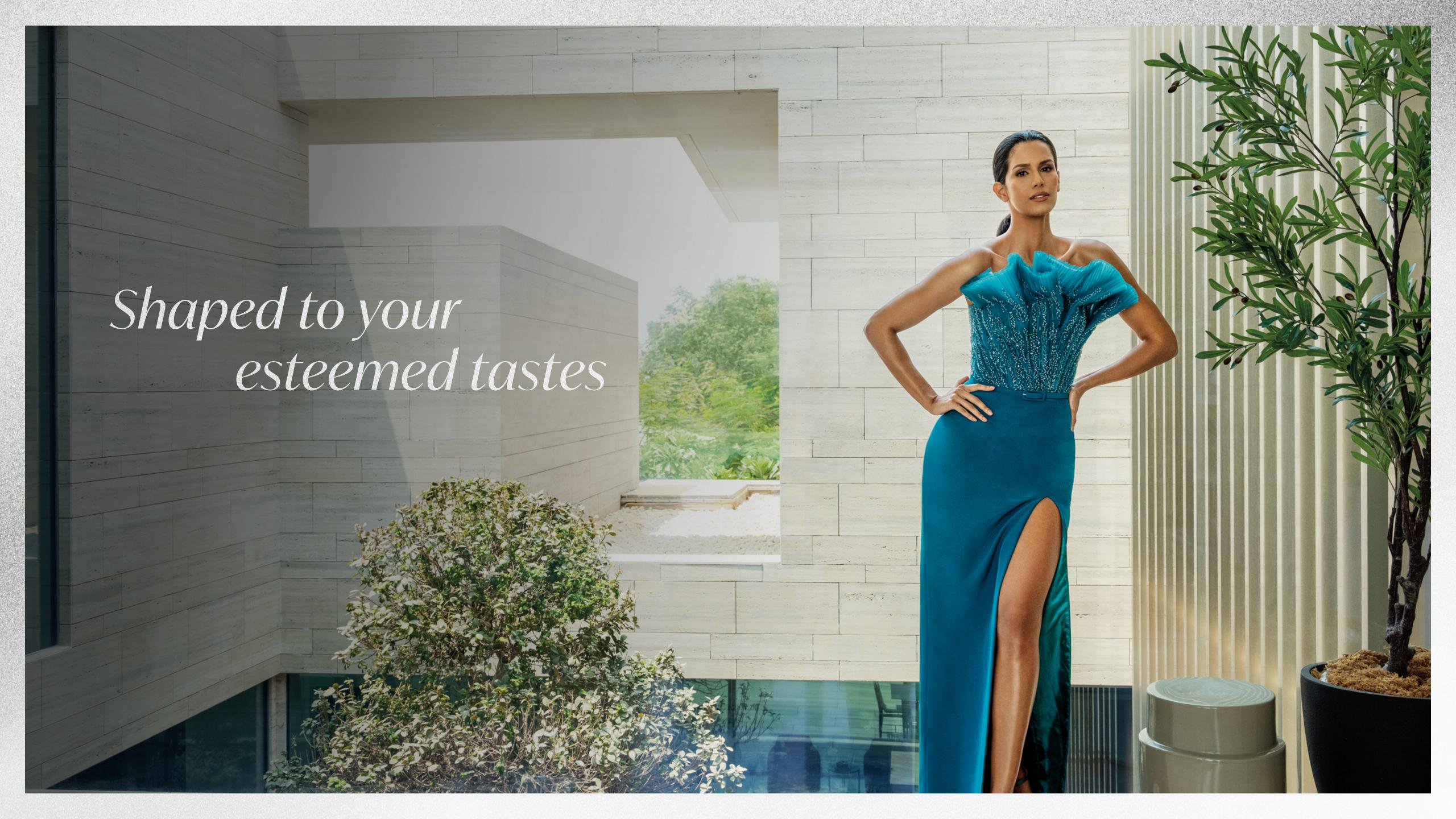
