aura

The next level of urban living

4 Bedroom Twin Villas

Brought to you by

ماجد الفطيم
MAJID AL FUTTAIM

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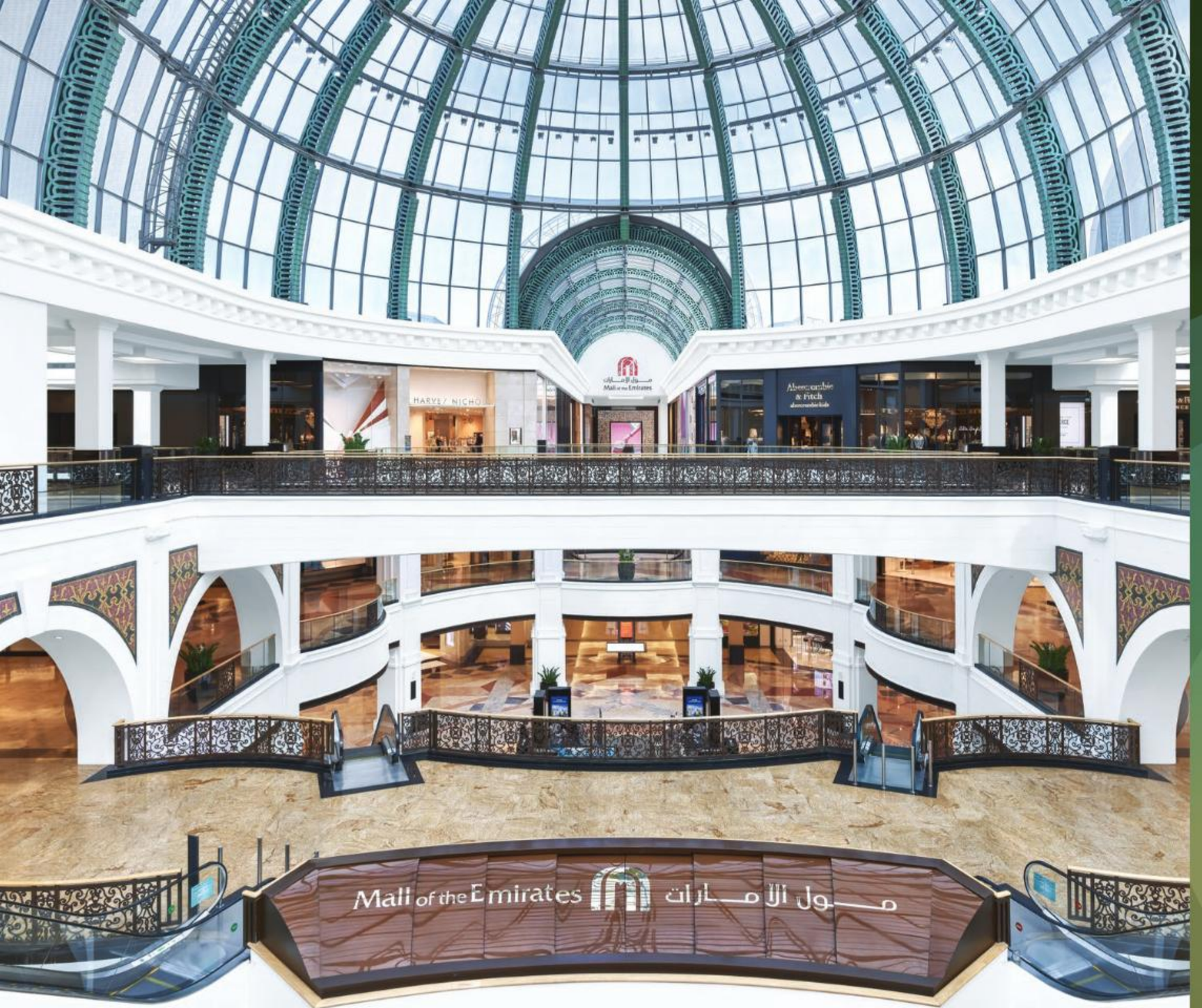

Majid Al Futtaim

One of a Kind

In 1992, our founder Mr. Majid Al Futtaim embarked on a journey to create a space in which families, friends and communities could craft happy, lifelong memories. Today, Majid Al Futtaim, the company, is the region's leading integrated lifestyle provider, spanning over 15 international markets. As the leading shopping mall, community, retail and leisure pioneer in the Middle East, Africa, and Asia, we are constantly 'creating great moments for everyone, everyday'.

