

BEACHSIDE
RESIDENCES



تلال الغاف
Tilal Al Ghaf

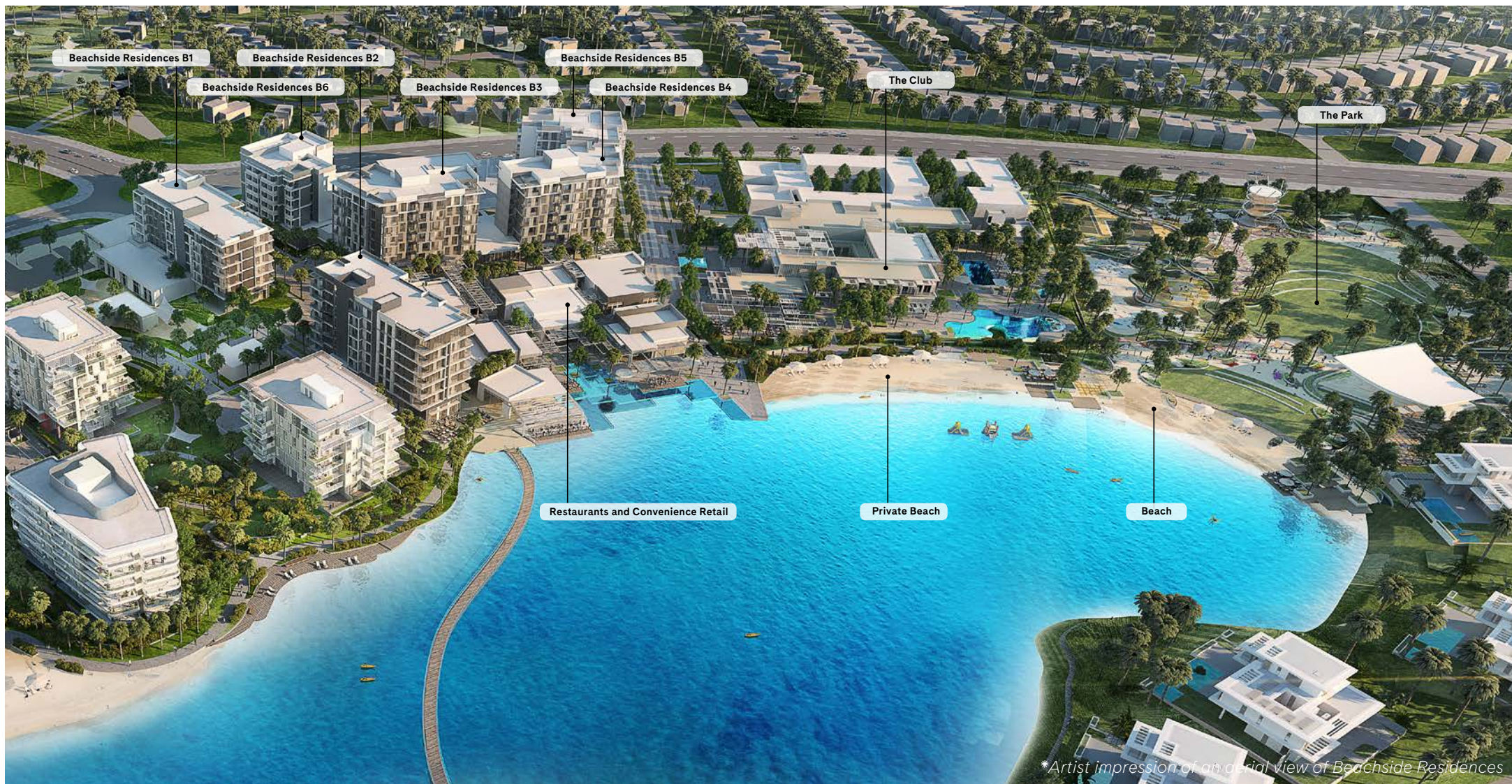


ماجد الفطيم
MAJID AL FUTTAIM

Resort living reinvented by Majid Al Futtaim



Artist impression of private beach at The Club



Rediscover life

Imagine living on the shores of a recreational lagoon with white sandy beaches. Waking up every day to beautiful views. Living in a vibrant community focused on nurturing mind, body and soul. Wonderfully placed in Tilal Al Ghaf's most exciting mixed-use destination, Beachside Residences brings resort living home.



