



harmony II



تلال الغاف  
Tital Al Ghaf

4,5 & 6 BEDROOM VILLAS WITH GARDEN SUITE

Live in  
harmony II

NEW RELEASE  
MORE SPACE

Brought to you by

ماجد الفطيم  
MAJID AL FUTTAIM





Majid Al Futtaim

## One of a Kind

In 1992, our founder Mr. Majid Al Futtaim embarked on a journey to create a space in which families, friends and communities could craft happy, lifelong memories. Today, Majid Al Futtaim, the company, is the region's leading integrated lifestyle provider, spanning over 15 international markets. As the leading shopping mall, community, retail and leisure pioneer in the Middle East, Africa, and Asia, we are constantly 'creating great moments for everyone, everyday'.

We make everyday moments great by making people feel welcome in five mixed-use communities that house more than 2,500 families, with over 17,000 additional residential units under construction in the UAE, Oman, and Lebanon.





Tilal Al Ghaf

# Resort Living Reinvented

Nestled in the heart of new Dubai, with a stunning lagoon and white sandy beaches at its heart, Tilal Al Ghaf balances luxury resort-style living with a fresh urban feeling. With its exceptional amenities, unique sense of design and unparalleled attention to detail, every home in Tilal Al Ghaf is created with you in mind.

Staying true to our commitment to sustainable design and living, the community features walkable neighbourhoods connected by a meticulously crafted network of pathways, cycling tracks and jogging trails. A world of culinary experiences, signature Majid Al Futtaim retail selection and the world-renowned Royal Grammar School is never more than a short stroll away.

With so much to do at Tilal Al Ghaf, and so many ways to relax, every day feels like you're on the vacation of a lifetime.













Tilal Al Ghaf

## At the Centre of it all

Life is great when you are far away from the crowds yet connected to everything that's essential. Tilal Al Ghaf's central location will allow you easy access to the things most important to you.

-  29 Mins  
Dubai International Airport
-  25 Mins  
Al Maktoum International Airport
-  15 Mins  
Mall of the Emirates
-  20 Mins  
Downtown
-  10 Mins  
Al Qudra cycling track
-  17 Mins  
Expo 2020 Dubai





OUR VISION

YOUR HOME

Live in  
harmony II







## L Recreational Lagoon

- Sandy Beaches
- Beach Cabanas
- Beach Volleyball
- Water Sports

## P Parks

- Central Park
- 18km Walking & Cycling Trails
- Table Tennis
- Tennis Court

- Indoor & Outdoor Gym
- Basketball Court
- Outdoor Cinema
- Skate Park

- Children's Play Areas
- Water Splash Park
- Swimming Pools
- Trampoline Parks

## A Amenities

- International School
- Beach Restaurants & Cafés
- Community Town Centre
- BBQ Stations
- Daycare
- Holistic Healthcare Facility
- Mosques



Tilal Al Ghaf

# The Story So Far...



Sales & Experience Centre and Show Village



Central Park



Kids Play Areas



White Sandy Beaches



Recreational Lagoon



Cycling & Jogging Trails





Royal Grammar School Guildford Dubai

## Best in Class Education

**The Royal Grammar School Guildford  
Dubai – a forward-looking British  
curriculum school.**

Established in 1509, RGS Guildford is consistently ranked as one of the top schools in the UK. The school is renowned for its track record of academic excellence and an innovative approach which inspires every child to become confident and empowered individuals, whatever their passions.



# More Harmony

The invitation to Live in Harmony II has been extended in every way. Harmony II is an impressive collection of 221 villas that consist of 4, 5 and 6 bedroom layouts. Designed to encapsulate the essence of balance and connectivity, enhanced floor plans bring more space, more natural light and more choice through the inclusion of garden suites in all properties.

This attention to detail can also be found in the resort style neighborhood amenities, with a central park that includes a swimming pool for adults and kids, four smaller parks all with kids play areas. At every turn In Harmony II, the extraordinary is now standard.







