



TILAL AL GHAF – HARMONY II

LOCATION: TILAL AL GHAF COMPLETED: Q4 2023

Where a stunning lagoon with sandy beach is only two minutes walk away. The latest release from Tilal Al Ghaf, Harmony Phase 2 features standalone 4, 5 & 6 bedroom villas with 2 levels, designed to create a life of perfect balance. 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.

FACILITIES

- SWIMMING POOLS
- SANDY BEACHES
- BBO AREAS
- CLUBHOUSE
- WATER THEMED PLAY AREA
- LAGOON
- OPEN SPACES
- MOSQUE
- LANDSCAPED GARDENS
- OUTDOOR GYM
- KINDERGARTEN

SIZES & PRICES

4 BR – FROM 4,016 SQFT	FROM AED 3,390,000
5 BR – 4,477 SQFT TO 5,677 SQFT	FROM AED 4,190,000
6 BR – 5,677 SQFT TO 6,515	FROM AED 5,290,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: 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: 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

harmony II | تلال الغاف
Tilal 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
- ALL INCLUSIVE COMMUNITY - MASTERPLAN INCLUDES A SCHOOL AND MOSQUE, RETAIL, F&B ONCE COMPLETE
- 25 MINUTES TO DOWNTOWN DUBAI
- 20 MINUTES TO DUBAI MARINA
- 35 MINUTES TO DXB
- 17 MINUTES TO EXPO 2020 SITE
- CLOSE TO OTHER WELL KNOWN LOCAL COMMUNITIES- JUMEIRAH GOLF ESTATES, DAMAC HILLS, DUBAI SPORTS CITY



+7 969 179 97 79



The generously sized Harmony II villas allow for different internal configurations, allowing owners to create a more personalized space. Rich, natural materials, including an array of veined marbles, carved timber, and charismatic metals will be used throughout the villas. Open-plan living is very much a focal point of the Harmony II homes.

PITCH POINTS / WHY BUY?

- THE NEW MOSQUE & INTERNATIONAL SCHOOL WILL OPEN ONCE THE ENTIRE COMMUNITY IS COMPLETE
- COMMUNITY WILL HOUSE CAFES, RESTAURANTS AND RETAIL HUBS
- THE ENTIRE PROJECT HAS 6 SUB-COMMUNITIES
- ROI MAY INCREASE WITH THE DEVELOPMENT OF THE TILAL AL GHAF DISTRICT
- 6BR HOMES HAVE 3 DIFFERENT DESIGNS TO CHOOSE FROM
- ROI IS EXPECTED TO INCREASE ONCE THE WHOLE TILAL AL GHAF COMMUNITY IS COMPLETED

PAYMENT PLAN: 60/40 over 5yrs (10% down payment)

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 3.5 – 4 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME

IN CLOSE PROXIMITY

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



KEY FEATURES

- FLOORPLANS CAN BE CUSTOMIZED TO EITHER: CREATIVE, WELLNESS, CANVAS OR CULINARY SPACES
- ALL RESIDENCES COME WITH A GARDEN SUITE WITH 2 MAID'S ROOMS & EN-SUITE BATHROOMS, A DRIVER'S ROOM AND BATHROOM, FORMAL AND FAMILY LIVING ROOM AND A POWDER ROOM
- ALL 6BR HOMES AND SOME 5BR UNITS COME WITH A SERVICE AND SHOW KITCHEN
- ALL MASTER BEDROOMS COME WITH A WALK-IN-CLOSET
- ALL UNITS COME WITH A BALCONY, A TERRACE AND A GARAGE FOR 3 CARS
- 3 GARDEN SUIT OPTIONS: WORK, PLAY OR TRAIN