

ALAYA

GARDENS

blissful
by nature



تلال الغاف
Tilal Al Ghaf



Resort Living Reinvented

Nestled in the heart of new Dubai, with a stunning lagoon and white sandy beaches, Tilal Al Ghaf balances luxury resort-style living with a fresh urban vibe. 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



Recreational Lagoon

-  Sandy Beaches
-  Beach Cabanas
-  Beach Volleyball
-  Water Sports

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

Amenities

-  International School
-  Beach Restaurants & Cafés
-  Community Town Centre
-  BBQ Stations
-  Daycare
-  Holistic Healthcare Facility
-  Mosques
-  Retail Hub



Embrace the ultimate

Follow your heart and find inner peace and balance at Alaya Gardens. Discover a sense of belonging amongst nature and enjoy the finest that life has to offer. This limited and prestigious collection of Grand Villas offers blissful and exquisite living.

An unsurpassed lifestyle offering



ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaif

ALAYA masterplan

1



ACCESS TO
PRIVATE BEACH

2



GATED
COMMUNITY

3



PARKS & GREEN
OPEN SPACES

4



MULTI
PURPOSE LAWN

5



FITNESS
AREA

6



PADEL TENNIS
COURTS

7



CLUBHOUSE

8



SIKKA PARK
CONNECTORS

9



SPA POOL

9



KIDS POOL

11



KIDS PLAY
AREA



An exquisite selection of product offerings



SPECTACULAR
DOUBLE-HEIGHT ENTRY



SPACIOUS MASTER SUITES WITH
HIS & HERS WARDROBES



STYLISH ACCESSORISED
WARDROBES



PREMIUM MARBLE
FLOORING THROUGHOUT



BEAUTIFUL WOOD
FLOORING IN BEDROOMS



EUROPEAN
MANUFACTURED KITCHENS
WITH INTEGRATED
APPLIANCES



IMPRESSIVE
FLOOR-TO-CEILING
SLIDING WINDOWS



HIGHLY EFFICIENT AND
INNOVATIVE AIR-COOLING
SYSTEMS



AMPLE PARKING AREAS
WITH GARAGE DOOR



IMPRESSIVE AND LUXURIOUS
ZEN SANCTUARY



INTERNAL
HOME ELEVATORS



EXPANSIVE GARDENS
WITH LANDSCAPE
UPGRADE OPTIONS OF
PRIVATE POOL OR LAWNS



Find your bliss

Experience the peace that contentment brings. Immerse yourself in a fulfilling lifestyle that brings together nature, design and resort-style amenities to create the life you want to live.

A wonderful sanctum for the senses

Life is enhanced and balanced at Alaya Gardens. Surround yourself in calming and stunning landscaped open green spaces. Discover a life connected to nature, bespoke in its offerings and exquisite in every way.



Space to discover the perfect balance

Embrace the privacy and freedom of private space. Exceptional plots and landscaped gardens seamlessly connect to exquisite interiors to create the ultimate destination for family and loved ones.

ALAYA
GARDENS

قنادل الغاف
Tilal Al Ghaf



Immerse yourself in blissful living



THE SERENE



THE URBAN

A choice of bespoke facades

Making your home truly personal starts with the façade. This sets the tone for the flowing spaces within. Select from two statement styles, The Urban or The Serene.

The Urban façade is stylishly contemporary and makes a bold statement with metal timber panels, a selection of black or light grey porcelain tiles and stonework.

The Serene façade uses light neutral tones and textures in natural stonework or textured tiles complemented by beige or white porcelain tiles.

