

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

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

A Amenities

- 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



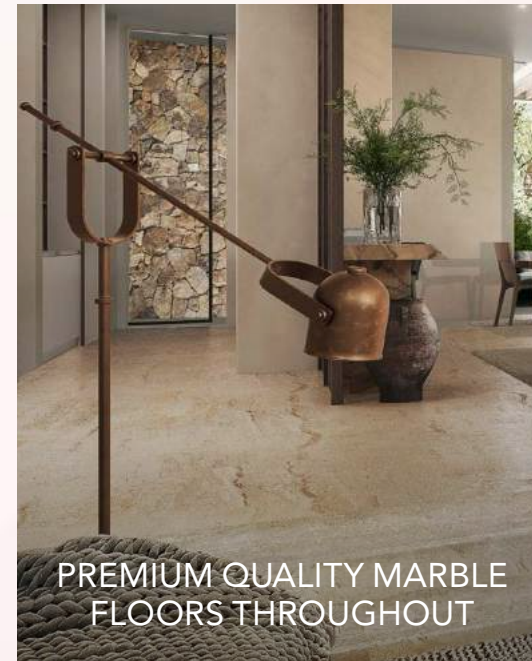
IMPRESSIVE DOUBLE-HEIGHT ENTRY



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)



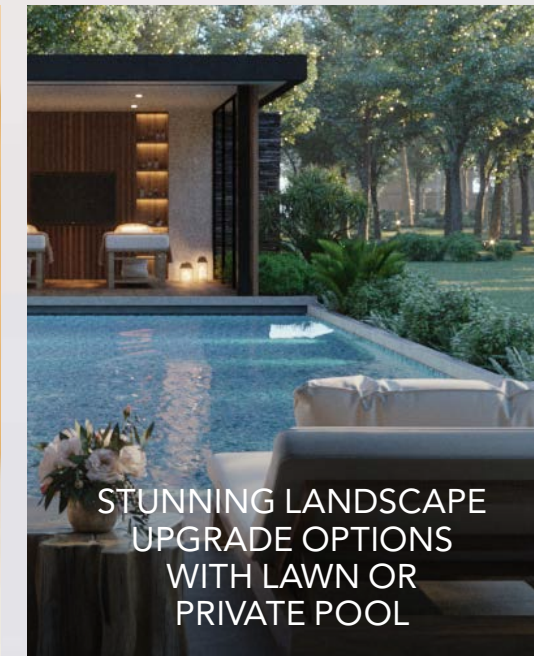
AMPLE PARKING WITH GARAGE DOOR



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



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 Suite options:

- Heal
- Entertain
- Work
- Exercise

| | | |
|------------------------|-----------------|--------------------|
| Internal Area | 696 sq.m | 7,487 sq.ft |
| Garage | 95 sq.m | 1,020 sq.ft |
| Balcony & Terrace | 36 sq.m | 385 sq.ft |
| Total Area | 827 sq.m | 8,891 sq.ft |
| Sky Suite Terrace Area | 59 sq.m | 631 sq.ft |
| Gross Area | 885 sq.m | 9,522 sq.ft |

