LANAI ISLANDS

ISLAND ESTATES AT TILAL AL GHAF

تلال الغاف
Tilal Al Ghaf

MAJESTIC,
FROM THE WATER,
SHE RISES.
SHE IS A WONDER
OF SERENITY
AND OPULENCE,
INSPIRATION
COME TO LIFE.
AND HER NAME.
WHISPERED
IN THE WIND...
LANAI.

تلال الغاف
Tilal Al Ghaf
LANAI
ISLANDS

Experience the tranquility of life
in the heart of a resort like island.
LANAI
تلال الغاف
Tilal Al Ghaf
LANAI
ISLANDS

Born out of water, crafted on land.

At the point where waves and sand meet, two private paradise islands emerge from crystalline Lagoon waters. Beyond white sandy beaches shaded by palm trees and bordered by verdant vegetation, exclusive estate homes sit in lush landscaped gardens. A curated ultra-luxury retreat where the natural beauty of the environment takes centre stage and an all-encompassing sense of peace pervades.

تلال الغاف
Tilal Al Ghaf

LANAI ISLANDS

Stunning spaces that seamlessly unite
the indoors with nature outside.
تلال الغاف
Tilal Al Ghaf
LANAI
ISLANDS

LIVE IN THE LAP OF LUXURY WITH THE LUXURY OF FREEDOM.

Lanai Islands offer the idyllic lifestyle that only a private resort-style retreat in the heart of nature can offer, yet remains within easy reach of Dubai's primary business and entertainment hubs.

29 MINS
DUBAI INTERNATIONAL AIRPORT

25 MINS
AL MAKTOUM INTERNATIONAL AIRPORT

15 MINS
MALL OF THE EMIRATES

20 MINS
DOWNTOWN DUBAI

10 MINS
CITYCENTRE ME'AISEM

15 MINS
KEMPINSKI HOTEL

10 MINS
MEDICLINIC PARKVIEW HOSPITAL

SIGNATURE LIVING BY MAJID AL FUTTAIM

Founded in 1992, Majid Al Futtaim started from one man's vision to transform the face of shopping, entertainment, and leisure to `create great moments for everyone, every day'. It has since grown into one of the United Arab Emirates' most respected and successful businesses.

At Majid Al Futtaim - Communities, part of Majid Al Futtaim Properties, we are lifestyle destination creators who craft aspirational communities and sustainable environments through the art of placemaking. By doing so, we enable everyone who lives, works and plays there to live life to the fullest.

Lanai Islands is our latest residential development within our community Tilal Al Ghaf, and is the epitome of its resort living lifestyle. It is opulent, bespoke, unassailable. It is signature living by Majid Al Futtaim.

MASTERPLAN

3M
SQM TOTAL SITE AREA

15K+
RESIDENTS

11KM+
CYCLING TRAILS

3.5K+
HOMES (townhouses, twin villas & villas)

100+
MAJID AL FUTTAIM SIGNATURE RETAIL

18KM
LANDSCAPED PEDESTRIAN WALKWAYS

100K
SQM RECREATIONAL LAGOON & WHITE SANDY BEACHES

EXCLUSIVE COMMUNITY HUB
SHOPPING, DINING, RECREATION AND WELLNESS

1
ROYAL GRAMMAR SCHOOL GUILFORD

تلال الغاف
Tilal Al Ghaf

LANAI ISLANDS

ISLAND LIVING OVERVIEW

An exclusive release of 13 ultra-premium estate homes crafted with architectural integrity, inspired by the tranquil beauty of nature and the surrounding aqua waters.

EDGE ESTATES SHORE ESTATES

تلال الغاف
Tilal Al Ghaf

LANAI ISLANDS

IMAGINED BY VISIONARIES FOR DREAMERS

THE COLLABORATORS

ARCHITECTS

SAOTA

Award-winning architectural firm SAOTA is driven by a unique design philosophy that connects form and function and blurs the boundaries between indoors and out. SAOTA's innovative residential designs are distinguished not only for their incredible aesthetic impact, but for being homes in which people love to live in.

INTERIOR DESIGN

KELLY HOPPEN

Multi-award-winning Kelly Hoppen CBE is amongst the most sought-after designers of her generation. Kelly Hoppen Interiors is distinguished by Kelly's signature style, defined by a subtle fusion of clean lines and neutral tones intuitively balanced by an infusion of opulent warmth.

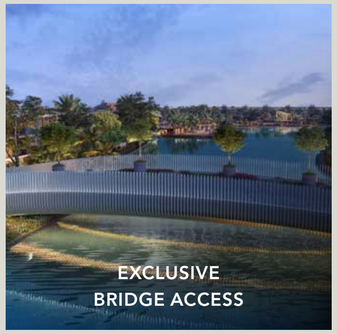
Experience the tranquillity
of life in the heart of nature.
تلال الغاف
Tilal Al Ghaf
LANAI
ISLANDS

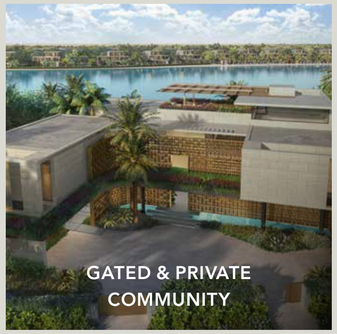
Relax and rejuvenate by the crystal waters of Lagoon Al Ghaf.
تلال الغاف
Tilal Al Ghaf
LANAI ISLANDS

