# WATERRONT COLLECTION

INFINITE POSSIBILITIES

OF BESPOKE LUXURY













AROUND YOU,
WITH YOU IN MIND









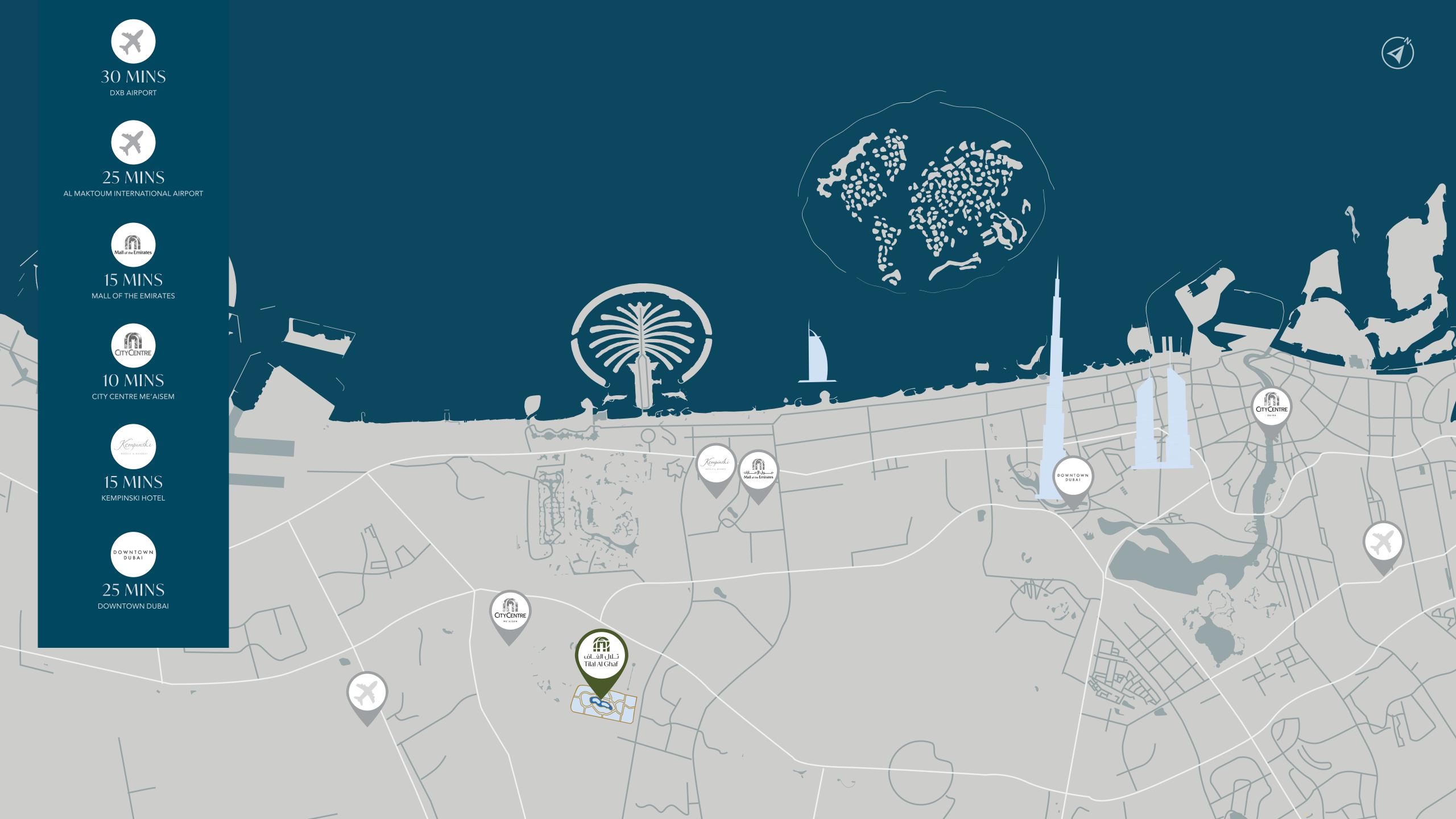
## GREAT MOMENTS FOR EVERYONE, EVERY DAY

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 is our latest premium residential development 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.







## SIGNATURE LIVING BY MAJID AL FUTTAIM

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.

A world of culinary experiences, signature Majid Al Futtaim retail experiences and a renowned international school are conveniently located just a short stroll away.





MASTERPLAN

3M+
SOM TOTAL
SITE AREA

15K+
RESIDENTS

111KM+
CYCLING TRAILS

3.5K+
HOMES

25+
MAJID AL FUTTAIM
SIGNATURE RETAIL

18KM+
LANDSCAPED
PEDESTRAIN
WALKWAYS

100K+
SQM RECREATIONAL
LAGOON & WHITE
SANDY BEACHES

SCHOOL ROYAL GRAMMAR SCHOOL GUILFORD DUBAI DISTRIKT
EXCLUSIVE SHOPPING, DINING,
RECREATION AND WELLNESS



#### SERENITY MANSIONS KEY PLAN

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

KAI FAY

#### COLLABORATORS

## 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.





#### COLLABORATORS

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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.



