

SERENITY

MANIONS

*Aurora*

*Ribbons of light cast  
beauty across the sky*



*Forming a distinctive  
living experience*

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*Aurora*

 تلال الغاف  
Tilal Al Ghaf

*Shaped to your  
esteemed tastes*



*Iridescent colours ignite  every detail of your life*

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*Where the barrier between  
home and greenery fades*

*Giving you the freedom to feel  
the tranquility of nature*



A woman with her hair pulled back, wearing a white, long-sleeved, backless dress, stands in profile looking towards the right. She is holding the hem of her dress. The background is a bright, clear blue sky with a large, glowing sun flare in the upper center. The overall mood is serene and peaceful.

*Welcome to your  
Serenity Mansions Aurora*



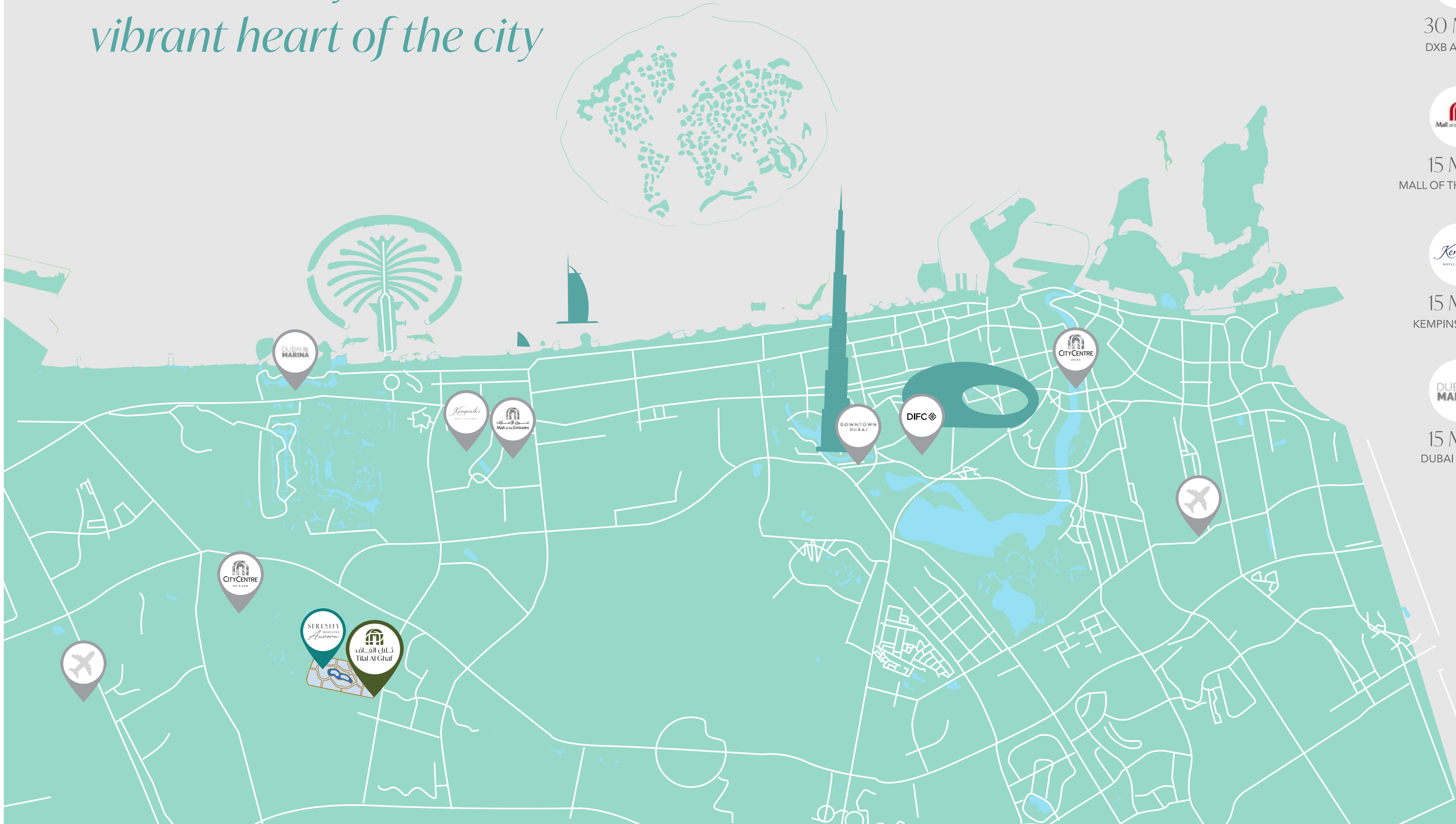
# *Signature living by Majid Al Futtaim*

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: Aurora is our latest premium residential release 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.

