

T E R R A

GOLF COLLECTION

LUXURY

HAS A NEW SWING

A woman with a tattoo on her left shoulder, wearing a long, white, backless dress, is walking away from the camera on a stone path in a lush garden. The path is made of large, flat stones set in a bed of green grass. In the background, there are concrete steps and a large potted plant with long, green leaves. The lighting is soft and natural, suggesting late afternoon or early morning.

TERRA BY TARAF

A YAS HOLDING COMPANY

TERRA is a development by Taraf - the real estate arm of YAS Holding – a renowned UAE headquartered investment company with a multi-industry business portfolio spanning multiple sectors and more than 50 operating subsidiaries.

- Established since 2005
- Headquartered in Abu Dhabi, UAE
- Operations in 8 countries across diverse verticals
- 100% Emirati owned

ABOUT

T E R R A
GOLF COLLECTION

LIMITED COLLECTION

84 exquisite villas seamlessly integrated into the lush landscapes of an existing prestigious golf field. Experience the epitome of contemporary design, functionality, and exclusivity



THE SIGNATURE INTERIORS

Luxury lies in the details.
The architecture is intimate and inviting.
The spaces are elegant and tasteful.
The textures are graceful and timeless.



UNINTERRUPTED VIEWS

No development ever in front of your views, guaranteed! With unmatched sights of the verdant golf course surrounding TERRA, these villas are one of the best homes in Jumeirah Golf Estates.

IN-HOUSE AMENITIES

Our Stand Alone Villas offer a bespoke living experience with a provision for Private Theatre Room, Bar, and Personal Gym Space, along with a Family Lounge, Sky Lounge, Terrace and a Private Backyard amidst the greens.

Our Twin Villas and Townhouses boast the finest living, bedroom and bathrooms, complimented with a sky lounge, family lounge and backyard overlooking the greens.



WHY?

JUMEIRAH
GOLF ESTATES

JUMEIRAH GOLF ESTATES

Jumeirah Golf Estates is a ready, world-class residential golf destination offering luxury homes and leisure facilities amidst two internationally acclaimed championship golf courses, creating an unmatched lifestyle experience in the heart of new Dubai.



Set across 1,119 hectares (120 million sq. ft.) of world-class amenities



A ready and functional community with 700 families and 1,835 homes



Home to the Middle East's only European Tour Performance Institute



A fully active retail and restaurant lifestyle with Starbucks, Spinneys and many more



Minutes away from the site of Dubai Expo 2020 and Al Maktoum International Airport



PROXIMITY MAP

19 Minutes
Dubai Hills Mall

25 Minutes
Burj Al Arab

30 Minutes
Al Maktoum
International Airport

23 Minutes
Mall of the Emirates

26 Minutes
Dubai Marina

30 Minutes
DIFC

25 Minutes
Palm Jumeirah

28 Minutes
Downtown Dubai



TERRA
GOLF COLLECTION

An aerial photograph of a golf course during the golden hour. The scene is dominated by vibrant green grass, several large, irregularly shaped sand traps, and clusters of trees. Long, dark shadows are cast across the landscape, indicating the sun is low in the sky. The overall mood is serene and natural.

THE COLLECTION

T E R R A
GOLF COLLECTION

MASTER PLAN

TYOLOGY	UNITS
VILLA (TYPE 1)	10
TWINVILLA (TYPE 2)	24
TWINVILLA (TYPE 3)	18
TWINVILLA (TYPE 4)	8
TOWNHOUSE (TH-P02)	12
TOWNHOUSE (TH-P03)	4
TOWNHOUSE (TH-P04)	8
TOTAL UNITS	84





