

ALAYA



Be one with life



# 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.

# Tilal Al Ghaf Masterplan



## 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
- Retail Hub



# Be one with life

Immerse yourself in a lifestyle filled with beauty and serene tranquillity at Alaya. Awaken your senses and uplift the mind, body and soul. This refined collection of Grand Villas is exquisitely crafted to encapsulate the essence of inspired living at its finest.

# / An unsurpassed lifestyle offering



# ALAYA Masterplan

1 ACCESS TO PRIVATE BEACH	2 COMMUNITY PLAZA	3 GREEN OPEN SPACES	4 EXHIBITION SPACE
5 SPLASH PARK	6 LAP POOL	7 SPA POOL / JACUZZI	8 CLUBHOUSE
9 KID'S POOL	10 GATED COMMUNITY	11 KIDS' PLAY AREA	12 FITNESS AREA
13 SIKKA PARK	14 CONNECTING PLAZA	15 OUTDOOR GAMES ROOM	16 MOSQUE



# A premium collection of product offerings



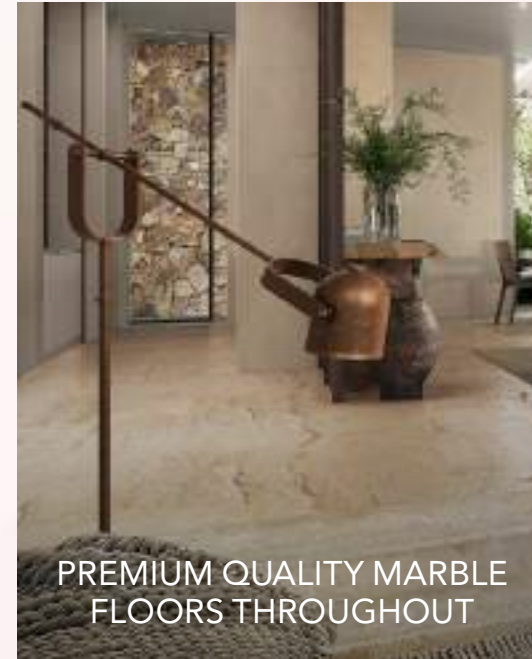
IMPRESSIVE DOUBLE-HEIGHT ENTRY



SPACIOUS MASTER SUITES WITH HIS & HERS WARDROBES



THOUGHTFULLY ACCESSORISED WARDROBES



PREMIUM QUALITY MARBLE FLOORS THROUGHOUT



EXQUISITE WOODEN FLOORING IN BEDROOMS



EUROPEAN KITCHENS WITH INTEGRATED APPLIANCES



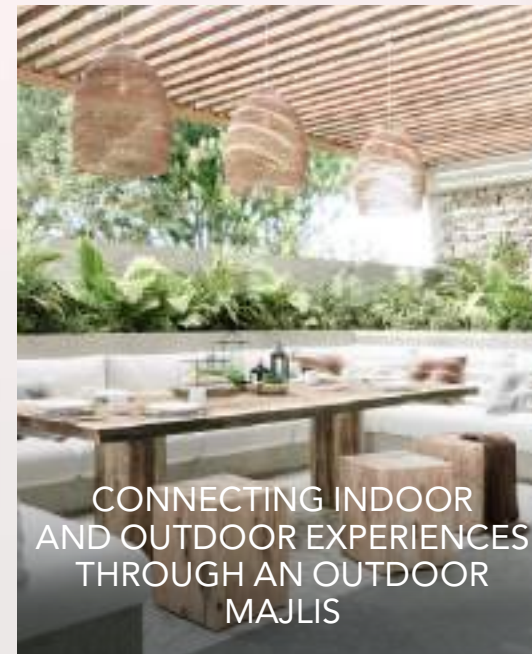
FLOOR-TO-CEILING SLIDING WINDOWS FOR INTERNAL-EXTERNAL CONNECTION



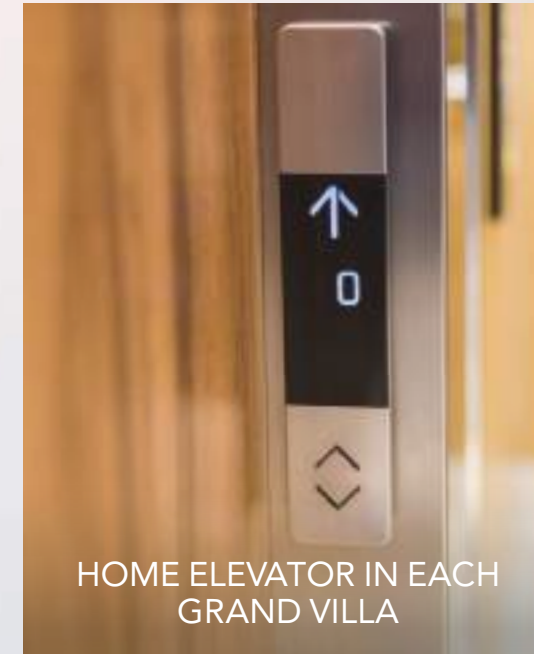
SUSTAINABLE, EFFICIENT AND INNOVATIVE AIRCOOLING (VRF)



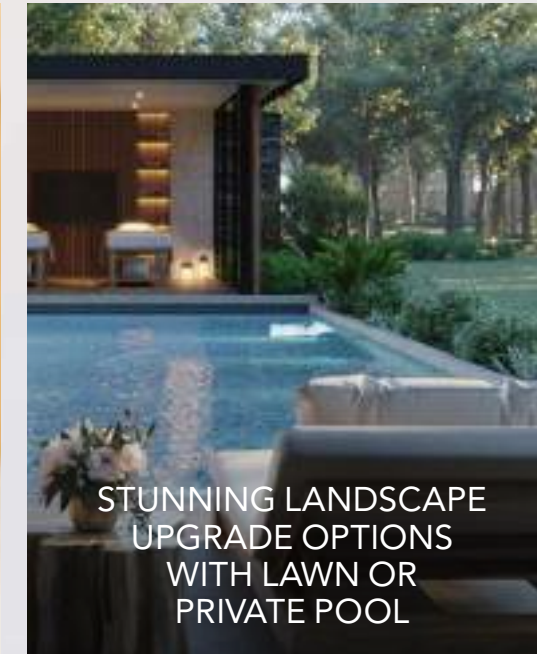
AMPLE PARKING WITH GARAGE DOOR



CONNECTING INDOOR AND OUTDOOR EXPERIENCES THROUGH AN OUTDOOR MAJLIS



HOME ELEVATOR IN EACH GRAND VILLA



STUNNING LANDSCAPE UPGRADE OPTIONS WITH LAWN OR PRIVATE POOL



# 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.

EXCLUSIVE ACCESS TO PRIVATE BEACH

# Space to discover the perfect balance

Elevate your lifestyle with the luxury of space. Expansive plots offer the freedom to create spectacular gardens complemented by outside entertainment areas for family time and private time in a balance of style and comfort.