#### EXTERIOR

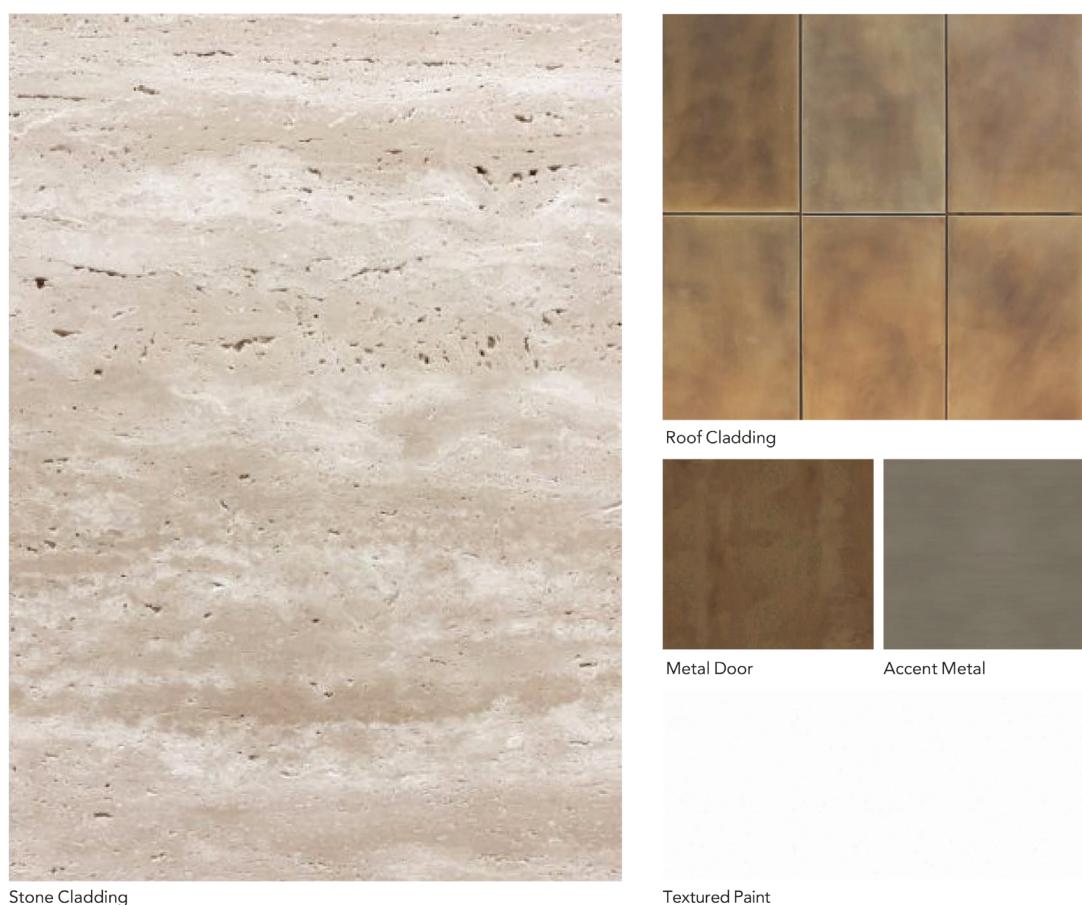
Kai is an architecturally bold and expressive residence, drawing inspiration from the vibrant character of the city and the De Stijl art movement. The mansion features a fragmented yet carefully designed structure that balances contrasting elements, with a central courtyard serving as a focal point for light, air, and social interaction.

The living spaces seamlessly blend indoor and outdoor areas, offering unobstructed views of the garden and a grand double volume indoor/outdoor lounge that can accommodate large social events.