THE
STANDALONE
VILLA

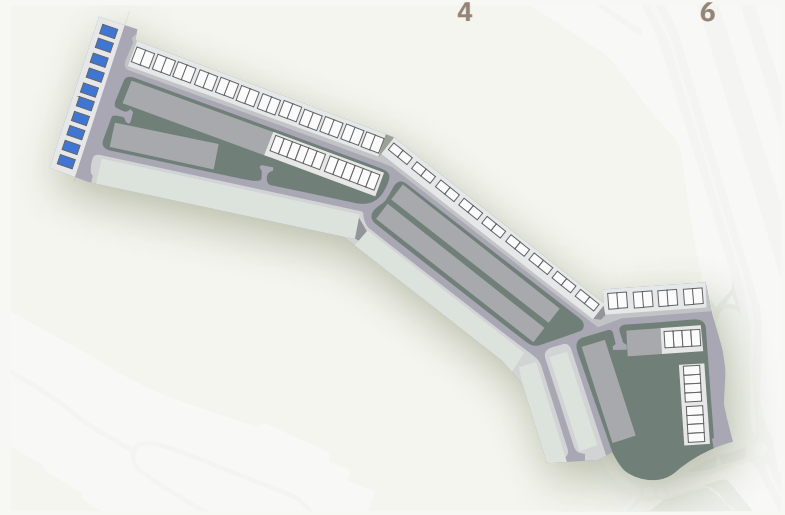


THE
STANDALONE
VILLA

STANDALONE VILLAS

6 BEDROOMS - VILLA TYPE 1

	SQ.FT	SQ.MT
SUITE AREAS	5,61	52
BALCONY/TERRACES AREAS	6	2
