

SE
RE
NI
TY
MANSIONS

IMAGINE A VISION
BROUGHT TO LIFE



THROUGH DIFFERENT
SPARKS OF LIGHT

TO FORM A BEAUTIFUL
CONSTELLATION THAT SHINES



AROUND YOU,
WITH YOU IN MIND

A CONSTELLATION WHERE
TRANQUILLITY RESIDES



AND EVERY DETAIL IS HANDCRAFTED
WITH EACH STROKE

CREATING A VARIETY OF DECORS
THAT GRACE YOUR HOMES

WELCOME TO YOUR SERENITY MANSIONS

SIGNATURE LIVING BY MAJID AL FUTTAIM

In 1992, our founder Mr. Majid Al Futtaim envisioned how to create a space in which families, friends and communities could craft lifelong memories. He wanted to transform shopping, entertainment, and leisure to create great moments for everyone, every day.

As well as our world-renowned retail establishments, we create masterful living spaces within five mixed-use communities through the art of placemaking, housing more than 2,500 families across the UAE, Oman, and Lebanon.

Serenity Mansions is our latest premium residential development within our community Tilal Al Ghaf, and is exclusive, premium, and crafted down to every detail. It is bespoke, unassailable and it reflects who you are. It is signature living by Majid Al Futtaim.



ENJOY A SPACIOUS ABODE WHERE
COMFORT RESIDES



SERENITY
MANSIONS



30 MINS
DXB AIRPORT



25 MINS
AL MAKTOUM INTERNATIONAL AIRPORT



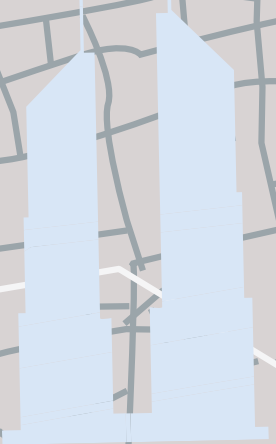
15 MINS
MALL OF THE EMIRATES



10 MINS
CITY CENTRE ME'AISEM



15 MINS
KEMPINSKI HOTEL



EXPERIENCE
SIGNATURE LIVING

PREMIUM LIVING AT TILAL AL GHAF

Tilal Al Ghaf is an exceptional community centred around a stunning lagoon bordered by white sandy beaches. The community features nearly 500,000 square metres of parks, green open spaces and treescapes, with walkable neighbourhoods interconnected by 18 kilometres of walking trails, and 11 kilometres of cycling tracks and jogging tracks, all set in lush landscaping.

A world of culinary experiences, signature Majid Al Futtaim retail experiences and a renowned international school are conveniently located just a short stroll away.



A REALM CRAFTED TO REFLECT
YOUR PERSONALITY



MASTERPLAN

3M+
SQM TOTAL
SITE AREA

15K+
RESIDENTS

11KM+
CYCLING TRAILS

3.5K+
HOMES

25+
MAJID AL FUTTAIM
SIGNATURE RETAIL

18KM+
LANDSCAPED
PEDESTRAIN
WALKWAYS

100K+
SQM RECREATIONAL
LAGOON & WHITE
SANDY BEACHES

SCHOOL
ROYAL GRAMMAR
SCHOOL GUILFORD
DUBAI

COMMUNITY HUB
EXCLUSIVE SHOPPING, DINING,
RECREATION AND WELLNESS



SERENITY MANSIONS KEY PLAN

The latest ultra-luxury neighbourhood within Tital Al Ghaf features distinct styles that give you the possibility to create a world of your own.

 LUNA  AYLA  ARA

COLLABORATORS

nabilgholam architects

An international multidisciplinary team of architects, planners, designers and consultants with a portfolio spanning an extensive list of projects in architecture and urbanism. ng^a has attracted attention, winning several competitions and major international awards.



COLLABORATORS

BLINK

An architecture & interior design firm that originated from Bangkok, Shanghai and Singapore. Due to its success, they have expanded to the Middle East, playing a significant role in the development of key projects in the region.



