



Tilal Al Ghaf Masterplan



Recreational Lagoon

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

Parks

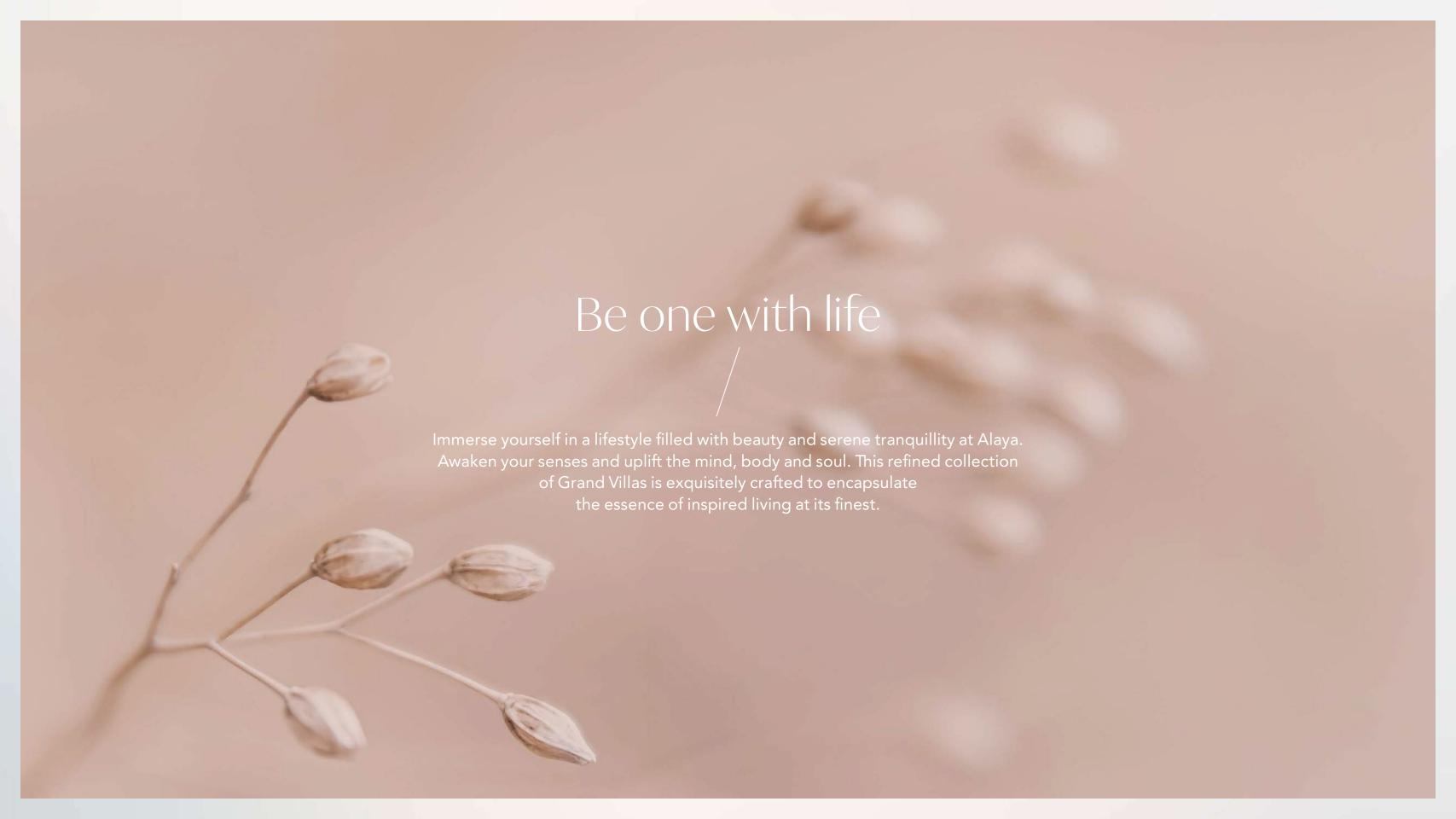
- Central Park
- 18km Walking & Cycling Trails
- **Table Tennis**
- Tennis Court

- **III** Indoor & Outdoor Gym
- Basketball Court
- Outdoor Cinema
- 💃 Skate Park

- Children's Play Areas
- **%** Water Splash Park
- Swimming Pools
- Trampoline Parks

Amenities

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





ALAYA Masterplan



GAMES ROOM

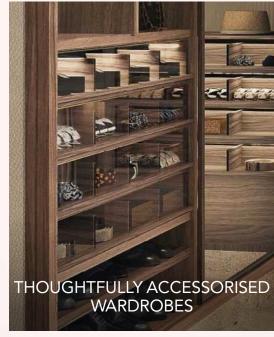
PLAZA

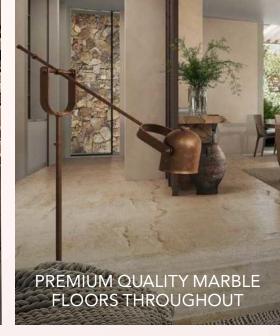


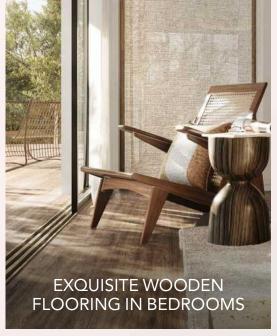
A premium collection of product offerings







