

# 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 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

10



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  
THAT AI GHAF





Immerse yourself in blissful living