



PROINVEST

# TILAL AL GHAF - ALAYA

LOCATION: TILAL AL GHAF COMPLETED: Q3 2024

This refined collection of 34 Grand Villas are exquisitely crafted to capture the essence of inspired living at its finest. The three-storey standalone luxury 4-6 bedroom villas come in 3 different styles and 2 different façades to choose from. This is where luxury sits in the heart of nature. Tital 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.

## FACILITIES



## SIZES & PRICES

4 BR (THE HAVEN) – FROM 5,824 SQFT	FROM AED 6,800,000
5 BR (THE RETREAT) – FROM 8,148 SQFT	FROM AED (TBC)
6 BR – (THE RESERVE) FROM 9,522 SQFT	FROM AED (TBC)

(front facing villas AED25M-26M, back facing villas AED15M-16M) TBC

## LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Large Carrefour, Rightbuy Supermarket, Day Mart, Al Maya Supermarket, All Day Fresh

**PUBLIC TRANSPORT:** METRO – DMCC Metro Station, BUS – Dubai Production City, The Crescent Tower 2

**SCHOOLS/NURSERIES:** RGS British School, Kinder Castle Nursery, GEMS United School

**PETROL STATION:** ADNOC fuel station, ADNOC Studio City

**MEDICAL FACILITIES:** Medical Specialist Centre, Medcare Medical Centre JBR, Medcare Medical Centre Al Barsha

**RETAIL/F&B:** MBC Shopping Mall, First Avenue Mall, The Pangolin Restaurant & Lounge

**LANDMARKS:** Trump International Golf Club, Motor City, DAMAC Hills, Dubai Polo & Equestrian Club



تلال الغاف  
Tital Al Ghaf

## LOCATION FACTORS

- GOOD TRANSPORT LINKS TO THE REST OF THE CITY- SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET, SHEIKH MOHAMMED BIN ZAYED ROAD, HESSA STREET
- ALL INCLUSIVE COMMUNITY- MASTERPLAN INCLUDES A SCHOOL AND MOSQUE, RETAIL, F&B ONCE COMPLETE
- RGS SCHOOL IS READY
- 25 MINUTES TO DOWNTOWN DUBAI
- 20 MINUTES TO DUBAI MARINA
- 35 MINUTES TO DXB
- CLOSE TO OTHER WELL KNOWN LOCAL COMMUNITIES- JUMEIRAH GOLF ESTATES, DAMAC HILLS, DUBAI SPORTS CITY



+7 969 179 97 79



The seamless flow of all Alaya villas creates a sublime life balance. The streamlined movement from inside to outside makes every space feel light-infused, expansive and connected to nature. Buyers can choose from 2 statement façade styles - The Modernist or The Mediterranean, to express who they are, which will set the tone for the stunning indoor spaces that follow. Wooden flooring is used throughout, and villas will be designed using natural materials.

## PITCH POINTS / WHY BUY?

- TAG COMMUNITY ALREADY 30% CAPITAL APPRECIATION
- THE NEW INTERNATIONAL SCHOOL IS READY
- COMMUNITY WILL HOUSE CAFES, RESTAURANTS AND RETAIL HUBS & LARGE CARREFOUR
- ROI MAY INCREASE WITH THE DEVELOPMENT OF THE TILAL AL GHAF DISTRICT
- THE ENTIRE PROJECT HAS 6 SUB-COMMUNITIES
- 3 TYPES OF VILLAS TO CHOOSE FROM- THE RESERVE, THE RETREAT, THE HAVEN (ALL 3 STOREYS)
- ALL COME WITH A EITHER WITH 'PENTHOUSE' OR TERRACE ON THE 3RD FLOOR
- VERY LIMITED NUMBER OF UNITS AVAILABLE- ONLY 14 FRONT FACING UNITS LEFT

**PAYMENT PLAN:** 60/40 2yrs post handover (LIMITED TIME)

**ROI:** 5% average in nearby areas

## DEVELOPER OVERVIEW

MAJID AL FUTTAIM IS ONE OF THE MOST WELL KNOWN CONGLOMERATE GROUPS IN THE REGION. FOUNDED IN 1995, MAF HAS COMPANIES ACROSS 8 DIFFERENT SECTORS, INCLUDING RETAIL, SHOPPING MALLS, HOTELS, REAL ESTATE, ENTERTAINMENT, LIFESTYLE, PROJECT MANAGEMENT AND ENERGY MANAGEMENT. MAJID AL FUTTAIM CURRENTLY HAS 5 ACTIVE COMMUNITY PROJECTS, HOUSING MORE THAN 114,000 RESIDENTS.

## THINGS TO KNOW

SERVICE CHARGE:	AED 3 PER SQFT (BUILT UP AREA)
ALLOCATED PARKING:	YES (FROM 4-7 SPACES PER VILLA)
RESALE POLICY:	OFF-PLAN AFTER 30% PAYMENT. READY PROPERTY - ANYTIME.

## IN CLOSE PROXIMITY

- 5.9km SOUTH VIEW SCHOOL DUBAI
- 11.3km RIGHTBUY SUPERMARKET
- 4.4km MBC SHOPPING MALL
- 15.9km MEDCARE MEDICAL CLINIC
- 4.5km TRUMP GOLF CLUB
- 2.6km PETROL STATION
- 4.5km SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET



## KEY FEATURES

- EACH RESIDENCE FEATURES A 'ZEN SUITE' WHICH CAN BE DESIGNED TO FIT THE NEEDS OF THE OWNER. SUITE DESIGNS INCLUDE: HEAL, ENTERTAIN, WORK OR EXERCISE ROOMS.
- EACH UNITS INCLUDES A PRIVATE ELEVATOR
- 4-7 PARKING SPACES PER UNIT
- PRIVATE ENTRY FOR ALAYA VILLA RESIDENTS ONLY
- HIS & HERS WALK IN CLOSETS (6 BEDROOM INUTS INCLUDE WALK IN CLOSETS)
- MAID AND DRIVER ROOMS
- 'UPGRADE PACKAGES' ARE AVAILABLE - BBQ/BAR AREA/ SWIMMING POOL ETC