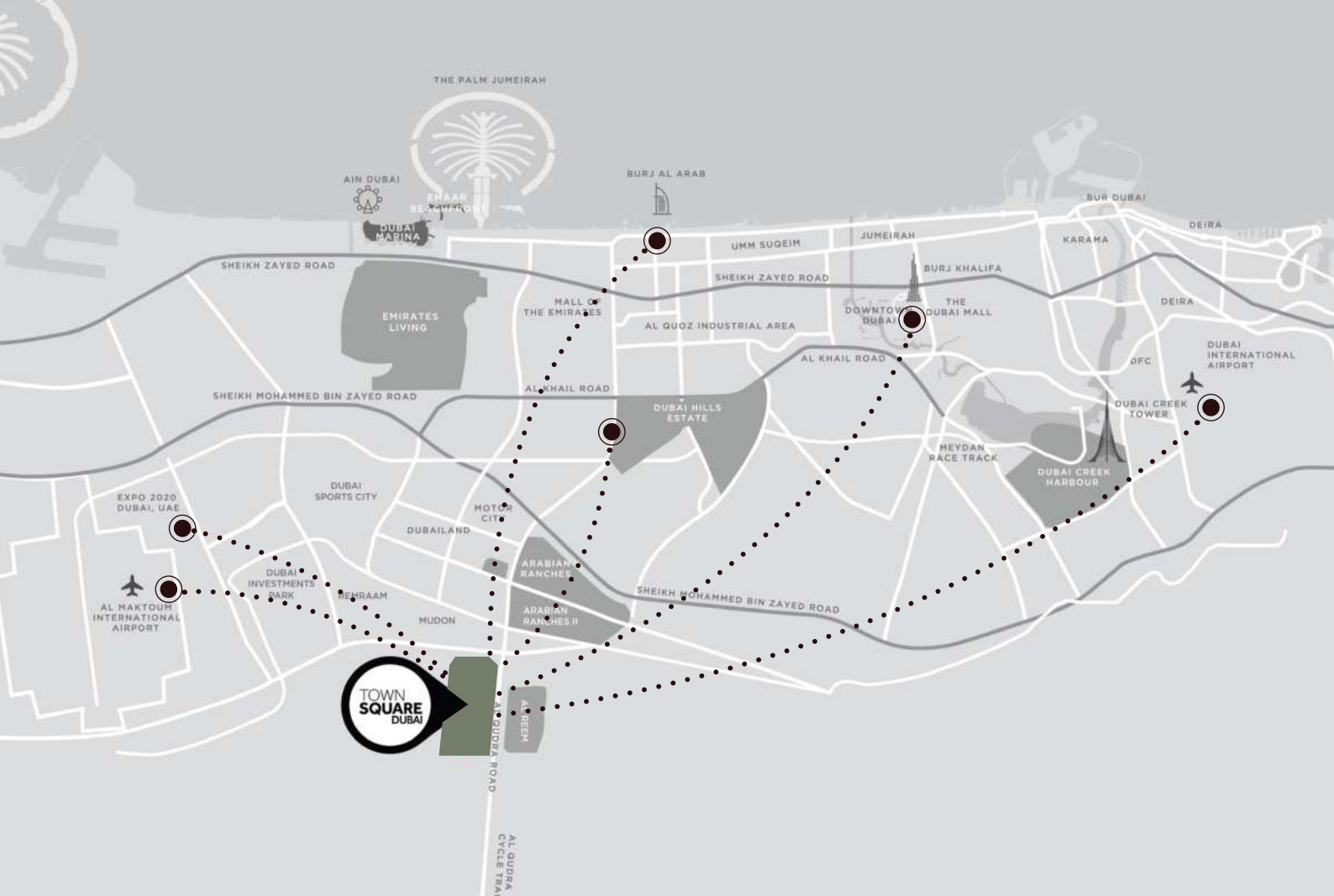
# Little Town, Big Value

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





# Redefining Contemporary Living

Explore amenities designed to suit every passion, from energizing fitness centers to serene retreats.

