

# Easy18

**Comfort. Quality. Affordability.**

Welcome to your new home where unforgettable memories will be made, and you will relax at the end of every workday. At TownX we hold quality above all else while maintaining an affordable vision with options for every resident. We focus on the quality of every square metre in the living space to provide our clients with the freedom to enjoy themselves every day. If you want to enjoy a quality experience now while you save for the future, this is the development for you.





# OUR LATEST PROJECT

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**Best Affordable Urban Living Experience**  
Easy18 is our latest project to bring an affordable urban experience to Dubai. Our developments utilise innovative planning and construction approaches to save on unnecessary costs and to pass the savings onto our residents.

**Quality Over Size**  
Square metres don't measure quality. Instead of working to build the largest homes possible, we focus on the quality of every square metre in the living space to provide our clients with the freedom to enjoy themselves every day.

**Our Unique Value**  
We believe in working smarter, not just working harder. We use revolutionary floor plans with a family-centred focus, and leverage the latest construction methods to build homes at a lower cost than traditional urban developers.

*We're bringing luxury to the mainstream*

# ABOUT EASY18

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## **Apartments**

Welcome to your new home where unforgettable memories will be made, and you will relax at the end of every workday. Easy18 is a five-storey building with 109 studio and one-bedroom apartments. While still in development, the project will be completed in May 2019.

## **Amenities**

A stone's throw away from the best Dubai has to offer, residents will have easy access to shops, nurseries and bike trails. Additionally, a quick drive will take them to the top schools, entertainment venues, and the largest produce market in Dubai.

## **Location**

Easy18 sits in the heart of International City. It's becoming one of the emerging urban spaces in the city. If you want to enjoy a quality experience now while you save for the future, this is the neighbourhood for you.

*Comfort. Quality. Affordability.*





# WHAT MAKES IT UNIQUE

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## **Our Vision For Easy18**

TownX is setting a new standard of affordable urban living. We don't believe that affordable homes should sacrifice quality and we're striving to bring new options to Dubai.

## **Our Mission**

TownX is a company always in motion. We're consistently monitoring and implementing the latest in design schemes to meet the needs of the modern homeowner. With every project, we aim to raise the bar for the people of Dubai with options for every lifestyle and taste.

## **Our Values**

We hold quality above all else while maintaining an affordable vision with options for every resident. Whether a single resident or a large family, each development is held to high building standards to exceed our clients' expectations without delays or compromises.

*Welcome to your new home where  
future memories will be made!*

# EASY18 LOCATION

We chose the west side of International City as the location for Easy18 because of its unique blend of comfort-living and family-friendly amenities. Families of all sizes will enjoy the vast open spaces, local shops, as well as the numerous sports and leisure venues.

This neighbourhood is destined for success and future expansion, making it a great place to move your family. It is located just off of Sheikh Mohammad Bin Zayed road with convenient access to adjacent communities such as Academic city, Nad Al Sheba and Silicon Oasis, top schools and universities, Global 500 firms, malls, resorts and Dubai Safari Park.

***The perfect place to raise your family!***



Driving from home to	School	Work	Leisure	Other	University	School	Leisure	Other	
< 5 min*	J5 Gems Modern Academy K6 Gems Wellington Academy J6 Indian School J6 Kent College J5 Kings' School J5 Rising School J5 Repton School J5 School of creative science	L5 Academic City K5 Dubai Silicon Oasis J6 Dtec Technohub J6 Fujitsu J6 Henkel J6 Wacker Chemie K5 Wavetec J6 Wester Digital J6 Schneider Electric L5 Outsource City	K5 Bike Trail L4 Desert Palm Club L4 Dragon City L4 Dubai Safari Park K4 Famous DIC cuisines L4 Warsan Sanctuary	L4 Dragon Mart L4 DEWA HQ K4 Fruit & Veg Market J5 ENOC petrol station	< 10 min*	K6 Al Ghurair University L6 Amity University L5 Birla Institute of Technology L6 British University in Dubai K6 CAE Flight Training L6 Curtin University K6 Dubai Men's School L6 Emirates American University L6 Emirates Aviation University K6 Emirates Banking Institute L6 ESMOD Dubai K6 Hamdan Smart University L5 Heriot-Watt University L6 Institute of Mgnt Technology L5 Manipal University K6 Murdoch University L6 SP Global School of Mgnt K6 St. Joseph Law School L6 University of Dubai K6 Zayed University K6 MENA College of Mgnt K6 Sheikh Rashid Islamic Institute	K6 French International School K3 Gems Our Own High School K6 German International School L3 Hamdan school K3 Hamdan secondary school K3 International Academic School K3 Newlands School K3 School of Arts and Sciences K3 Sharjah American School K3 Primus Private School	M2 Adventura Parks K2 City Centre Mirdif L2 Cycle track (32km) F8 Dubai Autodrome I1 Dubai Dolphinarium H1 Dubai Frame H8 Dubai Global Village I2 Dubai Library F8 Dubai Miracle gardeners K8 Dubai Outlet Mall J2 Festival City Mall K2 Fun block H7 IMG Worlds of Adventure I2 VOX Cineplex J3 World's next largest mall J3 World's next tallest tower	J1 Dubai Airport K2 Metro station

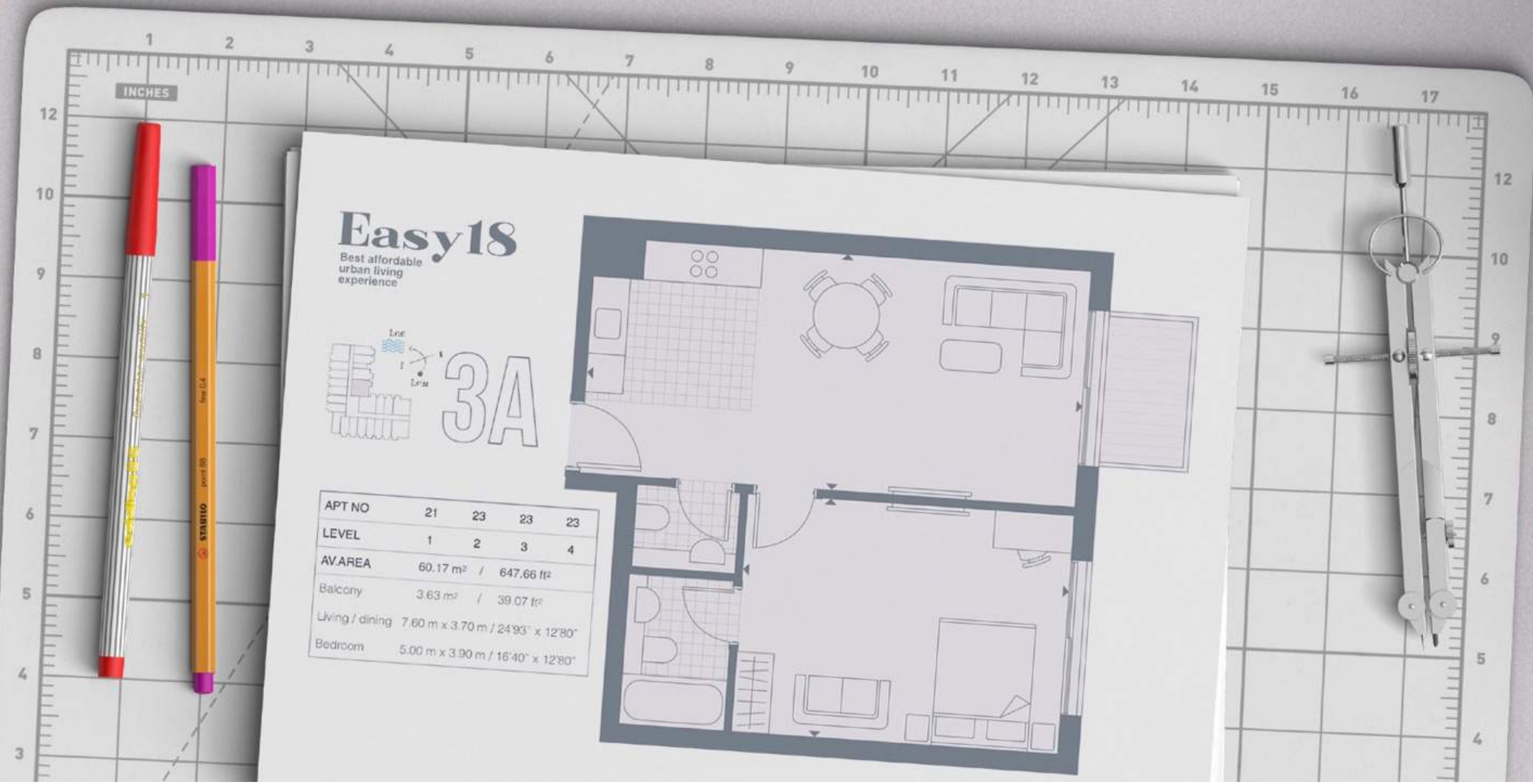
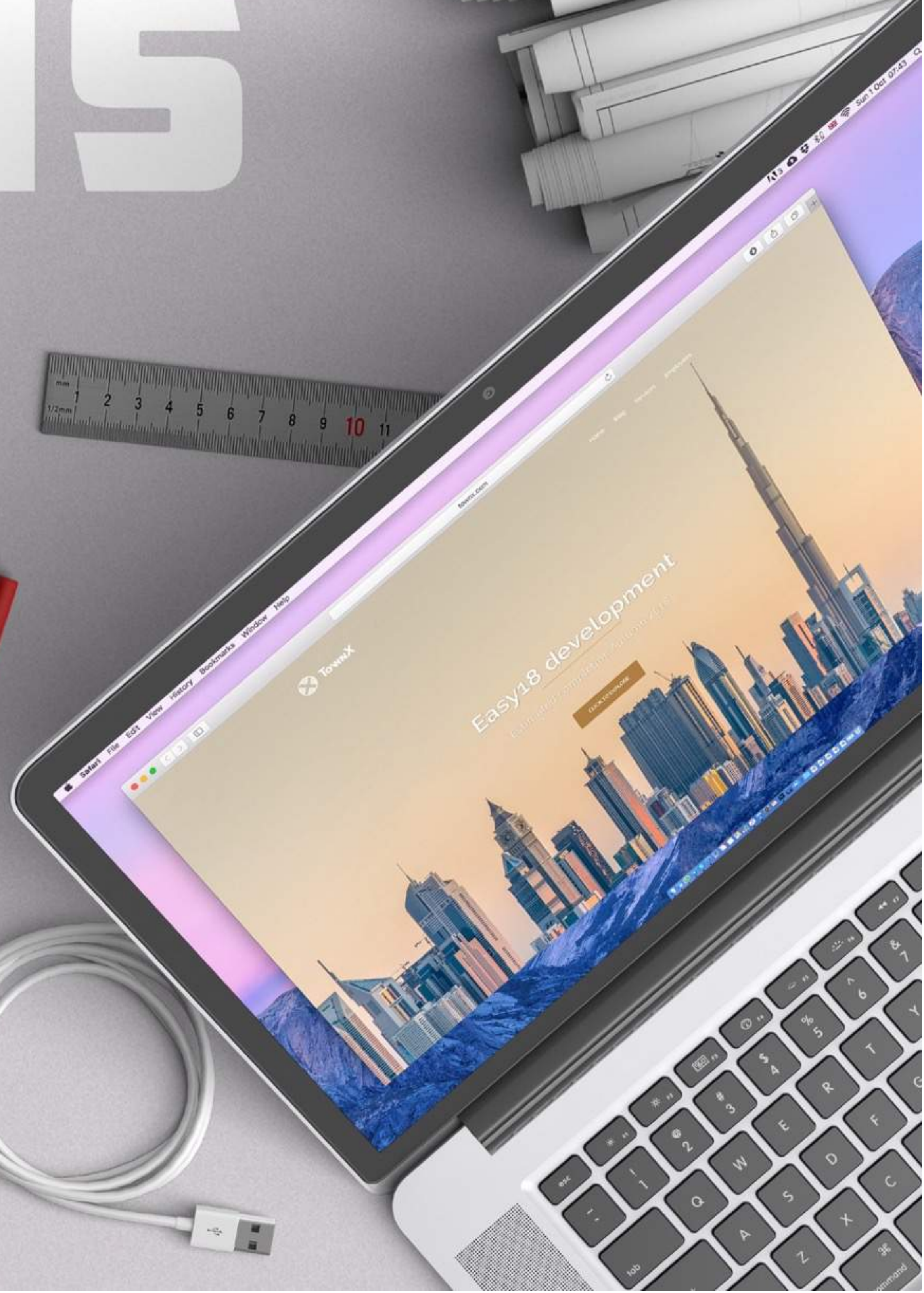
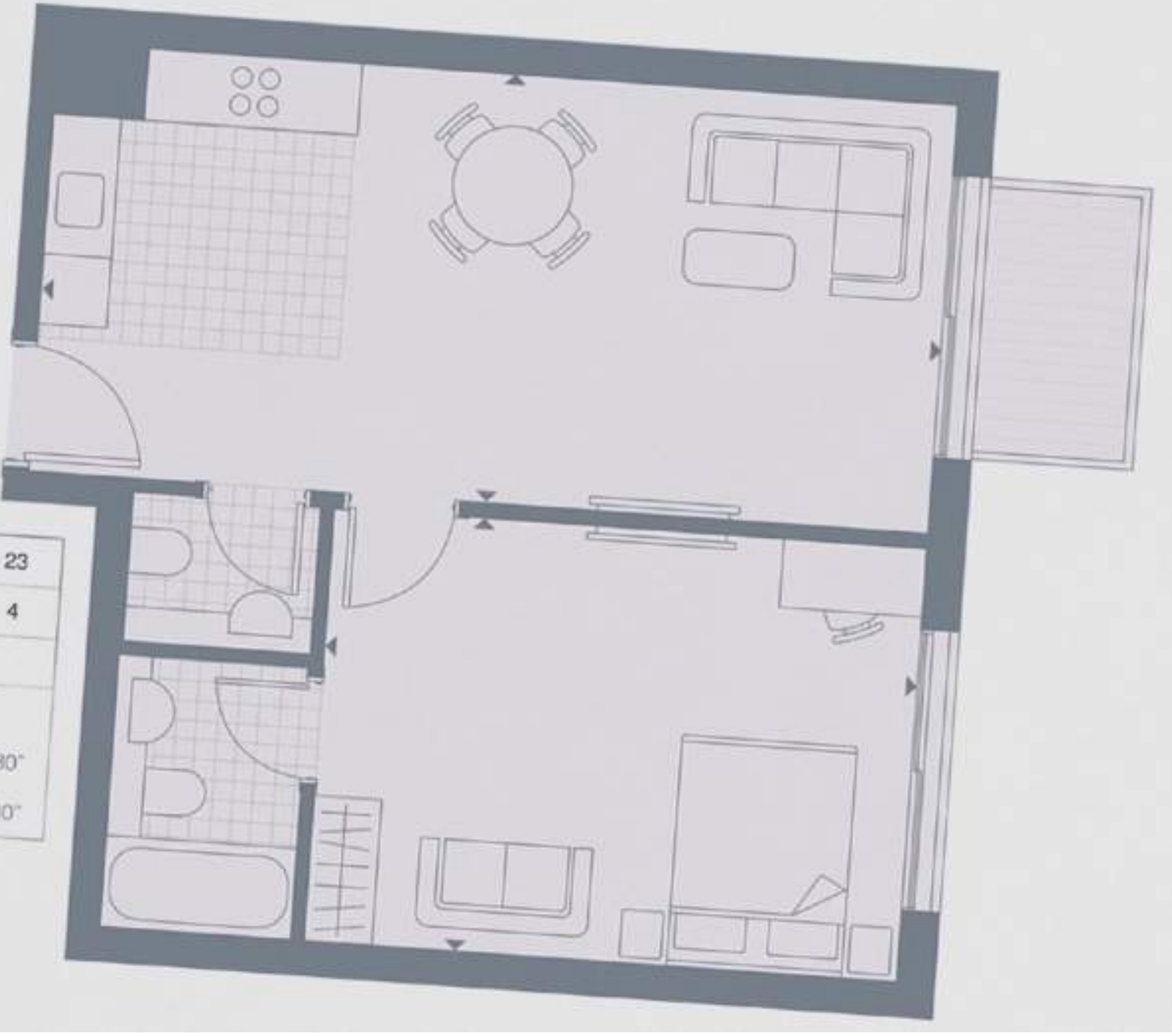
\* Walking and driving distances and times were calculated using third-party applications, and assume a fully-developed project infrastructure and that current speed-limits are in place. Journey times may be affected by traffic conditions (such as traffic signals, congestion, road works) and the project's ongoing development and design. Please plan your journey accordingly.

# Easy18 FLOOR PLANS

Easy18  
Best affordable  
urban living  
experience

3A

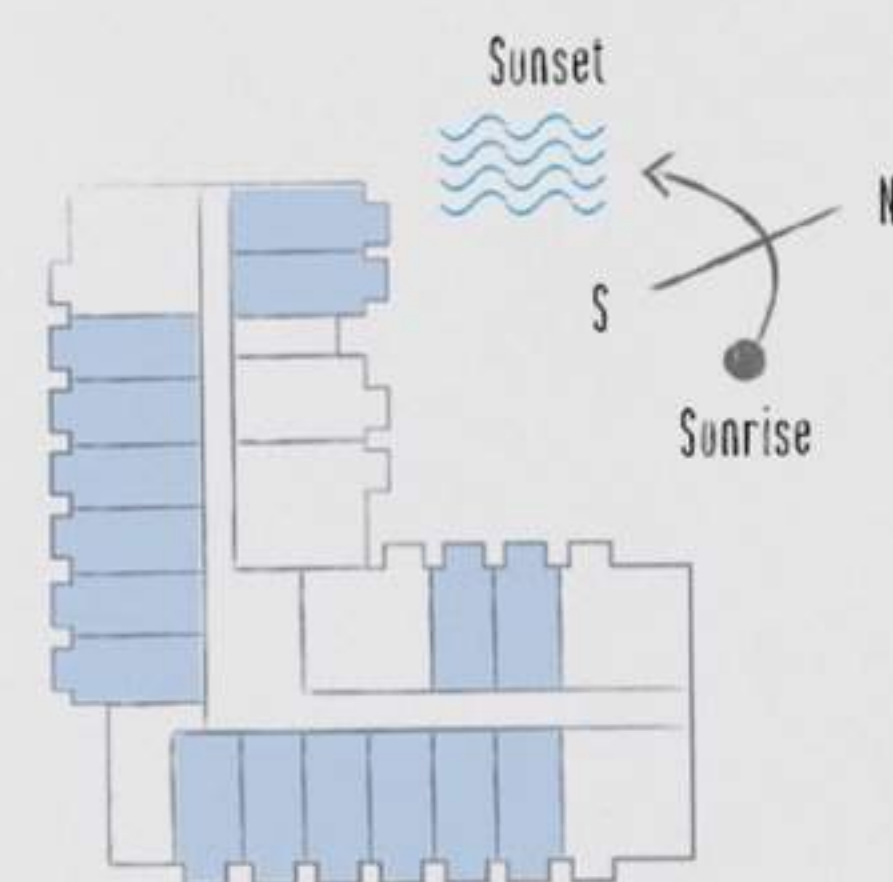
APT NO	21	23	23	23
LEVEL	1	2	3	4
AVAREA	60.17 m <sup>2</sup>	/	647.66 ft <sup>2</sup>	
Balcony	3.63 m <sup>2</sup>	/	39.07 ft <sup>2</sup>	
Living / dining	7.60 m x 3.70 m /	24'93" x 12'80"		
Bedroom	5.00 m x 3.90 m /	16'40" x 12'80"		





Apartment type 1A is ideal for students, expatriates and couples

APT NO	01-06, 09, 11-16	01-06, 09-10, 13-18, 20-21	08-09
LEVEL	1	2 - 4	5
AV.AREA	32.82 m <sup>2</sup>	/	353.27 ft <sup>2</sup>
Balcony	3.62 m <sup>2</sup>	/	38.97 ft <sup>2</sup>
Suite	5.05 m x 3.65 m	/	16'57" x 11'98"

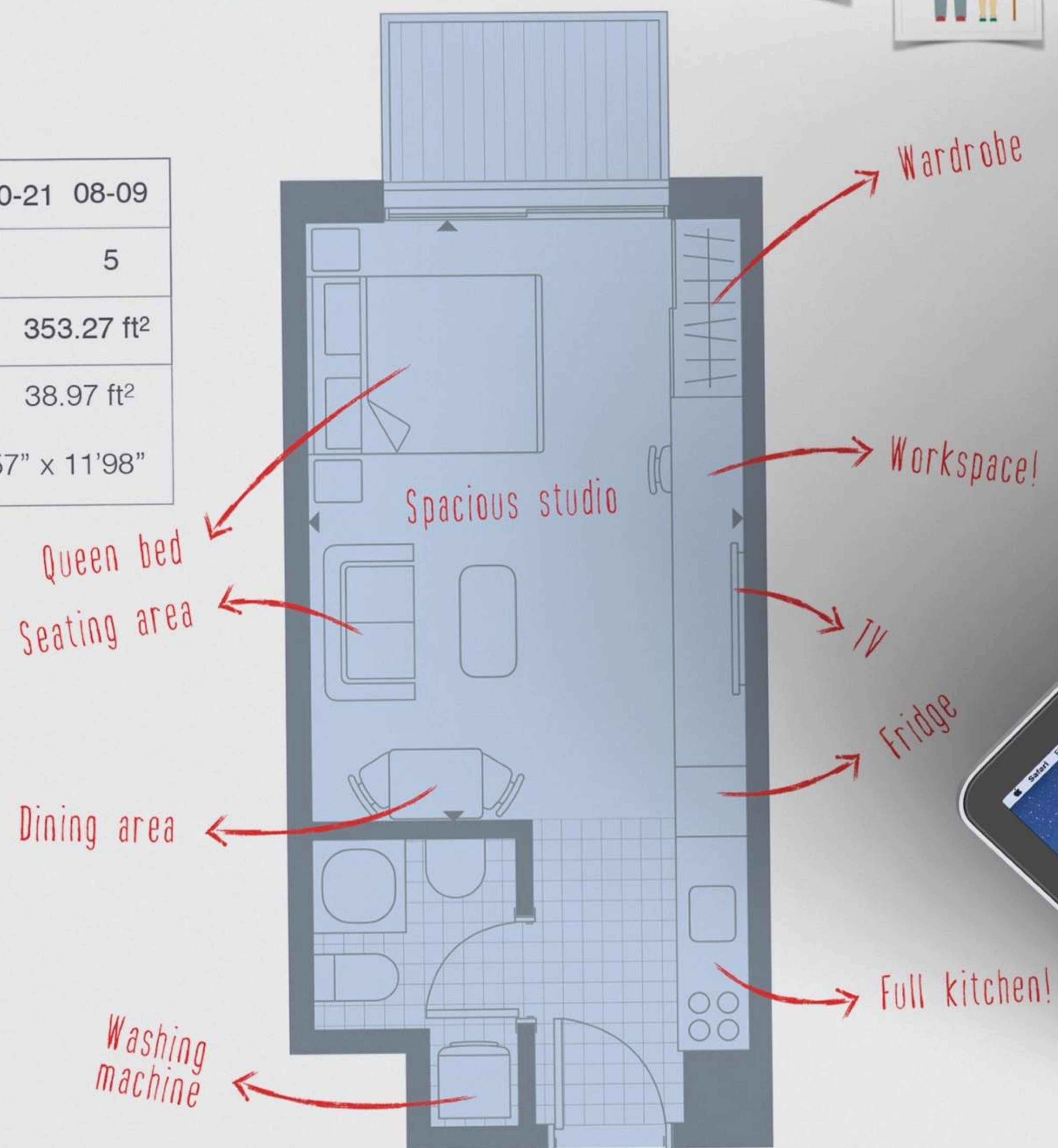


# 1A

## Easy18

Best affordable urban living experience

It has everything a studio needs!



