



**STYLE & ELEGANCE**

**TOWN SQUARE DUBAI**

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04 About Town Square Dubai

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**ASCOT RESIDENCES**

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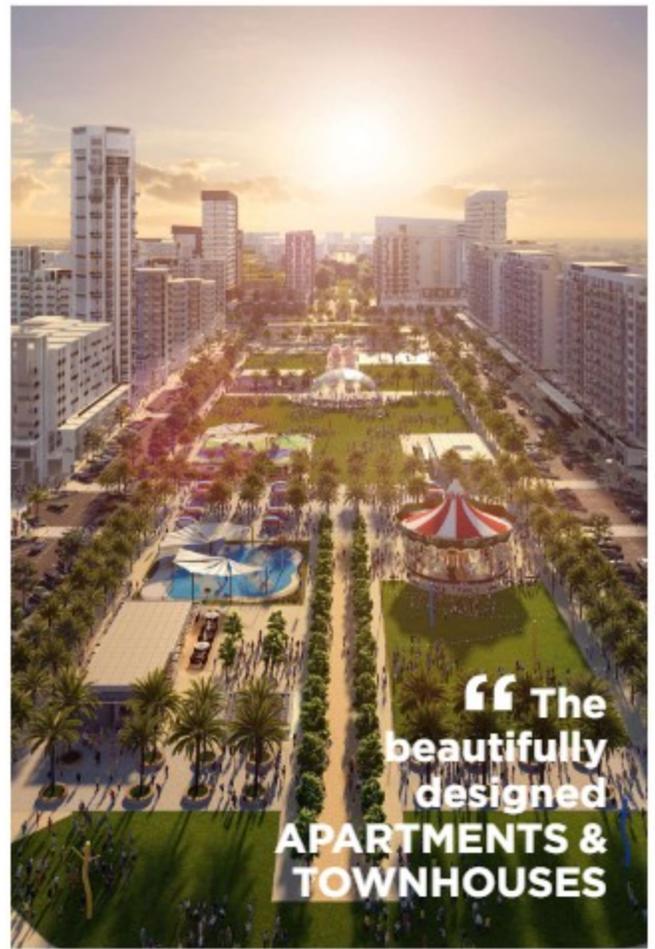
**Community Facilities**

- |   |  |   |  |   |   |   |  |   |   |
|---|--|---|--|---|---|---|--|---|---|
| <br>Town Square Park | <br>Swimming Pool | <br>GYM            | <br>Basket Ball Courts  | <br>Football Pitch | <br>Squash & Tennis Court      | <br>Kids Play Area | <br>Splash Pad        | <br>Carousel     | <br>Kids Train     |
| <br>Cycling track    | <br>Jogging track | <br>Retail Outlets | <br>Restaurants & Cafes | <br>Skate Park     | <br>Padel Tennis Court         | <br>Dog Park       | <br>Veterinary Clinic | <br>Pet Shop     | <br>Laundry Shop   |
| <br>Barbecue Area    | <br>Clinic        | <br>Pharmacy       | <br>Fitness Club        | <br>Tailoring Shop | <br>Grooming & Beauty Services | <br>Nursery        | <br>Mosque            | <br>Supermarkets | <br>Outdoor Cinema |

## TOWN SQUARE DUBAI

Offers you a rare opportunity to live in one of the finest and most exclusive new developments in Dubai. Surrounded by areas of secluded private parkland, all apartments and townhouses are designed to offer a peerless level of specification and spacious accommodation.

The beautifully designed apartments and townhouses range in size, style and elegance and are accessed via private gated driveways.



“ The beautifully designed APARTMENTS & TOWNHOUSES



A FIRST CLASS RESIDENCE

## ABOUT ASCOT Residences

Your home is like life itself, alive and vital. Every square inch of it reflects your personality. And your apartment at ASCOT Residences fits neatly into what you have in mind.

Aesthetic and functional, every detail has found its way into the interiors. You have a choice of intuitive floor plans that let you accent and define your home the way you want it.

Every studio, 1, 2 and 3 bedroom apartments offers you the versatility to create a home you can truly call your own.



# STUNNING INSIDE

Living and dining areas offer abundant natural light. Bedrooms are furnished with glazed porcelain floors with in-built wardrobes whereas master bedrooms have an en-suite bathroom. The modern day kitchen layouts entail scratch and stain proof prep counters, overhead cabinets and glazed porcelain tile flooring.



