

ELYSIAN
MANSIONS

LAGOONSIDE

A RENAISSANCE IN WATERFRONT LIVING

Set against the backdrop of a pristine lagoon stand the Lagoonside homes, the pinnacle of the Elysian Mansions. The Lagoonside residences are a renaissance in waterfront living, the only Mansions featuring private, direct access to the recreational Lagoon Al Ghaf.

Owners can choose between a number of distinct home types for these premium plots, with interior, exterior, and landscape designs tailored to your specifications.



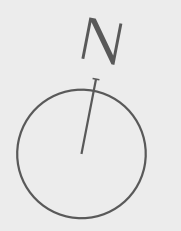


TILAL AL GHAF MASTERPLAN



ELYSIAN
MANSIONS

- | | | | | | |
|------------------|-------------------------------|----------------------|-----------------------|---------------------------|------------------------------|
| Sandy Beach | Central Park | Indoor & Outdoor Gym | Children's Play Areas | International School | Daycare |
| Beach Cabanas | 18km Walking & Cycling Trails | Basketball Court | Water Splash Park | Beach Restaurants & Cafés | Holistic Healthcare Facility |
| Beach Volleyball | Table Tennis | Outdoor Cinema | Swimming Pools | Community Town Centre | Mosques |
| Water Sports | Tennis Court | Skate Park | Trampoline Parks | BBQ Stations | Retail Hub |



AN OASIS OF REFINED LIVING

Elysian Mansions is an exclusive, residential waterfront enclave abutting the lagoon of Tlal Al Ghaf. Inspired by the Elysian Fields of Greek mythology, this hallmark luxury neighbourhood conceived by Majid Al Futtaim offers the most distinctive and thoughtful residences to date.

These bespoke, expertly crafted mansions are tailored to your tastes, with generous spaces, stunning finishes, and expansive pockets of natural beauty woven throughout the homes.



DISCOVER
YOUR
PERSONAL
PARADISE





QUIETLY SOPHISTICATED

INTIMACY & HOSPITALITY



CRAFTED WITH DISTINCTION

Led by contemporary architecture, yet rooted in classic home design, Elysian Mansions offers smart, technology-enabled homes with uncompromising aesthetics.





KEYPLAN & PUBLIC REALM



ELYSIAN
MANSIONS

- 01. Main Entrance
- 02. Promenade
- 03. The Pavilion
- 04. Terraced Gardens

Lagoonside

- 05. The Orchards
- 06. The Alle
- 07. The Dining Room
- 08. The Clock Tower

- 09. The Kitchen Gardens
- 10. The Water Gardens
- 11. Sikka Gardens
- 12. The Forest Walk

Hilltop

- 13. The Tuileries
- 14. The Maze Garden
- 15. The Grand Lawn
- 16. The library of trees

- 17. The Beach Access
- 18. The Private Beach
- 19. Stargazing Room
- 20. Parking Area

Park Lane

- 21. Informal Lawn
- 22. Plazas



A BESPOKE SANCTUARY



Grand double height entry



Access to exclusive beach & recreational lagoon



Secured gated community



Luxury marble flooring



Largest exclusive park in
Tital Al Ghaf



Stone cladded exterior facades



Emphasis on the indoor/outdoor
relationship



Expansive terraces & outdoor
spaces with upgrade options



Triple-height courtyards



Bespoke ergonomic & biophilic
architecture



European kitchens with
integrated appliances



Spacious walk-in closets with
accessorized wardrobes



Car galleries for 6 to 8 cars



Elevator in each mansion



A selection of bespoke
upgrades to suit your needs



Premium wooden flooring in
bedrooms

TAILORED TO YOUR TASTES

A selection of facade palettes, ranging from deep, moody stones to warm textured neutrals, captures the individual grandeur of each mansion—creating a bespoke and private oasis all your own.



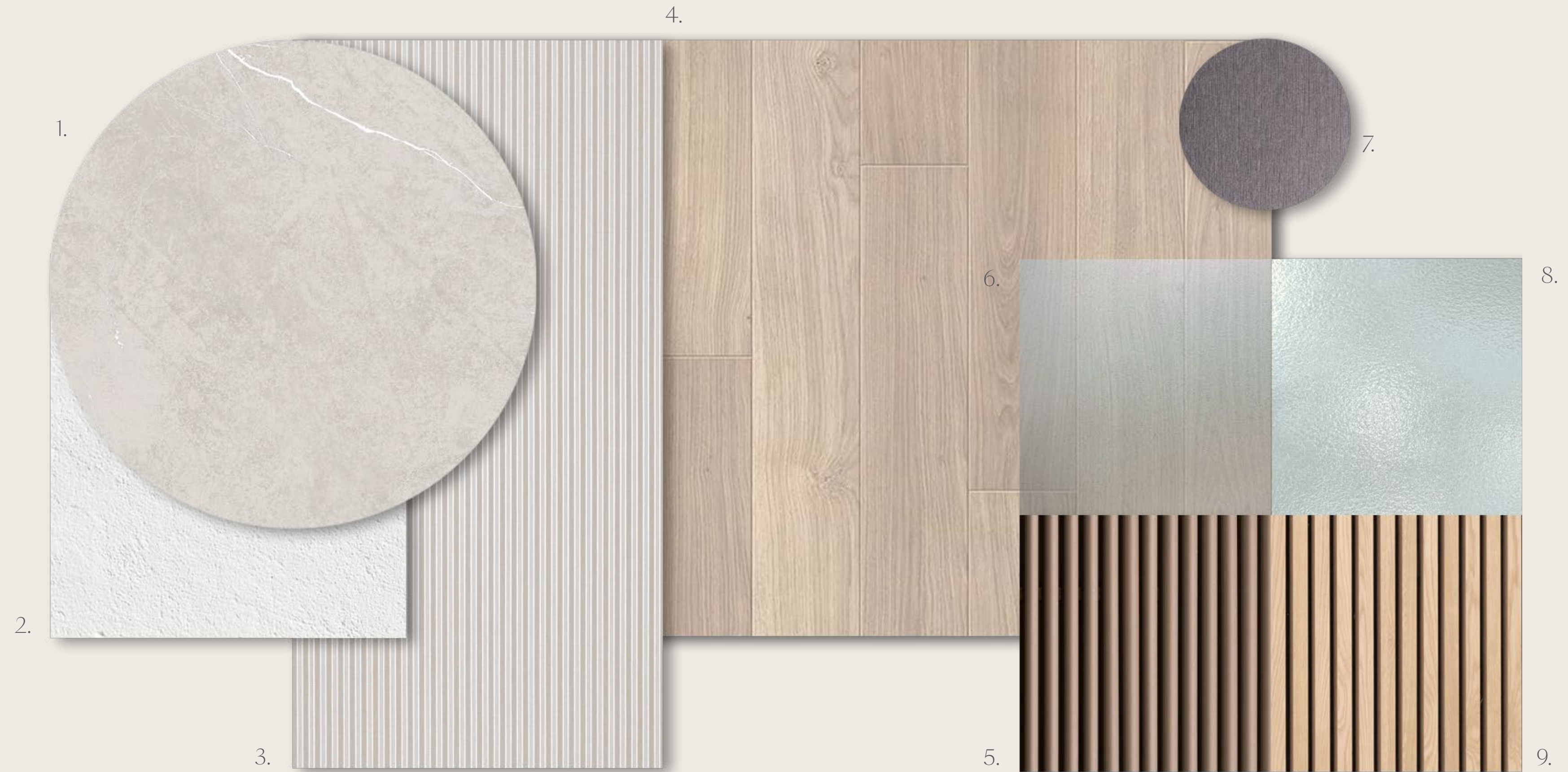
Timeless



Prestige

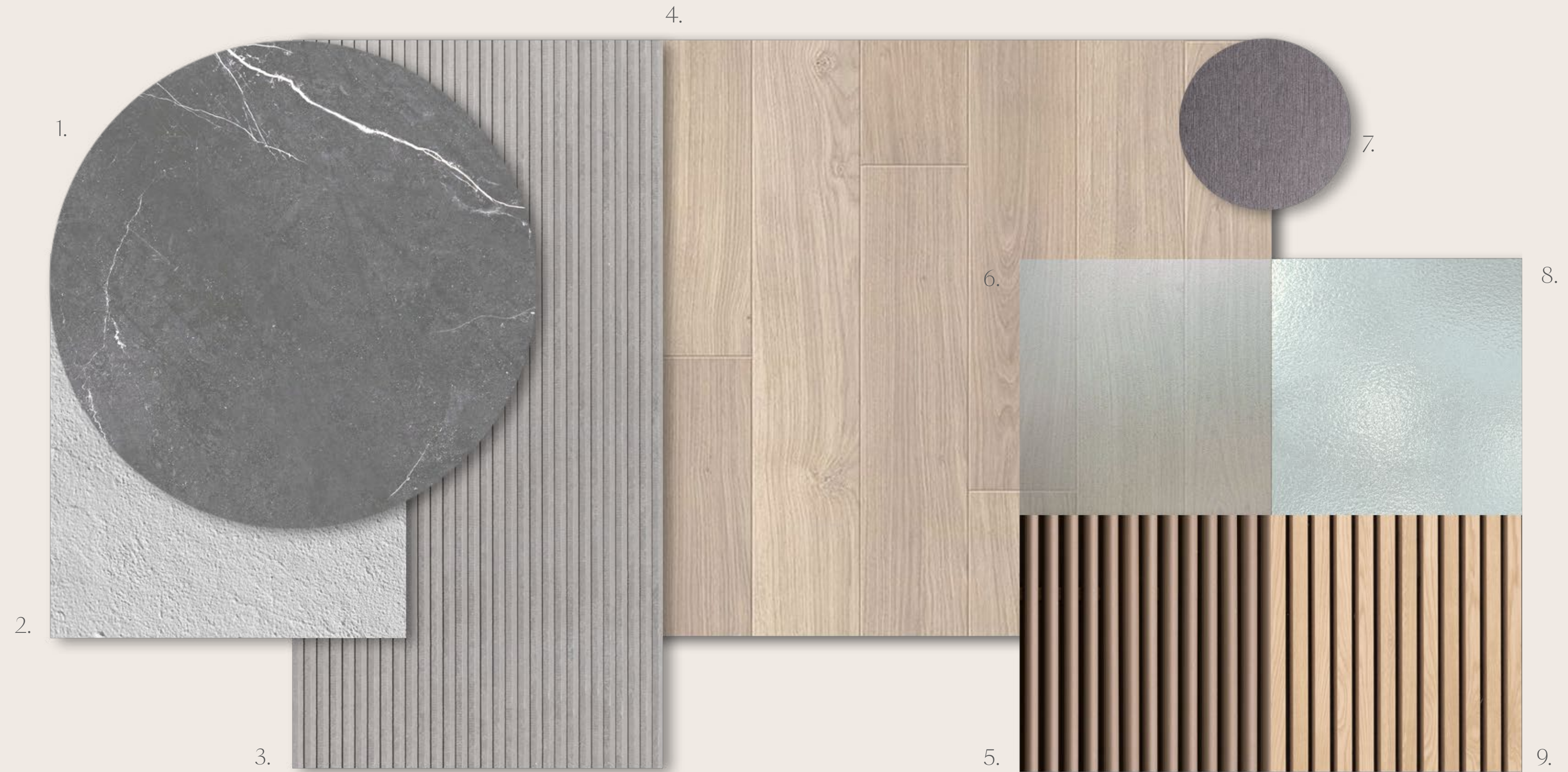
EXTERIOR FACADE MATERIALS TIMELESS

-
1. Stone Cladding
 2. Render Paint
 3. Textured Stone Cladding
 4. Wood Effect Panels
 5. Wood Effect Shutters
 6. High Performance Glass
 7. Metal Sheets
 8. Glass Balustrade
 9. Wood Effect Louvers
-



EXTERIOR FACADE MATERIALS PRESTIGE

-
1. Stone Cladding
 2. Render Paint
 3. Textured Stone Cladding
 4. Wood Effect Panels
 5. Wood Effect Shutters
 6. High Performance Glass
 7. Metal Sheets
 8. Glass Balustrade
 9. Wood Effect Louvers
-



TAILORED TO YOUR TASTES

Inside the homes, a selection of interior palettes features rich, natural materials, including an array of veined marbles, carved timber, and charismatic metals, weave throughout the mansions, bestowing timeless, thoughtful elegance.



