



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.





Palm Jumeirah

Ibn Battuta Mall

Al Furjan Metro Station

TILAL  
AL FURJAN

EXPO site

Al Maktoum  
International Airport

## 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



TILAL

AL FURJAN

## 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



4B-A FRONT



4B-A BACK



### 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
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>477.29</b>	<b>5137.50</b>
Garage - Not Covered	-	-
Terrace/ Patio	16.65	179.22
<b>TOTAL AREA</b>	<b>493.94</b>	<b>5316.72</b>



Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary. The developer reserves the right to make revisions. All measurements and drawings are approximate. This information is subject to change without notice. Scale drawings, artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. December 2021.



### 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
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>457.86</b>	<b>4928.36</b>
Garage - Not Covered	19.20	206.67
Terrace/ Patio	14.17	152.52
<b>TOTAL AREA</b>	<b>491.23</b>	<b>5287.55</b>



Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary. The developer reserves the right to make revisions. All measurements and drawings are approximate. This information is subject to change without notice. Scale drawings, artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. December 2021.



### 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.
Balcony/ Terrace - First Floor	20.80	14
Garage - Covered	47.40	230.21
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>403.81</b>	<b>4346.57</b>
Garage - Not Covered	16.21	174.48
Terrace/ Patio	15.19	163.50
<b>TOTAL AREA</b>	<b>435.21</b>	<b>4684.56</b>



Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary. The developer reserves the right to make revisions. All measurements and drawings are approximate. This information is subject to change without notice. Scale drawings, artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. December 2021.



4B-D FRONT



4B-D BACK

### 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
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>400.50</b>	<b>4 3 1 0.94</b>
Garage - Not Covered	17.28	186.0
Terrace/ Patio	-	-
<b>TOTAL AREA</b>	<b>417.78</b>	<b>4496.94</b>



GROUND FLOOR PLAN

Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary. The developer reserves the right to make revisions. All measurements and drawings are approximate. This information is subject to change without notice. Scale drawings, artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. December 2021.





### 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
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>351.87</b>	<b>3787.49</b>
Garage - Not Covered	18.78	202.15
Terrace/ Patio	15.05	162.00
<b>TOTAL AREA</b>	<b>385.70</b>	<b>4151.64</b>



Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary. The developer reserves the right to make revisions. All measurements and drawings are approximate. This information is subject to change without notice. Scale drawings, artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. December 2021.



### 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
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>347.59</b>	<b>3741.42</b>
Garage - Not Covered	18.55	199.67
Terrace/ Patio	10.78	116.03
<b>TOTAL AREA</b>	<b>376.92</b>	<b>4057.13</b>



GROUND FLOOR PLAN

Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary. The developer reserves the right to make revisions. All measurements and drawings are approximate. This information is subject to change without notice. Scale drawings, artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. December 2021.



### 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
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>440.66</b>	<b>4743.22</b>
Garage - Not Covered	16.08	173.08
Terrace/ Patio	21.92	235.94
<b>TOTAL AREA</b>	<b>478.66</b>	<b>5152.25</b>



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary. The developer reserves the right to make revisions. All measurements and drawings are approximate. This information is subject to change without notice. Scale drawings, artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. December 2021.



### 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
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>442.25</b>	<b>4760.33</b>
Garage - Not Covered	18.81	202.47
Terrace/ Patio	16.13	173.62
<b>TOTAL AREA</b>	<b>477.19</b>	<b>5136.43</b>



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary. The developer reserves the right to make revisions. All measurements and drawings are approximate. This information is subject to change without notice. Scale drawings, artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. December 2021.





### 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
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>472.59</b>	<b>5086.91</b>
Garage - Not Covered	17.01	183.09
Terrace/ Patio	-	-
<b>TOTAL AREA</b>	<b>489.60</b>	<b>5270.01</b>





Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary. The developer reserves the right to make revisions. All measurements and drawings are approximate. This information is subject to change without notice. Scale drawings, artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. December 2021.

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

AL FURJAN

## 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



TILAL

AL FURJAN

LIGHT SCHEME



LIGHT SCHEME



LIGHT SCHEME





LIGHT SCHEME





DARK  
INTERIOR OPTION



TILAL

AL FURJAN

DARK SCHEME



DARK SCHEME





TILAL

AL FURJAN

## 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.



TILAL

A L F U R J A N



NAKHEEL



# TOTALLY HOME

## REAL ESTATE LLC



97145548620



971564951052



[sales@totallyhomerealestate.com](mailto:sales@totallyhomerealestate.com)



<https://totallyhomerealestate.com>

