

An architectural rendering of a modern, multi-story apartment building named Hillcrest. The building features a mix of light-colored panels and dark accents, with numerous balconies and large windows. The scene is set at dusk, with the sky transitioning from a soft pink to a deep blue. The building's interior lights are on, and the balconies are illuminated. In the foreground, there are several palm trees, a paved walkway, and a few people walking. A sign for 'HILLCREST' is visible on the building's facade. The overall atmosphere is modern and sophisticated.

TOWN
SQUARE

HILLCREST

NSHAMANA



Contents

Town Square	04
Community facilities	07
Lifestyle	11
Hillcrest	12
Exterior & interior	14
Amenities	20
Floor plans	21





Redefining Possibilities for Urban Lifestyles

With green spaces, contemporary architecture, diverse retail stores, state-of-the-art amenities and a lively social scene, Town Square is the perfect hub for families and young professionals!

Key Facts





50,000

SQM Town Square park



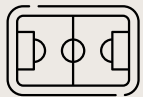
260,000

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



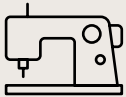
Pharmacies



Grooming & Beauty Services



Laundry Shop



Tailor Shop



Dog Park



Mosque



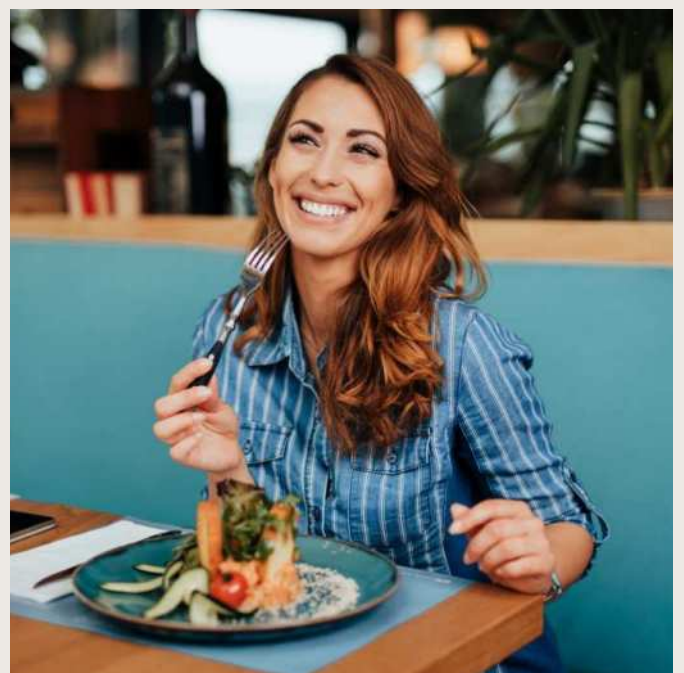
Supermarkets



Food Trucks

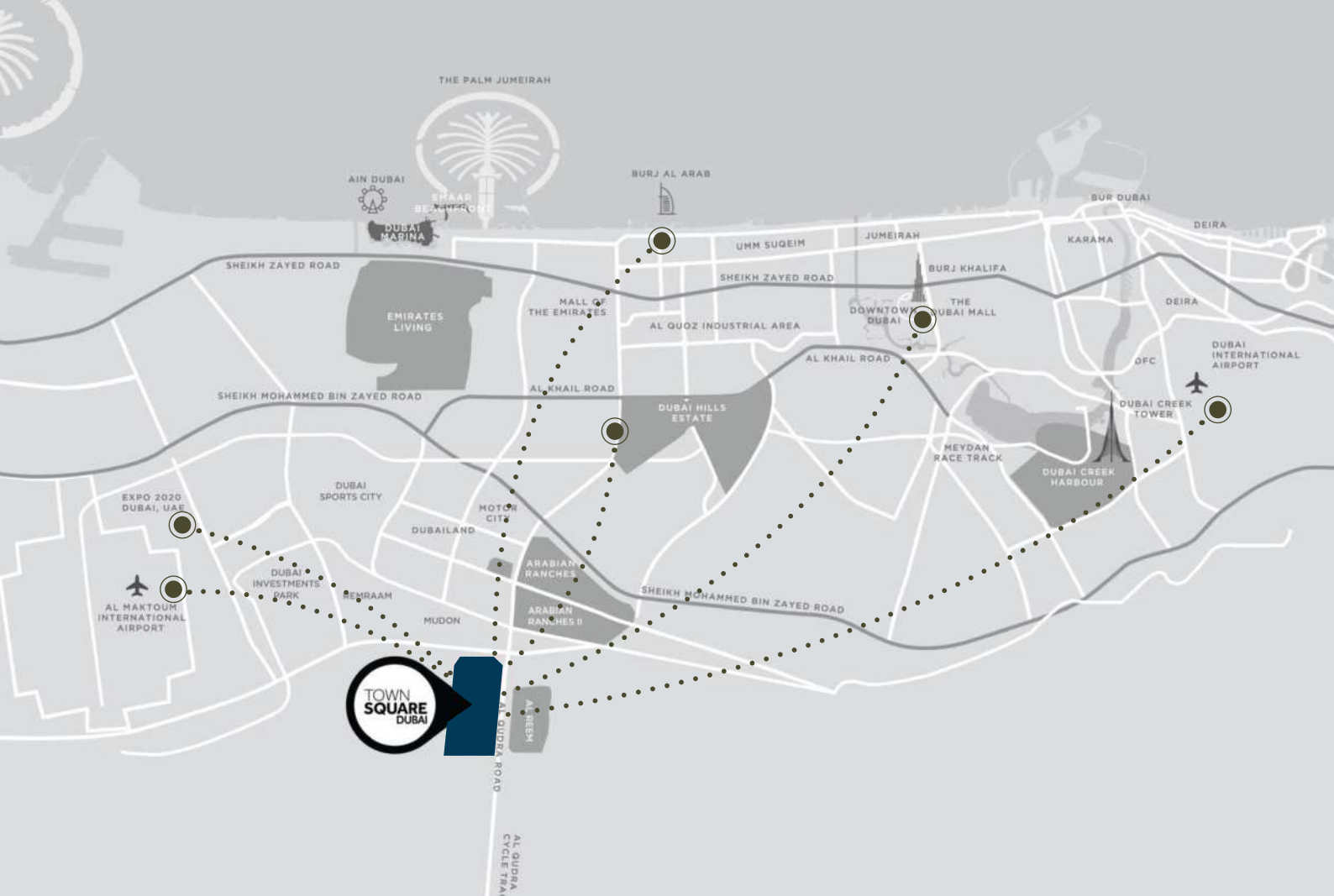


Skate Park



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



Dive into the Extensive Range of Possibilities

Explore amenities designed for every interest, from dynamic fitness centers to peaceful and serene areas.

For discoverers, thinkers, and those with a vibrant personality, there's something for everyone!

HILLCREST

Explore our modern apartments with 1, 2, and 3 bedrooms, including spacious 3-bedroom duplexes, all designed for serenity and convenience.

Revel in the bright, open living areas featuring elegant porcelain floors, built-in wardrobes, and well-equipped kitchens.

Step outside to vibrant green spaces perfect for jogging, strolling, and relaxing, offering a harmonious blend of city convenience and natural beauty.

