

SE  
RE  
NI  
TY  
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*





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*





30 MINS  
DXB AIRPORT



25 MINS  
AL MAKTOUM INTERNATIONAL AIRPORT



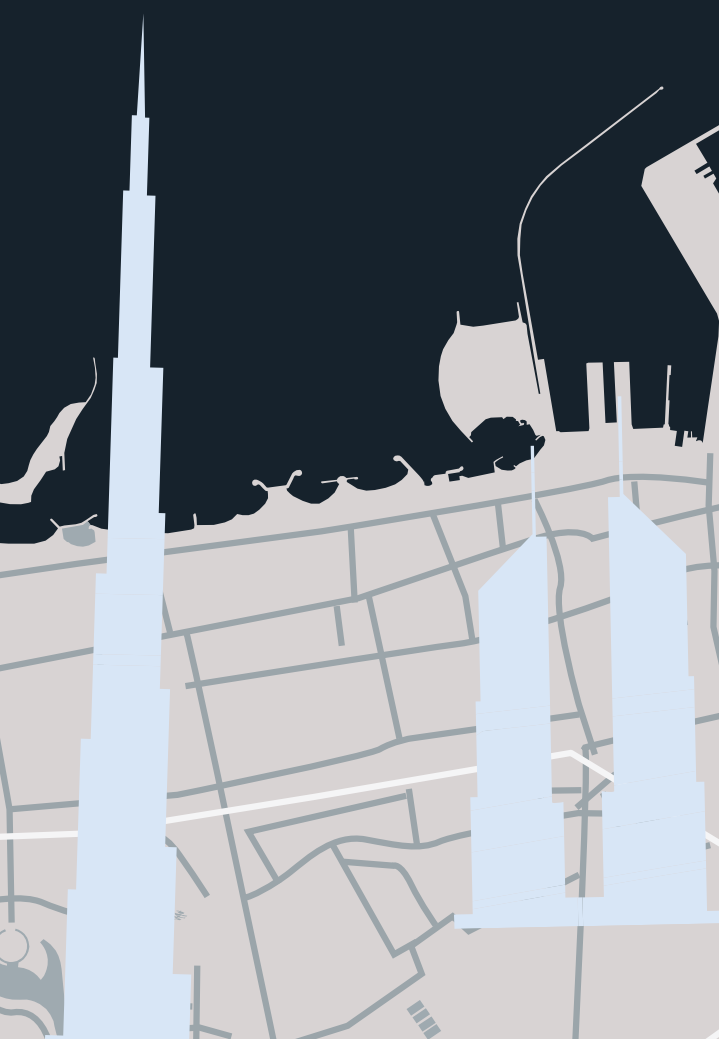
15 MINS  
MALL OF THE EMIRATES



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 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<sup>a</sup> 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.





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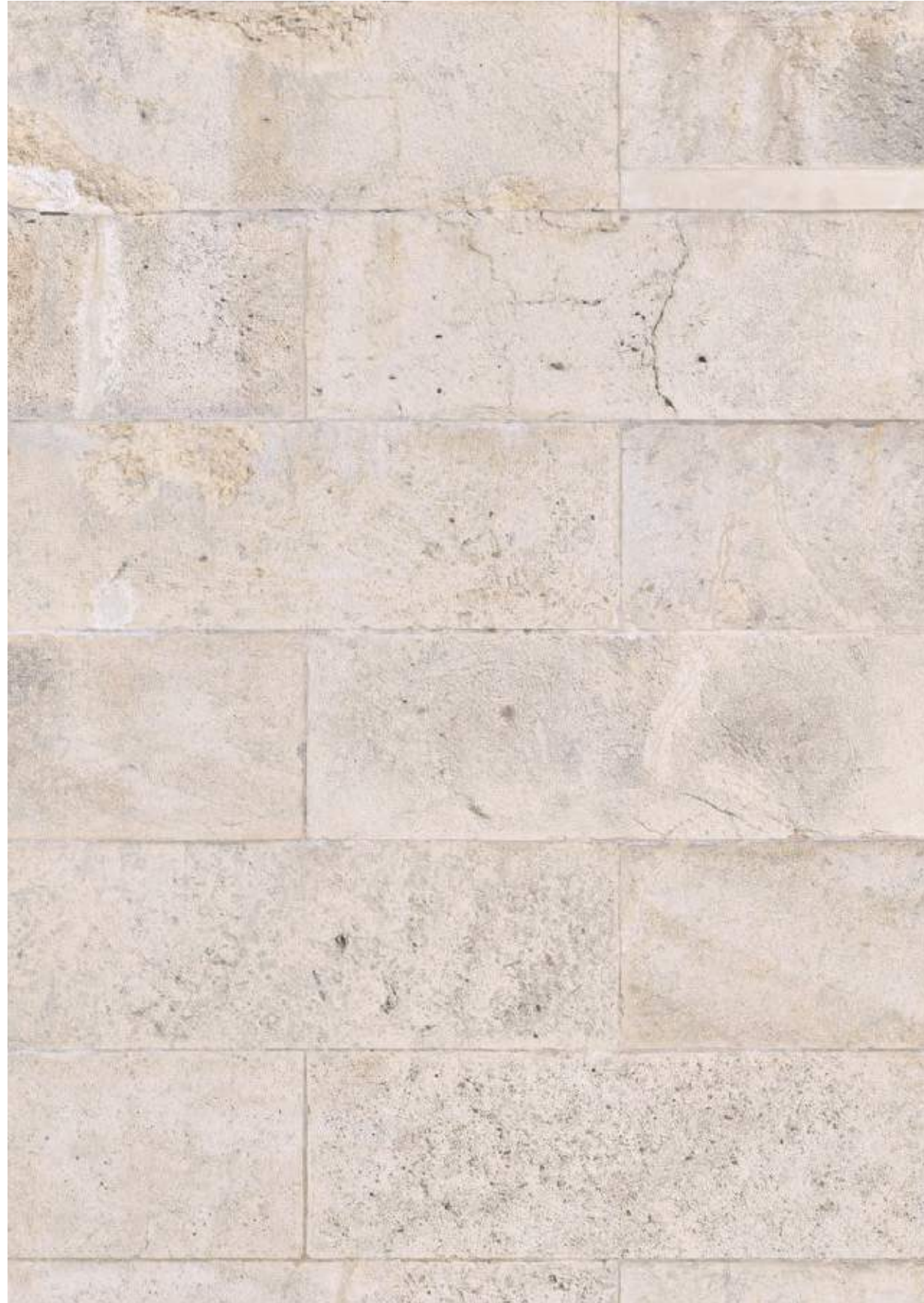


