

# TOWN SQUARE



# ALTON

NSHAMA 



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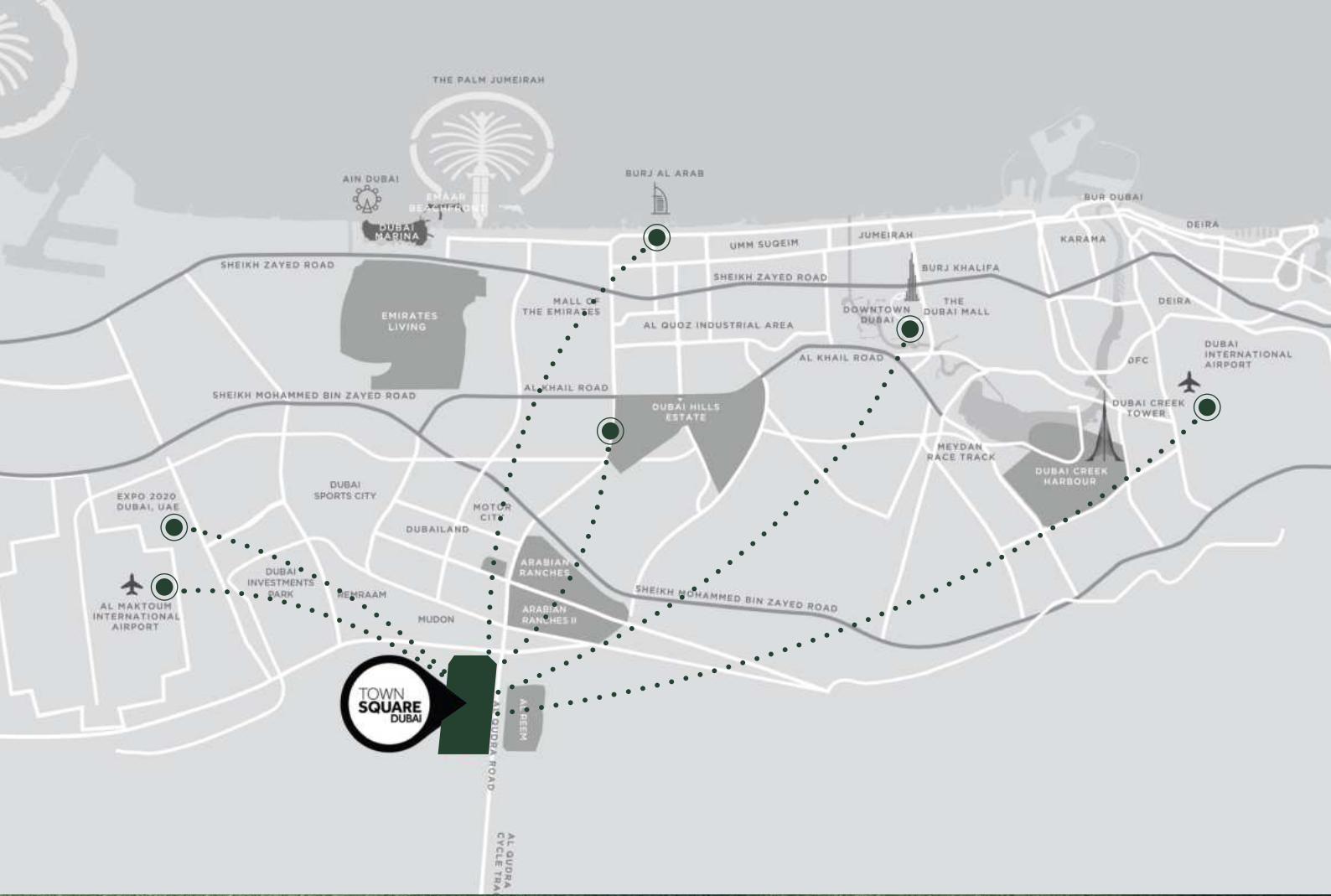
## A VIBRANT COMMUNITY, UNMATCHED VALUE

Town Square offers a lifestyle where contemporary architecture meets green open spaces, diverse retail options, and premium amenities.

