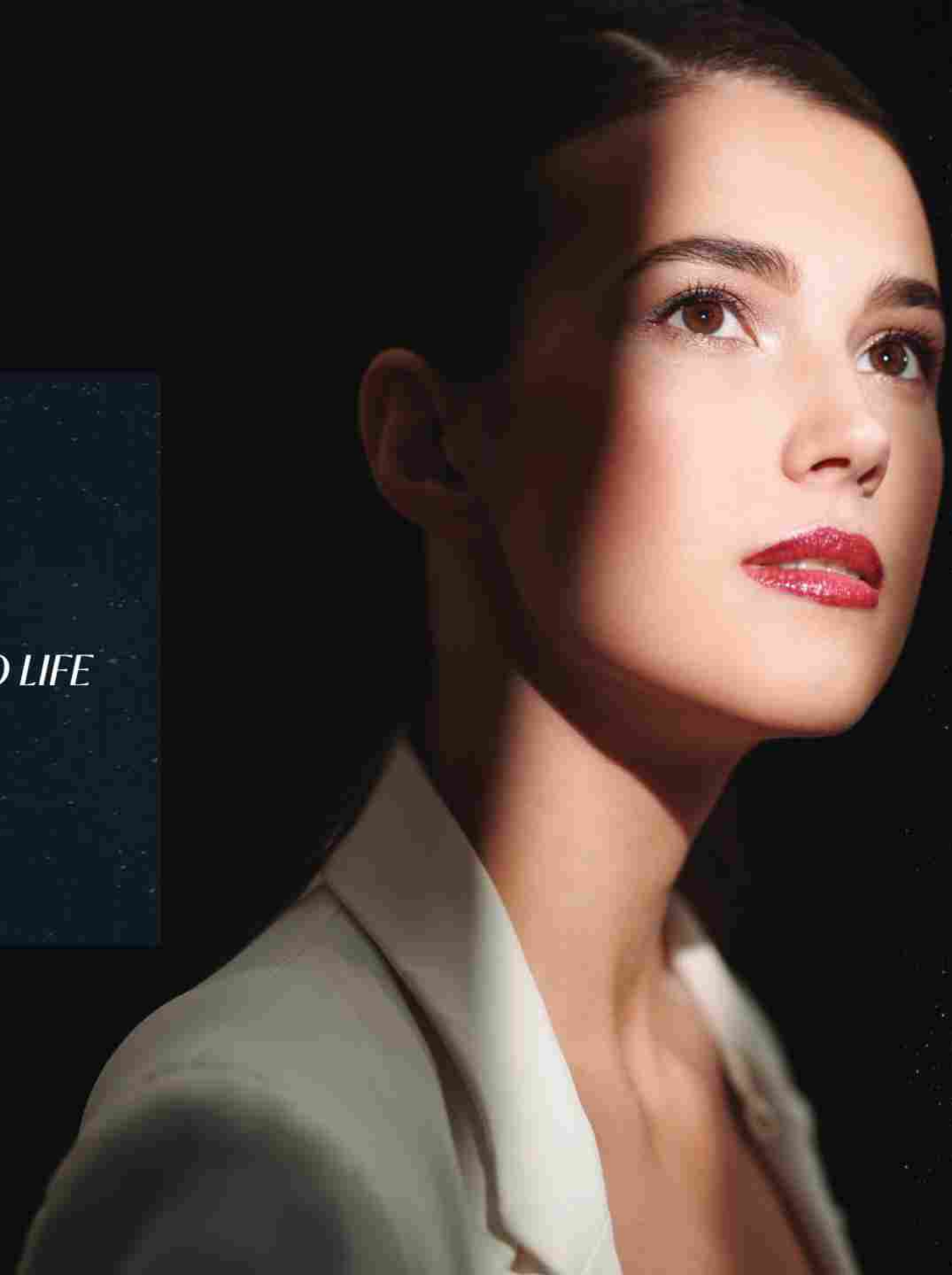
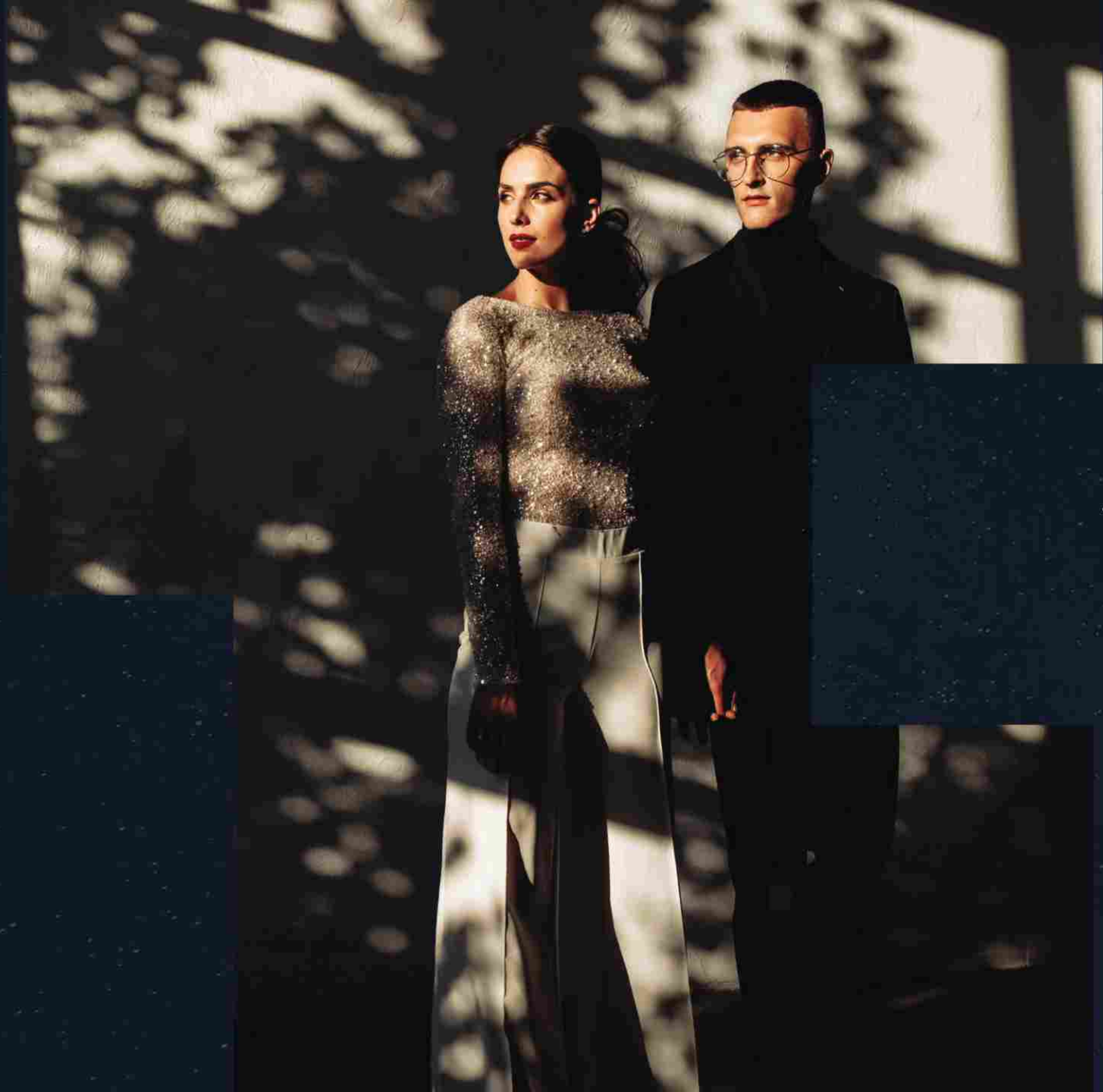


SE
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MANSIONS

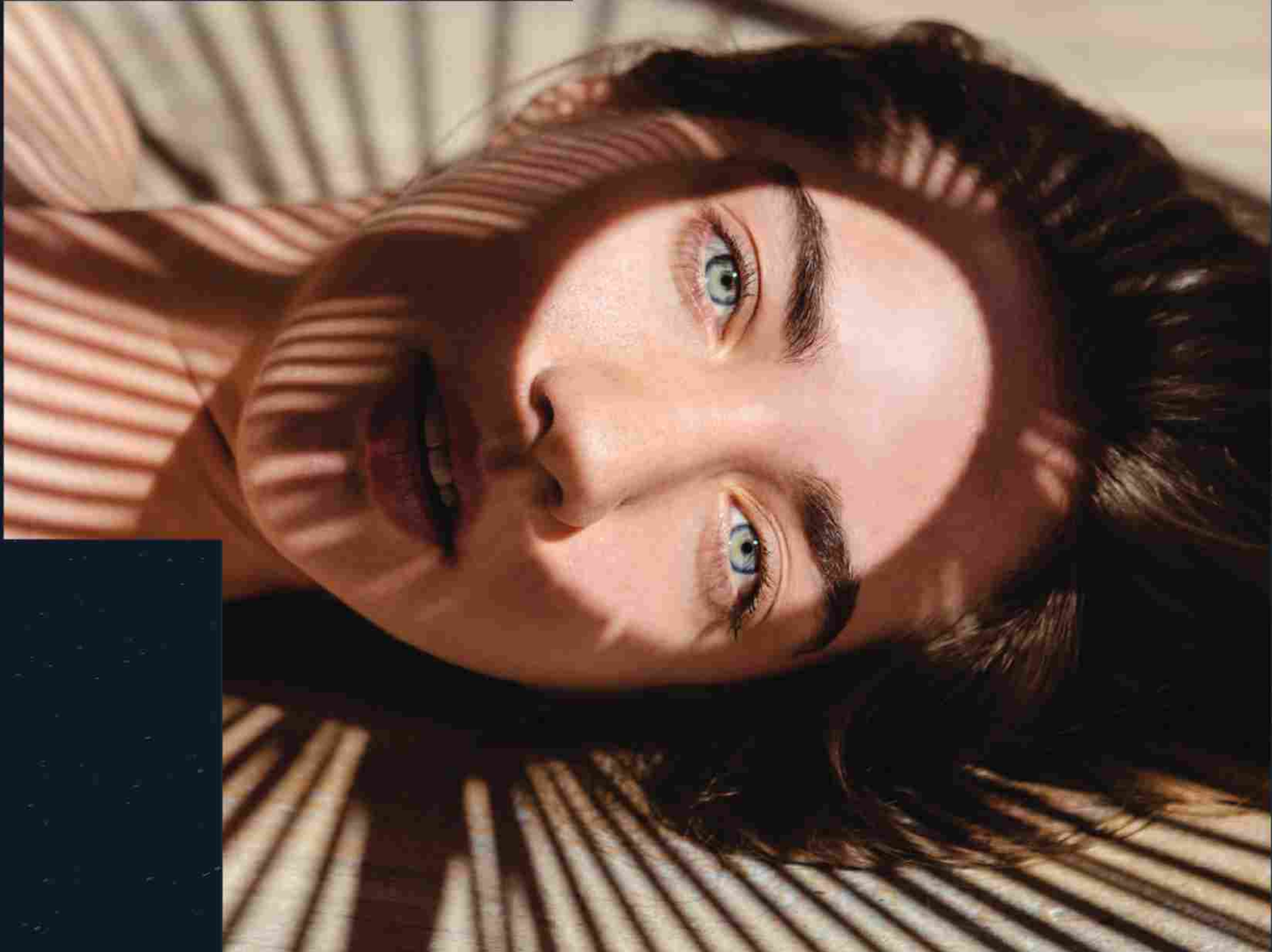
IMAGINE A VISION
BROUGHT TO LIFE





THROUGH DIFFERENT
SPARKS OF LIGHT

TO FORM A BEAUTIFUL
CONSTELLATION THAT SHINES



AROUND YOU,
WITH YOU IN MIND

A CONSTELLATION WHERE
TRANQUILLITY RESIDES



A woman and a young girl are walking away from the camera along a light-colored path that borders a swimming pool. The woman is on the right, wearing a light blue, short-sleeved, vertically striped dress. The girl is on the left, wearing a light blue, sleeveless dress. They are holding hands. The pool is filled with clear, blue water. In the background, there is a modern, multi-story residential building with a white facade and large windows, surrounded by lush greenery, including several tall palm trees and various shrubs. The sky is a soft, warm orange, suggesting sunset or sunrise. The overall atmosphere is peaceful and serene.