The Reserve
Grand Villa

The Reserve

THE URBAN – FRONT VIEW



The Urban style is superbly finished throughout with marble flooring. A stunning sense of space is created by a vast master suite, spacious ensuite bedrooms, expansive landscaped gardens and parking for 4 cars.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

The Reserve

THE URBAN – BACK VIEW



Expansive plots offer The Urban optimal space to impress. Stunning interiors infused with light flow into beautiful and bespoke outdoor areas.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

The Reserve

THE SERENE – FRONT VIEW



The Serene collection offers natural-toned facades which reflect the bright open spaces and exquisite interiors of these 3 storey Grand Villas. An impressive double-height entry leads to marble floored spaces and a stunning landscaped garden.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

The Reserve

THE SERENE – BACK VIEW



The Serene is complemented by large personalised outdoor areas. Vast floor-to-ceiling windows create a calming sense of connection with nature.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

FLOORPLAN

The Reserve

Grand Villa (Type A)

Amenities	
Private home elevator	4 Zen Sanctuary options:
4 parking spaces	Heal
Garage Door	Entertain
Outdoor Majlis	Work
His & Hers walk-in closets	Exercise
3 staff rooms	
Fitted laundry room	

	Detached		Fused	
Internal Area	695 sq.m	7,485 sq.ft	697 sq.m	7,500 sq.ft
Garage	93 sq.m	1,006 sq.ft	94 sq.m	1,013 sq.ft
Balcony & Terrace	37 sq.m	399 sq.ft	37 sq.m	399 sq.ft
Total Area	826 sq.m	8,890 sq.ft	828 sq.m	8,912 sq.ft
Sky Suite Terrace Area	57 sq.m	619 sq.ft	57 sq.m	619 sq.ft
Gross Area	883 sq.m	9,509 sq.ft	885 sq.m	9,530 sq.ft

Ground Floor

Option 1: Detached

Total Area 395 sq.m / 4,250 sq.ft



Option 2: Fused

Total Area 397 sq.m / 4,271 sq.ft



First Floor

Total Area 289 sq.m / 3,106 sq.ft



* Pergula applies to detached option

Penthouse

Total Area 200 sq.m / 2,153 sq.ft



FLOORPLAN

The Reserve

Grand Villa (Type B)

Amenities	
Private home elevator	4 Zen Sanctuary options:
4 parking spaces	Heal
Garage Door	Entertain
Outdoor Majlis	Work
His & Hers walk-in closets	Exercise
3 staff rooms	
Fitted laundry room	

	Detached		Fused	
Internal Area	695 sq.m	7,485 sq.ft	697 sq.m	7,500 sq.ft
Garage	93 sq.m	1,006 sq.ft	94 sq.m	1,013 sq.ft
Balcony & Terrace	37 sq.m	399 sq.ft	37 sq.m	399 sq.ft
Total Area	826 sq.m	8,890 sq.ft	828 sq.m	8,912 sq.ft
Sky Suite Terrace Area	57 sq.m	619 sq.ft	57 sq.m	619 sq.ft
Gross Area	883 sq.m	9,509 sq.ft	885 sq.m	9,530 sq.ft

Ground Floor

Option 1: Detached

Total Area 395 sq.m / 4,250 sq.ft



Option 2: Fused

Total Area 397 sq.m / 4,271 sq.ft



First Floor

Total Area 289 sq.m / 3,106 sq.ft



* Solid roof applies to fused option

Penthouse

Total Area 200 sq.m / 2,153 sq.ft



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

The Retreat
Grand Villa

The Retreat

THE URBAN – FRONT VIEW



The Urban makes a bold statement and seamlessly flows to the wonderful outdoor areas which offer a choice of landscape designs.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

The Retreat

THE URBAN – BACK VIEW



The Urban leads out to an expansive and stunning garden area which offers a choice of exquisite landscaping options.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

The Retreat

THE SERENE – FRONT VIEW



The Serene collection offers light-filled rooms in natural tones with premium marble flooring throughout. All bedrooms are ensuite featuring wooden flooring and the master suite is expansive with His and Hers walk-in wardrobes.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

The Retreat

THE SERENE – BACK VIEW



The Serene nestles in nature with its palette of natural tones and materials and indoor-outdoor aesthetic.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

FLOORPLAN

The Retreat

Grand Villa (Type A)

Amenities	
Private home elevator	4 Zen Sanctuary options:
4 parking spaces	Heal
Garage Door	Entertain
Outdoor Majlis	Work
His & Hers walk-in closets	Exercise
3 staff rooms	
Fitted laundry room	

