

Al Ghurair

TESSERA

THE LIGHTNESS OF LIVING

THE JOURNEY

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A L G H U R A I R

For over 60 years, Al Ghurair has been foundational to the UAE's story, with a portfolio of over 20,000 residential and commercial units, including 1,000 hotel rooms, spanning 8 countries. From establishing the region's first shopping mall and mixed use concept, as well as its first private bank, to crafting the façade glazing of Burj Khalifa.

A legacy built not just in steel and glass, but in firsts. All driven by one purpose. In pursuit of better.

Al Ghurair Development translates this legacy into places built to last, shaped by a commitment to quality, considered design and living experiences that reflect the city's aspirations.




THE LIGHTNESS
OF LIVING

THE STORY OF TESSERA

Located in Dubai South, Tessera is built on the idea that every thoughtful detail contributes to a greater whole.

Echoing the art of a mosaic, where each carefully placed piece completes a larger vision.

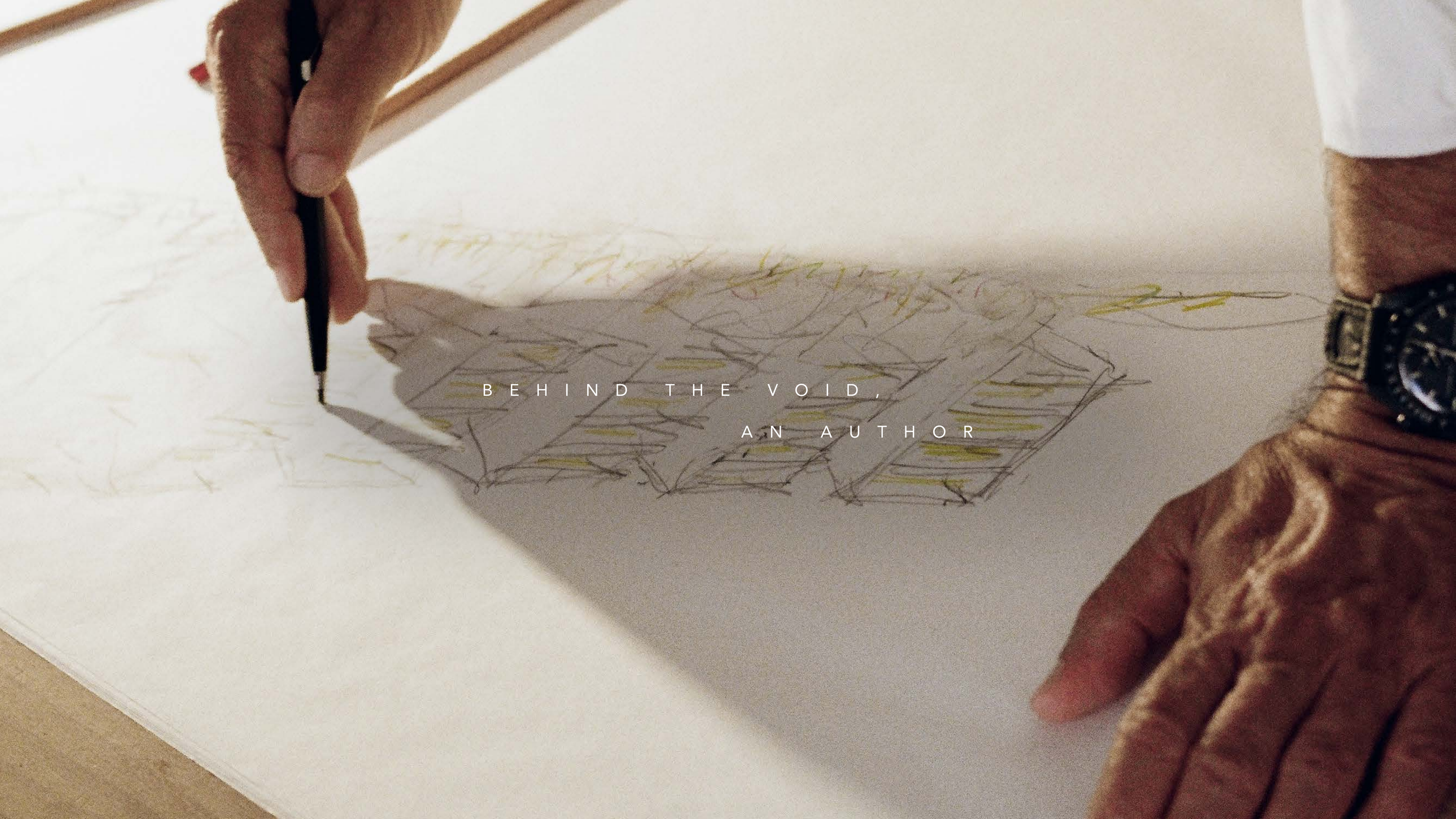








This philosophy, inspired by townhouse living within a low-density collective setting, translates to a floating, permeable architecture defined by light and transparency, dissolving the boundaries between the inside and out to impart a sense of lightness and freedom without compromising on privacy.


BEHIND THE VOID,
AN AUTHOR



A I R E S M A T E U S



Founded in Lisbon in 1988, the practice is led by brothers Manuel and Francisco Aires Mateus.

