



تلال الغاف
Tilal Al Ghaf



TILAL AL GHAF – ELYSIAN MANSIONS

LOCATION: TILAL AL GHAF

COMPLETED: Q1 2025

This exquisite collection of 92 Elysian Mansions are expertly crafted to capture an oasis of refined living. Inspired by the Elysian fields of Greek mythology, these gorgeous standalone luxury 5 & 6 bedroom villas all have gorgeous waterfront views. 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

- PRIVATE DIP POOLS
- SANDY BEACHES
- BBQ AREAS
- MOSQUE
- LANDSCAPED GARDENS
- OUTDOOR GYM
- OPEN SPACES
- CLUBHOUSE
- WATER THEMED PLAY AREA
- LAGOON
- KINDERGARTEN

SIZES & PRICES

5 BR – FROM 14,839 SQFT	FROM AED 20,000,000
6 BR – FROM 17,950 SQFT	FROM AED 29,000,000

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

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

PETROL STATION: ADNOC fuel station, ADNOC Studio City

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

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



Generous plots allow for different mansion configurations, allowing the freedom to tailor both the interiors and exteriors to the owner's specifications. Rich, natural materials, including an array of veined marbles, carved timber, and charismatic metals will be used throughout the mansions. A selection of facade palettes, ranging from deep, moody tones, to warm, textured neutrals make each home bespoke and customizable.

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
- ROI MAY INCREASE WITH THE DEVELOPMENT OF THE TILAL AL GHAF DISTRICT
- THE ENTIRE PROJECT HAS 6 SUB-COMMUNITIES
- 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 on handover

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 TBC 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

- BESPOKE AND CUSTOMIZABLE HOMES
- 6BR VILLAS HAVE 3 DIFFERENT DESIGNS TO CHOOSE FROM
- FLOOR-TO-CEILING SLIDING WINDOWS AND DOORS
- EACH RESIDENCE INCLUDES STAFF QUARTERS, A PRIVATE ELEVATOR AND A SUNKEN GARDEN