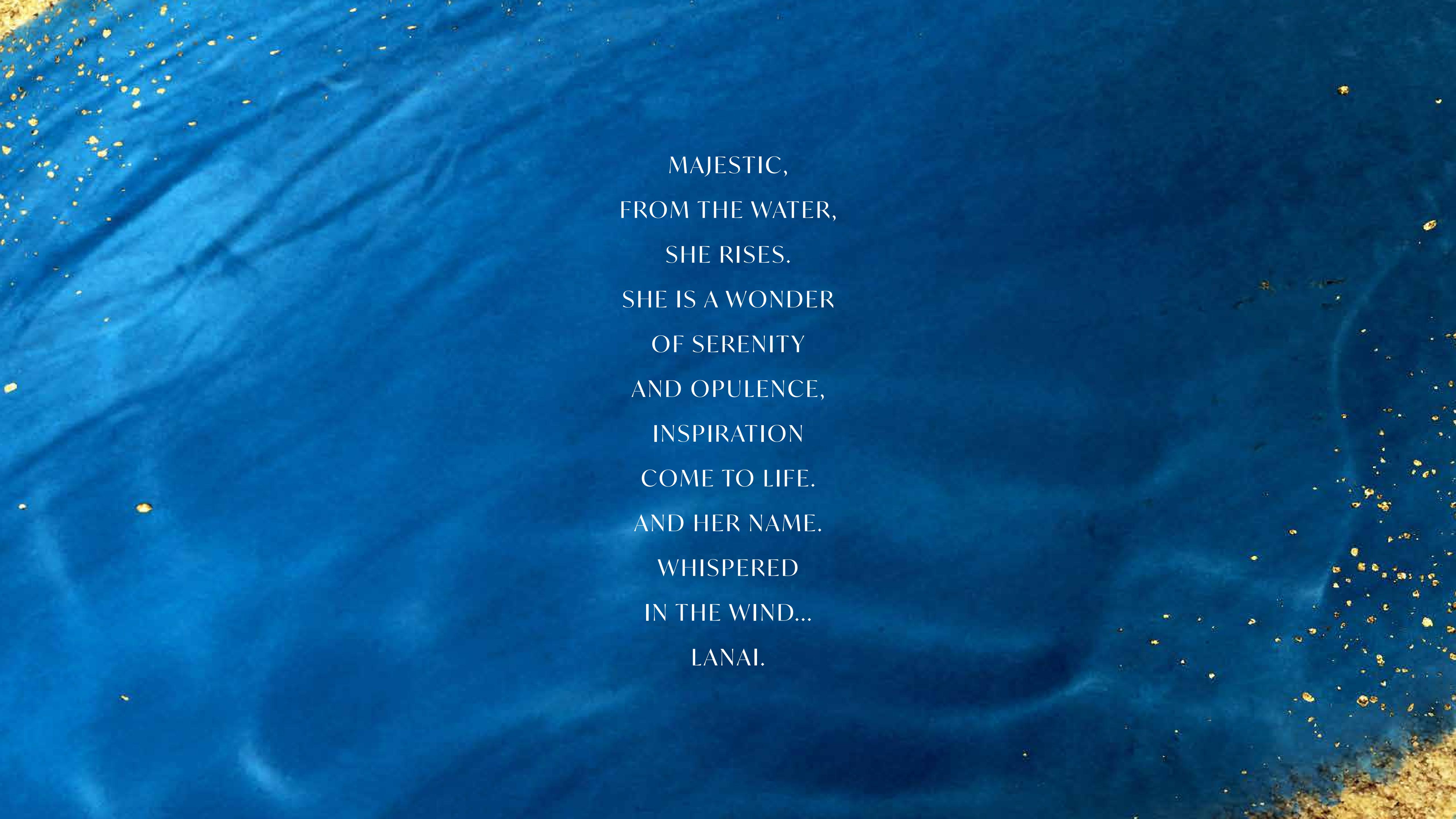


LANAI ISLANDS

ISLAND ESTATES AT TILAL AL GHAF





A large, dark ship, possibly a cruise liner, is visible in the background, its silhouette partially obscured by the water and the night sky. The sea is dark blue with white, foamy waves crashing against the hull. The sky above is a deep navy blue, dotted with numerous bright, yellowish-white stars of varying sizes.

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.



Experience the tranquility of life
in the heart of a resort like island.



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.



Stunning spaces that seamlessly unite
the indoors with nature outside.





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



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



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.



KELLY HOPPEN

INTERIOR DESIGN

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.

Relax and rejuvenate by the crystal waters of Lagoon Al Ghaf.

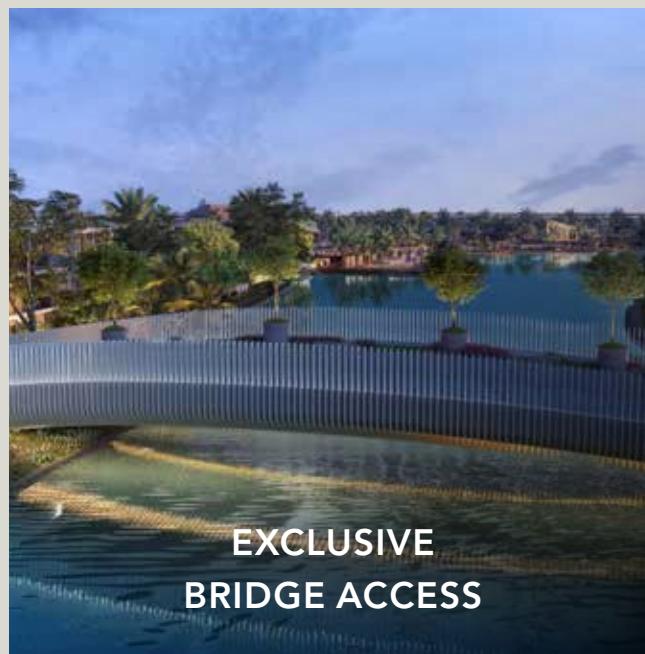




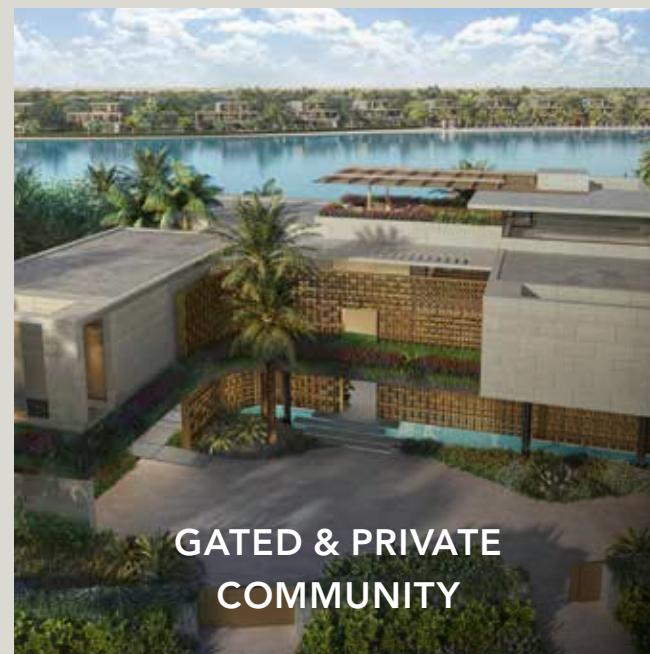
A TOUCH OF OPULENCE

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.