### Easy18

Best affordable urban living experience

Settle in Dubai with Easy18 quality affordable furnished and one-bed apartments located in the heart of International City, a vibrant residential district that offers the best affordable urban living experience for over 40,000 people. It's ideal for people wanting enjoy the best of NOW while still saving for the future.

Easy18 developer  
Full range of amenities



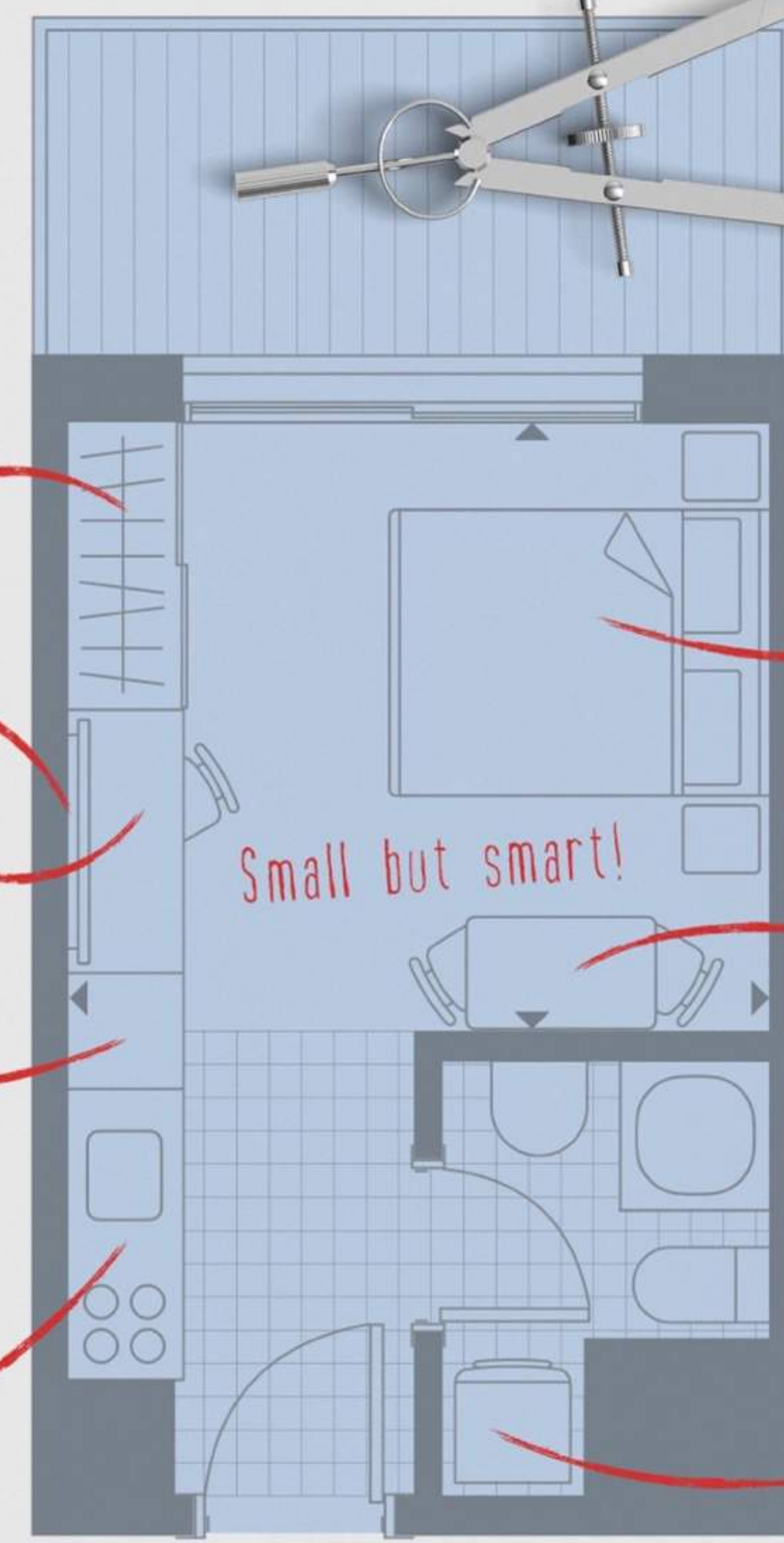
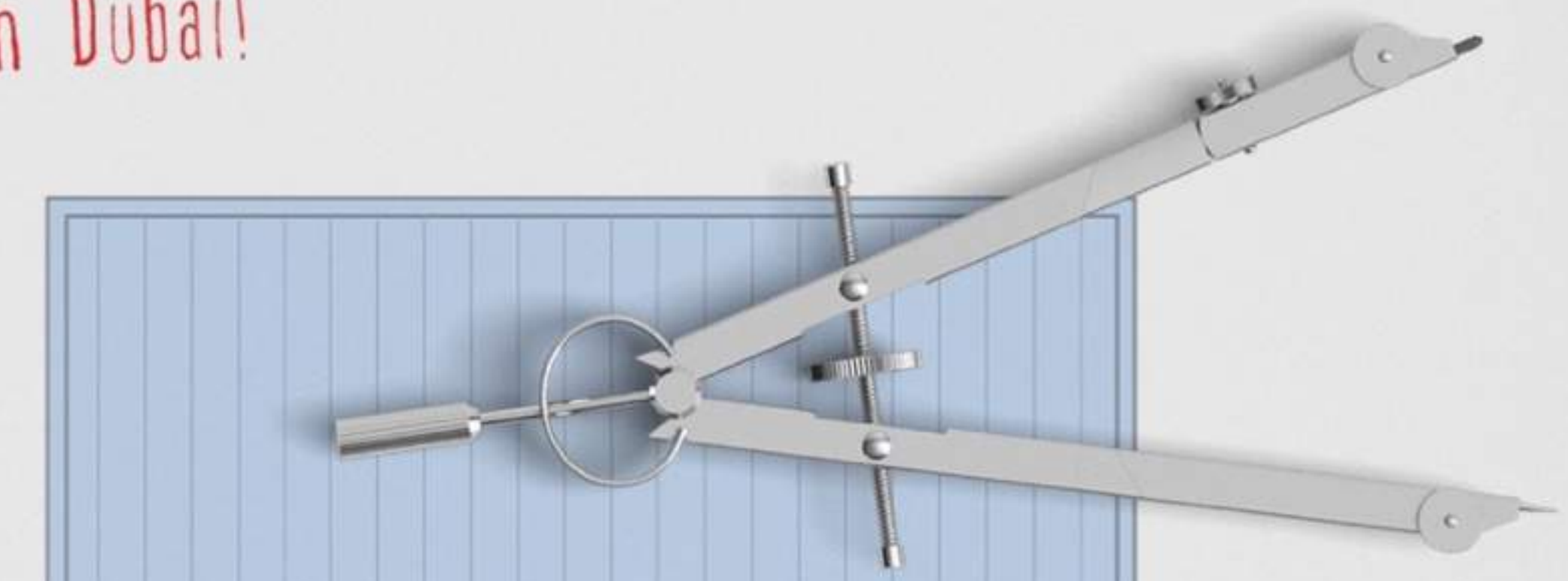
Apartment type 1B is ideal for students, expatriates and couples



This studio has everything needed to live, study and work in Dubai!



APT NO	02-05	11-16
LEVEL	5	
AV.AREA	29.70 m <sup>2</sup>	319.69 ft <sup>2</sup>
Balcony	8.25 m <sup>2</sup>	88.80 ft <sup>2</sup>
Suite	3.70 m x 3.20 m / 12'14" x 10'50"	



Wardrobe

TV

Workspace!

Small but smart!

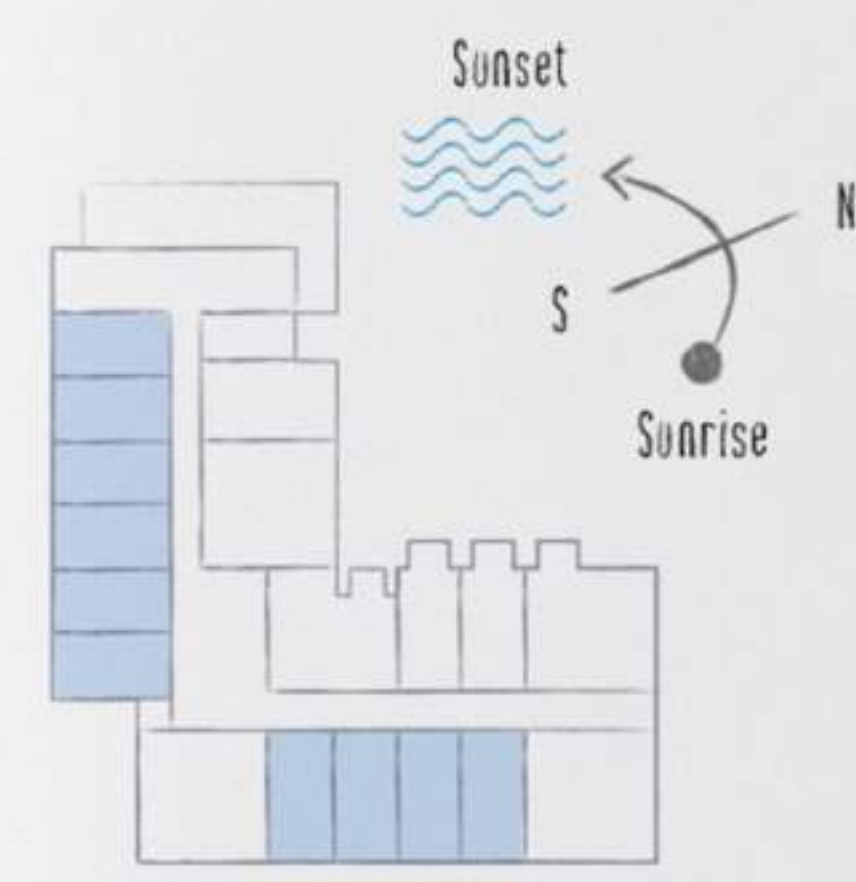
Fridge

Queen bed

Dining area

Full kitchen!

Washing machine



# 1B

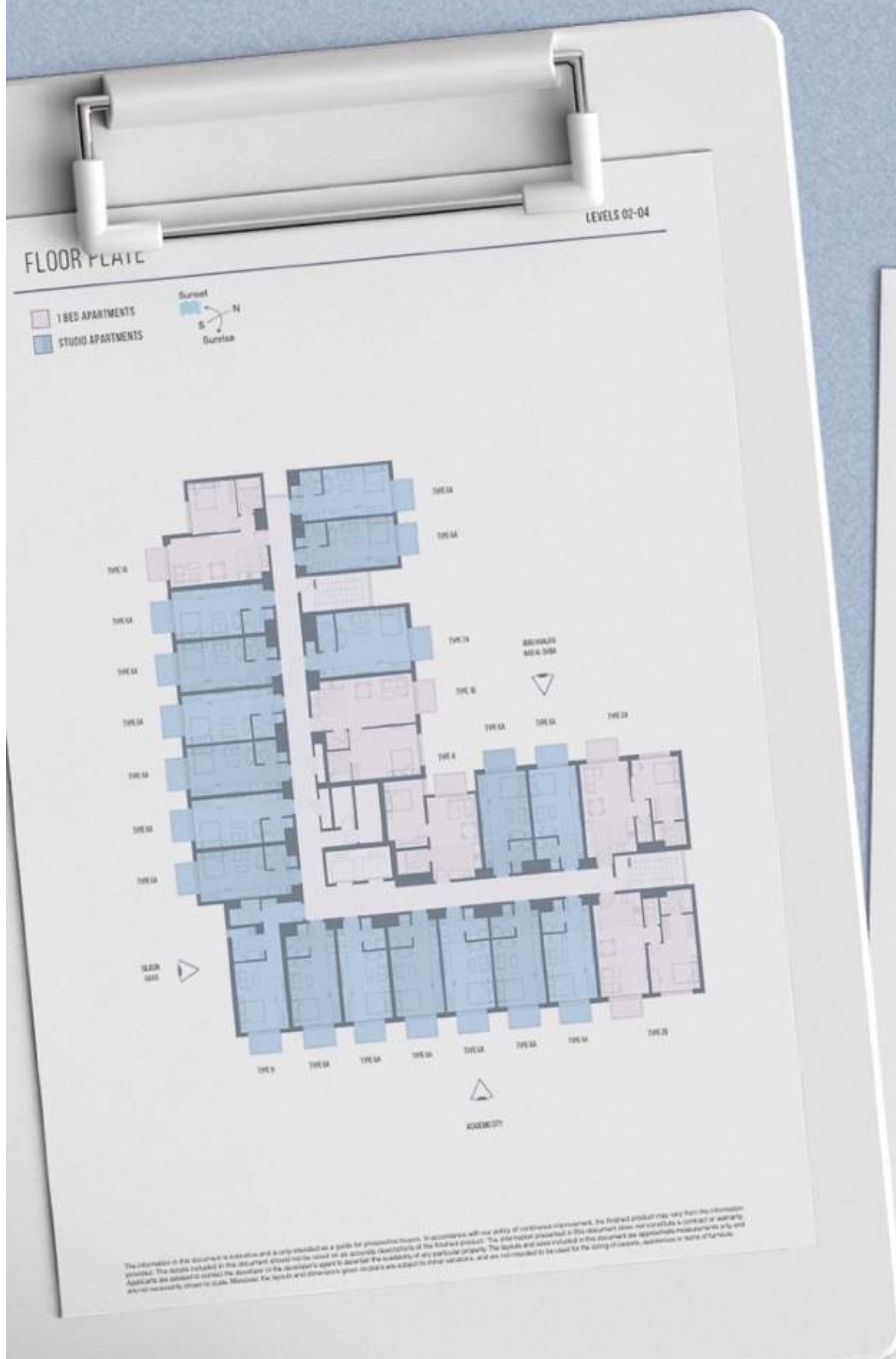
## Easy18

Best affordable urban living experience

Easy18 International City  
Floorplan typologies 2018  
for TownX Properties







 Apartment type 1C is ideal for students, expatriates and couples

North-facing windows will provide soft light throughout the day improving both productivity and happiness!

This large studio has it all!

APT NO	20	22	22	22
LEVEL	1	2	3	4
AV.AREA	39.63 m <sup>2</sup>	/	426.57 ft <sup>2</sup>	
Balcony	3.63 m <sup>2</sup>	/	39.07 ft <sup>2</sup>	
Suite	5.10 m x 4.60 m / 16'73" x 15'09"			



 International City



Queen bed

Seating area

Dining area

Washing machine

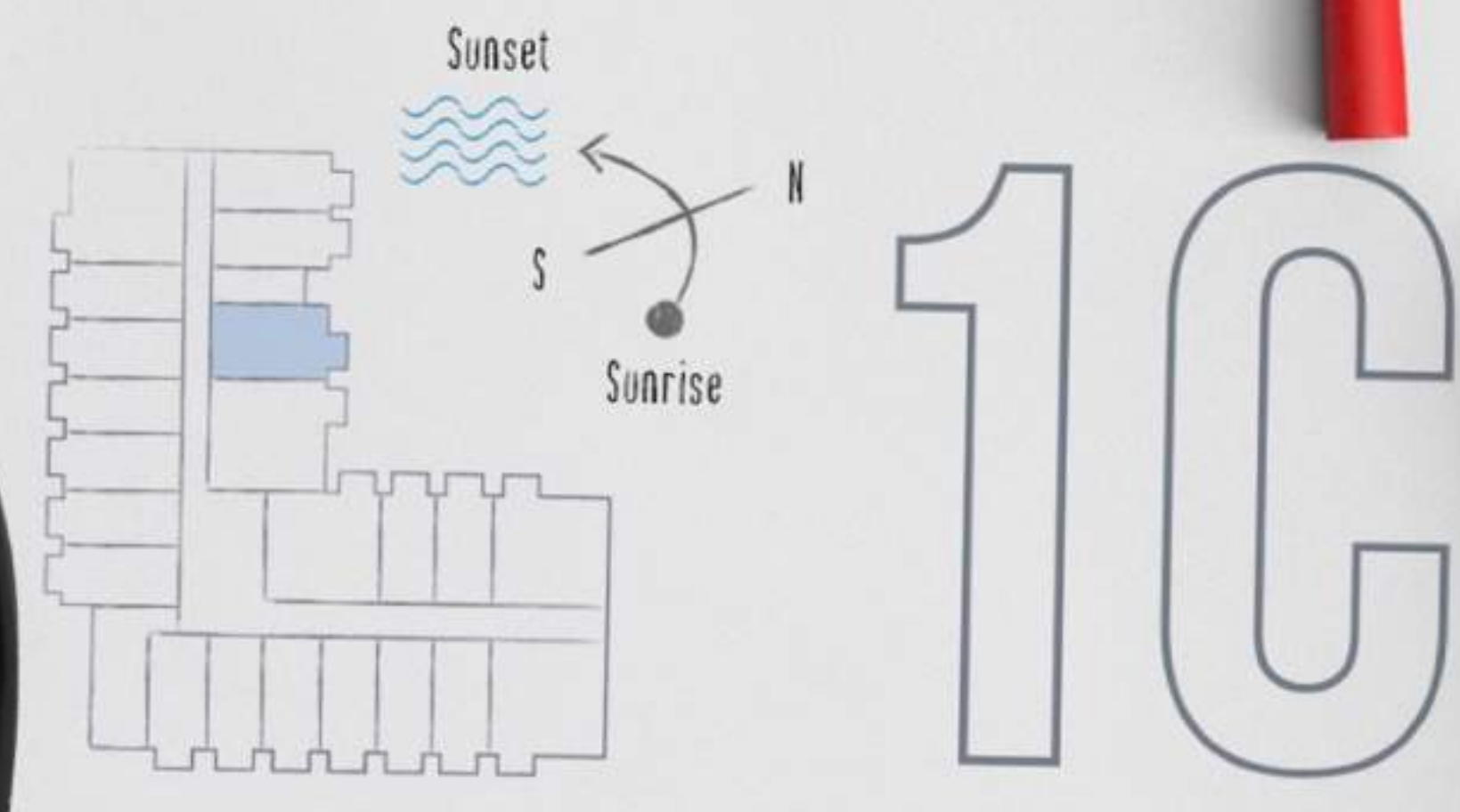
Wardrobe

Workspace!

