

# aura *Gardens*



تلال الغاف  
Tlal Al Ghaf

# Resort Living Reinvented





## **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.



# 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.





# 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



# First Floor Bedrooms all Ensuite



Master Bedroom

# Highly Functional Layouts and Details



Interior Living Area

# European Kitchens with Opportunity to Close



# Fully Covered Parking



43

A DUBAI 47048



# 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

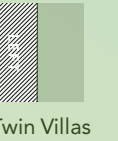
# 4 Bedroom Twin Villa Type A & Type B + Sky Suite

## 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



### Ground Floor

Option 1

Option 2



123.34 sq.m / 1,328 sq.ft

123.34 sq.m / 1,328 sq.ft

### First Floor



112.24 sq.m / 1,208 sq.ft

### Sky Suite

Option 1 – Live

Option 2 – Entertain



47.26 sq.m / 509 sq.ft

Terrace 34.03 sq.m / 366 sq.ft

47.26 sq.m / 509 sq.ft

Terrace 34.03 sq.m / 366 sq.ft

# Dedicated and Separate Dining Room



# Ample Storage Spaces on Ground & 1st Floors



# Large Bathroom and Vanity Counters

All First Floor Bedrooms are  
Ensuite and have Balcony Access\*



\*Available for 4 bedroom townhouses only

Master Bedroom

# Large Walk-In Closets for Master



Dedicated Study Area