AND EVERY DETAIL IS HANDCRAFTED
WITH EACH STROKE



CREATING A VARIETY OF DECORS
THAT GRACE YOUR HOMES

WELCOME TO YOUR SERENITY MANSIONS

SIGNATURE LIVING BY MAJID AL FUTTAIM

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.



ENJOY A SPACIOUS ABODE WHERE
COMFORT RESIDES



SERENITY
MANSIONS



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



EXPERIENCE
SIGNATURE LIVING

PREMIUM LIVING AT TILAL AL GHAF

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 wide-angle photograph of a tropical beach at sunset. The sky is a mix of soft blues and warm oranges, with a few birds flying. The ocean is a vibrant turquoise, meeting a golden sand beach. In the foreground, a lounge chair is partially visible on the left. In the middle ground, a couple is dancing on the sand. Further back, there are palm trees and modern buildings. The overall mood is serene and romantic.

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 Tital Al Ghaf features distinct styles that give you the possibility to create a world of your own.

 LUNA  AYLA  ARA

COLLABORATORS

nabilgholam architects

An international multidisciplinary team of architects, planners, designers and consultants with a portfolio spanning an extensive list of projects in architecture and urbanism. ng^a has attracted attention, winning several competitions and major international awards.



COLLABORATORS

BLINK

An architecture & interior design firm that originated from Bangkok, Shanghai and Singapore. Due to its success, they have expanded to the Middle East, playing a significant role in the development of key projects in the region.