Over three decades, it has earned international standing for an architecture of rare discipline: a contemporary reinterpretation of Portuguese tradition, at once poetic, sculptural and exact.

Central to their work is the void. Not what is built, but what is left open. The empty space that light enters and life comes to fill. Mass carved rather than assembled, pure forms cut cleanly to admit daylight and draw the inhabitant inside.

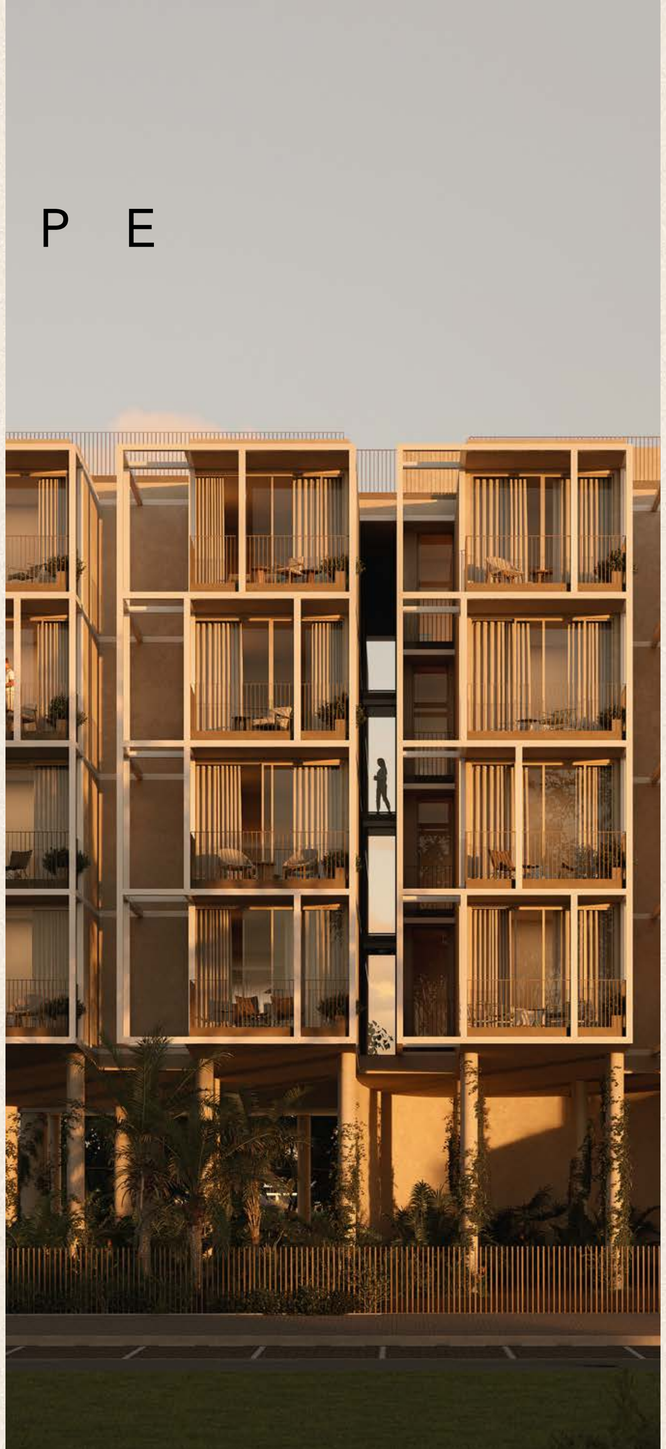
An architecture of permanence, attentive to material, to detail, and to the passage of time. Timelessness over effect.



At Tessera, that philosophy finds its clearest expression: the dignity of a single house, lifted into the air, resolved through void, light and the careful making of space.


"ARCHITECTURE
IS THE ART
OF PERMANENCE"
– MANUEL AIRES MATEUS

A LANDSCAPE OF SHADOW AND LIGHT



In a region defined by movement, Tessera offers a stillness of its own. It sits at a gentle crossroads, close to everything that matters, undisturbed by any of it.

To the south, the horizon remains open, surrendering entirely to the uninterrupted sky. To the north, a lush central park unfolds within a short walk, offering a quiet, green expanse where light filters softly throughout.

Retail and seamless connections lie just beyond, while Al Maktoum International Airport rests within easy reach, bringing the world closer without disrupting the quiet within.

A setting as considered, precise, and timeless as the architecture itself.



ALSO NEARBY...

Dubai Marina & JBR	|	**17 mn**
Palm Jumeirah	|	**18 mn**
Mall of the Emirates	|	**19 mn**
Burj Khalifa	|	**30 mn**
DXB Intl' Airport	|	**40 mn**



MOVING THROUGH LIGHT, GROUND, COMMUNITY, AND SKY

The journey begins at ground level, where space steps softly into light.