# A still sanctuary in the vibrant heart of the city



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



25 Mins.  
DOWNTOWN DUBAI



15 Mins.  
DUBAI MARINA



30 Mins.  
DUBAI FINANCIAL CENTER



*Discover a Poolside Retreat where  
wellbeing emanates from its surroundings*

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# *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.

Two sensational destinations are within Tilal Al Ghaf: Plagette and DISTRIKT. DISTRIKT provides wellness, beauty, shopping and dining experiences to its residents and the neighbouring communities. Meanwhile, Plagette Beach Club offers a calming respite upon the white sandy beach of Lagoon Al Ghaf.

PLAGETTE





## *Your Poolside Retreat*

The Poolside Retreat is beset within the garden—directly accessible from the mansion. With its seamless floor-to-ceiling windows, you can be surrounded by nature while still enjoying the luxuries of an indoor space.

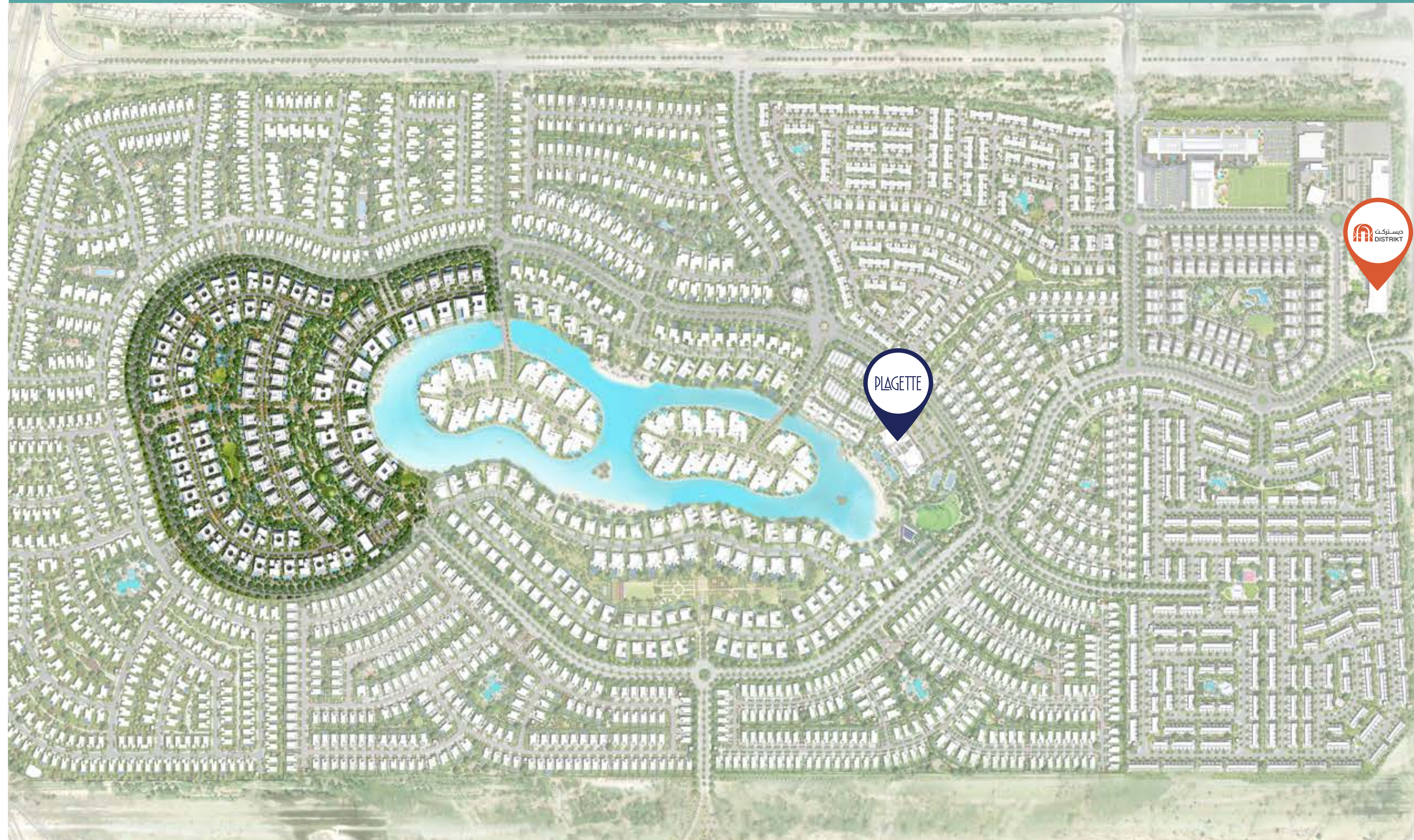
The combination of stone, glass and aluminium, creates a feeling of quiet elegance, with a canopy that provides additional shading against the low sun.

