

# ORA

brochure of the new complex  
in the Town Square area



ORA

+7 (495) 182-73-33



ORA is a residential apartment complex located in the vibrant Town Square area next to the community's central park.

# ORA

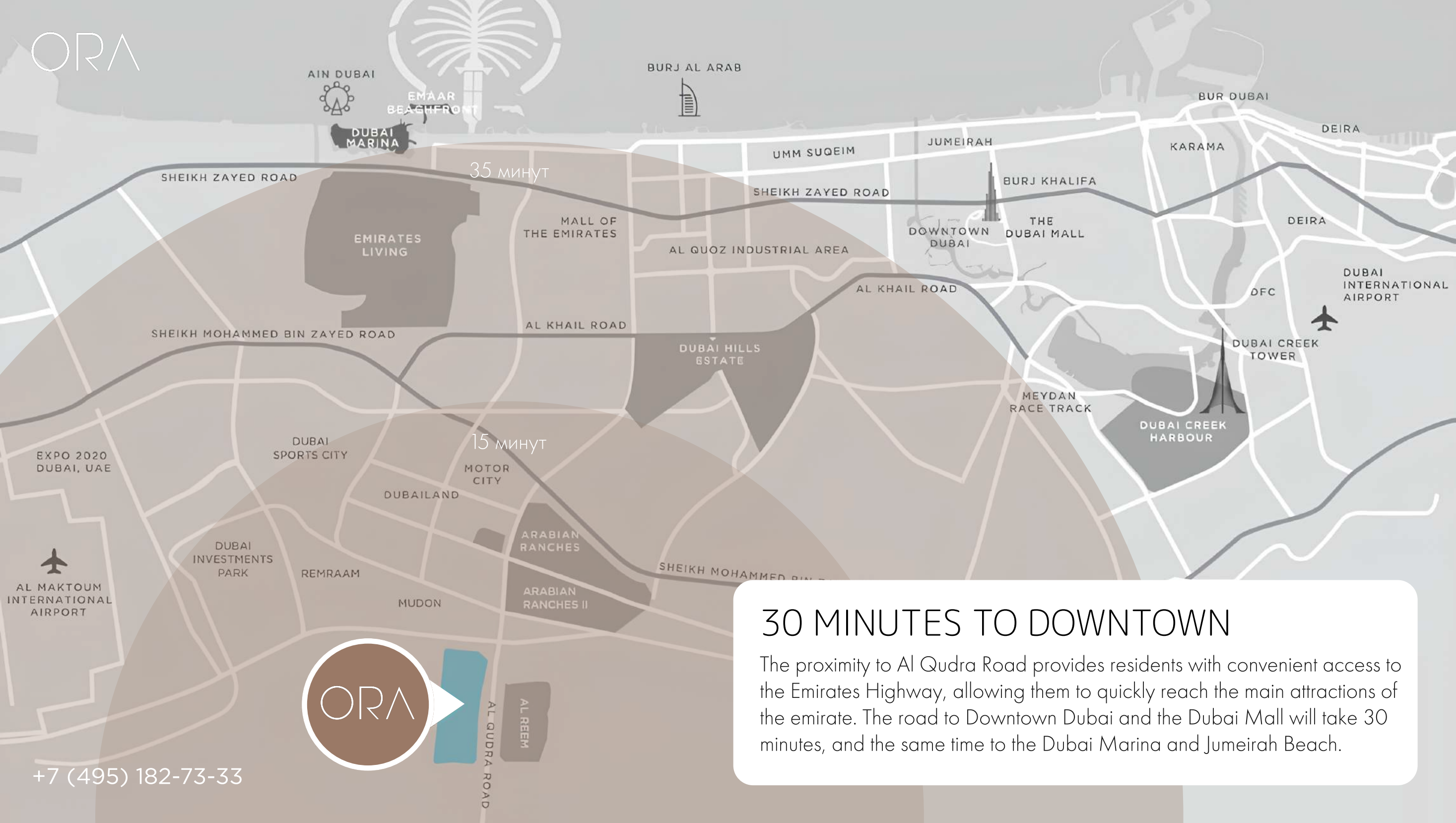
## ACTIVE COMMUNITY

Town Square is a quiet and cozy area, famous for its abundance of cycling and running tracks for sports enthusiasts. The developed infrastructure provides residents with all the amenities necessary for a comfortable life. The community has a special cozy atmosphere thanks to the variety of sports activities, pleasant cafes and shops, as well as green parks for walking.

