

# ELAN

EVERY DAY IS A WEEKEND!



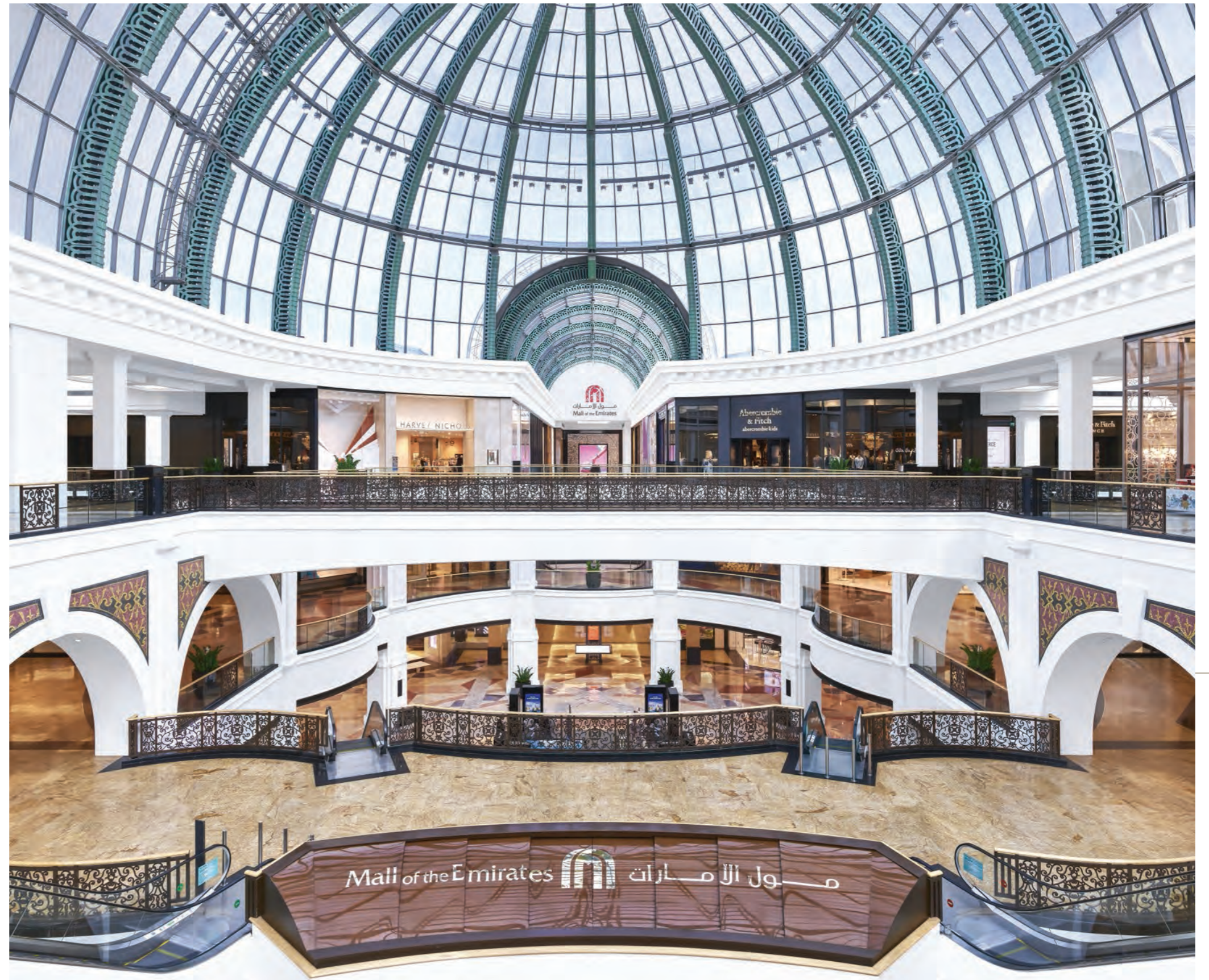
تلال الغاف  
Tilal Al Ghaf

M A J I D A L F U T T A I M

# 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.



T I L A L   A L   G H A F

# ***RESORT LIVING REINVENTED BY MAJID AL FUTTAIM***

Tilal Al Ghaf is Majid Al Futtaim's flagship mixed-use community in Dubai, offering luxury resort-like living around Lagoon Al Ghaf, a recreational lagoon with sandy white beaches.