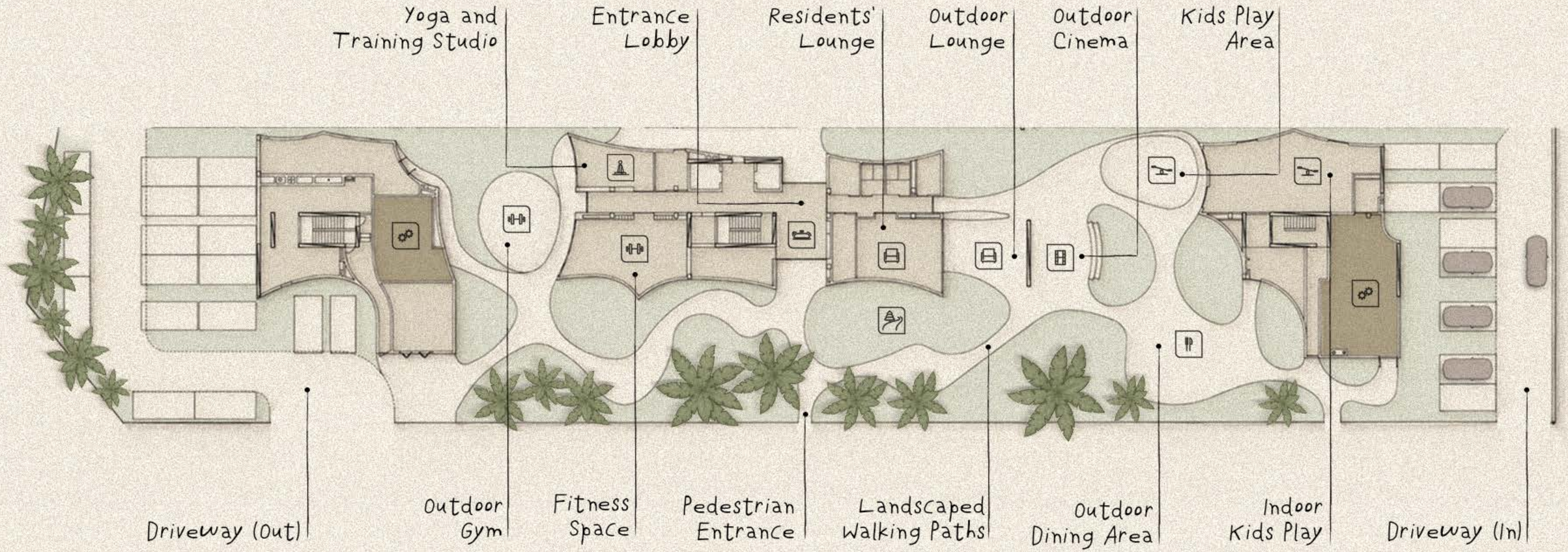
Landscaped pathways guide the senses inward, opening first to places of quiet restoration through fresh air, and morning movement. Continuing along the path, the mood shifts gently toward shared life, welcoming you into sunlit lounges, garden dining, and an outdoor cinema under the stars.



Dedicated grounds for children, and quiet, leaf-shaded alcoves allow every generation to find its own pace along the way.

The journey culminates on the roof, where a serene pool cocooned in greenery rests quietly beneath the open horizon.