LUNA
A



LUNA REAR VIEW

تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS

LUNA

EXTERIOR OPTIONS



Stone Cladding



Textured Paint



Wooden Door



Accent Metal

EARTH

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



Stone Cladding



Textured Paint



Wooden Door



Accent Metal

ASH

ASH

EARTH



LUNA FRONT VIEW

ASH

EARTH



LUNA REAR VIEW

تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS



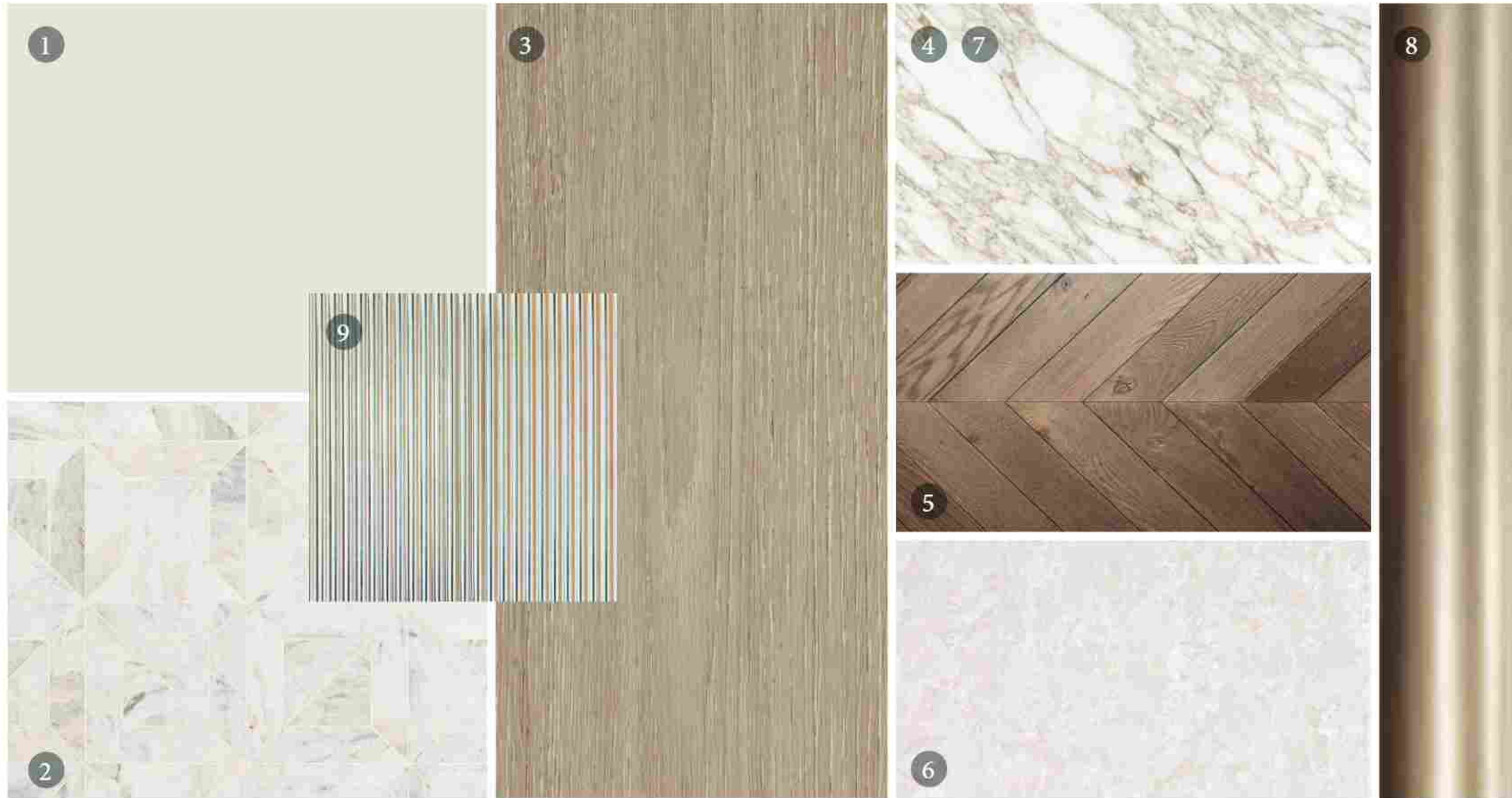
LUNA REAR VIEW

تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS

LUNA | GAIA

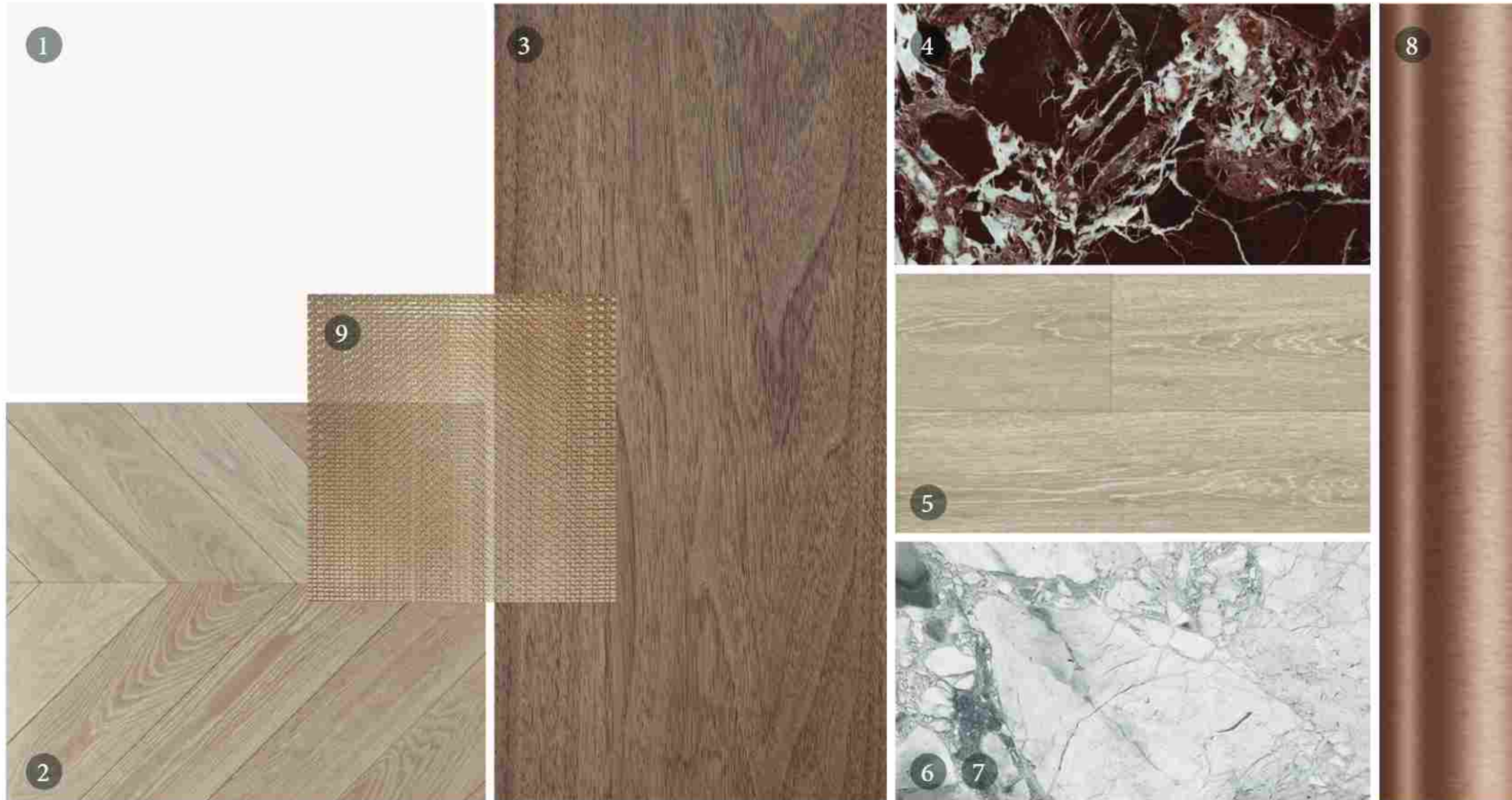
INTERIOR OPTIONS



- 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

LUNA | ATLAS

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



LUNA INTERIOR | FORMAL LIVING | ATLAS

تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS

GAIA



LUNA INTERIOR | FORMAL DINING