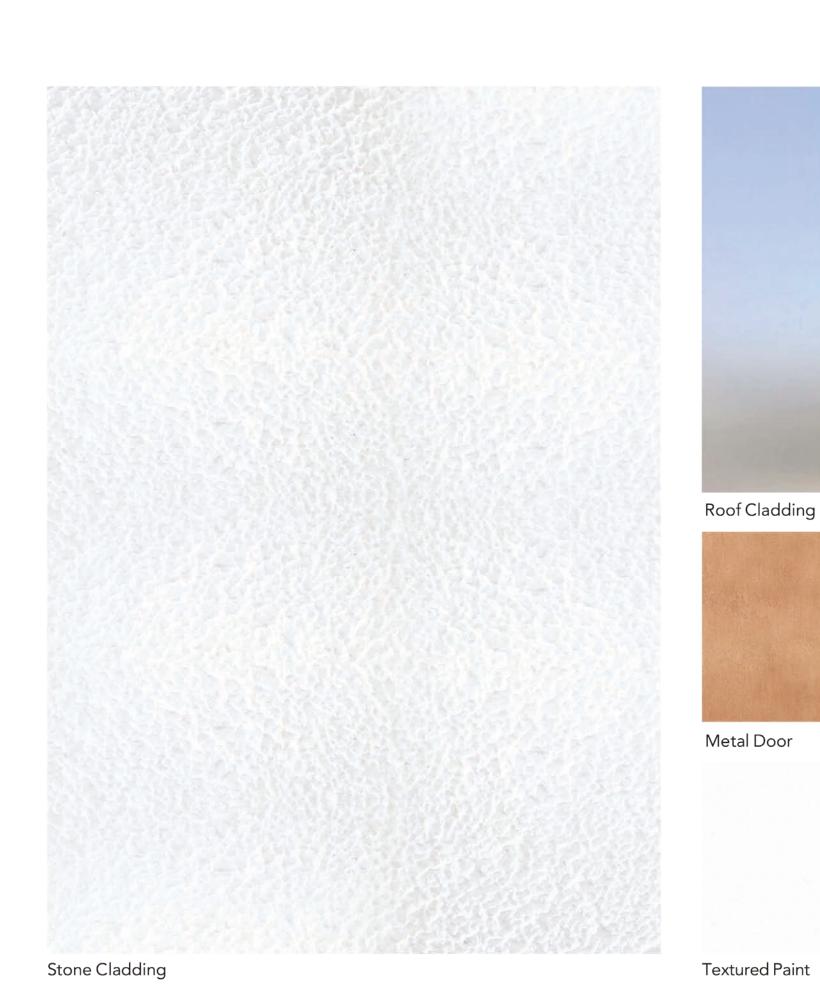


### EXTERIOR OPTIONS





EARTH+







Accent Metal





#### INTERIOR

#### MOMA

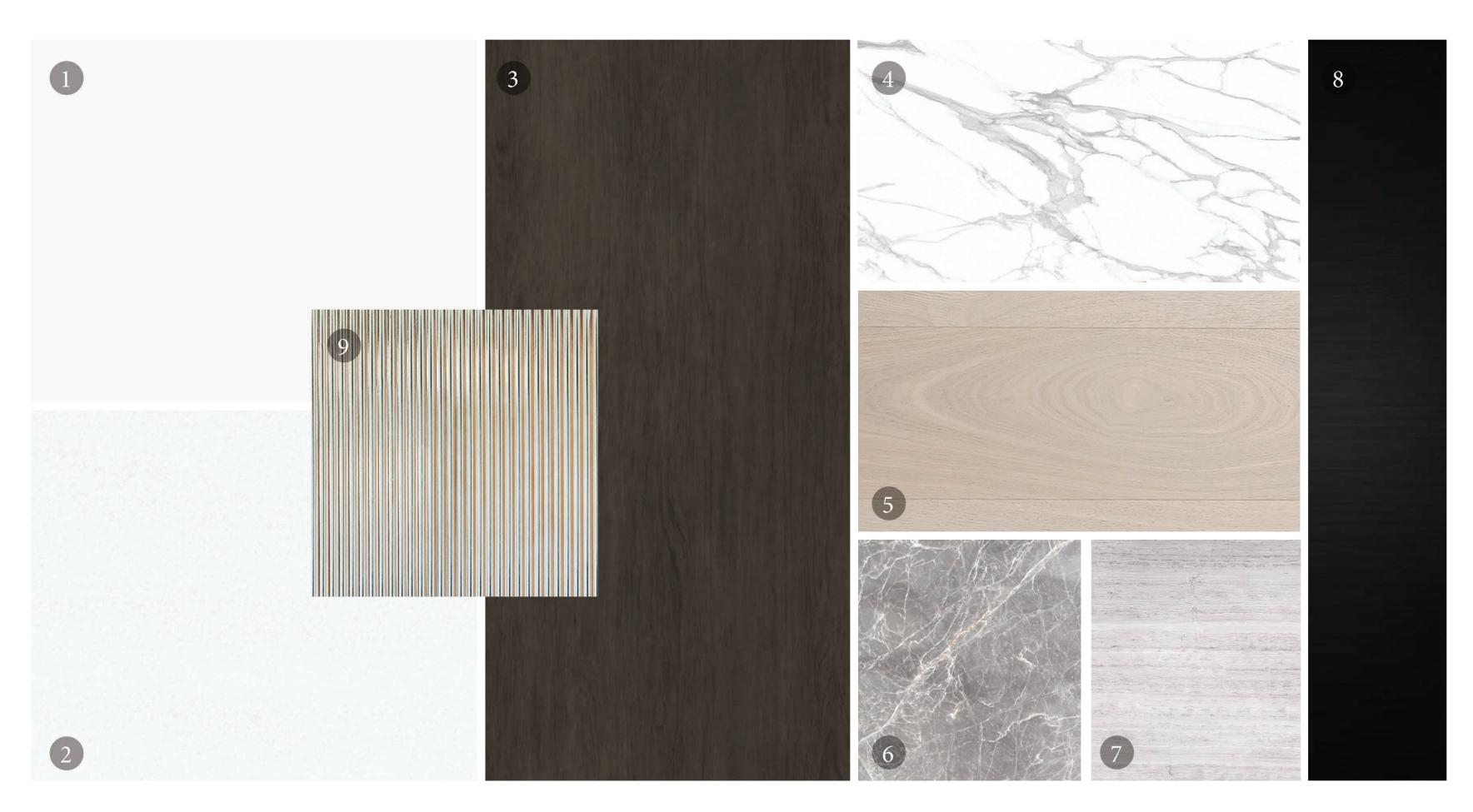
Designed with contemporary outlines and detail, MOMA embeds elegance and modernity throughout, revealing a refreshed yet refined lifestyle.

#### UFFIZI

Inspired by the famous gallery in Florence, Uffizi portrays richness in materiality and delicate detailing, to make for a warm and inviting atmosphere with a classical touch.



