



THE NEW FLOW OF LIFE

ALAYA
BEACH

RESORT
LIVING
REINVENTED



TILAL AL GHAF MASTERPLAN

Recreational Lagoon

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

Parks

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

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

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

Amenities

- International School
- Beach Restaurants & Cafés
- Community Town Centre
- BBQ Stations

- Daycare
- Holistic Healthcare Facility
- Mosques
- Retail Hub

FLOW WITH A NEW ENERGY



Step into an exquisite lifestyle that flows with beauty and serenity at Alaya Beach. Immerse your senses in resort-living at its finest. The refined collection of Mansions and Grand Villas are unique, uplifting your soul with their bespoke details and private space.

PRIVILEGED DIRECT ACCESS
TO LAGOON AL GHAF



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

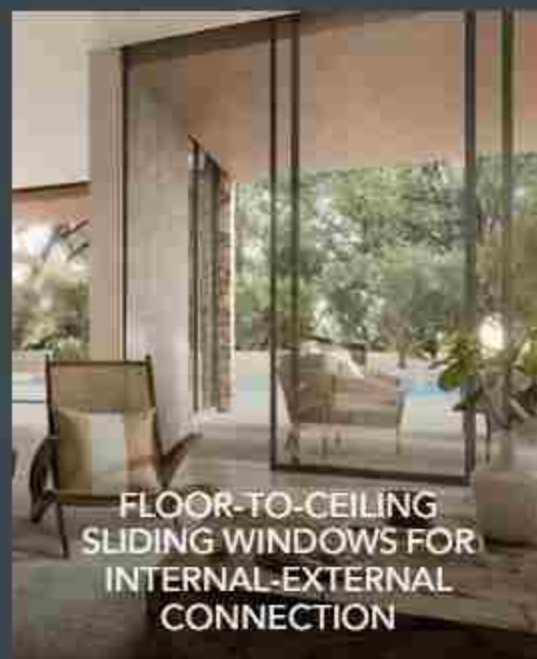
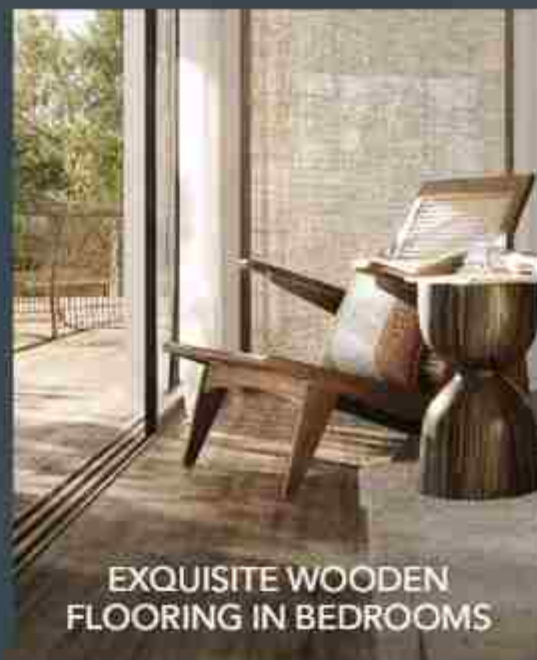
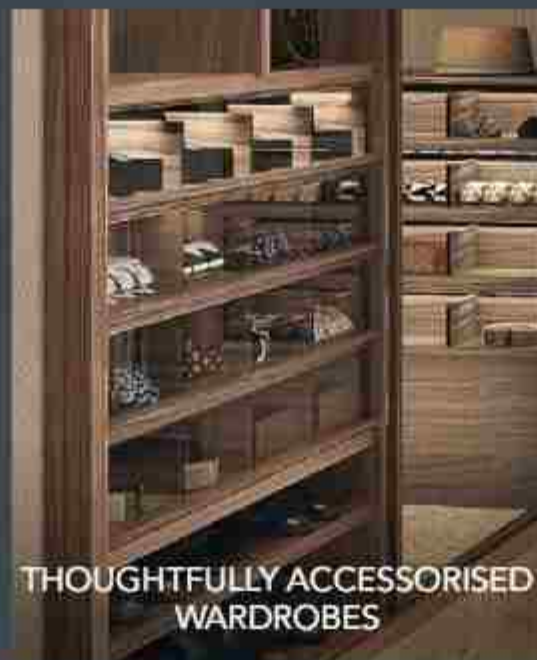
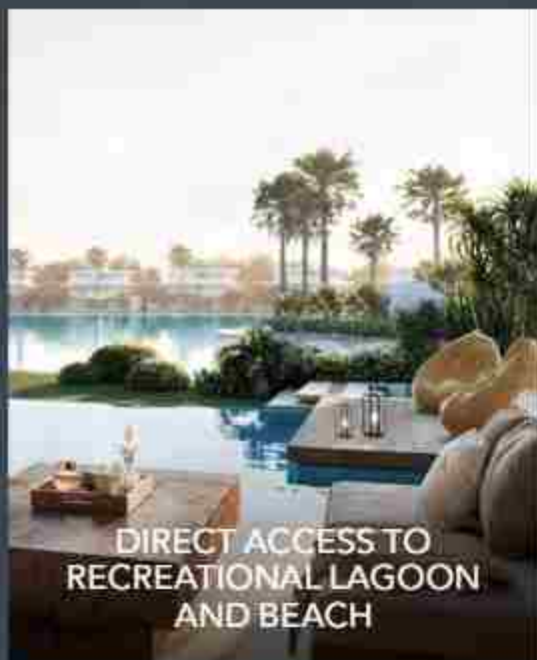
14
CONNECTING PLAZA