Part of a growth corridor in Dubai

SCHOOLS
GOLF CLUBS
HOSPITALS
CRICKET STADIUM

Within 5 km

- 1 Victory Heights Primary School
6 Minutes
 - 2 Gems Metropole School
4 Minutes
 - 3 Jebel Ali School
11 Minutes
 - 4 Ranches Primary School
11 Minutes
- 1 Victory Heights The Els Club
7 Minutes
 - 2 Jumeirah Golf Estates
21 Minutes
 - 3 Dubai Golf City
16 Minutes
 - 4 Trump International Golf Course
7 Minutes
 - 5 Arabian Ranches Golf Club
13 Minutes

- 1 Cedars Jebel Ali International Hospital
18 Minutes
 - 2 Aster DM Healthcare
15 Minutes
 - 3 Mediclinic Parkview Hospital
12 Minutes
 - 4 Emirates Hospital Day Surgery & Medical Center
7 Minutes
 - 5 Conceive Gynaecology & Fertility Hospital JLT
22 Minutes
- 1 Dubai International Cricket Stadium
6 Minutes

Beyond 5 km

- 5 Kings School Al Barsha
10 Minutes
 - 6 American School
12 Minutes
 - 7 Emirates School
18 Minutes
 - 8 GEMS World Academy
9 Minutes
 - 9 Dubai International School
20 Minutes
- 6 Montgomerie Golf Club
20 Minutes
 - 7 Emirates Golf Club
22 Minutes
- 6 City Centre Clinic
12 Minutes
 - 7 NMC Hospital
14 Minutes
 - 8 Mediclinic Al Sufouh
18 Minutes
 - 9 Al Jalila Children's Specialty Hospital
28 Minutes
 - 10 Al Zahra Hospital
18 Minutes

Masterplan



Recreational lagoon: 70,000 sqm

White sandy beaches

18 km of walking and cycling trails

Over 100 retail offerings and restaurants

Parks and open green spaces

Children's playgrounds

Boulevards

3 Nurseries

2 holistic healthcare facilities

Premium residential units: 6,500

An international K-12 school

Office Space: more than 80,000 sqm

Ghaf tree trail: 2 km

A series of interconnected trails and parks

Hotel

1 Beachside Residences

2 Beach

3 The Park

4 The Club

5 Recreational lagoon

6 K-12 School

7 Hotel in Studio hub

8 Mosques

9 Nurseries

White sandy beaches



**Artist impression of the beach*

The Club

Offering panoramic views of the recreational lagoon, The Club will be one of Dubai's most exclusive private clubs.



**Artist impression of The Club entrance*



**Artist impression of the pool at The Club*

Amenities at The Club

Private beach

3 swimming pools

Basketball courts

Tennis courts

Gymnasium

Soccer

Netball

Cooking classes

Pottery classes

Music classes

Yoga

Meditation

Pilates

Welcome home

Beachside Residences is a vibrant cluster of residences fabulously located in the heart of Tilal Al Ghaf. With landscaped pedestrian walkways linking residences to shopping, leisure and entertainment, you will rediscover life, every day.



**Artist impression of Beachside Residences*

Your residence

Stylish studio, 1, 2 and 3 bedroom apartments with modern design and elegantly appointed interiors. Floor-to-ceiling windows offer amazing views of the recreational lagoon, community, or central courtyard pools.



**Artist impression of waterfront restaurants in front of Beachside Residences*

Urban retail



Grand entrance



*Artist impression of the lobby

Modern, elegant design

Lofty ceiling offers a relaxed experience

Welcoming arrival experience

Digital locker

A modern and well-conceived entrance provides a preview to an awe-inspiring lobby, with lofty ceilings and discrete decor. Clean lines, neutral colors and expansive glass panels give it its modern reputation.

