

Community Living

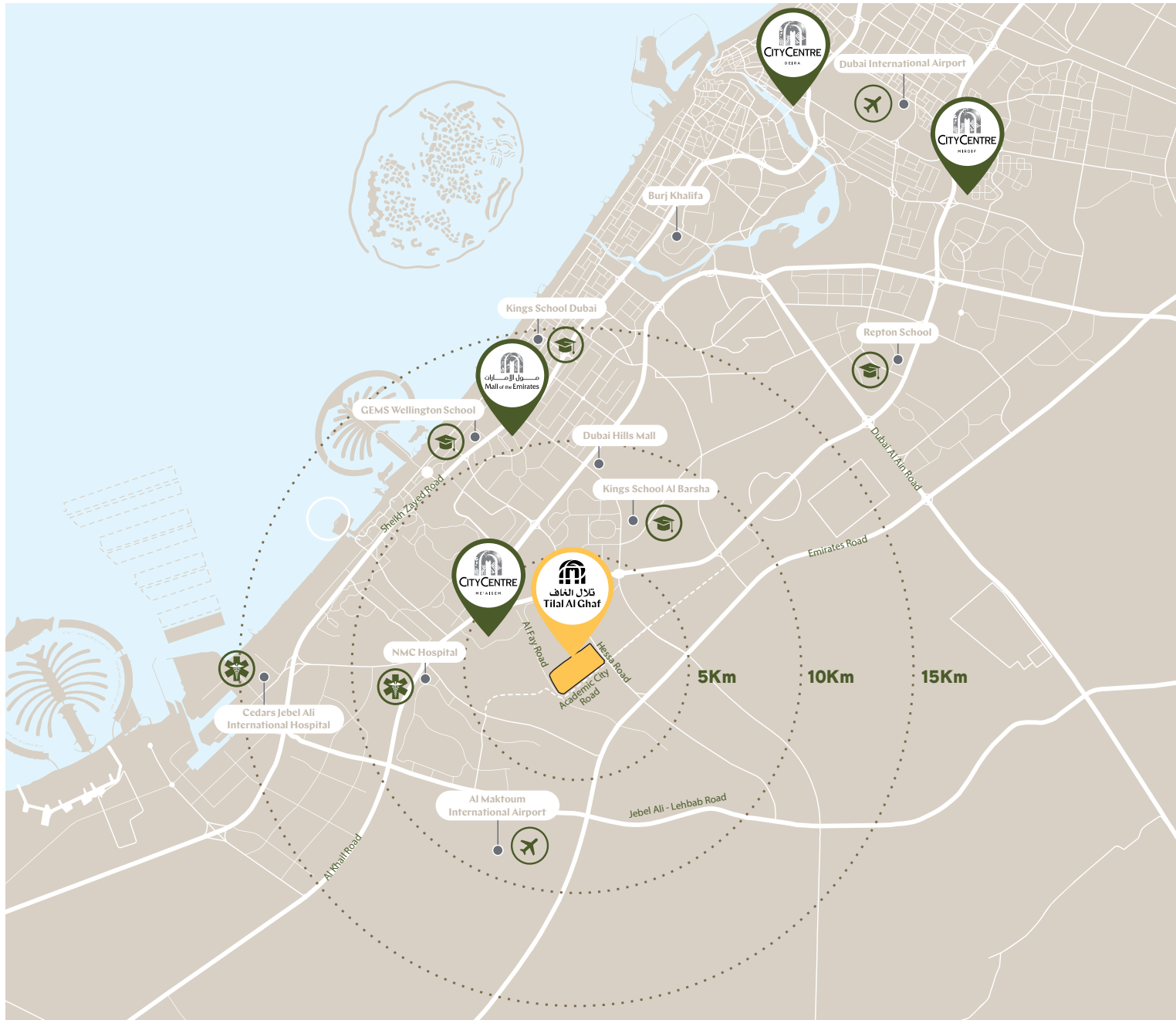


تلال الغاف
Tilal Al Ghaf



Community living crafted around you.

A forward-thinking city deserves a forward-thinking community. A neighbourhood that puts mind, body, soul and the human connection at its heart, while enriching lives through a deep sense of belonging. A community that will grow with Dubai and is built on a tradition which understands that life, work, and play have one thing in common: you. Welcome to Tilal Al Ghaf.