Ground Floor

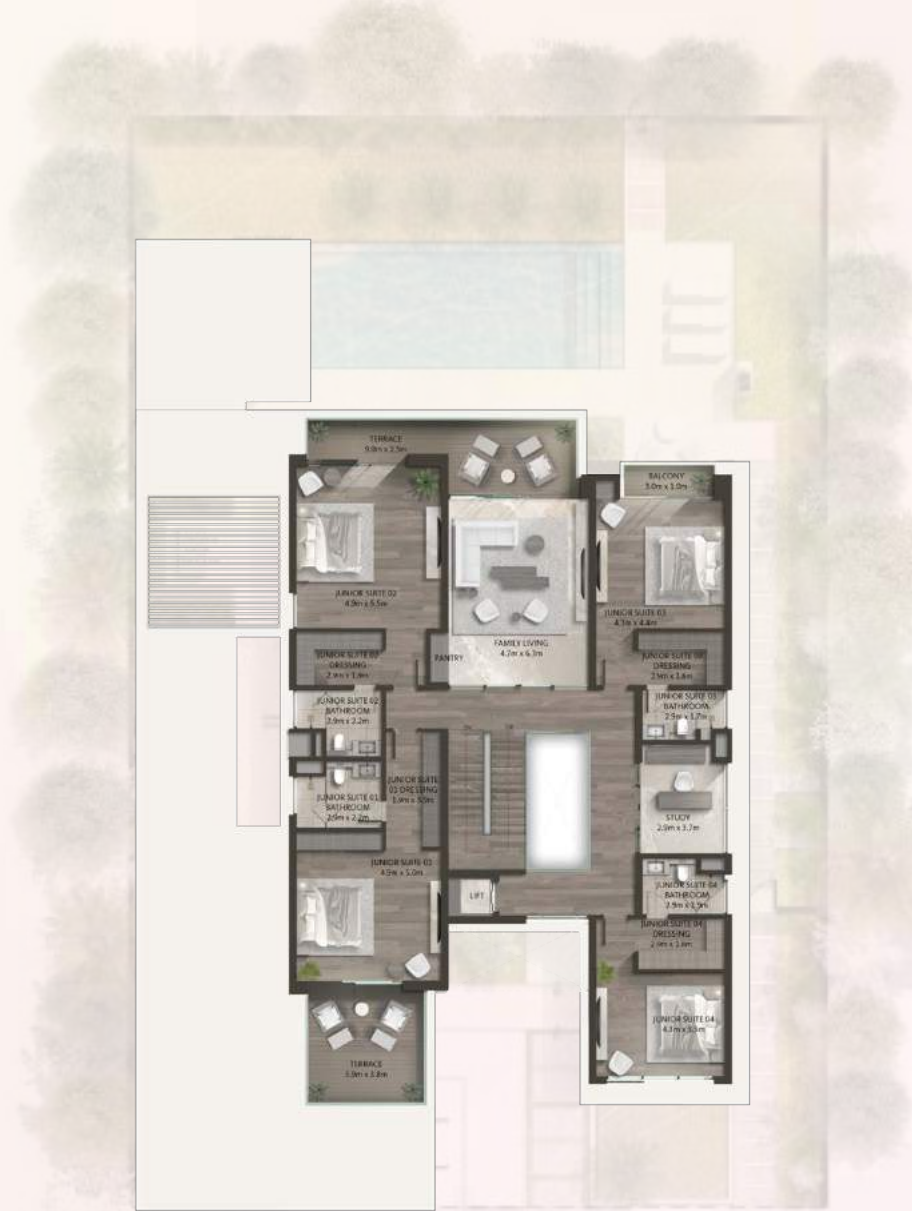
Total Area 400 sq.m / 4,303 sq.ft

First Floor

Total Area 284 sq.m / 3,060 sq.ft

Penthouse

Total Area 201 sq.m / 2,159 sq.ft



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

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 Suite options:

- Heal
- Entertain
- Work
- Exercise

| | | |
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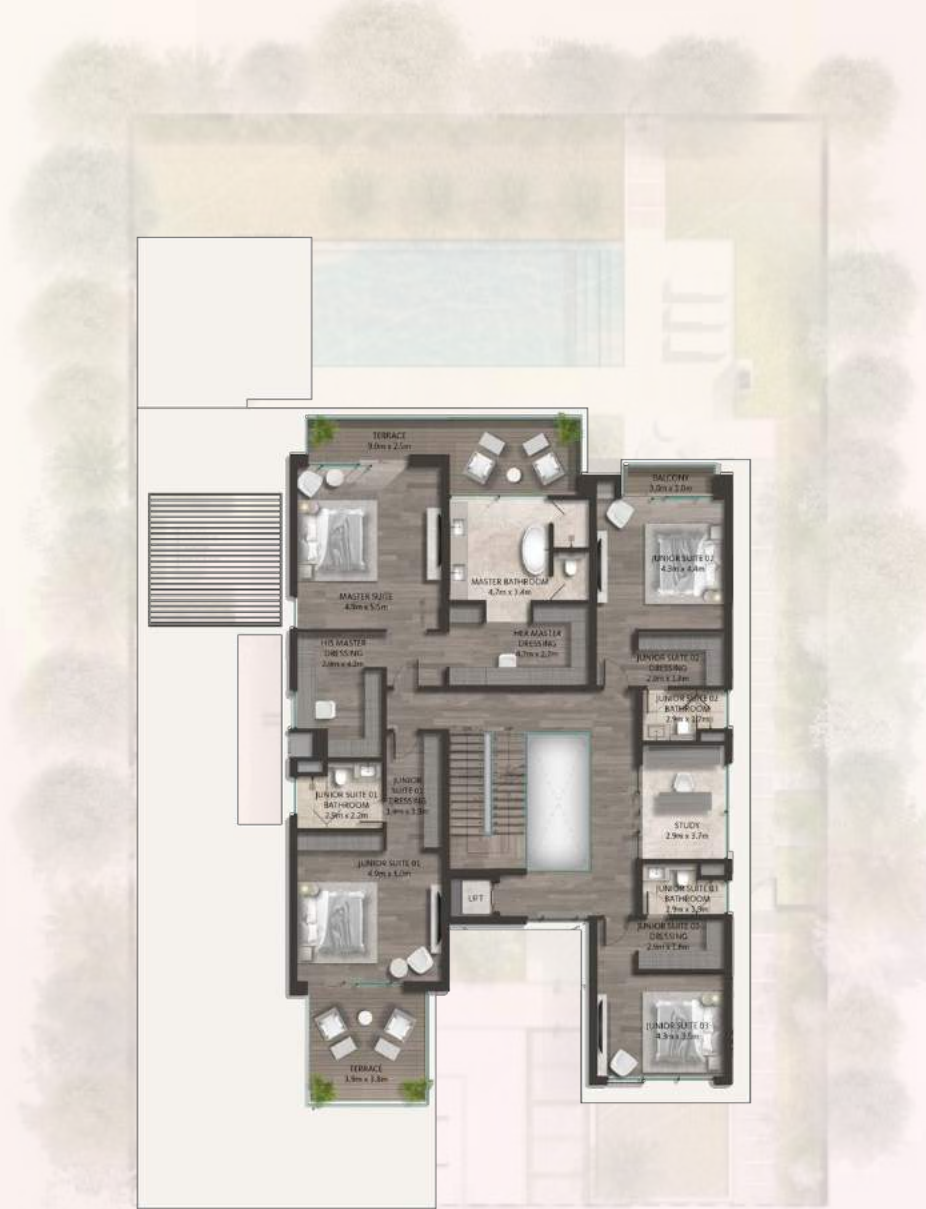
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The Retreat
Grand Villa

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



FLOORPLAN

The Retreat Grand Villa (Type B)

Amenities

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

4 Zen Suite options:

- Heal
- Entertain
- Work
- Exercise

| | | |
|------------------------|-----------------|--------------------|
| Internal Area | 584 sq.m | 6,288 sq.ft |
| Garage | 70 sq.m | 751 sq.ft |
| Balcony & Terrace | 44 sq.m | 470 sq.ft |
| Total Area | 698 sq.m | 7,509 sq.ft |
| Sky Suite Terrace Area | 59 sq.m | 639 sq.ft |
| Gross Area | 757 sq.m | 8,149 sq.ft |

Ground Floor

Total Area 345 sq.m / 3,712 sq.ft

First Floor

Total Area 249 sq.m / 2,679 sq.ft

Penthouse

Total Area 163 sq.m / 1,757 sq.ft



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

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



FLOORPLAN

The Haven Grand Villa (Type A)