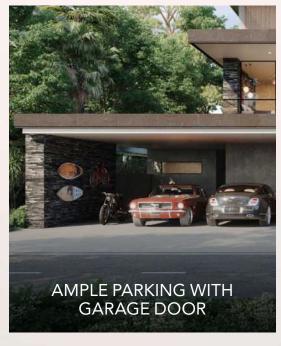








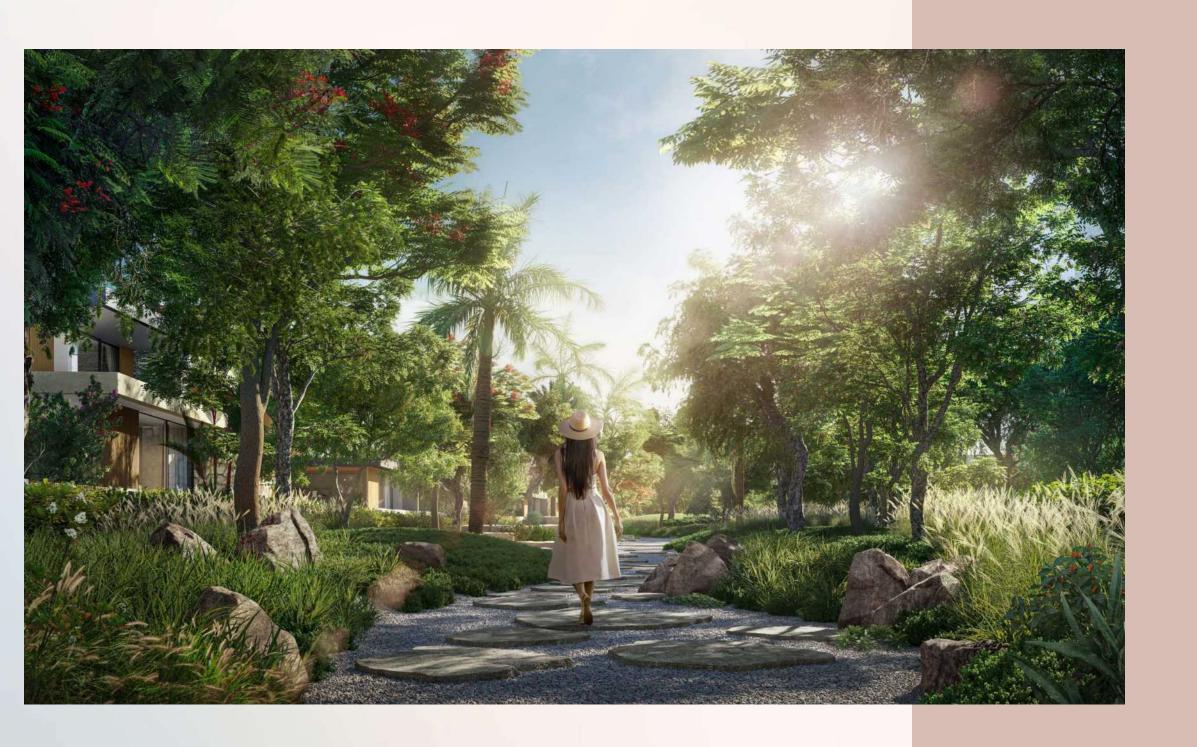












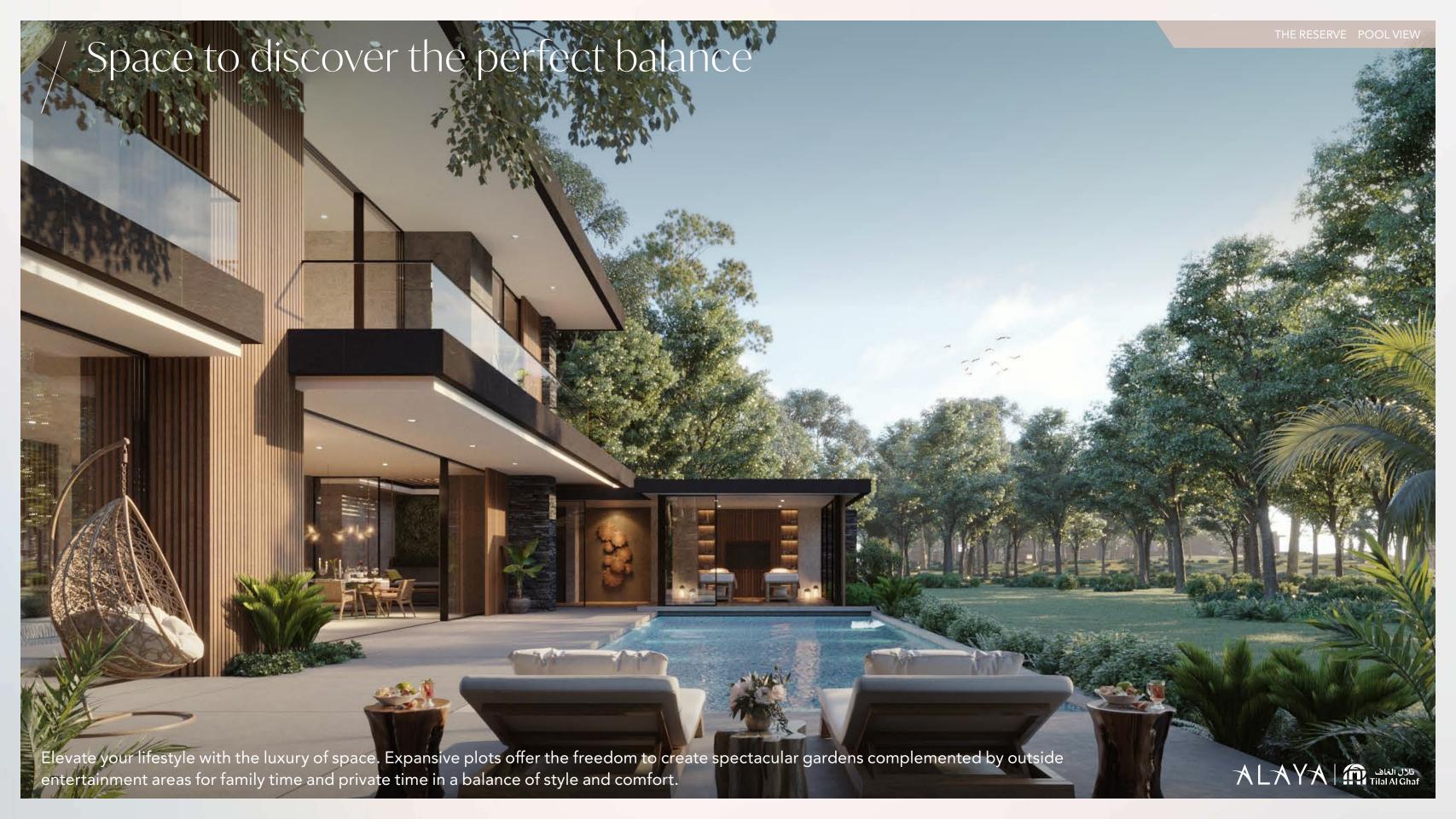
Experience the essence of inspired living

Discover the ultimate balance. Feel the connection between beauty, nature and aesthetics that elevate your soul.



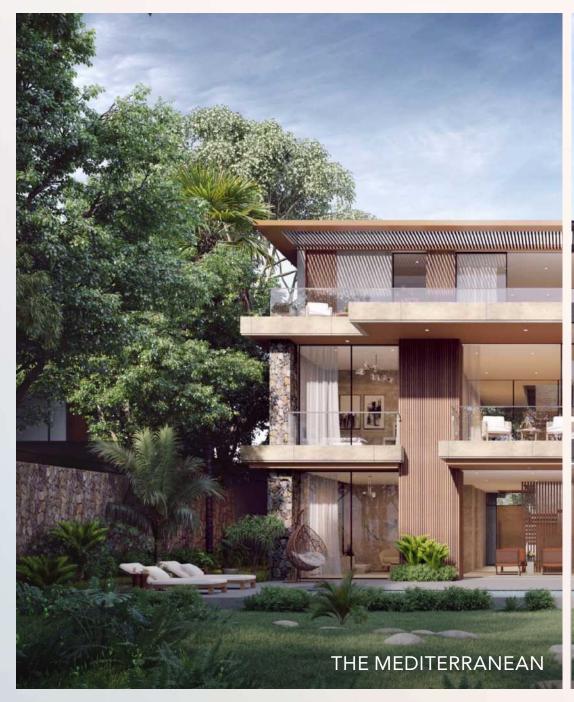
A serene haven where you belong

Life is awakened at Alaya. Discover open green spaces and verdant landscaping interwoven with open green spaces. Enjoy exclusive access to Lagoon Al Ghaf and its private white sandy beach.