ATLAS



تلال الغاف
Tilal Al Ghaf

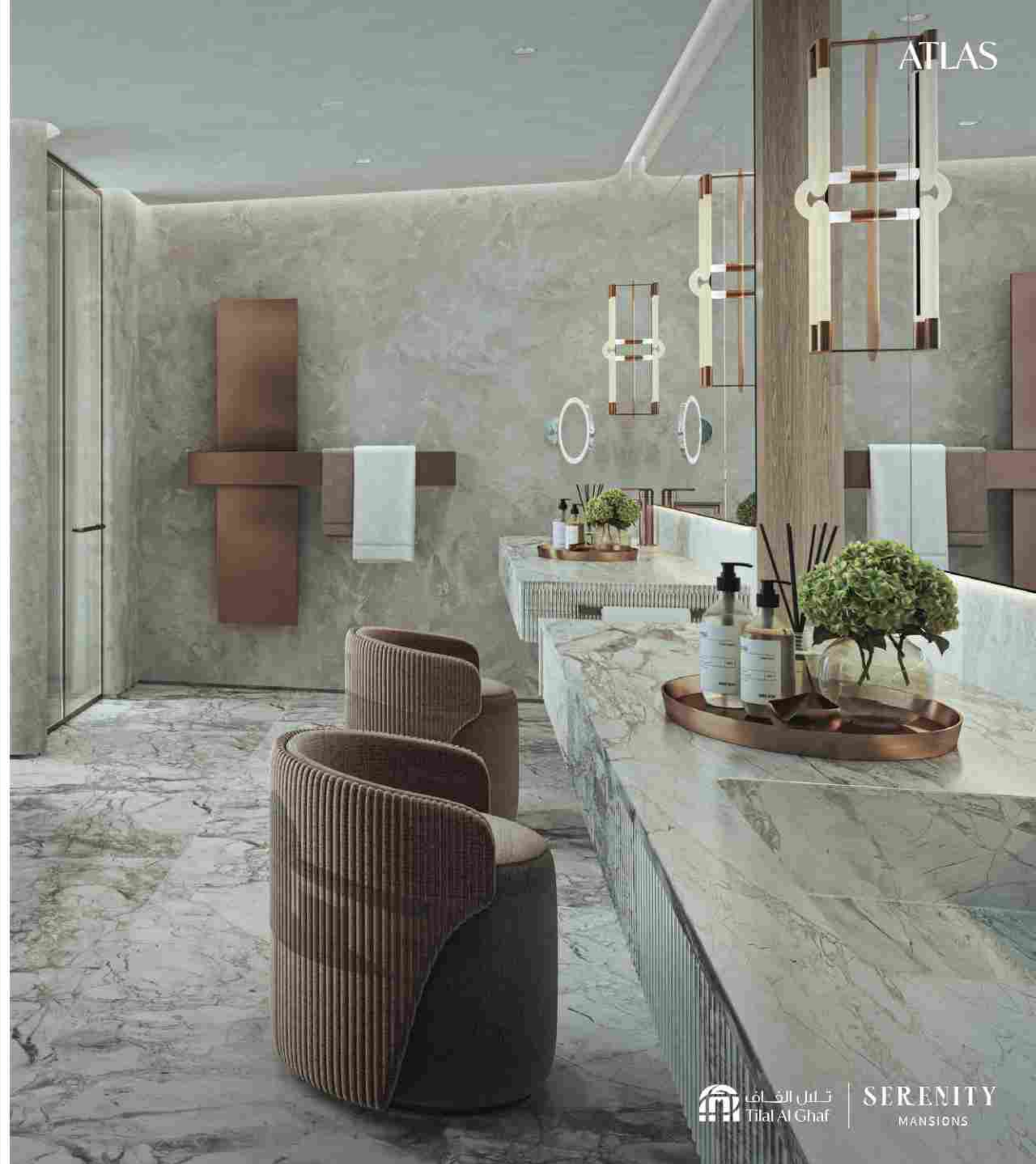
SERENITY
MANSIONS

GAIA



LUNA INTERIOR | MASTER BATHROOM

ATLAS

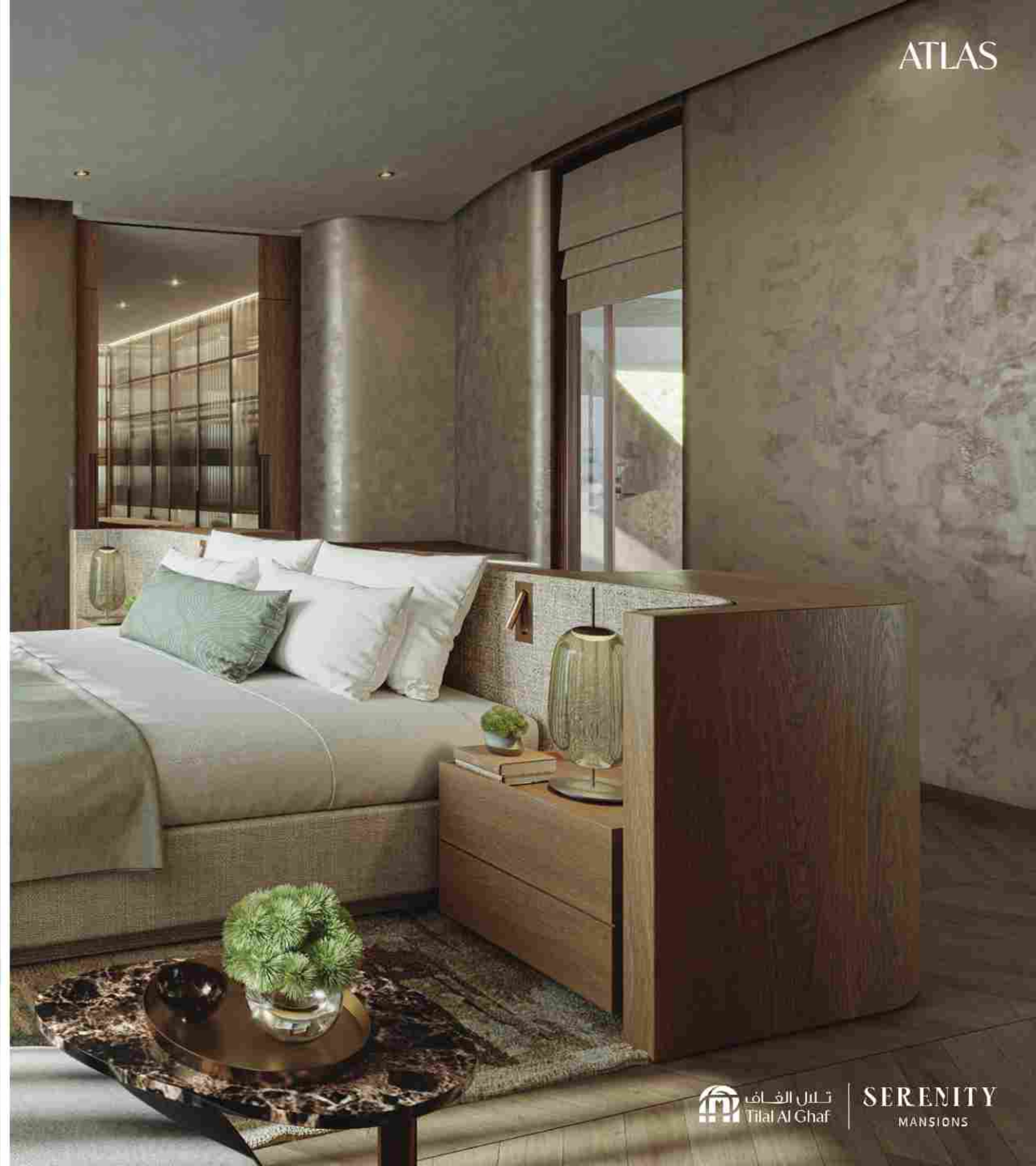


GAIA



LUNA INTERIOR | MASTER BEDROOM

ATLAS



تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS

GAIA



LUNA INTERIOR | FORMAL LIVING

ATLAS



Tilal Al Ghaf
SERENITY
MANSIONS

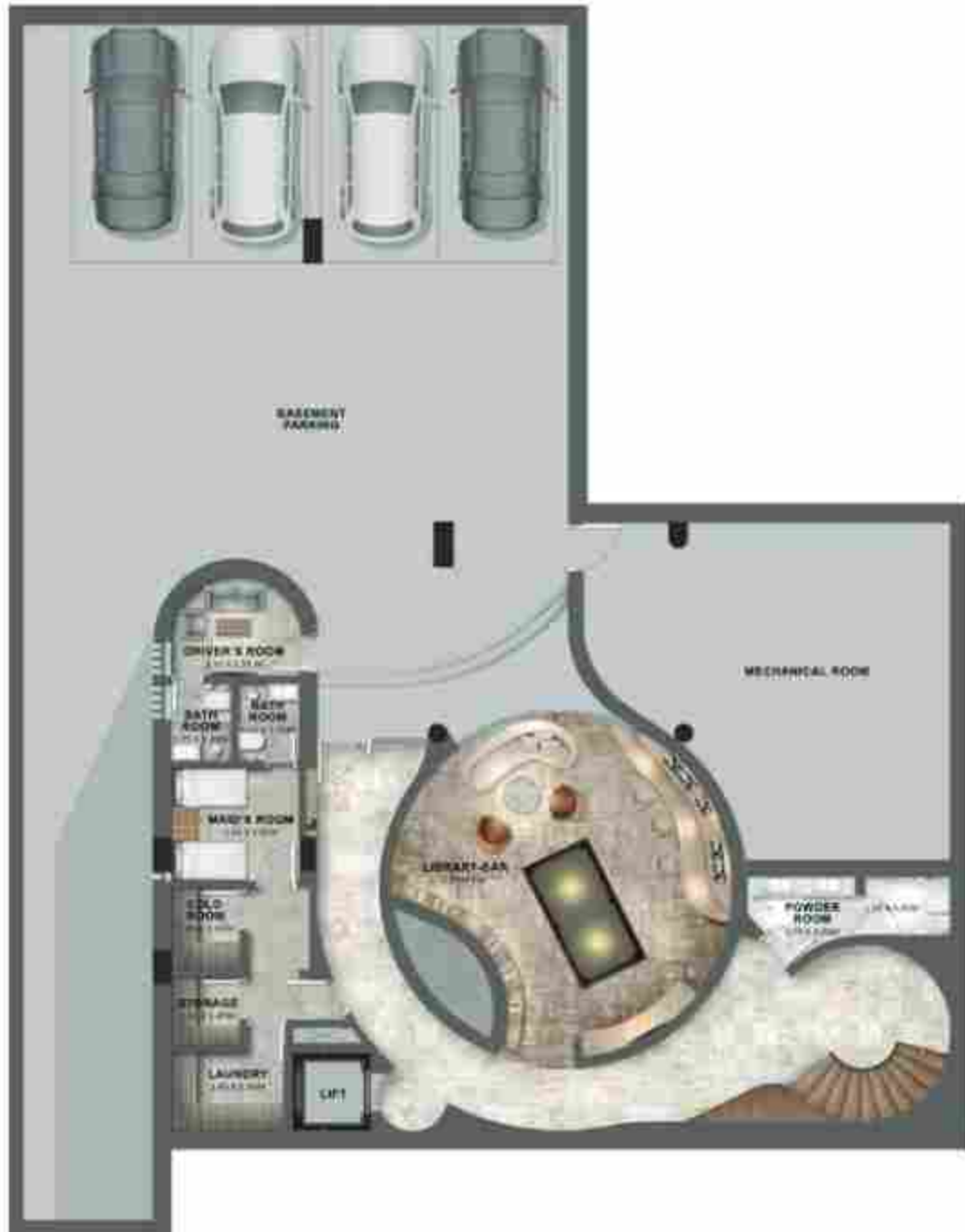


LUNA

Internal Area	870 sqm / 9,365 sqft
Balcony / Terrace	35 sqm / 365 sqft
Garage	214 sqm / 2,320 sqft
Total Area	1,119 sqm / 12,050 sqft

Basement - Library

455 sqm / 4,902 sqft



Ground Floor - Guest Suite

298 sqm / 3,207 sqft



First Floor - Junior Suite

321 sqm / 3,456 sqft



Second Floor - Gym

45 sqm / 485 sqft



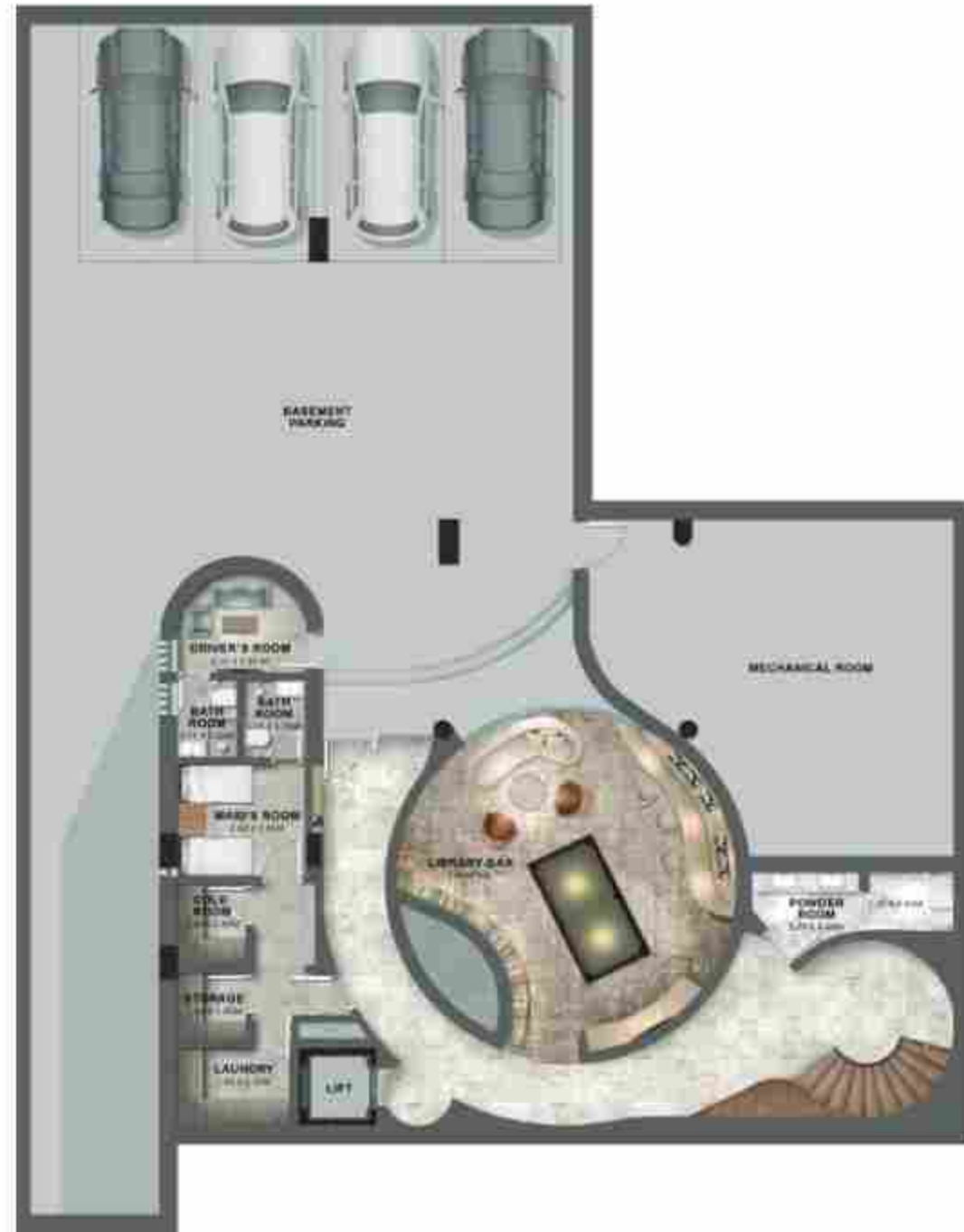
Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes only.