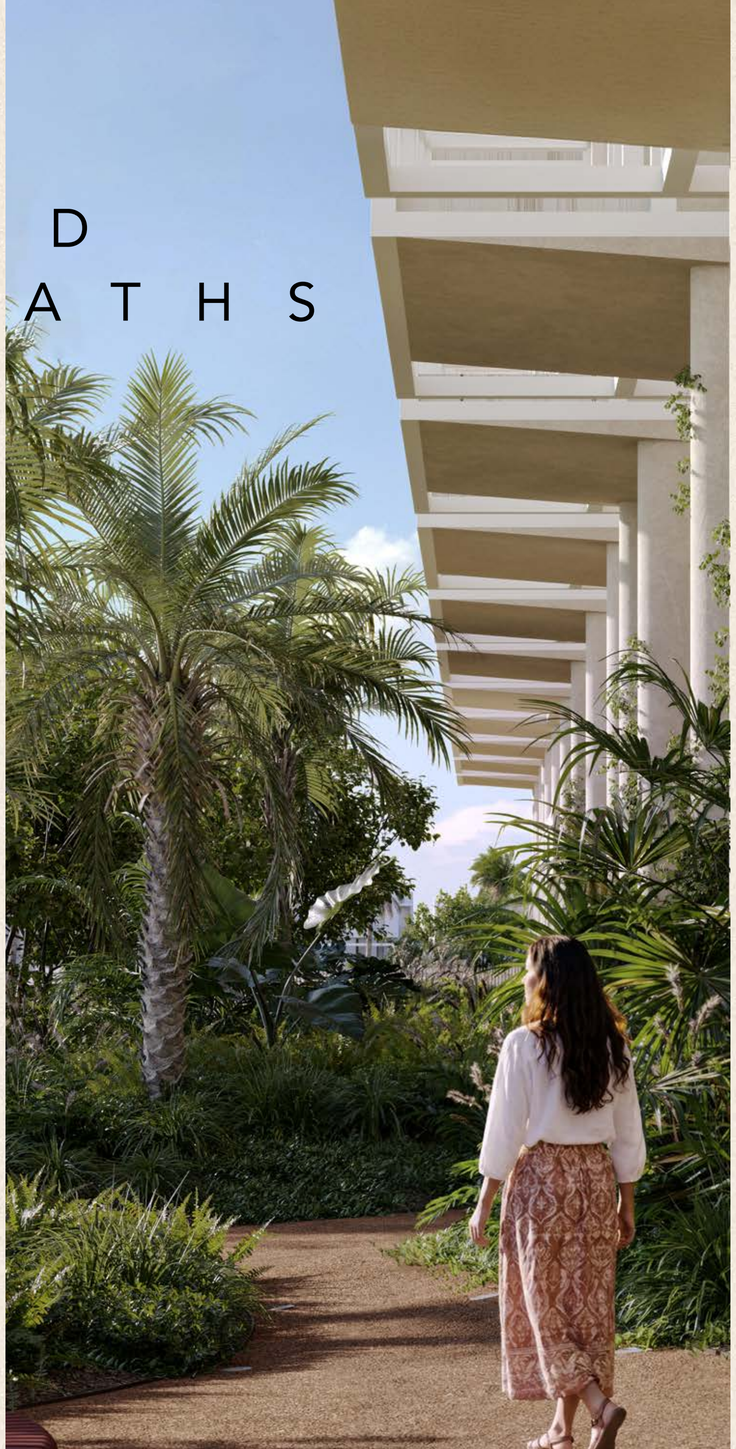
THE GROUND FLOOR EXPERIENCE



L A N D S C A P E D
W A L K I N G P A T H S

Meandering through the ground-level landscape, the pathways serve as a green spine connecting every aspect of daily life, guiding residents effortlessly from personal wellness to shared lounges, dining spaces, and children's grounds.

It is a journey where architecture yields to nature, inviting you to simply walk, linger, and be.





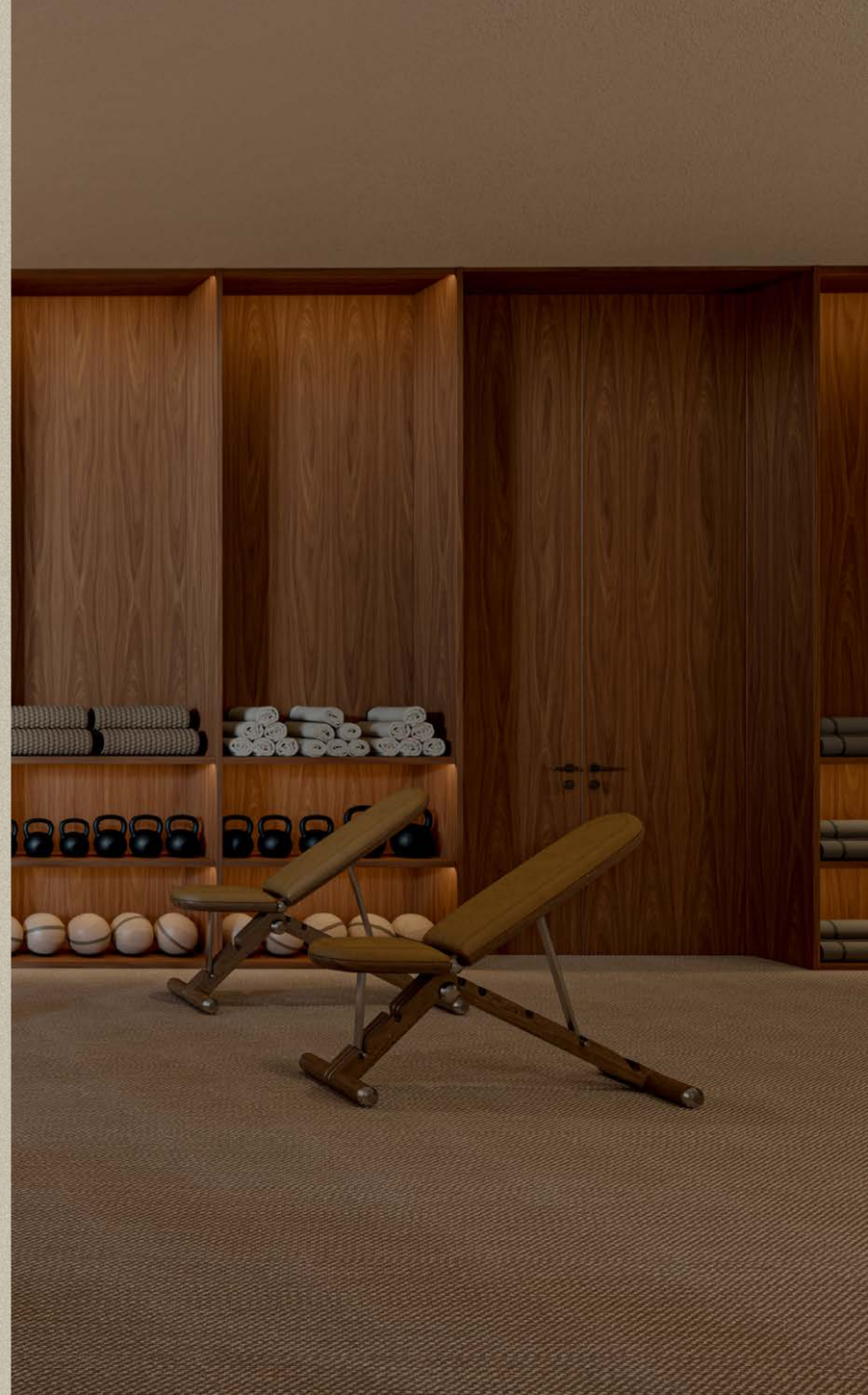


FITNESS SPACES

Designed with the same quiet discipline as the building itself, the fitness spaces integrate daily training into the landscape.

