



TILAL

A L F U R J A N



NAKHEEL

RESIDE ABOVE

EVERYTHING ABOUT TILAL AL FURJAN IS ELEVATED. COMPRISED OF TWO GATED COMMUNITIES THAT OVERLOOK THE AL FURJAN MASTER COMMUNITY, ITS MASTER PLAN RAISES EVERY BAR. FOUR AND FIVE BEDROOM VILLAS ARE EXPANSIVE IN THEIR LAYOUTS, EXPRESSED WITH MINIMALISM AND THE FINEST DECOR. AN OCEAN OF LUSH GREEN LANDSCAPING CONNECTS THE COMMUNITY CREATING WIDE OPEN SPACES WHERE TAILORED SHARED FACILITIES FROM POOLS TO PLAYGROUNDS TAKE ON A LIFE OF THEIR OWN.



FLOURISHING FOUNDATIONS

Al Furjan, the master development by Nakheel, is one of Dubai's most sought-after neighbourhoods, situated close to Ibn Battuta Mall and Sheikh Zayed Road. It is home to world class schools, community centres and leisure facilities, including its very own Metro Station. It's also where flourishing communities such as Murooj Al Furjan have made landmark impressions on the standards of community design in the region. And now, building on this overwhelming success, Nakheel is proud to launch Tital Al Furjan, another fine example of these flourishing foundations.

Palm Jumeirah

Ibn Battuta Mall

Al Furjan Metro Station

TITAL
AL FURJAN

EXPO site

Al Maktoum
International Airport

- Close to Al Furjan Pavilion and Al Furjan West Pavilion
- Close to Al Furjan Metro station
- Close to Sheikh Mohammed Bin Zayed Road
- 3 minutes away from Al Yalays Road
- 7 minutes away from Sheikh Zayed Road
- 10 minutes away from Ibn Battuta Mall
- 20 minutes from Al Maktoum International Airport

All time frames are approximate.

ALWAYS CONNECTED

The essence of community and connection can be found on every doorstep. Cycle paths and walk-ways invite families to shared community spaces, including large pools with kids pools, tennis and basketball court, shaded play areas, family picnic areas and outdoor barbeque areas.



AMENITIES



A COMPLETELY NEW LEVEL OF DESIGN

A new level of modern elegance marks every villa within Tilal Al Furjan. Clean lines form the remarkably spacious interiors and define the highest standard of finishes to create a home that provides a welcome like no other.

ABOVE AND BEYOND

Four and five bedroom villas have been designed to go above and beyond in spaciousness and quality of finish.

A grand entrance foyer sets the scene for impressive and expansive living areas as vast floor to ceiling windows invite natural light and provide a seamless connection to the extensive garden.

With an abundance of space at every turn, the ground floor hosts a maid's room, powder room, guest bedroom with en-suite bathroom. On the first floor is a large family room, pantry and study with the remaining bedrooms all partnered with en-suite. The impressive master bedroom has a walk-in wardrobe and five fixture en-suite bathroom. A large shaded balcony overlooks the rear garden where a swimming pool is optional and the garage is vast enough for three cars to call home.



5B-A BACK



VILLAS



VILLA OPTIONS

VILLA TYPE	TOTAL AREA (SQ.FT)
4 BEDROOM VILLA - TYPE A	5316.72
4 BEDROOM VILLA - TYPE B	5287.55
4 BEDROOM VILLA - TYPE C	4684.56
4 BEDROOM VILLA - TYPE D	4496.94
4 BEDROOM VILLA - TYPE E	4151.64
4 BEDROOM VILLA - TYPE F	4057.13
5 BEDROOM VILLA - TYPE A	5152.25
5 BEDROOM VILLA - TYPE B	5136.43
5 BEDROOM VILLA - TYPE C	5270.01



4 BEDROOM VILLA (4B-A)

LAYOUT - A	SQ.M	SQ.FT
Ground Floor	179.72	1934.49
Balcony/ Terrace/Porch - GF	16.47	177.28
First Floor Area	157.47	1694.99
Balcony/ Terrace - First Floor	66.38	714.51
Garage - Covered	57.25	616.23
TOTAL BUILT-UP AREA (BUA)	477.29	5137.50
Garage - Not Covered	-	-
Terrace/ Patio	16.65	179.22
TOTAL AREA	493.94	5316.72



Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary.
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4 BEDROOM VILLA (4B-B)