LUNA REAR VIEW



# LUNA

## EXTERIOR OPTIONS



Stone Cladding



Textured Paint



Wooden Door



Accent Metal



Stone Cladding



Textured Paint



Wooden Door



Accent Metal

# EARTH

# ASH



ASH

EARTH



LUNA FRONT VIEW



ASH

EARTH



LUNA REAR VIEW





LUNA REAR VIEW

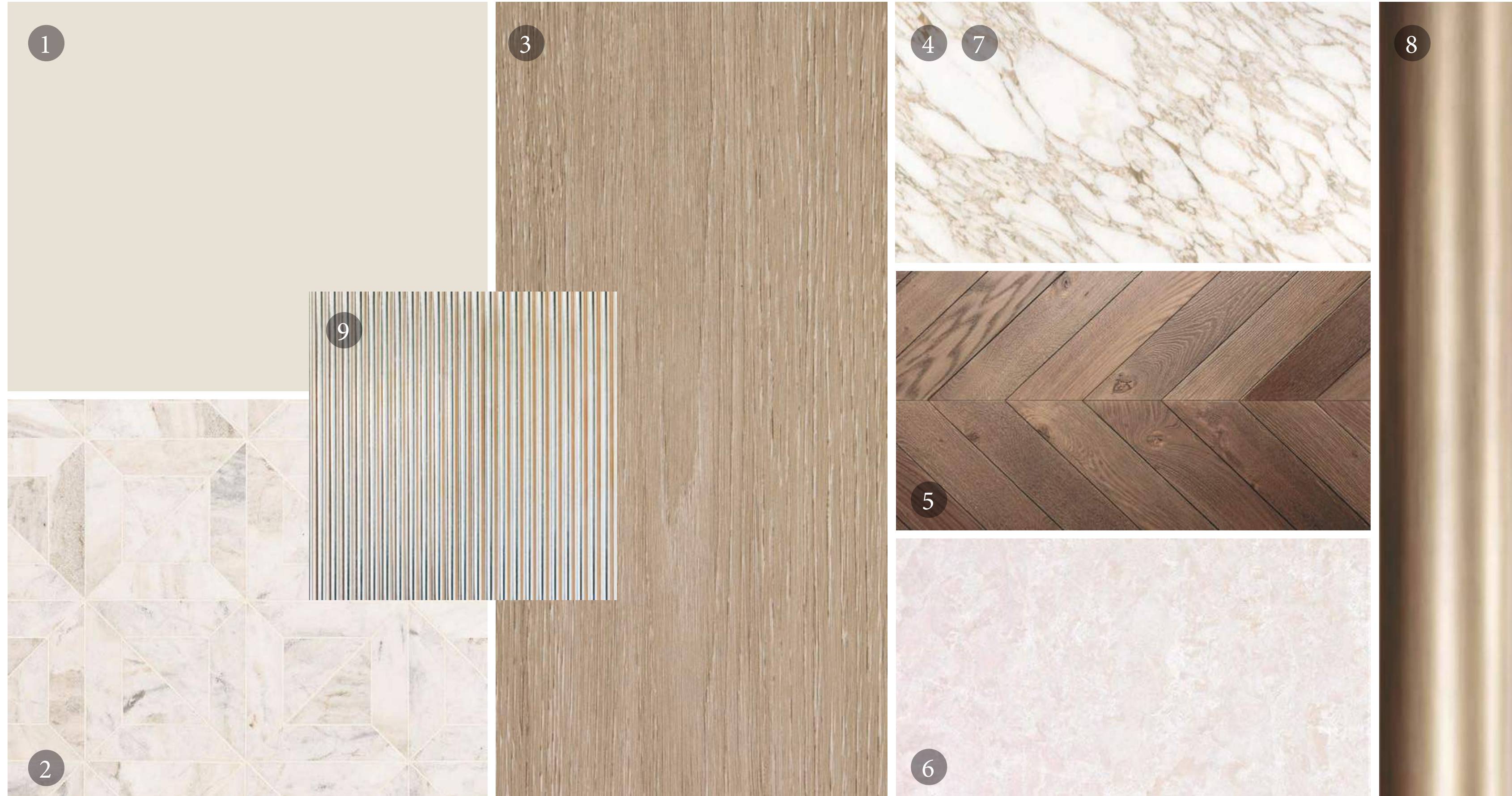
تلال الغاف  
Tilal Al Ghaf

SERENITY  
MANSIONS



# LUNA | GAIA

## INTERIOR OPTIONS

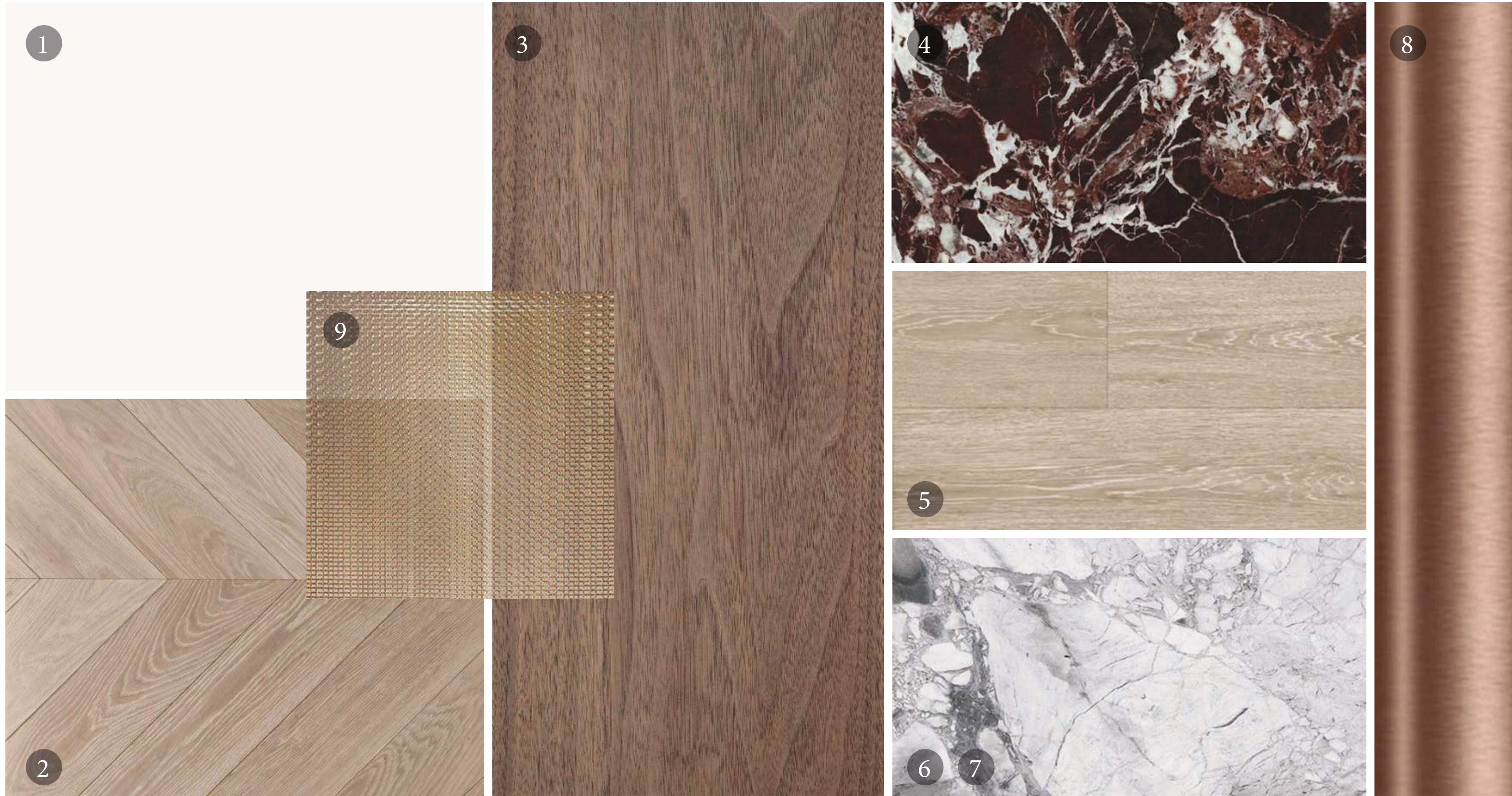


- 01. General Paint
- 02. General Flooring
- 03. Kitchen Veneer
- 04. Show Kitchen Stone
- 05. Bedroom Parquet Flooring
- 06. Master Bathroom Marble
- 07. Master Bathroom Vanity
- 08. Accent Metal
- 09. Accent Glass



