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FINAL RELEASE

LAST OPPORTUNITY

Live in harmony III

4, 5 & 6 BEDROOM VILLAS WITH GARDEN SUITE

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.

ماجد الفطيم
MAJID AL FUTTAIM

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 are on the vacation of a lifetime.

harmony III | تلال الغاف Tilal Al Ghaf

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 is 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 PLAN

&

YOUR HAVEN

Live in harmony III

Recreational Lagoon

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

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

Amenities

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

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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

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RGS GUILDFORD DUBAI

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.

Ultimate living at Harmony III

At Harmony III you will find a haven that you can call home. This impressive collection of effortlessly modern villas has been crafted to offer an enhanced lifestyle set in stunning surroundings. The 4,5 and 6 bedroom villas have flowing layouts and each residence has the unique benefit of a bespoke Garden Suite which offers the freedom to create meaningful spaces that complement your lifestyle.

Steps away from your home are parks, open spaces, pools, and a choice of unrivalled resort style amenities that are designed to nurture life balance and community spirit. At Harmony III, every detail has been meticulously crafted with you in mind.

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Celebrations at Harmony III

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Harmony III Masterplan

1. Adult Swimming Pool
2. Kids Swimming Pool
3. Community Gardening
4. Gated Community
5. Fitness Centre
6. Jogging & Cycling Trails
7. Kids Play Area
8. Outdoor Fitness Stations
9. Yoga Pavilion

- 4 BEDROOM + GARDEN SUITE
- 5 BEDROOM + GARDEN SUITE
- 5 BEDROOM LARGE + GARDEN SUITE
- 6 BEDROOM + GARDEN SUITE

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A haven that is home

When you come home to Harmony III, life becomes balanced because everything is designed with you in mind. Spectacular landscaped areas and parks are complemented by cycle and jogging tracks and sikkas that seamlessly connect the community. Children's playgrounds and pools plus a host of other resort style amenities ensure that there is flowing space to live and relax for everyone.

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Spaces for all

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A community crafted around you with real flow

Life is a pleasure at Harmony III. From an early morning walk to an evening jog through to yoga in the park and a cool dip in the pool, life is there to be enjoyed. A collection of superb resort style amenities enhance life even further. Work out at the fitness centre, take to the tennis courts, or find time for peace and tranquillity amongst the Japanese inspired landscaping.

Harmony III Park View

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Garden Suite

The Garden Suite is a unique offering that accompanies every 4,5 and 6 bedroom villa. This bespoke living area offers the choice of a collection of layouts so that you can create a personalized space that complements your lifestyle.

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Garden Suite Options

4 & 5 Bedroom Villas

Layout 1 Creative

The Creative Garden Suite provides a private and personal haven for creativity. This studio space offers generous space and is served by toilet facilities and a drivers' room.

Layout 2 Wellness

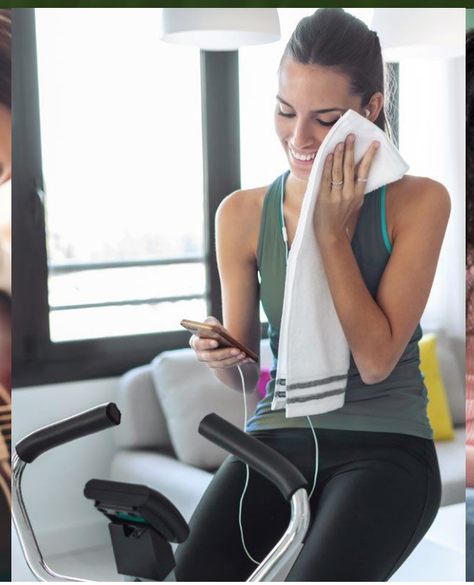
The Wellness Suite offers private space to nurture wellbeing. Perfectly designed for a dedicated yoga or workout area, it is served by a kitchen area where you can whisk up some healthy dishes.

Layout 3 Canvas

The perfect blank canvas to create space for everyone. Chill out in your own special retreat or welcome guests to their own private area that includes a lounge, guest suite and ensuite bathroom.