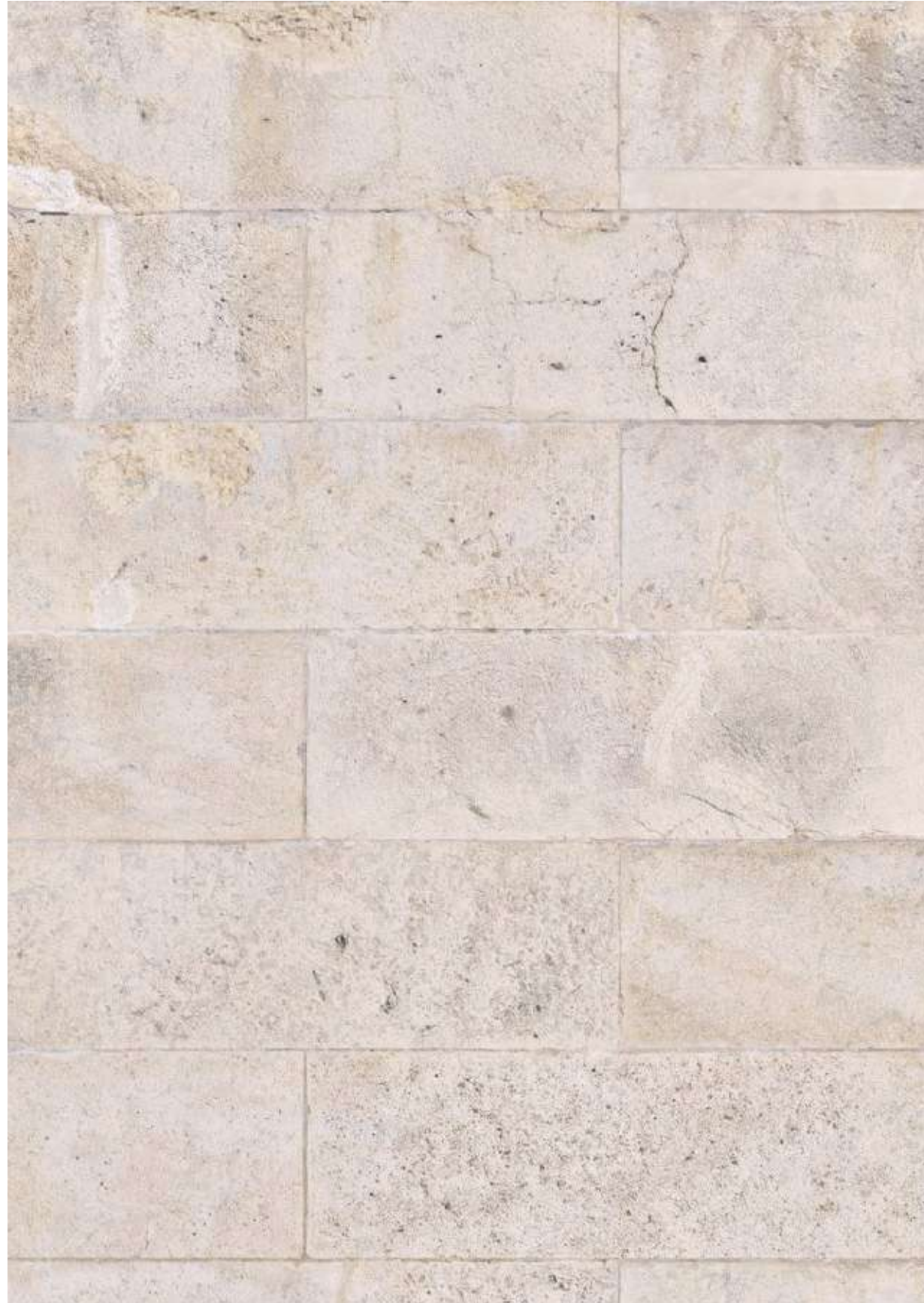
L
UN
A



LUNA REAR VIEW

LUNA

EXTERIOR OPTIONS



Stone Cladding



Textured Paint



Wooden Door



Accent Metal



Stone Cladding



Textured Paint



Wooden Door



Accent Metal

EARTH

ASH

Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes only.