Amenities

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

4 Zen Suite options:

- Heal
- Entertain
- Work
- Exercise

| | | |
|------------------------|-----------------|--------------------|
| Internal Area | 413 sq.m | 4,451 sq.ft |
| Garage | 70 sq.m | 756 sq.ft |
| Balcony & Terrace | 17 sq.m | 188 sq.ft |
| Total Area | 500 sq.m | 5,394 sq.ft |
| Sky Suite Terrace Area | 40 sq.m | 431 sq.ft |
| Gross Area | 541 sq.m | 5,825 sq.ft |

Ground Floor

Total Area 255 sq.m / 2,749 sq.ft

First Floor

Total Area 168 sq.m / 1,811 sq.ft

Penthouse

Total Area 117 sq.m / 1,264 sq.ft



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

FLOORPLAN

The Haven Grand Villa (Type B)

Amenities

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

4 Zen Suite options:

- Heal
- Entertain
- Work
- Exercise

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|------------------------|-----------------|--------------------|
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Ground Floor

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First Floor

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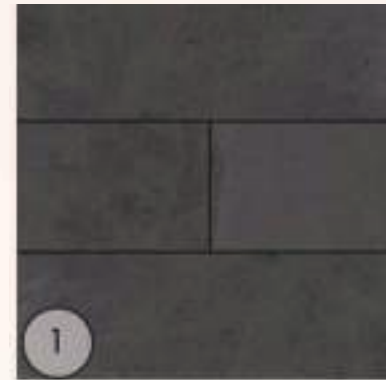
Penthouse

