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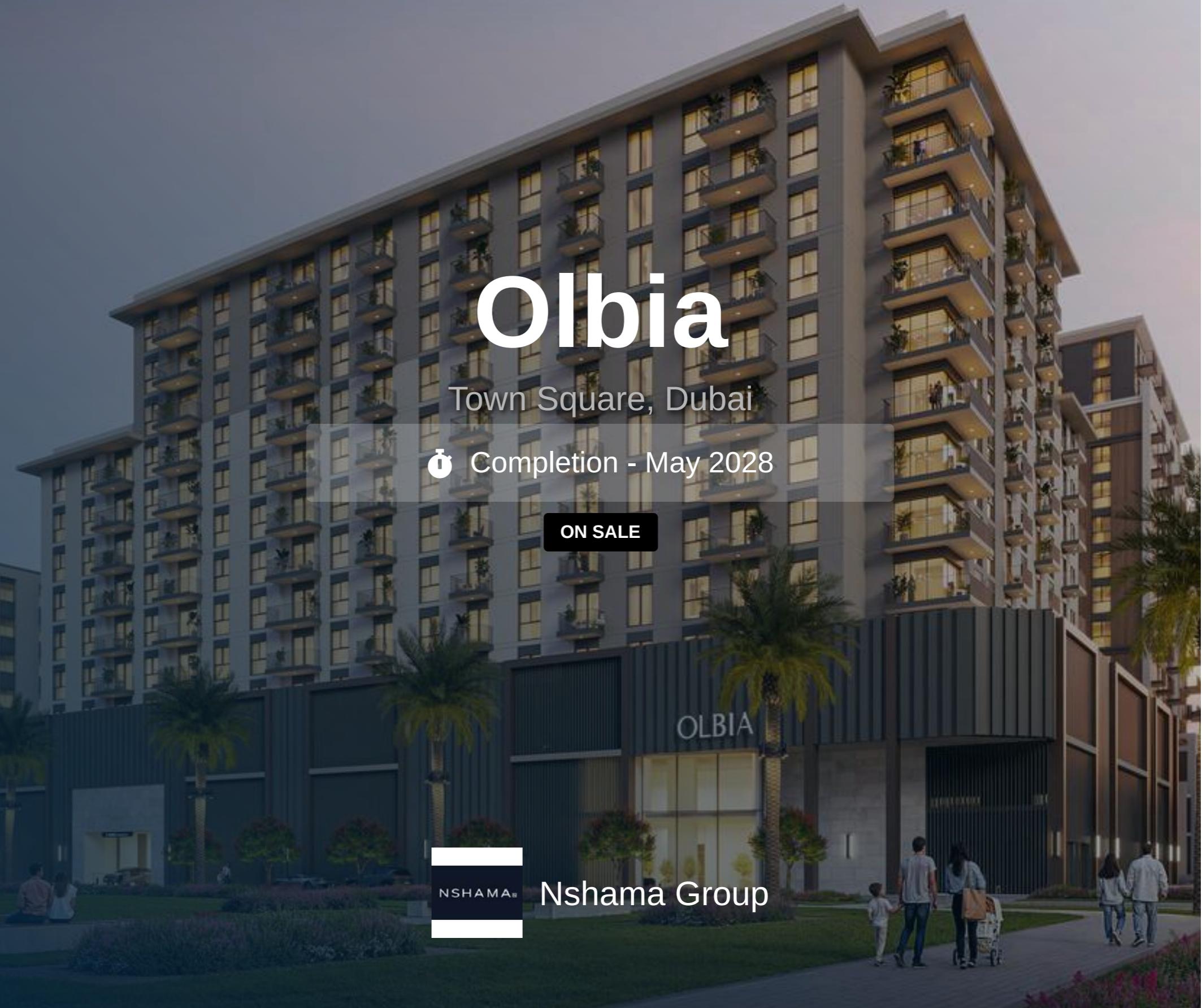
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Company

REM APP PORTAL LLC

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A large, modern residential building with multiple floors and balconies, illuminated from within. The building is set against a dark sky, suggesting dusk or night. In the foreground, there is a landscaped area with palm trees and a paved walkway where a few people are walking. The building's facade has the word "OLBIA" prominently displayed. A dark overlay box is positioned in the center of the image, containing the project name and key information.