# 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 | MASTER BATHROOM

ATLAS





GAIA



LUNA INTERIOR | MASTER BEDROOM

ATLAS





GAIA



LUNA INTERIOR | FORMAL LIVING

ATLAS



تلال الغاف  
Tilal Al Ghaf

SERENITY  
MANSIONS





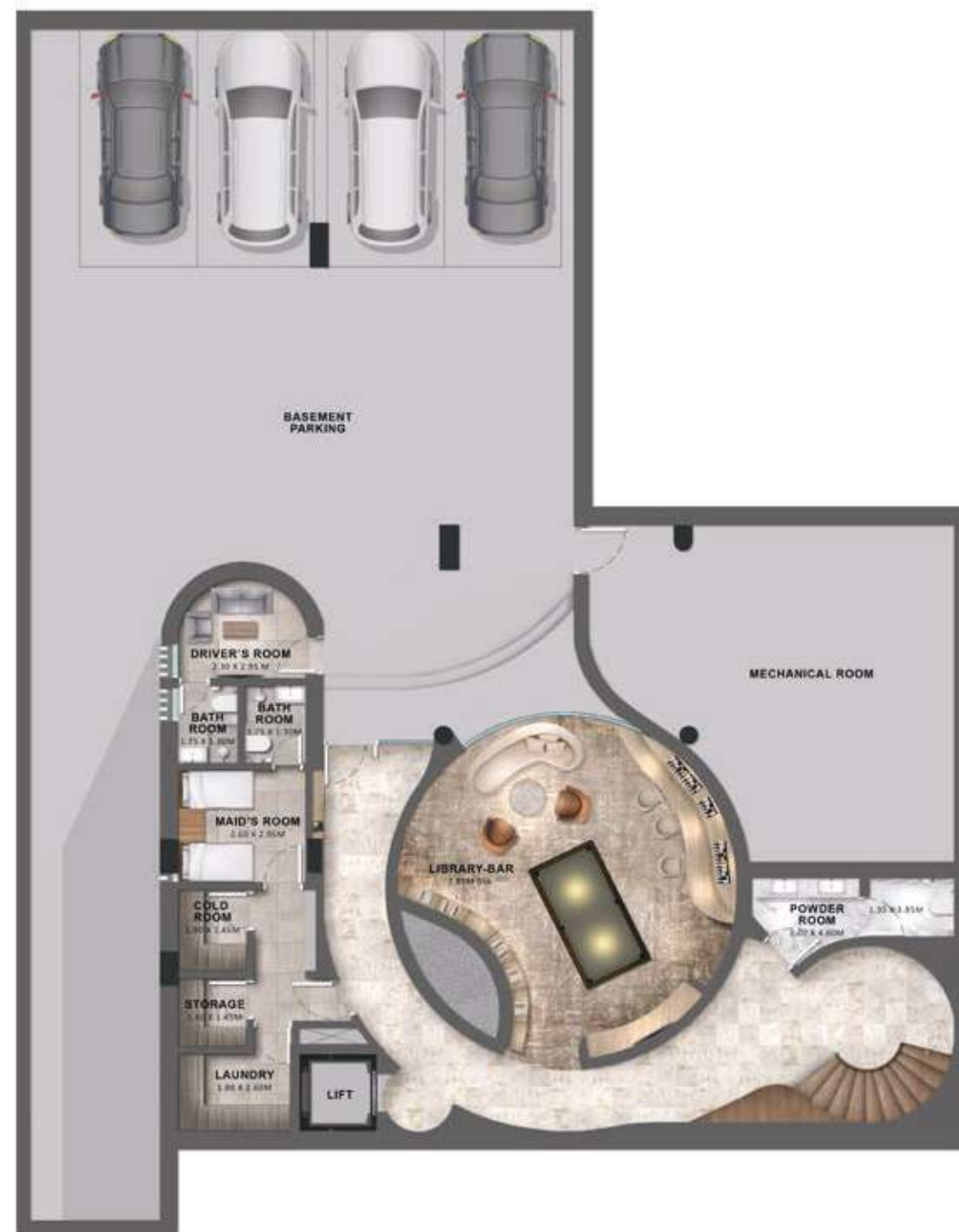


# LUNA

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



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LUNA

Customisations  
Ground Floor

### Guest Suite

298 sqm / 3,207 sqft



### Office

298 sqm / 3,207 sqft



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



LUNA

Customisations  
First Floor

### Junior Suite

321 sqm / 3,456 sqft



### Family Lounge

321 sqm / 3,456 sqft



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LUNA  
*Customisations*  
 Second Floor

