

ALAYA  
GARDENS

blissful  
by nature



تلال الغاف  
Tilal Al Ghaf



## Resort Living Reinvented

Nestled in the heart of new Dubai, with a stunning lagoon and white sandy beaches, Tilal Al Ghaf balances luxury resort-style living with a fresh urban vibe. 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



## Recreational Lagoon





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

## Parks

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

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

## 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
-  Retail Hub



## Embrace the ultimate

Follow your heart and find inner peace and balance at Alaya Gardens. Discover a sense of belonging amongst nature and enjoy the finest that life has to offer. This limited and prestigious collection of Grand Villas offers blissful and exquisite living.












An unsurpassed lifestyle offering



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# ALAYA masterplan

- 1  ACCESS TO PRIVATE BEACH
- 2  GATED COMMUNITY
- 3  PARKS & GREEN OPEN SPACES
- 4  MULTI PURPOSE LAWN
- 5  FITNESS AREA
- 6  PADEL TENNIS COURTS
- 7  CLUBHOUSE
- 8  SIKKA PARK CONNECTORS
- 9  SPA POOL
- 10  KIDS POOL
- 11  KIDS PLAY AREA



# An exquisite selection of product offerings



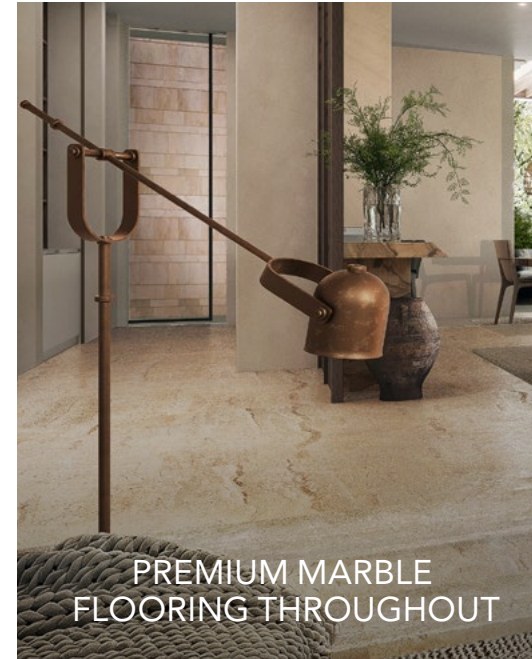
SPECTACULAR  
DOUBLE-HEIGHT ENTRY



SPACIOUS MASTER SUITES WITH  
HIS & HERS WARDROBES



STYLISH ACCESSORISED  
WARDROBES



PREMIUM MARBLE  
FLOORING THROUGHOUT



BEAUTIFUL WOOD  
FLOORING IN BEDROOMS



EUROPEAN  
MANUFACTURED KITCHENS  
WITH INTEGRATED  
APPLIANCES



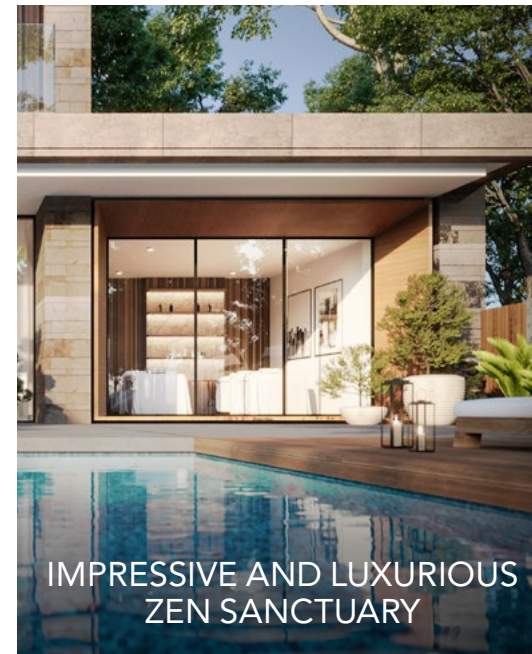
IMPRESSIVE  
FLOOR-TO-CEILING  
SLIDING WINDOWS



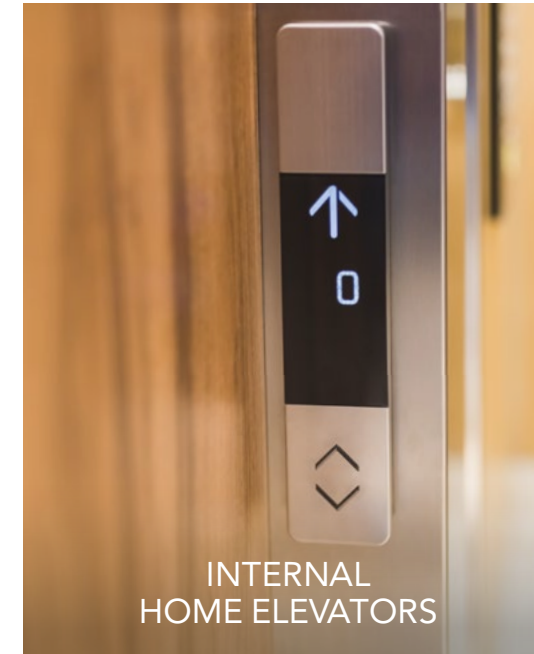
HIGHLY EFFICIENT AND  
INNOVATIVE AIR-COOLING  
SYSTEMS



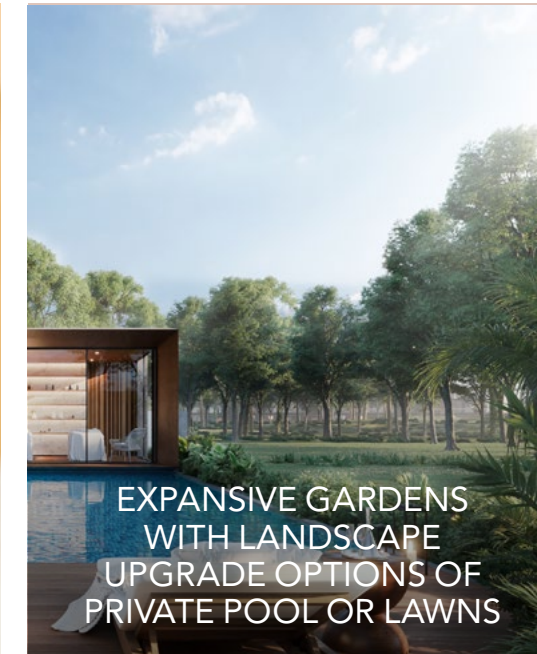
AMPLE PARKING AREAS  
WITH GARAGE DOOR



IMPRESSIVE AND LUXURIOUS  
ZEN SANCTUARY



INTERNAL  
HOME ELEVATORS



EXPANSIVE GARDENS  
WITH LANDSCAPE  
UPGRADE OPTIONS OF  
PRIVATE POOL OR LAWNS



## Find your bliss

Experience the peace that contentment brings. Immerse yourself in a fulfilling lifestyle that brings together nature, design and resort-style amenities to create the life you want to live.