Floor-to-ceiling glazing



*Artist impression

Smart open-plan design to maximise use of space and light

Floor-to-ceiling glazing offers views of the lagoon, community or central courtyard pool

Design with flexibility built-in to maximise living and entertainment

The rooms are meticulously designed to best capture open views of the recreational lagoon, community pools and surrounding breathtaking vistas.

Innovative by design



*Artist Impression

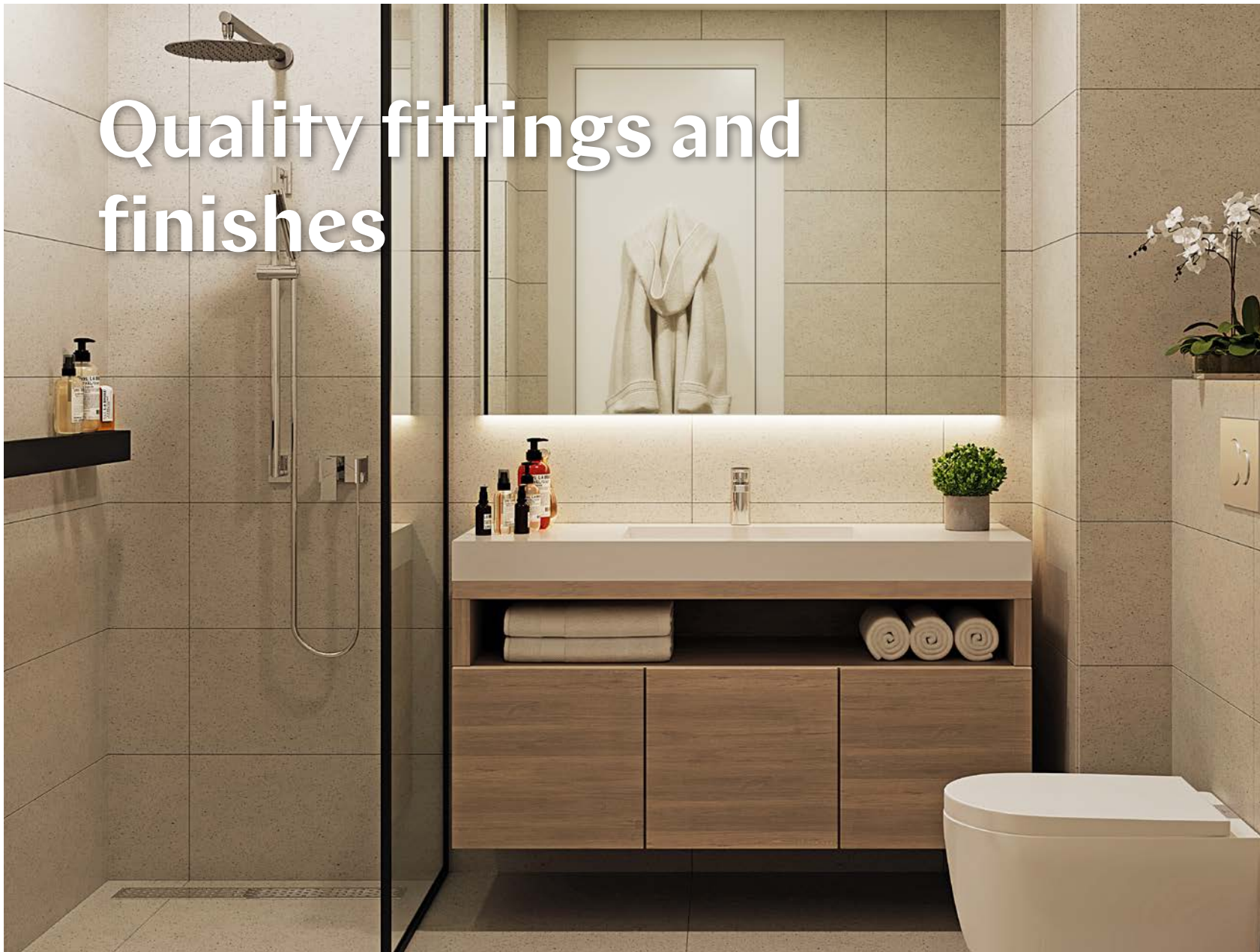
Smart design layouts to maximise living space every day

Cleverly planned storage in every apartment including studios

Design efficiency in unique layouts provides maximum flexibility with use of space

The studios are built for homeowners with a refined, sophisticated and modern taste. With attention to detail, the residences offer an opportunity for you to experience the finest aspects of lifestyle.