Gym  
 45 sqm / 485 sqft



Office  
 45 sqm / 485 sqft



Roof Lounge  
 45 sqm / 485 sqft



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



AYLLA



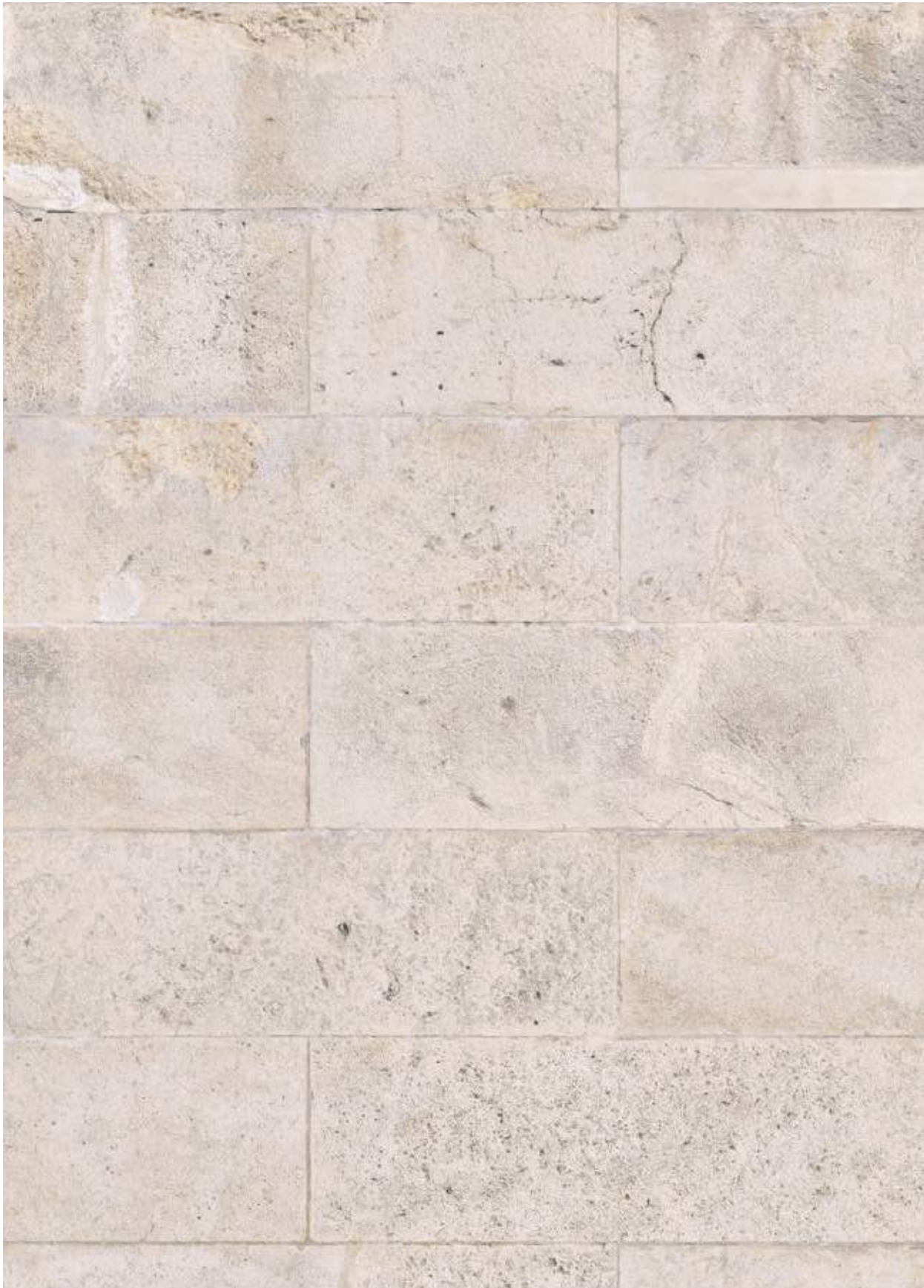


AYLA REAR VIEW



# AYLA

## EXTERIOR OPTIONS



Stone Cladding



Textured Paint



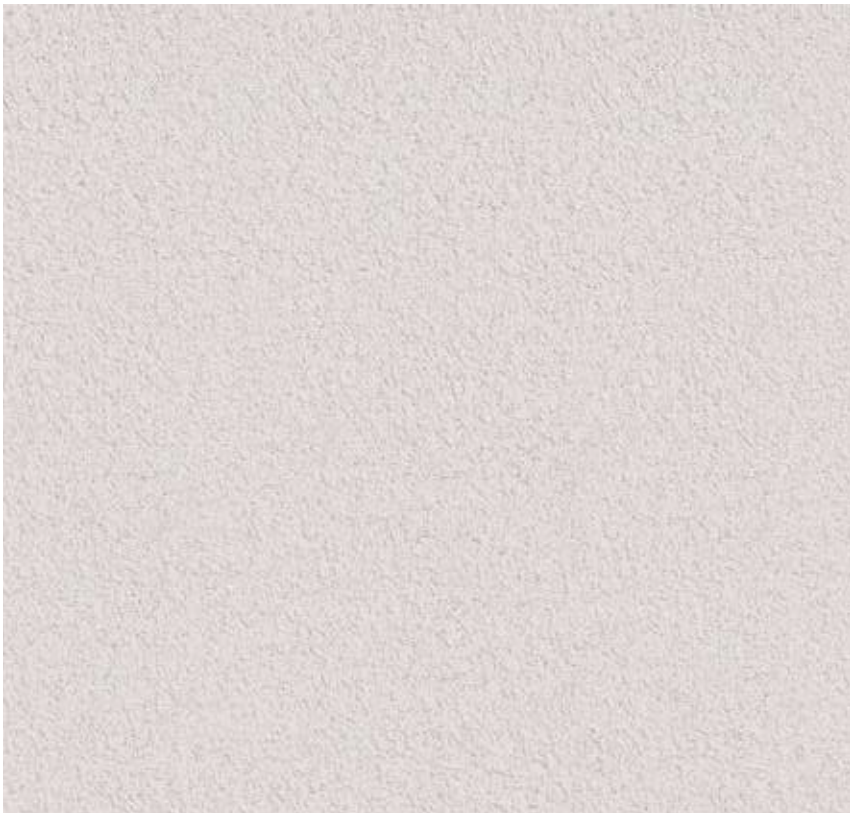
Wooden Door



Accent Metal



Stone Cladding



Textured Paint