Town Square is a home for all, where individuality and belonging go hand in hand.

# ELLISON

Modern living redefined with 1, 2, 3-bedroom apartments,  
and spacious 3-bedroom duplexes.

Perfectly located at the main park's entrance, these homes  
offer breathtaking boulevard views and a harmonious blend  
of tranquility and urban convenience.



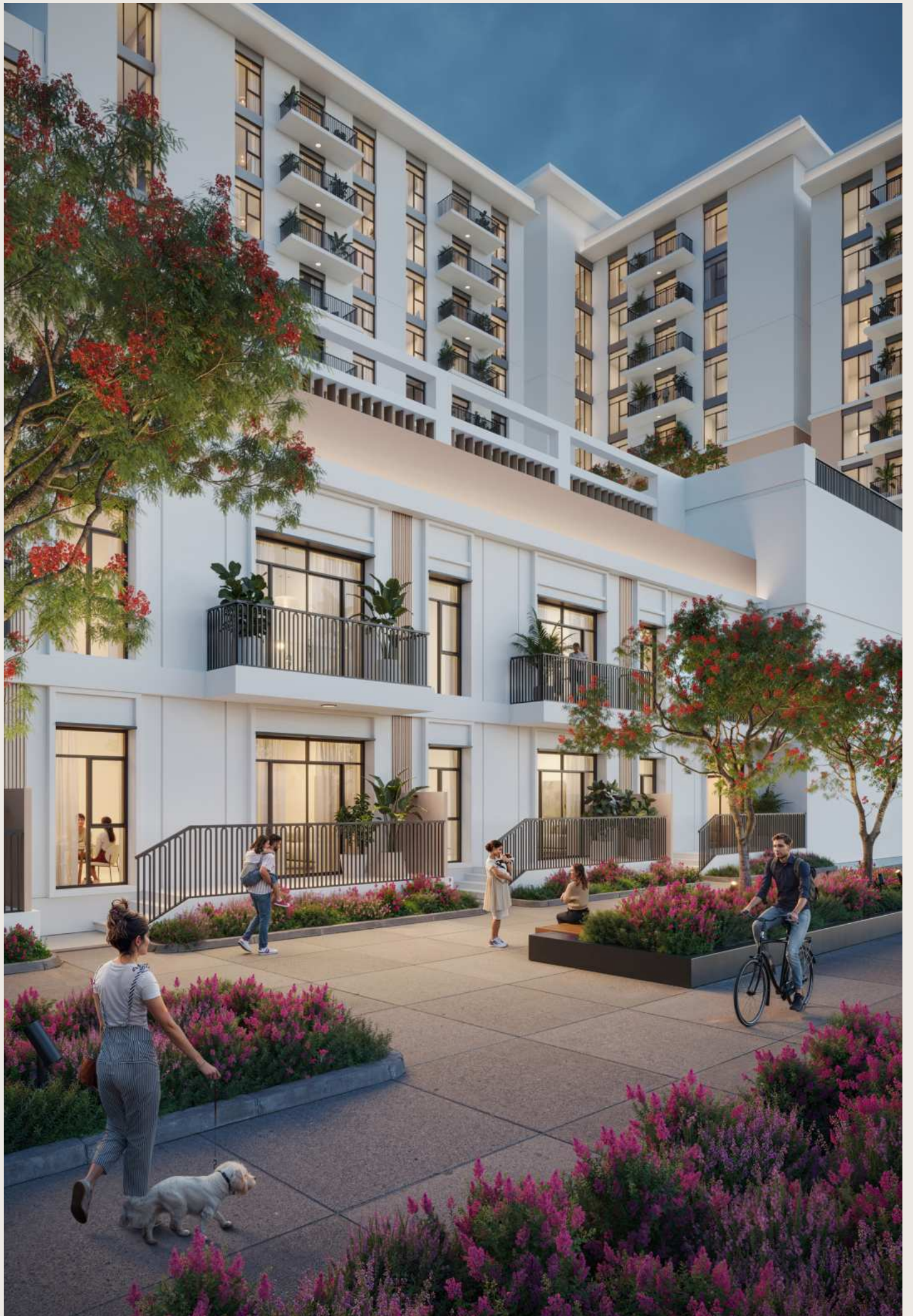




# Timeless Design, Inspired Living

Situated along the iconic boulevard, the building boasts a bold, contemporary design characterized by clean lines, expansive floor-to-ceiling windows, and a captivating façade adorned with soft earth-toned hues.