Be one with your home





Customised façade selections

The façade of your home at Alaya expresses who you are and sets the tone for the stunning spaces that follow. Select from two statement styles – The Modernist or The Mediterranean.

The Modernist façade incorporates natural cladding in rich and strong tones and textures making a bold contemporary statement.

The Mediterranean façade incorporates stonework in a palette of gentle natural tones and textures that invoke a bright and refreshing Mediterranean vibe.

The Reserve Grand Villa









Grand Villa (Type A)

Amenities

Fitted laundry room

4 Zen Suite options: Private home elevator Heal 4 parking spaces Garage Door Entertain Outdoor Majlis Work His & Hers walk-in closets Exercise 3 staff rooms

Internal Area 696 sq.m 7,487 sq.ft 1,020 sq.ft Garage 95 sq.m Balcony & Terrace 36 sq.m 385 sq.ft **Total Area** 827 sq.m 8,891 sq.ft Sky Suite Terrace Area 59 sq.m 631 sq.ft 9,522 sq.ft **Gross Area** 885 sq.m

Ground Floor

Total Area 400 sq.m / 4,303 sq.ft First Floor

Total Area 284 sq.m / 3,060 sq.ft Penthouse

Total Area 201 sq.m / 2,159 sq.ft









Grand Villa (Type B)

Amenities

3 staff rooms

Fitted laundry room

Private home elevator 4 parking spaces Garage Door Outdoor Majlis His & Hers walk-in closets 4 Zen Suite options:

Heal Entertain Work Exercise

Internal Area 696 sq.m 7,487 sq.ft 1,020 sq.ft Garage 95 sq.m Balcony & Terrace 36 sq.m 385 sq.ft **Total Area** 827 sq.m 8,891 sq.ft Sky Suite Terrace Area 59 sq.m 631 sq.ft

885 sq.m

Ground Floor

Total Area 400 sq.m / 4,303 sq.ft First Floor

Total Area 284 sq.m / 3,060 sq.ft Penthouse

Gross Area

Total Area 201 sq.m / 2,159 sq.ft

9,522 sq.ft





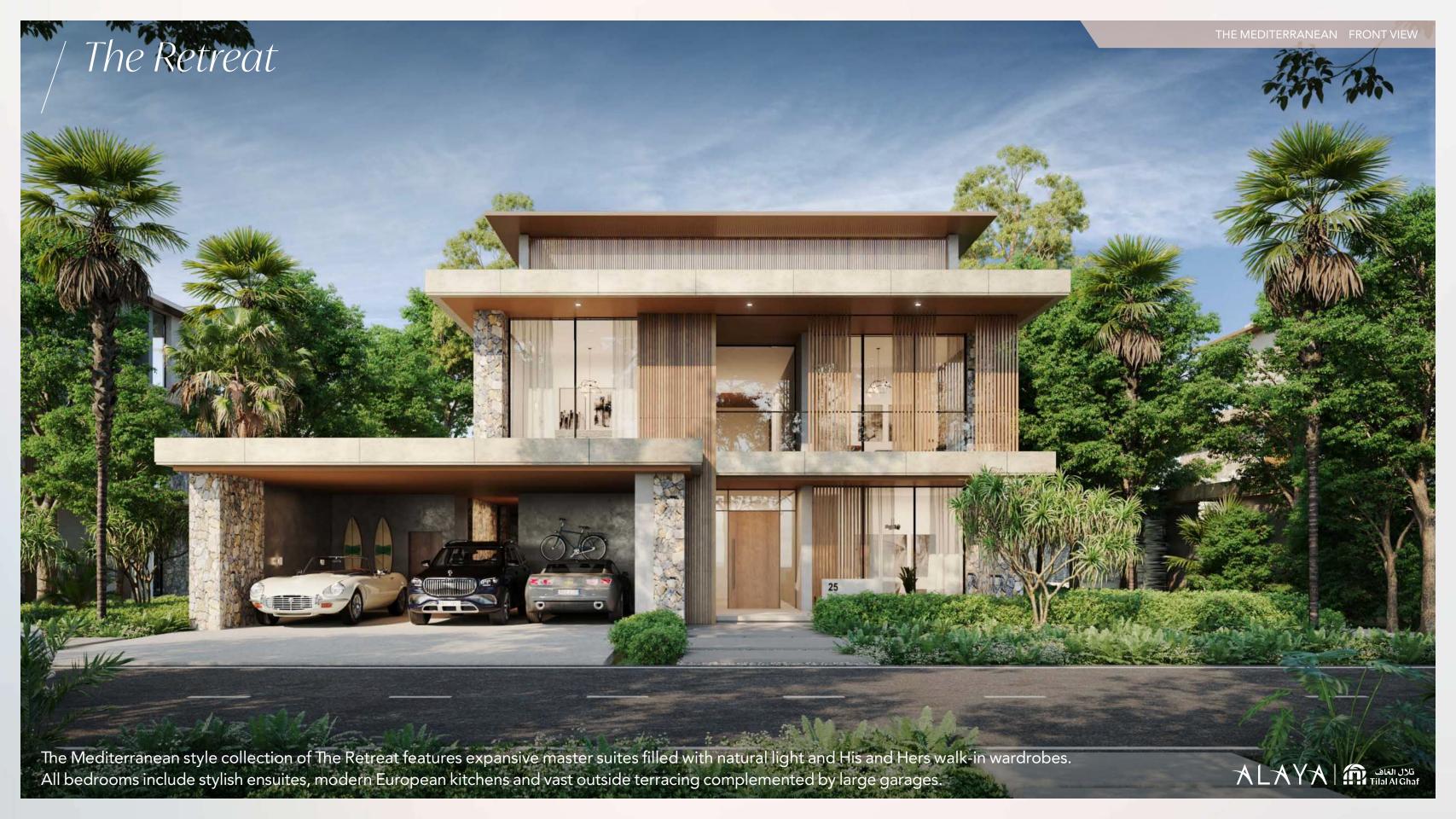




The Retreat Grand Villa









Grand Villa (Type A)

Amenities

2 staff rooms

Private home elevator 3 parking spaces Garage Door Outdoor Majlis His & Hers walk-in closets

Fitted laundry/utility room

4 Zen Suite options:

Heal Entertain Work Exercise

Internal Area 584 sq.m 6,288 sq.ft 751 sq.ft Garage 70 sq.m Balcony & Terrace 44 sq.m 470 sq.ft **Total Area** 698 sq.m 7,509 sq.ft Sky Suite Terrace Area 59 sq.m 639 sq.ft

757 sq.m

Ground Floor

Total Area 345 sq.m / 3,712 sq.ft First Floor

Total Area 249 sq.m / 2,679 sq.ft Penthouse

Gross Area

Total Area 163 sq.m / 1,757 sq.ft

8,149 sq.ft









Grand Villa (Type B)

Amenities

2 staff rooms

Fitted laundry/utility room

Private home elevator 3 parking spaces Garage Door Outdoor Majlis His & Hers walk-in closets 4 Zen Suite options: Heal