LUNA

Customisations
Basement

Library

455 sqm / 4,902 sqft



Cinema

455 sqm / 4,902 sqft



Spa

455 sqm / 4,902 sqft



L
UN
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Customisations
Ground Floor

Guest Suite

298 sqm / 3,207 sqft



Office

298 sqm / 3,207 sqft



L
UN
A

Customisations
First Floor

Junior Suite

321 sqm / 3,456 sqft



Family Lounge

321 sqm / 3,456 sqft



L
UN
A

Customisations
Second Floor

Gym

45 sqm / 485 sqft



Office

45 sqm / 485 sqft

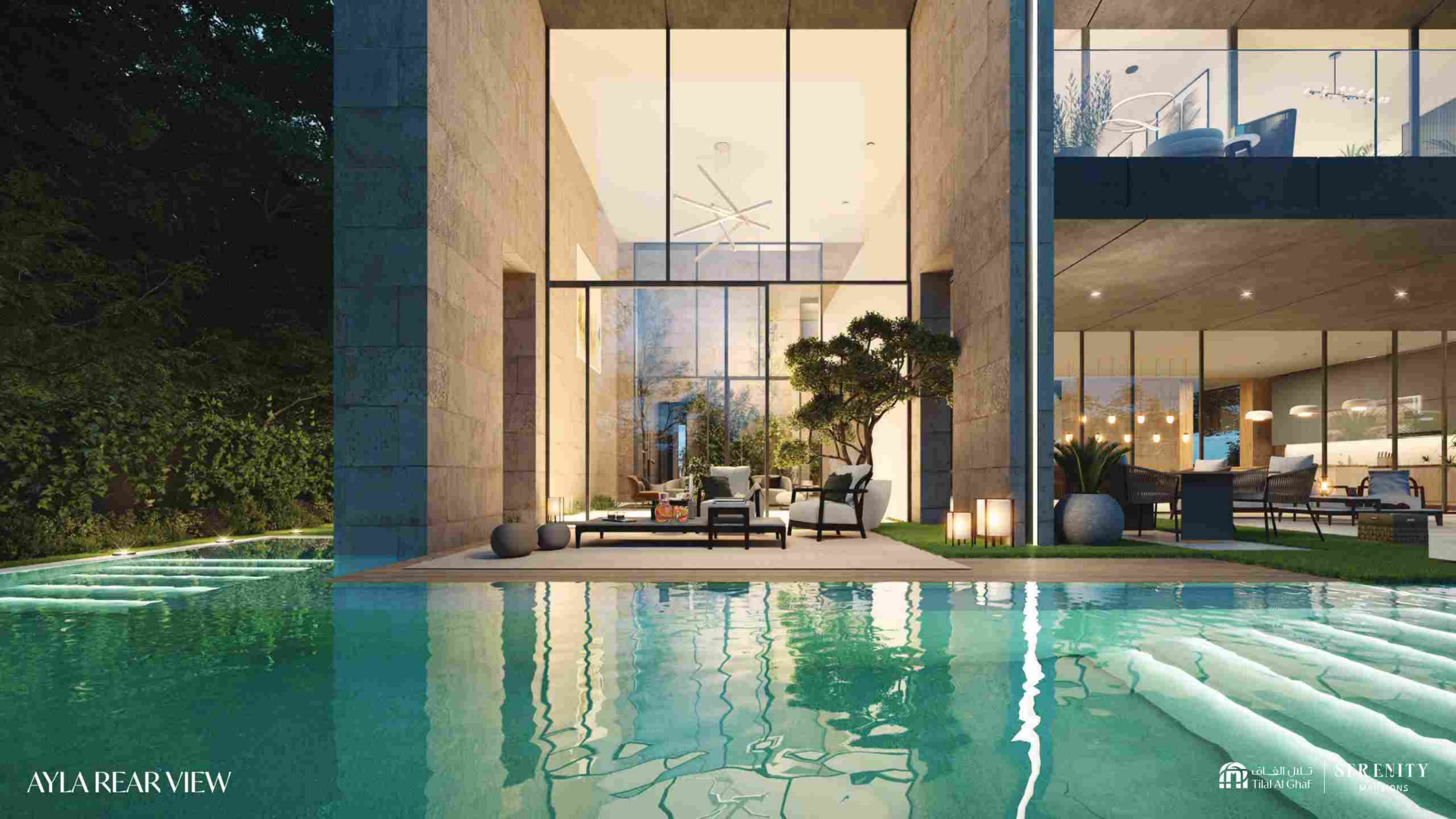


Roof Lounge

45 sqm / 485 sqft



AYYLLA



AYLA REAR VIEW

تلال الغاف
Tilal Al GhaF

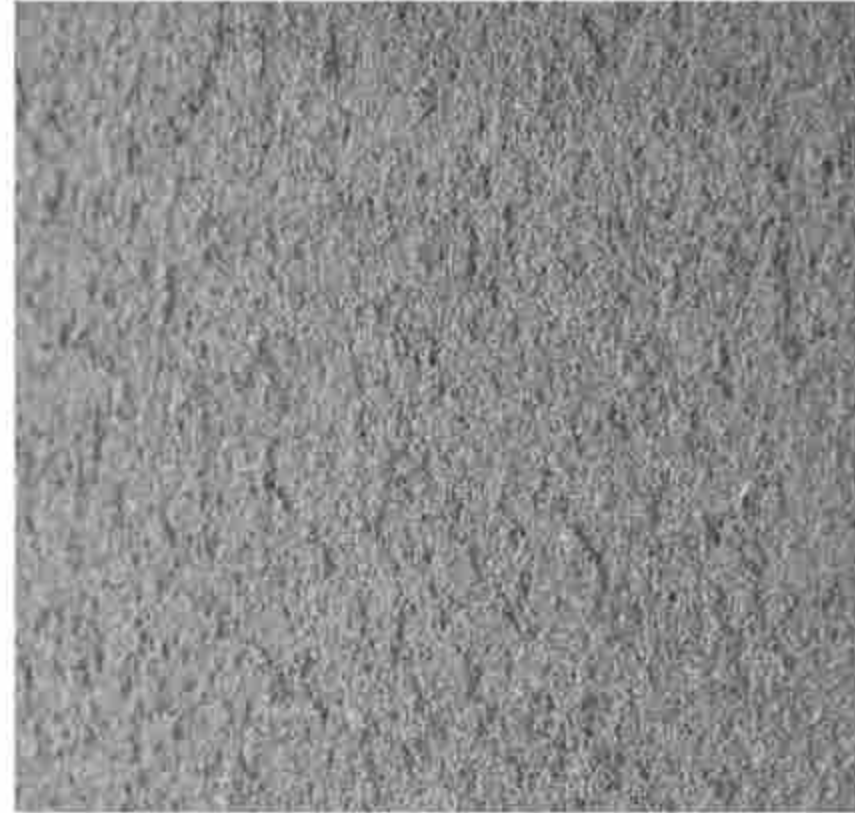
SERENITY
VILLAS

AYLA

EXTERIOR OPTIONS



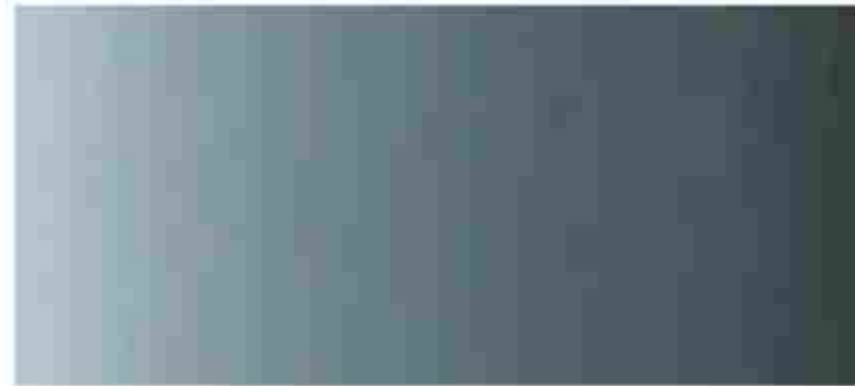
Stone Cladding



Textured Paint



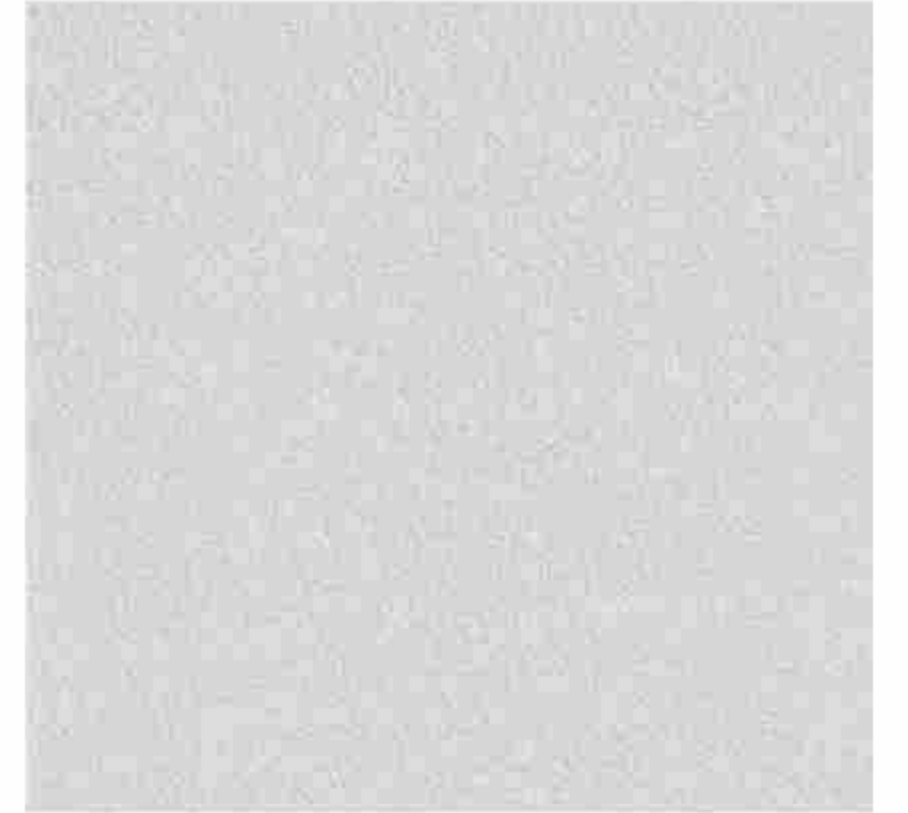
Wooden Door



Accent Metal



Stone Cladding



Textured Paint



Wooden Door



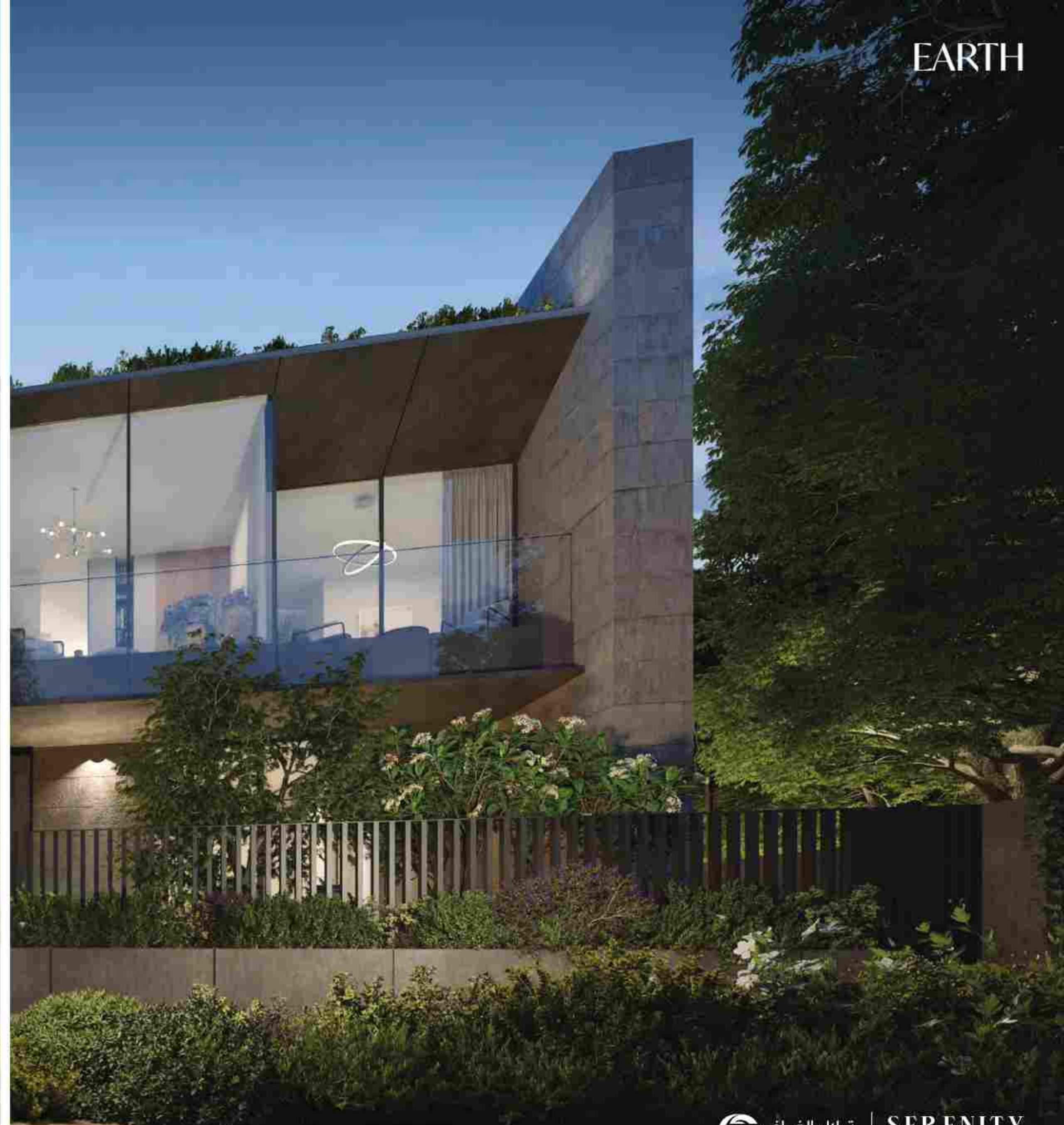
Accent Metal

EARTH

WAVE

WAVE

EARTH



AYLA FRONT VIEW

WAVE



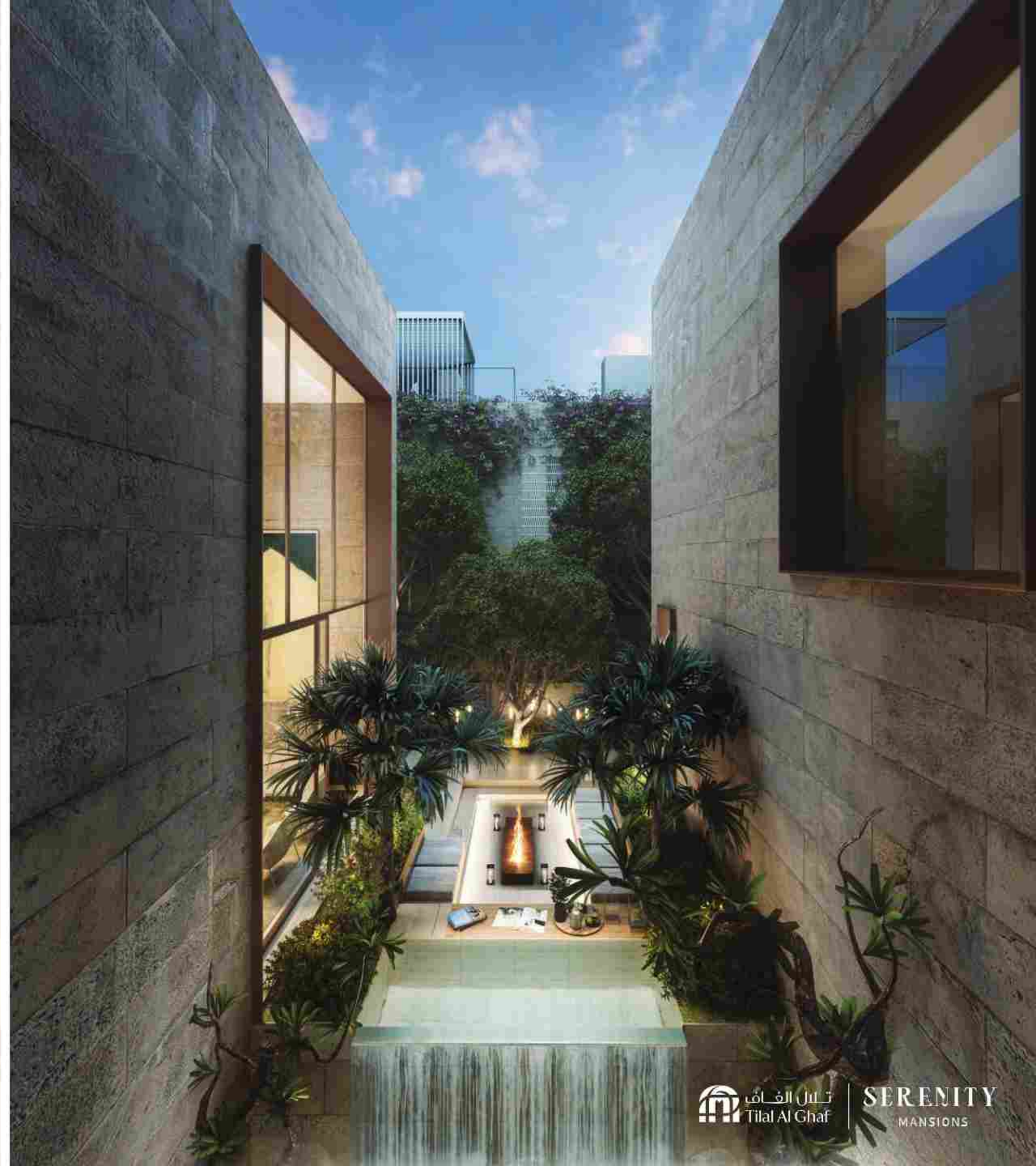
AYLA REAR VIEW

EARTH





AYLA COURTYARD



تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS

AYLA | ARTIST'S HOUSE

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 Stone

AYLA | WRITER'S HOUSE

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 Stone



AYLA INTERIOR | LIBRARY STUDY | WRITER'S HOUSE

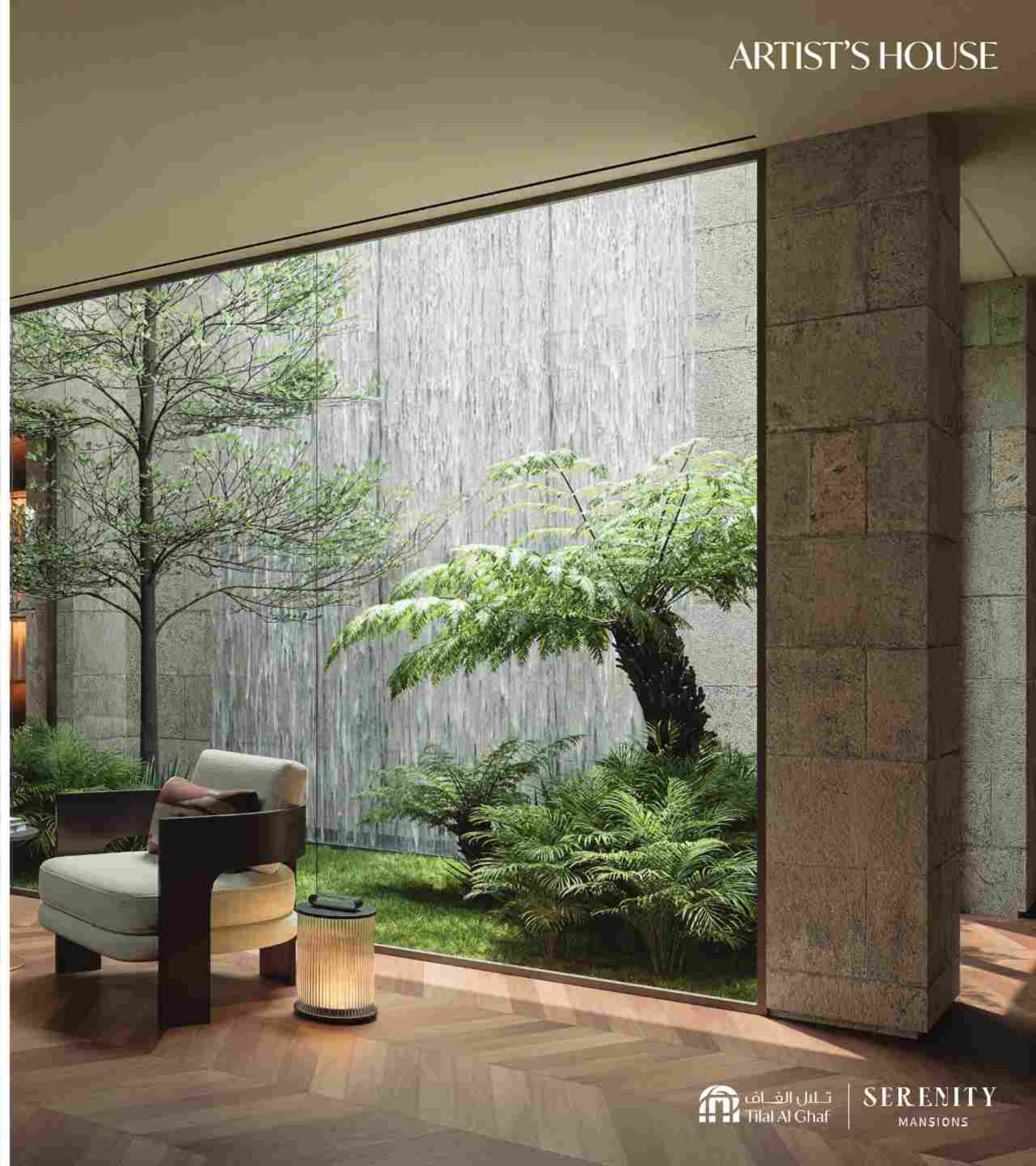
شركة الأرفاق
AL ARFAQ COMPANY
SERENITY
MANSIONS