Layout 4 Culinary

The Culinary layout is a great space to get creative and cook. Alternatively it can be used to provide additional living spaces for your staff.



Your Harmony III villa includes a unique Garden Suite. Choose from four layouts to enhance your 4 or 5 bedroom villa and add that extra personal touch.

Garden Suite Options

Larger 5 & 6 Bedroom Villas

Layout 1
Work

This is the ideal area to create a private office that is convenient and a relaxing place to work. The nearby garden is a gentle distraction and a great place to take a break.

Layout 2
Play

This is the ultimate playroom whether it is for your kid or the kid in you. Kick back and relax in your own special place that is all about having fun.

Layout 3
Train

The ultimate luxury is having your own personal workout area. This studio can be made into a designated home gym that is a great place to maintain your fitness levels.

The five and six bedroom villas are served by more generous Garden Suites offering more space.

Personalize your Garden Suite by selecting from a collection of three layouts.

Enhanced living

6 Bedroom Villa + Garden Suite - Front View

Large spaces and exquisite design ensure that life is pleasurable in your six-bedroom villa. Modern aesthetics meet generous flowing layouts and details such as marble flooring, ensuite bathrooms and upscaled gardens complement the offerings. Close to the garden is the larger sized Garden Suite which you can customize by selecting from a choice of three layouts. Every detail is considered from the exquisite modern enclosed kitchen to the practical back-of-house kitchen and marble flooring areas. Ample parking areas allow space for three cars.

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6 Bedroom Villa + Garden Suite - Back View

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Floorplan

6 Bedroom Villa + Garden Suite

Total Area Size

605 SQ.M.

6,515 SQ.FT.

- All en-suite bathrooms
- Separate powder room
- Maid and driver rooms
- Marble flooring

Select from 3 Garden Suite Options

- Work
- Play
- Train

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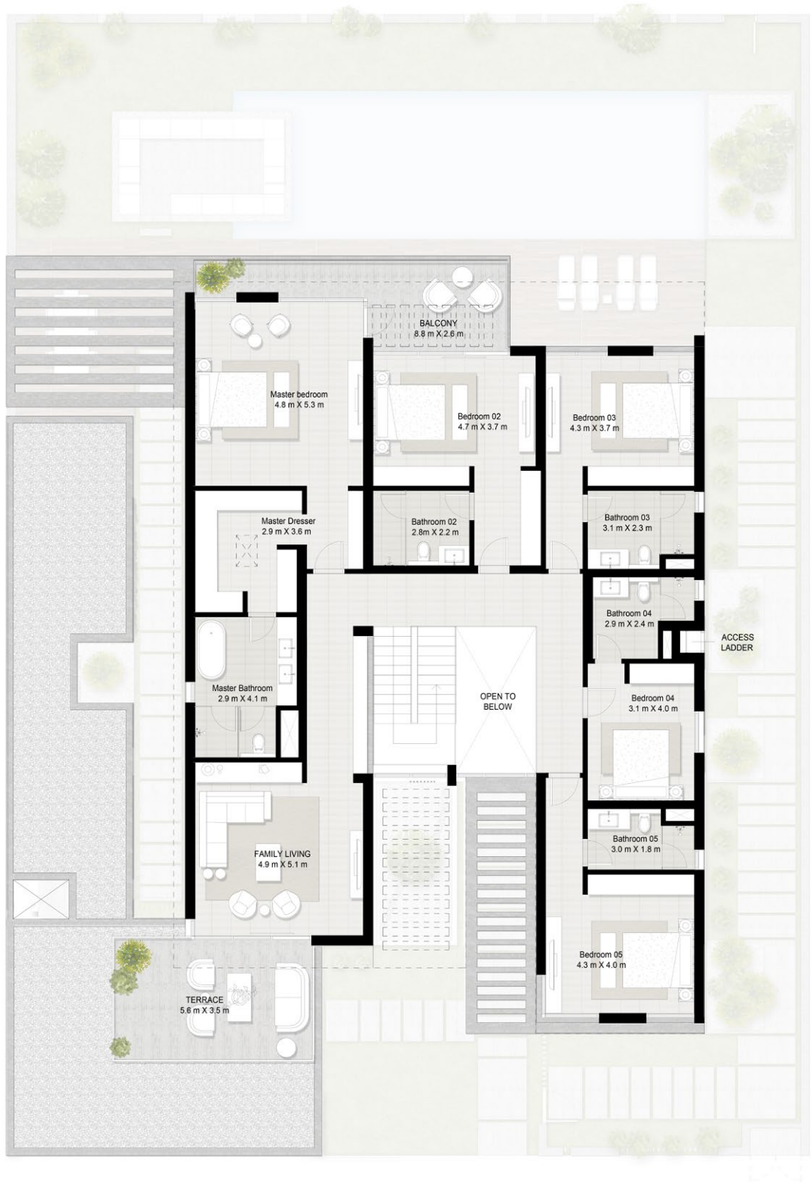
Ground Floor