15
OUTDOOR GAMES ROOM

16
MOSQUE



A PREMIUM COLLECTION
OF EXQUISITE OFFERINGS



DISCOVER THE FLOW OF SERENE LIVING

Immerse yourself in serene beauty.
Discover the gentle flow that connects
spaces with nature rejuvenating mind,
body and soul.



A BALANCE WHERE YOU BELONG

Life is balanced at Alaya Beach. The gentle elements of earth and water unite to offer lush landscapes that meet lagoon waters. These spectacular mansions & grand villas offer the privilege of direct access to Lagoon Al Ghaf and its private white sandy beach.

SPACE TO EMBRACE LUXURY LIVING

Immerse yourself in spaces that flow together to create an exceptional private haven. Stunningly bespoke landscaped gardens lie in expansive plots and are seamlessly connected to spectacular homes which offer a balanced and luxurious lifestyle for family and loved.



BESPOKE FAÇADE STYLES

Customised villa façades create exquisite first impressions and reflect who you are. The Mansions and The Reserve offer two statement styles – The Modernist or The Mediterranean.

The Modernist façade is streamlined and makes a bold statement with cladding in rich and darker tones and textures.

The Mediterranean façade invokes the uplifting spirit of the Mediterranean by using light neutral tones and textures in natural stonework.

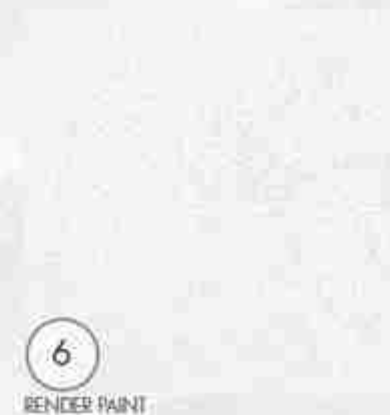
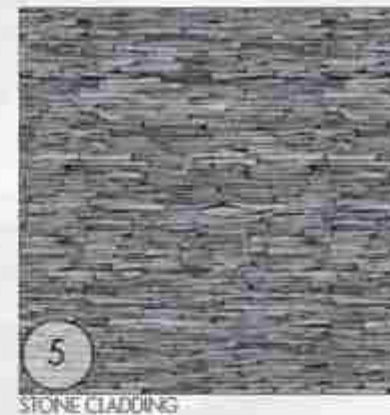
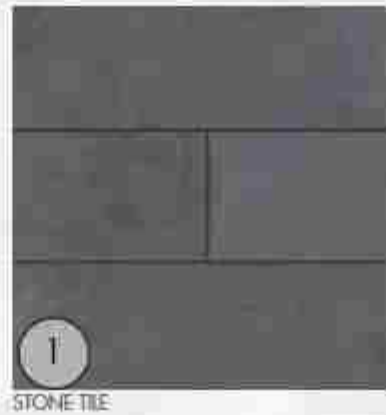


