

TOWN SQUARE DUBAI

Augusta by Nshama at Town Square Dubai

By Nshama |

1 Bedroom Apartment from

AED 950,888

Expected handover

January 2028

One bedroom to three bedrooms

Prepared 8 November 2026 | remington.ae

PROJECT AT A GLANCE

A clear beginning.

Augusta by Nshama is an 18-storey apartment building in Town Square Dubai with one- to three-bedroom homes, including duplexes. Family facilities, Town Square Park and access to Al Qudra Road support a practical community-led lifestyle.

From AED
950,888

Expected handover
January 2028

Status
Launched / Offplan

Launched / Offplan | Town Square Dubai

Project at a glance	2	Homes & prices	4
Payment plan	5	All amenities	7
Location & connections	8	Project gallery	10
Nshama	12	Your adviser	13

Explore the project online

Watch the project video

PROJECT AT A GLANCE

Project at a glance

One- to three-bedroom apartments and duplexes from AED 950,888 in Town Square Dubai, with a dated 50/50 payment schedule and January 2028 handover.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
1 Bedroom Apartment	Confirm current size	From AED 950,888
2 Bedroom Apartment	Confirm current size	From AED 1,380,000
3 Bedroom Apartment or Duplex	Confirm current size	From AED 2,000,000

Request a current unit shortlist



2

3 Bedroom Apartment or Duplex

Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation.

PAYMENT STRUCTURE

A clear plan for your purchase.

Payment	Milestone	Timing
10%	Instalment 1	April 2025
10%	Instalment 2	June 2025
10%	Instalment 3	January 2026
10%	Instalment 4	July 2026
10%	Instalment 5	January 2027
50%	On handover	January 2028

Expected handover

January 2028
Payment dates and construction milestones remain subject to the developer’s current reservation documents.

Before you reserve

Request the current unit quote, complete instalment schedule, reservation conditions and itemised purchase costs.

PAYMENT & COMMERCIAL TERMS

Payment & commercial terms

Town Square combines homes, parks, shops, restaurants and family facilities in one master community. Augusta adds published entry prices and a payment schedule that places half the price at handover. Several dated instalments are already in the past. Confirm any revised schedule, current inventory and the exact apartment or duplex layout before reserving.

LIFESTYLE & AMENITIES

A place for everyday living.



- Swimming pool
- Basketball court
- Green spaces
- Modern kitchens
- Floor-to-ceiling windows
- Gym
- Children’s play areas
- Restaurants and retail nearby
- En-suite master bathrooms

Illustrative project amenities. Final specifications are subject to the developer’s sales documents.

LOCATION & COMMUNITY

Connected to Town Square Dubai.

Town Square Dubai, Dubai

Augusta is an 18-storey residential building within the established Town Square master community. Its modern kitchens, floor-to-ceiling windows and family facilities are paired with access to Town Square Park, local retail, restaurants and Al Qudra Road. Augusta is within Town Square Dubai with access to Al Qudra Road. The live page lists Plantation Equestrian and Polo Club at 10 minutes, Dubai

Indicative driving times. Actual journeys depend on traffic and route.



LOCATION & CONNECTIVITY

Location & connectivity

Miracle Garden at 15 minutes, Jebel Ali Racecourse and Expo City at 20 minutes, Palm Jumeirah at 23 minutes and Dubai Mall at 25 minutes.

PROJECT GALLERY

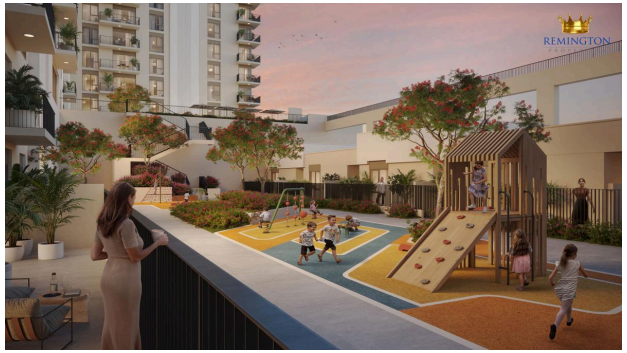
See the project in detail.



Augusta by Nshama - Remington Properties - 1



Augusta by Nshama - Remington Properties - 9



Augusta by Nshama - Remington Properties - 5



Augusta by Nshama - Remington Properties - 8



Augusta by Nshama - Remington Properties - 7

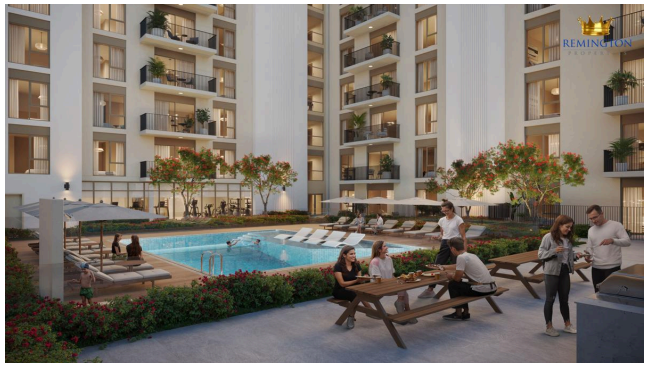
Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Augusta by Nshama - Remington Properties - 6



Augusta by Nshama - Remington Properties - 4



Augusta by Nshama - Remington Properties - 3



Augusta by Nshama - Remington Properties - 2

Illustrative project images. Open an image to view it in full.

ABOUT THE DEVELOPER

The team behind the project.

Nshama

Established in 2014

Founded in 2014, Nshama is a Dubai developer focused on sustainable, functional master-planned communities designed around everyday amenities and public green space.

Selected projects

- Town Square Dubai
- Zahra
- UNA

Visit the developer website

GLOBAL INTRODUCTIONS

Introduce an investor.

Introduce a prospective UAE property buyer, with their permission. We handle advice and the transaction. Referral eligibility and signed agreement terms apply; fees are paid after completion of an eligible purchase.

Explore Global Introductions

Introduction programme

YOUR REMINGTON ADVISER

Anahita Zamanian

Senior Property Consultant | BRN 1805

Discuss your preferred home, budget and timeline. We will guide you through the available options and the next steps.



Enquire on WhatsApp

+971 50 6565 493

anahita@remington.ae

Remington Properties
Serving Dubai since 2005 | ORN 401
No. 109, Al Masraf Building, Sheikh Zayed Road, Dubai

Trakheesi Permit

1167042941