

WATERFRONT

COLLECTION

INFINITE POSSIBILITIES
OF BESPOKE LUXURY

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

GREAT MOMENTS FOR EVERYONE, EVERY DAY

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





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



EXPERIENCE
SIGNATURE LIVING



SIGNATURE LIVING BY MAJID AL FUTTAIM

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 | DISTRIKT
EXCLUSIVE SHOPPING, DINING,
RECREATION AND WELLNESS |
|-------------------------------|-------------------|-------------------------|----------------|---|---|--|---|--|



SERENITY MANSIONS KEY PLAN

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

■ KAI ■ FAY

COLLABORATORS

SAOTA

Award-winning architectural firm SAOTA is driven by a unique design philosophy that connects form and function and blurs the boundaries between indoors and out. SAOTA's innovative residential designs are distinguished not only for their incredible aesthetic impact, but for being homes in which people love to live.



SERENITY
MANSIONS



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.

KAI

EXTERIOR

Kai is an architecturally bold and expressive residence, drawing inspiration from the vibrant character of the city and the De Stijl art movement. The mansion features a fragmented yet carefully designed structure that balances contrasting elements, with a central courtyard serving as a focal point for light, air, and social interaction. The living spaces seamlessly blend indoor and outdoor areas, offering unobstructed views of the garden and a grand double volume indoor/outdoor lounge that can accommodate large social events.





