aura
Gardens

تلال الغاف
Tilal Al Ghaf

Resort Living Reinvented



Tilal Al Ghaf

Masterplan



L Recreational Lagoon

- Sandy Beaches
- Beach Cabanas
- Beach Volleyball
- Water Sports

P Parks

- Central Park
- 18km Walking & Cycling Trails
- Table Tennis
- Tennis Court
- Indoor & Outdoor Gym
- Basketball Court
- Outdoor Cinema
- Skate Park
- Children's Play Areas
- Water Splash Park
- Swimming Pools
- Trampoline Parks

A Amenities

- International School
- Beach Restaurants & Cafés
- Community Town Centre
- BBQ Stations
- Daycare
- Holistic Healthcare Facility
- Mosques

Feel the Energy of Aura Gardens

Discover Life

Step into Aura Gardens and evoke your senses with authentic experiences and human connections. All exquisitely set in serene landscaping with meticulously designed architecture and amenities. Select from a collection of 4 bedroom twin villas or 3 and 4 bedroom townhouses with exceptional living spaces.



Aerial View

Aura Gardens Masterplan

1 Gated Community

2 Fitness Centre

3 Cycling & Jogging Track

4 Kid's Play Area

5 Adult's Swimming Pool

6 Kid's Swimming Pool

7 Outdoor Fitness

8 Lawn Area

9 2 Minute Walk to International School & Community Centre

10 Parks & Green Open Space

11 2 Minute Walk to Recreational Lagoon & Central Park

12 Mosque



Ignite Your Senses

Explore the lush gardens
and creative playgrounds
of the lagoon parks.



Kids Play Areas

Twin Villas - Crafted With You in Mind

Live life on your own terms with customizable living options. A choice of contemporary facades, functional interior layouts and exclusive Sky Suite options offer the personalization every home needs.



4 Bedroom Twin Villa – Type A Back View

Discover an Unparalleled Lifestyle



4 bedroom Twin Villa – Type A Front View

Experience the Views



4 Bedroom Twin Villas – Type B Back View

Come Home to Nature



4 Bedroom Twin Villas – Type B Front View

Customizable Sky Suite & Ground Floor



Sky Suite

First Floor Bedrooms all Ensuite



Master Bedroom

Highly Functional Layouts and Details



Interior Living Area

European Kitchens with Opportunity to Close



Interior Living Area

Fully Covered Parking



4 bedroom Twin Villa – Parking

Sky Suite Options

for 4 bedroom twin villas



Option 1
Guest Suite

Your optional guest suite with en-suite offers extra space accessed by a dedicated staircase. Privacy is created at this roof top haven which offers access to a pleasant roof terrace with vistas of the community.



Option 2
Entertain Suite

Design the perfect rooftop spot to entertain guests. Choose from a selection of open-to-nature or more enclosed designs with glass and wall features. There is also the option of adding a solid roof or pergola structure that can be open to the stars.

Floorplan

4 Bedroom Twin Villa
Type A & Type B + Sky Suite

BESPOKE LIVING

Select from the below options

- Ground Floor Layout – Option 1 or Option 2
- Sky Suite – Live or Entertain

Unit Area	283 sq.m / 3,045 sq.ft
Roof Terrace	34 sq.m / 366 sq.ft
Total Area	317 sq.m / 3,411 sq.ft

Twin Villas

Ground Floor

Option 1



123.34 sq.m / 1,328 sq.ft

Option 2



123.34 sq.m / 1,328 sq.ft

First Floor



112.24 sq.m / 1,208 sq.ft

Sky Suite

Option 1 – Live



	47.26 sq.m / 509 sq.ft
Terrace	34.03 sq.m / 366 sq.ft

Option 2 – Entertain



	47.26 sq.m / 509 sq.ft
Terrace	34.03 sq.m / 366 sq.ft

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

Best in Class Townhouses

An outstanding collection of spacious 3 and 4 bedroom townhouses crafted to deliver a unique living experience.



4 Bedroom Townhouse – Type A Back View

Experience a Sense of Belonging



4 Bedroom Townhouse – Type A Front View

State-of-the-Art Townhouses

Discover the privileges of larger living spaces and bespoke living in contemporary townhouses. Select from two facades that encapsulate modern design.



Townhouses – Type B Back View

Life the Way You Love It



Townhouses – Type B Front View

Large Internal Space and Plot Size



Interior Living Area

Dedicated and Separate Dining Room



Formal Dining Area

European Kitchen with Option of Closed Layouts



Open Kitchen Layout

Ample Storage Spaces on Ground & 1st Floors



Large Bathroom and Vanity Counters



Master Bathroom

All First Floor Bedrooms are Ensuite and have Balcony Access*



*Available for 4 bedroom townhouses only

Master Bedroom

Large Walk-In Closets for Master



Walk-In Closet

Dedicated Study Area



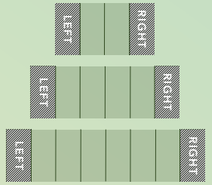
Fully Covered Parking



Floorplan

4 Bedroom Townhouse - Type A & Type B

Unit Area 229.5 sq.m / 2,470 sq.ft



Townhouses

Ground Floor

Left Corner Townhouse



First Floor



Ground Floor

Right Corner Townhouse



First Floor

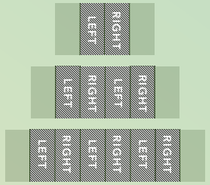


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Floorplan

3 Bedroom Townhouse - Type A & Type B

Unit Area 202.1 sq.m / 2,175 sq.ft



Townhouses

Ground Floor

Left Middle Townhouse



First Floor



Ground Floor

Right Middle Townhouse



First Floor



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