REMINGTON PROPERTIES

NSHAMA



TOWN SQUARE DUBAI

Oakmont

By Nshama | West Park District, Town Square, Dubai

1 bedroom · 125 homes from
AED 1,200,888

Expected handover
Q2 2029

Freehold homes | One bedroom to three bedrooms

Prepared 26 November 2026 | remington.ae

PROJECT AT A GLANCE

A clear beginning.

Oakmont by Nshama brings 281 freehold one- to three-bedroom apartments to Town Square Dubai's West Park district, from AED 1,200,888. The payment plan is 40/60, with expected handover in Q2 2029.

From AED 1,200,888	Expected handover Q2 2029
Ownership Freehold	Status Launched

Launched | West Park District, Town Square, Dubai

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Explore the project online

PROJECT AT A GLANCE

Project at a glance

A corner address in Town Square's West Park

Oakmont by Nshama brings one-, two- and three-bedroom apartments to a corner position in the West Park district of Town Square Dubai. The homes combine large windows, warm neutral interiors and fully fitted kitchens with premium white goods. The homes are offered with freehold ownership, with expected handover in Q2 2029.

281 apartments and five layouts to compare

The project comprises 125 one-bedroom, 138 two-bedroom and 18 three-bedroom apartments. These figures describe the full home mix, rather than the current number of homes available for sale.

The one-bedroom Type A has a separate bedroom, dressing area, laundry space, guest powder room and balcony. Two-bedroom Types A and B offer different room arrangements, while Type C adds a multipurpose room. The three-bedroom Type A gives families another option to compare. Total built-up areas include the balcony; room dimensions, balcony size and mirrored layouts can vary by unit.

We will compare the exact plan, floor, orientation and outlook of the available homes against your priorities. One-bedroom homes start from AED 1,200,888, two-bedroom homes from AED 1,650,888 and three-bedroom homes from AED 2,900,888. We will obtain a current unit quotation and availability before recommending a shortlist.

Schools and family commutes from Town Square

Families considering Oakmont can compare British and International Baccalaureate schools in the surrounding districts. The driving routes below start at the approximate Town Square map pin, rather than a confirmed Oakmont entrance.

Project at a glance

Fairgreen International School

Fairgreen is in The Sustainable City and teaches the International Baccalaureate curriculum from pre-primary to Grade 12. Its **KHDA overall rating is Good for the 2023–2024 inspection**. The drive from the approximate pin was 5.0 km, around 7 minutes via Al Qudra Road / D63. Compare curricula and age ranges in our **guide to KHDA-rated Dubai schools**, or **open driving directions to Fairgreen**.

Ranches Primary School

Ranches Primary is in Arabian Ranches 2, offering the British curriculum from FS1 to Year 6. Its **KHDA overall rating is Very Good for the 2023–2024 inspection**. The drive from the approximate pin was 4.9 km, around 7 minutes via Al Qudra Road / D63. Our **Dubai school guide** helps compare other age ranges and curricula; **view the driving route to Ranches Primary**.

Jebel Ali School

Jebel Ali School's current campus is in DAMAC Hills. It follows the British curriculum from FS1 to Year 13 and holds a **Very Good KHDA overall rating from the 2023–2024 inspection**. The drive from the approximate pin was 12.2 km, around 12 minutes via Emirates Road / E611. For other all-through options, see our **guide to Dubai schools and KHDA ratings**; **open directions to the DAMAC Hills campus**.

Driving snapshots: 26 November 2026, 01:36–01:37 Dubai time, outside school hours. These are road-route distances from the supplied approximate pin, not straight-line measurements. Allow for school-run traffic, drop-off queues, route changes and any tolls. We will recheck journeys once the exact entrance is confirmed; today's estimates do not predict conditions at the 2029 handover.