# A wonderful sanctum for the senses

Life is enhanced and balanced at Alaya Gardens. Surround yourself in calming and stunning landscaped open green spaces. Discover a life connected to nature, bespoke in its offerings and exquisite in every way.



# Space to discover the perfect balance



Embrace the privacy and freedom of private space. Exceptional plots and landscaped gardens seamlessly connect to exquisite interiors to create the ultimate destination for family and loved ones.



*Immerse yourself in blissful living*



THE SERENE



THE URBAN

## A choice of bespoke facades

Making your home truly personal starts with the façade. This sets the tone for the flowing spaces within. Select from two statement styles, The Urban or The Serene.

The Urban façade is stylishly contemporary and makes a bold statement with metal timber panels, a selection of black or light grey porcelain tiles and stonework.

The Serene façade uses light neutral tones and textures in natural stonework or textured tiles complemented by beige or white porcelain tiles.

The background of the image is a close-up, symmetrical view of a palm frond. The central vein and surrounding leaflets create a series of curved, radiating lines that converge towards the center, creating a strong sense of depth and perspective. The color palette is a range of greens, from deep, dark forest greens to lighter, vibrant emerald and lime greens, with some areas appearing almost black due to the shadows between the leaflets. The overall effect is a textured, organic pattern that is both rhythmic and visually striking.

**The Reserve**  
*Grand Villa*

# The Reserve

THE URBAN – FRONT VIEW



The Urban style is superbly finished throughout with marble flooring. A stunning sense of space is created by a vast master suite, spacious ensuite bedrooms, expansive landscaped gardens and parking for 4 cars.

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# The Reserve

THE URBAN – BACK VIEW



Expansive plots offer The Urban optimal space to impress. Stunning interiors infused with light flow into beautiful and bespoke outdoor areas.

# The Reserve

THE SERENE – FRONT VIEW



The Serene collection offers natural-toned facades which reflect the bright open spaces and exquisite interiors of these 3 storey Grand Villas. An impressive double-height entry leads to marble floored spaces and a stunning landscaped garden.

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# The Reserve

THE SERENE – BACK VIEW



The Serene is complemented by large personalised outdoor areas. Vast floor-to-ceiling windows create a calming sense of connection with nature.

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FLOORPLAN

# The Reserve Grand Villa (Type A)

**Amenities**

- Private home elevator
- 4 parking spaces
- Garage Door
- Outdoor Majlis
- His & Hers walk-in closets
- 3 staff rooms
- Fitted laundry room

**4 Zen Sanctuary options:**

- Heal
- Entertain
- Work
- Exercise

	Detached		Fused	
Internal Area	695 sq.m	7,485 sq.ft	697 sq.m	7,500 sq.ft
Garage	93 sq.m	1,006 sq.ft	94 sq.m	1,013 sq.ft
Balcony & Terrace	37 sq.m	399 sq.ft	37 sq.m	399 sq.ft
<b>Total Area</b>	<b>826 sq.m</b>	<b>8,890 sq.ft</b>	<b>828 sq.m</b>	<b>8,912 sq.ft</b>
Sky Suite Terrace Area	57 sq.m	619 sq.ft	57 sq.m	619 sq.ft
<b>Gross Area</b>	<b>883 sq.m</b>	<b>9,509 sq.ft</b>	<b>885 sq.m</b>	<b>9,530 sq.ft</b>

**Ground Floor**

**Option 1: Detached**

Total Area 395 sq.m / 4,250 sq.ft

**Option 2: Fused**

Total Area 397 sq.m / 4,271 sq.ft

**First Floor**

Total Area 289 sq.m / 3,106 sq.ft

**Penthouse**

Total Area 200 sq.m / 2,153 sq.ft



\* Pergula applies to detached option



FLOORPLAN

# The Reserve Grand Villa (Type B)

**Amenities**

- Private home elevator
- 4 parking spaces
- Garage Door
- Outdoor Majlis
- His & Hers walk-in closets
- 3 staff rooms
- Fitted laundry room

**4 Zen Sanctuary options:**

- Heal
- Entertain
- Work
- Exercise

	Detached		Fused	
Internal Area	695 sq.m	7,485 sq.ft	697 sq.m	7,500 sq.ft
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## Ground Floor

### Option 1: Detached

Total Area 395 sq.m / 4,250 sq.ft



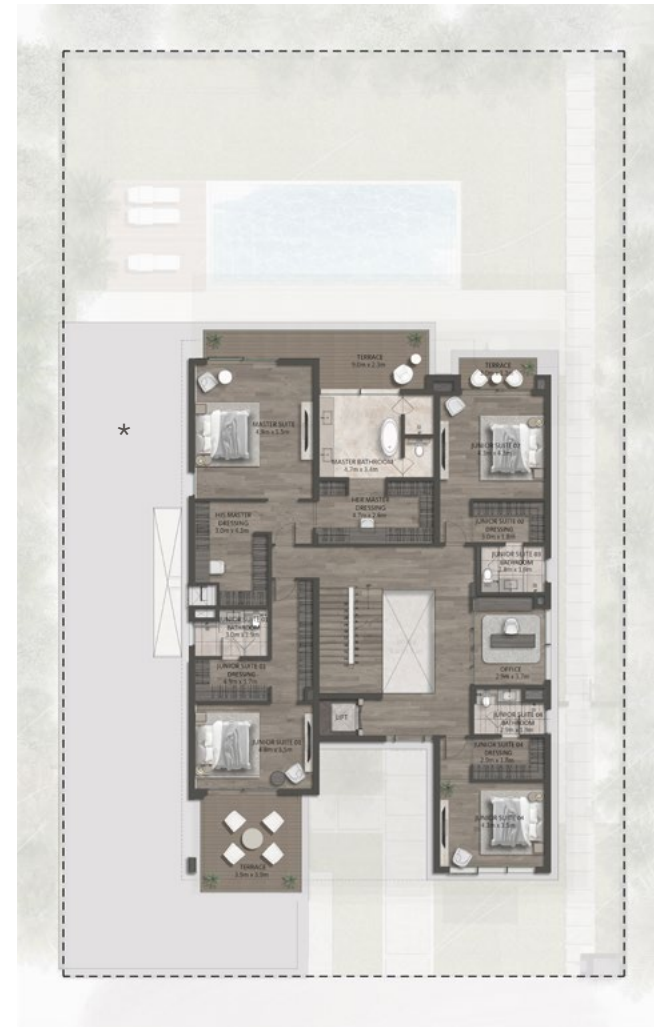
### Option 2: Fused

Total Area 397 sq.m / 4,271 sq.ft



## First Floor

Total Area 289 sq.m / 3,106 sq.ft



\* Solid roof applies to fused option

## Penthouse

Total Area 200 sq.m / 2,153 sq.ft



The background is a deep teal color, overlaid with several large, overlapping leaf shapes. The leaves are rendered in a slightly lighter shade of teal, creating a layered, organic effect. The lighting is soft, highlighting the veins and edges of the leaves.

