

WATERFRONT
COLLECTION

INFINITE POSSIBILITIES
OF BESPOKE LUXURY

IMAGINE A VISION
BROUGHT TO LIFE





THROUGH DIFFERENT
SPARKS OF LIGHT



TO FORM A BEAUTIFUL
CONSTELLATION THAT SHINES



AROUND YOU,
WITH YOU IN MIND

A CONSTELLATION WHERE
TRANQUILLITY RESIDES





AND EVERY DETAIL IS HANDCRAFTED
WITH EACH STROKE



CREATING A VARIETY OF DECORS
THAT GRACE YOUR HOMES

GREAT MOMENTS FOR EVERYONE, EVERY DAY

In 1992, our founder Mr. Majid Al Futtaim envisioned how to create a space in which families, friends and communities could craft lifelong memories. He wanted to transform shopping, entertainment, and leisure to create great moments for everyone, every day.

As well as our world-renowned retail establishments, we create masterful living spaces within five mixed-use communities through the art of placemaking, housing more than 2,500 families across the UAE, Oman, and Lebanon.

Serenity Mansions is our latest premium residential development within our community Tilal Al Ghaf, and is exclusive, premium, and crafted down to every detail. It is bespoke, unassailable and it reflects who you are. It is signature living by Majid Al Futtaim.

A vibrant, high-quality digital rendering of a tropical resort. In the foreground, a clear, turquoise swimming pool flows through a landscaped area with large, smooth boulders and various tropical plants, including a prominent white-flowered bush in the bottom left. A small waterfall cascades into the pool from the right. The middle ground is filled with a dense grove of palm trees and other lush vegetation. In the background, modern, multi-story buildings with clean white lines and dark accents are visible, partially obscured by the trees. The sky is a mix of soft blues and warm oranges, suggesting a sunset or sunrise, with several white birds in flight. The overall atmosphere is one of serene luxury and natural beauty.

ENJOY A SPACIOUS ABODE WHERE
COMFORT RESIDES



30 MINS

DXB AIRPORT



25 MINS

AL MAKTUUM INTERNATIONAL AIRPORT



15 MINS

MALL OF THE EMIRATES



10 MINS

CITY CENTRE ME'AISEM



15 MINS

KEMPINSKI HOTEL



25 MINS

DOWNTOWN DUBAI





EXPERIENCE
SIGNATURE LIVING

SIGNATURE LIVING BY MAJID AL FUTTAIM

Tilal Al Ghaf is an exceptional community centred around a stunning lagoon bordered by white sandy beaches. The community features nearly 500,000 square metres of parks, green open spaces and treescapes, with walkable neighbourhoods interconnected by 18 kilometres of walking trails, and 11 kilometres of cycling tracks and jogging tracks, all set in lush landscaping.

A world of culinary experiences, signature Majid Al Futtaim retail experiences and a renowned international school are conveniently located just a short stroll away.



A REALM CRAFTED TO REFLECT
YOUR PERSONALITY



MASTERPLAN

3M+
SQM TOTAL
SITE AREA

15K+
RESIDENTS

11KM+
CYCLING TRAILS

3.5K+
HOMES

25+
MAJID AL FUTTAIM
SIGNATURE RETAIL

18KM+
LANDSCAPED
PEDESTRAIN
WALKWAYS

100K+
SQM RECREATIONAL
LAGOON & WHITE
SANDY BEACHES

SCHOOL
ROYAL GRAMMAR
SCHOOL GUILFORD
DUBAI

COMMUNITY HUB
EXCLUSIVE SHOPPING, DINING,
RECREATION AND WELLNESS



SERENITY MANSIONS KEY PLAN

The latest ultra-luxury neighbourhood within Tlal Al Ghaf features distinct styles that give you the possibility to create a world of your own.

■ KAI ■ FAY

COLLABORATORS

SAOTA

Award-winning architectural firm SAOTA is driven by a unique design philosophy that connects form and function and blurs the boundaries between indoors and out. SAOTA's innovative residential designs are distinguished not only for their incredible aesthetic impact, but for being homes in which people love to live.



SERENITY
MANSIONS



COLLABORATORS

BLINK

A multi-disciplinary design studio with 17 years of expertise in the luxury hospitality industry. Best known for their collaborations with the world's most renowned luxury hotel and resort brands, BLINK believes in crafting memorable spaces that reflect the unique connection between people and places.

K
A
I

EXTERIOR

Kai is an architecturally bold and expressive residence, drawing inspiration from the vibrant character of the city and the De Stijl art movement. The mansion features a fragmented yet carefully designed structure that balances contrasting elements, with a central courtyard serving as a focal point for light, air, and social interaction. The living spaces seamlessly blend indoor and outdoor areas, offering unobstructed views of the garden and a grand double volume indoor/outdoor lounge that can accommodate large social events.





