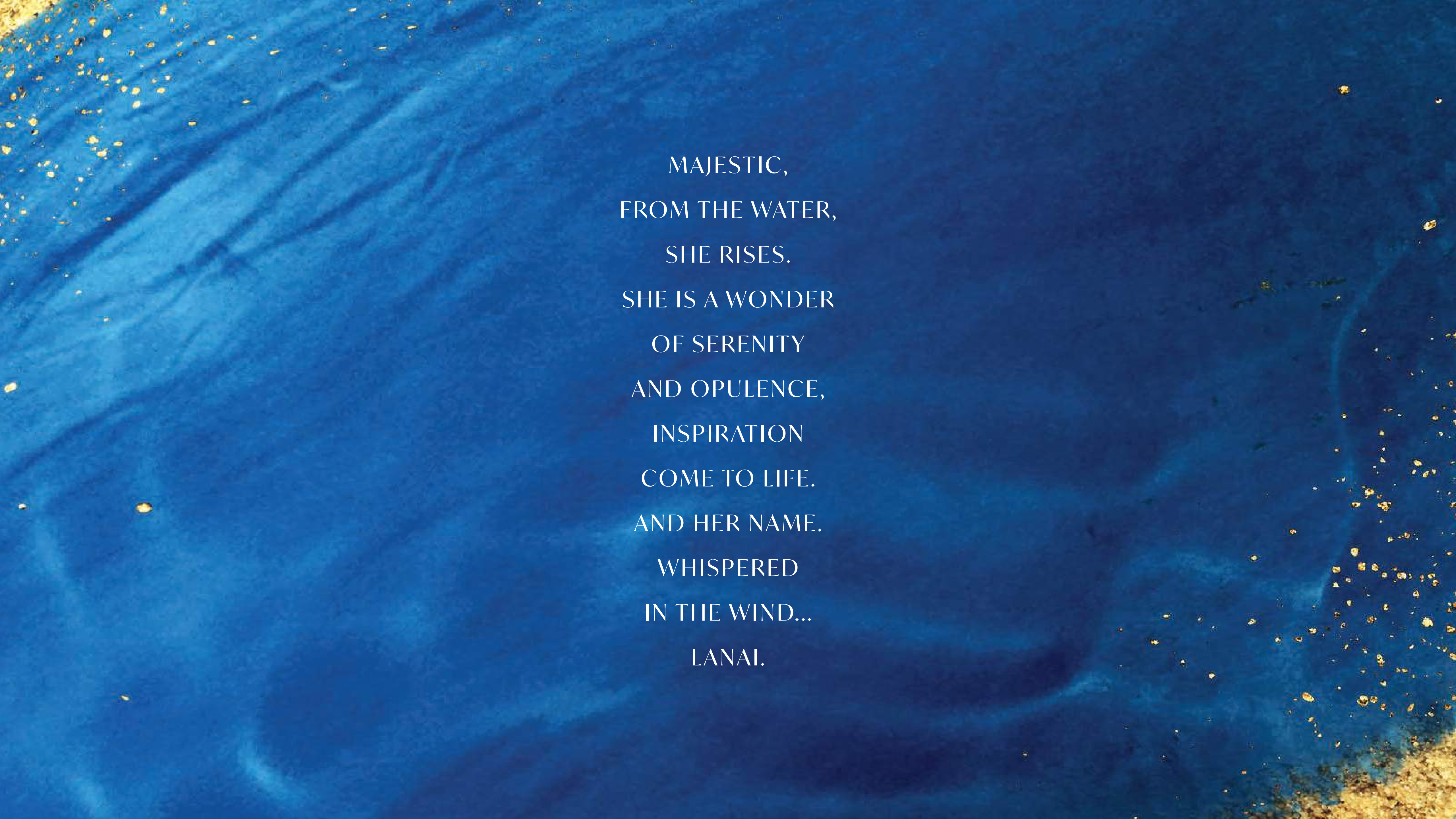


# LANAI ISLANDS

ISLAND ESTATES AT TILAL AL GHAF

An aerial photograph of a tropical coastline. The water is a vibrant turquoise color, with gentle waves lapping at a wide, golden sand beach. The coastline curves from the top left towards the bottom right. The text is centered in the middle of the image.

MAJESTIC,  
FROM THE WATER,  
SHE RISES.  
SHE IS A WONDER  
OF SERENITY  
AND OPULENCE,  
INSPIRATION  
COME TO LIFE.  
AND HER NAME.  
WHISPERED  
IN THE WIND...  
LANAI.



Experience the tranquility of life  
in the heart of a resort like island.



# Born out of water, crafted on land.

At the point where waves and sand meet, two private paradise islands emerge from crystalline Lagoon waters. Beyond white sandy beaches shaded by palm trees and bordered by verdant vegetation, exclusive estate homes sit in lush landscaped gardens. A curated ultra-luxury retreat where the natural beauty of the environment takes centre stage and an all-encompassing sense of peace pervades.



Stunning spaces that seamlessly unite  
the indoors with nature outside.



# LIVE IN THE LAP OF LUXURY WITH THE LUXURY OF FREEDOM.

Lanai Islands offer the idyllic lifestyle that only a private resort-style retreat in the heart of nature can offer, yet remains within easy reach of Dubai's primary business and entertainment hubs.



29 MINS   
DUBAI INTERNATIONAL AIRPORT

25 MINS   
AL MAKTUUM INTERNATIONAL AIRPORT

15 MINS   
MALL OF THE EMIRATES

20 MINS   
DOWNTOWN DUBAI

10 MINS   
CITYCENTRE ME'AISEM

15 MINS   
KEMPINSKI HOTEL

10 MINS   
MEDICLINIC PARKVIEW HOSPITAL

مول الإمارات  
Mall of the Emirates

Kempinski  
HOTELS & RESORTS

CITYCENTRE  
ME'AISEM

تلال الغاف  
Tilal Al Ghaf

# SIGNATURE LIVING BY MAJID AL FUTTAIM

Founded in 1992, 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.

At Majid Al Futtaim - Communities, part of Majid Al Futtaim Properties, we are lifestyle destination creators who craft aspirational communities and sustainable environments through the art of placemaking. By doing so, we enable everyone who lives, works and plays there to live life to the fullest.

Lanai Islands is our latest residential development within our community Tilal Al Ghaf, and is the epitome of its resort living lifestyle. It is opulent, bespoke, unassailable. It is signature living by Majid Al Futtaim.