THE MODERNIST



THE MEDITERRANEAN

EXTERIOR FINISHING THE MODERNIST



EXTERIOR FINISHING THE MEDITERRANEAN



1
STONE TILE - BEANC CONCRETE



2
PROFILED ALUMINUM



3
PORCELAIN TILE - WALNUT FINISH



4
STONE



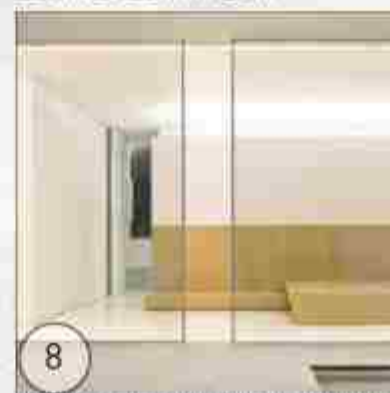
5
BROWN RENDER PAINT SOFFIT



6
STONE TILE - SMOKE



7
COMPOSITE WOOD LOUVERS



8
LOW IRON GLASS WITH BLACK ALUMINUM FRAME



9
SECTIONAL GARAGE DOORS



**ALAYA BEACH
THE MANSIONS**

THE MANSIONS

THE MODERNIST - FRONT



The Modernist style collection offers stunning spaces that offer spectacular views. Expansive terraces, a vast master suite, large ensuite bedrooms, spacious gardens and the statement underground car gallery offer a lavish lifestyle.

THE MANSIONS

THE MODERNIST - BACK



THE MANSIONS

THE MEDITERRANEAN - FRONT



The gentle, soft-hued tones of The Mediterranean style are in harmony with the light-filled spaces beyond. An impactful double-height entry flows onwards into exquisite marble flooring and finishes, add to the luminosity of the spaces.

THE MANSIONS

THE MEDITERRANEAN – BACK



FLOORPLAN

The Mansions (Type A)

Amenities

Private home elevator
Underground parking
Guest suite
His & Hers walk-in closets
4 staff rooms

Nanny's room
Fitted laundry room
Safe room
Security entrance gate
Family room
Outdoor swimming pool

Internal Area	985 sq.m	10,598 sq.ft
Garage	195 sq.m	2,096 sq.ft
Balcony & Terrace	60 sq.m	651 sq.ft
Total Area	1240 sq.m	13,346 sq.ft
Roof Terrace Area	123 sq.m	1,324 sq.ft
Gross Area	1363 sq.m	14,670 sq.ft

Basement Total Area 437 sq.m / 4,708 sq.ft



Ground Floor Total Area 389 sq.m / 4,189 sq.ft



First Floor Total Area 388 sq.m / 4,172 sq.ft



Roof Total Area 149 sq.m / 1,601 sq.ft



Disclaimer: This plan, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes. Please do not include the landscape.