BACK VIEW

SERENITY
MANSIONS

EXTERIOR OPTIONS



Stone Cladding



Roof Cladding



Metal Door

Accent Metal

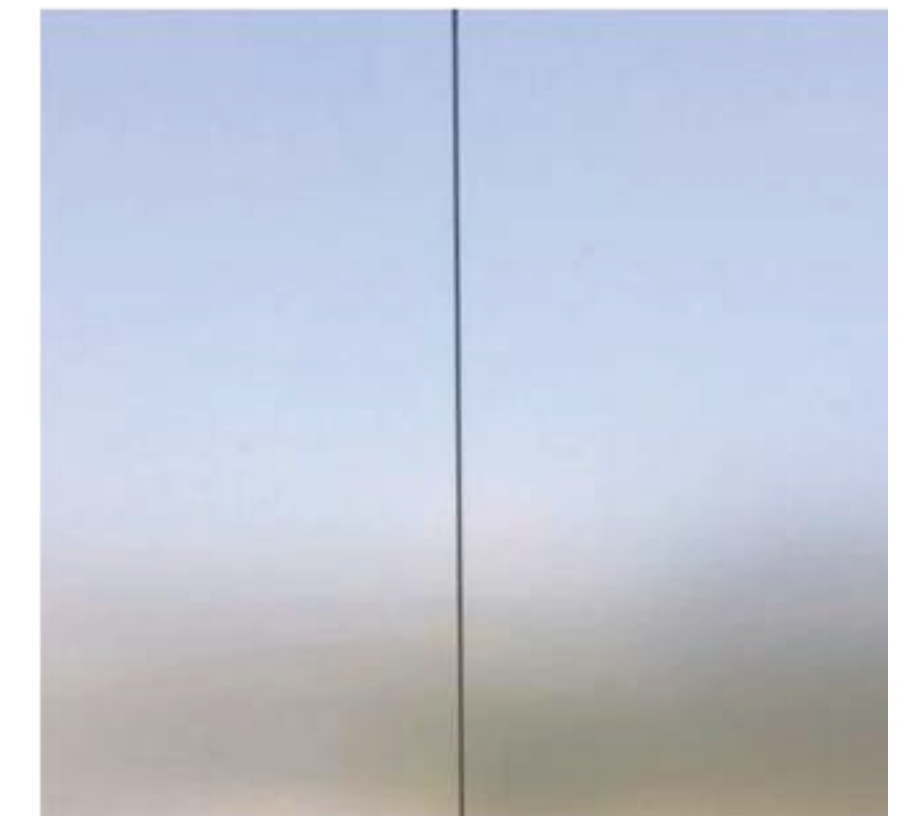


Textured Paint

EARTH⁺



Stone Cladding



Roof Cladding



Metal Door

Accent Metal



Textured Paint

ASH⁺

EARTH+

ASH+



FRONT VIEW

SERENITY
MANSIONS



POOLSIDE

SERENITY
MANSIONS

INTERIOR

MOMA

Designed with contemporary outlines and detail, MOMA embeds elegance and modernity throughout, revealing a refreshed yet refined lifestyle.

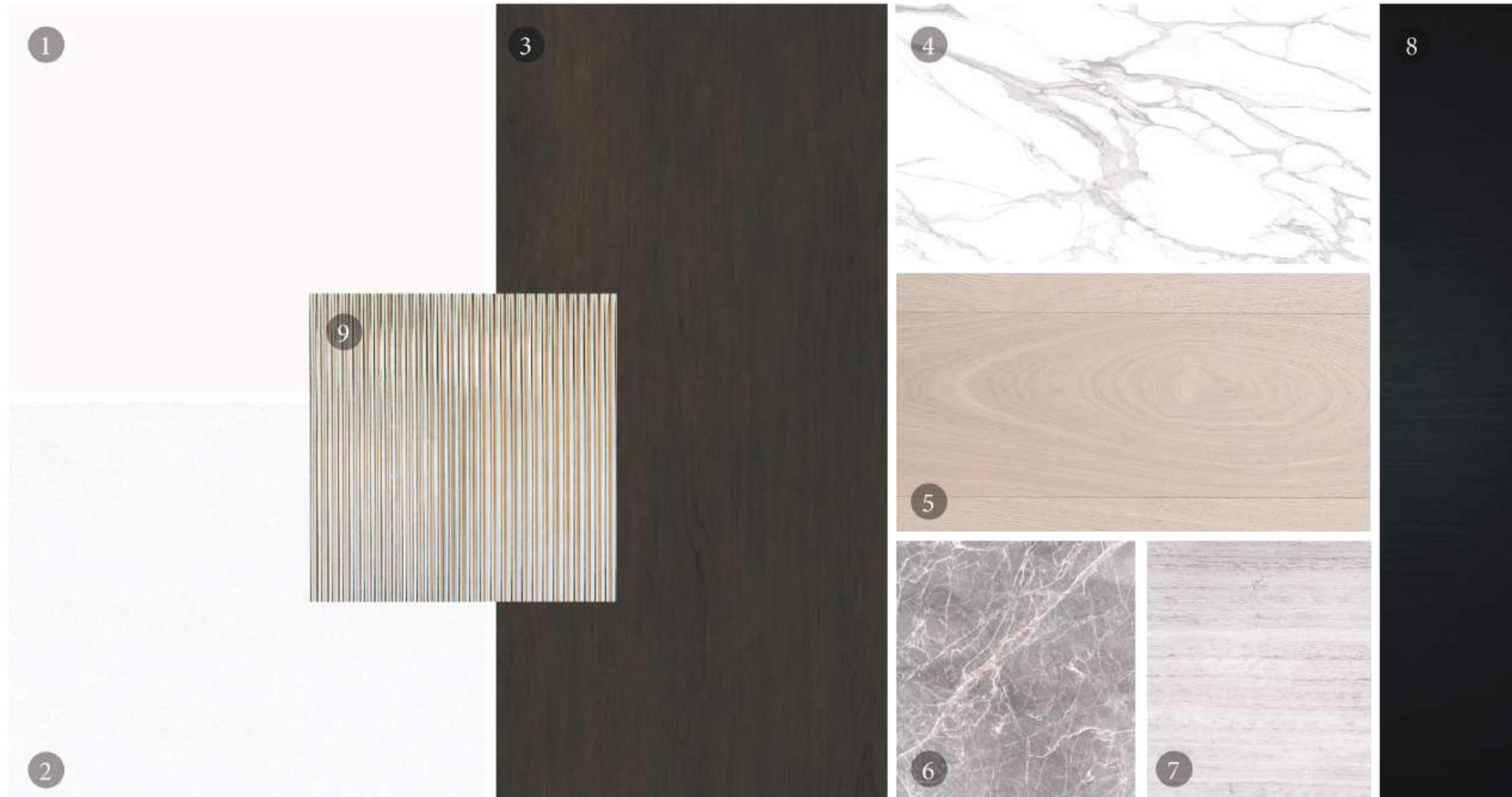
UFFIZI

Inspired by the famous gallery in Florence, Uffizi portrays richness in materiality and delicate detailing, to make for a warm and inviting atmosphere with a classical touch.



