

SAVANNAH

Brochure for a new project in
the young Town Square area



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Savannah is a residential complex in the lively Town Square area, next to the central park of the community.



"City" within a city

Town Square is a young residential area that has already become one of the most popular in Dubai. The community is located on Al-Qudra Street and occupies a large area, so it can be considered a self-sufficient micro-city within a large city. Within the area there is everything necessary for life: parks, entertainment venues, recreational facilities and other social infrastructure facilities.

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35 minutes to the embankment

The journey to Dubai Hills Mall and Dubai Mall will take about half an hour. The Dubai Marina promenade is located 35 minutes by car, and Jumeirah Beach is about 40 minutes away. Downtown Dubai is a 33-minute drive away. Dubai International Airport is a 36-minute drive from Savannah, while Al Maktoum Airport is a 26-minute drive away.

MAIN PARK

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HG
HOLLAND
GARDENS



lattice balconies



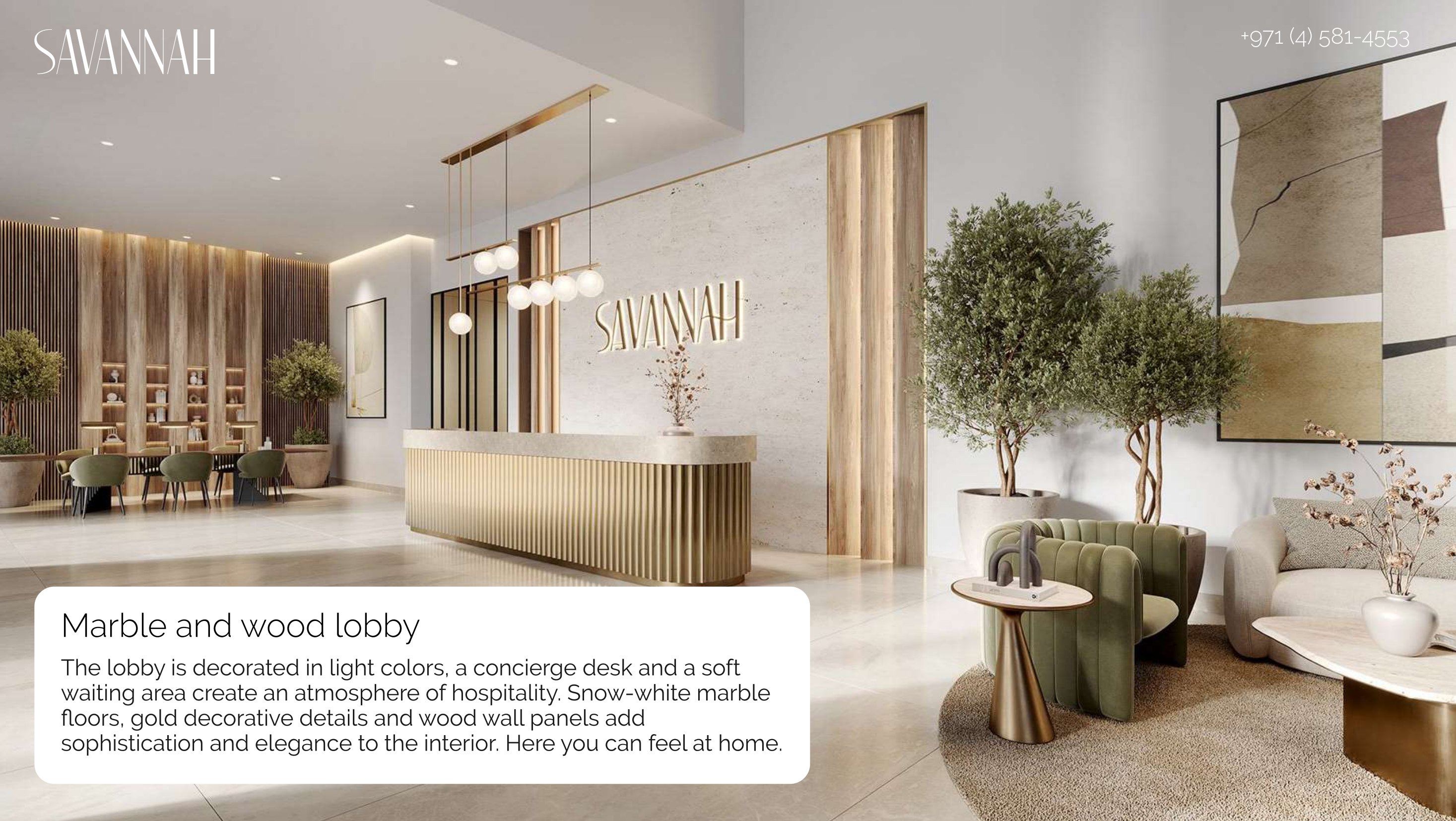
white panels

Straight lines and rhythmic balconies

The building's facade reflects contemporary elegance and architectural craftsmanship - straight lines are combined with sleek design elements, and overhanging balconies create a rhythmic pattern that enhances the play of light and shadow on the wall surfaces throughout the day.

Marble and wood lobby

The lobby is decorated in light colors, a concierge desk and a soft waiting area create an atmosphere of hospitality. Snow-white marble floors, gold decorative details and wood wall panels add sophistication and elegance to the interior. Here you can feel at home.





Apartments with 1-3 bedrooms

The complex offers apartments with 1, 2 and 3 bedrooms, as well as duplexes with 3 bedrooms. The interiors are in light shades of white with elements of wood and stone. Thanks to panoramic windows, there is always enough natural light in the rooms.



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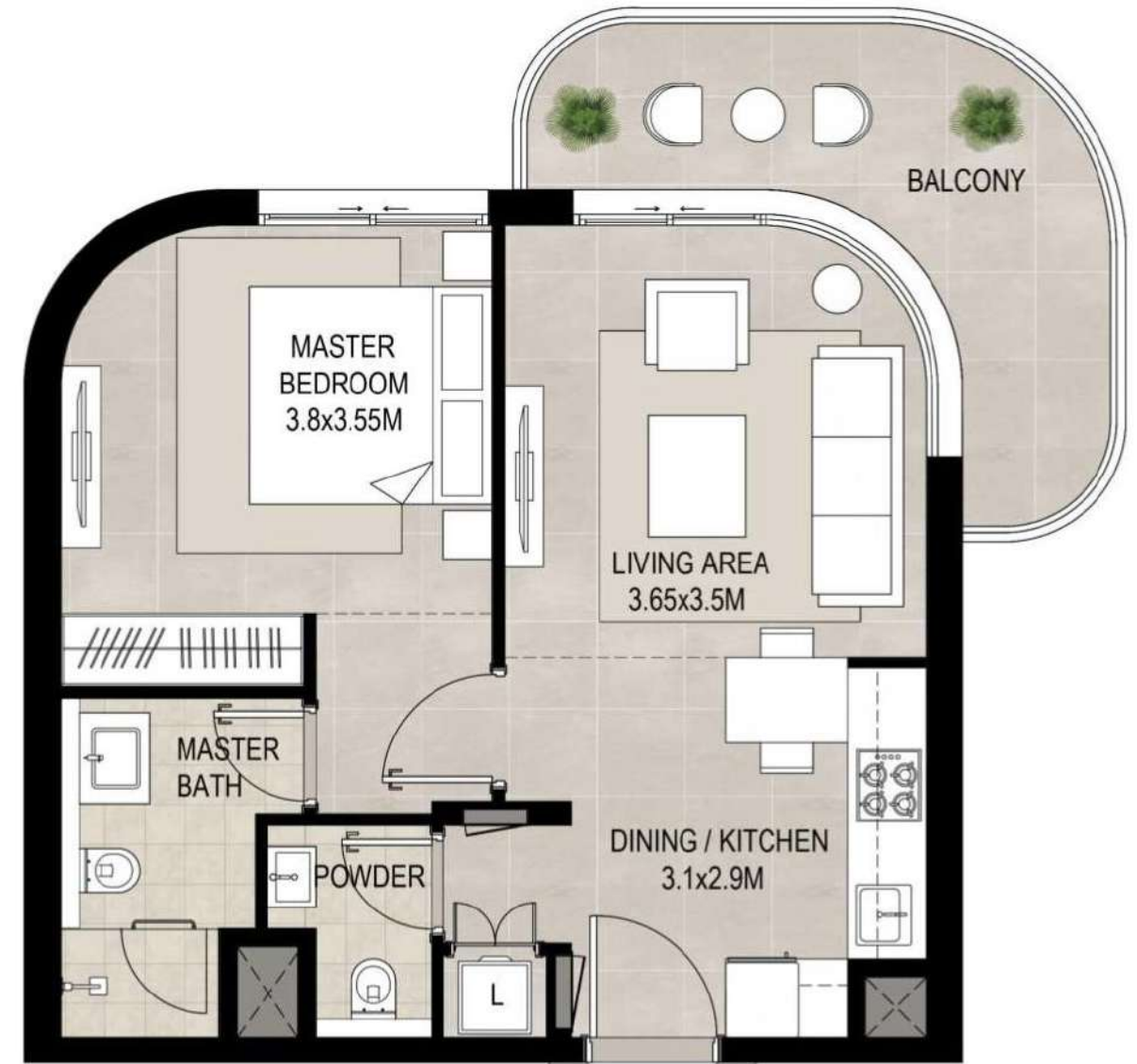
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Spacious terraces invite you to enjoy morning breakfasts or evening gatherings with friends in the open air.