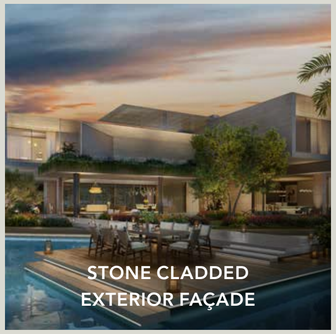
A TOUCH OF OPULENCE

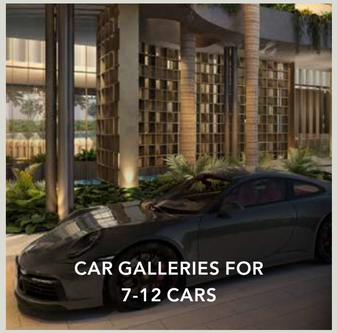
LUXURY FEATURES

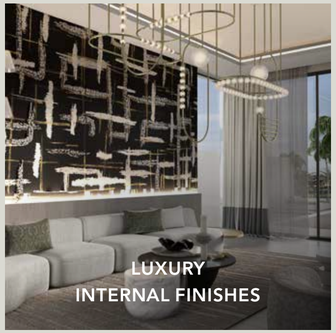
The boundaries between indoors and out blend beautifully with ample use of organic materials judiciously applied to evoke an exclusive aura of barefoot luxury.

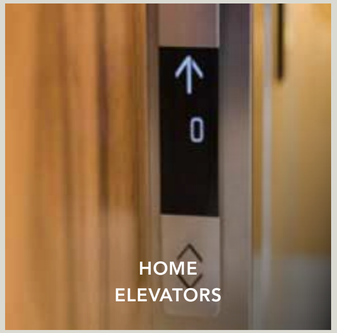


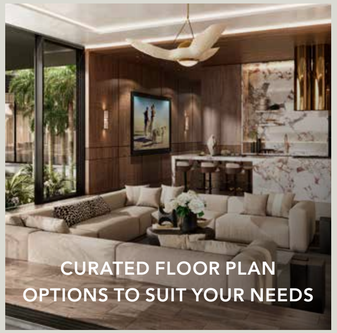


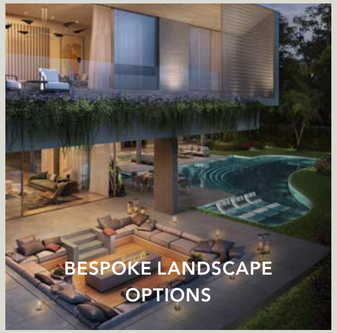












CUSTOMERS' SELECTION JOURNEY

EDGE ESTATES

FAÇADE DESIGN
- Uluwato
- Majorca
- Ifaisteio

TYPOLOGY
- Standard
- Extended*

LAYOUT OPTIONS
- Basement
- Ground Floor
- First Floor

INTERIOR DESIGN
- Vintage Glamour
- Monochrome

LANDSCAPE DESIGN
- The Nautical
- The Serene

SHORE ESTATES

FAÇADE DESIGN
- Uluwato
- Majorca
- Ifaisteio

LAYOUT OPTIONS
- First Floor

INTERIOR DESIGN
- Eclectic
- Serenity

LANDSCAPE DESIGN
- The Nautical
- The Serene

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Tilal Al Ghaf

LANAI ISLANDS

THE LUXURY OF FREEDOM

EXTERIOR OPTIONS

A curated variety of material palettes inspired by the world's premier luxury resorts allow you to curate the look of your home in line with your aesthetic preferences.

EXTERIOR OPTION 1

ULUWATU

With this pristine mix of soft and subtle hues, your estate reverberates a sense of warmth that's inviting and soothing at the same time.

WALL STONE

EXTERNAL FLOOR STONE

ACCENT

MESH

MESH-2

ACCENT METAL

EXTERIOR OPTION 2

MAJORCA

WALL STONE

EXTERNAL FLOOR STONE

ACCENT

MESH

MESH-2

HAMMERED BRASS

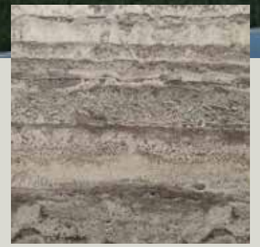
A juxtaposition of different textures that blend in seamlessly to make your home an iconic and bespoke estate that invites your guests indoors to discover this hidden gem.

EXTERIOR OPTION 3

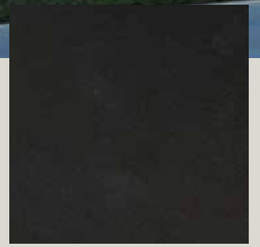
IFAISTEIO

The use of warm and textured materials gives your estate an allure and state of grandeur that elevates your home to make it your own.

WALL STONE



EXTERNAL FLOOR STONE



METAL PROFILE

MESH

MESH-2

ACCENT METAL

A WONDER OF CRAFTSMANSHIP

EXCEPTIONAL HOMES FOR AN ELEVATED ISLAND RESORT EXPERIENCE

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LANAI ISLANDS

Lanai Islands' estates are crafted to exceed expectations with two unique designs

EDGE & SHORE

both of which take inspiration from the surrounding waters and local landscape to celebrate the organic beauty of the natural world.