	Detached		Fused	
Internal Area	580 sq.m	6,238 sq.ft	583 sq.m	6,274 sq.ft
Garage	70 sq.m	749 sq.ft	70 sq.m	748 sq.ft
Balcony & Terrace	49 sq.m	532 sq.ft	49 sq.m	532 sq.ft
Total Area	698 sq.m	7,518 sq.ft	702 sq.m	7,554 sq.ft
Sky Suite Terrace Area	59 sq.m	638 sq.ft	59 sq.m	638 sq.ft
Gross Area	758 sq.m	8,156 sq.ft	761 sq.m	8,192 sq.ft

Ground Floor

Option 1: Detached

Total Area 344 sq.m / 3,699 sq.ft



Option 2: Fused

Total Area 347 sq.m / 3,735 sq.ft



First Floor

Total Area 252 sq.m / 2,716 sq.ft



* Pergula applies to detached option

Penthouse

Total Area 162 sq.m / 1,741 sq.ft



FLOORPLAN

The Retreat

Grand Villa (Type B)

Amenities	
Private home elevator	4 Zen Sanctuary options:
4 parking spaces	Heal
Garage Door	Entertain
Outdoor Majlis	Work
His & Hers walk-in closets	Exercise
3 staff rooms	
Fitted laundry room	

	Detached		Fused	
Internal Area	580 sq.m	6,238 sq.ft	583 sq.m	6,274 sq.ft
Garage	70 sq.m	749 sq.ft	70 sq.m	748 sq.ft
Balcony & Terrace	49 sq.m	532 sq.ft	49 sq.m	532 sq.ft
Total Area	698 sq.m	7,518 sq.ft	702 sq.m	7,554 sq.ft
Sky Suite Terrace Area	59 sq.m	638 sq.ft	59 sq.m	638 sq.ft
Gross Area	758 sq.m	8,156 sq.ft	761 sq.m	8,192 sq.ft

Ground Floor

Option 1: Detached

Total Area 344 sq.m / 3,699 sq.ft



Option 2: Fused

Total Area 347 sq.m / 3,735 sq.ft



First Floor

Total Area 252 sq.m / 2,716 sq.ft



* Solid roof applies to fused option

Penthouse

Total Area 162 sq.m / 1,741 sq.ft



The Haven Select
Grand Villas

The Haven Select

THE URBAN – FRONT VIEW



The Urban collection makes a bold contemporary statement with flowing and spacious interiors that connect to expansive gardens. Stunning terraces, a large master suite and a choice of Zen Sanctuary options offer luxury living at its finest.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

The Haven Select

THE URBAN – BACK VIEW

The Urban offers a sense of indoor-outdoor living where internal space flows seamlessly into the stunning landscaping beyond.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

The Haven Select

THE SERENE – FRONT VIEW



The Serene is uplifting with natural tones and material. Expansive floor-to-ceiling windows add further light to beautiful spaces with premium marble flooring and finishes.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

The Haven Select

THE SERENE – BACK VIEW



The Serene is infused with light and space and interiors gently merge with spectacular outdoor areas.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

FLOORPLAN

The Haven Select Grand Villa (Type A)

Amenities	
Private home elevator	4 Zen Sanctuary options:
4 parking spaces	Heal
Garage Door	Entertain
Outdoor Majlis	Work
His & Hers walk-in closets	Exercise
3 staff rooms	
Fitted laundry room	

	Detached		Fused	
Internal Area	491 sq.m	5,283 sq.ft	510 sq.m	5,487 sq.ft
Garage	61 sq.m	658 sq.ft	62 sq.m	663 sq.ft
Balcony & Terrace	17 sq.m	183 sq.ft	17 sq.m	183 sq.ft
Total Area	569 sq.m	6124 sq.ft	588 sq.m	6,332 sq.ft
Sky Suite Terrace Area	53 sq.m	565 sq.ft	53 sq.m	565 sq.ft
Gross Area	621 sq.m	6,689 sq.ft	641 sq.m	6,897 sq.ft

Ground Floor

Option 1: Detached

Total Area 299 sq.m / 3,220 sq.ft



Option 2: Fused

Total Area 319 sq.m / 3,430 sq.ft



First Floor

Total Area 182 sq.m / 1,954 sq.ft



* Pergula applies to detached option

Penthouse

Total Area 141 sq.m / 1,515 sq.ft



FLOORPLAN

The Haven Select
Grand Villa (Type B)

