

# HAYA

on the park

Presentation of the residential complex  
in the Town Square Dubai area

+971 (4) 581-4553





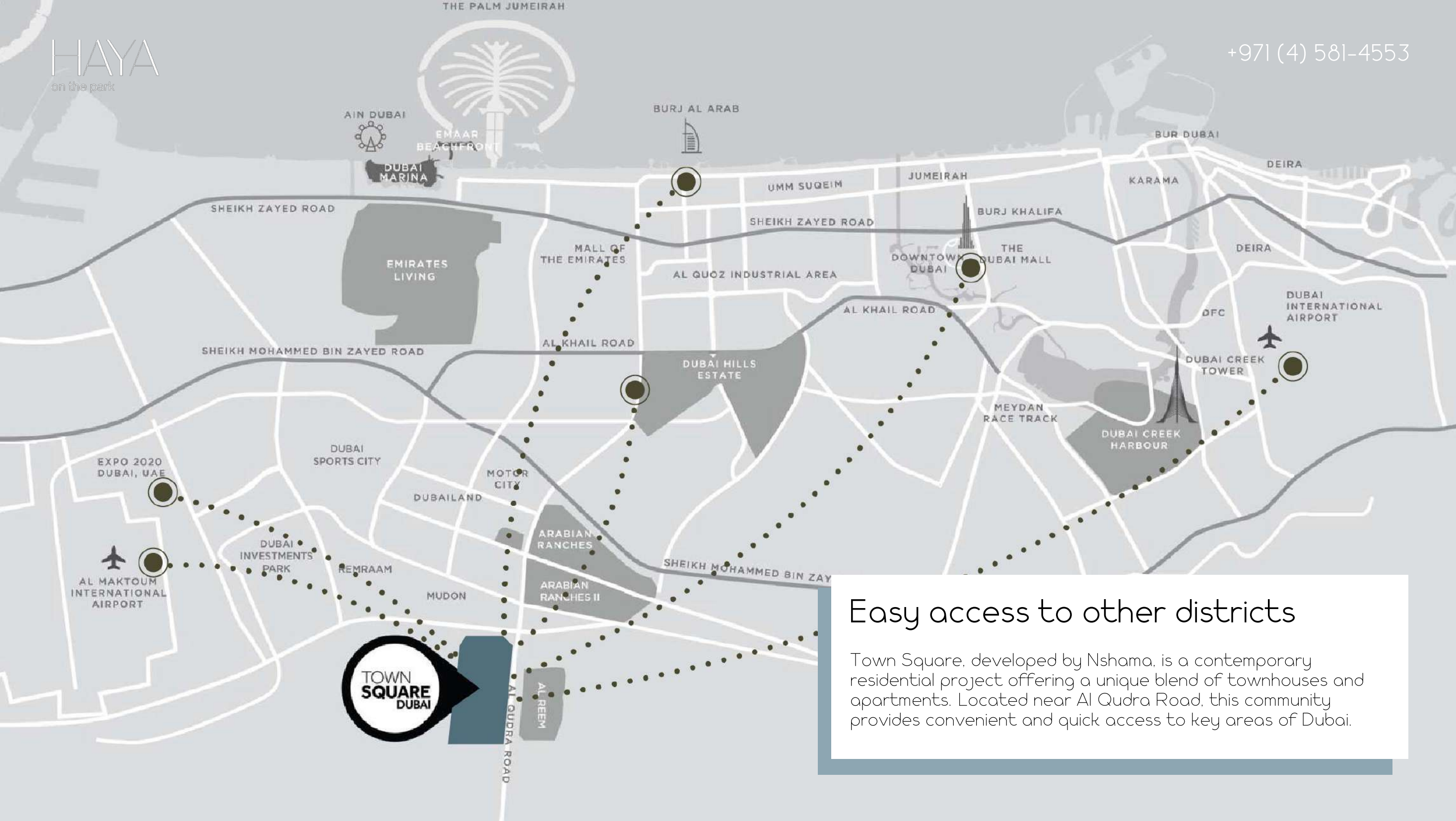
HAYA  
on the park

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HAYA on the park is a 14-story residential building located in Town Square Dubai. The building offers apartments with 1, 2, and 3 bedrooms, as well as three-level duplexes.