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Tilal Al Ghaf

LANAI ISLANDS

EDGE
ESTATES

تلال الغاف
Tilal Al Ghaf

LANAI ISLANDS

Ifaisteio
Majorca
Uluwato

EDGE / Exterior

EDGE / Exterior

EDGE / Exterior

EDGE / Exterior

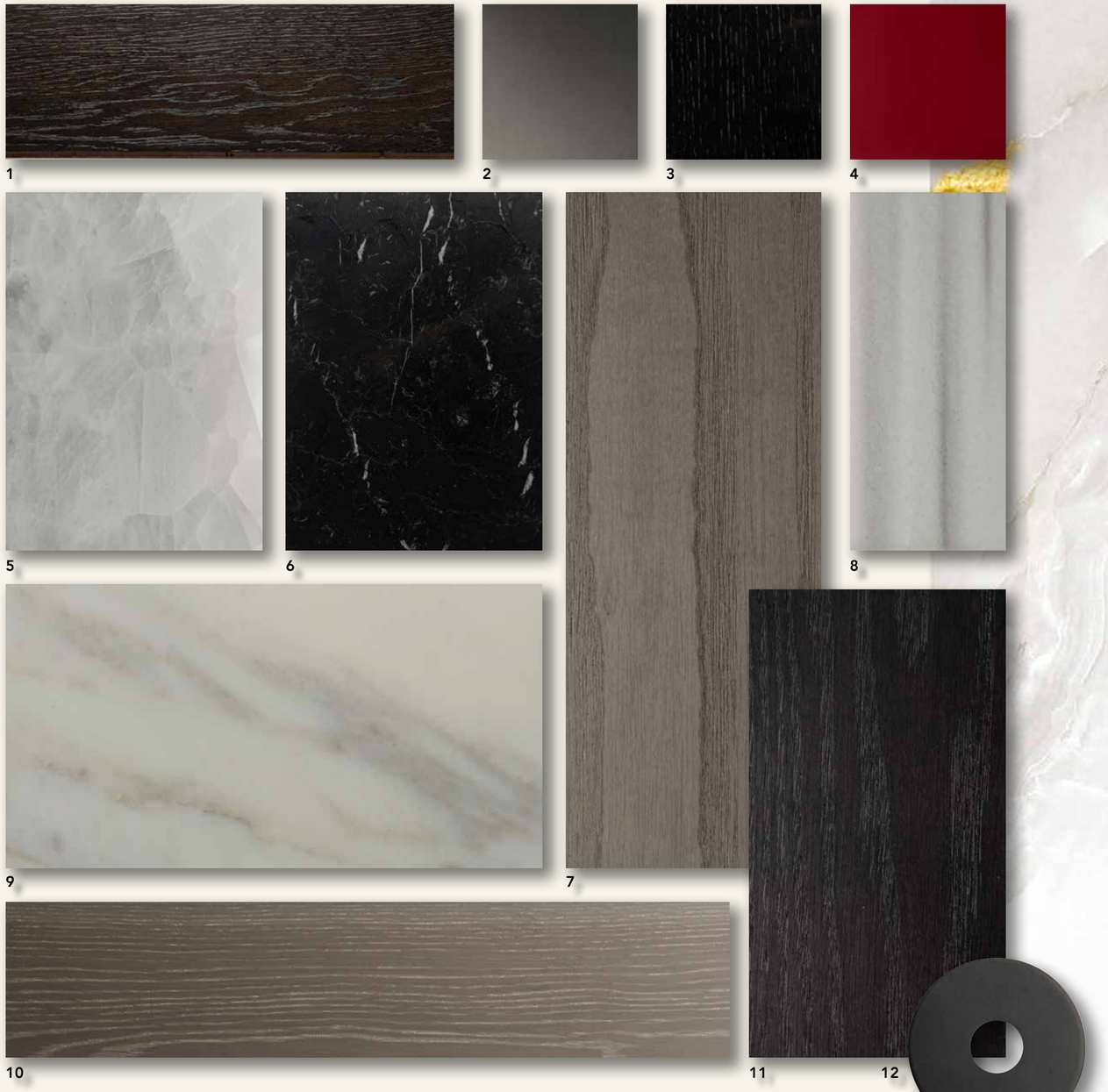
EDGE / Exterior

EDGE ESTATES

TAILORED INTERIORS

Select between two distinctive interior designs to express your individuality.