Be one with your home



THE MEDITERRANEAN



THE MODERNIST

## 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

# The Reserve

THE MODERNIST – FRONT VIEW



The Modernist style collection is lavishly curated with stunning spaces to enjoy living. Expansive terraces, a vast master suite, large ensuite bedrooms, spacious gardens and parking for 4 cars offer the ultimate inspired lifestyle.

*The Reserve*

THE MODERNIST – BACK VIEW



# The Reserve

THE MEDITERRANEAN – FRONT VIEW



The Mediterranean style natural stone façade complements the bright open spaces. An impressive double-height entry leads the way to premium marble flooring and finishes throughout. Expansive floor-to-ceiling windows infuse the Grand Villa with natural light.



*The Reserve*

THE MEDITERRANEAN – BACK VIEW



*The Retreat*  
Grand Villa

# The Retreat

THE MODERNIST – FRONT VIEW



The Modernist style incorporates a rich textured façade which makes a statement from the very first glance. Premium marble and wooden flooring, stunning European manufactured kitchens and superb finishes throughout offer the finest in living.

*The Retreat*

THE MODERNIST - BACK VIEW



# The Retreat

THE MEDITERRANEAN – FRONT VIEW



The Mediterranean style collection of The Retreat features expansive master suites filled with natural light and His and Hers walk-in wardrobes. All bedrooms include stylish ensuites, modern European kitchens and vast outside terracing complemented by large garages.

*The Retreat*

THE MEDITERRANEAN – BACK VIEW



*The Haven*  
Grand Villa

*The Haven*

THE MODERNIST – FRONT VIEW



The Modernist style offer an impressive double-height entry, a large top floor terrace, an expansive master suite with His and Hers walk-in wardrobes and a large garden.