The perfect spot

Drive time:

- > Mall of the Emirates 15 Minutes
- > Al Maktoum Airport 25 Minutes
- > Dubai International Airport 37 Minutes
- > Downtown 20 Minutes
- > Emirates Golf Club 25 Minutes
- > Dubai Autodrome 11 Minutes
- > Polo Equestrian Club 17 Minutes
- > Global Village 20 Minutes
- > Dubai Miracle Garden 13 Minutes
- > Jebel Ali Racecourse 23 Minutes
- > Al Barsha Pond Park 20 Minutes
- > City Centre Me'aisem 9 Minutes
- > Dubai Mall 27 Minutes
- > Kings School – Al Barsha 14 Minutes
- > GEMS – Dubai American Academy 18 Minutes

Lagoon Al Ghaf



Catering to every mood

The lagoon is more than a picturesque escape; it's a place for residents and visitors to gather to exercise both mind and body. Everybody will have a lot to look forward to once arriving at the heart of the community.

- > Swimming
- > Kayaking
- > Canoeing
- > Stand up paddling



•Artist impression

The Hive

Engineering togetherness

A little bit of everything for everyone makes The Hive the heartbeat of Tilal Al Ghaf in this genuinely original community of choice.

- > Gourmet grocery
- > Food and beverage outlets
- > Fashion outlets
- > Convenience stores
- > Pop-up retail outlets
- > Bank and money exchange services
- > Clinics
- > Tennis and basketball courts
- > Valet parking
- > Golf cart services
- > Transport stands





*Artist Impression



Hive Beach

Wellness by the water

Along with sunbathing and water activities, residents will be able to enjoy purpose-built barbeque areas, an outdoor gym and a range of beach-friendly sporting activities, such as beach volleyball on soft white sand.

- > Beach access
- > Water sports activities
- > Outdoor gym

Club Hive

Exercise your humanity

Wellness is vital to a healthy individual, and a healthy individual to a vibrant community. Club Hive exists to accomplish both conditions simultaneously.

- Beach access
- Swimming pools
- Basketball courts
- Tennis courts
- Yoga
- Meditation
- Pilates
- Soccer
- Netball



Artist Impression





Hive Park

Nature where it belongs

Uninterrupted green space and rolling hills along with the immediate contact with nature, the open space allows for immediate contact with each other, and an organic environment for social exchange to take place.

- > Multi-function area
- > V.I.P. cabanas
- > Outdoor cinema
- > Picnic and barbeque area
- > Water-themed children's playground

Artist impression



Cultivated for growth

Community Membership

Community Membership gives residents unlimited access to the full range of amenities, including private pools and lagoon areas, gym classes, tennis, basketball, workshops, community rooms, and private areas. Even kids benefit from specialised clubs based on their needs and interests.

Plentiful experiences

The Concierge

The Concierge takes care of daily errands, freeing up time, reducing stress and giving you more time to focus on what's important to you. These convenient features are particularly exciting because of their potential to have a direct daily impact on residents' lives and adjust to their changing needs.



The future starts today



Smart sustainability inside out

Tilal Al Ghaf, like all Majid Al Futtaim's communities, has been planned with the future in mind. So, we have created a progressive sustainability plan that will keep evolving. The goal is a smaller carbon footprint for each resident and the entire community. A lifestyle connected to nature and wellness.

