

Serenity



قلال الغاف
Tilal Al Ghaf



Convenience at your doorstep

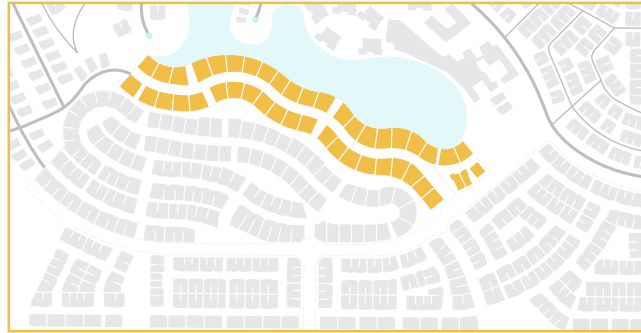
The masterplan

- 1 The Hive
- 2 Hive Beach
- 3 Hive Park
- 4 Club Hive
- 5 Lagoon Al Ghaf
- 6 School
- 7 Hotels & Wellness retreat
- 8 Mosques
- 9 Nurseries

**The
neighbourhood**

Serenity

Overlooking Lagoon Al Ghaf with private beach access and views of both the water and the eight hundred metre Ghaf Avenue – a beautifully shaded Ghaf tree-lined trail – Serenity is a place and a state of mind. Here your home is your retreat, inside and out. Thoughtfully designed luxury residences welcome the outdoors inside while maintaining luxurious interiors, fluid open plans and intimate private spaces. Find the ideal escape for self-improvement and sensory rejuvenation in Serenity.



Serenity is a distinguished neighbourhood including upper luxury villas with envious views across Lagoon Al Ghaf as well as from the elevated ridge to south-west Dubai. It is a small community of 40 homes where the lagoon provides the perfect setting to enjoy the best of life. Serenity, conveniently located along the water's edge with easy access to Hive Park and Club Hive, is truly a place at the pinnacle to take in the best of Tilal Al Ghaf.