Wooden Door



Accent Metal

# EARTH

# WAVE

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



WAVE



AYLA FRONT VIEW

EARTH





WAVE



AYLA REAR VIEW

EARTH







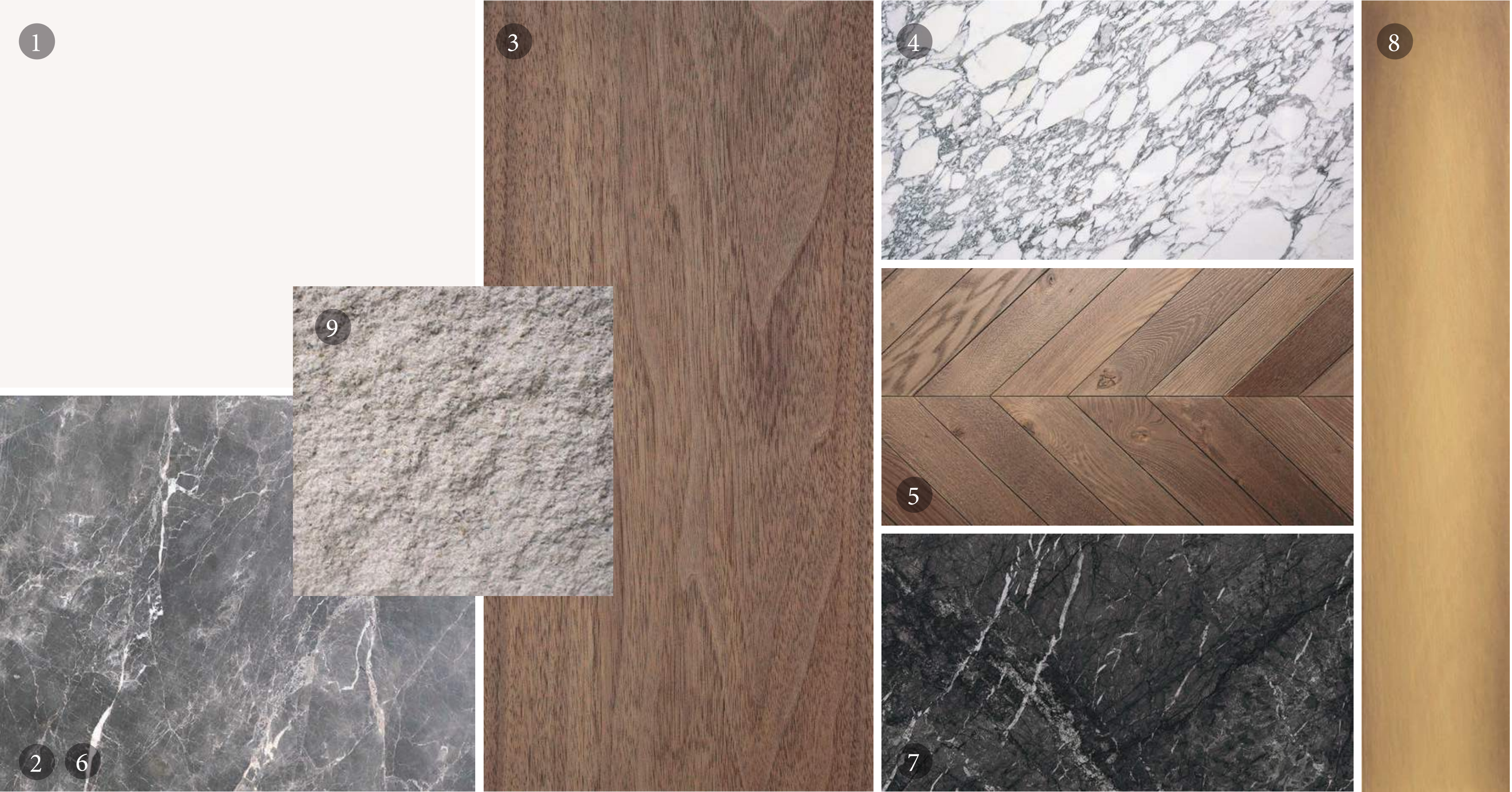
AYLA COURTYARD





# 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







WRITER'S HOUSE

ARTIST'S HOUSE



AYLA INTERIOR | LOUNGE

تلال الغاف  
Tilal Al Ghaf