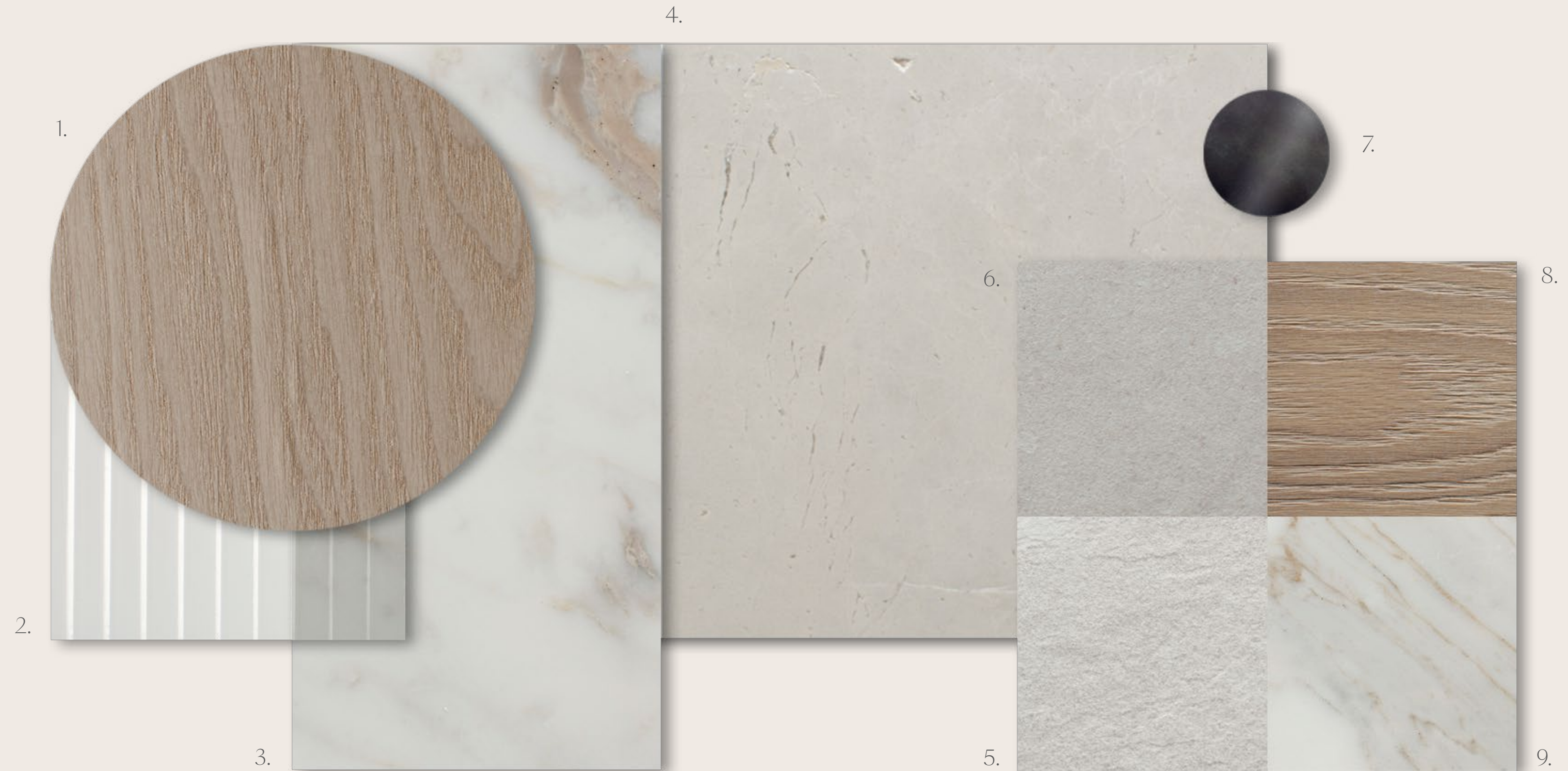
Pearl



Onyx

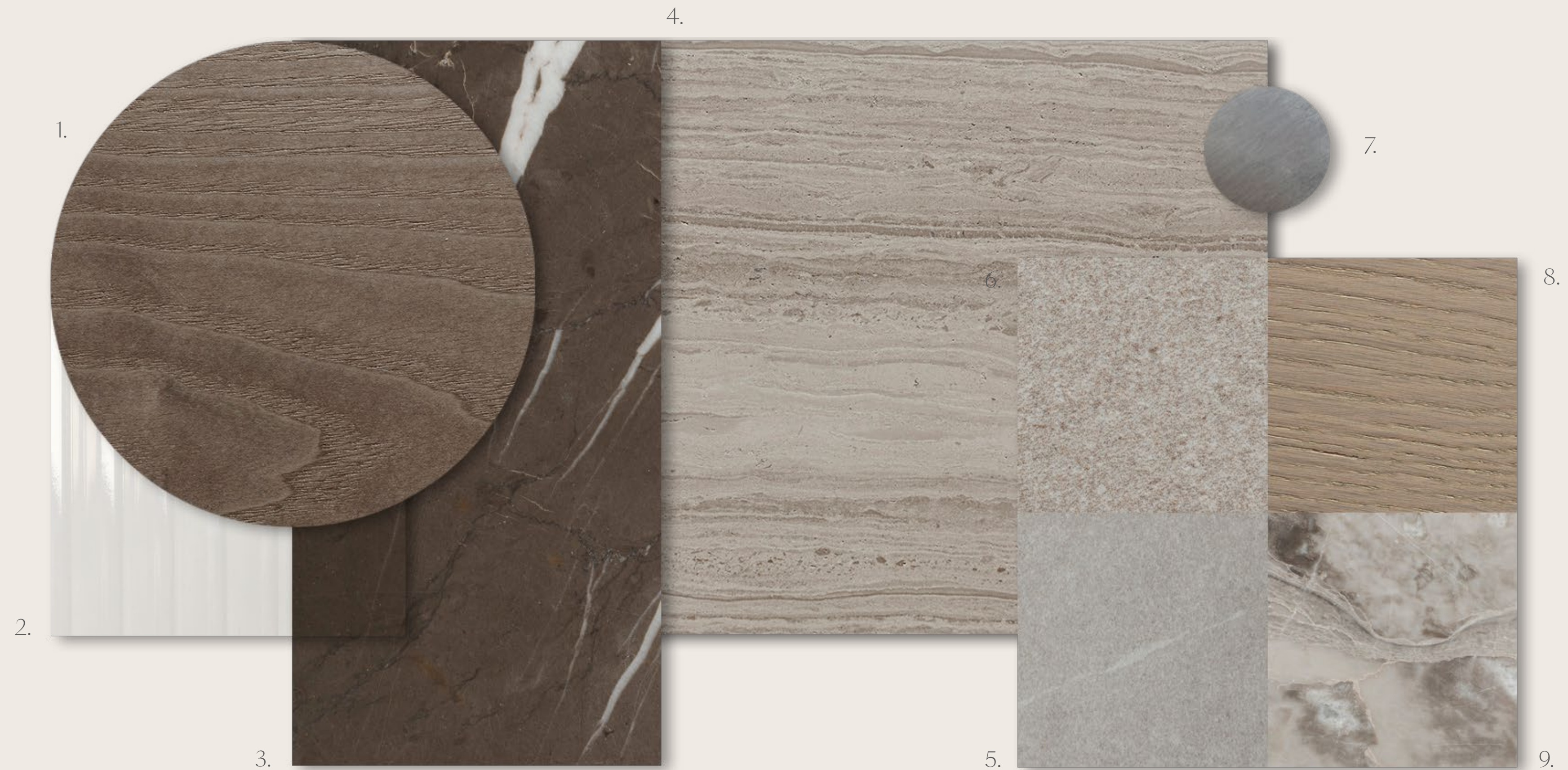
INTERIOR MATERIALS MUSE, ARTIS, LEIA PEARL

1. Kitchen and Wardrobe Veneer
2. Clear Fluted Glass
3. Kitchen Island Marble
4. Marble General Flooring and Master Bathroom
5. Secondary Bathroom Porcelain Floor Tiles
6. Secondary Bathroom Porcelain Wall Tiles
7. General Metal Accent
8. Bedroom Wood Flooring
9. Marble Vanity and Feature Wall



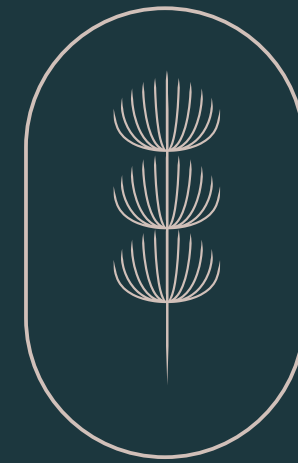
INTERIOR MATERIALS MUSE, ARTIS, LEIA ONYX

1. Kitchen and Wardrobe Veneer
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3. Kitchen Island Marble
4. Marble General Flooring and Master Bathroom
5. Secondary Bathroom Porcelain Floor Tiles
6. Secondary Bathroom Porcelain Wall Tiles
7. General Metal Accent
8. Bedroom Wood Flooring
9. Marble Vanity and Feature Wall



THE COLLECTION

MUSE















MUSE

TYPE 1

Amenities

Double Height Entry
Double Height Spaces
Private Home Elevator
Underground Car Gallery