**Artist impression*

Upper luxury villa

6 bedroom



•Artist impression



•Artist impression



•Artist impression

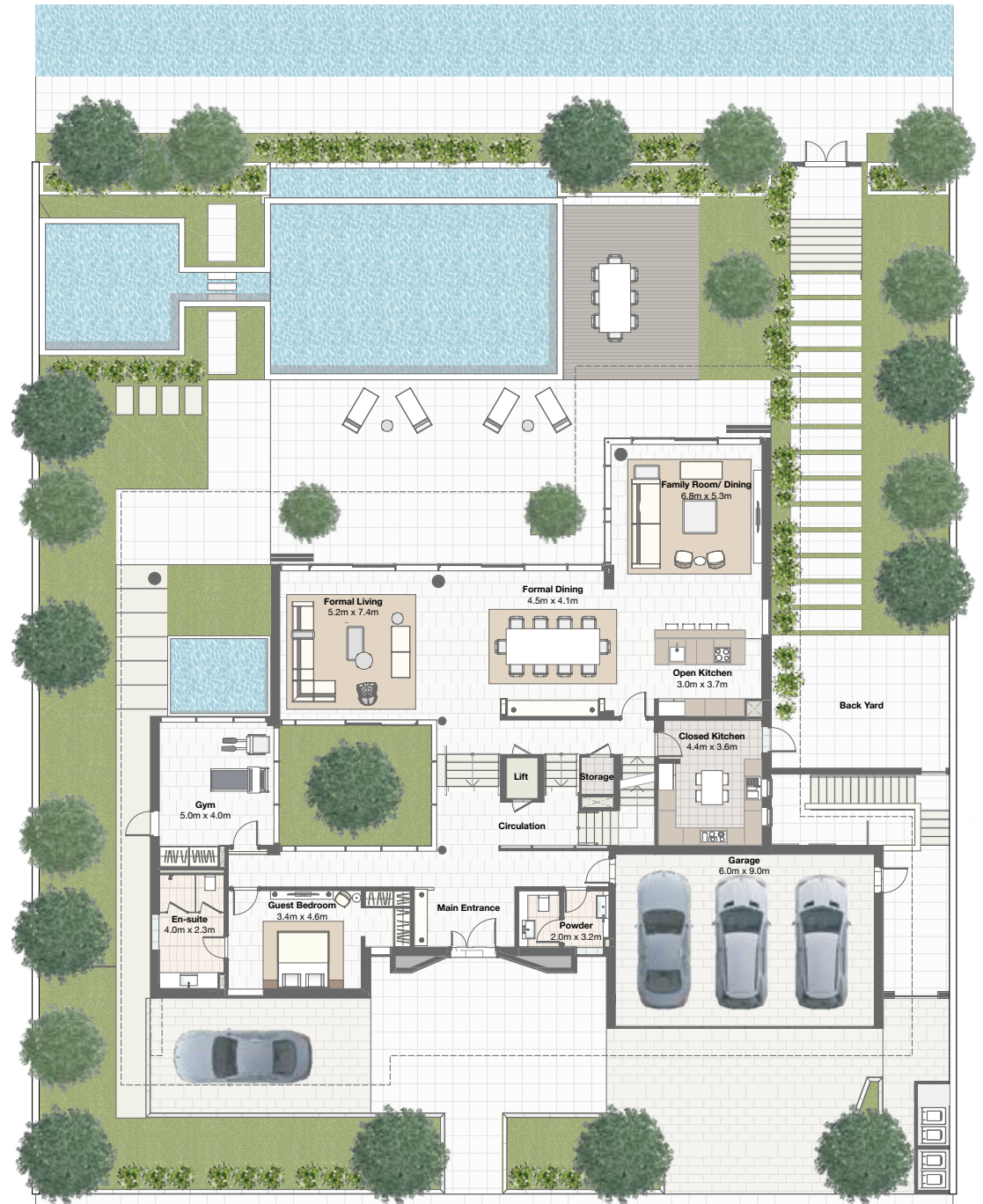
Upper luxury villa

6 bedroom



6Br Upper luxury villa	SQM	SQF
Basement	111.9	1204.7
Ground Floor	271.1	2918.2
First Floor	263.5	2836.3
Second Floor	105.1	1131.0
Balcony/Terrace	22.7	243.9
Carport	58.6	630.3
Total	832.8	8964.4

Ground level

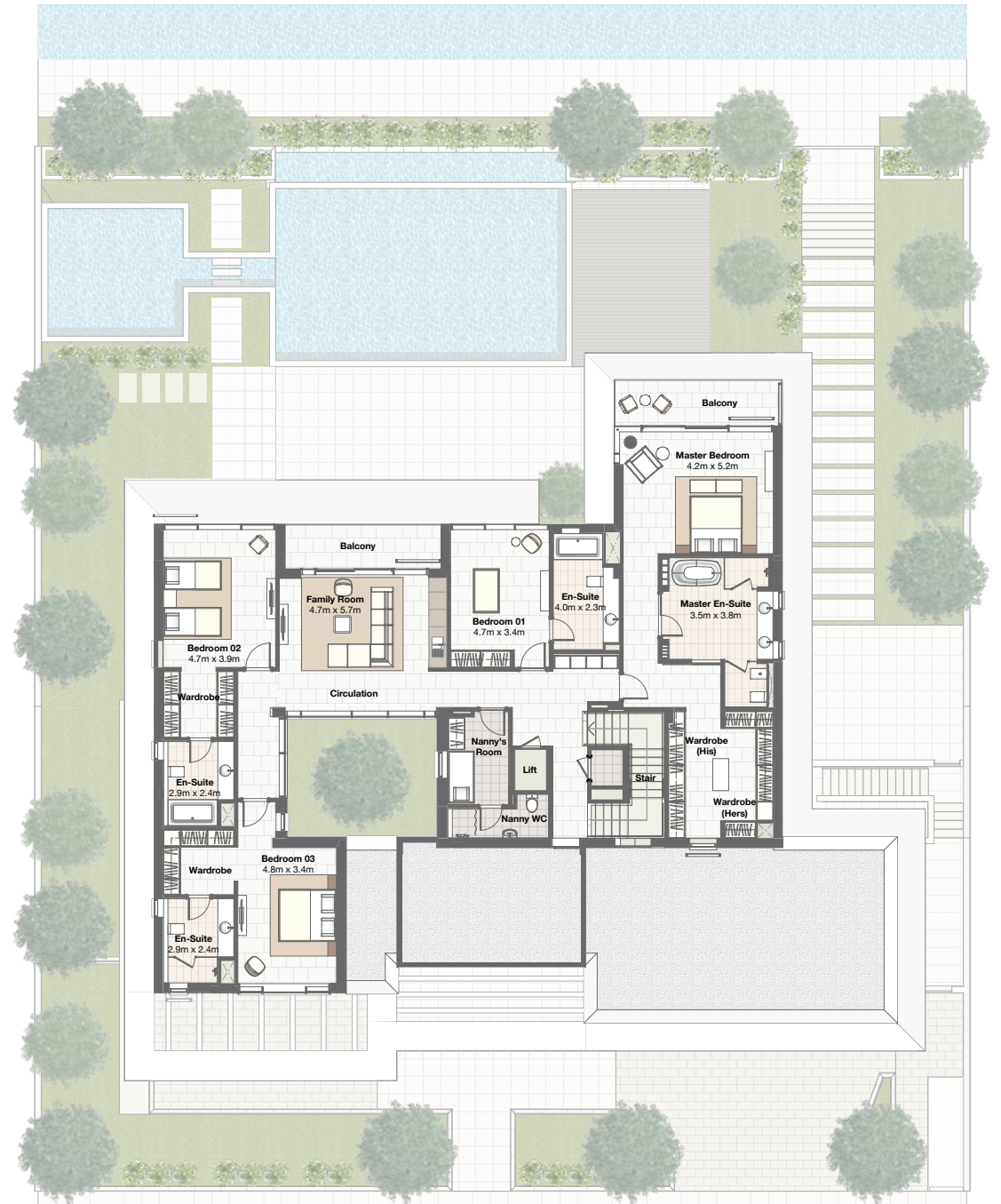


The plans, drawings, images, dimensions, areas and all information provided herein are indicative, provided for illustrative purposes only and may be subject to variation without prior notice at the sole discretion of the Developer.