## Easy access to other districts

Town Square, developed by Nshama, is a contemporary residential project offering a unique blend of townhouses and apartments. Located near Al Qudra Road, this community provides convenient and quick access to key areas of Dubai.



## Thoughtfully designed neighborhood infrastructure

Although the community was developed relatively recently, it has already established itself as one of the most sought-after places to live. Residents can enjoy the top-notch infrastructure of Town Square Dubai.



sqm

50 000

Town square park



sqm

260 000

of green areas



sqm

8 000

sports area



over  
250

retail outlets



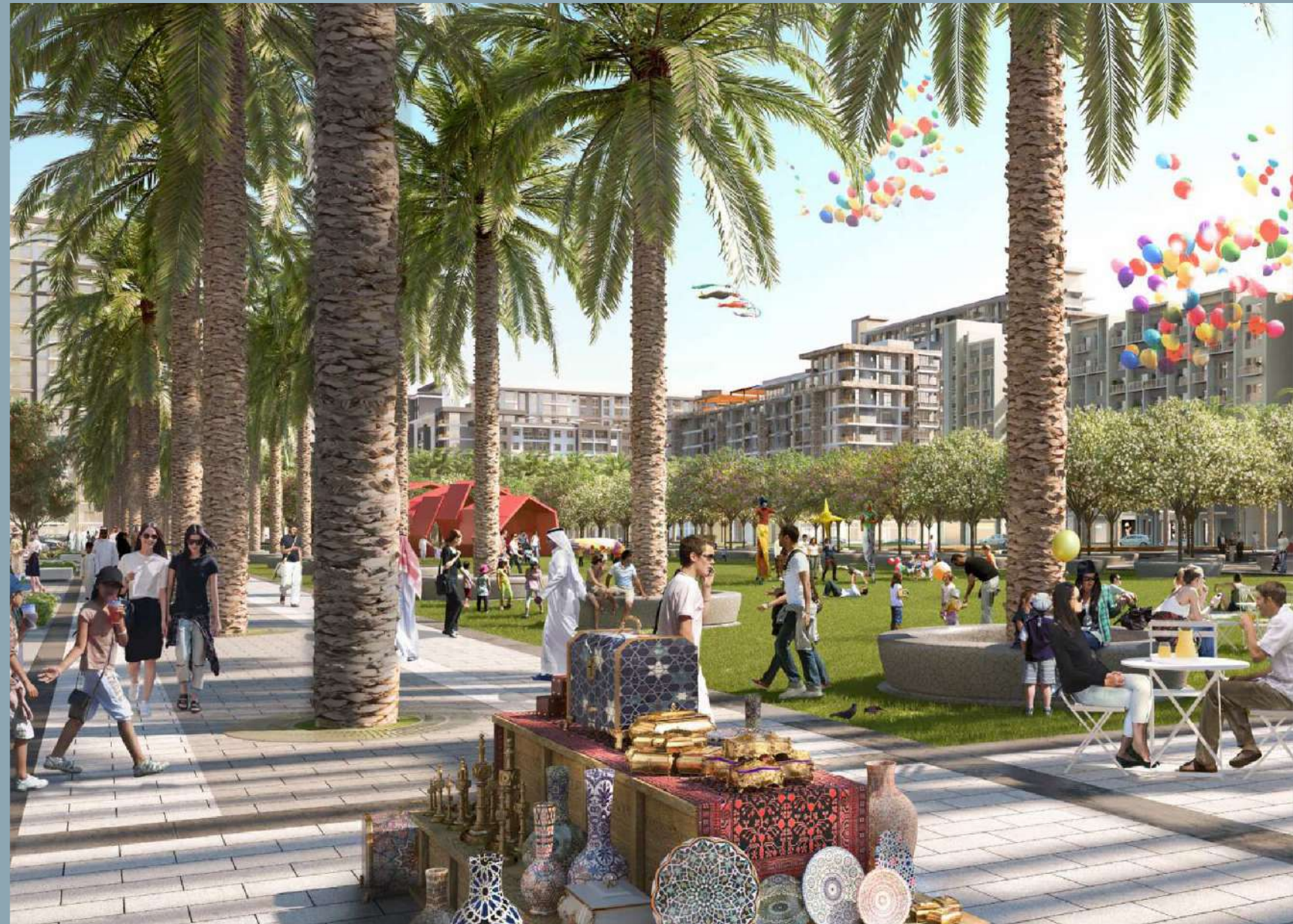
13  
KM

cycling trail



10  
KM

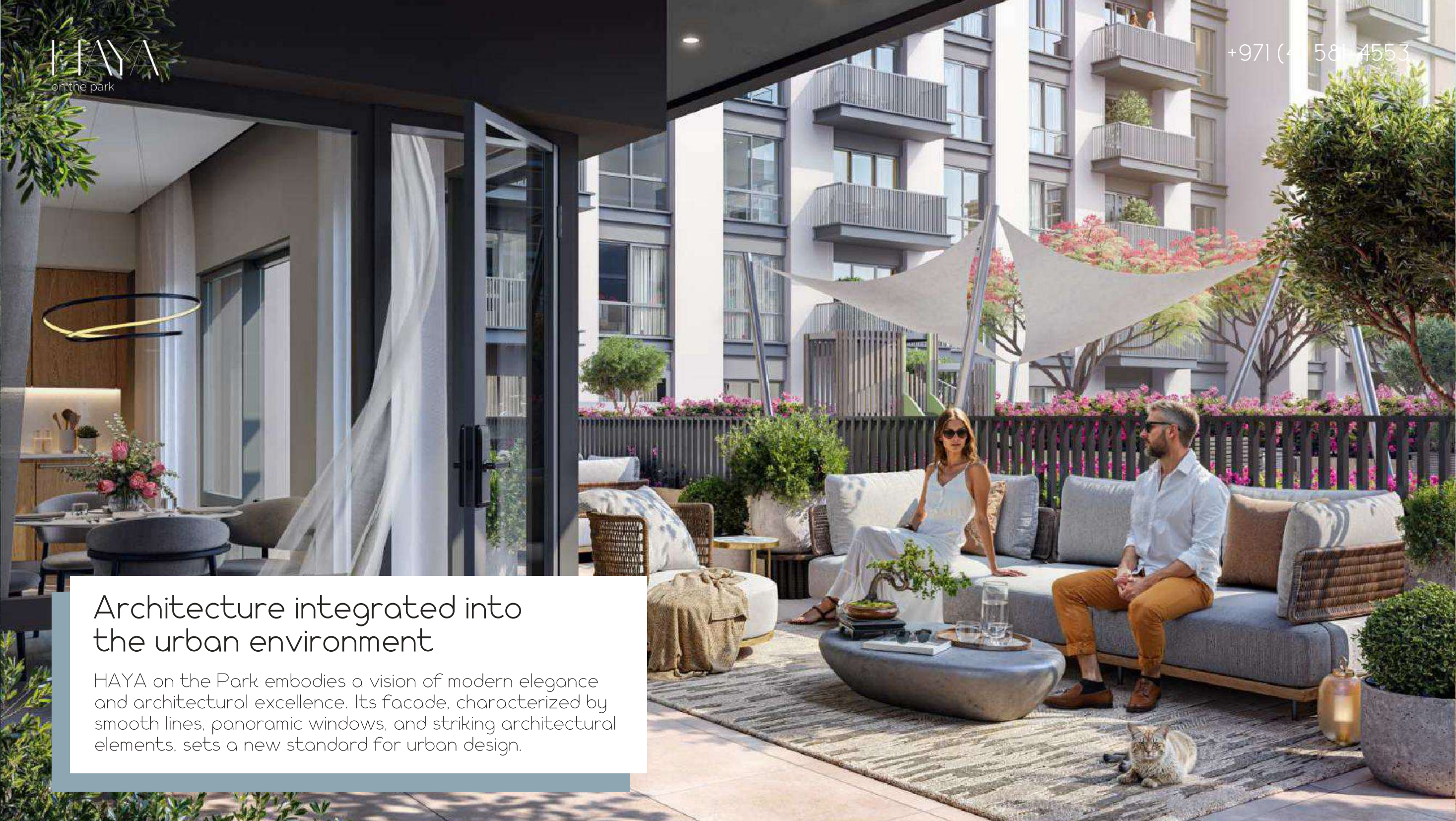
jogging trail





## Architecture integrated into the urban environment

HAYA on the Park embodies a vision of modern elegance and architectural excellence. Its facade, characterized by smooth lines, panoramic windows, and striking architectural elements, sets a new standard for urban design.