TV

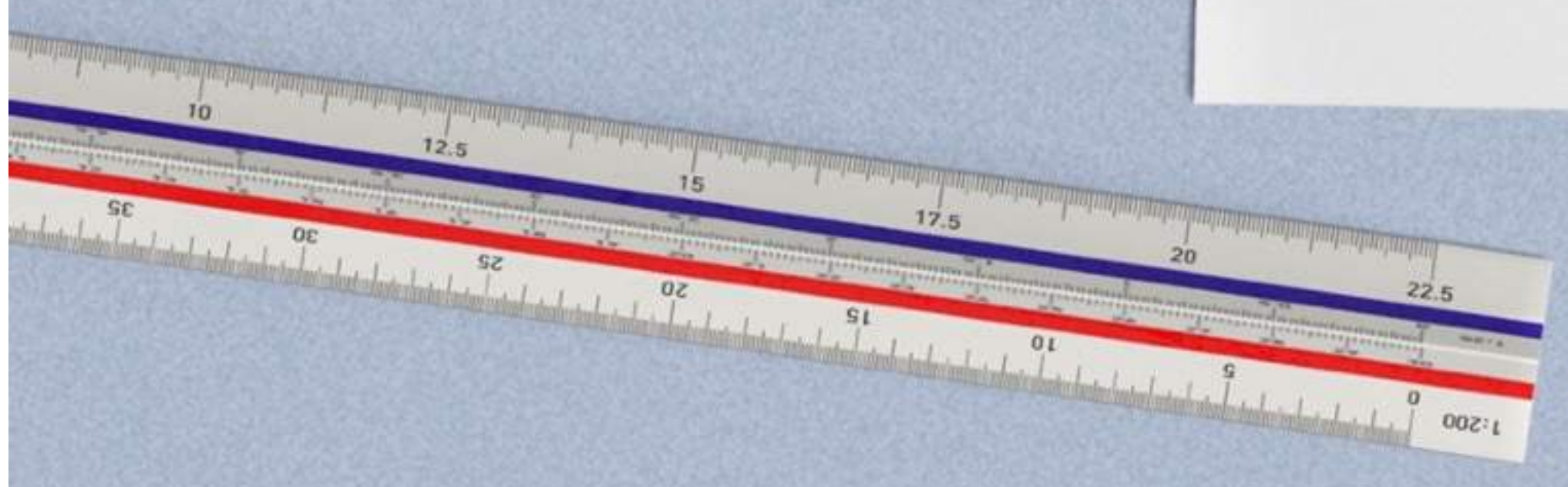
Fridge

Full kitchen!



# 1C

**Easy18**  
Best affordable urban living experience



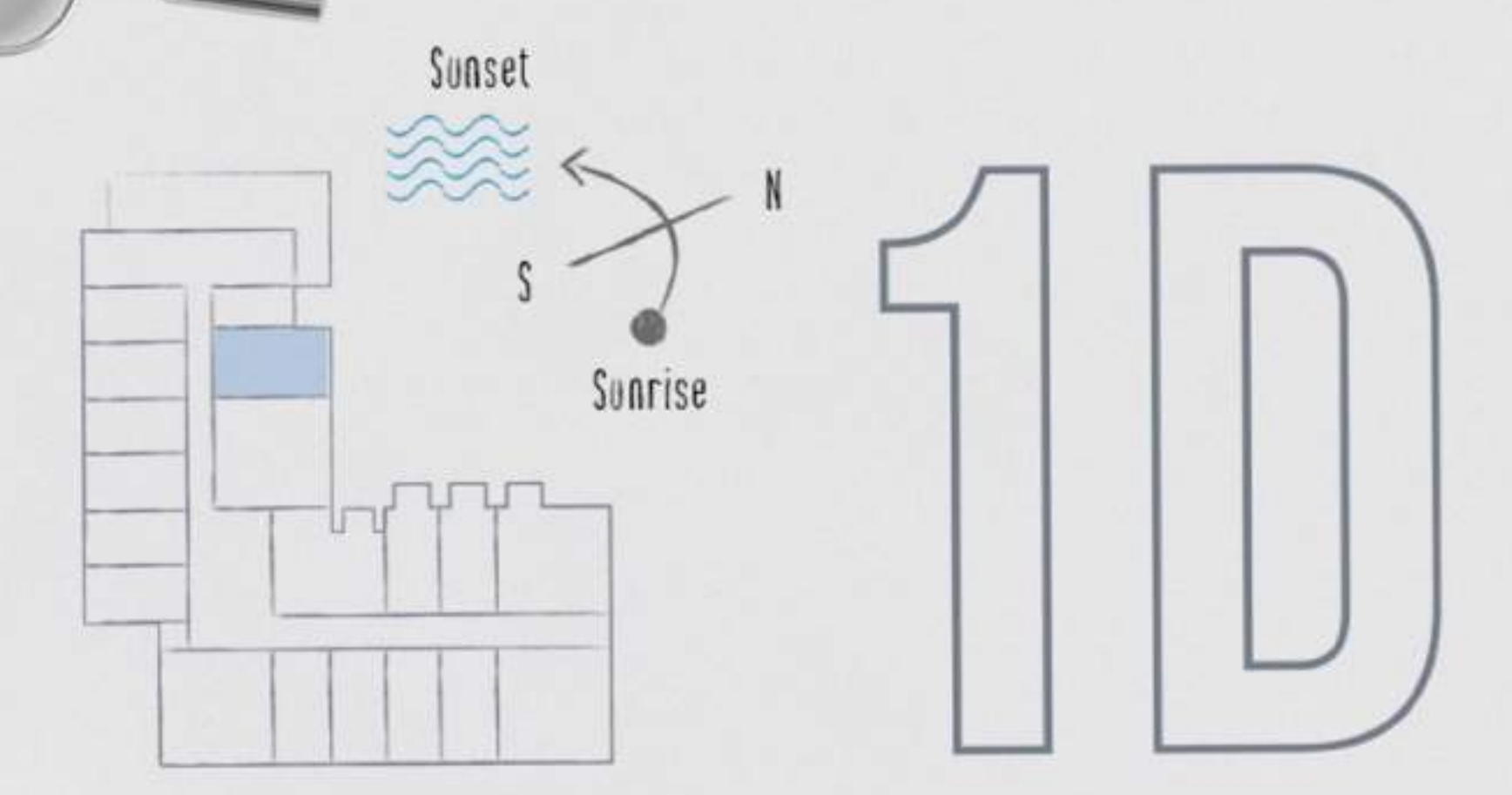
 Apartment type 1D is ideal for students, expatriates and couples

North-facing windows will provide soft light throughout the day improving both productivity and happiness!

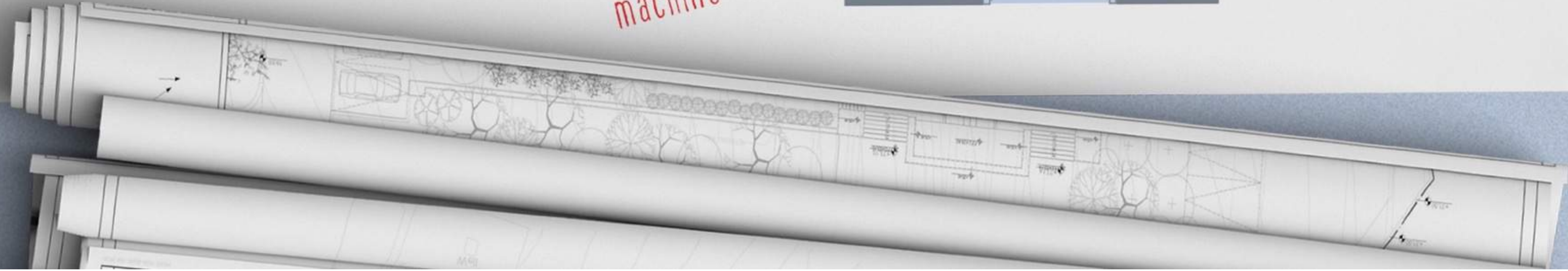
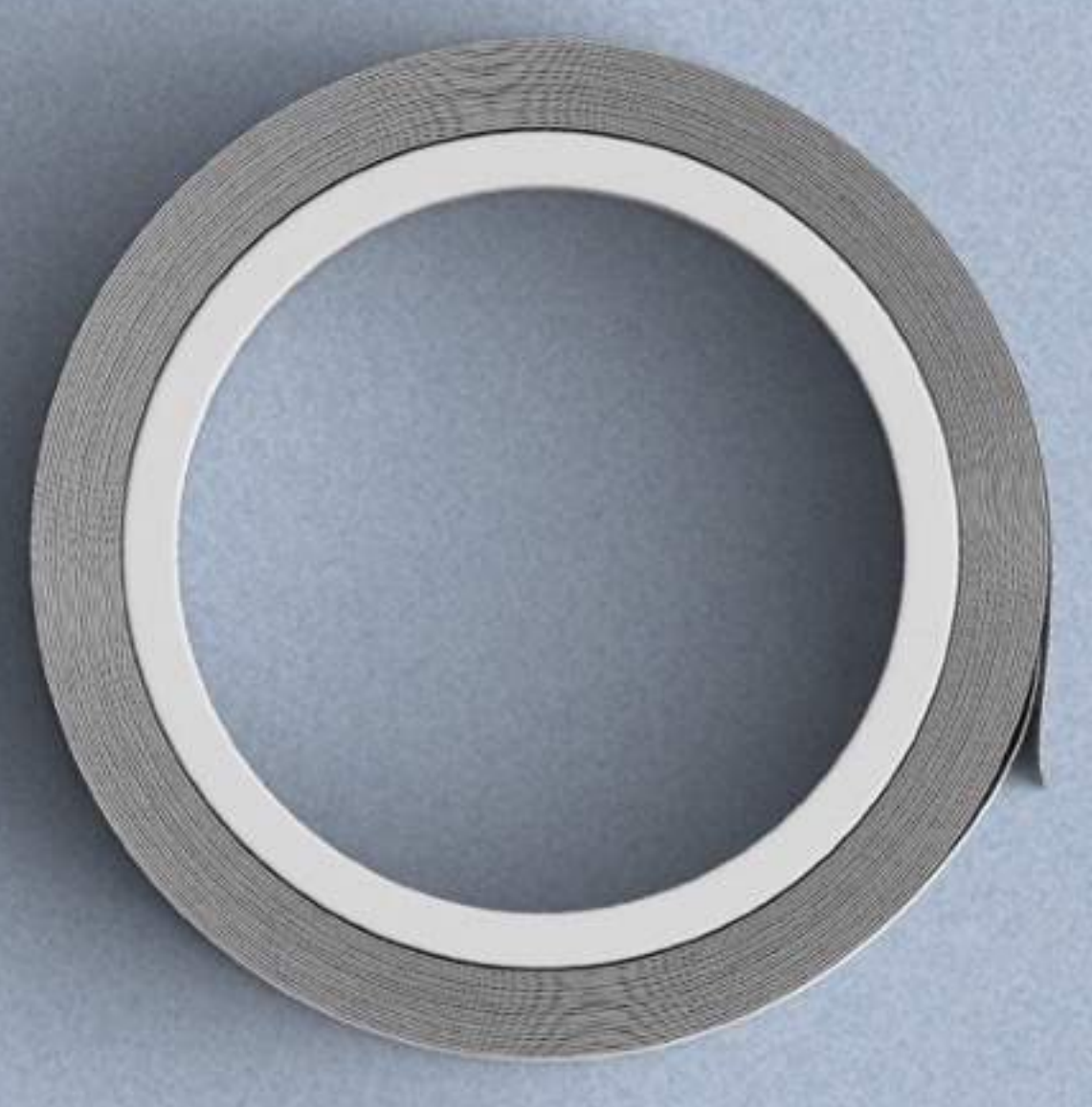
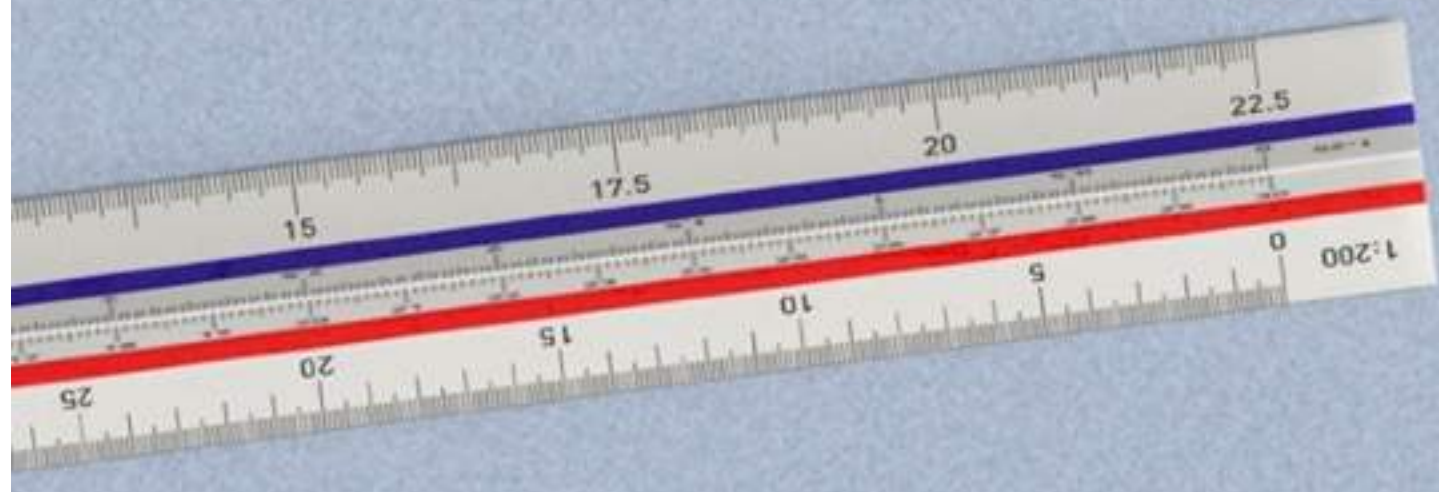
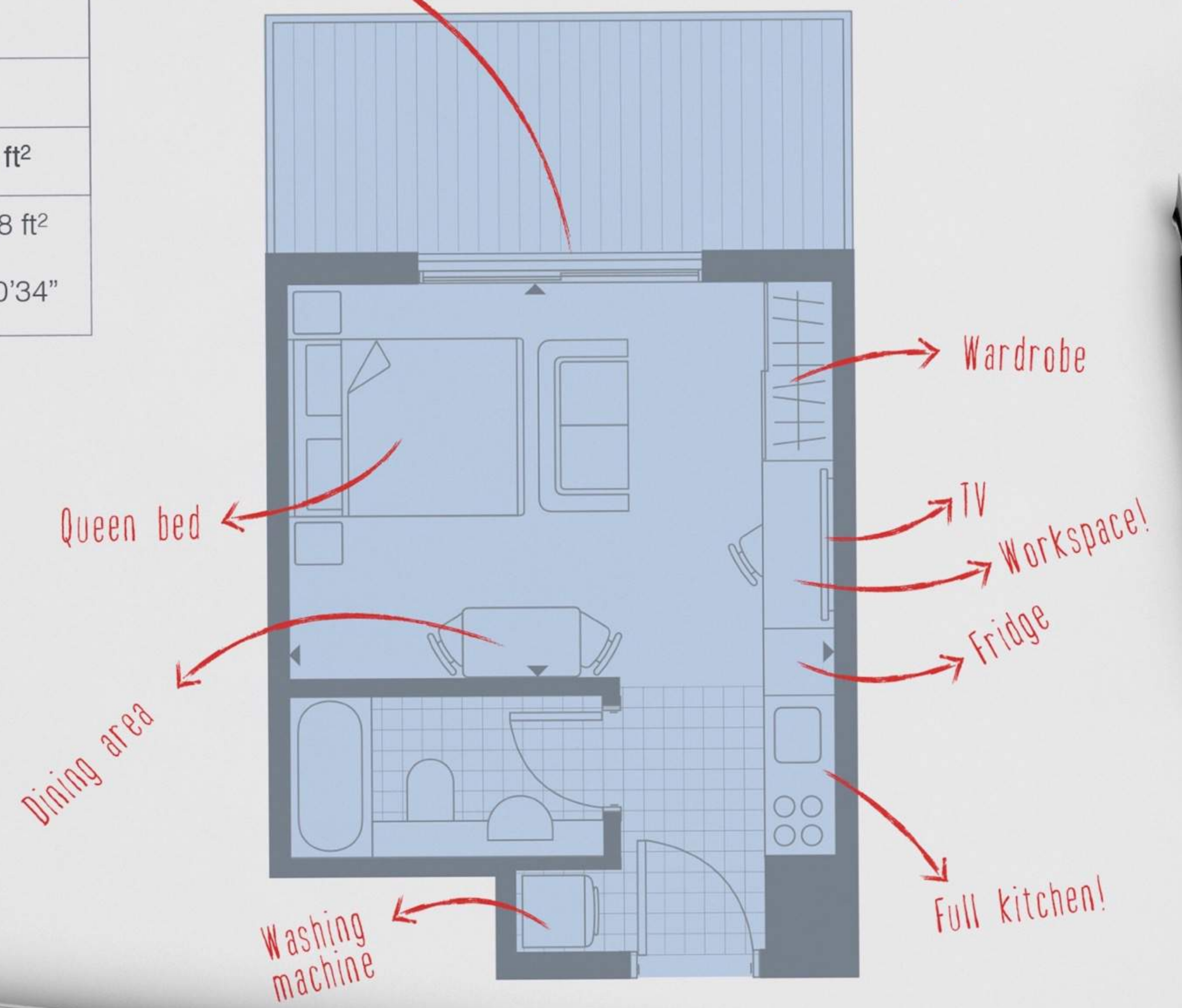
International City

This comfy studio has everything!

APT NO	18
LEVEL	5
AV.AREA	39.70 m <sup>2</sup> / 427.33 ft <sup>2</sup>
Balcony	13.19 m <sup>2</sup> / 141.98 ft <sup>2</sup>
Suite	4.65 m x 3.15 m / 15'26" x 10'34"



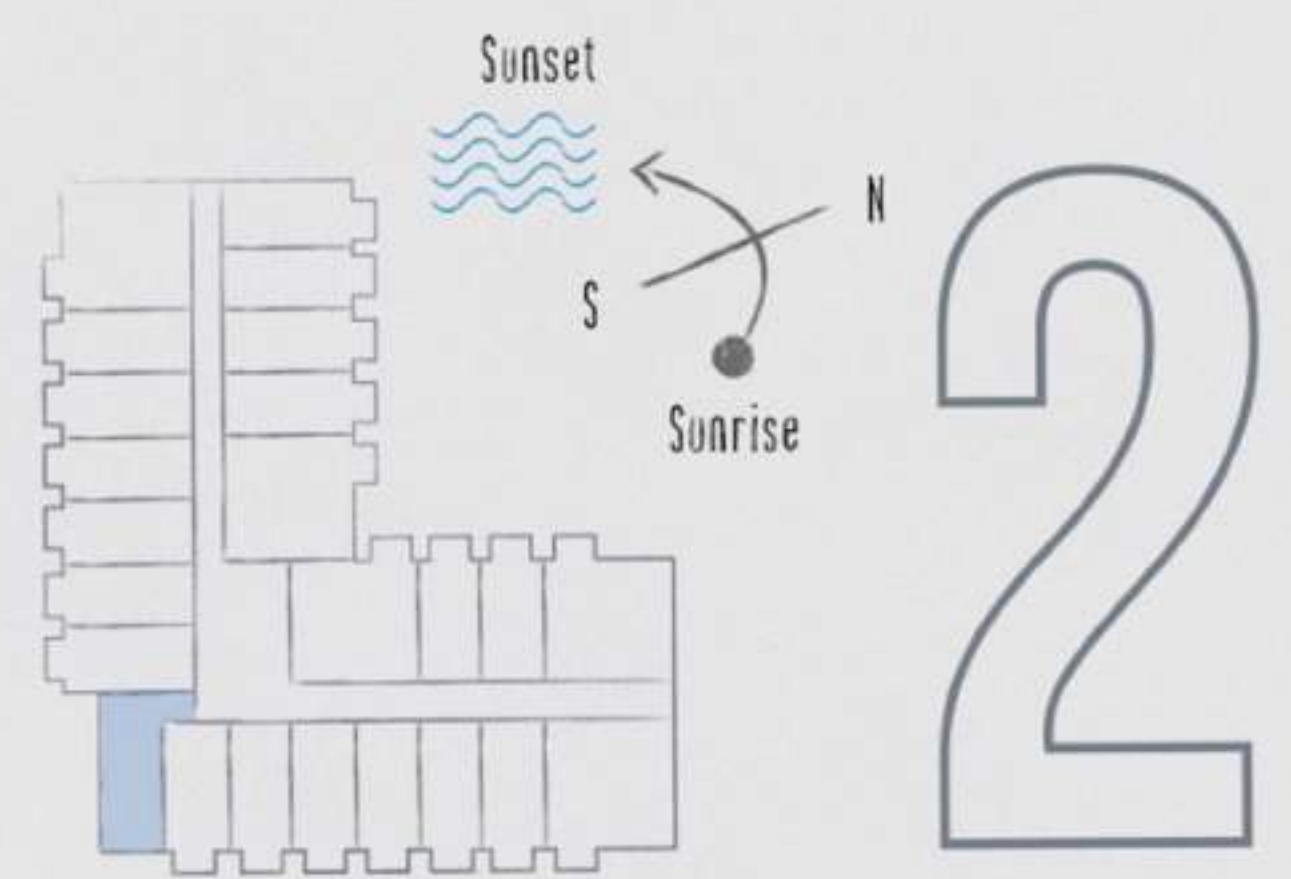
**Easy18**  
Best affordable urban living experience



★ Apartment type 2 is ideal for students, expatriates and couples

This impressive studio has a separate kitchen!

