LEXINGTON

NSHAMA

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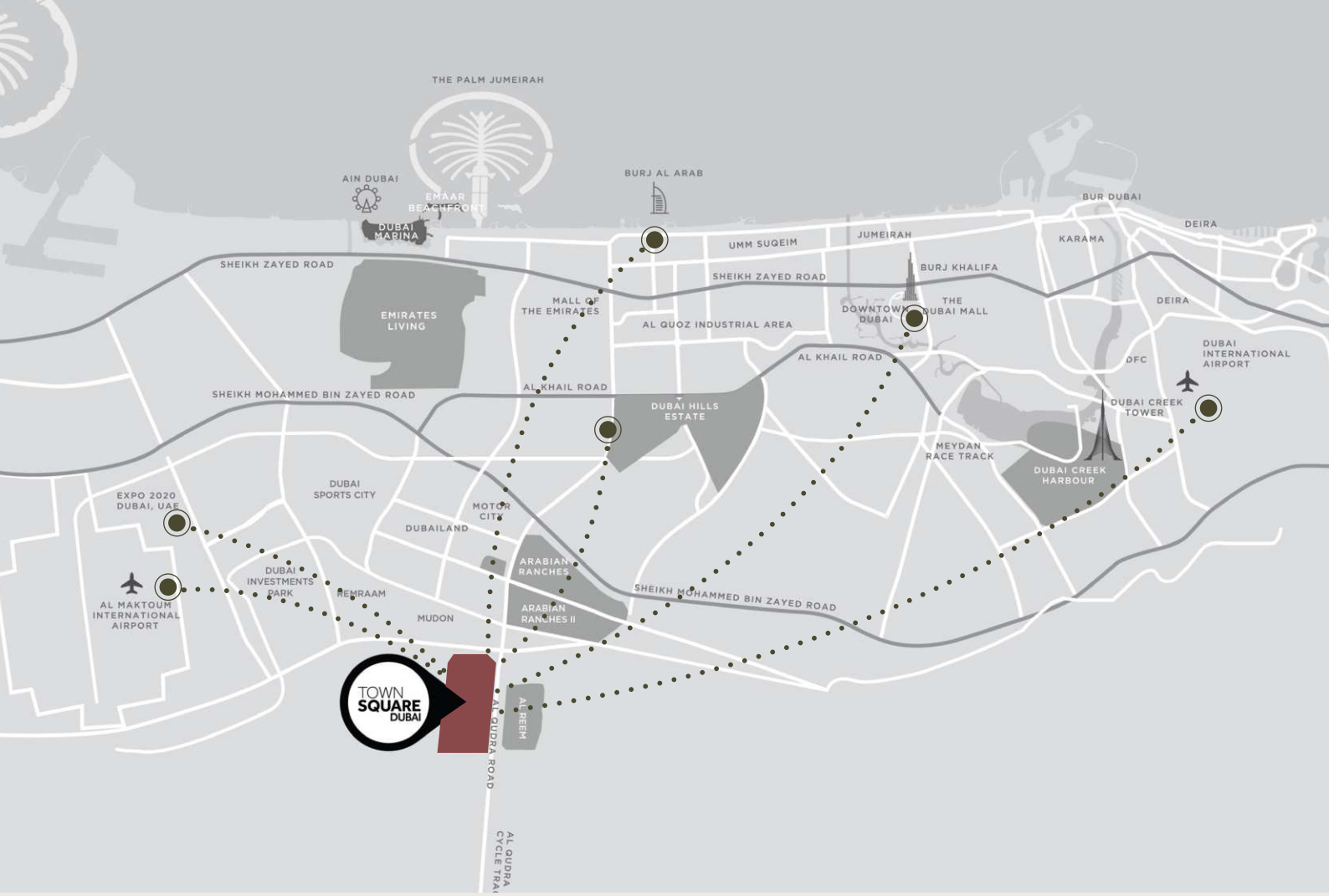
Redefining Possibilities for Urban Lifestyles

With green spaces, contemporary architecture, diverse retail stores, state-of-the-art amenities and a lively social scene, Town Square is the perfect hub for families and young professionals!

Location Proximities



29 min
Dubai Mall

28 min
Dubai Intl Airport

25 min
DWC Airport

24 min
Burj Al Arab

20 min
Dubai Hills Mall

20 min
District 2020

Key Facts

50,000
SQM Town Square park

260,000
SQM greenery

250+
Retail outlets

8,000
SQM sports arenas

13
KM cycling trails

10
KM running track

Community Facilities

Town Square Park
Swimming Pool
GYM
Basketball Courts
Carousel
Barbeque Area
Cycling Track
Jogging Track
Kids Play Area
Kids Train
Retail Outlets
Fitness Club
Restaurants & Cafes
Splash Pad
Football Pitch
Squash & Tennis Court
Padel Court
Nurseries
Veterinary Clinic
Pet Shop
Clinics
Pharmacies
Grooming & Beauty Services
Laundry Shop
Tailor Shop
Dog Park
Mosque
Supermarkets
Food Trucks
Skate Park

Cultivate a new way of living

Uncover amenities that cater to all interests, from lively fitness facilities to calm, serene retreats.