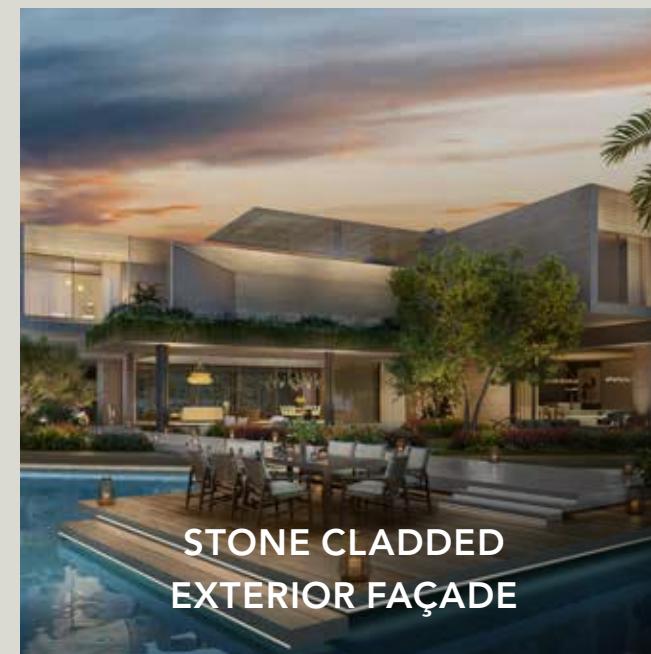
EXCLUSIVE
BRIDGE ACCESS



GATED & PRIVATE
COMMUNITY



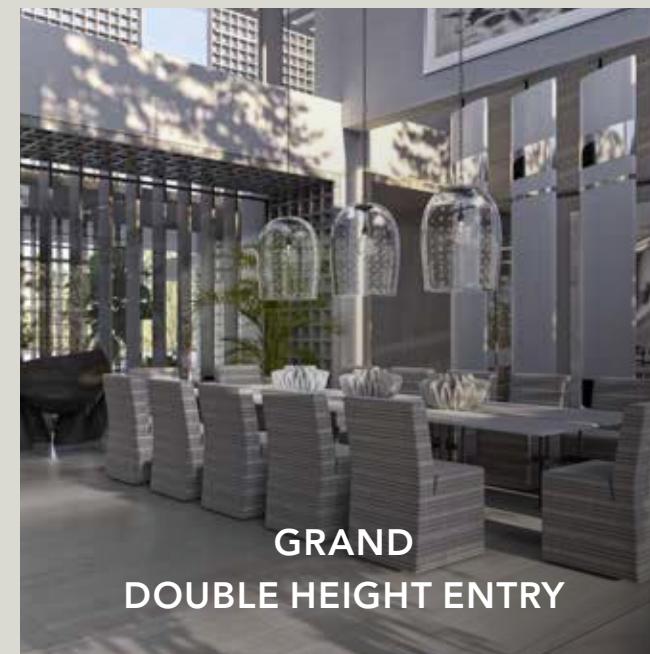
MODERN CANTILEVER
ARCHITECTURE



STONE CLADDED
EXTERIOR FAÇADE



EXPANSIVE FORECOURT
& BACKYARD



GRAND
DOUBLE HEIGHT ENTRY



DOUBLE & TRIPLE HEIGHT
INTERNAL COURTYARDS



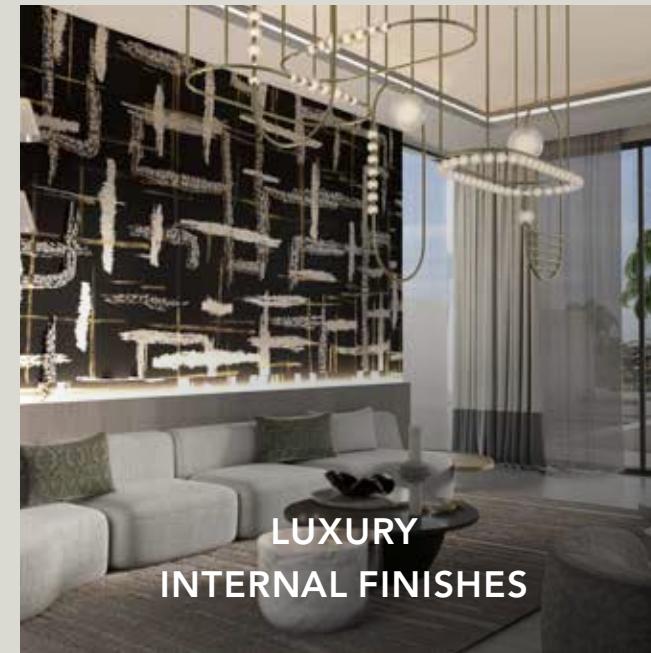
SEAMLESS INDOOR-
OUTDOOR RELATIONSHIP



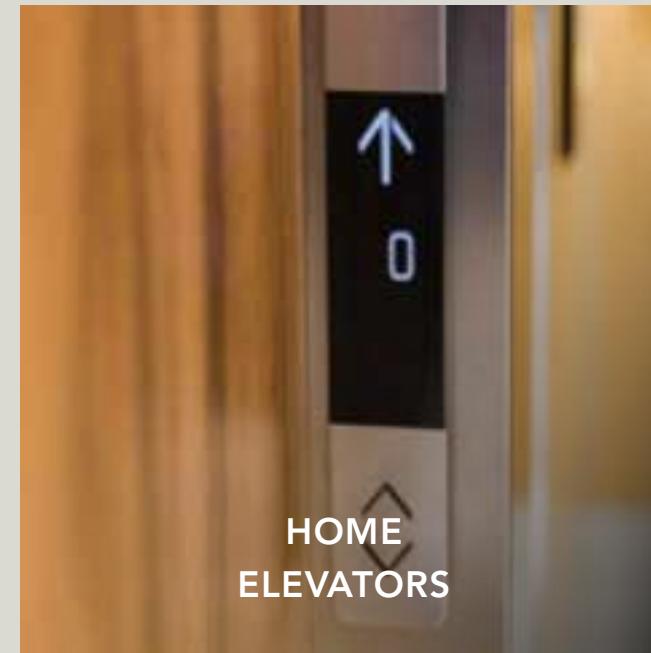
EUROPEAN KITCHENS WITH
INTEGRATED APPLIANCES



