

# LIVA



NSHAMMA<sup>®</sup>



# Live . Work . play

LIVA, a haven for the young, fast-paced entrepreneurs and innovators of tomorrow.

An urban hub that provides a trendy environment for modern co-living where the conversations are deeper, minds are intrigued, and connections are formed, while enjoying a genuine sense of community, using shared spaces and facilities to create a more fulfilling lifestyle.

Allow your home to reflect your passions where every detail allows you to savour life.











# Be part of an Active Community

Town Square Dubai, is one of the most coveted and desirable communities in Dubai.

Boasting with lively pet friendly communities, lush green areas, children play areas, the central park, dog park, recreational park, nurseries, veterinary clinic, pet grooming salon, supermarkets, restaurants, cafes, mosques, fitness clubs, cycling and jogging tracks, paddle tennis, basketball courts, football courts, squash courts and much more.

A perfect location for a holistic community lifestyle.



# WHY LIVA?

Nestled in the prestigious Town Square Dubai, styled with a mix of modern and contemporary furnishing, we have created a personified bright and breathable atmosphere.

LIVA brings you studios and one-bedroom apartments catering to various living styles and tastes. From warm and inviting colour palette with a layout of amenities which are designed to encourage social interaction. The unique lobby is designed to create a space that's ideal for work or relaxation.







# A REFINED STYLE

## Built with high quality materials and refined interior finishes

Smart living spaces with full height windows offers plenty of natural light complemented by neutral – warm tone finishes and texture-rich wood accents. Mood lit fully fitted kitchens that comes with top of the range of appliances.

Bathrooms have a sleek layout with vanity countertops, mirrors cabinets with mood lighting. En-suite style bedrooms are equipped with in-built wardrobes and impeccable finishing providing you your ultimate home.







# REDEFINE your LIVING



LIVA is an open-minded and creative community where you can share everyday experiences.

Re-energize in your own way with an array of facilities like cafés, lounge spaces for socialization, entertainment areas, a vibrant gym designed for your whole body and mind providing you the best motivation to get moving, swimming pool with lounges to relax on, barbeque areas to bring friends and family together, private working pods for serious business and 24 hours security to ensure you are safe.



# CONNECT, ENJOY & CREATE MEMORIES

LIVA is not just a home; it is lifestyle you create and nurture while building deeper connections.

Residents working from home can do so in the building's co-working spaces or café. Those looking to relax can enjoy dip in the pool or blow off some steam off in the gym or walk your furry babies around the community which adds to your co-living experience.

It is a perfect place for those who want to work hard, play well, and relax in tranquility.

Become part of a community where endless memories will be made with your friends and family.











## Community Facilities



Town Square Park



Swimming Pool



GYM



Basket Ball Courts



Football Pitch



Squash & Tennis Court



Kids Play Area



Splash Pad



Carousel



Kids Train



Cycling Track



Jogging Track



Retail Outlets



Restaurants & Cafes



Skate Park



Padel Tennis Court



Dog Park



Veterinary Clinic



Pet Shop



Laundry Shop



Barbecue Area



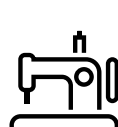
Clinic



Pharmacies



Fitness Club



Tailoring Shop



Grooming & Beauty Services



Nurseries



Mosque



Super Markets



Outdoor Cinema







# STUDIO

Unit Type ST-A

AREA	MIN	MAX
SUITE	(32.14 Sq.m / 345.95 Sq.ft.)	(32.82 Sq.m / 353.27 Sq.ft.)
SALEABLE AREA	( 32.14 Sq.m / 345.95 Sq.ft.)	( 32.82 Sq.m / 353.27 Sq.ft.)



Studio Living room

## 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 and unit direction may vary from unit to unit. Drawings not to scale E&EO. 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.





Studio kitchen

## STUDIO Unit Type ST-B

AREA	MIN	MAX
SUITE	(32.17 Sq.m / 346.27 Sq.ft)	( 32.43 Sq.m / 349.07 Sq.ft )
TERRACE	(17.00 Sq.m / 182.99 Sq.ft)	(17.17 Sq.m / 184.82 Sq.ft)
SALEABLE AREA	(49.17 Sq.m / 529.26 Sq.ft)	(49.60 Sq.m / 533.89 Sq.ft)