*The Haven*

THE MODERNIST - BACK VIEW



*The Haven*

THE MEDITERRANEAN – FRONT VIEW



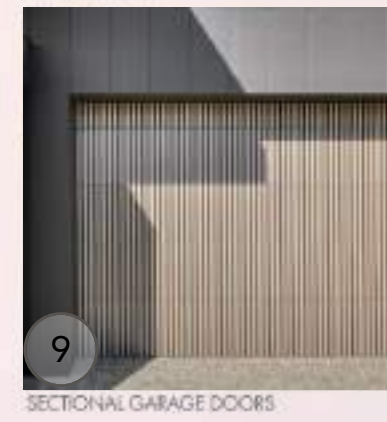
The Mediterranean style offer stunning facades which reflect the bright open spaces and exquisite interiors of these 3 storey Grand Villas. The unique Rooftop suites and terraces are complemented by spacious bedrooms, all with ensuites and an impressive master bedroom suite.

*The Haven*

THE MEDITERRANEAN – BACK VIEW



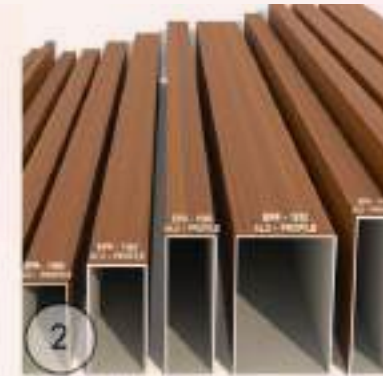
# The Modernist



# The Mediterranean



1  
PORCELAIN TILE - BLANC CONCRETE



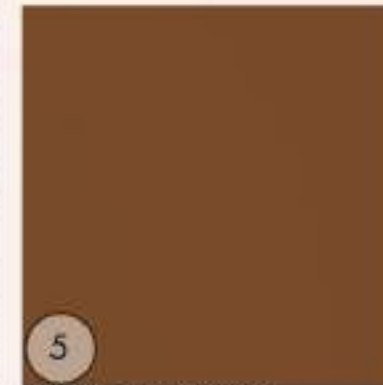
