



HG HOLLAND GARDENS

Brochure of the new project in a developing Town Square area

COFFEE CLUB

CAFE-RESTAURANT

HG HOLLAND GARDENS

FRESH DELI

Coffee Shop

THE BARBER SHOP

DOKE BAR

bloom florist

Holland Gardens by NSHAMA is a new residential development in the Town Square community, located in a green area with lush gardens and parks. The complex features modern apartments with access to a variety of amenities in the project and within the community.

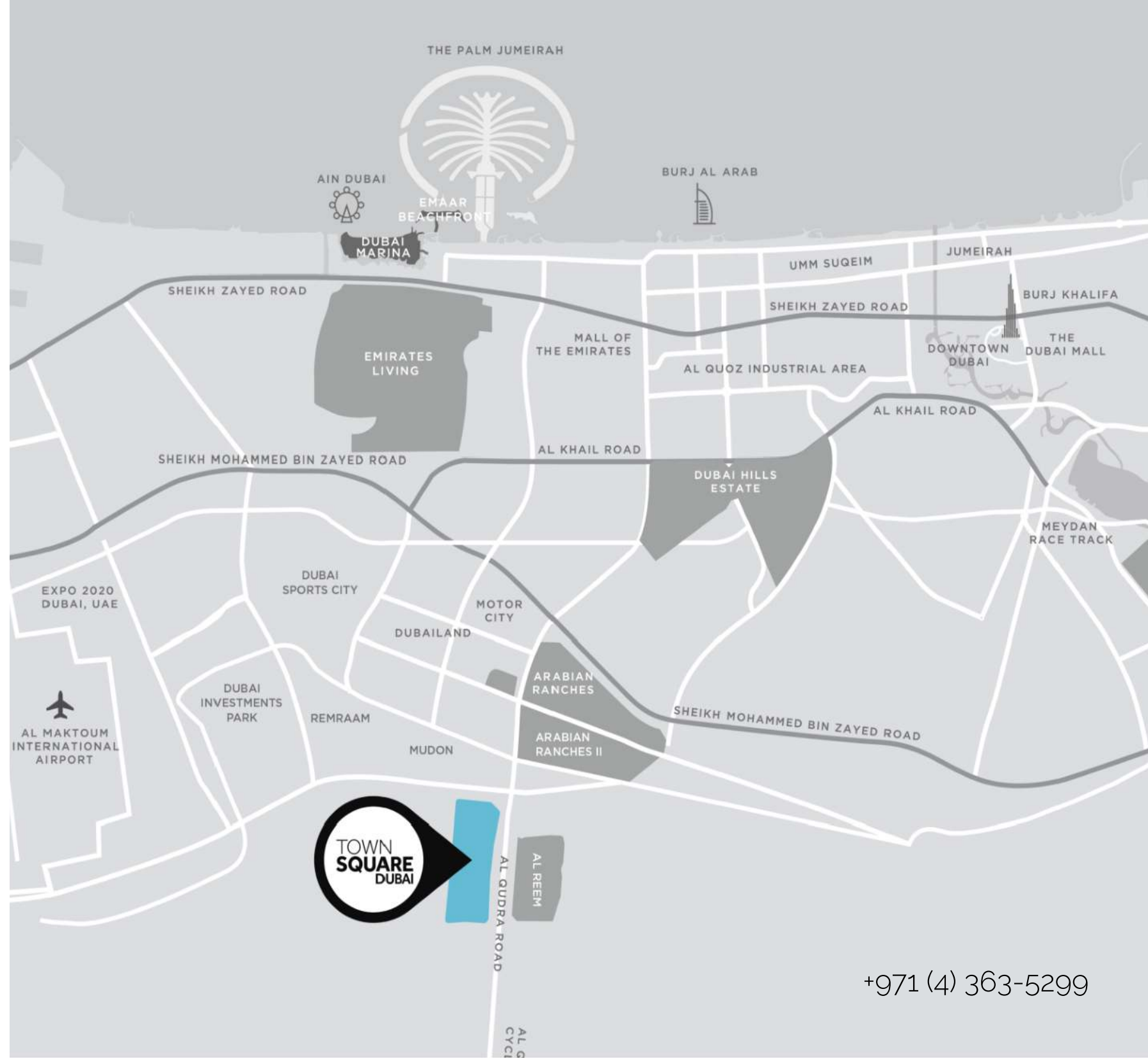
«City» within a city

Town Square is a fairly young residential area in Dubai, which 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 district there is everything necessary for life: parks, entertainment venues, places for recreation and other social infrastructure facilities.

