

# ELAN

EVERY DAY IS A WEEKEND!



تلال الغاف  
Tilal Al Ghaf



M A J I D   A L   F U T T A I M

# ONE OF A KIND

In 1992, our founder Mr. Majid Al Futtaim embarked on a journey to create a space in which families, friends and communities could craft happy, lifelong memories. Today, Majid Al Futtaim, the company, is the region's leading integrated lifestyle provider, spanning over 15 international markets. As the leading shopping mall, community, retail and leisure pioneer in the Middle East, Africa, and Asia, we are constantly 'creating great moments for everyone, everyday'.

We make everyday moments great by making people feel welcome in five mixed-use communities that house more than 2,500 families, with over 17,000 additional residential units under construction in the UAE, Oman, and Lebanon.





T I L A L   A L   G H A F

# ***RESORT LIVING REINVENTED BY MAJID AL FUTTAIM***

Tilal Al Ghaf is Majid Al Futtaim's flagship mixed-use community in Dubai, offering luxury resort-like living around Lagoon Al Ghaf, a recreational lagoon with sandy white beaches.

Spanning over 3 million square metres, the community will provide walkable neighbourhoods featuring high-quality villas, townhouses and apartments. These are connected by pathways, natural, open spaces and parks, complemented by vibrant retail, dining, leisure and cultural options.













# BE AT THE CENTRE OF IT ALL

Life is great when you are far away from the crowds yet connected to everything that's essential. Elan's central location will allow you easy access to the things most important to you.

	Dubai International Airport	29 Mins
	Al Maktoum International Airport	25 Mins
	Mall of the Emirates	15 Mins
	Downtown	20 Mins
	Al Qudra cycling track	10 Mins
	Dubai Expo	17 Mins



**EVERY DAY IS A WEEKEND!**







## Recreational Lagoon



Sandy Beaches



Beach Cabanas



Beach Volleyball



Water sports



## Parks



Central Park



18 km Walking & Cycling Trails



Table Tennis



Tennis Court



Indoor & Outdoor Gym



Basketball Court



Outdoor Cinema



Skating Park



Children's Play Areas



Water Splash Park



Swimming pools



Trampoline Parks



## Amenities



International School



Beach Restaurants & Cafés



Community Town Centre



BBQ stations



Daycare



Holistic Healthcare Facility



Mosques



# TILAL AL GHAF SO FAR...



White Sandy Beaches



Green Open Spaces



Central Park



Children's Playgrounds



Recreational Lagoon





Designed as an exclusive gated enclave within Tilal Al Ghaf, Elan provides the perfect getaway from busy city life. When you come home to Elan, you leave the world far behind.

Elan offers the perfect lifestyle for the modern family. With high-quality three and four bedroom duplex townhouses, nature-inspired outdoors and resort-style amenities including swimming pools, community and fitness centres.









# ESCAPE THE CITY, EVERY DAY

Be part of an exclusive neighbourhood that makes life a joy no matter what day of the week it is.

- |  |   |  |   |
|--|---|--|---|
| 1  Parks & Green Open Spaces            | 2  Fitness Centre  | 3  Gated Community                                | 4  Children's Play Areas |
| 5  Cycling & Jogging Track              | 6  Nursery   | 7  Convenience Retail/Cafe                        | 8  Swimming Pools        |
| 9  7 minute walk to Recreational Lagoon | 10  7 minute walk to International School & Community Centre | 11  1 minute walk to Basketball and Tennis courts |   |



C Y C L I N G   &  
J O G G I N G   T R A I L S



# TAKE THE SCENIC ROUTE

18 kilometres of jogging and cycling trails winding through urban areas and tranquil green spaces offer excellent views during workouts.



## *Eco-Travel*

Our Eco-Travel plan is designed to help you make sustainable travel choices, reduce our environment impact and improve our health and wellbeing. That's why every ELAN townhouse comes with two complimentary bicycles for the family to promote the benefits of active travel throughout the neighborhood



P A R K S   &  
O P E N   S P A C E S



# ***RECONNECT WITH NATURE***

Fresh air and wide-open green spaces around every corner.  
What else could you ask for?