Spanning over 3 million square metres, the community will provide walkable neighbourhoods featuring high-quality villas, townhouses and apartments. These are connected by pathways, natural, open spaces and parks, complemented by vibrant retail, dining, leisure and cultural options.





# BE AT THE CENTRE OF IT ALL

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

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

**EVERY DAY IS A WEEKEND!**
























**L Recreational Lagoon**

-  Sandy Beaches
-  Beach Cabanas
-  Beach Volleyball
-  Water sports

**P Parks**

- |   |  |   |
|---|--|---|
|  Central Park                   |  Indoor & Outdoor Gym |  Children's Play Areas |
|  18 km Walking & Cycling Trails |  Basketball Court     |  Water Splash Park     |
|  Table Tennis                   |  Outdoor Cinema       |  Swimming pools        |
|  Tennis Court                   |  Skating Park         |  Trampoline Parks      |

**A Amenities**

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

# TILAL AL GHAF SO FAR...



White Sandy Beaches



Green Open Spaces



Central Park



Children's Playgrounds



Recreational Lagoon



Designed as an exclusive gated enclave within Tila Al Ghaf, Elan provides the perfect getaway from busy city life. When you come home to Elan, you leave the world far behind.

Elan offers the perfect lifestyle for the modern family. With high-quality three and four bedroom duplex townhouses, nature-inspired outdoors and resort-style amenities including swimming pools, community and fitness centres.





KEY PLAN OF ELAN NEIGHBOURHOOD



# ESCAPE THE CITY, EVERY DAY

Be part of an exclusive neighbourhood that makes life a joy no matter what day of the week it is.

- 

1 Parks & Green Open Spaces
- 

2 Fitness Centre
- 

3 Gated Community
- 

4 Children's Play Areas
- 

5 Cycling & Jogging Track
- 

6 Nursery
- 

7 Convenience Retail/Cafe
- 

8 Swimming Pools
- 

9 7 minute walk to Recreational Lagoon
- 

10 7 minute walk to International School & Community Centre
- 

11 1 minute walk to Basketball and Tennis courts

C Y C L I N G   &  
J O G G I N G   T R A I L S



# TAKE THE SCENIC ROUTE

18 kilometres of jogging and cycling trails winding through urban areas and tranquil green spaces offer excellent views during workouts.



## *Eco-Travel*

Our Eco-Travel plan is designed to help you make sustainable travel choices, reduce our environment impact and improve our health and wellbeing. That's why every ELAN townhouse comes with two complimentary bicycles for the family to promote the benefits of active travel throughout the neighborhood

P A R K S   &  
O P E N   S P A C E S



# ***RECONNECT WITH NATURE***

Fresh air and wide-open green spaces around every corner.  
What else could you ask for?

COMMUNITY AMENITIES



# HAVE A SPLASHING TIME

Elan neighbourhood amenities have been designed to foster a sense of community and relaxation.