Amenities	
Private home elevator	4 Zen Sanctuary options:
4 parking spaces	Heal
Garage Door	Entertain
Outdoor Majlis	Work
His & Hers walk-in closets	Exercise
3 staff rooms	
Fitted laundry room	

	Detached		Fused	
Internal Area	491 sq.m	5,283 sq.ft	510 sq.m	5,487 sq.ft
Garage	61 sq.m	658 sq.ft	62 sq.m	663 sq.ft
Balcony & Terrace	17 sq.m	183 sq.ft	17 sq.m	183 sq.ft
Total Area	569 sq.m	6124 sq.ft	588 sq.m	6,332 sq.ft
Sky Suite Terrace Area	53 sq.m	565 sq.ft	53 sq.m	565 sq.ft
Gross Area	621 sq.m	6,689 sq.ft	641 sq.m	6,897 sq.ft

Ground Floor

Option 1: Detached

Total Area 299 sq.m / 3,220 sq.ft



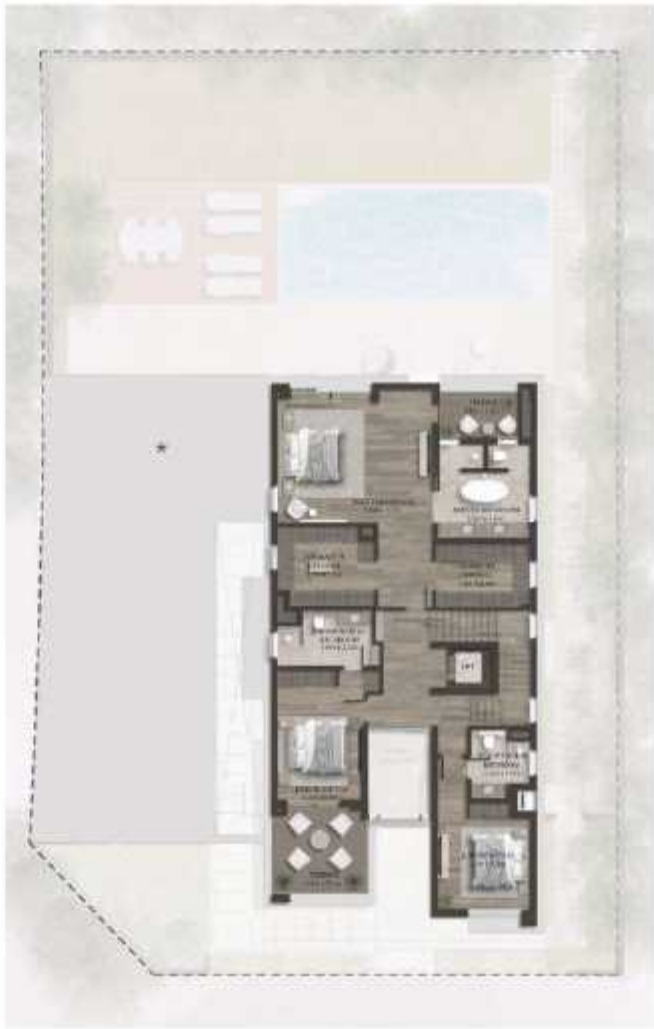
Option 2: Fused

Total Area 319 sq.m / 3,430 sq.ft



First Floor

Total Area 182 sq.m / 1,954 sq.ft



Penthouse

Total Area 141 sq.m / 1,515 sq.ft



* Solid roof applies to fused option

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

The background of the image is a close-up, high-angle shot of water. The water is a deep teal or turquoise color. It is covered in numerous small, concentric ripples that catch the light, creating a shimmering effect. The ripples are more pronounced in the upper right and lower right areas, while the left side is slightly darker and has fewer visible ripples. The overall texture is fluid and organic.