## COMMUNITY AMENITIES



# HAVE A SPLASHING TIME

Elan neighbourhood amenities have been designed to foster a sense of community and relaxation.









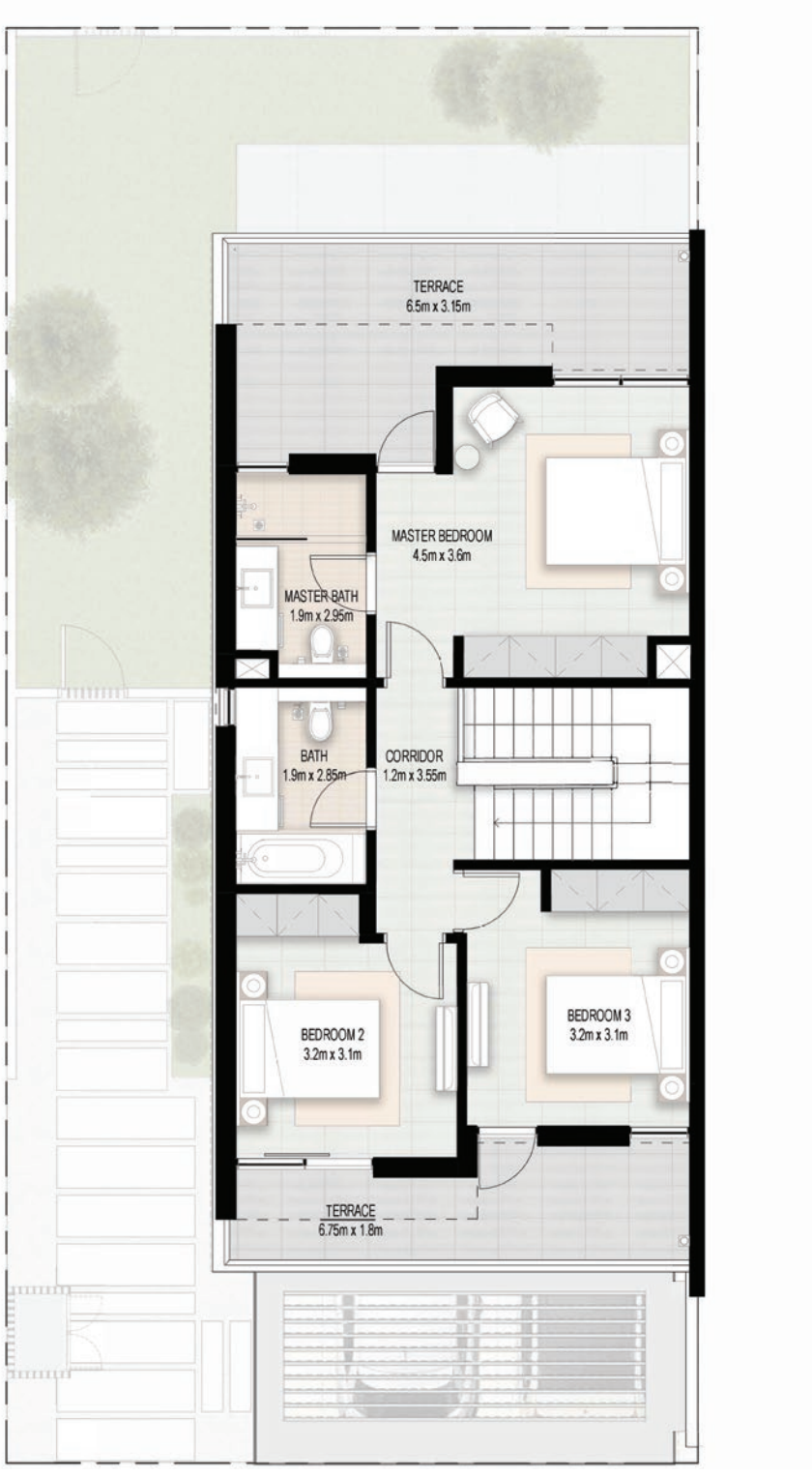
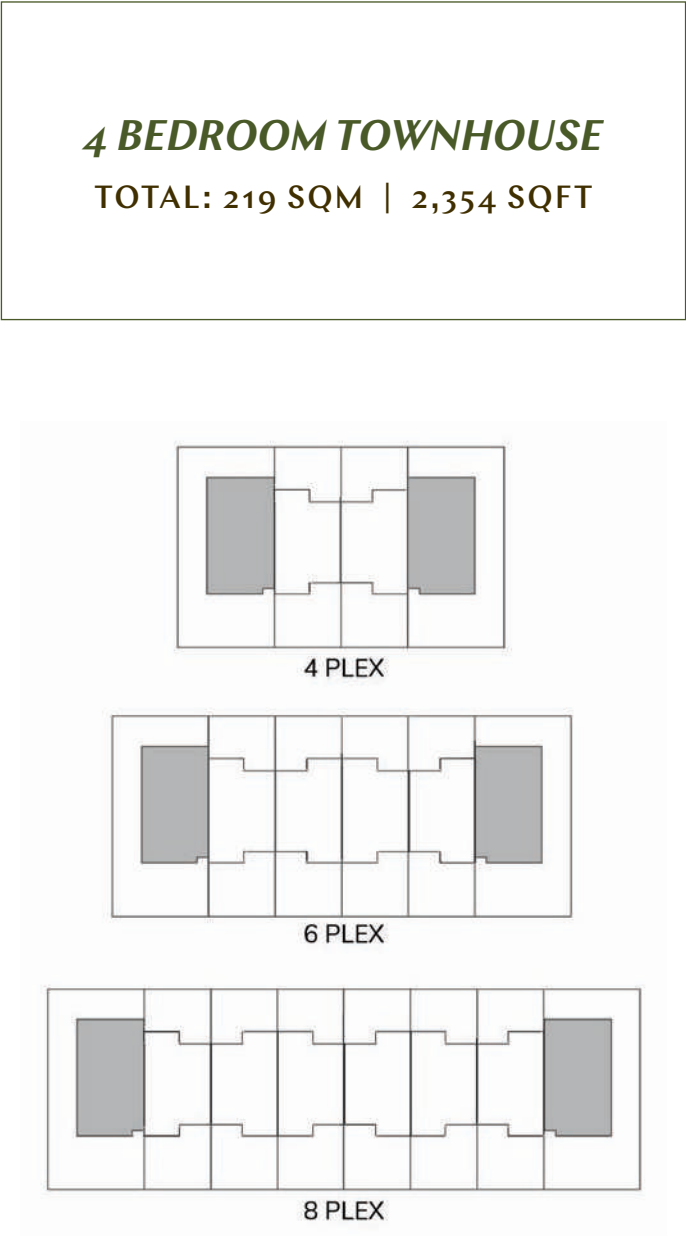






