



Tilal AL Ghaf – ALAYA GARDENS
tilalalghaf.com/en
4 & 5 & 6 Three story Standalone Luxury Villas

Tilal Al Ghaf is a flagship mixed-use community in Dubai, offering luxury resort-like living around recreational lagoon with sandy white beaches.



Expansive private plots with
customisable details

Nestled in the heart of new Dubai, with a stunning lagoon and white sandy beaches at its heart, Tilal Al Ghaf balances luxury resort-style living with a fresh urban feeling. With its exceptional amenities, unique sense of design and unparalleled attention to detail, every home in Tilal Al Ghaf is created with you in mind.

Tilal Al Ghaf Masterplan



L Recreational Lagoon

- Sandy Beaches
- Beach Cabanas
- Beach Volleyball
- Water Sports

A Amenities

- International School
- Beach Restaurants & Cafés
- Community Town Centre
- BBQ Stations
- Daycare
- Holistic Healthcare Facility
- Mosques
- Retail Hub

P Parks

- Central Park
- 18km Walking & Cycling Trails
- Table Tennis
- Tennis Court
- Indoor & Outdoor Gym
- Basketball Court
- Outdoor Cinema
- Skate Park
- Children's Play Areas
- Water Splash Park
- Swimming Pools
- Trampoline Parks

Residential properties in Tilal Al Ghaf (Majid Al Futtain's group) features **6,500 units** including apartments, luxury villas and townhouses. Lifestyle amenities on offer include 11 km of **cycling tracks** and an 18 km **pedestrian trail**. **Tilal Al Ghaf development** will redefine waterfront living with a 70,000-metre square **Lagoon Al Ghaf**, overlooking the 400m **beachfront** destination called **Hive Beach** and a 1.5 km **waterfront**. The area will have **recycling, water metering** and **smart street lighting** facilities as well.



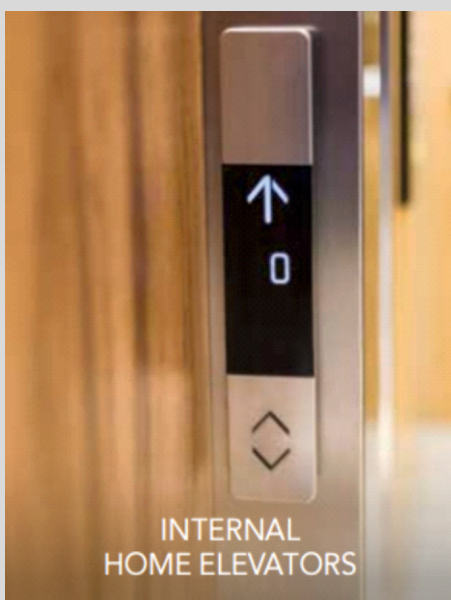
IMPRESSIVE
FLOOR-TO-CEILING
SLIDING WINDOWS



HIGHLY EFFICIENT AND
INNOVATIVE AIR-COOLING
SYSTEMS



EXPANSIVE GARDENS
WITH LANDSCAPE
UPGRADE OPTIONS OF
PRIVATE POOL OR LAWNS



INTERNAL
HOME ELEVATORS



ALAYA
GARDENS



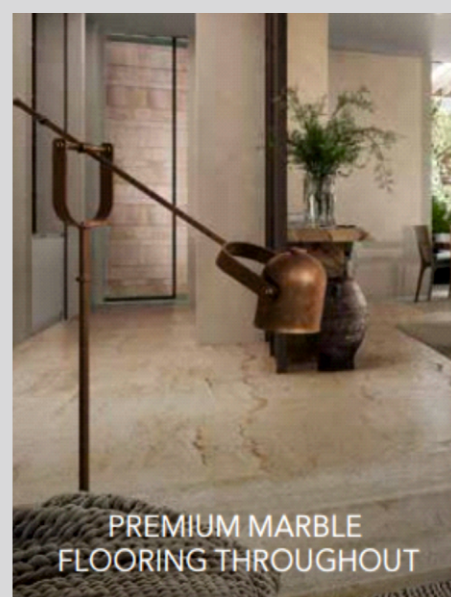
BEAUTIFUL WOOD
FLOORING IN BEDROOMS



SPACIOUS MASTER SUITES WITH
HIS & HERS WARDROBES



STYLISH ACCESSORISED
WARDROBES



PREMIUM MARBLE
FLOORING THROUGHOUT

ALAYA masterplan



ASSESSMENT BASED ON OUR EXPERTISE:

This project will definitely stand out among others and shake up the real estate market because it is the first where the key role in the development is given to entertainment and future-oriented smart system community in combination with luxury accommodation.

They know what to deliver, they know how to impress and excite, all backed by the continued success of Vox Cinemas, Mall of the Emirates and Carrefour Mart, and their special focus on one of a kind amenities.

WHAT WE LOVE:

- 8-metre-high entrance with 16-metre-high, three-storey buildings.
- Ultra modern luxury you can really feel. No expense has been spared in building the perfect place for you by the Al Futtaim Group
- They know what to deliver, they know how to impress and excite, all backed by the continued success of Vox Cinemas, Mall of the Emirates and Carrefour Mart, and their special focus on one of a kind amenities.
- For the first time ever, you can get beach access at this price - starting from 8 million AED while you will pay more than 25 million AED for beach access on THE PALM.

Building on the success of the Mohammed Bin Rashid District One beach living in the city centre project, this will be multiple times better than anything that has gone before.



ALAYA GARDENS | SUMMER RELEASE

ALAYA
GARDENS

ALAYA GARDENS	UNIT TYPE	PLOT SIZE	PRICE (AED)
TAG-AL2-097	Haven (4BR)	6,166	8,562,000
TAG-AL2-101	Haven (4BR)	6,171	8,843,000
TAG-AL2-054	Retreat (5BR)	8,181	12,448,000
TAG-AL2-042	Retreat (5BR)	8,181	12,601,000
TAG-AL2-049	Retreat (5BR)	8,495	12,912,000
TAG-AL2-088	Retreat (5BR)	11,386	13,342,000
TAG-AL2-065	Reserve (6BR)	10,016	16,808,000

ALAYA Gardens Keyplan - R1 & R2

blissful
by nature



THE RESERVE THE RETREAT THE HAVEN THE HAVEN SELECT

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaif

DUBAI A CITY WITH A VISION

Dubai never stops surprising the world with its agility and determination; a city led by a very sharp vision that challenges the impossible and races against time in its pursuit of excellence. Beyond the vision and the agility are intangible components that characterize Dubai - a vibe, aura and charm that are quintessentially its own. From a sea of sand with a few hotels and a modest infrastructure in the 1980s, Dubai has emerged as a global hub for business and tourism boasting an impressive number of international brands and some equally astounding landmarks that dominate its iconic skyline.



RESORT LIVING REINVENTED

ALAYA
GARDENS



تلال الغاف
Tilal Al Ghaf



5 Bedroom Beachfront Villas on a Crystal Lagoon & Sandy Beaches

AED 12 Million

Starting
Price

Handover June 2025



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