MOMA

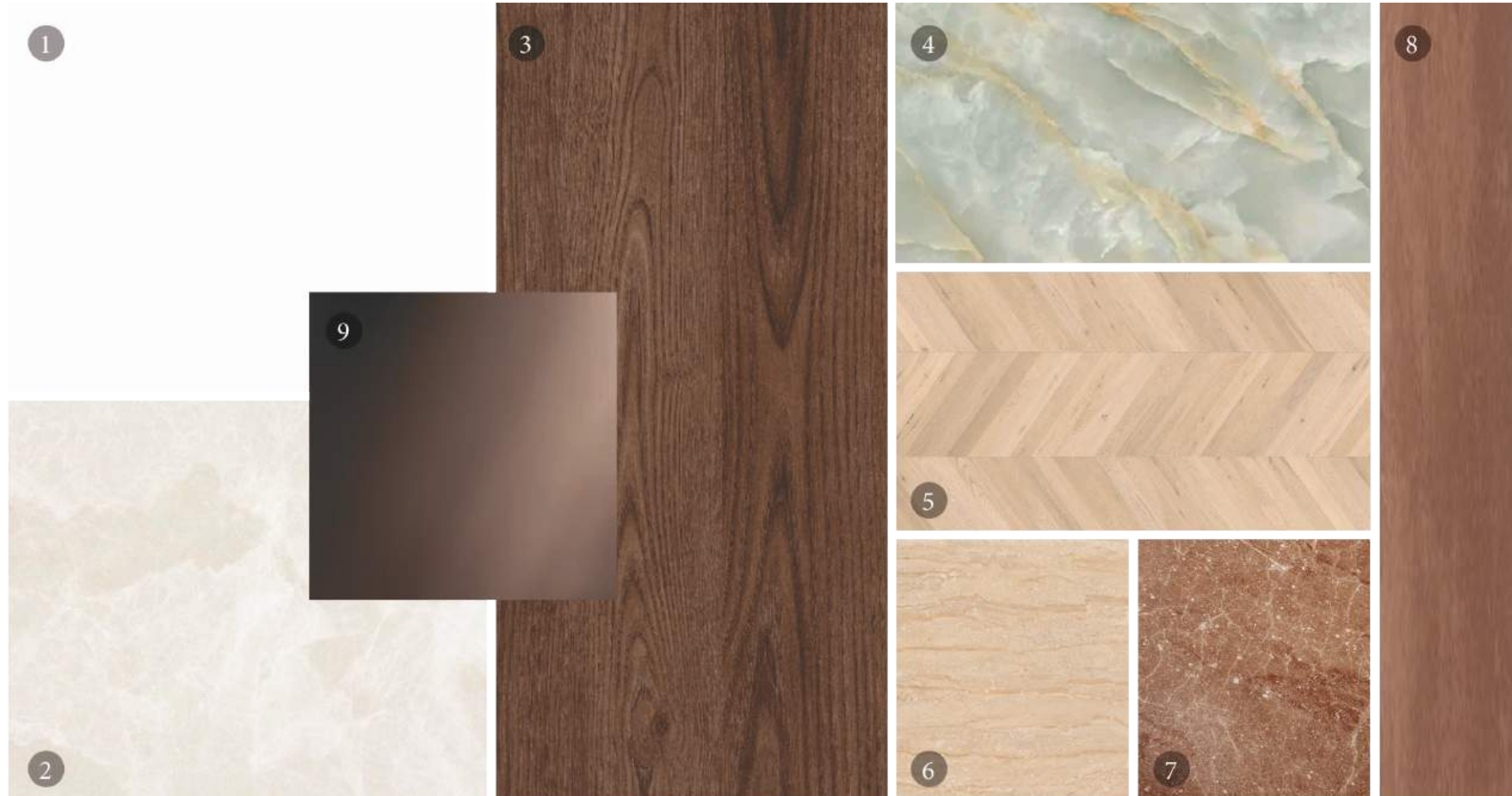
INTERIOR OPTIONS



- 01. General Paint
- 02. General Flooring
- 03. Kitchen Veneer
- 04. Show Kitchen Stone
- 05. Bedroom Parquet Flooring
- 06. Master Bathroom Marble
- 07. Master Bathroom Vanity
- 08. Accent Metal
- 09. Accent Glass

UFFIZI

INTERIOR OPTIONS



- 01. General Paint
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- 08. Accent Metal
- 09. Accent Mirror

MOMA



BASEMENT

UFFIZI



SERENITY
MANSIONS

MOMA



FAMILY LIVING & SHOW KITCHEN

UFFIZI



SERENITY
MANSIONS

KANI

Internal Area	1,354 sqm / 14,574 sqft
Balcony / Terrace	54 sqm / 581 sqft
Garage	242 sqm / 2,605 sqft
Total Area	1,650 sqm / 17,760 sqft

Basement

622 sqm / 6,695 sqft



Ground Floor

446 sqm / 4,800 sqft



First Floor

497 sqm / 5,350 sqft



Second Floor

85 sqm / 915 sqft



Customisations

Basement

622 sqm / 6,695 sqft



Japanese Tearoom



Sports Lounge



Customisations

Ground Floor
446 sqm / 4,800 sqft



Guest Suite



Home Cinema



Customisations

First Floor

497 sqm / 5,350 sqft



Mega Master



Super Master



Double Master



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

Customisations

Second Floor
85 sqm / 915 sqft



Fitness Zone



Junior Suite



Music Lounge



FAY

EXTERIOR

Fay embraces the concept of Tropical Modernism, featuring a design that balances privacy and aesthetics. A highlight of Fay is the ability to close a series of shutters along the outdoor living terrace, creating a private courtyard that serves as a tranquil retreat from the city's hustle and bustle, while also offering the flexibility to transform into a private resort-like space.