Quality fittings and finishes



*Artist impression

High-quality treatment

Quality designs with built-in storage

Neutral colour palette

Modern design with all needs considered

Designed to please the eye and the senses, well-appointed bathrooms make use of contemporary design and fittings to make the most of space without any compromise.



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Floor plans

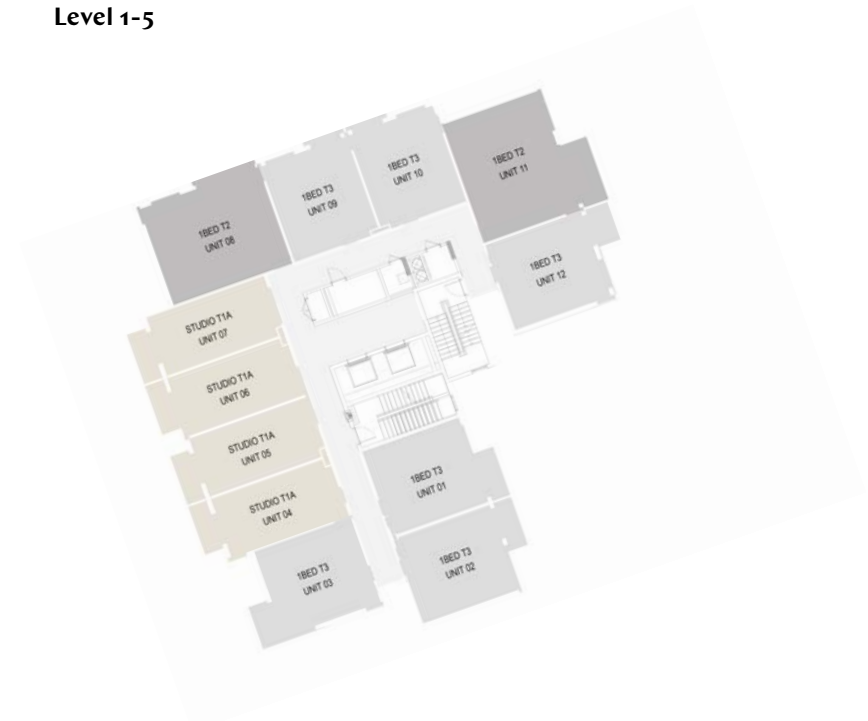
Beachside Residence 3

Level 1-6



Beachside Residence 6

Level 1-5



- | | | |
|--|--|--|
|  1 BEDROOM APARTMENT - TYPE 1 |  2 BEDROOM APARTMENT - TYPE 3 |  STUDIO - TYPE 1A |
|  2 BEDROOM APARTMENT - TYPE 1 |  2 BEDROOM APARTMENT - TYPE 4 |  1 BEDROOM APARTMENT - TYPE 2 |

- | |
|--|
|  1 BEDROOM APARTMENT - TYPE 3 |
|--|

The plans, drawings, images, dimensions, areas and all information provided herein are indicative, provided for illustrative purposes only and may be subject to variation without prior notice at the sole discretion of the Developer.