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A serene retreat from the urban chaos

The project is located away from the hustle, but close to the city center — 35 minutes from the legendary Burj Khalifa and Dubai Mall. Downtown Dubai, The Palm Jumeirah and Dubai Marina are within a 30-minute drive. Al Maktoum International Airport is a 25-minute drive away.



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Project location



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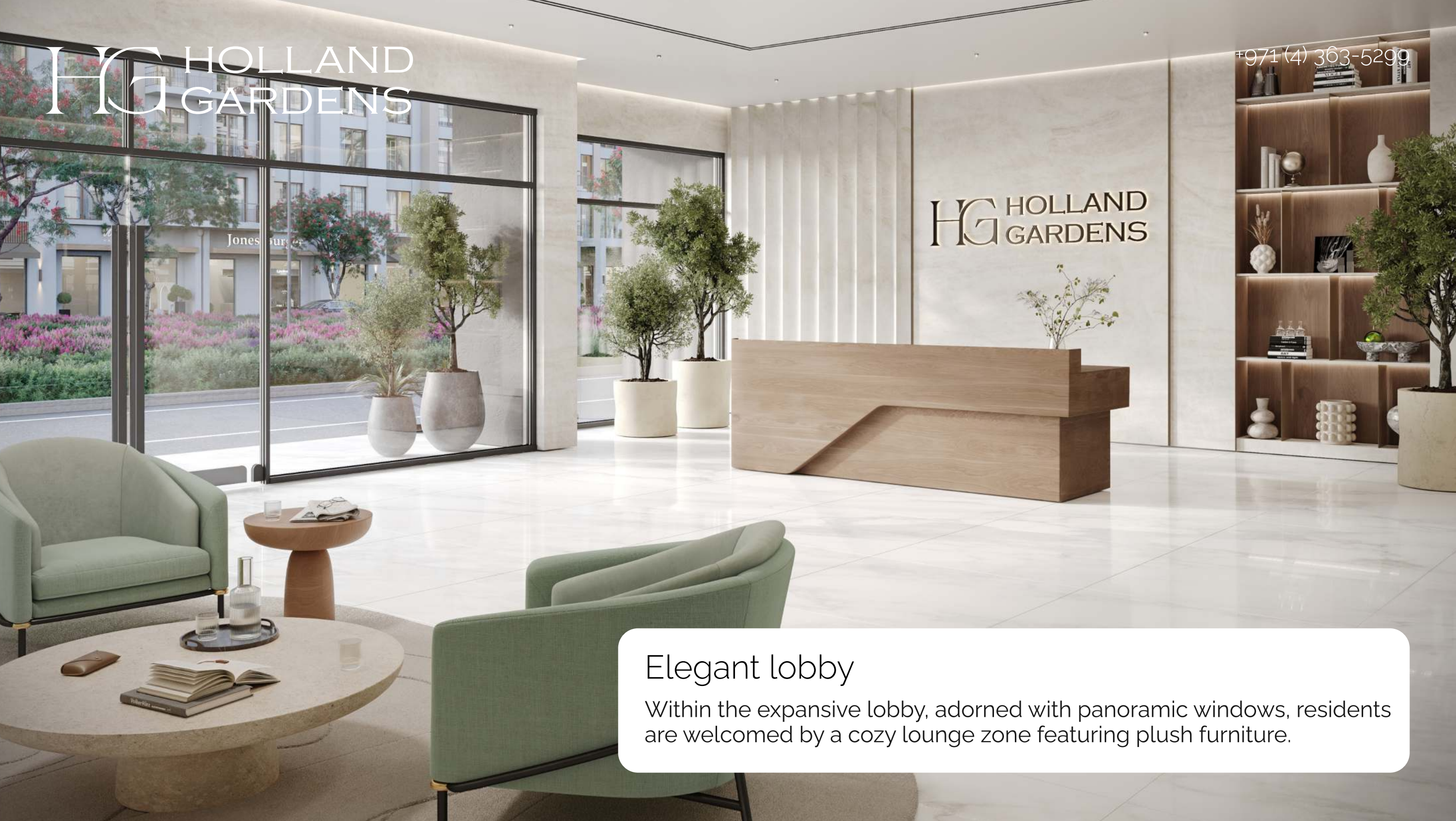
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In perfect harmony with the natural landscape