The Haven
Grand Villas

The Haven

THE URBAN – FRONT VIEW



The Urban collection makes a bold contemporary statement with flowing and spacious interiors that connect to expansive gardens. Stunning terraces, a large master suite and a choice of Zen Sanctuary options offer luxury living at its finest.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

The Haven

THE URBAN – BACK VIEW

The Urban embraces the luxury of indoor-outdoor living where internal space flows seamlessly into the expansive garden areas.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

The Haven

THE SERENE – FRONT VIEW



The Serene uses a palette of natural tones and exquisite materials. Expansive floor-to-ceiling windows infuse the beautiful internal spaces with light which complements the beauty of the premium finishes.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

The Haven

THE SERENE – BACK VIEW



The Serene interiors are bathed in light and offers expansive spaces that gently flow into spectacular outdoor areas.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

FLOORPLAN

The Haven Grand Villa (Type A)

Amenities	
Private home elevator	4 Zen Sanctuary options:
4 parking spaces	Heal
Garage Door	Entertain
Outdoor Majlis	Work
His & Hers walk-in closets	Exercise
3 staff rooms	
Fitted laundry room	

	Detached		Fused	
Internal Area	425 sq.m	4,570 sq.ft	417 sq.m	4,485 sq.ft
Garage	71 sq.m	762 sq.ft	71 sq.m	762 sq.ft
Balcony & Terrace	17 sq.m	180 sq.ft	17 sq.m	180 sq.ft
Total Area	512 sq.m	5,512 sq.ft	504 sq.m	5,427 sq.ft
Sky Suite Terrace Area	45 sq.m	481 sq.ft	45 sq.m	481 sq.ft
Gross Area	557 sq.m	5,993 sq.ft	549 sq.m	5,908 sq.ft

Ground Floor

Option 1: Detached

Total Area 263 sq.m / 2,834 sq.ft



Option 2: Fused

Total Area 256 sq.m / 2,751 sq.ft



First Floor

Total Area 168 sq.m / 1,810 sq.ft



* Pergula applies to detached option

Penthouse

Total Area 125 sq.m / 1,349 sq.ft



FLOORPLAN

The Haven

Grand Villa (Type B)

Amenities	
Private home elevator	4 Zen Sanctuary options:
4 parking spaces	Heal
Garage Door	Entertain
Outdoor Majlis	Work
His & Hers walk-in closets	Exercise
3 staff rooms	
Fitted laundry room	

	Detached		Fused	
Internal Area	425 sq.m	4,570 sq.ft	417 sq.m	4,485 sq.ft
Garage	71 sq.m	762 sq.ft	71 sq.m	762 sq.ft
Balcony & Terrace	17 sq.m	180 sq.ft	17 sq.m	180 sq.ft
Total Area	512 sq.m	5,512 sq.ft	504 sq.m	5,427 sq.ft
Sky Suite Terrace Area	45 sq.m	481 sq.ft	45 sq.m	481 sq.ft
Gross Area	557 sq.m	5,993 sq.ft	549 sq.m	5,908 sq.ft