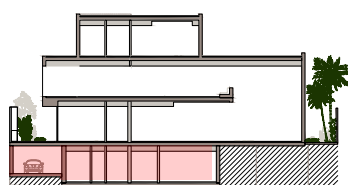
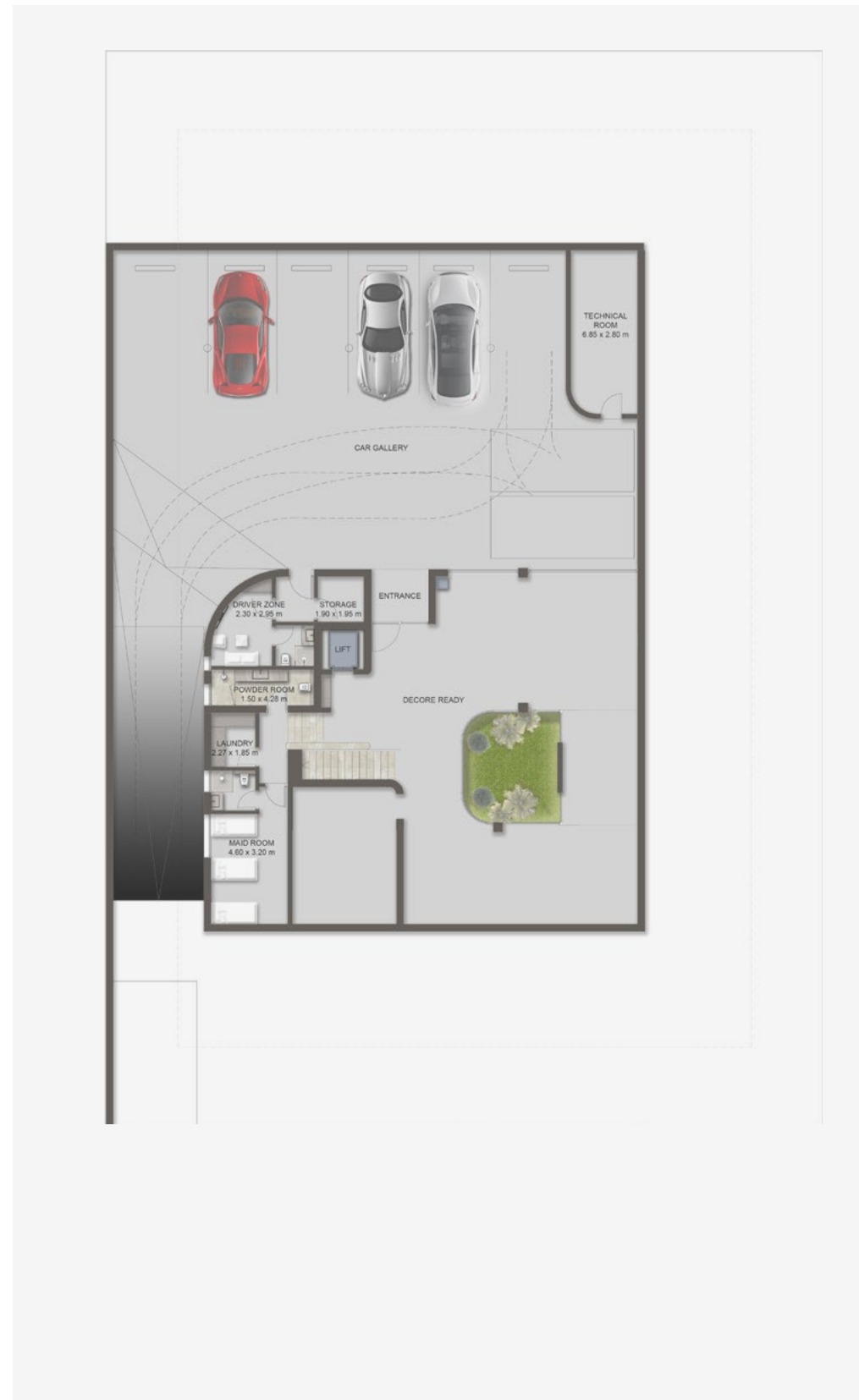
Formal Living Area
Two Family Living Areas
Show Kitchen
Closed Kitchen

Triple Height Sunken Courtyard
Guest Wing
Home Office
His & Hers Walk in Closets

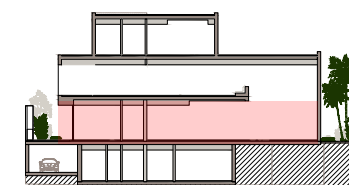
Nanny Room
Maid's Room
Driver's Room

Internal Area	1,093 sqm / 11,765 sqft
Balcony/Terrace	132 sqm / 1,423 sqft
Garage	325 sqm / 3,503 sqft
Total Area	1,551 sqm / 16,691 sqft

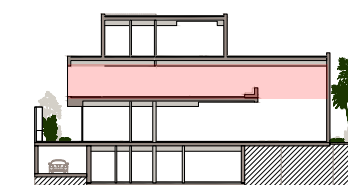
BASEMENT
580 sqm / 6,245 sqft



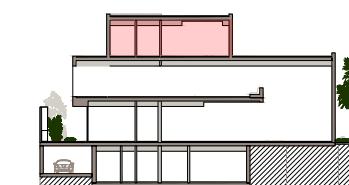
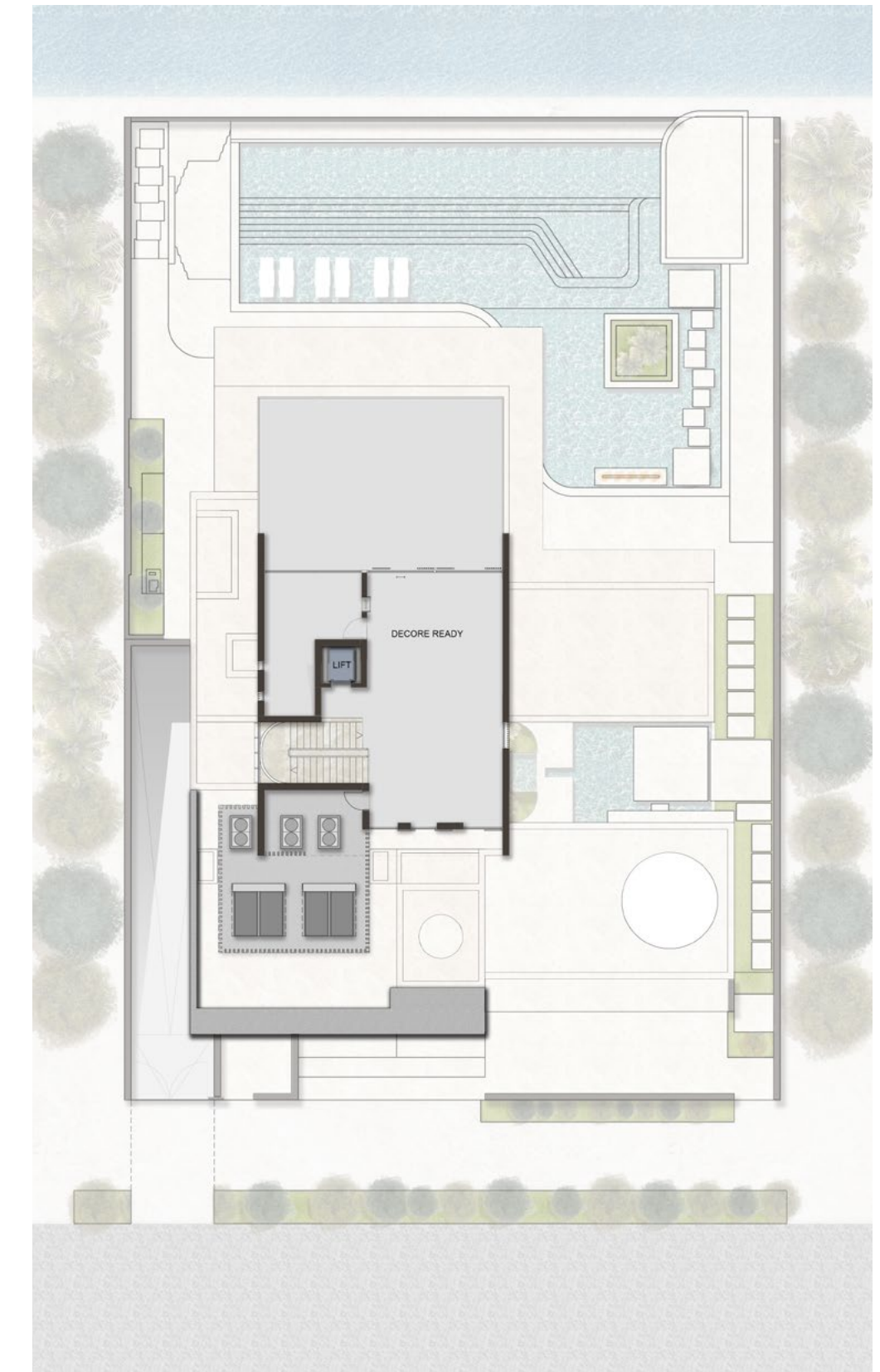
GROUND FLOOR
349 sqm / 3,761 sqft



FIRST FLOOR
403 sqm / 4,338 sqft



SECOND FLOOR - ROOFTOP
218 sqm / 2,347 sqft



MUSE

TYPE 2

Amenities

Double Height Entry
Double Height Spaces
Private Home Elevator
Underground Car Gallery

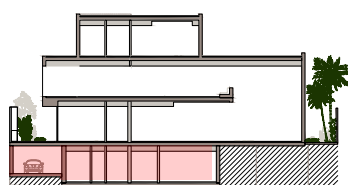
Formal Living Area
Two Family Living Areas
Show Kitchen
Closed Kitchen

Triple Height Sunken Courtyard
Guest Wing
Home Office
His & Hers Walk in Closets

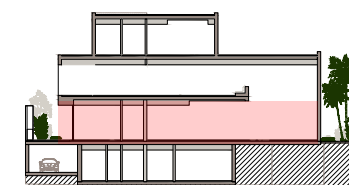
Nanny Room
Maid's Room
Driver's Room
Mega Master Bedroom

Internal Area	1,093 sqm / 11,765 sqft
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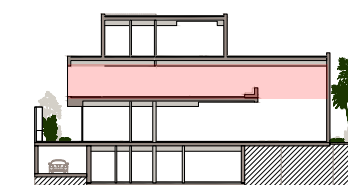
BASEMENT
580 sqm / 6,245 sqft