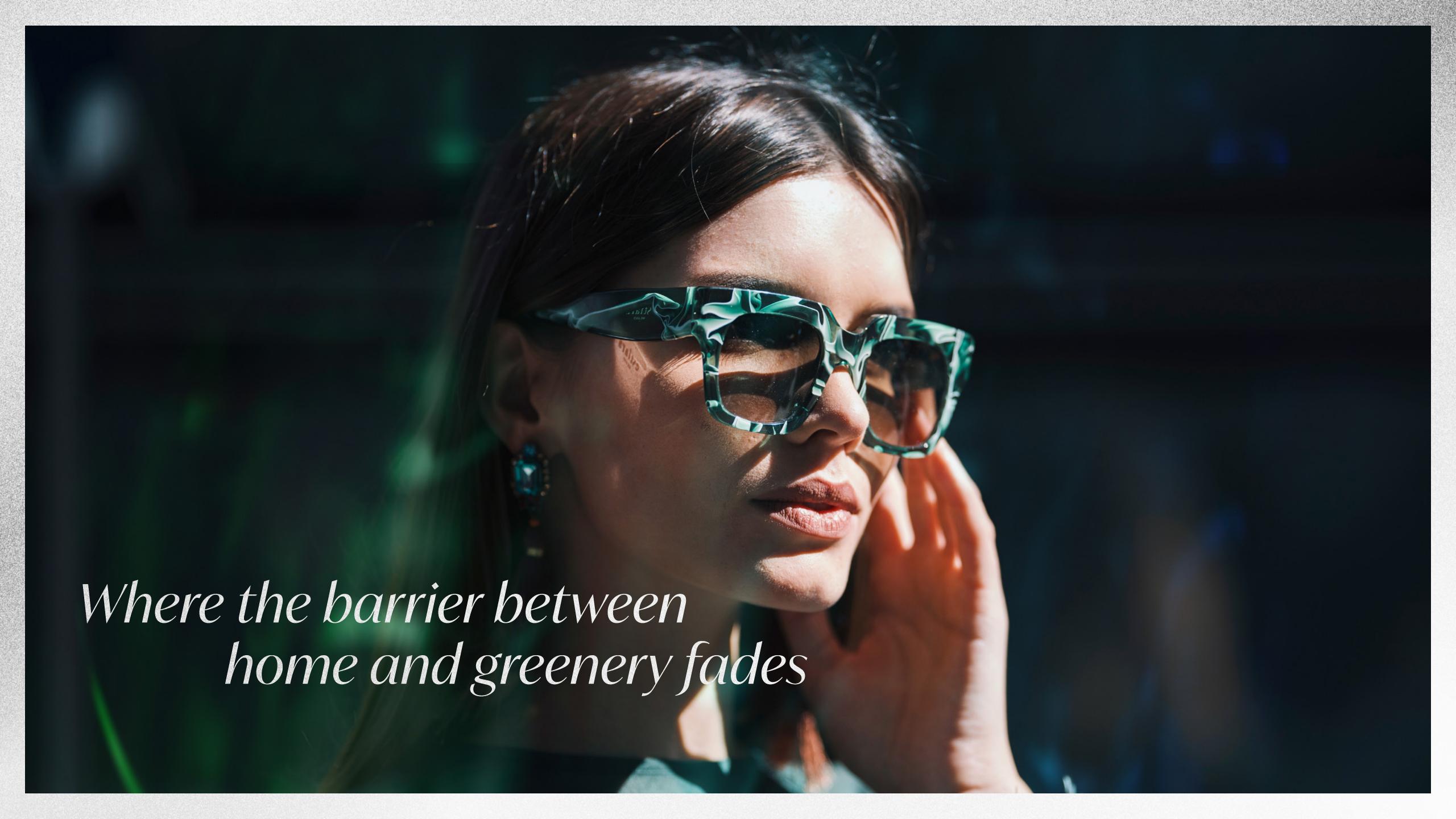
SERENIII MANSIONS