# Harmony II Masterplan

- 1 Gated Community
- 2 Fitness Centre
- 3 Cycling & Jogging Track
- 4 Kid's Play Areas
- 5 Adult's Swimming Pools
- 6 Kid's Swimming Pools
- 7 Paddle Tennis Court
- 8 Parks & Green Open Space
- 9 5 Minute Walk to Recreational Lagoon & Central Park
- 10 15 Minute Walk to International School & Community Centre

- 4 BEDROOM + GARDEN SUITE - TYPE A
- 4 BEDROOM + GARDEN SUITE - TYPE B
- 5 BEDROOM + GARDEN SUITE
- 5 BEDROOM LARGE + GARDEN SUITE - TYPE A / TYPE B
- 6 BEDROOM + GARDEN SUITE



# Every step comes naturally

From the first test ride on a push bike, to an early morning jog, Harmony II creates the perfect space for it all to be second nature. Cycling and jogging tracks seamlessly connect community facilities, including five parks, all with children's playgrounds, swimming pools for adults and children, and games areas. It's why every part of your neighbourhood, feels like home.

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Spaces for all

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



# A community with real flow

Yoga in the park, a spontaneous barbeque with friends and family, here, community is a way of life designed to connect at every opportunity. You'll discover resort style amenities including a fitness centre and paddle tennis court all nestled within Japanese inspired landscape design that adds to the tranquil flow of every carefully considered element.

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Harmony II Park View

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# Garden Suite

The Garden Suite addition to your four, five & six bedroom Harmony II Villa, provides the option for you to create a bespoke suite that will compliment your villa choice, adding extra space through multiple layout preferences.





# Garden Suite Options

## for 4 & 5 Bedroom Villas

### Layout 1 Creative

Complete with studio space, WC facilities and driver's room - the Creative garden suite layout gives you all the room you need to create everything from your own music, to your own work of art.

### Layout 2 Wellness

Stay well and create your own little retreat. The Wellness layout offers a space perfectly designed for a dedicated yoga or workout studio that includes a kitchen area, so healthy eating is never far away.

### Layout 3 Canvas

Relax in your own haven and host guests in extra space which includes lounge / guest suite and private bathroom facilities. With the Canvas layout, now there's room for everyone.

### Layout 4 Culinary

The Culinary layout gives you all the space you need to create your gourmet menu or simply be more practical, providing additional living areas for staff.

Each villa within Harmony II comes with its' own additional Garden Suite as standard. Choose from four layouts to compliment four and five-bedroom villa lifestyles.





# Garden Suite Options

## in the Larger 5 & 6 Bedroom Villas

### Layout 1 Work

Whether it's increased convenience or the headquarters of a new enterprise, make working from home, work for you, with a spacious and private office.

### Layout 2 Play

Let the games begin by giving the kids or the kid in you, a designated playroom where fun has a home all to itself.

### Layout 3 Train

Create more space for your workouts with a designated home gym layout for a convenient healthy lifestyle.

Enjoy more space and more choice with the larger five and six bedroom villas.

The more generous Garden Suites offer three layouts that are simply waiting to be tailored to your lifestyle.





# Another dimension

There's another dimension to Harmony II, and it can be found when you step into the abundant space of the 6-bedroom villa. You can lose yourself in refined design with a confident elegance that have made themselves at home, greeting you throughout. Vast living areas expand to the exterior where the choice of larger Garden Suite comes in three layouts – a reward for those who venture through the upscaled garden. There's a stylish independent closed kitchen with the added benefit of a back-of-house kitchen, en-suite bathrooms and master bedroom complete with walk-in wardrobe.

6 Bedroom Villa



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## Floorplan

# 6 Bedroom Villa + Garden Suite

### Total Area Size

605 SQ.M.

6,515 SQ.FT.

