

harmony



تلال الغاف  
Tilal Al Ghaf

# Live in harmony

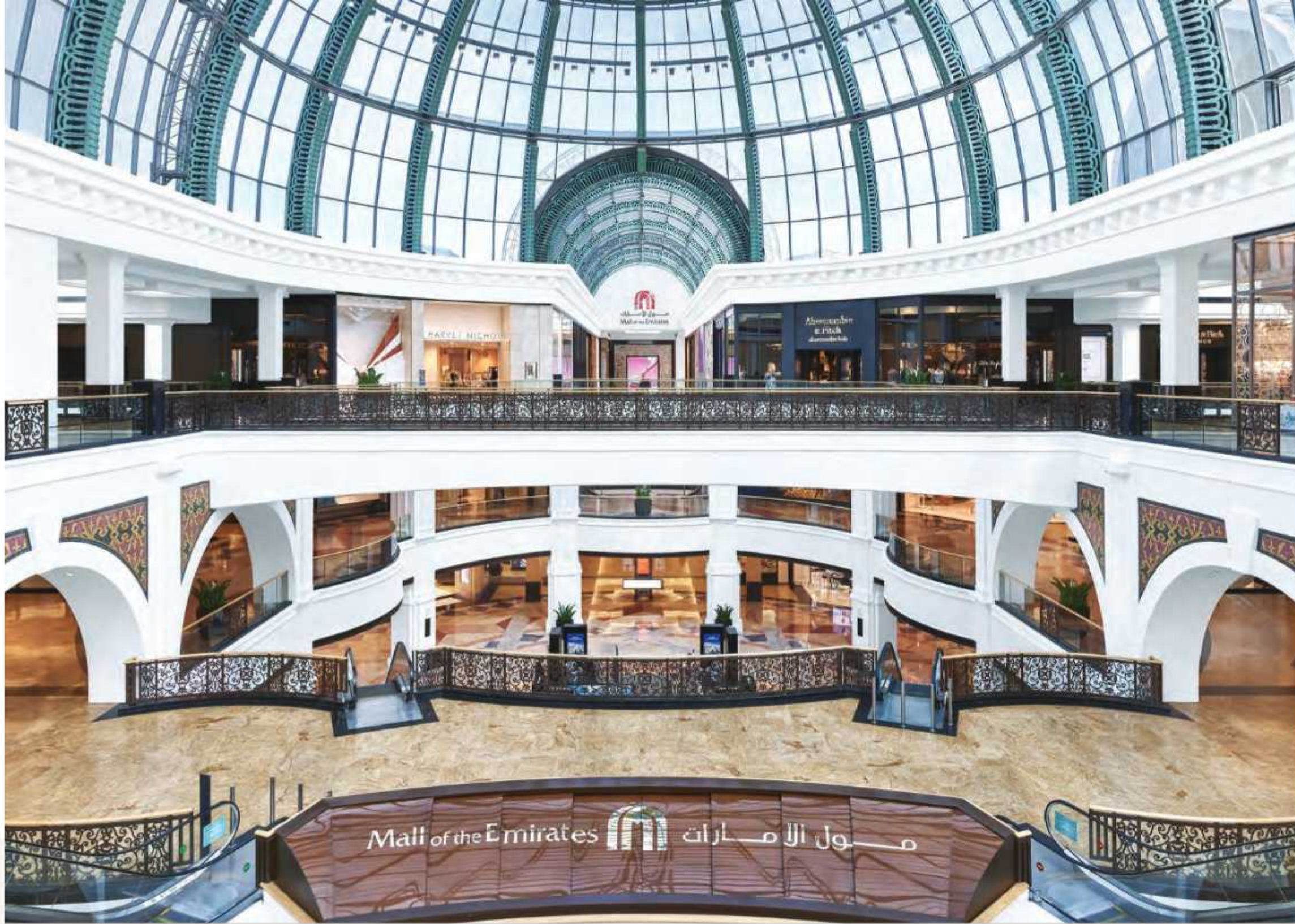
4 & 5 Bedroom Villas

Brought to you by



ماجد الفطيم  
MAJID AL FUTTAIM





Majid Al Futtaim

## One of a kind

In 1992, our founder Mr. Majid Al Futtaim embarked on a journey to create a space in which families, friends and communities could craft happy, lifelong memories. Today, Majid Al Futtaim, the company, is the region's leading integrated lifestyle provider, spanning over 15 international markets. As the leading shopping mall, community, retail and leisure pioneer in the Middle East, Africa, and Asia, we are constantly 'creating great moments for everyone, everyday'.

We make everyday moments great by making people feel welcome in five mixed-use communities that house more than 2,500 families, with over 17,000 additional residential units under construction in the UAE, Oman, and Lebanon.





Tilal Al Ghaf

# Resort Living Reinvented

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.

Staying true to our commitment to sustainable design and living, the community features walkable neighbourhoods connected by a meticulously crafted network of pathways, cycling tracks and jogging trails. A world of culinary experiences, signature Majid Al Futtaim retail selection and the world-renowned Royal Grammar School is never more than a short stroll away.

With so much to do at Tilal Al Ghaf, and so many ways to relax, every day feels like you're on the vacation of a lifetime.







Tilal Al Ghaf

## At the Centre of it all

Life is great when you are far away from the crowds yet connected to everything that's essential. Tilal Al Ghaf's central location will allow you easy access to the things most important to you.

-  **29 Mins**  
Dubai International Airport
-  **25 Mins**  
Al Maktoum International Airport
-  **15 Mins**  
Mall of the Emirates
-  **20 Mins**  
Downtown
-  **10 Mins**  
Al Qudra cycling track
-  **17 Mins**  
Expo 2020 Dubai



A woman wearing a green dress and a large straw hat is shown in profile, looking towards the left. She is holding an open brochure or magazine. The background is a beach scene with a row of palm trees, a modern building, and a yellow and white boat on the sand. The sky is a soft, warm color, suggesting sunset or sunrise. A large white ampersand graphic is overlaid on the center of the image.