Studio T_{1A}



	SQM	SQFT
INTERNAL AREA	33	355
BALCONY	5	54
TOTAL AREA	38	409

B6 - UNITS 04, 05, 06, & 07



1 Bedroom T₁



	SQM	SQFT
INTERNAL AREA	53	570
BALCONY	6	65
TOTAL AREA	59	635

B3 - UNITS 01, 06, & 07



1 Bedroom T₂



	SQM	SQFT
INTERNAL AREA	53	571
BALCONY	7	75
TOTAL AREA	60	646

B6 - UNITS 08 & 11

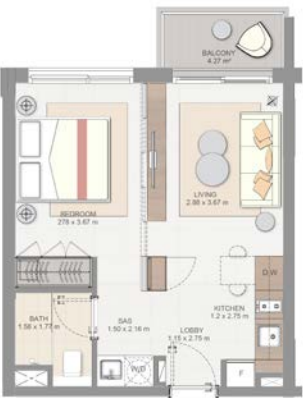


1 Bedroom T₃



	SQM	SQFT
INTERNAL AREA	39	420
BALCONY	4	43
TOTAL AREA	43	463

B6 - UNITS 01, 02, 03, 09, 10 & 12



2 Bedroom T1



	SQM	SQFT
INTERNAL AREA	82	883
BALCONY	8	86
TOTAL AREA	90	969

B3 - UNITS 03 & 04



2 Bedroom T3



	SQM	SQFT
INTERNAL AREA	93	1,001
BALCONY	7	75
TOTAL AREA	100	1,076

B3 - UNIT 05



2 Bedroom T1

2		2		1		1	
		SQM		SQFT			
INTERNAL AREA		82		915			
BALCONY		10		108			
TOTAL AREA		95		1,023			

B3 - UNIT 02



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*Artist impression of recreational lagoon

About Majid Al Futtaim Communities

Majid Al Futtaim Communities craft human-centric destinations by bridging people, business and culture to create world-class mixed-use developments with unparalleled quality of life at their core.

Our experience allows us to find creative synergies between partners to elevate master planning and design; architecture, public space and urban retail; culture creation and services. These contribute to building civic pride and a sense of belonging for anyone who comes in touch with one of our communities.

Legacy building is our mindset: our communities are designed to deliver long-term value and to continue to grow and evolve in character, culture, complexity and desirability.

In addition to Tilal Al Ghaf, our newly launched flagship community in Dubai, our portfolio includes three live developments spanning 4 million square metres: Al Zahia in Sharjah, UAE, Al Mouj Muscat, Oman and Waterfront City in Dbayeh, Lebanon.



This is seaside living at its best. This master-planned community in Dbayeh blends the charm of maritime living with the luxury of leisure, entertainment, hospitality and business attractions.



A pioneering destination in Sharjah, Al Zahia provides an exclusive, sustainable living environment with six themed parks, leisure facilities and town centre, connected to City Centre Al Zahia.



Spread along a 7-kilometre stretch of stunning coastline, Al Mouj Muscat is Oman's premier lifestyle destination with over 6,000 contemporary properties, the award-winning Greg Norman golf course, 5 Gold Anchor Marina, surrounded by the world's best dining, entertainment and lifestyle offerings.