## SPACE TO IMAGINE MORE

### Select from 3 Garden Suite Options

Work  
Play  
Train

## Ground Floor



## First Floor



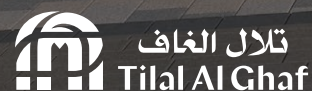


5 Bedroom Villa (Large) + Garden Suite - Front View

## Space Lives Here

The expansive five-bedroom plot sizes within Harmony II include a standard Garden Suite available in three layouts and a larger Garden Suite available in three layouts available only with the larger 5-bedroom villa. Modern and elegant touch every part of the refined spacious layout, with extensive living area, first floor family area and master bedroom. Complete with stylish independent closed kitchen – generous in dimensions, en-suite bathrooms, large walk in closet within the master bedroom, garden and no shortage of storage space.

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Floorplan

5 Bedroom Villa  
(Large - Type A)  
+ Garden Suite

Total Area Size  
527     SQ.M.  
5,677   SQ.FT.

SPACE TO IMAGINE MORE

Select from 3 Garden Suite Options  
Work  
Play  
Train

Ground Floor



First Floor







Floorplan

5 Bedroom Villa  
(Large - Type B)  
+ Garden Suite

Total Area Size  
527     SQ.M.  
5,677     SQ.FT.

SPACE TO IMAGINE MORE

Select from 3 Garden Suite Options  
Work  
Play  
Train

Ground Floor



First Floor





Ground Floor



First Floor



Floorplan

# 5 Bedroom Villa + Garden Suite

Total Area Size

416 SQ.M.

4,477 SQ.FT.

SPACE TO IMAGINE MORE

Select from 4 Garden Suite options

Creative

Wellness

Canvas

Culinary

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# A Life in Flow

The timeless architecture of the four-bedroom villa has an increased plot size and a choice of four Garden Suite layouts increases the sense of fluid space. As well as timeless, the living space appears endless. The interior is naturally illuminated thanks to generous glazing, there's a larger downstairs living area that opens to the sprawling garden, larger family area with a choice of arrangements, a walk-in closet that compliments the master bedroom, an independent closed kitchen, en-suite bathrooms and plenty of storage throughout the villa.



4 Bedroom Villa + Garden Suite – Front View

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4 Bedroom Villa + Garden Suite – Back View

