

T E R R A

GOLF COLLECTION

A woman and a man are walking on a golf course. The woman is on the left, wearing a dark polo shirt, light-colored pants, a pink cap, and sunglasses. The man is on the right, wearing a dark polo shirt, light-colored pants, a white cap, and a black glove. They are walking on a grassy area with a lake in the background. The scene is set during the golden hour, with warm lighting. A golf bag is visible on a cart behind the man.

LUXURY

HAS A NEW SWING



TERRA BY TARAF

A YAS HOLDING COMPANY

TERRA is a development by Taraf - the real estate arm of YAS Holding – a renowned UAE headquartered investment company with a multi-industry business portfolio spanning multiple sectors and more than 50 operating subsidiaries.

- Established since 2005
- Headquartered in Abu Dhabi, UAE
- Operations in 8 countries across diverse verticals
- 100% Emirati owned

ABOUT

TERRA
GOLF COLLECTION



LIMITED COLLECTION

84 exquisite villas seamlessly integrated into the lush landscapes of an existing prestigious golf field. Experience the epitome of contemporary design, functionality, and exclusivity



THE SIGNATURE INTERIORS

Luxury lies in the details.
The architecture is intimate and inviting.
The spaces are elegant and tasteful.
The textures are graceful and timeless.



UNINTERRUPTED VIEWS

No development ever in front of your views, guaranteed! With unmatched sights of the verdant golf course surrounding TERRA, these villas are one of the best homes in Jumeirah Golf Estates.

IN-HOUSE AMENITIES

Our Stand Alone Villas offer a bespoke living experience with a provision for Private Theatre Room, Bar, and Personal Gym Space, along with a Family Lounge, Sky Lounge, Terrace and a Private Backyard amidst the greens.

Our Twin Villas and Townhouses boast the finest living, bedroom and bathrooms, complimented with a sky lounge, family lounge and backyard overlooking the greens.



An aerial photograph of a lush green golf course. A winding stream with a rocky bed flows through the center of the course. Several sand traps are visible on the right side. The background shows a line of trees and a building with a red roof under a clear sky.

WHY?

**JUMEIRAH
GOLF ESTATES**

JUMEIRAH GOLF ESTATES

Jumeirah Golf Estates is a ready, world-class residential golf destination offering luxury homes and leisure facilities amidst two internationally acclaimed championship golf courses, creating an unmatched lifestyle experience in the heart of new Dubai.



Set across 1,119 hectares (120 million sq. ft.) of world-class amenities



A ready and functional community with 700 families and 1,835 homes



Home to the Middle East's only European Tour Performance Institute



A fully active retail and restaurant lifestyle with Starbucks, Spinneys and many more



Minutes away from the site of Dubai Expo 2020 and Al Maktoum International Airport



PROXIMITY MAP

19 Minutes
Dubai Hills Mall

25 Minutes
Burj Al Arab

30 Minutes
Al Maktoum
International Airport

23 Minutes
Mall of the Emirates

26 Minutes
Dubai Marina

30 Minutes
DIFC

25 Minutes
Palm Jumeirah

28 Minutes
Downtown Dubai



TERRA
GOLF COLLECTION

An aerial photograph of a golf course during the golden hour. The scene is dominated by vibrant green grass, several irregularly shaped sand traps, and clusters of trees. Long, dark shadows are cast across the landscape, indicating the sun is low in the sky. The overall mood is serene and natural.

THE COLLECTION

T E R R A
GOLF COLLECTION

MASTER PLAN

TYOLOGY	UNITS
■ VILLA (TYPE 1)	10
■ TWINVILLA (TYPE 2)	24
■ TWINVILLA (TYPE 3)	18
■ TWINVILLA (TYPE 4)	8
■ TOWNHOUSE (TH-P02)	12
■ TOWNHOUSE (TH-P03)	4
■ TOWNHOUSE (TH-P04)	8
TOTAL UNITS	84