Entertain Work Exercise

Internal Area 584 sq.m 6,288 sq.ft 751 sq.ft Garage 70 sq.m Balcony & Terrace 44 sq.m 470 sq.ft **Total Area** 698 sq.m 7,509 sq.ft Sky Suite Terrace Area 59 sq.m 639 sq.ft

757 sq.m

Ground Floor

Total Area 345 sq.m / 3,712 sq.ft First Floor

Total Area 249 sq.m / 2,679 sq.ft Penthouse

Gross Area

Total Area 163 sq.m / 1,757 sq.ft

8,149 sq.ft









The Haven Grand Villa









The Haven Grand Villa (Type A)

Amenities

2 staff rooms

Fitted laundry area

Private home elevator 3 parking spaces Garage Door Outdoor Majlis

His & Hers walk-in closets

4 Zen Suite options: Heal Entertain Work Exercise

Internal Area 413 sq.m 4,451 sq.ft 70 sq.m 756 sq.ft Garage Balcony & Terrace 17 sq.m 188 sq.ft **Total Area** 500 sq.m 5,394 sq.ft Sky Suite Terrace Area 431 sq.ft 40 sq.m **Gross Area** 541 sq.m 5,825 sq.ft

Ground Floor

Total Area 255 sq.m / 2,749 sq.ft First Floor

Total Area 168 sq.m / 1,811 sq.ft Penthouse

Total Area 117 sq.m / 1,264 sq.ft









The Haven Grand Villa (Type B)

Amenities

2 staff rooms

Fitted laundry area

Private home elevator 3 parking spaces Garage Door Outdoor Majlis His & Hers walk-in closets 4 Zen Suite options:

Heal Entertain Work Exercise

Internal Area 413 sq.m 4,451 sq.ft 70 sq.m 756 sq.ft Garage Balcony & Terrace 17 sq.m 188 sq.ft **Total Area** 500 sq.m 5,394 sq.ft Sky Suite Terrace Area 431 sq.ft 40 sq.m