SERENITY  
MANSIONS



WRITER'S HOUSE

ARTIST'S HOUSE



AYLA INTERIOR | FORMAL DINING

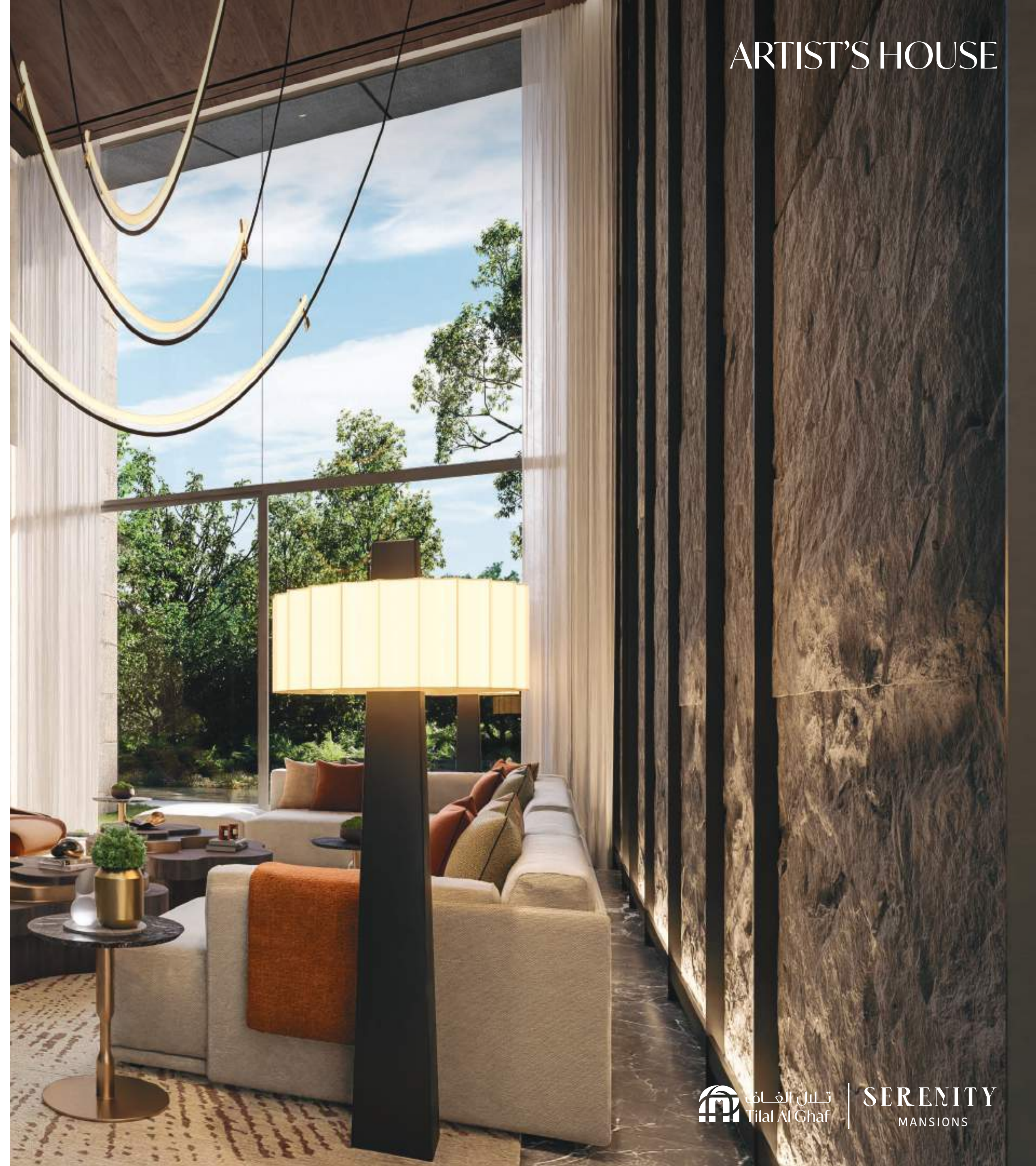


WRITER'S HOUSE



AYLA INTERIOR | FORMAL LIVING

ARTIST'S HOUSE







AYLA INTERIOR | JUNIOR SUITE | ARTIST'S HOUSE





AYLA INTERIOR | MASTER BATHROOM | WRITER'S HOUSE





AYLA INTERIOR | FOYER | ARTIST'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