# MASTERPLAN

**3M**  
SQM TOTAL  
SITE AREA

**15K+**  
RESIDENTS

**11KM+**  
CYCLING TRAILS

**3.5K+**  
HOMES  
(townhouses,  
twin villas &  
villas)

**100+**  
MAJID AL FUTTAIM  
SIGNATURE RETAIL

**18KM**  
LANDSCAPED  
PEDESTRIAN  
WALKWAYS

**100K**  
SQM RECREATIONAL  
LAGOON & WHITE  
SANDY BEACHES

**EXCLUSIVE COMMUNITY HUB**  
SHOPPING, DINING,  
RECREATION AND WELLNESS

**1**  
ROYAL GRAMMAR  
SCHOOL GUILFORD



# ISLAND LIVING OVERVIEW

An exclusive release of 13 ultra-premium estate homes crafted with architectural integrity, inspired by the tranquil beauty of nature and the surrounding aqua waters.



EDGE ESTATES    SHORE ESTATES



# IMAGINED BY VISIONARIES FOR DREAMERS

—  
THE COLLABORATORS



## ARCHITECTS

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# 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 in.



# KELLY HOPPEN

INTERIOR DESIGN

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Multi-award-winning Kelly Hoppen CBE is amongst the most sought-after designers of her generation. Kelly Hoppen Interiors is distinguished by Kelly's signature style, defined by a subtle fusion of clean lines and neutral tones intuitively balanced by an infusion of opulent warmth.

Experience the tranquillity  
of life in the heart of nature.

Relax and rejuvenate by the crystal waters of Lagoon Al Ghaf.

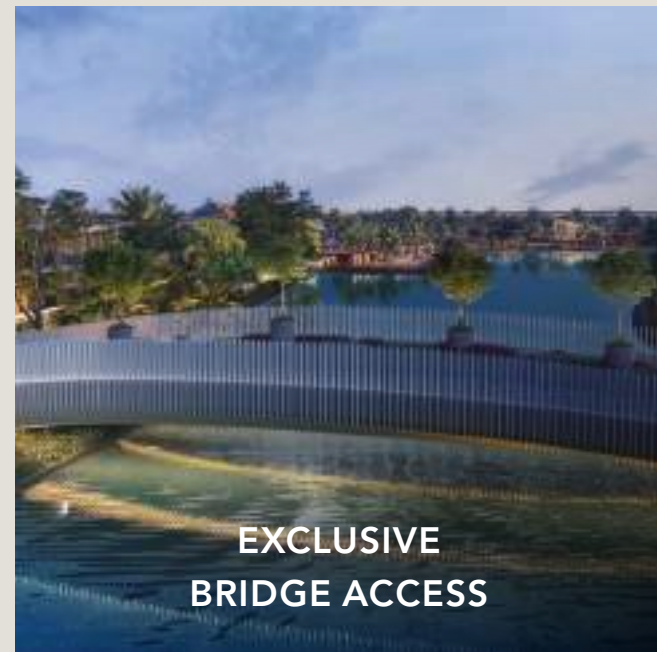


# A TOUCH OF OPULENCE

—  
LUXURY FEATURES



The boundaries between indoors and out blend beautifully with ample use of organic materials judiciously applied to evoke an exclusive aura of barefoot luxury.