OUR SPACE

YOUR PEACE

Live in  
harmony





### **L** Recreational Lagoon

- Sandy Beaches
- Beach Cabanas
- Beach Volleyball
- Water sports

### **P** Parks

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

- Indoor & Outdoor Gym
- Basketball Court
- Outdoor Cinema
- Skate Park

### **A** Amenities

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

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



Tilal Al Ghaf  
The Story So Far...



Sales & Experience Centre and Show Village



Central Park



Kids Play Areas



White Sandy Beaches



Recreational Lagoon



Cycling & Jogging Trails





## Best in Class Education

**The Royal Grammar School Guildford Dubai - a forward-looking British curriculum school.**

Established in 1509, RGS Guildford is consistently ranked as one of the top schools in the UK. The school is renowned for its track record of academic excellence and an innovative approach which inspires every child to become confident and empowered individuals, whatever their passions.





# Home is Harmony

This is an invitation to Live in Harmony. 243 exclusive villas designed to create a refreshing and vitalizing balance that permeates and connects a community. It's a balance that can be found in the timeless architecture, the open connected landscape, and the expansive views that lead to organic experiences. Here, we call home - Harmony.



Aerial View of Harmony





# Harmony Masterplan

Release 1

- 1 Gated Community
- 2 Fitness Centre
- 3 Cycling & Jogging Track
- 4 Kids Play Areas
- 5 Adult Swimming Pools
- 6 Kids Swimming Pools
- 7 Paddle Tennis Court
- 8 Parks & Green Open Space
- 9 2 Minute walk to Recreational Lagoon & Central Park
- 10 10 Minute walk to International School & Community Centre

- 4 BEDROOM TYPE 1
- 4 BEDROOM TYPE 2
- 4 BEDROOM + GARDEN SUITE
- 5 BEDROOM + GARDEN SUITE
- 5 BEDROOM (LARGE) + GARDEN SUITE



# Connected Through Nature

Harmony Villas is naturally spacious. Enjoy community parks with children's playgrounds, adults and children's swimming pools all connected with cycling and jogging tracks that have all been designed to create a connection through the outdoors.