Olbia
Town Square, Dubai

Completion - May 2028

ON SALE

 NSHAMA

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.

Kitchen and Appliances

Equipped kitchens with German-made appliances.

Furnishing

Semi-furnished apartments with built-in wardrobes.

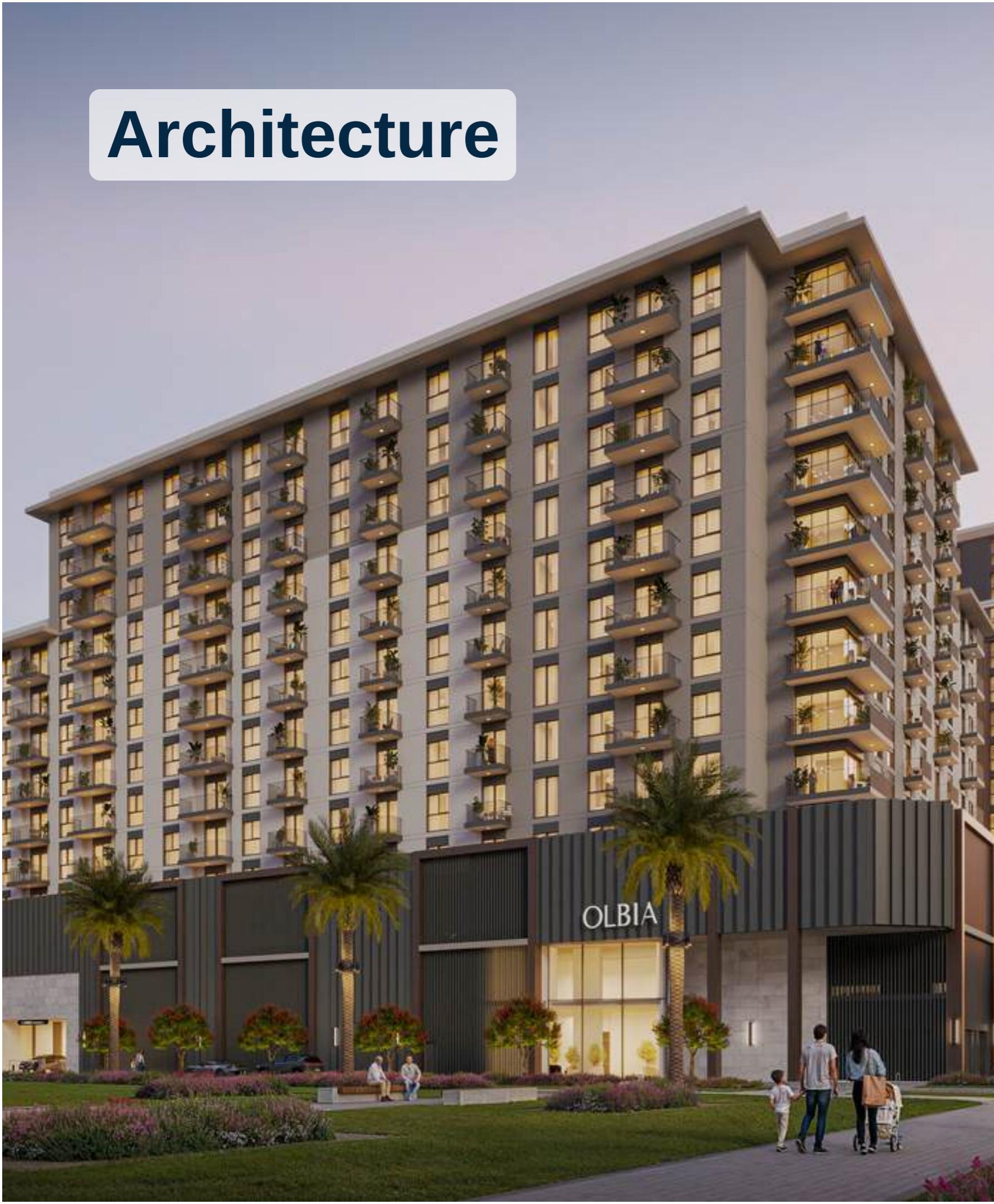
