

TOWN
SQUARE

ELLISON

 prop | NSHAMA[®]



Town Square	04
Community Location	06
Community Facilities	10
Lifestyle	11
ELLISON	12
Exterior & Interior	15
Amenities	19
Floor Plans	21





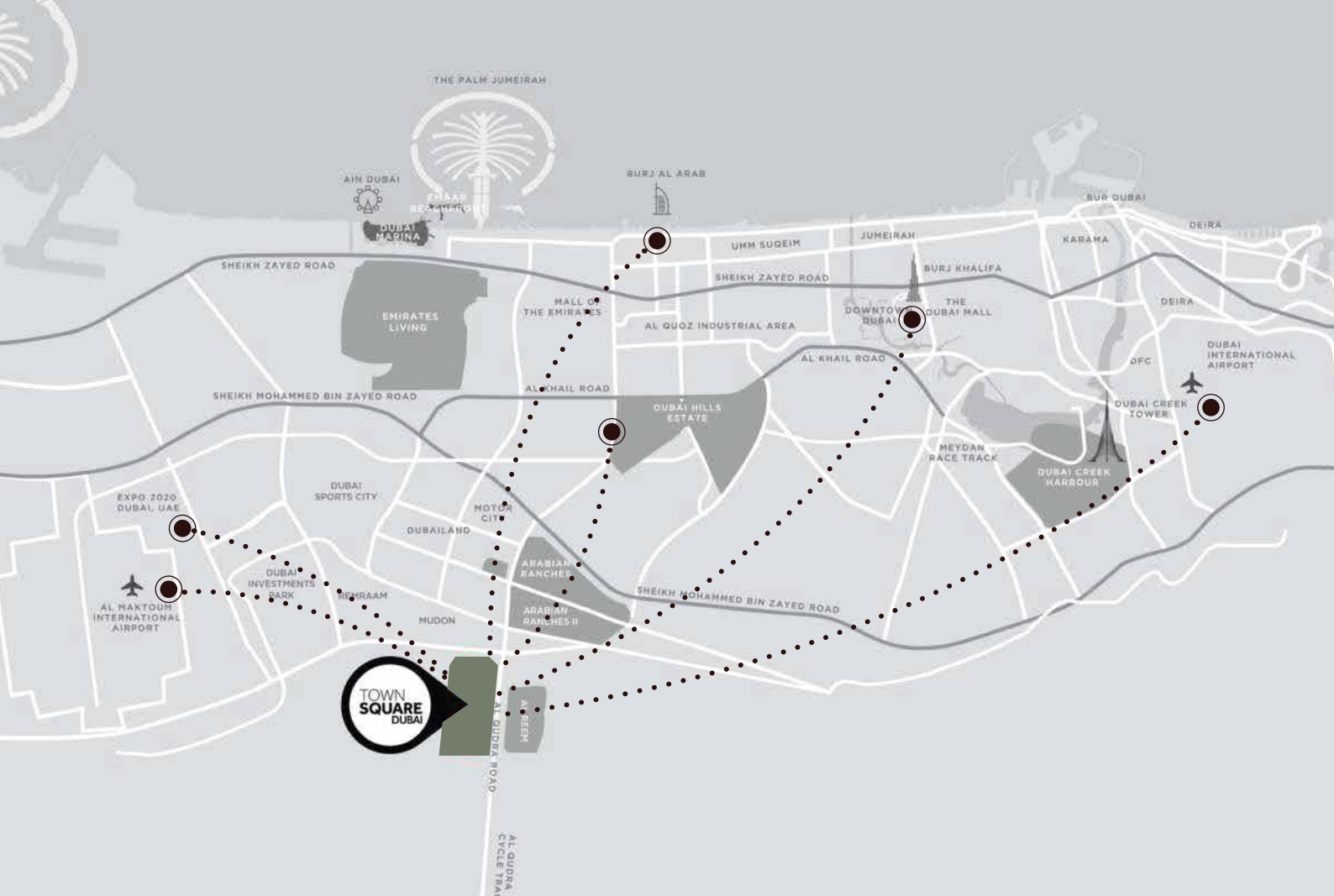
Little Town, Big Value

Experience life at its best in Town Square, where modern design blends with lush greenery, diverse retail, and top class amenities.