**THE
STANDALONE
VILLA**

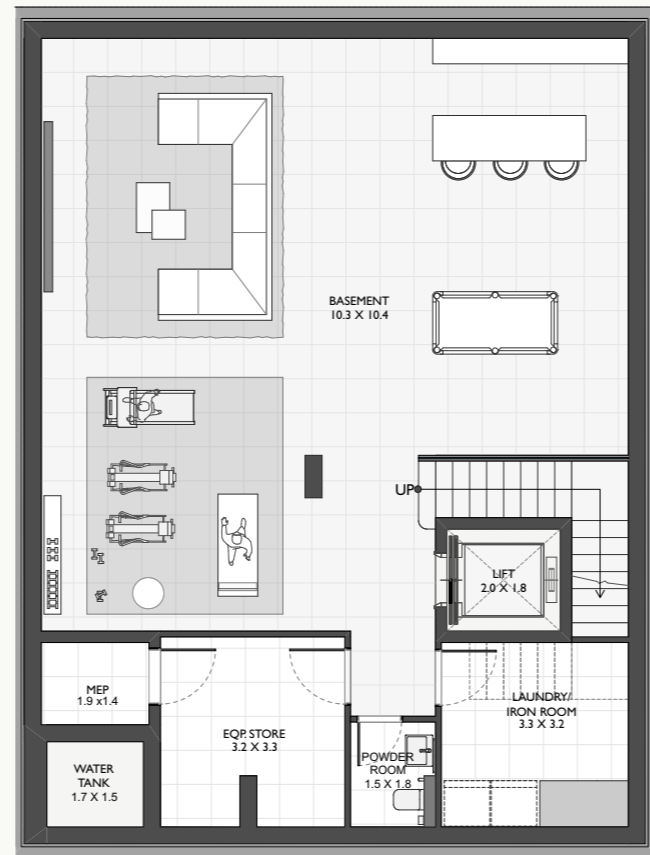
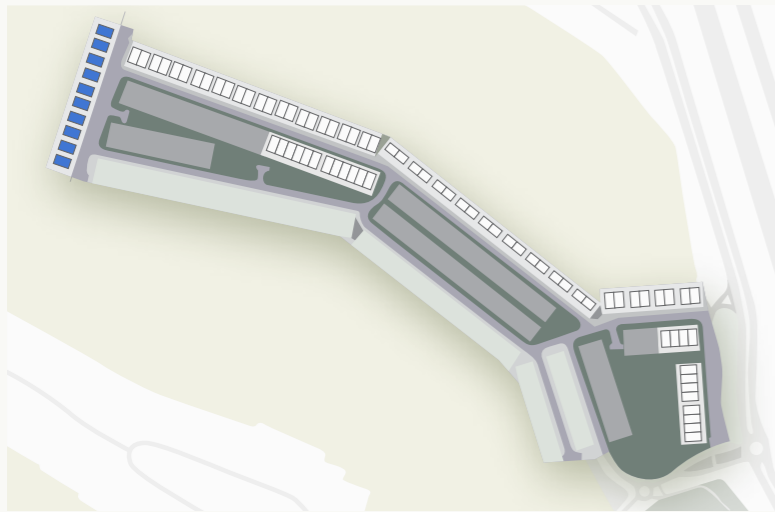


**THE
STANDALONE
VILLA**

STANDALONE VILLAS

6 BEDROOMS - VILLA TYPE 1

	SQ.FT	SQ.MT
SUITE AREAS	5,616	522
BALCONY/TERRACES AREAS	709	66
BASEMENT AREA	1,709	159
TOTAL AREA	8,034	746
PLOT AREA RANGE	4,550 - 4,564	423 - 424



