own Square offers affordable amily friendly community

UNDANT PARKS, EASY ACCESS PULL IN RESIDENTS TO THIS LUSH PARCEL

NJANA KUMAR

f you think of Dubai as nothing but skyscrap-ers, sand dunes, super-highways and sun-kissed white sand re about right sand beaches,

it that's not all. Its hori-ally built-up "parcels", cially in the "New Dubai" oold districts, are certainorth exploring and vastly e fascinating

More than the mahigh-rises, set your upon Dubai's vibrant is — greenery-amid-a-rt kind of spread.

wn Square is a good ing point. Its green spacranquil neighbourhood, access are some of the pelling reasons for its mi-ity-within-a-city vibe. hich also happens to be

on the pocket. nce its 2015 launch, the lopment has been a big to younger, up-and-ing residents. Property stors, too, have found it h a good look

main pull: generous fa-es — larger units, parks ming 154,000 square me-the equivalent of over 28 pall pitches). There are 16 munity gardens, comity centres, retail - as as leisure activities and ng options. To the designind developers' infinite it, it's a complete comity package

plete community

ke it from Portuguese ele Frederico Martins and ina Martinho. In 2020, I the pandemic, they I the pandemic, they aded their living space, noving to Town Square

ii. Ve took advantage of the ping rents to upgrade our g," said Martins, a comial manager for a Dubai

nte company. ney moved homes from ntown Dubai where they in a one-bedroom flat, into a sprawling three-oom (plus maid's room) house at Safi, one of Square's sections.

was a huge upgrade for and for nearly the same unt we were paying at ntown Dubai," explained inho. "For example, we paying Dh75,000 per im as rent for a one-bedapartment in Down-Dubai. We leased the house in Town Square ai for just Dh80,000 per ım in 2020. We loved y bit of our stay there. We a big garden area which ats enjoyed."

e garden space

expat André es 34, his wife Csilla to, 35, and their children Manto-Chaves (3) and d Manto-Chaves (1-1/2) among the Town Square Manto-Chaves (3)



Quiet community, lush greenery, public parks equivalent to more than 28 football pitches are the main attractions of Town Square Dubal off Al Qudra Road, Dubai.

WHERE IS TOWN SQUARE LOCATED?

- 2015: Community project
- 750-acre (31 million sq ft); area of mixed-use community
- 1 million sq ft: retail space 3,000: Number of townhouses
- 18,000: Number of apartments
- 250 rooms: Hotel within com-
- 10 years: Development timeline for Town Square
- Designer: Nelsen Partners
- Developer: Nshama Group





Portuguese expat André Chaves, his wife Csilla Manto, and their children Lara Manto-Chaves and David Manto-Chaves are among the Town Square residents.

of Dh125,000. "Our property is 329 square meters. For the space, we believe that the ask-ing rental is quite reasonable."

Eco friendly place

For German expat Nicole Alagha, 37, a fitness trainer, it was the green expanse that

drew her in. "Coming from Europe, we are used to vast greenery in and around our residential living. When I saw the ef-fort that went into making it such an eco friendly place, I

She said the other unique selling point on the project is a fact that it has good con-nectivity to the rest of Dubai

 thanks to its accessibility to key road networks like Umm Suqueim, Hessa, Shaikh Mo-hammad Bin Zayed road among others. "I have flexible working hours so I never get stuck in traffic." Alagha added that despite rents in the area rising, she is protected under Rera (Real Estate Regu-latory Authority) rules.

Networking space



Narita Mangaran



Mangaran said as an en trepreneur, she has found the community to be a great hub for networking.

Launched by Nshama Group in 2015, Town Square is marked by generous green spaces and an expansive de-sign, a fact valued by its resi-

Two additional "parcels" within the community con-tain 300,000 square feet of retail, food & beverage, and cinema uses - together with

Al Safa Metro Station is renamed Onpassive

Al tech company acquires the naming right for 10 years

BY ANGEL TESORERO nior Reporter

the Roads and Tran port Authority (RTA) has granted the naming rights of Al Safa Metro Station to Onpassive, one of the leading Al Technology Companies globally, Dubai Media Office (DMO) has tweeted yesterday. "Al Safa Metro Station will

be fully rebranded as On-passive Metro Station for 10 years, DMO added.

Dubai Metro Naming Rights initiative was first launched by RTA in 2009 "as a model of effective partnership between the public and private sectors. It avails a unique experience to the private sector to launch media campaigns to Dubai visitors and metro riders to familiarise them with various

brands".

The strategic location of metro stations enable brands to reach and engage with their customers. The station, which is on the Red Line of the Dubai Metro, is strategically located on Shaikh Zayed

Abdul Mohsen Ebrahim, CEO of Rail Agency, RTA, said: "Through partnering with Onpassive, RTA is keen to showcase the high profile of Dubai as a city that appeals to international investments and matches the aspirations of entrepreneurs seeking to enhance their presence and enhance their presence and competitiveness in the emirate. We are thrilled to see one of the global companies taking the naming rights of Al Safa Metro Station in a perfect move poised to raise its brand visibility and presence in the

economic map of Dubai and the UAE in general." Ashraf Mufareh, foundand CEO of Onpassive, said: "Our partnership with Dubai's Roads and Trans-port Authority is one of many future steps aimed at



The RTA has granted the naming rights of Al Safa Metro Station to Onpassive.

spreading the use of artifi-cial intelligence in the service of humanitarian causes as Dubai is one of the most attractive destinations for multinationals from around the globe, with more than 8 million tourists arriving last year...'

Note the change

From January to March 2023, RTA will rename the station on the external as well as the indoor and outdoor directional signage. The new name will also be updated on the smart systems and RTA's public transport apps along with the on-board audio an-nouncements before and at the time of arriving at the sta-

RTA calls upon the metro riders to note this change of name of the station. In the meantime, clients can re-quest assistance from RTA's teams at the stations to give further explanations.

Registration begins for Pink Caravan riders

Ride to start on February 4 coinciding with World Cancer Day

Gulf News Report

the Higher Organising Committee of the Pink Caravan Ride (PCR), the annual breast cancer aware ness initiative, has called on all horse-riders interested in joining their 11th yearly na-tionwide ride to register for

participation.

The ride, which starts on February 4, coinciding with World Cancer Day, will travel across all seven emirates, and conclude on February 10 as they raise awareness for breast cancer.

over the past years, and an enjoyable and important enjoyable and important event that was a highlight on

the calendar. The committee also commented on how the yearly ride was a true example of how all segments of society, including government bod-ies and institutions, can come together to raise awareness on the importance of early detection, and help to combat cancer and promote a healthy lifestyle for all.

Volunteers

All riders who wish to volunteer should be over 16 years of age and possess sufficient equestrian skills and experience. As the seven-day tour around the nation covers approximately 20km every day, riders will be required to clear technical and proficiency