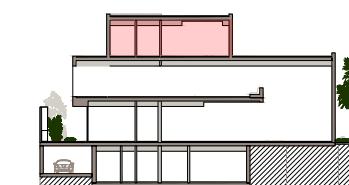
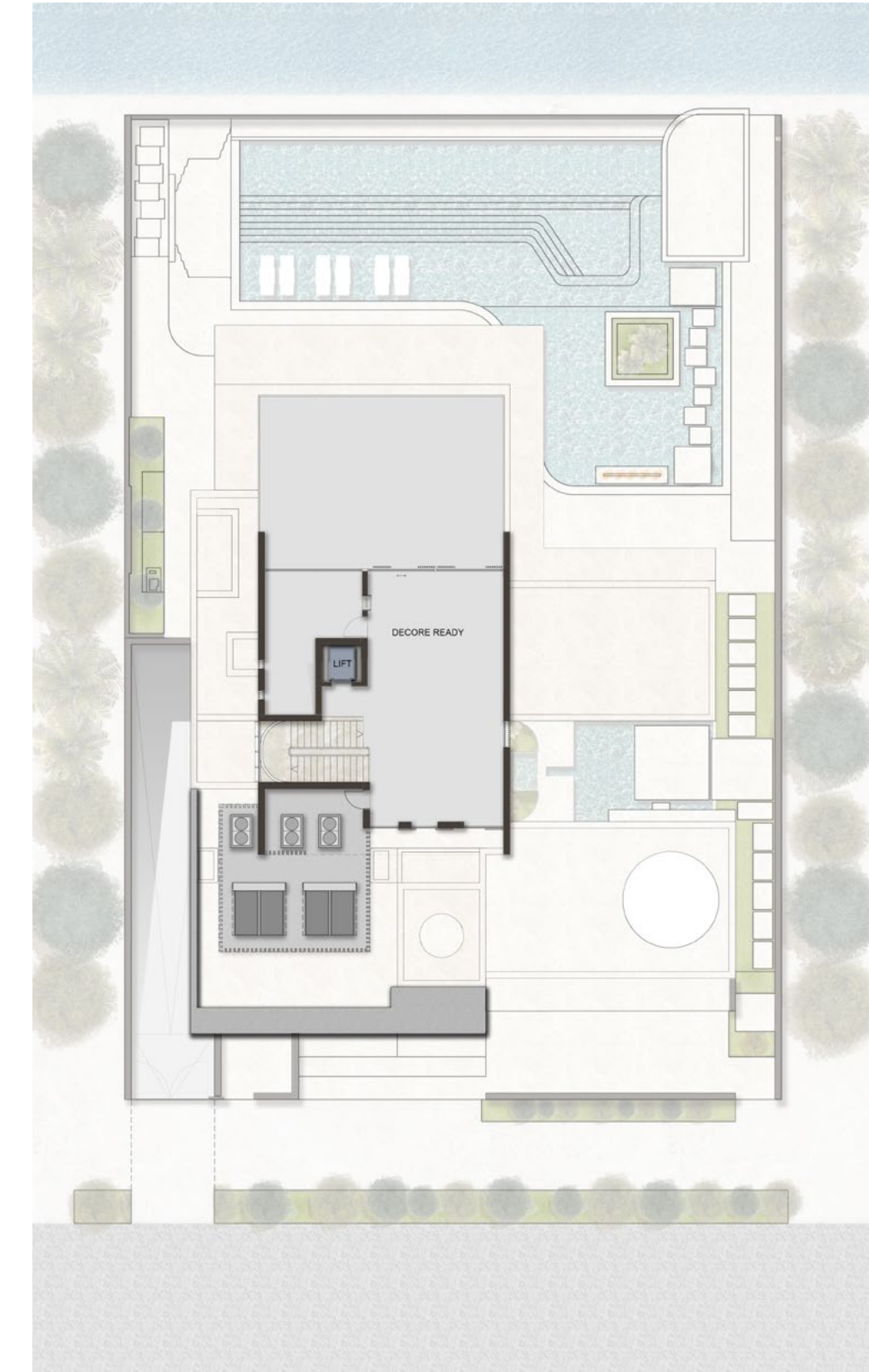
GROUND FLOOR
349 sqm / 3,761 sqft



FIRST FLOOR
403 sqm / 4,338 sqft



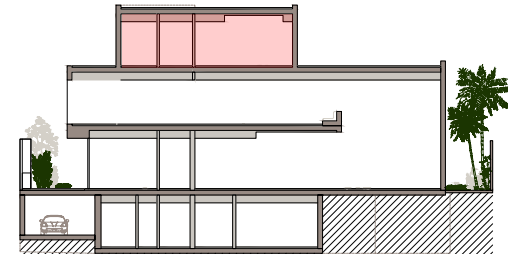
SECOND FLOOR - ROOFTOP
218 sqm / 2,347 sqft



MUSE

UPGRADES

ROOF



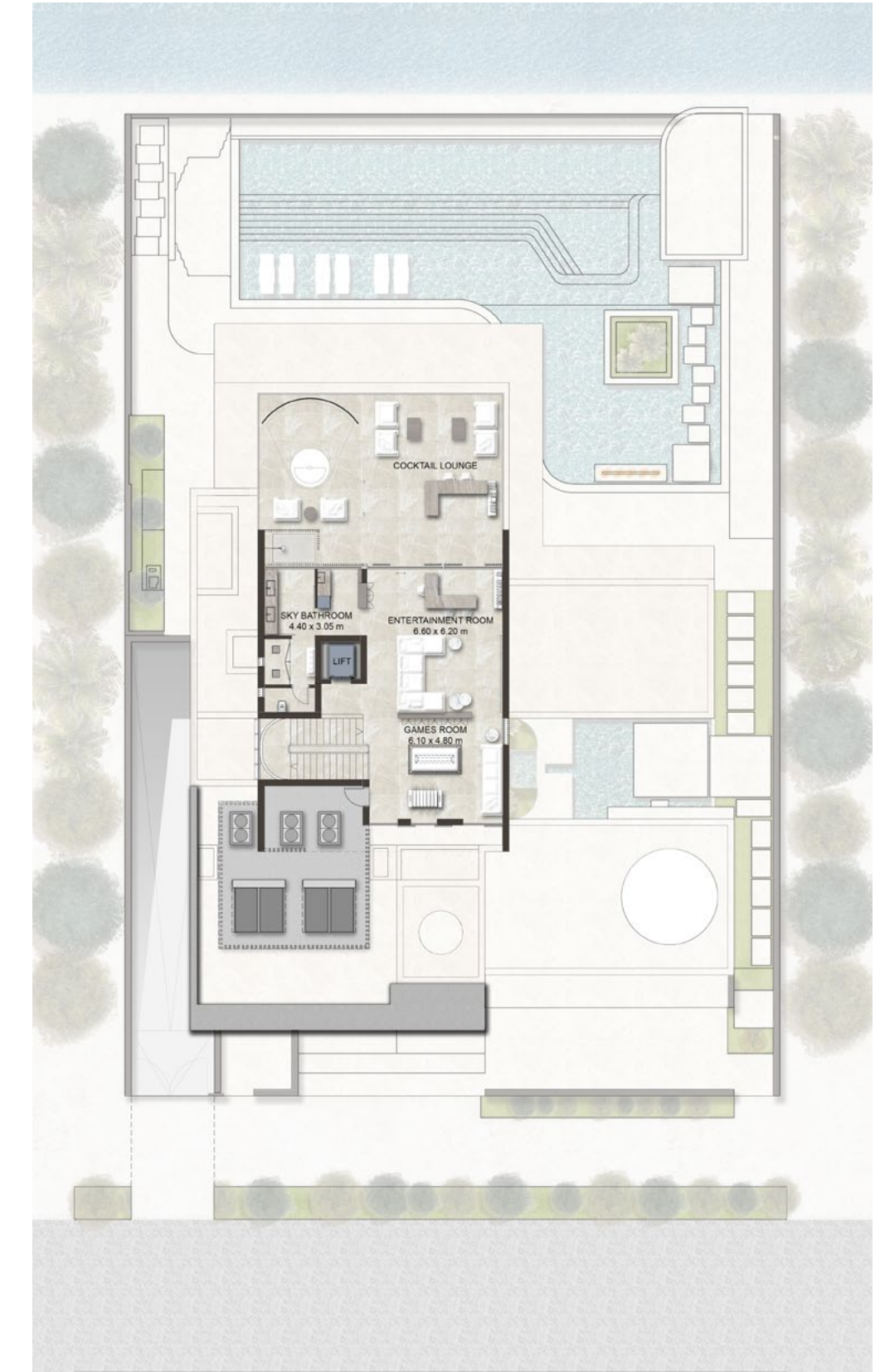
OPTION 1 - SKY SUITE
218 sqm / 2,347 sqft



OPTION 2 - WELL-BEING
218 sqm / 2,347 sqft



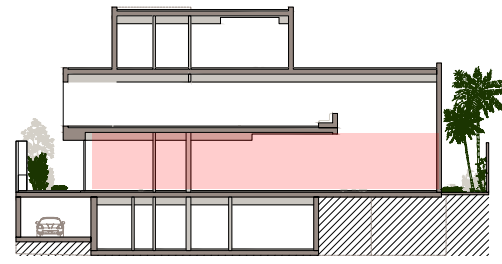
OPTION 3 - ROOF ENTERTAINMENT
218 sqm / 2,347 sqft



MUSE

UPGRADES

GROUND FLOOR



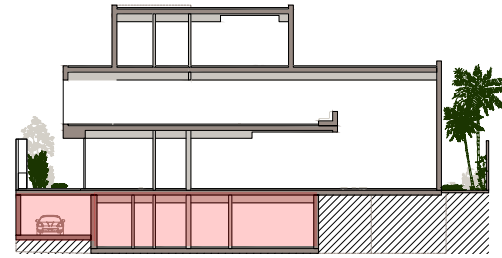
MAJLIS
373 sqm / 4,014 sqft



MUSE

UPGRADES

BASEMENT



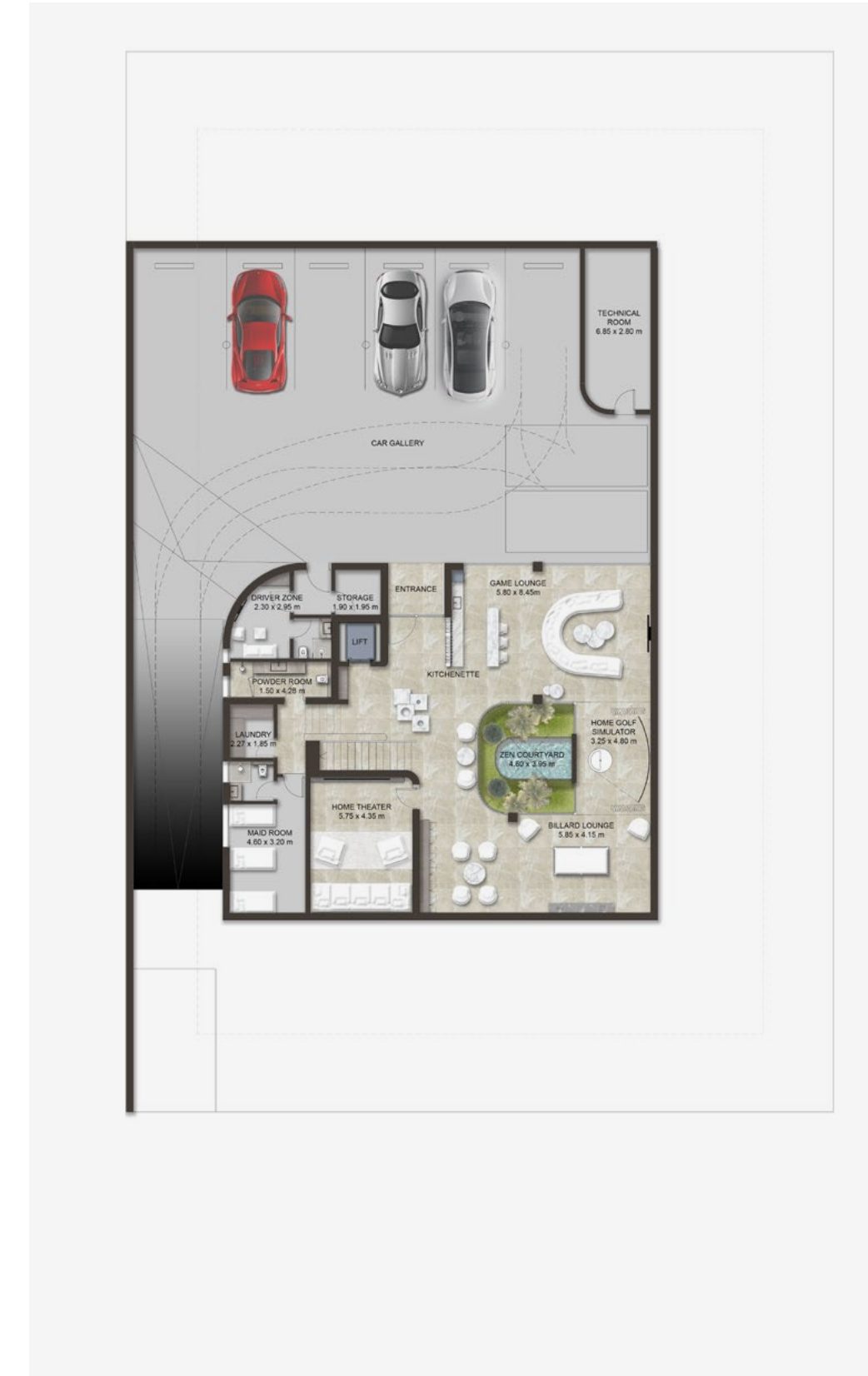
OPTION 1 - WELL-BEING
580 sqm / 6,245 sqft