Every detail, down to the meticulous design of the lighting, was carefully selected to preserve the intimate character and atmosphere of the room.

*A reimagined façade that invigorates  
a harmonious living experience*



# 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 Aurora*

## Key Plan

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

 AURORA



# 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<sup>a</sup> has attracted attention, winning several competitions and major international awards.



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# Collaborators

BLINK

A multi-disciplinary design studio with 17 years of expertise in the luxury hospitality industry. Best known for their collaborations with the world's most renowned luxury hotel and resort brands, BLINK believes in crafting memorable spaces that reflect the unique connection between people and places.

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# AURORA

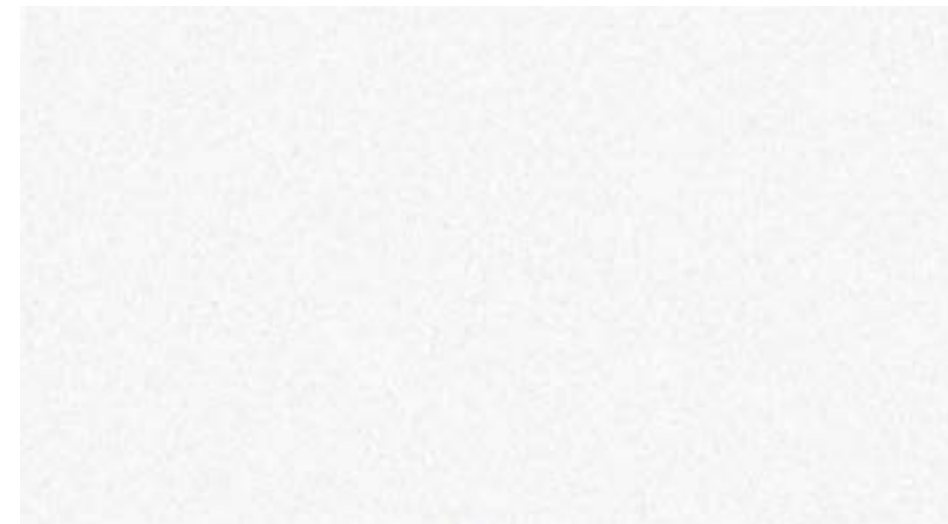
## EXTERIOR MATERIALS



NATURAL STONE



WOODEN DOOR



TEXTURED PAINT



SATIN COLOUR ALUMINIUM





AURORA FRONT VIEW

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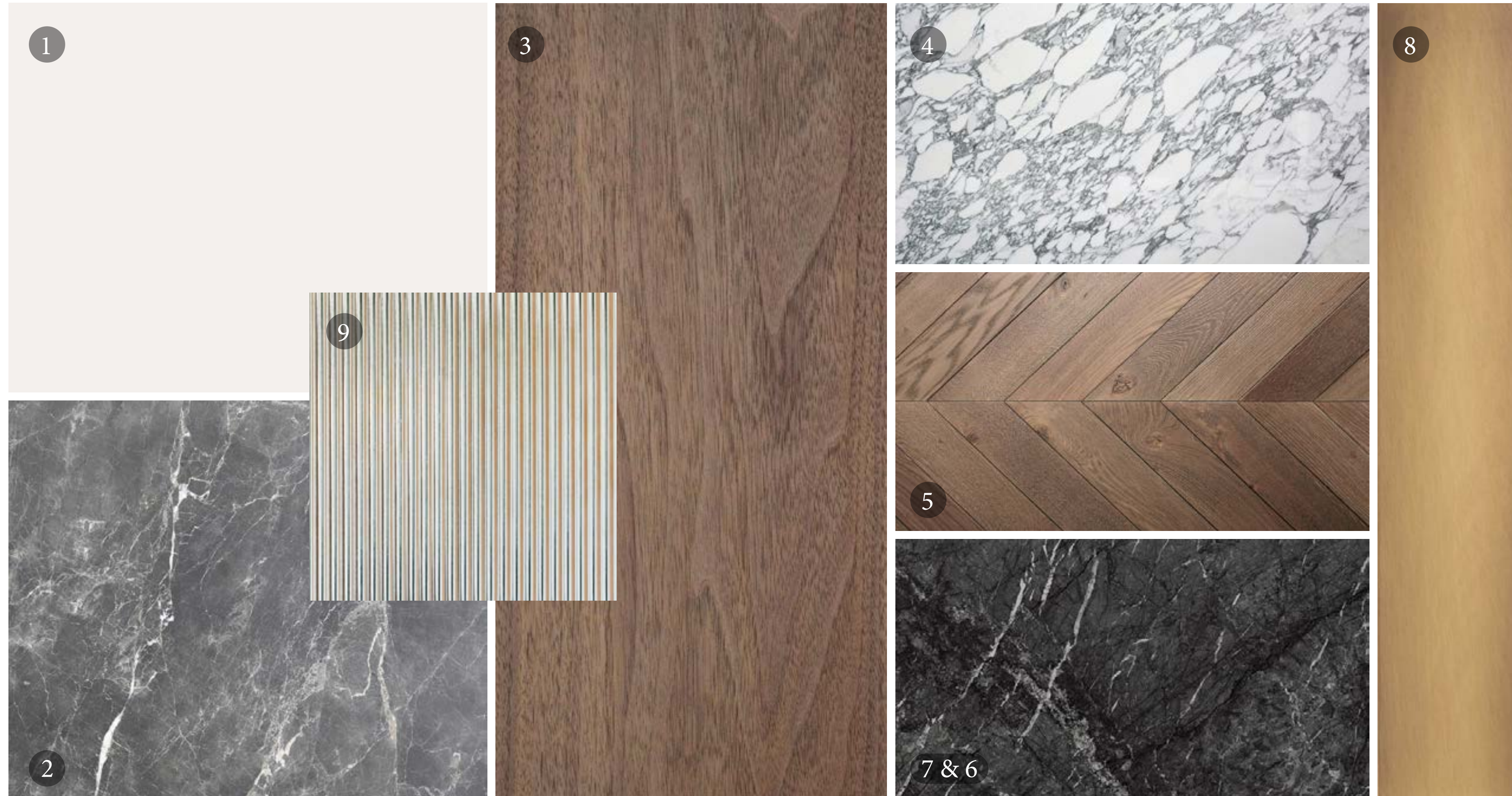
AURORA BACK VIEW

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# AURORA | ARTIST'S HOUSE

## INTERIOR MATERIALS



- 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

# AURORA | WRITER'S HOUSE

## INTERIOR MATERIALS



- 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



INTERIOR | FORMAL LIVING | ARTIST'S HOUSE

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INTERIOR | THE CINEMA LOUNGE | WRITER'S HOUSE