**The Retreat**  
*Grand Villa*

# The Retreat

THE URBAN – FRONT VIEW



The Urban makes a bold statement and seamlessly flows to the wonderful outdoor areas which offer a choice of landscape designs.

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# The Retreat

THE URBAN – BACK VIEW



The Urban leads out to an expansive and stunning garden area which offers a choice of exquisite landscaping options.

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# The Retreat

THE SERENE – FRONT VIEW



The Serene collection offers light-filled rooms in natural tones with premium marble flooring throughout. All bedrooms are ensuite featuring wooden flooring and the master suite is expansive with His and Hers walk-in wardrobes.

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# The Retreat

THE SERENE – BACK VIEW



The Serene nestles in nature with its palette of natural tones and materials and indoor-outdoor aesthetic.

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FLOORPLAN

# The Retreat Grand Villa (Type A)

**Amenities**

- Private home elevator
- 4 parking spaces
- Garage Door
- Outdoor Majlis
- His & Hers walk-in closets
- 3 staff rooms
- Fitted laundry room

**4 Zen Sanctuary options:**

- Heal
- Entertain
- Work
- Exercise

	Detached		Fused	
Internal Area	580 sq.m	6,238 sq.ft	583 sq.m	6,274 sq.ft
Garage	70 sq.m	749 sq.ft	70 sq.m	748 sq.ft
Balcony & Terrace	49 sq.m	532 sq.ft	49 sq.m	532 sq.ft
<b>Total Area</b>	<b>698 sq.m</b>	<b>7,518 sq.ft</b>	<b>702 sq.m</b>	<b>7,554 sq.ft</b>
Sky Suite Terrace Area	59 sq.m	638 sq.ft	59 sq.m	638 sq.ft
<b>Gross Area</b>	<b>758 sq.m</b>	<b>8,156 sq.ft</b>	<b>761 sq.m</b>	<b>8,192 sq.ft</b>

**Ground Floor**

**Option 1: Detached**

Total Area 344 sq.m / 3,699 sq.ft

**Option 2: Fused**

Total Area 347 sq.m / 3,735 sq.ft

**First Floor**

Total Area 252 sq.m / 2,716 sq.ft

**Penthouse**

Total Area 162 sq.m / 1,741 sq.ft



\* Pergula applies to detached option



FLOORPLAN

# The Retreat Grand Villa (Type B)

**Amenities**

- Private home elevator
- 4 parking spaces
- Garage Door
- Outdoor Majlis
- His & Hers walk-in closets
- 3 staff rooms
- Fitted laundry room

**4 Zen Sanctuary options:**

- Heal
- Entertain
- Work
- Exercise

	Detached		Fused	
Internal Area	580 sq.m	6,238 sq.ft	583 sq.m	6,274 sq.ft
Garage	70 sq.m	749 sq.ft	70 sq.m	748 sq.ft
Balcony & Terrace	49 sq.m	532 sq.ft	49 sq.m	532 sq.ft
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**First Floor**

Total Area 252 sq.m / 2,716 sq.ft

**Penthouse**

Total Area 162 sq.m / 1,741 sq.ft



\* Solid roof applies to fused option





**The Haven Select**  
*Grand Villas*

# The Haven Select

THE URBAN – FRONT VIEW



The Urban collection makes a bold contemporary statement with flowing and spacious interiors that connect to expansive gardens. Stunning terraces, a large master suite and a choice of Zen Sanctuary options offer luxury living at its finest.

# The Haven Select

THE URBAN – BACK VIEW



The Urban offers a sense of indoor-outdoor living where internal space flows seamlessly into the stunning landscaping beyond.

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# The Haven Select

THE SERENE – FRONT VIEW



The Serene is uplifting with natural tones and material. Expansive floor-to-ceiling windows add further light to beautiful spaces with premium marble flooring and finishes.

# The Haven Select

THE SERENE – BACK VIEW



The Serene is infused with light and space and interiors gently merge with spectacular outdoor areas.

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FLOORPLAN

# The Haven Select Grand Villa (Type A)

**Amenities**

- Private home elevator
- 4 parking spaces
- Garage Door
- Outdoor Majlis
- His & Hers walk-in closets
- 3 staff rooms
- Fitted laundry room

**4 Zen Sanctuary options:**

- Heal
- Entertain
- Work
- Exercise

	Detached		Fused	
Internal Area	491 sq.m	5,283 sq.ft	510 sq.m	5,487 sq.ft
Garage	61 sq.m	658 sq.ft	62 sq.m	663 sq.ft
Balcony & Terrace	17 sq.m	183 sq.ft	17 sq.m	183 sq.ft
<b>Total Area</b>	<b>569 sq.m</b>	<b>6124 sq.ft</b>	<b>588 sq.m</b>	<b>6,332 sq.ft</b>
Sky Suite Terrace Area	53 sq.m	565 sq.ft	53 sq.m	565 sq.ft
<b>Gross Area</b>	<b>621 sq.m</b>	<b>6,689 sq.ft</b>	<b>641 sq.m</b>	<b>6,897 sq.ft</b>