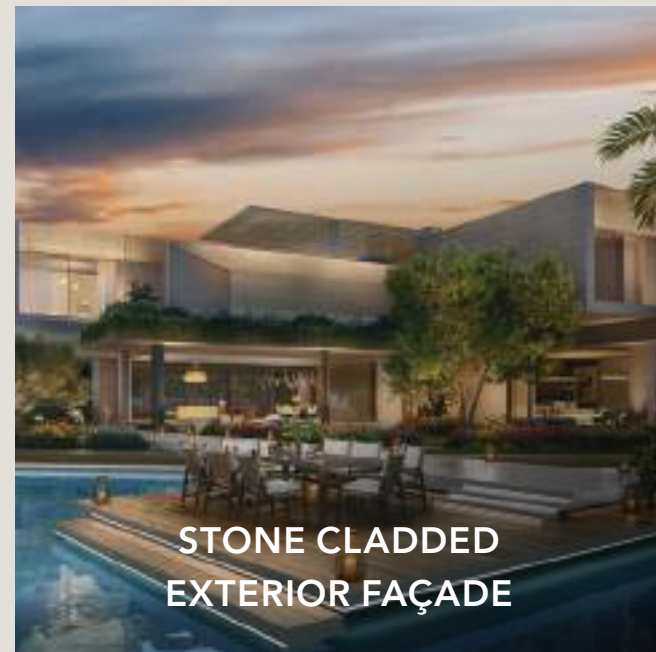
EXCLUSIVE  
BRIDGE ACCESS



GATED & PRIVATE  
COMMUNITY



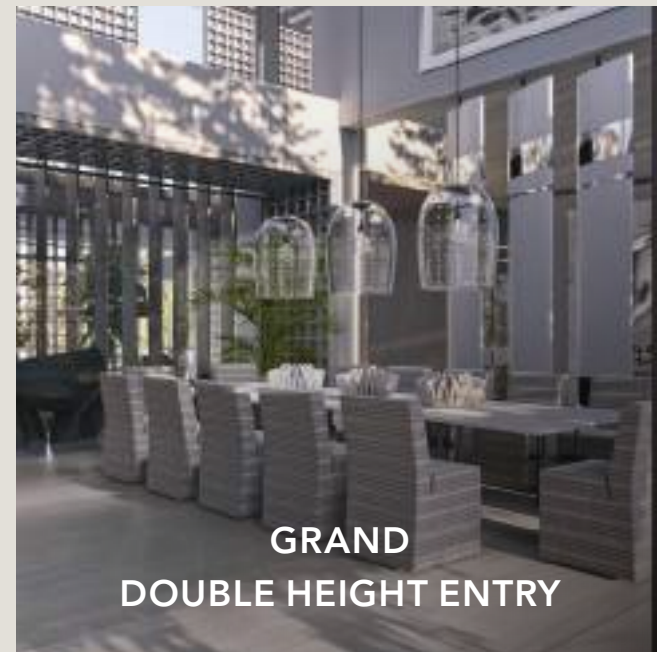
MODERN CANTILEVER  
ARCHITECTURE



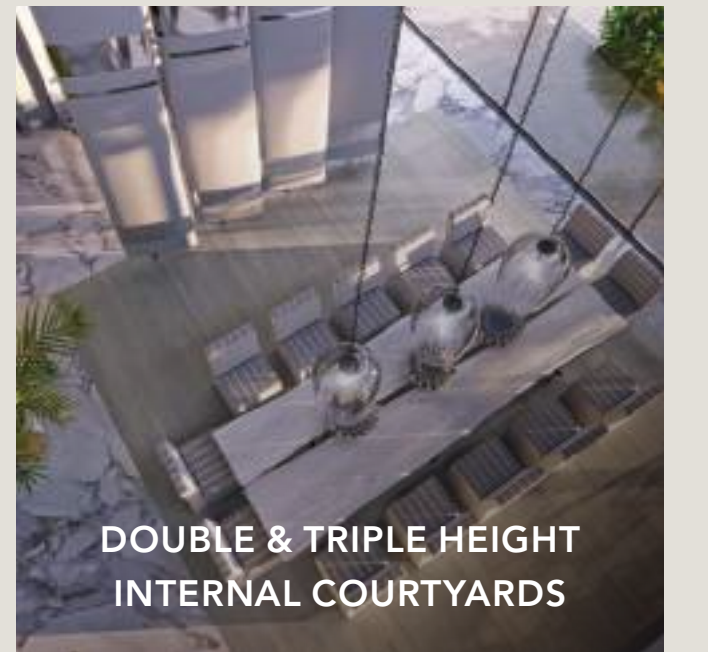
STONE CLADDED  
EXTERIOR FAÇADE



EXPANSIVE FORECOURT  
& BACKYARD



GRAND  
DOUBLE HEIGHT ENTRY



DOUBLE & TRIPLE HEIGHT  
INTERNAL COURTYARDS



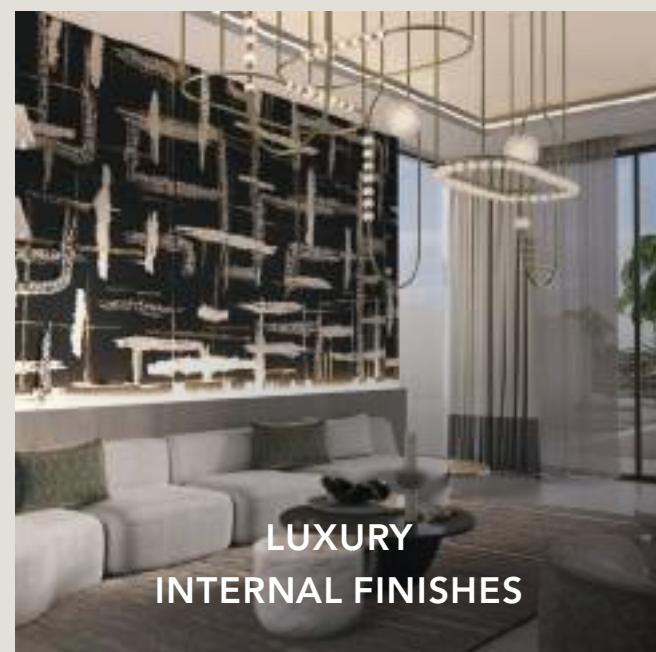
SEAMLESS INDOOR-  
OUTDOOR RELATIONSHIP



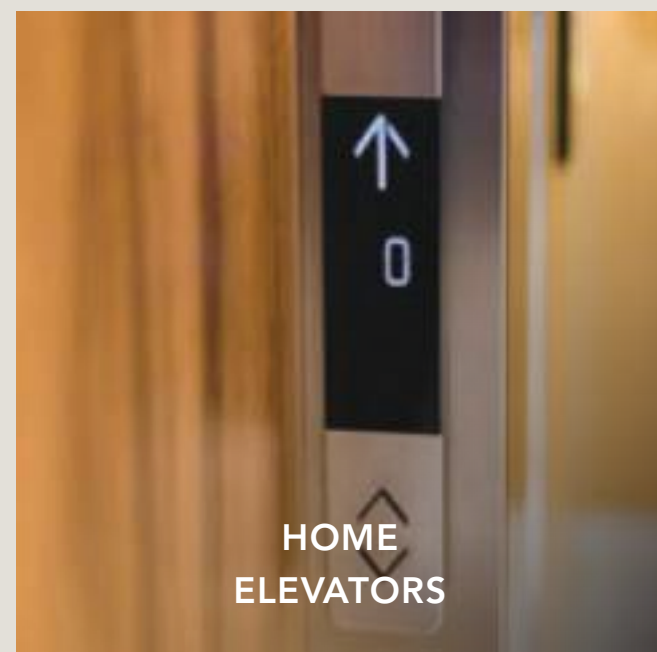
EUROPEAN KITCHENS WITH  
INTEGRATED APPLIANCES