OPTION 2 - MULTIPURPOSE
580 sqm / 6,245 sqft



OPTION 3 - ENTERTAINMENT
580 sqm / 6,245 sqft



















ARTIS







ARTIS

TYPE 1 - LAGOONSIDE

Amenities

Double Height Entry
Double Height Spaces
Private Home Elevator
Underground Car Gallery

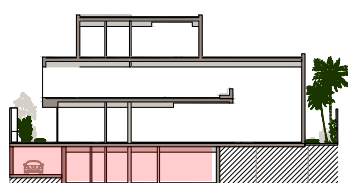
Formal Living Area
Two Family Living Areas
Show Kitchen
Closed Kitchen

Butler Space
Guest Suite
Home Office
His & Hers Walk in Closets

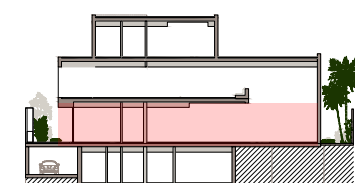
Nanny Room
Maid's Room
Driver's Room

Internal Area	1,005 sqm / 10,821 sqft
Balcony/Terrace	298 sqm / 3,204 sqft
Garage	369 sqm / 3,969 sqft
Total Area	1,672 sqm / 17,994 sqft

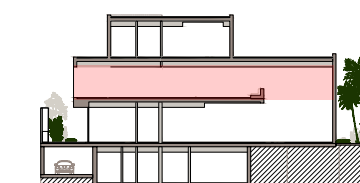
BASEMENT
585 sqm / 6,301 sqft



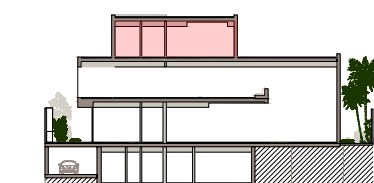
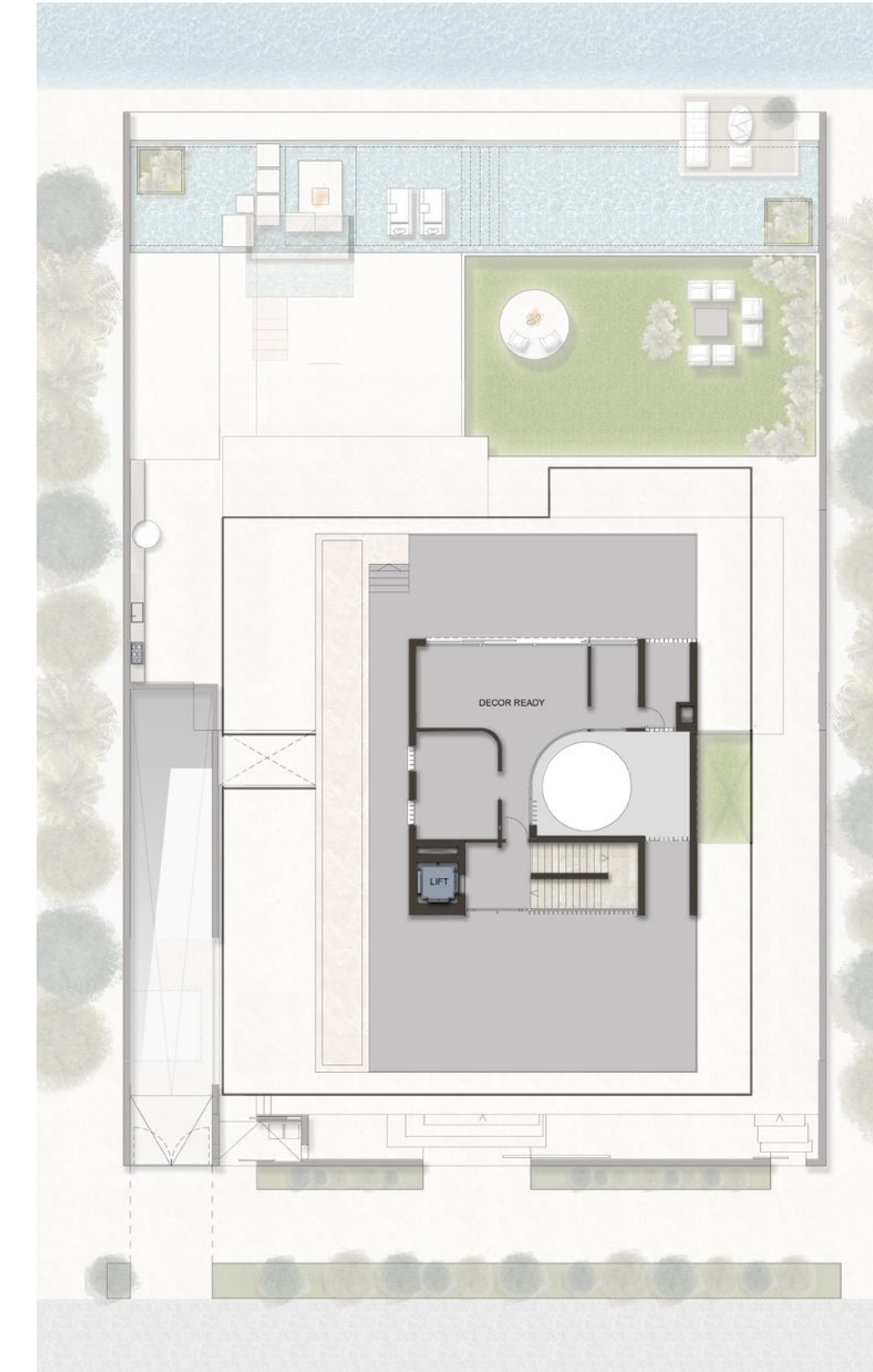
GROUND FLOOR
350 sqm / 3,768 sqft



FIRST FLOOR
439 sqm / 4,723 sqft



SECOND FLOOR - ROOFTOP
297 sqm / 3,202 sqft



ARTIS

TYPE 2 - LAGOONSIDE

Amenities

Double Height Entry
Double Height Spaces
Private Home Elevator
Underground Car Gallery

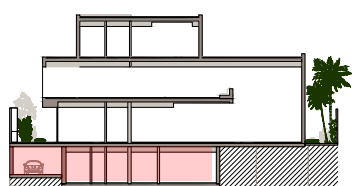
Formal Living Area
Two Family Living Areas
Show Kitchen
Closed Kitchen

Butler Space
Guest Suite
Home Office
His & Hers Walk in Closets

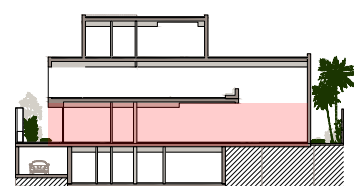
Nanny Room
Driver's Room
Mega Master Bedroom
Maid's Room

Internal Area	1,005 sqm / 10,821 sqft
Balcony/Terrace	298 sqm / 3,204 sqft
Garage	369 sqm / 3,969 sqft
Total Area	1,672 sqm / 17,994 sqft

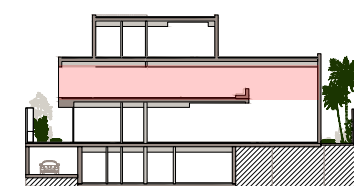
BASEMENT
585 sqm / 6,301 sqft



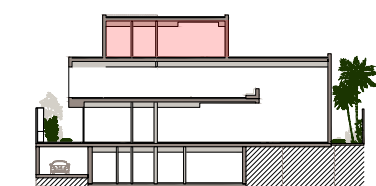
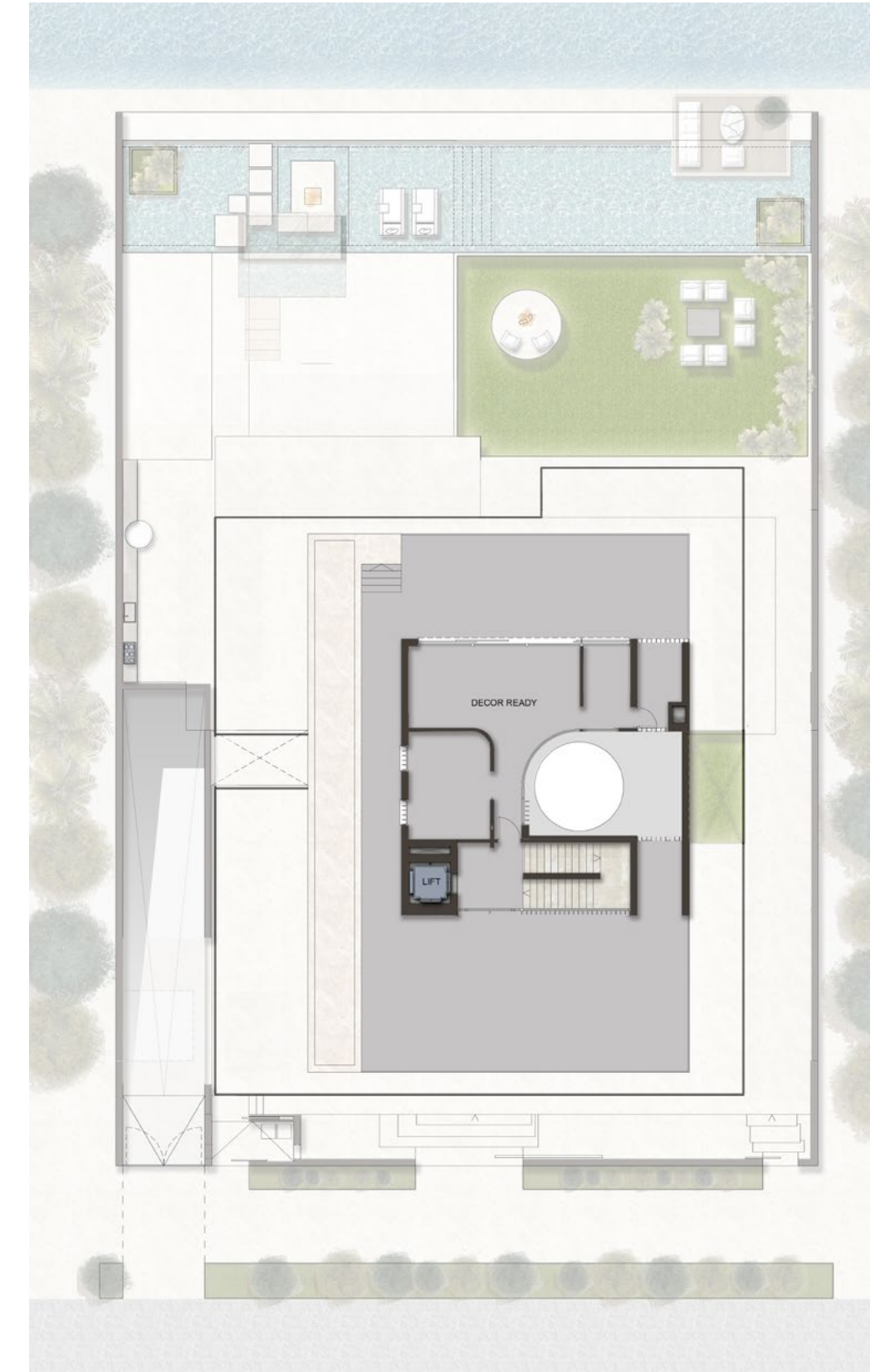
GROUND FLOOR
350 sqm / 3,768 sqft