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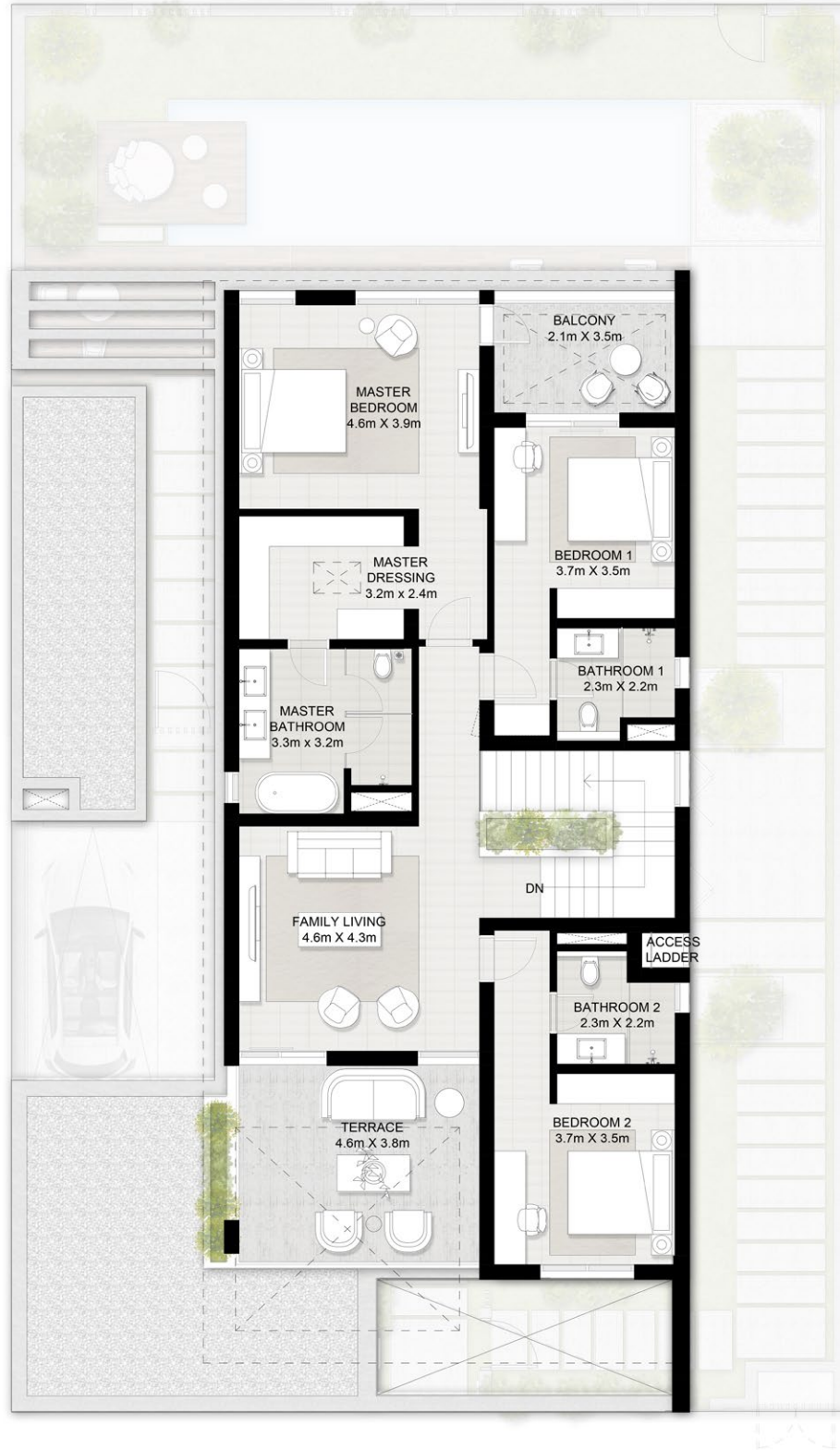
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Ground Floor



First Floor



Floorplan

## 4 Bedroom Villa (Type A) + Garden Suite

Total Area Size  
373 SQ.M.  
4,016 SQ.FT.

**SPACE TO IMAGINE MORE**

Select from 4 Garden Suite options  
Creative  
Wellness  
Canvas  
Culinary

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Floorplan

# 4 Bedroom Villa (Type B) + Garden Suite

Total Area Size  
375      SQ.M.  
4,031    SQ.FT.