541 sq.m

Ground Floor

Total Area 255 sq.m / 2,749 sq.ft First Floor

Total Area 168 sq.m / 1,811 sq.ft Penthouse

Gross Area

Total Area 117 sq.m / 1,264 sq.ft

5,825 sq.ft









The Modernist



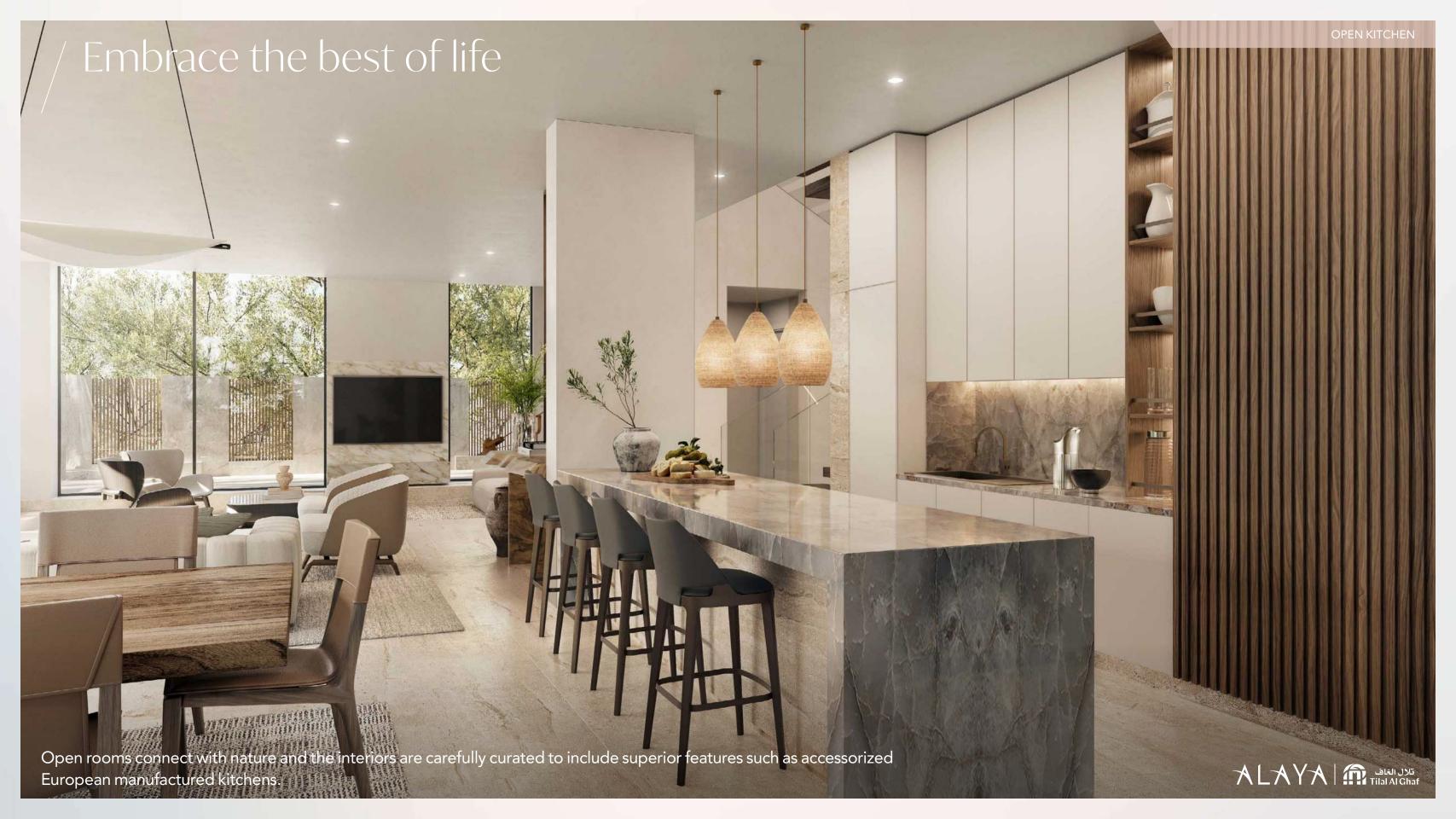
The Mediterranean