BACK VIEW

SERENITY
MANSIONS

EXTERIOR OPTIONS



Stone Cladding



Roof Cladding



Metal Door

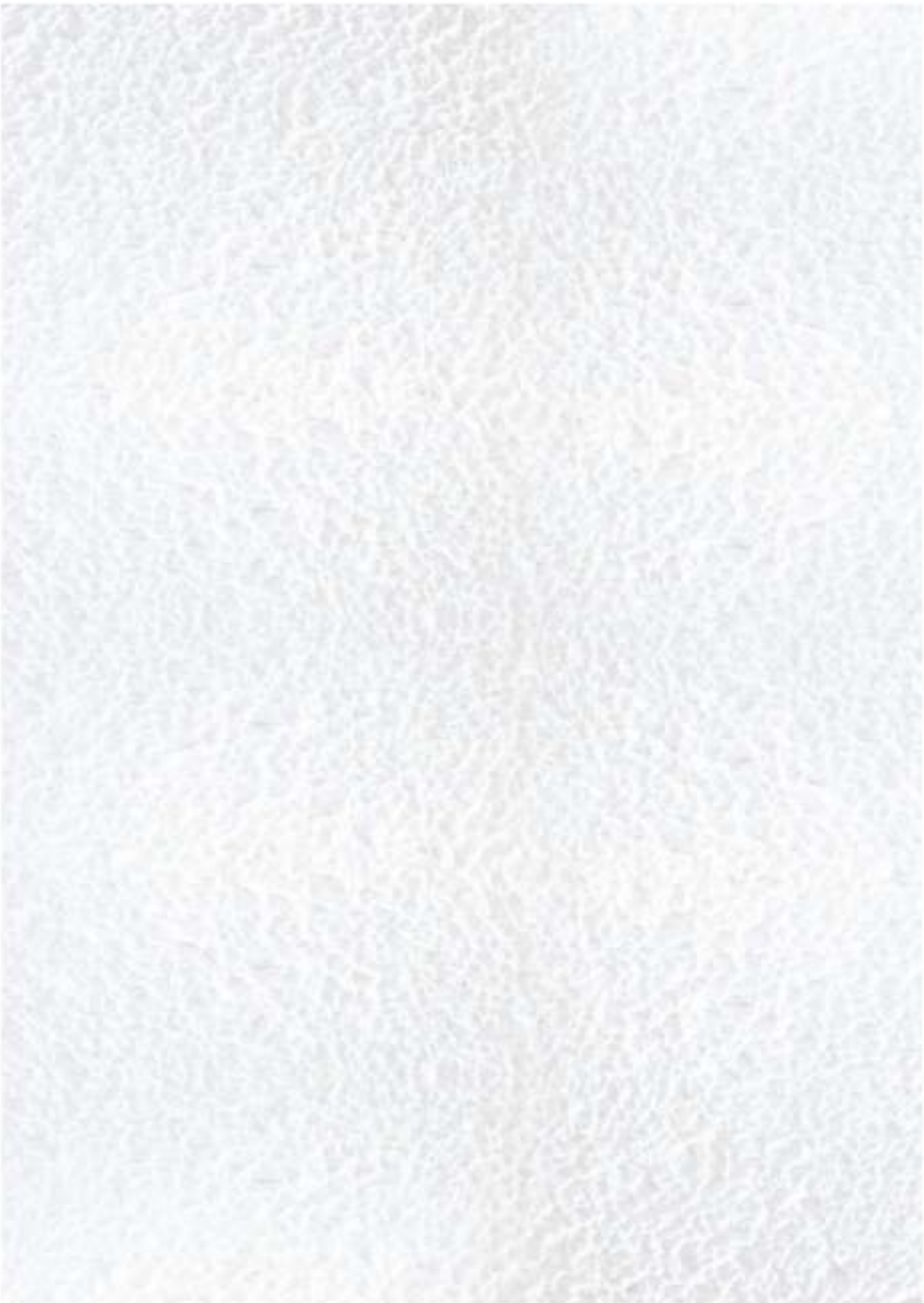


Accent Metal

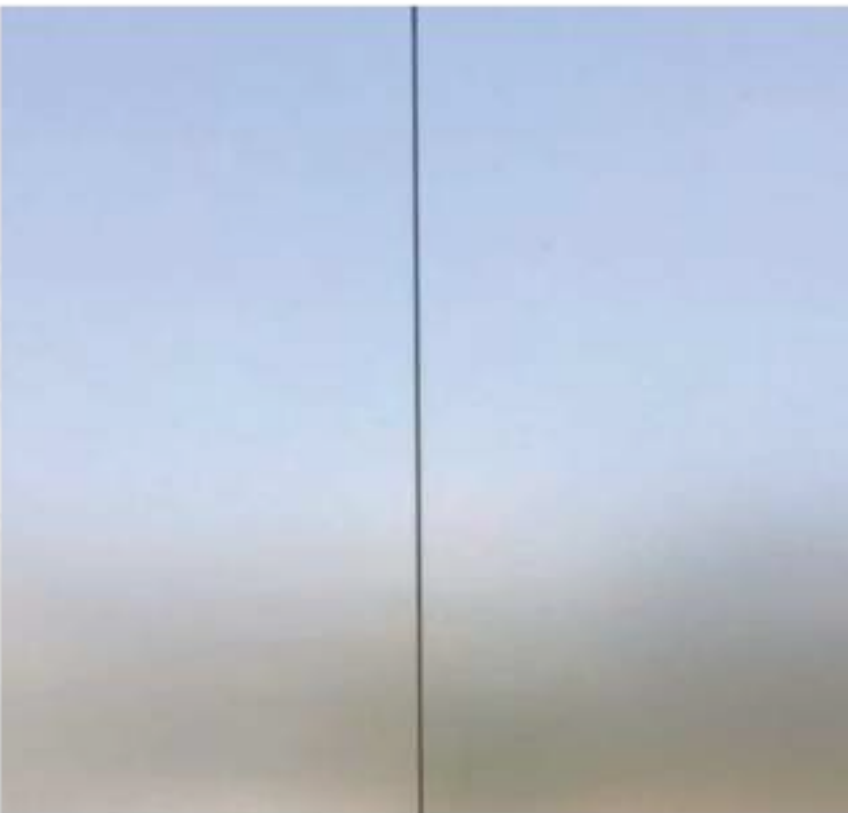


Textured Paint

EARTH⁺



Stone Cladding



Roof Cladding



Metal Door



Accent Metal



Textured Paint

ASH⁺

EARTH⁺



FRONT VIEW

ASH⁺



SERENITY
MANSIONS



POOLSIDE

SERENITY
MANSIONS

INTERIOR

MOMA

Designed with contemporary outlines and detail, MOMA embeds elegance and modernity throughout, revealing a refreshed yet refined lifestyle.

UFFIZI

Inspired by the famous gallery in Florence, Uffizi portrays richness in materiality and delicate detailing, to make for a warm and inviting atmosphere with a classical touch.