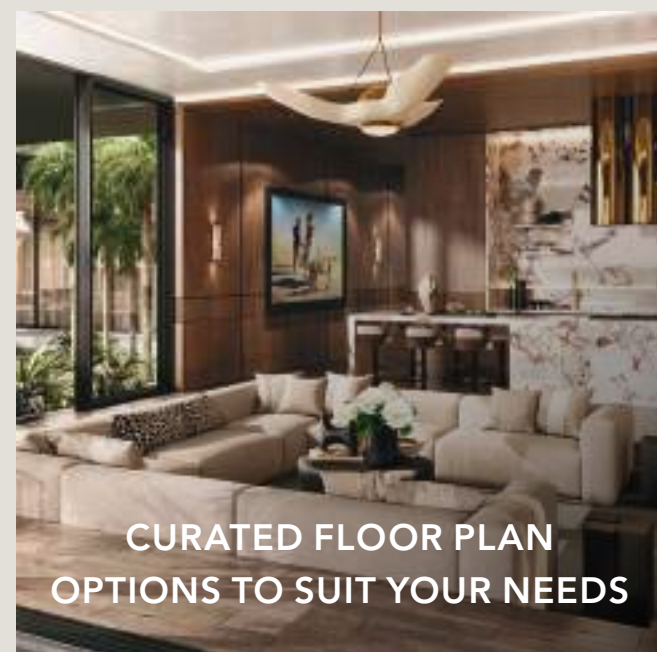
CAR GALLERIES FOR  
7-12 CARS



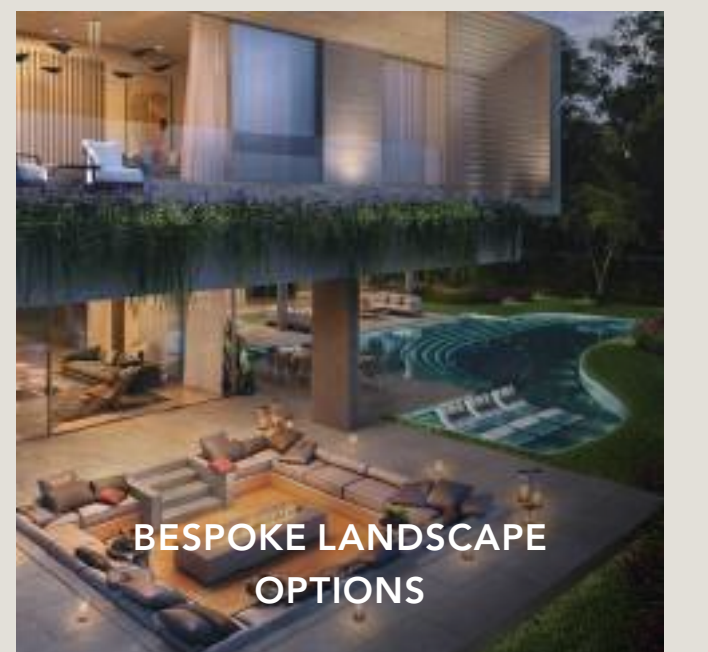
LUXURY  
INTERNAL FINISHES



HOME  
ELEVATORS



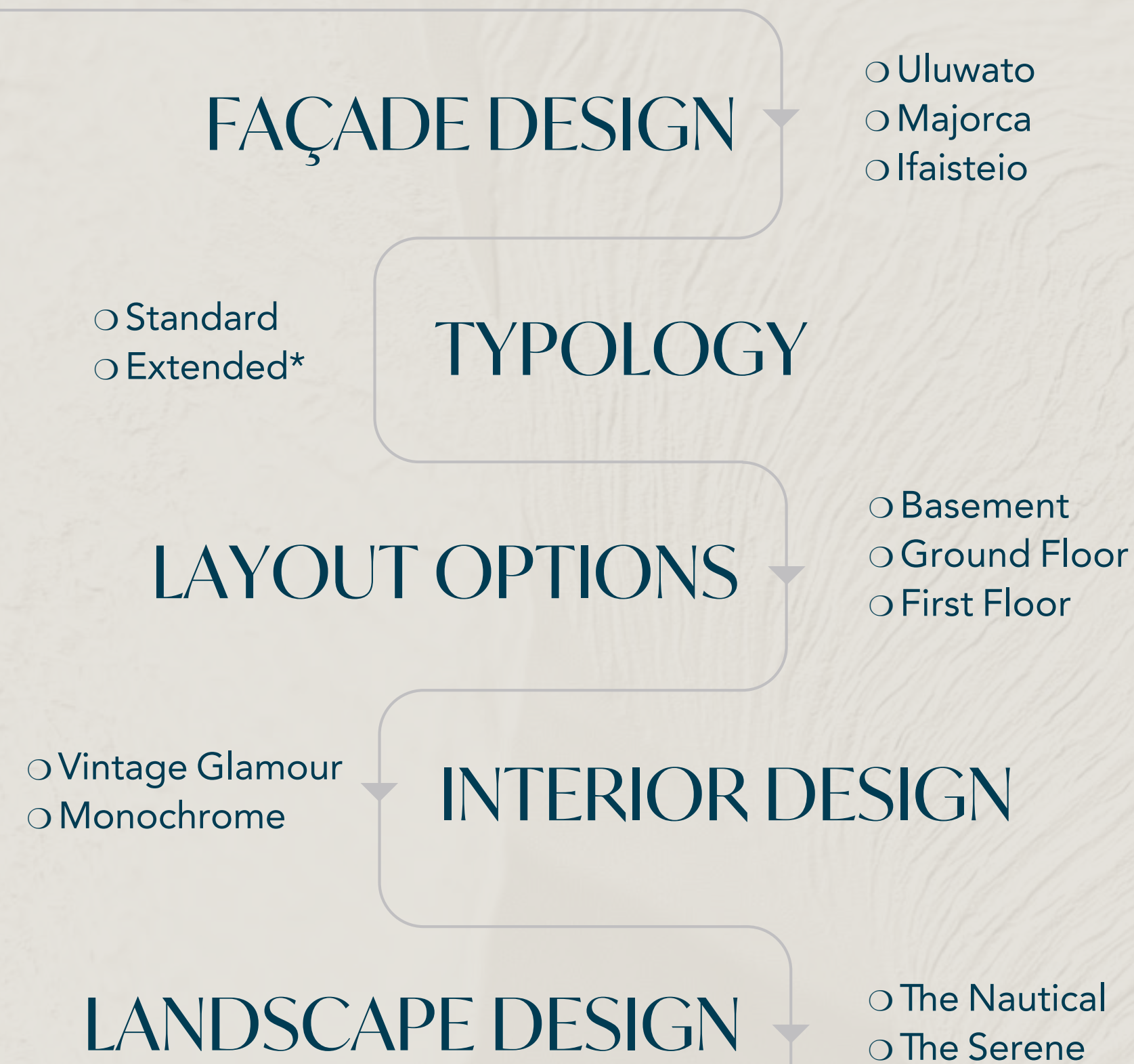
CURATED FLOOR PLAN  
OPTIONS TO SUIT YOUR NEEDS



BESPOKE LANDSCAPE  
OPTIONS

# CUSTOMERS' SELECTION JOURNEY

## EDGE ESTATES



## SHORE ESTATES



# THE LUXURY OF FREEDOM

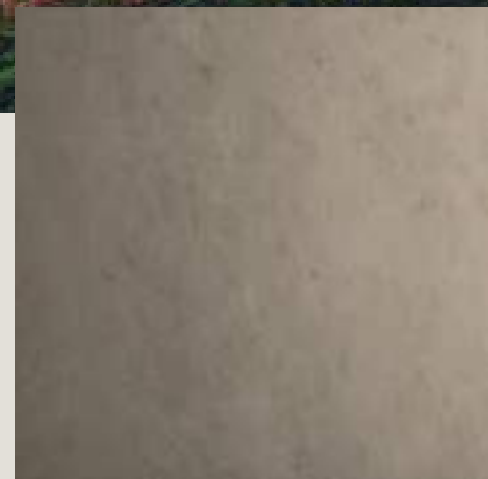
## EXTERIOR OPTIONS

A curated variety of material palettes inspired by the world's premier luxury resorts allow you to curate the look of your home in line with your aesthetic preferences.