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



AYLA

Customisations  
Ground Floor

### Guest Suite

299 sqm / 3,220 sqft



### Office

299 sqm / 3,220 sqft



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



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



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



A R A



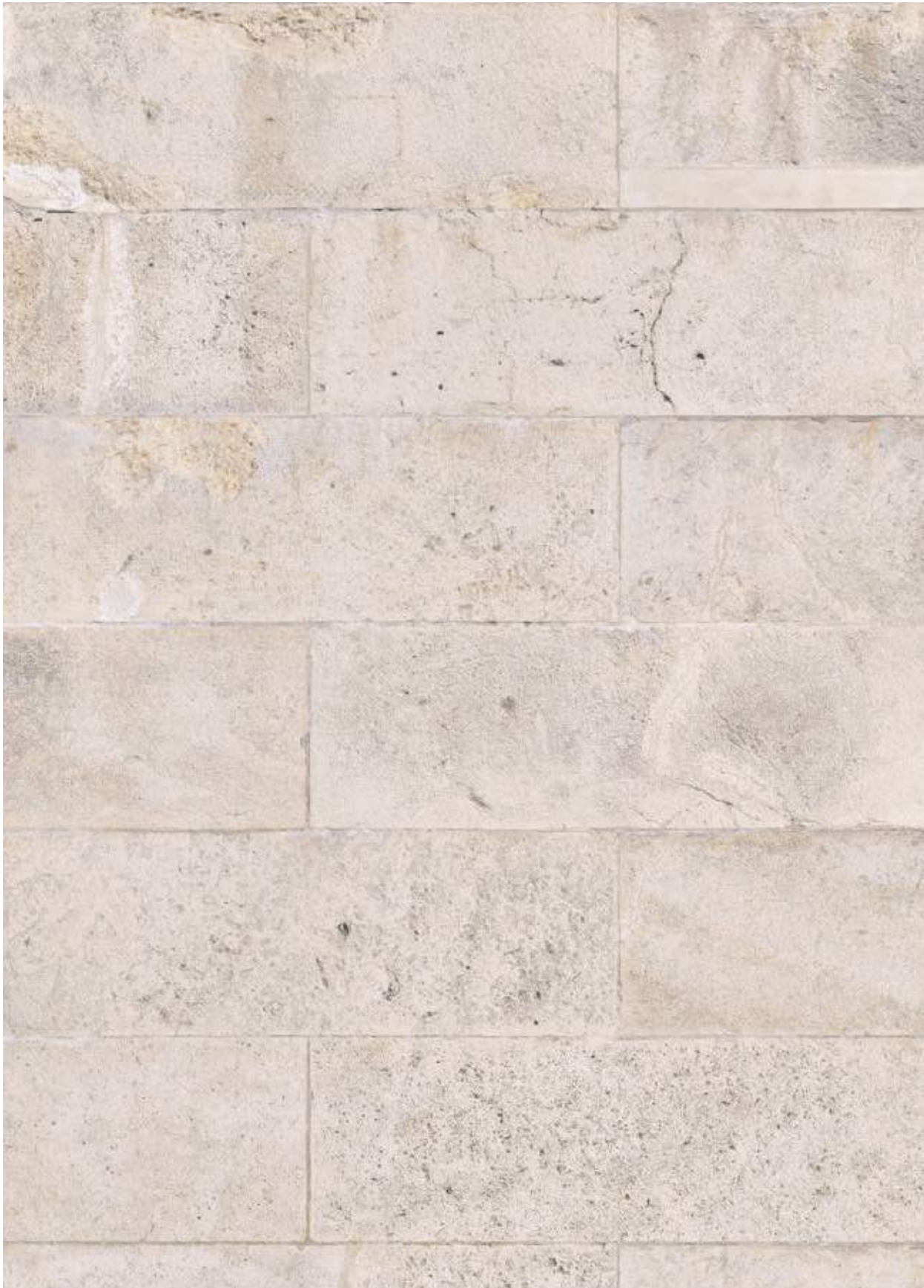


ARA FRONT VIEW



# ARA

## EXTERIOR OPTIONS



Stone Cladding



Textured Paint



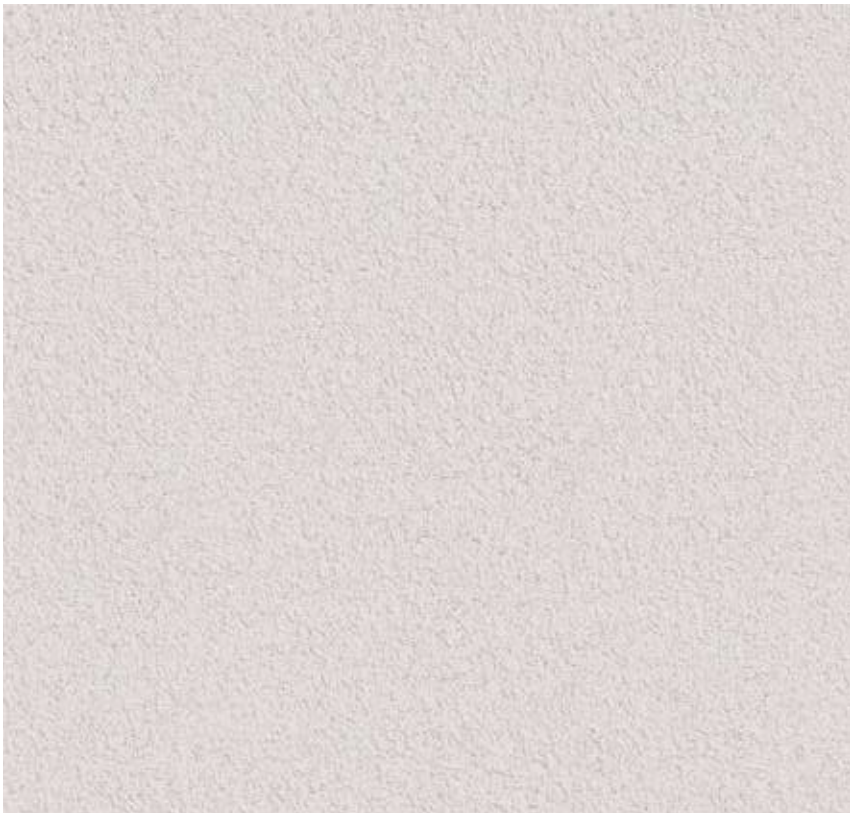
Wooden Door



Accent Metal



Stone Cladding



Textured Paint



Wooden Door



Accent Metal

# EARTH

# WAVE

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WAVE



ARA FRONT VIEW

EARTH





WAVE



ARA REAR VIEW

EARTH





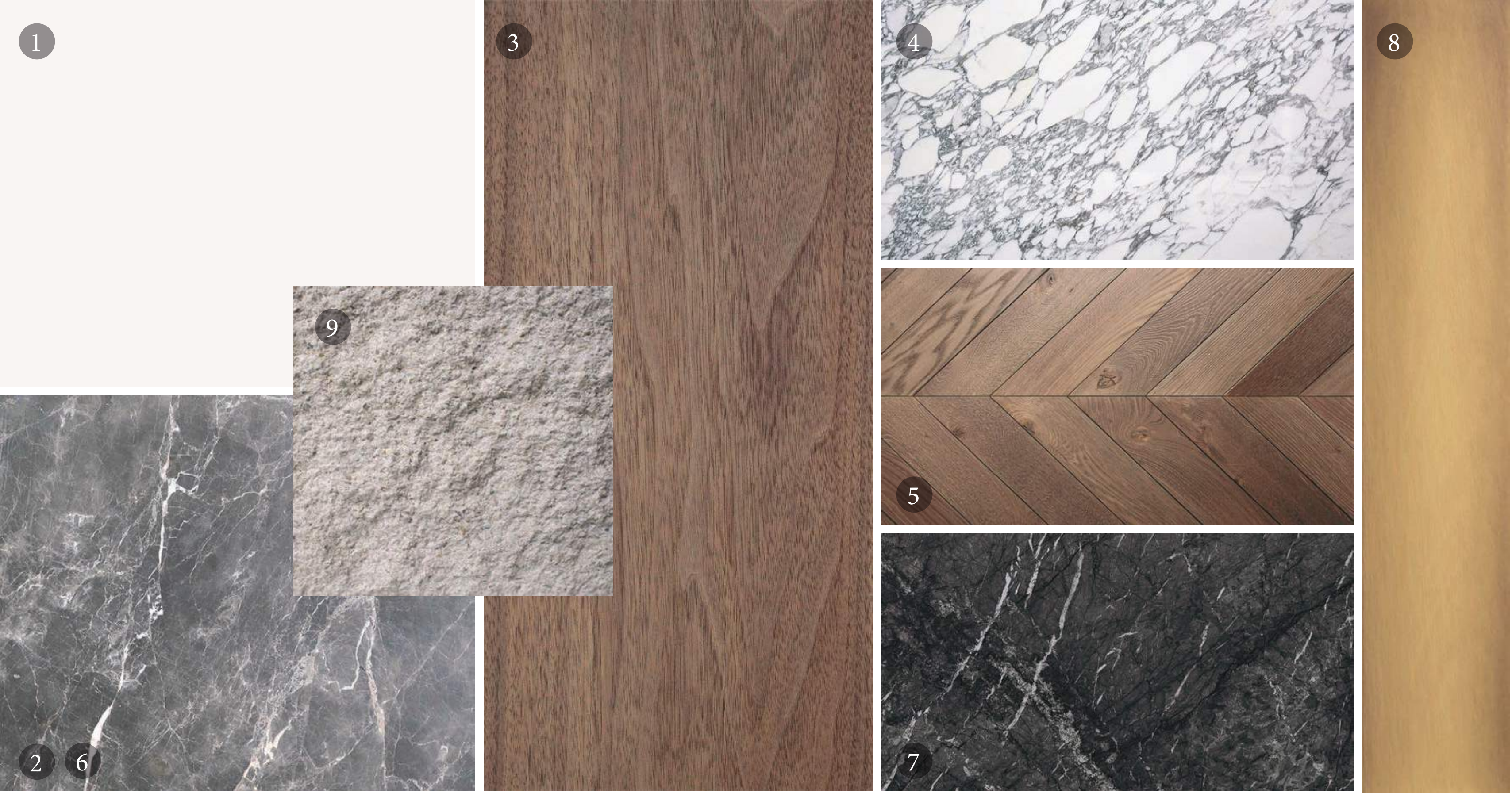


ARA REAR VIEW



# 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



WRITER'S HOUSE



ARA INTERIOR | FAMILY LIVING