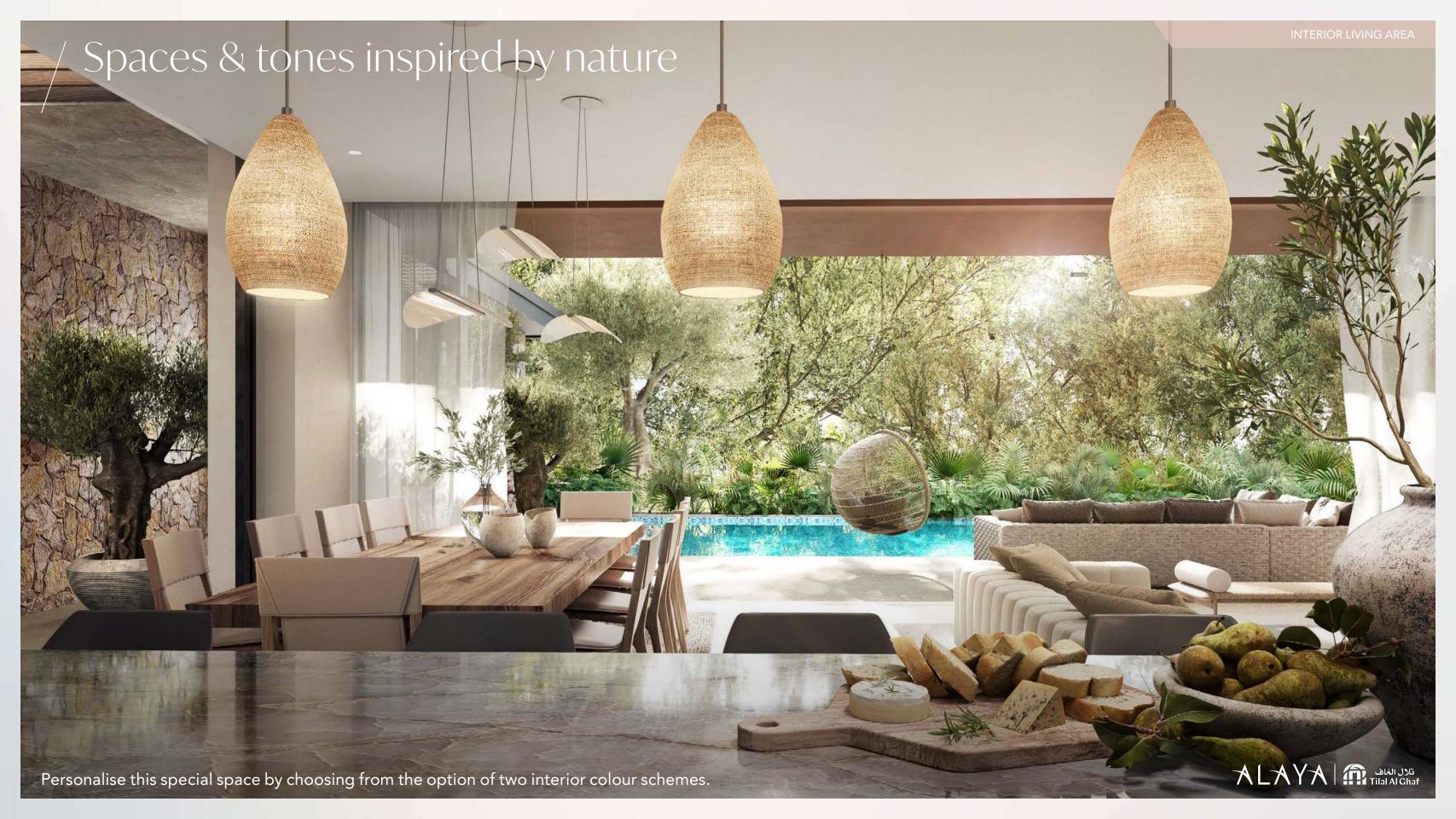


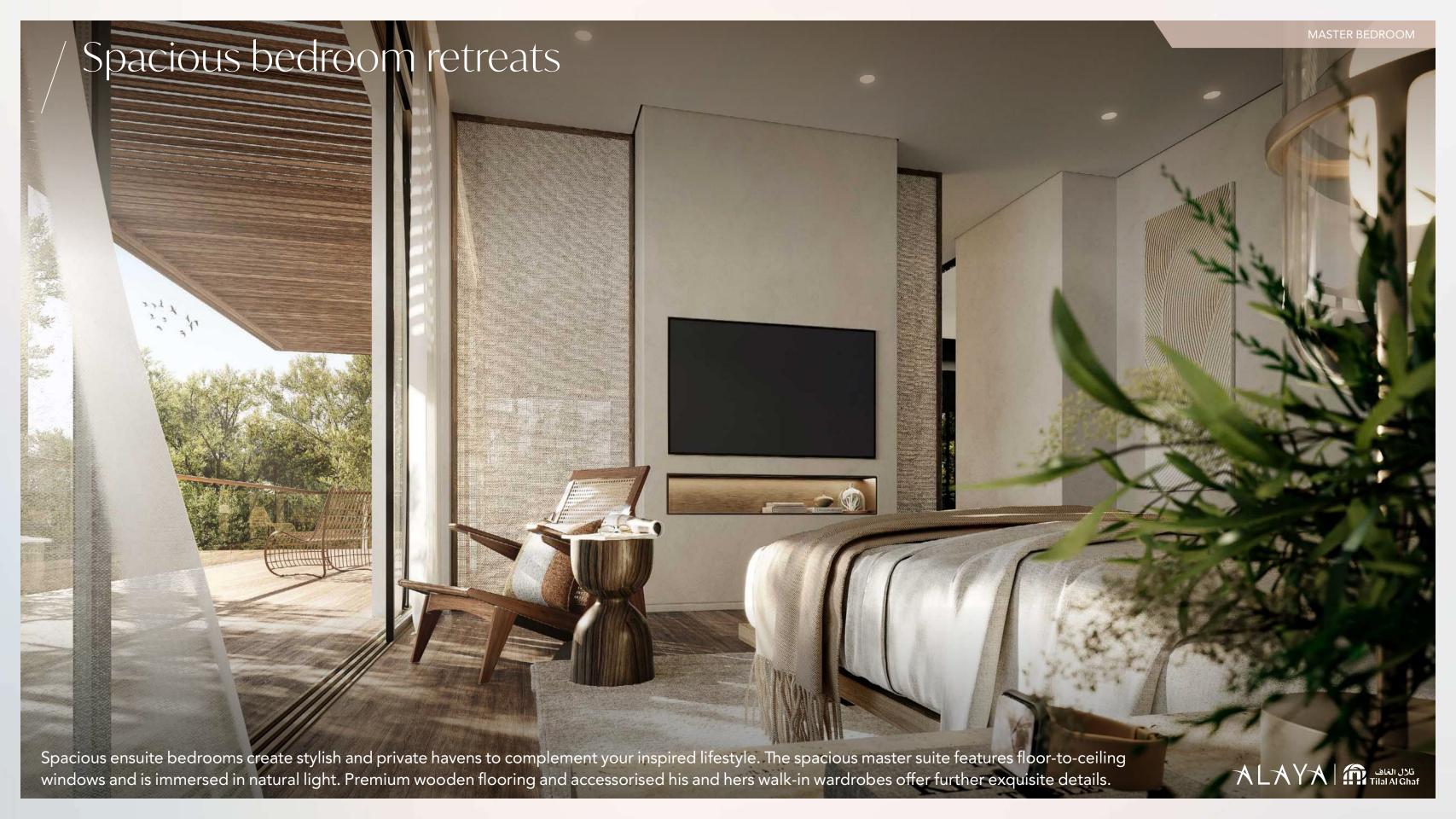


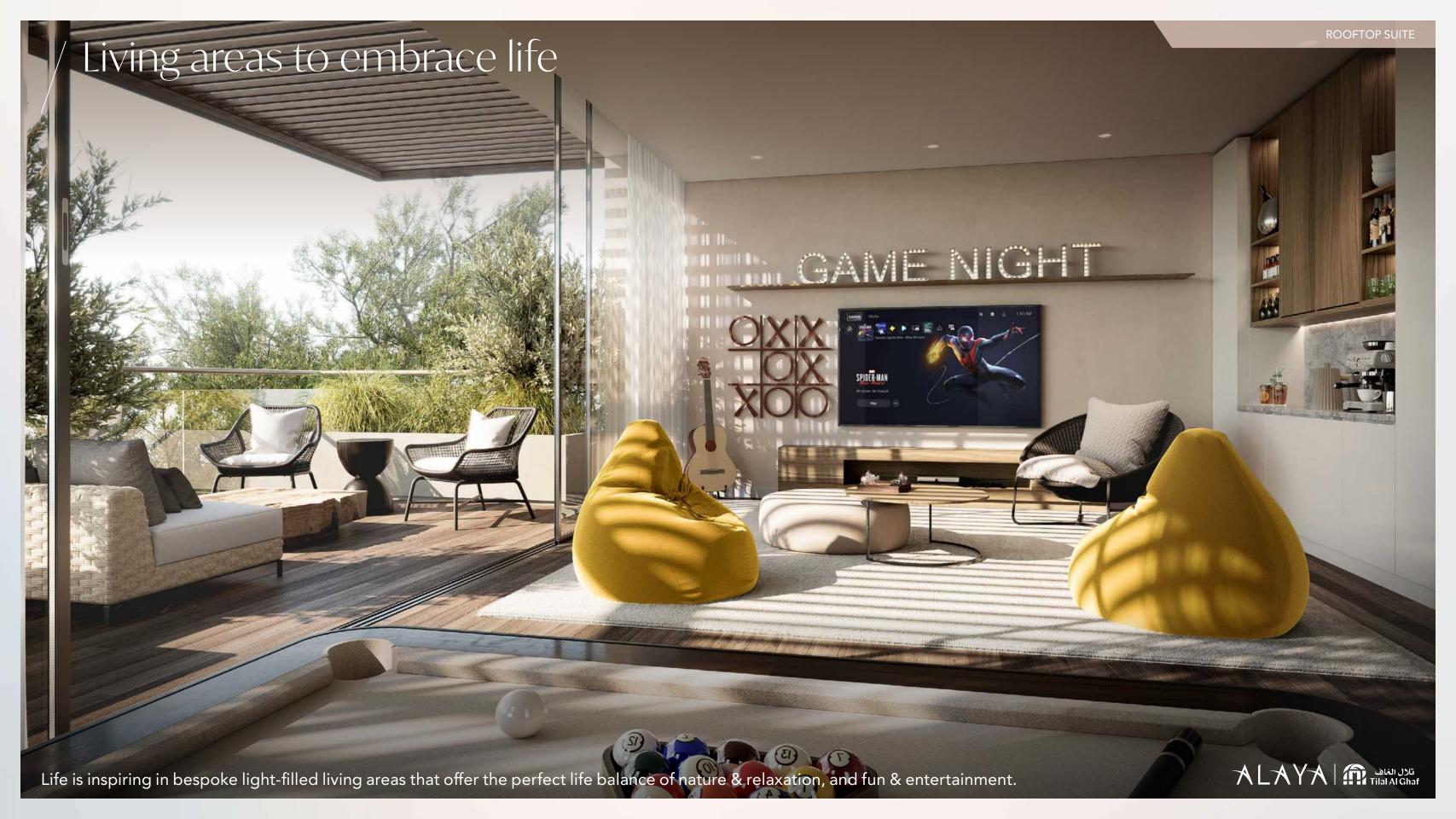
Refined living at its finest

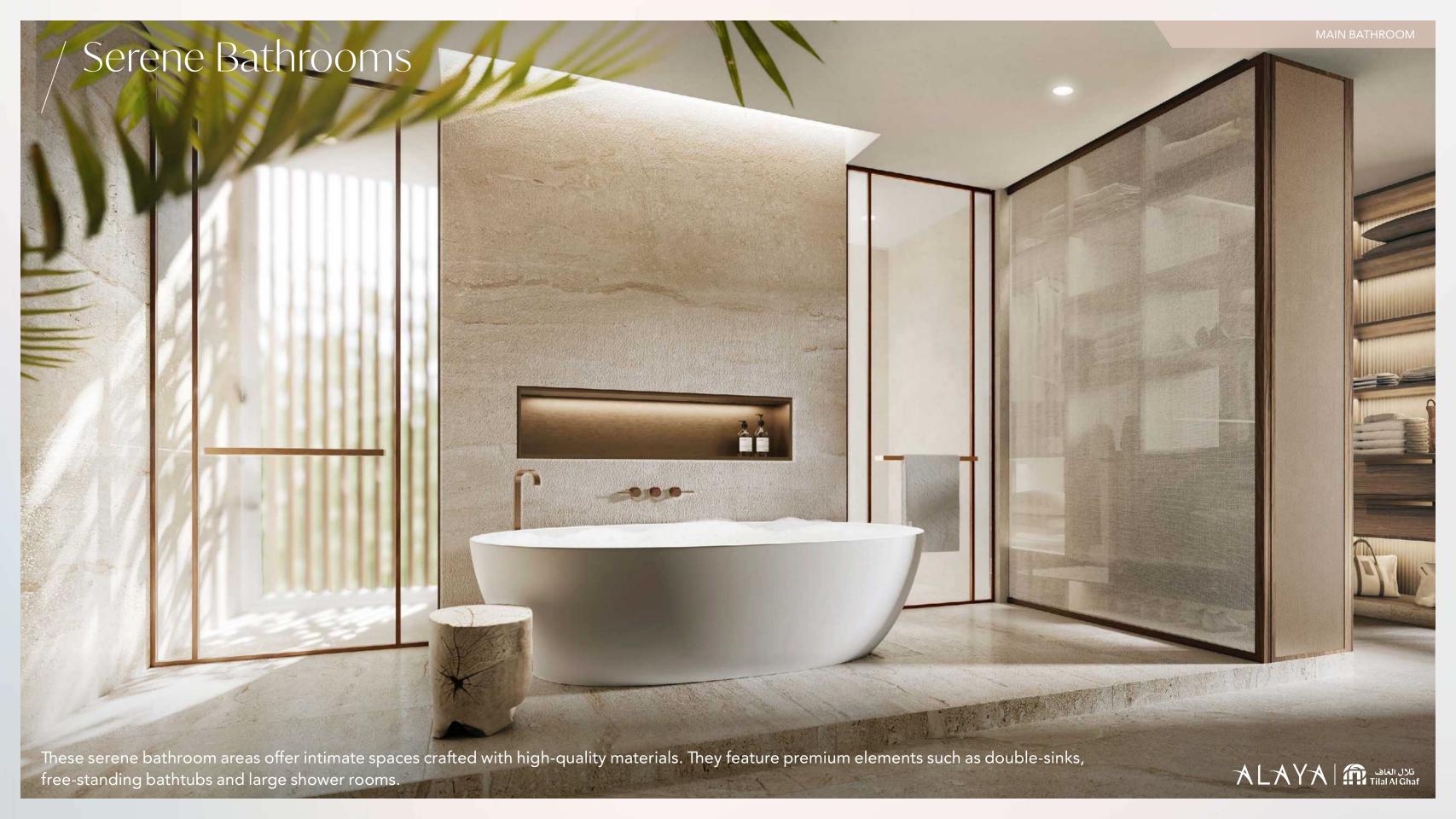












Colour options

You may choose from two interior finishing options:

Tundra



MARBLE GENERAL FLOORING AND MASTER BATHROOM



BEDROOM WOOD FLOORING



SECONDARY BATHROOM PORCELAIN FLOOR TILE



KITCHEN AND WARDROBE LAMINATED MDF SHUTTERS



KITCHEN AND WARDROBE LAMINATED MDF SHUTTERS



GENERAL WALL PAINT



SECONDARY BATHROOM PORCELAIN ACCENT TILE



PORCELAIN

WALL TILE



MARBLE VANITY TOP

GENERAL METAL ACCENTS

Terra



MARBLE GENERAL FLOORING AND MASTER BATHROOM



BEDROOM WOOD FLOORING



SECONDARY BATHROOM PORCELAIN FLOOR TILE



KITCHEN AND WARDROBE LAMINATED MDF SHUTTERS



KITCHEN AND WARDROBE LAMINATED MDF SHUTTERS





GENERAL WALL PAINT



SECONDARY BATHROOM PORCELAIN ACCENT TILE



SECONDARY BATHROOM PORCELAIN WALL TILE



KITCHEN COUNTERTOP AND BACKSPLASH ENGINEERED STONE



MARBLE VANITY TOP



METAL ACCENTS



Zen Suite

Zen Suite

Heal

This is your personal sanctuary where you can relax, find time for yoga or meditate to uplift your mind, body and soul.



Entertain

Enjoy your customised space to bring people together for gatherings, intimate dinners or special celebrations.



Exercise

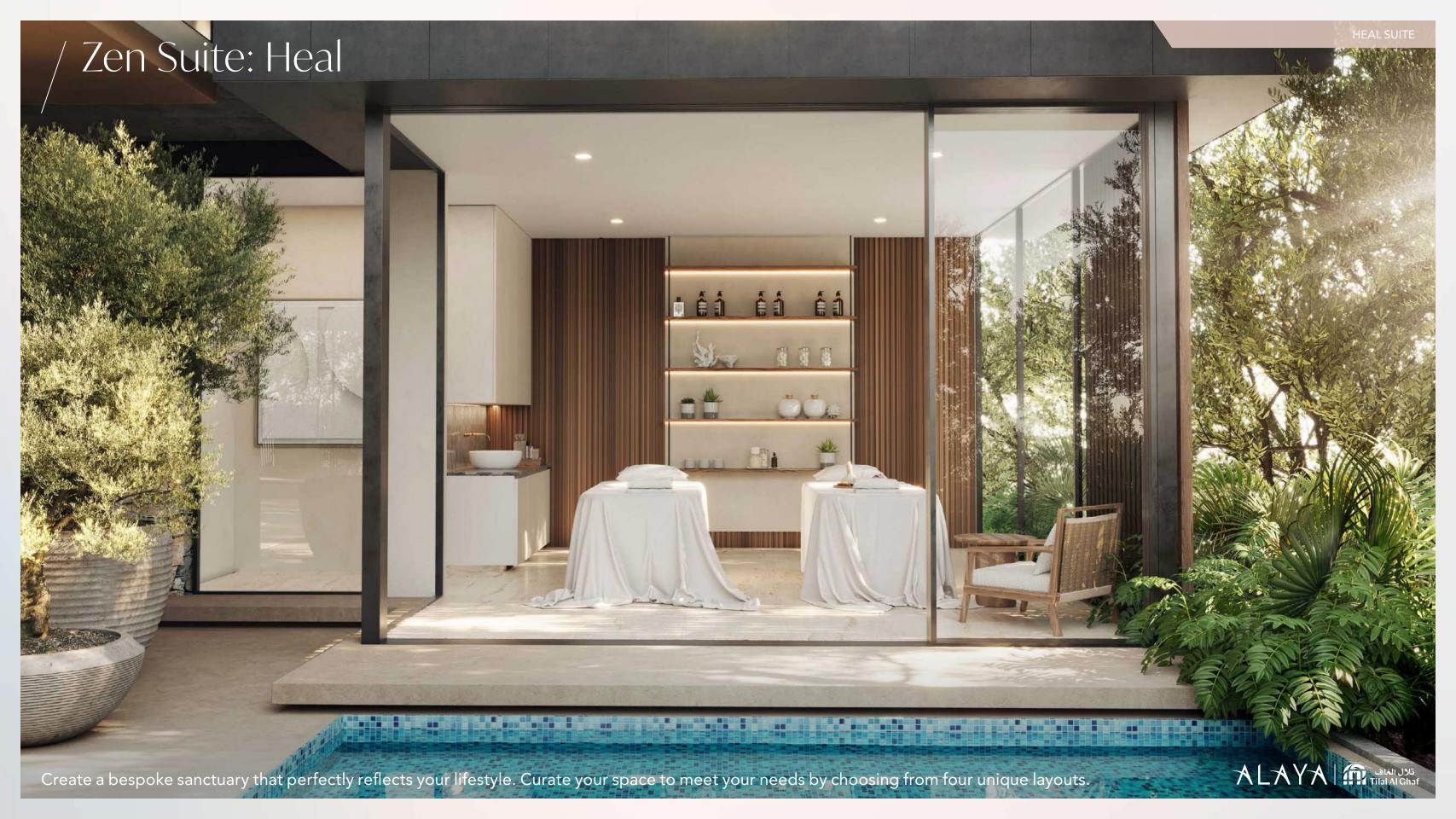
Make time for fitness in your life with this bespoke space. Work out in privacy, do some stretches or lift weights in a unique private exercise area.