Ellison provides the perfect balance of elegant aesthetics with functional design, redefining urban sophistication.







# Redefining Beauty in Every Corner

Enjoy a harmonious fusion of contemporary design. The living and dining spaces are beautifully illuminated by natural light, fostering a warm and inviting ambiance. Bedrooms showcase sophisticated porcelain flooring and spacious built-in wardrobes, while the master suites provide the luxury of opulent en-suite bathrooms.

The kitchen features an expansive countertop and elegant streamlined storage options for a chic and functional cooking experience.

Live Exceptionally,  
Every Day





# Recreational Amenities



Swimming Pool



Gym



Indoor & Outdoor  
Kid's Play Areas



BBQ Area



Easy access to the  
main park



Pet Washroom

Building Lobby



Indoor Kid's Play Area



# Floor Plans





\*Balcony sizes vary

## 1 bedroom - Unit type A

|                |                           |
|----------------|---------------------------|
| Suite          | 56.14 Sq.m / 604.29 Sq.ft |
| Balcony        | 5.32 Sq.m / 57.26 Sq.ft   |
| Total built-up | 61.46 Sq.m / 661.55 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

|                |                           |
|----------------|---------------------------|
| Suite          | 53.61 Sq.m / 577.05 Sq.ft |
| Balcony        | 9.44 Sq.m / 101.61 Sq.ft  |
| Total built-up | 63.05 Sq.m / 678.66 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

|                |                           |
|----------------|---------------------------|
| Suite          | 49.70 Sq.m / 534.97 Sq.ft |
| Balcony        | 11.33 Sq.m / 121.96 Sq.ft |
| Total built-up | 61.03 Sq.m / 656.92 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.





