

ASCOT

RESIDENCES

TOWN SQUARE DUBAI

Town Square new project brochure



**ASCOT Residences is
a low-rise residential
complex in the green
area of Town Square.**



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+971 (4) 364-5110



20 minutes from the central areas

ASCOT Residences is a 25-minute drive from The Palm Jumeirah and Dubai Marina. A 20-minute drive from Business Bay and Downtown Dubai. Jumeirah Beach is a 25-minute drive away. Al Maktoum International Airport is a 26-minute drive and Dubai International Airport is a 28-minute drive.

New developed area

Town Square is a new residential area built by Nshama. Located just off Al Qudra Road, the community provides quick access to other key areas of Dubai. The area boasts hundreds of shops, numerous cafes, restaurants, modern schools and hospitals, as well as a 37,000 square meter park — Town Square Park.



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View balconies and floor-to-ceiling windows

The project features modern architecture. White facades with panoramic windows end with spacious view terraces.

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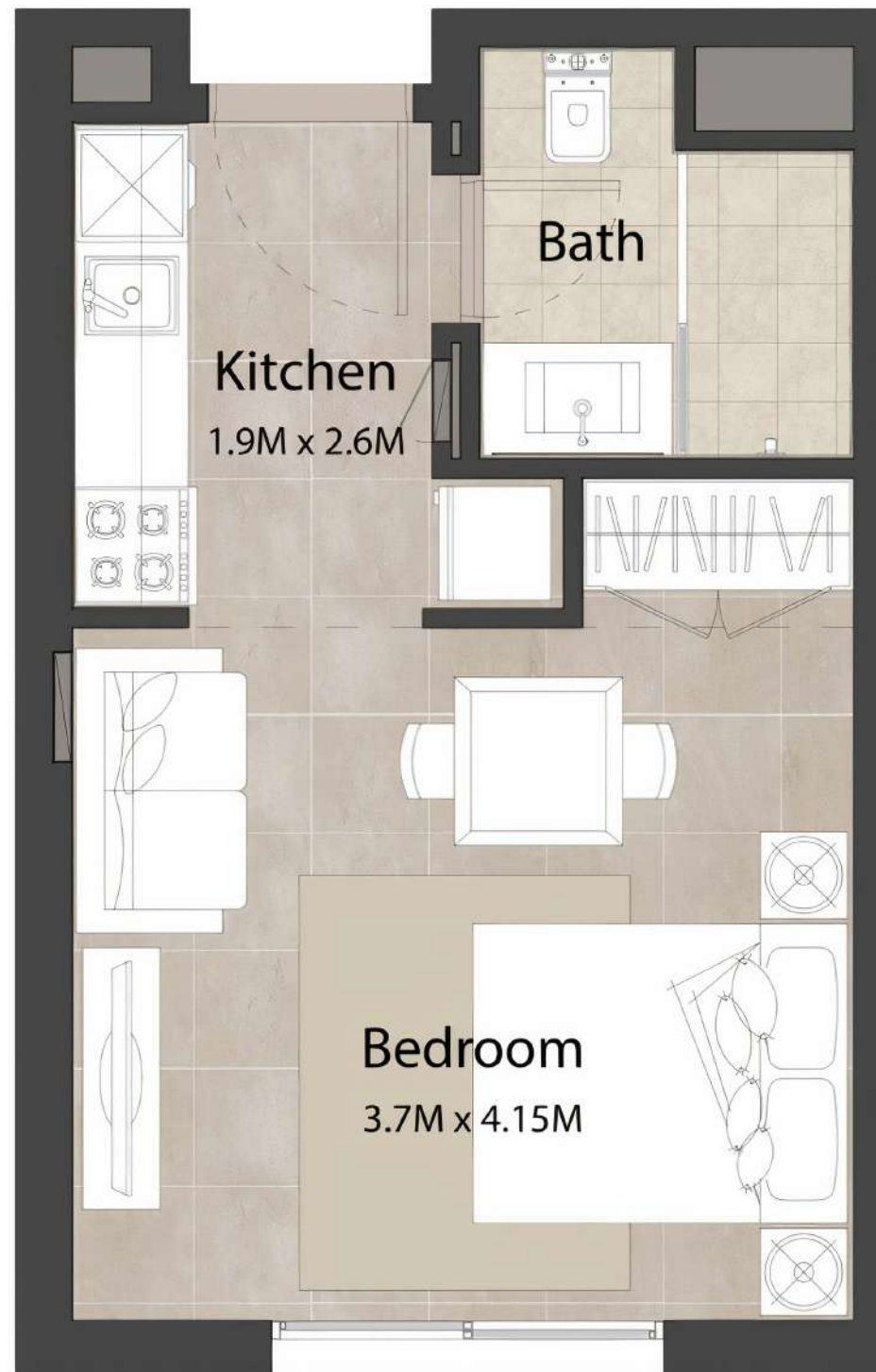


**In the project you can choose
from studios and apartments
with 1, 2 and 3 bedrooms**

Finishing in milky shades

The interiors are done in a neutral beige palette — the walls are painted in a light milky color, on the floor there are large-format beige tiles. The living and dining areas are flooded with natural light. Modern open plan kitchens feature scratch and stain resistant cabinetry and countertops.