FLOORPLAN

The Mansions (Type B)

Amenities

Private home elevator
Underground parking
Guest suite
His & Hers walk-in closets
4 staff rooms

Fitted laundry room
Safe room
Security entrance gate
Family room
Outdoor swimming pool

Internal Area	985 sq.m	10,598 sq.ft
Garage	195 sq.m	2,096 sq.ft
Balcony & Terrace	60 sq.m	651 sq.ft
Total Area	1240 sq.m	13,346 sq.ft
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FLOORPLAN

The Mansions (Type C)

Amenities

Private home elevator
Underground parking
His & Hers walk-in closets
4 staff rooms
Majlis

Nanny's room
Fitted laundry room
Safe room
Security entrance gate
Family room
Outdoor swimming pool

Internal Area	985 sq.m	10,598 sq.ft
Garage	195 sq.m	2,096 sq.ft
Balcony & Terrace	60 sq.m	651 sq.ft
Total Area	1240 sq.m	13,346 sq.ft
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FLOORPLAN

The Mansions (Type D)

Amenities

Private home elevator
Underground parking
His & Hers walk-in closets
4 staff rooms
Majlis

Fitted laundry room
Safe room
Security entrance gate
Family room
Outdoor swimming pool

Internal Area	985 sq.m	10,598 sq.ft
Garage	195 sq.m	2,096 sq.ft
Balcony & Terrace	60 sq.m	651 sq.ft
Total Area	1240 sq.m	13,346 sq.ft
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INSPIRATIONAL LIVING
AT ITS FINEST

GREAT ROOM

Spacious, open rooms offer exquisite public areas and seamless views that complement your Alaya Beach lifestyle.

INDULGE IN BASEMENT
POOL VIEWS

BASEMENT



Divulge in spectacular views of the pool enhanced by the sunlight.

A FLOW OF SPACE
WITH NATURE

FAMILY ROOM



Expansive and exquisite interiors flow seamlessly and connect with nature creating a serene home.

STEP INTO AN
INSPIRED LIFESTYLE

DINING ROOM

Double height spaces, an elegant spiralling staircase, and premium marble flooring are carefully curated to exude crafted luxury.

EXPANSIVE
VIEWS

BRIDGE

Enjoy breathtaking views of the interior and exterior spaces from the connecting pathway on the first floor.

SPACIOUS BEDROOM SUITES

MASTER BEDROOM



The master suite is bathed in sunlight due to vast floor-to-ceiling windows which offer unsurpassed lagoon views. Premium finishes, wooden flooring and accessorised his and hers walk-in wardrobes ensure that every detail is considered.

SUN-BATHED BATHROOMS

MASTER BATHROOM

The use of floor-to-ceiling windows ensures that your bathroom is filled with light creating a serene and uplifting haven overlooking the lagoon. Exquisite elements such as double sinks, free-standing bathtubs and large shower rooms ensure that luxury flows in every space.