BACK VIEW

SERENITY
MANSIONS

EXTERIOR OPTIONS



Stone Cladding



Roof Cladding



Metal Door



Accent Panel

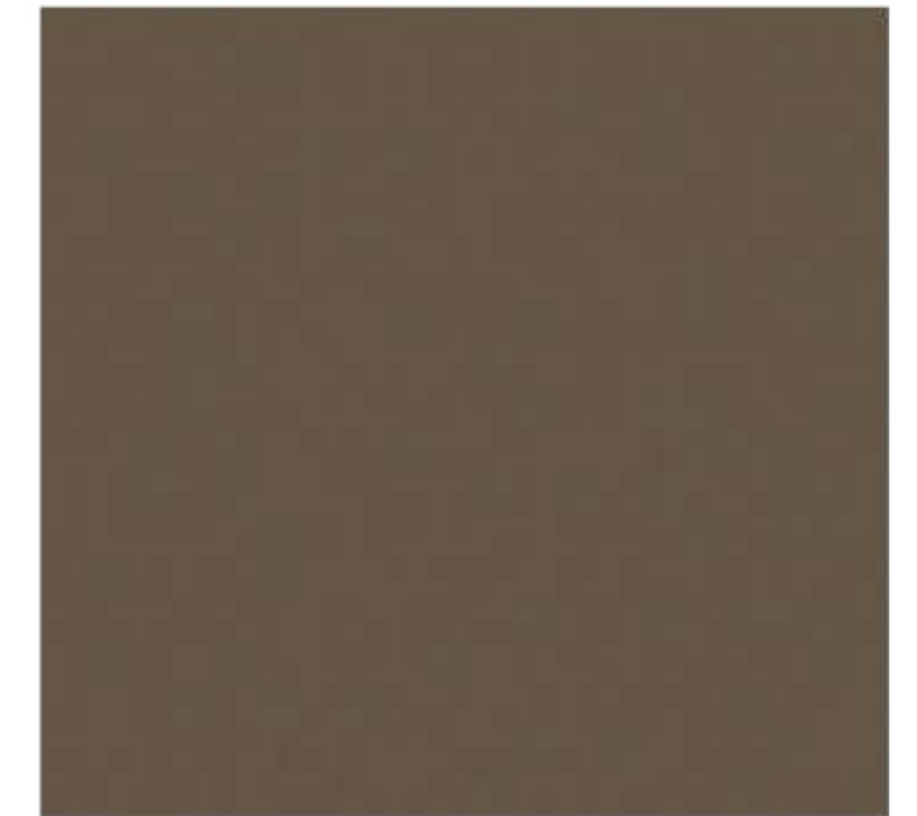


Textured Paint

EARTH⁺



Stone Cladding



Roof Cladding



Metal Door



Accent Panel



Textured Paint

WAVE⁺

EARTH+



FRONT VIEW

WAVE+



SERENITY
MANSIONS



TERRACE

SERENITY
MANSIONS

INTERIOR

MOMA

Designed with contemporary outlines and detail, MOMA embeds elegance and modernity throughout, revealing a refreshed yet refined lifestyle.

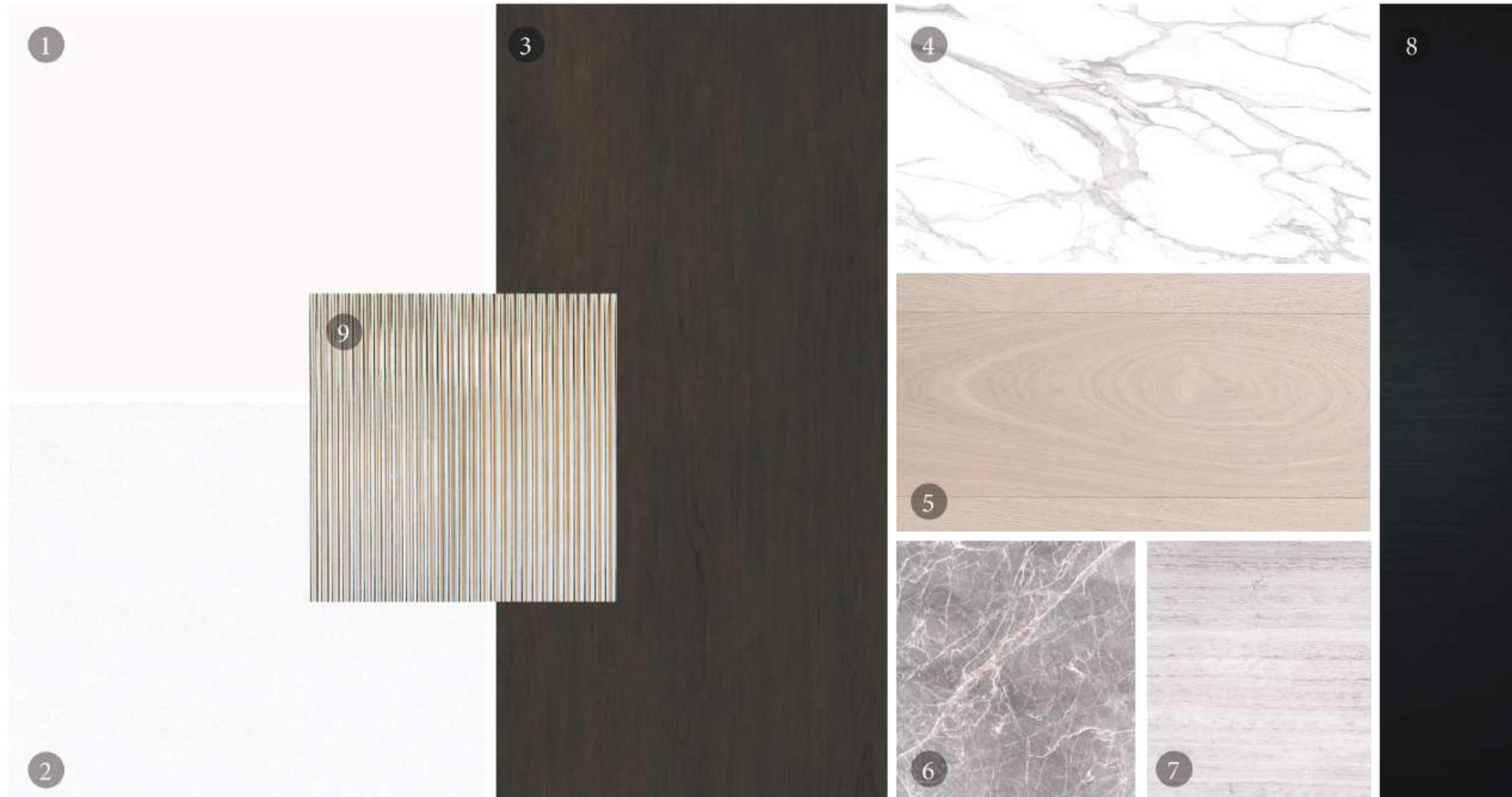
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MOMA

