



Villa / Property - Dubai - Dubai

Price : On request

Ref : DV13291

Living space : 846 sqm

Land : 37 sqm.

Bedroom(s) : 5

Bathroom(s) : 5

Garage(s) : 4

Swimming pool

#### Alaya Gardens – Resort Living at Tilal Al Ghaf Al Ghaf

Tilal Al Ghaf is in close proximity to the Jumeirah Golf Estates and Dubai Studio City and is situated at the intersection of Al Hessa Road and Academic City; the place can be easily accessed via Sheikh Zayed Road, Al Khail Road and Emirates Road. Its community allows spectacular crystal lagoon allows water sports and lots more. Residents will also enjoy surrounding community Amenities such as supermarkets, retail outlets, banks, schools, and nurseries. Enjoy a tranquil beach destination and lavish parks with activity areas within the location.

Nestled in the heart of New Dubai, with a stunning lagoon and white sandy beaches, Tilal Al Ghaf balances luxury resort-style living with a fresh urban vibe. With its exceptional amenities, unique sense of design and unparalleled attention to detail, every home in Tilal Al Al Ghaf is created with you in mind.

#### TO CONTACT US

Follow your heart and find inner peace and balance at Alaya Gardens. Discover a sense of belonging amongst nature and enjoy the finest

**HEAD OFFICE**  
44 Rue Jean Jaurès  
06400 CANNES

*David Properties*  
*Luxury*  
... REAL ESTATE INSTITUTION DUBAI

**COMMERCIAL SERVICE**  
+971 5 44 77 87 95  
office@dlpdubai.com

Villa has e designs as Haven, Retreat and Reserve

Recreational

Lagoon:

Sandy Beaches

Beach Cabanas

Beach Volleyball

Water Sports

Parks:

Central

Park

Children's Play Area      Garage for 4 cars

18 km Walking and Cycling Tracks

Water Splash Park

Table

Tennis

Swimming Pools

Tennis

Indoor

and

Outdoor

Gym

Basketball

Court

Outdoor

Cinema

Skate Park

Amenities:

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School

Day care

Beach Restaurants and Cafes

Holistic Healthcare Facility

Community

Town

Centre

Mosques

BBQ

Stations

Retail Hub

Alaya Masterplan:

Access

to

private

beach

Padel

Tennis Court

Gated

community

Clubhouse

Parks and green open spaces

Sikka Park Connectors

Multi-Purpose

Lawn

Spa Pool

Fitness

Area

Kids Pool and Play Area

Completion is Q4 2025

Payment Plan:

Downpayment

Date

of

Purchase

10%

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2022			15	Nov.	
		10%			
3rd	Instalment		15	March	
23		5%			
4th	Instalment		15	Aug.	
23		5%			
5th	Instalment		15	Dec.	
23		5%			
6th	Instalment		15	May	
24		5%			
7th	Instalment		15	Sept.	
24		5%			
8th	Instalment		15	Feb.	
25		5%			
9th	Instalment	(on	completion)	15	June
25		50%			

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