FIRST FLOOR
439 sqm / 4,723 sqft



SECOND FLOOR - ROOFTOP
297 sqm / 3,202 sqft



ARTIS

TYPE 3 - LAGOONSIDE

Amenities

Double Height Entry
Double Height Spaces
Private Home Elevator
Underground Car Gallery

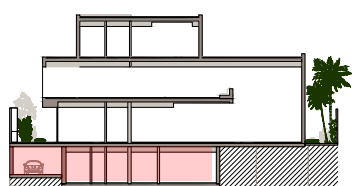
Formal Living Area
Two Family Living Areas
Show Kitchen
Closed Kitchen

Butler Space
Majlis
Home Office
His & Hers Walk in Closets

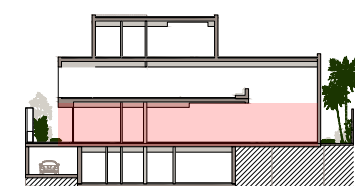
Nanny Room
Maid's Room
Driver's Room

Internal Area	1,005 sqm / 10,821 sqft
Balcony/Terrace	298 sqm / 3,204 sqft
Garage	369 sqm / 3,969 sqft
Total Area	1,672 sqm / 17,994 sqft

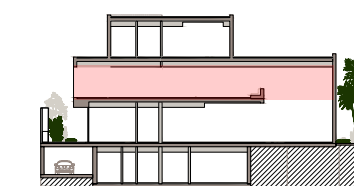
BASEMENT
585 sqm / 6,301 sqft



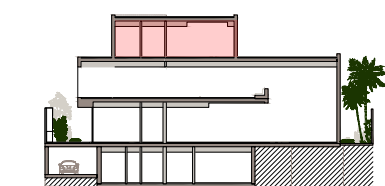
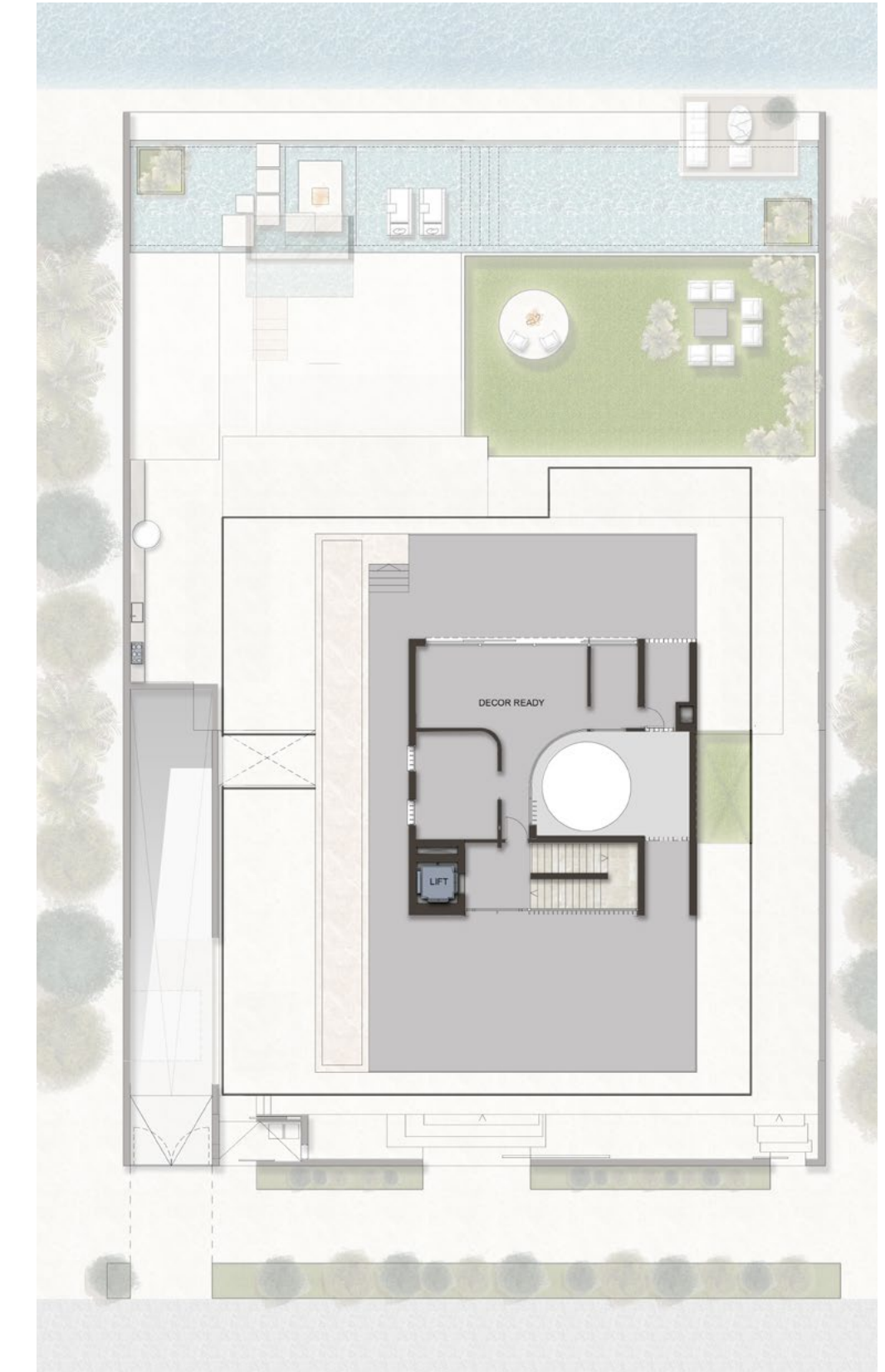
GROUND FLOOR
350 sqm / 3,768 sqft



FIRST FLOOR
439 sqm / 4,723 sqft



SECOND FLOOR - ROOFTOP
297 sqm / 3,202 sqft



ARTIS

TYPE 4 - LAGOONSIDE

Amenities

Double Height Entry
Double Height Spaces
Private Home Elevator
Underground Car Gallery

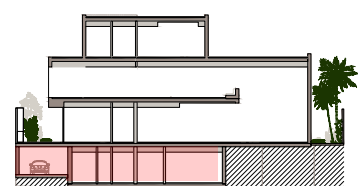
Formal Living Area
Two Family Living Areas
Show Kitchen
Closed Kitchen

Butler Space
Majlis
Home Office
His & Hers Walk in Closets

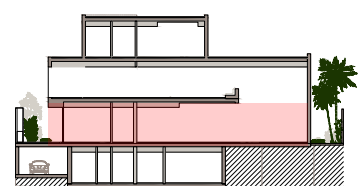
Nanny Room
Driver's Room
Maid's Room
Mega Master Bedroom

Internal Area	1,005 sqm / 10,821 sqft
Balcony/Terrace	298 sqm / 3,204 sqft
Garage	369 sqm / 3,969 sqft
Total Area	1,672 sqm / 17,994 sqft

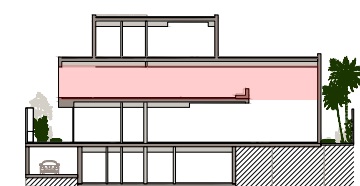
BASEMENT
585 sqm / 6,301 sqft



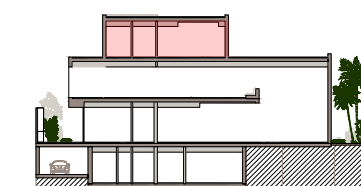
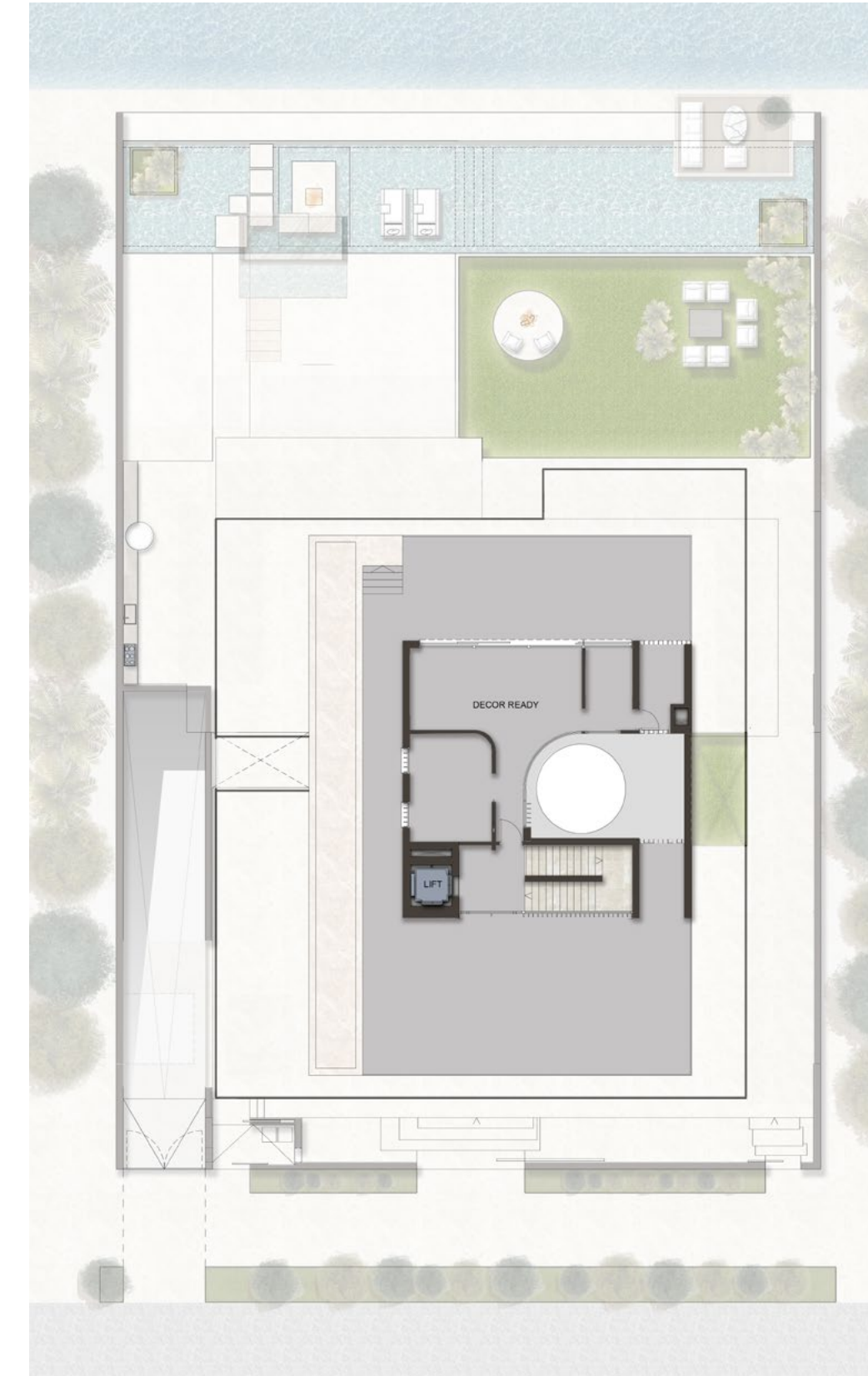
GROUND FLOOR
350 sqm / 3,768 sqft