2  
PROFILED ALUMINIUM



3  
PORCELAIN TILE - WALNUT FINISH



4  
STONE CLADDING



5  
BROWN RENDER PAINT SOFFIT



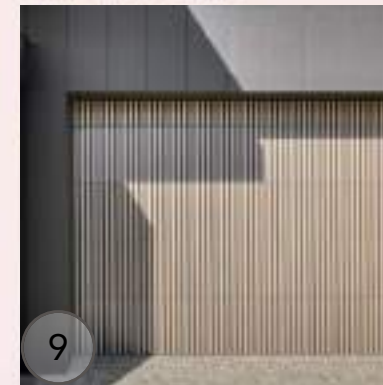
6  
PORCELAIN TILE - SMOKE



7  
ALUMINIUM / COMPOSITE WOOD LOUVERS



8  
LOW IRON GLASS WITH BLACK ALUMINIUM MINIMAL FRAME



9  
SECTIONAL GARAGE DOORS



Refined living at its finest

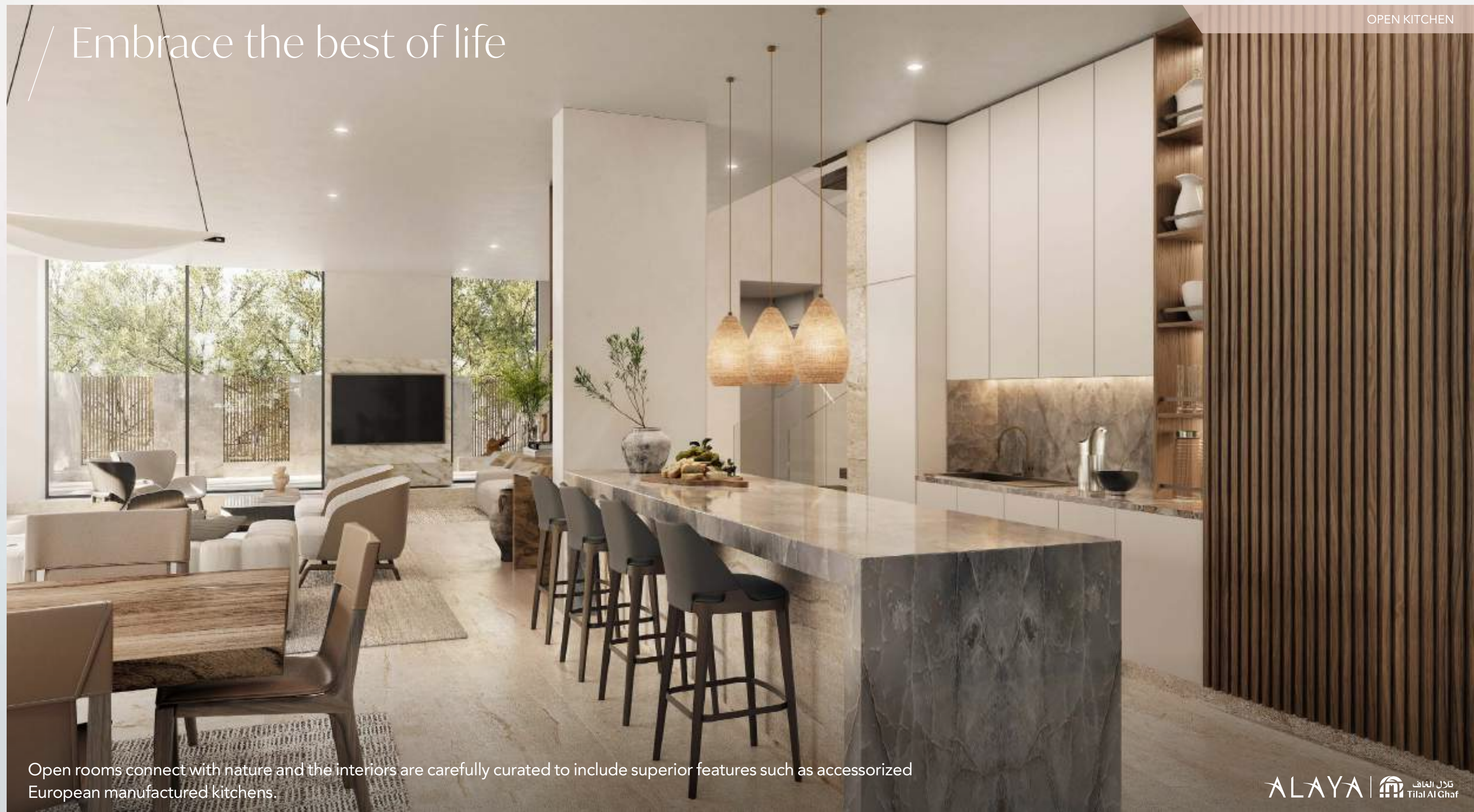
# Space inspired by nature



At Alaya, the seamless flow creates a sublime life balance. The streamlined movement from inside to outside makes every space feel light-infused, expansive and connected to nature.