For discoverers, thinkers, and those with a vibrant personality, there's something for everyone!

LEXINGTON

Discover our contemporary apartments featuring 1, 2, and 3 bedrooms, including spacious 3-bedroom duplexes, all crafted for comfort and tranquility.

Enjoy the airy living areas adorned with stylish porcelain flooring, built-in wardrobes, and fully equipped kitchens.

Venture outside to lush green trails ideal for jogging, walking, and unwinding, providing a perfect balance of urban convenience in-sync with nature.

Embrace a Higher Standard of Living

Immerse yourself in architecture that resonates

LEXINGTON presents a refined selection of modern residential apartments.

The sleek design, marked by clean lines and large windows, redefines urban elegance, offering an ideal fusion of style and convenience.

Interiors that inspire

Abundant natural light fills the living and dining spaces, establishing a warm and welcoming environment.
The bedrooms are adorned with elegant glazed porcelain floors and generous built-in wardrobes, while the master suites feature opulent en-suite bathrooms.

Savor the seamless combination of modern style and practicality, making your fitted kitchen a chic and efficient zone with abundant counter space and streamlined organization.

LEXINGTON
PET PAW WASHING

Elevated Living at Every Turn

Recreational Amenities

Swimming Pool

Gym

Indoor & Outdoor Kids Play Area

BBQ Area

Open Green Areas

Pet Washroom

Floor Plans

*Balcony sizes vary

1 bedroom - Unit type A

Area	Min	Max
Suite	55.91 Sq.m / 601.81 Sq.ft	56.08 Sq.m / 603.64 Sq.ft
Balcony	5.31 Sq.m / 57.16 Sq.ft	5.34 Sq.m / 57.26 Sq.ft
Total built-up	61.23 Sq.m / 659.07 Sq.ft	61.39 Sq.m / 660.80 Sq.ft

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.

*Balcony sizes vary

1 bedroom - Unit type B

Area	Min	Max
Suite	49.86 Sq.m / 536.69 Sq.ft	55.73 Sq.m / 599.87 Sq.ft
Balcony	11.80 Sq.m / 127.01 Sq.ft	13.51 Sq.m / 145.42 Sq.ft
Total built-up	61.66 Sq.m / 663.70 Sq.ft	69.24 Sq.m / 745.29 Sq.ft

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*Balcony sizes vary

1 bedroom - Unit type C

Area	
Suite	56.43 Sq.m / 607.41 Sq.ft
Balcony	6.58 Sq.m / 70.83 Sq.ft
Total built-up	63.01 Sq.m / 678.23 Sq.ft

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*Balcony sizes vary

2 bedroom - Unit type A

Area	Min	Max
Suite	86.81 Sq.m / 934.42 Sq.ft	88.63 Sq.m / 954.01 Sq.ft
Balcony	7.48 Sq.m / 80.51 Sq.ft	7.49 Sq.m / 80.62 Sq.ft
Total built-up	94.29 Sq.m / 1014.93 Sq.ft	96.12 Sq.m / 1034.63 Sq.ft

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2 bedroom - Unit type B

Area	Min	Max
Suite	78.43 Sq.m / 844.21 Sq.ft	78.47 Sq.m / 844.64 Sq.ft
Balcony	11.78 Sq.m / 126.80 Sq.ft	11.81 Sq.m / 127.12 Sq.ft
Total built-up	90.24 Sq.m / 971.34 Sq.ft	90.25 Sq.m / 971.44 Sq.ft

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*Balcony sizes vary

2 bedroom - Unit type C

Area	
Suite	85.68 Sq.m / 922.25 Sq.ft
Balcony	7.49 Sq.m / 80.62 Sq.ft
Total built-up	93.17 Sq.m / 1002.87 Sq.ft

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*Balcony sizes vary

2 bedroom - Unit type D

Area	Min	Max
Suite	85.72 Sq.m / 922.68 Sq.ft	85.81 Sq.m / 923.65 Sq.ft
Balcony	7.49 Sq.m / 80.62 Sq.ft	7.61 Sq.m / 81.91 Sq.ft
Total built-up	93.30 Sq.m / 1004.27 Sq.ft	93.33 Sq.m / 1004.60 Sq.ft