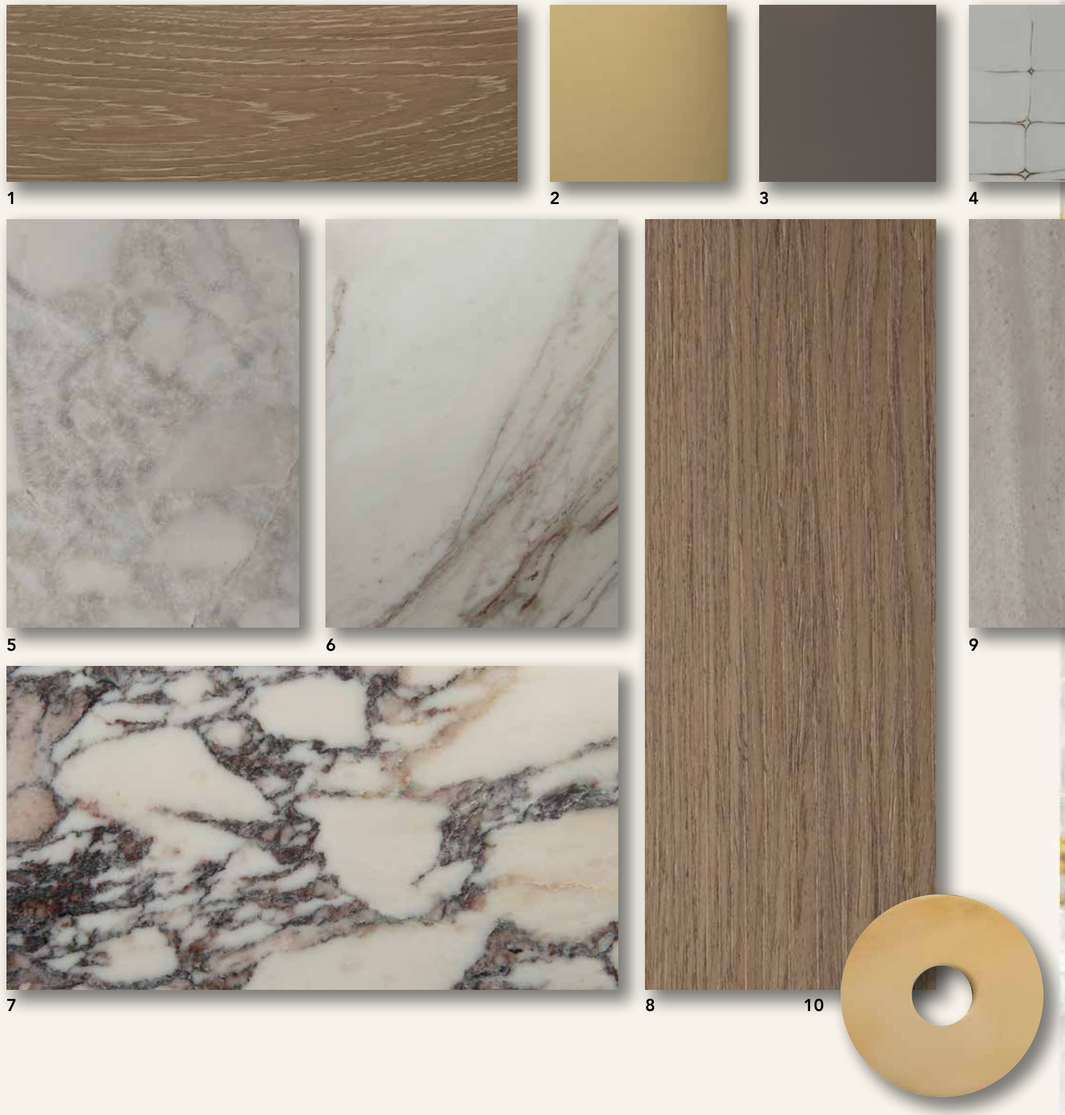
LANAI ISLANDS



EDGE ESTATES | INTERIOR OPTION 1

Monochrome

1 . Living Room Parquet Flooring
2 . Accent Metal
3 . Accent Joinery
4 . Accent Joinery 2
5 . Master Bathroom Marble
6 . General Floor
7 . Joinery Veneer
8 . Spa Marble
9 . Show Kitchen Stone
10 . Bedroom Parquet Flooring
11 . Kitchen Shutters Veneer
12 . Joinery Metal



EDGE ESTATES | INTERIOR OPTION 2

Vintage Glamour

1 . Parquet Flooring
2 . Accent Metal
3 . Accent Joinery
4 . Accent Joinery 2
5 . Master Bathroom Marble
6 . General Floor
7 . Show Kitchen Stone
8 . Joinery Veneer
9 . Spa Marble
10 . Joinery Metal

