

ALAYA



Be one with life

Tilal Al Ghaf Masterplan



L Recreational Lagoon

- Sandy Beaches
- Beach Cabanas
- Beach Volleyball
- Water Sports

P Parks

- Central Park
- 18km Walking & Cycling Trails
- Table Tennis
- Tennis Court

- Indoor & Outdoor Gym
- Basketball Court
- Outdoor Cinema
- Skate Park

A Amenities

- Children's Play Areas
- Water Splash Park
- Swimming Pools
- Trampoline Parks

- International School
- Beach Restaurants & Cafés
- Community Town Centre
- BBQ Stations
- Daycare
- Holistic Healthcare Facility
- Mosques
- Retail Hub

ALAYA Masterplan

| | | | |
|------------------------------|------------------------|--------------------------|-----------------------|
| 1 ACCESS TO PRIVATE BEACH | 2 COMMUNITY PLAZA | 3 GREEN OPEN SPACES | 4 EXHIBITION SPACE |
| 5 SPLASH PARK | 6 LAP POOL | 7 SPA POOL / JACUZZI | 8 CLUBHOUSE |
| 9 KID'S POOL | 10 GATED COMMUNITY | 11 KIDS' PLAY AREA | 12 FITNESS AREA |
| 13 SIKKA PARK | 14 CONNECTING PLAZA | 15 OUTDOOR GAMES ROOM | 16 MOSQUE |