LAYOUT - B	SQ.M	SQ.FT
Ground Floor	172.46	1856.34
Balcony/ Terrace/Porch - GF	9.04	97.31
First Floor Area	160.65	1729.22
Balcony/ Terrace - First Floor	55.97	602.46
Garage - Covered	59.74	643.04
TOTAL BUILT-UP AREA (BUA)	457.86	4928.36
Garage - Not Covered	19.20	206.67
Terrace/ Patio	14.17	152.52
TOTAL AREA	491.23	5287.55



GROUND FLOOR PLAN

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4 BEDROOM VILLA (4B-C)

LAYOUT - C	SQ.M	SQ.FT
Ground Floor	176.41	1898.86
Balcony/ Terrace/Porch - GF	3.76	40.47
First Floor Area	155.44	1673.14
Balcony/ Terrace - First Floor	20.80	223.89
Garage - Covered	47.40	510.21
TOTAL BUILT-UP AREA (BUA)	403.81	4346.57
Garage - Not Covered	16.21	174.48
Terrace/ Patio	15.19	163.50
TOTAL AREA	435.21	4684.56



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4 BEDROOM VILLA (4B-D)

LAYOUT - D	SQ.M	SQ.FT
Ground Floor	163.10	1755.59
Balcony/ Terrace/ Porch - GF	6.58	70.83
First Floor Area	167	1797.57
Balcony/ Terrace - First Floor	18.47	198.81
Garage - Covered	45.35	488.14
TOTAL BUILT-UP AREA (BUA)	400.50	4310.94
Garage - Not Covered	17.28	186.0
Terrace/ Patio	-	-
TOTAL AREA	417.78	4496.94



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4 BEDROOM VILLA (4B-E)

LAYOUT - E	SQ.M	SQ.FT
Ground Floor	142.33	1532.03
Balcony/ Terrace/Porch - GF	2.84	30.57
First Floor Area	139.63	1502.96
Balcony/ Terrace - First Floor	26.19	281.91
Garage - Covered	40.88	440.03
TOTAL BUILT-UP AREA (BUA)	351.87	3787.49
Garage - Not Covered	18.78	202.15
Terrace/ Patio	15.05	162.00
TOTAL AREA	385.70	4151.64



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4 BEDROOM VILLA (4B-F)

LAYOUT - F	SQ.M	SQ.FT
Ground Floor	137.15	1476.27
Balcony/ Terrace/Porch - GF	3.65	39.29
First Floor Area	134.00	1442.36
Balcony/ Terrace - First Floor	31.84	342.72
Garage - Covered	40.95	440.78
TOTAL BUILT-UP AREA (BUA)	347.59	3741.42
Garage - Not Covered	18.55	199.67
Terrace/ Patio	10.78	116.03
TOTAL AREA	376.92	4057.13



GROUND FLOOR PLAN

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5 BEDROOM VILLAS (5B-A)

LAYOUT - A	SQ.M	SQ.FT
Ground Floor	181.12	1949.56
Balcony/ Terrace/Porch - GF	-	-
First Floor Area	178.15	1917.59
Balcony/ Terrace - First Floor	39.16	421.51
Garage - Covered	42.23	454.56
TOTAL BUILT-UP AREA (BUA)	440.66	4743.22
Garage - Not Covered	16.08	173.08
Terrace/ Patio	21.92	235.94
TOTAL AREA	478.66	5152.25



GROUND FLOOR PLAN

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5 BEDROOM VILLAS (5B-B)

LAYOUT - B	SQ.M	SQ.FT
Ground Floor	182.66	1966.13
Balcony/ Terrace/Porch - GF	-	-
First Floor Area	186.74	2010.05
Balcony/ Terrace - First Floor	33.28	358.22
Garage - Covered	39.57	425.93
TOTAL BUILT-UP AREA (BUA)	442.25	4760.33
Garage - Not Covered	18.81	202.47
Terrace/ Patio	16.13	173.62
TOTAL AREA	477.19	5136.43