BASEMENT FLOOR PLAN

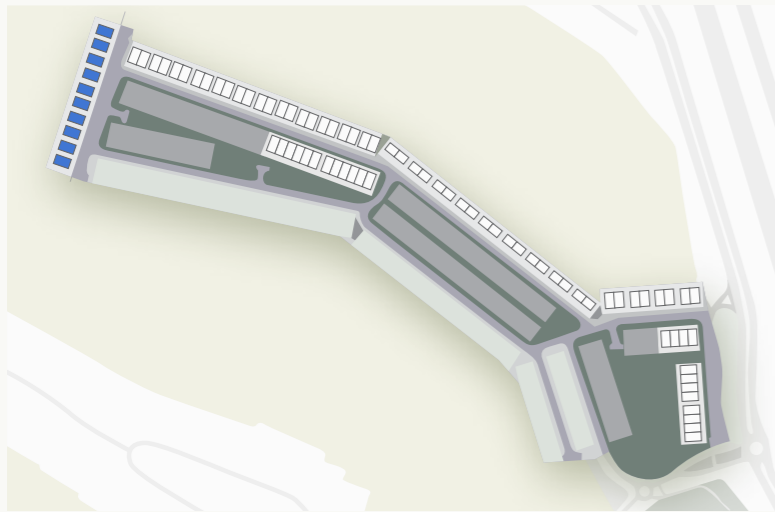


GROUND FLOOR PLAN

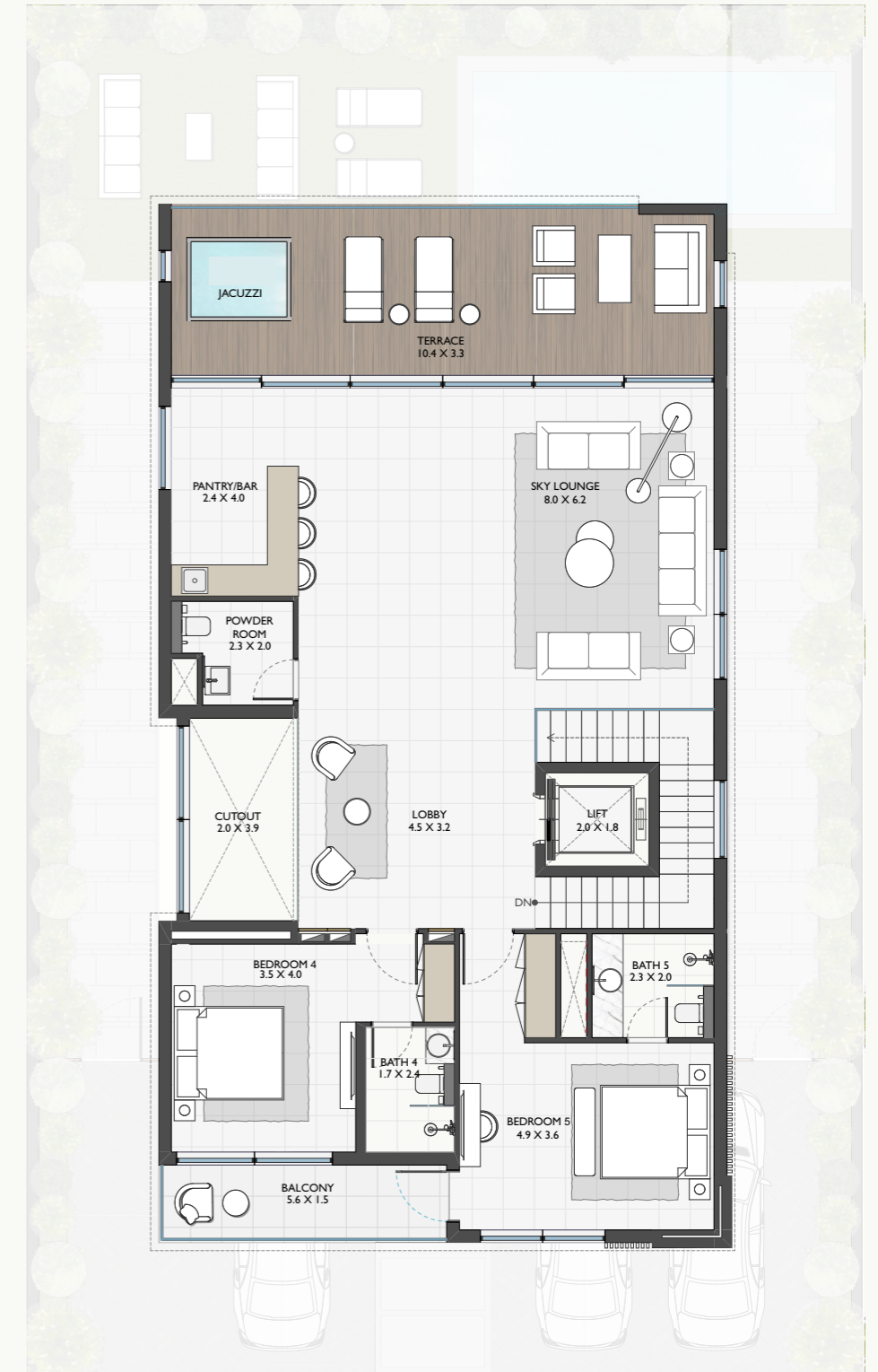
STANDALONE VILLAS

6 BEDROOMS - VILLA TYPE 1

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FIRST FLOOR PLAN



SECOND FLOOR PLAN



**THE TWIN
VILLA**