INTERIOR OPTION / Monochrome

INTERIOR OPTION / Vintage Glamour

INTERIOR OPTION / Monochrome

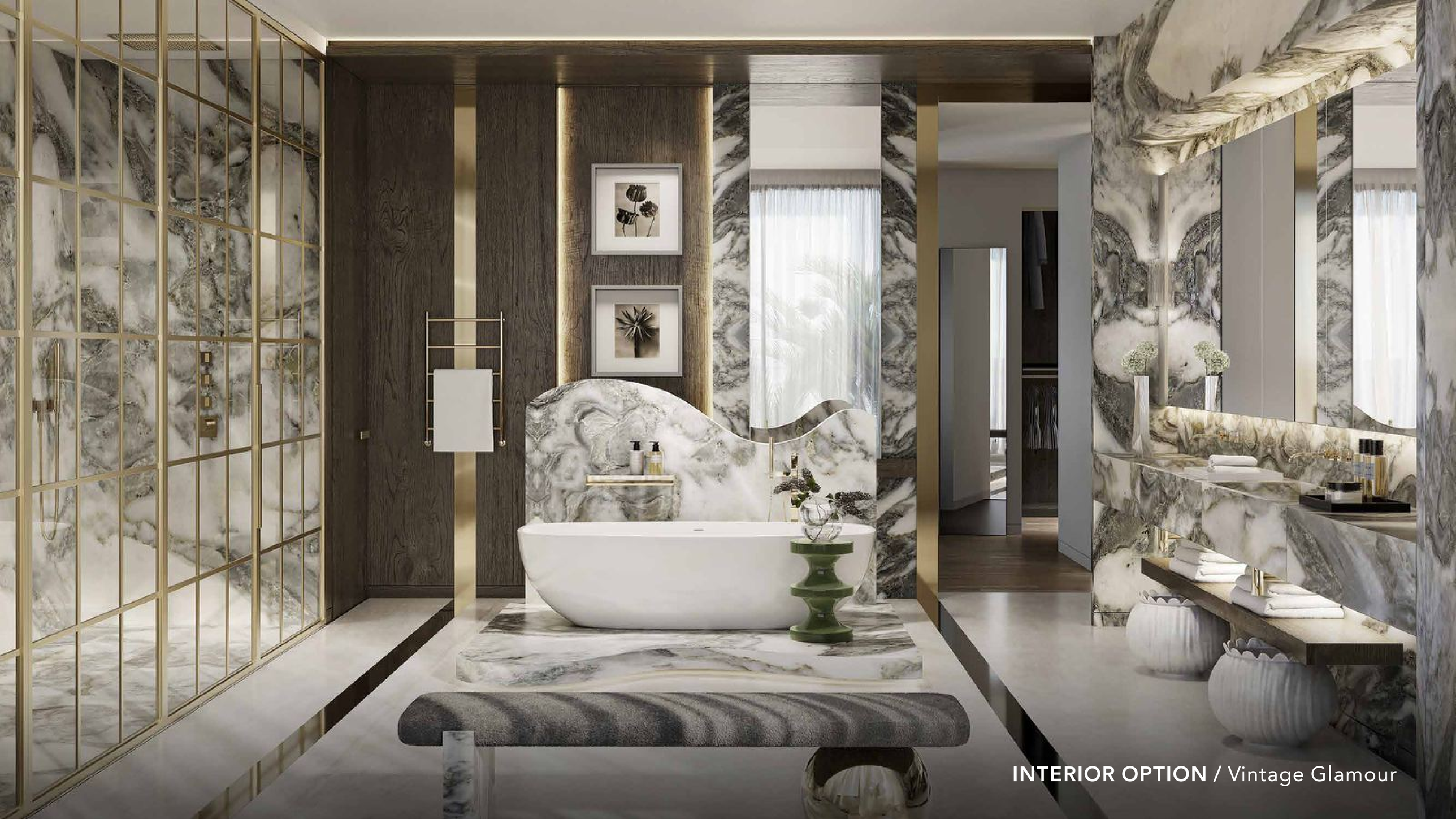
INTERIOR OPTION / Vintage Glamour

INTERIOR OPTION / Monochrome

INTERIOR OPTION / Vintage Glamour

INTERIOR OPTION / Monochrome

INTERIOR OPTION / Vintage Glamour



INTERIOR OPTION / Vintage Glamour

EDGE ESTATES

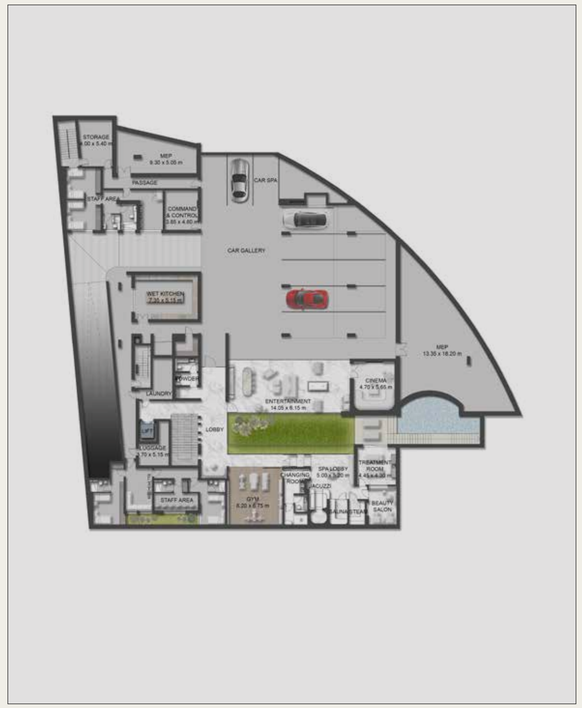
FLOOR PLANS

LANAI ISLANDS

EDGE FLOOR PLAN
8 BEDROOM

Internal Area	2,287 sqm / 24,612 sqft
Balcony / Terrace	28 sqm / 300 sqft
Garage	492 sqm / 5,300 sqft
Total Area	**2,807 sqm / 30,213 sqft**

BASEMENT
1,485 sqm / 15,989 sqft



GROUND FLOOR
552.22 sqm / 5,944 sqft

FIRST FLOOR
736 sqm / 7,923 sqft

ROOF
33 sqm / 357 sqft

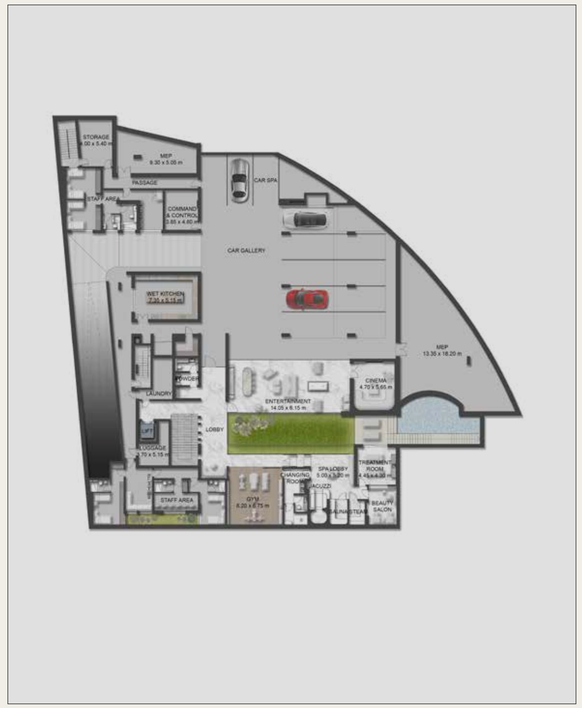
EDGE FLOOR PLAN

8 BEDROOM - EXTENDED LIVING

Internal Area	2,335 sqm / 25,138 sqft
Balcony / Terrace	28 sqm / 300 sqft
Garage	492 sqm / 5,300 sqft
Total Area	**2,856 sqm / 30,738 sqft**