Total Area 117 sq.m / 1,264 sq.ft



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The Modernist



1
PORCELAIN TILE



2
PROFILED ALUMINUM



3
PORCELAIN TILE - WALNUT FINISH



4
ALUMINUM / COMPOSITE WOOD LOUVRES



5
STONE CLADDING



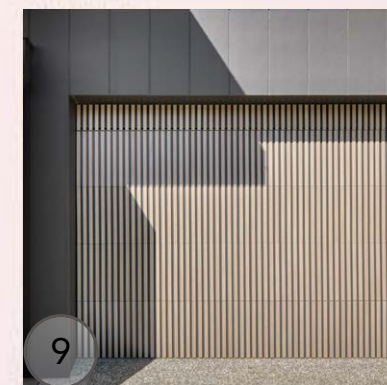
6
RENDER PAINT



7
PORCELAIN TILE - SMOKE



8
LOW IRON GLASS WITH BLACK ALUMINUM
MINIMAL FRAME



9
SECTIONAL GARAGE DOORS

The Mediterranean



1
PORCELAIN TILE - BLANC CONCRETE



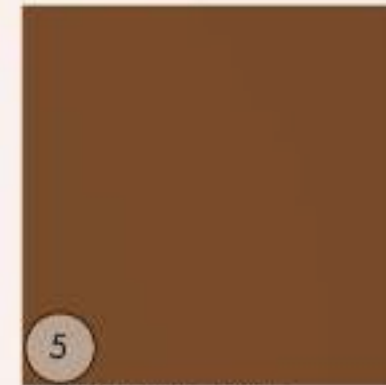
2
PROFIED ALUMINIUM



3
PORCELAIN TILE - WALNUT FINISH



4
STONE CLADDING



5
BROWN RENDER PAINT SOFFIT



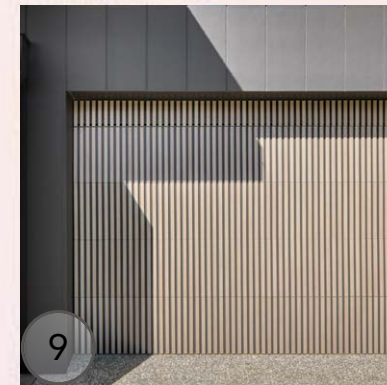
6
PORCELAIN TILE - SMOKE



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



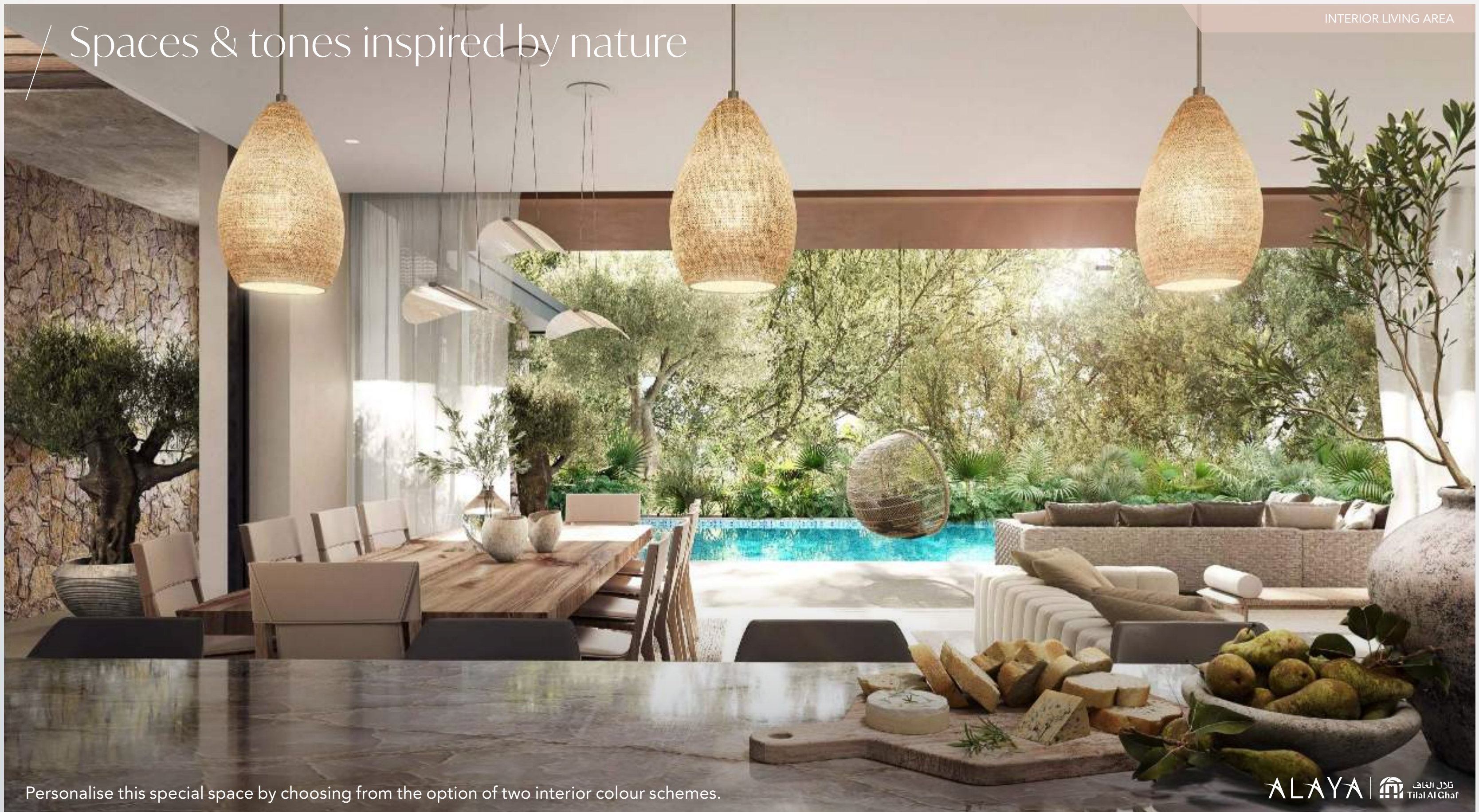
At Alaya, the seamless flow creates a sublime life balance. The streamlined movement from inside to outside makes every space feel light-infused, expansive and connected to nature.