/ A premium collection of product offerings



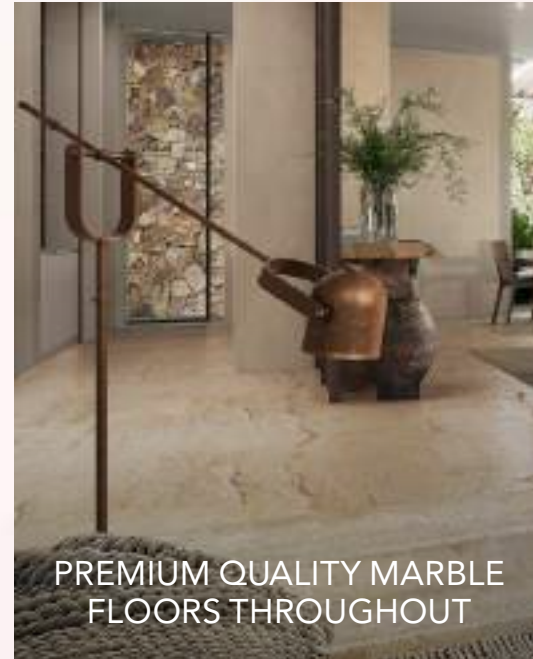
IMPRESSIVE DOUBLE-HEIGHT ENTRY



SPACIOUS MASTER SUITES WITH HIS & HERS WARDROBES



THOUGHTFULLY ACCESSORISED WARDROBES



PREMIUM QUALITY MARBLE FLOORS THROUGHOUT



EXQUISITE WOODEN FLOORING IN BEDROOMS



EUROPEAN KITCHENS WITH INTEGRATED APPLIANCES



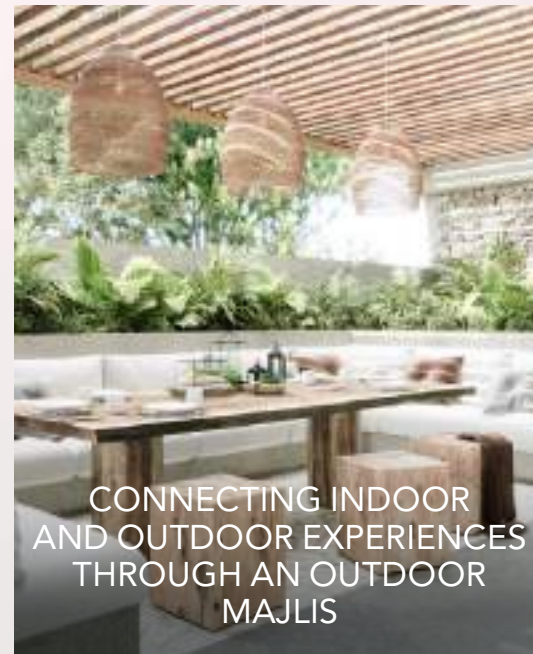
FLOOR-TO-CEILING SLIDING WINDOWS FOR INTERNAL-EXTERNAL CONNECTION



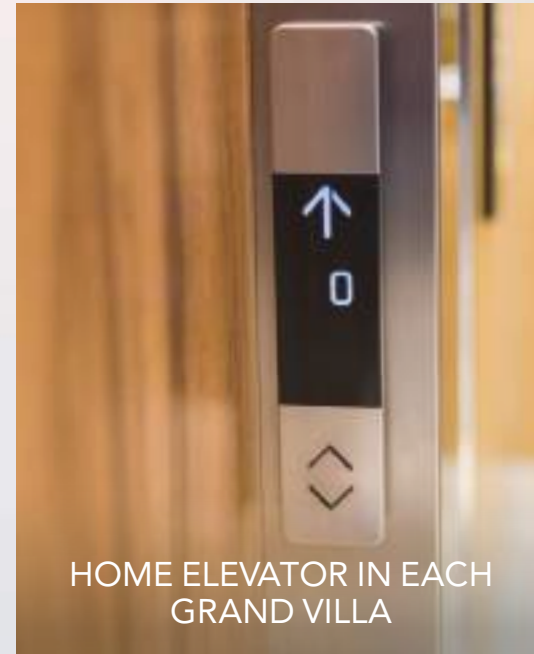
SUSTAINABLE, EFFICIENT AND INNOVATIVE AIRCOOLING (VRF)



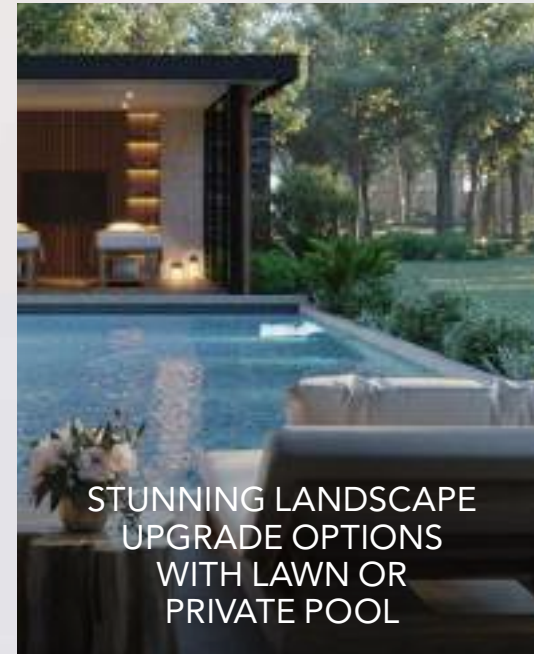
AMPLE PARKING WITH GARAGE DOOR



CONNECTING INDOOR AND OUTDOOR EXPERIENCES THROUGH AN OUTDOOR MAJLIS



HOME ELEVATOR IN EACH GRAND VILLA



STUNNING LANDSCAPE UPGRADE OPTIONS WITH LAWN OR PRIVATE POOL

Space to discover the perfect balance

Elevate your lifestyle with the luxury of space. Expansive plots offer the freedom to create spectacular gardens complemented by outside entertainment areas for family time and private time in a balance of style and comfort.



Be one with your home



THE MEDITERRANEAN



THE MODERNIST

Customised façade selections

The façade of your home at Alaya expresses who you are and sets the tone for the stunning spaces that follow. Select from two statement styles – The Modernist or The Mediterranean.

The Modernist façade incorporates natural cladding in rich and strong tones and textures making a bold contemporary statement.

The Mediterranean façade incorporates stonework in a palette of gentle natural tones and textures that invoke a bright and refreshing Mediterranean vibe.

The Reserve
Grand Villa

The Reserve

THE MODERNIST – FRONT VIEW



The Modernist style collection is lavishly curated with stunning spaces to enjoy living. Expansive terraces, a vast master suite, large ensuite bedrooms, spacious gardens and parking for 4 cars offer the ultimate inspired lifestyle.

The Retreat
Grand Villa

The Retreat

THE MODERNIST – FRONT VIEW



The Modernist style incorporates a rich textured façade which makes a statement from the very first glance. Premium marble and wooden flooring, stunning European manufactured kitchens and superb finishes throughout offer the finest in living.

The Haven
Grand Villa

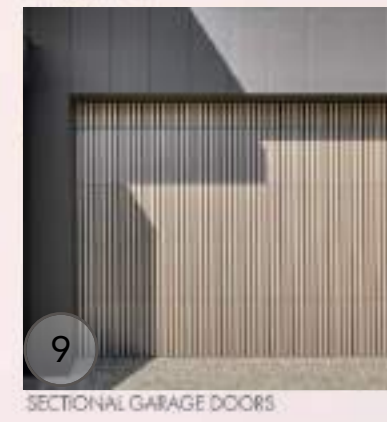
The Haven

THE MODERNIST – FRONT VIEW



The Modernist style offer an impressive double-height entry, a large top floor terrace, an expansive master suite with His and Hers walk-in wardrobes and a large garden.