BASEMENT

1,485 sqm / 15,989 sqft



GROUND FLOOR

601.03 sqm / 6,469 sqft

FIRST FLOOR

736 sqm / 7,923 sqft

ROOF

33 sqm / 357 sqft

CUSTOMIZATIONS
GROUND FLOOR

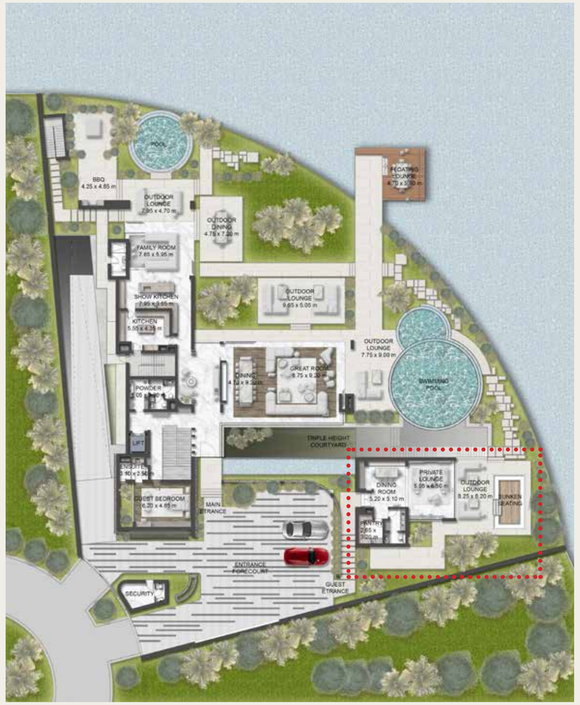
EXECUTIVE OFFICE

A fully equipped office suite to facilitate the ultimate work-from-home experience.

GUEST HOUSE

A separate hotel-style suite for guests who value their privacy.

PRIVATE LOUNGE



Entertain in style in a private lounge designed for intimate gatherings.

FITNESS HUB

Nurture your body and soul in a self-contained home gym complete with yoga studio.

CUSTOMIZATIONS
FIRST FLOOR

MEGA MASTER

Luxury living at its finest beckons with an ultra-spacious master suite that opens out onto a terrace overlooking the Lagoon and superb views.

SUPER MASTER

Opt for this suite with an ample walk-in closet, and get dressed in style everyday. With its own bathroom, this is the perfect place for a private beauty retreat.

DOUBLE MASTER

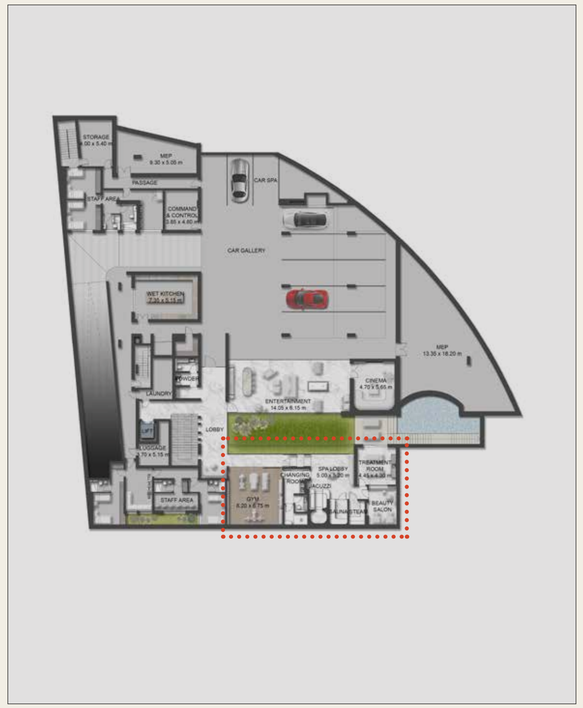
A generously sized master suite comprising a bedroom with many features such as a freestanding bathtub, his and hers walk-in closets and much more.

CHILLOUT ZONE

A generous self-contained space dedicated for relaxing and intimate gatherings with friends and family, chilling in front of the TV.

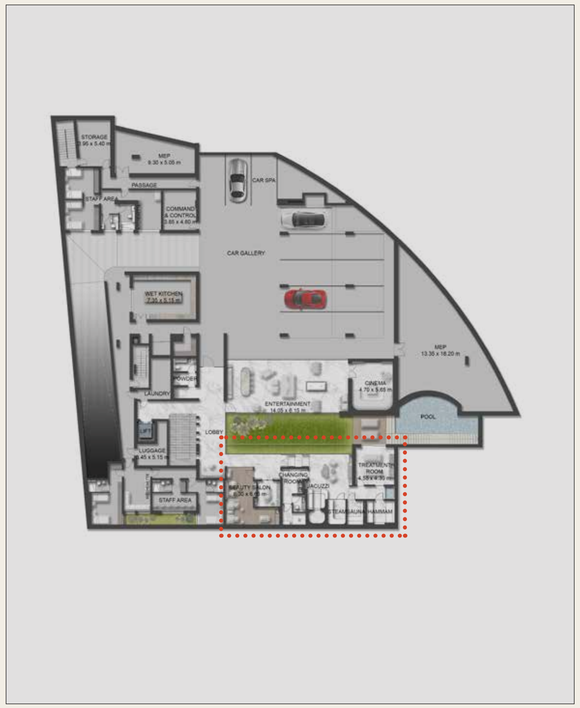
CUSTOMIZATIONS
BASEMENT

SOLUS RETREAT



An elegant entertainment zone
with a private cinema suite.

MEGA SPA



Indulge in the pursuit of wellness
with a luxurious home spa.