Layouts of apartments with 1 bedroom



*Balcony sizes vary



*Balcony sizes vary

Layouts of apartments with 1 bedroom



*Balcony sizes vary



*Balcony sizes vary

Layouts of apartments with 2 bedrooms



*Balcony sizes vary



*Balcony sizes vary

Layouts of apartments with 3 bedrooms



*Balcony sizes vary

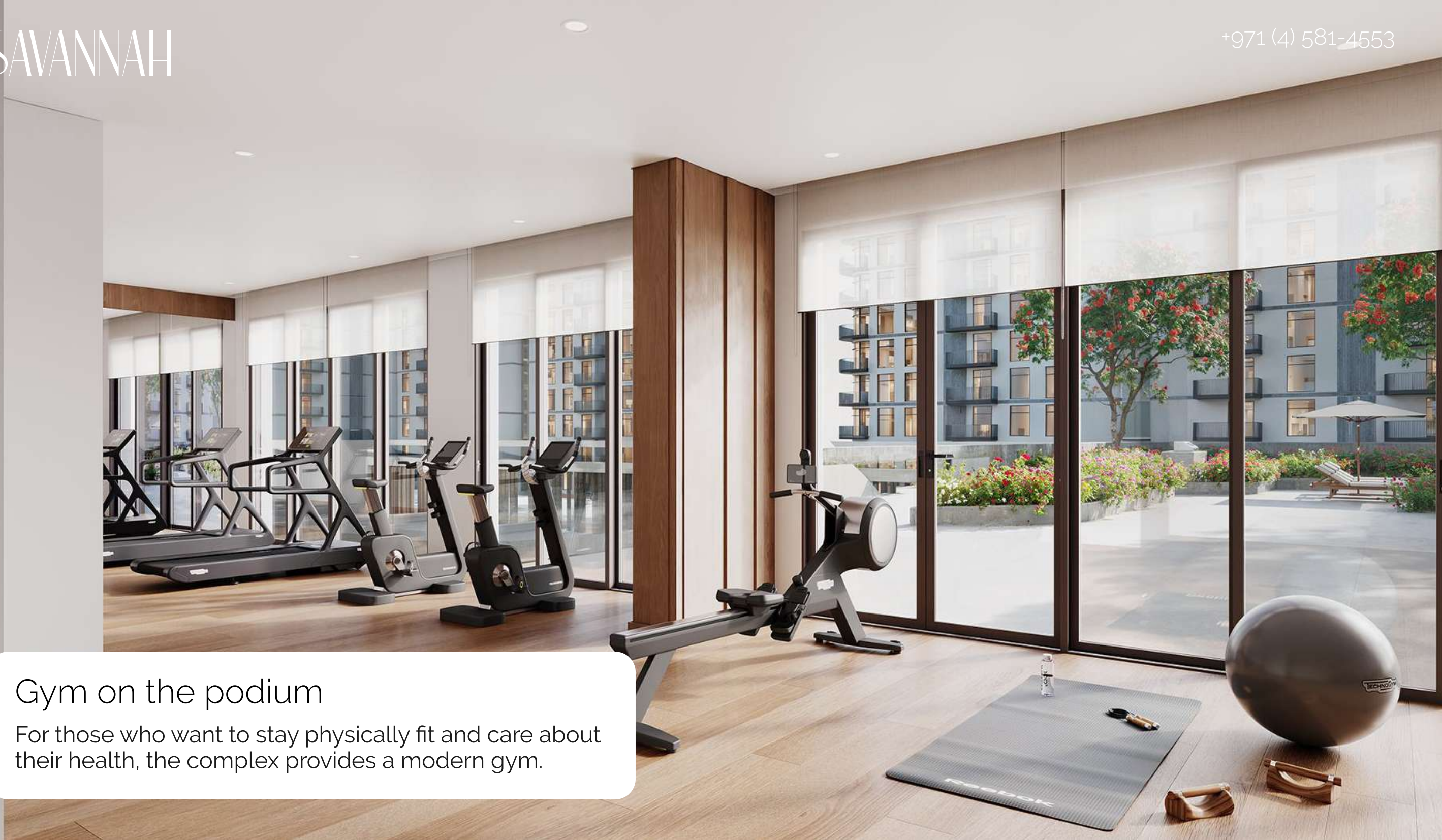
Layouts of apartments with 3 bedrooms



*Balcony sizes vary

Gym on the podium

For those who want to stay physically fit and care about their health, the complex provides a modern gym.



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On a hot day, relax by the cool pool or
hide in the shade of the gardens.

Children's playgrounds

For the youngest residents, children's playgrounds were installed among the landscaped park and inside the project.



For sports lovers

The green area will delight you with a variety of sports entertainment. Residents have at their disposal a skate park, as well as basketball and volleyball courts, which are suitable for friendly competition.



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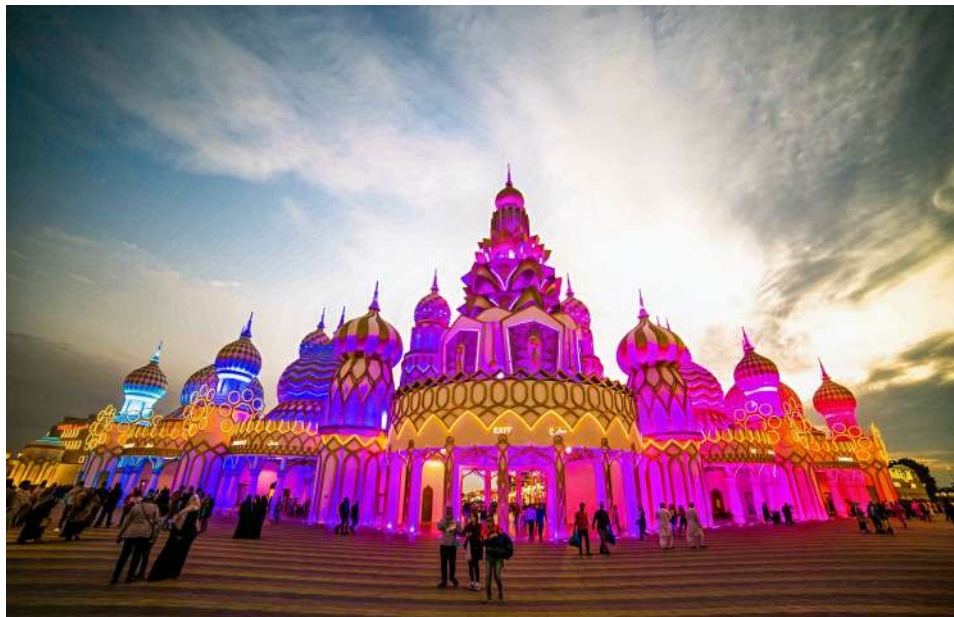
Shops and cafes

There are shops on the first floors of the project and a cafe where you can go for a family lunch or arrange a pleasant meeting with family and friends, enjoying the atmosphere of cozy establishments directly on the territory of the house.



Global Village

Experience the cultural traditions of 90 countries from all over the world at the international and large-scale fair Global Village. The fair is held annually at Dubailand Entertainment Park. Here Folk music sounds in every corner, traditional cuisine is prepared and cultural events are held



Dubai Hills Mall

Dubai Hills Shopping Center houses all the necessary shops, beauty salons and entertainment venues. You can spend time shopping, entertain the children or drink a cup of aromatic coffee just five minutes from your home.



DUBAI HILLS RETAIL

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Flower Park

Give yourself an unforgettable experience by visiting the colorful flower park, which is considered the world's largest natural flower garden. It has more than 50 million flowers and 250 million plants.



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Aquila School

Nearby is the private school Aquila, which teaches high British educational programs. There are clubs for creativity and sports here. and a comfortable campus on site.

