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OFF PLAN

Fiori

Location: Dubailand, Dubai

Starting From: AED 1,030,000

Permit No: 2

Fiori

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Nshama	**Apartments**	**Q2 2028**	**40/60**	**Off Plan**

ABOUT THE PROJECT

Fiori by Nshama is a contemporary residential development in **Town Square Dubai**, offering a collection of 1, 2 and 3-bedroom apartments together with limited 3-bedroom duplex residences. Positioned beside the community's green spaces and central boulevard, Fiori combines modern design, spacious interiors and a family-friendly lifestyle within one of Dubai's most popular master-planned communities.

The residences are designed around bright, open-plan living, with floor-to-ceiling windows bringing natural light into the interiors. Contemporary finishes, well-planned kitchens and private balconies create comfortable homes suited to both end-users and investors. Larger 3-bedroom residences and duplexes provide additional space for families, with selected homes enjoying attractive views across the surrounding greenery.

Fiori offers residents a strong selection of lifestyle amenities, including a **swimming pool, fully equipped gym, children's play areas and landscaped outdoor spaces**. Residents also benefit from the wider recreational facilities available throughout Town Square, creating an active and community-focused lifestyle.

One of Fiori's strongest advantages is its location within **Town Square Dubai**. The master community is designed around extensive parks, walking and cycling routes, sports facilities, children's recreational areas, restaurants, cafés and everyday retail. At the heart of the neighbourhood, Town Square Park provides a major green destination for residents to relax, exercise and spend time outdoors.

The community's location along **Al Qudra Road** provides convenient connectivity to key areas of Dubai while maintaining a quieter residential atmosphere away from the city's busiest districts.

For investors, Fiori combines the established appeal of **Nshama and Town Square Dubai** with an accessible selection of modern residences. One-bedroom apartments provide an attractive entry point, while 2 and 3-bedroom homes appeal to the strong family-oriented rental market within the community.

For end-users, Fiori offers the opportunity to live in a modern residence surrounded by greenery, community amenities and everyday conveniences within walking distance.

With contemporary architecture, limited inventory, attractive park surroundings and the established lifestyle of Town Square Dubai, **Fiori by Nshama offers a compelling opportunity for buyers seeking both comfortable community living and long-term property potential.**

Why Buy Fiori Through A1 Properties?
Buying at **Fiori through A1 Properties** gives you access to experienced Dubai property advisors who can help identify the most attractive available residences according to layout, floor level, orientation, park views, size, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive experience across Dubai's residential and off-plan property market. Our advisors can help investors assess entry pricing, unit selection, rental positioning and potential resale opportunities, while end-users receive personalised guidance in selecting a residence that best suits their lifestyle.

A1 Properties provides support throughout the entire property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10%	30%	60%
Down Payment	During Construction	On Handover

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