**Ground Floor**

**Option 1: Detached**

Total Area 299 sq.m / 3,220 sq.ft

**Option 2: Fused**

Total Area 319 sq.m / 3,430 sq.ft

**First Floor**

Total Area 182 sq.m / 1,954 sq.ft

**Penthouse**

Total Area 141 sq.m / 1,515 sq.ft



\* Pergola applies to detached option





FLOORPLAN

# The Haven Select Grand Villa (Type B)

**Amenities**

- Private home elevator
  - 4 parking spaces
  - Garage Door
  - Outdoor Majlis
  - His & Hers walk-in closets
  - 3 staff rooms
  - Fitted laundry room
- 4 Zen Sanctuary options:**
- Heal
  - Entertain
  - Work
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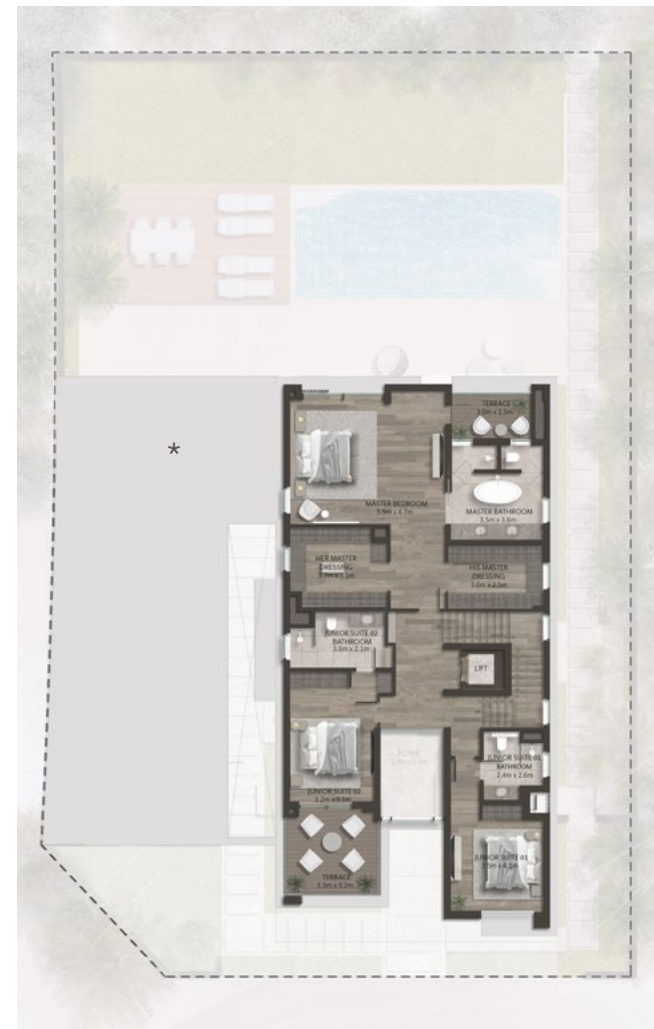
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**First Floor**

Total Area 182 sq.m / 1,954 sq.ft

**Penthouse**

Total Area 141 sq.m / 1,515 sq.ft



\* Solid roof applies to fused option



The background of the image is a close-up, high-angle shot of water with a teal or cyan color palette. The water's surface is covered in fine, rhythmic ripples that create a textured, undulating pattern across the entire frame. The lighting is soft, highlighting the peaks of the ripples and casting gentle shadows in the troughs, which adds depth and movement to the scene.

**The Haven**  
*Grand Villas*

# The Haven

THE URBAN – FRONT VIEW



The Urban collection makes a bold contemporary statement with flowing and spacious interiors that connect to expansive gardens. Stunning terraces, a large master suite and a choice of Zen Sanctuary options offer luxury living at its finest.

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# The Haven

THE URBAN – BACK VIEW



The Urban embraces the luxury of indoor-outdoor living where internal space flows seamlessly into the expansive garden areas.

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# The Haven

THE SERENE – FRONT VIEW



The Serene uses a palette of natural tones and exquisite materials. Expansive floor-to-ceiling windows infuse the beautiful internal spaces with light which complements the beauty of the premium finishes.

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# The Haven

THE SERENE – BACK VIEW



The Serene interiors are bathed in light and offers expansive spaces that gently flow into spectacular outdoor areas.

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FLOORPLAN

# The Haven Grand Villa (Type A)

**Amenities**

- Private home elevator
- 4 parking spaces
- Garage Door
- Outdoor Majlis
- His & Hers walk-in closets
- 3 staff rooms
- Fitted laundry room

**4 Zen Sanctuary options:**

- Heal
- Entertain
- Work
- Exercise

	Detached		Fused	
Internal Area	425 sq.m	4,570 sq.ft	417 sq.m	4,485 sq.ft
Garage	71 sq.m	762 sq.ft	71 sq.m	762 sq.ft
Balcony & Terrace	17 sq.m	180 sq.ft	17 sq.m	180 sq.ft
<b>Total Area</b>	<b>512 sq.m</b>	<b>5,512 sq.ft</b>	<b>504 sq.m</b>	<b>5,427 sq.ft</b>
Sky Suite Terrace Area	45 sq.m	481 sq.ft	45 sq.m	481 sq.ft
<b>Gross Area</b>	<b>557 sq.m</b>	<b>5,993 sq.ft</b>	<b>549 sq.m</b>	<b>5,908 sq.ft</b>

**Ground Floor**

**Option 1: Detached**

Total Area 263 sq.m / 2,834 sq.ft



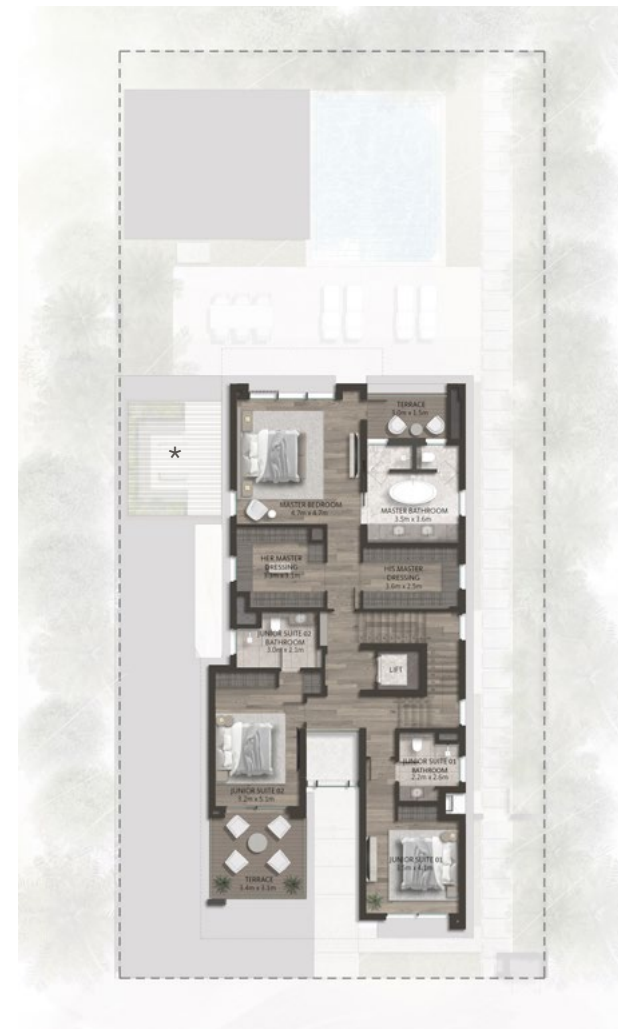
**Option 2: Fused**

Total Area 256 sq.m / 2,751 sq.ft



**First Floor**

Total Area 168 sq.m / 1,810 sq.ft



\* Pergula applies to detached option

**Penthouse**

Total Area 125 sq.m / 1,349 sq.ft



FLOORPLAN

# The Haven Grand Villa (Type B)

**Amenities**

- Private home elevator
- 4 parking spaces
- Garage Door
- Outdoor Majlis
- His & Hers walk-in closets
- 3 staff rooms
- Fitted laundry room