APT NO	10	12	12	12
LEVEL	1	2	3	4
AV.AREA	44.14 m <sup>2</sup>	/	475.12 ft <sup>2</sup>	
Balcony	3.64 m <sup>2</sup>	/	39.18 ft <sup>2</sup>	
Kitchen	2.40 m x 2.40 m / 7'87" x 7'87"			
Suite	5.15 m x 3.65 m / 16'90" x 11'98"			



**Easy18**  
Best affordable urban living experience

Wardrobe  
Workspace!

TV

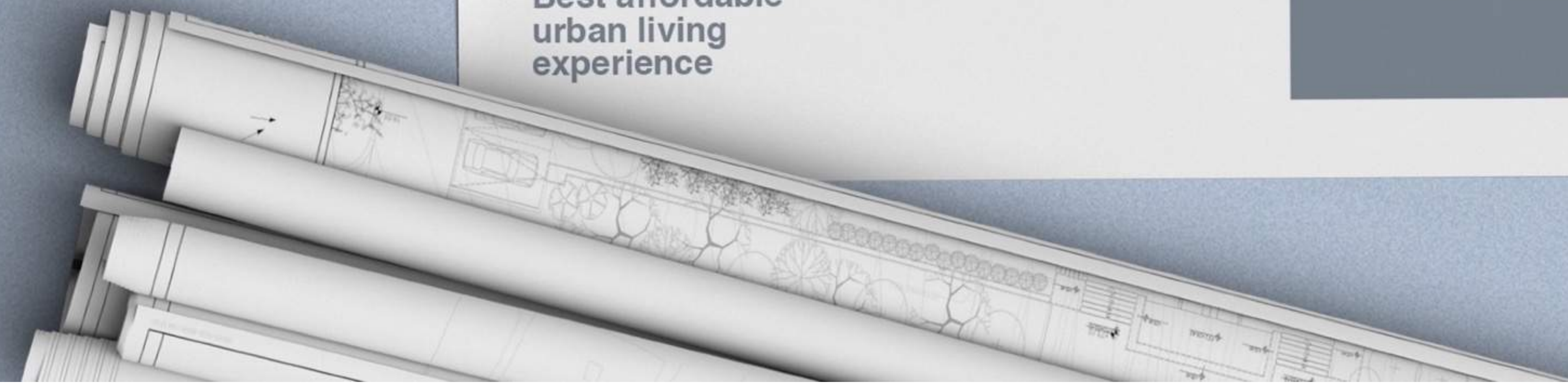
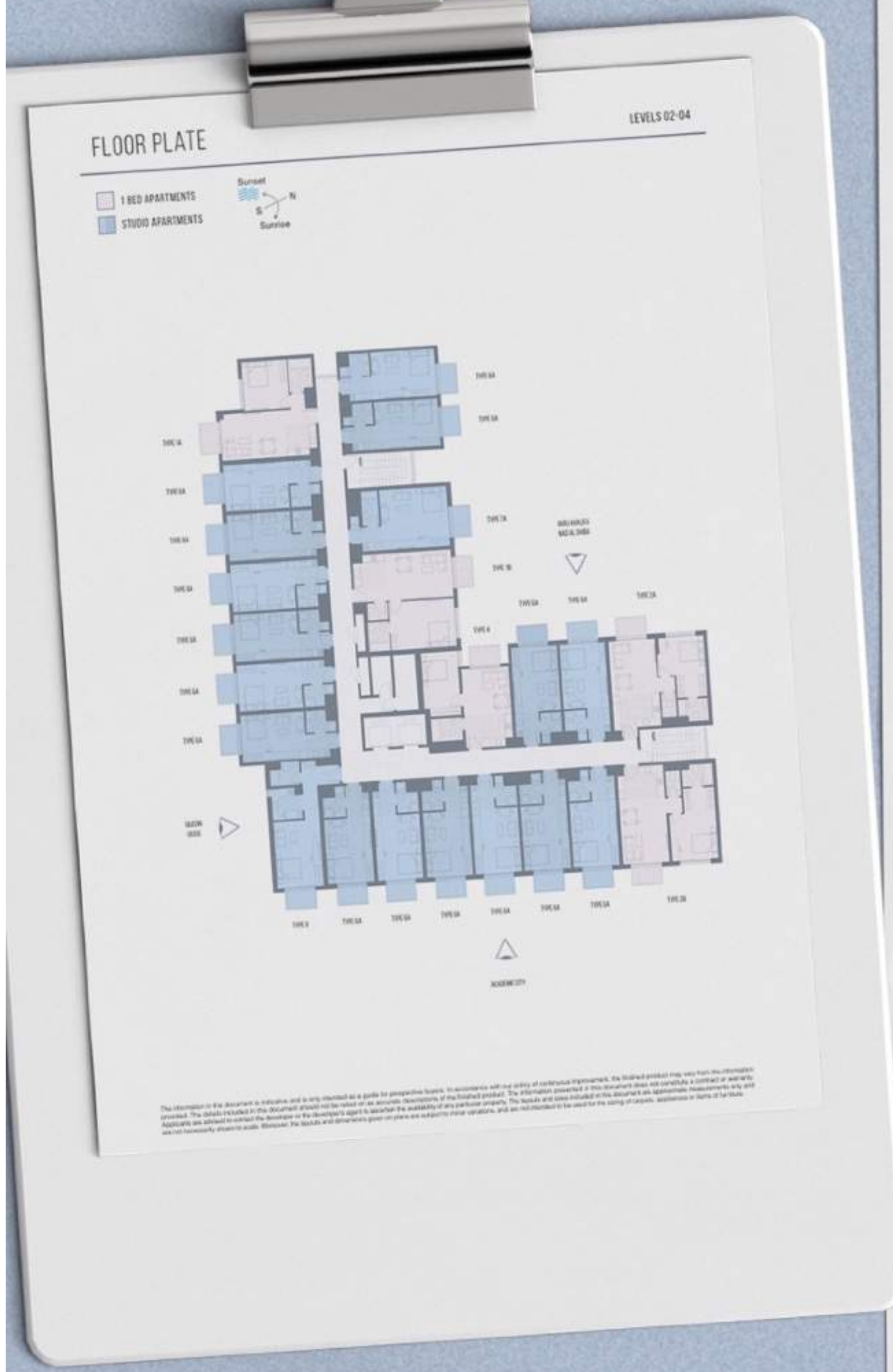
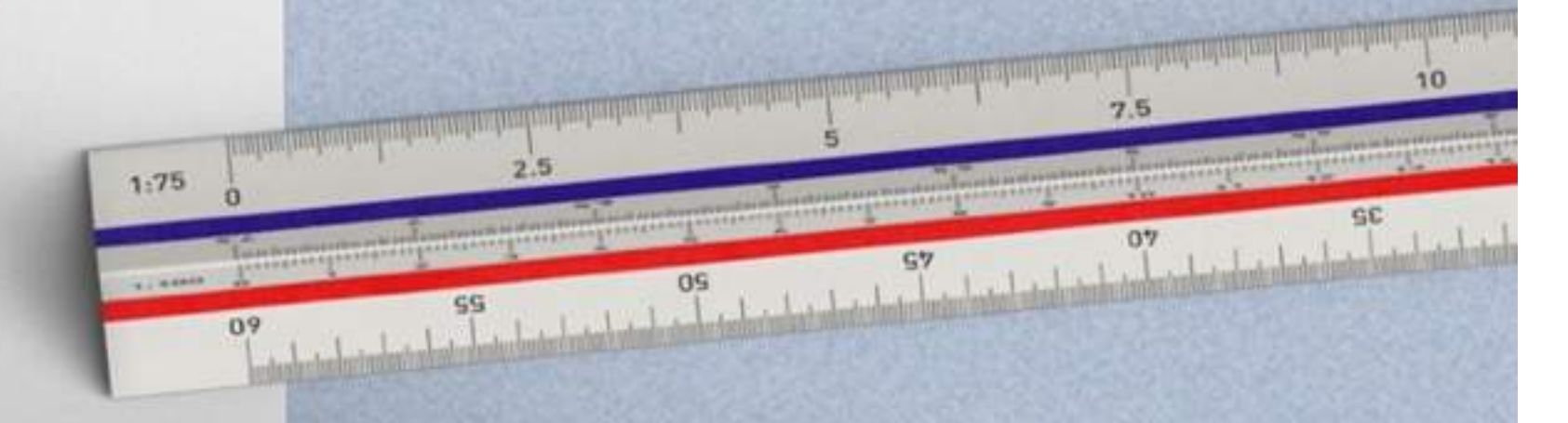
Wardrobe  
Proper entryway!

East-facing windows will allow you to enjoy sunshine every morning, start your day positive, more alive and vibrant!

Queen bed

Seating area

Separate kitchen and dining!





Apartment type 3A is ideal for a couple or a family of four with young children

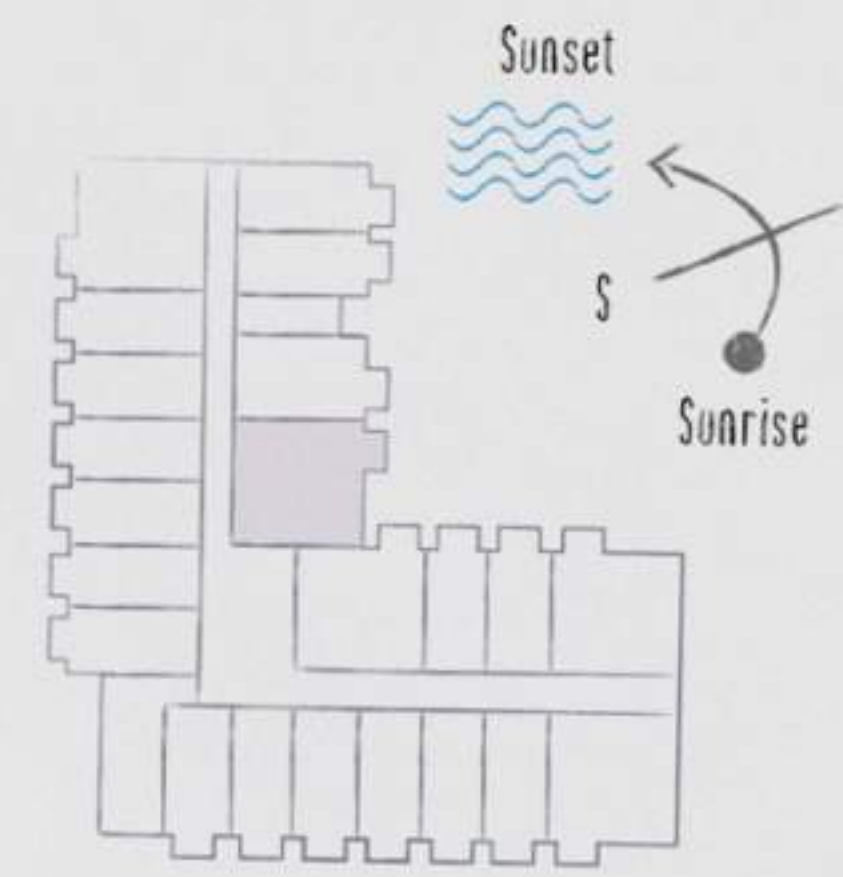
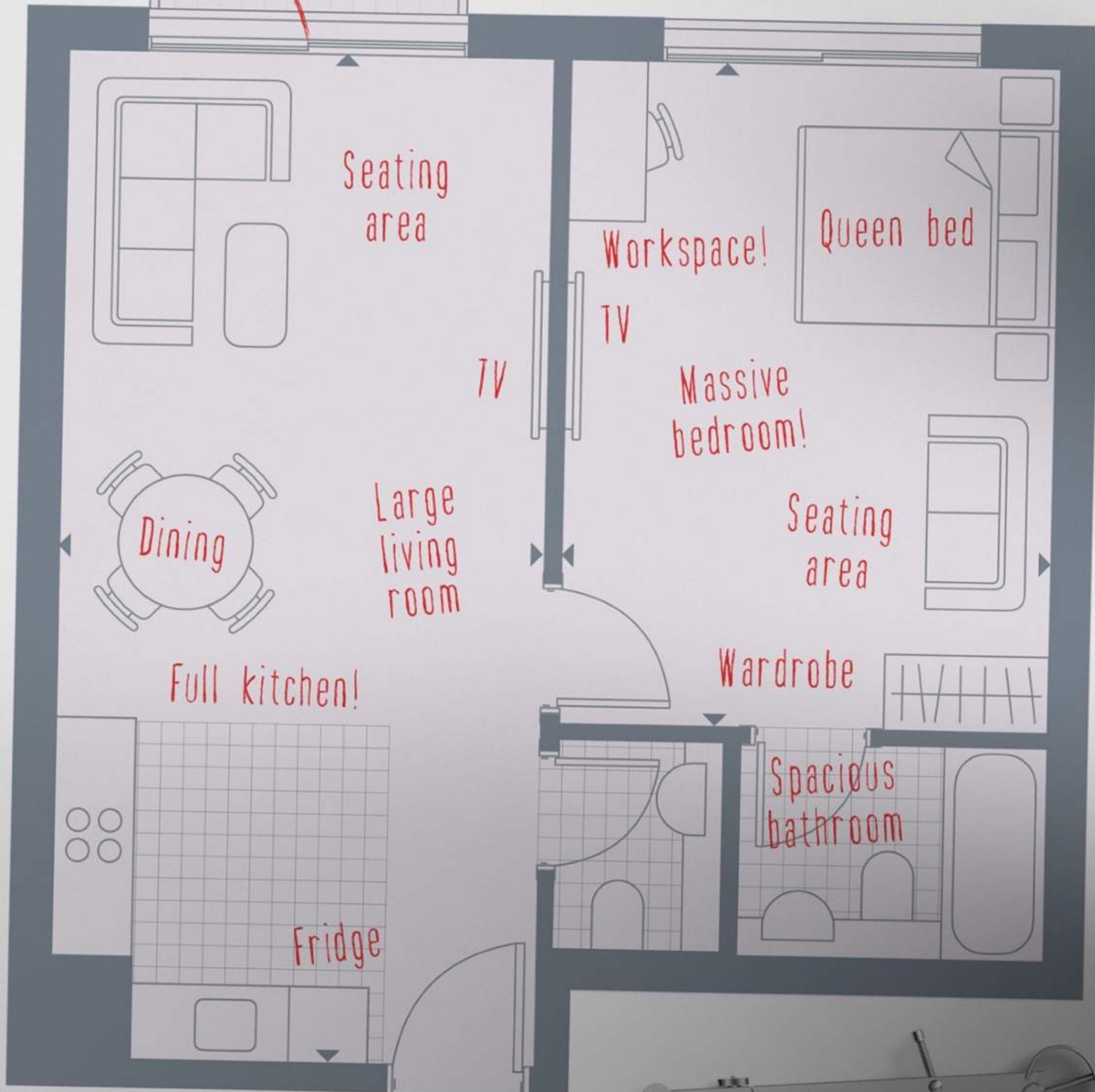
North-facing windows will provide soft light throughout the day improving both productivity and happiness!



International City



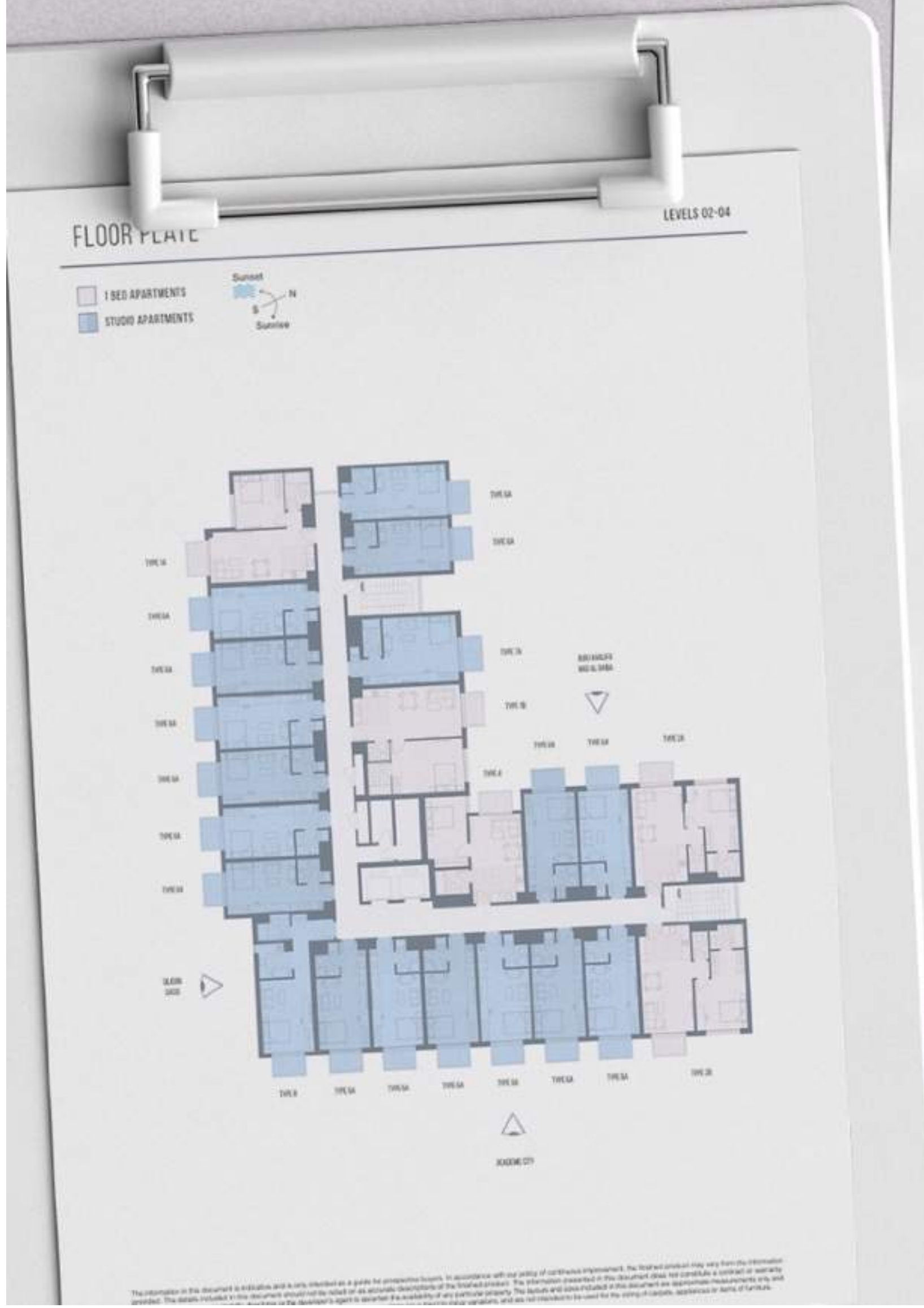
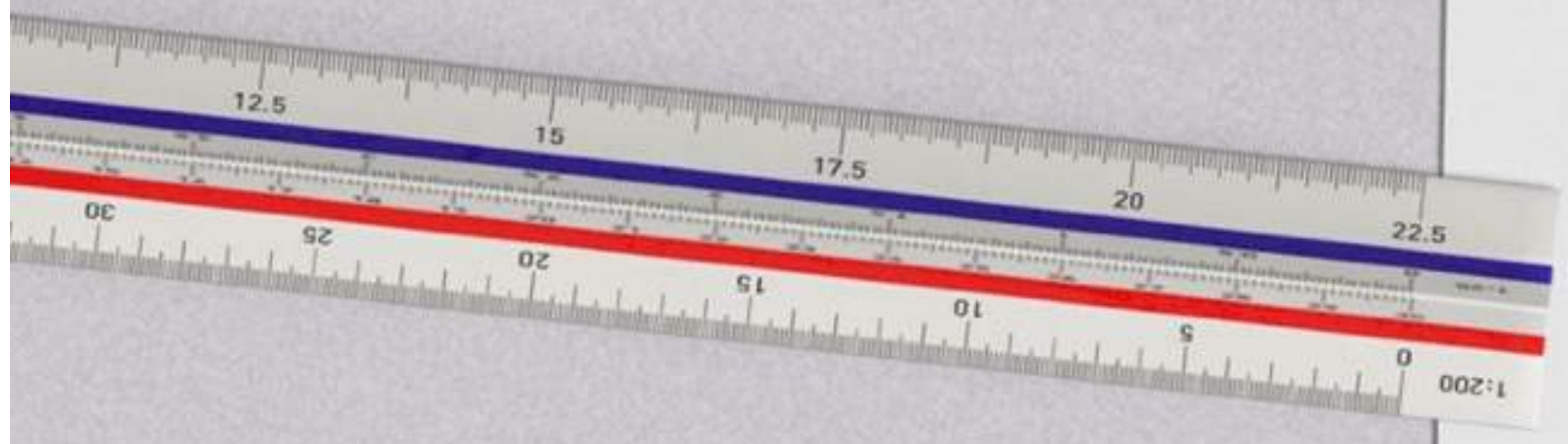
APT NO	21	23	23	23
LEVEL	1	2	3	4
AV.AREA	60.17 m <sup>2</sup> / 647.66 ft <sup>2</sup>			
Balcony	3.63 m <sup>2</sup> / 39.07 ft <sup>2</sup>			
Living / dining	7.60 m x 3.70 m / 24'93" x 12'80"			
Bedroom	5.00 m x 3.90 m / 16'40" x 12'80"			