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Project developer - Nshama

Nshama is a Dubai-based development company founded in 2014. The developer has already built a strong reputation in the UAE real estate industry by offering upscale, eco-friendly residential communities. One of their main projects of the company is Town Square Dubai. Nshama creates large self-contained residential communities, providing families with a full range of services for comfortable living within the projects.

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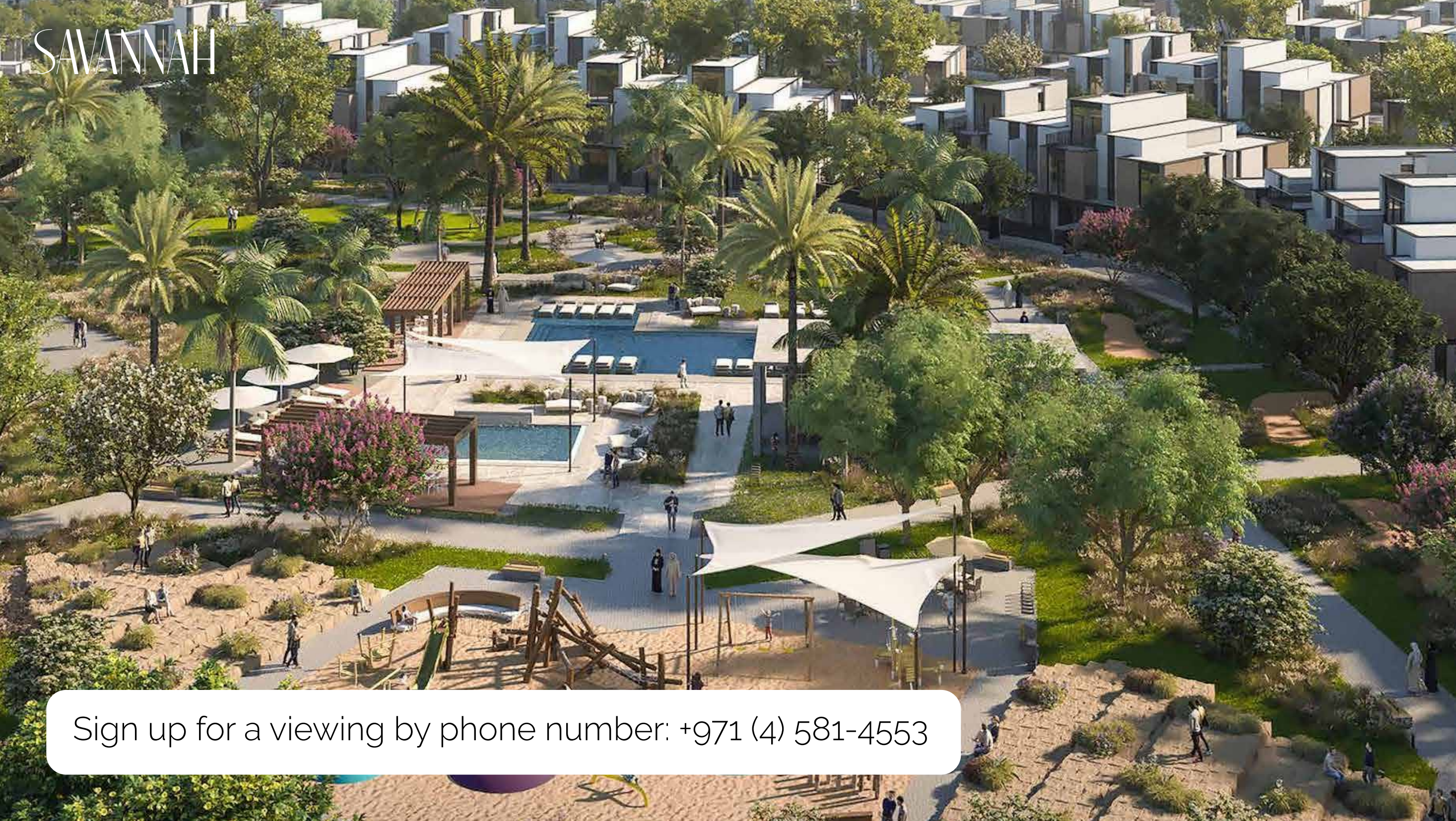


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Construction will end in the 3rd quarter of 2027



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