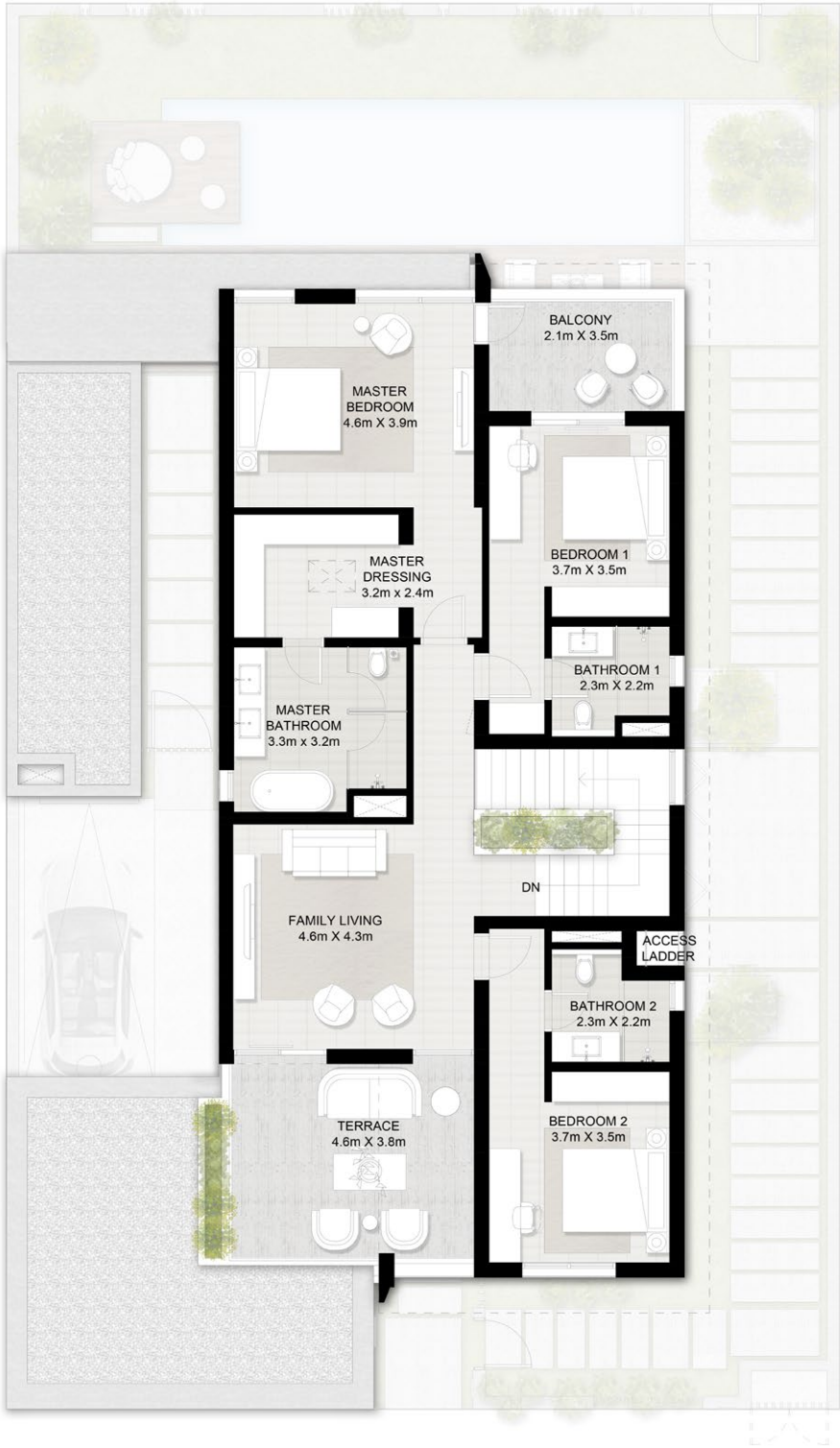
## SPACE TO IMAGINE MORE

- Select from 4 Garden Suite options
- Creative
  - Wellness
  - Canvas
  - Culinary