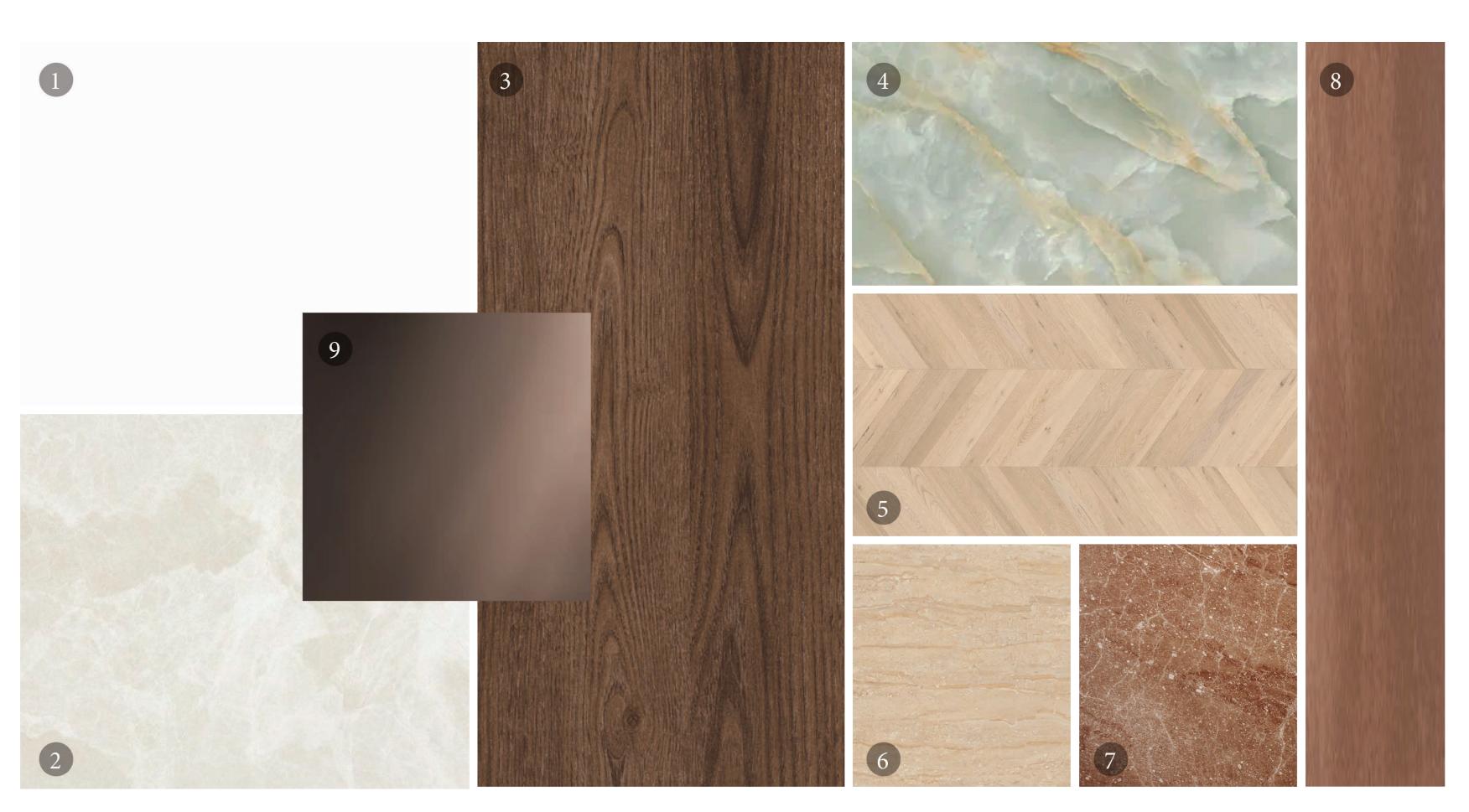
## MOMA INTERIOR OPTIONS



- 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



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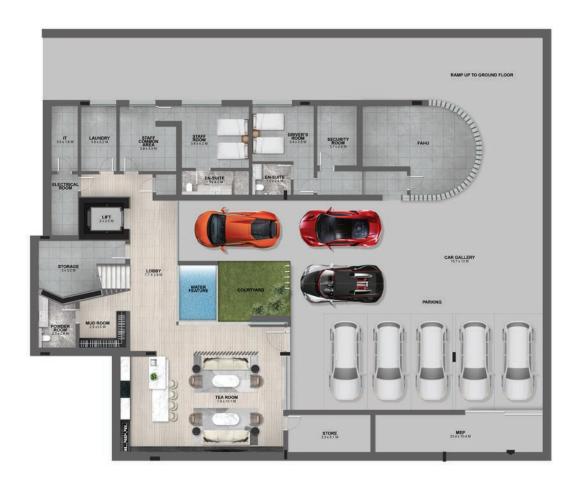


Internal Area	1,354 sqm / 14,574 sqft
Balcony / Terrace	54 sqm / 581 sqft
Garage	242 sqm / 2,605 sqft
Total Area	1,650 sqm / 17,760 sqft