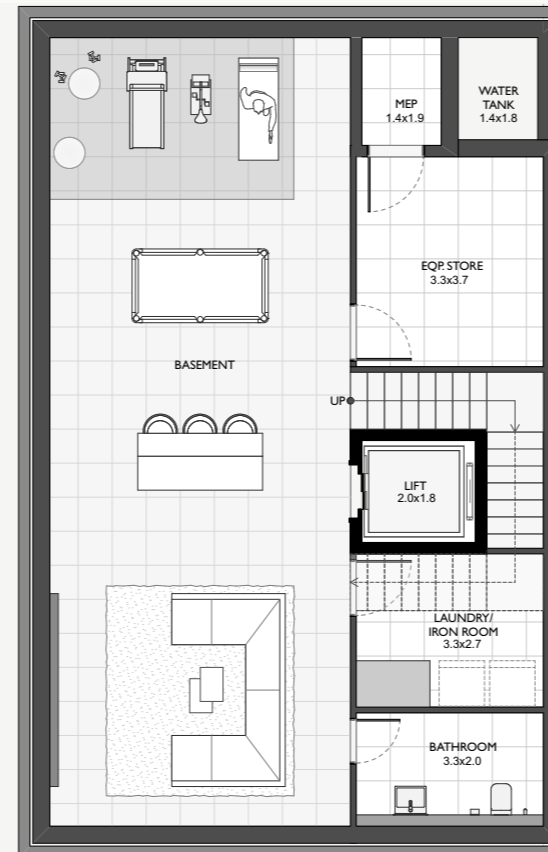
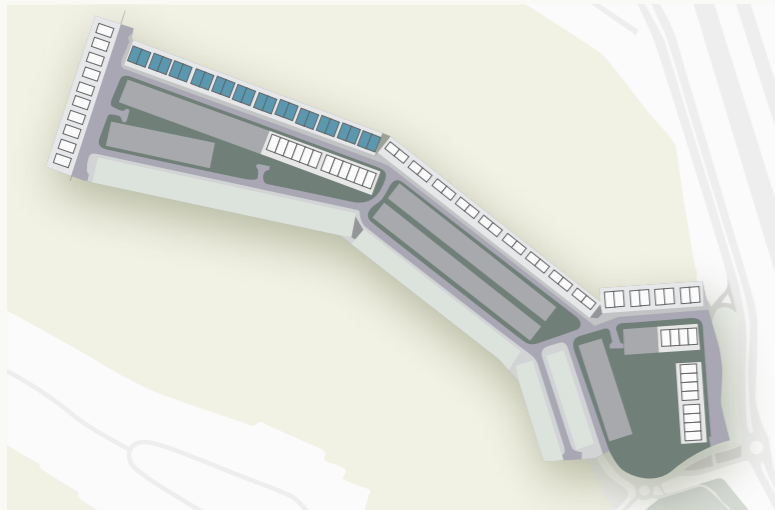


**THE TWIN
VILLA**

TWINVILLAS

6 BEDROOMS - TYPE 2

	SQ.FT	SQ.MT
SUITE AREAS	4,441	413
BALCONY/TERRACES AREAS	569	53
BASEMENT AREA	1,424	132
TOTAL AREA	6,434	598
PLOT AREA RANGE	3,316 - 3,373	308 - 313