MOMA

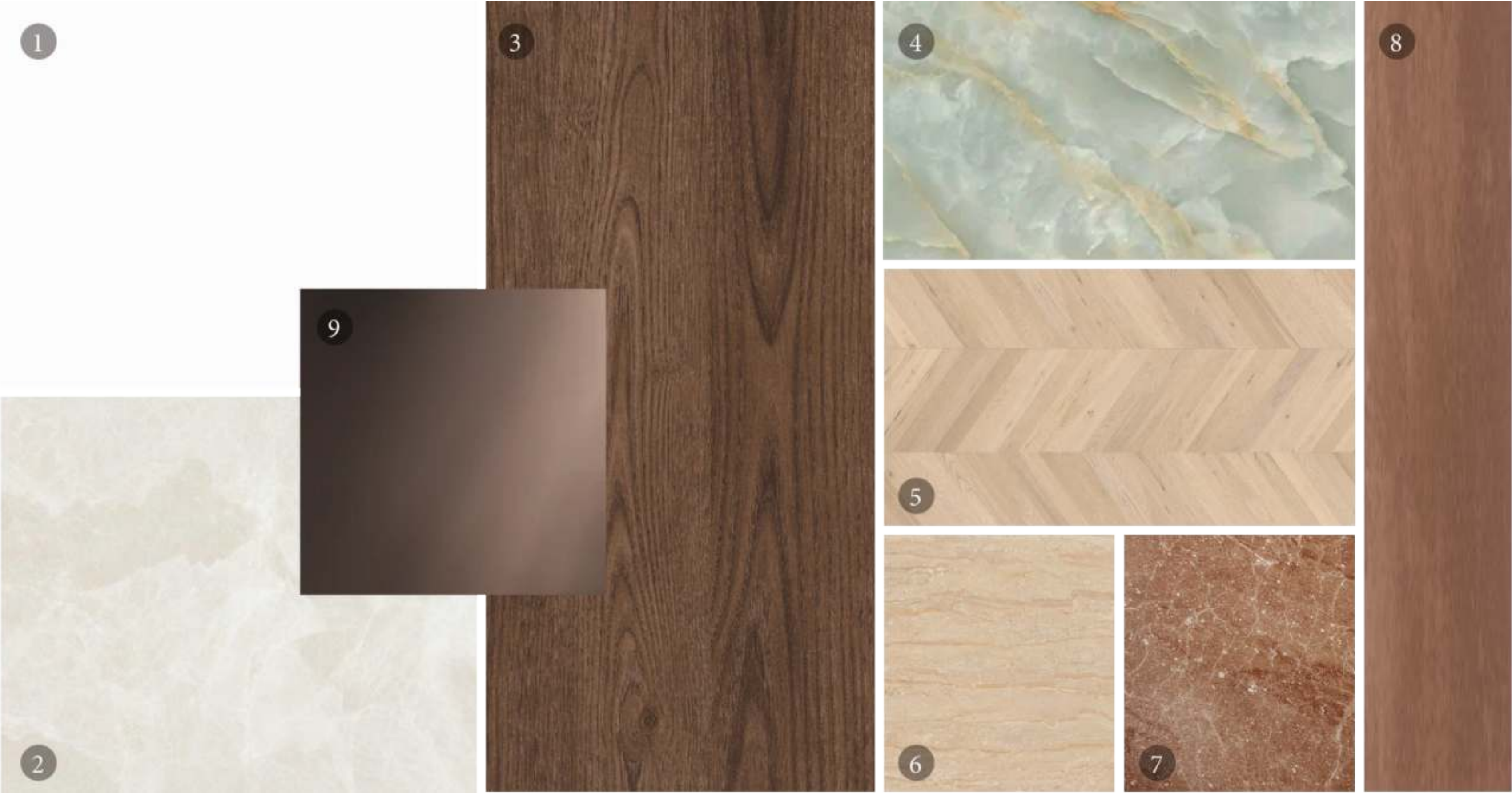
INTERIOR OPTIONS



- 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

UFFIZI

INTERIOR OPTIONS



- 01. General Paint
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- 07. Master Bathroom Vanity
- 08. Accent Metal
- 09. Accent Mirror

MOMA



BASEMENT

UFFIZI



SERENITY
MANSIONS

MOMA



FAMILY LIVING & SHOW KITCHEN

UFFIZI



SERENITY
MANSIONS

EXTERIOR

Fay embraces the concept of Tropical Modernism, featuring a design that balances privacy and aesthetics. A highlight of Fay is the ability to close a series of shutters along the outdoor living terrace, creating a private courtyard that serves as a tranquil retreat from the city's hustle and bustle, while also offering the flexibility to transform into a private resort-like space.