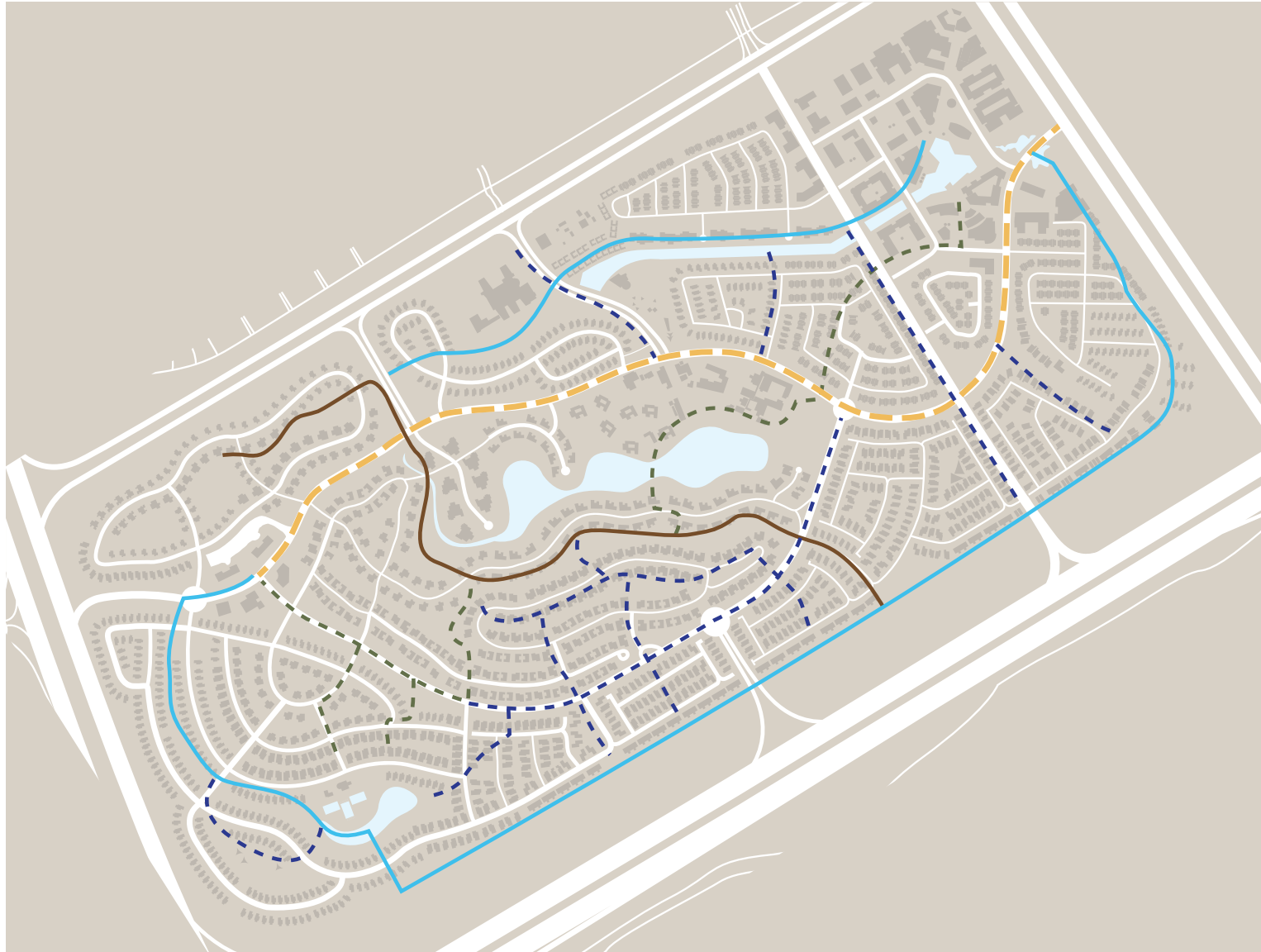
- > Solar powered water heater
- > Built-in integrated Wi-Fi
- > Central gas system
- > Smart systems for water and energy consumption
- > Filtered drinking tap water



Convenience at your doorstep

The masterplan

- 1 The Hive
- 2 Hive Beach
- 3 Hive Park
- 4 Club Hive
- 5 Lagoon Al Ghaf
- 6 School
- 7 Hotels & Wellness retreat
- 8 Mosques
- 9 Nurseries



The perfect scenario

Tilal Al Ghaf has 355,000 square metres of green open space, and includes manicured parks as well as picnic grounds. A lagoon bordered by public and private white sand beaches offers five hectares of water to enjoy, while about one kilometre of other water bodies are located throughout.

- > Interconnected neighbourhoods
- > The Ghaf Tree Pathway
- > Cycling trails 11 kilometres
- > Walking trails 18 kilometres
- > A series of connected themed parks

> Green and open spaces 355,000 square metres > Crystal lagoon area 70,000 square metres > Canals area 48,000 square metres

- | | |
|---|--|
| — — — — — The Boulevard 2,500 metres | ————— The Adventure Trail 5,300 metres |
| — · — · — · The "Creative" Pathway 2,400 metres | — · — · — · The Adventure Trail Connections 5,250 metres |
| ————— The Ghaf Tree Pathway 2,000 metres | |

Welcome home

Our residences

Our properties range from inviting villas and townhouses to apartment blocks with ground-floor shops and spacious penthouses. We strike a balance between the aspirational and the functional, creating homes that merge private and common spaces, indoor and outdoor, architecture and plant life.

