



TILAL

A L F U R J A N



NAKHEEL

FLOURISHING FOUNDATIONS

Al Furjan, the master development by Nakheel, is one of Dubai's most sought-after neighbourhoods, situated close to Ibn Battuta Mall and Sheikh Zayed Road. It is home to world class schools, community centres and leisure facilities, including its very own Metro Station. It's also where flourishing communities such as Murooj Al Furjan have made landmark impressions on the standards of community design in the region. And now, building on this overwhelming success, Nakheel is proud to launch Tilal Al Furjan, another fine example of these flourishing foundations.



Palm Jumeirah

Ibn Battuta Mall

Al Furjan Metro Station

TILAL
AL FURJAN

EXPO site

Al Maktoum
International Airport

- Close to Al Furjan Pavilion and Al Furjan West Pavilion
- Close to Al Furjan Metro station
- Close to Sheikh Mohammed Bin Zayed Road
- 3 minutes away from Al Yalaisy Road
- 7 minutes away from Sheikh Zayed Road
- 10 minutes away from Ibn Battuta Mall
- 20 minutes from Al Maktoum International Airport

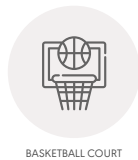
All time frames are approximate.

ALWAYS CONNECTED

The essence of community and connection can be found on every doorstep. Cycle paths and walk-ways invite families to shared community spaces, including large pools with kids pools, tennis and basketball court, shaded play areas, family picnic areas and outdoor barbeque areas.



AMENITIES





VILLAS



TILAL

AL FURJAN

VILLA OPTIONS

VILLA TYPE	TOTAL AREA (SQ.FT)
4 BEDROOM SEMI-DETACHED-TYPE A	3604.29
4 BEDROOM SEMI-DETACHED-TYPE B	3354.25
4 BEDROOM VILLA - TYPE A	4,960.33
4 BEDROOM VILLA - TYPE B	4,978.52



FLOOR PLANS

4 BEDROOM SEMI-DETACHED VILLA (4BSD-A)

	SQ.M	SQ.FT
GROUND FLOOR	124.95	1344.95
BALCONY/ TERRACE/PORCH - GF	11.92	128.31
FIRST FLOOR AREA	127.41	1371.43
BALCONY/ TERRACE - FIRST FLOOR	23.71	255.21
GARAGE - COVERED	46.86	504.40
TOTAL BUILT-UP AREA (BUA)	334.85	3604.29
GARAGE - UNCOVERED	0.00	0.00
TERRACE/ PATIO	0.00	0.00
TOTAL AREA	334.85	3604.29



UPPER LEVEL



ENTRY LEVEL



FLOOR PLANS

4 BEDROOM SEMI-DETACHED VILLA (4BSD-B)

	SQ.M	SQ.FT
GROUND FLOOR	119.84	1289.95
BALCONY/ TERRACE/PORCH - GF	1.96	21.10
FIRST FLOOR AREA	110.57	1190.16
BALCONY/ TERRACE - FIRST FLOOR	31.36	337.56
GARAGE - COVERED	38.89	418.61
TOTAL BUILT-UP AREA (BUA)	302.62	3257.37
GARAGE - UNCOVERED	0.00	0.00
TERRACE/ PATIO	9.00	96.88
TOTAL AREA	311.62	3354.25



UPPER LEVEL



ENTRY LEVEL



4B-A FRONT



4B-A BACK

FLOOR PLANS

4 BEDROOM VILLA (4B-A)

	SQ.M	SQ.FT
GROUND FLOOR	180.95	1947.73
BALCONY/ TERRACE/PORCH - GF	14.82	159.52
FIRST FLOOR AREA	158.61	1707.26
BALCONY/ TERRACE - FIRST FLOOR	32.32	347.89
GARAGE - COVERED	57.59	619.89
TOTAL BUILT-UP AREA (BUA)	444.29	4782.29
GARAGE - UNCOVERED	0.00	0.00
TERRACE/ PATIO	16.54	178.03
TOTAL AREA	460.83	4960.33



UPPER LEVEL



ENTRY LEVEL



4B-B FRONT



4B-B BACK

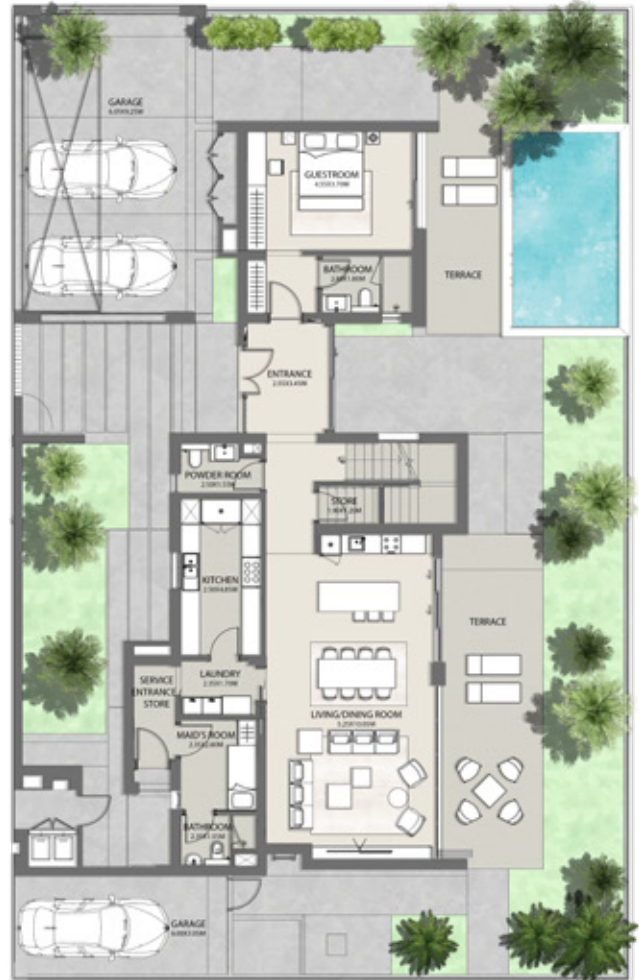
FLOOR PLANS

4 BEDROOM VILLA (4B-B)

	SQ.M	SQ.FT
GROUND FLOOR	171.29	1843.75
BALCONY/ TERRACE/PORCH - GF	9.02	97.09
FIRST FLOOR AREA	162.14	1745.26
BALCONY/ TERRACE - FIRST FLOOR	28.47	306.45
GARAGE - COVERED	57.62	620.22
TOTAL BUILT-UP AREA (BUA)	428.54	4612.76
GARAGE - UNCOVERED	19.20	206.67
TERRACE/ PATIO	14.78	159.09
TOTAL AREA	462.52	4978.52



UPPER LEVEL



ENTRY LEVEL

THE MASTERPLAN



- 4 BEDROOM SEMI-DETACHED VILLA TYPE A
- 4 BEDROOM SEMI-DETACHED VILLA TYPE B
- 4 BEDROOM VILLA TYPE A
- 4 BEDROOM VILLA TYPE B