# 3A

## Easy18

Best affordable urban living experience



 Apartment type 3B is ideal for a couple or a family of four with young children

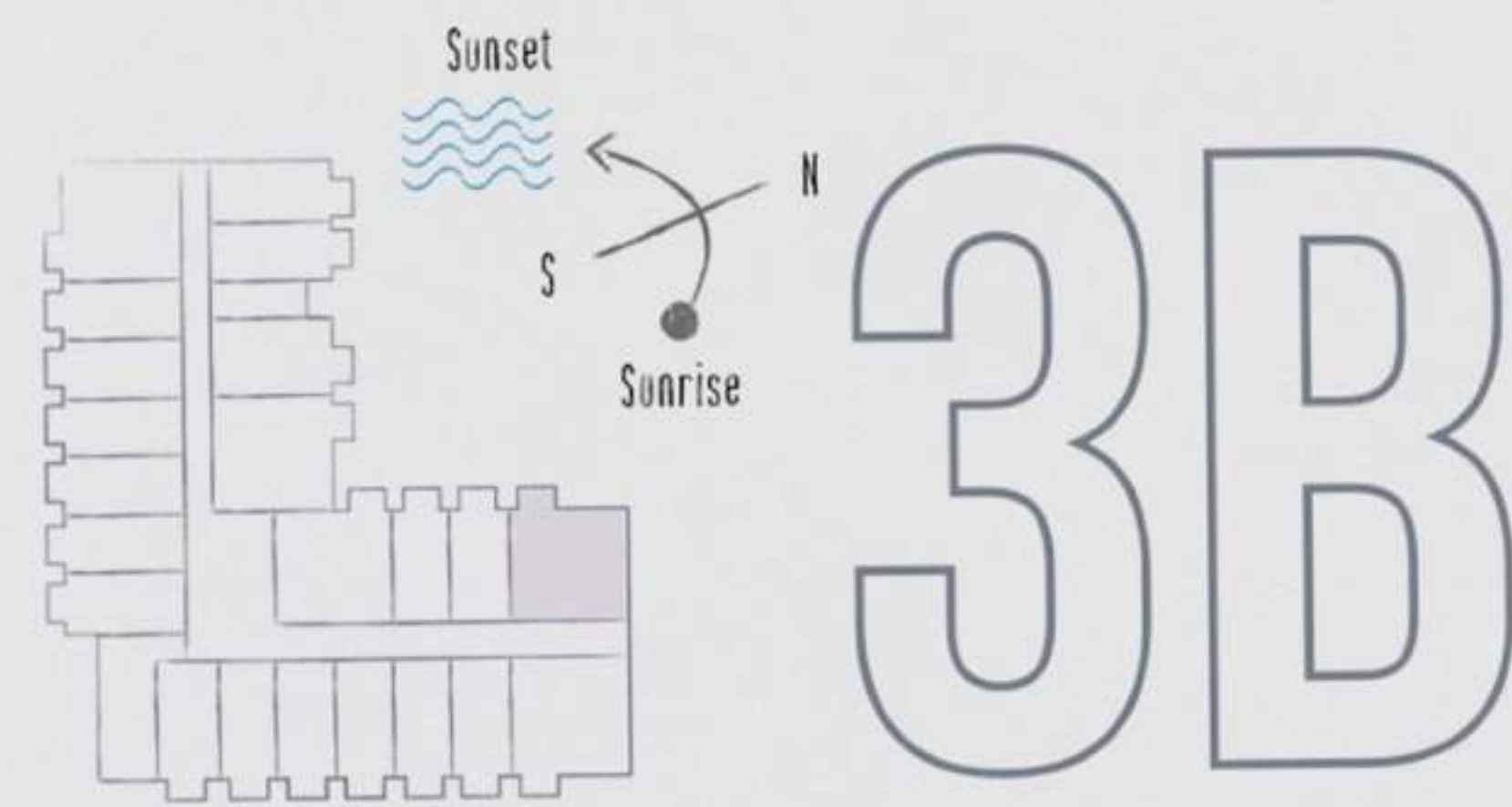
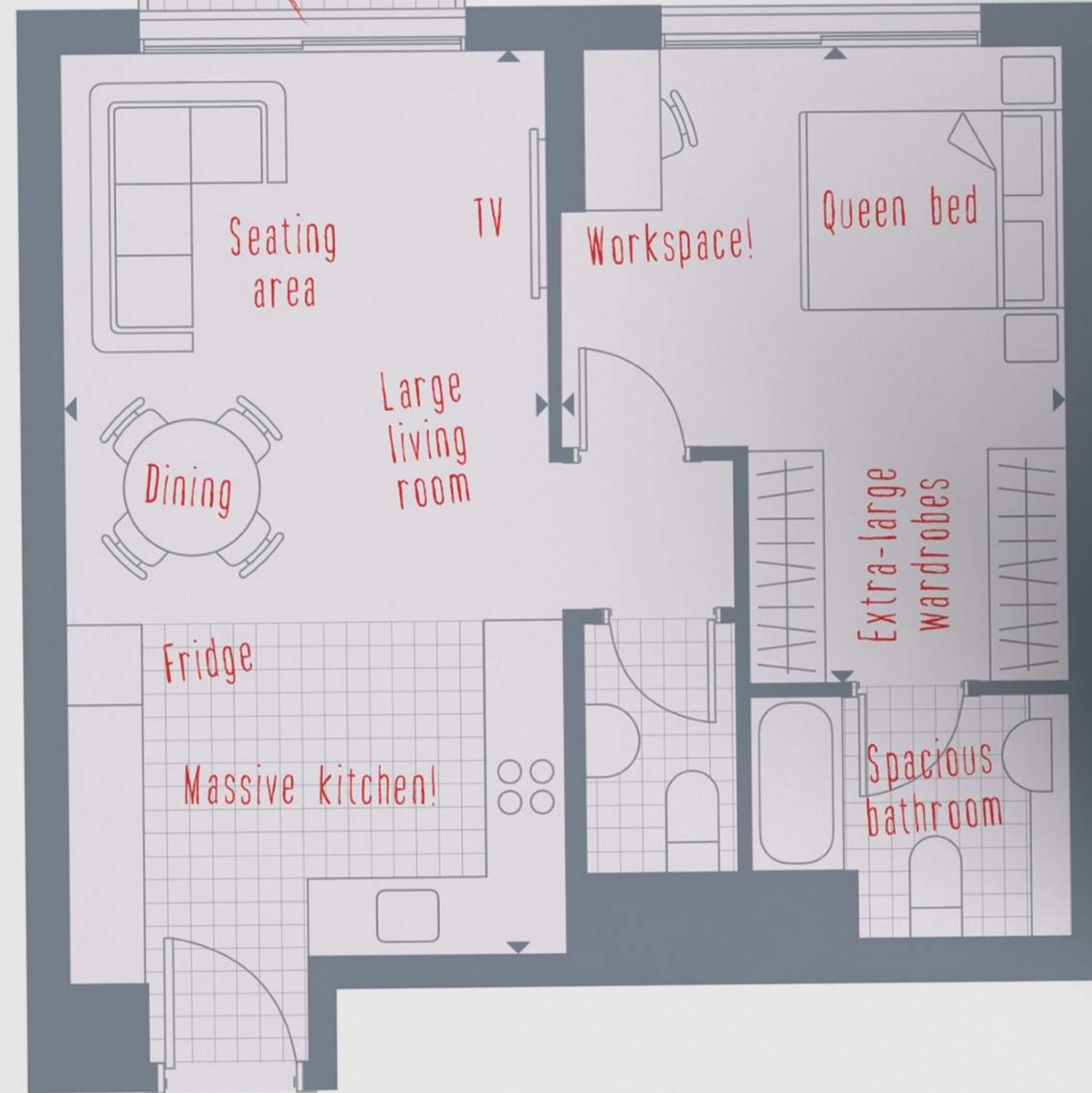
Windows facing Burj Khalifa will allow you to enjoy charming sunsets and watch your children play in the residence's common space!



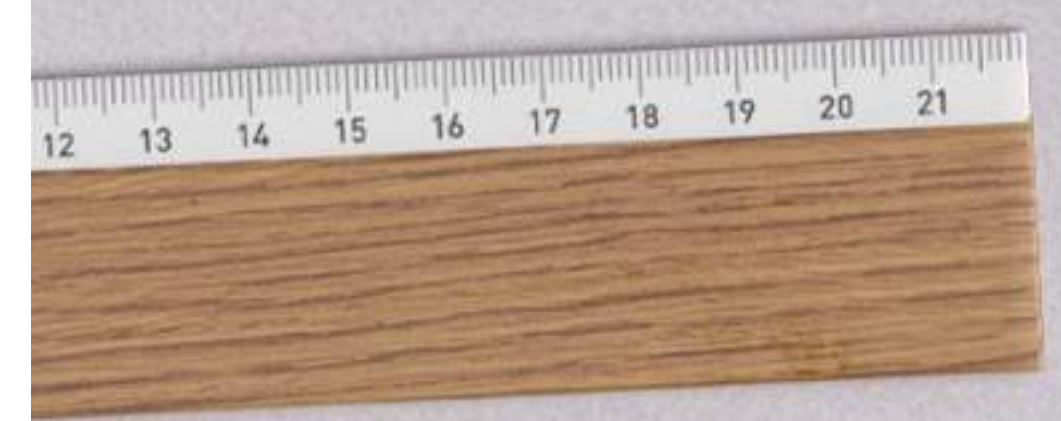
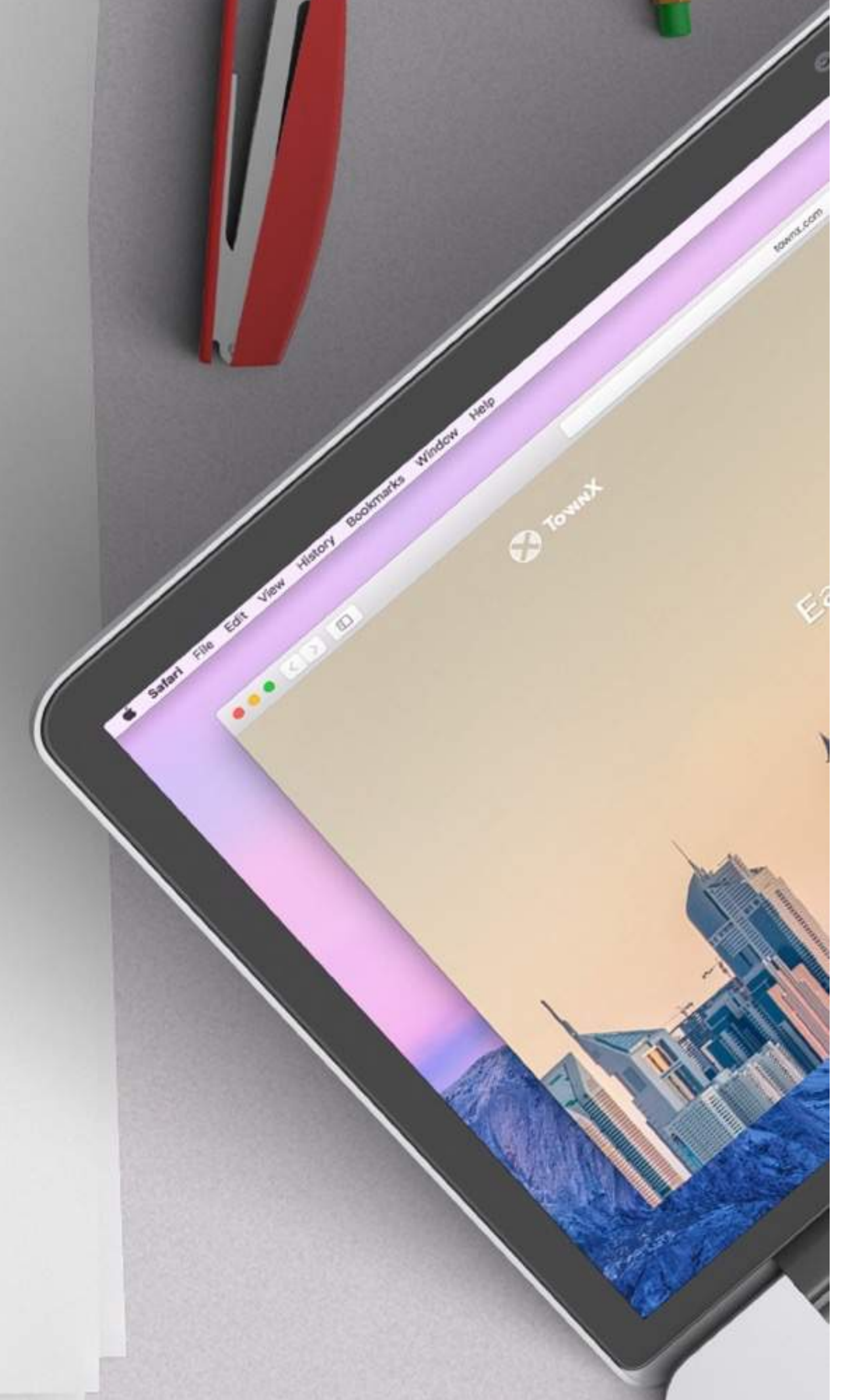
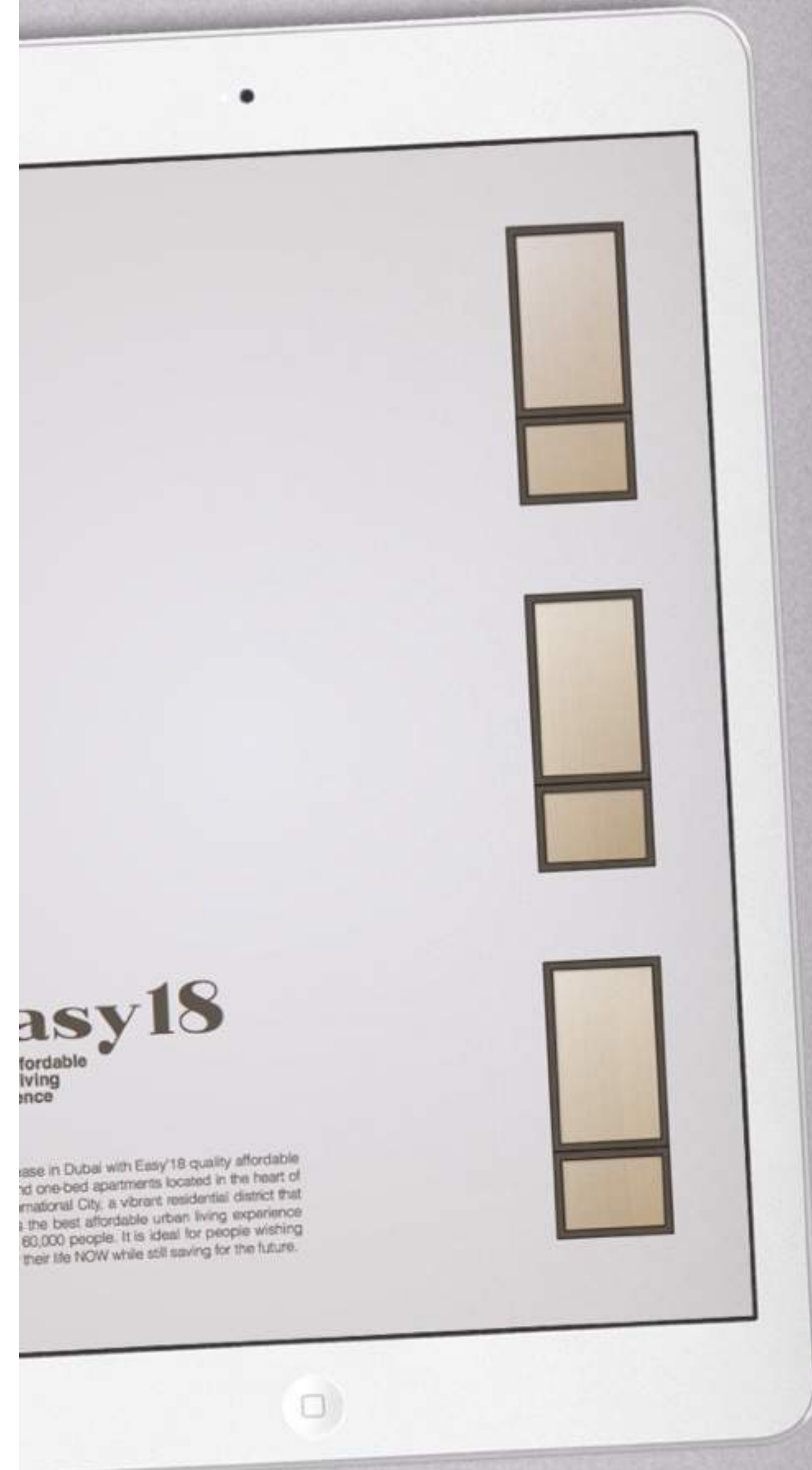
Burj Khalifa  
Nad Al Shiba

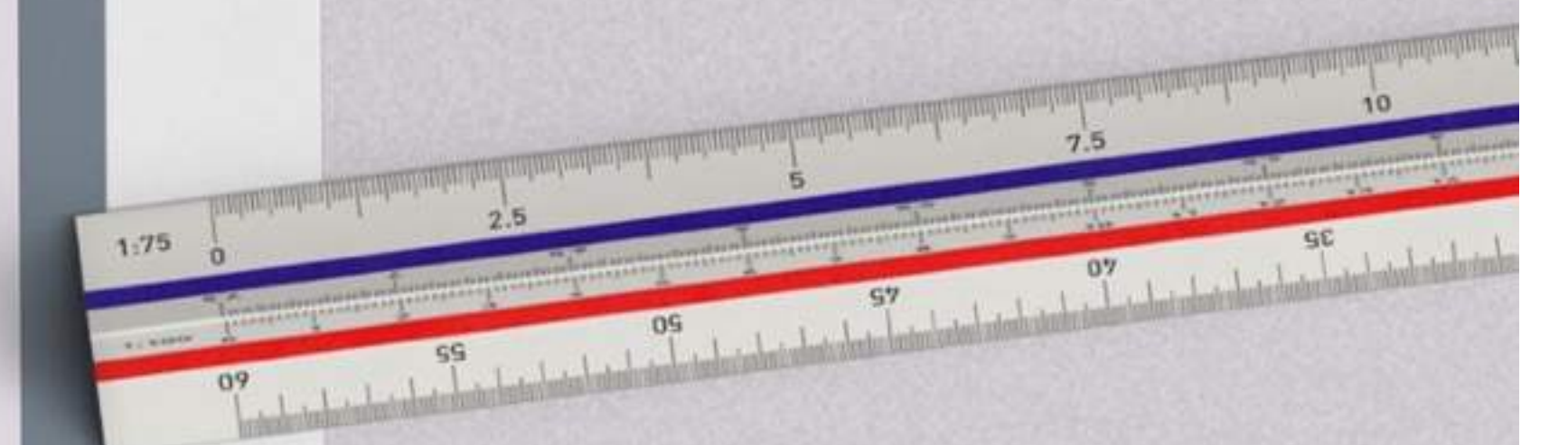
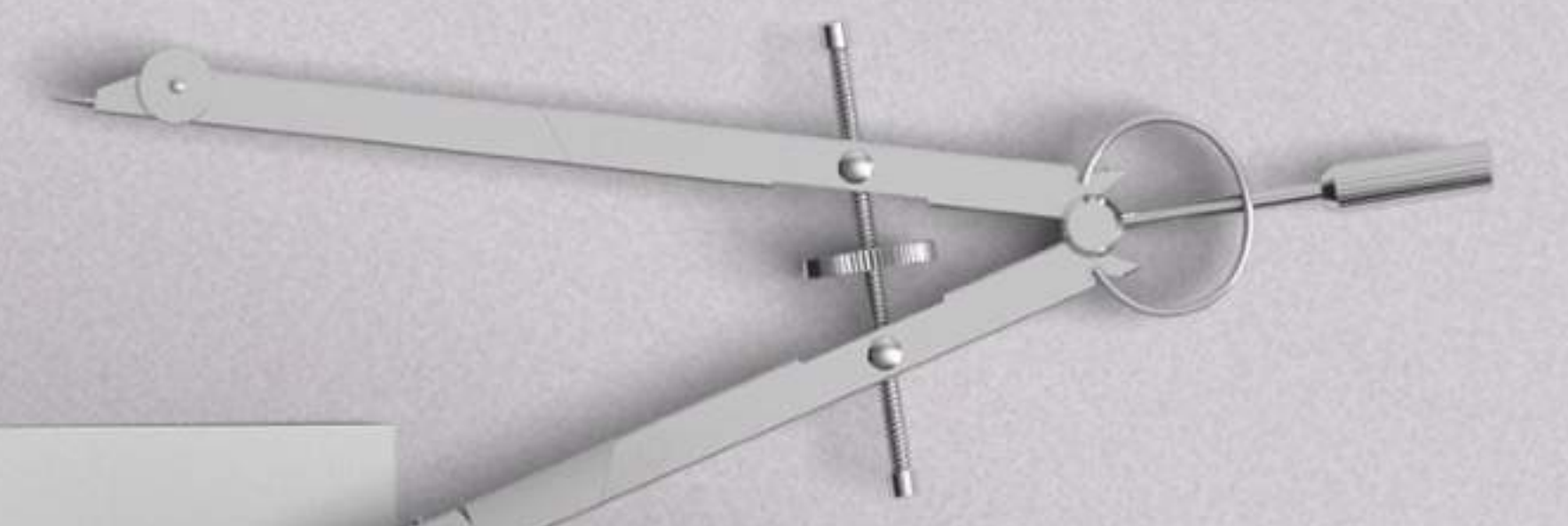