EXTERIOR OPTION 1

# ULUWATU



WALL STONE



EXTERNAL FLOOR STONE



ACCENT



MESH



MESH-2



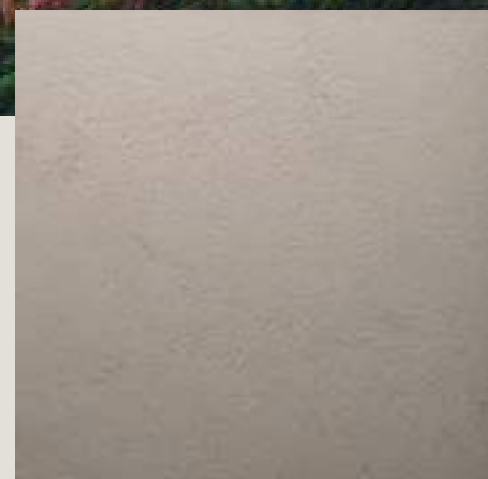
ACCENT METAL

With this pristine mix of soft and subtle hues, your estate reverberates a sense of warmth that's inviting and soothing at the same time.

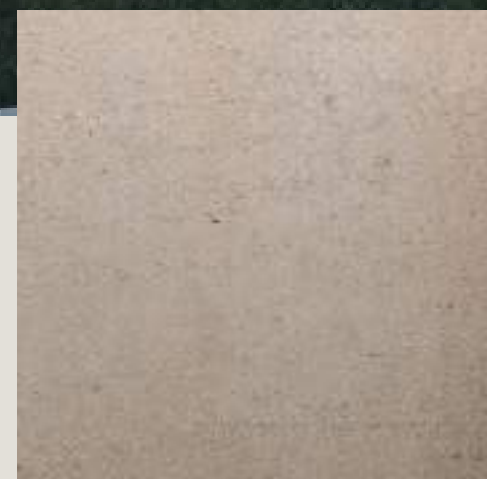


EXTERIOR OPTION 2

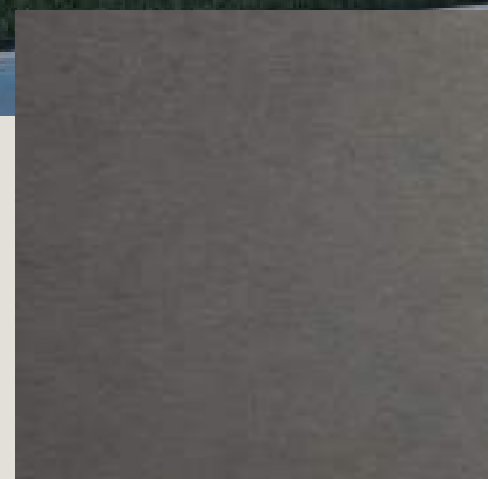
# MAJORCA



WALL STONE



EXTERNAL FLOOR STONE



ACCENT



MESH



MESH-2



HAMMERED BRASS

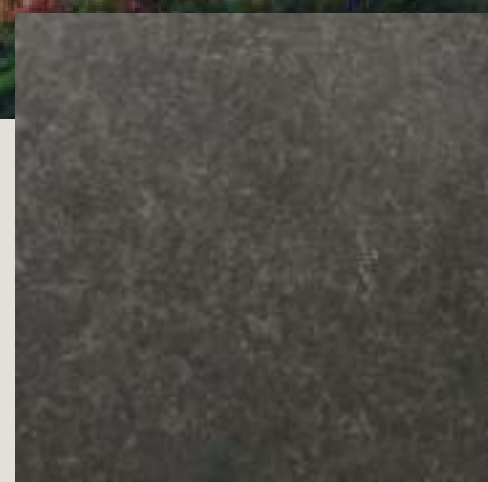
A juxtaposition of different textures that blend in seamlessly to make your home an iconic and bespoke estate that invites your guests indoors to discover this hidden gem.



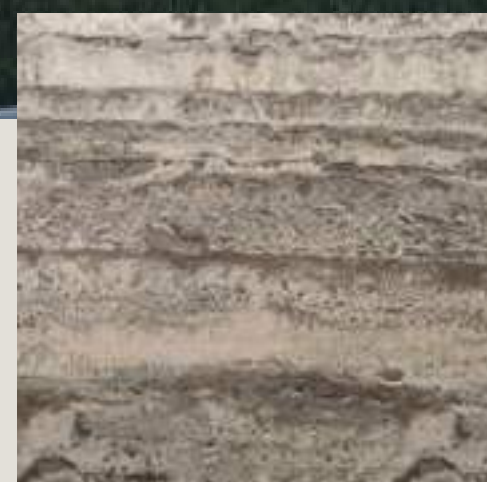
EXTERIOR OPTION 3

# IFAISTEIO

The use of warm and textured materials gives your estate an allure and state of grandeur that elevates your home to make it your own.



WALL STONE



EXTERNAL FLOOR STONE



METAL PROFILE



MESH



MESH-2



ACCENT METAL

# A WONDER OF CRAFTSMANSHIP

EXCEPTIONAL HOMES FOR AN ELEVATED  
ISLAND RESORT EXPERIENCE

Lanai Islands' estates are crafted to exceed expectations with two unique designs

---

# EDGE & SHORE

---

both of which take inspiration from the surrounding waters and local landscape to celebrate the organic beauty of the natural world.



# EDGE

## ESTATES

Ifaisteio



Majorca



Uluwato











EDGE / Exterior





EDGE ESTATES

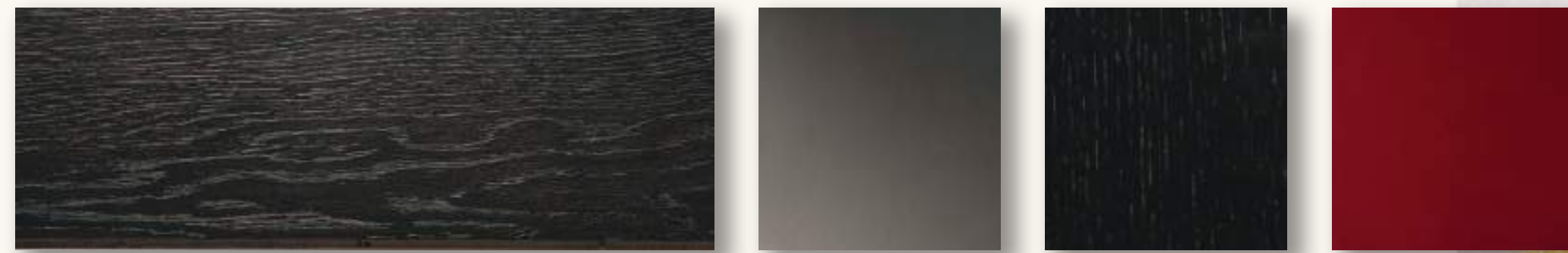
---

# TAILORED INTERIORS

---

Select between two distinctive  
interior designs to express  
your individuality.