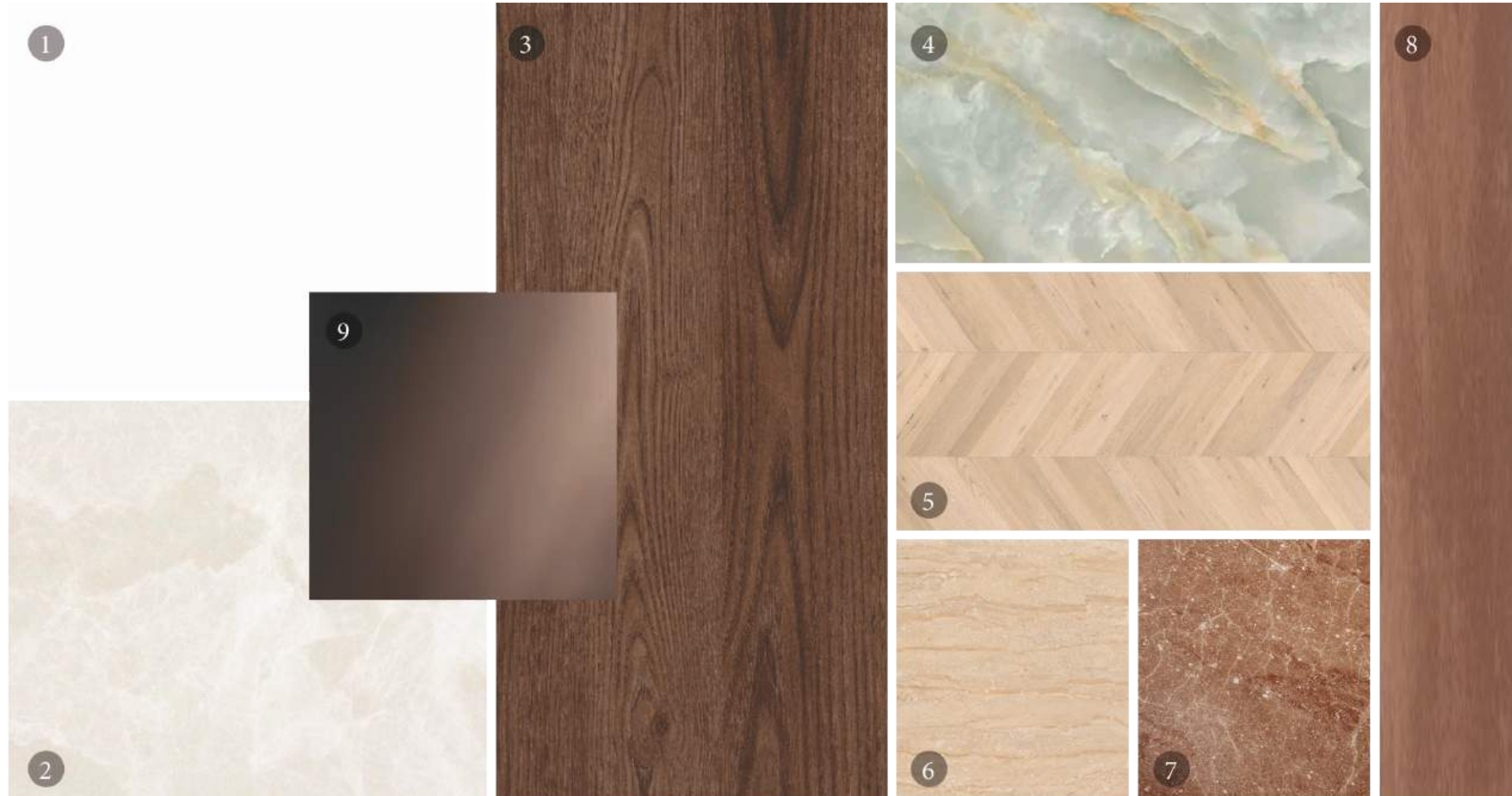
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- 08. Accent Metal
- 09. Accent Glass