ASH

EARTH



LUNA FRONT VIEW

ASH

EARTH



LUNA REAR VIEW

تلال الغاف
Tilal Al Ghaf

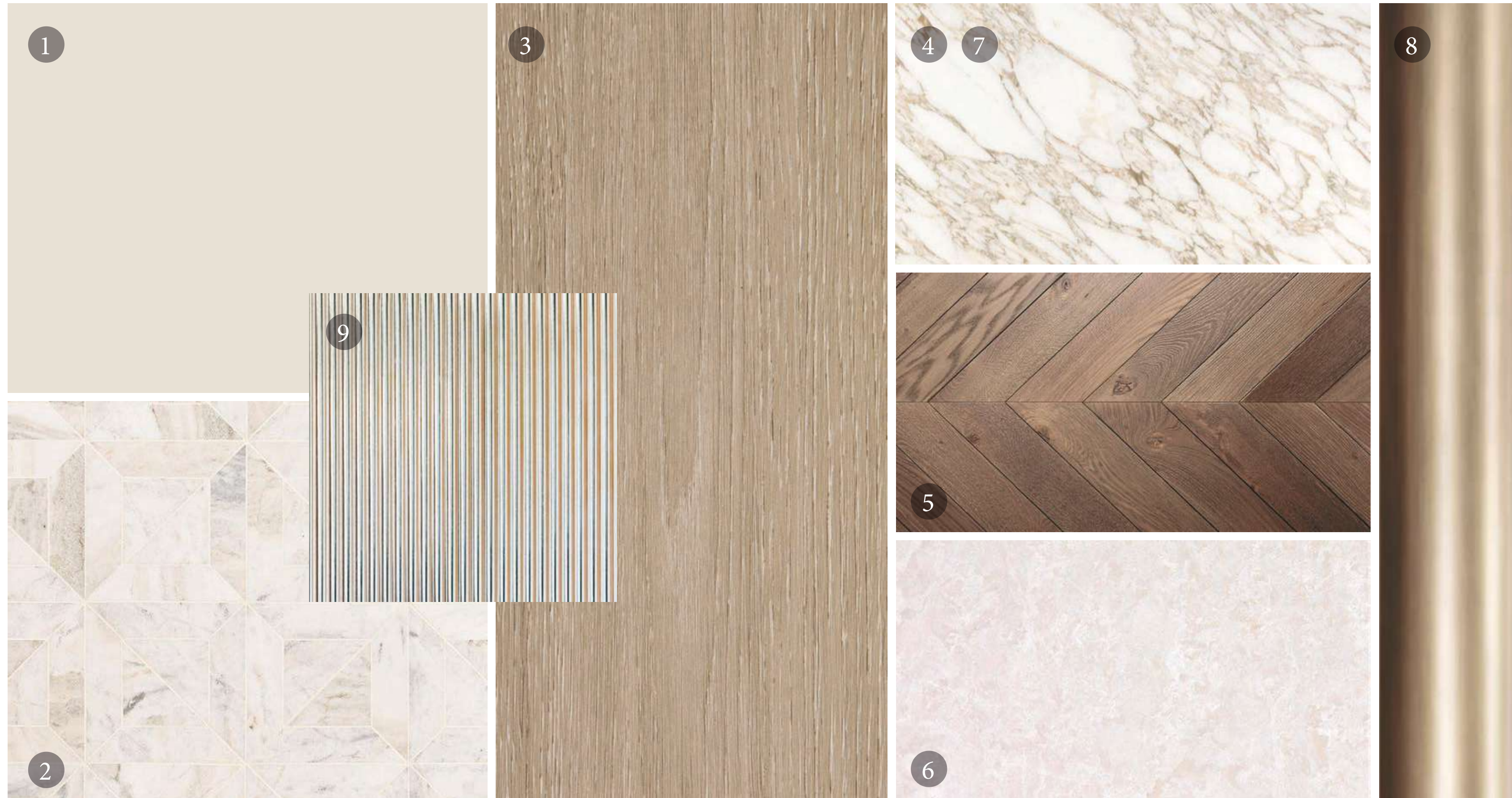
SERENITY
MANSIONS



LUNA REAR VIEW

LUNA | GAIA

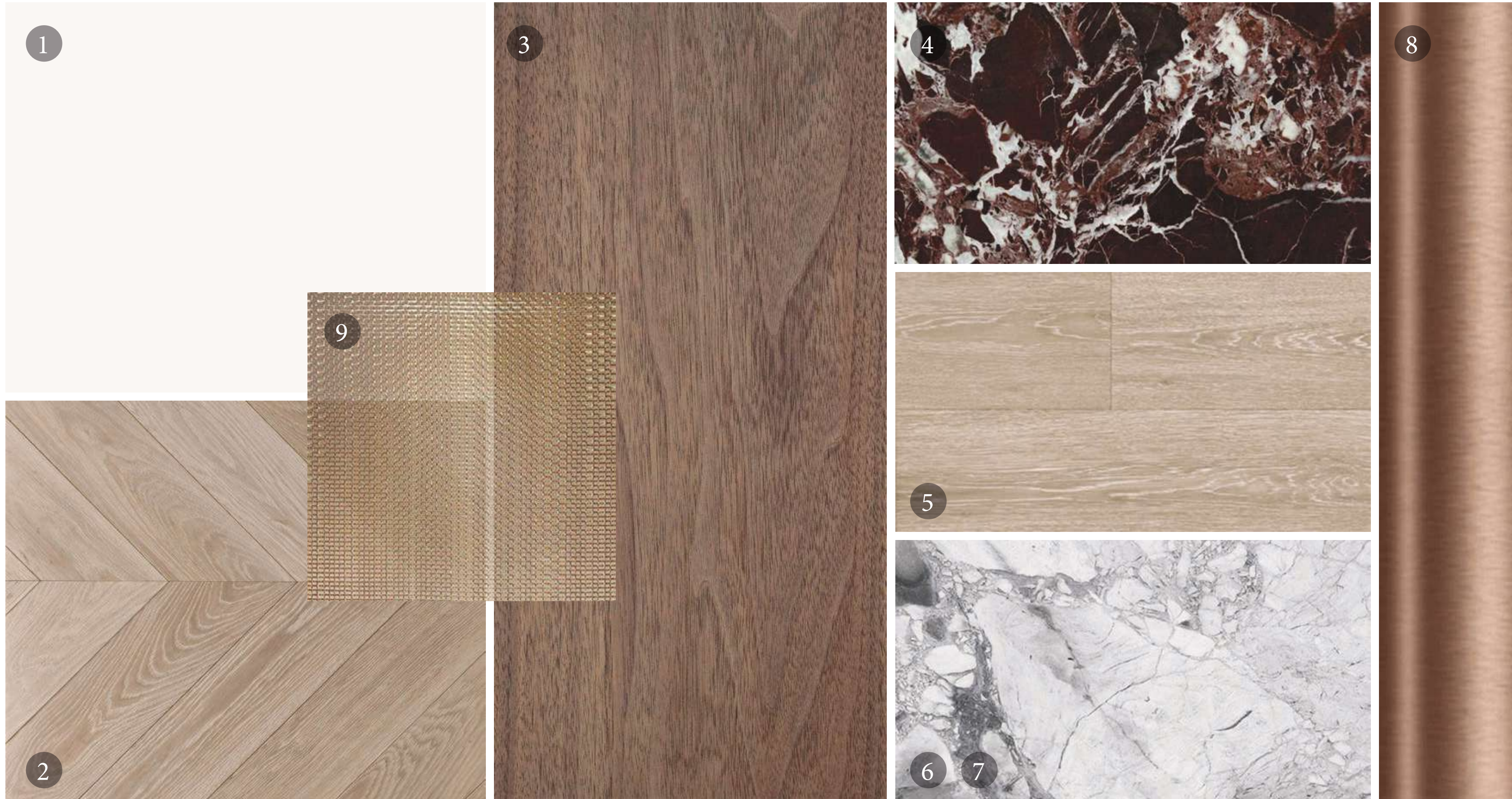
INTERIOR OPTIONS



- 01. General Paint
- 02. General Flooring
- 03. Kitchen Veneer
- 04. Show Kitchen Stone
- 05. Bedroom Parquet Flooring
- 06. Master Bathroom Marble
- 07. Master Bathroom Vanity
- 08. Accent Metal
- 09. Accent Glass

LUNA | ATLAS

INTERIOR OPTIONS



- 01. General Paint
- 02. General Flooring
- 03. Kitchen Veneer
- 04. Show Kitchen Stone
- 05. Bedroom Parquet Flooring
- 06. Master Bathroom Marble
- 07. Master Bathroom Vanity
- 08. Accent Metal
- 09. Accent Glass





GAIA



LUNA INTERIOR | MASTER BATHROOM

ATLAS



GAIA



LUNA INTERIOR | MASTER BEDROOM

ATLAS



تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS

GAIA



LUNA INTERIOR | FORMAL LIVING

ATLAS



تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS



LUNA

Internal Area	870 sqm / 9,365 sqft
Balcony / Terrace	35 sqm / 365 sqft
Garage	214 sqm / 2,320 sqft
Total Area	1,119 sqm / 12,050 sqft

Basement - Library

455 sqm / 4,902 sqft



Ground Floor - Guest Suite

298 sqm / 3,207 sqft



First Floor - Junior Suite

321 sqm / 3,456 sqft



Second Floor - Gym

45 sqm / 485 sqft



Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes only.