1

2

3

4



5

6

8



9

7

11

12



10



## EDGE ESTATES | INTERIOR OPTION 1

# Monochrome

- 1 . Living Room Parquet Flooring
- 2 . Accent Metal
- 3 . Accent Joinery
- 4 . Accent Joinery 2
- 5 . Master Bathroom Marble
- 6 . General Floor
- 7 . Joinery Veneer
- 8 . Spa Marble
- 9 . Show Kitchen Stone
- 10 . Bedroom Parquet Flooring
- 11 . Kitchen Shutters Veneer
- 12 . Joinery Metal



EDGE ESTATES | INTERIOR OPTION 2

# Vintage Glamour

- 1 . Parquet Flooring
- 2 . Accent Metal
- 3 . Accent Joinery
- 4 . Accent Joinery 2
- 5 . Master Bathroom Marble
- 6 . General Floor
- 7 . Show Kitchen Stone
- 8 . Joinery Veneer
- 9 . Spa Marble
- 10 . Joinery Metal



INTERIOR OPTION / Monochrome



INTERIOR OPTION / Vintage Glamour



INTERIOR OPTION / Monochrome



INTERIOR OPTION / Vintage Glamour



INTERIOR OPTION / Monochrome



INTERIOR OPTION / Vintage Glamour





INTERIOR OPTION / Monochrome



INTERIOR OPTION / Vintage Glamour



INTERIOR OPTION / Vintage Glamour



EDGE ESTATES

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# FLOOR PLANS

---

# EDGE FLOOR PLAN

## 8 BEDROOM

Internal Area	2,287 sqm / 24,612 sqft
Balcony / Terrace	28 sqm / 300 sqft
Garage	492 sqm / 5,300 sqft
<b>Total Area</b>	<b>2,807 sqm / 30,213 sqft</b>

### BASEMENT

1,485 sqm / 15,989 sqft



### GROUND FLOOR

552.22 sqm / 5,944 sqft



### FIRST FLOOR

736 sqm / 7,923 sqft



### ROOF

33 sqm / 357 sqft



# EDGE FLOOR PLAN

## 8 BEDROOM - EXTENDED LIVING

Internal Area	2,335 sqm / 25,138 sqft
Balcony / Terrace	28 sqm / 300 sqft
Garage	492 sqm / 5,300 sqft
<b>Total Area</b>	<b>2,856 sqm / 30,738 sqft</b>

### BASEMENT

1,485 sqm / 15,989 sqft



### GROUND FLOOR

601.03 sqm / 6,469 sqft



### FIRST FLOOR

736 sqm / 7,923 sqft



### ROOF

33 sqm / 357 sqft



# CUSTOMIZATIONS GROUND FLOOR

## EXECUTIVE OFFICE



A fully equipped office suite to facilitate the ultimate work-from-home experience.

## GUEST HOUSE



A separate hotel-style suite for guests who value their privacy.

## PRIVATE LOUNGE



Entertain in style in a private lounge designed for intimate gatherings.

## FITNESS HUB



Nurture your body and soul in a self-contained home gym complete with yoga studio.

# CUSTOMIZATIONS

## FIRST FLOOR

### MEGA MASTER



Luxury living at its finest beckons with an ultra-spacious master suite that opens out onto a terrace overlooking the Lagoon and superb views.

### SUPER MASTER



Opt for this suite with an ample walk-in closet, and get dressed in style everyday. With its own bathroom, this is the perfect place for a private beauty retreat.

### DOUBLE MASTER



A generously sized master suite comprising a bedroom with many features such as a freestanding bathtub, his and hers walk-in closets and much more.

### CHILLOUT ZONE



A generous self-contained space dedicated for relaxing and intimate gatherings with friends and family, chilling in front of the TV.