Customisation and upgrades

Flexible spaces, internal finishing colour schemes and landscape packages can all be personalised to cater to individual needs. It's just a few ways Tilal Al Ghaf's forward-thinking approach allows the community to transform with each resident, while making them feel at home the very instant they arrive.





Bearing fruit

Schools

The most valuable members of the community have been designated 40,052 square metres to help them build a bright future. This generous volume of space is dedicated to educational facilities from kindergarten all the way through to 12th grade and promises the highest quality education available.

Nurseries

A variety of nurseries will provide a place where children under five years of age receive individual attention and care that they need to grow and learn at an important stage of their lives.



Business treats

Work environments

Ambience is key at Tilal Al Ghaf, so we are planning a chic venue to create inspiring and flexible working spaces, with bright, relaxed environments curated thoughtfully to make every meeting, and every work session as breezy as it can get.

Hospitality

Visitors to Tilal Al Ghaf are also treated with as much consideration and can feel at home at this exquisite location. Luxurious hotels and branded extended stay, serviced apartments, bring true meaning to rest and relaxation.



About Majid Al Futtaim Communities

Majid Al Futtaim Communities craft human-centric destinations by bridging people, business and culture to create world-class mixed-use developments with unparalleled quality of life at their core.

Our experience allows us to find creative synergies between partners to elevate master planning and design; architecture, public space and urban retail; culture creation and services. These contribute to building civic pride and a sense of belonging for anyone who comes in touch with one of our communities.

Legacy building is our mindset: our communities are designed to deliver long-term value and to continue to grow and evolve in character, culture, complexity and desirability.

In addition to Tilal Al Ghaf, our newly launched flagship community in Dubai, our portfolio includes three live developments spanning 4 million square metres: Al Zahia in Sharjah, UAE, Al Mouj in Muscat, Oman and Waterfront City in Dbayeh, Lebanon.



A pioneering destination in Sharjah, Al Zahia provides an exclusive, sustainable living environment with six themed parks, leisure facilities and retail, connected to City Centre Al Zahia.




Waterfront City
 DBAYEH

This is seaside living at its best. This master-planned community in Dbayeh blends the charm of maritime living with the luxury of leisure, entertainment, hospitality and business attractions.




الموج
الموج
 muscat مسقط

Spread along a -7kilometre stretch of stunning coastline, Al Mouj Muscat is Oman's premier lifestyle destination with over 6,000 contemporary properties, surrounded by the world's best dining, entertainment and lifestyle offerings.



About Majid Al Futtaim

Founded in 1992, Majid Al Futtaim is the leading shopping mall, communities, retail and leisure pioneer across the Middle East, Africa and Asia.

A remarkable business success story, Majid Al Futtaim started from one man's vision to transform the face of shopping, entertainment and leisure to create 'great moments for everyone, every day'. It has since grown into one of the United Arab Emirates' most respected and successful businesses spanning 15 international markets, employing 40,000 people and obtaining the highest credit rating (BBB) among privately-held corporates in the region.

Majid Al Futtaim owns and operates 22 shopping malls, 12 hotels and three mixed-use communities, with further developments underway in the region. The shopping malls portfolio includes Mall of the Emirates, Mall of Egypt, City Centre malls, My City Centre neighbourhood centres, and four community malls which are in joint venture with the Government of Sharjah. The Company is the exclusive franchisee for Carrefour in 38 markets

across the Middle East, Africa and Asia, and operates a portfolio of more than 230 outlets in 14 countries.

Majid Al Futtaim operates 300 VOX Cinema screens and 32 Magic Planet family entertainment centres across the region, in addition to iconic leisure and entertainment facilities such as Ski Dubai, Orbi Dubai and Ski Egypt, among others. The Company is parent to the consumer finance company 'Najm', a fashion retail business representing international brands such as Abercrombie & Fitch, AllSaints, lululemon athletica, Crate & Barrel and Maisons du Monde; and a healthcare business that operates City Centre Clinics. In addition, Majid Al Futtaim operates Enova, a facility and energy management company, through a joint venture operation with Veolia, a global leader in optimised environment resource management. The Company also owns the rights to The LEGO Store and American Girl in the Middle East and operates in the food and beverage industry through a partnership with Gourmet Gulf.