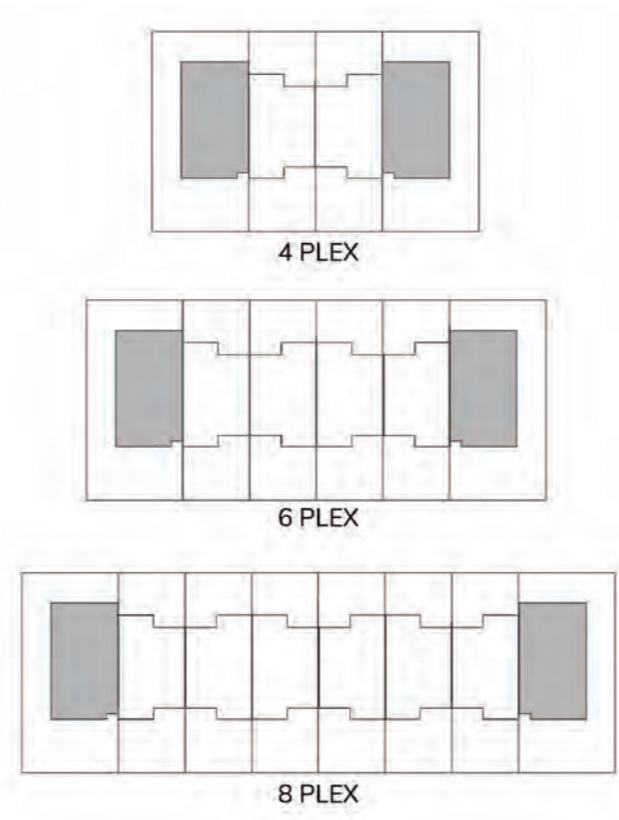




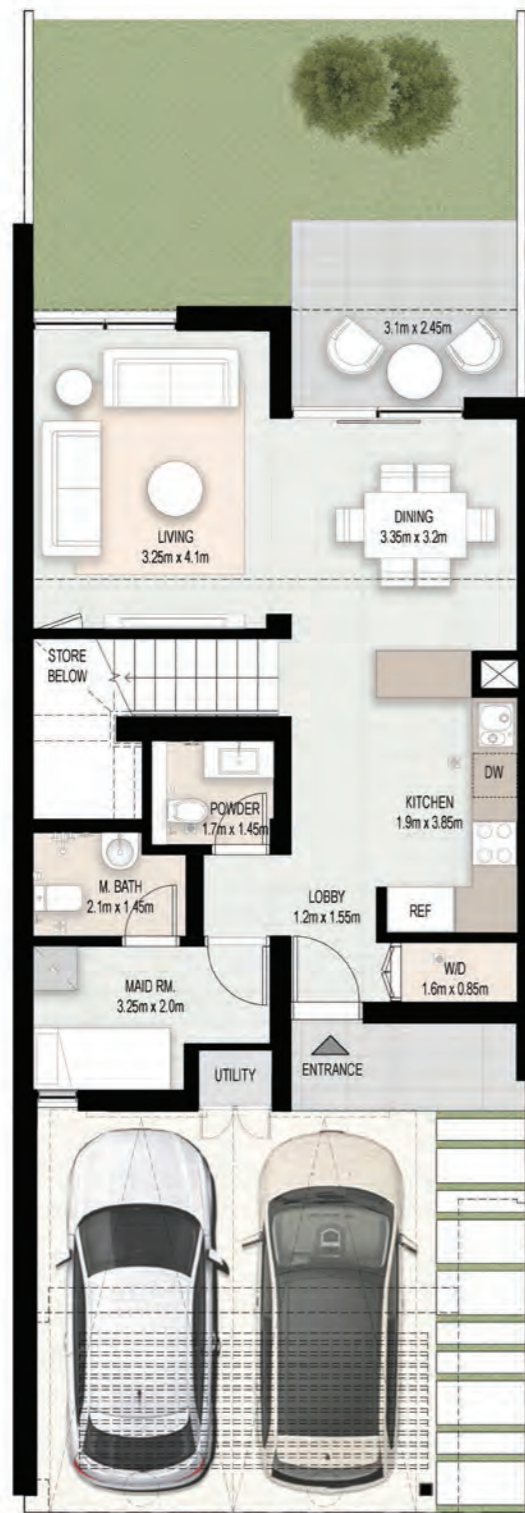


Ground Floor

**4 BEDROOM TOWNHOUSE**  
TOTAL: 219 SQM | 2,354 SQFT

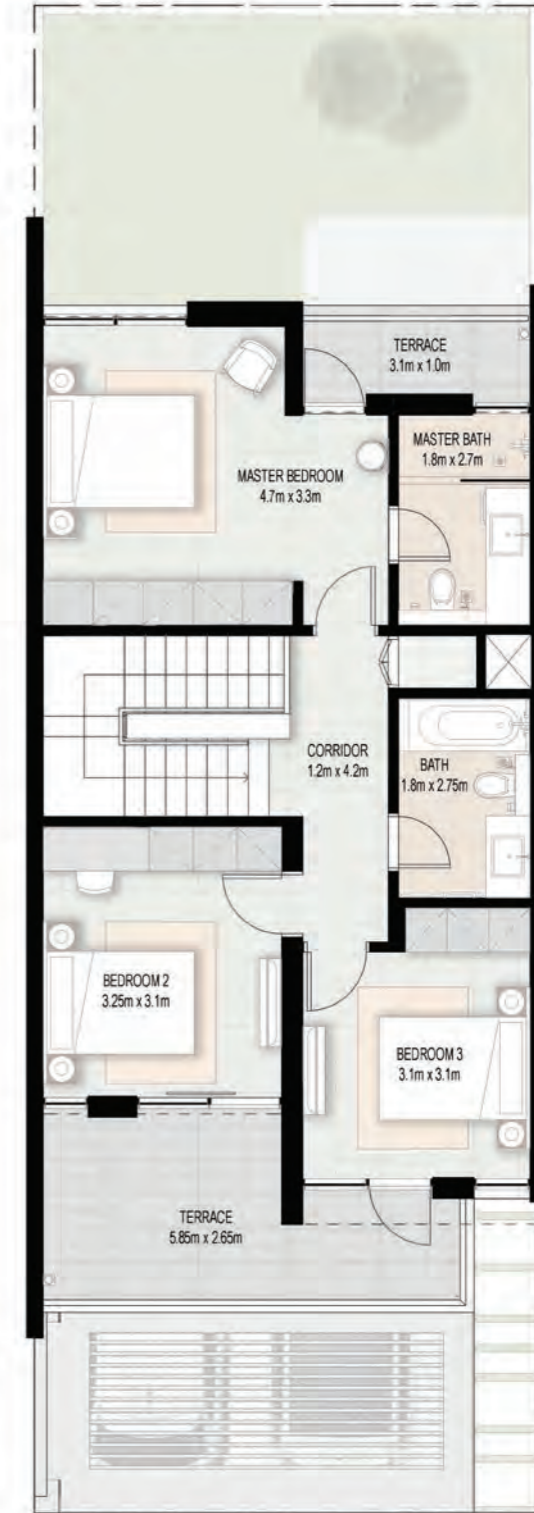
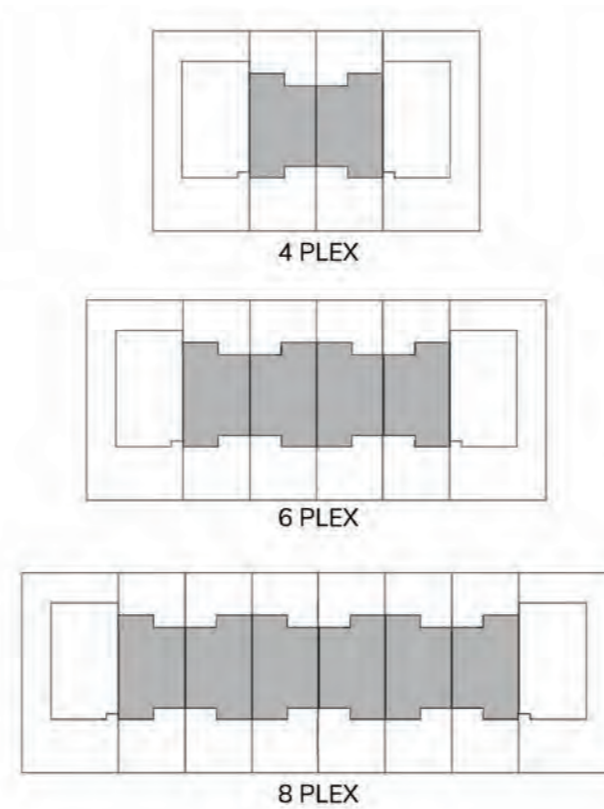


First Floor



Ground Floor

**3 BEDROOM TOWNHOUSE**  
TOTAL: 200 SQM | 2,152 SQFT



First Floor



4 Bedroom townhouse - Living room, dining room and kitchen



3 Bedroom townhouse - kitchen, dining room and garden



4 Bedroom townhouse - master bedroom



4 Bedroom townhouse - master bathroom

# ABOUT MAJID AL FUTTAIM COMMUNITIES

Majid Al Futtaim Communities craft human-centric destinations by bridging people, business and culture to create world-class mixed-use developments with unparalleled quality of life at their core. Our experience allows us to find creative synergies between partners to elevate master planning and design; architecture, public space and urban retail; culture creation and services. These contribute to building civic pride and a sense of belonging for anyone who comes in touch with one of our communities.

Legacy building is our mindset: our communities are designed to deliver long-term value and to continue to grow and evolve in character, culture, complexity and desirability. In addition to Tilal Al Ghaf, our newly launched flagship community in Dubai, our portfolio includes three live developments spanning 4 million square metres: Al Zahia in Sharjah, UAE, Al Mouj Muscat, Oman and Waterfront City in Dbayeh, Lebanon.



Al Zahia is an embodiment of premium community living integrated with Sharjah's traditional values. Its green, open spaces and lush surroundings serve up a nature-inspired private space unlike any other. A unique and colourful destination where you will find areas for recreation, leisure and worship, in addition to communal areas and retail facilities.