### Disclaimer

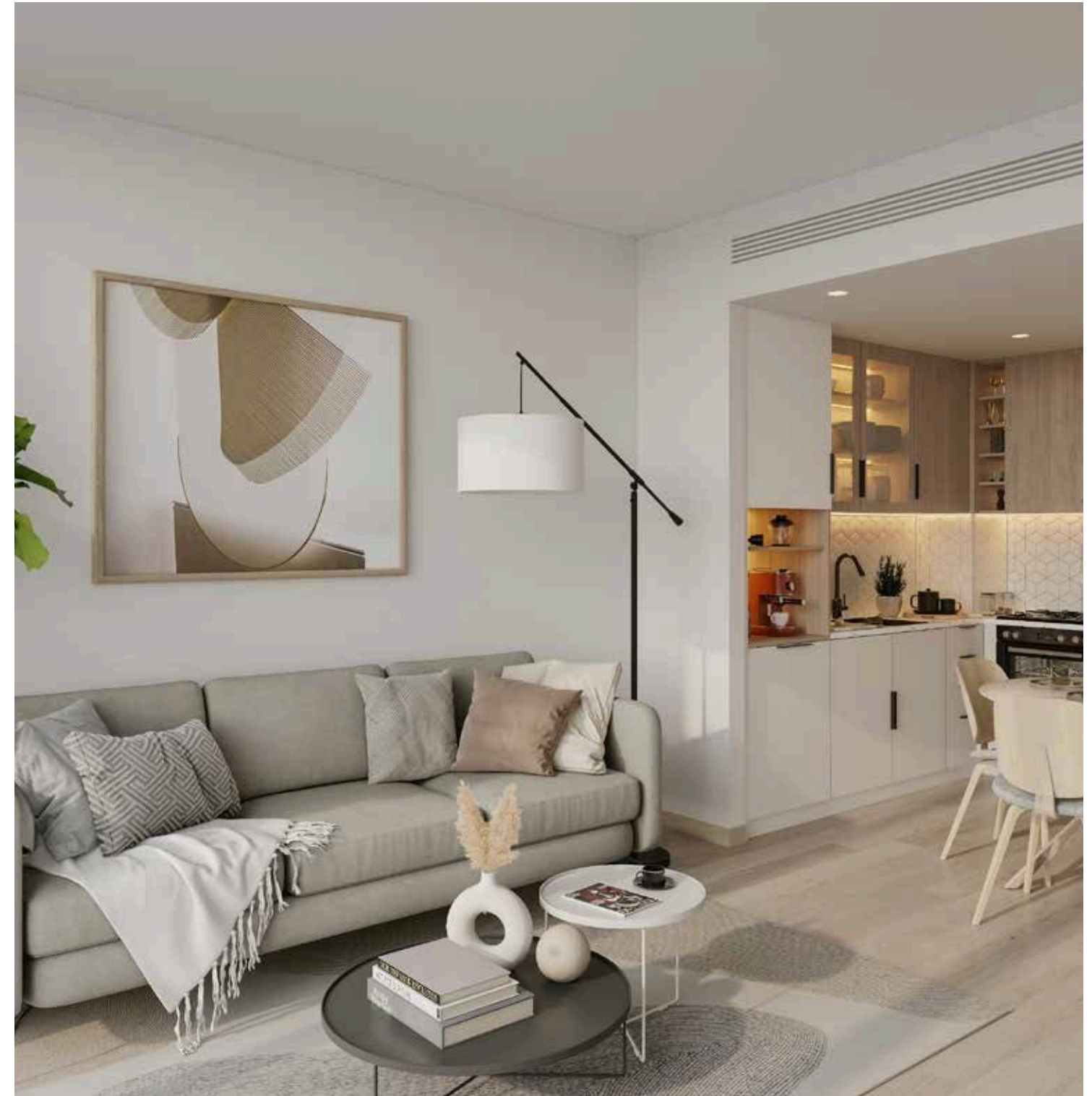
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# 1 BEDROOM

## Unit Type 1-A

AREA	MIN	MAX
SUITE	( 41.09 Sq.m / 451.01 Sq.ft )	( 42.85 Sq.m / 461.23 Sq.ft )
TERRACE	( 2.52 Sq.m / 27.13 Sq.ft )	( 2.61 Sq.m / 28.09 Sq.ft )
SALEABLE AREA	( 44.49 Sq.m / 478.89 Sq.ft )	( 45.37 Sq.m / 488.36 Sq.ft )



1 Bedroom - Living room

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Bedroom

## 1 BEDROOM

### Unit Type 1-B

AREA	MIN	MAX
SUITE	(41.07 Sq.m / 448.85 Sq.ft)	(41.92 Sq.m / 451.22 Sq.ft)
TERRACE	(22.45 Sq.m / 241.65 Sq.ft)	(31.89 Sq.m / 343.26 Sq.ft)
SALEABLE AREA	(64.15 Sq.m / 690.50 Sq.ft)	(73.81 Sq.m / 794.48 Sq.ft)



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# TOTALLY HOME

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