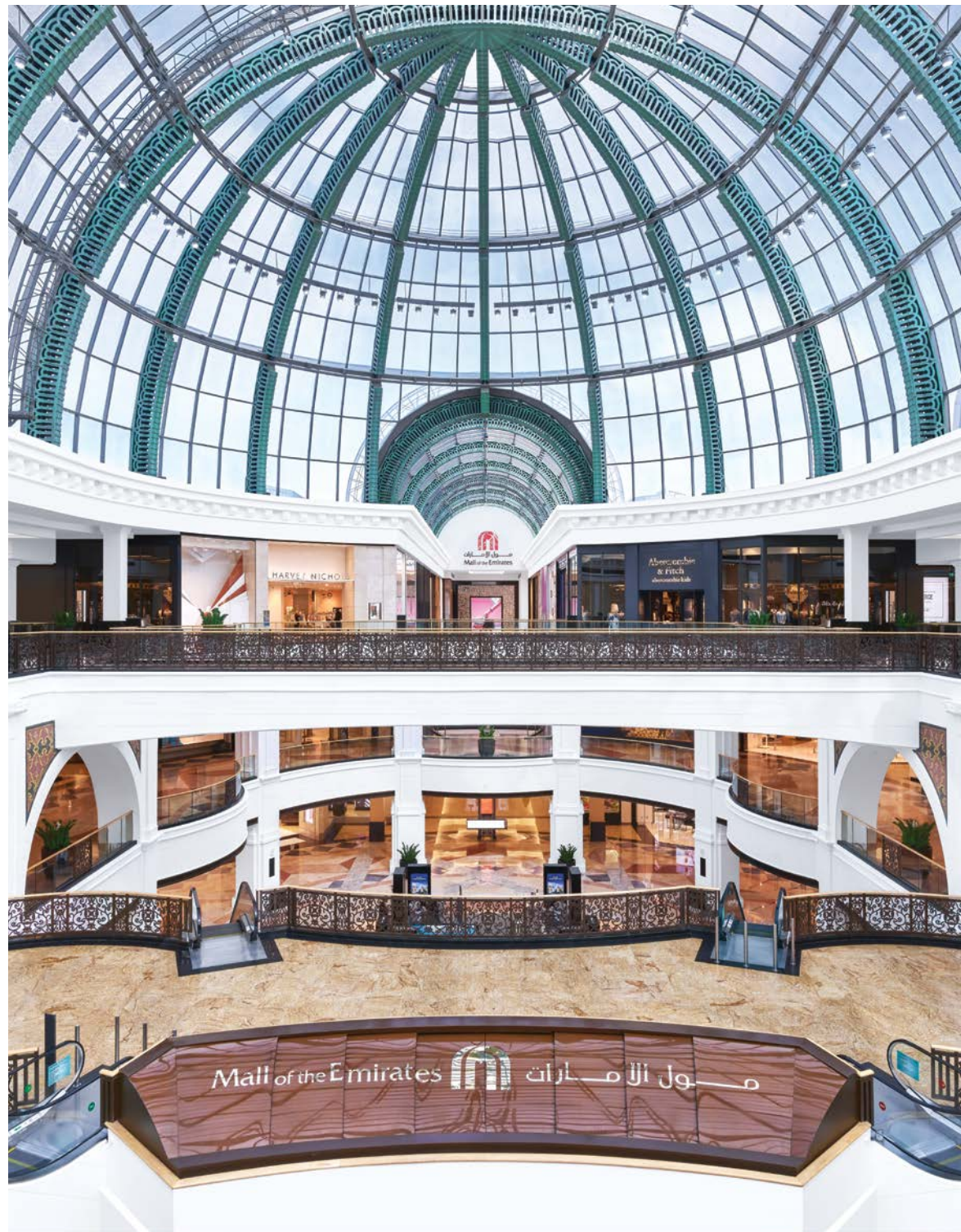
About Majid Al Futtaim

Founded in 1992, Majid Al Futtaim is the leading shopping mall, communities, retail and leisure pioneer across the Middle East, Africa and Asia.

A remarkable business success story, Majid Al Futtaim started from one man's vision to transform the face of shopping, entertainment and leisure to 'create great moments for everyone, every day'. It has since grown into one of the United Arab Emirates' most respected and successful businesses spanning 15 international markets, employing more than 43,000 people, and obtaining the highest credit rating (BBB) among privately-held corporates in the region.