ARTIST'S HOUSE



تلال الغاف  
Tilal Al Ghaf

SERENITY  
MANSIONS



WRITER'S HOUSE



ARA INTERIOR | FAMILY LIVING

ARTIST'S HOUSE



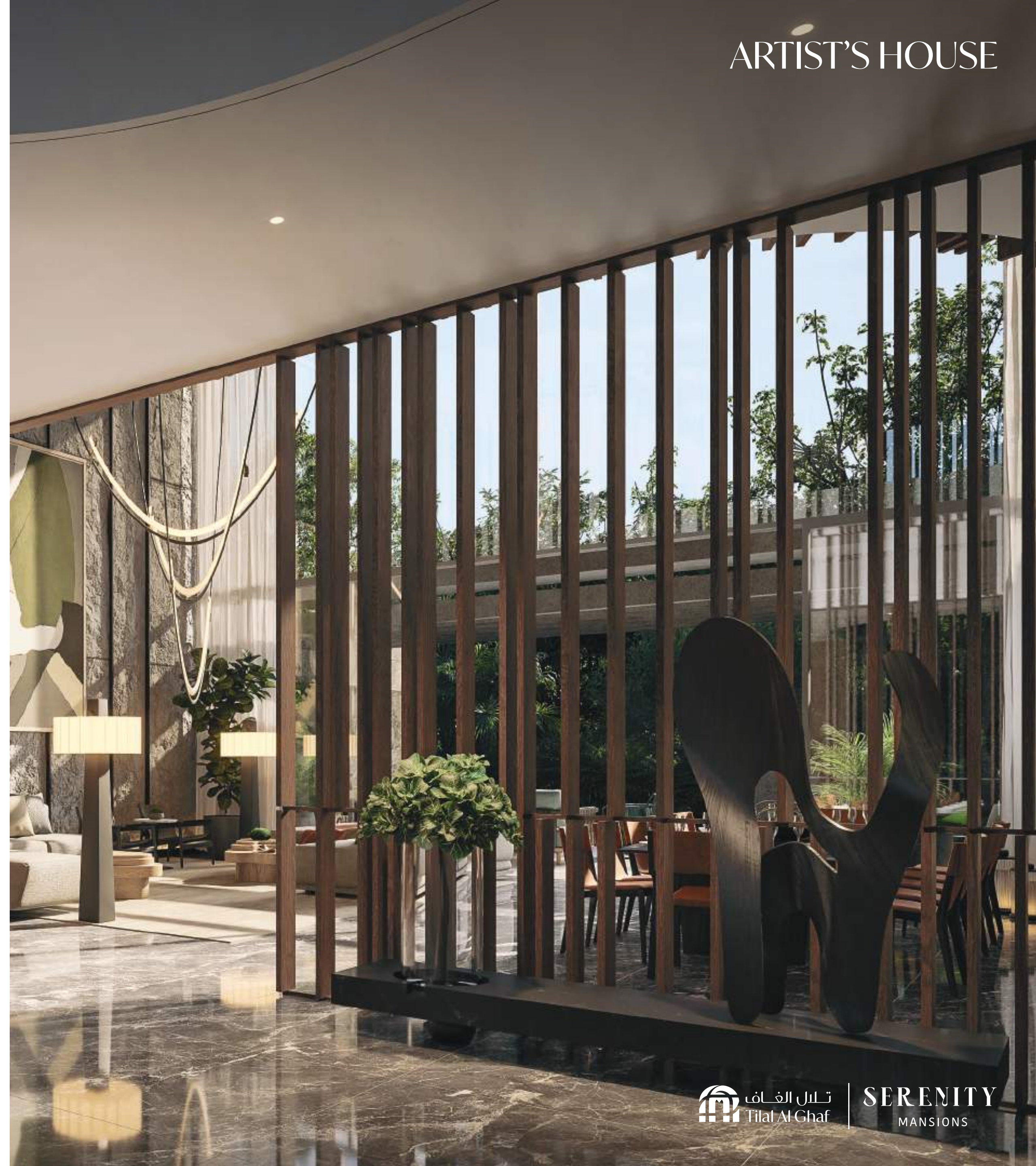


WRITER'S HOUSE



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 الغاف  
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



# AREA

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



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



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A

*Customisations*  
First Floor

Family Lounge / Junior Suite

275 sqm / 2,960 sqft



Family Lounge / Nanny

275 sqm / 2,960 sqft



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



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*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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**4423**  
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