LUNA
Customisations
 Basement

Library

455 sqm / 4,902 sqft



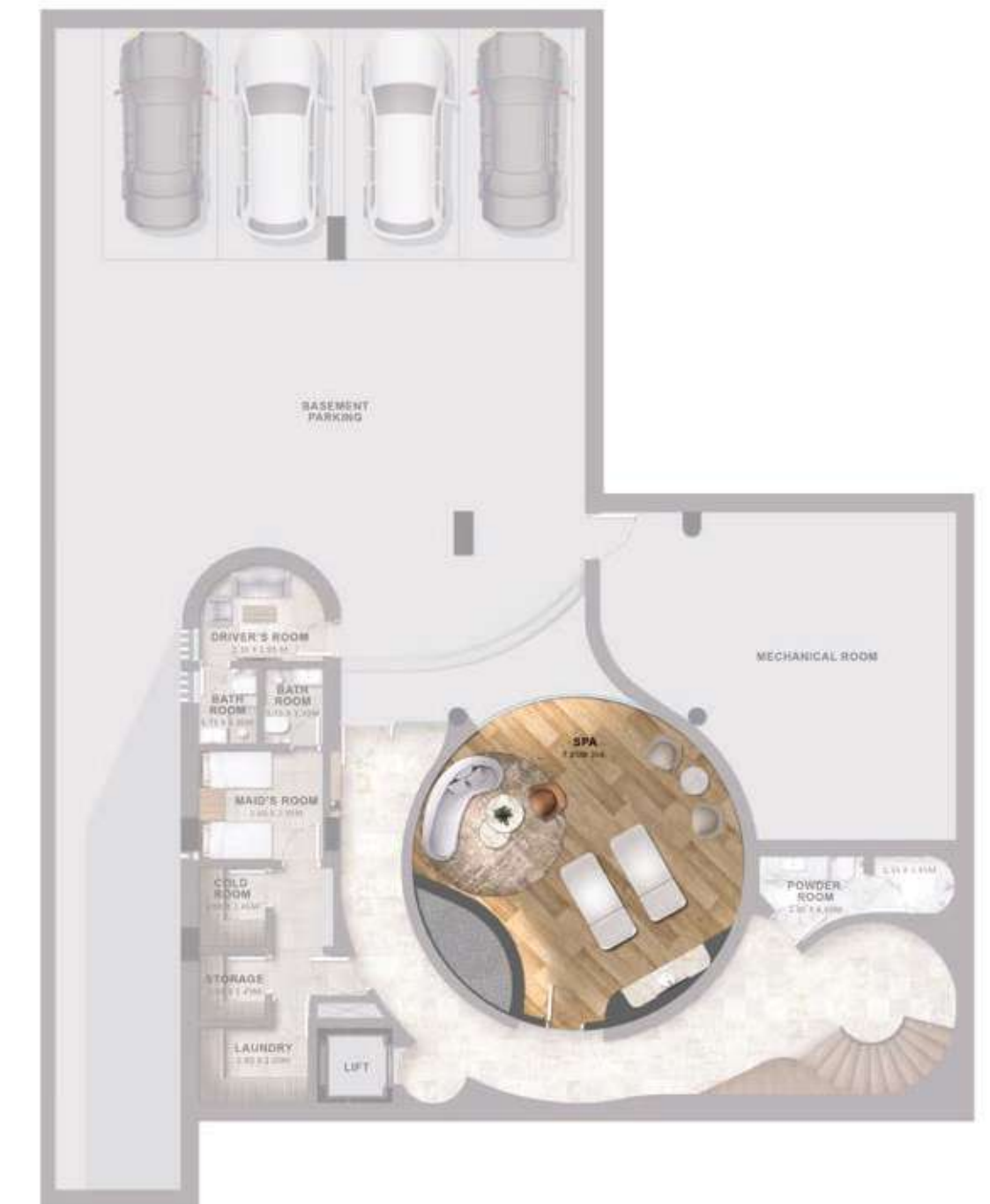
Cinema

455 sqm / 4,902 sqft



Spa

455 sqm / 4,902 sqft



LUNA

Customisations
Ground Floor

Guest Suite

298 sqm / 3,207 sqft



Office

298 sqm / 3,207 sqft



Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes only.

LUNA

Customisations
First Floor

Junior Suite

321 sqm / 3,456 sqft



Family Lounge

321 sqm / 3,456 sqft



Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes only.

LUNA

Customisations
Second Floor

Gym

45 sqm / 485 sqft



Office

45 sqm / 485 sqft



Roof Lounge

45 sqm / 485 sqft



AYLLA



AYLA REAR VIEW

تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS

AYLA

EXTERIOR OPTIONS



Stone Cladding



Textured Paint



Wooden Door



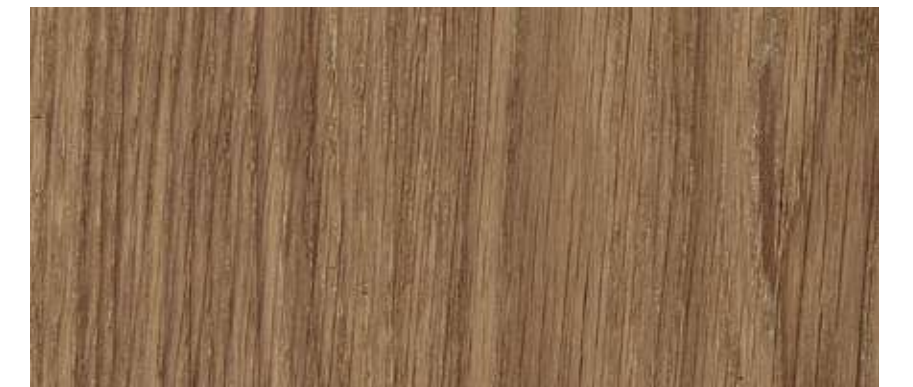
Accent Metal



Stone Cladding



Textured Paint



Wooden Door



Accent Metal

EARTH

WAVE

Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes only.