APT NO	08	08	08	08	07
LEVEL	1	2	3	4	5
AV.AREA	58.41 m <sup>2</sup> / 628.72 ft <sup>2</sup>				
Balcony	3.64 m <sup>2</sup> / 39.18 ft <sup>2</sup>				
Living / dining	7.55 m x 3.65 m / 24'77" x 11'98"				
Bedroom	5.50 m x 3.60 m / 18'05" x 11'81"				



**Easy18**  
Best affordable urban living experience





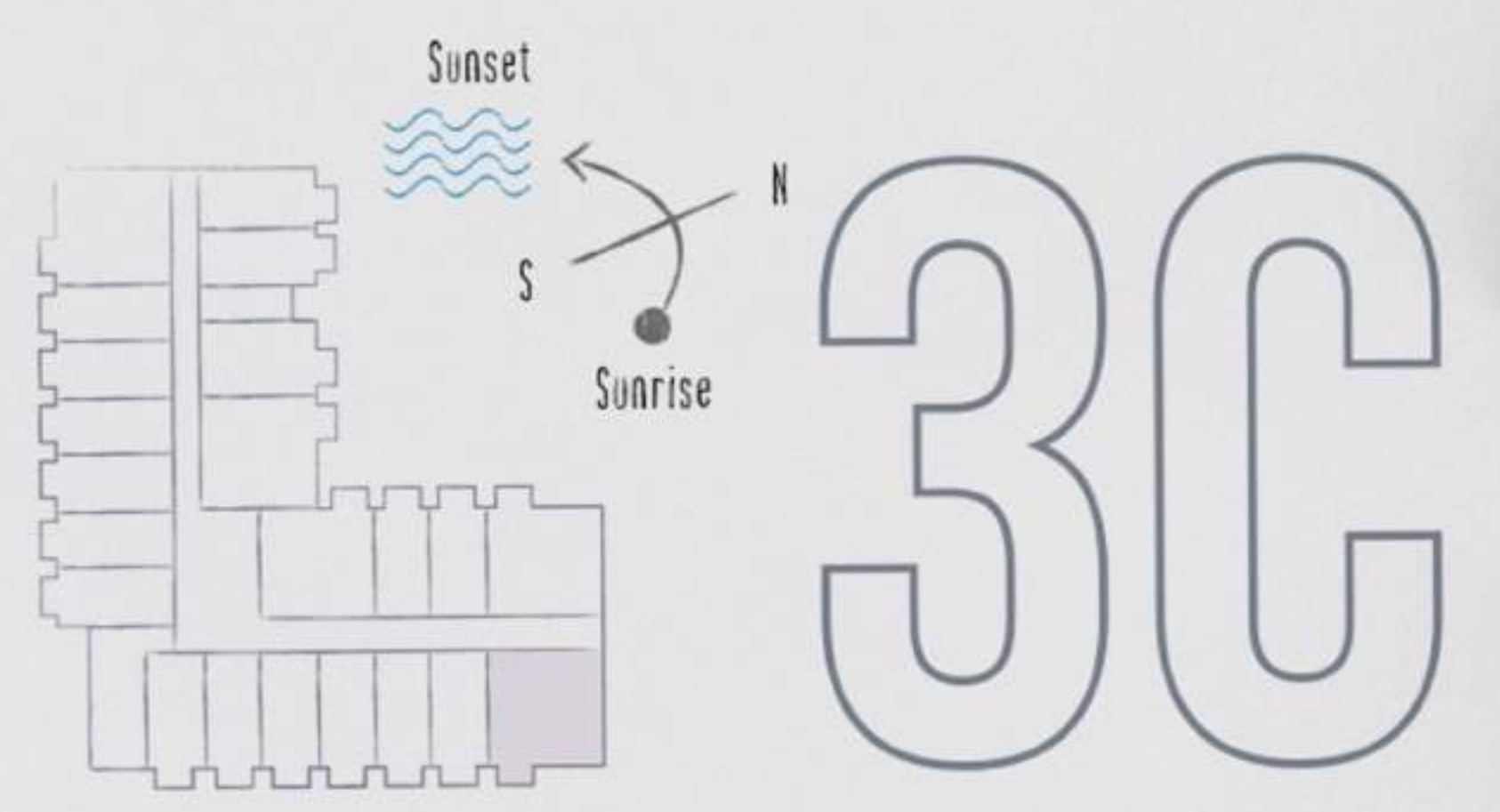
★ Apartment type 3C is ideal for a couple or a family of four with young children

East-facing windows will allow you to enjoy sunshine every morning, start your day positive, more alive and vibrant!

Academic City



APT NO	07	07	07	07
LEVEL	1	2	3	4
AV.AREA	62.46 m <sup>2</sup> / 672.31 ft <sup>2</sup>			
Balcony	3.64 m <sup>2</sup> / 39.18 ft <sup>2</sup>			
Living / dining	6.75 m x 3.70 m / 22'15" x 12'14"			
Bedroom	4.8 m x 3.7 m / 15'75" x 12'14"			




# 3C

## Easy18

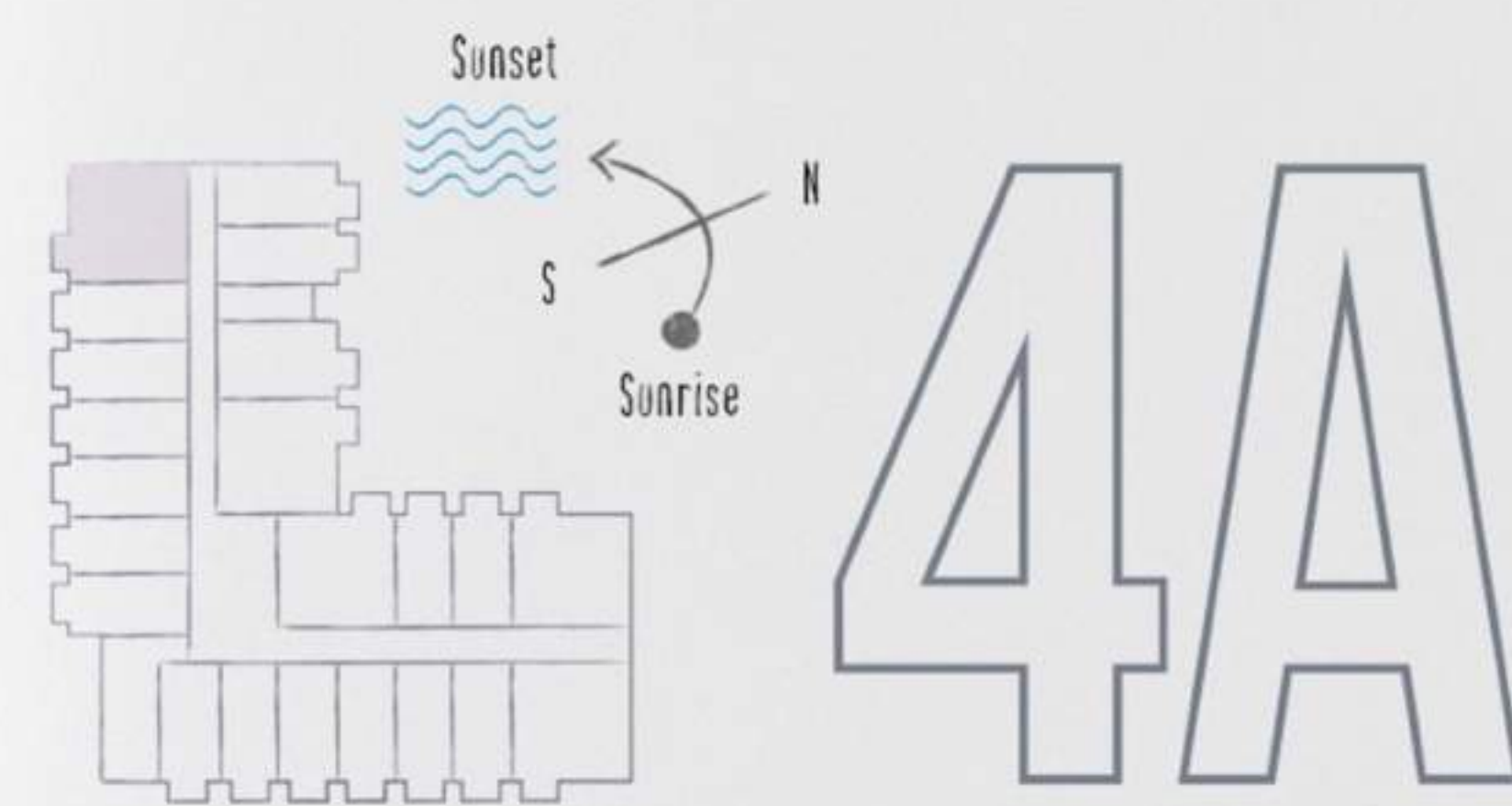
Best affordable urban living experience



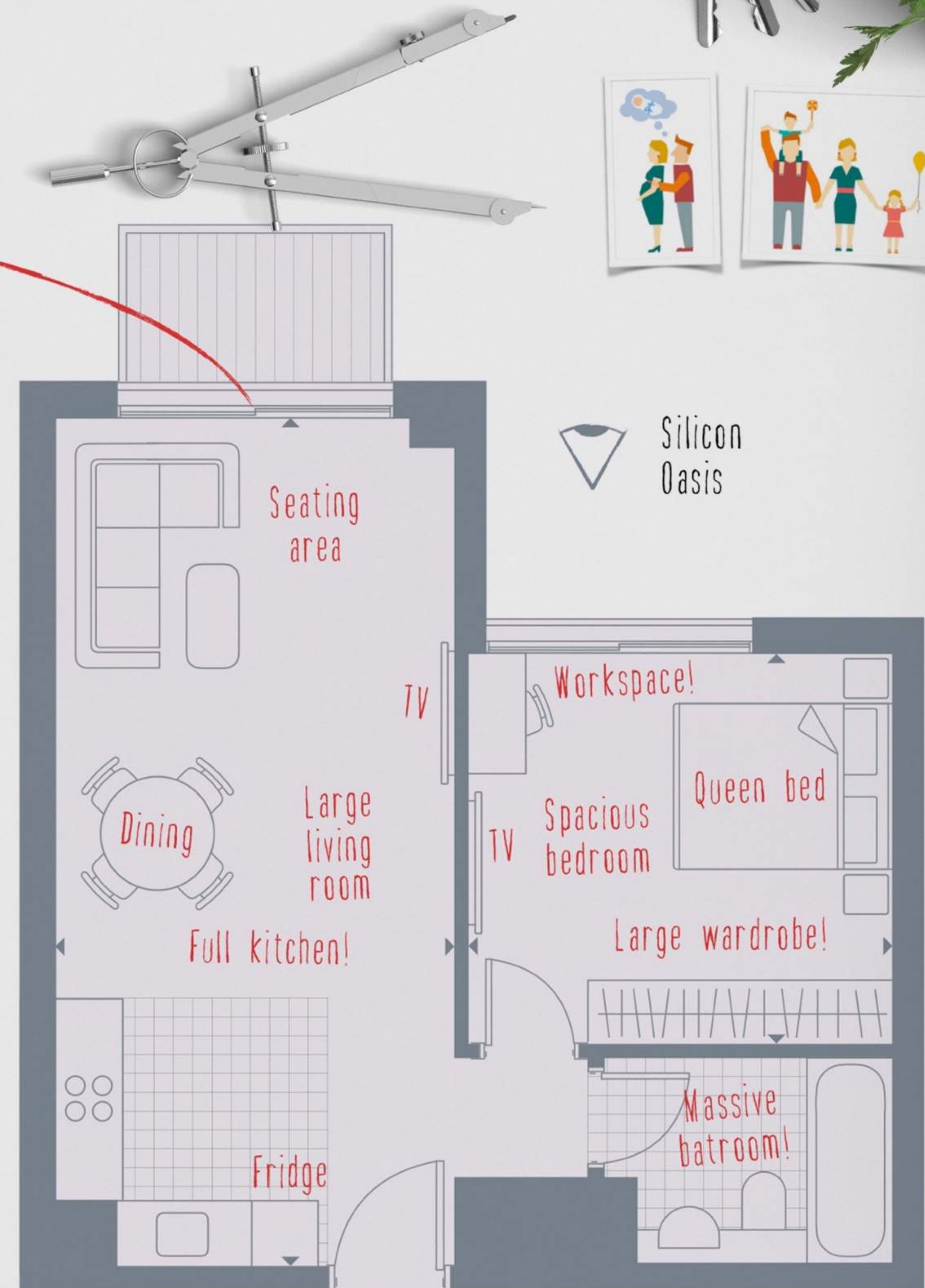
 Apartment type 4A is ideal for a couple or a family of four with young children

South-facing windows will brighten up your apartment with natural light and make you feel healthier and happier all day long!

APT NO	17	19	19	19
LEVEL	1	2	3	4
AV.AREA	54.34 m <sup>2</sup> / 584.91 ft <sup>2</sup>			
Balcony	3.64 m <sup>2</sup> / 39.18 ft <sup>2</sup>			
Living / dining	7.58 m x 3.60 m / 24'86" x 11'81"			
Bedroom	3,8 m x 3.5 m / 12'47" x 11'48"			



**Easy18**  
Best affordable urban living experience



Easy18 International City  
Floorplan typologies 2018  
for TownX Properties

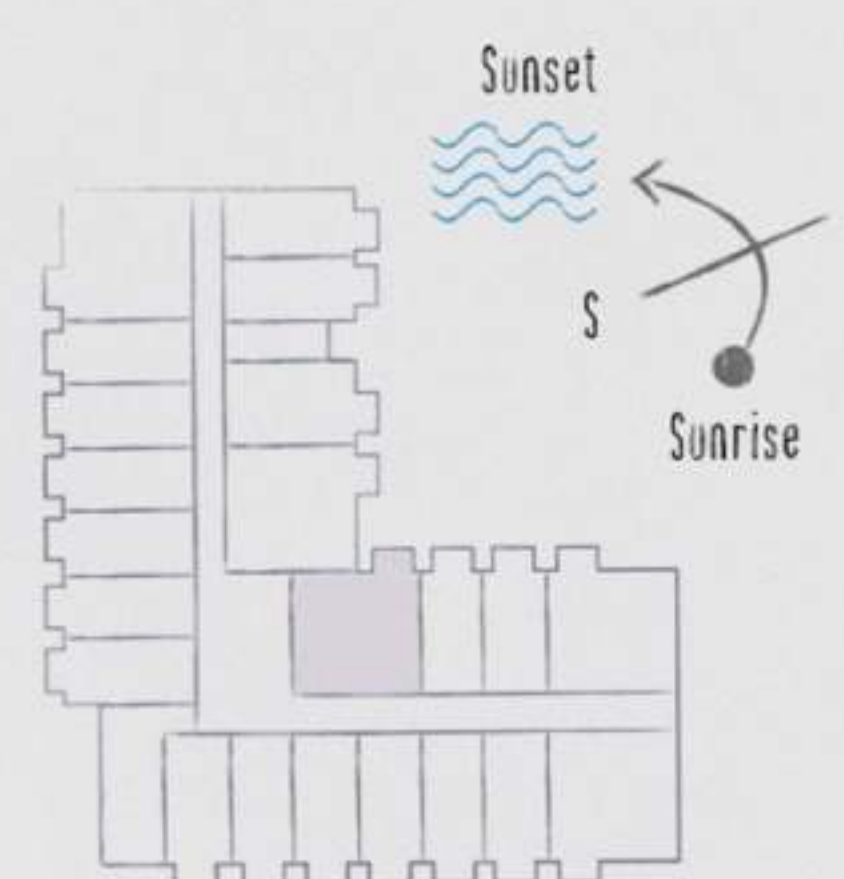
✔ Apartment type 4B is ideal for a couple or a family of four with young children

Window facing Burj Khalifa will allow you to enjoy charming sunsets and watch your children play in the residence's common space!



Burj Khalifa  
Nad Al Shiba

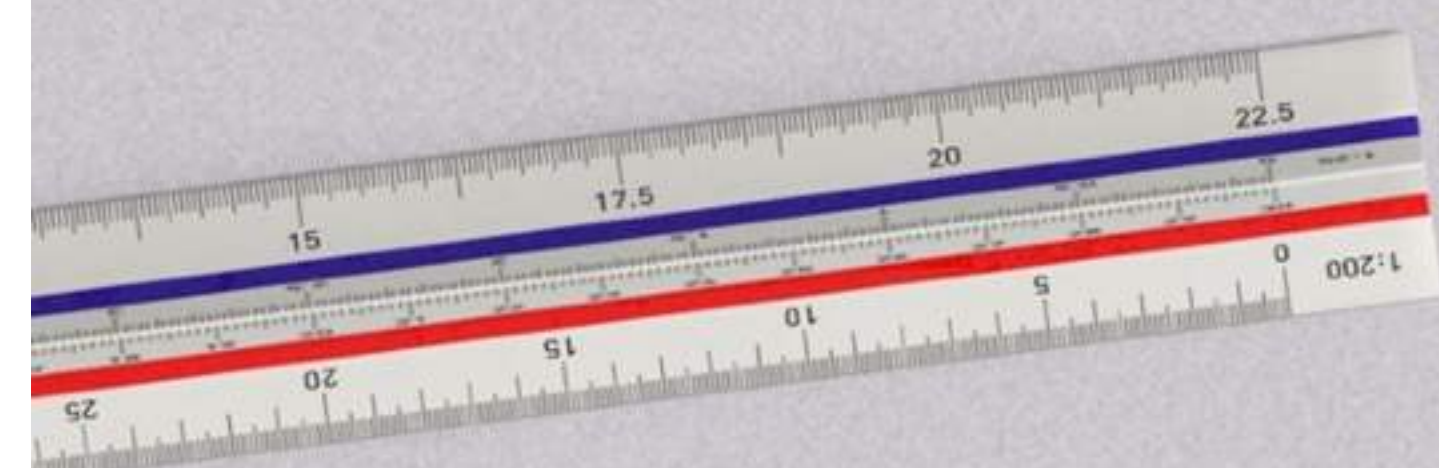
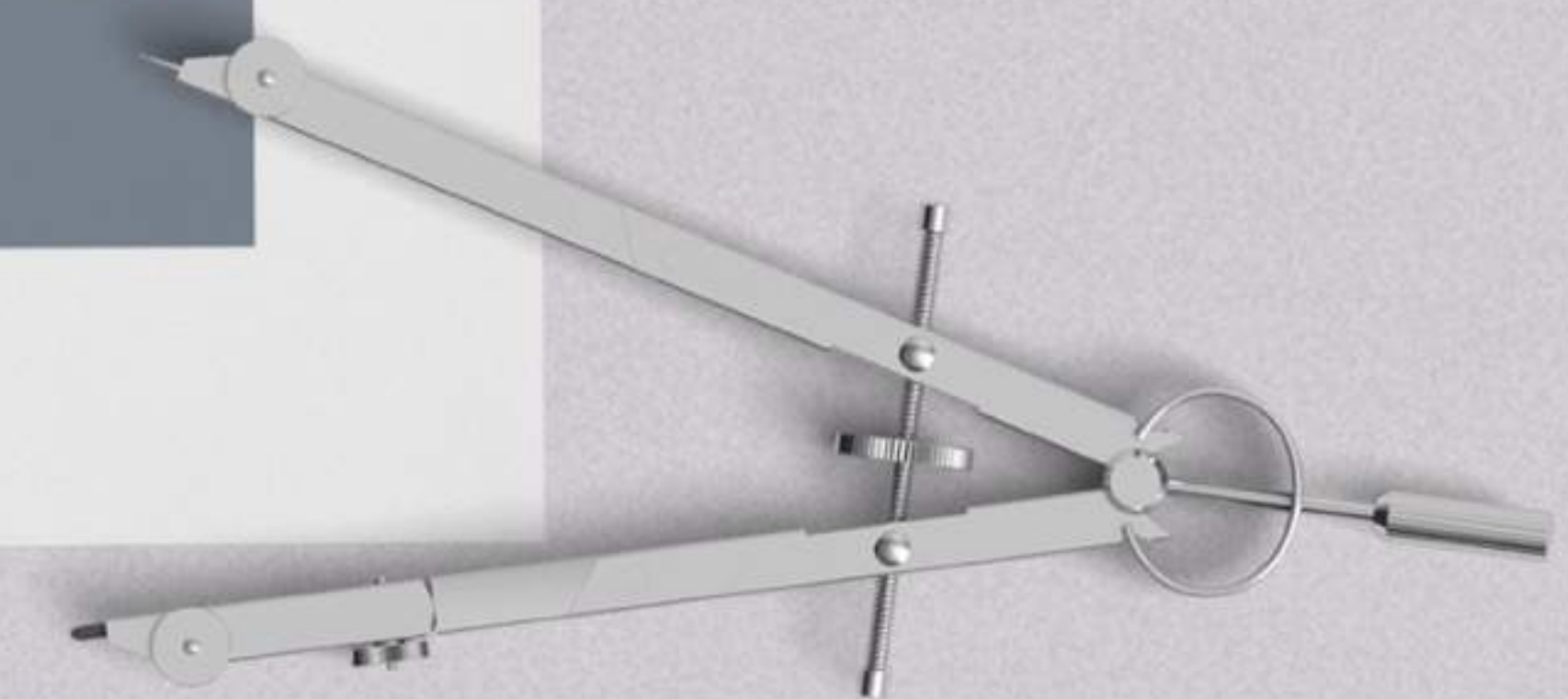
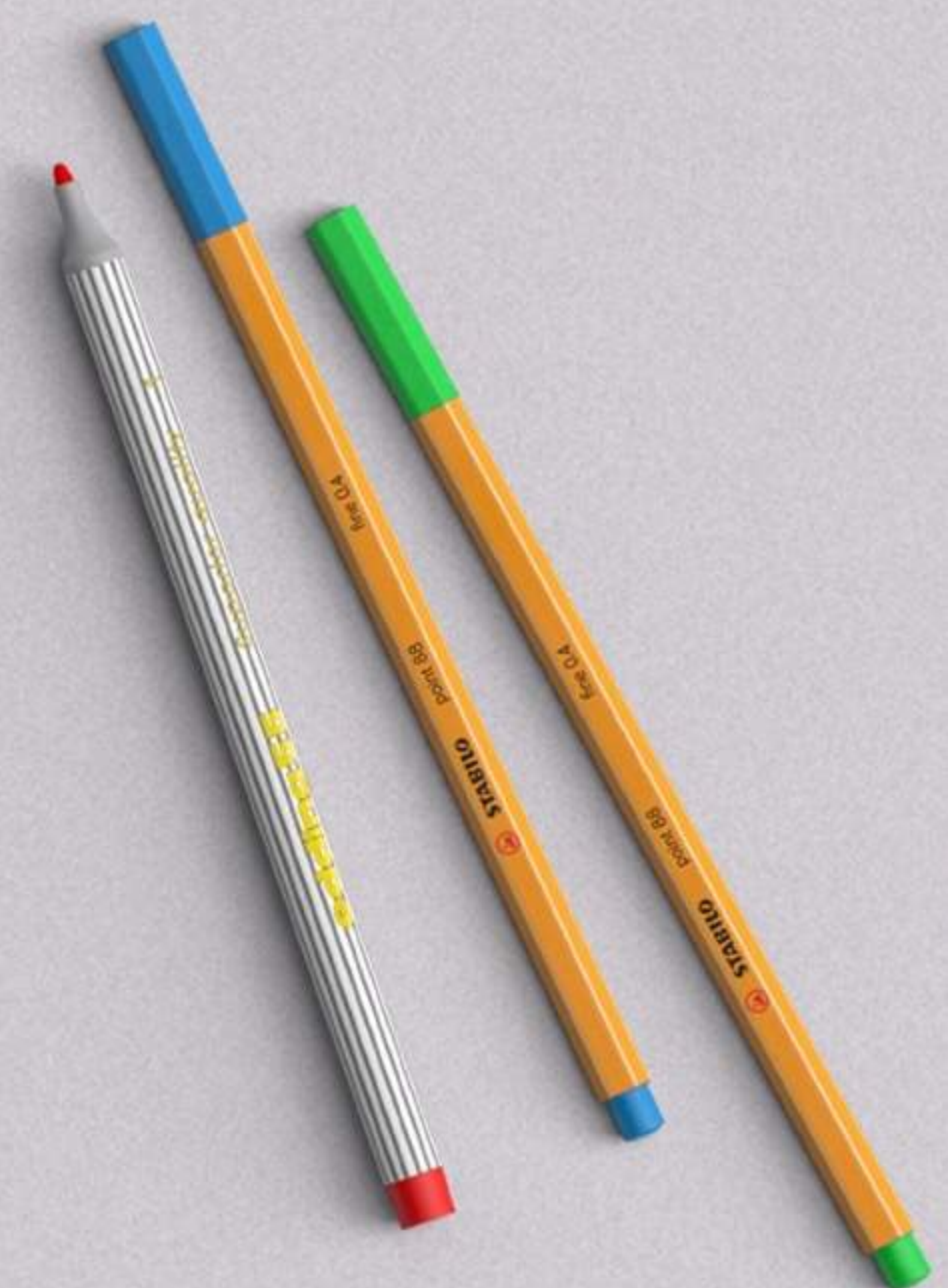
APT NO	11	11	11	10
LEVEL	2	3	4	5
AV.AREA	49.18 m <sup>2</sup> / 529.37 ft <sup>2</sup>			
Balcony	3.04 m <sup>2</sup> / 32.72 ft <sup>2</sup>			
Living / dining	6.10 m x 3.80 m / 20'01" x 12'47"			
Bedroom	5.05 m x 2.95 m / 16'57" x 9'68"			