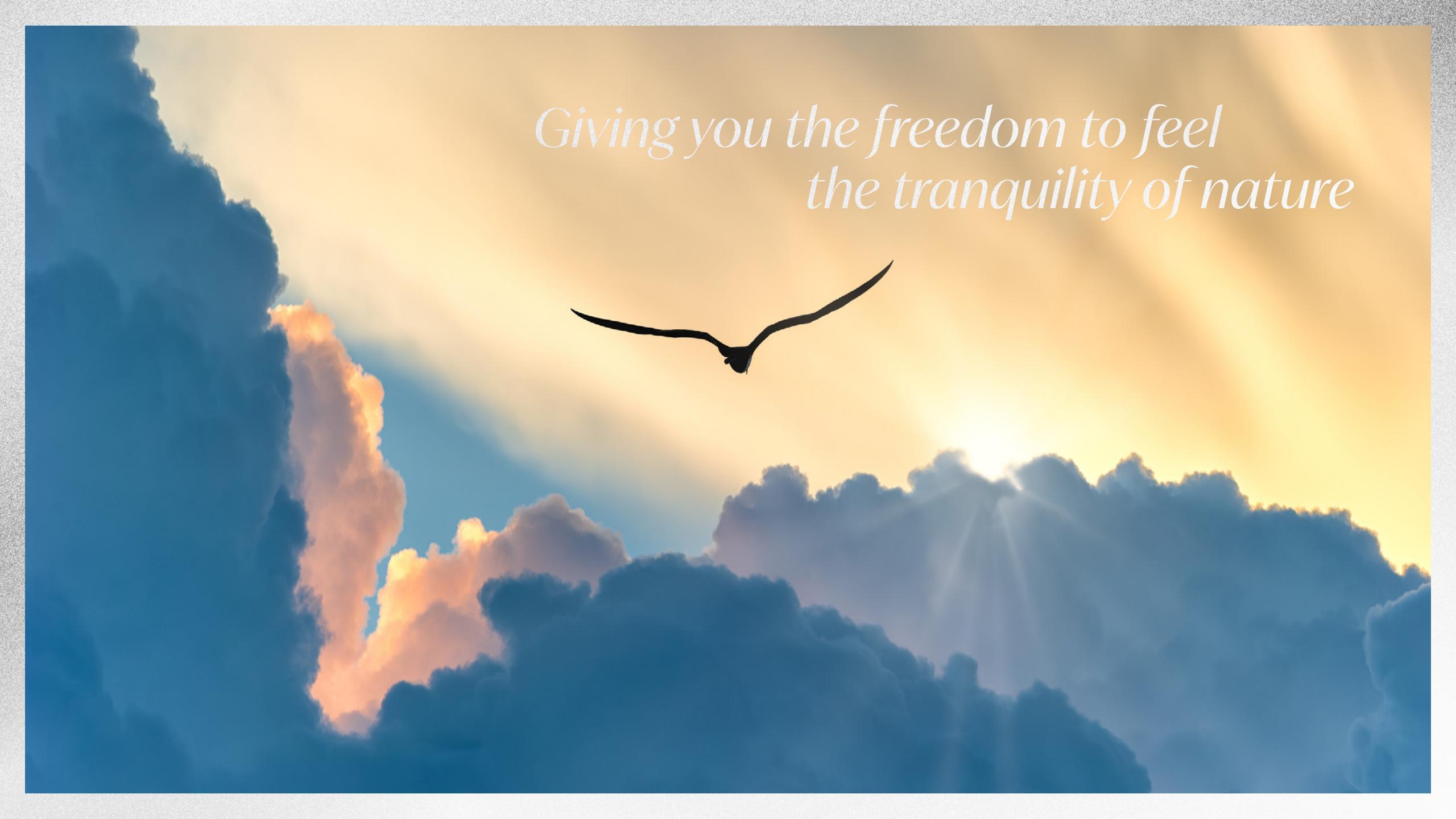












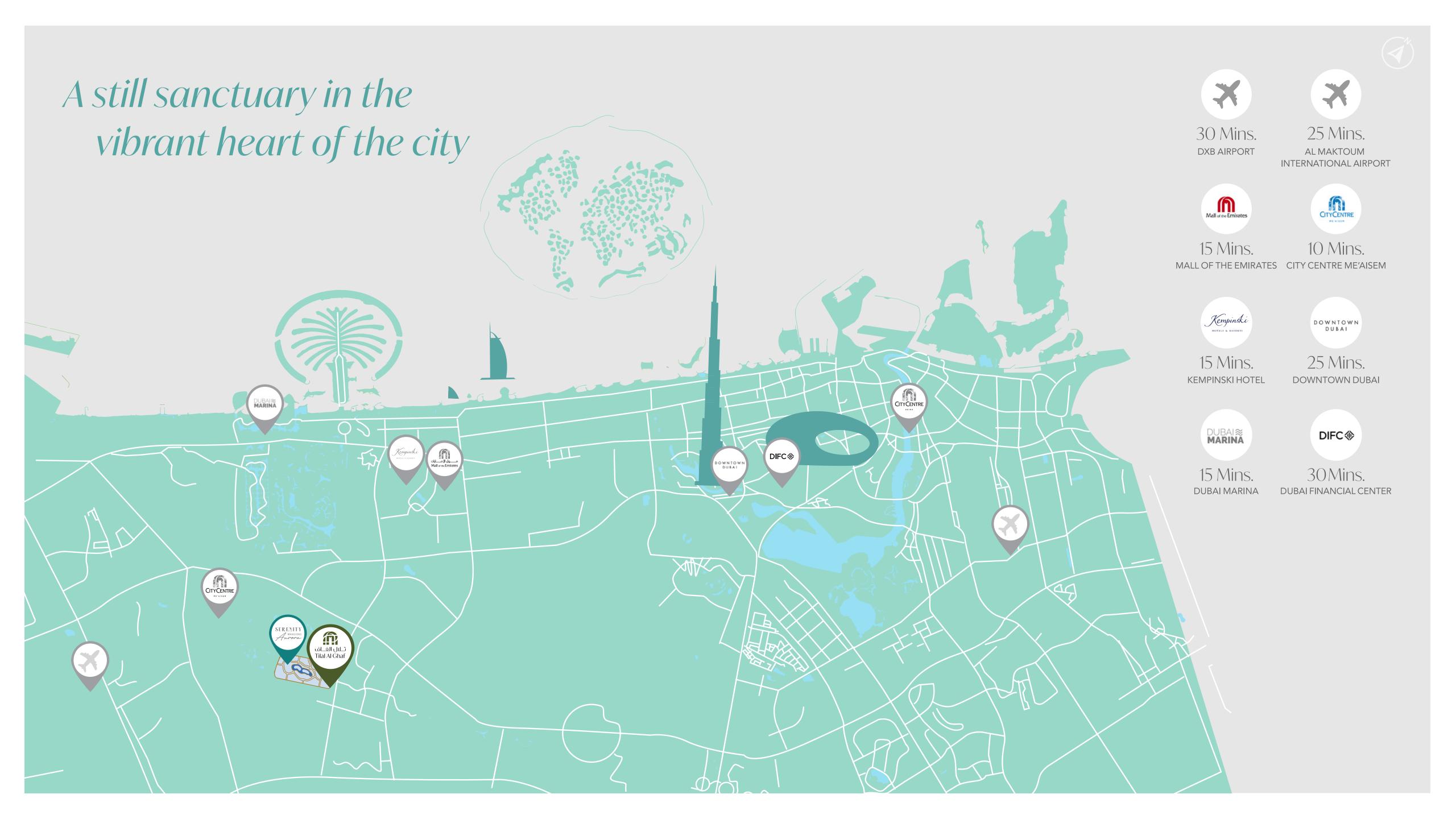


Signature living by Majid Al Futtaim

In 1992, our founder Mr. Majid Al Futtaim envisioned how to create a space in which families, friends and communities could craft lifelong memories. He wanted to transform shopping, entertainment, and leisure to create great moments for everyone, every day.

As well as our world-renowned retail establishments, we create masterful living spaces within five mixed-use communities through the art of placemaking, housing more than 2,500 families across the UAE, Oman, and Lebanon.