BASEMENT AREA	709	66
TOTAL AREA	1,70	15
	9	9
PLOT AREA RANGE	4,550 - 4,564	423 - 424
	8,03	74
	4	6



BASEMENT FLOOR PLAN

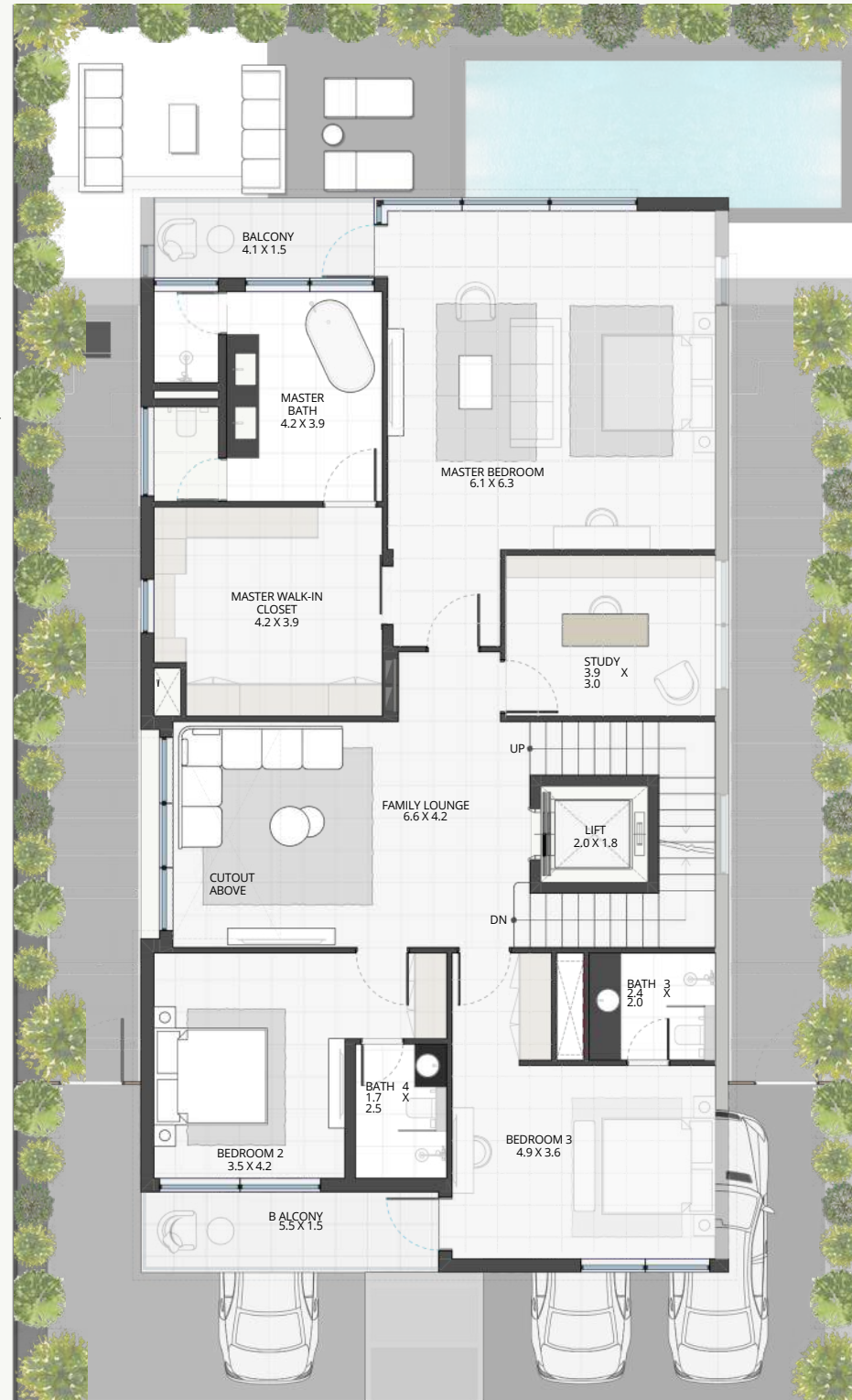
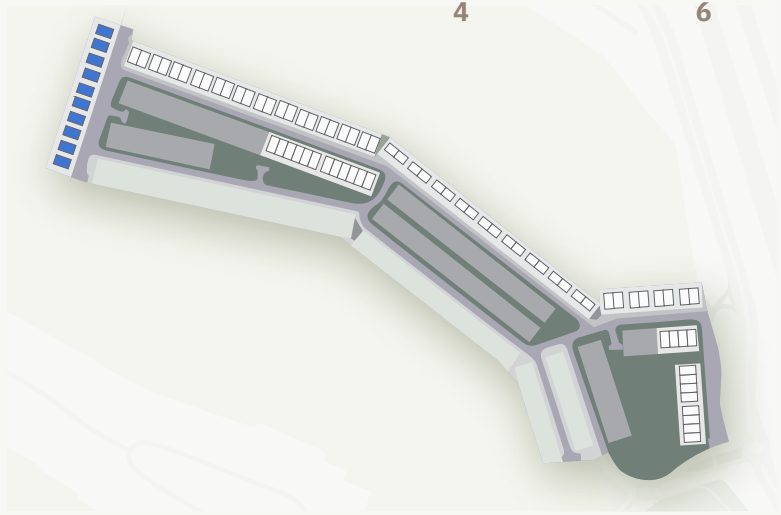