INTERIOR FINISHING 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



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MARBLE VANITY TOP



GENERAL METAL ACCENTS

LANDSCAPE UPGRADE

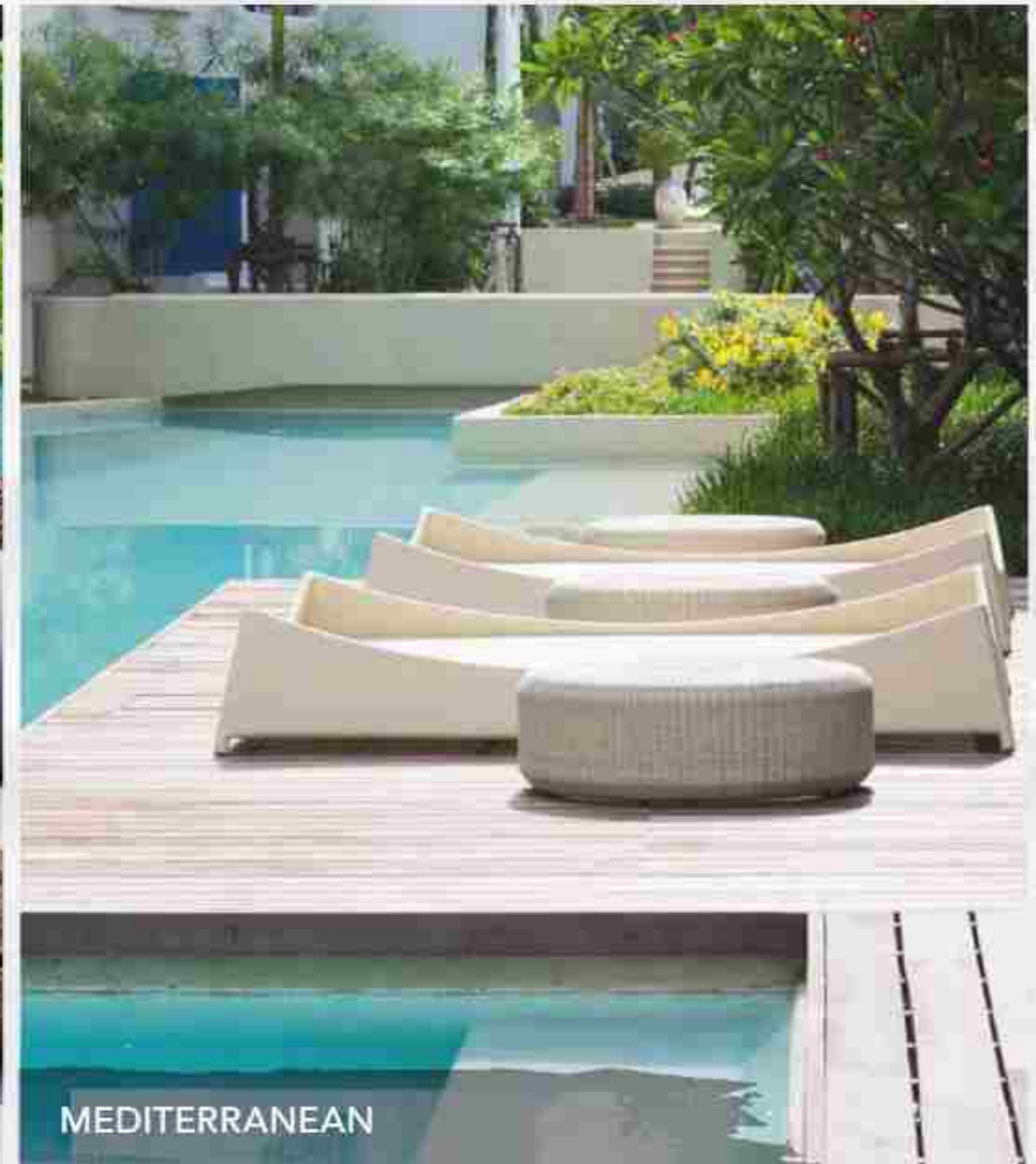
Tropical Retreat

Lush, tropical landscaping is balanced by water features and serene areas for casual entertainment and relaxed intimate dining.



Mediterranean

The casual elegance of radiant Mediterranean landscapes is conveyed through plants and shrubbery and al fresco areas provide the perfect setting for entertaining family and friends.



A background image of a beach with a rainbow in the sky. The rainbow is positioned in the upper left quadrant, arching across the sky. The beach is visible in the foreground, and the ocean extends to the horizon. The overall scene is bright and serene.

ALAYA BEACH
THE RESERVE

THE RESERVE

THE MODERNIST - FRONT



The Modernist is a bold contemporary statement offering wonderful spaces within. A flow of large rooms, generous terraces, spacious garden spaces and a choice of Zen Suites are befitting of an inspired lifestyle.

THE RESERVE

THE MODERNIST - BACK



THE RESERVE

THE MEDITERRANEAN - FRONT



The Mediterranean façade incorporates a soft-hued palette of natural tones which complement the flow of the bright interior. An impressive double-height entry welcomes you and expansive floor-to-ceiling windows ensure that spaces are infused with light.