Ground Floor



First Floor



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Floorplan

# Garden Suite

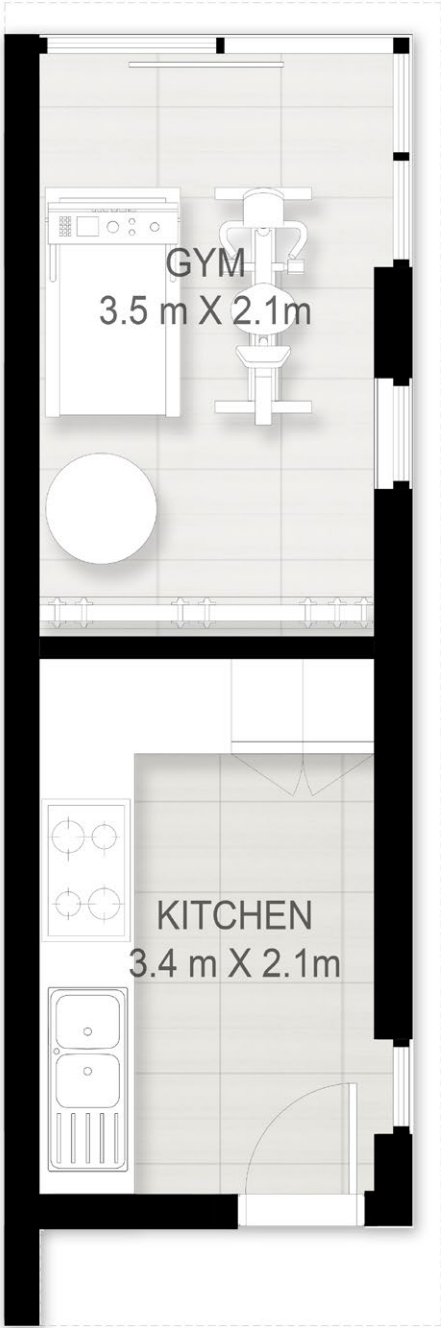
4 & 5 bedroom villas

Total Area Size  
19    SQ.M.  
205   SQ.FT.