#### Basement

622 sqm / 6,695 sqft



#### Ground Floor

446 sqm / 4,800 sqft



#### First Floor

497 sqm / 5,350 sqft



#### Second Floor

85 sqm / 915 sqft



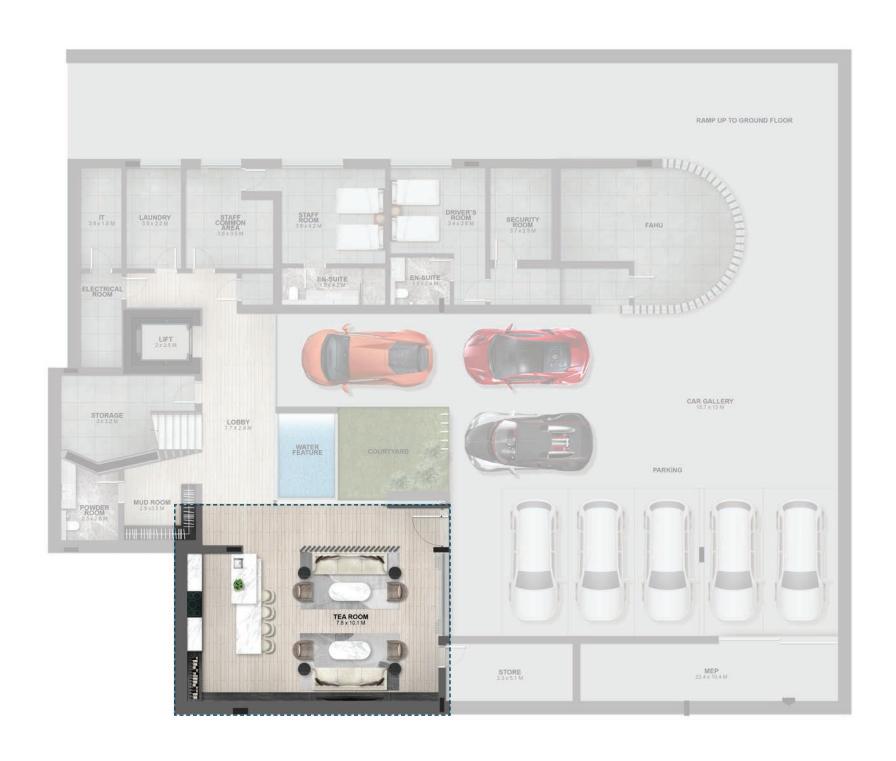


#### Basement

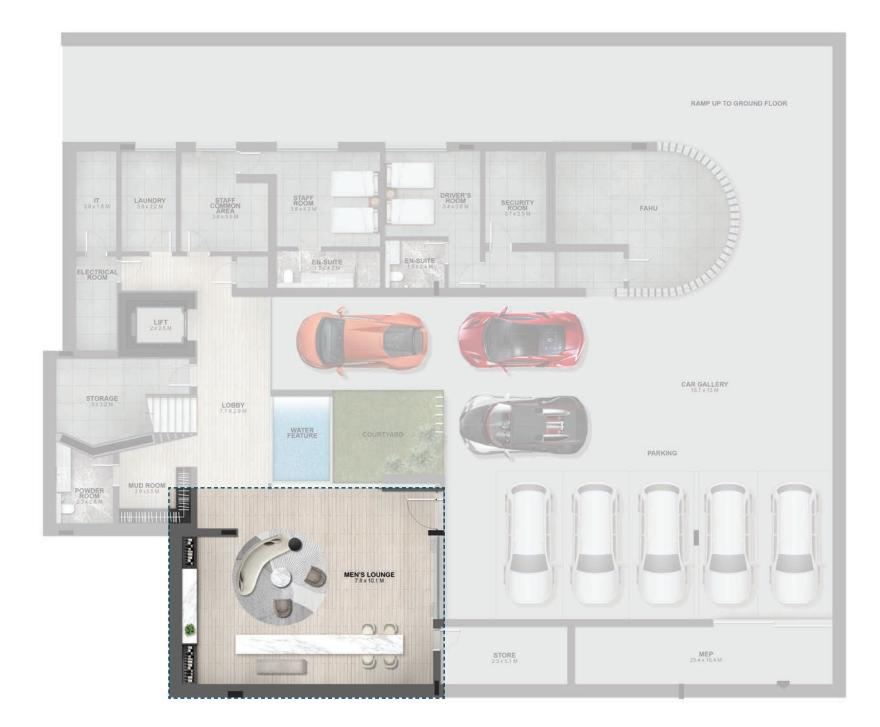
622 sqm / 6,695 sqft



#### Japanese Tearoom



#### Sports Lounge



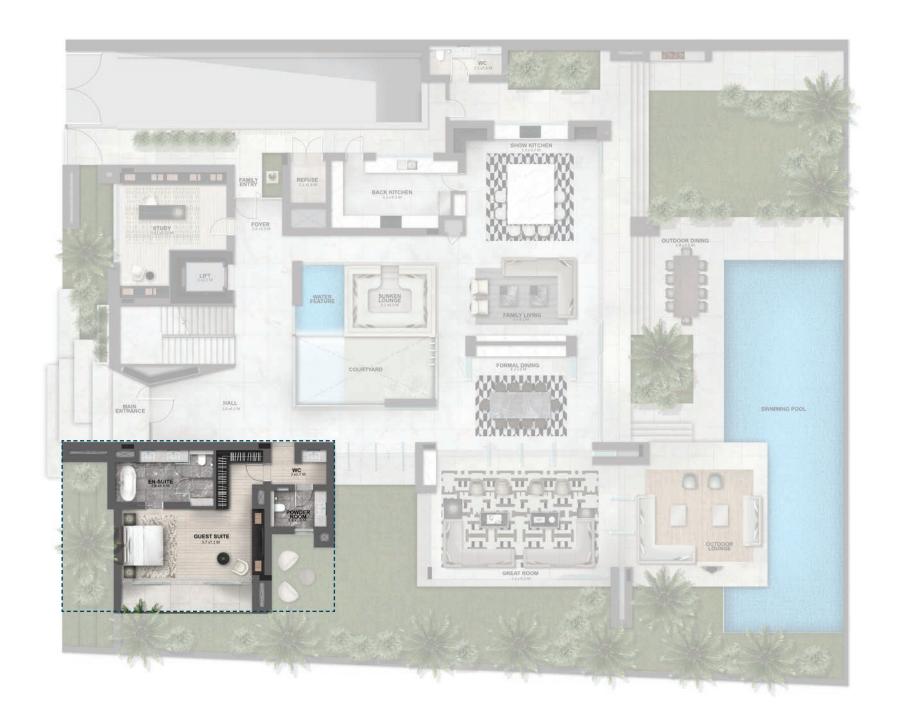


#### Ground Floor

446 sqm / 4,800 sqft



#### Guest Suite



#### Home Cinema





#### First Floor

497 sqm / 5,350 sqft



#### Mega Master

# 

#### Super Master



#### Double Master





Second Floor

85 sqm / 915 sqft



#### Fitness Zone

# TOTAL STATE OF THE PARTY OF THE

#### Junior Suite



#### Music Lounge





# EXTERIOR

Fay embraces the concept of Tropical Modernism, featuring a design that balances privacy and aesthetics. A highlight of Fay is the ability to close a series of shutters along the outdoor living terrace, creating a private courtyard that serves as a tranquil retreat from the city's hustle and bustle, while also offering the flexibility to transform into a private resort-like space.