BACK VIEW

SERENITY
MANSIONS

EXTERIOR OPTIONS



Stone Cladding



Roof Cladding



Metal Door



Accent Panel



Textured Paint

EARTH⁺



Stone Cladding



Roof Cladding



Metal Door



Accent Panel



Textured Paint

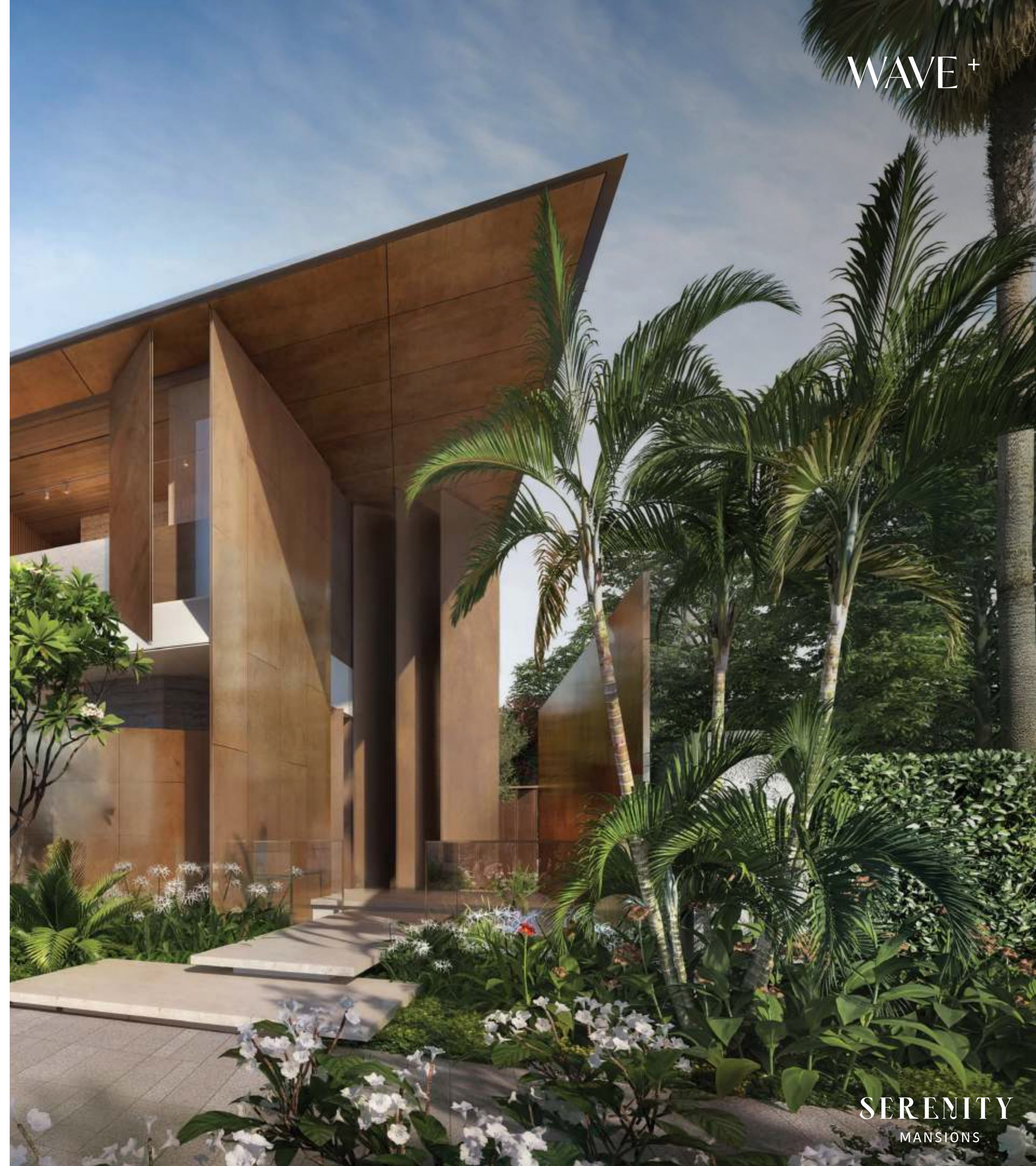
