

TOWN  
SQUARE  
DUBAI

by NSHAMA

# AYALA

ON THE PARK



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# TOWN SQUARE DUBAI

## KEY FACTS



10km  
Jogging Trail



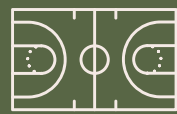
13km  
Cycling Trail



260,000sqm  
of Green Area



50,000sqm  
Town Square Park



8,000sqm  
Sports Area



over 250  
Retail Outlets

# COMMUNITY FACILITIES



Town Square Park



Swimming Pool



GYM



Basketball Courts



Carousel



Cycling Track



Jogging Track



Kids Play Area



Kids Train



Retail Outlets



Restaurants & Cafes



Splash Pad



Football Pitch



Squash & Tennis Court



Padel Court



Skate Park



Fitness Club



Pet Shop



Laundry Shop



Nurseries



Veterinary Clinic



Barbeque Area



Clinics



Pharmacies



Grooming & Beauty Services



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks

# TOWN SQUARE DUBAI

Featuring a central park and lush green areas, this community provides an ideal environment for a balanced and tranquil way of life.

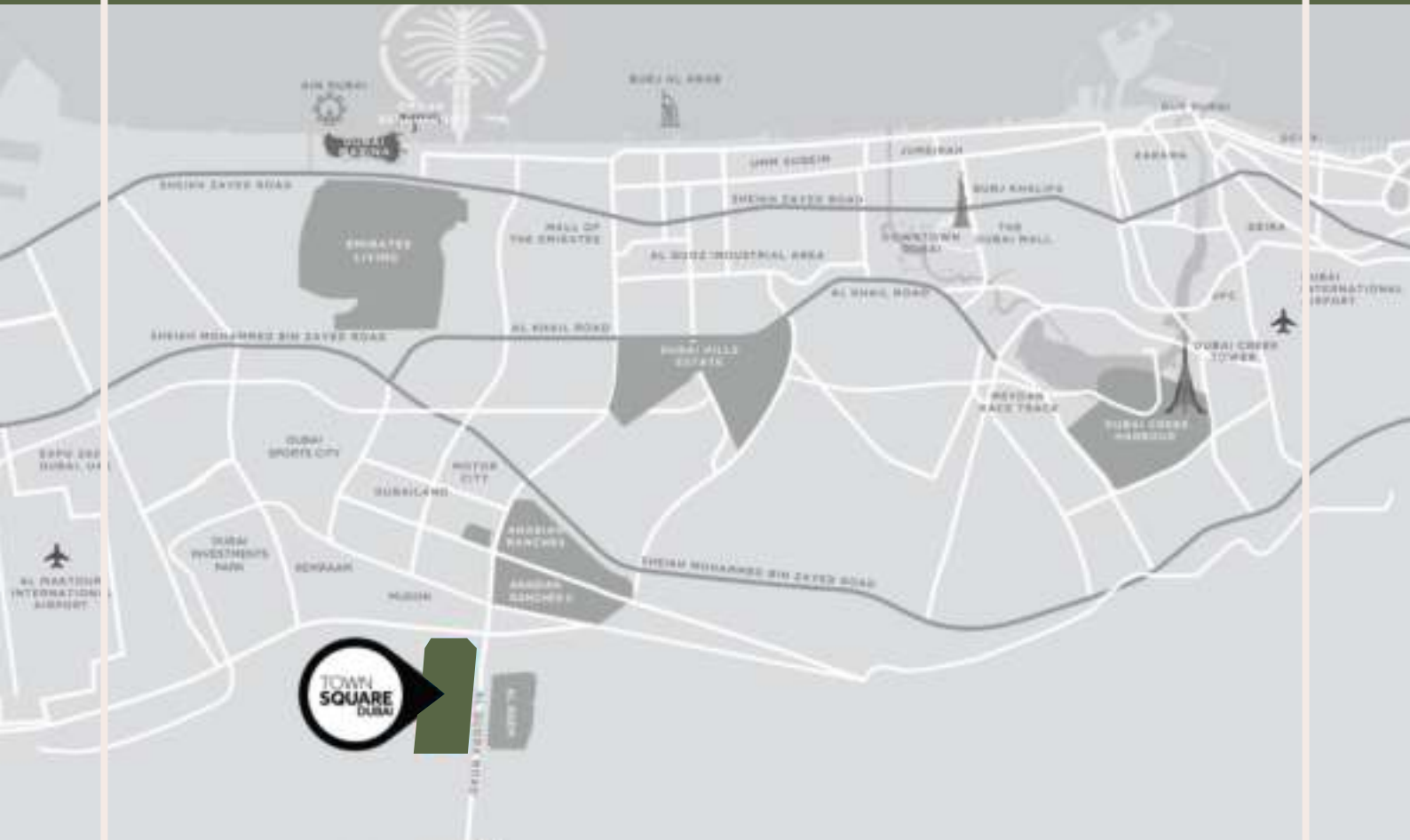
Enveloped by jogging trails, cycling lanes, charming cafes and convenient retail options, Town Square Dubai caters to all your needs, creating a vibrant atmosphere filled with energy and warmth in every corner!