Serenity Mansions: Aurora is our latest premium residential release within our community Tilal Al Ghaf, and is exclusive, premium, and crafted down to every detail. It is bespoke, unassailable and it reflects who you are. It is signature living by Majid Al Futtaim.





Premium Living at Tilal Al Ghaf

Tilal Al Ghaf is an exceptional community centred around a stunning lagoon bordered by white sandy beaches. The community features nearly 500,000 square metres of parks, green open spaces and treescapes, with walkable neighbourhoods interconnected by 18 kilometres of walking trails, and 11 kilometres of cycling tracks and jogging tracks, all set in lush landscaping.

Two sensational destinations are within Tilal Al Ghaf: Plagette and DISTRIKT.

DISTRIKT provides wellness, beauty, shopping and dining experiences to its residents and the neighbouring communities. Meanwhile, Plagette Beach Club offers a calming respite upon the white sandy beach of Lagoon Al Ghaf.







Your Poolside Retreat

The Poolside Retreat is beset within the garden—directly accessible from the mansion. With its seamless floor-to-ceiling windows, you can be surrounded by nature while still enjoying the luxuries of an indoor space.

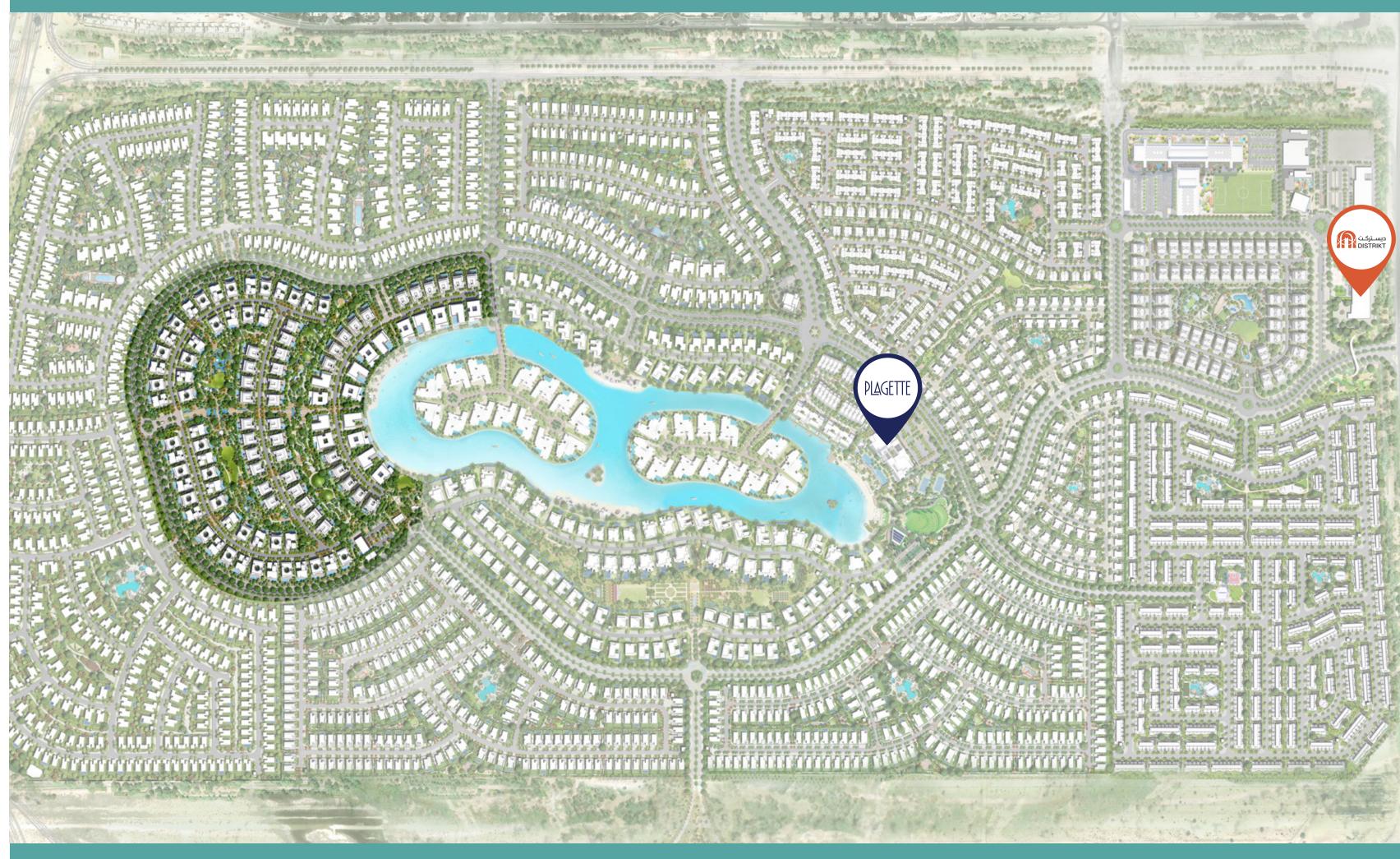
The combination of stone, glass and aluminium, creates a feeling of quiet elegance, with a canopy that provides additional shading against the low sun.

