

WELCOME TO  
GHAF WOODS





WE'RE BRINGING RESIDENTS THE CLOSEST THEY'VE EVER BEEN TO

# SUSTAINABLE LIVING

A place to flourish, a space to grow, residents in tune with the greenery around them. Ghaf Woods is ecologically designed to help vegetation flourish with sustainable upkeep and smart maintenance.



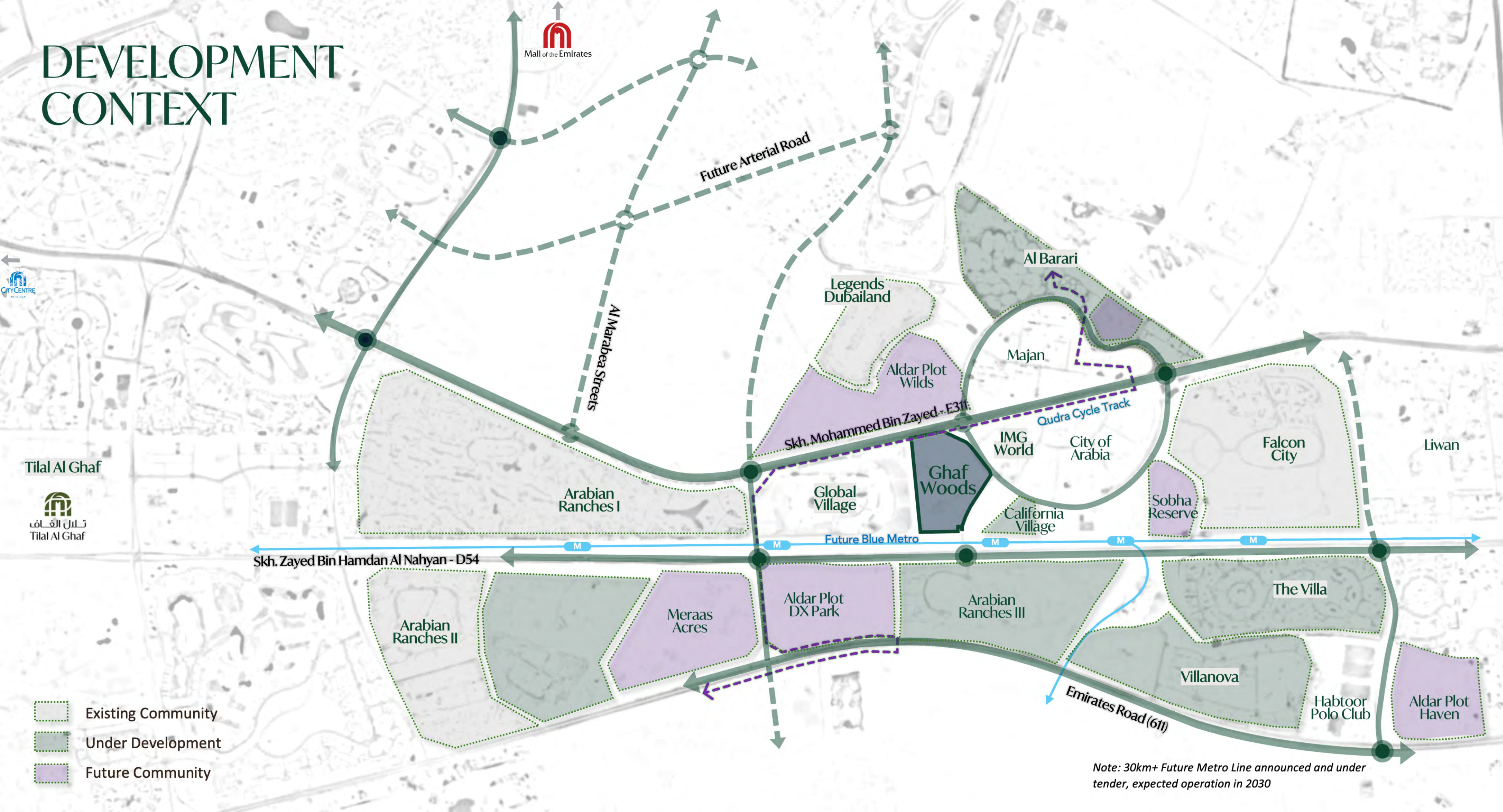
# JUST MINUTES FROM THE FOREST TO THE CITY



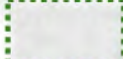


|   |   |
|---|---|
| <p>1<br/>20 MINS<br/>DUBAI INTERNATIONAL AIRPORT</p>      | <p>7<br/>15 MINS<br/>CITY CENTRE MIRDIF</p> |
| <p>2<br/>20 MINS<br/>AL MAKTUUM INTERNATIONAL AIRPORT</p> | <p>8<br/>20 MINS<br/>CITY CENTRE DEIRA</p>  |
| <p>3<br/>20 MINS<br/>MALL OF THE EMIRATES</p>             | <p>9<br/>2 MINS<br/>GLOBAL VILLAGE</p>      |
| <p>4<br/>15 MINS<br/>CITY CENTRE ME'AISEM</p>             | <p>10<br/>2 MINS<br/>IMG WORLD</p>          |
| <p>5<br/>20 MINS<br/>KEMPINSKI HOTEL</p>                  | <p>11<br/>15 MINS<br/>TILAL AL GHAF</p>     |
| <p>6<br/>35 MINS<br/>AL ZAHIA</p>                         | <p>12<br/>25 MINS<br/>DUBAI MARINA</p>      |