This is seaside living at its best. The master-planned Waterfront City Dbayeh Lebanon blends the charm of maritime living with the luxury of leisure, entertainment, hospitality and business attractions.

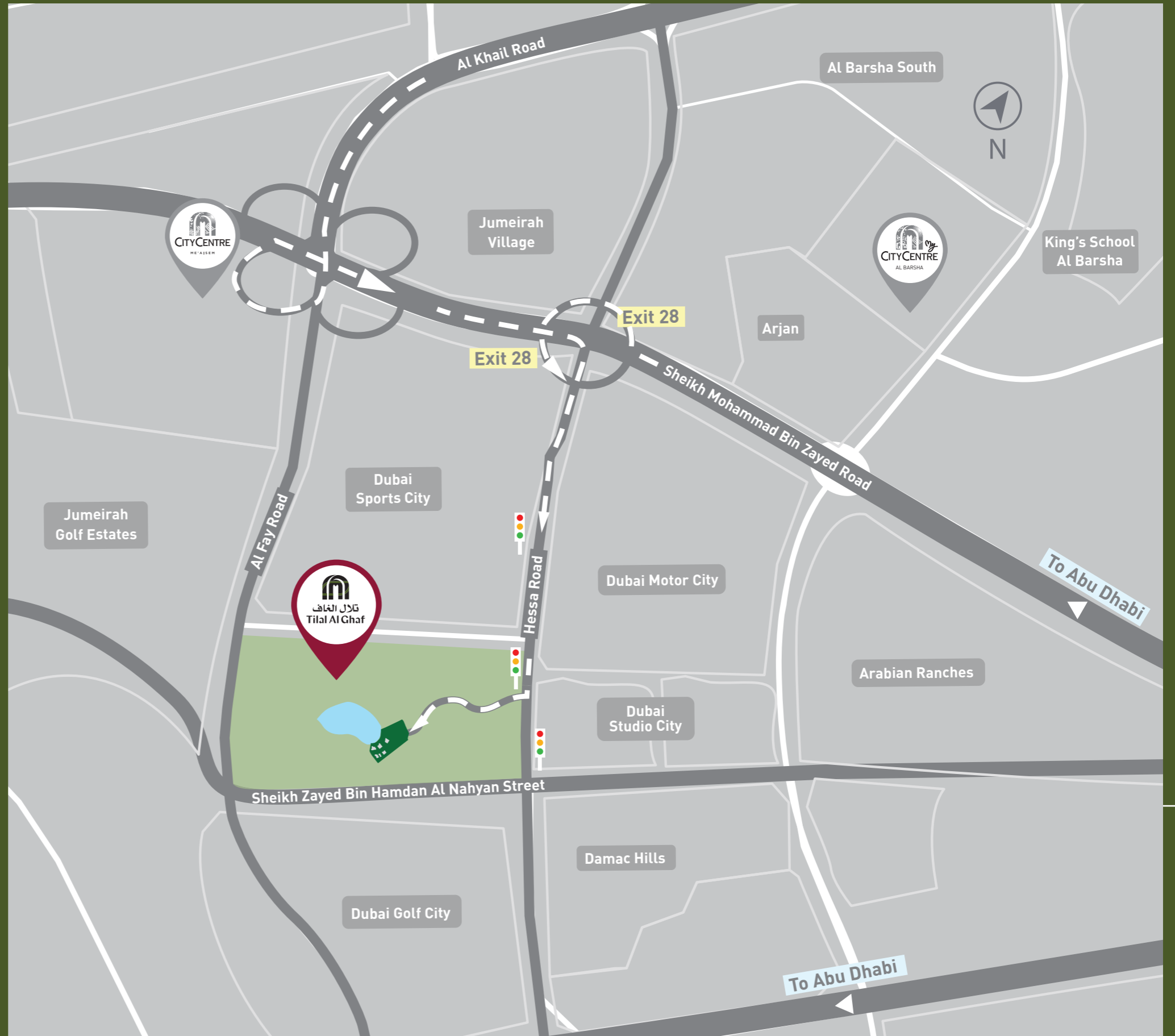


Spread over a 7 km stretch of stunning coastline, Al Mouj Muscat is a freehold development with more than 6000 contemporary properties, surrounded by the world's best dining, entertainment and lifestyle offerings.





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tilalalghaf.com



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