Upper luxury villa

6 bedroom

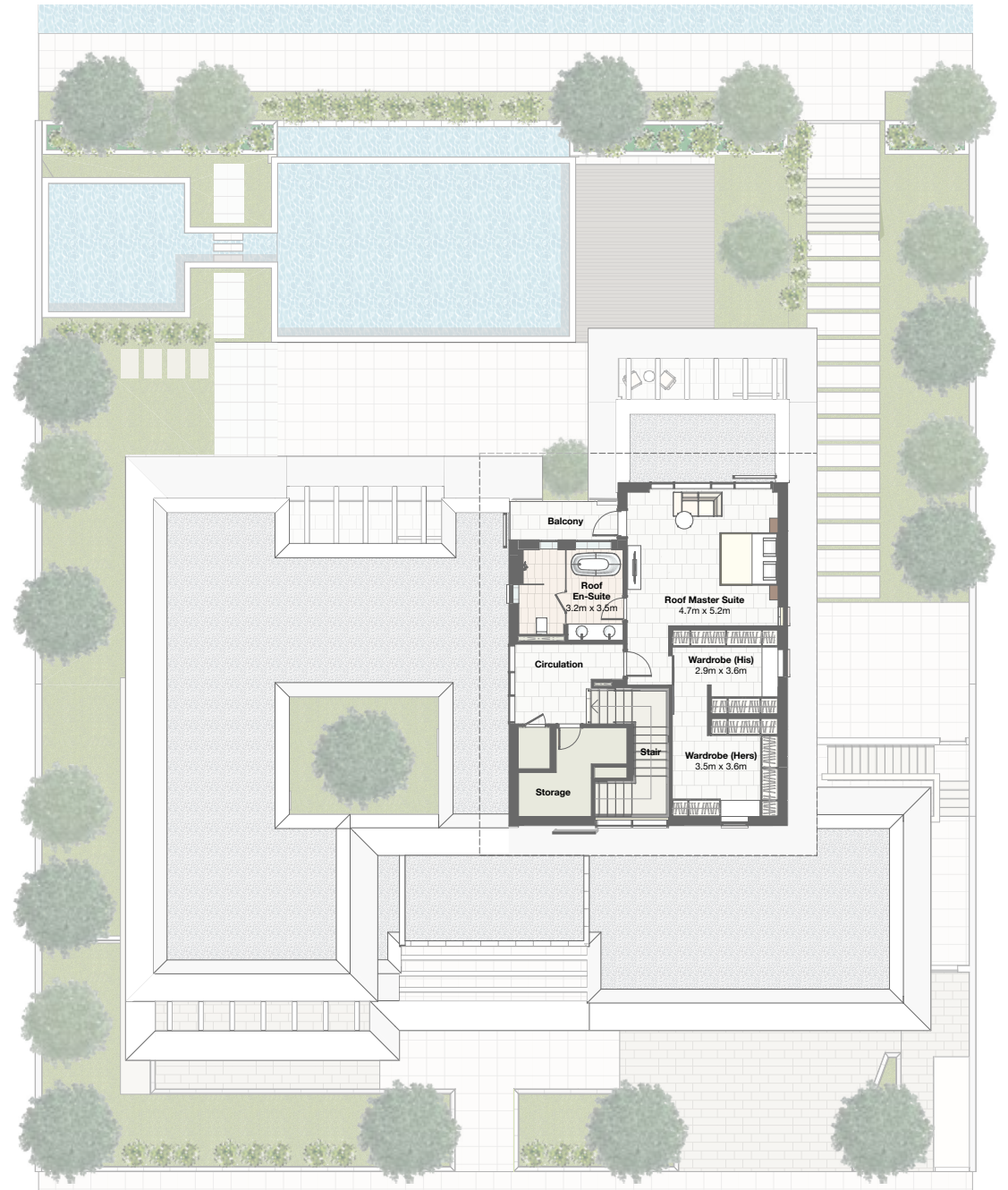
First floor



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Upper luxury villa

6 bedroom

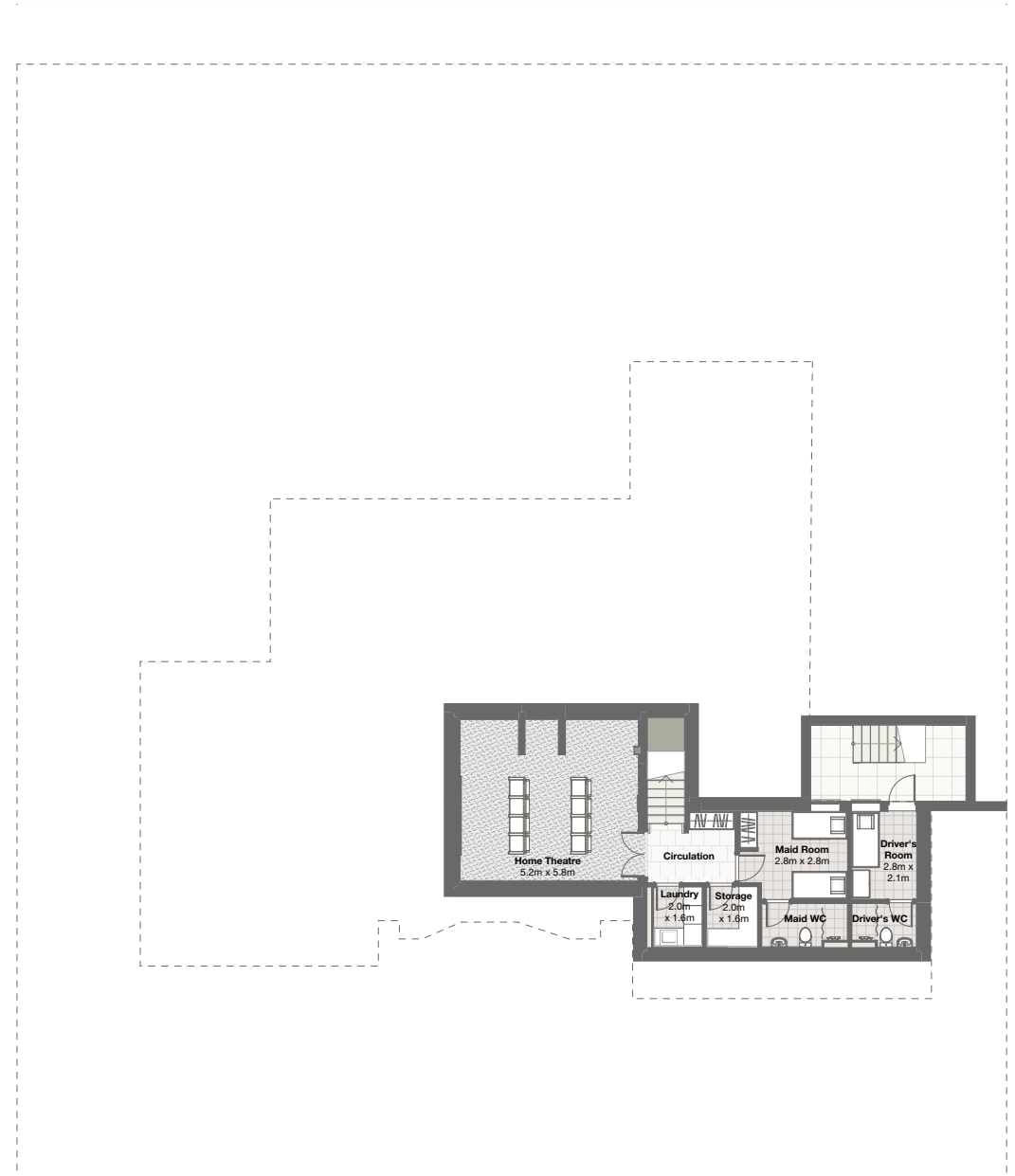


Roof suite

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Upper luxury villa

6 bedroom



Basement