WRITER'S HOUSE



AYLA INTERIOR | LOUNGE

ARTIST'S HOUSE



تلال الغاف | SERENITY
Tilal Al Ghaf | MANSIONS

WRITER'S HOUSE



AYLA INTERIOR | FORMAL DINING

ARTIST'S HOUSE



تلال الغاف
Tilal Al Ghaf

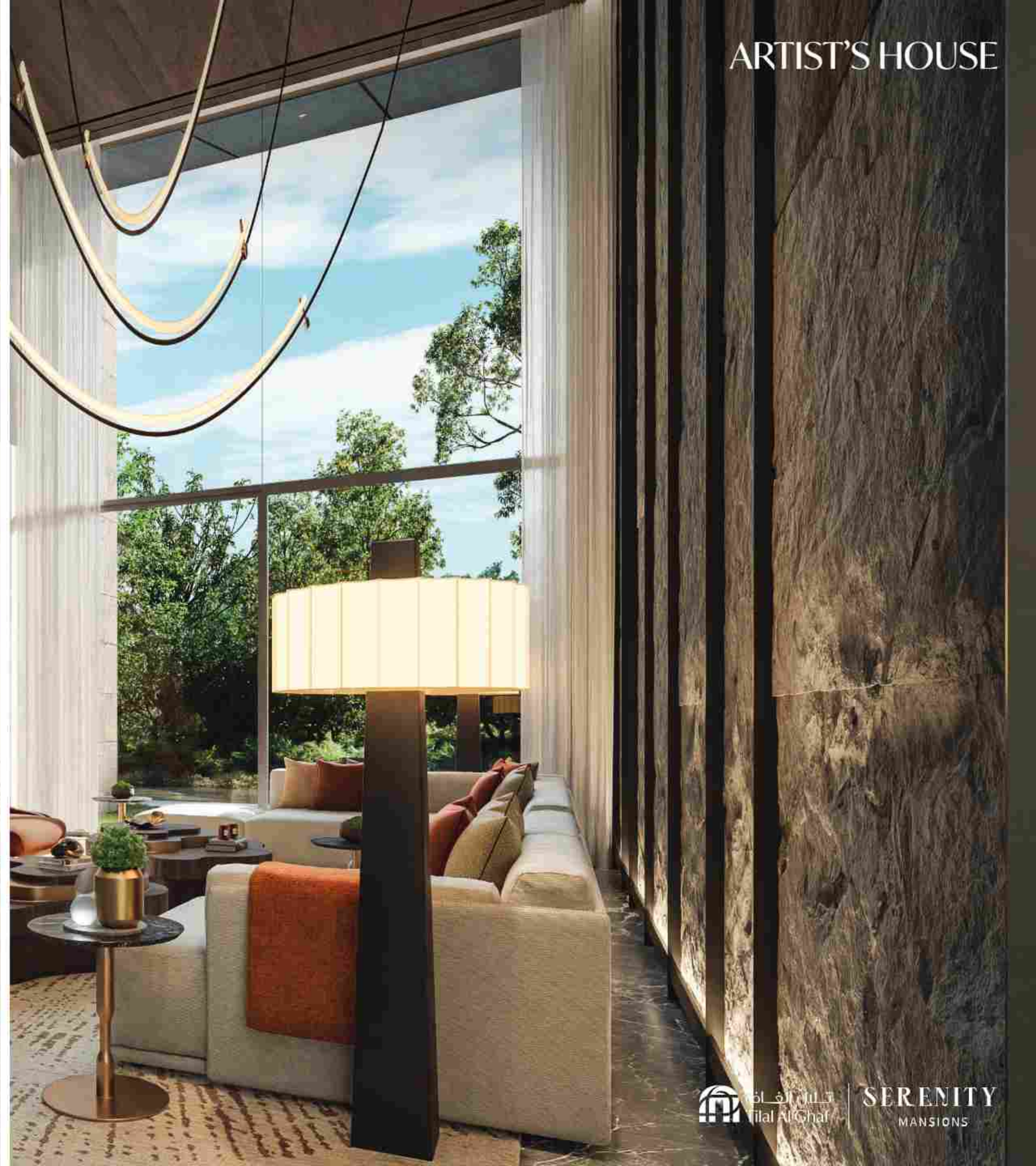
SERENITY
MANSIONS

WRITER'S HOUSE



AYLA INTERIOR | FORMAL LIVING

ARTIST'S HOUSE



تالان الفخاف
Tilal AlGhafar

SERENITY
MANSIONS





AYLA INTERIOR | MASTER BATHROOM | WRITER'S HOUSE



AYLA

Internal Area	893 sqm / 9,615 sqft
Balcony / Terrace	32 sqm / 350 sqft
Garage	165 sqm / 1,765 sqft
Total Area	1,090 sqm / 11,730 sqft