WAVE



AYLA FRONT VIEW

EARTH



WAVE



AYLA REAR VIEW

EARTH





AYLA COURTYARD

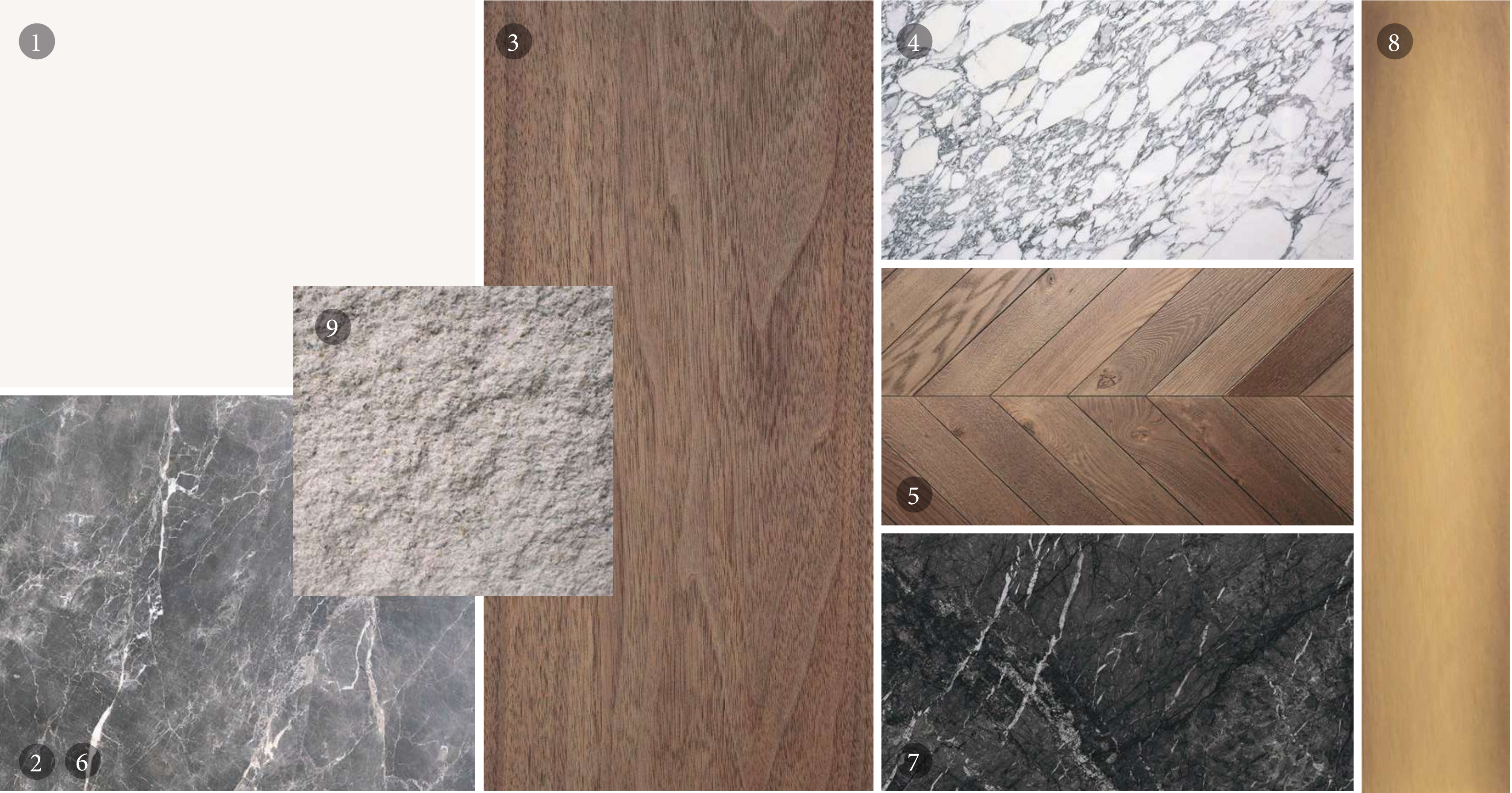


تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS

AYLA | ARTIST'S HOUSE

INTERIOR OPTIONS



- 01. General Paint
- 02. General Flooring
- 03. Kitchen Veneer
- 04. Show Kitchen Stone
- 05. Bedroom Parquet Flooring
- 06. Master Bathroom Marble
- 07. Master Bathroom Vanity
- 08. Accent Metal
- 09. Accent Stone

AYLA | WRITER'S HOUSE

INTERIOR OPTIONS



- 01. General Paint
- 02. General Flooring
- 03. Kitchen Veneer
- 04. Show Kitchen Stone
- 05. Bedroom Parquet Flooring
- 06. Master Bathroom Marble
- 07. Master Bathroom Vanity
- 08. Accent Metal
- 09. Accent Stone



WRITER'S HOUSE



AYLA INTERIOR | LOUNGE

ARTIST'S HOUSE



تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS

WRITER'S HOUSE

ARTIST'S HOUSE



AYLA INTERIOR | FORMAL DINING

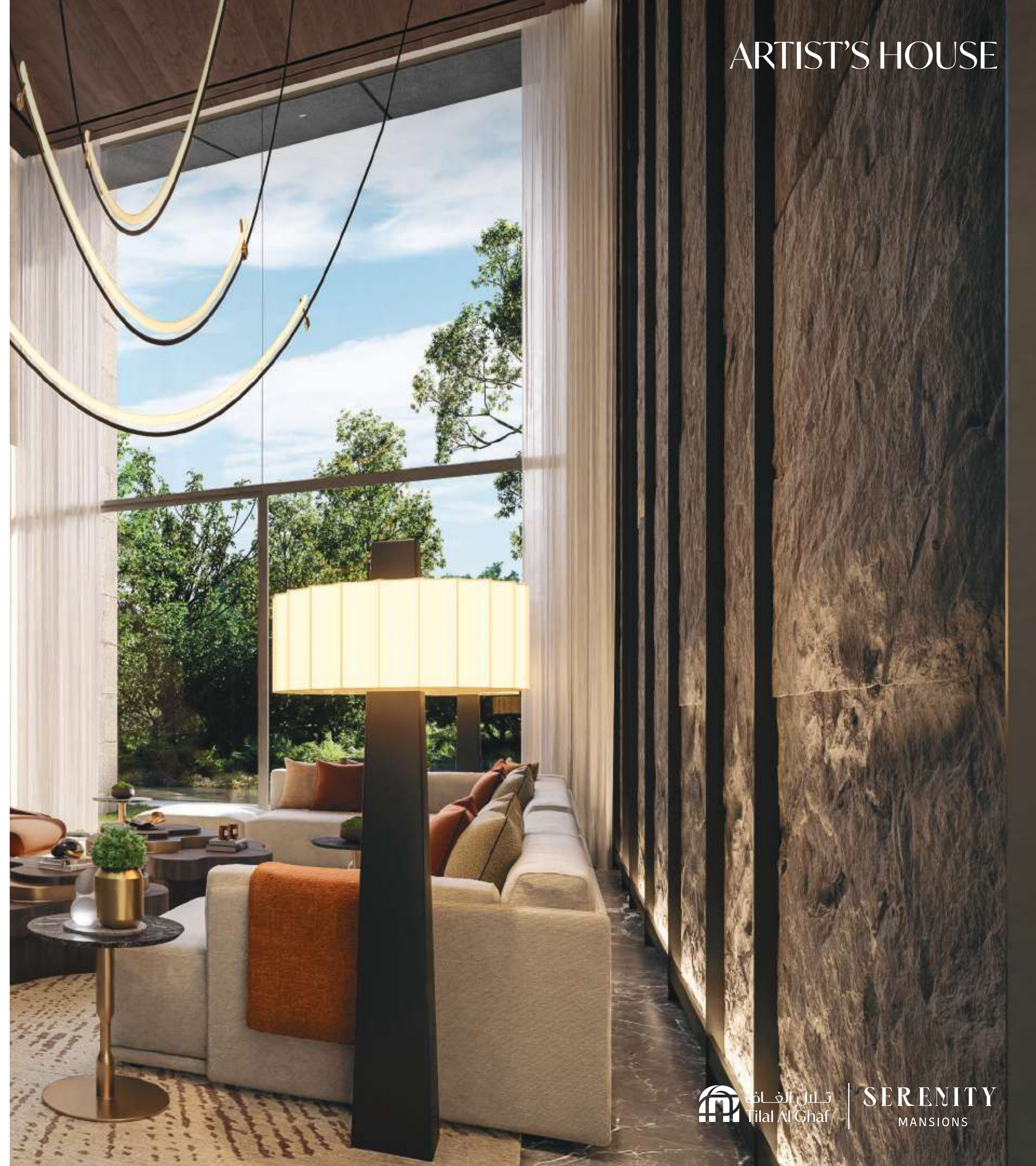
تلال الغاف
Tilal Al Ghaf | SERENITY
MANSIONS

WRITER'S HOUSE



AYLA INTERIOR | FORMAL LIVING

ARTIST'S HOUSE





AYLA INTERIOR | JUNIOR SUITE | ARTIST'S HOUSE



AYLA INTERIOR | MASTER BATHROOM | WRITER'S HOUSE



AYLA

Internal Area	893 sqm / 9,615 sqft
Balcony / Terrace	32 sqm / 350 sqft
Garage	165 sqm / 1,765 sqft
Total Area	1,090 sqm / 11,730 sqft

Basement - Cinema Bar

403 sqm / 4,330 sqft



Ground Floor - Guest Suite

299 sqm / 3,220 sqft



First Floor - Junior Suite

326 sqm / 3,510 sqft



Second Floor - Gym

62 sqm / 670 sqft



AYLA

Customisations
Basement

Cinema Bar

403 sqm / 4,330 sqft



Gym Lounge

403 sqm / 4,330 sqft



Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes only.