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Upper luxury villa

5 bedroom



Artist Impression



Artist impression

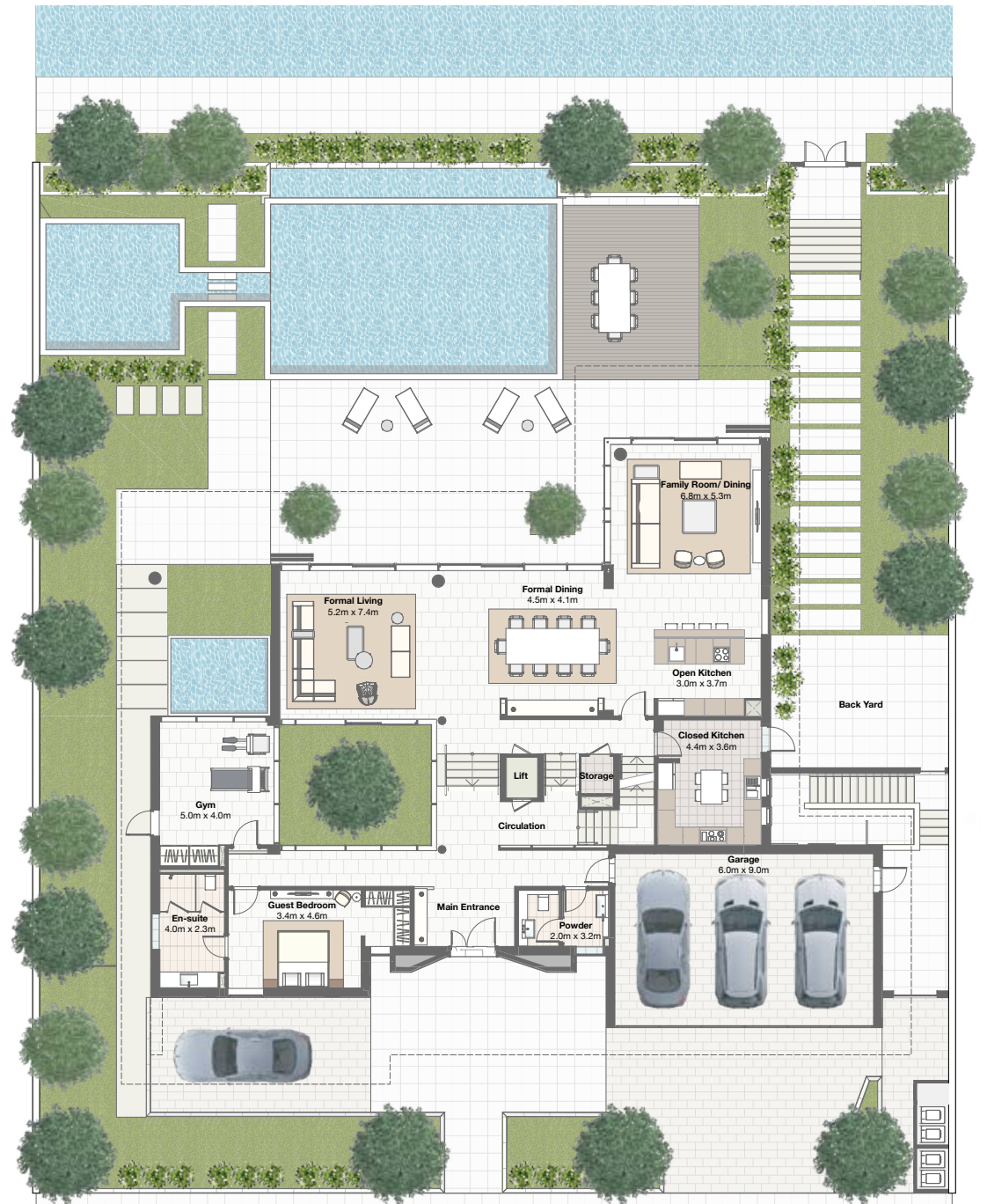
Upper luxury villa

5 bedroom



5Br Upper luxury villa	SQM	SQF
Basement	111.9	1204.7
Ground Floor	271.1	2918.2
First Floor	263.5	2836.3
Balcony/Terrace	17.6	189.9
Carport	58.6	630.3
Total	722.7	7779.4