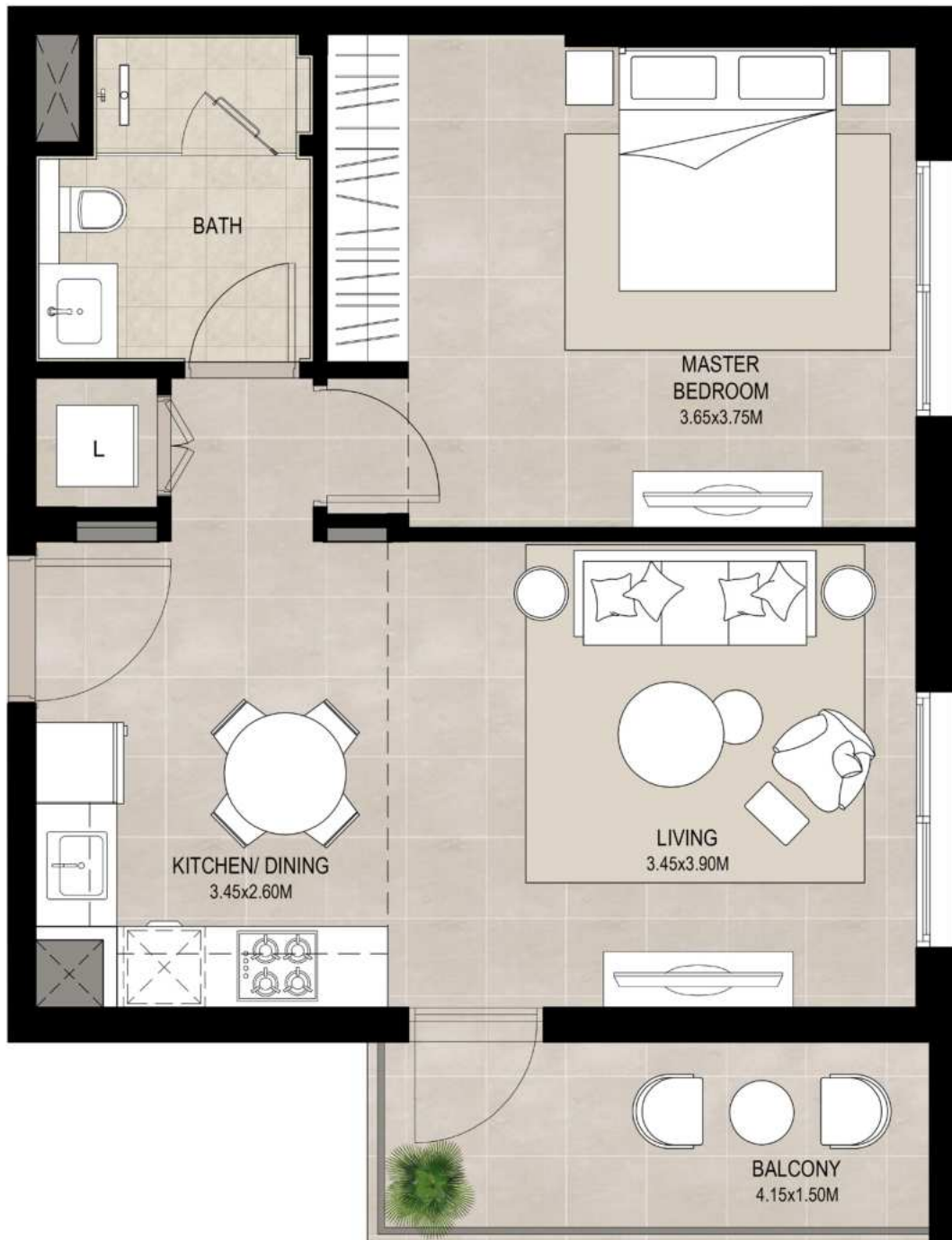
\*Balcony sizes vary

## 1 bedroom - Unit type D

|                |                           |
|----------------|---------------------------|
| Suite          | 55.47 Sq.m / 597.07 Sq.ft |
| Balcony        | 5.32 Sq.m / 57.26 Sq.ft   |
| Total built-up | 60.79 Sq.m / 654.34 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 E

|                |                           |
|----------------|---------------------------|
| Suite          | 48.84 Sq.m / 525.71 Sq.ft |
| Balcony        | 6.02 Sq.m / 64.80 Sq.ft   |
| Total built-up | 54.86 Sq.m / 590.51 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

|                |                           |
|----------------|---------------------------|
| Suite          | 81.63 Sq.m / 878.66 Sq.ft |
| Balcony        | 5.32 Sq.m / 57.26 Sq.ft   |
| Total built-up | 86.95 Sq.m / 935.92 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

|                |                           |
|----------------|---------------------------|
| Suite          | 82.75 Sq.m / 890.71 Sq.ft |
| Balcony        | 7.49 Sq.m / 80.62 Sq.ft   |
| Total built-up | 90.24 Sq.m / 971.34 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.