BASEMENT FLOOR PLAN

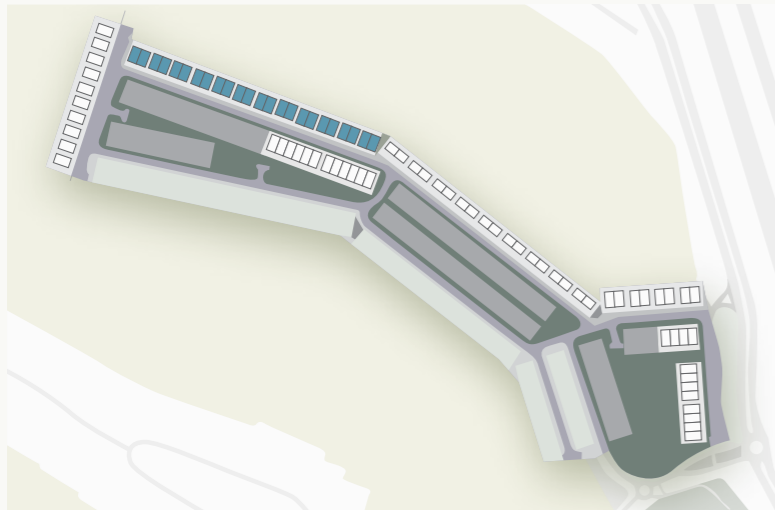


GROUND FLOOR PLAN

TWINVILLAS

6 BEDROOMS - TYPE 2

	SQ.FT	SQ.MT
SUITE AREAS	4,441	413
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BASEMENT AREA	1,424	132
TOTAL AREA	6,434	598
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FIRST FLOOR PLAN

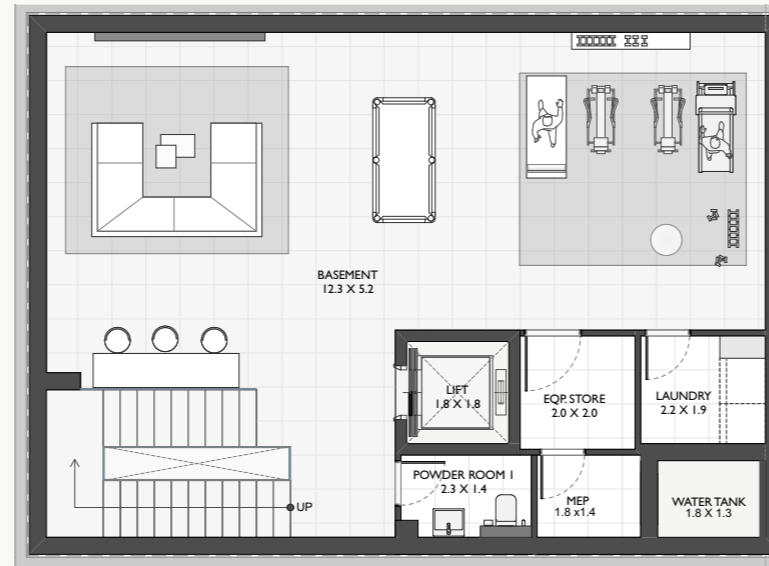


SECOND FLOOR PLAN

TWINVILLAS

6 BEDROOMS - TYPE 3

	SQ.FT	SQ.MT
SUITE AREAS	5,038	468
BALCONY/TERRACES AREAS	543	50
BASEMENT AREA	1,340	124
TOTAL AREA	6,921	643
PLOT AREA RANGE	3,358 - 3,445	312 - 320



