

# RESORT LIVING, REINVENTED BY MAJID AL FUTTAIM

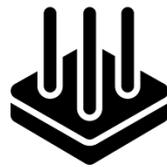


تلال الغاف  
Tilal Al Ghaf



# WHY DUBAI?

Dubai has risen from an unremarkable port to a global metropolitan and major hub. A haven for investors, both foreign and local.



## **SUPERB INFRASTRUCTURE**

Innovative city planning & well-developed transport.



## **STABLE ECONOMY**

Dirham has been pegged to the US\$ at constant rate since 1997.



## **EVERYONE WELCOME**

Accommodating 200+ nationalities, something for everyone.



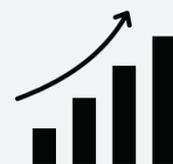
## **HIGH SAFETY**

Consistently ranking high in safety, with virtually no crime.



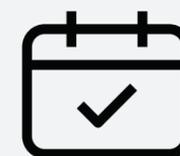
## **DISTINCT LIFESTYLE**

Unrivaled amenities & services. A retail and tourism paradise.



## **ONGOING EVOLUTION**

Dubai has evolved so much in its short lifespan & continues to do so.



## **HAPPY AGENDA**

Dubai ranked 1 of the happiest places on Earth to live.



## **WORLD-CLASS**

Everything superlative, setting the benchmark for other global cities.

An architectural rendering of a modern park. In the foreground, a large, intricate metal sculpture with a white, leaf-like pattern stands on a wooden platform. The background shows a lush park with palm trees, a water feature with multiple fountains, and people walking and playing. The sky is clear and blue.

# 'LEADING RETAIL & LEISURE PIONEER'

## **TILAL AL GHAF by MAJID AL FUTTAIM**

Tilal Al Ghaf is Majid Al Futtaim's flagship mixed-use community in Dubai, offering luxury resort-like living around Lagoon Al Ghaf, a recreational lagoon with sandy white beaches.

**A forward-thinking city deserves a forward-thinking community.**

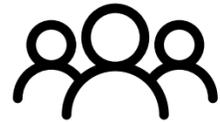
# INVESTOR HIGHLIGHTS

Invest in Dubai's next top community destination, and see unprecedented returns.



## DIVERSE PROJECT

Range from waterfront mansions to spacious apartments.



## COMPLETE COMMUNITY

With plenty of playgrounds, pools, leisure, dining and retail.



## EXTENSIVE GREENERY

365K sqm of community parks and 75K sqm of lush landscapes.



## PAYMENT PLAN

Ask for details regarding your project of interest in Tilal Al Ghaf.



## LAGOON AL GHAF

Offering 400m beachfront and 1.5km waterfront.



## GREAT RETURNS

Popular project and units that hold & exceed their value.



# INVESTMENT OPTIONS

## BEACHSIDE RESIDENCES

Vibrant cluster of residences, with studio, 1, 2 & 3BR modern apartments with landscaped pedestrian walkways.

## MANSIONS

Stunning waterfront views overlooking the pristine Lagoon, with a select few offering direct lagoon & beach access.



## TOWNHOUSES

Discover the privileges of larger living spaces and bespoke living in contemporary townhouses.

## TWIN VILLAS

Customizable living options with contemporary facades, functional interior layouts and exclusive Sky Suite options.



# FACILITIES & AMENITIES

A vibrant community focused on nurturing the mind, body & soul.

**PARKS &  
OPEN  
SPACES**



**100+ RETAIL &  
RESTAURANTS**



**LIVELY  
BOULEVARDS**

**OFFICE  
SPACES**



**HOLISTIC  
HEALTHCARE  
FACILITIES**



**PARKS &  
TRAILS**



**WHITE  
SANDY  
BEACHES**



**EXCLUSIVE  
PRIVATE  
CLUB**



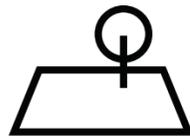
# LOCATION: AT THE CENTRE OF IT ALL.

Life is great when you are far away from crowds yet connected to everything that's essential. Tilal Al Ghaf's location allows easy access to the rest of the city. Conveniently located at the crossroads of Hessa, Fay and Sheik Zayed Bin Hamdan Al Nahyan Roads, right in the center of it all.

**FIND TILAL AL GHAF ON [GOOGLE MAPS](#)**

# INVESTING IN DUBAI OFF-PLAN

Dubai has no rival when it comes to a steady stream of project releases, capitalizing on what the market needs to bring more opportunities to investors.



## LAND AVAILABILITY

More land to be developed than more saturated destinations.



## UNRIVALED PROJECTS

Superb planning, bringing steady globally competitive project releases.



## DEVELOPER DIRECT

Buy at launch price, investor-friendly payment plans and no commission.



## ATTRACTIVE YIELDS

Dubai investments bring the best rental yields; fourth-highest globally.



## FREEHOLD PURCHASE

Foreign ownership & transactions that are safe, transparent & easy.



## MORE OPTIONS

Buy into a project early for prime units that can be sold at a premium.



## HIGH RETURNS

Dubai has evolved so much in its short lifespan, and continues to do so.



## LOW PROPERTY PRICES

Dubai offers more space and value per square foot than its counterparts.



REAP  
REAL ESTATE

## REAP REAL ESTATE BROKERS

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