



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.



## FLOURISHING FOUNDATIONS

Al Furjan, the master development by Nakheel, is one of Dubai's most sought-after neighbourhoods, situated close to Ibn Battuta Mall and Sheikh Zayed Road. It is home to world class schools, community centres and leisure facilities, including its very own Metro Station. It's also where flourishing communities such as Murooj Al Furjan have made landmark impressions on the standards of community design in the region. And now, building on this overwhelming success, Nakheel is proud to launch Tilal Al Furjan, another fine example of these flourishing foundations.



Palm Jumeirah

Ibn Battuta Mall

Al Furjan Metro Station

TILAL  
AL FURJAN

EXPO site

Al Maktoum  
International Airport

- Close to Al Furjan Pavilion and Al Furjan West Pavilion
- Close to Al Furjan Metro station
- Close to Sheikh Mohammed Bin Zayed Road
- 3 minutes away from Al Yalaisy Road
- 7 minutes away from Sheikh Zayed Road
- 10 minutes away from Ibn Battuta Mall
- 20 minutes from Al Maktoum International Airport

All time frames are approximate.

## 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



SWIMMING POOLS AND A KIDS' POOL



KIDS' PLAY AREA



PADEL TENNIS & TENNIS COURT



BASKETBALL COURT



PARK



RETAIL CENTRE



METRO STATION

## 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	4,960.33
4 BEDROOM VILLA - TYPE B	4,978.52
4 BEDROOM VILLA - TYPE C	4,713.40
4 BEDROOM VILLA - TYPE D	4,493.50
4 BEDROOM VILLA - TYPE E	4,129.46
4 BEDROOM VILLA - TYPE F	4,040.55
5 BEDROOM VILLA - TYPE A	5,164.41
5 BEDROOM VILLA - TYPE B	5,104.24
5 BEDROOM VILLA - TYPE C	5,273.99



4B-A FRONT



4B-A BACK



## FLOOR PLANS

### 4 BEDROOM VILLA (4B-A)

	SQ.M	SQ.FT
GROUND FLOOR	180.95	1947.73
BALCONY/ TERRACE/PORCH - GF	14.82	159.52
FIRST FLOOR AREA	158.61	1707.26
BALCONY/ TERRACE - FIRST FLOOR	32.32	347.89
GARAGE - COVERED	57.59	619.89
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>444.29</b>	<b>4782.29</b>
GARAGE - UNCOVERED	0.00	0.00
TERRACE/ PATIO	16.54	178.03
<b>TOTAL AREA</b>	<b>460.83</b>	<b>4960.33</b>



UPPER LEVEL



ENTRY LEVEL



4B-B FRONT



4B-B BACK

## FLOOR PLANS

### 4 BEDROOM VILLA (4B-B)

	SQ.M	SQ.FT
GROUND FLOOR	171.29	1843.75
BALCONY/ TERRACE/PORCH - GF	9.02	97.09
FIRST FLOOR AREA	162.14	1745.26
BALCONY/ TERRACE - FIRST FLOOR	28.47	306.45
GARAGE - COVERED	57.62	620.22
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>428.54</b>	<b>4612.76</b>
GARAGE - UNCOVERED	19.20	206.67
TERRACE/ PATIO	14.78	159.09
<b>TOTAL AREA</b>	<b>462.52</b>	<b>4978.52</b>



UPPER LEVEL



ENTRY LEVEL



## FLOOR PLANS

### 4 BEDROOM VILLA (4B-C)

	SQ.M	SQ.FT
GROUND FLOOR	176.84	1903.49
BALCONY/ TERRACE/PORCH -GF	3.73	40.15
FIRST FLOOR AREA	156.19	1681.21
BALCONY/ TERRACE - FIRST FLOOR	20.70	222.81
GARAGE - COVERED	51.03	549.28
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>408.49</b>	<b>4396.95</b>
GARAGE - UNCOVERED	14.21	152.96
TERRACE/ PATIO	15.19	163.50
<b>TOTAL AREA</b>	<b>437.89</b>	<b>4713.40</b>