Floor-to-ceiling glass frames the spacious indoor gym, fully equipped for strength and conditioning.

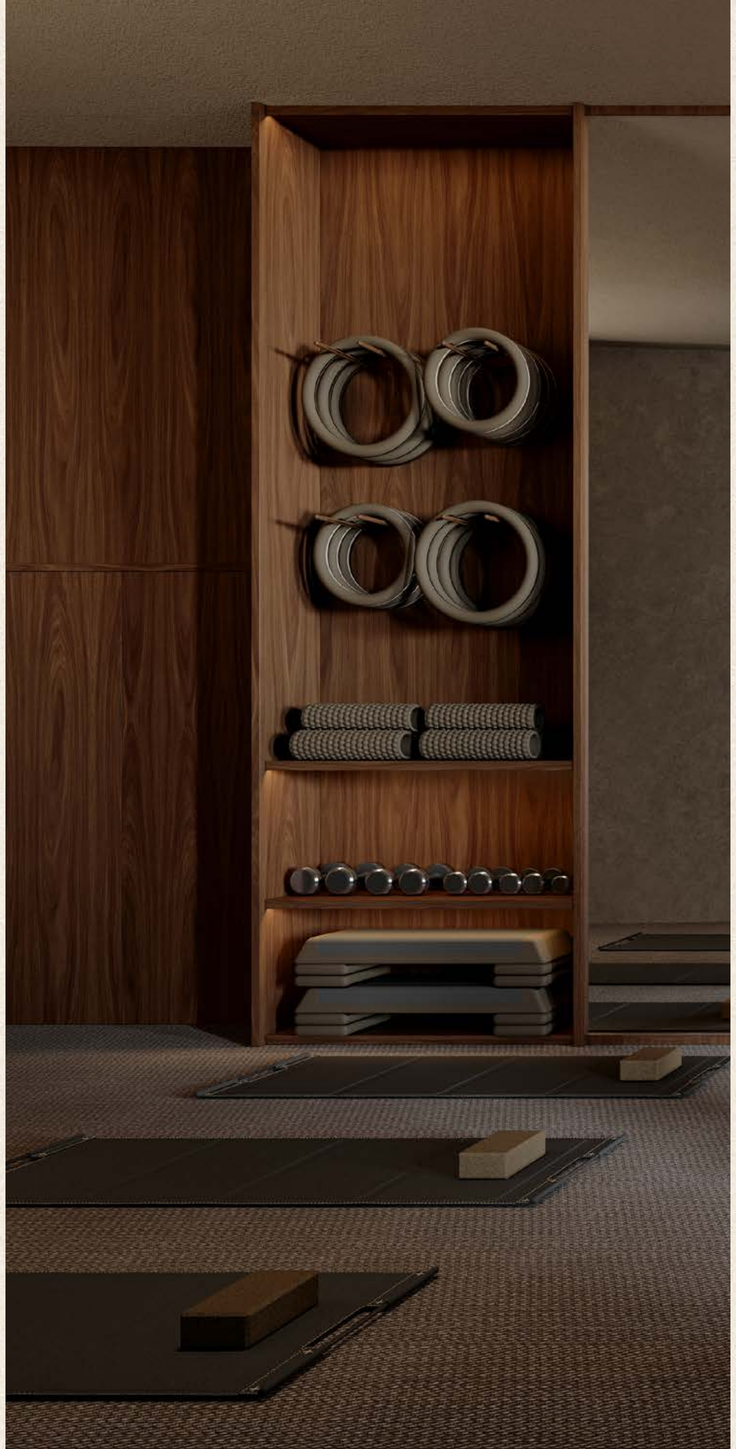
Just beyond, the outdoor gym extends workouts into the open breeze, allowing your routine to unfold naturally under light and sky.



YOGA AND TRAINING

The naturally lit yoga and meditation studio is designed for training and practising deliberate stillness.

It offers what the rest of the day rarely does: a space with no purpose other than calm.







RESIDENTS' LOUNGES

Reserved exclusively for residents, the lounges offer a quiet, unhurried environment, away from the tempo of the day.

Designed to flex between focus and connection, the indoor space pairs a quiet co-working area for sustained concentration with a generous seating area made for gathering.

The space extends seamlessly outdoors, into a lounge that offers a private setting to work, rest, or come together.





OUTDOOR DINING AREA

Set within the landscape, the dining and picnic grounds bring the warmth of a shared table into the open air.