Kids Play Area



# Made for the Outdoors

Health and well-being is at the heart of the community with resort style amenities that include a fitness centre, paddle tennis court, dedicated yoga spaces and running tracks that connect it all.



Harmony Main Park Pool View



# The Garden Suite

The Garden Suite addition to your Harmony Villa, provides the option for you to create a bespoke space that will compliment your villa choice, adding extra space through one of four layout preferences.





# Space to Imagine More

## Layout 1 Creative

Create more space for you, thanks to a suite containing a studio / office. Indulge in your favourite past time, from your own music to your own library. As well as space to grow, there are WC facilities and a driver's room.

## Layout 2 Wellness

For those with a desire to have more space for yoga or to workout, the Wellness Suite layout offers gym / studio space plus kitchen - the perfect solution for your very own retreat.

## Layout 3 Canvas

The Canvas Suite is designed to provide extra space for relaxing and hosting guests, with a lounge / guest suite that includes bathroom facilities for extra privacy and convenience.

## Layout 4 Culinary

The Culinary Suite is designed to provide more space to create the gourmet menu you have always desired or for more practical elements, such as additional staff living areas.



The additional Garden Suite brings with it a choice of four layouts to compliment the four and five bedroom villa lifestyle.



## The Expanse of Five

Modernity and elegance are celebrated in the five-bedroom villa. Its' expansive plot size means spacious living areas - large garden, room areas that are naturally lit with en-suite bathrooms, a stylish independent closed kitchen generous in dimensions, no shortage of storage and large walk in closet within the master bedroom. The arrangement of the family room is yours to choose.



5 Bedroom Villa (Large) + Garden Suite - Front View







Floorplan

# 5 Bedroom Villa (Large) + Garden Suite

Total Area Size  
479 SQM  
5,154 SQ.FT.

SPACE TO IMAGINE MORE  
Select from 4 Garden Suite options  
Creative  
Wellness  
Canvas  
Culinary



GROUND FLOOR



FIRST FLOOR





Floorplan

# 5 Bedroom Villa + Garden Suite

Total Area Size  
410 SQM  
4,416 SQ.FT.

SPACE TO IMAGINE MORE  
Select from 4 Garden Suite options  
Creative  
Wellness  
Canvas  
Culinary



GROUND FLOOR



FIRST FLOOR







## The Fluid Space of Four

Designed to make life flow, the four-bedroom villa has timeless architecture that creates the sense of fluid space. It's evident in the naturally illuminated interiors from large living areas that open to the sprawling garden, the walk-in closet in the master bedroom, spacious independent closed kitchen, en-suite bathrooms, generous storage across the villa and choice of family room arrangements.

4 Bedroom Villa + Garden Suite - Front View







Floorplan

# 4 Bedroom Villa + Garden Suite

Total Area Size  
364 SQM  
3,915 SQ.FT.

SPACE TO IMAGINE MORE  
Select from 4 Garden Suite options  
Creative  
Wellness  
Canvas  
Culinary



GROUND FLOOR



FIRST FLOOR





Floorplan

# 4 Bedroom Villa Type 1

Total Area Size  
347 SQM  
3,736 SQ.FT.



GROUND FLOOR



FIRST FLOOR





Floorplan

# 4 Bedroom Villa Type 2

Total Area Size  
347 SQM  
3,740 SQ.FT.



GROUND FLOOR



FIRST FLOOR





Floorplan

# Garden Suite

Total Area Size  
18 SQM  
195 SQ.FT.