Embrace the best of life

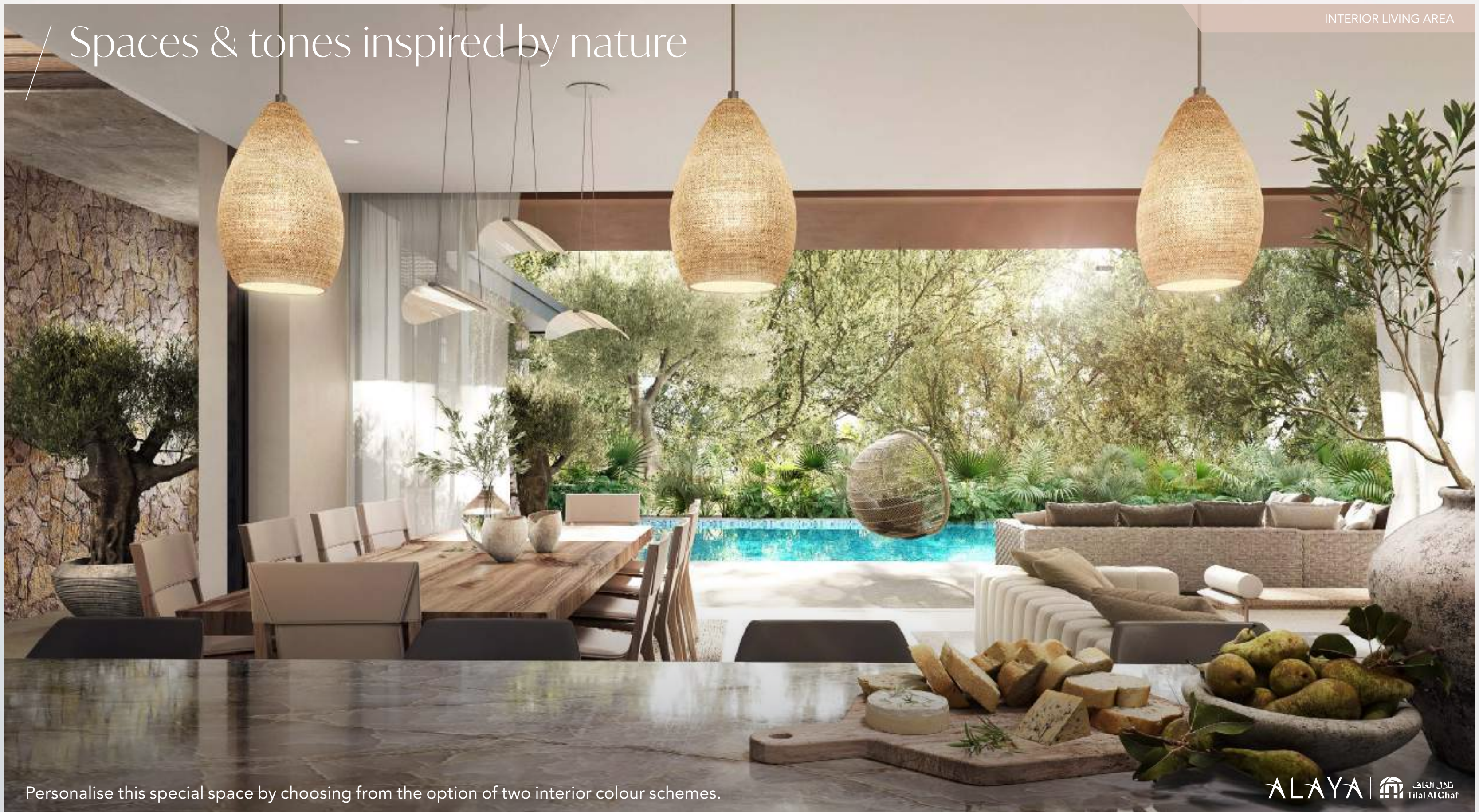
OPEN KITCHEN



Open rooms connect with nature and the interiors are carefully curated to include superior features such as accessorized European manufactured kitchens.



# Spaces & tones inspired by nature



Personalise this special space by choosing from the option of two interior colour schemes.

# Spacious bedroom retreats

Spacious ensuite bedrooms create stylish and private havens to complement your inspired lifestyle. The spacious master suite features floor-to-ceiling windows and is immersed in natural light. Premium wooden flooring and accessorised his and hers walk-in wardrobes offer further exquisite details.

# Living areas to embrace life



Life is inspiring in bespoke light-filled living areas that offer the perfect life balance of nature & relaxation, and fun & entertainment.

# Serene Bathrooms



These serene bathroom areas offer intimate spaces crafted with high-quality materials. They feature premium elements such as double-sinks, free-standing bathtubs and large shower rooms.

# Colour options

You may choose from two interior finishing options:

## Tundra



MARBLE GENERAL FLOORING AND MASTER BATHROOM



BEDROOM WOOD FLOORING



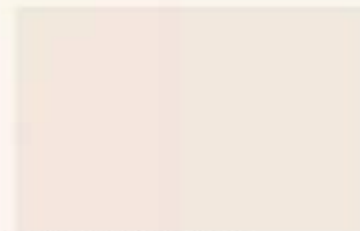
SECONDARY BATHROOM PORCELAIN FLOOR TILE



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



BEDROOM WOOD FLOORING



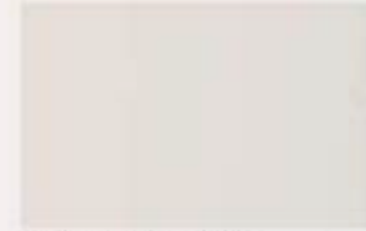
SECONDARY BATHROOM PORCELAIN FLOOR TILE



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



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.



# Zen Suite: Heal



Create a bespoke sanctuary that perfectly reflects your lifestyle. Curate your space to meet your needs by choosing from four unique layouts.