Location Description and Benefits

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

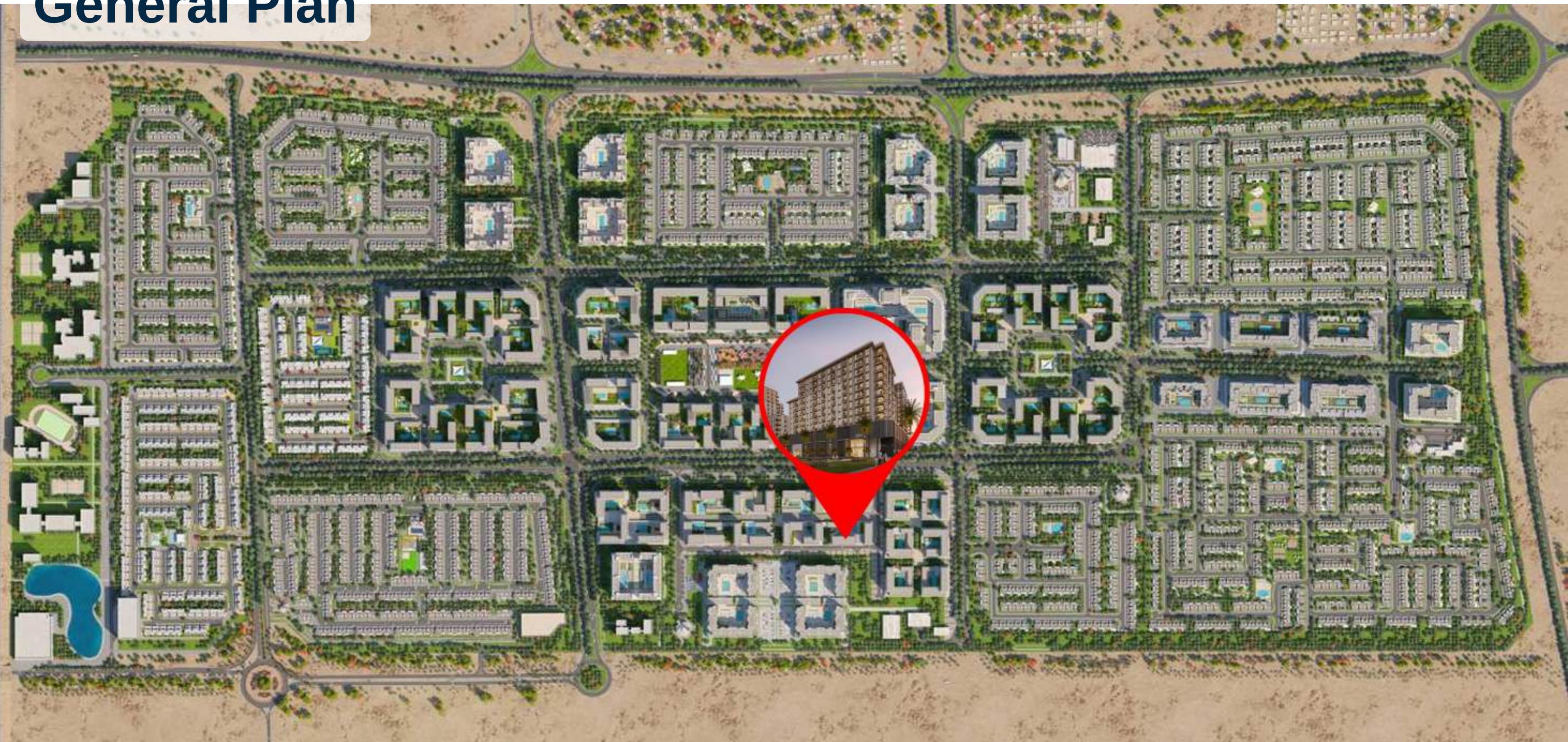


Location



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



Footbal 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

FROM
AED 955.89K