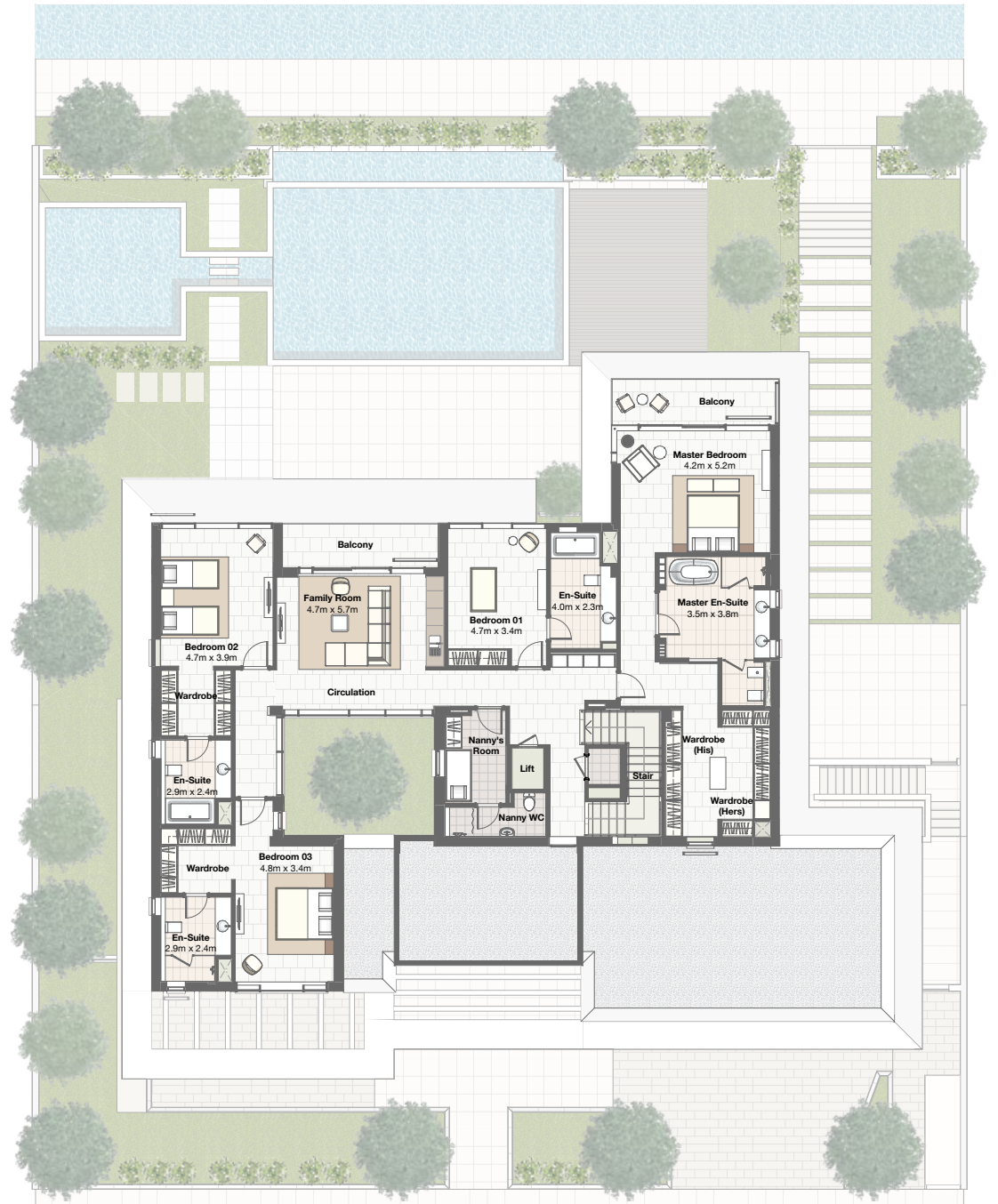
Ground level



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Upper luxury villa

5 bedroom

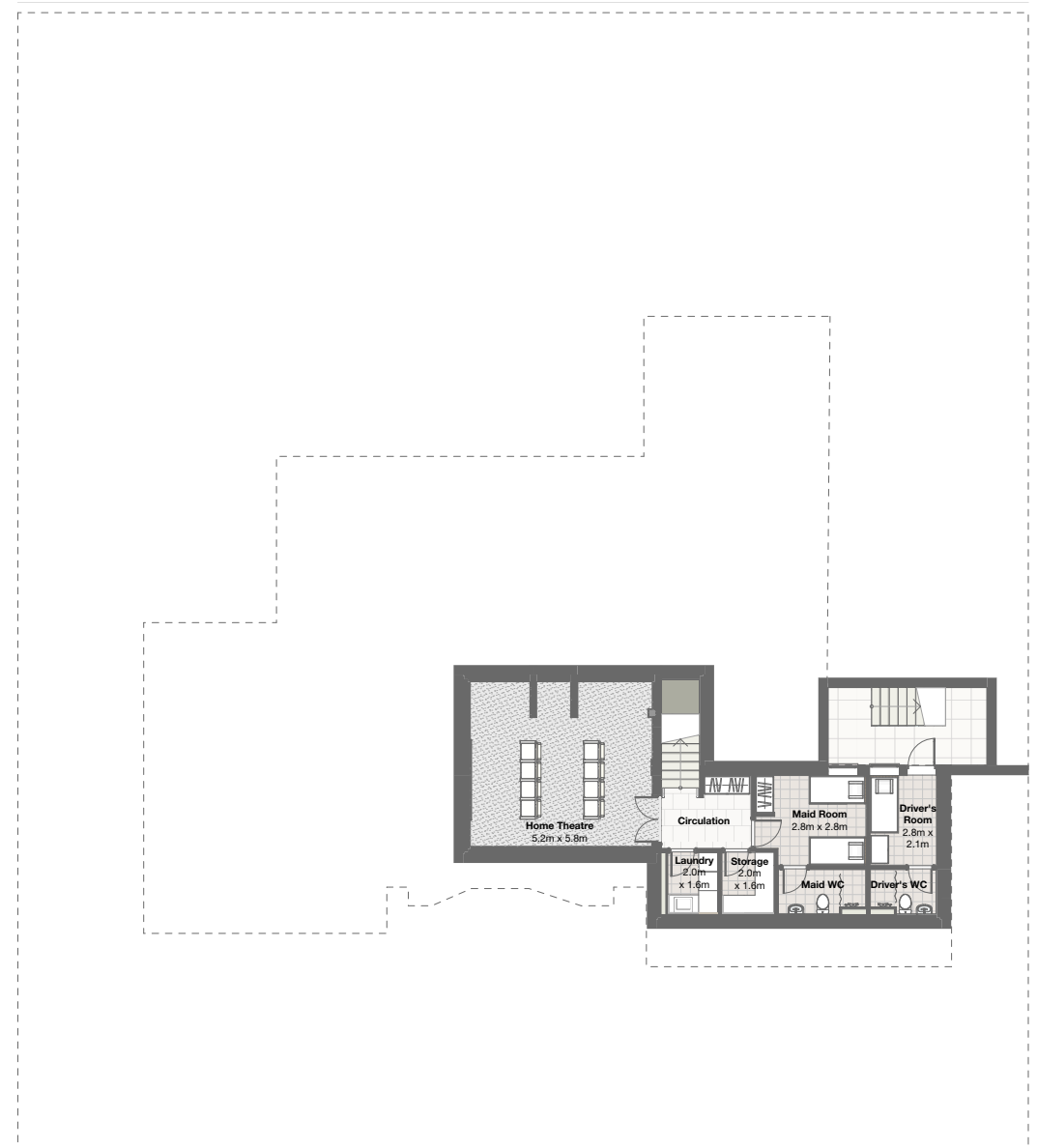


First floor

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Upper luxury villa

5 bedroom



Basement

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*Artist impression

Living and dining



Artist Impression

Entrance area



•Artist impression

Living room



•Artist Impression

Kitchen and family room



*Artist impression

Family room



*Artist impression

Master bedroom

About Majid Al Futtaim Communities

Majid Al Futtaim Communities craft human-centric destinations by bridging people, business and culture to create world-class mixed-use developments with unparalleled quality of life at their core.

Our experience allows us to find creative synergies between partners to elevate master planning and design; architecture, public space and urban retail; culture creation and services. These contribute to building civic pride and a sense of belonging for anyone who comes in touch with one of our communities.

Legacy building is our mindset: our communities are designed to deliver long-term value and to continue to grow and evolve in character, culture, complexity and desirability.