Perfect for families and young professionals to thrive, enjoy vibrant social scenes and beautifully crafted spaces.

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



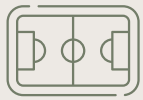
260,000

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



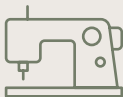
Pharmacies



Grooming & Beauty Services



Laundry Shop



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks



Skate Park





Redefining Contemporary Living

Explore amenities designed to suit every passion, from energizing fitness centers to serene retreats.

Town Square is a home for all, where individuality and belonging go hand in hand.

ELLISON

Modern living redefined with 1, 2, 3-bedroom apartments,
and spacious 3-bedroom duplexes.

Perfectly located at the main park's entrance, these homes
offer breathtaking boulevard views and a harmonious blend
of tranquility and urban convenience.



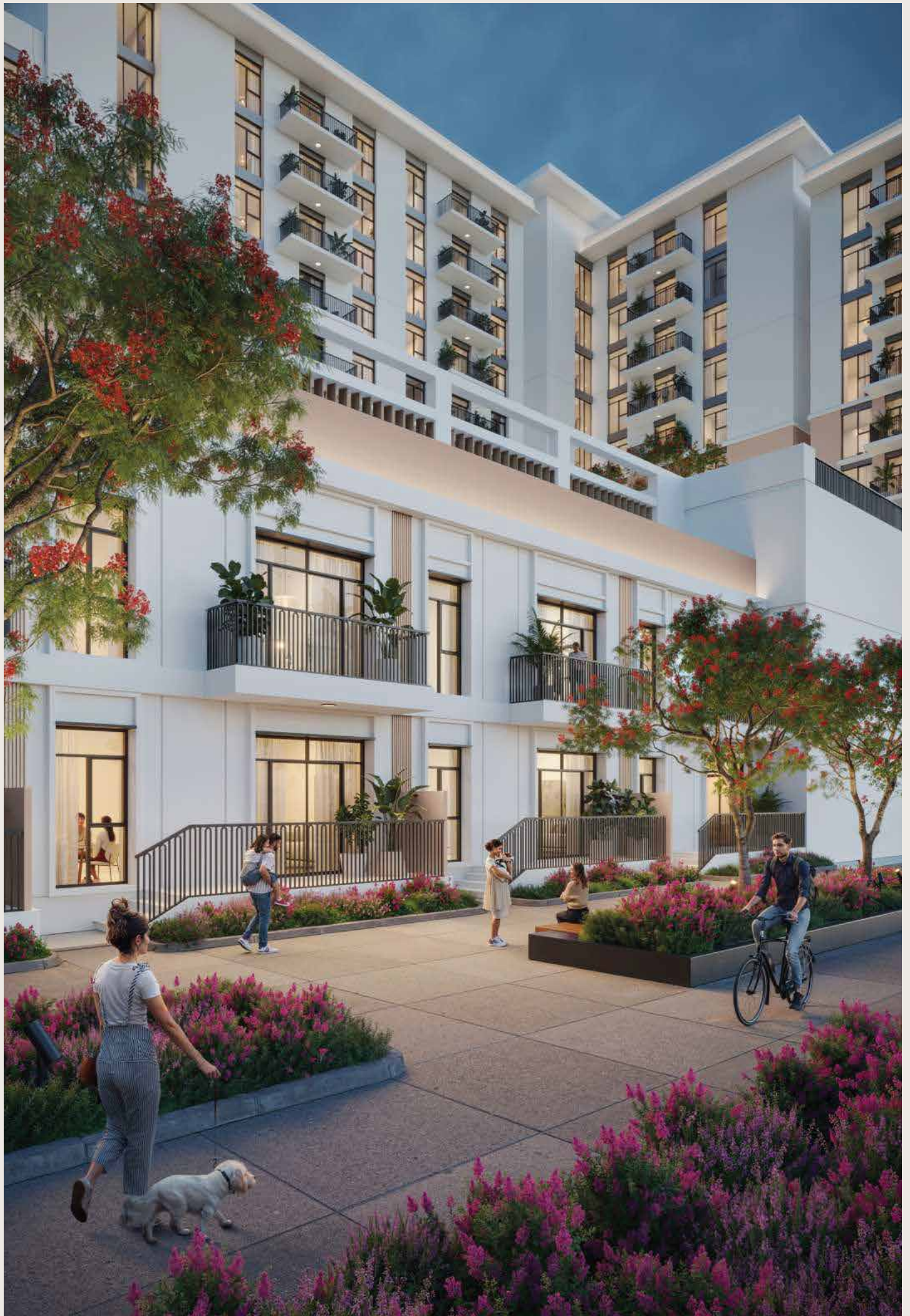




Timeless Design, Inspired Living

Situated along the iconic boulevard, the building boasts a bold, contemporary design characterized by clean lines, expansive floor-to-ceiling windows, and a captivating façade adorned with soft earth-toned hues.

Ellison provides the perfect balance of elegant aesthetics with functional design, redefining urban sophistication.





Redefining Beauty in Every Corner

Enjoy a harmonious fusion of contemporary design.

The living and dining spaces are beautifully illuminated by natural light, fostering a warm and inviting ambiance.

Bedrooms showcase sophisticated porcelain flooring and spacious built-in wardrobes, while the master suites provide the luxury of opulent en-suite bathrooms.

The kitchen features an expansive countertop and elegant streamlined storage options for a chic and functional cooking experience.

