

aura

The next level
of urban living

4 Bedroom Twin Villas

Brought to you by



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

aura

تلال الغاف
Tilal Al Ghaf



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.



Mall of the Emirates  مول الإمارات

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



Find your
aura
& COME HOME
TO LAUGHTER



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...



The Lagoon



Central Park



Kids Play Areas



White Sandy Beaches



Recreational Lagoon



Cycling & Jogging Trails

Bespoke Living



Life at Aura is uplifting because everything is designed with you in mind. These contemporary four bedroom twin villas offer unique, bespoke options. Personalize your living spaces with a choice of two spacious floor plans, or enjoy even more space and customize your surroundings in your roof terrace Sky Suite by selecting from a choice of two attractive designs.














Aura Masterplan



 TYPE A
 TYPE B

HARMONY

ELAN

- ①  Gated Community
- ②  Fitness Centre
- ③  Cycling & Jogging Track
- ④  Kid's Play Areas
- ⑤  Adult's Swimming Pools
- ⑥  Kid's Swimming Pools
- ⑦  4 Minute Walk to International School & Community Centre
- ⑧  Parks & Green Open Space
- ⑨  2 Minute Walk to Recreational Lagoon & Central Park

Surround yourself in happiness

Life at Aura is special because of its stunning community and resort-style amenities. Cycle and jog at your leisure along trails that weave through the community streets and open spaces, relax at the community swimming pool, take a gentle stroll through the immaculately landscaped neighborhood, or watch the kids having fun at the playground. Everything around you is designed to ensure a sublime and relaxed lifestyle.



Sky Suite

The Sky Suite, situated at the roof top, is a space that offers the perfect opportunity to add more value to your home. Create a bespoke area or room to suit your lifestyle and needs by selecting from two options that will perfectly complement your villa.



Sky Suite Options for 4 bedroom twin villas

Option 1 Live Suite

There is plenty of space to create what can be a wonderful master bedroom accessed by a dedicated staircase. Private, bright and spacious, this master suite is served by an ensuite bathroom with access to its own roof terrace with views.

Option 2 Entertain Suite

Create an exciting rooftop terrace to entertain guests. This layout offers a generous living space connected to the outdoor terrace. Enjoy a rooftop BBQ or re-energize with a dedicated yoga area at the pinnacle of your home. This is a wonderful area to revitalize and spend time with loved ones.

Each villa within Aura comes with its own spacious Sky Suite with two layout options. This enhancement is unique to Aura residences and offers an exciting space which can be personalized. Choose from designs that will enhance your lifestyle and living space.

