# EXTERIOR OPTIONS













**Textured Paint** 

WAVE+





# INTERIOR

# MOMA

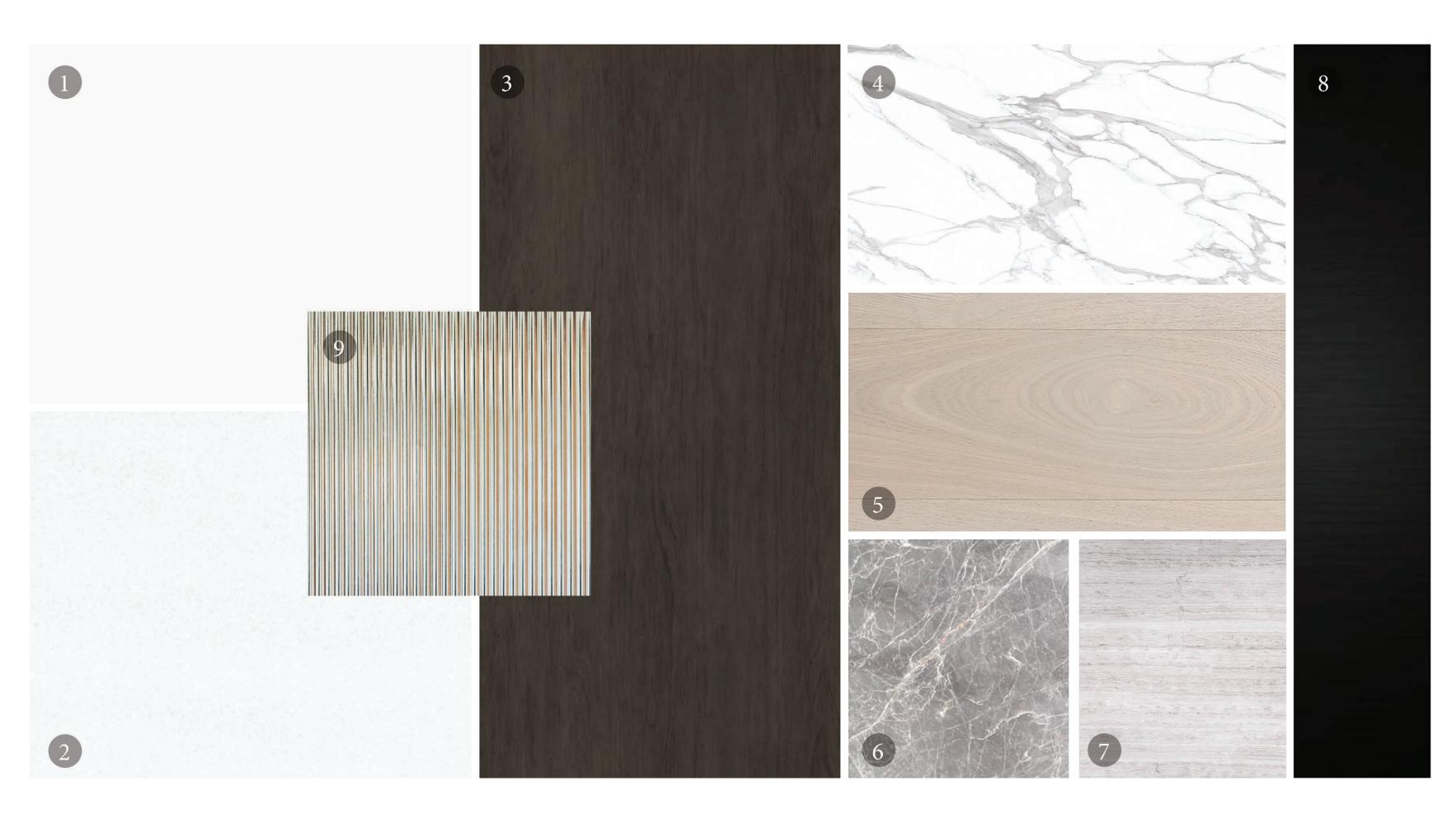
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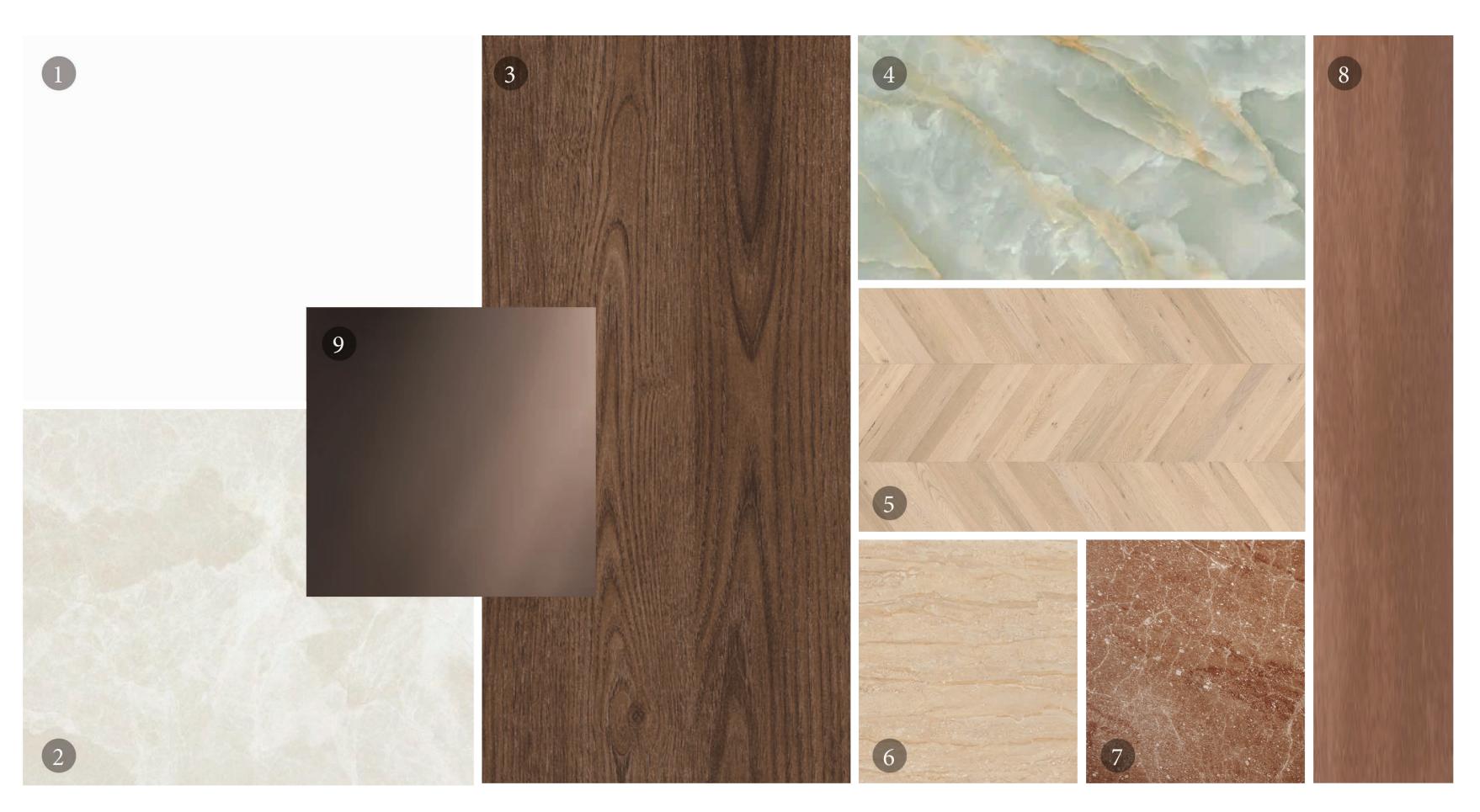
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Internal Area	1,373 sqm / 14,779 sqft
Balcony / Terrace	40 sqm / 430 sqft
Garage	237 sqm / 2,551 sqft
Total Area	1,650 sqm / 17,760 sqft