AYLA

Customisations
Ground Floor

Guest Suite

299 sqm / 3,220 sqft



Office

299 sqm / 3,220 sqft



Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes only.

AYLA

Customisations
First Floor

Junior Suite

326 sqm / 3,510 sqft



Mega Master

326 sqm / 3,510 sqft



Family Lounge

326 sqm / 3,510 sqft



Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes only.

AYLA

Customisations
Second Floor

Gym

62 sqm / 670 sqft



Gallery Lounge

62 sqm / 670 sqft



Library / Study

62 sqm / 670 sqft



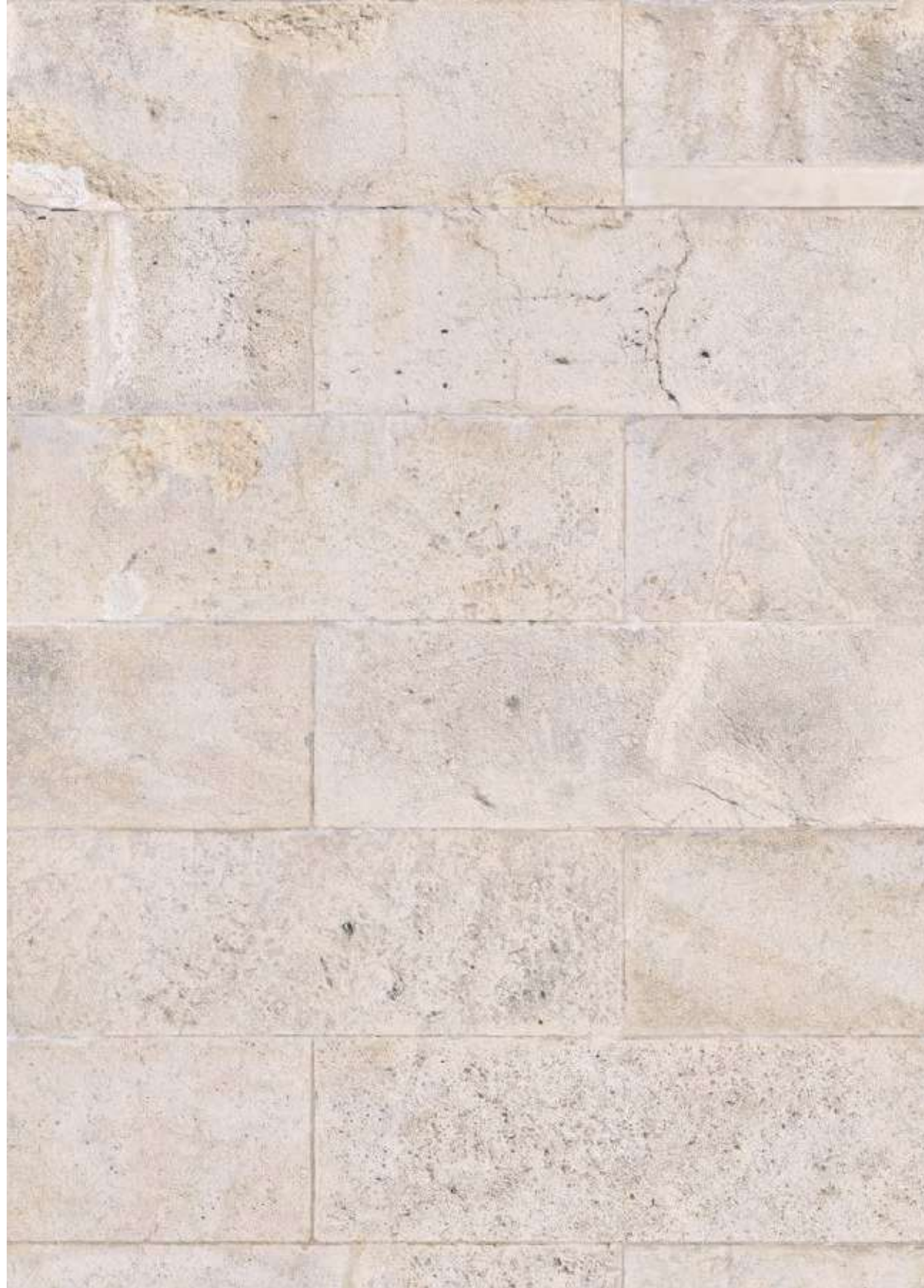
A R A



ARA FRONT VIEW

ARA

EXTERIOR OPTIONS



Stone Cladding



Textured Paint



Wooden Door



Accent Metal



Stone Cladding



Textured Paint



Wooden Door



Accent Metal

EARTH

WAVE

Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes only.