## A blend of practicality and aesthetics in the interior

The living and dining areas are filled with abundant natural light, creating a warm and welcoming atmosphere. The bedrooms feature glazed porcelain tile flooring and built-in wardrobes, with the master bedroom complemented by its own en-suite bathroom.





## 1 bedroom unit type A





## 1 bedroom unit type B





## 2 bedrooms unit type A





# 1 bedrooms unit type B





## 2 bedroom unit type C





## 2 bedrooms unit type D





## 3 bedrooms unit type A





## 3 bedrooms unit type B





## Cozy lobby area

The spacious lobby, featuring panoramic windows and a reception area, offers convenience for residents and guests. The use of marble and wood in the decor creates a warm and comfortable atmosphere in the lounge area with plush seating. The interior is enhanced by an abundance of plants, adding a touch of greenery to the space.





## Courtyard Pool

The pool, set amidst lush greenery, is the perfect spot for family relaxation. For maximum comfort, there are cozy loungers and umbrellas available, allowing you to unwind under the sun or seek shade.





## Barbecue area

The barbecue area, equipped with everything you need, will be an excellent spot for outdoor picnics and family gatherings.





## Gym

Experience the convenience of a private gym within the complex, equipped with premium fitness equipment for your workout needs.



## Children's playgrounds

The modern playgrounds feature high-quality play structures that provide engaging entertainment. These playgrounds offer ideal conditions for active play and social interaction.





## Mall of Emirates

Mall of the Emirates is the second-largest shopping center in Dubai. Its highlight and main attraction is the unique indoor ski resort, which is exceptional not only for Dubai but for the entire world.





## Dubai Miracle Garden

This floral park captivates attention not only with its scale but also with its rich colors, astonishing realism of floral arrangements, and innovative engineering solutions.