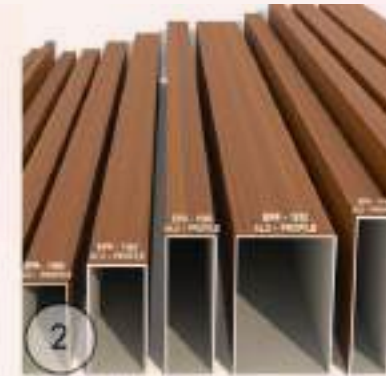
The Modernist



The Mediterranean



1
PORCELAIN TILE - BLANC CONCRETE



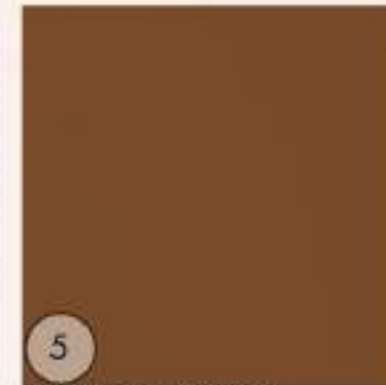
2
PROFILED ALUMINIUM



3
PORCELAIN TILE - WALNUT FINISH



4
STONE CLADDING



5
BROWN RENDER PAINT SOFFIT



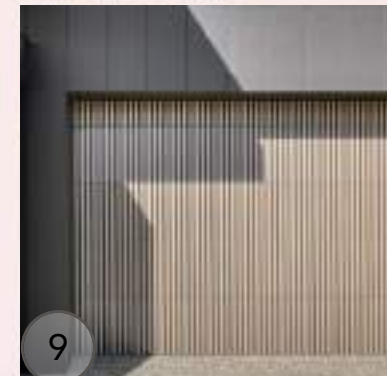
6
PORCELAIN TILE - SMOKE



7
ALUMINIUM / COMPOSITE WOOD LOUVERS



8
LOW IRON GLASS WITH BLACK ALUMINIUM MINIMAL FRAME



9
SECTIONAL GARAGE DOORS



Refined living at its finest

Embrace the best of life

OPEN KITCHEN

Open rooms connect with nature and the interiors are carefully curated to include superior features such as accessorized European manufactured kitchens.

Serene Bathrooms



These serene bathroom areas offer intimate spaces crafted with high-quality materials. They feature premium elements such as double-sinks, free-standing bathtubs and large shower rooms.

Colour options

You may choose from two interior finishing options:

Tundra



MARBLE GENERAL FLOORING AND MASTER BATHROOM



BEDROOM WOOD FLOORING



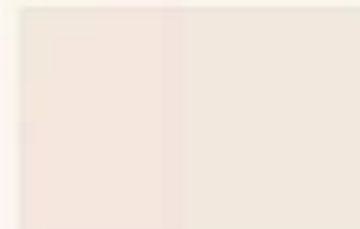
SECONDARY BATHROOM PORCELAIN FLOOR TILE



KITCHEN AND WARDROBE LAMINATED MDF SHUTTERS



KITCHEN AND WARDROBE LAMINATED MDF SHUTTERS



GENERAL WALL PAINT



SECONDARY BATHROOM PORCELAIN ACCENT TILE



SECONDARY BATHROOM PORCELAIN WALL TILE



KITCHEN COUNTERTOP AND BACKSPLASH ENGINEERED STONE



MARBLE VANITY TOP



GENERAL METAL ACCENTS

Terra



MARBLE GENERAL FLOORING AND MASTER BATHROOM



BEDROOM WOOD FLOORING



SECONDARY BATHROOM PORCELAIN FLOOR TILE



KITCHEN AND WARDROBE LAMINATED MDF SHUTTERS



KITCHEN AND WARDROBE LAMINATED MDF SHUTTERS



GENERAL WALL PAINT



SECONDARY BATHROOM PORCELAIN ACCENT TILE



SECONDARY BATHROOM PORCELAIN WALL TILE



KITCHEN COUNTERTOP AND BACKSPLASH ENGINEERED STONE



MARBLE VANITY TOP



GENERAL METAL ACCENTS