sqft 587

TO
Inquire Price
sqft 774



1 Bedroom

Apartments

FROM
AED 1.39M
sqft 940

2 Bedroom

TO
Inquire Price
sqft 1,252

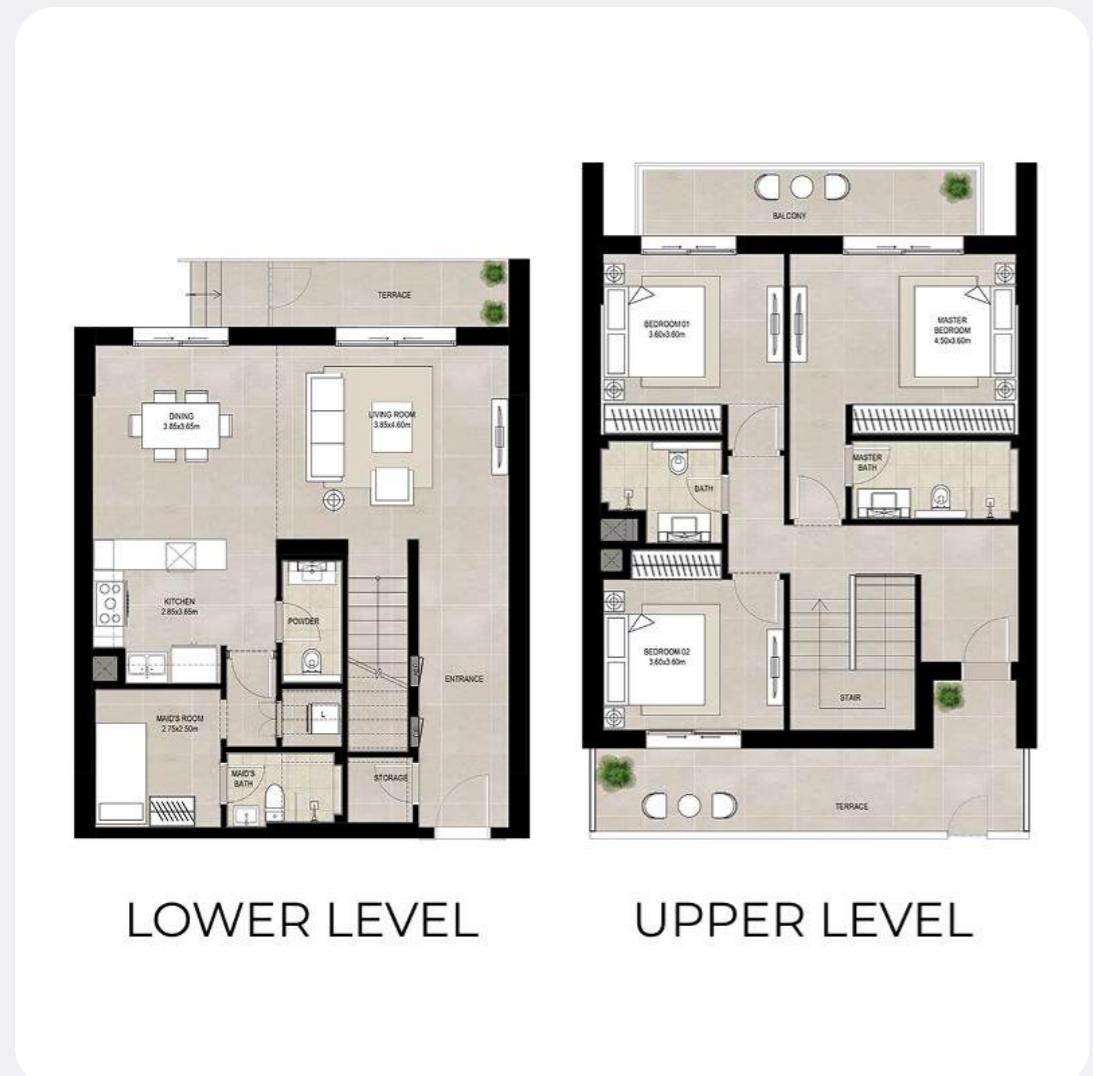


Apartments

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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