First Floor



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

Generous Spaces

Select from two five-bedroom villas (Large) options which are both contemporary in aesthetics. All villas include the larger sized Garden Suite which can be personalized by selecting from three options. The villa layout is flowing with a spacious living area, marble floored areas and a first-floor family area and master bathroom. Each bedroom has an ensuite bathroom and offers ample closet space for storage. The modern and stylish kitchen is generous in dimensions and supplemented by an additional service kitchen at the back of the villa. The garage area offers plenty of space for cars.

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5 bedroom Villa (Large) + Garden Suite – Back View

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Floorplan

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

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

- All en-suite bathrooms
- Separate powder room
- Maid and driver rooms
- Marble flooring

Select from 3 Garden Suite Options
- Work
- Play
- Train

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Ground Floor

First Floor

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Floorplan

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

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

- All en-suite bathrooms
- Separate powder room
- Maid and driver rooms
- Marble flooring

Select from 3 Garden Suite Options
- Work - Play - Train

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Ground Floor

First Floor

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

Floorplan

5 Bedroom Villa + Garden Suite

Total Area Size
416 SQ.M.
4,477 SQ.FT.

All en-suite bathrooms

Separate powder room

Maid and driver rooms

Select from 4 Garden Suite Options

- Creative
- Wellness
- Canvas
- Culinary

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Ground Floor

First Floor

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Contemporary design

The four-bedroom villas are modern and contemporary and bathed in light with a design that incorporates connected living spaces. The large downstairs living area leads to a spacious garden where the nearby Garden Suite can be found. This unique space offers a personalized area that can be selected from four layouts. Ensuite bathrooms, ample storage space, a modern independent kitchen and a large garage offer plenty of room for the whole family.

4 Bedroom Villa + Garden Suite – Front View

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4 Bedroom Villa + Garden Suite – Back View