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



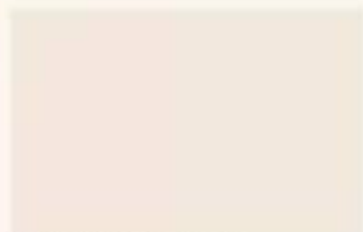
SECONDARY BATHROOM PORCELAIN FLOOR TILE



KITCHEN AND WARDROBE LAMINATED MDF SHUTTERS



KITCHEN AND WARDROBE LAMINATED MDF SHUTTERS



GENERAL WALL PAINT



SECONDARY BATHROOM PORCELAIN ACCENT TILE



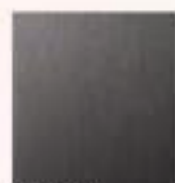
SECONDARY BATHROOM PORCELAIN WALL TILE



KITCHEN COUNTERTOP AND BACKSPLASH ENGINEERED STONE



MARBLE VANITY TOP



GENERAL METAL ACCENTS

Terra



MARBLE GENERAL FLOORING AND MASTER BATHROOM



BEDROOM WOOD FLOORING



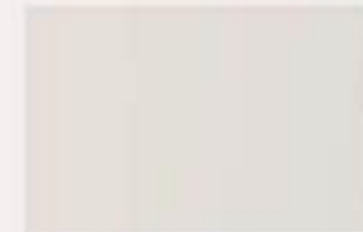
SECONDARY BATHROOM PORCELAIN FLOOR TILE



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.



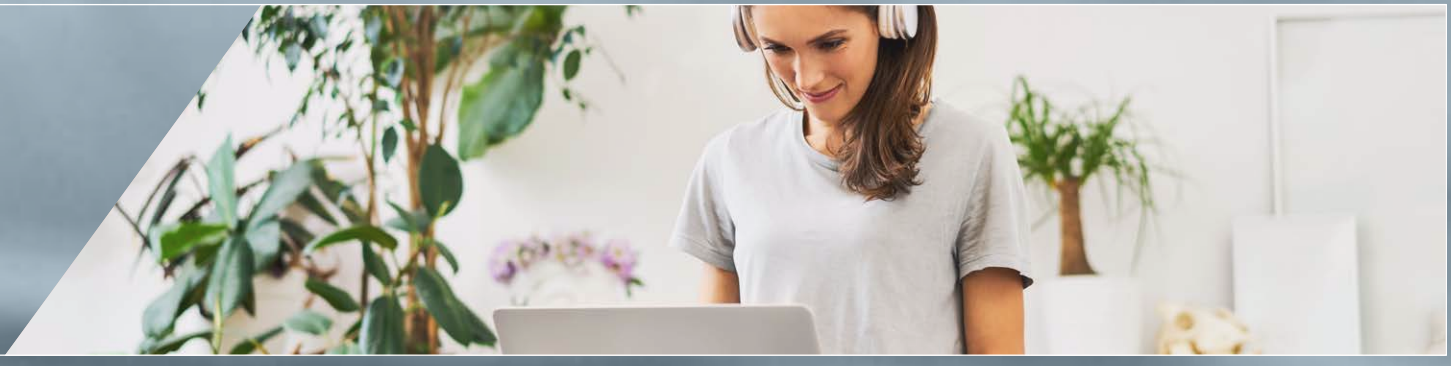
Exercise

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.

FLOORPLAN

The Reserve & The Retreat Zen Suite

Select from 4 Zen Suite Options:

Heal

Total Area 35 sq.m / 378 sq.ft



Entertain

Total Area 35 sq.m / 378 sq.ft



Work

Total Area 35 sq.m / 378 sq.ft



Exercise

Total Area 35 sq.m / 378 sq.ft



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FLOORPLAN

The Haven Zen Suite

Select from 4 Zen Suite Options:

Heal

Total Area 22 sq.m / 242 sq.ft



Entertain

Total Area 22 sq.m / 242 sq.ft



Work

Total Area 22 sq.m / 242 sq.ft



Exercise

Total Area 22 sq.m / 242 sq.ft



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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.



ALAYA



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