UFFIZI

INTERIOR OPTIONS



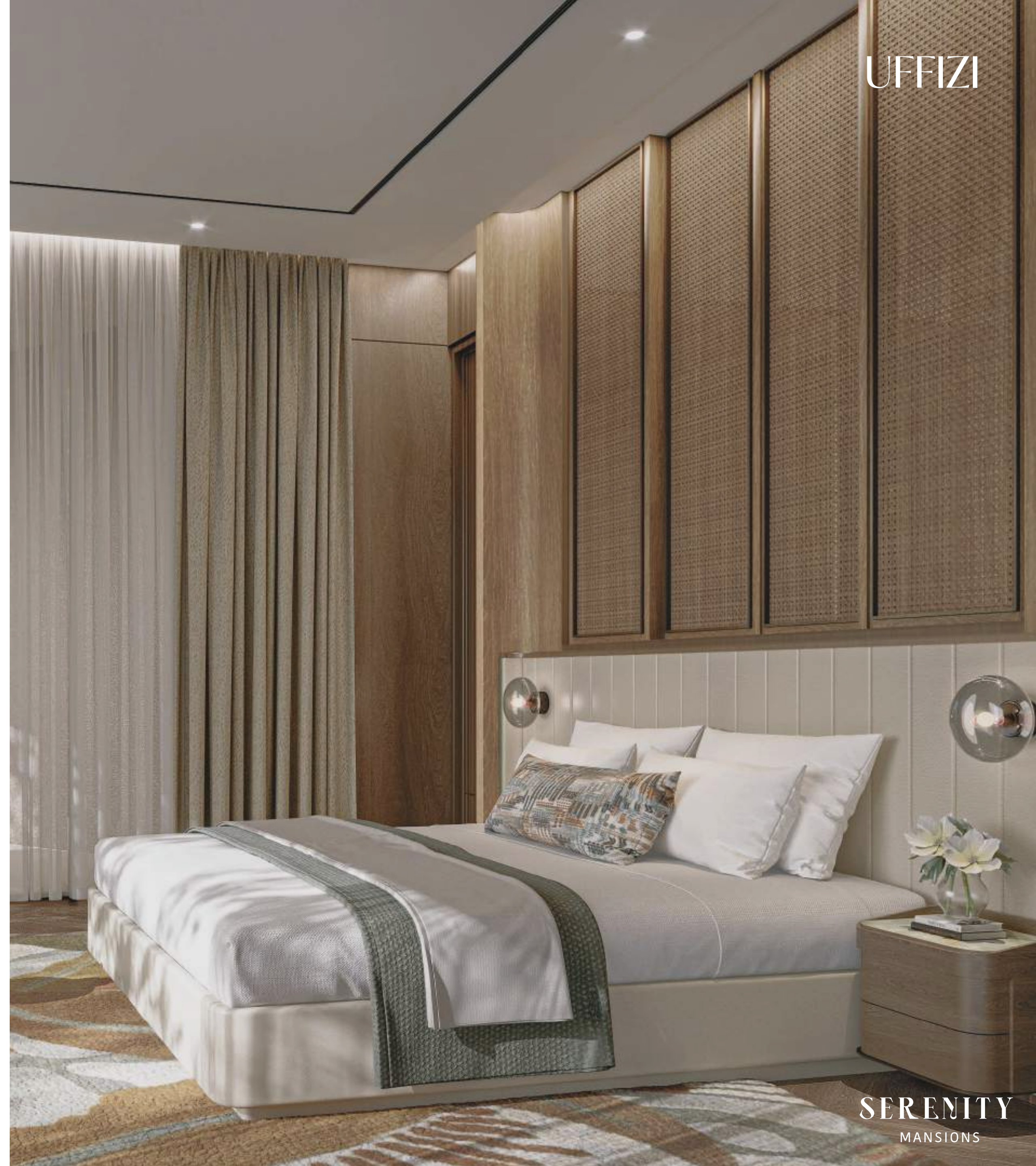
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- 09. Accent Mirror

MOMA



MASTER BEDROOM

UFFIZI



SERENITY
MANSIONS

MOMA



MUSIC LOUNGE

UFFIZI



SERENITY
MANSIONS

MOMA



MASTER BATHROOM

UFFIZI



SERENITY
MANSIONS

FAY

Internal Area	1,373 sqm / 14,779 sqft
Balcony / Terrace	40 sqm / 430 sqft
Garage	237 sqm / 2,551 sqft
Total Area	1,650 sqm / 17,760 sqft