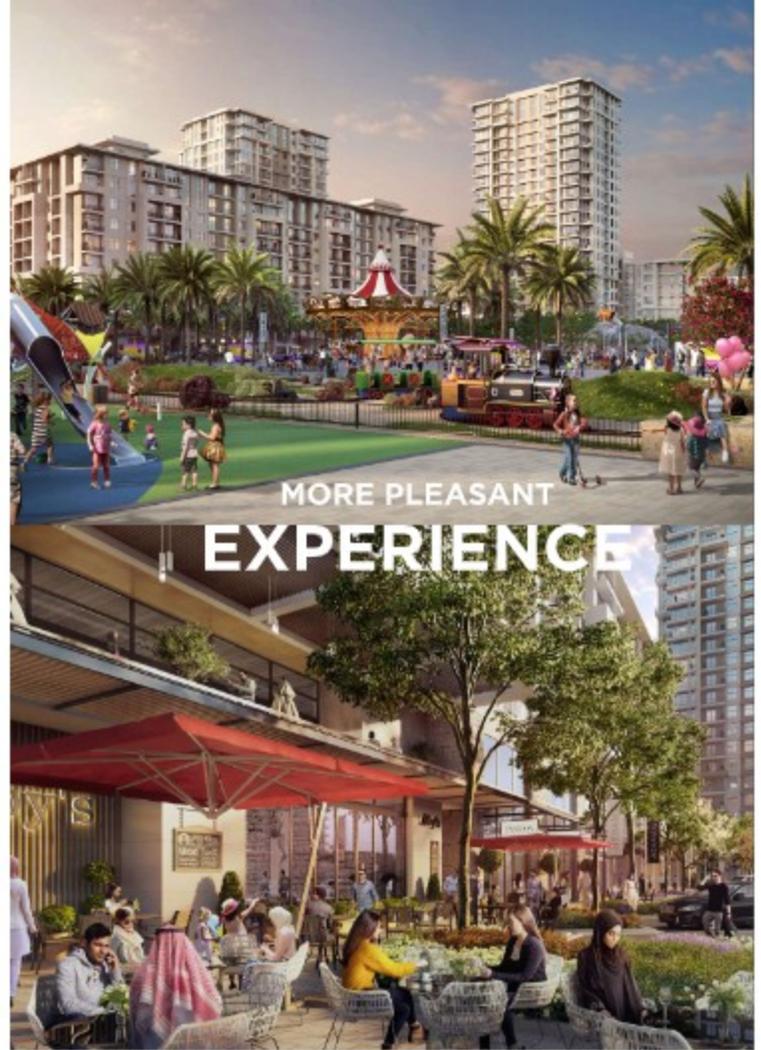
# BEAUTIFUL OUTSIDE

Every design has been planned to perfection.

From individual units to the complex as a whole, is crafted for the modern homebuyer.

# OUR LIFESTYLE

With hundreds of retail stores, as well as numerous coffee shops, restaurants, nature trails, cycling and jogging paths, a 37,000 square meter park and so much more that the new generation of homebuyers find so appealing.



MORE PLEASANT EXPERIENCE

ASCOT  
FOR BLENDS

ASCOT  
FOR BLENDS

## STUDIO Unit Type A

AREA	MIN	MAX
DUIT	26.50 sqm / 285 sqft	26.50 sqm / 285 sqft
TOTAL BUILDUP AREA	26.50 sqm / 285 sqft	26.50 sqm / 285 sqft



## 1 BEDROOM Unit Type A

AREA	MIN	MAX
DUIT	33.20 sqm / 357 sqft	33.20 sqm / 357 sqft
BUILDUP	33.20 sqm / 357 sqft	33.20 sqm / 357 sqft
TOTAL BUILDUP AREA	33.20 sqm / 357 sqft	33.20 sqm / 357 sqft



\*Balcony area vary

**DISCLAIMER**  
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## 1 BEDROOM Unit Type B

AREA	MIN	MAX
DUPLICATE	33.54 sqm / 360 sqft	33.54 sqm / 360 sqft
EXCLUDED	33.54 sqm / 360 sqft	33.54 sqm / 360 sqft
TOTAL DUPLICATE AREA	33.54 sqm / 360 sqft	33.54 sqm / 360 sqft



\*Delivery access only

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## 2 BEDROOM Unit Type A

AREA	MIN	MAX
DUPLICATE	45.07 sqm / 484 sqft	45.07 sqm / 484 sqft
EXCLUDED	45.07 sqm / 484 sqft	45.07 sqm / 484 sqft
TOTAL DUPLICATE AREA	45.07 sqm / 484 sqft	45.07 sqm / 484 sqft



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## 2 BEDROOM Unit Type B

AREA	MIN	MAX
DUPLICATE	37.01 sqm / 398 sqft	37.01 sqm / 398 sqft
EXCLUDED	37.01 sqm / 398 sqft	37.01 sqm / 398 sqft
TOTAL DUPLICATE AREA	37.01 sqm / 398 sqft	37.01 sqm / 398 sqft



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## 3 BEDROOM Unit Type A

AREA	MIN	MAX
DUPLICATE	53.00 sqm / 570 sqft	53.00 sqm / 570 sqft
EXCLUDED	53.00 sqm / 570 sqft	53.00 sqm / 570 sqft
TOTAL DUPLICATE AREA	53.00 sqm / 570 sqft	53.00 sqm / 570 sqft



\*Delivery access only

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