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WRITER'S HOUSE



INTERIOR | FAMILY LIVING

ARTIST'S HOUSE



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WRITER'S HOUSE



INTERIOR | FOYER

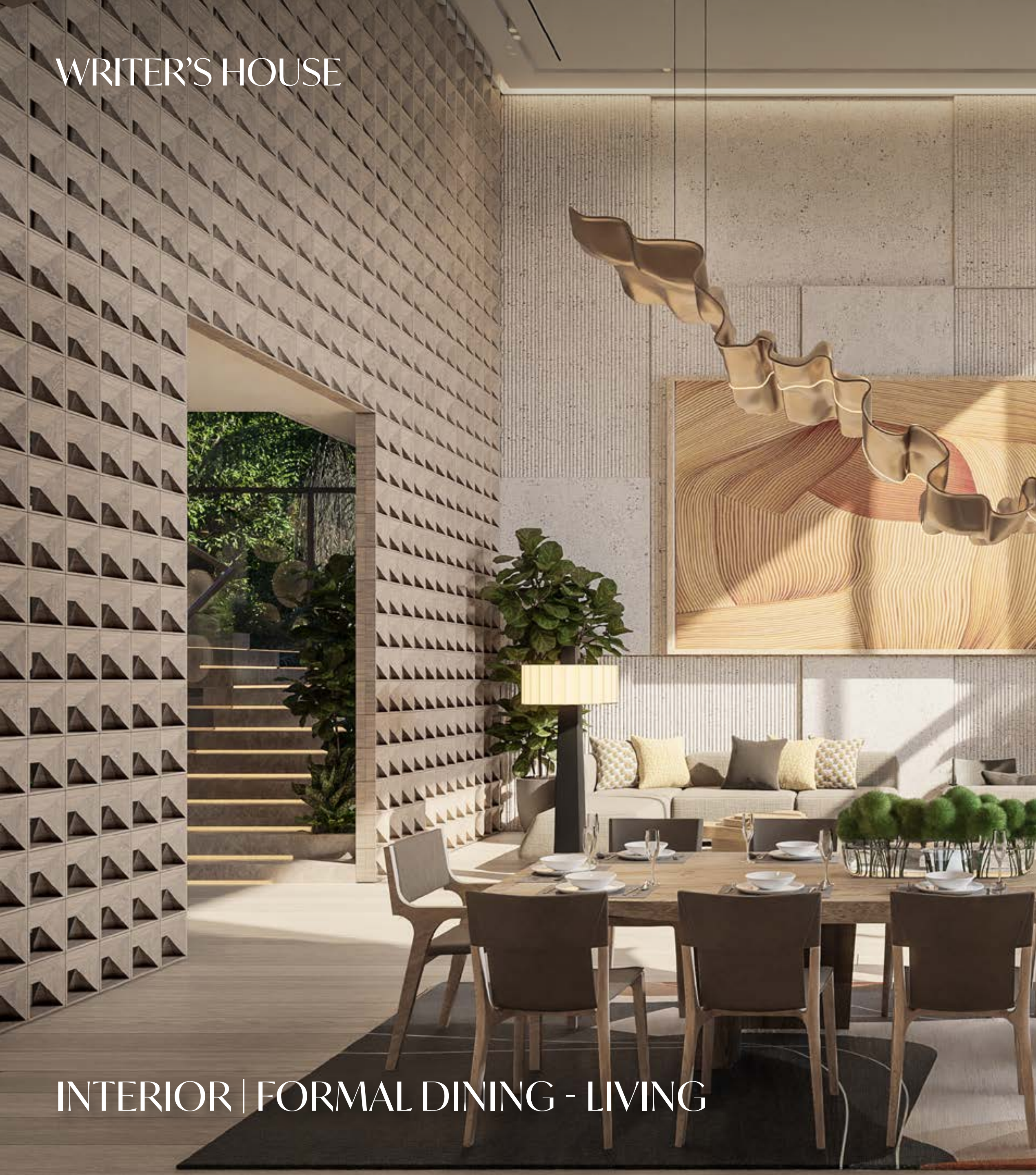
ARTIST'S HOUSE



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WRITER'S HOUSE



INTERIOR | FORMAL DINING - LIVING

ARTIST'S HOUSE



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WRITER'S HOUSE



INTERIOR | PENTHOUSE

ARTIST'S HOUSE



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WRITER'S HOUSE



INTERIOR | POOL DECK

ARTIST'S HOUSE



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WRITER'S HOUSE



INTERIOR | MASTER BATHROOM

ARTIST'S HOUSE



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INTERIOR | MASTER DRESSING ROOM

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# AURORA

## Floor plans

Internal Area	913 sqm / 9,837 sqft
Balcony / Terrace	100 sqm / 1,080 sqft
Garage	180 sqm / 1,940 sqft
Total Area	1,193 sqm / 12,857 sqft

### Basement - Gym / Cinema

400 sqm / 4,320 sqft



### Ground Floor - Guest Suite

298 sqm / 3,207 sqft



### First Floor - Family Lounge / Junior Suite

275 sqm / 2,960 sqft



### Penthouse - The Boudoir

220 sqm / 2,370 sqft



# AURORA

## Floor plans

Basement

### Gym / Cinema

400 sqm / 4,320 sqft



### The Lounge

400 sqm / 4,320 sqft



# AURORA

## *Floor plans*

Ground Floor

### Guest Suite

298 sqm / 3,207 sqft



### Office

298 sqm / 3,207 sqft



# AURORA

## *Floor plans*

First Floor

### Family Lounge / Junior Suite

275 sqm / 2,960 sqft



### Family Lounge / Nanny

275 sqm / 2,960 sqft



# AURORA

## *Floor plans*

Penthouse

### The Boudoir Suite

220 sqm / 2,370 sqft



### The Wellness

220 sqm / 2,370 sqft





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Tilal Al Ghaf

Brought to you by



ماجد الفطيم  
MAJID AL FUTAIM