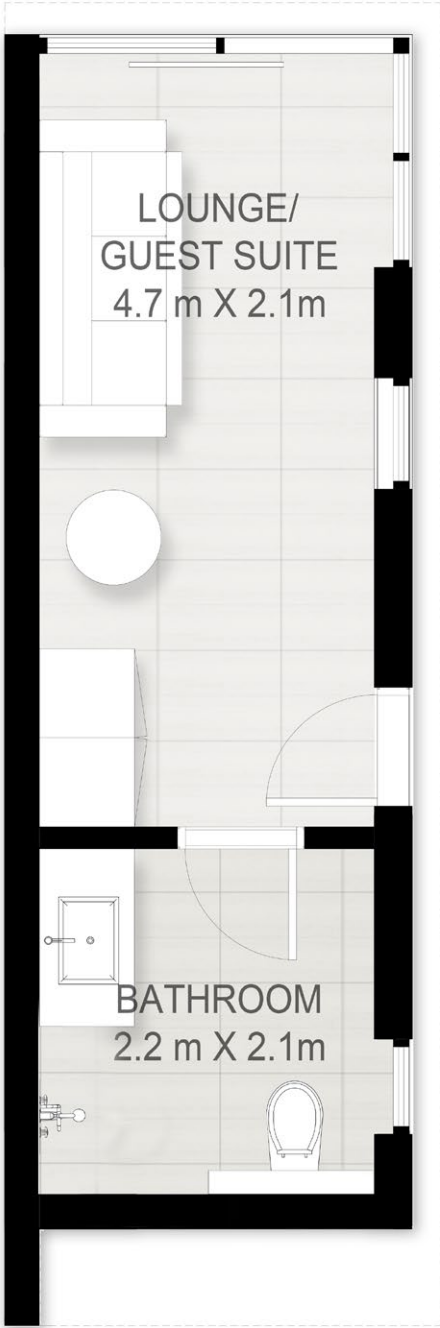
Layout 1  
**CREATIVE**



Layout 2  
**WELLNESS**



Layout 3  
**CANVAS**



Layout 4  
**CULINARY**





Floorplan

# Garden Suite

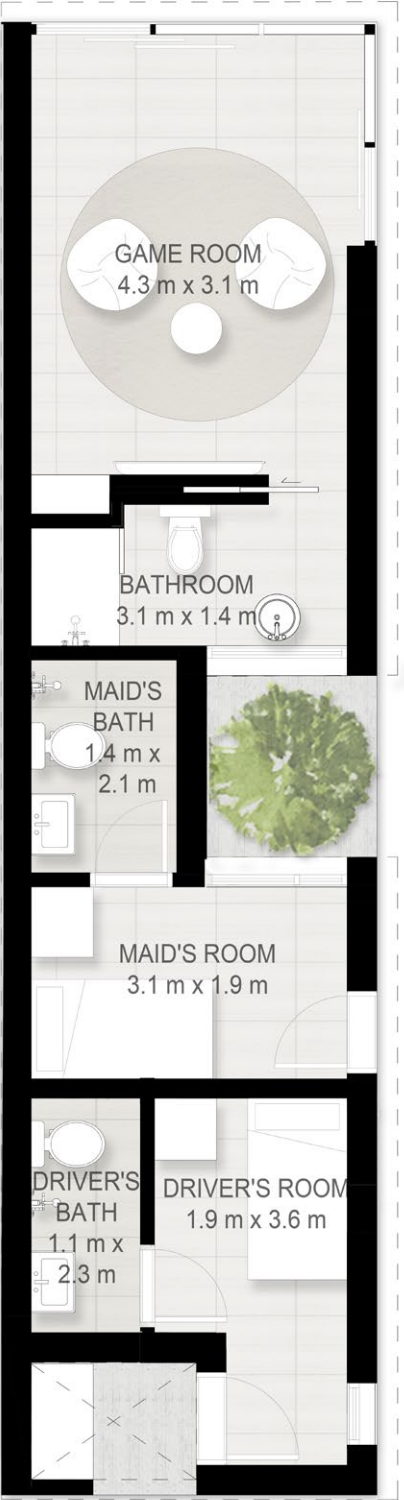
5 bedroom (Large)  
& 6 bedroom villas

Total Area Size  
45 SQ.M.  
484 SQ.FT.

Layout 1  
**WORK SUITE**



Layout 2  
**PLAY SUITE**



Layout 3  
**TRAIN SUITE**



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Dresser









# Majid Al Futtaim Communities

We are lifestyle destination creators who master develop aspirational communities and sustainable environments through the art of placemaking, enabling businesses to flourish and families to live life to the fullest.

By leveraging our deep understanding of market dynamics, insights in global trends, operational excellence and top tier talent, we have a track record of exceeding expectations and setting new standards of quality. Our destinations share a deep connection with the cities in which they are located, and continue to grow and evolve in character, culture and desirability.

Our customers appreciate our community spirit that comes alive with a deep sense of belonging driven by signature experiences that embrace every home and every generation.



Sharjah's premier lifestyle destination offers the opportunity to live at the heart of the region's most progressive residential development, where modern living is in tune with culture and community.

Designed with harmony to bring people together, Al Zahia offers carefully considered environments such as six sensorial parks, and Sharjah's largest communal green space. The desirable destination offers retail and leisure experiences, all held together by authentic personality and soul. From the Northern Emirate's largest mall to the luxury retail experience at Uptown Al Zahia, it is a place where people, family and businesses, engage, grow, and live life to the fullest.

With sustainability at the heart of our community, nurturing a better quality of life for today and tomorrow, Al Zahia is the first BREEAM Certified development in the Middle East.

Above all, it is our community spirit that shines brightest here, and it comes alive in a deep sense of belonging and a dynamic culture of activities and events that embrace every home and every generation.



Emerging on the shores of the Mediterranean, is a new model of urban living. This is a city designed so that the energy of the sea breathes new life into Beirut's progressive spirit. The result is an authentic environment that everyone deserves to experience.

At the city's heart is the country's largest lifestyle marina and a pedestrian waterfront retail promenade unveiling majestic views of the horizon. Picturesque sea and mountain view homes offer access to a rich culinary experience and a signature retail destination.

The Levant's most advanced business park is a central commercial hub for the region's market leaders and entrepreneurs alike and gives a new meaning for work and life balance.

Waterfront City is where unique placemaking shines through an evolved maritime lifestyle.



Al Mouj Muscat is a destination without an equal. It has redefined urban living in the region with an impressive portfolio of ocean-front residential properties, luxury and authentic hospitality, elegant business parks, award-winning architecture and well-designed landscapes.

A warm and diverse community at the heart of Oman's capital, Al Mouj Muscat created a sense of belonging for over 19,000 residents from 85 nationalities who now call it home. With a vibrant dining and retail district, residents and visitors alike are able to enjoy a wide range of culinary experiences in a lively ocean-front setting.

Al Mouj Muscat provides an exclusive lifestyle that urges families and individuals to live life to the fullest, do better, see more and live richer. For work or leisure, residents and visitors can stay, dine or relax at seven luxury hotels, including Kempinski and The St. Regis, experience boating in Oman's largest Marina, or awaken their sense of play at an 18-hole championship golf course that's listed in the world's top 100.