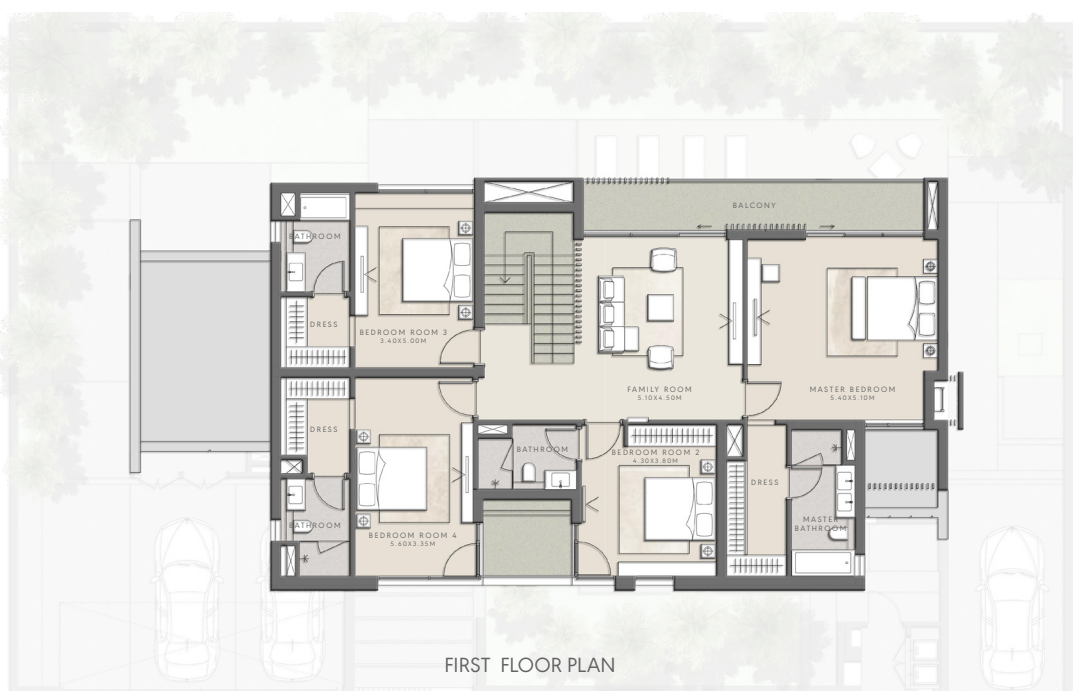


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5 BEDROOM VILLAS (5B-C)

LAYOUT - C	SQ.M	SQ.FT
Ground Floor	178.24	1918.56
Balcony/ Terrace/ Porch - GF	22.26	239.60
First Floor Area	190.95	2055.37
Balcony/ Terrace - First Floor	21.40	230.35
Garage - Covered	59.74	643.04
TOTAL BUILT-UP AREA (BUA)	472.59	5086.91
Garage - Not Covered	17.01	183.09
Terrace/ Patio	-	-
TOTAL AREA	489.60	5270.01



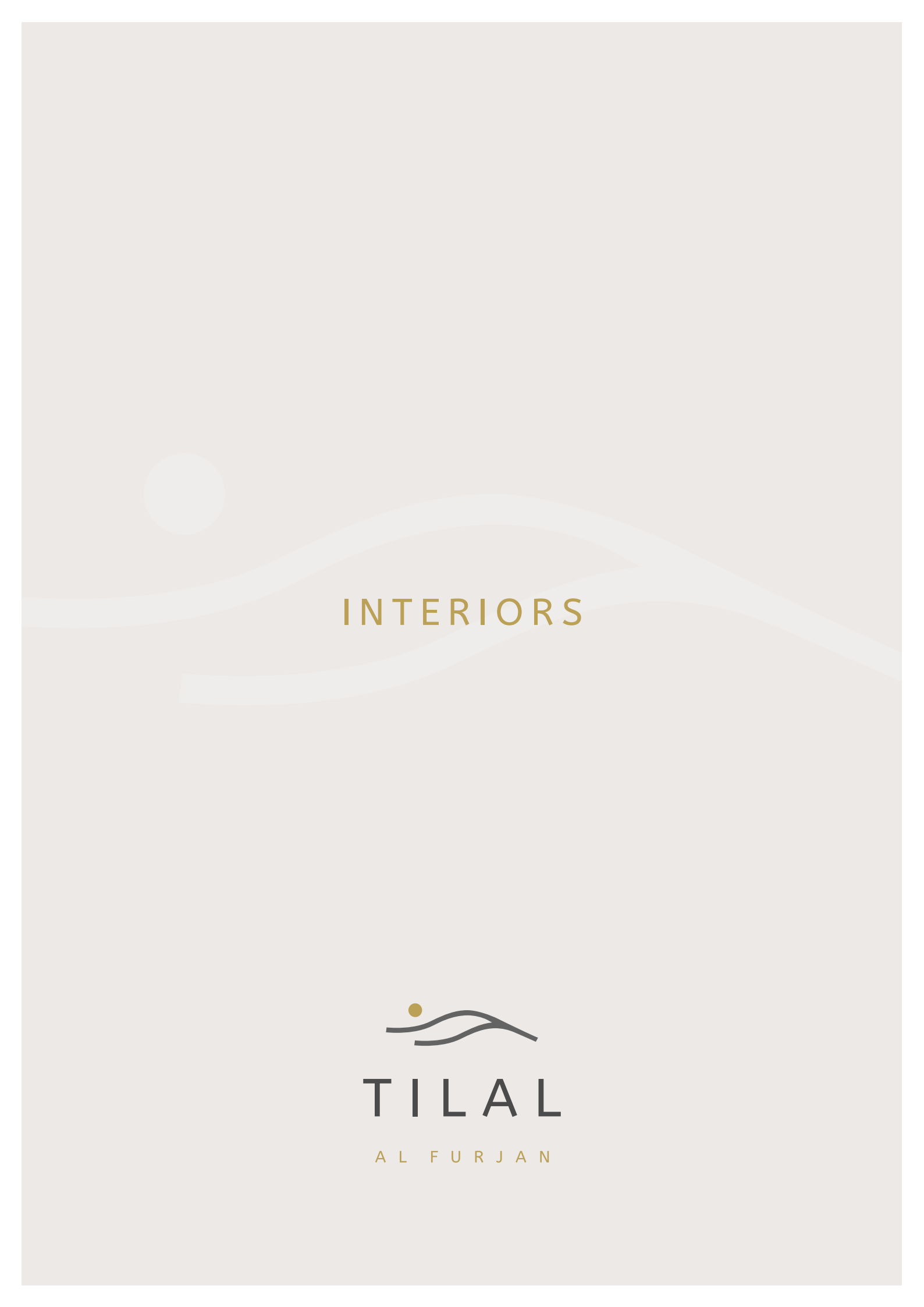
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DESIGNED AROUND YOU