# 4B

## Easy18

Best affordable urban living experience







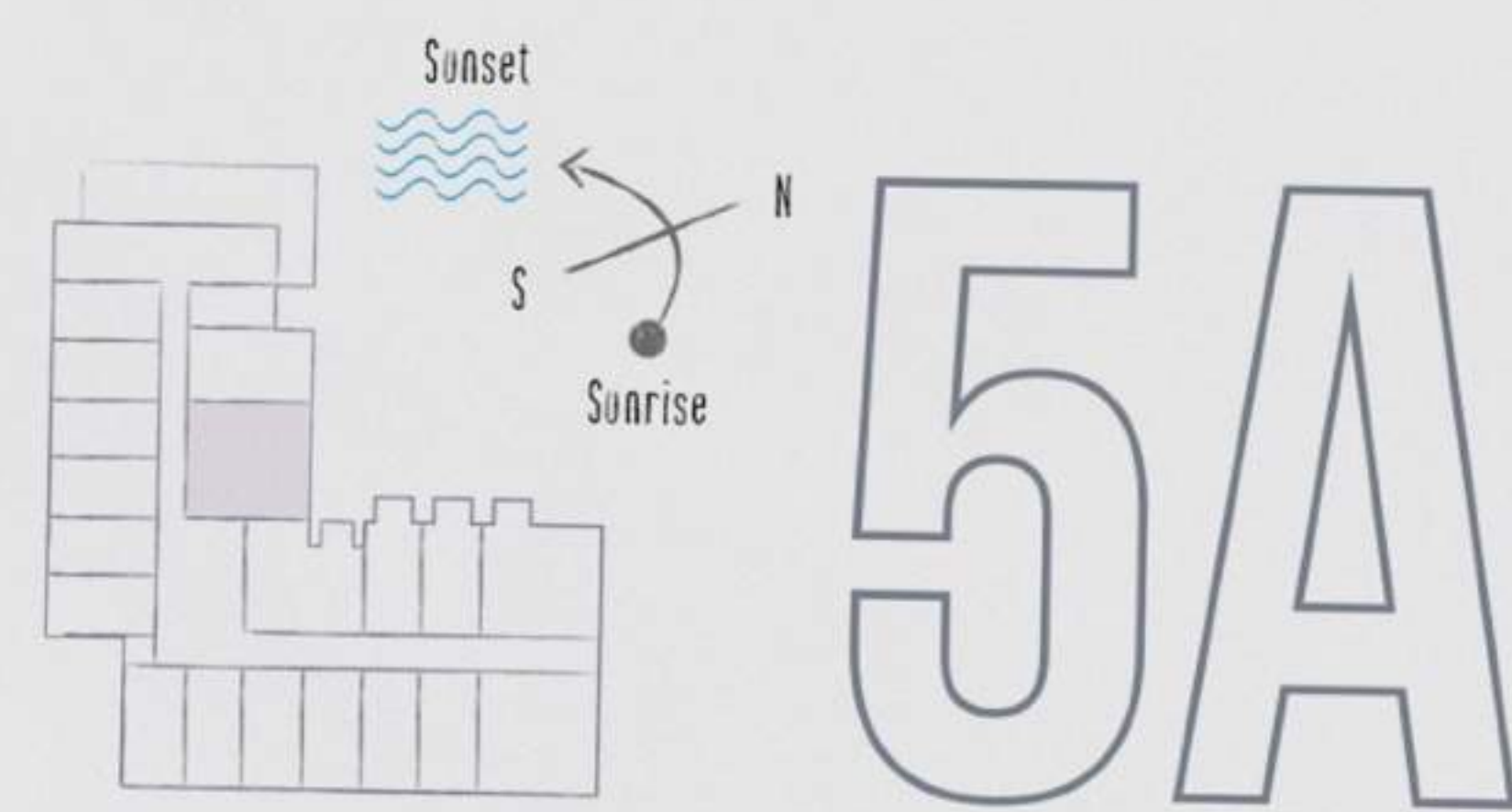
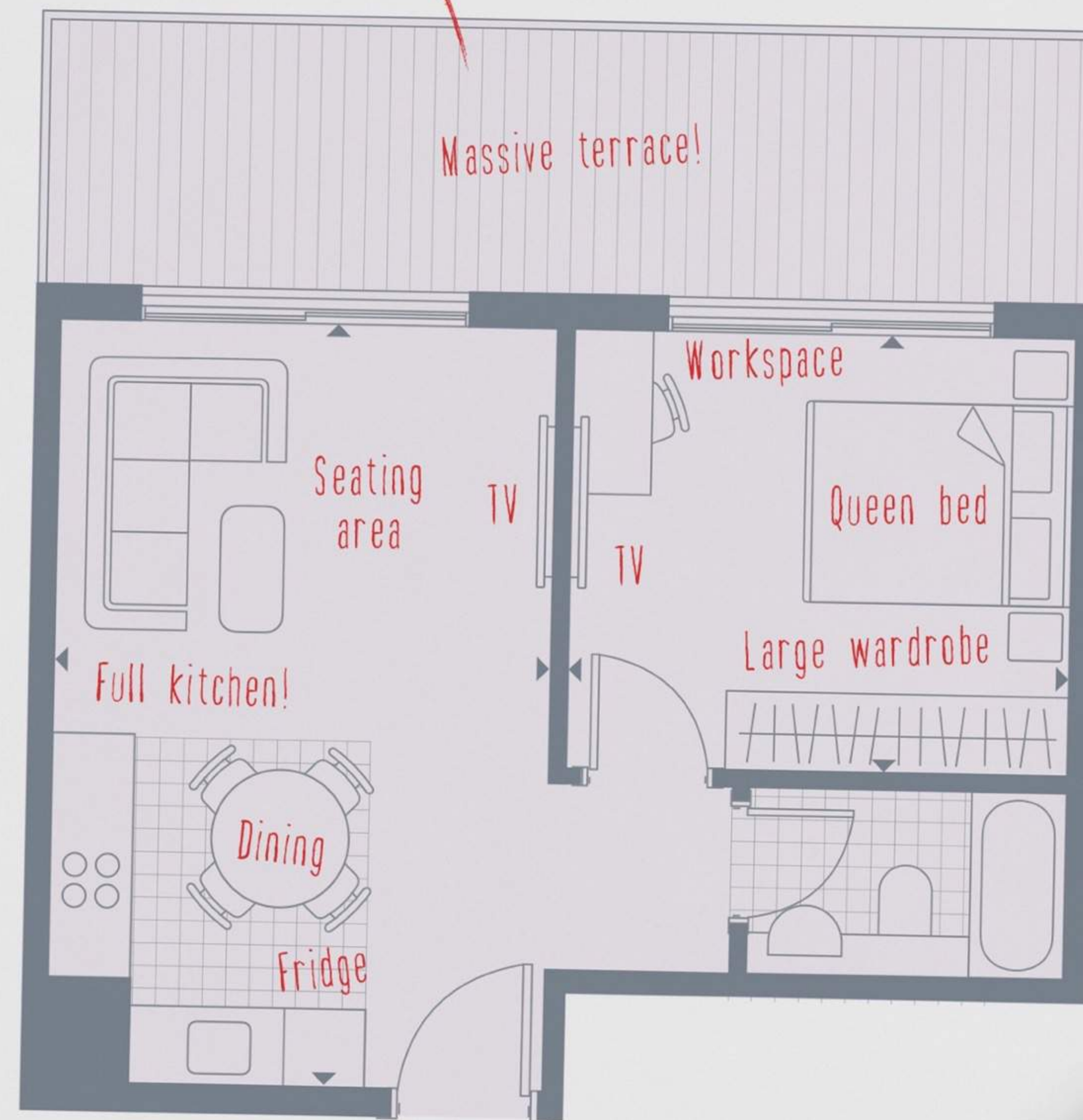
✓ Apartment type 5A is ideal for a couple or a family of four with young children

North-facing windows and terrace will provide soft light throughout the day improving both productivity and happiness!

International City

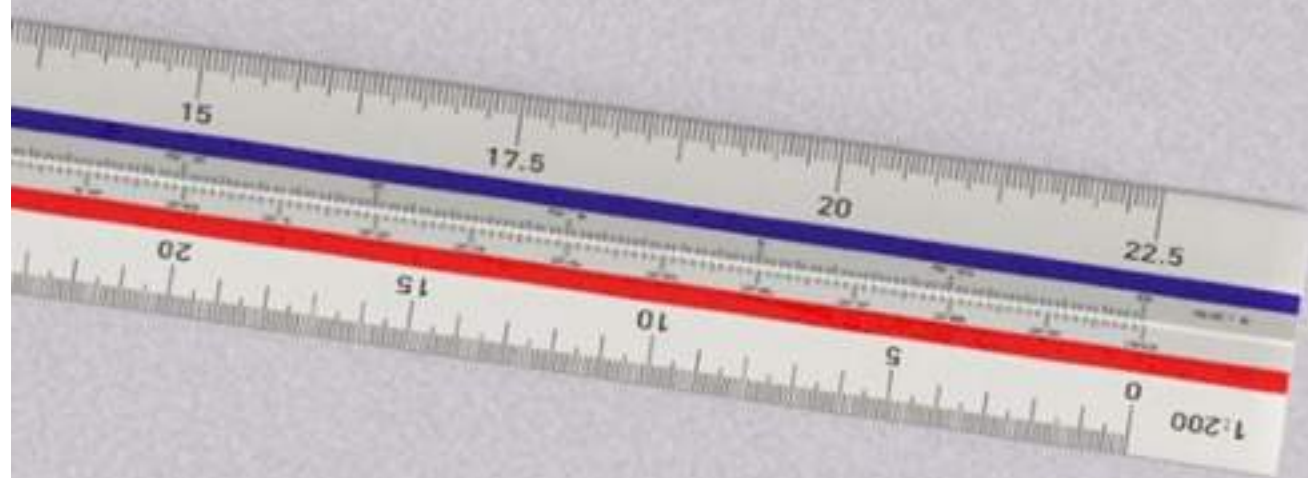
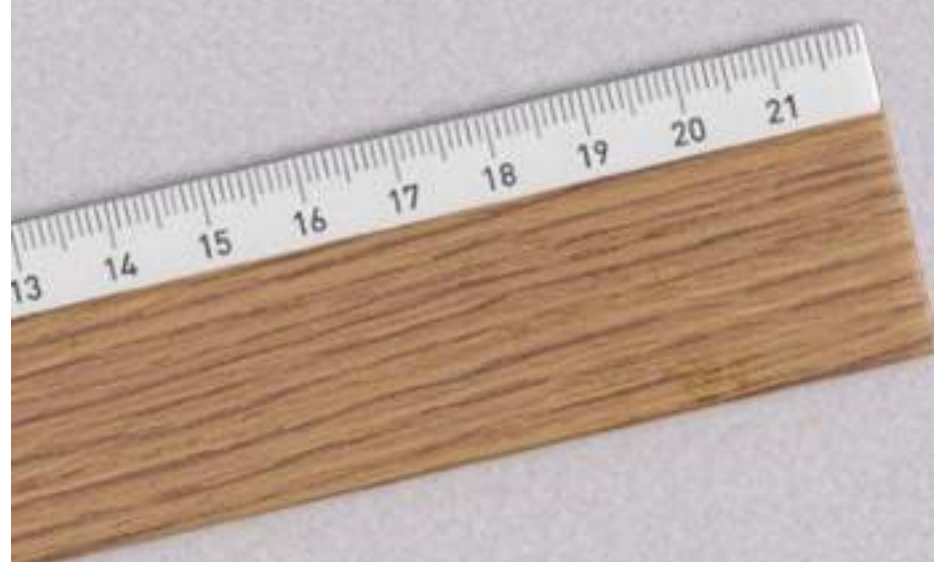


APT NO	19
LEVEL	5
AV.AREA	60.38 m <sup>2</sup> / 649.92 ft <sup>2</sup>
Balcony	19.13 m <sup>2</sup> / 205.91 ft <sup>2</sup>
Living / dining	5.65 m x 3.70 m / 18'54" x 12'14"
Bedroom	3.70 m x 3.05 m / 12'14" x 10'01"



# Easy18

Best affordable urban living experience



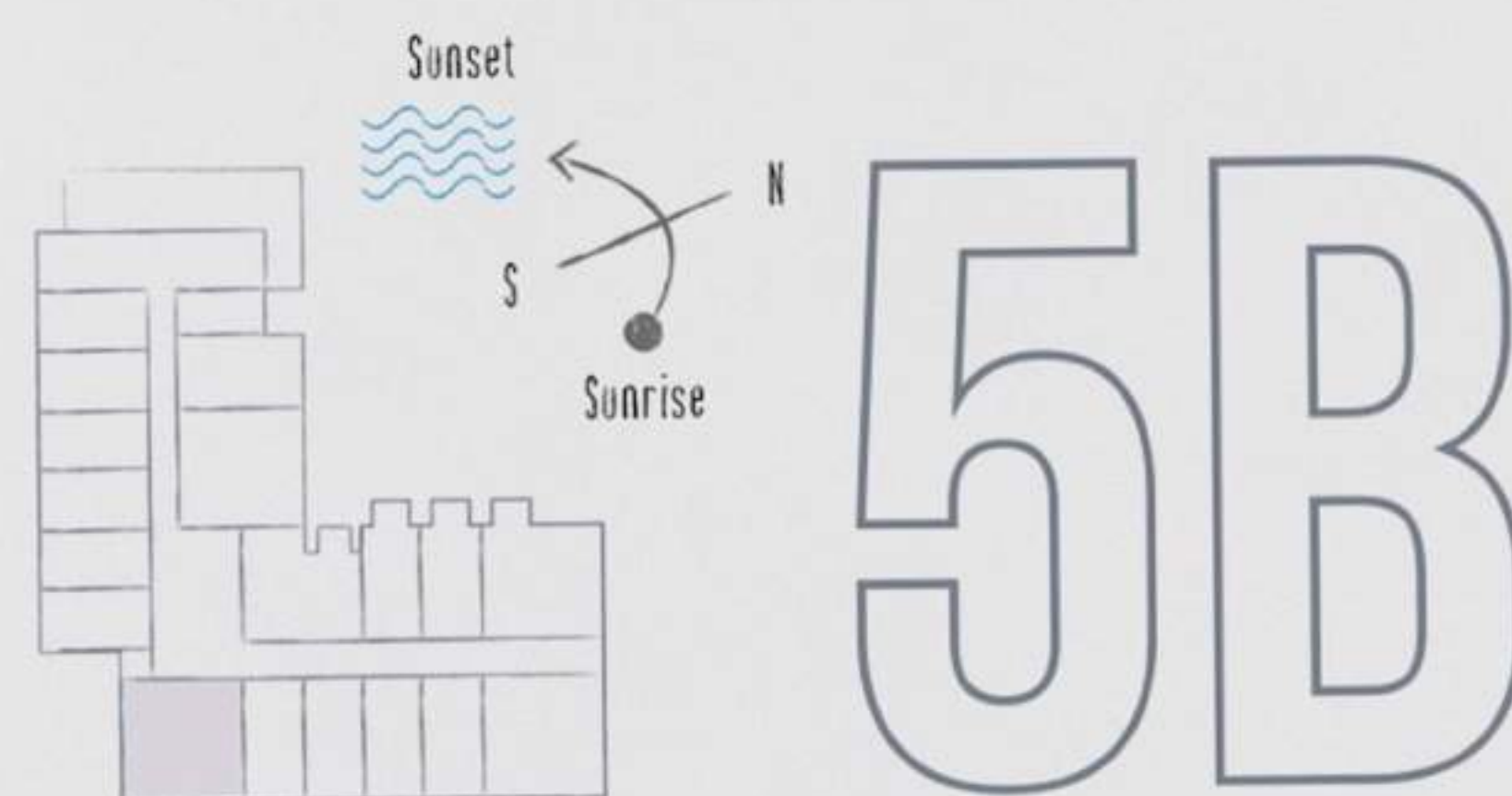
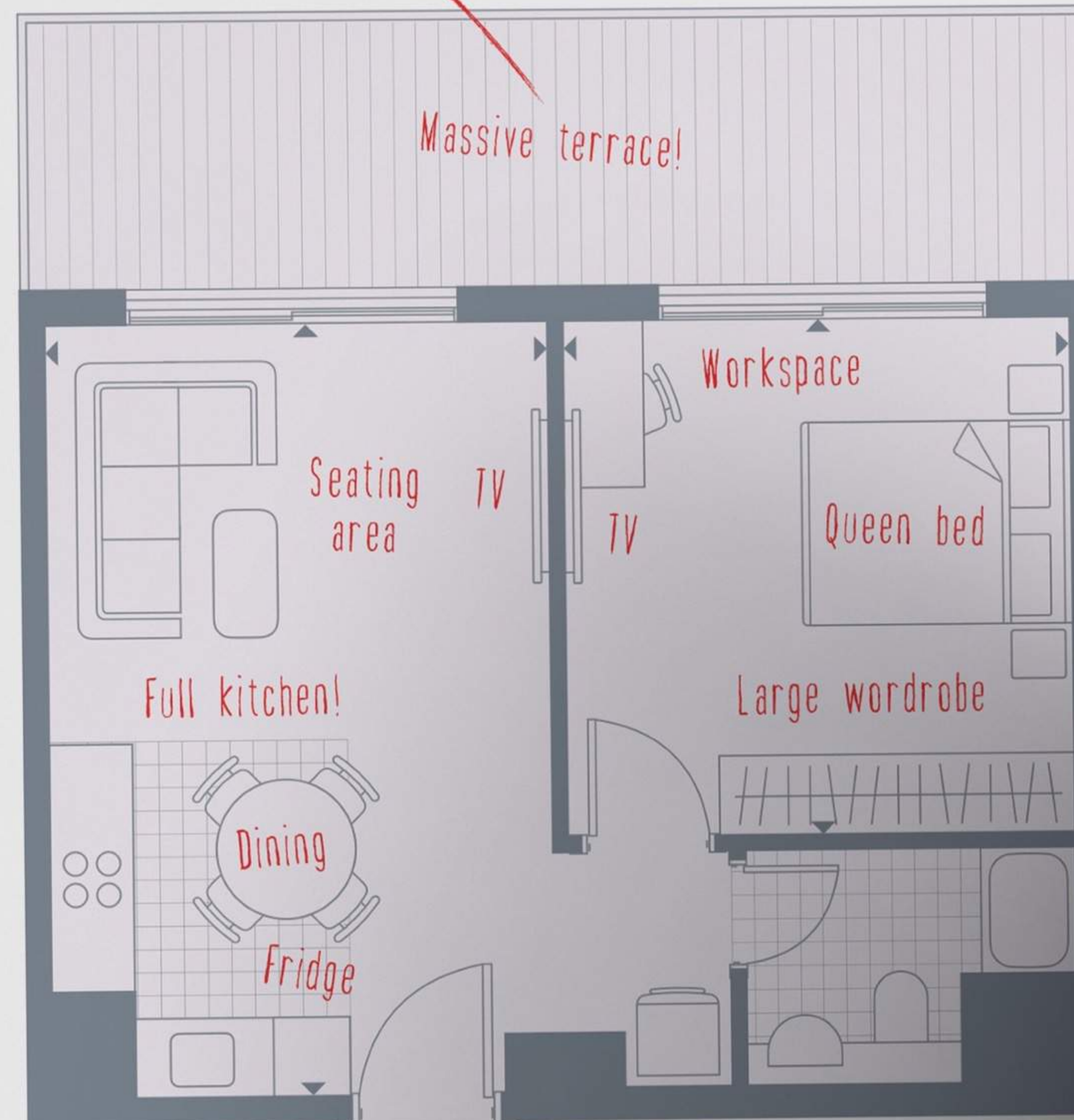
 Apartment type 5B is ideal for a couple or a family of four with young children

East-facing windows will allow you to enjoy sunshine every morning, start your day positive, more alive and vibrant!