In addition to Tilal Al Ghaf, our newly launched flagship community in Dubai, our portfolio includes three live developments spanning 4 million square metres: Al Zahia in Sharjah, UAE, Al Mouj in Muscat, Oman and Waterfront City in Dbayeh, Lebanon.



A pioneering destination in Sharjah, Al Zahia provides an exclusive, sustainable living environment with six themed parks, leisure facilities and retail, connected to City Centre Al Zahia.




Waterfront City
 DBAYEH

This is seaside living at its best. This master-planned community in Dbayeh blends the charm of maritime living with the luxury of leisure, entertainment, hospitality and business attractions.




الموج
الموج
 muscat مسقط

Spread along a -7kilometre stretch of stunning coastline, Al Mouj Muscat is Oman's premier lifestyle destination with over 6,000 contemporary properties, surrounded by the world's best dining, entertainment and lifestyle offerings.



About Majid Al Futtaim

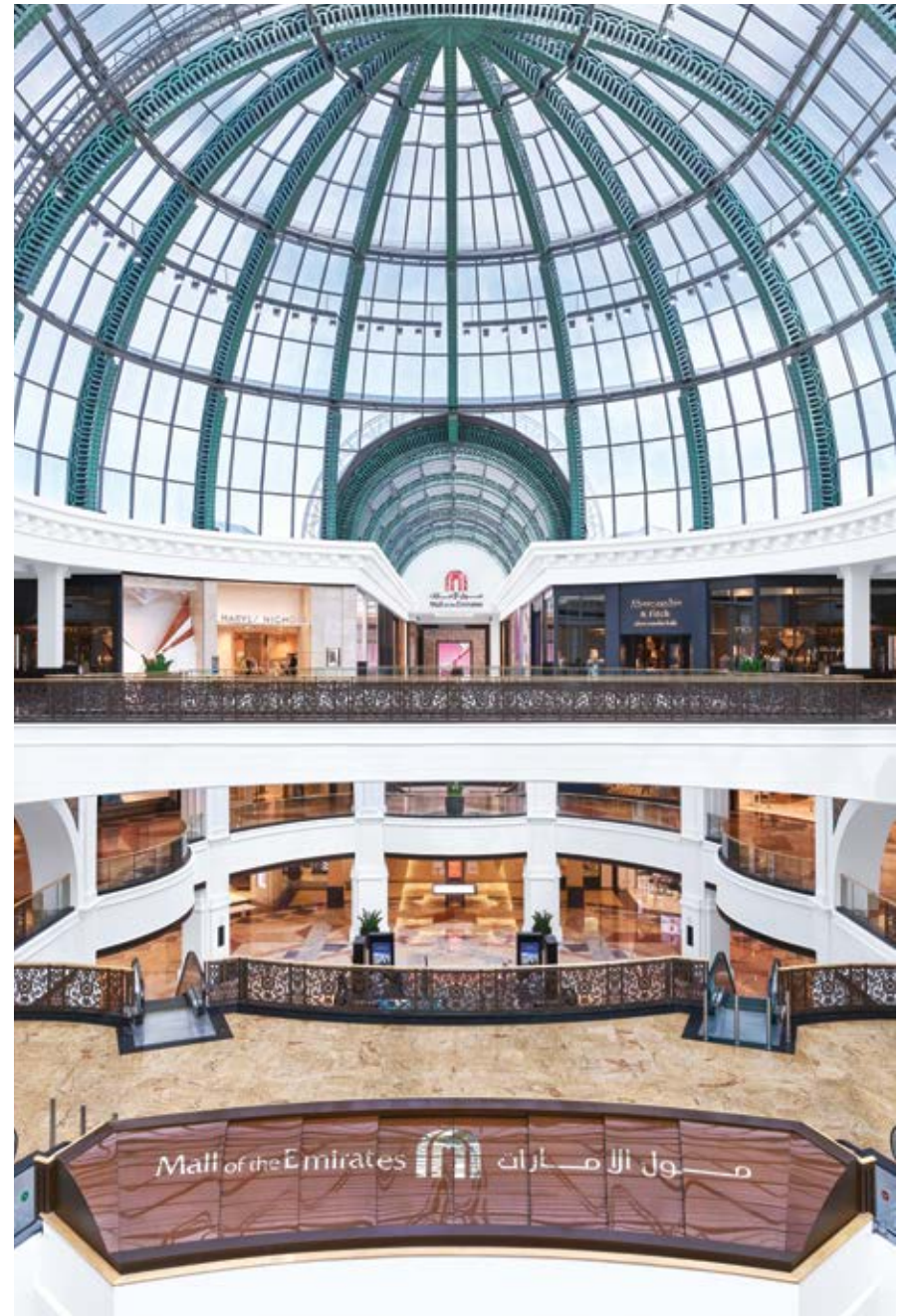
Founded in 1992, Majid Al Futtaim is the leading shopping mall, communities, retail and leisure pioneer across the Middle East, Africa and Asia.