BASEMENT FLOOR PLAN

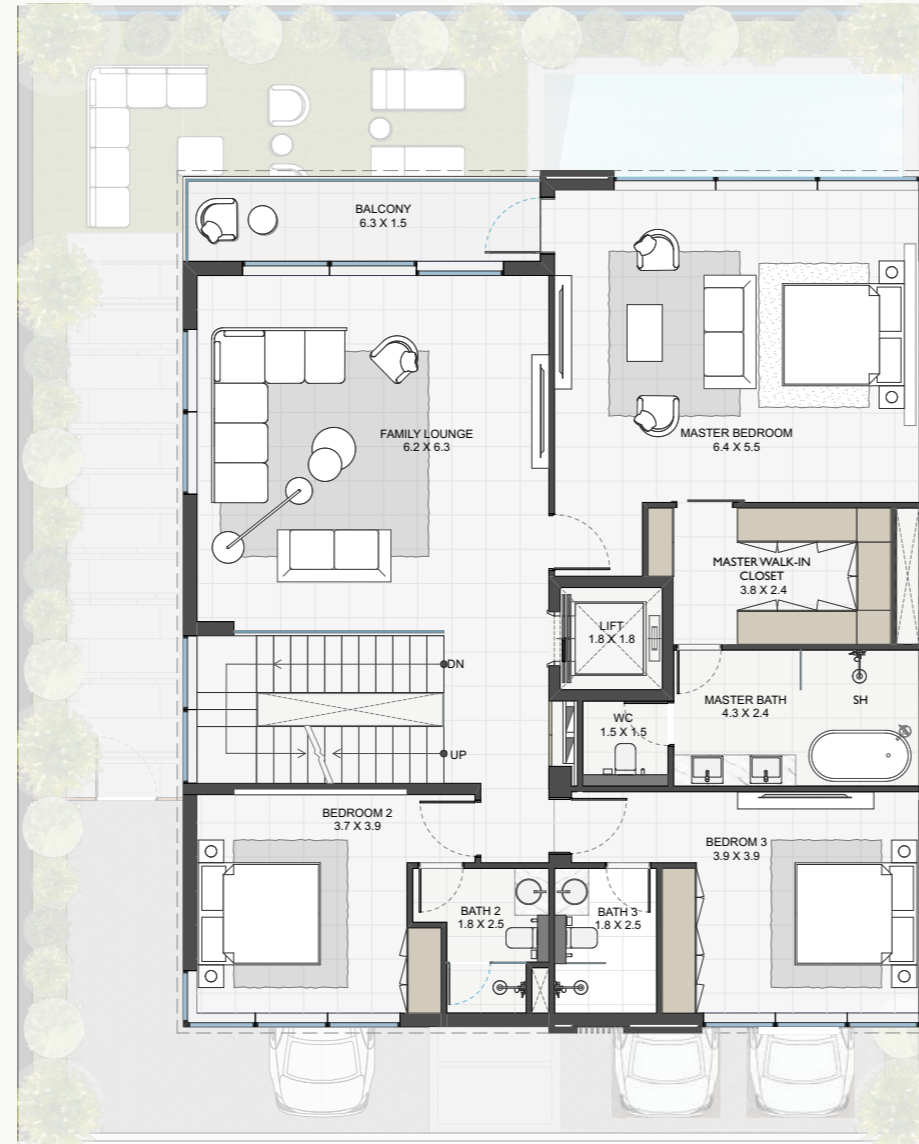


GROUND FLOOR PLAN

TWINVILLAS

6 BEDROOMS - TYPE 3

	SQ.FT	SQ.MT
SUITE AREAS	5,038	468
BALCONY/TERRACES AREAS	543	50
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FIRST FLOOR PLAN