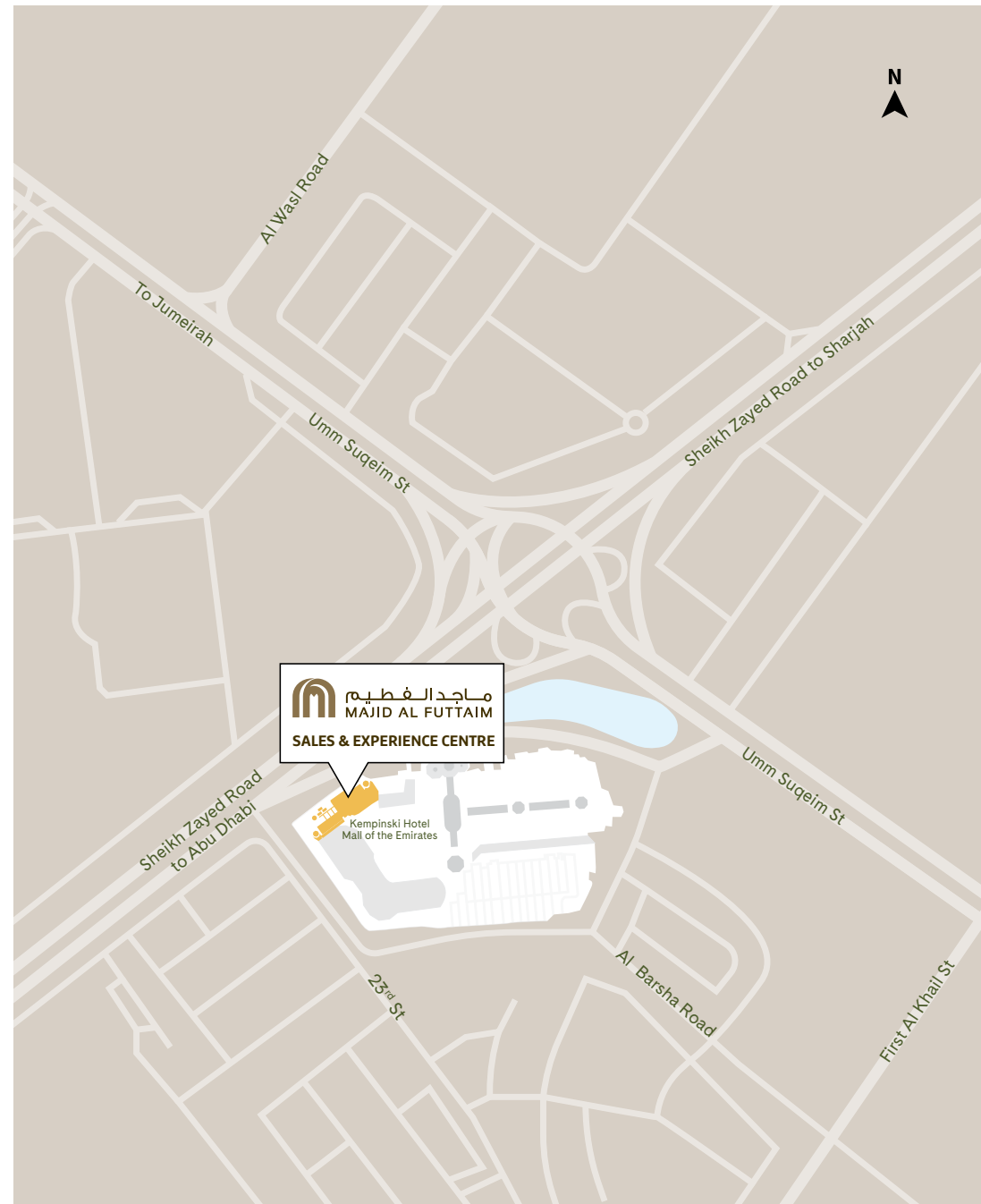
Majid Al Futtaim owns and operates 23 shopping malls, 13 hotels and four mixed-use communities, with further developments underway in the region. The shopping malls portfolio includes Mall of the Emirates, Mall of Egypt, City Centre malls, My City Centre neighbourhood centres, and four community malls which are in joint venture with the Government of Sharjah. The Company is the exclusive franchisee for Carrefour in 38 markets across the Middle East, Africa and Asia, and operates a portfolio of 243 outlets in 14 countries.

Majid Al Futtaim operates 331 VOX Cinema screens and 37 Magic Planet family entertainment centres across the region. In addition to iconic leisure and entertainment facilities such as Ski Dubai, Orbi Dubai and Ski Egypt, among others. The Company is parent to the consumer finance company 'Najm', and a Fashion and Home retail business representing international brands such as Abercrombie & Fitch, AllSaints, lululemon athletica, Crate & Barrel and Maison du Monde. In addition, Majid Al Futtaim operates Enova, a facility and energy management company, through a joint venture operation with Veolia, a global leader in optimised environment resource management. The Company also owns the rights to The LEGO Store and American Girl in the Middle East and operates in the food and beverage industry through a partnership with Gourmet Gulf.





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Majid Al Futtaim Sales & Experience Centre
Kempinski Hotel, Mall of the Emirates

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tilalalhaf.com



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