



PROJECT PRESENTATION

NSHAMA[®]

Augusta by Nshama at Town Square Dubai

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.



PROJECT OVERVIEW

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.



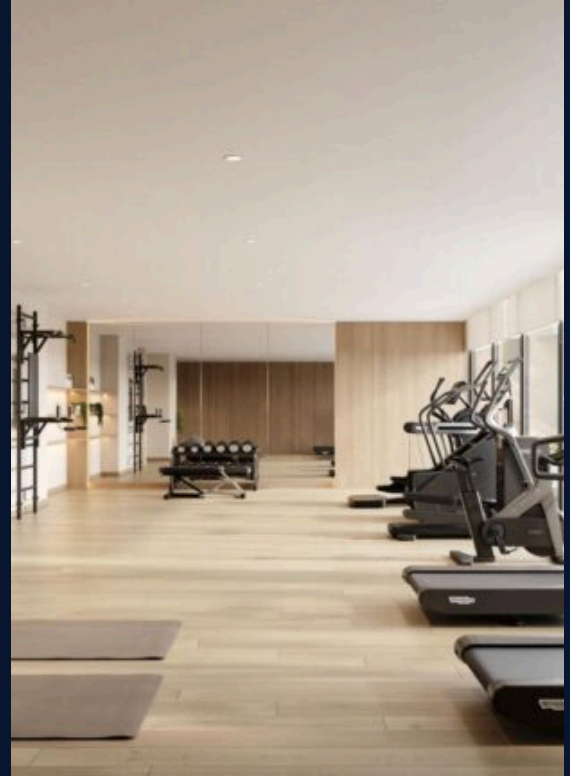
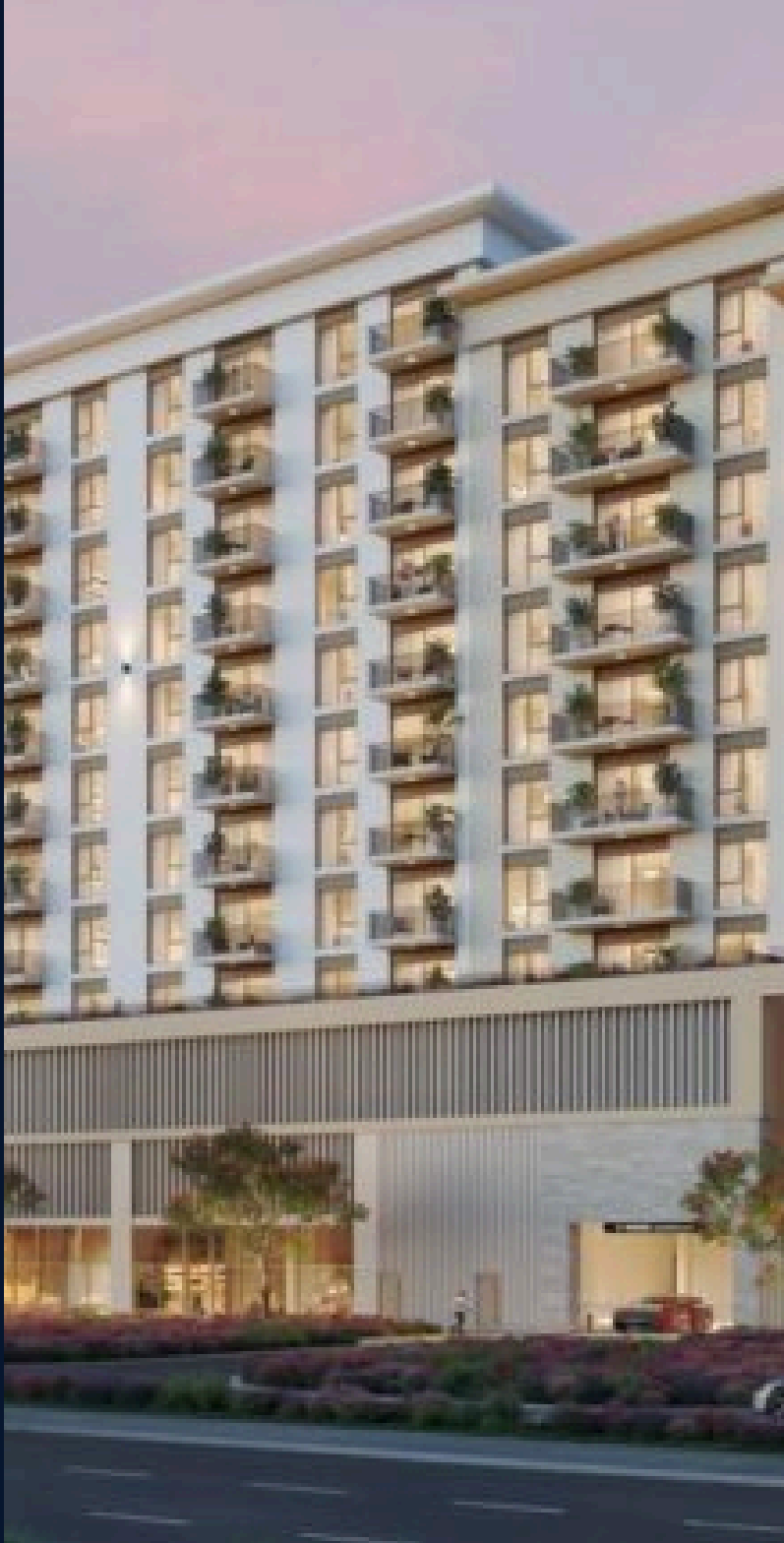
View the live project page
remington.ae

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COMMUNITY Town Square Dubai	LOCATION Town Square Dubai	STARTING PRICE From AED 950,888
UNIT MIX 1, 2 and 3 bedroom apartments, including duplexes	EXPECTED HANDOVER January 2028	OWNERSHIP To be confirmed

PROJECT GALLERY

Augusta by Nshama at Town Square Dubai



PROJECT DETAILS

Project details

Community	Town Square Dubai
Location	Town Square Dubai
Starting price	From AED 950,888
Unit mix	1, 2 and 3 bedroom apartments, including duplexes
Expected handover	January 2028
Ownership	To be confirmed
Project status	Off-plan; pre-launch

Payment plan

- | | |
|----|-----------------------------------|
| 01 | 10% · Instalment 1 · April 2025 |
| 02 | 10% · Instalment 2 · June 2025 |
| 03 | 10% · Instalment 3 · January 2026 |
| 04 | 10% · Instalment 4 · July 2026 |
| 05 | 10% · Instalment 5 · January 2027 |
| 06 | 50% · On handover · January 2028 |

Confirm current pricing and availability with Remington Properties.

HOMES AND LAYOUT OPTIONS

Homes and layout options

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

AMENITIES

Amenities

Swimming pool

Gym

Basketball court

Children's play areas

Green spaces

Restaurants and retail
nearby

Modern kitchens

En-suite master
bathrooms

Floor-to-ceiling windows

LOCATION AND CONNECTIVITY

Town Square Dubai

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 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.

WHY CONSIDER THIS PROJECT

Why consider this project

- 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.

NSHAMA[®]

ABOUT THE DEVELOPER

Nshama

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

Established in 2014

Town Square Dubai Zahra UNA

YOUR PROJECT ADVISER



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Trakheesi Permit
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2. Submit the introduction through the official route.
3. Follow progress through the portal.



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