



# RESIDENCE AT MSQUARE

Small enough to know your neighbours and big enough to bring hotels, restaurants, a gym and shopping experiences to your doorstep, M square is an address that reflects your appreciation of modern living in a neighbourhood that celebrates community life.

Total Floors : B + G + 25 Floors  
Total Apartments : 182

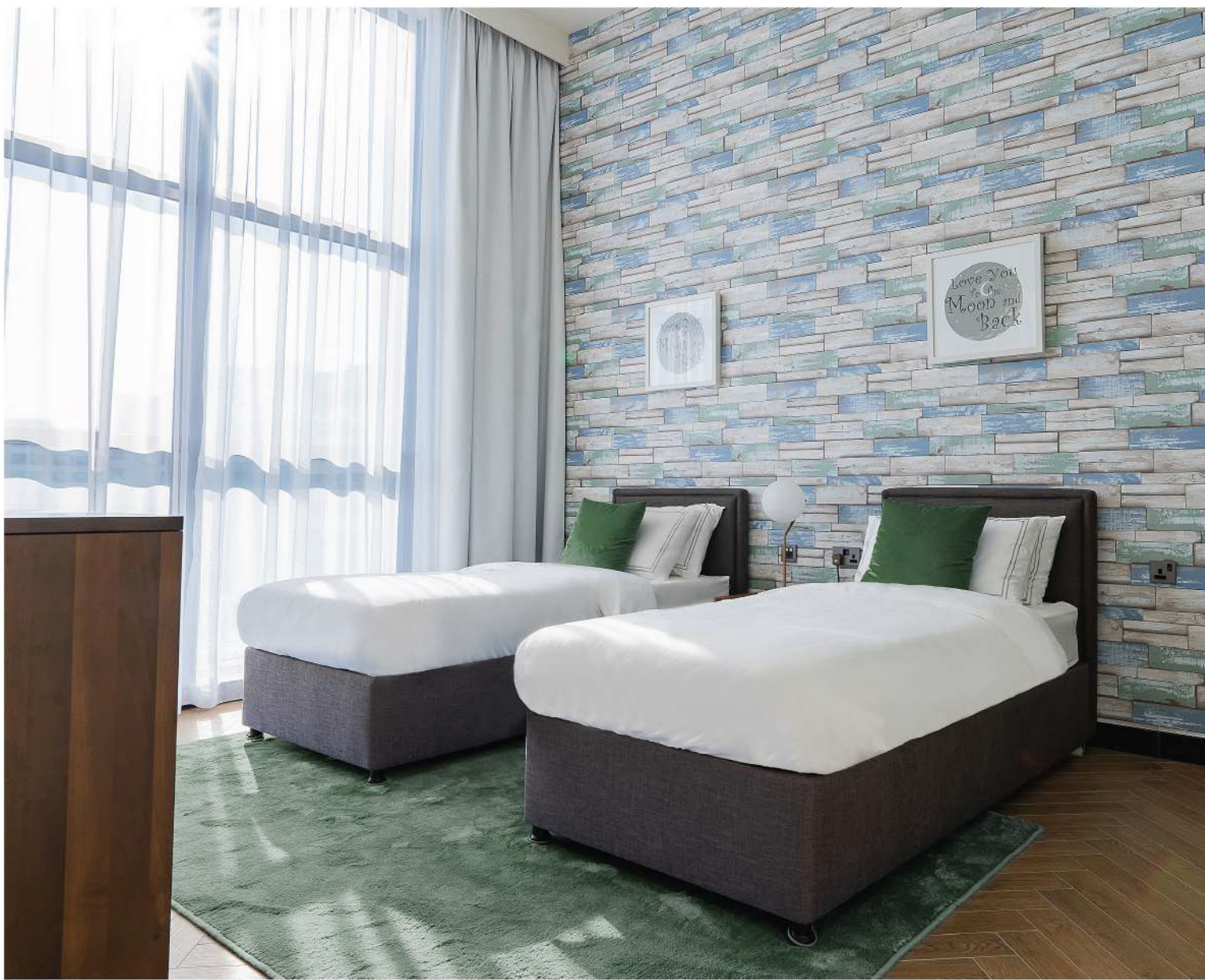
**40** 3 BHK  
**52** 2 BHK  
**90** 1 BHK