+7 (495) 182-73-33



ORA



35 минут

15 минут

## 30 MINUTES TO DOWNTOWN

The proximity to Al Qudra Road provides residents with convenient access to the Emirates Highway, allowing them to quickly reach the main attractions of the emirate. The road to Downtown Dubai and the Dubai Mall will take 30 minutes, and the same time to the Dubai Marina and Jumeirah Beach.

ORA

+7 (495) 182-73-33

# ORA

## MODERN ARCHITECTURE

The facade of the complex reflects modern elegance and architectural excellence - straight lines are combined with elements of sleek design, and protruding balconies create a rhythmic pattern that enhances the play of light and shadow on the surface of the walls throughout the day.

+7 (495) 182-73-33



# ORA



## MINIMALISTIC LOBBY

The lobby with a reception desk and a soft waiting area is designed in a modern style with elements of minimalism. Decorated in light colors, marbled floor tiles, light furniture with a metal base.

+7 (495) 182-73-33



IN THE COMPLEX YOU CAN CHOOSE  
APARTMENTS WITH 1, 2 OR 3 BEDROOMS

# ORA

## SPACIOUS APARTMENTS WITH EQUIPPED KITCHEN

All residences will come with panoramic windows, bright interiors and an equipped kitchen, which creates a feeling of airiness and spaciousness.

+7 (495) 182-73-33



A photograph of a modern, multi-story apartment building. The building features a light-colored facade with dark window frames and balconies. Each balcony has a glass railing and a small potted plant. The building is set against a clear blue sky. The balconies are staggered, creating a dynamic architectural look. Some balconies have people standing on them, and some have plants. The building has a flat roof with a dark trim.

## BALCONY FOR EACH APARTMENT

Spacious balconies offer residents a place to relax outdoors, where they can enjoy pleasant views of the landscaped area.