#### Basement

660 sqm / 7,104 sqft



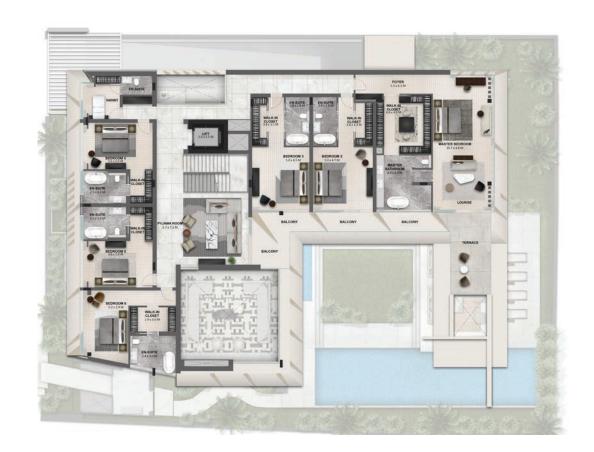
# Ground Floor

413 sqm / 4,445 sqft



#### First Floor

490 sqm / 5,274 sqft



# Second Floor

87 sqm / 937 sqft





Basement

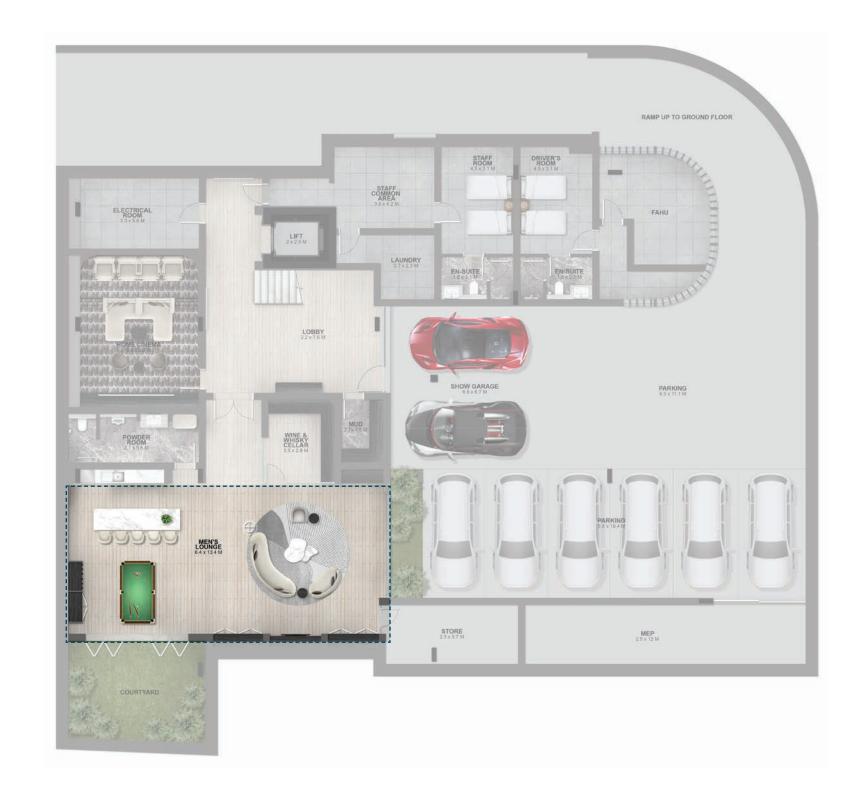
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# Japanese Tearoom