The exterior design of the project seamlessly blends natural elements with contemporary architecture. The warm color schemes and pastel shades of the building facades exude a sense of harmony with the surrounding environment. Large panoramic windows, architectural lighting, and minimalist attention to detail ensure that the project radiates elegance both during the day and at night, transcending time with its timeless style.



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Elegant lobby

Within the expansive lobby, adorned with panoramic windows, residents are welcomed by a cozy lounge zone featuring plush furniture.

An architectural rendering of a modern, multi-story apartment building named 'Holland Gardens'. The building features a mix of light-colored concrete and dark grey panels, with large glass windows and balconies. Many balconies have potted plants. The interior lights are on, showing modern furniture. In the foreground, there is a swimming pool with lounge chairs and umbrellas, a children's playground with a slide, and a paved walkway where a family is walking. The sky is a mix of orange and blue, suggesting dusk.

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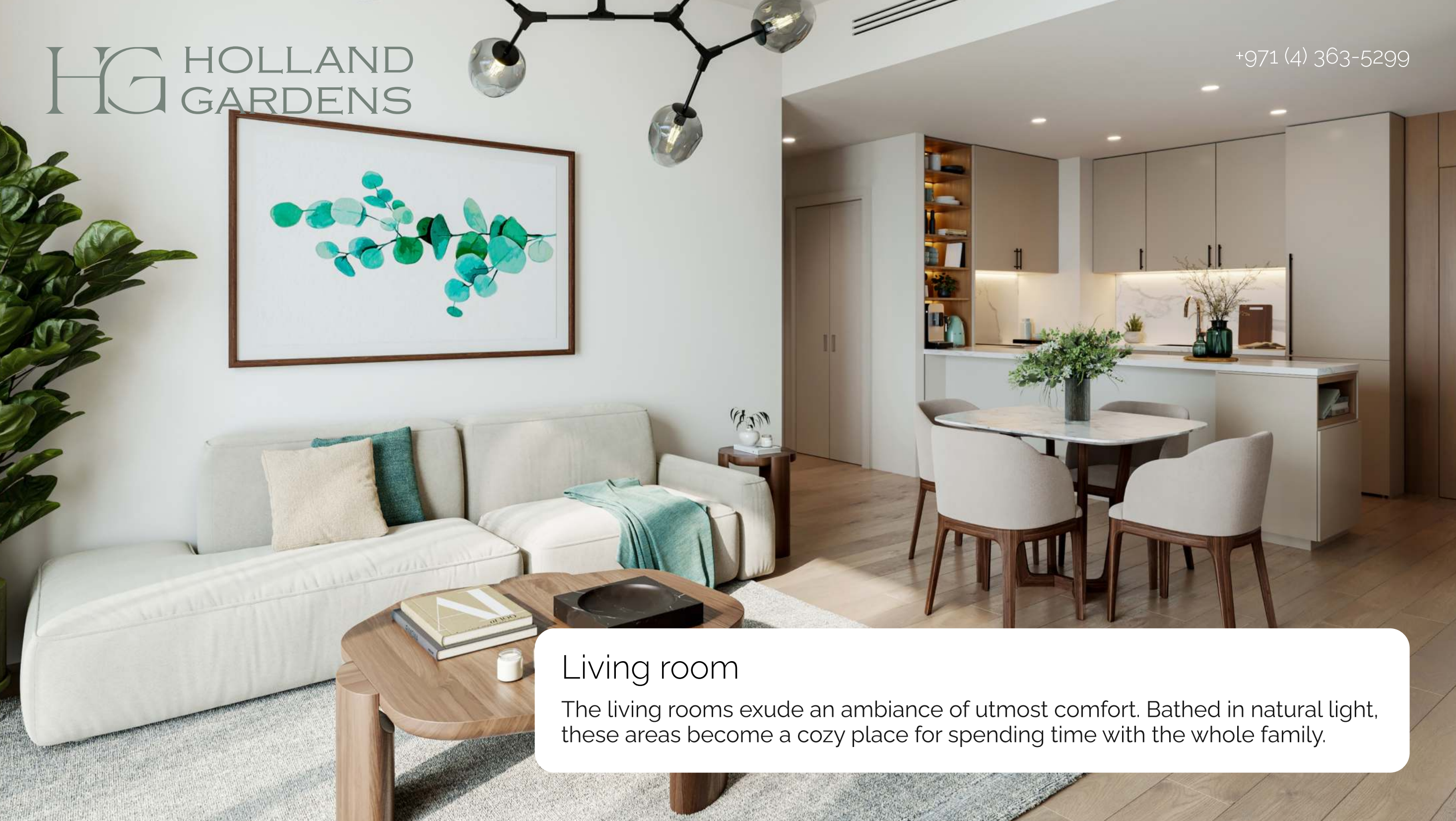
In the project, future residents can choose a cozy studio or spacious apartments with 1, 2 or 3 bedrooms.