THE RESERVE

THE MEDITERRANEAN - BACK



FLOORPLAN

The Reserve Grand Villa (Type A)

Amenities

- Private home elevator
- 4 parking spaces
- Garage Door
- Outdoor Majlis
- His & Hers walk-in closets
- 3 staff rooms
- Fitted laundry room

4 Zen Suite options:

- Heal
- Entertain
- Work
- Exercise

Internal Area	696 sq.m	7,487 sq.ft
Garage	95 sq.m	1,020 sq.ft
Balcony & Terrace	36 sq.m	385 sq.ft
Total Area	827 sq.m	8,891 sq.ft
Sky Suite Terrace Area	59 sq.m	631 sq.ft
Gross Area	885 sq.m	9,522 sq.ft

Ground Floor

Total Area 400 sq.m / 4,303 sq.ft



First Floor

Total Area 284 sq.m / 3,060 sq.ft



Penthouse

Total Area 201 sq.m / 2,159 sq.ft



Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes. Please do not include the landscape.

FLOORPLAN

The Reserve Grand Villa (Type B)

Amenities

- Private home elevator
- 4 parking spaces
- Garage Door
- Outdoor Majlis
- His & Hers walk-in closets
- 3 staff rooms
- Fitted laundry room

4 Zen Suite options:

- Heal
- Entertain
- Work
- Exercise

Internal Area	696 sq.m	7,487 sq.ft
Garage	95 sq.m	1,020 sq.ft
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Penthouse