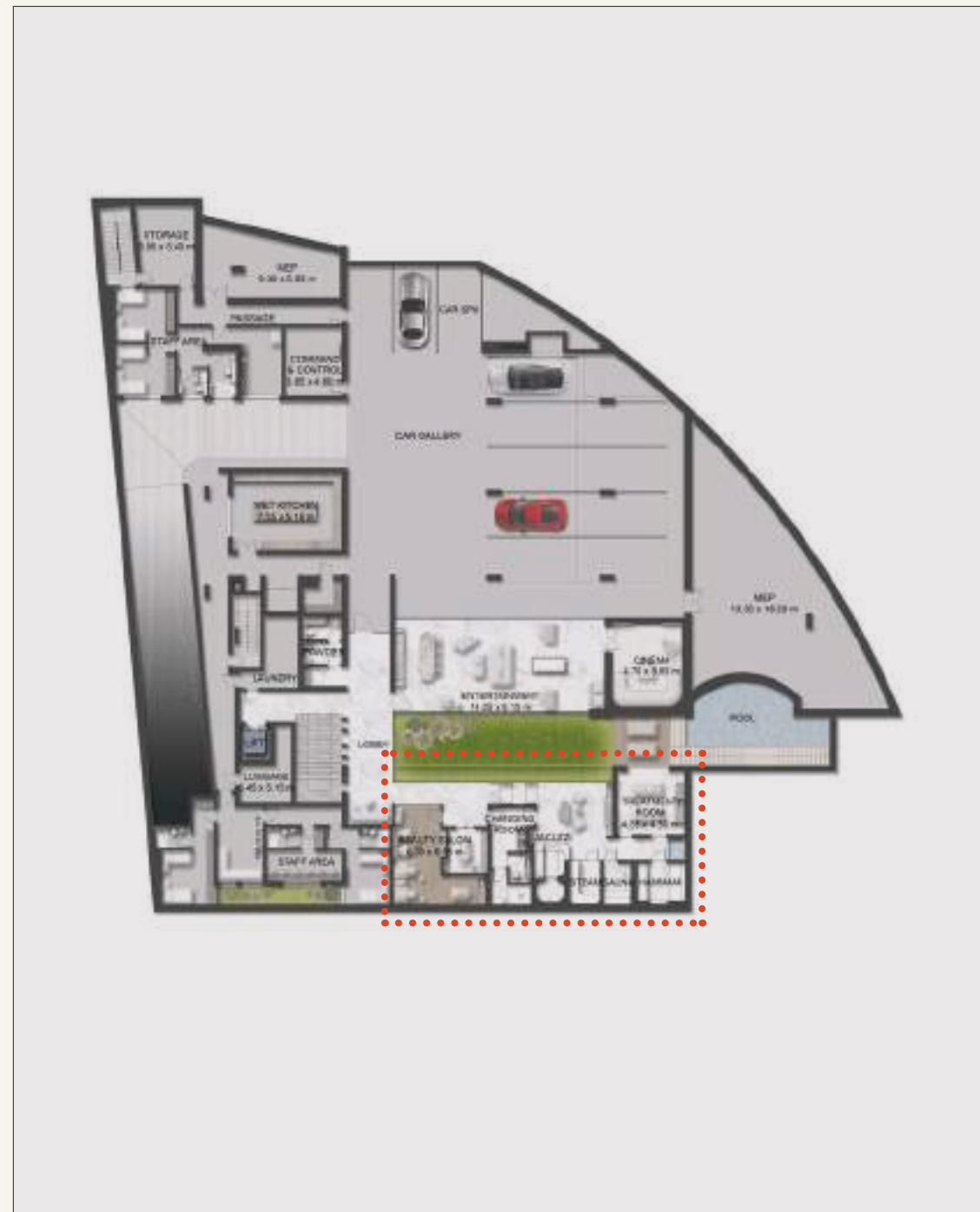
# CUSTOMIZATIONS BASEMENT

## SOLUS RETREAT



An elegant entertainment zone  
with a private cinema suite.

## MEGA SPA



Indulge in the pursuit of wellness  
with a luxurious home spa.

# SHORE

## ESTATES

Ifaisteio



Majorca



Uluwato





SHORE / Exterior



SHORE / Exterior





SHORE / Exterior



SHORE ESTATES

---

# TAILORED INTERIORS

---

Choose between two distinctive  
interior designs with finishes that  
are as unique as you.





1



2



3



4



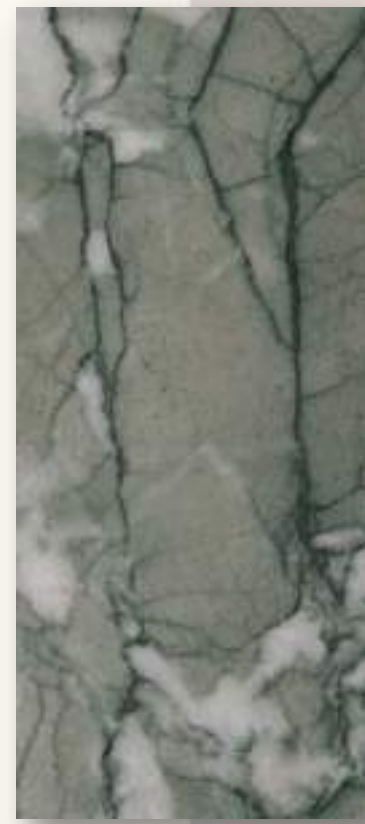
5



6



8



9



7

10



## SHORE ESTATES | INTERIOR OPTION 1

# Eclectic

- 1 . Parquet Flooring
- 2 . Accent Metal
- 3 . Accent Joinery
- 4 . Accent Joinery 2
- 5 . Master Bathroom Marble
- 6 . General Floor
- 7 . Show Kitchen Stone
- 8 . Joinery Veneer
- 9 . Spa Marble
- 10 . Joinery Metal



1



2



3



4



5



6



8



9



7



10

11



## SHORE ESTATES | INTERIOR OPTION 2

# Serenity

- 1 . Parquet Flooring
- 2 . Accent Metal
- 3 . Accent Joinery
- 4 . Accent Joinery 2
- 5 . Master Bathroom Marble
- 6 . General Floor
- 7 . Show Kitchen Stone
- 8 . Joinery Veneer
- 9 . Spa Marble
- 10 . Kitchen Shutters Veneer
- 11 . Joinery Metal



INTERIOR OPTION / Eclectic



INTERIOR OPTION / Serenity



INTERIOR OPTION / Eclectic



INTERIOR OPTION / Serenity



INTERIOR OPTION / Eclectic



INTERIOR OPTION / Serenity





INTERIOR OPTION / Eclectic



INTERIOR OPTION / Serenity



SHORE ESTATES

# FLOOR PLANS

# SHORE FLOOR PLAN

## 7 BEDROOM

Internal Area	1,751 sqm / 18,843 sqft
Balcony / Terrace	69 sqm / 746 sqft
Garage	378 sqm / 4,063 sqft
<b>Total Area</b>	<b>2,197 sqm / 23,652 sqft</b>