SHORE
ESTATES

تلال الغاف
Tilal Al Ghaf

LANAI ISLANDS

Ifaisteio
Majorca
Uluwato

SHORE / Exterior

SHORE / Exterior

SHORE / Exterior

SHORE / Exterior

SHORE ESTATES

TAILORED INTERIORS

Choose between two distinctive interior designs with finishes that are as unique as you.

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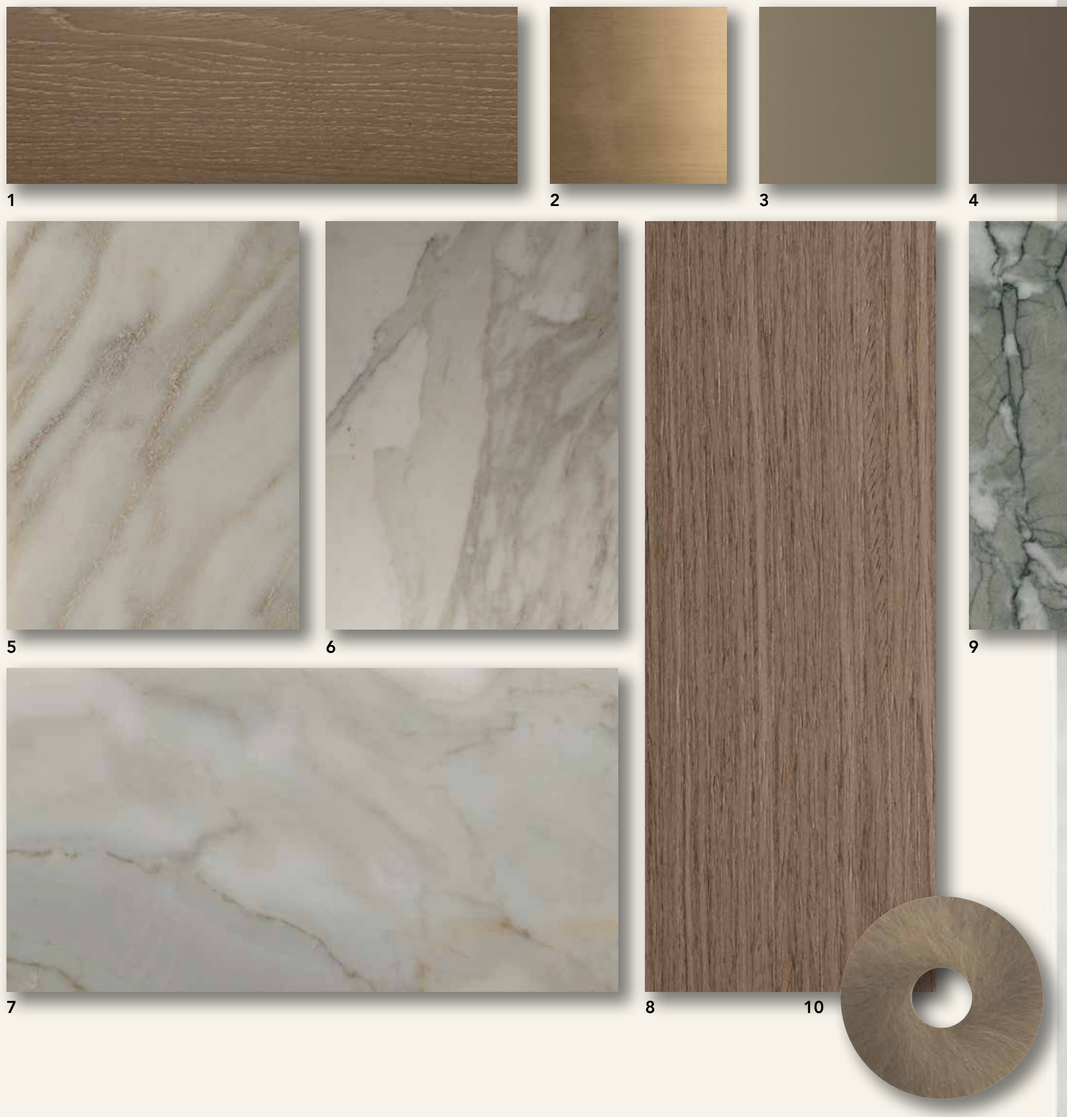
Tilal Al Ghaf