## AMENITIES IN APARTMENTS

- Balcony
- Maids Room with attached WC
- Closed Kitchen with Gas Cooker
- Central Gas System
- Central AC

## AMENITIES IN BUILDING

- Gymnasium at Ground Floor
- Indoor Kids Play Area at Ground Floor
- Multi Purpose Hall at Ground Floor
- Outdoor Kids Play Area at Mezzanine Floor
- Green Field with shaded BBQ stands on Mezzanine Floor
- Covered Car Parking in basement
- Three Elevators
- Separate Service Elevator
- 24 Hours Maintenance
- 24 Hours Security



Disclaimer: All pictures shown are for illustration purposes only

## KEY DETAILS



**182**  
UNITS

NUMBER OF UNITS



FROM  
**1 TO 3**  
BEDROOMS

APARTMENTS



**850** SQ FT  
TO **2417** SQ FT

BUILT-UP AREA



GYMNASIUM



KITCHEN APPLIANCE



MULTI PURPOSE HALL



KIDS PLAY AREA



ACCESS CARD & INTERCOM

## LOCATION

### CLOSE TO

Dubai International Airport 7mins  
Financial Centre 11mins  
Downtown Dubai 12mins  
Dubai Marina 23mins



### SCHOOLS

Artkid Nursery and Daycare 1min  
British Orchard Nursery 2mins  
Ambassador School 3mins  
Hope Montessori Nursery 3mins  
New Academy School 4mins



### METRO STATIONS (BY WALKING)

ADCB Metro Station 7mins  
Burjuman Metro Station 9mins  
Al Fahidi Metro Station 15mins



## RESIDENTIAL APARTMENT PLANS

### 1 B H K

DOWNTOWN & INTERNAL PODIUM VIEW

#### Unit R1B2

Total Area **137.49 sq.mt.**  
Apartment area **75.90 sq.mt.**  
Balcony area **61.59 sq.mt.**  
No. of balconys **2**  
No. of WC **2**

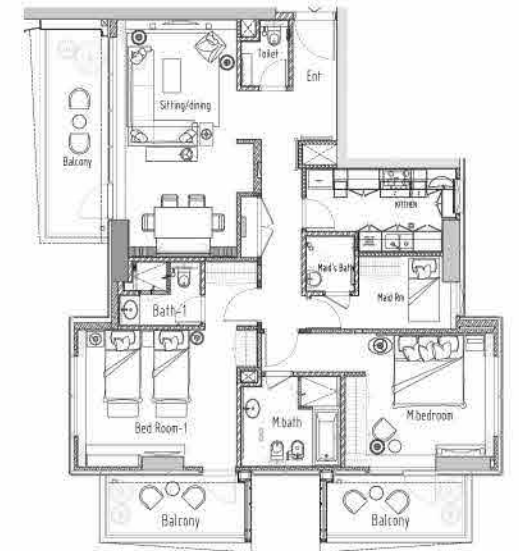


### 2 B H K

DOWNTOWN & INTERNAL PODIUM VIEW

#### Unit R2

Total Area **147.00 sq.mt.**  
Apartment area **26.92 sq.mt.**  
Balcony area **120.08 sq.mt.**  
No. of balconys **3**  
No. of WC **3**



### 3 B H K

DOWNTOWN, PODIUM & PORT RASHID VIEW

#### Unit R3G1

Total Area **204.61 sq.mt.**  
Apartment area **172.16 sq.mt.**  
Balcony area **32.45 sq.mt.**  
No. of balconys **4**  
No. of WC **4**