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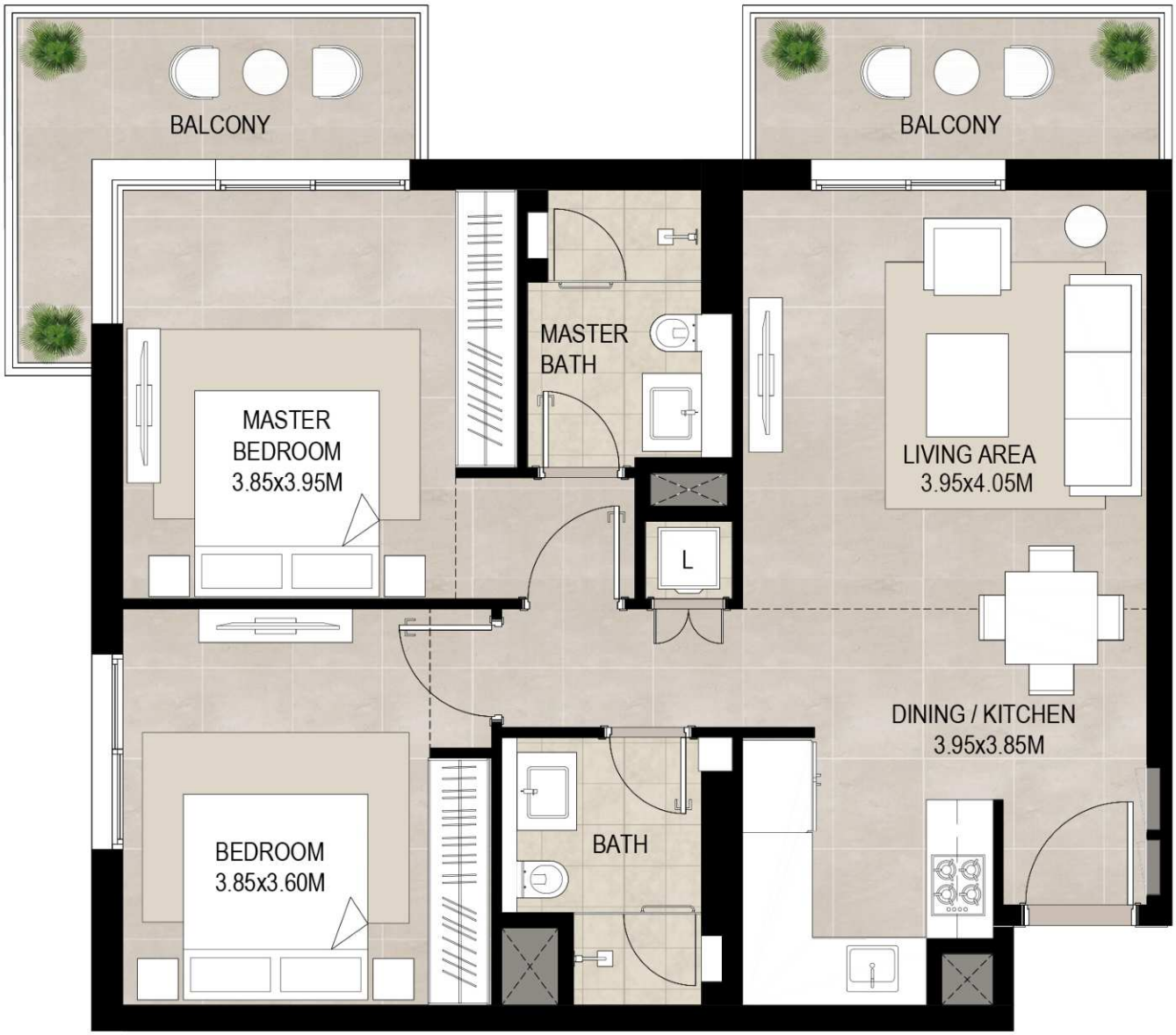

*Balcony sizes vary

2 bedroom - Unit type E

Area	Min	Max
Suite	80.17 Sq.m / 862.94 Sq.ft	80.21 Sq.m / 863.37 Sq.ft
Balcony	14.62 Sq.m / 157.37 Sq.ft	14.64 Sq.m / 157.58 Sq.ft
Total built-up	94.81 Sq.m / 1020.53 Sq.ft	94.83 Sq.m / 1020.74 Sq.ft

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*Balcony sizes vary

2 bedroom - Unit type F

Area	Min	Max
Suite	82.40 Sq.m / 886.95 Sq.ft	82.42 Sq.m / 887.16 Sq.ft
Balcony	5.32 Sq.m / 57.26 Sq.ft	5.34 Sq.m / 57.48 Sq.ft
Total built-up	87.74 Sq.m / 944.43 Sq.ft	87.74 Sq.m / 944.43 Sq.ft

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*Balcony sizes vary

2 bedroom - Unit type G

Area	
Suite	78.39 Sq.m / 843.78 Sq.ft
Balcony	6.40 Sq.m / 68.89 Sq.ft
Total built-up	84.79 Sq.m / 912.67 Sq.ft

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*Balcony sizes vary

2 bedroom - Unit type H

Area	Min
Suite	76.13 Sq.m / 819.46 Sq.ft
Balcony	8.21 Sq.m / 88.37 Sq.ft
Total built-up	84.34 Sq.m / 907.83 Sq.ft

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*Balcony sizes vary

3 bedroom - Unit type A

Area	Min	Max
Suite	111.57 Sq.m / 1200.93 Sq.ft	112.14 Sq.m / 1207.06 Sq.ft
Balcony	19.01 Sq.m / 204.62 Sq.ft	19.13 Sq.m / 205.91 Sq.ft
Total built-up	130.70 Sq.m / 1406.84 Sq.ft	131.15 Sq.m / 1411.69 Sq.ft

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