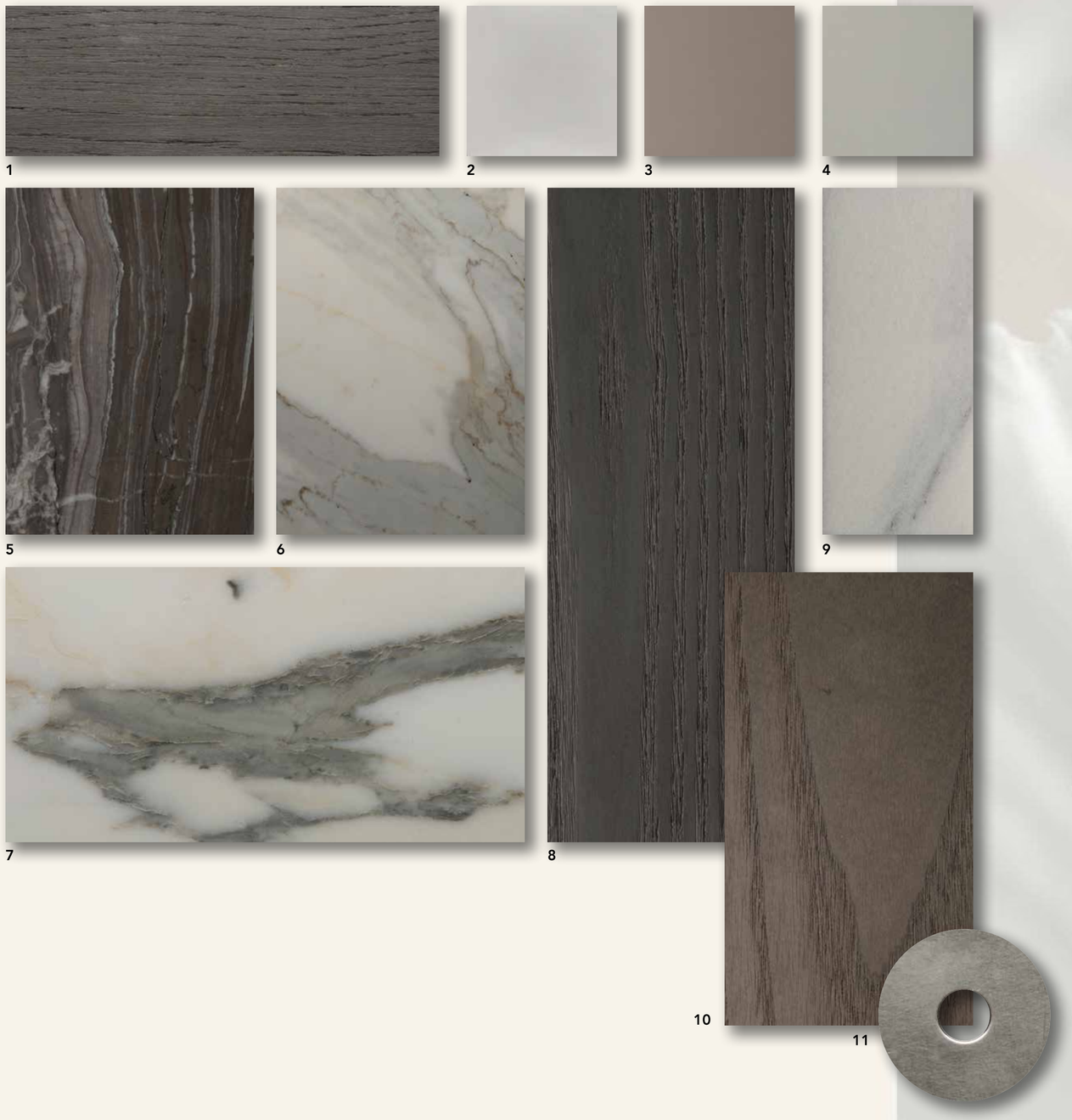
LANAI ISLANDS



SHORE ESTATES | INTERIOR OPTION 1

Eclectic

1 . Parquet Flooring
2 . Accent Metal
3 . Accent Joinery
4 . Accent Joinery 2
5 . Master Bathroom Marble
6 . General Floor
7 . Show Kitchen Stone
8 . Joinery Veneer
9 . Spa Marble
10 . Joinery Metal



SHORE ESTATES | INTERIOR OPTION 2

Serenity

1 . Parquet Flooring
2 . Accent Metal
3 . Accent Joinery
4 . Accent Joinery 2
5 . Master Bathroom Marble
6 . General Floor
7 . Show Kitchen Stone
8 . Joinery Veneer
9 . Spa Marble
10 . Kitchen Shutters Veneer
11 . Joinery Metal

INTERIOR OPTION / Eclectic

INTERIOR OPTION / Serenity

INTERIOR OPTION / Eclectic

INTERIOR OPTION / Serenity

INTERIOR OPTION / Eclectic

INTERIOR OPTION / Serenity

INTERIOR OPTION / Eclectic

INTERIOR OPTION / Serenity

SHORE ESTATES

FLOOR PLANS

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Tilal Al Ghaf

LANAI ISLANDS

SHORE FLOOR PLAN
7 BEDROOM

Internal Area	1,751 sqm / 18,843 sqft
Balcony / Terrace	69 sqm / 746 sqft
Garage	378 sqm / 4,063 sqft
Total Area	**2,197 sqm / 23,652 sqft**

BASEMENT
965 sqm / 10,388 sqft

GROUND FLOOR
525.5 sqm / 5,656 sqft

FIRST FLOOR
666 sqm / 7,172 sqft

ROOF
41 sqm / 436 sqft

CUSTOMIZATIONS
FIRST FLOOR

MEGA MASTER

Luxury living at its finest beckons with an ultra-spacious master suite that opens out onto a terrace overlooking the Lagoon and superb views.

SUPER MASTER

Opt for this suite with an ample walk-in closet, and get dressed in style everyday. With its own bathroom, this is the perfect place for a private beauty retreat.

DOUBLE MASTER

A generously sized master suite comprising a bedroom with many features such as a freestanding bathtub, his and hers walk-in closets and much more.

CHILLOUT ZONE

A generous self-contained space dedicated for relaxing and intimate gatherings with friends and family, chilling in front of the TV.

PRISTINE LANDSCAPE DESIGN

THE NAUTICAL

Escape to your own private island of secluded luxury with your own spa pool surrounded by nature's finest greenery facing the majestic azure waters of a private Lagoon.

THE SERENE

Be an esteemed host with this refined estate made to greet all your guests and give them their own privacy and the right entertainment by the pool with 180-degree lagoon views and bountiful greenery.

LANAI
ISLANDS
SIGNATURE LIVING
BY MAJID AL FUTTAIM

تلال الغاف

Tilal Al Ghaf

800 GHAF 4423

TILALALGHAF.COM

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ماجد الفطيم

MAJID AL FUTTAIM