Ground Floor

Option 1: Detached

Total Area 263 sq.m / 2,834 sq.ft



Option 2: Fused

Total Area 256 sq.m / 2,751 sq.ft



First Floor

Total Area 168 sq.m / 1,810 sq.ft



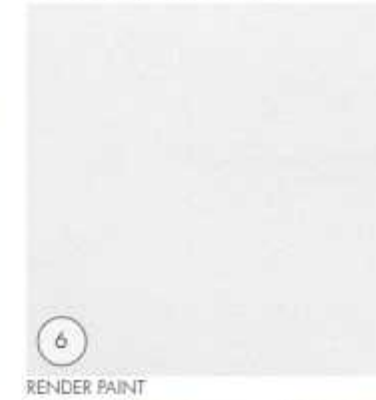
* Solid roof applies to fused option

Penthouse

Total Area 125 sq.m / 1,349 sq.ft



EXTERIOR FINISHING The Urban



EXTERIOR FINISHING
The Serene



1
 PORCELAIN TILE



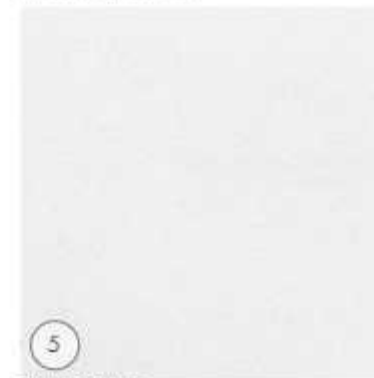
4
 STONE CLADDING



7
 ALUMINUM/COMPOSITE WOOD LOUVRES



2
 PROFILED ALUMINUM



5
 RENDER PAINT



8
 LOW IRON GLASS WITH BROWN ALUMINUM FRAME



3
 PORCELAIN TILE - WALNUT FINISH



6
 PORCELAIN TILE - SMOKE



9
 SECTIONAL WHITE GARAGE DOOR



A premium lifestyle

Inspired by nature

INTERIOR LIVING & DINNING AREA

Create bespoke and relaxing interiors by selecting from two natural colour schemes.

A seamless flow

OPEN KITCHEN

Stunning space flows gracefully into spectacular landscaped gardens.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

The perfect life balance

TERRACE



Embrace blissful living in beautiful space designed with you in mind.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

Stunning bedroom spaces

MASTER BEDROOM

Relax in the privacy of your expansive master suite with superb wooden flooring, walk-in His and Hers accessorised wardrobes and stunningly finished ensuite bathrooms.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

Bathroom suite

MASTER BATHROOM

Calm and serene expansive bathrooms with double sinks, elegant free-standing bath tubs and a choice of premium finishes.

ALAYA
GARDENS

تلال الغاف
Tilal Al Ghaf

INTERIOR FINISHING 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



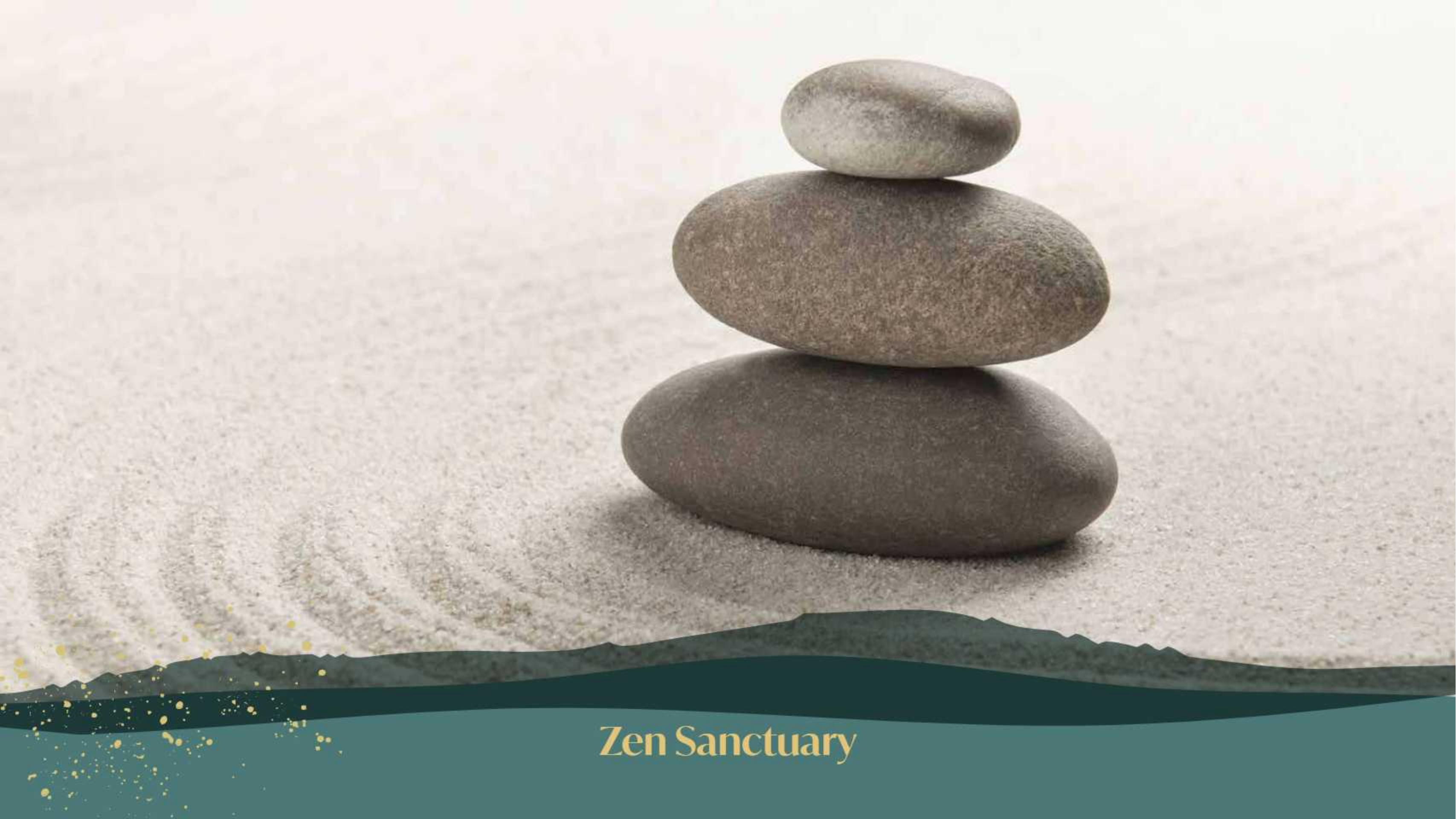
KITCHEN COUNTERTOP AND
BACKSPLASH ENGINEERED STONE