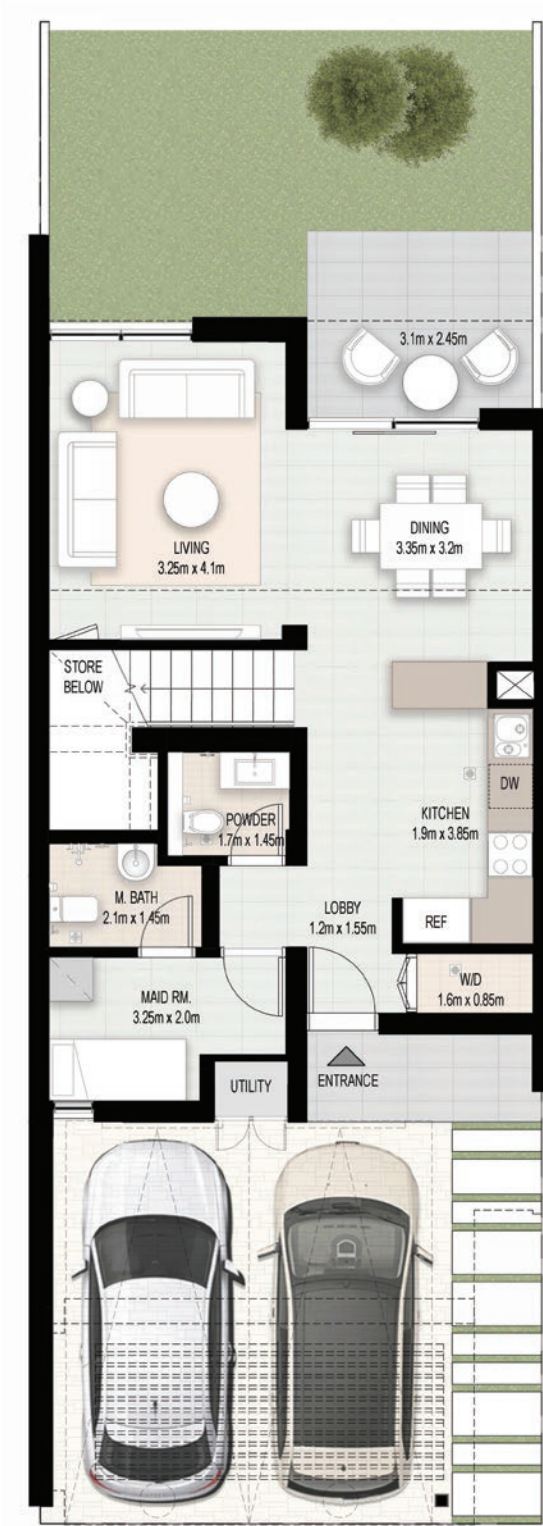


Ground Floor



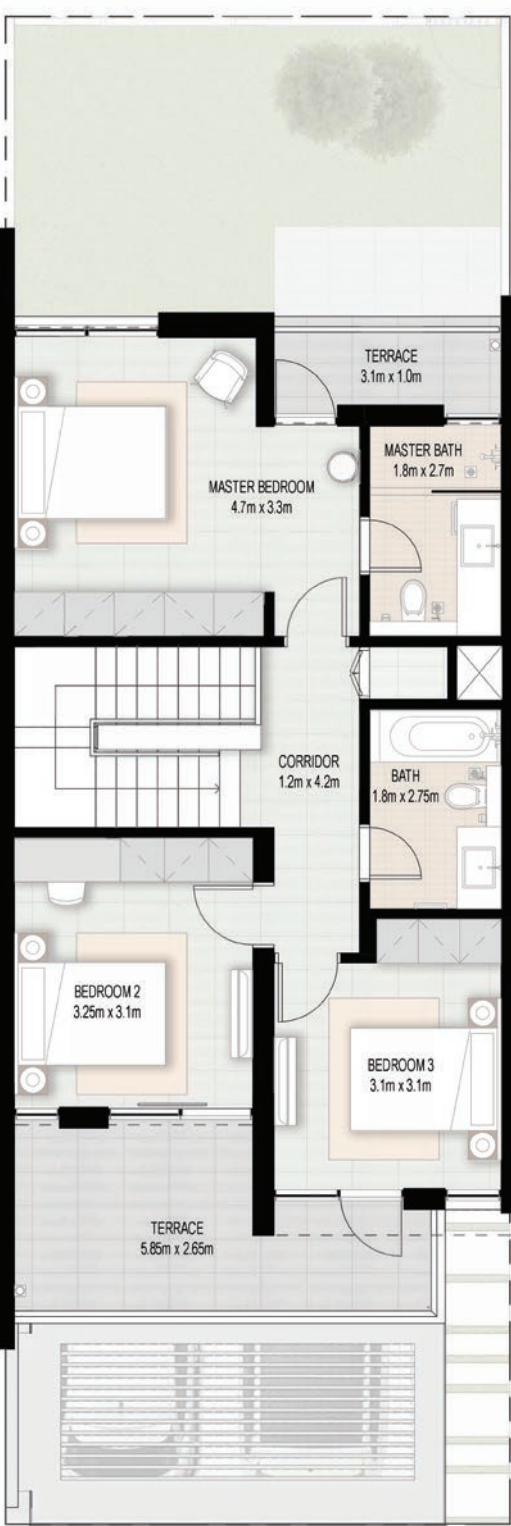
First Floor





Ground Floor

**3 BEDROOM TOWNHOUSE**  
TOTAL: 200 SQM | 2,152 SQFT



First Floor





4 Bedroom townhouse - Living room, dining room and kitchen





3 Bedroom townhouse - kitchen, dining room and garden





4 Bedroom townhouse - master bedroom





4 Bedroom townhouse - master bathroom