We make everyday moments great by making people feel welcome in five mixed-use communities that house more than 2,500 families, with over 17,000 additional residential units under construction in the UAE, Oman, and Lebanon.

ماجد الفطيم
MAJID AL FUTTAIM

Tilal Al Ghaf

Resort Living Reinvented

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

Staying true to our commitment to sustainable design and living, the community features walkable neighbourhoods connected by a meticulously crafted network of pathways, cycling tracks and jogging trails. A world of culinary experiences, signature Majid Al Futtaim retail selection and the world-renowned Royal Grammar School is never more than a short stroll away.

With so much to do at Tilal Al Ghaf, and so many ways to relax, every day feels like you're on the vacation of a lifetime.

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Tilal Al Ghaf

At the Centre of it all

Life is great when you are far away from the crowds yet connected to everything that's essential. Tilal Al Ghaf's central location will allow you easy access to the things most important to you.

29 Mins
Dubai International Airport

25 Mins
Al Maktoum International Airport

15 Mins
Mall of the Emirates

20 Mins
Downtown

10 Mins
Al Qudra cycling track

17 Mins
Expo 2020 Dubai

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Find your
aura
& COME HOME
TO LAUGHTER

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

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Tilal Al Ghaf

The Story So Far...

The Lagoon

Central Park

Kids Play Areas

White Sandy Beaches

Recreational Lagoon

Cycling & Jogging Trails

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RGS GUILDFORD DUBAI

Royal Grammar School Guildford Dubai

Best in Class Education

The Royal Grammar School Guildford Dubai – a forward-looking British curriculum school.

Established in 1509, RGS Guildford is consistently ranked as one of the top schools in the UK. The school is renowned for its track record of academic excellence and an innovative approach which inspires every child to become confident and empowered individuals, whatever their passions.

Bespoke Living

Life at Aura is uplifting because everything is designed with you in mind. These contemporary four bedroom twin villas offer unique, bespoke options. Personalize your living spaces with a choice of two spacious floor plans, or enjoy even more space and customize your surroundings in your roof terrace Sky Suite by selecting from a choice of two attractive designs.

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Sky Suite Layout Option - Entertain

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Aura Masterplan

1. Gated Community
2. Fitness Centre
3. Cycling & Jogging Track
4. Kid's Play Areas
5. Adult's Swimming Pools
6. Kid's Swimming Pools
7. 4 Minute Walk to International School & Community Centre
8. Parks & Green Open Space
9. 2 Minute Walk to Recreational Lagoon & Central Park

Surround yourself in happiness

Life at Aura is special because of its stunning community and resort-style amenities. Cycle and jog at your leisure along trails that weave through the community streets and open spaces, relax at the community swimming pool, take a gentle stroll through the immaculately landscaped neighborhood, or watch the kids having fun at the playground. Everything around you is designed to ensure a sublime and relaxed lifestyle.

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Children's Play Areas

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Sky Suite

The Sky Suite, situated at the roof top, is a space that offers the perfect opportunity to add more value to your home. Create a bespoke area or room to suit your lifestyle and needs by selecting from two options that will perfectly complement your villa.

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Sky Suite Options
for 4 bedroom twin villas

Option 1
Live Suite

There is plenty of space to create what can be a wonderful master bedroom accessed by a dedicated staircase. Private, bright and spacious, this master suite is served by an ensuite bathroom with access to its own roof terrace with views.

Option 2
Entertain Suite

Create an exciting rooftop terrace to entertain guests. This layout offers a generous living space connected to the outdoor terrace. Enjoy a rooftop BBQ or re-energize with a dedicated yoga area at the pinnacle of your home. This is a wonderful area to revitalize and spend time with loved ones.

Each villa within Aura comes with its own spacious Sky Suite with two layout options. This enhancement is unique to Aura residences and offers an exciting space which can be personalized. Choose from designs that will enhance your lifestyle and living space.