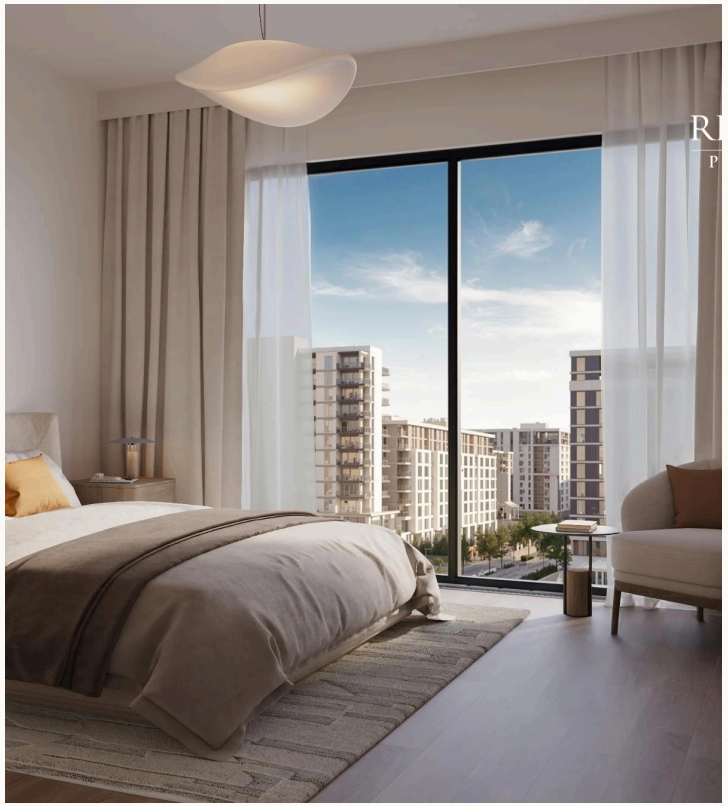
125 one-bedroom, 138 two-bedroom and 18 three-bedroom homes, with fully fitted kitchens and 60% payable at handover.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
1 bedroom · 125 homes	655.31–655.74 sq ft	From AED 1,200,888
2 bedrooms · 138 homes	955.30–1,055.40 sq ft	From AED 1,650,888
3 bedrooms · 18 homes	1,388.87–1,415.56 sq ft	From AED 2,900,888

Request a current unit shortlist



2

3 bedrooms · 18 homes

Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation. 5 published plan sheets.

PAYMENT STRUCTURE

A clear plan for your purchase.

Payment	Milestone	Timing
5%	Instalment 1	November 2026
5%	Instalment 2	January 2027
5%	Instalment 3	July 2027
5%	Instalment 4	December 2027
10%	Instalment 5	July 2028
5%	Instalment 6	December 2028
5%	Instalment 7	April 2029
60%	Handover	Indicative June 2029

Expected handover

Q2 2029
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

Plan for the final payment

The 40/60 structure places 40% before handover, beginning with a 5% instalment in November 2026, and 60% at handover. June 2029 is the indicative handover month within Q2 2029. We will review the dated instalments and the final payment with you against the selected home's written sale terms. Mortgage eligibility, if needed, will depend on the lender's assessment at the time.

Buyers seeking freehold ownership in Town Square can compare Oakmont's park access and one- to three-bedroom layouts against their daily needs. The two-bedroom Type C offers a multipurpose room for buyers comparing additional space. With 60% due at handover, planning for that final amount matters. We will compare current unit prices, plans, floors and outlooks alongside the instalments and reservation terms before recommending a purchase.

LIFESTYLE & AMENITIES

A place for everyday living.



- Swimming pool
- Children’s play areas
- Pet wash
- Gym
- BBQ area
- Easy access to West Park

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

LOCATION & COMMUNITY

Connected to Town Square Dubai.

Town Square Dubai, Dubai

Town Square’s master plan includes a 50,000 sq m central park, 260,000 sq m of greenery, 13 km of cycling trails and 10 km of running track. Retail, supermarkets, clinics, pharmacies and nurseries also form part of the community plan. West Park brings residences and retail together around open lawns and walkable streets. These master-community features complement Oakmont’s project amenities.

Open the project location

View the location

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



LOCATION & CONNECTIVITY

Location & connectivity

Oakmont occupies a corner position in Town Square Dubai’s West Park district, with easy access to the park. The map pin shows an approximate location. We will confirm the exact plot and entrance with you before a visit.

PROJECT GALLERY

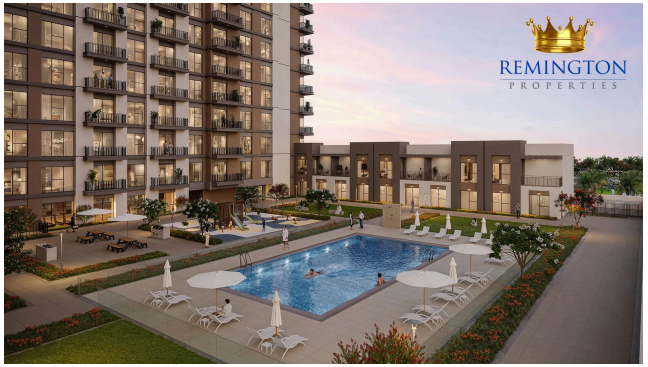
See the project in detail.



Exterior of ’s residential building at dusk.



Lobby at with seating and garden views.



Swimming pool and landscaped courtyard at .

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

PROJECT GALLERY

See the project in detail.



Building overlooking the landscaped surroundings.



Living and dining area with a balcony at .



Bedroom with a window and seating area at .



Indoor children’s playroom at .

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

One-Bedroom / Type A

1 bedroom - Unit type A

Area	Min	Max
Suite	55.85 Sq.m / 601.16 Sq.ft	55.86 Sq.m / 601.27 Sq.ft
Balcony	5.03 Sq.m / 54.14 Sq.ft	5.06 Sq.m / 54.47Sq.ft
Total built-up	60.88 Sq.m / 655.31 Sq.ft	60.92 Sq.m / 655.74 Sq.ft



*Balcony sizes vary

OAKMONT

Disclaimer

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice. 5. Unit floor plan might be mirrored according to its location in the community layout.

