

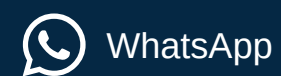


Faisal Khalil

Your Property Expert

 Verified Agent

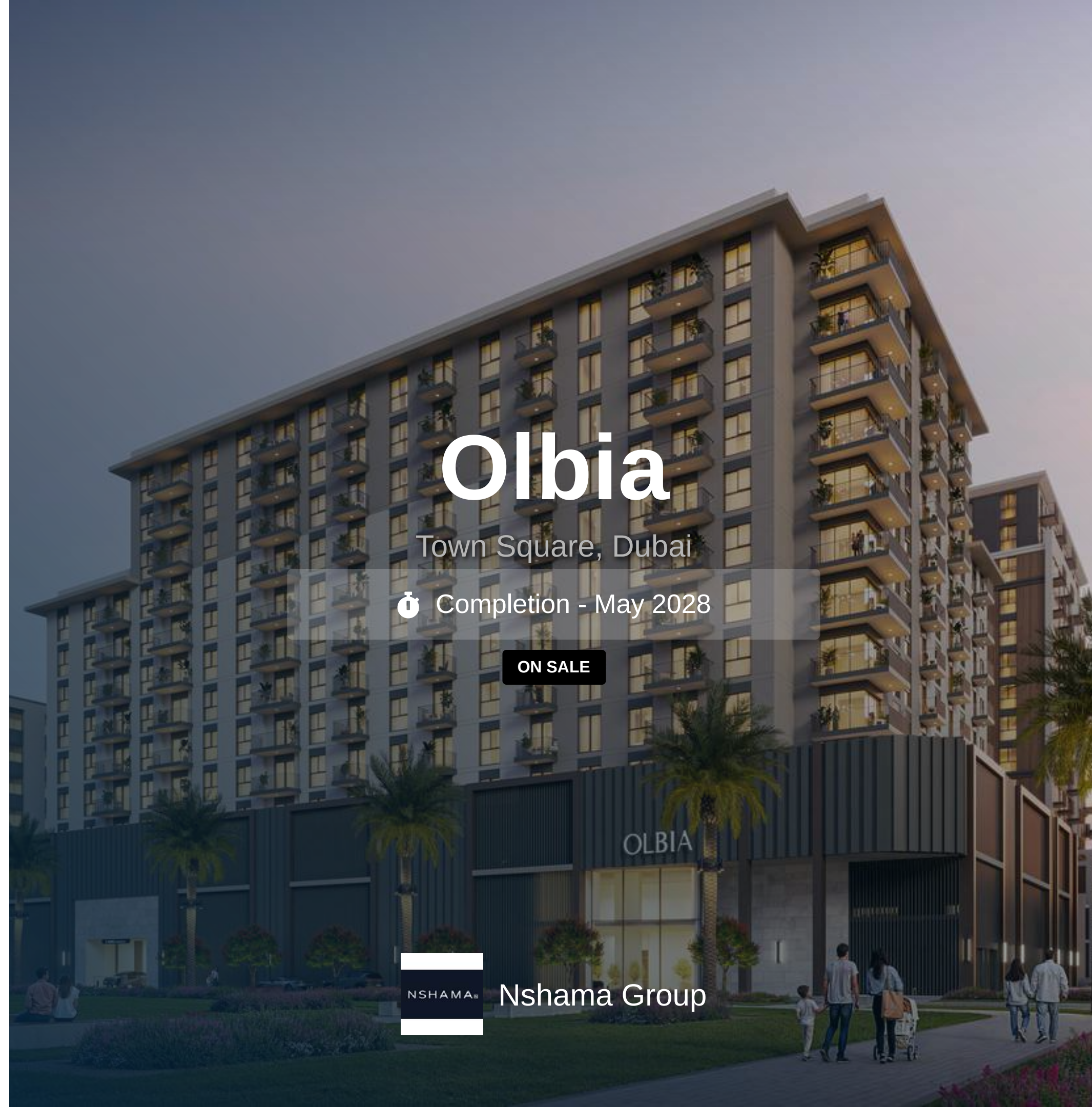
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Olbia

Town Square, Dubai

 Completion - May 2028


ON SALE



Nshama Group



NSHAMA GROUP “OLBIA”

 Completion - May 2028

 Town Square, Dubai

Project General Facts

Olbia is a contemporary residential haven where refined design meets the warmth of a connected lifestyle. With its elegant architecture, thoughtfully planned interiors, and inviting communal spaces, the project offers a perfect balance between modern sophistication and everyday comfort. Every element is crafted to create a home that inspires both relaxation and engagement.

Inside, natural light fills open living and dining areas, enhancing the sense of space and harmony. Smart layouts flow seamlessly, while bedrooms with generous storage and serene master suites provide a personal retreat. The design celebrates both functionality and elegance, ensuring that every detail contributes to a welcoming, stylish atmosphere.

Beyond the private residences, Olbia embraces vibrant community life with pedestrian-friendly promenades, landscaped areas, and curated amenities. From spaces for active recreation to quiet corners for unwinding, it's a place where lifestyle is elevated, connections are nurtured, and every day feels enriched.

Finishing and Materials

Modern finishing with high-quality materials.

The background image shows a modern, multi-story apartment building at night. The building has a dark facade with many windows, some of which are illuminated from within. In the foreground, there is a paved walkway where several people are walking. A woman is sitting on a low wall on the left, and a group of people is walking towards the right. The scene is lit with warm, ambient light, possibly from street lamps or building lights, creating a cozy and inviting atmosphere. The overall tone of the image is dark and sophisticated.

Kitchen and Appliances

Equipped kitchens with German-made appliances.