Designed for both families and young professionals, it's a place to grow, connect, and enjoy beautifully designed surroundings and a lively social atmosphere.

# 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



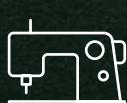
Pharmacies



Grooming & Beauty Services



Laundry Shop



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks



Skate Park



## ELEVATING MODERN LIFESTYLES

Discover thoughtfully curated amenities that cater to every interest—from dynamic fitness spaces to peaceful areas for relaxation.

At Town Square, you'll find a community that celebrates both individuality and a sense of connection.

# ALTON

Modern 1, 2, and 3-bedroom apartments designed for today's lifestyle.

Perched at the top of Town Square Park, with sweeping views of the central boulevard and parkland, combining serene green surroundings with the energy and accessibility of urban living.

# MODERN SOPHISTICATION





## INSPIRED LIVING, ELEVATED DESIGN

Poised at the top of Town Square Park, ALTON enjoys the most privileged vantage point, offering unmatched views across the community's central green heart.

With a striking contemporary design defined by clean lines, expansive floor-to-ceiling windows, and a warm, earth-toned façade, ALTON perfectly balances refined aesthetics with a new standard for urban elegance.





## ELEGANCE IN EVERY DETAIL

Experience the seamless blend of modern design and everyday comfort. Natural light and dining areas create a welcoming atmosphere, enhanced by thoughtful layouts.

Bedrooms feature refined porcelain flooring and generous built-in wardrobes, while master suites offer the indulgence of luxurious en-suite bathrooms, designed to elevate both style and serenity.

LIVE EXCEPTIONALLY,  
EVERY DAY





## RECREATIONAL AMENITIES



Easy access to the  
main park



Swimming Pool



Gym



Kid's Play Areas



Roof Top Terrace



BBQ Area



Pet Washroom



# FLOOR PLANS





\*Balcony sizes vary

## 1 bedroom - Unit type A

Area	Min	Max
Suite	56.19 Sq.m / 604.82 Sq.ft	57.46 Sq.m / 618.49 Sq.ft
Balcony	6.53 Sq.m / 70.29 Sq.ft	6.57 Sq.m / 70.72 Sq.ft
Total built-up	62.72 Sq.m / 675.11 Sq.ft	64.03 Sq.m / 689.21 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	84.28 Sq.m / 907.18 Sq.ft	84.44 Sq.m / 908.90 Sq.ft
Balcony	6.36 Sq.m / 68.46 Sq.ft	6.53 Sq.m / 70.29 Sq.ft
Total built-up	90.81 Sq.m / 977.47 Sq.ft	90.80 Sq.m / 977.36 Sq.ft

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\*Balcony sizes vary

## 2 bedroom - Unit type B

Suite	85.95 Sq.m / 925.16 Sq.ft
Balcony	10.11 Sq.m / 108.82 Sq.ft
Total built-up	96.06 Sq.m / 1033.98 Sq.ft

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\*Balcony sizes vary

## 2 bedroom - Unit type C

Area	Min	Max
Suite	84.93 Sq.m / 914.18 Sq.ft	86.56 Sq.m / 931.72 Sq.ft
Balcony	7.59 Sq.m / 81.70 Sq.ft	8.51 Sq.m / 91.60 Sq.ft
Total built-up	92.52 Sq.m / 995.88 Sq.ft	95.07 Sq.m / 1023.32 Sq.ft

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\*Balcony sizes vary

## 2 bedroom - Unit type D

Suite	85.78 Sq.m / 923.33 Sq.ft
Balcony	8.49 Sq.m / 91.39 Sq.ft
Total built-up	94.27 Sq.m / 1014.71 Sq.ft

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\*Balcony sizes vary

## 2 bedroom - Unit type E

Suite	91.31 Sq.m / 982.85 Sq.ft
Balcony	8.39 Sq.m / 90.31 Sq.ft
Total built-up	99.70 Sq.m / 1073.16 Sq.ft

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\*Balcony sizes vary

## 3 bedroom - Unit type A

Suite	129.07 Sq.m / 1389.30 Sq.ft
Balcony	12.84 Sq.m / 138.21 Sq.ft
Total built-up	141.91 Sq.m / 1527.51 Sq.ft

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# ALTON



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