**4 Zen Sanctuary options:**

- Heal
- Entertain
- Work
- Exercise

	Detached		Fused	
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**Ground Floor**

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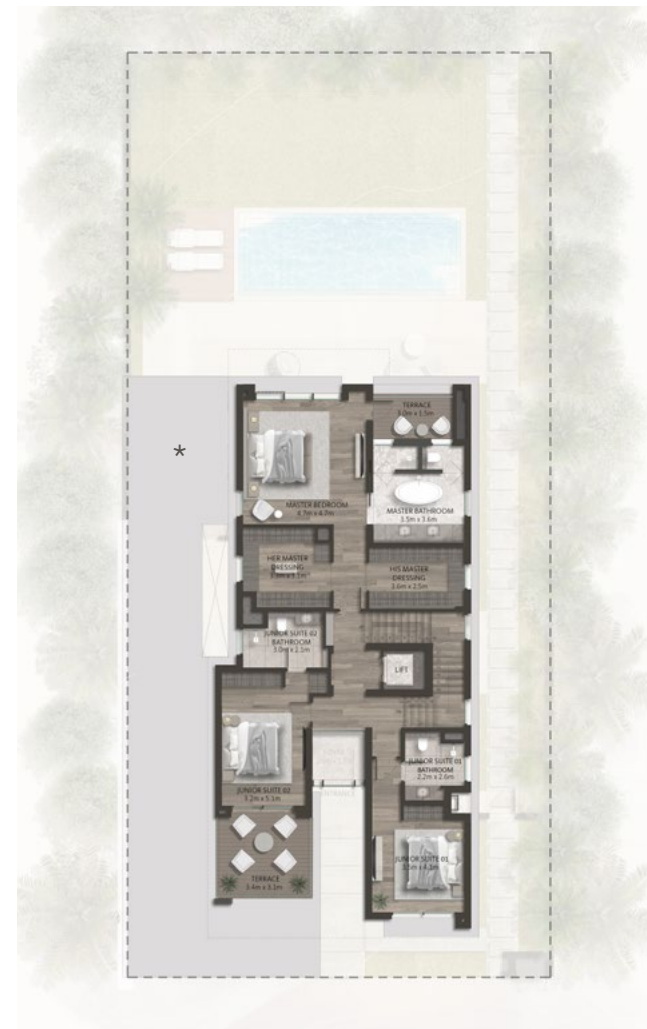
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**First Floor**

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**Penthouse**

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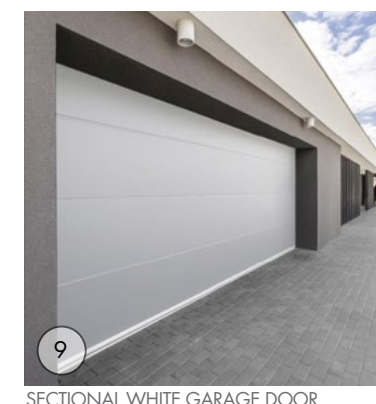
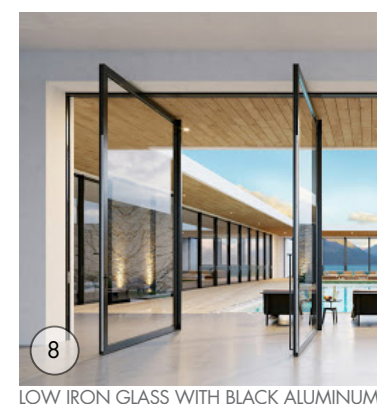
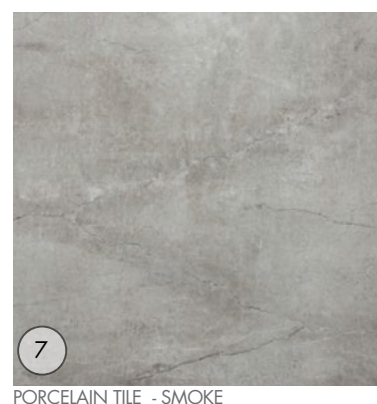
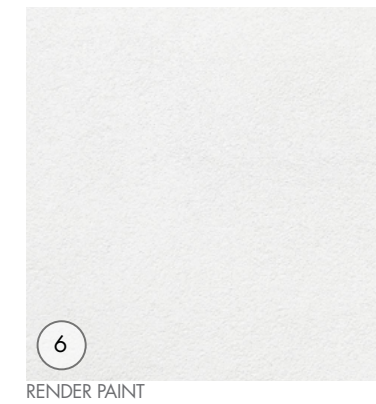
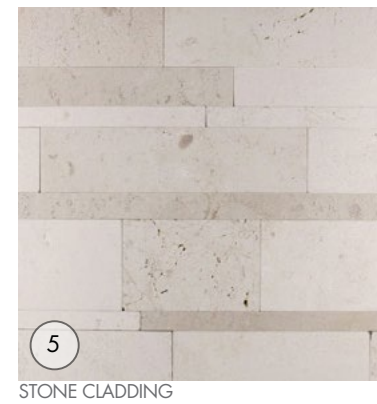
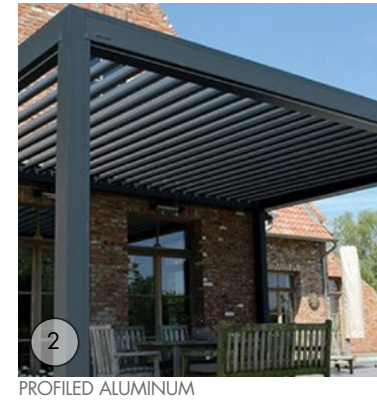
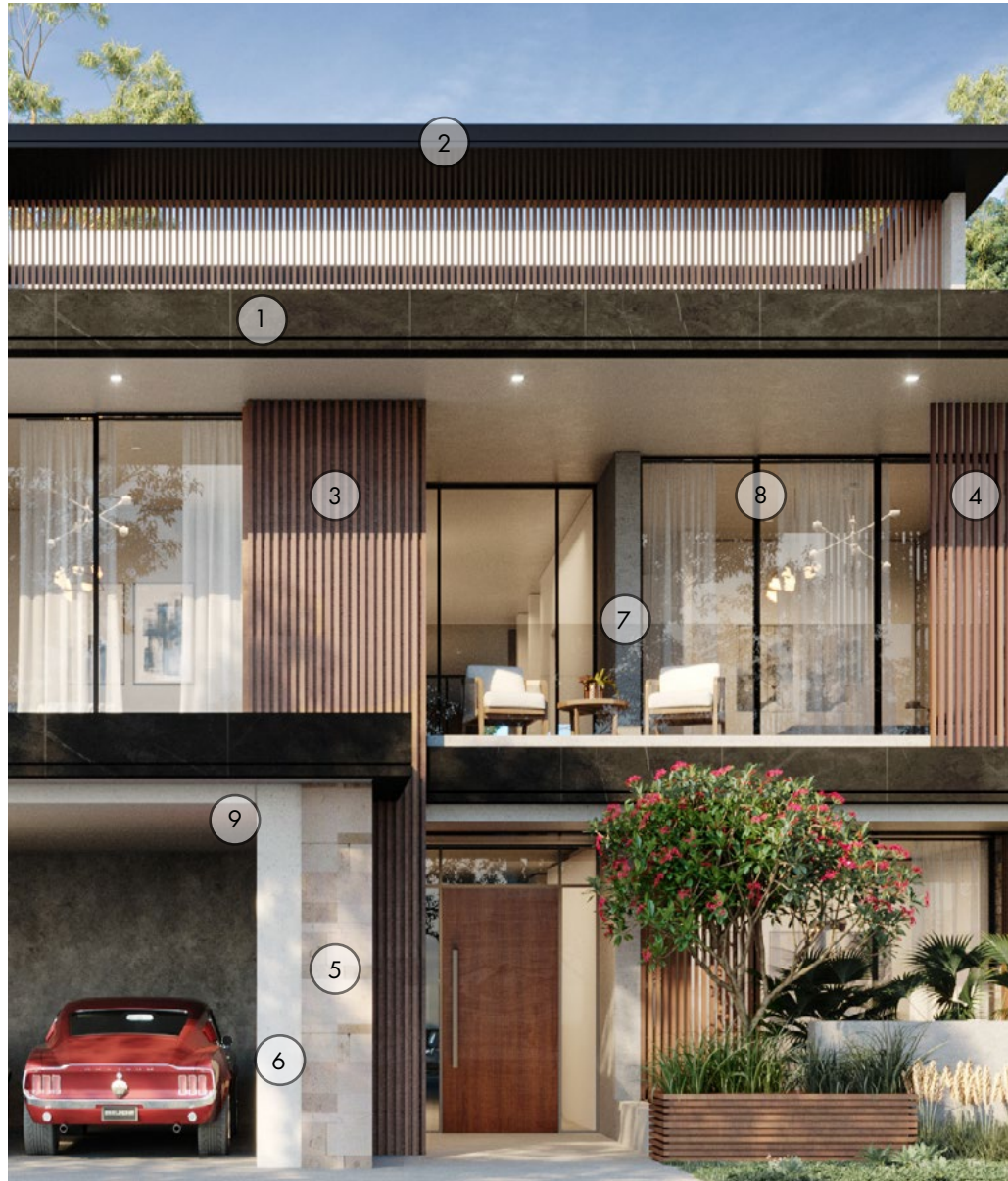


