

Area Pricing Report

Date: 15 May 2024

Property: Town Square

Search Criteria: Town Square


















Town Square

Town Square is a mega project launched in Dubai in early March 2015. Located along Al Qudra Road and expertly master-planned to include a range of modern perks and conveniences, this smart community puts everything at your fingertips and lets you design the life you've always dreamed of. The development is 750 acres in size and will eventually consist of 3,000 townhouses and 18,000 apartments surrounded with parks spanning 154,000 square metres, 16 community gardens, an extensive network of trails - this is a city life you thought impossible. Priced within reach of renting families and professionals, Town Square Dubai apartments and townhouses offer an exclusive address and exceptional opportunity.

A good home gets you started, a good neighbourhood takes happiness to a new level. Your home needs the right setting to really thrive. NSHAMA architects and designers looked at the big picture and thought of everything when it comes to making each day at Town Square Dubai a rich, rewarding experience.

















According to the developer, NSHAMA, the entire project will be built over 10 years. The development will consist of a central public space the size of 16 football fields, 350 retail outlets, a cinema to be managed by REEL Cinemas and a Vida Hotel.

				
Swimming Pool	Gymnasium	Children's Play Area	Elevators	Children's Pool
				
Living and dining	Maintenance	Mosque	Restaurant	Sports Area
				
Jogging Track	24 hours Concierge	Security		

Town Square Nearby Schools

	Name	Address	Year established	Type of school	Rating	Distance
	Fairgreen International School	Dubai Land	2018	International Baccalaureate	Good	2.24 KM
	Ranches Primary School	Arabian Ranches	2015	UK		2.79 KM
	Jebel Ali School	Mudon	1978	UK	Very Good	3.42 KM
	South View School L.L.C	Dubai Land	2018	UK	Good	4.52 KM
	Jumeirah English Speaking School (Br)	Arabian Ranches	2005	UK - International Baccalaureate		5.47 KM
	GEMS Metropole School-	Motor City	2014	UK	Acceptable	5.8 KM
	Royal Grammar School Guildford L.L.C	Dubai Sports City	2021	UK		6.37 KM

Town Square Landmark

	14.64 KM		17.75 KM		5.34 KM
EXPO 2020 Site		Dubai Marina		Hamdan Sports Complex	
	6.17 KM		30.57 KM		8.32 KM
Motor City		Jebel Ali		IMG World of Adventures	
	31.22 KM		19.39 KM		6.28 KM
Dubai Parks & Resorts		Dubai Cycling Course		Sports City & Dubai Swimming Academy	
	19.97 KM		6.42 KM		27.76 KM
Downtown Dubai		Global Village		Dubai International Airport	
	19.22 KM	THE DUBAI MALL	20.43 KM		14.19 KM
Al Maktoum International Airport		Dubai Mall		Mall of the Emirates Shopping is just the beginning	
	25.66 KM		16.76 KM		
Mirdif City Centre		Ibn Battuta Mall			

Proprietary Property Monitor Data

Rentals Agreements

Property Monitor captures market activity the moment that pricing is established: when the buyer and seller agree on a price, i.e. a Sale and Purchase Agreement is signed. This real-time data also captures more data than government transfers, providing visibility not only into specific sub-communities and buildings, but often into floor #, villa type and views.

RENTALS AGREEMENTS - TOWN SQUARE, DUBAI

Evidence date	Sub location	Beds	Built-up area	Rent rate	Rent/sq ft	Floor level	Cheques
15/05/24 - 16/05/25	Jenna 1	2	936	59,679	64	11	
15/05/24 - 14/05/25	Safi Apartments 2A	2	928	75,000	81	7	
15/05/24 - 14/05/25	Zahra Apartments 2A	2	1,570	95,000	61	1	
15/05/24 - 14/05/25	Safi Apartments 1A	2	1,470	60,000	41	1	
12/05/24 - 11/05/25	Warda 1	2	939	75,000	80	4	
10/05/24 - 09/05/25	Zahra Breeze 3A	2	941	80,000	85	5	
10/05/24 - 09/05/25	Parkside Rawda Apartments	2	1,062	85,000	80	5	
10/05/24 - 09/05/25	Hayat Boulevard-1B	2	941	85,000	90	3	
10/05/24 - 09/05/25	Jenna 1	2	1,188	85,000	72	12	
09/05/24 - 08/05/25	Zahra Apartments 1A	2	928	81,000	87	4	
08/05/24 - 07/05/25	Warda 1	2	1,183	85,000	72	14	
06/05/24 - 05/05/25	Zahra Apartments 2A	2	928	66,000	71	3	
05/05/24 - 04/05/25	Zahra Apartments 2B	2	1,070	55,000	51	1	
05/05/24 - 04/05/25	Rawda	2	992	80,000	81	9	
05/05/24 - 04/05/25	Safi Apartments 2A	2	882	80,000	91	4	
		# of Contracts	Average Built-up area	Average Rent	Average Rent/sq ft		
		15	1,064	76,445	74		