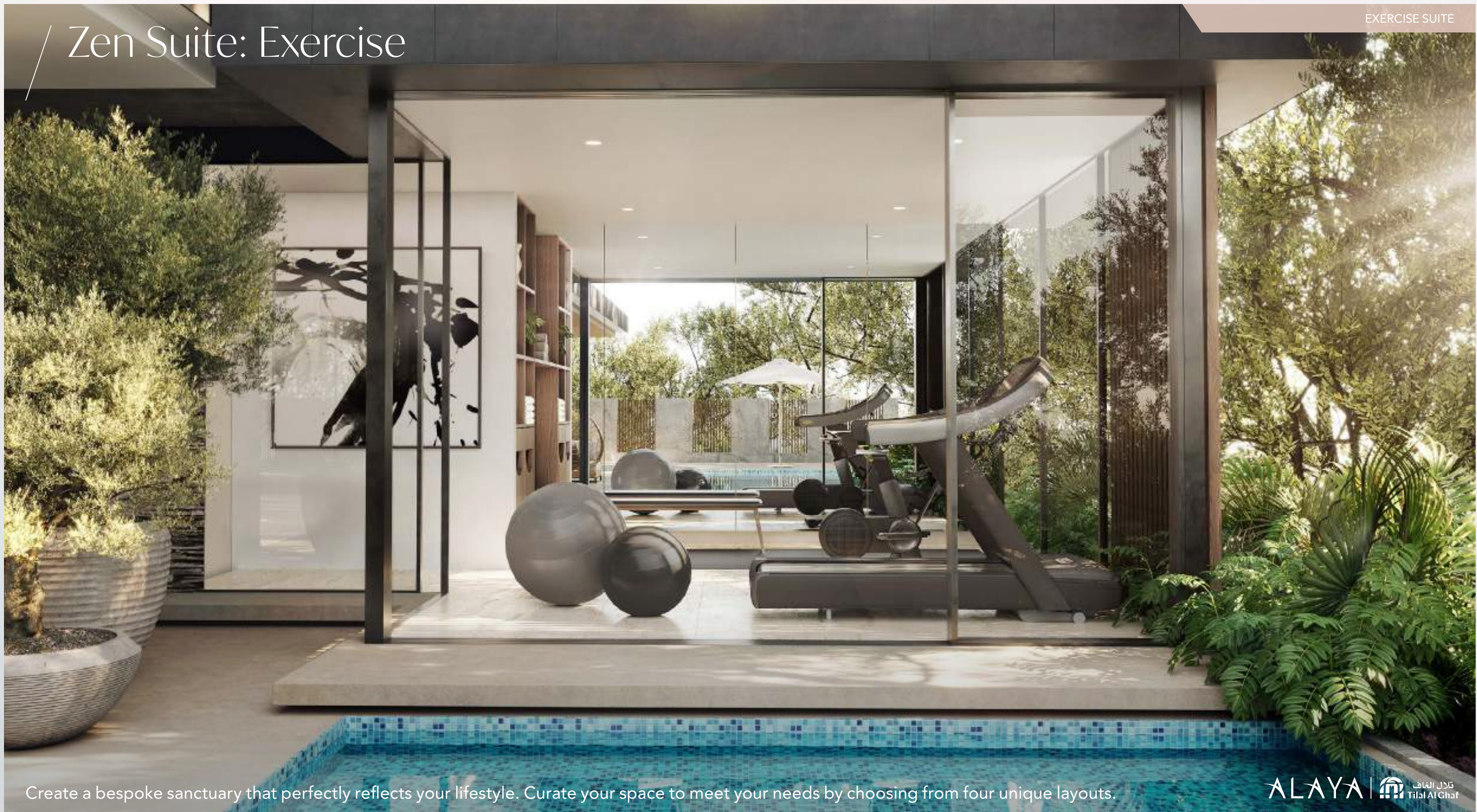


# Zen Suite: Entertain



Create a bespoke sanctuary that perfectly reflects your lifestyle. Curate your space to meet your needs by choosing from four unique layouts.

# Zen Suite: Exercise



Create a bespoke sanctuary that perfectly reflects your lifestyle. Curate your space to meet your needs by choosing from four unique layouts.

# Zen Suite: Work



Create a bespoke sanctuary that perfectly reflects your lifestyle. Curate your space to meet your needs by choosing from four unique layouts.



## 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 alfresco 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.