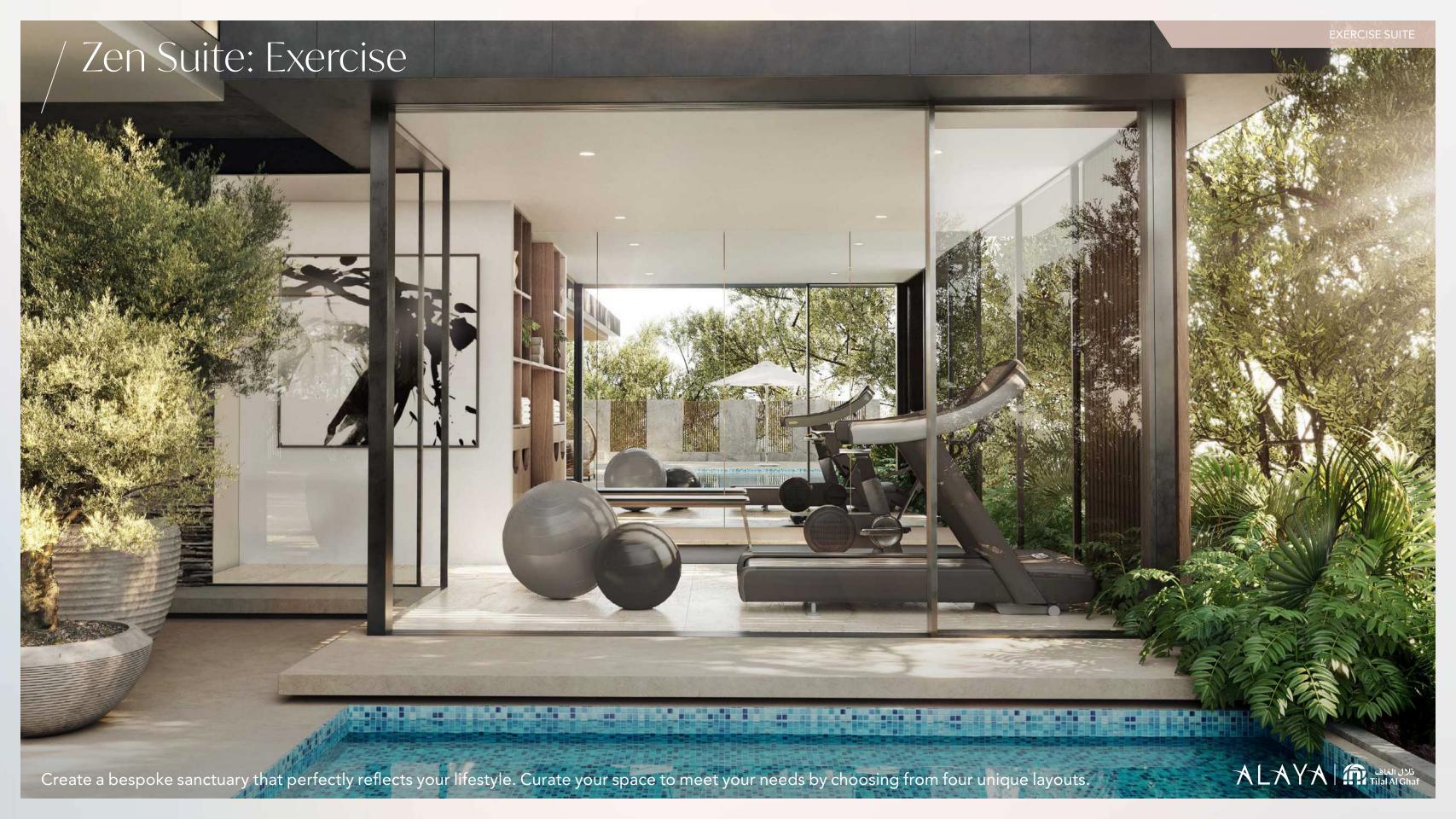
Work

Create the perfect workspace for personal study, remote work options or to manage your own special projects.











FLOORPLAN

The Reserve & The Retreat Zen Suite

Select from 4 Zen Suite Options:

Heal Total Area 35 sq.m / 378 sq.ft

Entertain

Total Area 35 sq.m / 378 sq.ft

Work

Total Area 35 sq.m / 378 sq.ft

Exercise

Total Area 35 sq.m / 378 sq.ft











FLOORPLAN

The Haven Zen Suite

Select from 4 Zen Suite Options:

Heal Total Area 22 sq.m / 242 sq.ft

Entertain

Total Area 22 sq.m / 242 sq.ft

Work

Total Area 22 sq.m / 242 sq.ft

Exercise

Total Area 22 sq.m / 242 sq.ft

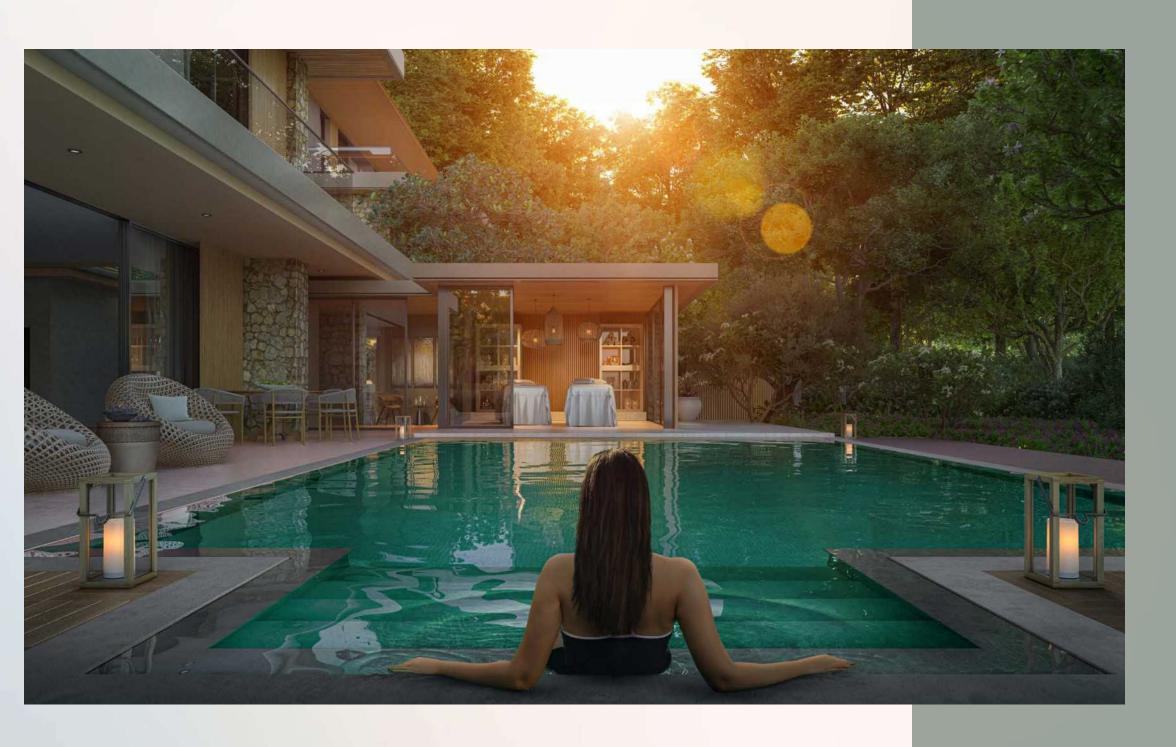












Landscaping to reflect your lifestyle

Create bespoke garden spaces that complement your home and lifestyle. Every Grand Villa offers two styles of landscape with the freedom to choose from an expansive lawn or serene pool area.

Landscape upgrade options

Tropical Retreat

Verdant tropical planting, calming water features and distinct areas for relaxed dining and entertainment amongst natural surroundings are complemented by the two options of an expansive lawn or a private swimming pool. Select from two landscaping options of vibrantly colourful or lush green.

Mediterranean

Stunning planting evocative of the sights and scents of the Mediterranean are balanced with al fresco areas for entertaining family and friends. Add a personal touch to your garden and choose from a large lawn area or private swimming pool and the options of bright and colourful or verdant green landscaping.