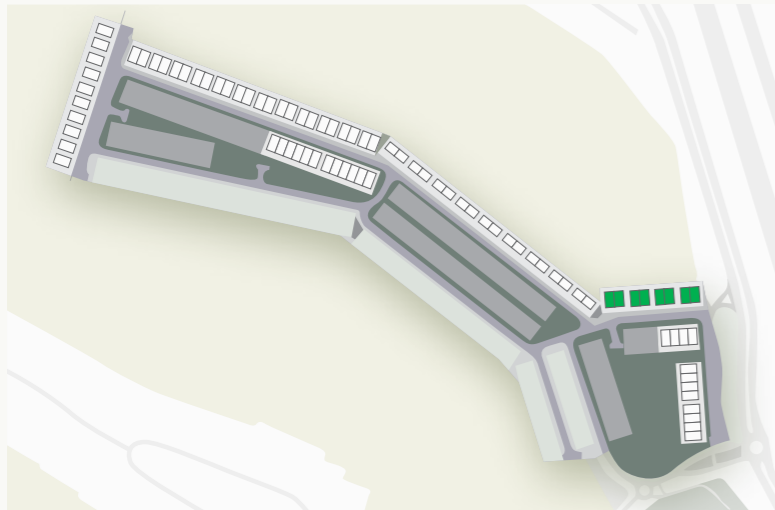


SECOND FLOOR PLAN

TWINVILLAS

6 BEDROOMS - TYPE 4

	SQ.FT	SQ.MT
SUITE AREAS	5,634	523
BALCONY/TERRACES AREAS	708	66
BASEMENT AREA	1,686	157
TOTAL AREA	8,028	746
PLOT AREA RANGE	3,727 - 3,794	346 - 352



BASEMENT FLOOR PLAN

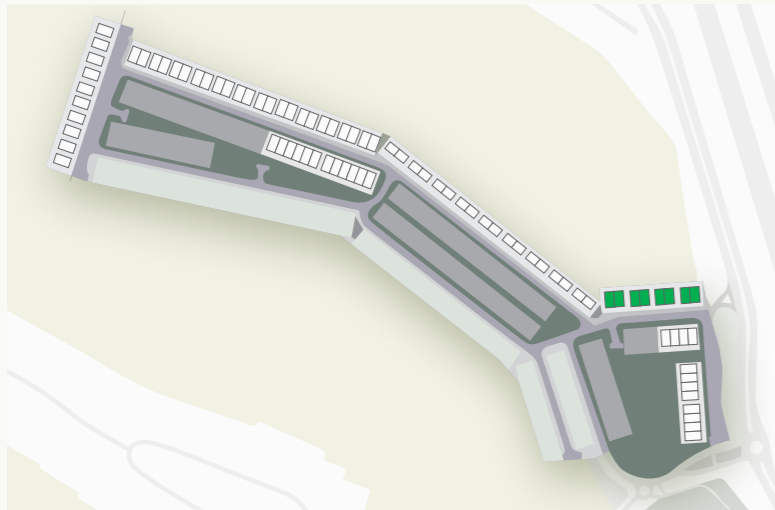


GROUND FLOOR PLAN

TWINVILLAS

6 BEDROOMS - TYPE 4

	SQ.FT	SQ.MT
SUITE AREAS	5,634	523
BALCONY/TERRACES AREAS	708	66
BASEMENT AREA	1,686	157
TOTAL AREA	8,028	746
PLOT AREA RANGE	3,727 - 3,794	346 - 352



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TOWNHOUSES

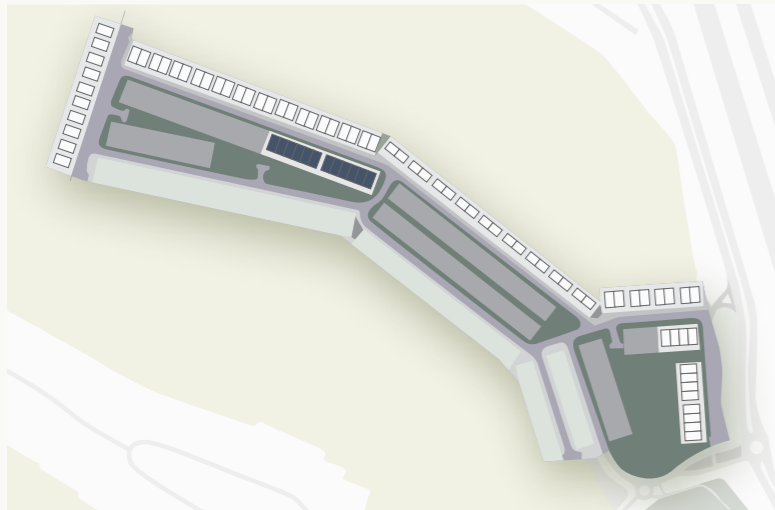


TOWNHOUSES

TOWNHOUSES

6 BEDROOMS - TH PO2 (CORNER)

	SQ.FT	SQ.MT
SUITE AREAS	4,177	388
BALCONY/TERRACES AREAS	565	52
BASEMENT AREA	0	0
TOTAL AREA	4,742	441
PLOT AREA RANGE	3,178 - 3188	295 - 296