Live Exceptionally,
Every Day





Recreational Amenities



Swimming Pool



Gym



Indoor & Outdoor
Kid's Play Areas



BBQ Area

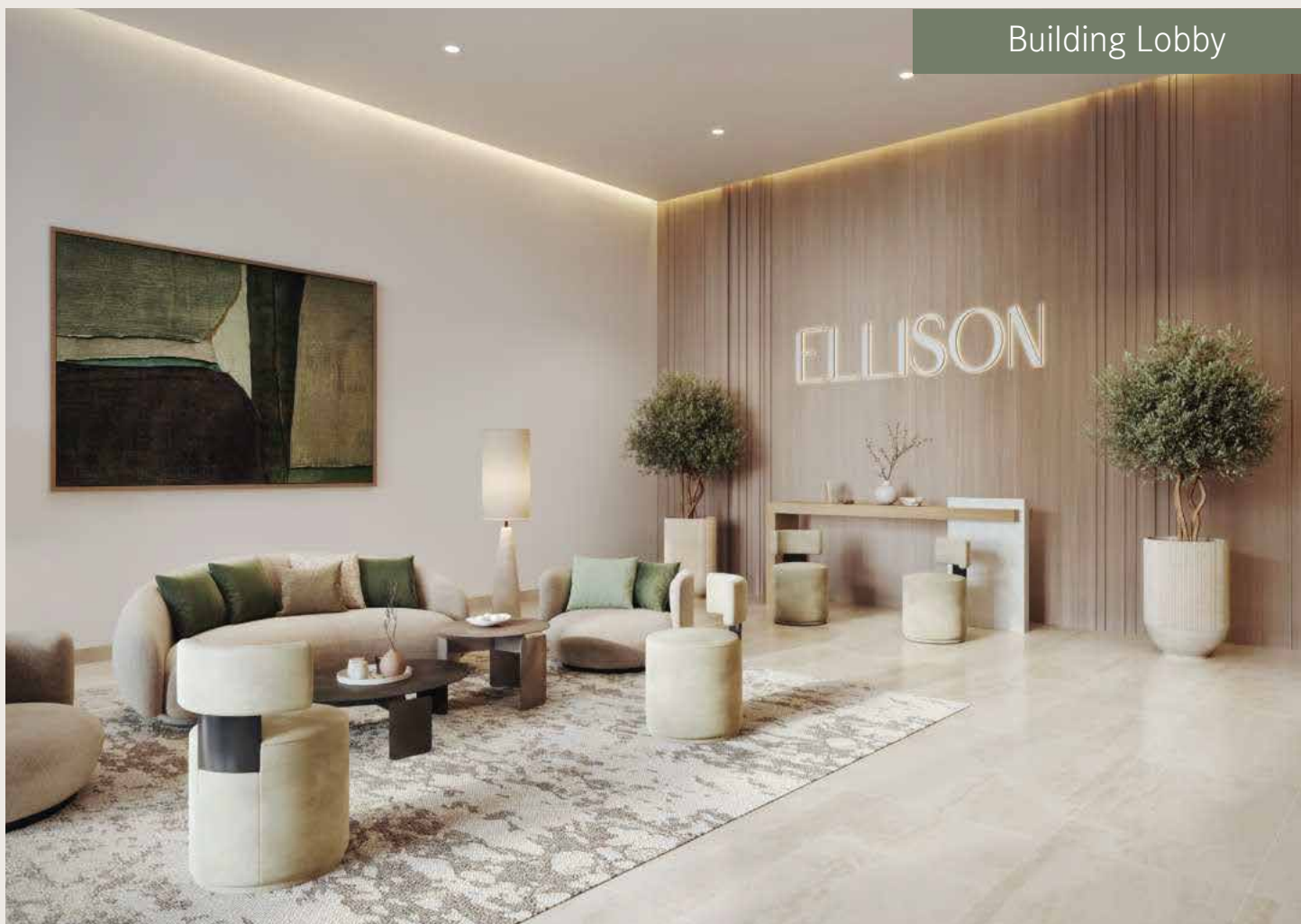


Easy access to the
main park

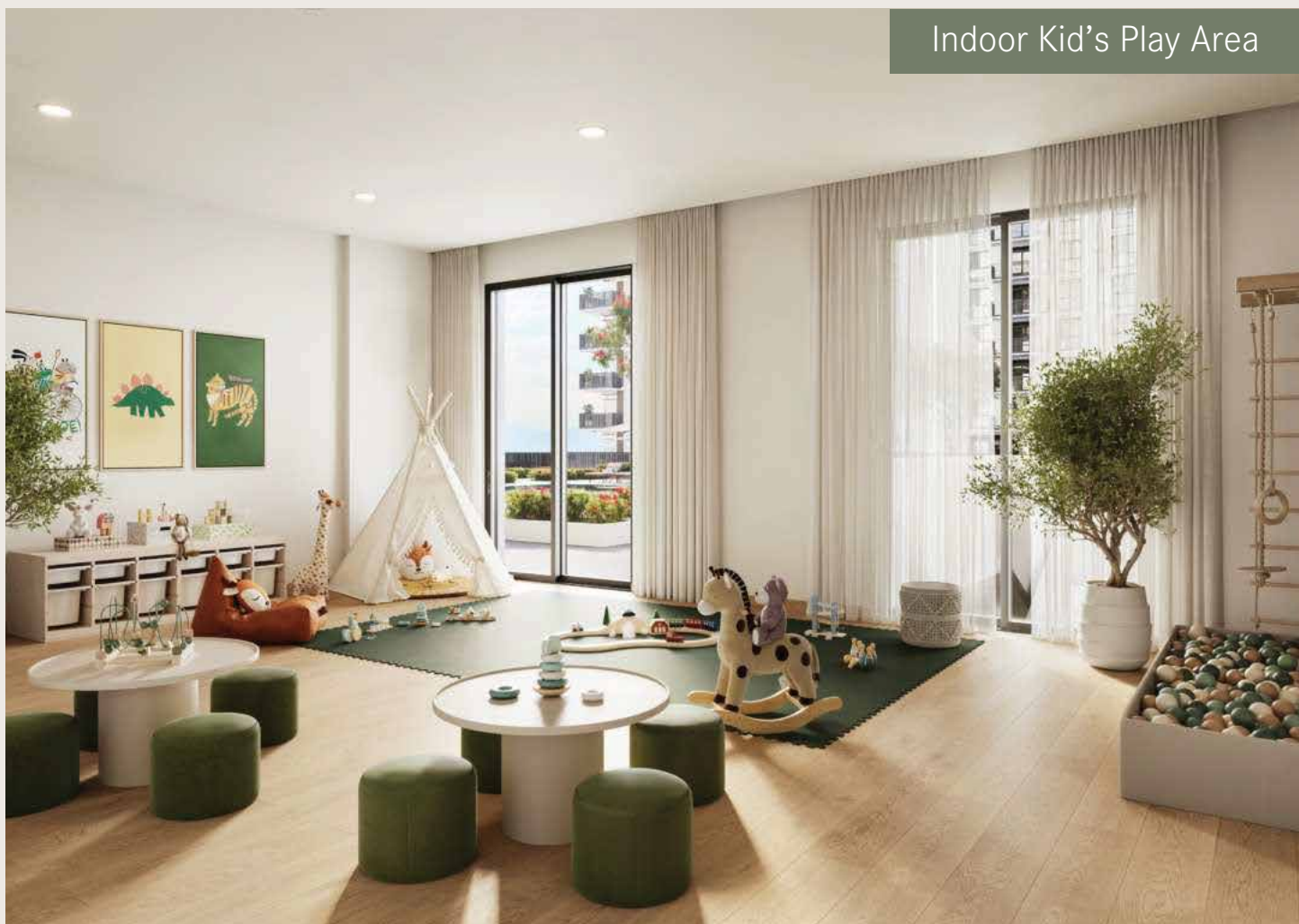


Pet Washroom

Building Lobby



Indoor Kid's Play Area



Floor Plans





*Balcony sizes vary

1 bedroom - Unit type A

Suite	56.14 Sq.m / 604.29 Sq.ft
Balcony	5.32 Sq.m / 57.26 Sq.ft
Total built-up	61.46 Sq.m / 661.55 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

1 bedroom - Unit type B

Suite	53.61 Sq.m / 577.05 Sq.ft
Balcony	9.44 Sq.m / 101.61 Sq.ft
Total built-up	63.05 Sq.m / 678.66 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

1 bedroom - Unit type C

Suite	49.70 Sq.m / 534.97 Sq.ft
Balcony	11.33 Sq.m / 121.96 Sq.ft
Total built-up	61.03 Sq.m / 656.92 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.