Basement - Cinema Bar

403 sqm / 4,330 sqft



Ground Floor - Guest Suite

299 sqm / 3,220 sqft



First Floor - Junior Suite

326 sqm / 3,510 sqft



Second Floor - Gym

62 sqm / 670 sqft



AYLA

Customisations
Basement

Cinema Bar

403 sqm / 4,330 sqft



Gym Lounge

403 sqm / 4,330 sqft



AYLA

Customisations
Ground Floor

Guest Suite

299 sqm / 3,220 sqft



Office

299 sqm / 3,220 sqft



AYLA

Customisations
First Floor

Junior Suite
326 sqm / 3,510 sqft



Mega Master
326 sqm / 3,510 sqft



Family Lounge
326 sqm / 3,510 sqft



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

AYLA

Customisations
Second Floor

Gym

62 sqm / 670 sqft



Gallery Lounge

62 sqm / 670 sqft



Library / Study

62 sqm / 670 sqft



A R A



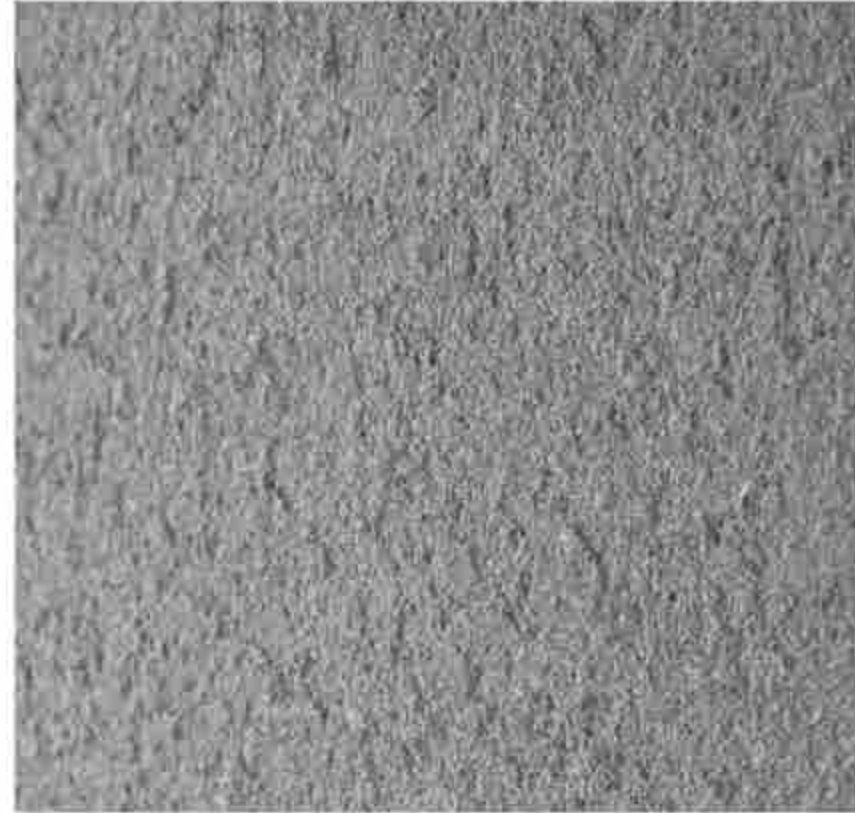
ARA FRONT VIEW

ARA

EXTERIOR OPTIONS



Stone Cladding



Textured Paint



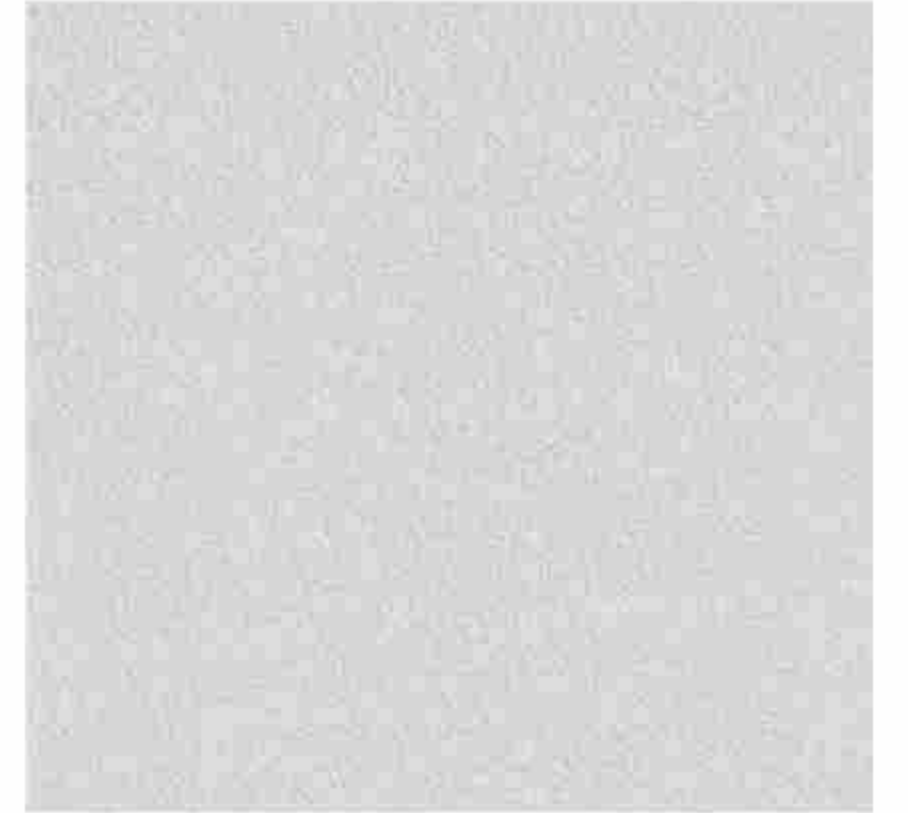
Wooden Door



Accent Metal



Stone Cladding



Textured Paint



Wooden Door



Accent Metal

EARTH

WAVE

WAVE

EARTH



ARA FRONT VIEW

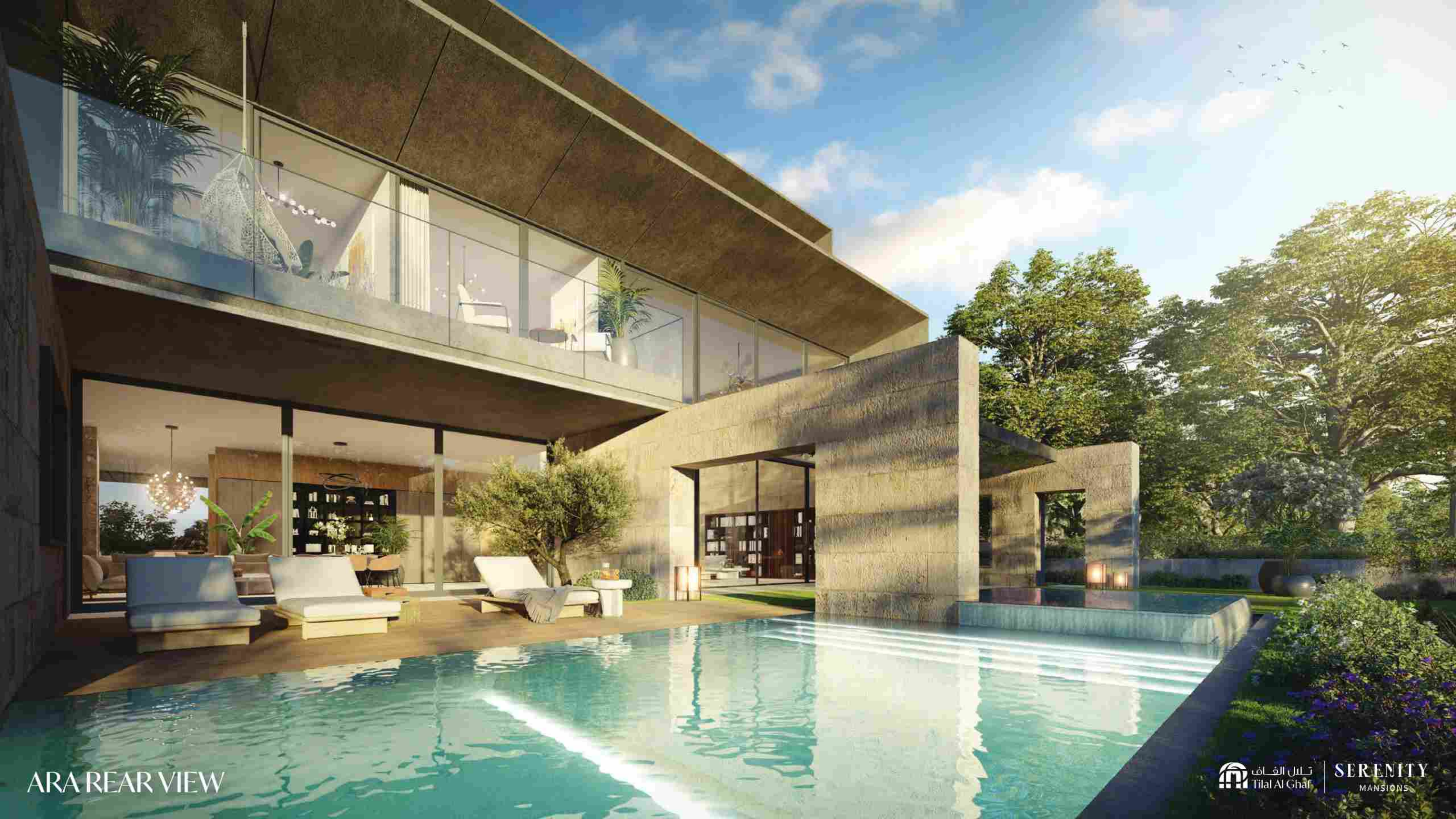
WAVE



ARA REAR VIEW

EARTH

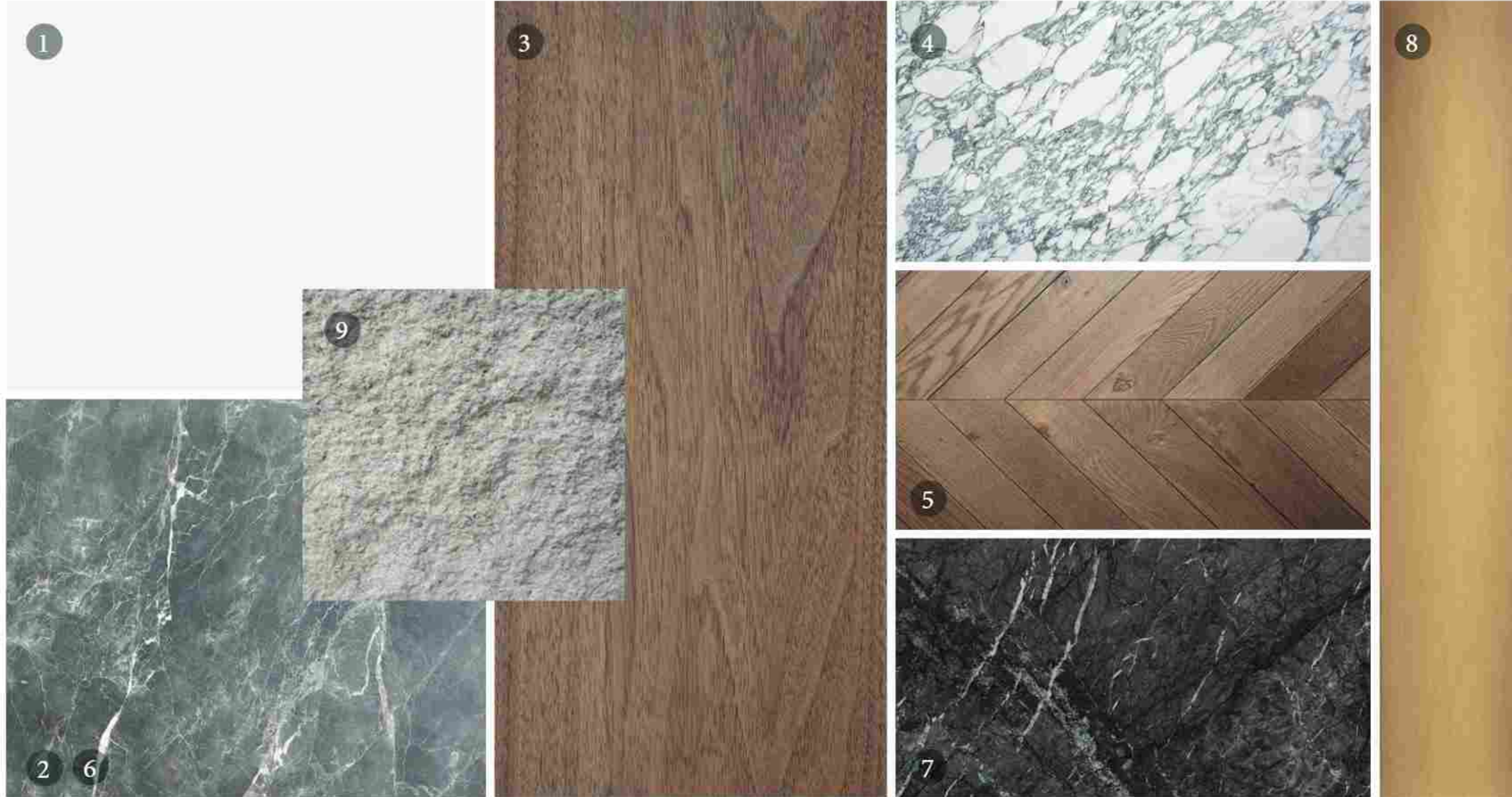




ARA REAR VIEW

ARA | ARTIST'S HOUSE

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 Stone

ARA | WRITER'S HOUSE

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 Stone



ARA INTERIOR | THE LOUNGE | ARTIST'S HOUSE

تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS

WRITER'S HOUSE



ARA INTERIOR | FAMILY LIVING

ARTIST'S HOUSE



تلال الغاف
Tilal Al Ghafl

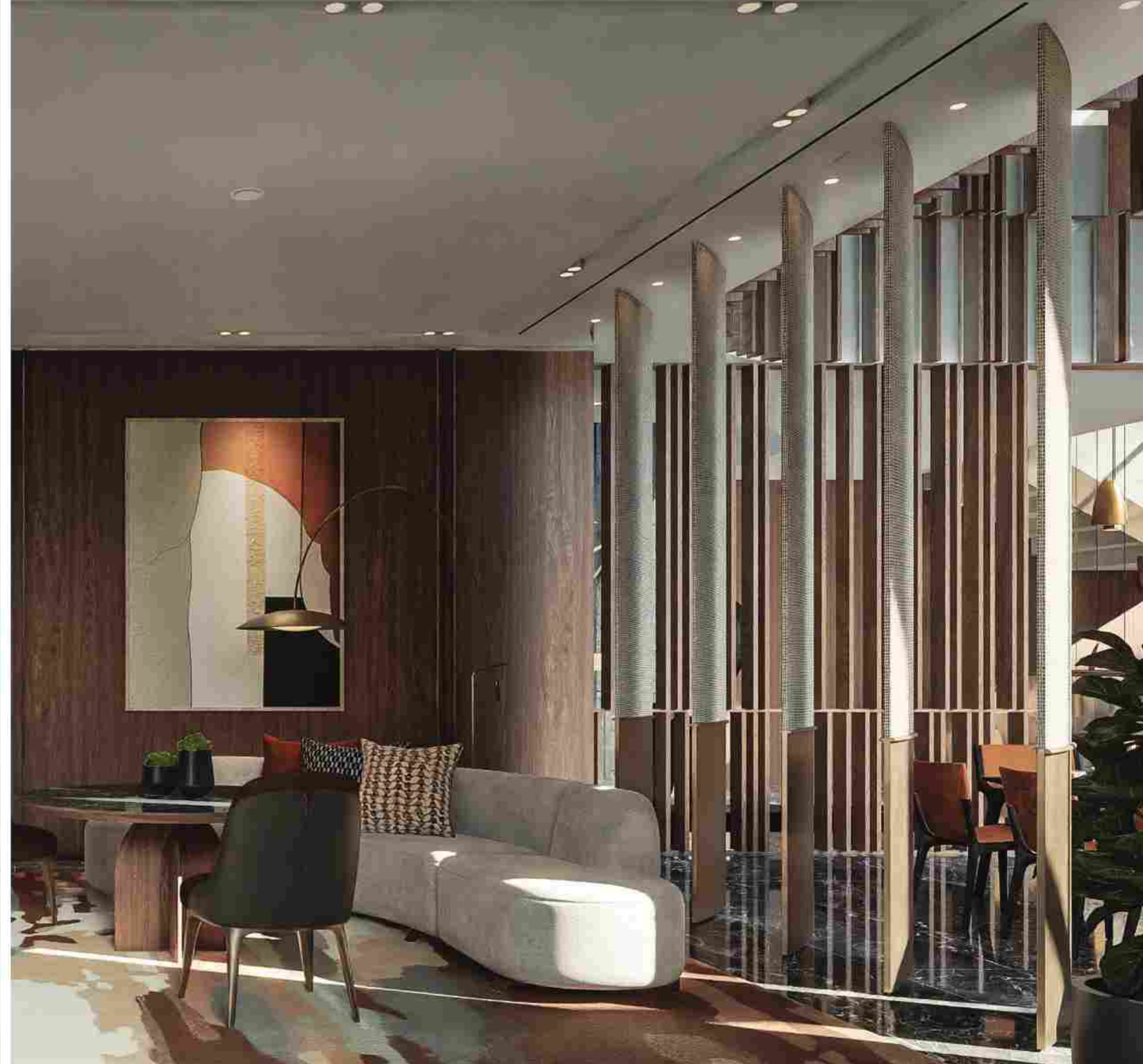
SERENITY
MANSIONS

WRITER'S HOUSE



ARA INTERIOR | FAMILY LIVING

ARTIST'S HOUSE



تلال الفخاف
Tilal Al Ghaf

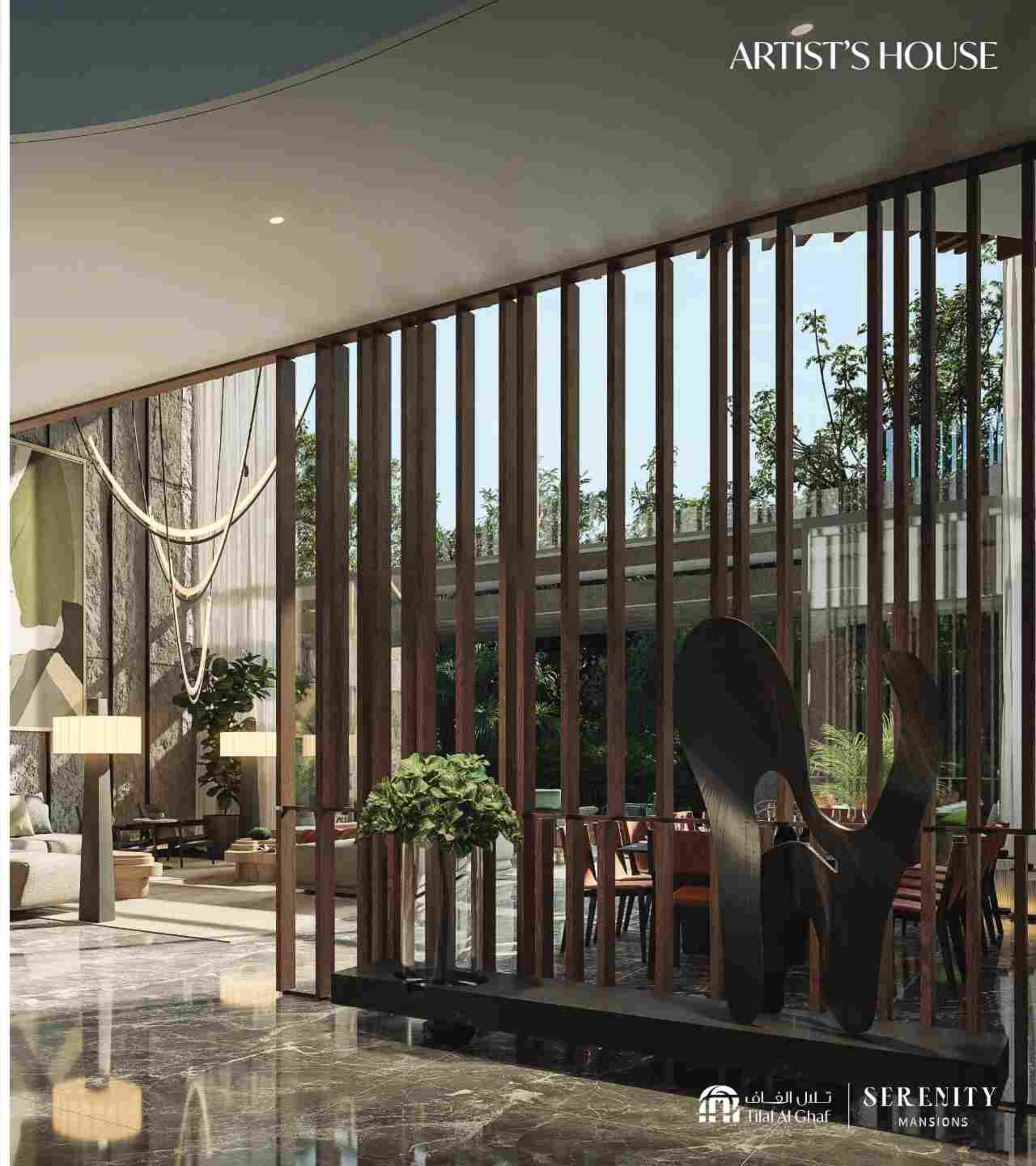