Studio layout



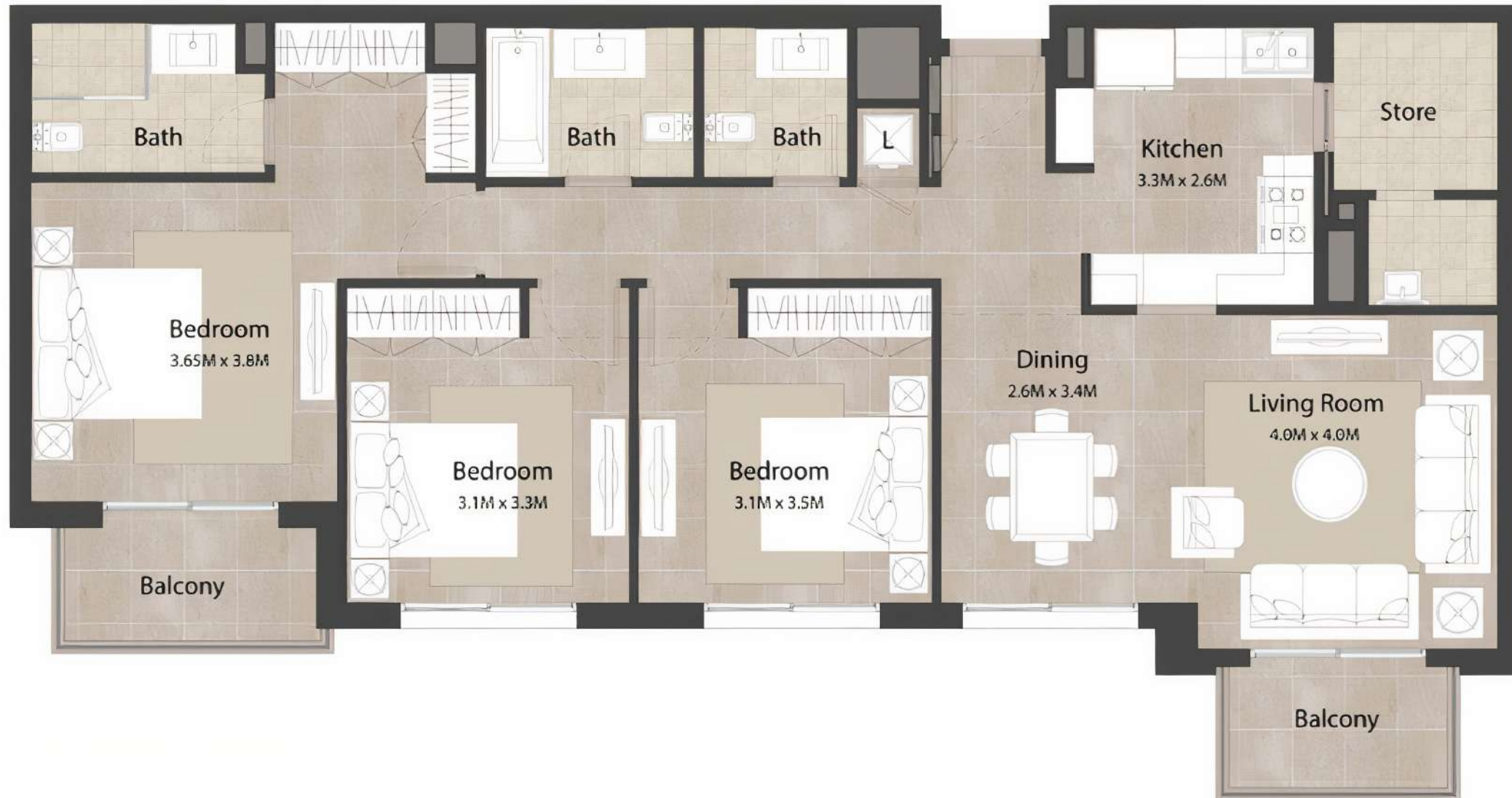
Layouts of the apartments with 1 bedroom



LAYOUTS of apartments with 2 bedrooms



3 bedroom apartment layouts



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Outdoor swimming pool

The 5-storey project has provided an infinity pool with relaxation areas where residents can cool off on a hot day or spend time basking in the warming sun.

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Sports grounds

For sports enthusiasts, there is a paddle tennis court, squash and tennis courts, basketball courts and a football field.



Family fun outdoors

Kilometers of green spaces with paths for jogging, cycling and walking are located at the threshold of the complex. The little residents of the complex will be delighted with the colorful playgrounds and the water park, and you can try your hand at rollerblading or scootering at the skate park.

Rich infrastructure

The area boasts hundreds of shops, numerous cafes, restaurants, modern schools and hospitals.



Golf club 3 km drive

At Els Club At Dubai Sport City, an 8-minute drive away, you can practice and have a golf tournament with friends or watch a game.

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15 minutes walk to Global Village Park

Take your family to an amusement park, take your kids on the many different rides, and watch the fireworks in the evening.





Flower Park 15-minute drive

Miracle Garden is one of the largest flower parks in the world, which in just a few years of its work has managed to earn the attention of the world community, and has become one of the key objects of attracting tourists to Dubai. Miracle Garden cannot be called a classic botanical garden or greenhouse in the traditional sense. It is rather a collection of numerous examples of floral art.



Global Village 20 minutes away

Global Village Dubailand is an international and large-scale fair in the UAE, which takes place annually in the Dubailand entertainment park in Dubai on an area of 1.6 million square meters. During the fair period, the fair becomes the center of tourism, recreation, entertainment and shopping in the region.



**The ASCOT Residences project will
be built in the 4th quarter of 2024**

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Project developer — Nshama

Nshama is a real estate development company based in Dubai, founded in 2014 by a small group of specialists from Emaar. The company has already made a name for itself in the real estate industry in the UAE, offering premium eco-friendly communities that are functional and sophisticated as the flagship development of Town Square Dubai. Nshama offers self-contained large communities for families with a full range of living services.

**Book a viewing by phone:
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