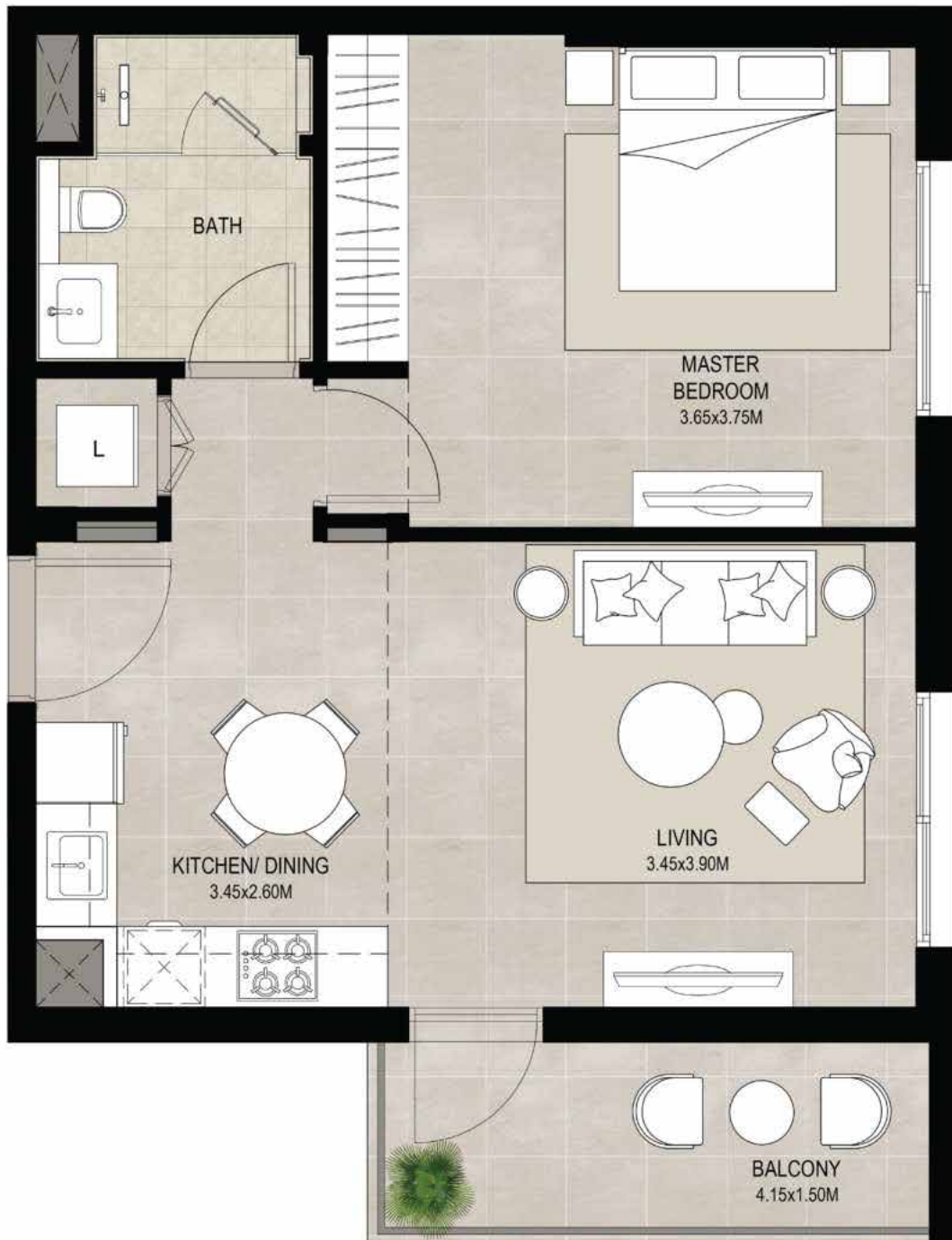
*Balcony sizes vary

1 bedroom - Unit type D

Suite	55.47 Sq.m / 597.07 Sq.ft
Balcony	5.32 Sq.m / 57.26 Sq.ft
Total built-up	60.79 Sq.m / 654.34 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

1 bedroom - Unit type E

Suite	48.84 Sq.m / 525.71 Sq.ft
Balcony	6.02 Sq.m / 64.80 Sq.ft
Total built-up	54.86 Sq.m / 590.51 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

Suite	81.63 Sq.m / 878.66 Sq.ft
Balcony	5.32 Sq.m / 57.26 Sq.ft
Total built-up	86.95 Sq.m / 935.92 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

Suite	82.75 Sq.m / 890.71 Sq.ft
Balcony	7.49 Sq.m / 80.62 Sq.ft
Total built-up	90.24 Sq.m / 971.34 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

Suite	79.19 Sq.m / 852.39 Sq.ft
Balcony	11.86 Sq.m / 127.66 Sq.ft
Total built-up	91.05 Sq.m / 980.05 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

Suite	72.94 Sq.m / 785.12 Sq.ft
Balcony	14.47 Sq.m / 155.75 Sq.ft
Total built-up	87.41 Sq.m / 940.87 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

Suite	111.62 Sq.m / 1201.47 Sq.ft
Balcony	18.97 Sq.m / 204.19 Sq.ft
Total built-up	130.59 Sq.m / 1405.66 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.

ELLISON

For More Information



±971 54 757 1111 | www.11prop.com
20th Floor, Prime Tower, Business Bay, Dubai

NSHAMA 