# DEVELOPMENT CONTEXT



Tilal Al Ghaf  
  
 تلال الغاف  
 Tilal Al Ghaf

-  Existing Community
-  Under Development
-  Future Community

Note: 30km+ Future Metro Line announced and under tender, expected operation in 2030



# SUSTAINABLE LIVING AT YOUR DOORSTEP



MORE TREES  
THAN RESIDENTS



LIVING WITHIN  
A FOREST'S  
ECOSYSTEM



IMPROVING  
BIODIVERSITY  
& INCREASING  
LIVEABILITY



5 MIN  
COMMUNITY  
CONNECTED  
& WALKABLE



ENERGY  
GENERATION AND  
EFFICIENT DESIGN



SUSTAINABLE  
WATER CAPTURING  
& TREATMENT  
STRATEGY

5°C

IMPROVED  
THERMAL COMFORT  
& OUTDOOR  
SPACES



EVERY UNIT  
IS A FRONT  
ROW HOME



PRODUCTIVE  
LANDSCAPE  
FOR HEALTHY  
LIVING



LIVING WITHIN  
THE CANOPY



A BREATH  
OF NATURALLY  
PURIFIED AIR



SPORTS AND  
& ACTIVE LIFESTYLE  
3.5KM MTB LOOP



SMART & RESILIENT  
COMMUNITY



SUSTAINABILITY  
CERTIFIED COMMUNITY





LIVE

WITHIN THE

CANOPY

True immersion in nature.



EVERY UNIT

IS A

FRONT ROW

Spectacular 360° views.



A high-angle photograph of two people mountain biking on a dirt trail. The lead cyclist is a man with a beard, wearing a white helmet, sunglasses, a light blue long-sleeved shirt, and khaki pants. He is leaning forward on his black mountain bike. Behind him, another cyclist in a white shirt and dark helmet is also riding. The trail is sandy and flanked by large, light-colored rocks and some green shrubs. The scene is brightly lit, casting shadows on the ground. The text 'AN ENERGISING LANDSCAPE' is overlaid on the right side of the image in a white, serif font.

AN  
ENERGISING  
LANDSCAPE

Active lifestyle  
including a 3.5km mountain bike loop.



# A NEW LIFESTYLE AWAITS YOU



- 1 School
- 2 DISTRIKT - Lifestyle Centre
- 3 Mosque
- 4 Skatepark
- 5 Central Forest
- 6 Wellness Pavillion
- 7 Forest Pathways
- 8 Forest Experience Centre
- 9 Global Village
- 10 Sports and Activities Park
- 11 Multi Purpose Courts
- 12 IMG World
- 13 Future Blue Metro

- Mountain Bike Trail
- ... Qudra - Barari Cycle Track
- Sh. Mohammed bin Zayed Road (E-311)





# FOREST EDGE POOLS

Take a relaxing dive into one of the forest pools,  
embellished into the verdant landscape.





# ADVENTURE TRAILS

Promoting an active lifestyle through  
mountain biking and running tracks.





# RETAIL & RESTAURANTS

Every convenience met through our community offerings.  
From quick bites to shopping hauls.





# FOREST EXPERIENCE CENTRE

Get to the root of the community through  
our interactive experiences.





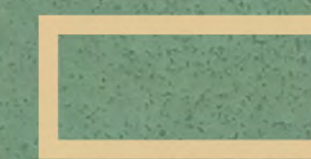
Serra





# KEY PLAN

NEIGHBOURHOOD



Serra





# THE ECOSYSTEM

Serra emanates a synergy, beautifully blending contrasting ideas into one incredible living space. Blurring the boundaries between nature and home, welcome to a calming, soothing experience.

- |                               |                          |
|-------------------------------|--------------------------|
| A   SWIMMING POOL             | K   FOREST SWIMMING POOL |
| B   NORTH ENTRANCE            | L   WELCOME FOREST       |
| C   CONNECT TO CENTRAL FOREST | M   CHILDREN'S PLAY AREA |
| D   CASCADE GARDEN            | N   EXISTING GHAF TREE   |
| E   SUNKEN FOREST             | O   CASCADE GARDEN       |
| F   CHILDREN'S PLAY AREA      | P   FITNESS STATION      |
| G   CONNECT TO CENTRAL FOREST | Q   FOREST PLAY          |
| H   OUTDOORS STRETCHING       | R   SOUTH ENTRANCE       |
| I   MULTIPURPOSE LAWN         | S   THERAPEUTIC GARDEN   |
| J   CHILDREN'S POOL           | T   EXISTING GHAF TREE   |