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FEEL THE FLOW
OF NATURE

INTERIOR LIVING AREA



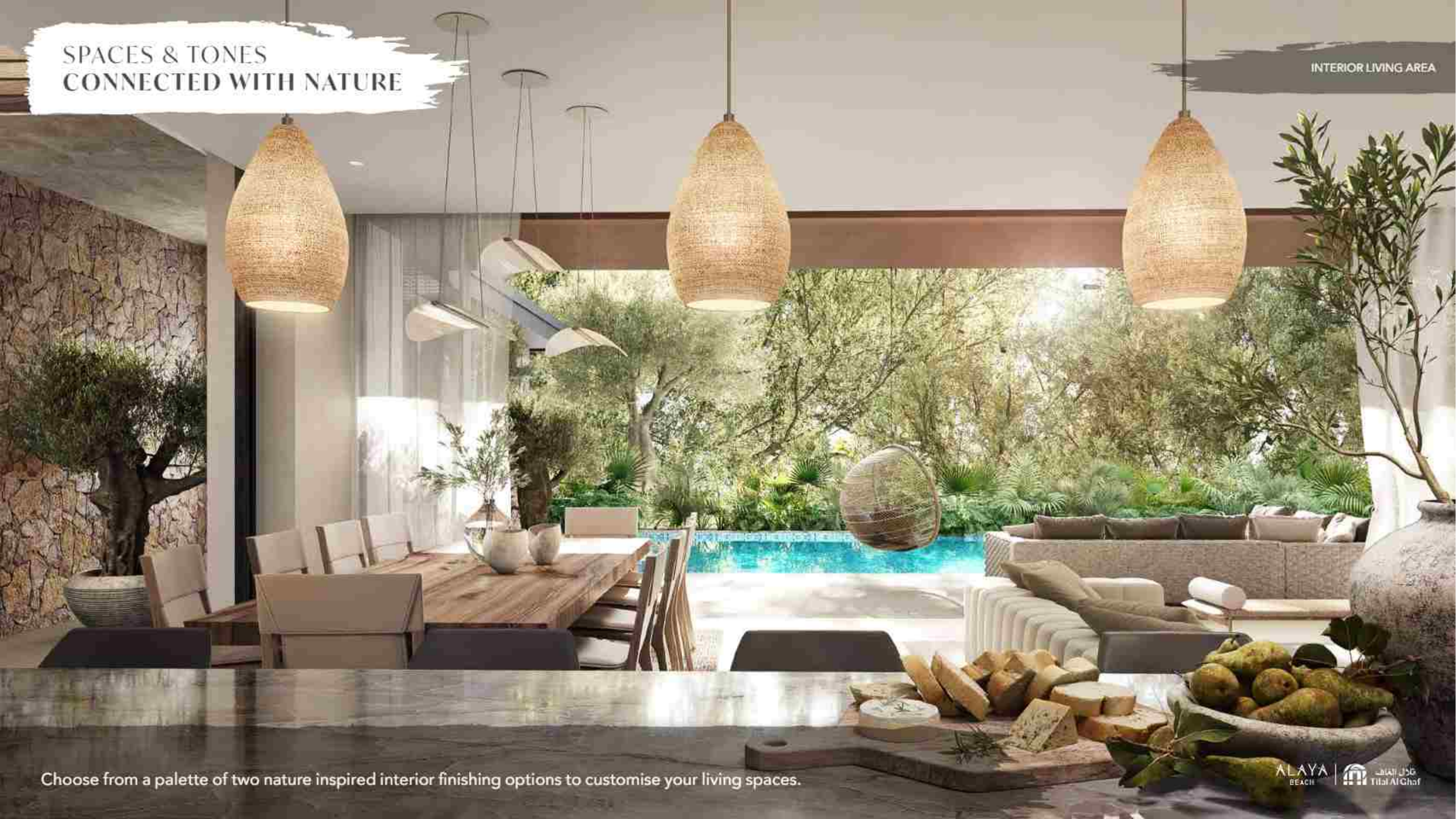
DISCOVER LIFE'S
FINER THINGS

OPEN KITCHEN

Experience the essence of fluid luxury as expansive rooms seamlessly connect with nature. Gentle tones and exquisite attention to detail in features such as the European manufactured kitchens ensure that you are surrounded by the best things in life.

SPACES & TONES
CONNECTED WITH NATURE

INTERIOR LIVING AREA



Choose from a palette of two nature inspired interior finishing options to customise your living spaces.

SPACIOUS BEDROOM RETREATS

MASTER BEDROOM

The spacious master ensuite is bathed in light due to magnificent floor-to-ceiling windows. Accessorised his and hers wardrobes and stunning wooden flooring add the exquisite finer details.

SERENE BATHROOMS

MAIN BATHROOM

The bathrooms are elegantly crafted spaces incorporating premium fixtures and fittings such as double-sinks, statement free-standing bathtubs and expansive shower room areas.

INTERIOR FINISHING 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
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KITCHEN COUNTERTOP
AND BACKSPLASH
ENGINEERED STONE



MARBLE
VANITY TOP



GENERAL
METAL
ACCENTS

ZEN SUITE

Heal

Immerse yourself in an uplifting retreat where you can practice yoga, meditate and focus on your well-being.

Entertain

Make this space the special place for gatherings of friends and family, intimate dinners or get together for special occasions.

Exercise

Create a private space for exercise. This is the perfect personal fitness area to work-out, weight lift or stretch.

Work

Discover a peaceful place to focus on work or study. Create a personalised workspace that helps you excel.



HEAL



EXERCISE



ENTERTAIN



WORK

ZEN SUITE
HEAL



Embrace well-being in a personal space that flows with nature.

ZEN SUITE
ENTERTAIN



Enjoy time with family in friends to relax and share special moments in this personal area.

ZEN SUITE
EXERCISE



Create a private gym area that gives you the space to achieve optimal fitness levels.

ZEN SUITE
WORK



Customise the perfect space to focus and be inspired.

FLOORPLAN THE RESERVE ZEN SUITE

Select from 4 Zen Suite Options:

Heal

Total Area 35 sq.m / 378 sq.ft



Entertain

Total Area 35 sq.m / 378 sq.ft



Work

Total Area 35 sq.m / 378 sq.ft



Exercise

Total Area 35 sq.m / 378 sq.ft



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LANDSCAPE UPGRADE

Tropical Retreat

Verdant tropical planting, calming water features and distinct areas for relaxed dining and entertainment amongst natural surroundings are complemented by the two landscaping options which include a lush expansive lawn or a serene private swimming pool.

Mediterranean

Embrace the vibe of the Mediterranean with elegant landscaping and stunning areas for al fresco dining and entertainment. Personalise your space by selecting from the options of beautifully manicured lawn or an exquisite private swimming pool.

