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MANSIONS



A R A





## 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

**COMMUNITY HUB**  
EXCLUSIVE SHOPPING, DINING,  
RECREATION AND WELLNESS





## SERENITY MANSIONS KEY PLAN

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

 LUNA    AYLA    ARA

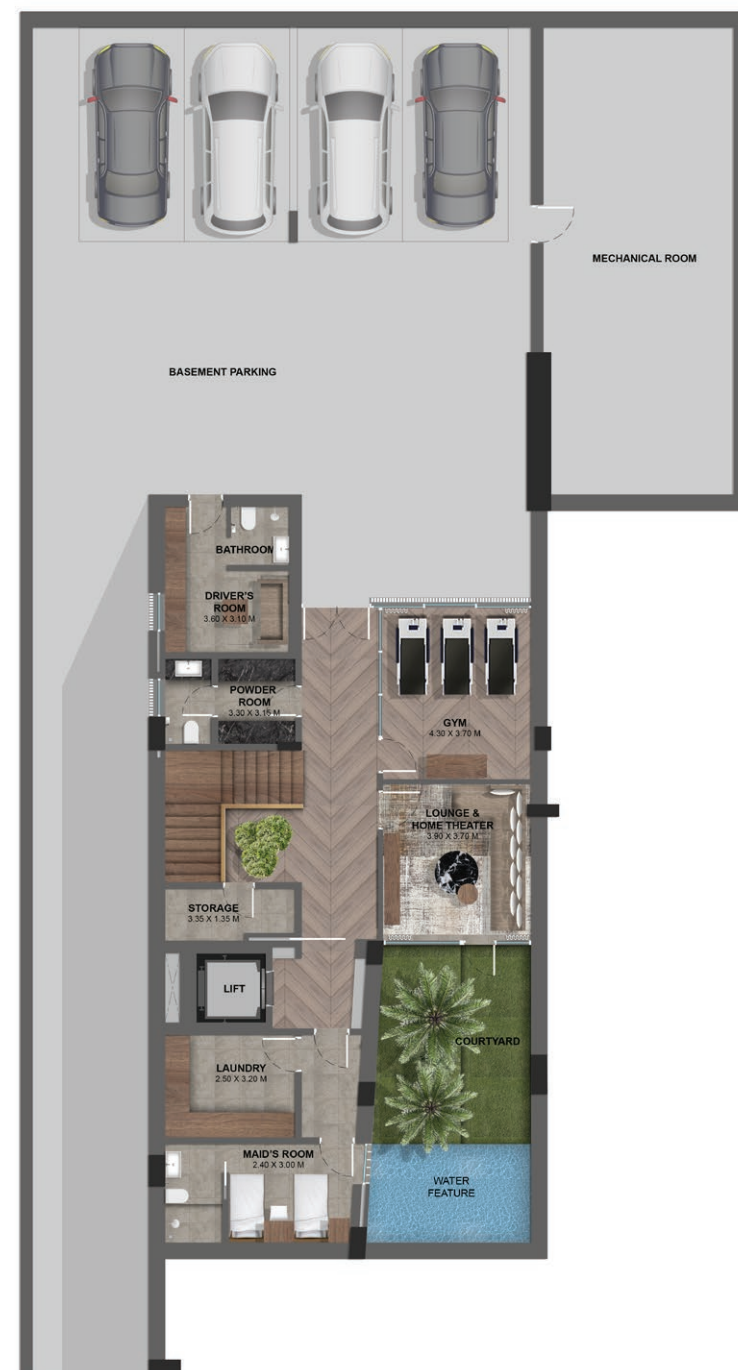


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Internal Area	900 sqm / 9,700 sqft
Balcony / Terrace	100 sqm / 1,080 sqft
Garage	180 sqm / 1,940 sqft
Total Area	1,180 sqm / 12,720 sqft