Every detail, down to the meticulous design of the lighting, was carefully selected to preserve the intimate character and atmosphere of the room.



Masterplan







3M+
SOM TOTAL
SITE AREA

15K+
RESIDENTS

11KM+
CYCLING TRAILS

3.5K+

25+
MAJID AL FUTTAIM
SIGNATURE RETAIL

18KM+
LANDSCAPED
PEDESTRAIN
WALKWAYS

100K+
SQM RECREATIONAL
LAGOON & WHITE
SANDY BEACHES

SCHOOL ROYAL GRAMMAR SCHOOL GUILFORD DUBAI COMMUNITY HUB

EXCLUSIVE SHOPPING, DINING, RECREATION AND WELLNESS





Sevenity Mansions Aurora

Key Plan

The latest ultra-luxury release within
Tilal Al Ghaf features distinct styles that
give you the possibility to create a world
of your own.



Collaborators

nabilgholam architects

An international multidisciplinary team of architects, planners, designers and consultants with a portfolio spanning an extensive list of projects in architecture and urbanism. ng^a has attracted attention, winning several competitions and major international awards.





Collaborators

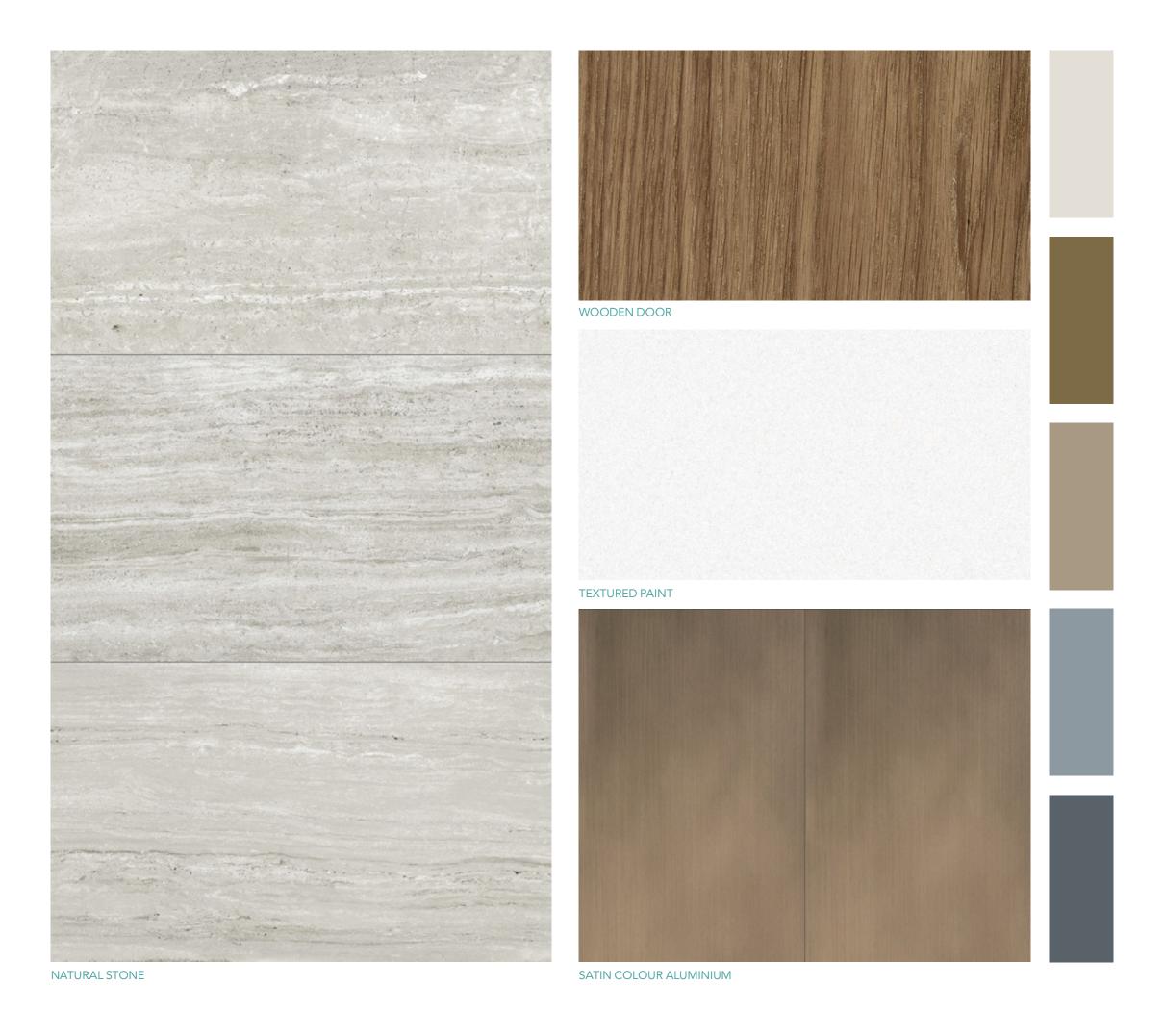
BLINK

A multi-disciplinary design studio with 17 years of expertise in the luxury hospitality industry. Best known for their collaborations with the world's most renowned luxury hotel and resort brands, BLINK believes in crafting memorable spaces that reflect the unique connection between people and places.