MARBLE
VANITY TOP



GENERAL
METAL ACCENTS



Zen Sanctuary

Zen Sanctuary

Heal

Immerse yourself in an uplifting retreat where you can practice yoga, meditate and focus on your well-being.



Entertain

Make this space the special place for gatherings of friends and family, intimate dinners or get togethers for special occasions



Exercise

Create a private space for exercise. This is the perfect personal fitness area to work-out, weight lift or stretch.



Work

Discover a peaceful place to focus personal study, remote work options or personal projects.



FLOORPLAN DETACHED

The Reserve | The Retreat | The Haven Select | The Haven Zen Sanctuary

Select from 4 options:

Heal

Internal Area 25 sq.m / 269 sq.ft



Exercise

Internal Area 25 sq.m / 269 sq.ft



Entertain

Internal Area 25 sq.m / 269 sq.ft



Work

Internal Area 25 sq.m / 269 sq.ft



FLOORPLAN FUSED

The Reserve | The Retreat Zen Sanctuary

Select from 4 options:

Heal

Internal Area 25 sq.m / 269 sq.ft



Exercise

Internal Area 25 sq.m / 269 sq.ft



Entertain

Internal Area 25 sq.m / 269 sq.ft



Work

Internal Area 25 sq.m / 269 sq.ft



FLOORPLAN FUSED

The Haven Select Zen Sanctuary

Select from 4 options:

Heal

Internal Area 40 sq.m / 430 sq.ft



Exercise

Internal Area 40 sq.m / 430 sq.ft



Entertain

Internal Area 40 sq.m / 430 sq.ft



Work

Internal Area 40 sq.m / 430 sq.ft



FLOORPLAN FUSED

The Haven Zen Sanctuary

Select from 4 options:

Heal

Internal Area 17 sq.m / 183 sq.ft



Exercise

Internal Area 17 sq.m / 183 sq.ft



Entertain

Internal Area 17 sq.m / 183 sq.ft



Work

Internal Area 17 sq.m / 183 sq.ft





Landscaping that inspires

Complete the flowing inside-outside aesthetic with bespoke garden spaces that reflect your lifestyle. Personalise from a choice of two styles of landscape that include stunning pool area or verdant lawn.

Landscape upgrade options

Tropical Retreat

Exotic verdant planting, serene water features and private spaces for relaxed dining and entertainment nestled in nature are complemented by the option of green lawn area or private swimming pool. Choose from the landscaping options of vibrantly colourful or lush green.



Mediterranean

Stunning landscaping inspired by the beautiful sights and scents of the Mediterranean is complemented by relaxed al fresco areas for special moments with family and friends. Personalise your space by choosing green lawn areas of a relaxing private swimming pool. A selection of vibrantly colourful or lush green planting palettes adds further bespoke details.