FIRST FLOOR
439 sqm / 4,723 sqft



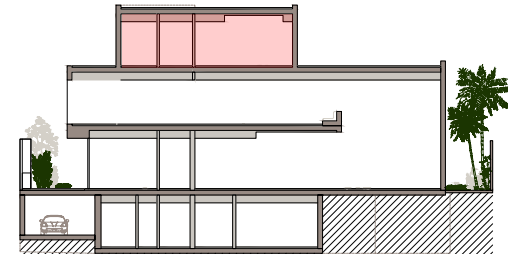
SECOND FLOOR - ROOFTOP
297 sqm / 3,202 sqft



ARTIS

UPGRADES TYPE 3 & 4

ROOF



OPTION 1 - WELL-BEING
297 sqm / 3,202 sqft



OPTION 2 - SKY SUITE
297 sqm / 3,202 sqft



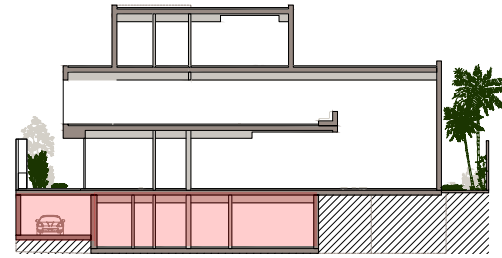
OPTION 3 - ENTERTAINMENT
297 sqm / 3,202 sqft



ARTIS

UPGRADES TYPE 3 & 4

BASEMENT



OPTION 1 - WELL-BEING
585 sqm / 6,301 sqft



OPTION 2 - ENTERTAINMENT
585 sqm / 6,301 sqft



























LEIA

TYPE 1

Amenities

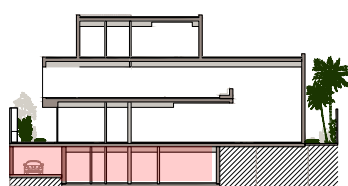
Private Home Elevator
Underground Parking
Guest Suite
His & Hers walk-in closets

Staff rooms
Safe Room
Family Room
Fitted Laundry room

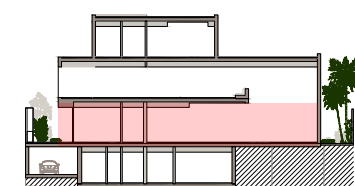
Security Entrance gate

Internal Area	1,192 sqm / 12,834 sqft
Balcony/Terrace	133 sqm / 1,430 sqft
Garage	256 sqm / 2,758 sqft
Total Area	1,581 sqm / 17,022 sqft

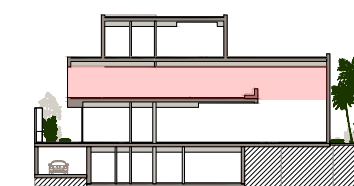
BASEMENT
643 sqm / 6,923 sqft



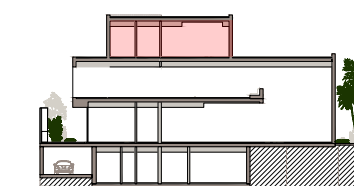
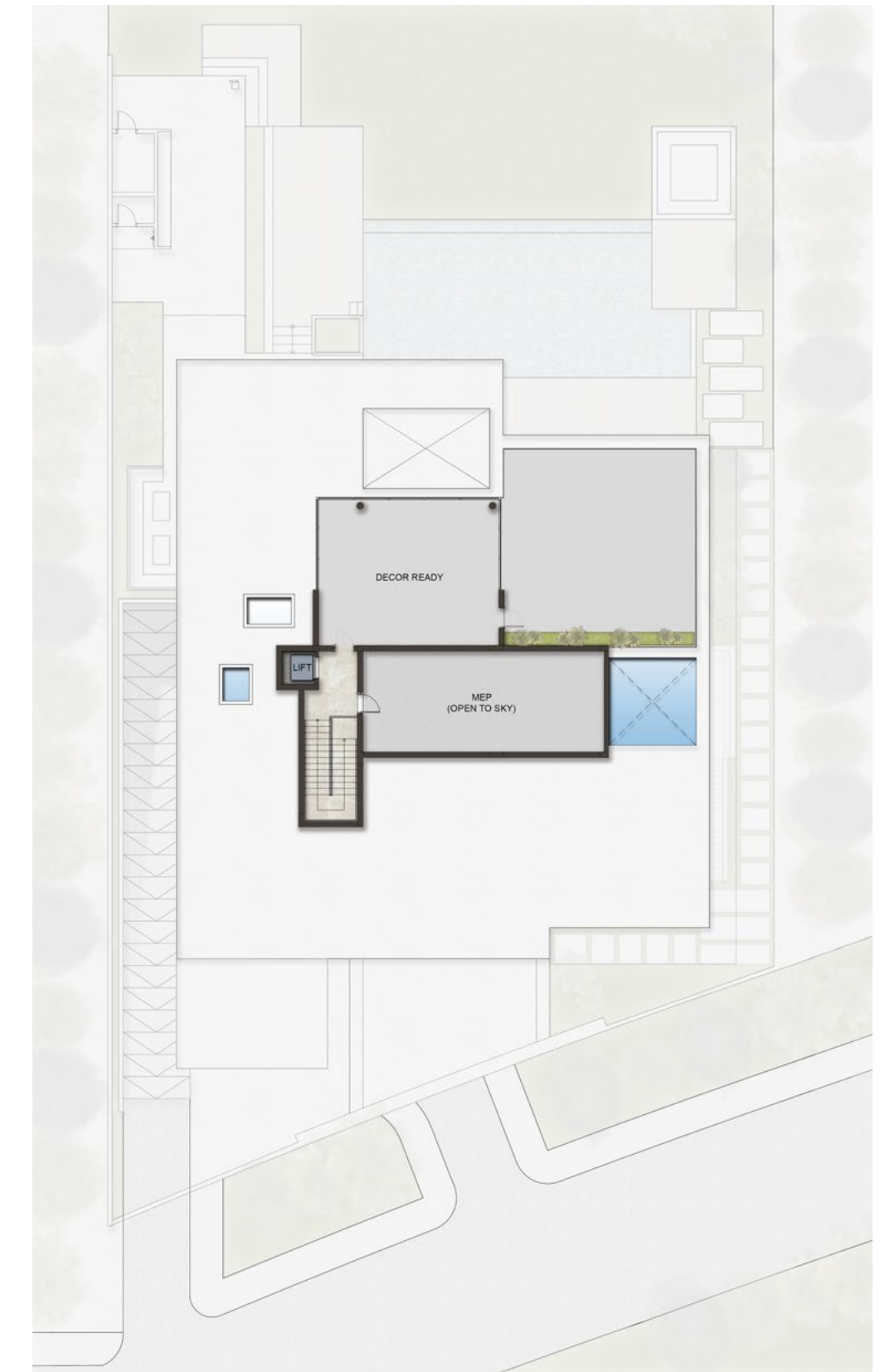
GROUND FLOOR
388 sqm / 4,179 sqft



FIRST FLOOR
388 sqm / 4,172 sqft



ROOFTOP
162 sqm / 1,749 sqft



LEIA

TYPE 2

Amenities

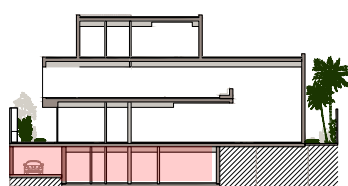
Private Home Elevator
Underground Parking
Majlis
His & Hers walk-in closets

Staff Rooms
Safe Room
Family Room
Fitted Laundry Room

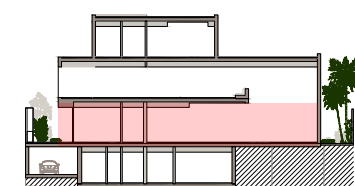
Security Entrance gate

Internal Area	1,192 sqm / 12,834 sqft
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Garage	256 sqm / 2,758 sqft
Total Area	1,581 sqm / 17,022 sqft