REMINGTON PROPERTIES

DEVELOPER

NSHAMA

OAKMONT

BY NSHAMA

1 Bedroom

UNIT TYPE A

Balcony sizes vary

Indicative layout. Confirm the allocated unit’s saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom / Type A

2 bedroom - Unit type A

Area	Min	Max
Suite	82.93 Sq.m / 892.65 Sq.ft	83.58 Sq.m / 899.65 Sq.ft
Balcony	5.82 Sq.m / 62.65 Sq.ft	5.82 Sq.m / 62.65 Sq.ft
Total built-up	88.75 Sq.m / 955.3 Sq.ft	89.40 Sq.m / 962.29 Sq.ft



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REMINGTON PROPERTIES

DEVELOPER

NSHAMA

OAKMONT

BY NSHAMA

2 Bedroom

UNIT TYPE A

Balcony sizes vary

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom / Type B

2 bedroom - Unit type B

Area	Min	Max
Suite	83.52 Sq.m / 899.00 Sq.ft	84.29 Sq.m / 907.29 Sq.ft
Balcony	5.60 Sq.m / 60.28 Sq.ft	5.98 Sq.m / 64.37 Sq.ft
Total built-up	89.12 Sq.m / 959.28 Sq.ft	90.27 Sq.m / 971.66 Sq.ft



*Balcony sizes vary

OAKMONT

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REMINGTON PROPERTIES

DEVELOPER

NSHAMA

OAKMONT

BY NSHAMA

2 Bedroom

UNIT TYPE B

Balcony sizes vary

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom / Type C

2 bedroom - Unit type C

Area	Min	Max
Suite	90.87 Sq.m / 978.12 Sq.ft	90.95 Sq.m / 978.98 Sq.ft
Balcony	6.02 Sq.m / 64.80 Sq.ft	7.10 Sq.m / 76.42 Sq.ft
Total built-up	96.89 Sq.m / 1042.92 Sq.ft	98.05 Sq.m / 1055.40 Sq.ft



*Balcony sizes vary

OAKMONT

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REMINGTON PROPERTIES

DEVELOPER

NSHAMA

OAKMONT

BY NSHAMA

2 Bedroom

UNIT TYPE C

Balcony sizes vary

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Three-Bedroom / Type A



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

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 QUESTIONS ANSWERED

Questions before you reserve.

Where is Oakmont by Nshama located?

Oakmont by Nshama is in Town Square Dubai, within the West Park district.

Is Oakmont by Nshama freehold?

Yes. Freehold ownership is confirmed for Oakmont by Nshama.

What are the areas at Oakmont by Nshama?

Total built-up areas include balconies: 655.31–655.74 sq ft for the one-bedroom type, 955.30–1,055.40 sq ft across the two-bedroom types, and 1,388.87–1,415.56 sq ft for the three-bedroom type. We will verify the exact area of your selected unit before reservation.

Has Oakmont by Nshama launched?

Yes. Oakmont by Nshama is launched and available for enquiries.

What homes are planned at Oakmont by Nshama?

Oakmont by Nshama comprises 281 apartments: 125 one-bedroom, 138 two-bedroom and 18 three-bedroom homes. Five plan types are available to compare on this page.

What is the starting price at Oakmont by Nshama?

One-bedroom apartments start from AED 1,200,888, two-bedroom apartments from AED 1,650,888 and three-bedroom apartments from AED 2,900,888. The exact unit price and availability will be confirmed before reservation.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

YOUR QUESTIONS ANSWERED

Questions before you reserve.

What payment plan is available at Oakmont by Nshama?

The plan is 40% in instalments before handover and 60% at handover. The first 5% instalment is in November 2026, with pre-handover instalments continuing to April 2029. The selected unit's written sale terms govern the payments.

When is handover at Oakmont by Nshama?

Expected handover is Q2 2029, with June 2029 as the indicative month. The signed sale agreement governs the delivery terms.

Are the kitchens at Oakmont by Nshama fully fitted?

Yes. The homes have fully fitted kitchens with premium white goods.

What amenities are available at Oakmont by Nshama and Town Square?

Project amenities include a swimming pool, gym, children's play areas, BBQ area and pet wash, with easy access to West Park. The wider Town Square community adds parks, shops, restaurants and walking, jogging and cycling routes.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

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.



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Trakheesi Permit

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Starting prices and availability may change. Home counts describe the full project mix. Area ranges include balconies and cover the five plan types shown here; category starting prices may refer to different units. Expected handover is Q2 2029, with June as the indicative month; the sale agreement governs the terms. Images and plans are illustrative and subject to change.