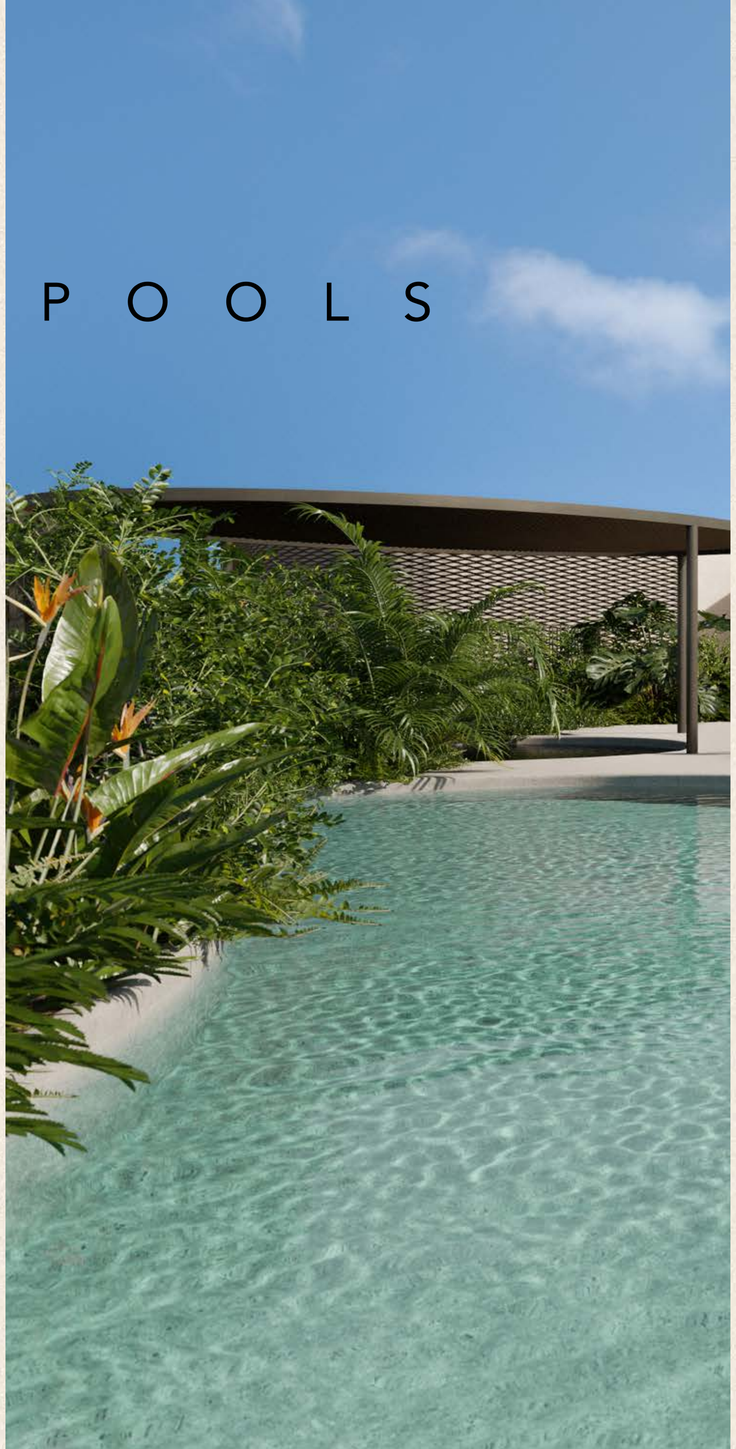
It is a generous space made for casual lunches, lingering conversations, and the quiet comfort of being outside.



ROOFTOP SWIMMING POOLS

Suspended above the city, the rooftop pool abandons rigid lines for fluid, organic forms. Sculpted like a natural water feature, its soft curves trace a continuous gesture across the deck, seamlessly flowing from an adult expanse to a gentle kids' pool.

Surrounded by landscaped terraces that mirror its outline, it creates a serene water garden hovering between home and horizon.






SCULPTED FROM
LIGHT AND AIR

THE GEOMETRY OF PRIVATE LIFE

Unfolding through two-bedroom-plus and three-bedroom-plus, the residences take two distinct forms: lateral plans that breathe across a single, expansive floor, and vertical duplexes that rise through two light-filled levels. Both are expressions of the same unhurried townhouse philosophy.

The architecture surrenders to a quiet spatial hierarchy rather than simple dimension.





A dedicated foyer marks the threshold of arrival, leading to generous dining and living spaces that reach toward private, open-air terraces.



Throughout the interior, delicate pockets of natural light are carved into every key space, blending the luminous openness of modern living with the secluded independence of a townhouse.

An adaptable additional suite allows the home to bend to the cadence of family life, configured as a maid’s suite, a quiet study, or a realm for childhood play.