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Floorplan

4 Bedroom Villa + Garden Suite

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

All en-suite bathrooms

Separate powder room

Maid and driver rooms

Select from 4 Garden Suite Options

- Creative
- Wellness
- Canvas
- Culinary

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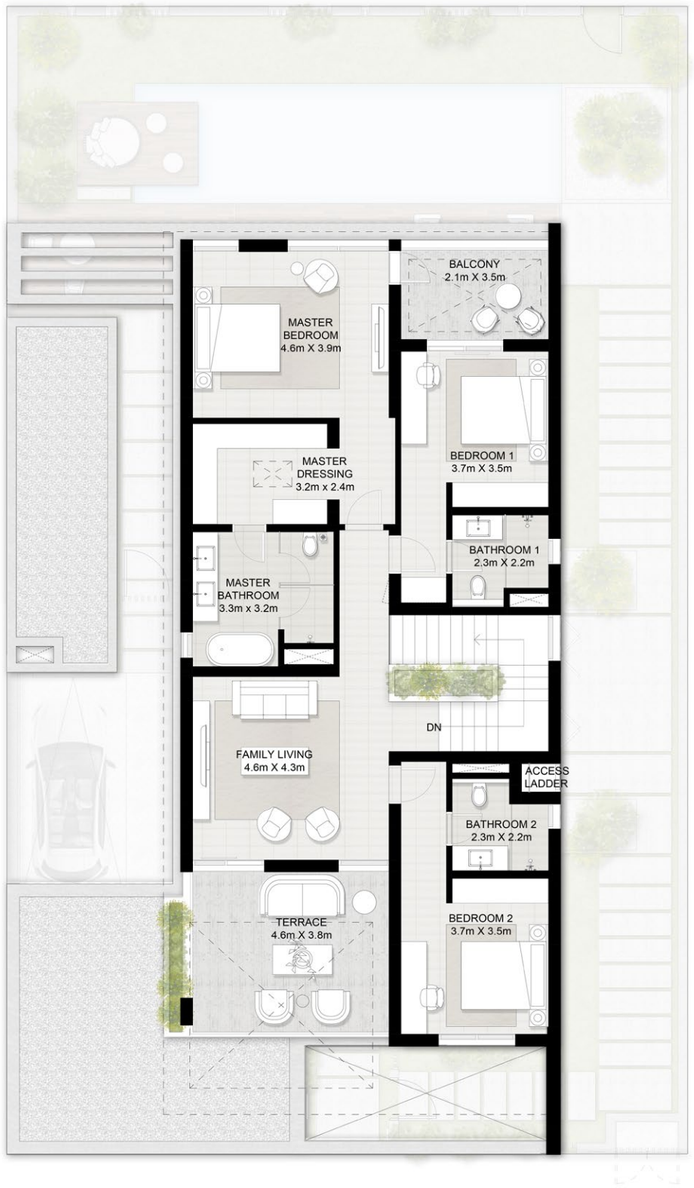
Ground Floor

First Floor



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Floorplan

Garden Suite

4 & 5 bedroom villas

Total Area Size

19 SQ.M.

205 SQ.FT.

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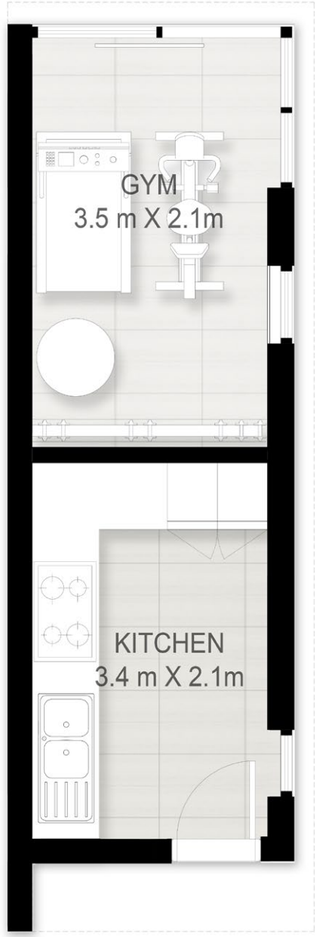
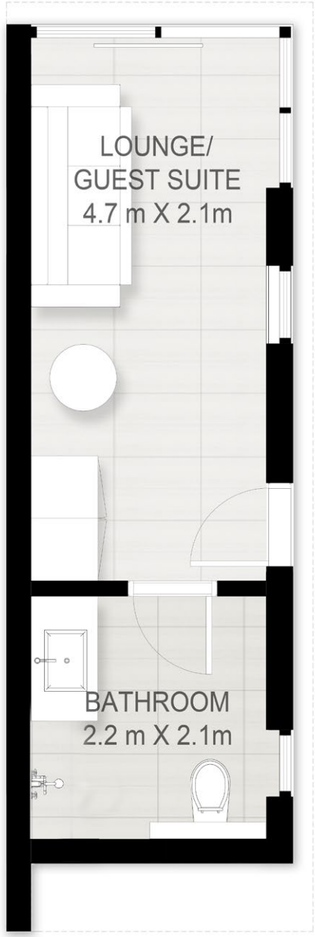
Layout 1 CREATIVE