\* Solid roof applies to fused option

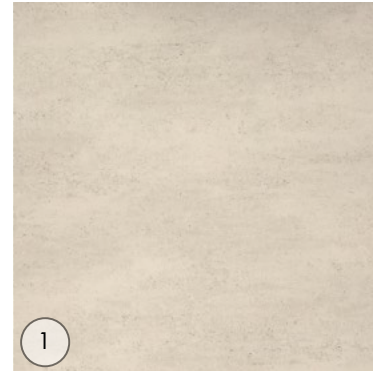
Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes.



EXTERIOR FINISHING  
**The Urban**



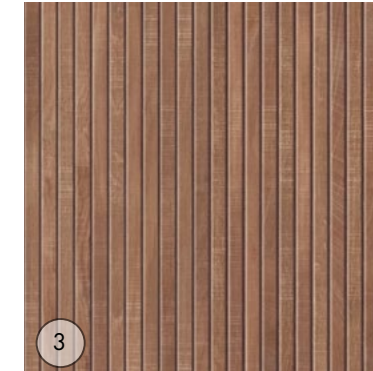
EXTERIOR FINISHING  
**The Serene**



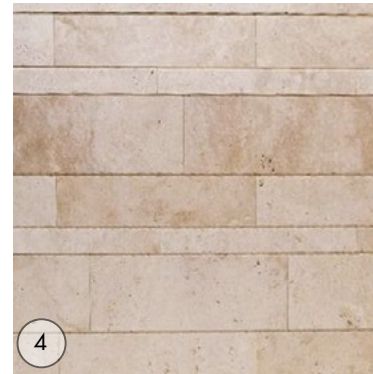
1  
 PORCELAIN TILE



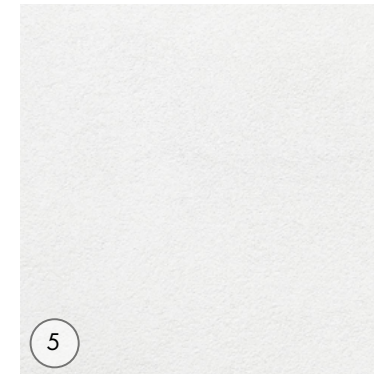
2  
 PROFILED ALUMINUM



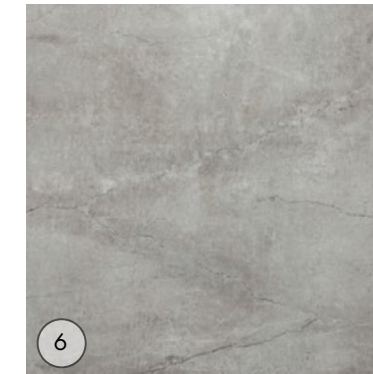
3  
 PORCELAIN TILE - WALNUT FINISH



4  
 STONE CLADDING



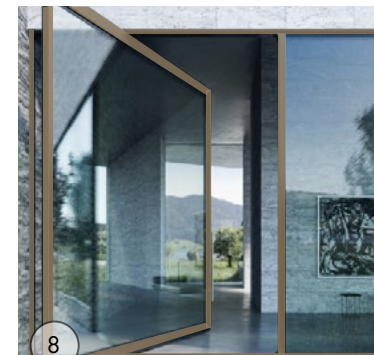
5  
 RENDER PAINT



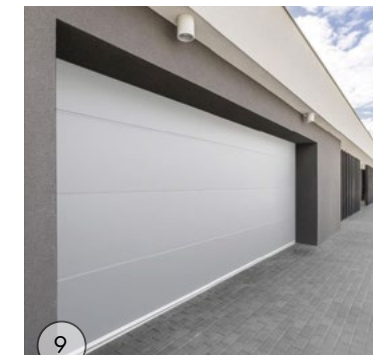
6  
 PORCELAIN TILE - SMOKE



7  
 ALUMINUM/COMPOSITE WOOD LOUVRES



8  
 LOW IRON GLASS WITH BROWN ALUMINUM FRAME



9  
 SECTIONAL WHITE GARAGE DOOR



A premium lifestyle

Inspired by nature

INTERIOR LIVING & DINNING AREA



Create bespoke and relaxing interiors by selecting from two natural colour schemes.