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Modern interiors

The interiors in the apartments are made in soothing shades according to the author's design projects. Panoramic windows fill the space with natural light, opening picturesque views of the green surroundings and the modern architecture of the project.





Living room

The living rooms exude an ambiance of utmost comfort. Bathed in natural light, these areas become a cozy place for spending time with the whole family.

Master bedroom

The cozy master bedrooms have built-in wardrobes and a private bathroom.



Kitchen

The kitchens are fully equipped with appliances and allow residents to unleash their culinary talents and create gastronomic masterpieces.



Layouts of apartments with 1 bedrooms



Layouts of apartments with 2 bedrooms



Layouts of apartments with 3 bedrooms



Private garden

Within the private courtyard, residents can take leisurely strolls amidst blooming greenery, do morning exercises or have a barbecue dinner with family and friends.



Outdoor pool

The pool on the equipped podium will be an ideal place to relax on a hot day.



Gym

For those keen on maintaining an active lifestyle and prioritizing their health, the complex boasts a state-of-the-art gym.



For sports lovers

The landscaped area will please with a variety of sports entertainment — skate park, as well as basketball and volleyball courts, which are suitable for friendly competitions.



Kid's play areas

For the youngest residents, playgrounds in nature, green fields and a children's playground obstacle course were provided.



Shops and cafes

On the ground floors of the residential project, there are shops and cafes, perfect for enjoyable family lunches or pleasant gatherings with loved ones, all within the inviting ambiance of these cozy establishments nestled within the borders of the project.



Global Village

Global Village Dubailand is an international large-scale fair, which takes place annually in the Dubailand park. In one place you can touch the cultural traditions of 90 countries around the world. You can listen to folk music, taste traditional cuisine and participate in cultural events.



Dubai Hills mall

Dubai Hills Mall encompass all the necessary shops, beauty salons and places of attraction. You can spend time shopping, entertaining your children or drinking a cup of odorous coffee in five minutes from your home.



DUBAI HILLS RETAIL

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Flower park

You can experience unforgettable emotions by visiting the colorful flower park. This garden is the largest natural flower garden in the world. It has over 50 million flowers and 250 million plants.



School of Aquila

Private school of Aquila which teaches by high British educational programs is placed nearby. It also has art and sport classes and a homely campus on its territory.