Academic City



APT NO	01
LEVEL	5
AV.AREA	59.58 m <sup>2</sup> / 641.31 ft <sup>2</sup>
Balcony	16.54 m <sup>2</sup> / 178.04 ft <sup>2</sup>
Living / dining	5.80 m x 3.80 m / 19'03" x 12'47"
Bedroom	3.50 m x 3.50 m / 11'48" x 11'48"



**Easy18**  
Best affordable urban living experience



Easy18 International City  
Floorplan Technologies 2018  
for Townly Properties

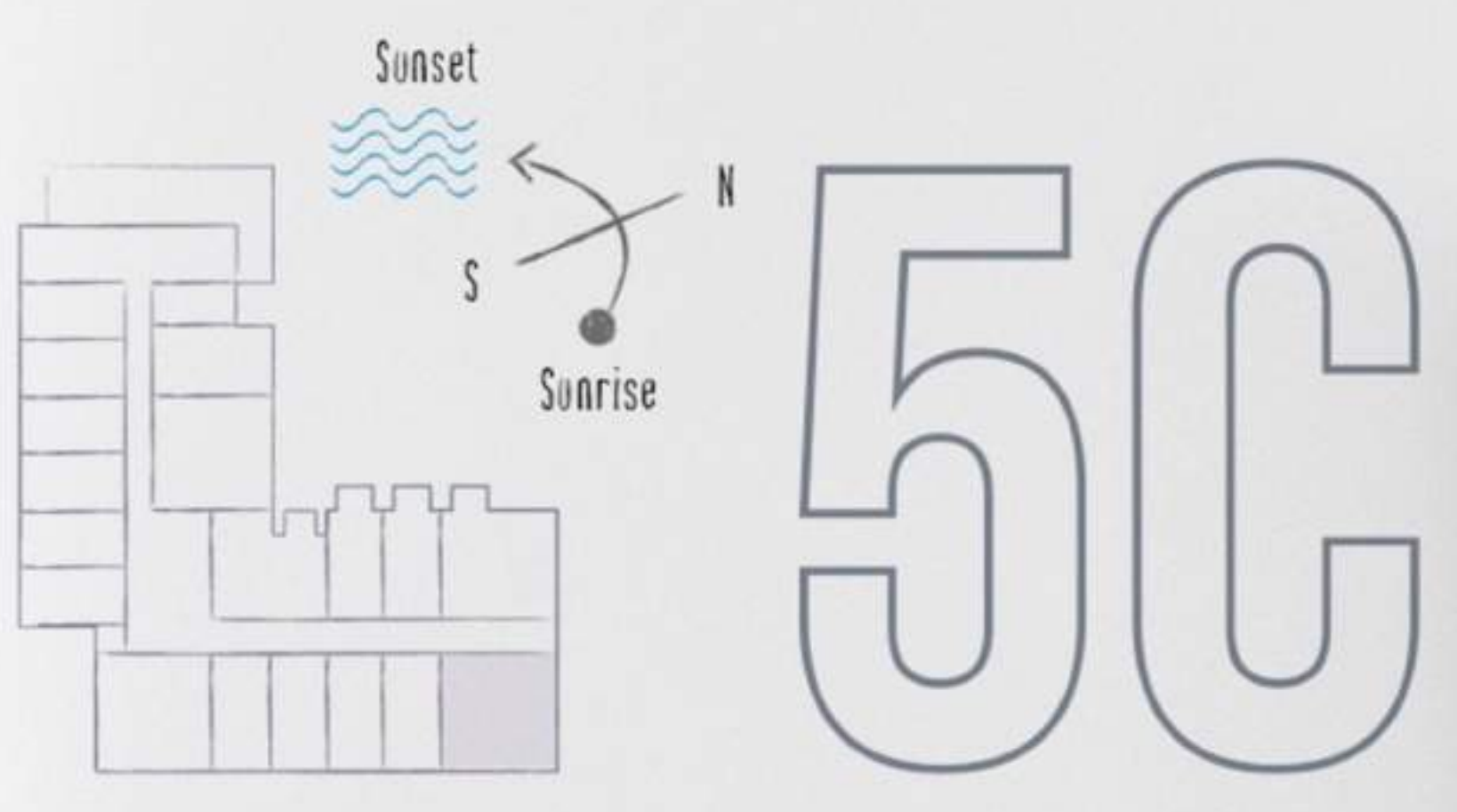
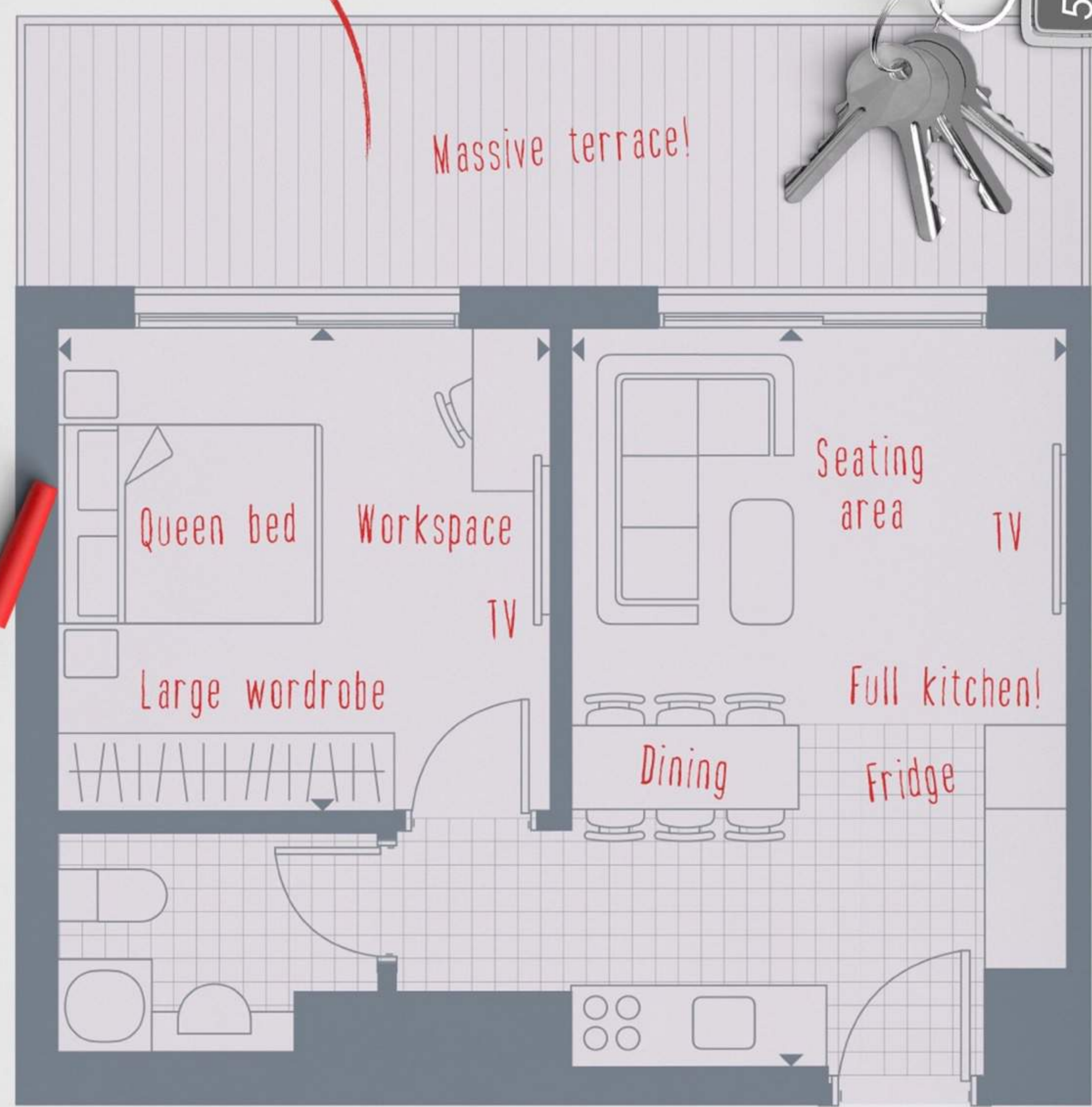
♥ Apartment type 5C is ideal for a couple  
or a family of four with young children

East-facing windows will allow you to enjoy sunshine every  
morning, start your day positive, more alive and vibrant!

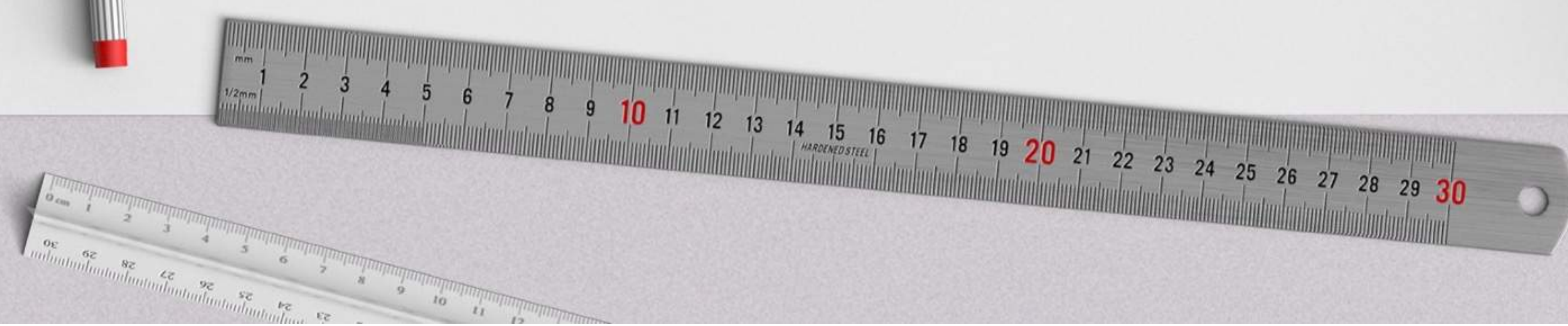
Academic City



APT NO	06
LEVEL	5
AV.AREA	59.74 m <sup>2</sup> / 643.04 ft <sup>2</sup>
Balcony	16.59 m <sup>2</sup> / 178.57 ft <sup>2</sup>
Living / dining	5.48 m x 3.70 m / 24'93" x 12'81"
Bedroom	3.75 m x 3.50 m / 12'30" x 12'48"



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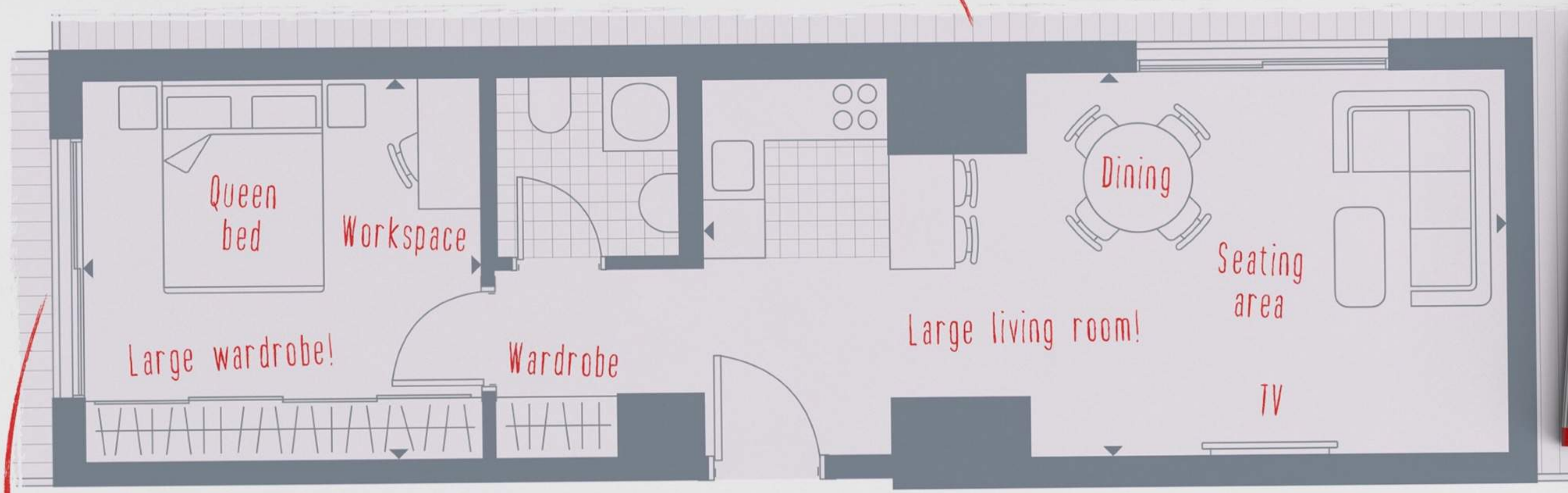
Apartment type 5D is ideal for a couple or a family of four with young children

Burj Khalifa Nad Al Shiba



Silicon Oasis

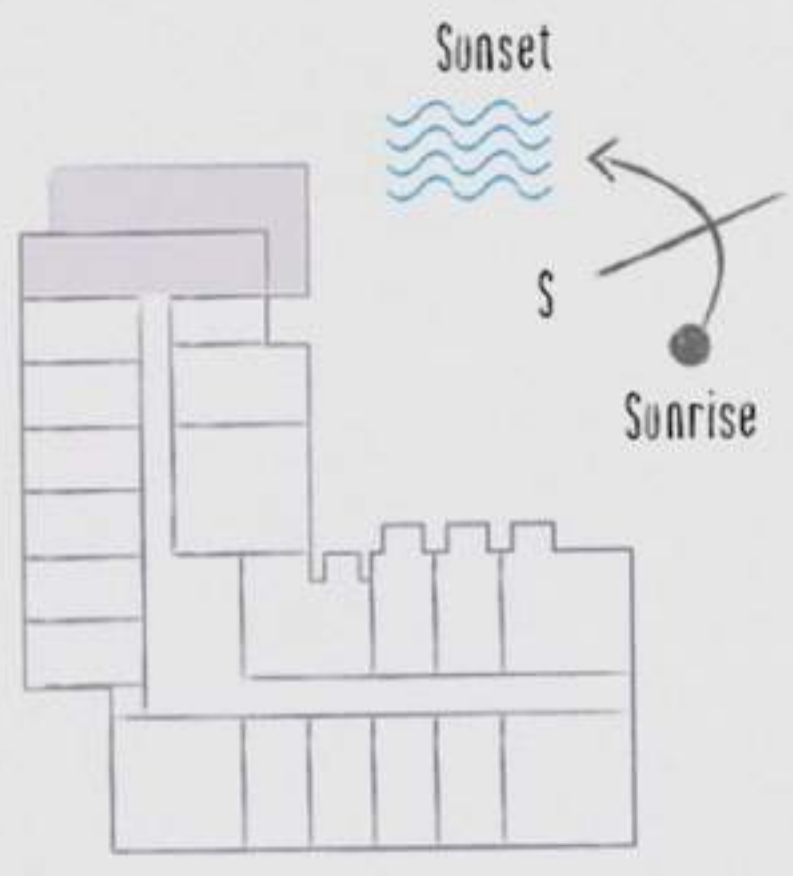
This massive rooftop wrap-around terrace offers unbeatable views of downtown Dubai's magnificent skyline



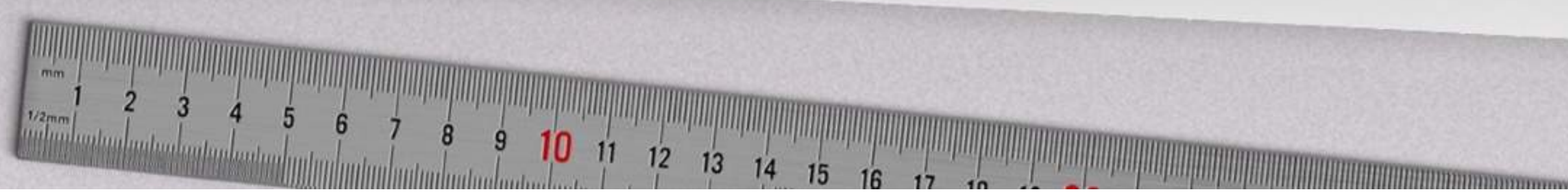
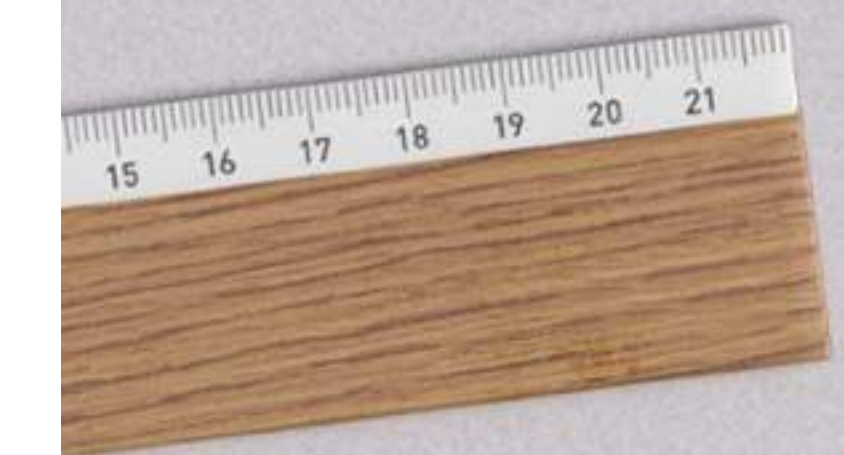
This south-facing window will brighten up your bedroom with natural light and make you feel healthier and happier all day long!

APT NO	17
LEVEL	5
AV.AREA	123.69 m <sup>2</sup> / 1331.39 ft <sup>2</sup>
Balcony	72.73 m <sup>2</sup> / 782.86 ft <sup>2</sup>
Living / dining	7.60 m x 3.65 m / 24'93" x 11'98"
Bedroom	3.70 m x 3.60 m / 12'14" x 11'81"

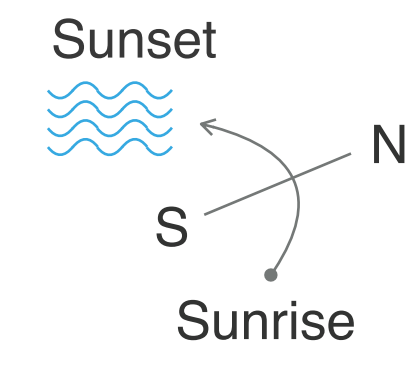
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5D



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