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تلال الغاف  
Tilal Al Ghaf

# A seamless flow

OPEN KITCHEN



Stunning space flows gracefully into spectacular landscaped gardens.

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# The perfect life balance

TERRACE



Embrace blissful living in beautiful space designed with you in mind.

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# Stunning bedroom spaces



Relax in the privacy of your expansive master suite with superb wooden flooring, walk-in His and Hers accessorised wardrobes and stunningly finished ensuite bathrooms.

# Bathroom suite



Calm and serene expansive bathrooms with double sinks, elegant free-standing bath tubs and a choice of premium finishes.



# Colour options

You may choose from two interior finishing options:

## Tundra



MARBLE GENERAL FLOORING AND MASTER BATHROOM



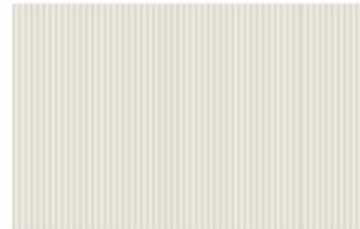
BEDROOM WOOD FLOORING



SECONDARY BATHROOM PORCELAIN FLOOR TILE



KITCHEN AND WARDROBE LAMINATED MDF SHUTTERS



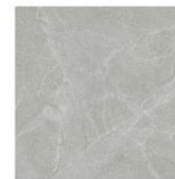
KITCHEN AND WARDROBE LAMINATED MDF SHUTTERS



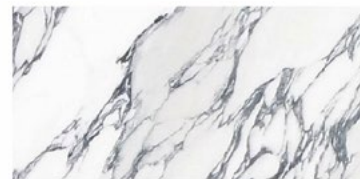
GENERAL WALL PAINT



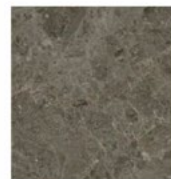
SECONDARY BATHROOM PORCELAIN ACCENT TILE



SECONDARY BATHROOM PORCELAIN WALL TILE



KITCHEN COUNTERTOP AND BACKSPLASH ENGINEERED STONE



MARBLE VANITY TOP



GENERAL METAL ACCENTS

## Terra



MARBLE GENERAL FLOORING AND MASTER BATHROOM



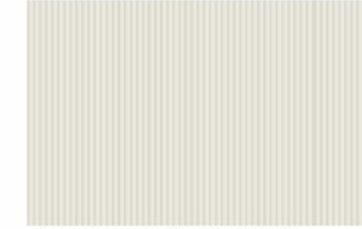
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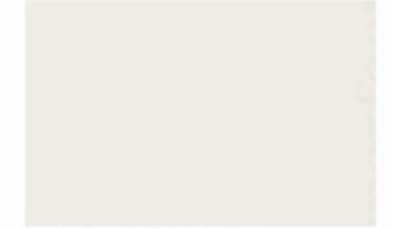
SECONDARY BATHROOM PORCELAIN FLOOR TILE



KITCHEN AND WARDROBE LAMINATED MDF SHUTTERS



KITCHEN AND WARDROBE LAMINATED MDF SHUTTERS



GENERAL WALL PAINT



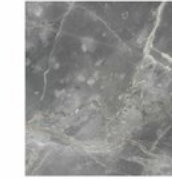
SECONDARY BATHROOM PORCELAIN ACCENT TILE



SECONDARY BATHROOM PORCELAIN WALL TILE



KITCHEN COUNTERTOP AND BACKSPLASH ENGINEERED STONE



MARBLE VANITY TOP



GENERAL METAL ACCENTS



Zen Sanctuary

# Zen Sanctuary

## Heal

Immerse yourself in an uplifting retreat where you can practice yoga, meditate and focus on your well-being.



## Entertain

Make this space the special place for gatherings of friends and family, intimate dinners or get togethers for special occasions.



## Exercise

Create a private space for exercise. This is the perfect personal fitness area to work-out, weight lift or stretch.



## Work

Discover a peaceful place to focus personal study, remote work options or personal projects.



FLOORPLAN DETACHED

# The Reserve | The Retreat | The Haven Select | The Haven Zen Sanctuary

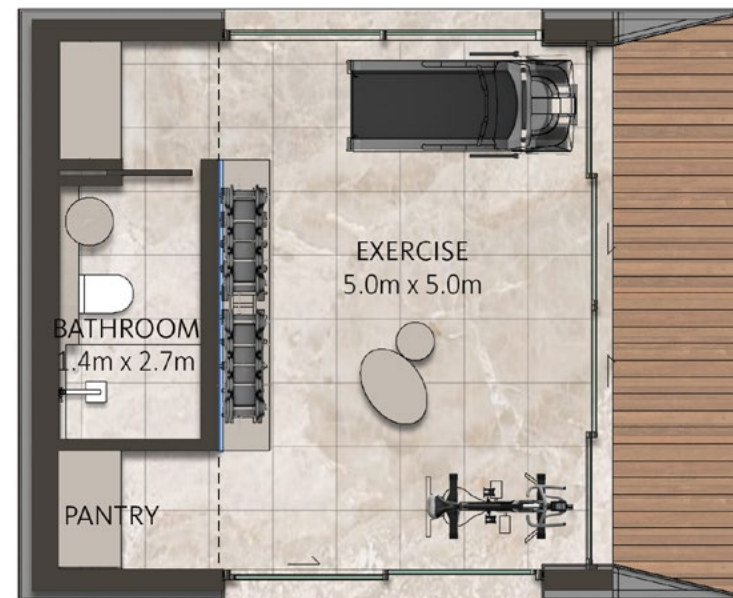
Select from 4 options:

Heal Internal Area 25 sq.m / 269 sq.ft

Exercise Internal Area 25 sq.m / 269 sq.ft

Entertain Internal Area 25 sq.m / 269 sq.ft

Work Internal Area 25 sq.m / 269 sq.ft



FLOORPLAN FUSED

# The Reserve | The Retreat Zen Sanctuary

Select from 4 options:

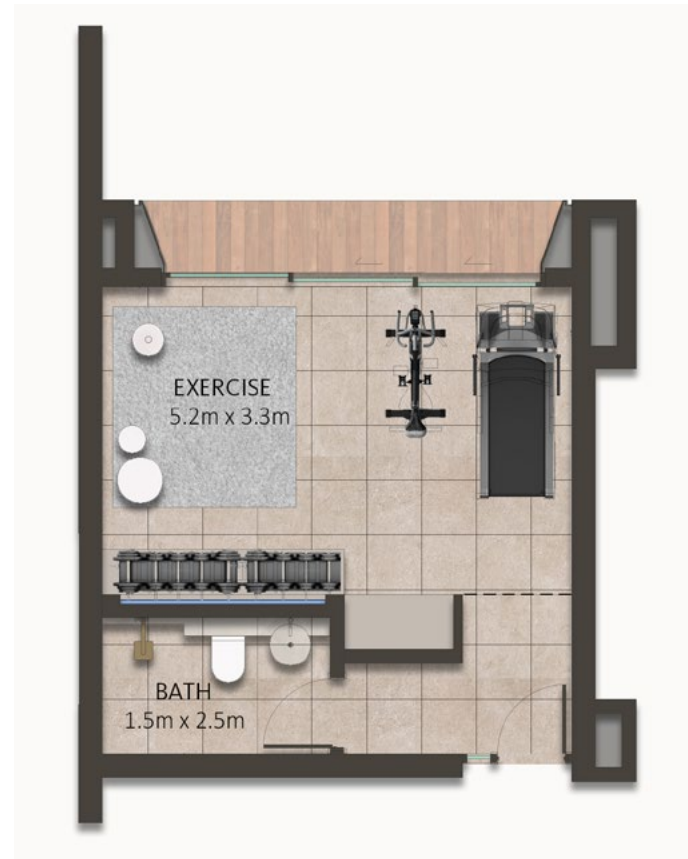
Heal

Internal Area 25 sq.m / 269 sq.ft



Exercise

Internal Area 25 sq.m / 269 sq.ft



Entertain

Internal Area 25 sq.m / 269 sq.ft



Work

Internal Area 25 sq.m / 269 sq.ft



FLOORPLAN FUSED

# The Haven Select Zen Sanctuary

Select from 4 options:

Heal

Internal Area 40 sq.m / 430 sq.ft



Exercise

Internal Area 40 sq.m / 430 sq.ft



Entertain

Internal Area 40 sq.m / 430 sq.ft



Work

Internal Area 40 sq.m / 430 sq.ft

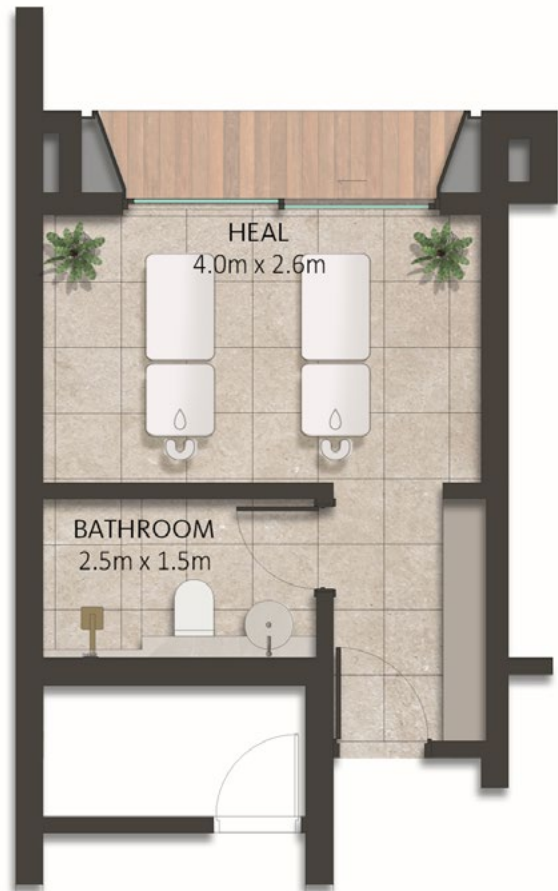


FLOORPLAN FUSED

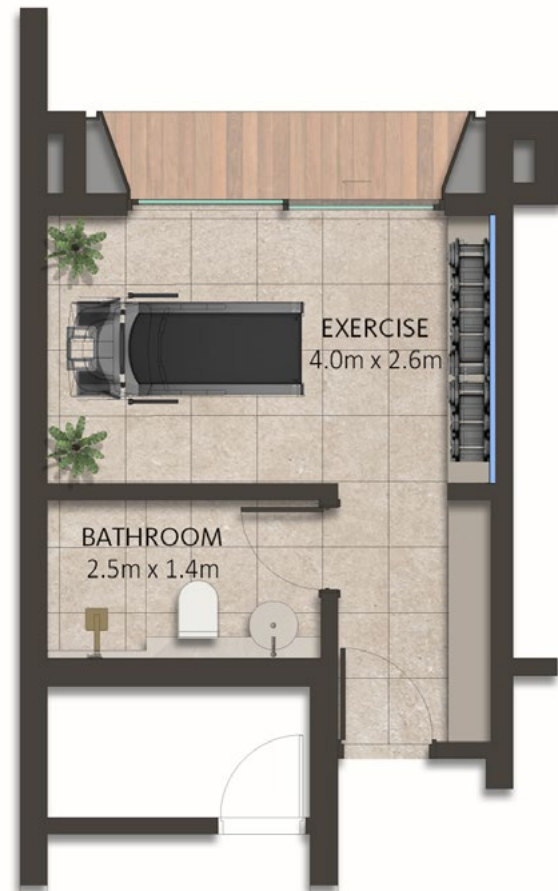
# The Haven Zen Sanctuary

Select from 4 options:

**Heal** Internal Area 17 sq.m / 183 sq.ft



**Exercise** Internal Area 17 sq.m / 183 sq.ft



**Entertain** Internal Area 17 sq.m / 183 sq.ft



**Work** Internal Area 17 sq.m / 183 sq.ft





## Landscaping that inspires

Complete the flowing inside-outside aesthetic with bespoke garden spaces that reflect your lifestyle. Personalise from a choice of two styles of landscape that include stunning pool area or verdant lawn.



# Landscape upgrade options

## Tropical Retreat

Exotic verdant planting, serene water features and private spaces for relaxed dining and entertainment nestled in nature are complemented by the option of green lawn area or private swimming pool. Choose from the landscaping options of vibrantly colourful or lush green.



## Mediterranean

Stunning landscaping inspired by the beautiful sights and scents of the Mediterranean is complemented by relaxed al fresco areas for special moments with family and friends. Personalise your space by choosing green lawn areas of a relaxing private swimming pool. A selection of vibrantly colourful or lush green planting palettes adds further bespoke details.



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**For more information**

please call / WhatsApp Trupti Nair on 00971 507851492

Email: [trupti@homeloungeuae.com](mailto:trupti@homeloungeuae.com)

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 ماجد الفطيم  
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