UPPER LEVEL



ENTRY LEVEL



4B-D FRONT



4B-D BACK

## FLOOR PLANS

### 4 BEDROOM VILLA (4B-D)

	SQ.M	SQ.FT
GROUND FLOOR	163.97	1764.96
BALCONY/ TERRACE/PORCH - GF	7.35	79.11
FIRST FLOOR AREA	167.20	1799.72
BALCONY/ TERRACE - FIRST FLOOR	18.73	201.61
GARAGE - COVERED	44.90	483.30
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>402.15</b>	<b>4328.70</b>
GARAGE - UNCOVERED	15.31	164.80
TERRACE/ PATIO	0.00	0.00
<b>TOTAL AREA</b>	<b>417.46</b>	<b>4493.50</b>



UPPER LEVEL



ENTRY LEVEL





## FLOOR PLANS

### 4 BEDROOM VILLA (4B-E)

	SQ.M	SQ.FT
GROUND FLOOR	142.13	1529.87
BALCONY/ TERRACE/PORCH - GF	2.76	29.71
FIRST FLOOR AREA	139.62	1502.86
BALCONY/ TERRACE - FIRST FLOOR	25.74	277.06
GARAGE - COVERED	41.31	444.66
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>351.56</b>	<b>3784.16</b>
GARAGE - UNCOVERED	18.02	193.97
TERRACE/ PATIO	14.06	151.34
<b>TOTAL AREA</b>	<b>383.64</b>	<b>4129.46</b>



UPPER LEVEL



ENTRY LEVEL



## FLOOR PLANS

### 4 BEDROOM VILLA (4B-F)

	SQ.M	SQ.FT
GROUND FLOOR	136.99	1474.55
BALCONY/ TERRACE/PORCH - GF	3.65	39.29
FIRST FLOOR AREA	133.54	1437.41
BALCONY/ TERRACE - FIRST	30.94	333.04
GARAGE - COVERED	41.18	443.26
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>346.30</b>	<b>3727.54</b>
GARAGE - UNCOVERED	18.65	200.75
TERRACE/ PATIO	10.43	112.27
<b>TOTAL AREA</b>	<b>375.38</b>	<b>4040.55</b>



UPPER LEVEL



ENTRY LEVEL



## FLOOR PLANS

### 5 BEDROOM VILLAS (5B-A)

	SQ.M	SQ.FT
GROUND FLOOR	180.75	1945.57
BALCONY/ TERRACE/PORCH - GF	1.91	20.56
FIRST FLOOR AREA	178.06	1916.62
BALCONY/ TERRACE - FIRST FLOOR	39.31	423.13
GARAGE - COVERED	41.90	451.01
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>441.93</b>	<b>4756.89</b>
GARAGE - UNCOVERED	15.84	170.50
TERRACE/ PATIO	22.02	237.02
<b>TOTAL AREA</b>	<b>479.79</b>	<b>5164.41</b>



UPPER LEVEL



ENTRY LEVEL



## FLOOR PLANS

### 5 BEDROOM VILLAS (5B-B)

	SQ.M	SQ.FT
GROUND FLOOR	182.33	1962.58
BALCONY/ TERRACE/PORCH - GF	0.00	0.00
FIRST FLOOR AREA	185.94	2001.44
BALCONY/ TERRACE - FIRST FLOOR	32.22	346.81
GARAGE - COVERED	39.48	424.96
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>439.97</b>	<b>4735.79</b>
GARAGE - UNCOVERED	18.09	194.72
TERRACE/ PATIO	16.14	173.73
<b>TOTAL AREA</b>	<b>474.20</b>	<b>5104.24</b>



UPPER LEVEL



ENTRY LEVEL





## FLOOR PLANS

### 5 BEDROOM VILLAS (5B-C)

	SQ.M	SQ.FT
GROUND FLOOR	177.71	1912.85
BALCONY/ TERRACE/PORCH - GF	21.88	235.51
FIRST FLOOR AREA	192.00	2066.67
BALCONY/ TERRACE - FIRST FLOOR	21.79	234.55
GARAGE - COVERED	59.57	641.21
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>472.95</b>	<b>5090.79</b>
GARAGE - UNCOVERED	17.02	183.20
TERRACE/ PATIO	0.00	0.00
<b>TOTAL AREA</b>	<b>489.97</b>	<b>5273.99</b>



UPPER LEVEL



ENTRY LEVEL

# THE MASTERPLAN

- 4 BEDROOM VILLA LAYOUT A
- 4 BEDROOM VILLA LAYOUT B
- 4 BEDROOM VILLA LAYOUT C
- 4 BEDROOM VILLA LAYOUT D
- 4 BEDROOM VILLA LAYOUT E
- 4 BEDROOM VILLA LAYOUT F
- 5 BEDROOM VILLA LAYOUT A
- 5 BEDROOM VILLA LAYOUT B
- 5 BEDROOM VILLA LAYOUT C