EXPERIENCE  
SIGNATURE LIVING

# LOCATION PROXIMITIES



DUBAI INTL. AIRPORT

28 MIN



DUBAI MALL

29 MIN



BURJ AL ARAB

24 MIN



DUBAI HILLS MALL

20 MIN



DISTRICT 2020

20 MIN



DWC AIRPORT

25 MIN



# A COMMUNITY CONNECTED TO NATURE



# AYALA

## ON THE PARK

Featuring a combination of 1, 2, and 3-bedroom apartments, these modern layouts prioritize privacy and comfort.

Experience the warmth of an inviting lobby upon returning home and relax in the landscaped courtyard, complete with a swimming pool, expansive deck, and children's play areas.



TRANQUILITY,  
SOPHISTICATED AND  
BELONGING.



# INTERIORS THAT REFLECT YOUR TASTE

At AYALA on the Park, our commitment lies in delivering extraordinary interior design, meticulously crafting every detail.

Relax and immerse yourself in the beauty of your well-lit open living space. Featuring glazed porcelain floors, built-in wardrobes, and a fully fitted kitchen, the blend of modern aesthetics and practicality transforms your home into a center of efficiency and elegance.





# SINK INTO COMPLETE SERENITY

Ayala on the Park showcases a captivating modern contemporary architectural style, characterized by clean lines and a timeless aesthetic.

The thoughtful placement of the building maximizes residents enjoyment of the stunning park views, fostering a harmonious connection with nature.



# SERENITY, ELEGANCE & CONNECTIVITY

# RECREATIONAL AMENITIES

Diverse wellness, entertainment, and leisure choices  
are all within easy reach!



Kids Play Areas



Exclusive  
Residential Gym



Swimming Pool







EXPERIENCE  
A SANCTUARY OF  
POSSIBILITIES



# YOUR COMMUNITY IS AN EXTENSION OF YOUR HOME

Here, you'll find amenities that have your every interest covered - from a range of active fitness facilities to more relaxed and spiritual spaces.

For the explorers, the thinkers and for the playful ones - there's always something for every one.



# FLOOR PLANS

# 1 BEDROOM | TYPE A

SUITE AREA	54.66 Sq.m / 588.36 Sq.ft
BALCONY AREA	5.10 Sq.m / 54.90 Sq.ft
TOTAL BUILT-UP AREA	59.76 Sq.m / 643.25 Sq.ft

AYALA  
ON THE PARK



\*Balcony sizes vary

#### 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 | TYPE A2

AYALA  
ON THE PARK

SUITE AREA 56.31 Sq.m / 606.12 Sq.ft

BALCONY AREA 11.67 Sq.m / 125.61 Sq.ft

TOTAL BUILT-UP AREA 67.98 Sq.m / 731.73 Sq.ft



\*Balcony sizes vary

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# 2 BEDROOM | TYPE A

AYALA  
ON THE PARK

SUITE AREA	82.6 Sq.m / 889.10 Sq.ft
BALCONY AREA	17.00 Sq.m / 182.99 Sq.ft
TOTAL BUILT-UP AREA	99.60 Sq.m / 1072.09 Sq.ft



\*Balcony sizes vary

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# 2 BEDROOM | TYPE A1

AYALA  
ON THE PARK

SUITE AREA 84.08 Sq.m / 905.03 Sq.ft

BALCONY AREA 5.10 Sq.m / 54.90 Sq.ft

TOTAL BUILT-UP AREA 89.18 Sq.m / 959.93 Sq.ft



\*Balcony sizes vary

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# 2 BEDROOM | TYPE B

AYALA  
ON THE PARK

SUITE AREA	82.94 Sq.m / 892.76 Sq.ft
BALCONY AREA	16.77 Sq.m / 180.51 Sq.ft
TOTAL BUILT-UP AREA	99.71 Sq.m / 1073.27 Sq.ft



\*Balcony sizes vary

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# 2 BEDROOM | TYPE B1

AYALA  
ON THE PARK

SUITE AREA	82.89 Sq.m / 892.22 Sq.ft
BALCONY AREA	12.60 Sq.m / 135.63 Sq.ft
TOTAL BUILT-UP AREA	95.49 Sq.m / 1027.85 Sq.ft



\*Balcony sizes vary

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# 3 BEDROOM | TYPE A

AYALA  
ON THE PARK

SUITE AREA	119.25 Sq.m / 1283.6 Sq.ft
BALCONY AREA	12.60 Sq.m / 135.63 Sq.ft
TOTAL BUILT-UP AREA	131.85 Sq.m / 1419.22 Sq.ft



\*Balcony sizes vary

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# 3 BEDROOM | TYPE A1

AYALA  
ON THE PARK

SUITE AREA 119.17 Sq.m / 1282.74 Sq.ft

BALCONY AREA 39.84 Sq.m / 428.83 Sq.ft

TOTAL BUILT-UP AREA 159.01 Sq.m / 1711.57 Sq.ft



\*Balcony sizes vary

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