Furnishing

Semi-furnished apartments with built-in wardrobes.

Location Description and Benefits

Town Square Dubai is a vibrant and expansive mega-development located in the heart of Dubai. At the core of Town Square Dubai is the picturesque Town Square Park, which serves as the central hub for residents and visitors alike. The park features lush green spaces, jogging tracks, and play areas, providing a refreshing escape from the urban hustle and creating a sense of unity and community spirit.

Town Square Dubai boasts a host of exceptional facilities and amenities, making it a vibrant and dynamic place to live. Residents can enjoy access to sports courts, fitness centers, swimming pools, as well as retail and dining outlets within the community. A Town Square Mall, with a variety of shops and entertainment options, further enriches the living experience.

The development's strategic location provides easy connectivity to major highways, ensuring convenient access to other parts of Dubai. Additionally, Town Square Dubai is within proximity to schools, hospitals, and other essential services, offering residents a well-connected and comprehensive lifestyle.

Architecture



Interior



Exterior

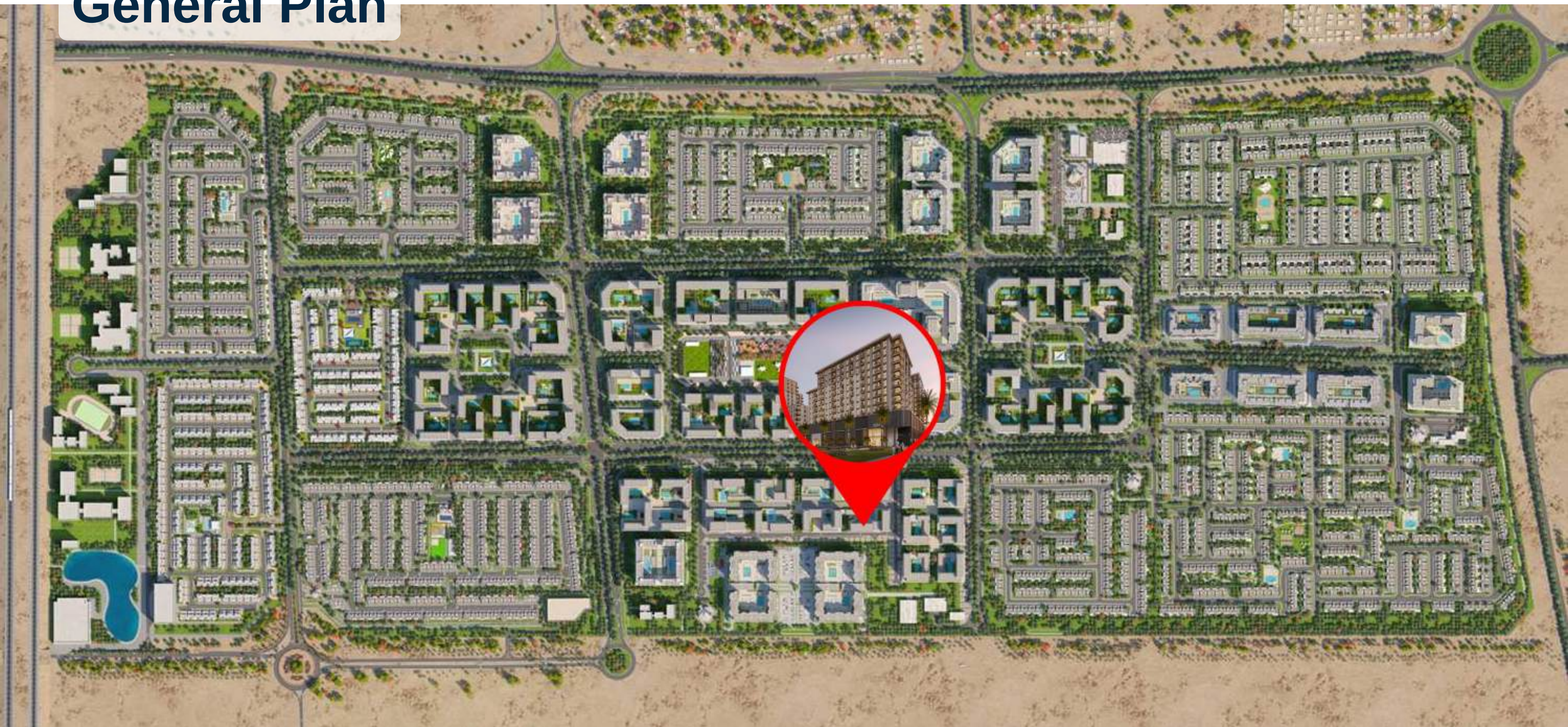


Location



[Open location in google maps](#)

General Plan



Facilities



Cycling Track

Visualisation from developer



Kids Play Area

Visualisation from developer



Fitness Club

Visualisation from developer



Swimming Pool

Visualisation from developer



Football Pitch

Visualisation from developer



Padel Court

Image for general understanding



Squash & Tennis Court

Image for general understanding



Jogging Track

Image for general understanding

Typical units and prices



Apartments

1 Bedroom

FROM

AED 955.89K

sqft 587

TO

Inquire Price

sqft 774



Apartments

2 Bedroom

FROM

AED 1.39M

sqft 940

TO

Inquire Price

sqft 1,252



Apartments

3 Bedroom

FROM

AED 2.2M

sqft 1,401

TO

Inquire Price

sqft 1,704

Typical units and prices



LOWER LEVEL



UPPER LEVEL

Duplex

3 Bedroom

FROM
Inquire Price
sqft 2,175

TO
Inquire Price

Do you have any questions? Contact me.



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