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

A L F U R J A N

LIGHT SCHEME



LIGHT SCHEME





LIGHT SCHEME



LIGHT SCHEME





DARK  
INTERIOR OPTION



TILAL

AL FURJAN

DARK SCHEME



DARK SCHEME



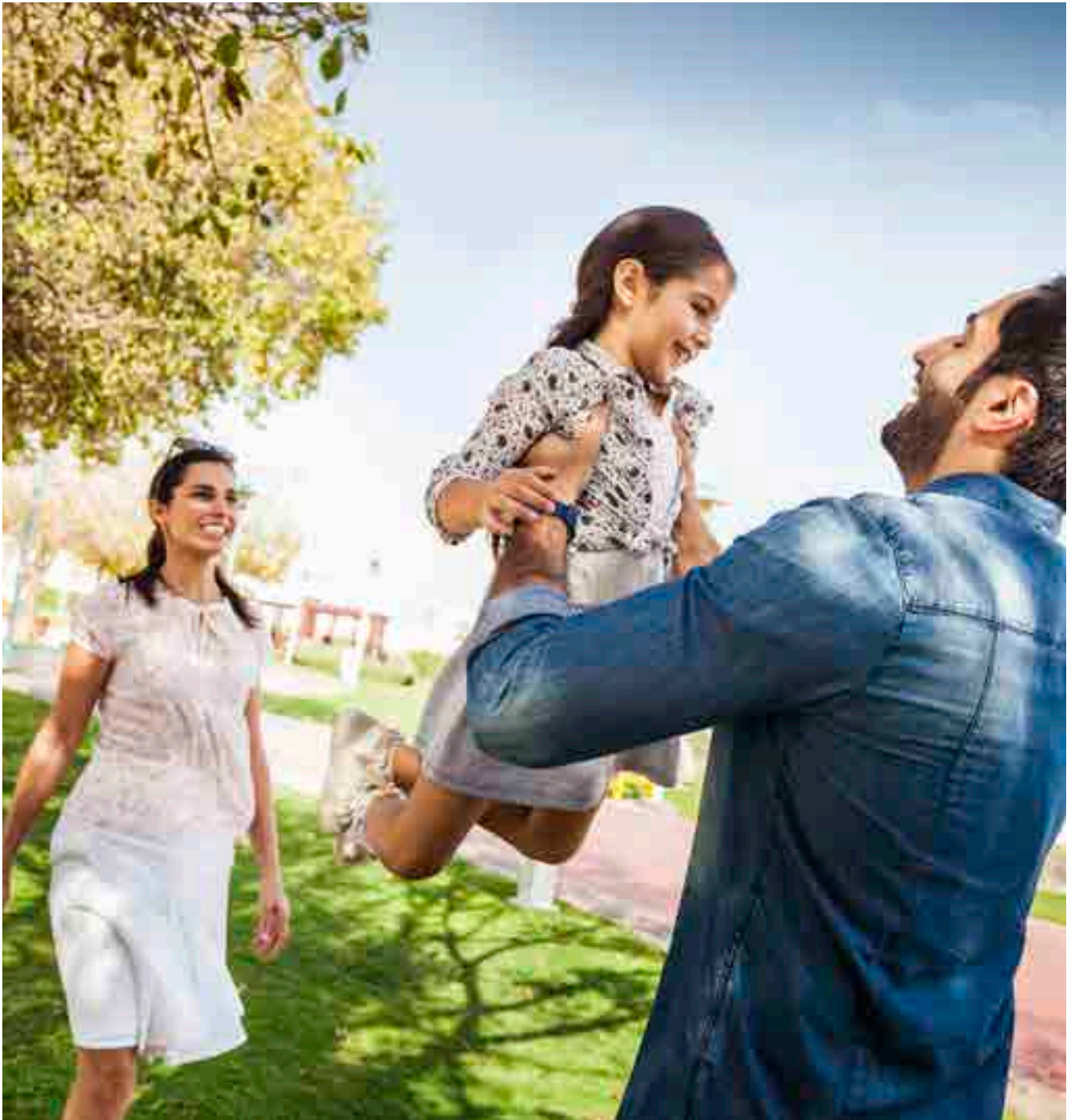


TILAL

A L F U R J A N

## 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.





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