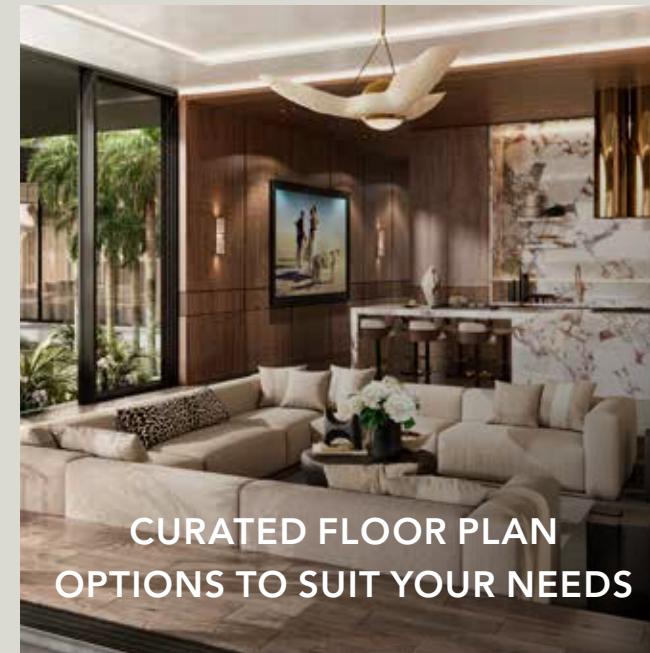
CAR GALLERIES FOR
7-12 CARS



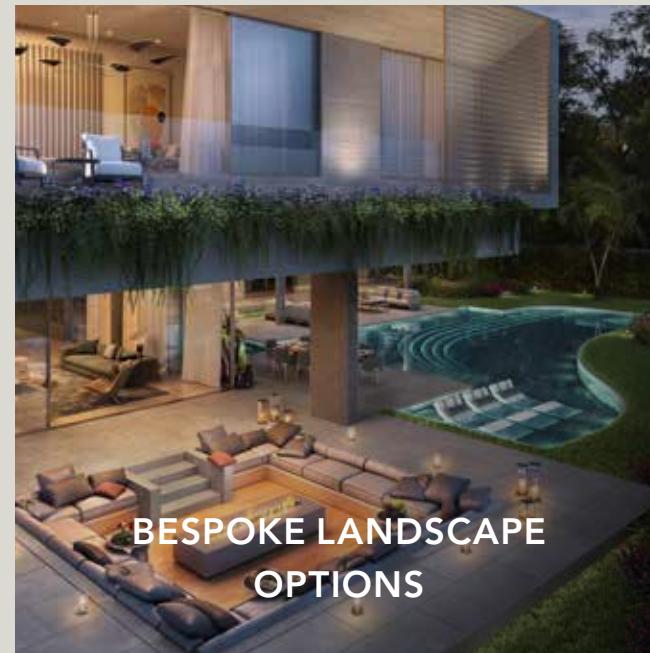
LUXURY
INTERNAL FINISHES



HOME
ELEVATORS



CURATED FLOOR PLAN
OPTIONS TO SUIT YOUR NEEDS



BESPOKE LANDSCAPE
OPTIONS

CUSTOMERS' SELECTION JOURNEY

EDGE ESTATES

FAÇADE DESIGN

- Uluwato
- Majorca
- Ifaisteio

- Standard
- Extended*

TYPOLOGY

LAYOUT OPTIONS

- Basement
- Ground Floor
- First Floor

- Vintage Glamour
- Monochrome

INTERIOR DESIGN

LANDSCAPE DESIGN

- The Nautical
- The Serene

SHORE ESTATES

FAÇADE DESIGN

- Uluwato
- Majorca
- Ifaisteio

- First Floor

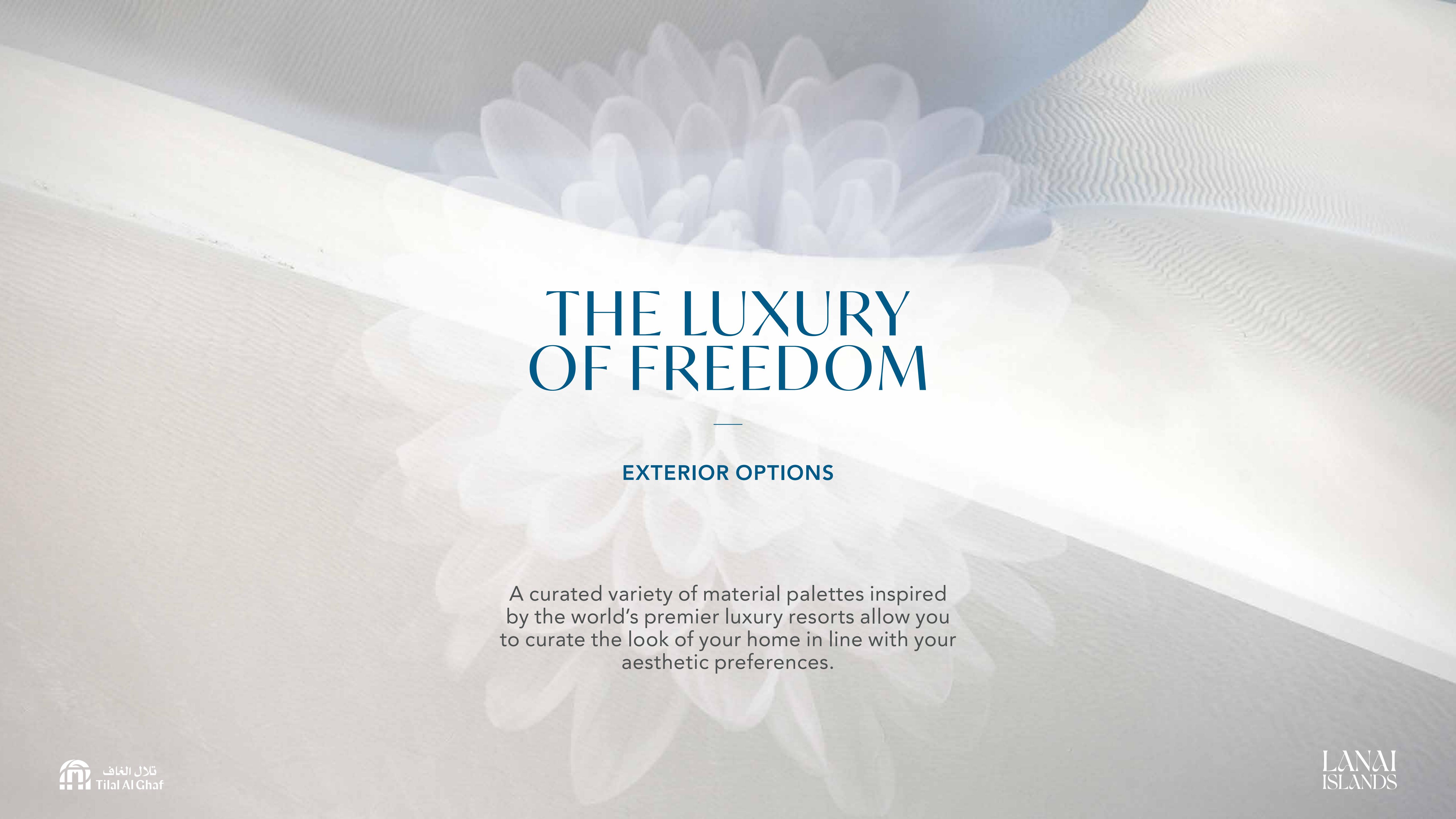
LAYOUT OPTIONS

- Eclectic
- Serenity

INTERIOR DESIGN

LANDSCAPE DESIGN

- The Nautical
- The Serene



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.