## Basement - Gym / Cinema

400 sqm / 4,320 sqft



## Ground Floor - Guest Suite

285 sqm / 3,070 sqft



## First Floor - Family Lounge / Junior Suite

275 sqm / 2,960 sqft



## Penthouse - The Boudoir

220 sqm / 2,370 sqft



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

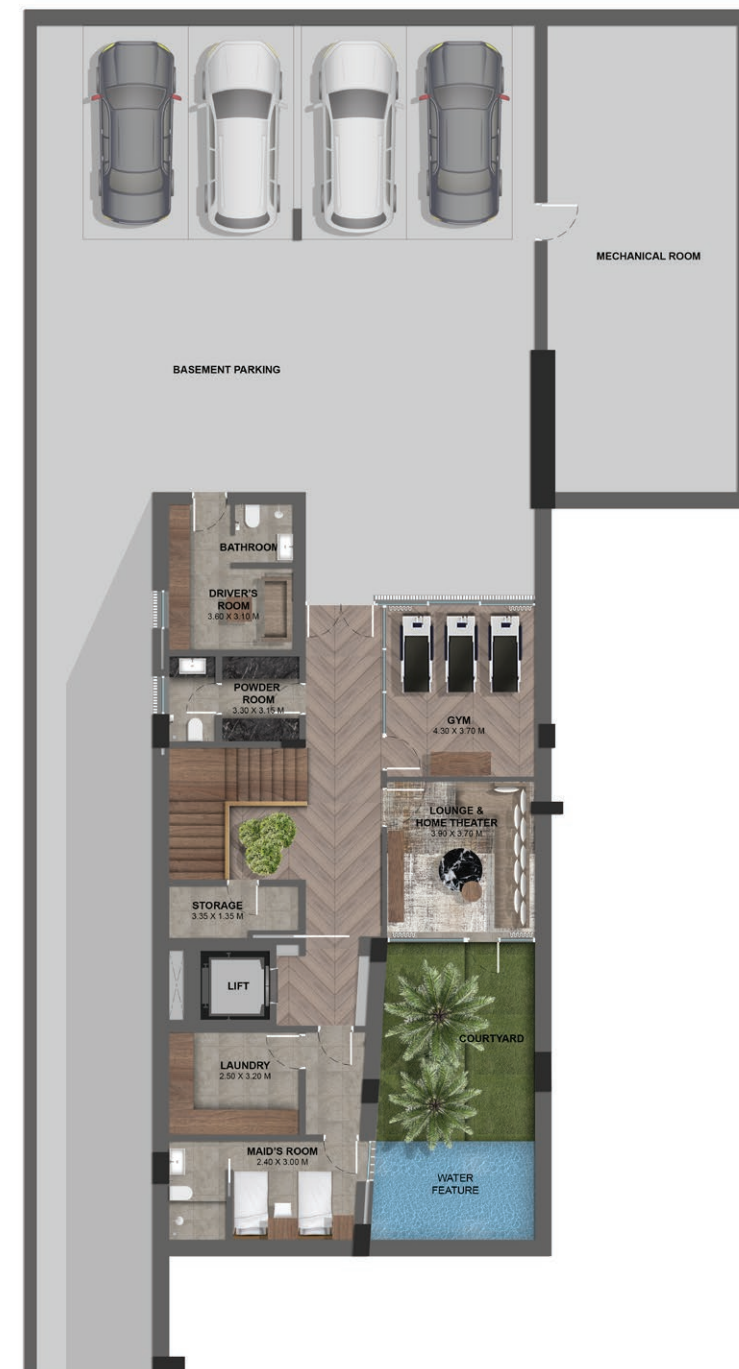


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*Customisations*  
Basement

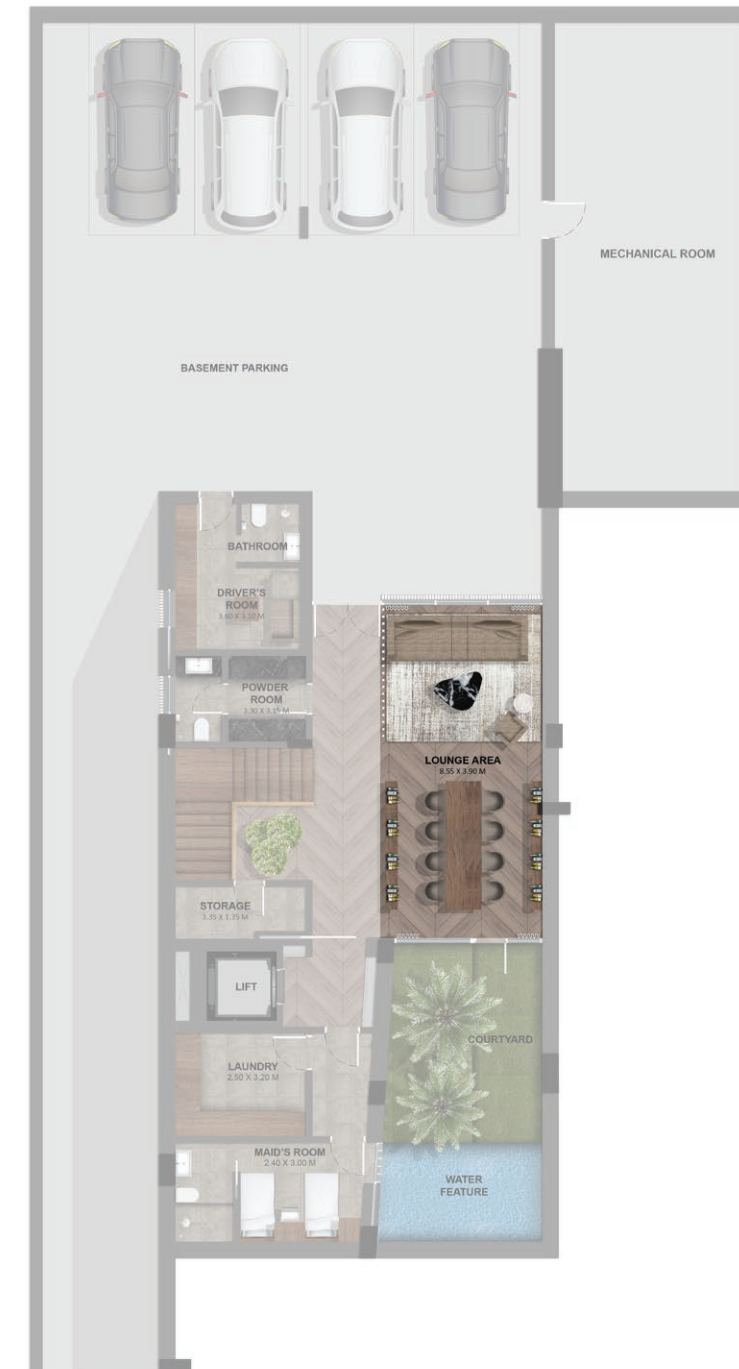
Gym / Cinema

400 sqm / 4,320 sqft



The Lounge

400 sqm / 4,320 sqft



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*Customisations*  
Ground Floor

Guest Suite

285 sqm / 3,070 sqft



Office

285 sqm / 3,070 sqft



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*Customisations*  
First Floor

### Family Lounge / Junior Suite

275 sqm / 2,960 sqft



### Family Lounge / Nanny

275 sqm / 2,960 sqft



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*Customisations*  
Penthouse

The Boudoir

220 sqm / 2,370 sqft



The Wellness

220 sqm / 2,370 sqft



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