### BASEMENT

965 sqm / 10,388 sqft



### GROUND FLOOR

525.5 sqm / 5,656 sqft



### FIRST FLOOR

666 sqm / 7,172 sqft



### ROOF

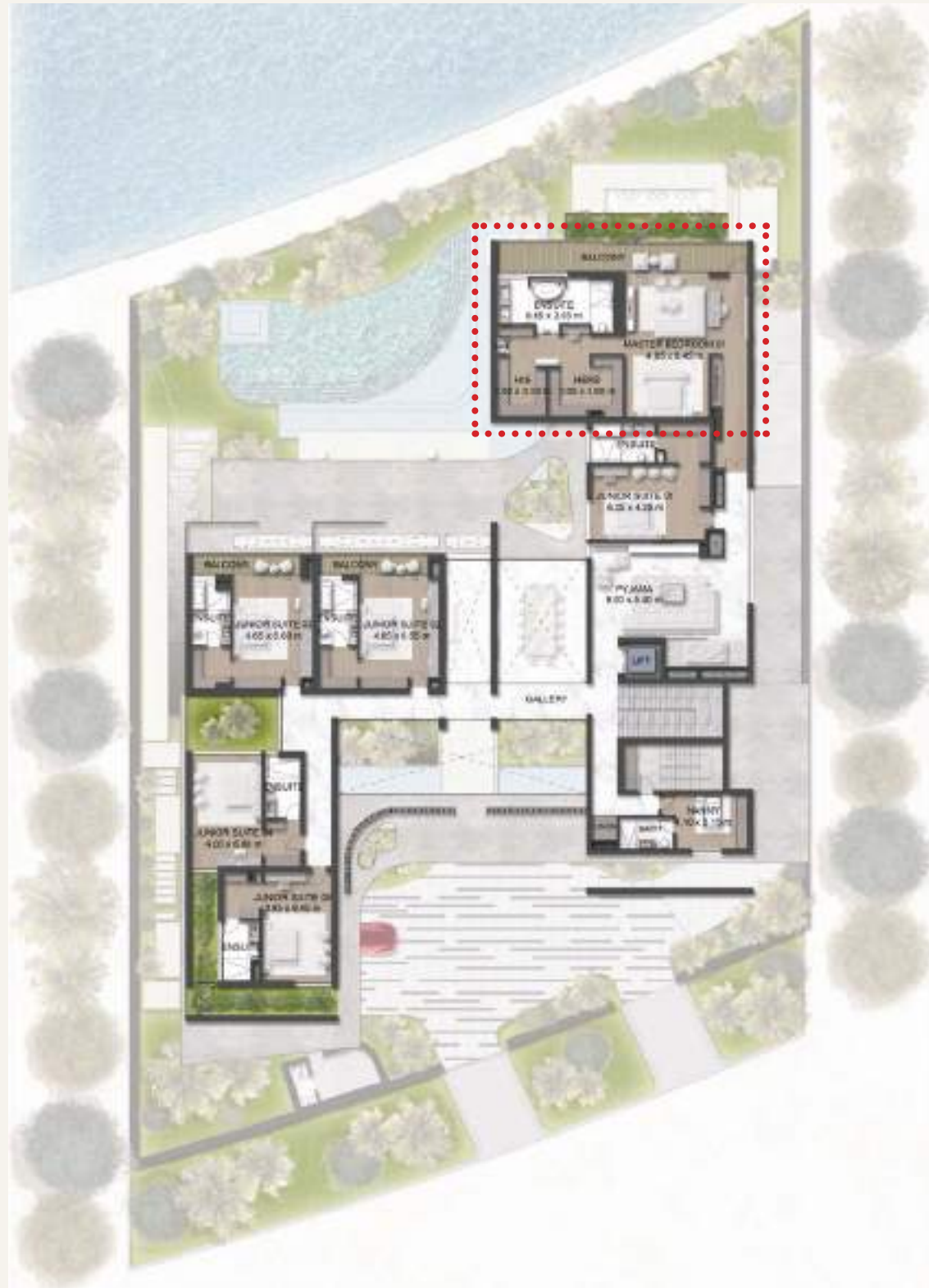
41 sqm / 436 sqft



# CUSTOMIZATIONS

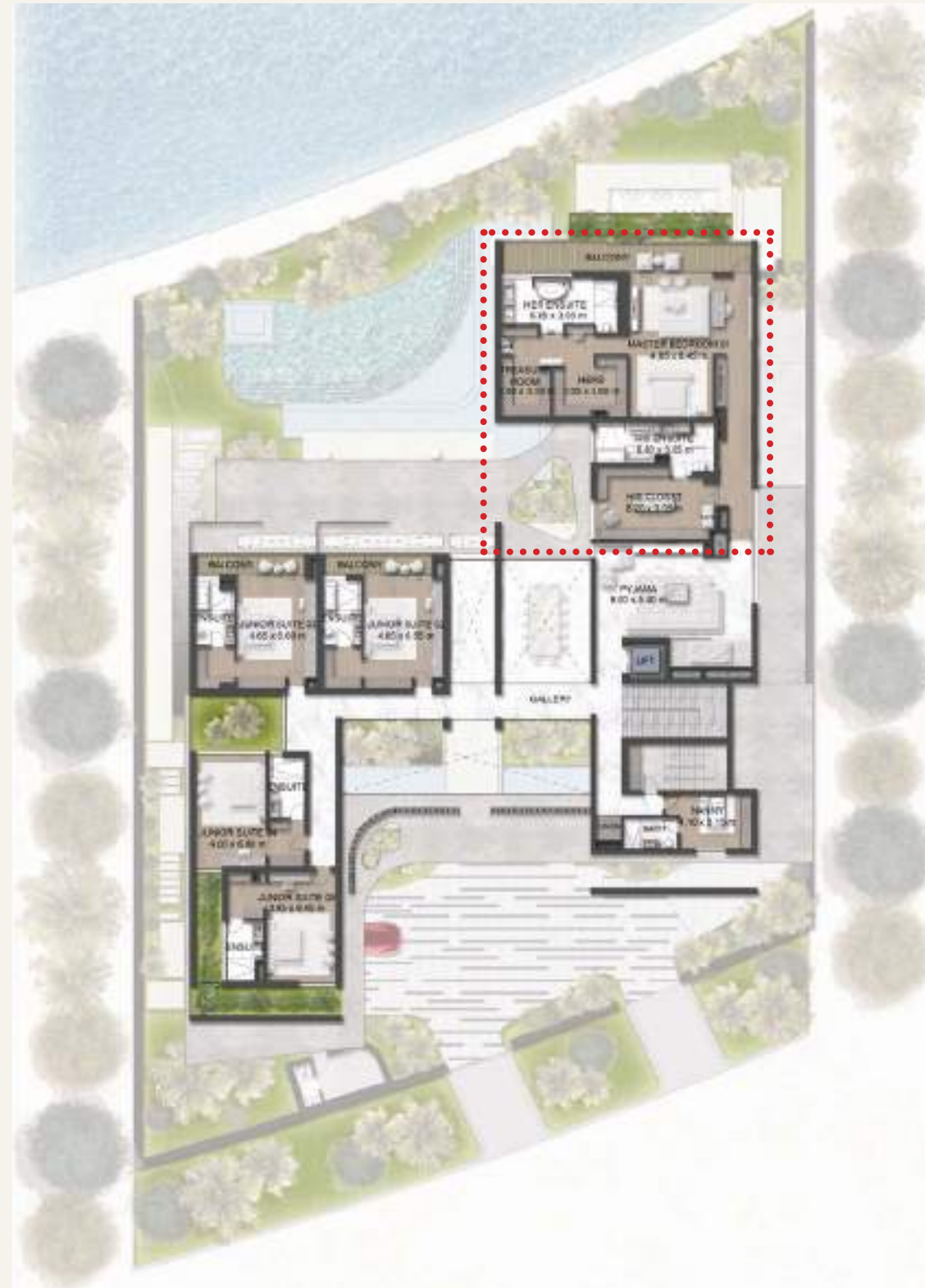
## FIRST FLOOR

### MEGA MASTER



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### SUPER MASTER



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### DOUBLE MASTER



A generously sized master suite comprising a bedroom with many features such as a freestanding bathtub, his and hers walk-in closets and much more.

### CHILLOUT ZONE



A generous self-contained space dedicated for relaxing and intimate gatherings with friends and family, chilling in front of the TV.



# PRISTINE LANDSCAPE DESIGN



# THE NAUTICAL

Escape to your own private island of secluded luxury with your own spa pool surrounded by nature's finest greenery facing the majestic azure waters of a private Lagoon.



# THE SERENE

Be an esteemed host with this refined estate made to greet all your guests and give them their own privacy and the right entertainment by the pool with 180-degree lagoon views and bountiful greenery.





# LANAI ISLANDS

—  
SIGNATURE LIVING  
BY MAJID AL FUTTAIM