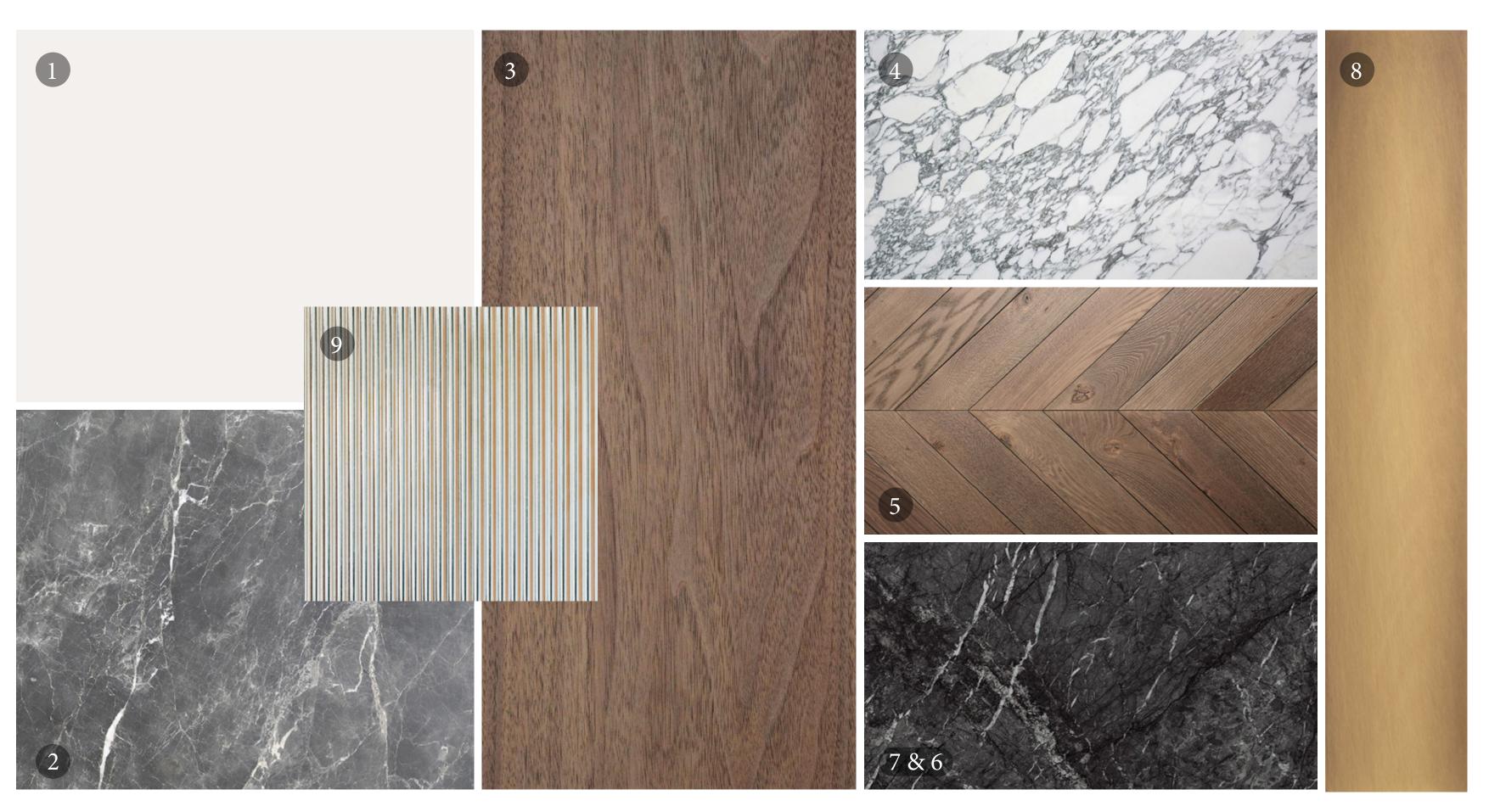
AURORA EXTERIOR MATERIALS





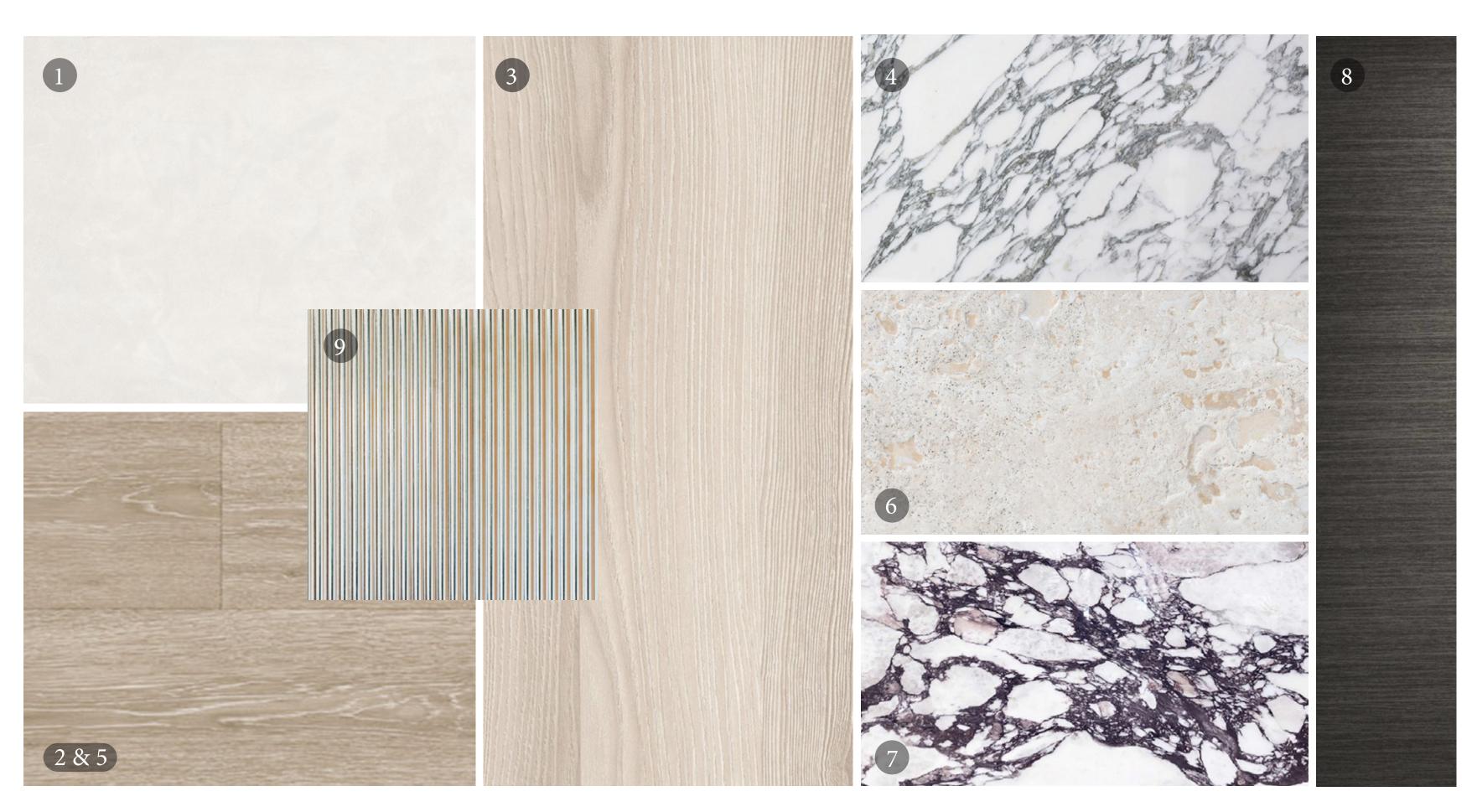


AURORAI ARTIST'S HOUSE INTERIOR MATERIALS



- 01. General Paint
- 02. General Flooring
- 03. Kitchen Veneer
- 04. Show Kitchen Stone
- 05. Bedroom Parquet Flooring
- 06. Master Bathroom Marble
- 07. Master Bathroom Vanity
- 08. Accent Metal
- 09. Accent Glass

AURORAI WRITER'S HOUSE Interior materials



- 01. General Paint
- 02. General Flooring
- 03. Kitchen Veneer
- 04. Show Kitchen Stone
- 05. Bedroom Parquet Flooring
- 06. Master Bathroom Marble
- 07. Master Bathroom Vanity
- 08. Accent Metal
- 09. Accent Glass



















Floor plans

Internal Area 913 sqm / 9,837 sqft Balcony / Terrace 100 sqm / 1,080 sqft Garage 180 sqm / 1,940 sqft Total Area 1,193 sqm / 12,857 sqft