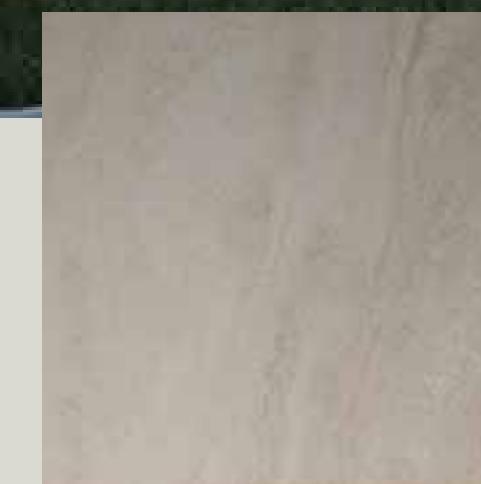
EXTERIOR OPTION 1

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



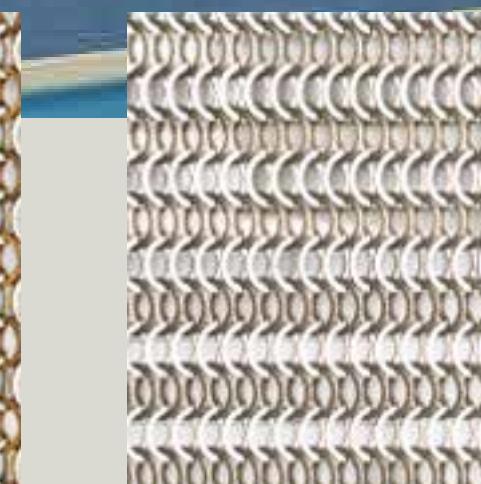
EXTERNAL FLOOR STONE



ACCENT



MESH



MESH-2



ACCENT METAL



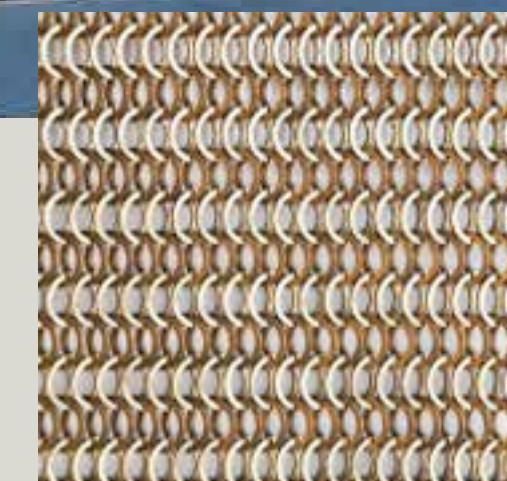
WALL STONE



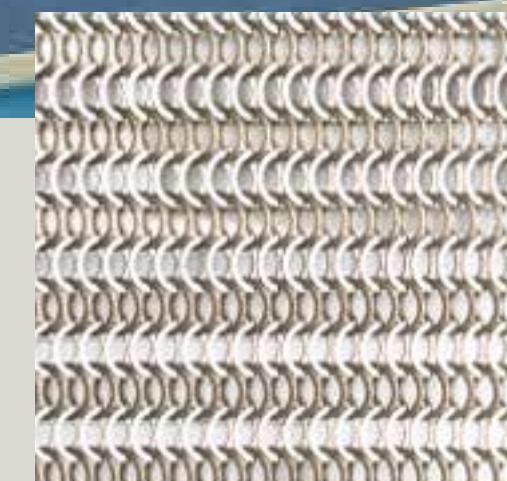
EXTERNAL FLOOR STONE



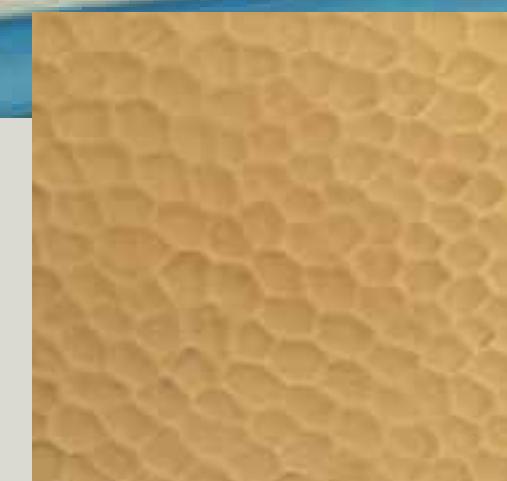
ACCENT



MESH



MESH-2



HAMMERED BRASS

EXTERIOR OPTION 2

MAJORCA

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.



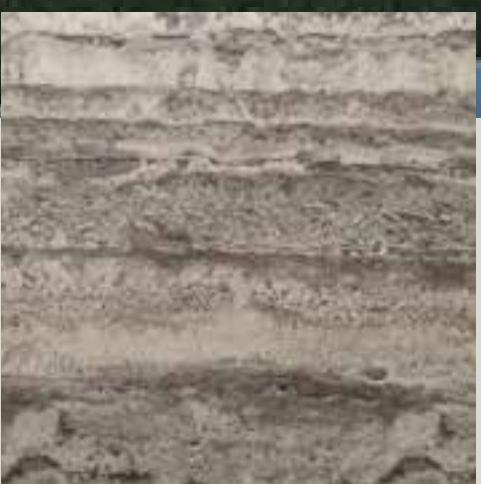
EXTERIOR OPTION 3

IFAISTEIO

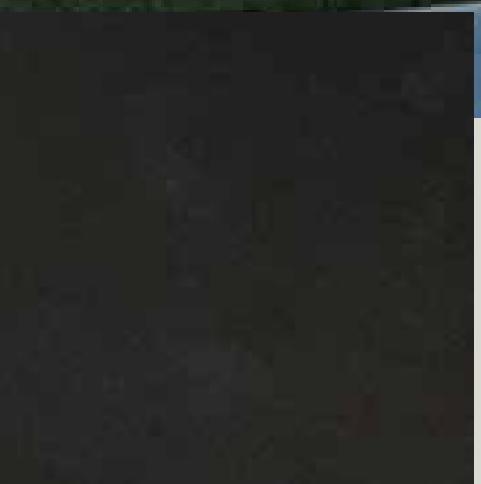
The use of warm and textured materials gives your estate an allure and state of grandeur that elevates your home to make it your own.



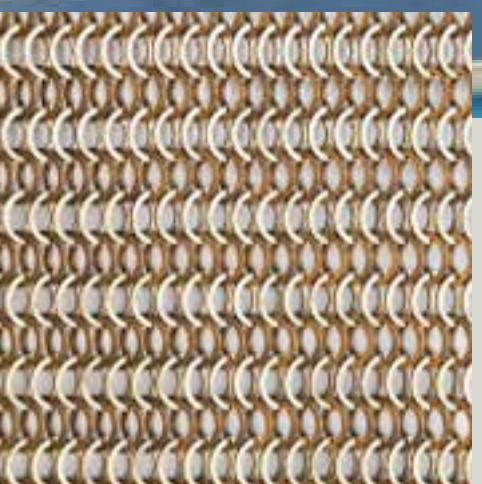
WALL STONE



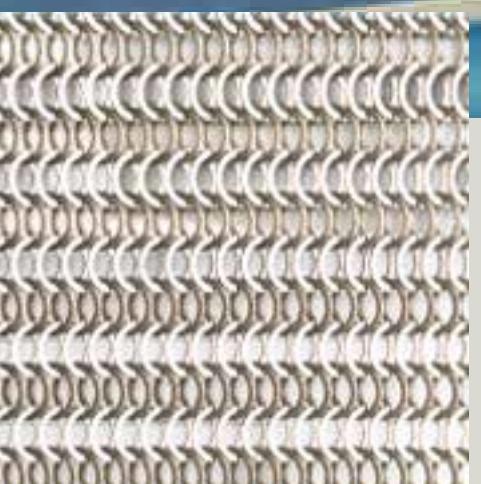
EXTERNAL FLOOR STONE



METAL PROFILE



MESH



MESH-2



ACCENT METAL



A WONDER OF CRAFTSMANSHIP

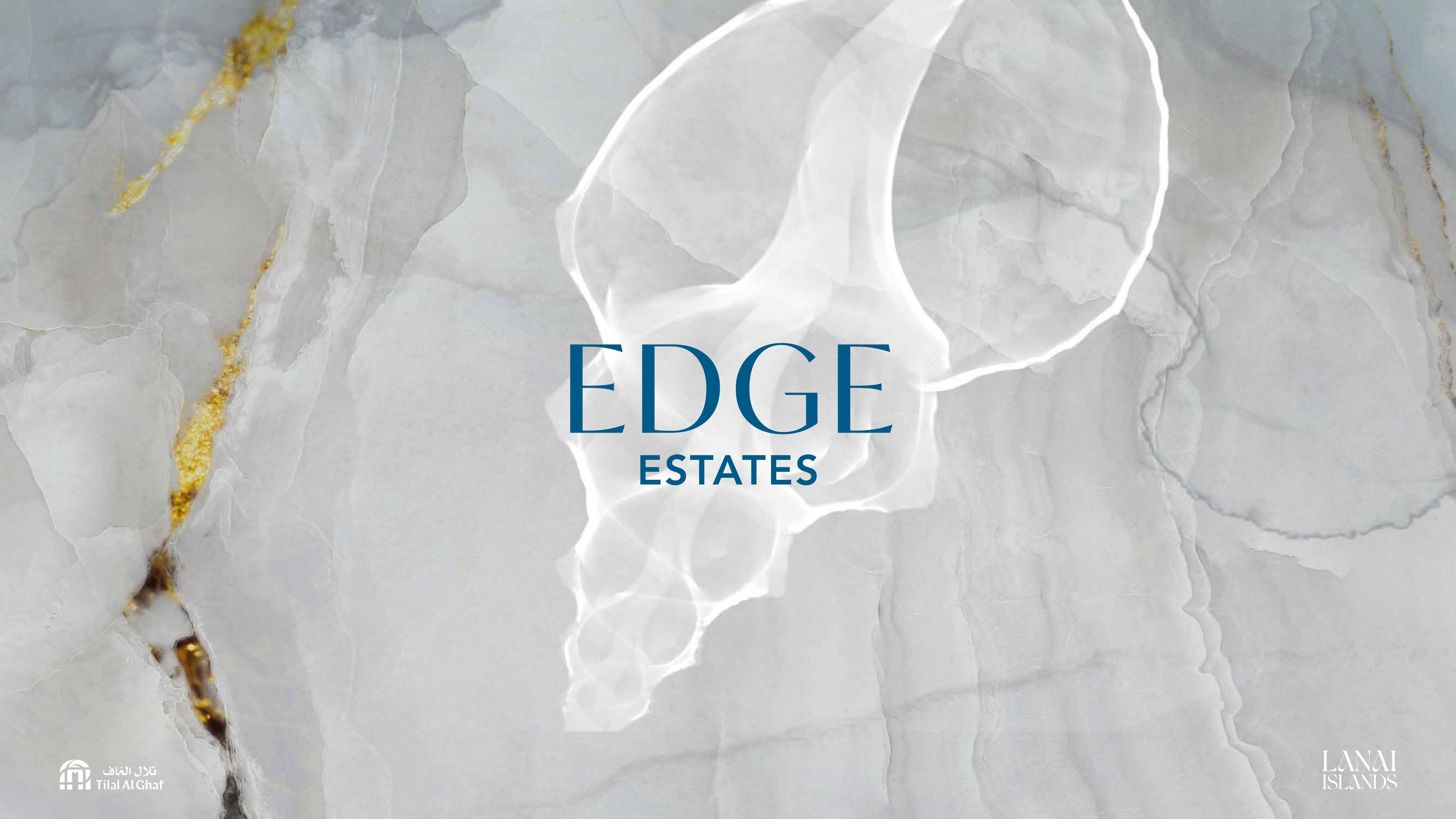
EXCEPTIONAL HOMES FOR AN ELEVATED
ISLAND RESORT EXPERIENCE