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4 bedroom Twin Villas - Type A Front View

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4 Bedroom Twin Villas - Type A Back View

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4 Bedroom Twin Villas - Type B Front View

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4 Bedroom Twin Villas - Type B Back View

Floorplan

4 Bedroom Twin Villa Type A + Sky Suite

BESPOKE LIVING

Select from the below options

- Ground Floor Layout - Option 1 or Option 2
- Sky Suite - Live or Entertain

Unit Area	283 sq.m / 3,045 sq.ft
Roof Terrace	34 sq.m / 366 sq.ft
Total Area	317 sq.m / 3,411 sq.ft

Twin Villas

Ground Floor

Option 1

123.34 sq.m / 1,328 sq.ft

Option 2

123.34 sq.m / 1,328 sq.ft

First Floor

112.24 sq.m / 1,208 sq.ft

Sky Suite

Option 1 - Live

	47.26 sq.m / 509 sq.ft
Terrace	34.03 sq.m / 366 sq.ft

Option 2 - Entertain

	47.26 sq.m / 509 sq.ft
Terrace	34.03 sq.m / 366 sq.ft

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Floorplan

4 Bedroom Twin Villa Type B + Sky Suite

BESPOKE LIVING

Select from the below options

- Ground Floor Layout - Option 1 or Option 2
- Sky Suite - Live or Entertain

Unit Area	283 sq.m / 3,045 sq.ft
Roof Terrace	34 sq.m / 366 sq.ft
Total Area	317 sq.m / 3,411 sq.ft

Twin Villas

Ground Floor

Option 1

123.34 sq.m / 1,328 sq.ft

Option 2

123.34 sq.m / 1,328 sq.ft

First Floor

112.24 sq.m / 1,208 sq.ft

Sky Suite

Option 1 - Live

	47.26 sq.m / 509 sq.ft
Terrace	34.03 sq.m / 366 sq.ft

Option 2 - Entertain

	47.26 sq.m / 509 sq.ft
Terrace	34.03 sq.m / 366 sq.ft

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Interior Living Area

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Master Bedroom

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Master Bathroom

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Dresser

Majid Al Futtaim Communities

We are lifestyle destination creators who master develop aspirational communities and sustainable environments through the art of placemaking, enabling businesses to flourish and families to live life to the fullest.

By leveraging our deep understanding of market dynamics, insights in global trends, operational excellence and top tier talent, we have a track record of exceeding expectations and setting new standards of quality. Our destinations share a deep connection with the cities in which they are located, and continue to grow and evolve in character, culture and desirability.

Our customers appreciate our community spirit that comes alive with a deep sense of belonging driven by signature experiences that embrace every home and every generation.

الزاهية
al zahia
sharjah الشارقة

Sharjah's premier lifestyle destination offers the opportunity to live at the heart of the region's most progressive residential development, where modern living is in tune with culture and community.

Designed with harmony to bring people together, Al Zahia offers carefully considered environments such as six sensorial parks, and Sharjah's largest communal green space. The desirable destination offers retail and leisure experiences, all held together by authentic personality and soul. From the Northern Emirate's largest mall to the luxury retail experience at Uptown Al Zahia, it is a place where people, family and businesses, engage, grow, and live life to the fullest.

With sustainability at the heart of our community, nurturing a better quality of life for today and tomorrow, Al Zahia is the first BREEAM Certified development in the Middle East.

Above all, it is our community spirit that shines brightest here, and it comes alive in a deep sense of belonging and a dynamic culture of activities and events that embrace every home and every generation.

Waterfront City
DBAYEH

Emerging on the shores of the Mediterranean, is a new model of urban living. This is a city designed so that the energy of the sea breathes new life into Beirut's progressive spirit. The result is an authentic environment that everyone deserves to experience.

At the city's heart is the country's largest lifestyle marina and a pedestrian waterfront retail promenade unveiling majestic views of the horizon. Picturesque sea and mountain view homes offer access to a rich culinary experience and a signature retail destination.

The Levant's most advanced business park is a central commercial hub for the region's market leaders and entrepreneurs alike and gives a new meaning for work and life balance.

Waterfront City is where unique placemaking shines through an evolved maritime lifestyle.

الموج
al Mouj
muscat مسقط

Al Mouj Muscat is a destination without an equal. It has redefined urban living in the region with an impressive portfolio of ocean-front residential properties, luxury and authentic hospitality, elegant business parks, award-wining architecture and well-designed landscapes.

A warm and diverse community at the heart of Oman's capital, Al Mouj Muscat created a sense of belonging for over 19,000 residents from 85 nationalities who now call it home. With a vibrant dining and retail district, residents and visitors alike are able to enjoy a wide range of culinary experiences in a lively ocean-front setting.

Al Mouj Muscat provides an exclusive lifestyle that urges families and individuals to live life to the fullest, do better, see more and live richer. For work or leisure, residents and visitors can stay, dine or relax at seven luxury hotels, including Kempinski and The St. Regis, experience boating in Oman's largest Marina, or awaken their sense of play at an 18-hole championship golf course that's listed in the world's top 100.

At Al Mouj Muscat, every moment spent, every opportunity explored, is life Inspired.

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