# Sports Lounge



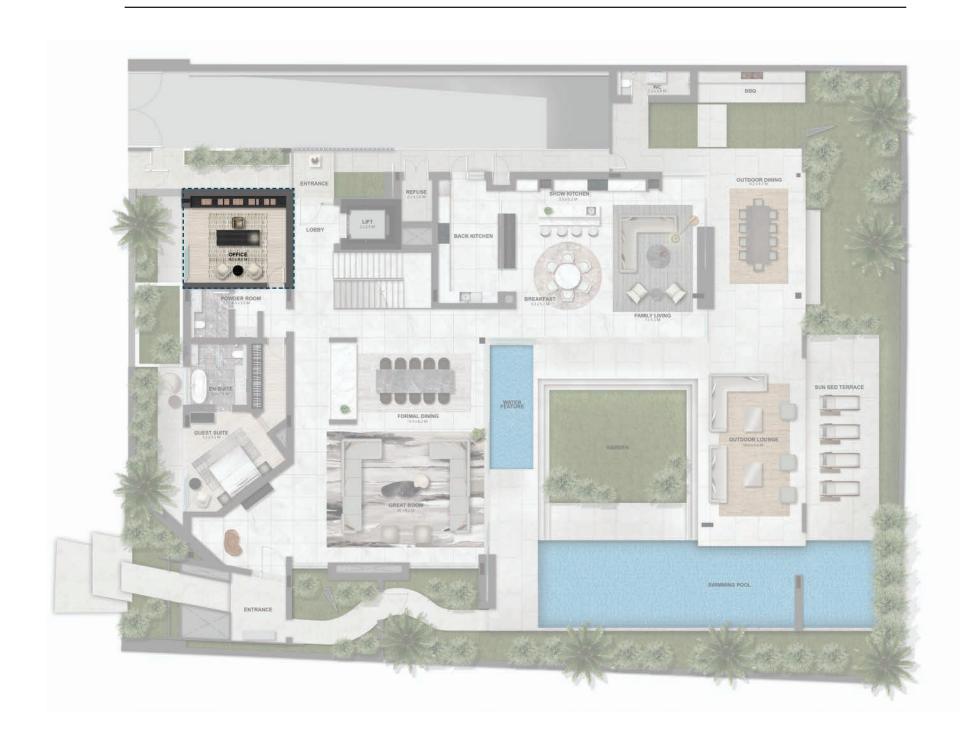


### Ground Floor

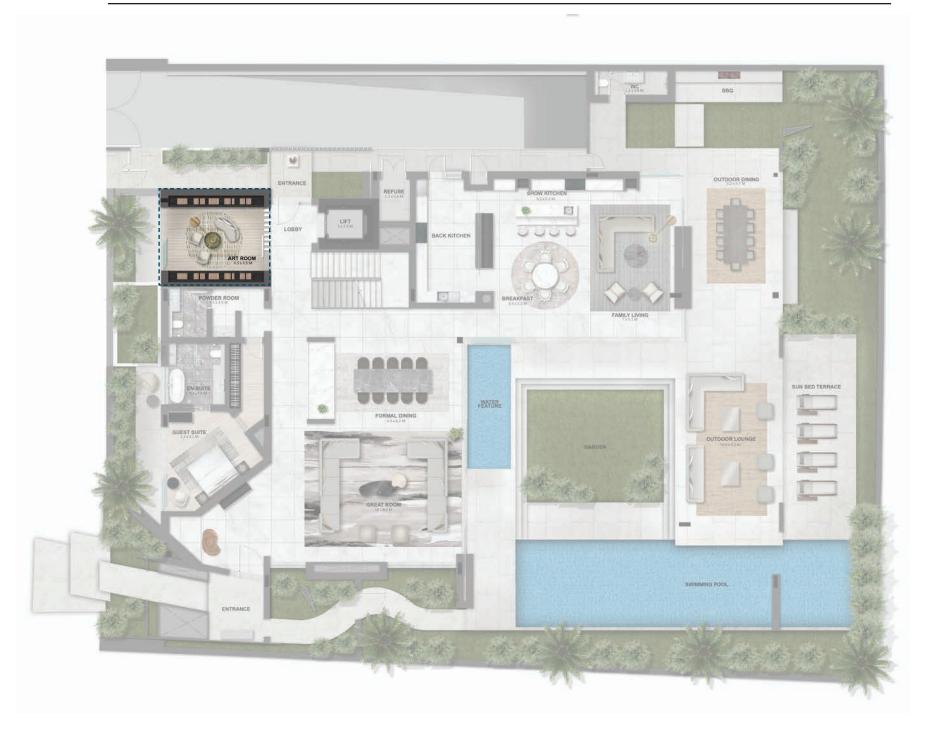
413 sqm / 4,445 sqft



# Office



#### Art Studio



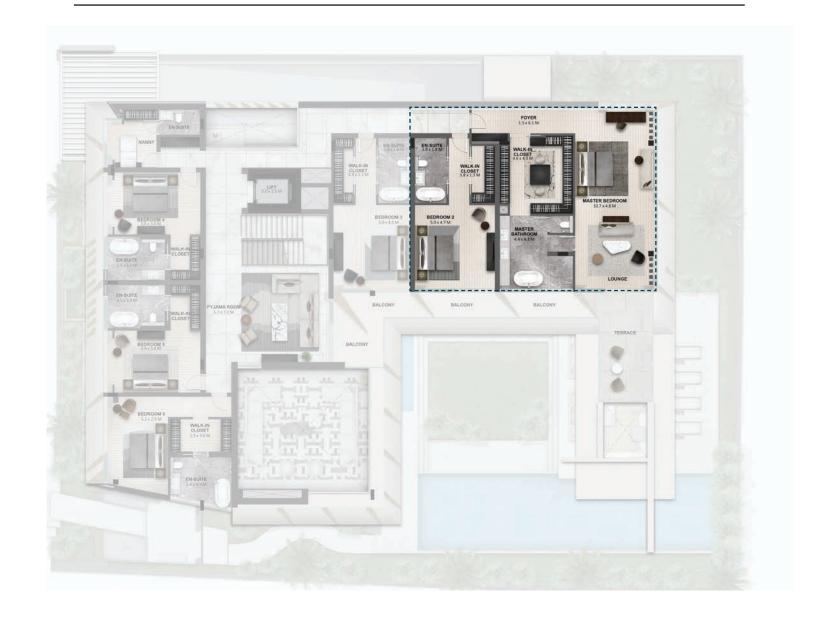


### First Floor

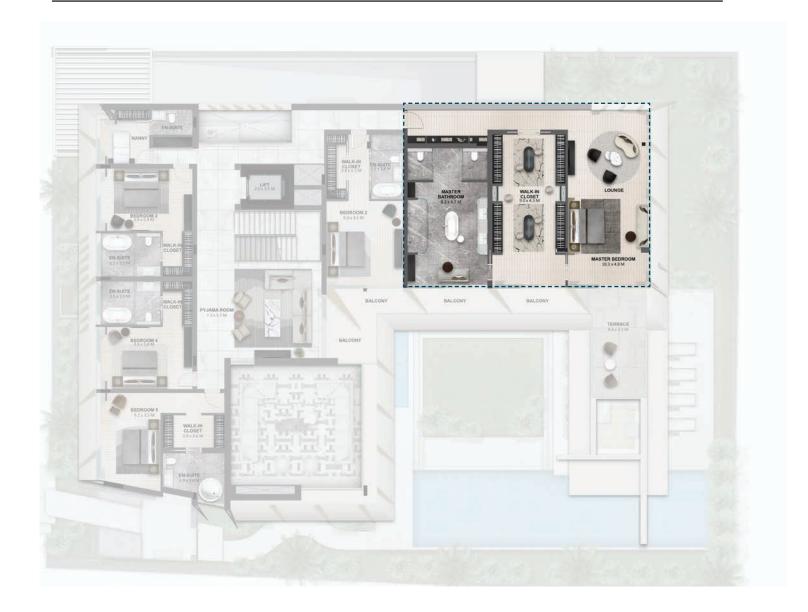
490 sqm / 5,274 sqft



# Mega Master



# Super Master



# Double Master





Second Floor

87 sqm / 937 sqft



#### Fitness Zone



#### Junior Suite



# Music Lounge







SIGNATURE LIVING BY MAJID AL FUTTAIM