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.



EDGE ESTATES

Ifaisteio



Majorca



Uluwato





EDGE / Exterior



EDGE / Exterior



EDGE / Exterior



EDGE / Exterior



EDGE / Exterior



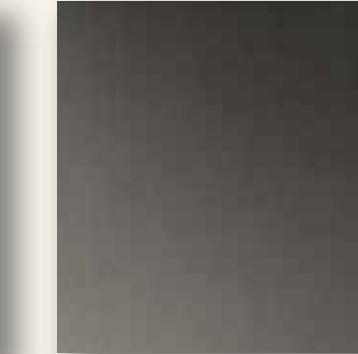
EDGE ESTATES

TAILORED INTERIORS

Select between two distinctive interior designs to express your individuality.



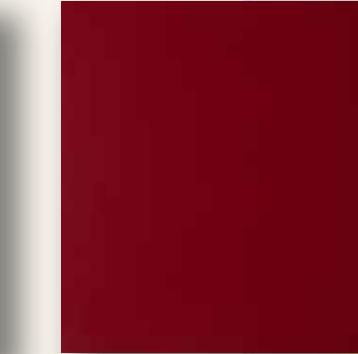
1



2



3



4



5



6



7



8



9



10



11



12

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



1



2



3



4



5



6



7



8



9



10

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



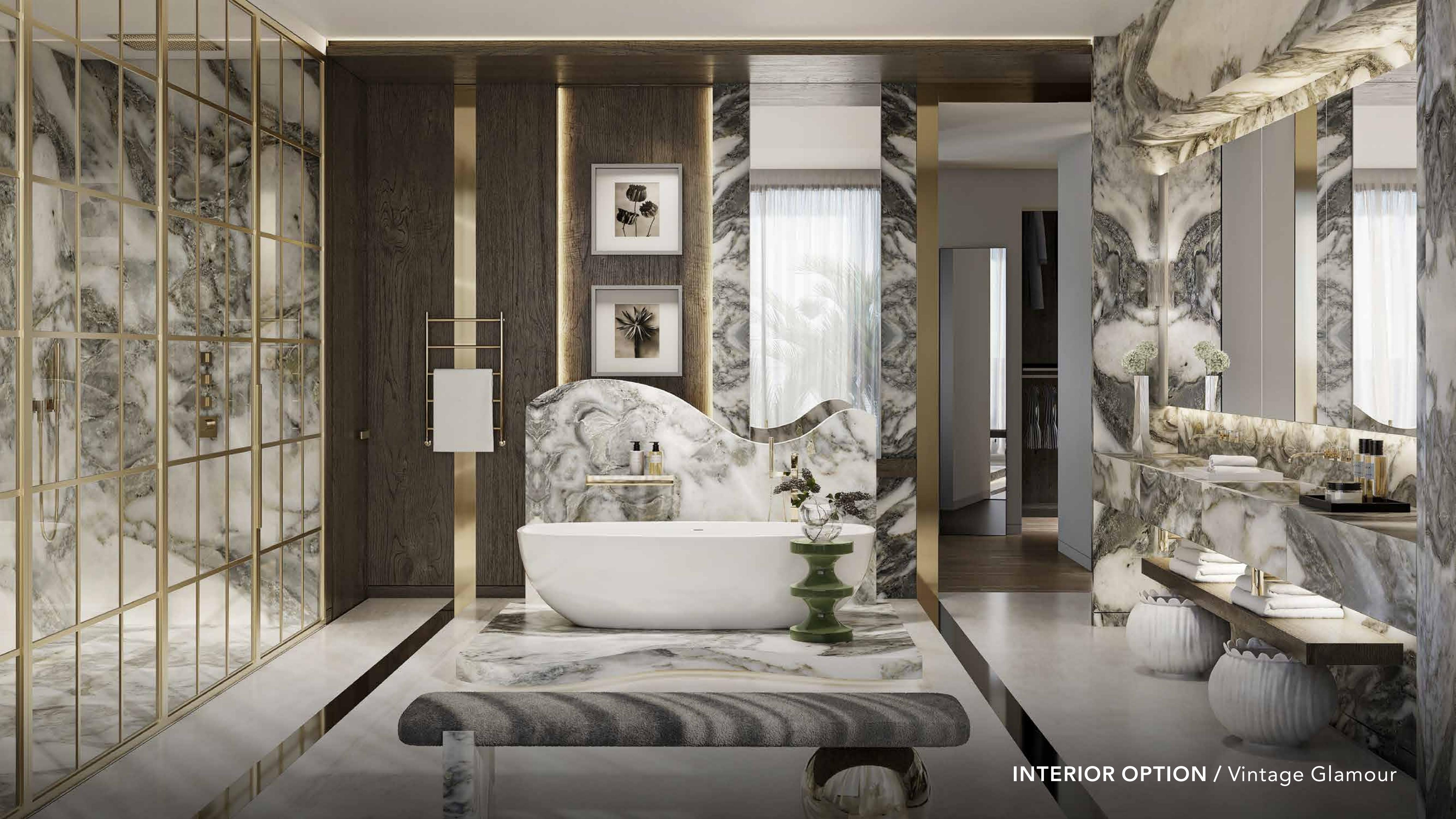
INTERIOR OPTION / Vintage Glamour



INTERIOR OPTION / Monochrome



INTERIOR OPTION / Vintage Glamour



INTERIOR OPTION / Vintage Glamour