WAVE

EARTH



ARA FRONT VIEW



WAVE



ARA REAR VIEW

EARTH

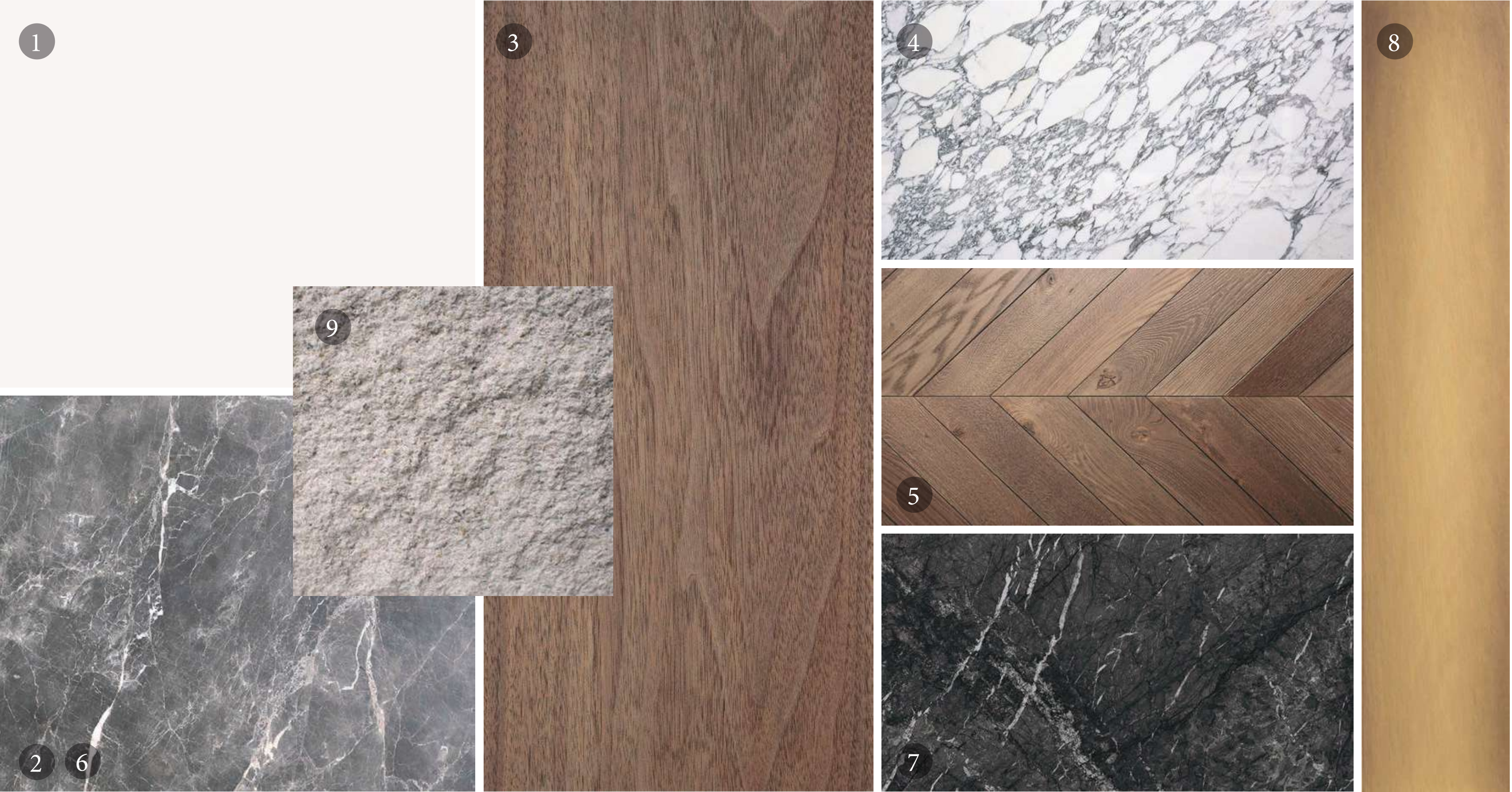




ARA REAR VIEW

ARA | ARTIST'S HOUSE

INTERIOR OPTIONS



- 01. General Paint
- 02. General Flooring
- 03. Kitchen Veneer
- 04. Show Kitchen Stone
- 05. Bedroom Parquet Flooring
- 06. Master Bathroom Marble
- 07. Master Bathroom Vanity
- 08. Accent Metal
- 09. Accent Stone

ARA | WRITER'S HOUSE

INTERIOR OPTIONS



- 01. General Paint
- 02. General Flooring
- 03. Kitchen Veneer
- 04. Show Kitchen Stone
- 05. Bedroom Parquet Flooring
- 06. Master Bathroom Marble
- 07. Master Bathroom Vanity
- 08. Accent Metal
- 09. Accent Stone