Basement

660 sqm / 7,104 sqft



Ground Floor

413 sqm / 4,445 sqft



First Floor

490 sqm / 5,274 sqft



Second Floor

87 sqm / 937 sqft



Customisations

Basement

660 sqm / 7,104 sqft



Japanese Tearoom



Sports Lounge

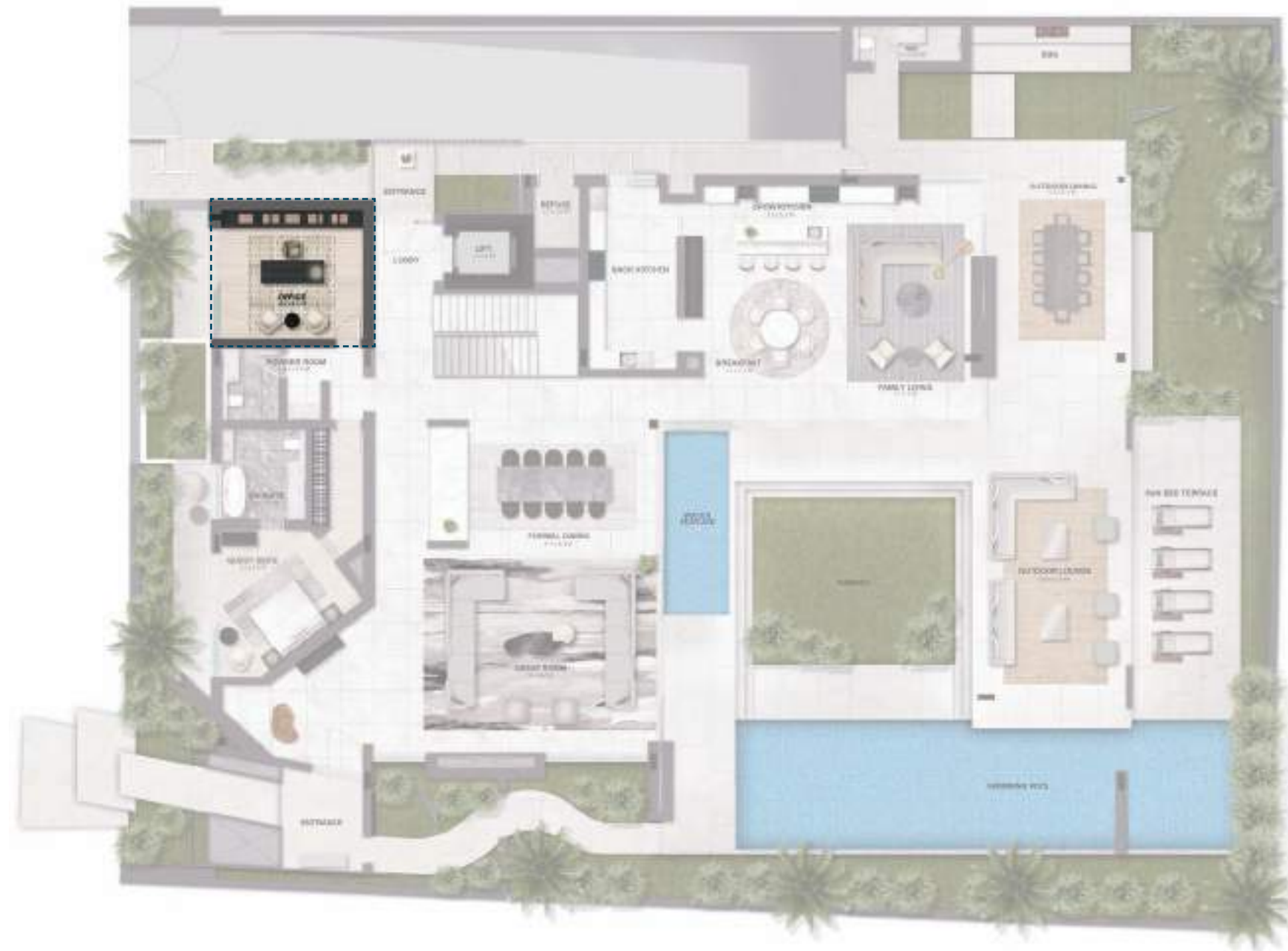


Customisations

Ground Floor
413 sqm / 4,445 sqft



Office



Art Studio



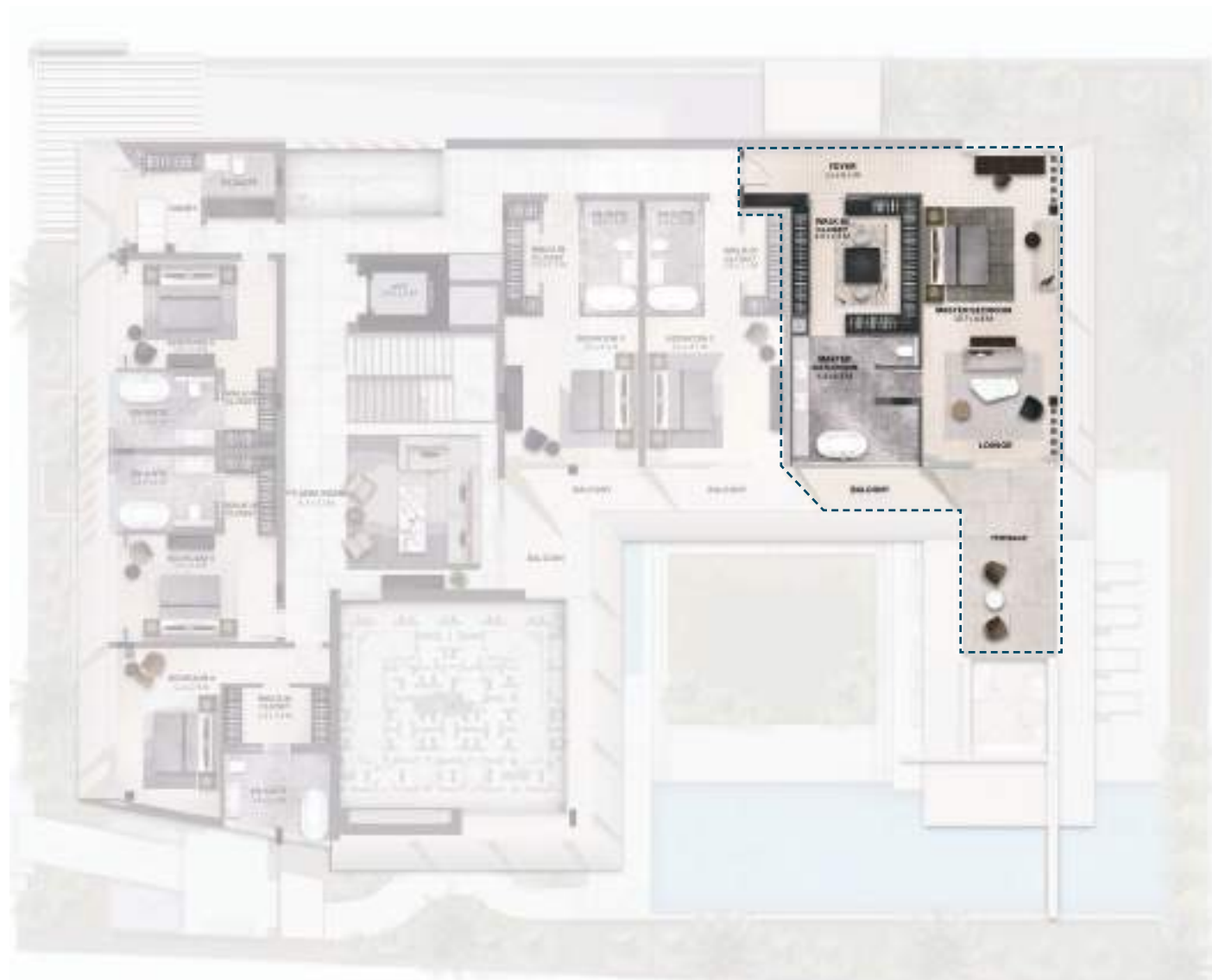
Customisations

First Floor

490 sqm / 5,274 sqft



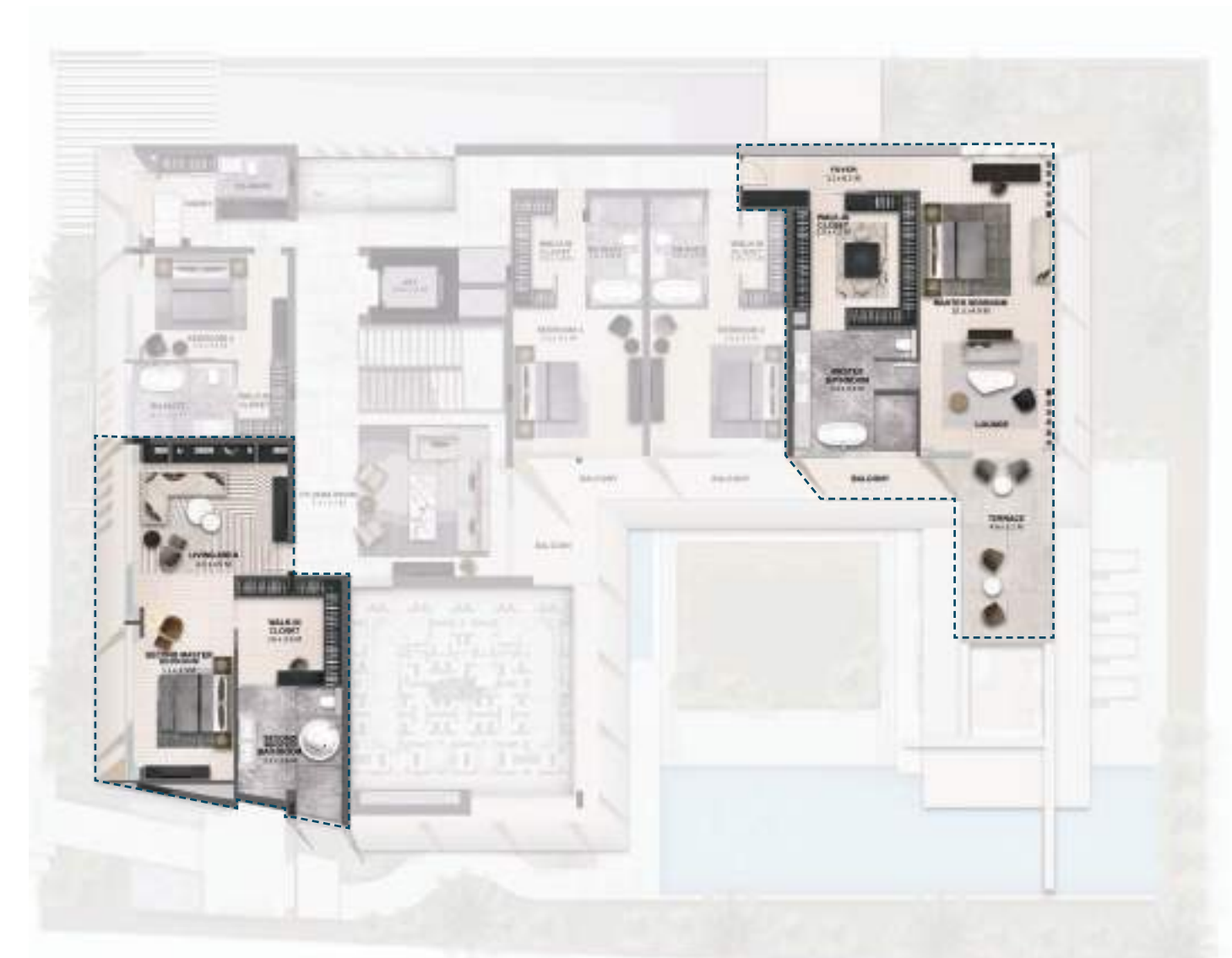
Mega Master



Super Master



Double Master



Customisations

Second Floor

87 sqm / 937 sqft



Fitness Zone



Junior Suite



Music Lounge



A lush, landscaped courtyard with a paved path, mist, trees, and birds. The scene is set in a bright, sunny environment with a blue sky and scattered white clouds. In the foreground, a paved path leads towards a central area where a misty or foggy atmosphere hangs over a paved plaza. The plaza is surrounded by greenery, including bushes with pink flowers and several large, mature trees. In the background, a building with a modern architectural style is visible, partially obscured by the trees. A group of birds is flying in the sky, adding to the serene and natural feel of the scene.

A CONSTELLATION
OF EXCELLENCE

Your private and serene abode awaits.

SIGNATURE LIVING
BY MAJID AL FUTTAIM



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