FEATURES AND OPTIONS

- | | | | | | |
|---|---|---|--|---|---|
|  |  |  |  |  |  |
| EXPANSIVE
ENTRANCE
FOYER | OPTIONAL
SWIMMING POOL | SPACIOUS LIVING
ROOM FACING
THE GARDEN | GUEST BEDROOM
WITH EN-SUITE
BATHROOM | AMPLE STORAGE
SPACE | MAID'S
ROOM |
|  |  |  |  |  |  |
| PRIVATE
GARDENS | POWDER
ROOM | SHADED
GARAGE | SHADED
BALCONY | BUILT-IN
WARDROBES | EN-SUITE
BATHROOMS |
|  |  |  |  |  | |
| CLOSED
KITCHEN | LAUNDRY/
STORE ROOM | OPTIONAL
DRIVER'S ROOM | EV CHARGER
PORT | PROVISION
FOR SMART HOME | |



INTERIORS



TILAL

A L F U R J A N

THE HIGHEST STANDARDS

Every detail goes above and beyond. Only the finest materials have been carefully considered and crafted. And, like a finely tuned orchestra, every element contributes to the highest standard of living.

There is a choice of light or dark interior décor and several options on wide frontage plots and design layouts. Five-bedroom villas are available with choice of an open or closed kitchen. Some floorplans also include varying features such as a courtyard, family room, storeroom, show kitchen, and maid's and driver's rooms.



LIGHT
INTERIOR OPTION



LIGHT SCHEME



LIGHT SCHEME



LIGHT SCHEME



LIGHT SCHEME



DARK
INTERIOR OPTION



DARK SCHEME



DARK SCHEME





TILAL

A L F U R J A N

MADE FOR GENERATIONS

Nakheel's vision to continually improve the lives of all its residents extends to its communities across Dubai by aligning with Dubai government's vision on sustainability. It's visible in every detail - the dedication to maximising green spaces, pedestrian walkways, solar water heaters, finishes that encourage environmental sustainability, maximising architectural space in every home and fresh air heat exchangers that resist dampness and humidity.





NAKHEEL – THE MASTER DEVELOPER

Nakheel is a world-leading master developer, delivering award-winning projects that have paved the way for the development of hundreds of seafront homes, resorts, hotels and attractions and opened up a wealth of investment opportunities.

Spanning 15,000 hectares and accommodating nearly 300,000 people, our master developments across Dubai include Palm Jumeirah, The World, Jumeirah Islands, Jumeirah Park, Jumeirah Village, Al Furjan, The Gardens, Discovery Gardens, Jebel Ali Village, Dragon City, Nad Al Sheba Villas, Warsan Village, International City and Deira Islands.

Our diverse project portfolio also includes world-class shopping, dining and entertainment destinations and a distinct collection of hotels and resorts across Dubai.

For more information, visit www.nakheel.com



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