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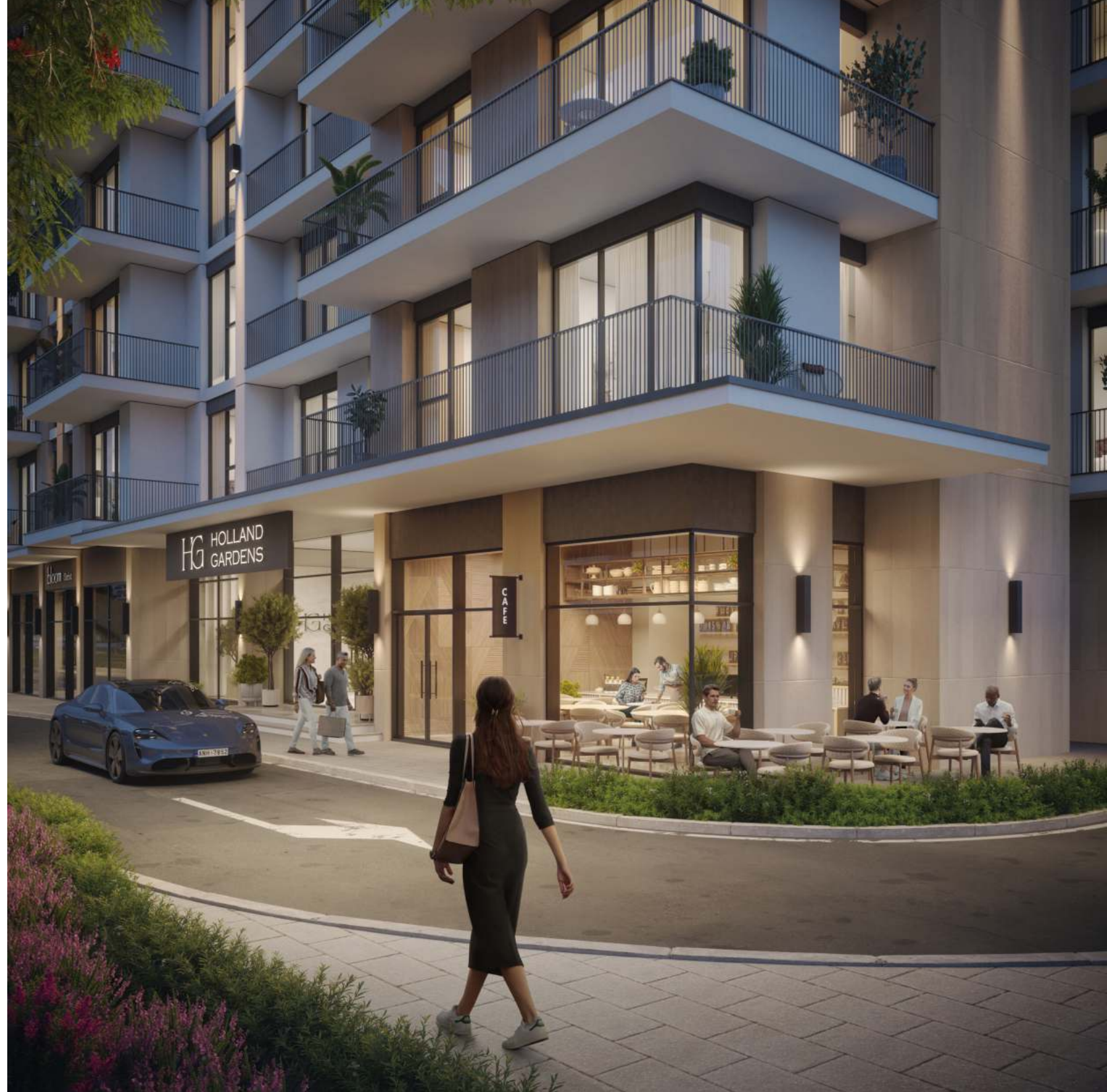




Project Developer — Nshama

Nshama is a real estate development company based in Dubai, founded in 2014 by a small group of specialists from Emaar. The company has already made a name for itself in the real estate industry in the UAE, offering premium eco-friendly communities that are functional and sophisticated as the flagship development of Town Square Dubai.

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Construction will end in 4Q 2025

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