EDGE ESTATES

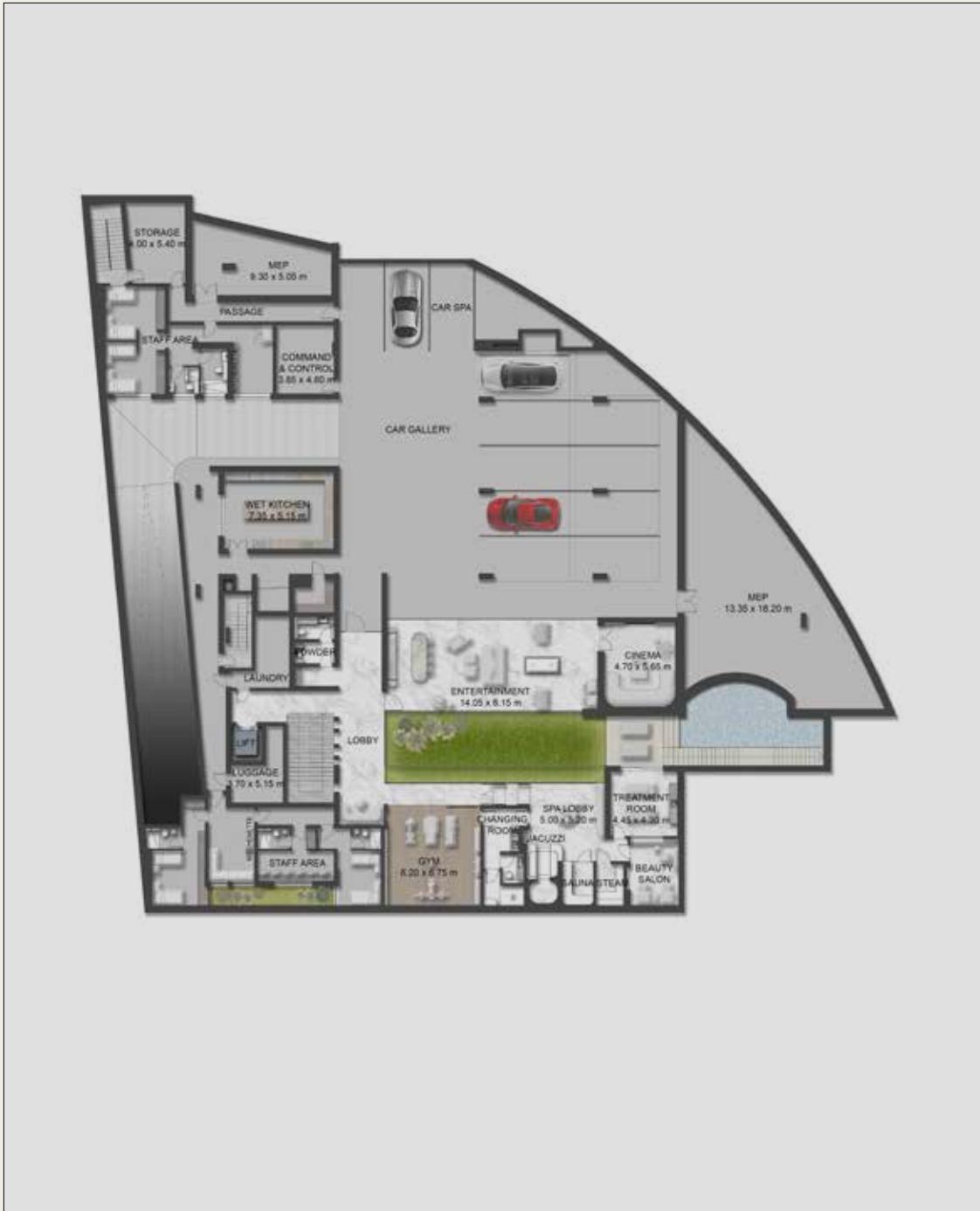
FLOOR PLANS

EDGE FLOOR PLAN

8 BEDROOM

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



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

EDGE FLOOR PLAN

8 BEDROOM - EXTENDED LIVING

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



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

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



SUPER MASTER



DOUBLE MASTER



CHILLOUT ZONE



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

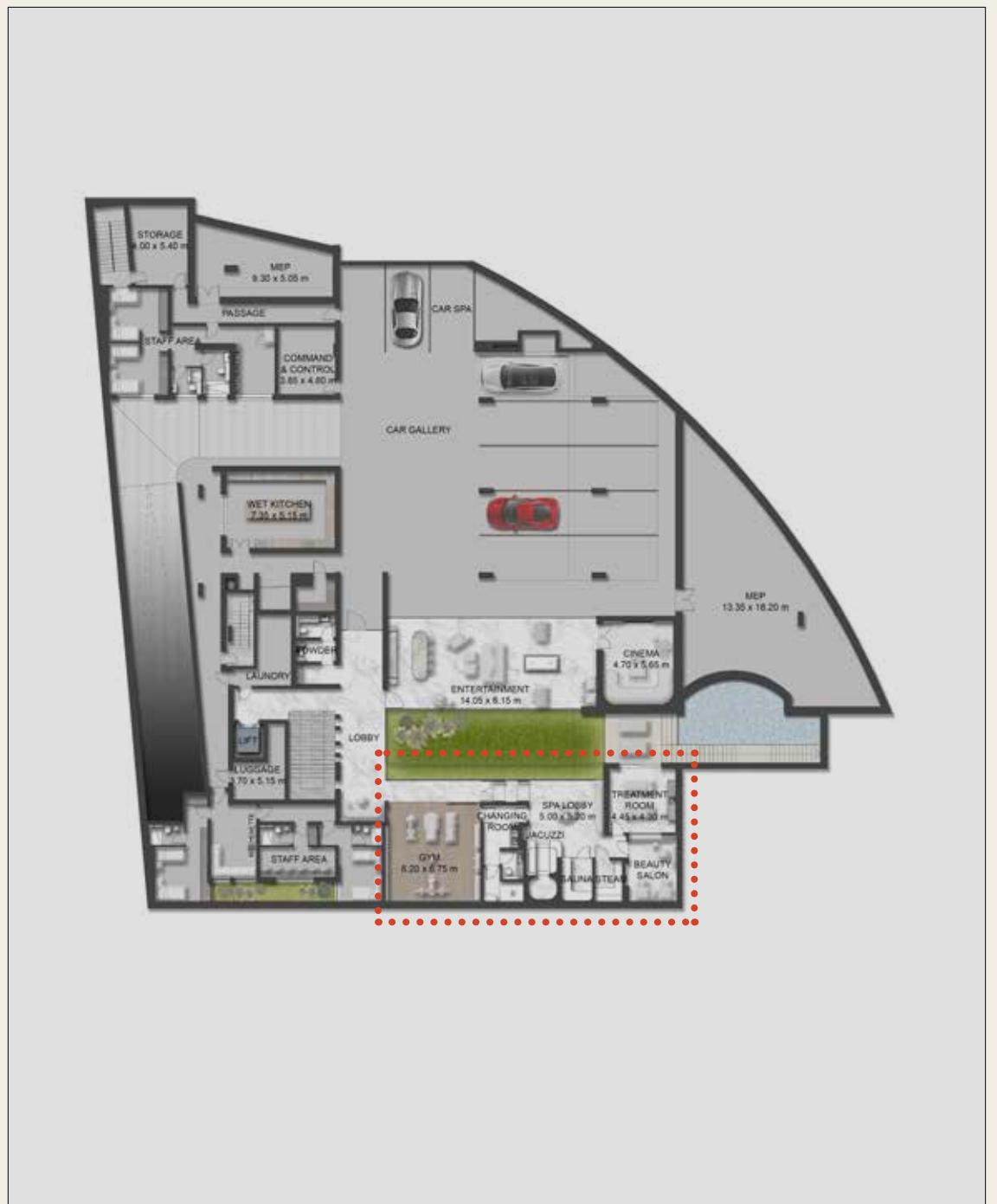
Opt for this suite with an ample walk-in closet, and get dressed in style everyday. With its own bathroom, this is the perfect place for a private beauty retreat.

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.