At Al Mouj Muscat, every moment spent, every opportunity explored, is life Inspired.



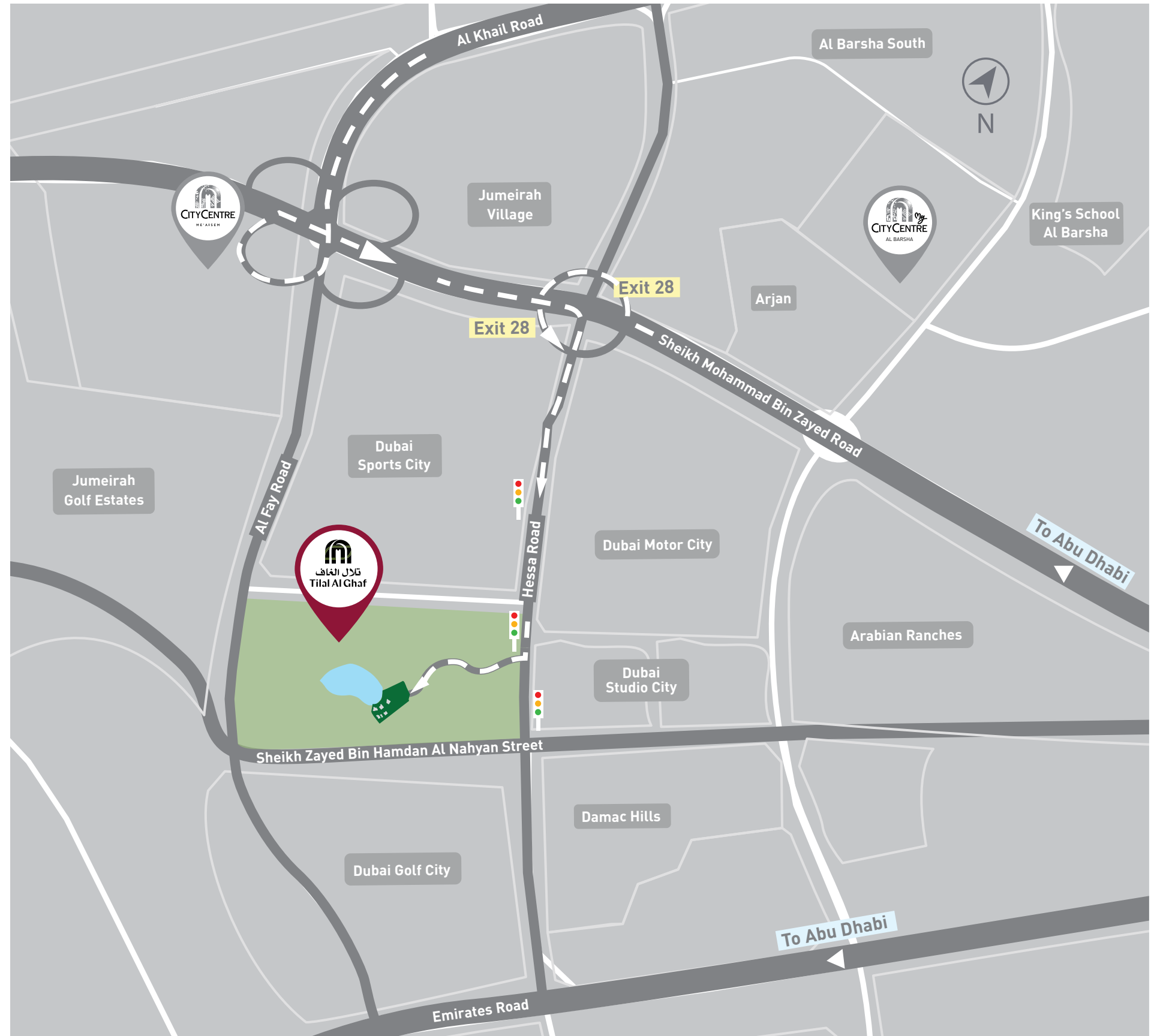
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