WAVE⁺

EARTH⁺



FRONT VIEW

WAVE⁺



SERENITY
MANIONS



TERRACE

SERENITY
MANSIONS

INTERIOR

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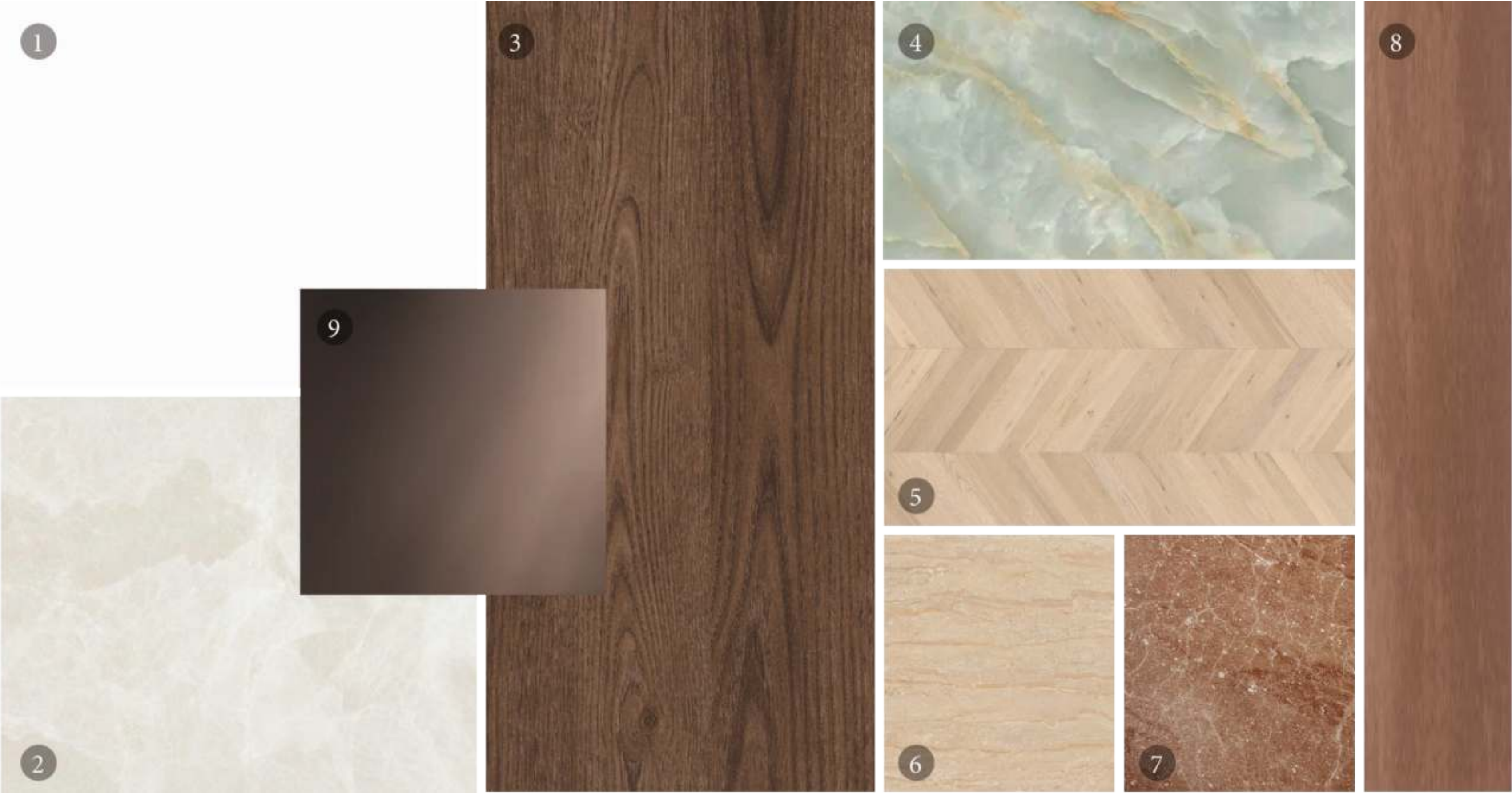
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UFFIZI