Step Into Elevated Living

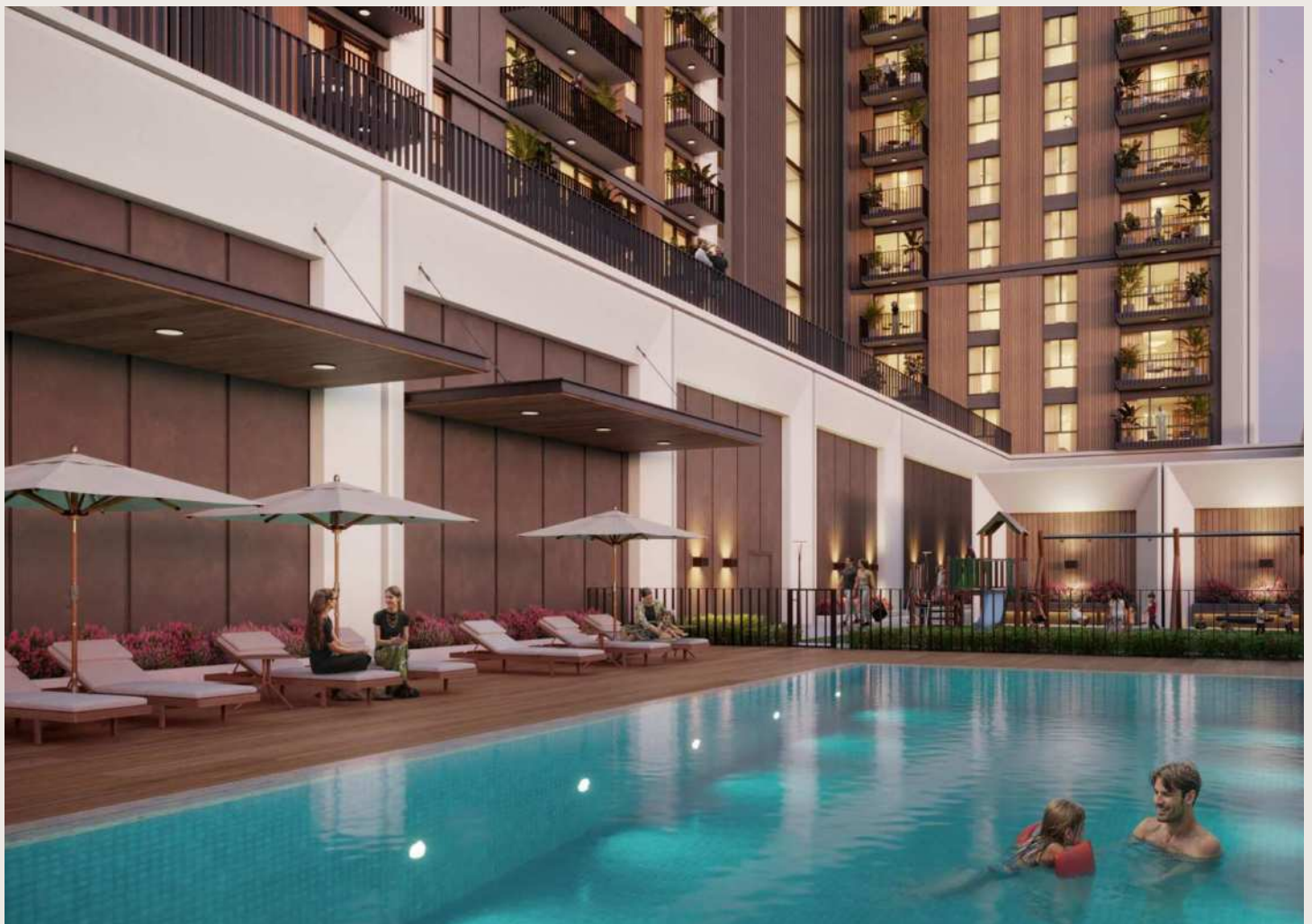




Experience architecture harmonized with nature

Hillcrest offers a refined selection of modern residential apartments, complemented by a prime location just steps from UNA park and an array of nearby retail options. Residents can enjoy blending upscale living with everyday practicality.

The sleek design, marked by clean lines and large windows, redefines urban elegance, offering an ideal fusion of style and convenience.





Interiors that inspire

The living and dining areas are bathed in abundant natural light, creating a warm and inviting atmosphere.

The bedrooms showcase elegant glazed porcelain floors and spacious built-in wardrobes, while the master suites offer luxurious en-suite bathrooms.

Enjoy a seamless fusion of modern design and functionality, turning your fitted kitchen into a chic and efficient area with plenty of counter space & seamless organization.





Luxury Living In Every Aspect





Recreational Amenities



Swimming Pool



Gym



Kid's Play Area



BBQ Area



Open Green Areas

Floor Plans





*Balcony sizes vary

1 bedroom - Unit type A

Area	Min	Max
Suite	59.95 Sq.m / 645.30 Sq.ft	61.63 Sq.m / 663.38 Sq.ft
Balcony	6.25 Sq.m / 67.27 Sq.ft	6.30 Sq.m / 67.81 Sq.ft
Total built-up	66.25 Sq.m / 713.11 Sq.ft	67.88 Sq.m / 730.65 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	
Suite	93.82 Sq.m / 1009.90 Sq.ft
Balcony	12.51 Sq.m / 134.70 Sq.ft
Total built-up	106.33 Sq.m / 1 144.53 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

Area

Suite	90.25 Sq.m / 971.44 Sq.ft
Balcony	5.41 Sq.m / 58.23 Sq.ft
Total built-up	95.66 Sq.m / 1029.68 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

Area

Suite	96.11 Sq.m / 1034.52 Sq.ft
Balcony	12.08 Sq.m / 130.00 Sq.ft
Total built-up	108.19 Sq.m / 1164.55 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

2 bedroom - Unit type D

Area	
Suite	85.82 Sq.m / 923.76 Sq.ft
Balcony	10.78 Sq.m / 116.00 Sq.ft
Total built-up	96.60 Sq.m / 1039.79 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 E

Area

Suite	99.07 Sq.m / 1066.38 Sq.ft
Balcony	6.30 Sq.m / 67.81 Sq.ft
Total built-up	105.37 Sq.m / 1134.19 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

Area

Suite	148.02 Sq.m / 1593.27 Sq.ft
Balcony	18.66 Sq.m / 200.90 Sq.ft
Total built-up	166.68 Sq.m / 1794.13 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 C

Area

Suite	126.94 Sq.m / 1366.37 Sq.ft
Balcony	74.77 Sq.m / 804.82 Sq.ft
Total built-up	201.71 Sq.m / 2171.19 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.

HILLCREST



TownSquareDXB

800-NSHAMA (674262)
NSHAMA Sales Centre Town Square Dubai, Al Qudra Road
NSHAMA.AE

NSHAMA 