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OFF PLAN

Savannah

Location: Dubailand, Dubai

Starting From: AED 950,000

Permit No: 0954157716

Savannah

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

ABOUT THE PROJECT

Savannah is a premium residential development by **NSHAMA**, located in the heart of the vibrant **Town Square Dubai** master community. Designed with a modern architectural style and surrounded by landscaped parks, the development offers a peaceful lifestyle where contemporary living blends seamlessly with nature. Elegant façades, spacious layouts, and thoughtfully designed communal spaces create an ideal environment for families, professionals, and investors seeking a high-quality home within one of Dubai's most established suburban communities. Savannah enjoys a prime position within Town Square, offering residents immediate access to parks, retail outlets, cafés, cycling tracks, and community amenities.

The development offers a stylish collection of **1, 2, and 3-bedroom apartments**, together with a limited selection of **3-bedroom duplex residences**. Homes range from approximately **662 sq. ft. to 2,120 sq. ft.**, featuring spacious open-plan layouts, floor-to-ceiling windows, contemporary kitchens fitted with premium appliances, elegant bathrooms, built-in wardrobes, and generous balconies overlooking landscaped parks and community gardens. Neutral colour palettes, modern finishes, and efficient layouts create bright, comfortable homes that maximise natural light while providing excellent functionality for everyday living.

Residents benefit from an extensive range of lifestyle amenities designed around wellness and recreation. Facilities include resort-style swimming pools, a fully equipped fitness centre, children's play areas, barbecue zones, landscaped gardens, jogging and cycling tracks, outdoor seating spaces, retail outlets, cafés, restaurants, and 24-hour security. As part of the wider Town Square master community, residents

also enjoy access to the expansive central park, skate park, dog park, sports courts, splash pad, carousel, and a vibrant retail boulevard that creates a lively neighbourhood atmosphere for families and individuals alike.

Strategically located within **Town Square Dubai**, Savannah offers excellent connectivity to **Dubai Hills Estate**, **Motor City**, **Global Village**, **Dubai Outlet Mall**, **Dubai Marina**, **Downtown Dubai**, **Al Maktoum International Airport**, and **Dubai International Airport** via **Al Qudra Road** and **Emirates Road**. Town Square has become one of Dubai's most popular master-planned communities thanks to its affordability, family-friendly environment, expanding infrastructure, and consistently strong rental demand. Developed by **NSHAMA**, Savannah presents an outstanding opportunity for homeowners seeking modern suburban living and investors looking for attractive rental yields and long-term capital appreciation.

Why Buy Savannah Through A1 Properties?
Purchasing **Savannah** through **A1 Properties** gives you access to experienced Dubai real estate professionals with extensive expertise in Town Square Dubai and NSHAMA's master-planned communities. Our consultants provide personalised guidance to help you select the ideal residence based on your lifestyle requirements or investment objectives while ensuring access to the latest inventory, competitive pricing, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation, ownership transfer, and after-sales support, A1 Properties delivers comprehensive end-to-end service throughout your property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth understanding of Town Square's continued growth and NSHAMA's proven track record, we help you secure a premium residence that combines modern family living with outstanding long-term investment potential.

PAYMENT PLAN

10%	**50%**	**40%**
Down Payment	During Construction	On Handover

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