## Dubai Polo Equestrian Club

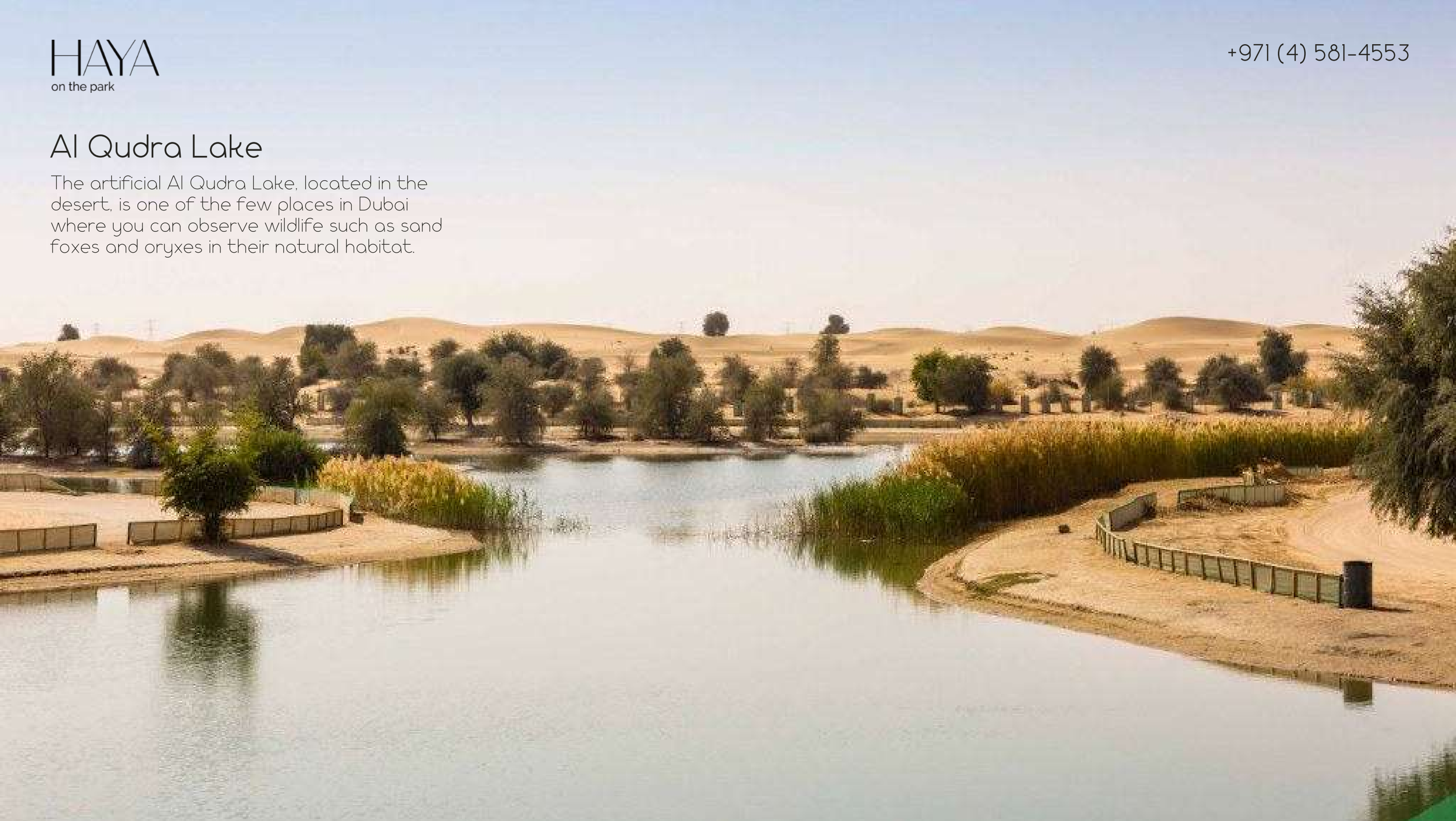
The equestrian sports club actively organizes international sports tournaments and cultural events. This club serves as a training base for the Dubai Polo team and hosts numerous prestigious competitions.





## Al Qudra Lake

The artificial Al Qudra Lake, located in the desert, is one of the few places in Dubai where you can observe wildlife such as sand foxes and oryxes in their natural habitat.





## Dubai Mall

This large shopping center, located in the heart of Dubai, is renowned not only for its extensive range of stores. Visitors can enjoy a variety of attractions, including a tour of the world's largest aquarium, a year-round ice rink, rides, and much more.





The project is set to be completed in Q1 2027.



## The project developer is Nshama

Nshama is a Dubai-based development company founded in 2014 by a small group of specialists from Emaar. The company has quickly established itself in the UAE real estate market, offering eco-friendly, premium communities that are both functional and elegant, such as their flagship project, Town Square Dubai.





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+971 (4) 581-4553



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