INTERIOR OPTIONS



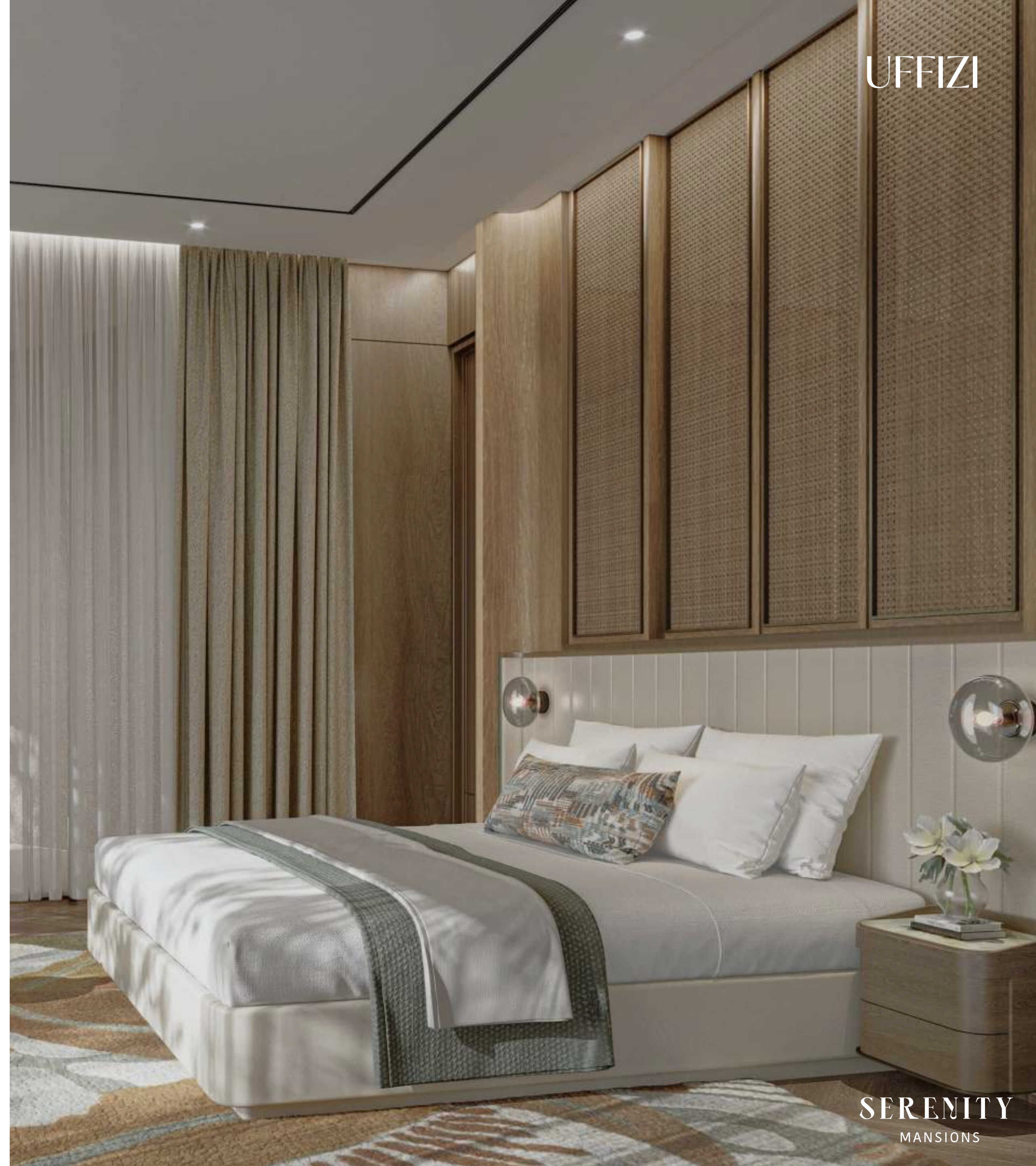
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MOMA