GROUND FLOOR PLAN



FIRST FLOOR PLAN

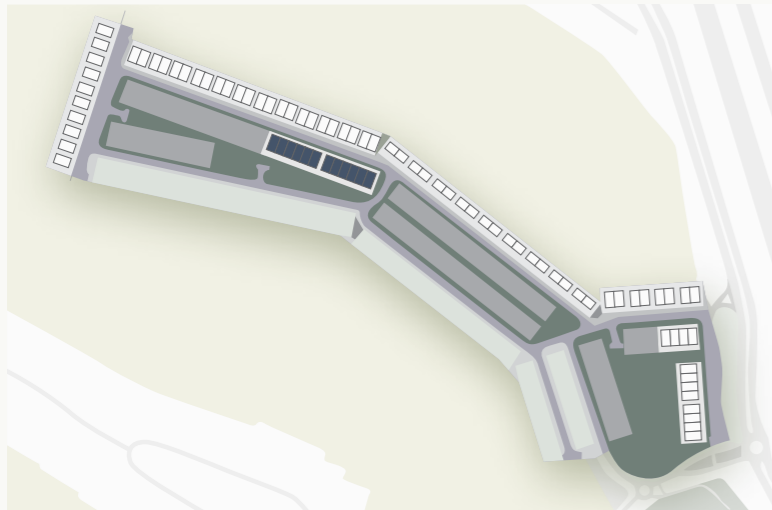


SECOND FLOOR PLAN

TOWNHOUSES

6 BEDROOMS - TH PO2 (MIDDLE)

	SQ.FT	SQ.MT
SUITE AREAS	4,120	383
BALCONY/TERRACES AREAS	551	51
BASEMENT AREA	0	0
TOTAL AREA	4,671	434
PLOT AREA RANGE	2,439	227



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

TOWNHOUSES

6 BEDROOMS - TH PO3 & TH PO4 (CORNER)

	SQ.FT	SQ.MT
SUITE AREAS	4,160	386
BALCONY/TERRACES AREAS	593	55
BASEMENT AREA	0	0
TOTAL AREA	4,753	442
PLOT AREA RANGE	3,238	301



GROUND FLOOR PLAN



FIRST FLOOR PLAN

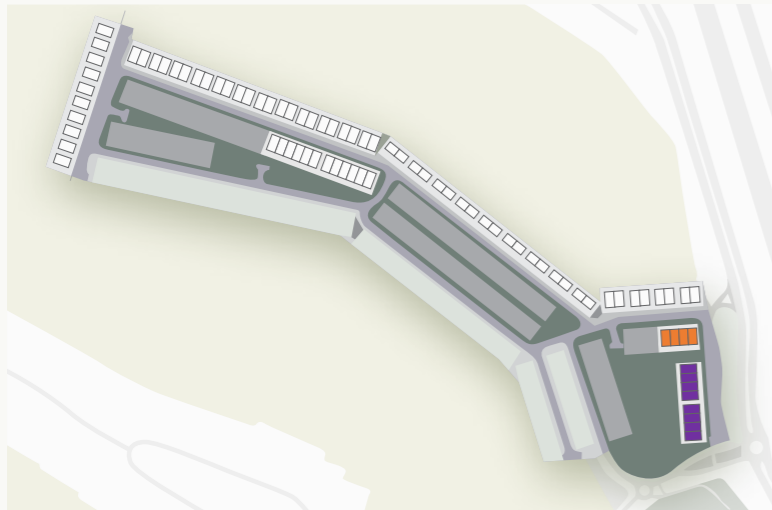


SECOND FLOOR PLAN

TOWNHOUSES

6 BEDROOMS - TH PO3 & TH PO4 (MIDDLE)

	SQ.FT	SQ.MT
SUITE AREAS	4,111	382
BALCONY/TERRACES AREAS	573	53
BASEMENT AREA	0	0
TOTAL AREA	4,684	435
PLOT AREA RANGE	2,439	227



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

TARAF

A YAS HOLDING COMPANY