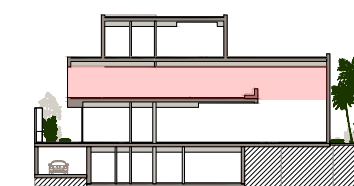
BASEMENT
643 sqm / 6,923 sqft



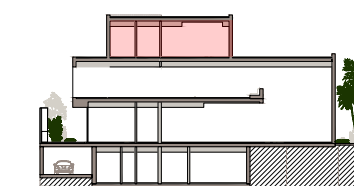
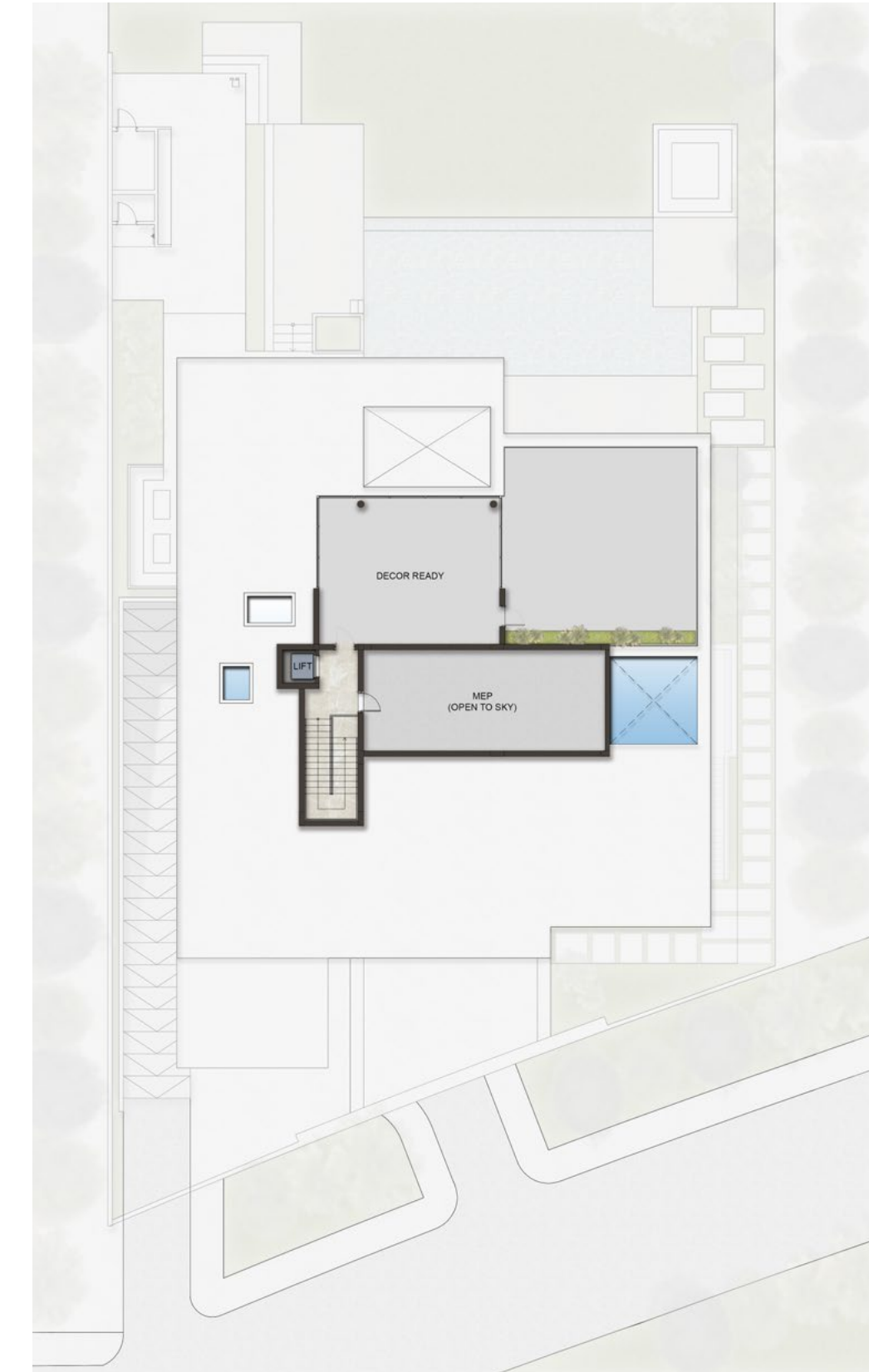
GROUND FLOOR
388 sqm / 4,179 sqft



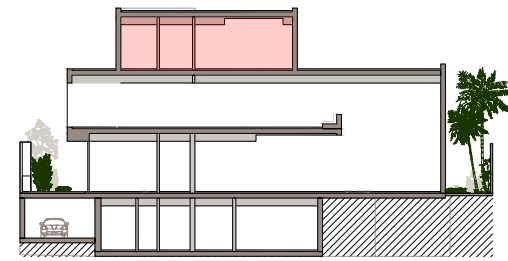
FIRST FLOOR
388 sqm / 4,172 sqft



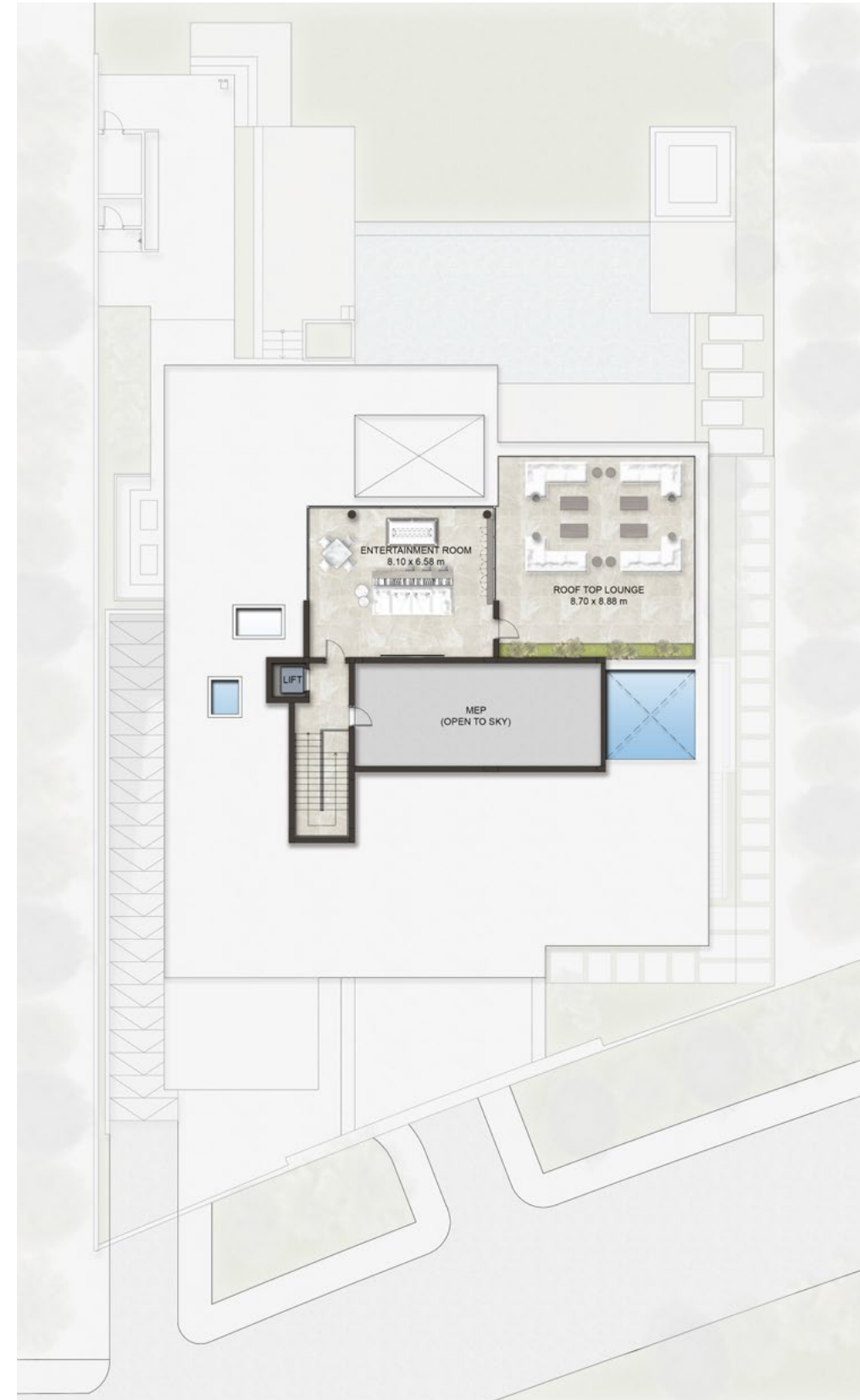
ROOFTOP
162 sqm / 1,749 sqft



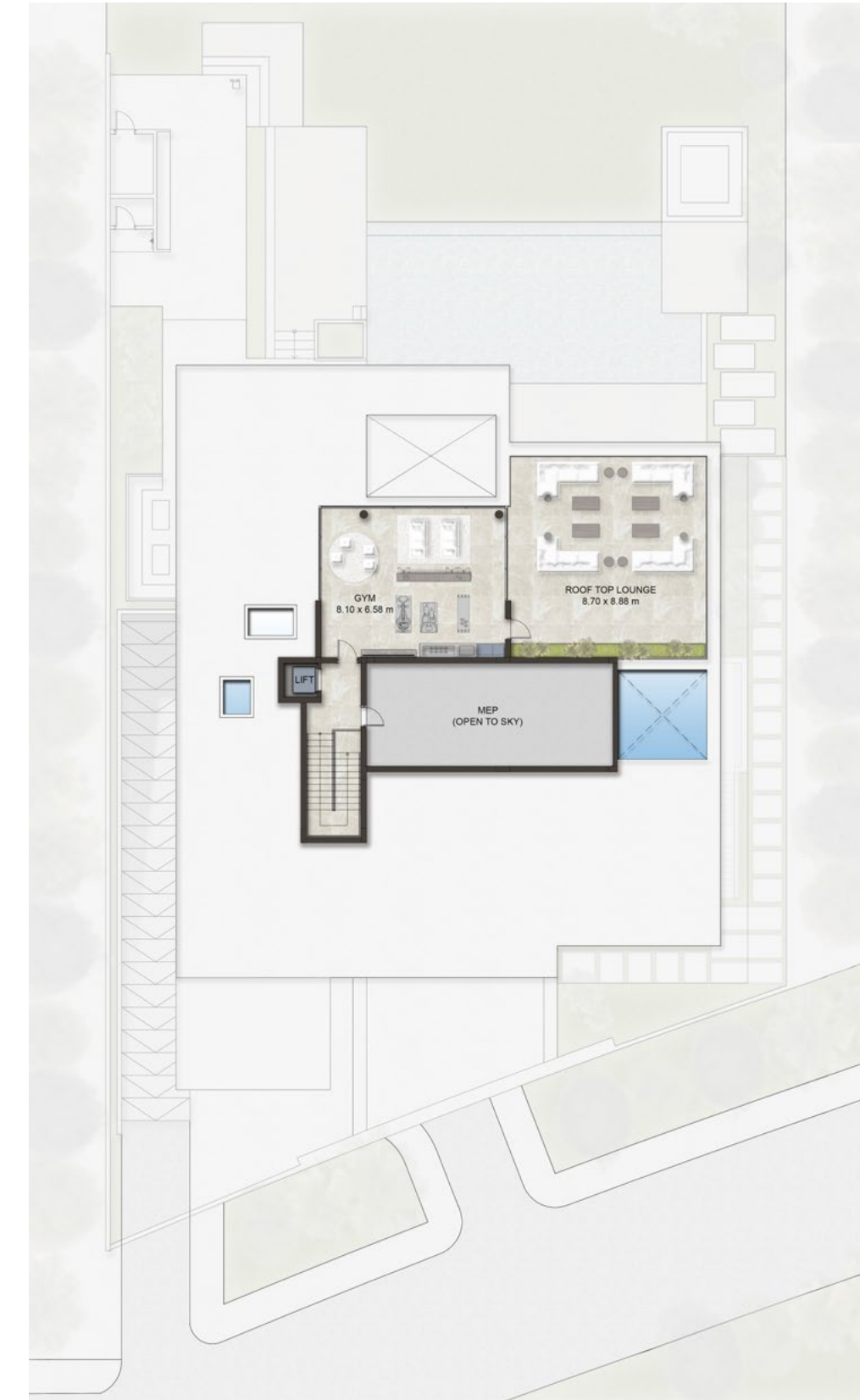
ROOF



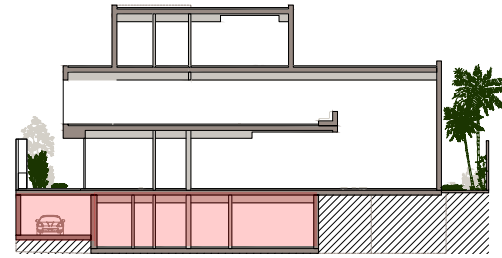
OPTION 1 - ENTERTAINMENT
162 sqm / 1,749 sqft



OPTION 2 - WELL BEING
162 sqm / 1,749 sqft



BASEMENT



OPTION 1 - ENTERTAINMENT
643 sqm / 6,923 sqft



OPTION 2 - WELL BEING
643 sqm / 6,923 sqft













ELYSIAN MANSIONS