Layout 2 WELLNESS



Layout 3 CANVAS



Layout 4 CULINARY

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Floorplan

Garden Suite

5 bedroom (Large)
& 6 bedroom villas

Total Area Size

45 SQ.M.
484 SQ.FT.

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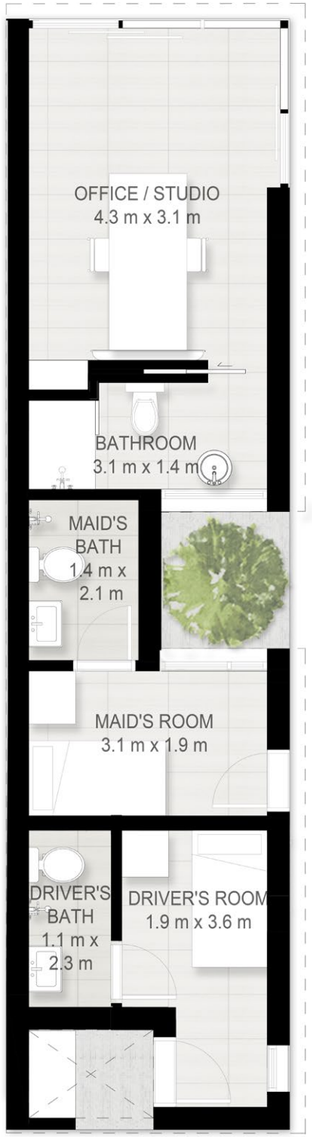
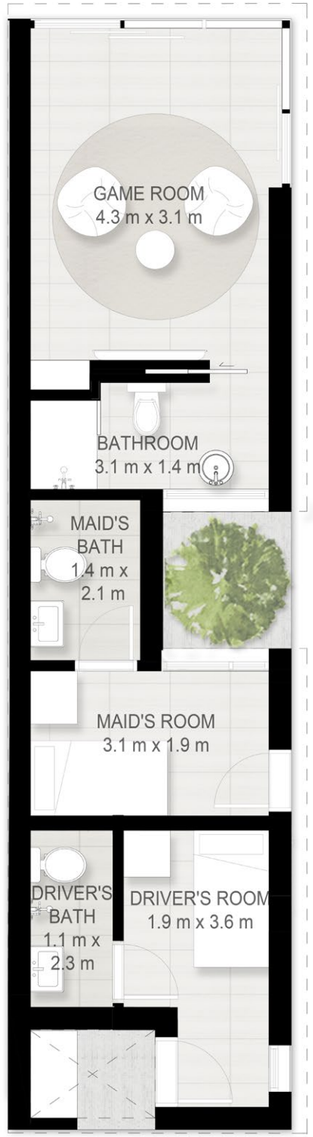
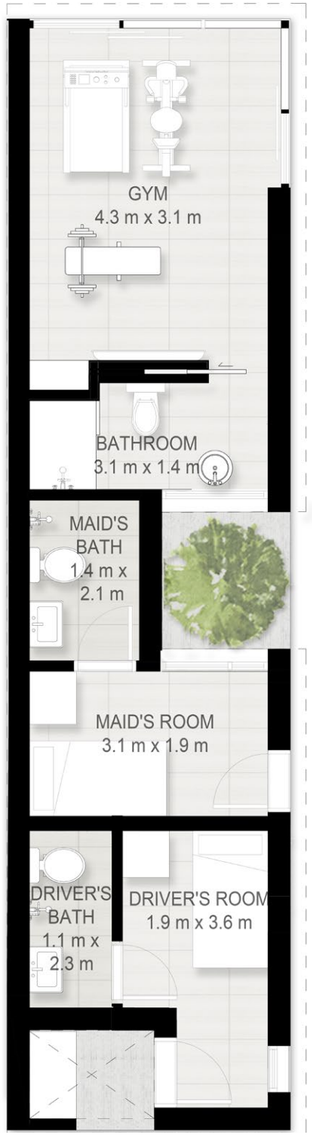
Layout 1 WORK SUITE



Layout 2 PLAY SUITE



Layout 3 TRAIN SUITE



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5 Bedroom Villa – Living Room

4 Bedroom Villa – Kitchen and Dining

JAN
04

Dresser

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Master Bathroom

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.

الزاهية
al zahia
sharjah الشارقة

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.

Waterfront City
DBAYEH

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.

إلموج
al mouj
muscat مسقط

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-wining 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.

CONTACT US

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#LiveinHarmonyIII

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