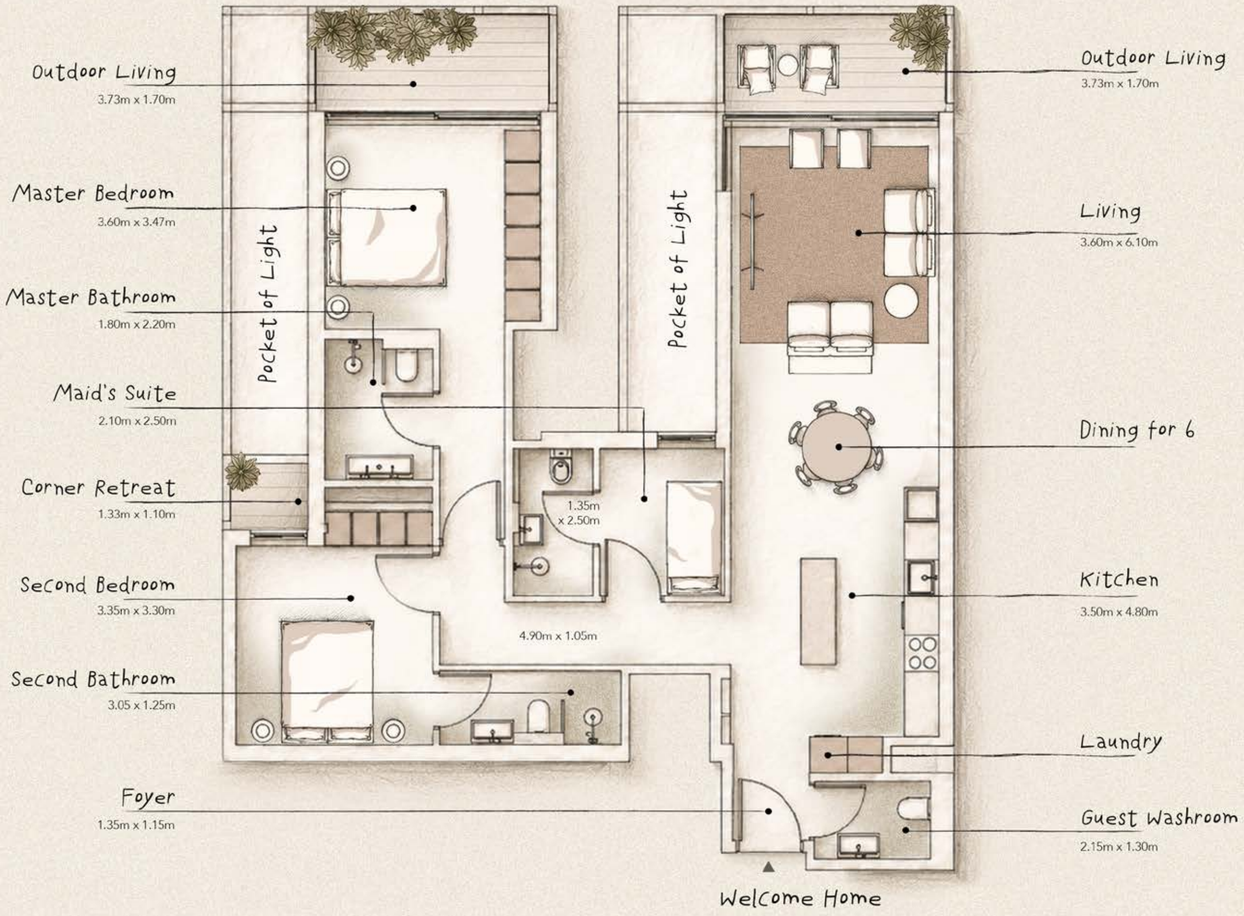
It is a home built to evolve alongside the lives that fill it.





2 - B E D R O O M

The two-bedroom residences draw light across open, lateral plans, where each space is given room to breathe. An additional suite adapts to the needs of the household: a study for quiet focus, a children's room, or private quarters for live-in help. The plan holds space for life as it actually unfolds.



2-BEDROOM TYPICAL

AVERAGE TOTAL AREA: 1,318.65 SQFT (122.51 SQM)

2-BEDROOM DUPLEX

Where the lateral plans extend outward, the two-bedroom duplexes rise. Across two light-filled levels, living and rest find their own floors, their own character. Available in limited numbers, they are the closest Tessera comes to the private townhouse experience. An additional suite completes the plan, held in reserve for whatever the household needs most.