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

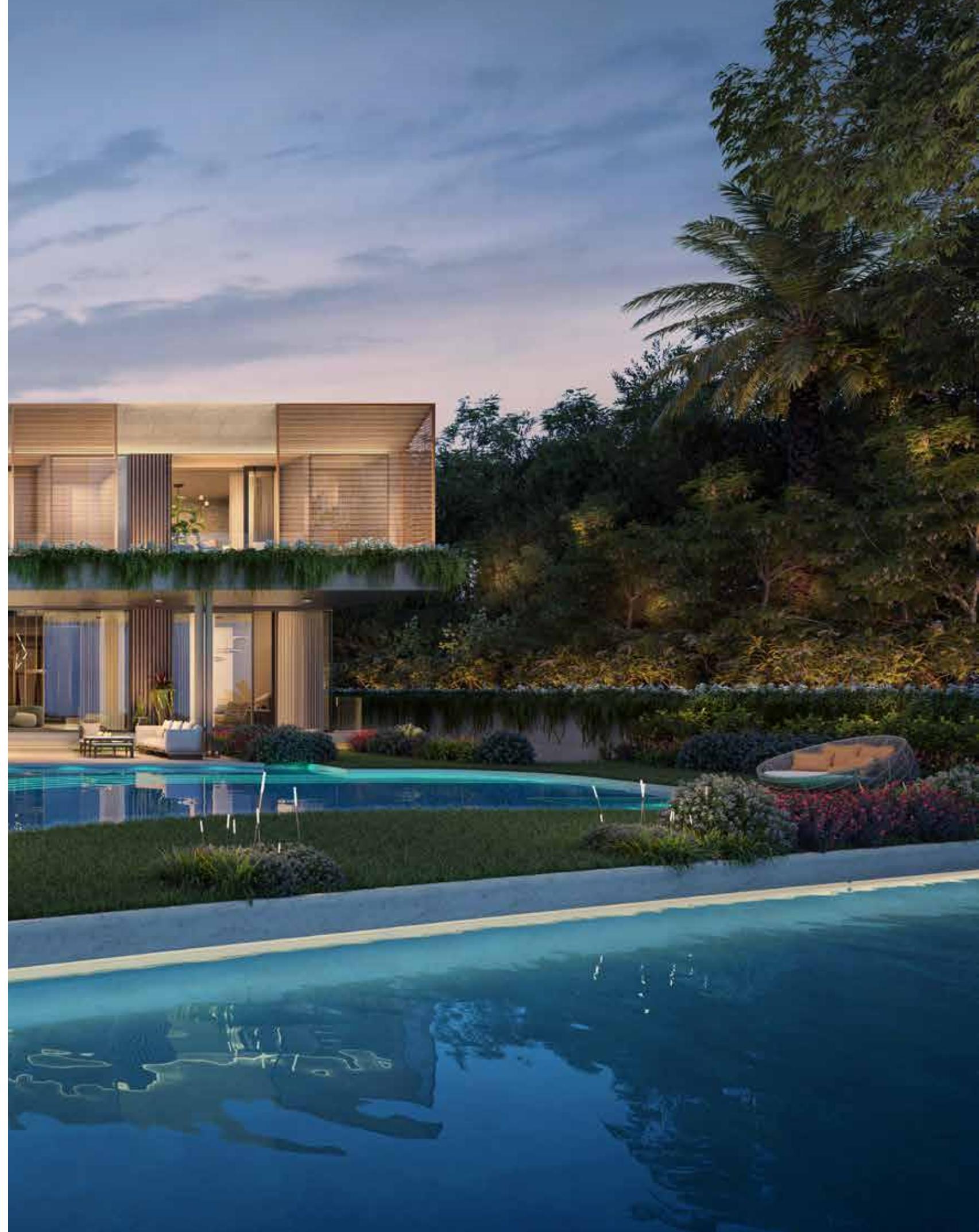
Ifaisteio



Majorca



Uluwato





SHORE / Exterior



SHORE / Exterior



SHORE / Exterior



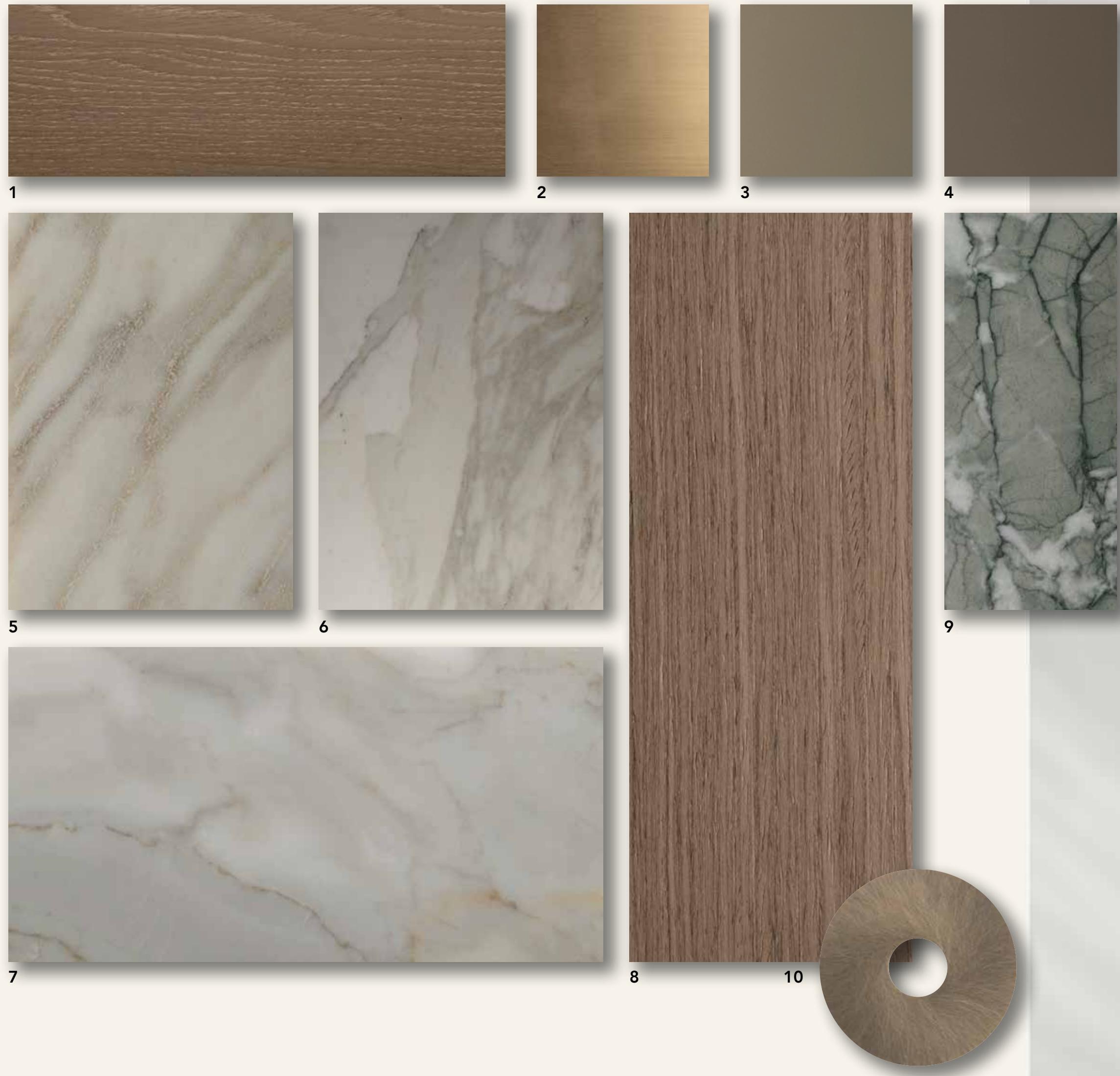
SHORE / Exterior



SHORE ESTATES

TAILORED INTERIORS

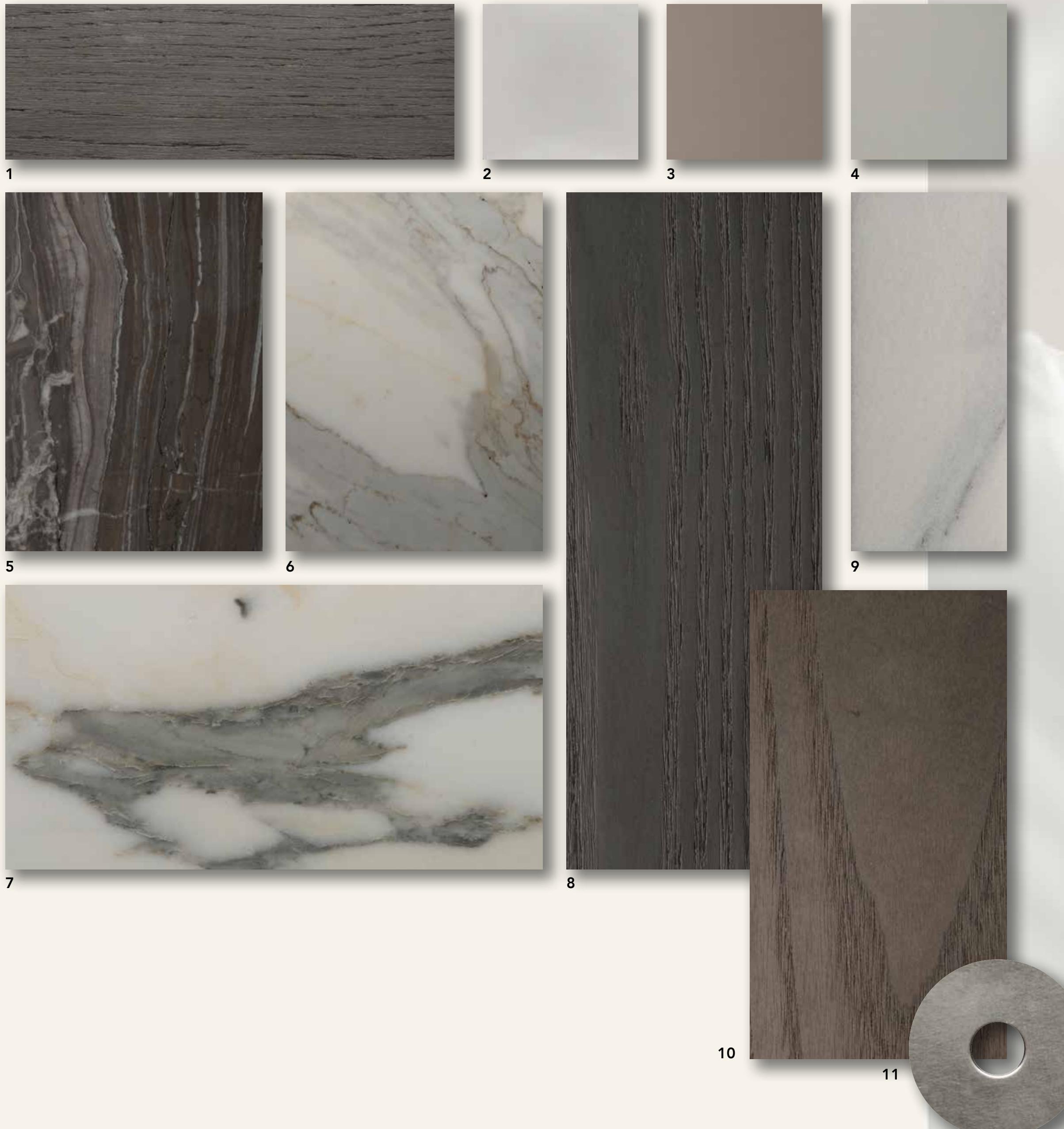
Choose between two distinctive
interior designs with finishes that
are as unique as you.



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

SHORE FLOOR PLAN

7 BEDROOM

BASEMENT

965 sqm / 10,388 sqft



GROUND FLOOR

525.5 sqm / 5,656 sqft



FIRST FLOOR

666 sqm / 7,172 sqft