SERENITY
MANSIONS

WRITER'S HOUSE



ARA INTERIOR | FOYER

ARTIST'S HOUSE



تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS

WRITER'S HOUSE



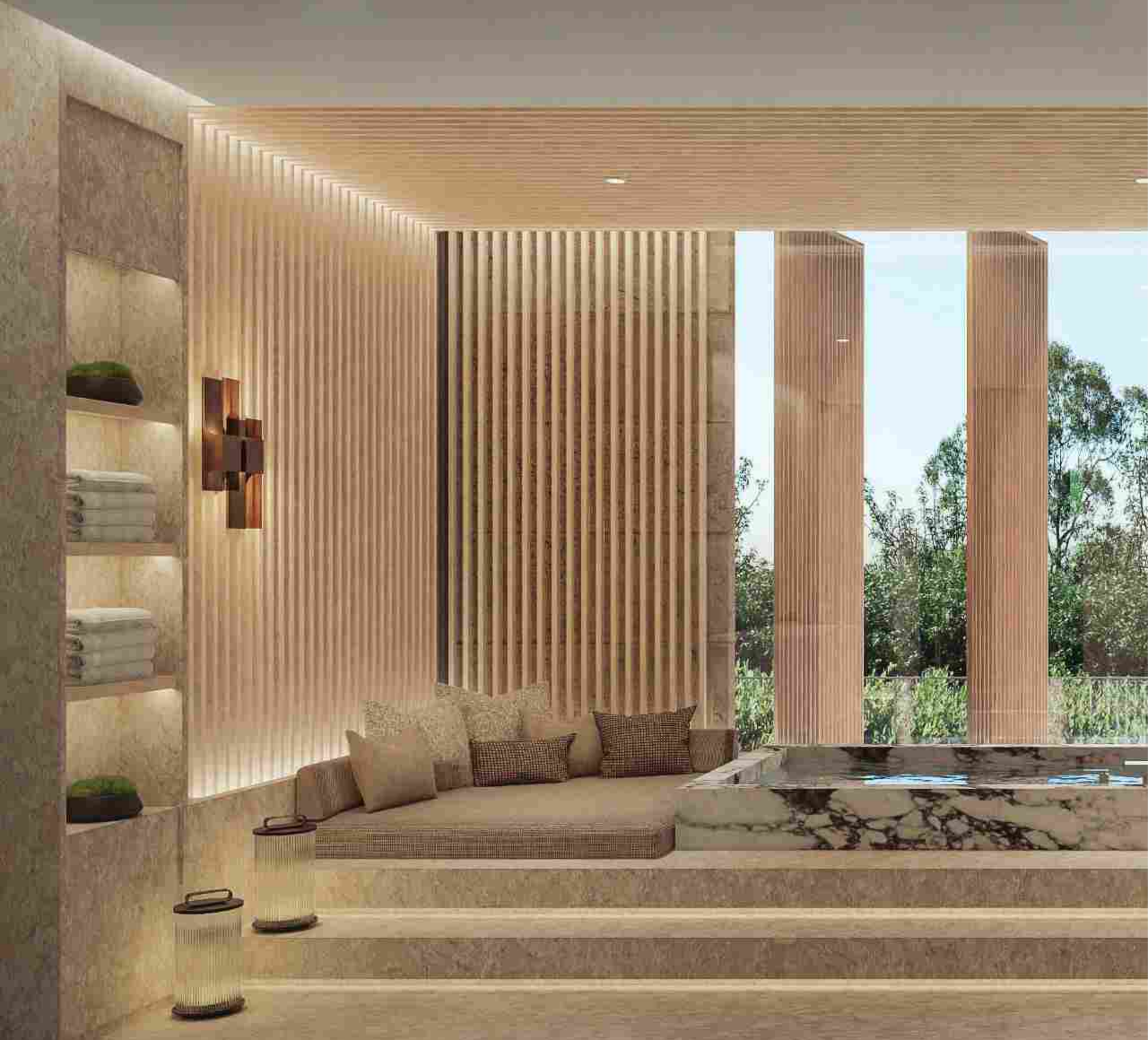
ARA INTERIOR | FORMAL DINING - LIVING

ARTIST'S HOUSE



تلال الفخاف
Tilal Al Ghaf
SERENITY
MANSIONS

WRITER'S HOUSE



ARA INTERIOR | MASTER BATHROOM

ARTIST'S HOUSE

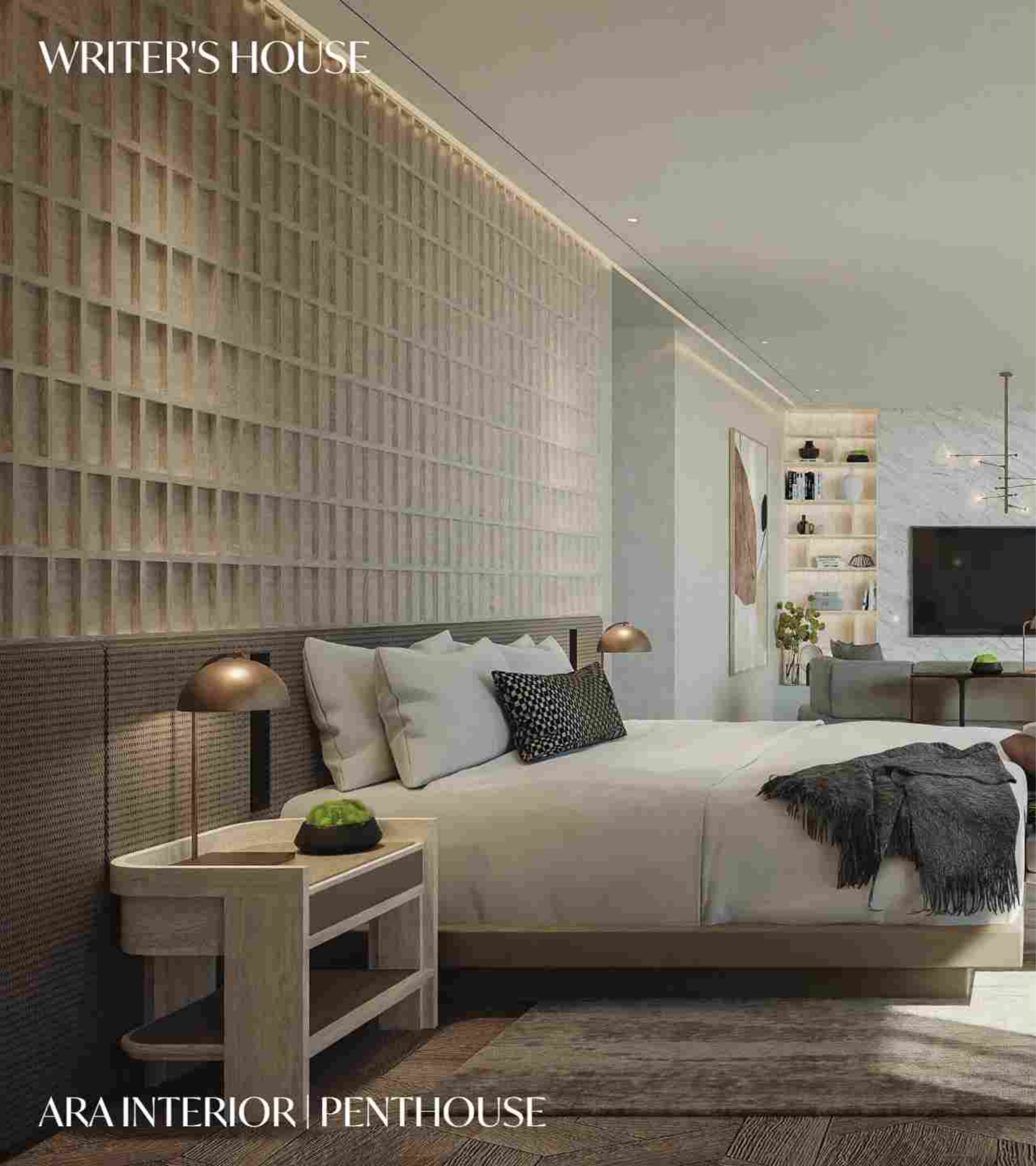


 **تلال الغاف**
Tilal Al Ghaf

SERENITY
MANSIONS



WRITER'S HOUSE



ARA INTERIOR | PENTHOUSE

ARTIST'S HOUSE



تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS

A R A

Internal Area	900 sqm / 9,700 sqft
Balcony / Terrace	100 sqm / 1,080 sqft
Garage	180 sqm / 1,940 sqft
Total Area	1,180 sqm / 12,720 sqft

Basement - Gym / Cinema

400 sqm / 4,320 sqft



Ground Floor - Guest Suite

285 sqm / 3,070 sqft



First Floor - Family Lounge / Junior Suite

275 sqm / 2,960 sqft



Penthouse - The Boudoir

220 sqm / 2,370 sqft



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

A
R
A

Customisations
Basement

Gym / Cinema

400 sqm / 4,320 sqft



The Lounge

400 sqm / 4,320 sqft



A
R
A

Customisations
Ground Floor

Guest Suite

285 sqm / 3,070 sqft



Office

285 sqm / 3,070 sqft



A
R
A

Customisations
First Floor

Family Lounge / Junior Suite

275 sqm / 2,960 sqft



Family Lounge / Nanny

275 sqm / 2,960 sqft



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A
R
A

Customisations
Penthouse

The Boudoir

220 sqm / 2,370 sqft



The Wellness

220 sqm / 2,370 sqft



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A CONSTELLATION
OF EXCELLENCE

Your private and serene abode awaits.

SIGNATURE LIVING
BY MAJID AL FUTTAIM



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MAJID AL FUTTAIM