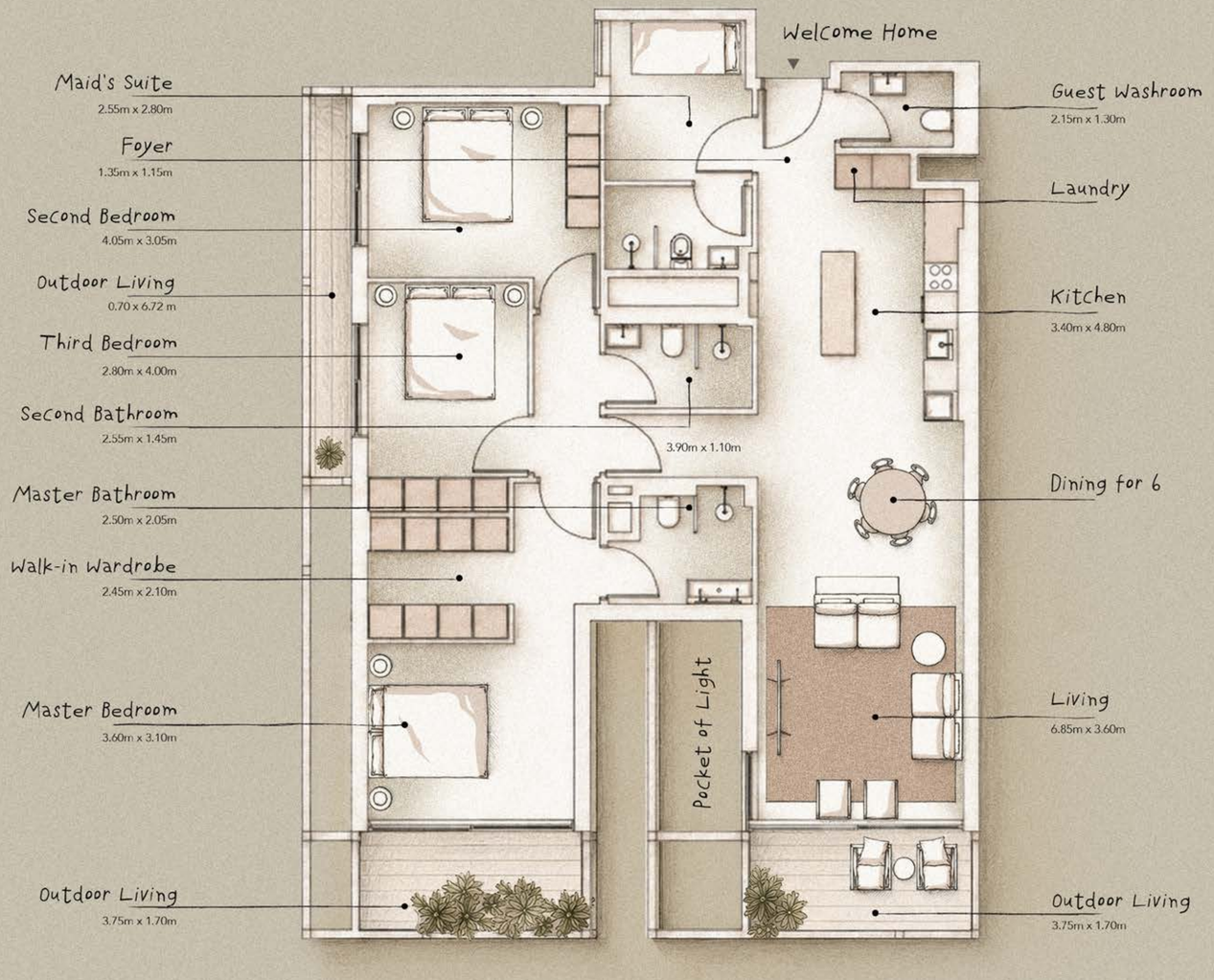


2-BEDROOM DUPLEX

AVERAGE TOTAL AREA: 1,585.89 SQFT (147.33 SQM)

3 - B E D R O O M

The three-bedroom residences hold the corners of Tessera, set at the south east and south west of the building. It is a placement that rewards: plans open in more than one direction, drawing light across a wider arc and extending views beyond a single façade. Available in limited number, they carry the quiet distinction of the building's most considered positions. These are the residences where inside and outside feel most fully reconciled. An additional suite completes the plan, adapting as the household requires.



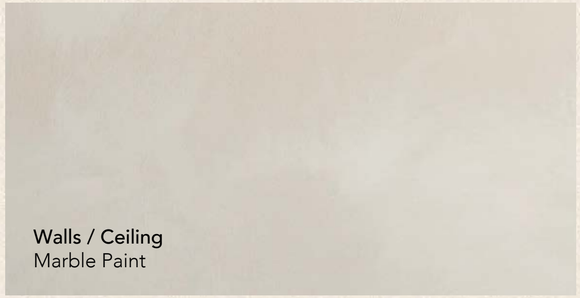
3-BEDROOM TYPICAL

AVERAGE TOTAL AREA: 1,554.31 SQFT (144.4 SQM)

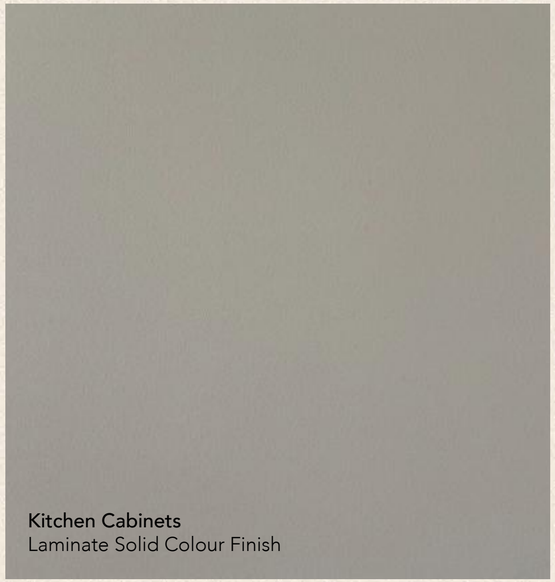
TESSERA

MATERIAL BOARD

INDOORS



Walls / Ceiling
Marble Paint



Kitchen Cabinets
Laminate Solid Colour Finish



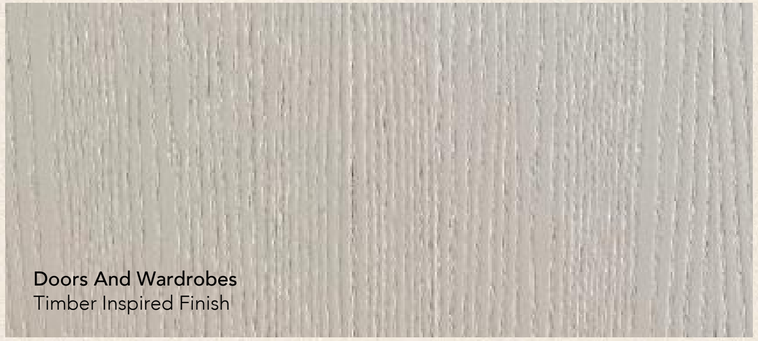
Shower Stall
Transparent Glass



Sinks & Kitchen Islands
Brown Stone Inspired Finish



Faucets
Stainless Steel



Doors And Wardrobes
Timber Inspired Finish



All floors / Bathroom walls
PorcelainTiles


LIFE, AS LIGHT
AS IT SHOULD FEEL