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

ROOF

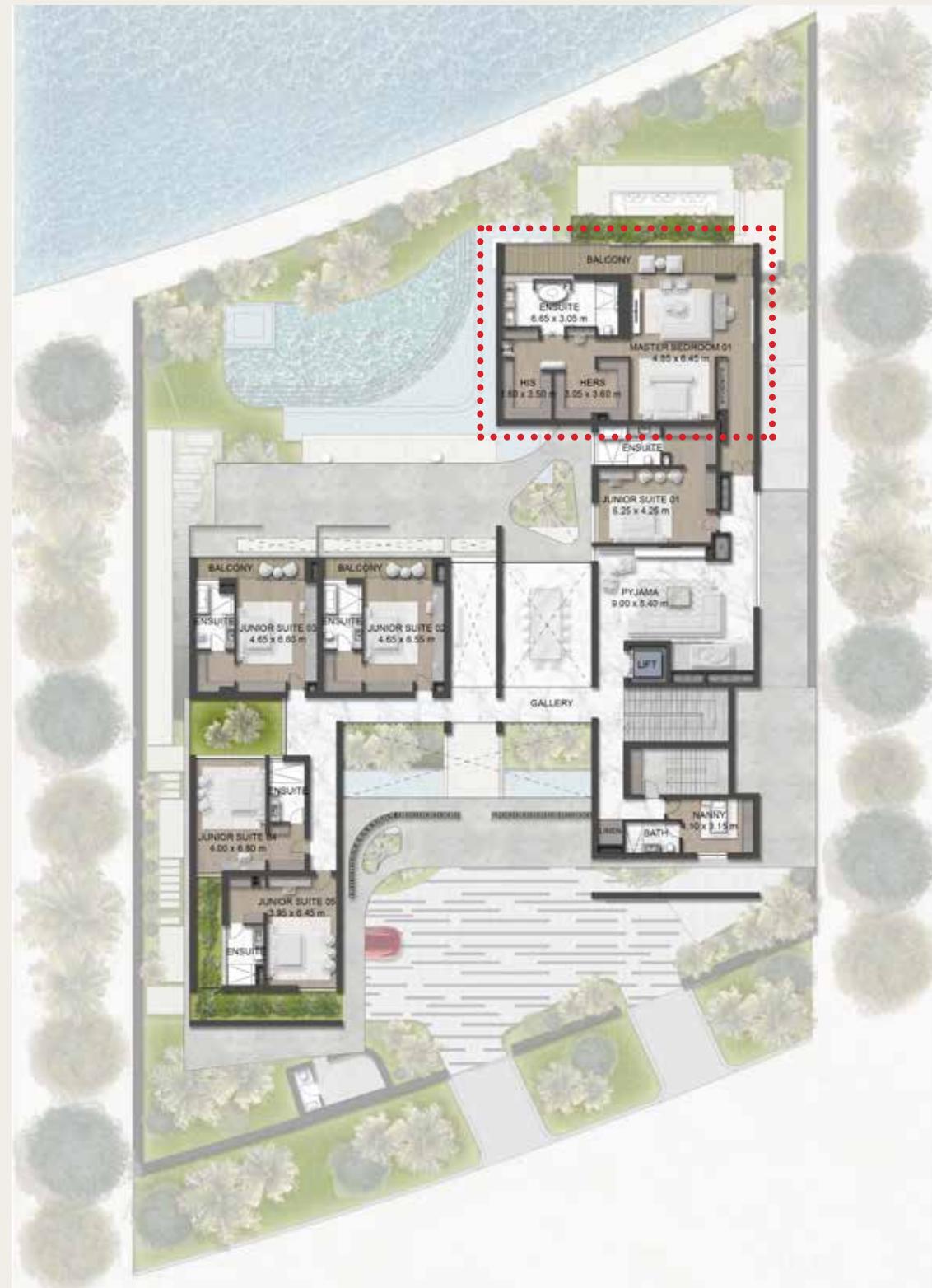
41 sqm / 436 sqft



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.

The background of the entire image is a close-up, abstract view of a liquid surface. It features a rich, organic pattern of swirling, golden-yellow tones on top of a deep, translucent blue base. The lighting creates highlights and shadows that emphasize the fluid's texture and movement.

LANAI ISLANDS

SIGNATURE LIVING
BY MAJID AL FUTTAIM



تلال الغاف
Tilal Al Ghaf

800 GHAF
4423
TILALALGHAF.COM

Brought to you by

ماجد الفطيم
MAJID AL FUTTAIM