ORA

## LAYOUT OF APARTMENT WITH 1 BEDROOM

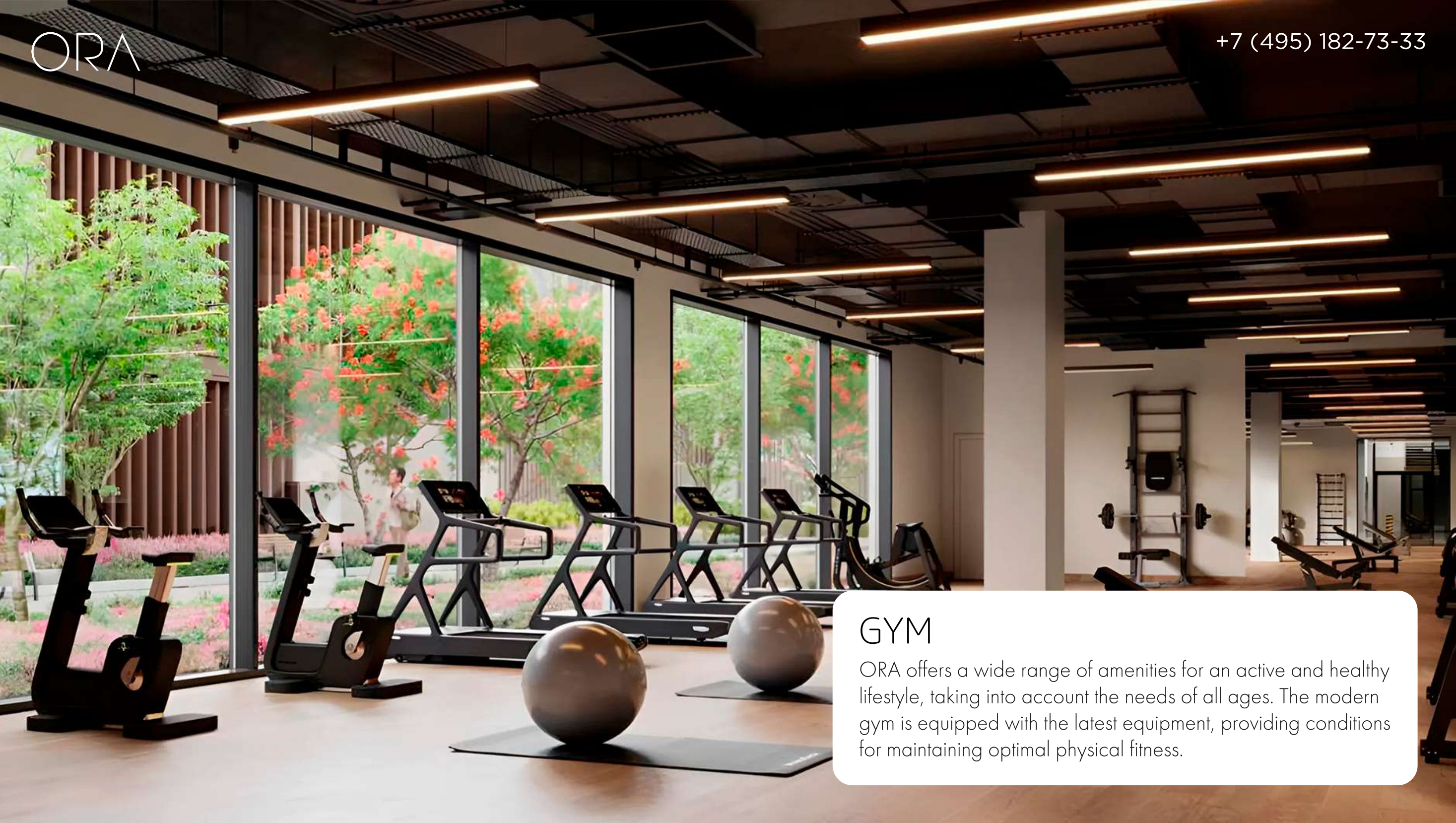


+7 (495) 182-73-33

# LAYOUTS OF APARTMENTS WITH 2 BEDROOMS



LAYOUT OF AN APARTMENT  
WITH 3 BEDROOMS



## GYM

ORA offers a wide range of amenities for an active and healthy lifestyle, taking into account the needs of all ages. The modern gym is equipped with the latest equipment, providing conditions for maintaining optimal physical fitness.

# ORA



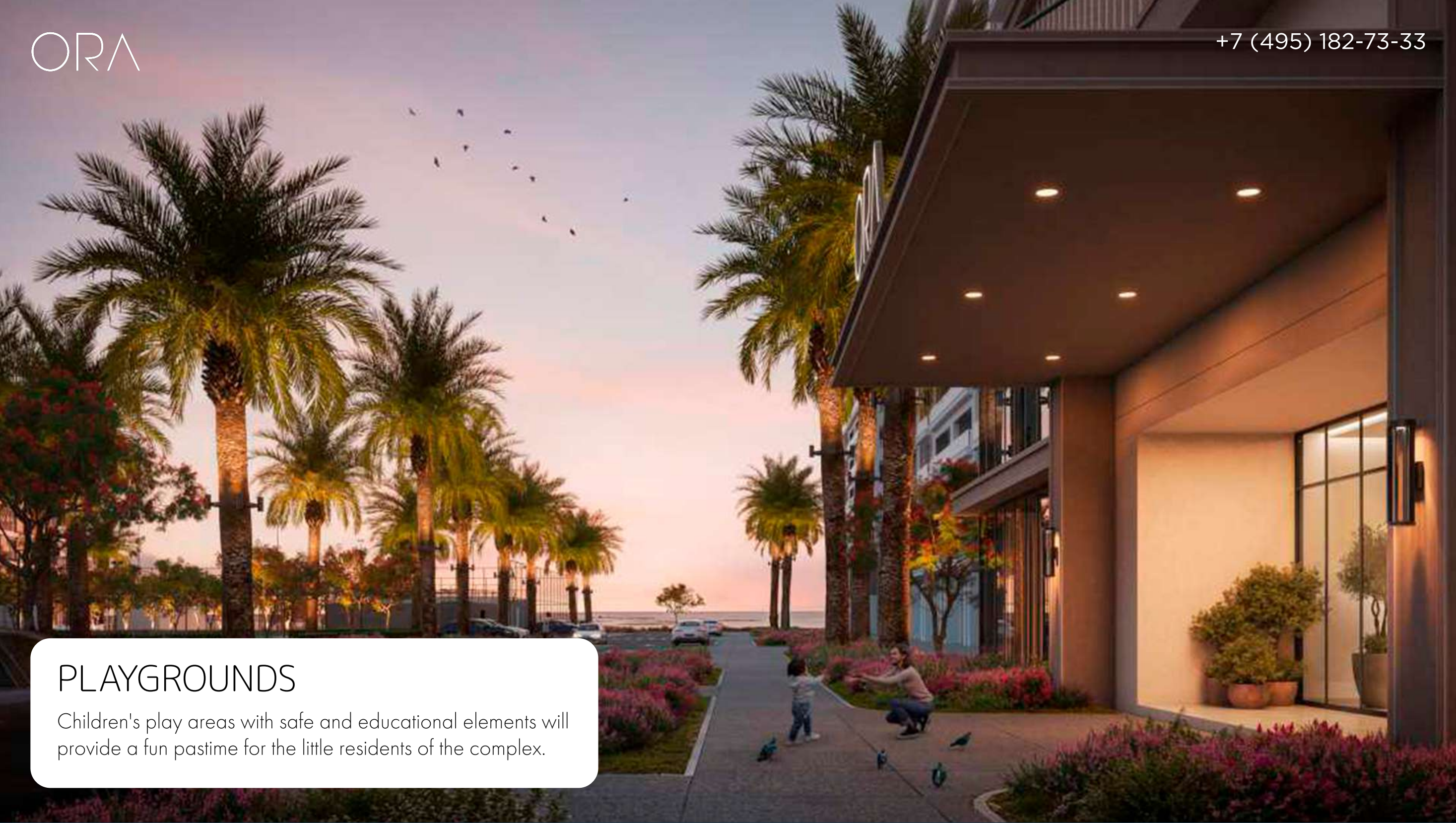
## PODIUM WITH SWIMMING POOL AND BARBECUE AREA