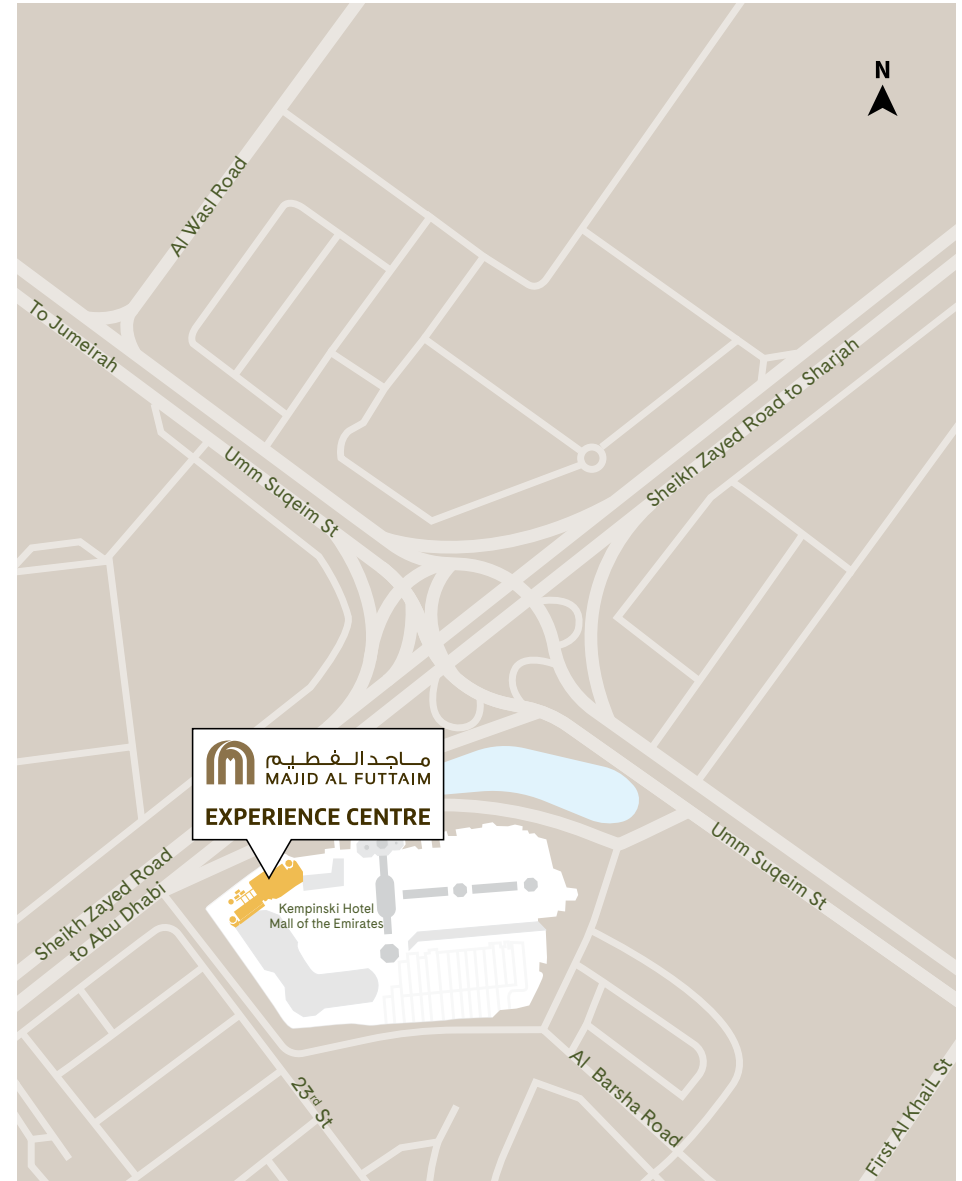
A remarkable business success story, Majid Al Futtaim started from one man's vision to transform the face of shopping, entertainment and leisure to create 'great moments for everyone, every day'. It has since grown into one of the United Arab Emirates' most respected and successful businesses spanning 15 international markets, employing 40,000 people and obtaining the highest credit rating (BBB) among privately-held corporates in the region.

Majid Al Futtaim owns and operates 22 shopping malls, 12 hotels and three mixed-use communities, with further developments underway in the region. The shopping malls portfolio includes Mall of the Emirates, Mall of Egypt, City Centre malls, My City Centre neighbourhood centres, and four community malls which are in joint venture with the Government of Sharjah. The Company is the exclusive franchisee for Carrefour in 38 markets

across the Middle East, Africa and Asia, and operates a portfolio of more than 230 outlets in 14 countries.

Majid Al Futtaim operates 300 VOX Cinema screens and 32 Magic Planet family entertainment centres across the region, in addition to iconic leisure and entertainment facilities such as Ski Dubai, Orbi Dubai and Ski Egypt, among others. The Company is parent to the consumer finance company 'Najm', a fashion retail business representing international brands such as Abercrombie & Fitch, AllSaints, lululemon athletica, Crate & Barrel and Maisons du Monde; and a healthcare business that operates City Centre Clinics. In addition, Majid Al Futtaim operates Enova, a facility and energy management company, through a joint venture operation with Veolia, a global leader in optimised environment resource management. The Company also owns the rights to The LEGO Store and American Girl in the Middle East and operates in the food and beverage industry through a partnership with Gourmet Gulf.





Majid Al Futtaim Experience Centre
Kempinski Hotel Mall of the Emirates
#MeaningfulRoots

A Majid Al Futtaim Community