Basement - Gym / Cinema

400 sqm / 4,320 sqft



Ground Floor - Guest Suite

298 sqm / 3,207 sqft



First Floor - Family Lounge / Junior Suite

275 sqm / 2,960 sqft



Penthouse - The Boudoir

220 sqm / 2,370 sqft



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

Floor plans

Basement

Gym / Cinema

400 sqm / 4,320 sqft



The Lounge

400 sqm / 4,320 sqft

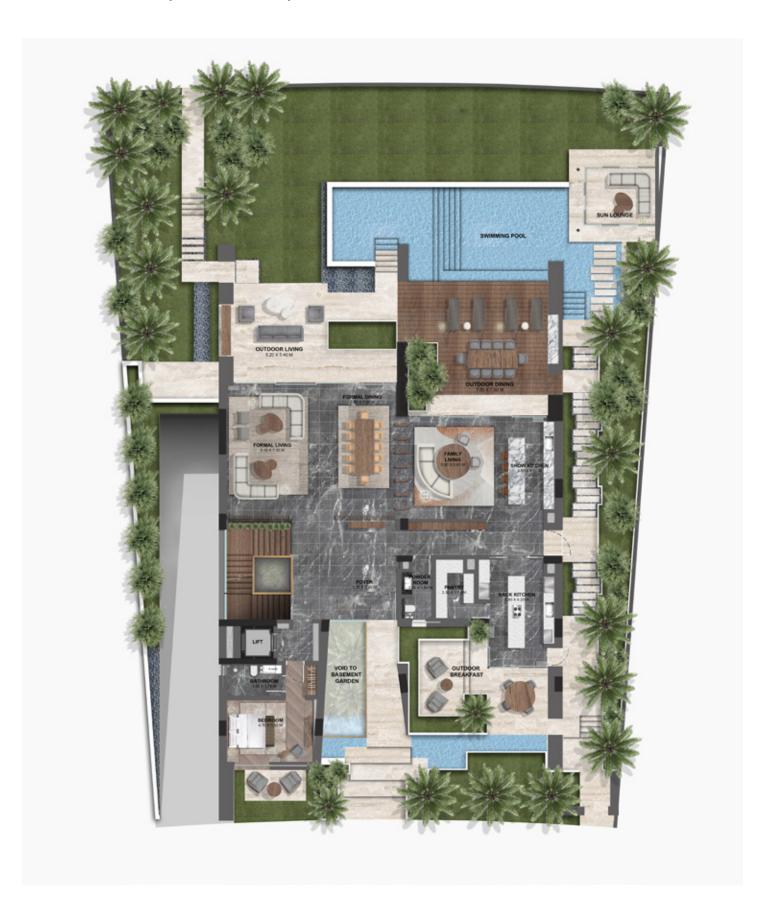


Floor plans

Ground Floor

Guest Suite

298 sqm / 3,207 sqft



Office

298 sqm / 3,207 sqft



Floor plans

First Floor

Family Lounge / Junior Suite

275 sqm / 2,960 sqft



Family Lounge / Nanny

275 sqm / 2,960 sqft



Floor plans

Penthouse

The Boudoir Suite

220 sqm / 2,370 sqft



The Wellness

220 sqm / 2,370 sqft





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