MASTER BEDROOM

UFFIZI



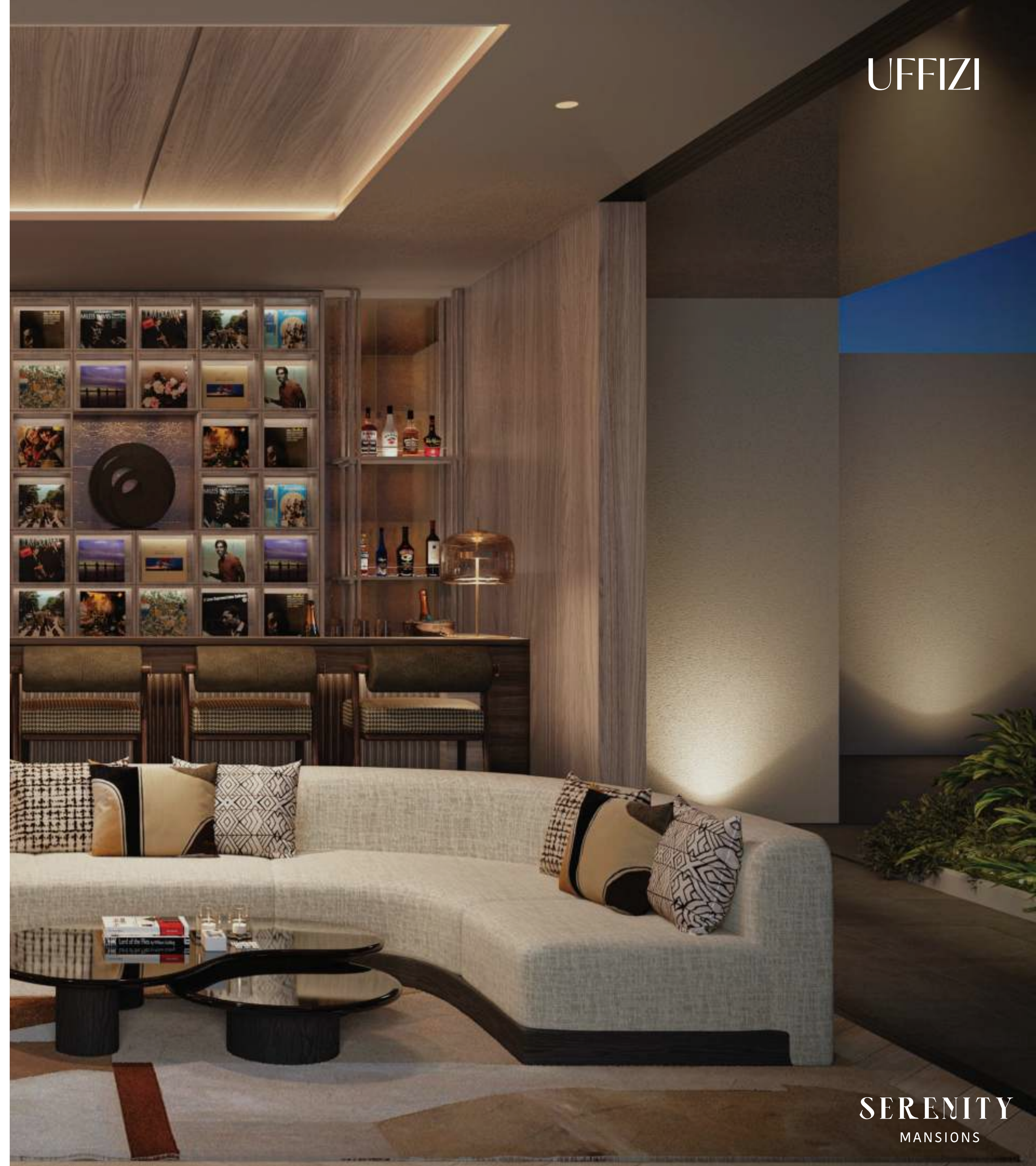
SERENITY
MANSIONS

MOMA



ROOFTOP

UFFIZI



SERENITY
MANSIONS

MOMA



MASTER BATHROOM

UFFIZI



SERENITY
MANSIONS

A lush garden scene with a winding path, mist, and birds. The path is paved with light-colored stones and leads through a garden filled with green trees and bushes. A misty atmosphere hangs over the path, and several birds are flying in the sky above. The scene is framed by large trees on the left and right sides.

A CONSTELLATION *OF EXCELLENCE*

Your private and serene abode awaits.