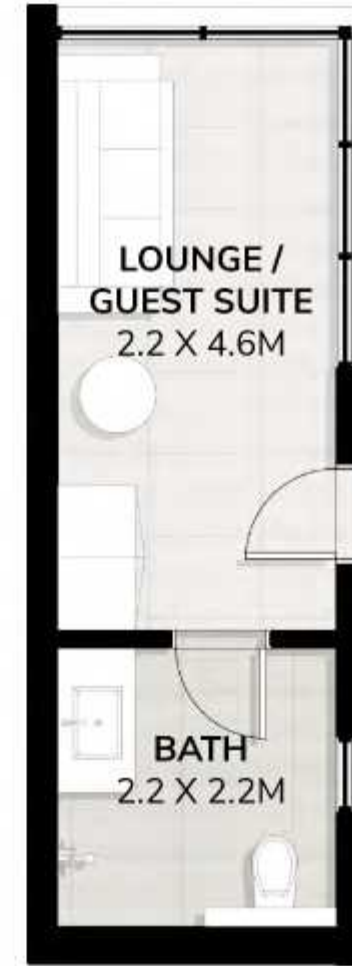
Layout 1  
Creative



Layout 2  
Wellness



Layout 3  
Canvas



Layout 4  
Culinary

















Dresser









# Majid Al Futtaim Communities

We are lifestyle destination creators who master develop aspirational communities and sustainable environments through the art of placemaking, enabling businesses to flourish and families to live life to the fullest.

By leveraging our deep understanding of market dynamics, insights in global trends, operational excellence and top tier talent, we have a track record of exceeding expectations and setting new standards of quality. Our destinations share a deep connection with the cities in which they are located, and continue to grow and evolve in character, culture and desirability.

Our customers appreciate our community spirit that comes alive with a deep sense of belonging driven by signature experiences that embrace every home and every generation.



Sharjah's premier lifestyle destination offers the opportunity to live at the heart of the region's most progressive residential development, where modern living is in tune with culture and community.

Designed with harmony to bring people together, Al Zahia offers carefully considered environments such as six sensorial parks, and Sharjah's largest communal green space. The desirable destination offers retail and leisure experiences, all held together by authentic personality and soul. From the Northern Emirate's largest mall to the luxury retail experience at Uptown Al Zahia, it is a place where people, family and businesses, engage, grow, and live life to the fullest.

With sustainability at the heart of our community, nurturing a better quality of life for today and tomorrow, Al Zahia is the first BREEAM Certified development in the Middle East.

Above all, it is our community spirit that shines brightest here, and it comes alive in a deep sense of belonging and a dynamic culture of activities and events that embraces every home and every generation.



Emerging on the shores of the Mediterranean, is a new model of urban living. This is a city designed so that the energy of the sea breathes new life into Beirut's progressive spirit. The result is an authentic environment that everyone deserves to experience.

At the city's heart is the country's largest lifestyle marina and a pedestrian waterfront retail promenade unveiling majestic views of the horizon. Picturesque sea and mountain view homes offer access to a rich culinary experience and a signature retail destination.

The Levant's most advanced business park is a central commercial hub for the regions market leaders and entrepreneurs alike and gives a new meaning for work and life balance.

Waterfront City is where unique placemaking shines through an evolved maritime lifestyle.



Al Mouj Muscat is a destination without an equal. It has redefined urban living in the region with an impressive portfolio of oceanfront residential properties, luxury and authentic hospitality, elegant business parks, award-winning architecture and well designed landscapes.

A warm and diverse community at the heart of Oman's capital, Al Mouj Muscat created a sense of belonging for over 19,000 residents from 85 nationalities who now call it home. With a vibrant dining and retail district, residents and visitors alike are able to enjoy a wide range of culinary experiences in a lively oceanfront setting.

Al Mouj Muscat provides an exclusive lifestyle that urges families and individuals to live life to the fullest, do better, see more and live richer. For work or leisure, residents and visitors can stay, dine or relax at seven luxury hotels, including Kempinski and The St. Regis, experience boating in Oman's largest Marina, or awaken their sense of play at an 18-hole championship golf course that's listed in the world's top 100.

At Al Mouj Muscat, every moment spent, every opportunity explored, is life Inspired.