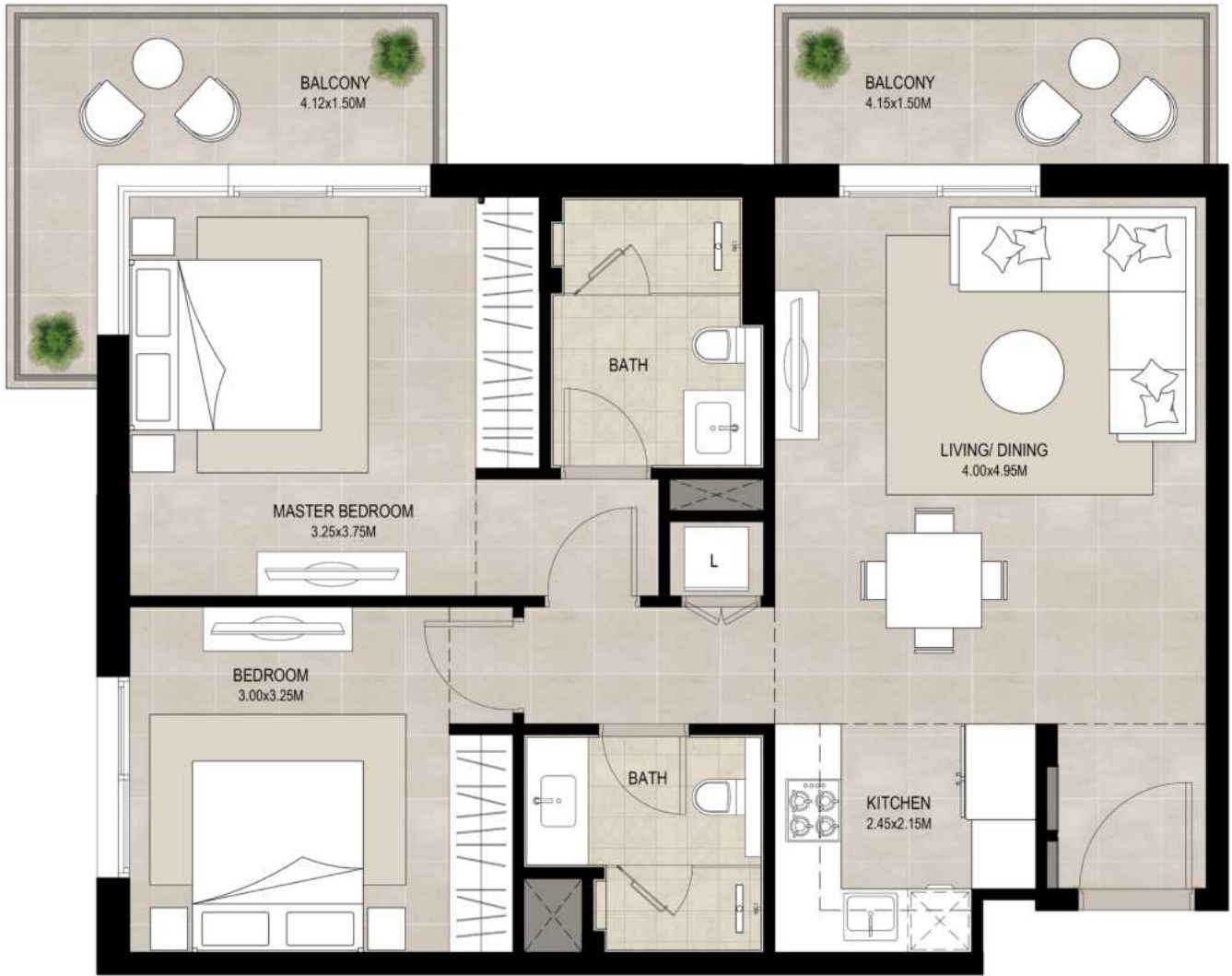
\*Balcony sizes vary

## 2 bedroom - Unit type C

|                |                           |
|----------------|---------------------------|
| Suite          | 79.19 Sq.m / 852.39 Sq.ft |
| Balcony        | 11.86 Sq.m / 127.66 Sq.ft |
| Total built-up | 91.05 Sq.m / 980.05 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

|                |                           |
|----------------|---------------------------|
| Suite          | 72.94 Sq.m / 785.12 Sq.ft |
| Balcony        | 14.47 Sq.m / 155.75 Sq.ft |
| Total built-up | 87.41 Sq.m / 940.87 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

## 3 bedroom - Unit type A

|                |                             |
|----------------|-----------------------------|
| Suite          | 111.62 Sq.m / 1201.47 Sq.ft |
| Balcony        | 18.97 Sq.m / 204.19 Sq.ft   |
| Total built-up | 130.59 Sq.m / 1405.66 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.