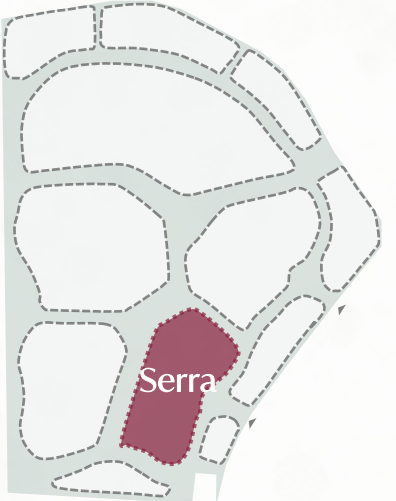
*Future Expansion*

*Future Expansion*

*Central forest*

**Residences  
Entry/Exit**

**Residences  
Entry/Exit**











DON'T  
QUIT















# FLOOR PLANS



Welcome to your front-row home, where colours, textures, shapes and light seamlessly blend together.



# 1 BEDROOM



|       | MIN AREA SQ. FT | MAX AREA SQ. FT |
|-------|-----------------|-----------------|
| 1 BED | 675             | 1,052           |



# 2 BEDROOM



|              | MIN AREA SQ. FT | MAX AREA SQ. FT |
|--------------|-----------------|-----------------|
| <b>2 BED</b> | <b>1,121</b>    | <b>1,588</b>    |



# 2 BEDROOM+



|               | MIN AREA SQ. FT | MAX AREA SQ. FT |
|---------------|-----------------|-----------------|
| <b>2 BED+</b> | <b>1,542</b>    | <b>1,966</b>    |



# 3 BEDROOMS



|       | MIN AREA SQ. FT | MAX AREA SQ. FT |
|-------|-----------------|-----------------|
| 3 BED | 1,725           | 2,653           |



# DUPLEX

## UPPER



|       | MIN AREA SQ. FT | MAX AREA SQ. FT |
|-------|-----------------|-----------------|
| 3 BED | 2,921           | 3,010           |



# DUPLEX

## LOWER



|              | MIN AREA SQ. FT | MAX AREA SQ. FT |
|--------------|-----------------|-----------------|
| <b>3 BED</b> | <b>2,921</b>    | <b>3,010</b>    |















# UPGRADE PACKAGES

## 01. FLOOR FINISHES



Base Finish:  
Floor and Skirting in 60 x 60  
Porcelain tile

Upgrade Finish:  
Floor in Engineered wood,  
skirting to match

## 02. JOINERY



SMART DOOR LOCK



DB JOINERY






LAUNDRY ORGANIZER



TV WALL UNIT

## 03. SMART HOME PACKAGE

### HOME AUTOMATION

-  LIGHT CONTROL
-  CURTAINS CONTROL
-  THERMOSTAT CONTROL

### SMART SANITARY FITTINGS

-  SMART TOILET
-  SMART FAUCET
  - Water functions:
  - Ambient cold filtered
  - Boiling filtered
  - Hot unfiltered
  - Cold water



INTEGRATED APPLIANCES



KITCHEN ENCLOSURE



Kitchen Enclosure Not applicable to 3 Bedroom units and Duplexes



# PAYMENT PLAN

**60%** PRE-HANDOVER  
(CONSTRUCTION PERIOD)

1<sup>st</sup> Installment **10%** 2<sup>nd</sup> Installment **10%** 3<sup>rd</sup> Installment **5%**  
ON PURCHASE 15 SEP 2024 15 JAN 2025

4<sup>th</sup> Installment **5%** 5<sup>th</sup> Installment **5%** 6<sup>th</sup> Installment **10%**  
15 MAY 2025 15 SEP 2025 15 JAN 2026

7<sup>th</sup> Installment **5%** 8<sup>th</sup> Installment **5%** 9<sup>th</sup> Installment **5%**  
15 JUL 2026 15 JAN 2027 15 MAY 2027

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UPON  
HANDOVER **40%**  
15 SEP 2027



# COMMISSION & PRICES

COMPLETION DATE

Q4 2027

3%

1 BEDROOMS

4%

2 BEDROOMS

5%

3 BEDROOMS

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| UNIT TYPE   | MIN PRICE<br>(AED M) | MAX PRICE<br>(AED M) |
|-------------|----------------------|----------------------|
| 1 BR        | 1.2                  | 1.5                  |
| 2 BR        | 2.0                  | 2.5                  |
| 2 BR +      | 2.6                  | 2.9                  |
| 3 BR        | 3.0                  | 3.7                  |
| 3 BR Duplex | 4.5                  | 4.8                  |



QR CODE TO BE ADDED

WHAT WILL YOUR MELODY BE?

WE ALL PLAY  
A PART IN THE  
SYMPHONY OF  
THE FOREST.

WHAT WILL YOUR MELODY BE?

Brought to you by

 ماجد الفطيم  
MAJID AL FUTTAIM