ARA INTERIOR | THE LOUNGE | ARTIST'S HOUSE

WRITER'S HOUSE



ARA INTERIOR | FAMILY LIVING

ARTIST'S HOUSE



تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS

WRITER'S HOUSE



ARA INTERIOR | FAMILY LIVING

ARTIST'S HOUSE

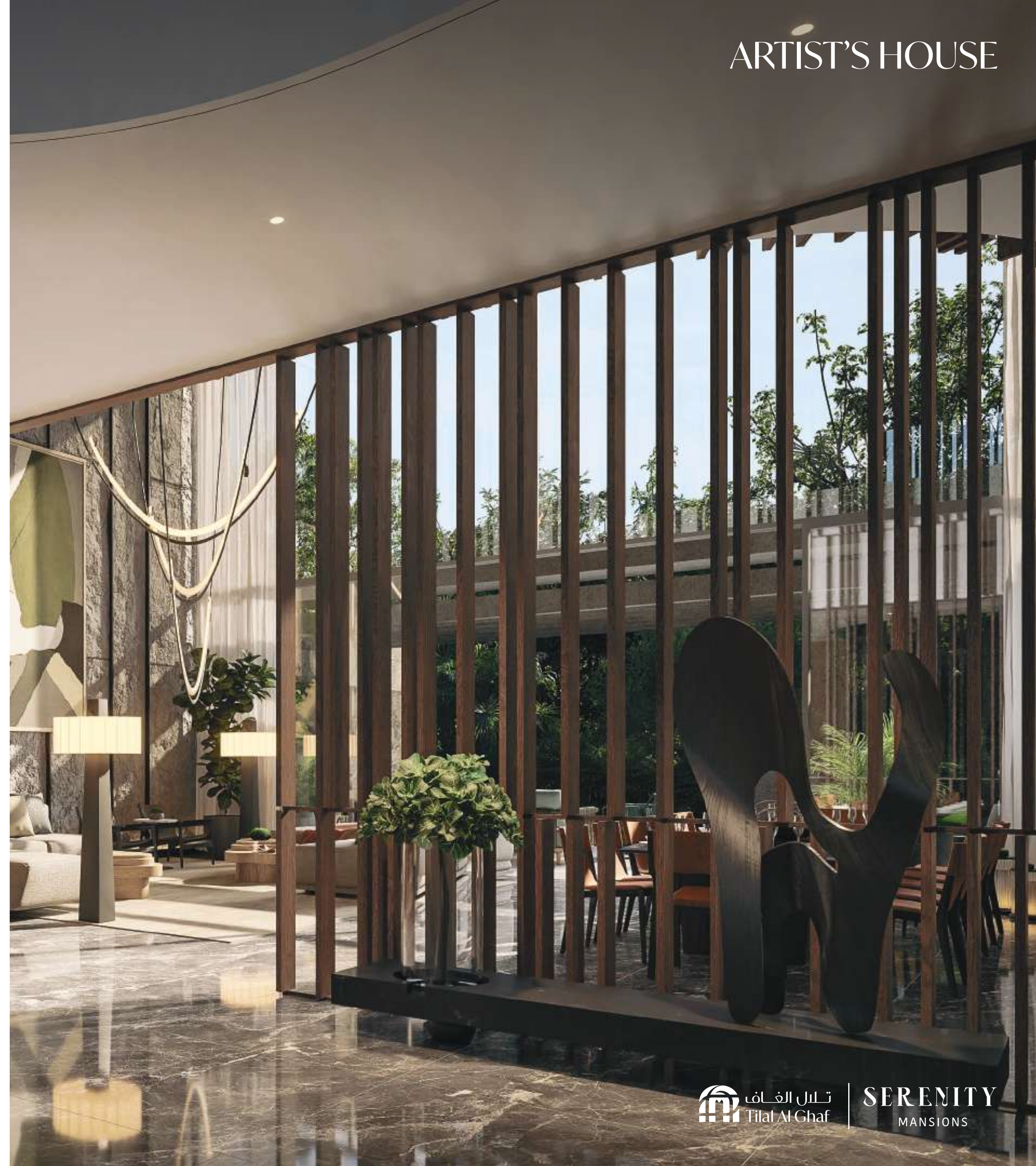


WRITER'S HOUSE



ARA INTERIOR | FOYER

ARTIST'S HOUSE



تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS

WRITER'S HOUSE



ARA INTERIOR | FORMAL DINING - LIVING

ARTIST'S HOUSE



تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS

WRITER'S HOUSE



ARA INTERIOR | MASTER BATHROOM

ARTIST'S HOUSE

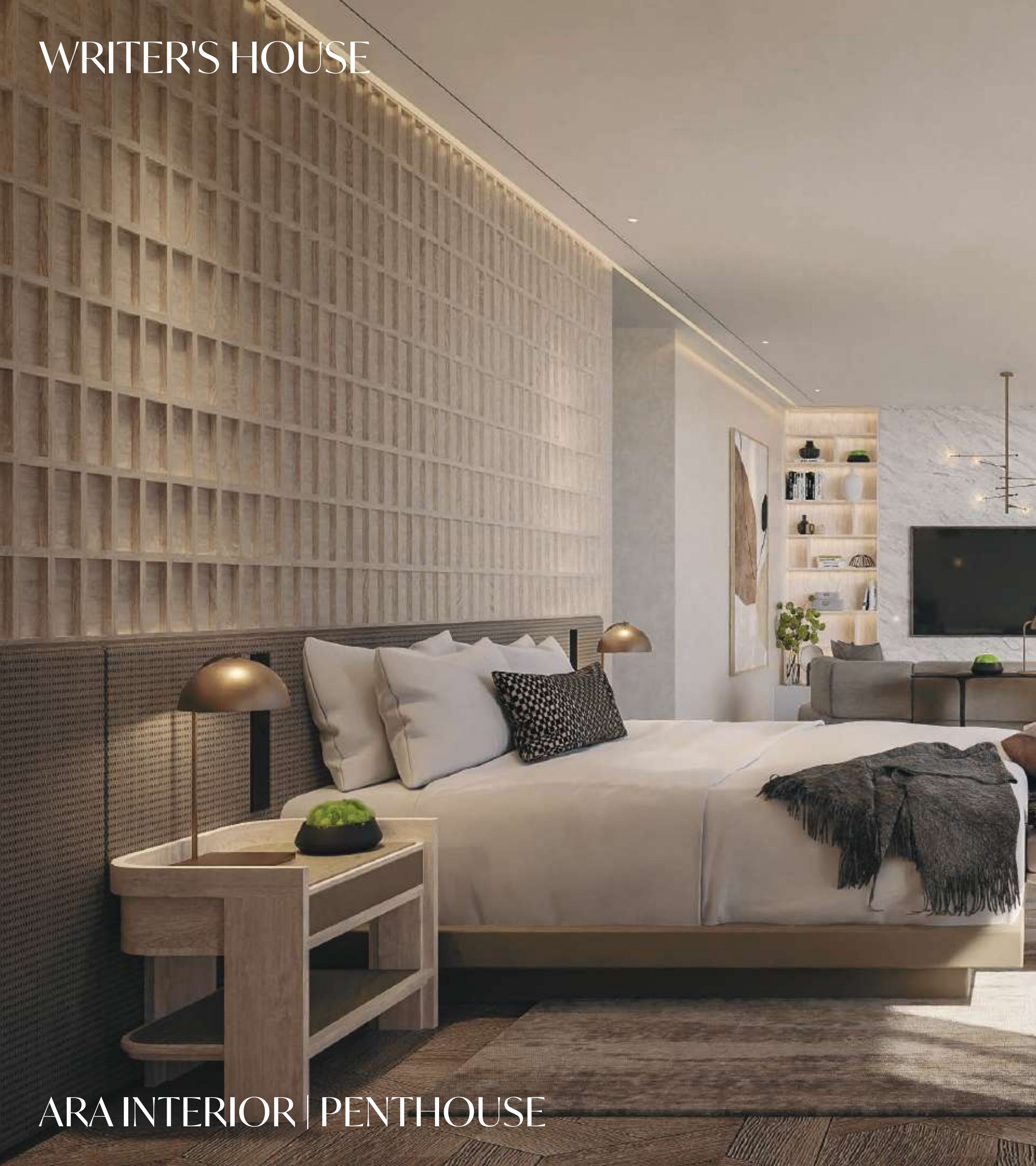


تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS



WRITER'S HOUSE



ARA INTERIOR | PENTHOUSE

ARTIST'S HOUSE



تلال الغاف
Tilal Al Ghaf

SERENITY
MANSIONS

AREA

Internal Area	900 sqm / 9,700 sqft
Balcony / Terrace	100 sqm / 1,080 sqft
Garage	180 sqm / 1,940 sqft
Total Area	1,180 sqm / 12,720 sqft

Basement - Gym / Cinema

400 sqm / 4,320 sqft



Ground Floor - Guest Suite

285 sqm / 3,070 sqft



First Floor - Family Lounge / Junior Suite

275 sqm / 2,960 sqft



Penthouse - The Boudoir

220 sqm / 2,370 sqft



Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes only.

A
R
A

Customisations
Basement

Gym / Cinema

400 sqm / 4,320 sqft



The Lounge

400 sqm / 4,320 sqft



A
R
A

Customisations
Ground Floor

Guest Suite

285 sqm / 3,070 sqft



Office

285 sqm / 3,070 sqft



Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes only.

A
R
A

Customisations
First Floor

Family Lounge / Junior Suite

275 sqm / 2,960 sqft



Family Lounge / Nanny

275 sqm / 2,960 sqft



Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes only.

A
R
A

Customisations
Penthouse

The Boudoir

220 sqm / 2,370 sqft



The Wellness

220 sqm / 2,370 sqft



Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes only.

A CONSTELLATION
OF EXCELLENCE

Your private and serene abode awaits.

SIGNATURE LIVING
BY MAJID AL FUTTAIM