The picturesque swimming pool is the perfect place for relaxation and water activities, while the barbecue area allows you to cook outdoors while socializing with neighbors and friends.

+7 (495) 182-73-33

## PLAYGROUNDS

Children's play areas with safe and educational elements will provide a fun pastime for the little residents of the complex.



# ORA

## WALKING AREAS

Residents of the complex have many walking paths and green parks where they can go for a morning jog, walk the dog or spend time with family and friends.



+7 (495) 182-73-33

# ORA

8 000 M<sup>2</sup>  
sports areas

10 KM  
treadmills

13 KM  
cycling tracks

## SPORTS INFRASTRUCTURE

The community has many places for lovers of an active lifestyle: a basketball court, a football field, a tennis and squash court, a skate park, as well as a 10-kilometer running track.

+7 (495) 182-73-33



ORA

## DUBAI HILLS MALL

Dubai Hills Mall is a modern shopping center offering more than 600 popular shops, restaurants and cafes, including a hypermarket, shopping arcade, cinema and four large family entertainment centers. For thrill-seekers, there is the indoor roller coaster The Storm, and for a more relaxing holiday, you can watch the latest film releases at the Roxy Cinemas.

+7 (495) 182-73-33



ORA

## TRUMP INTERNATIONAL GOLF CLUB

The famous 18-hole Trump International Golf Club is 19 minutes' drive away. It was designed by world-renowned golf course architect Gil Hans in the traditional Scottish Trot style. The complex's modern infrastructure includes the Trump Dubai Golf Academy. The complex's state-of-the-art infrastructure also includes the Trump Dubai Golf Performance Academy, where beginners and experts alike can improve their golfing skills to a professional level.

+7 (495) 182-73-33



ORA

## PLANTATION EQUESTRIAN AND POLO CLUB

The Equestrian Club is a 16-minute drive away, where you can enjoy a variety of activities, from show jumping and dressage training to polo tournaments. After the game, relax in the designated lounges or visit one of the on-site restaurants.

+7 (495) 182-73-33



# ORA

## DISTRICT 2020

The famous district 2020, which houses the Expo 2020 events, is located just a 20-minute drive from the complex. Here you can spend a busy day exploring modern technologies and exhibitions.



+7 (495) 182-73-33



# ORA

## PROJECT DEVELOPER – NSHAMA

Nshama is a Dubai-based development company founded in 2014 by a small group of specialists from Emaar. The company has already established itself in the real estate sector in the UAE, offering premium eco-friendly communities that are functional and sophisticated, like its flagship Town Square Dubai project. Nshama offers self-contained large communities for families with a full range of lifestyle amenities.

+7 (495) 182-73-33



ORA

THE PROJECT WILL  
BE READY IN THE 4TH  
QUARTER OF 2026

+7 (495) 182-73-33



ORA

BOOK A VIEWING BY PHONE +7 (495) 182-73-33



# WE HELP PEOPLE TO BUY PROPERTY

We sell deluxe, premium and business class property  
in more than 140 residential developments in Dubai.  
We will be the first to congratulate you on buying a new home.  
We work with love and with no commission.