GROUND FLOOR PLAN

STANDALONE VILLAS

6 BEDROOMS - VILLA TYPE 1

	SQ.FT	SQ.MT
SUITE AREAS	5,61	52
BALCONY/TERRACES AREAS	6	2
BASEMENT AREA	709	66
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	9	9
PLOT AREA RANGE	4,550 - 4,564	423 - 424
	8,03	74
	4	6



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THE
TWIN
VILLA

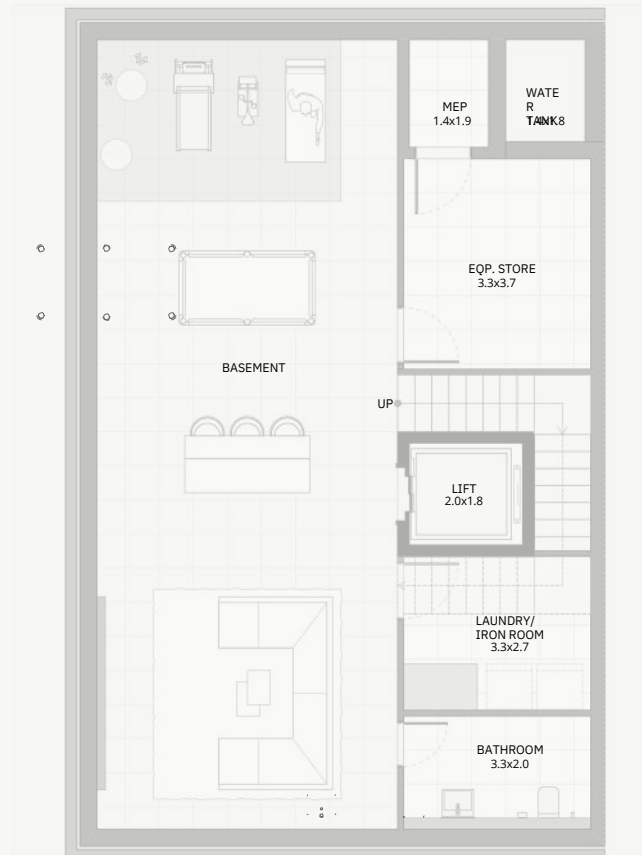
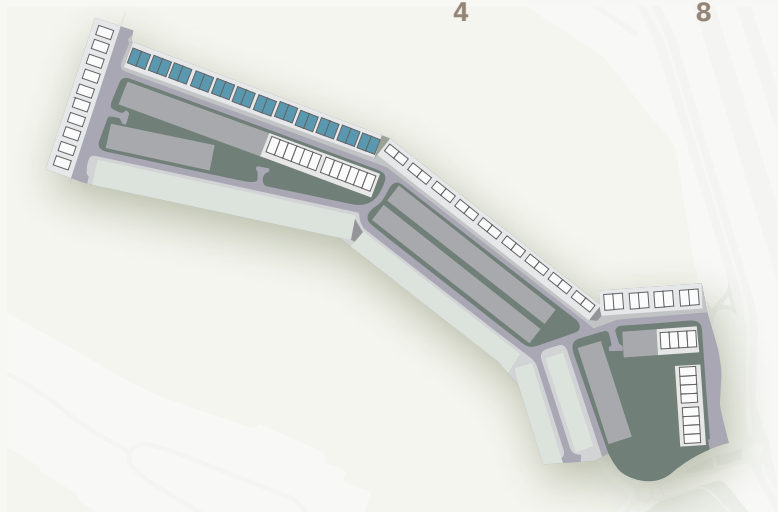


THE
TWIN
VILLA

TWINVILLAS

6 BEDROOMS - TYPE 2

	SQ.FT	SQ.MT
SUITE AREAS	4,44	41
BALCONY/TERRACES AREAS	1	3
BASEMENT AREA	569	53
TOTAL AREA	1,42	13
	4	2
PLOT AREA RANGE	3,316 - 3,373	308 - 313
	4	8



BASEMENT FLOOR PLAN

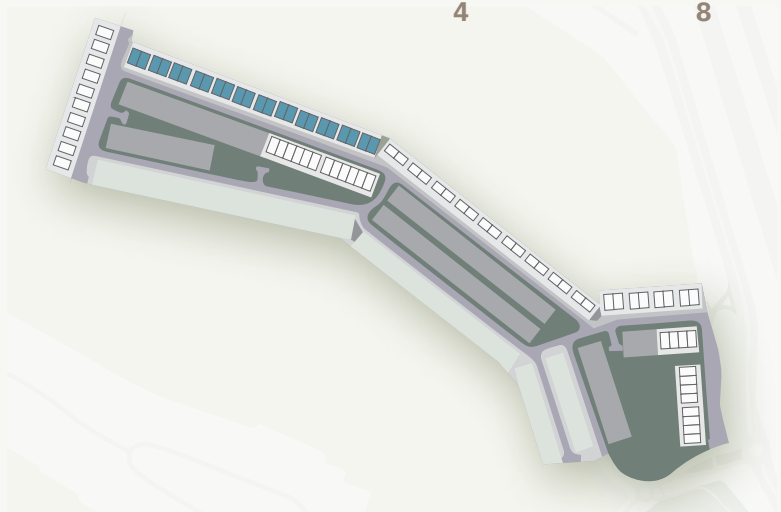


GROUND FLOOR PLAN

TWINVILLAS

6 BEDROOMS - TYPE 2

	SQ.FT	SQ.MT
SUITE AREAS	4,44	41
BALCONY/TERRACES AREAS	1	3
BASEMENT AREA	569	53
TOTAL AREA	1,42	13
	4	2
PLOT AREA RANGE	3,316 - 3,373	308 - 313
	4	8



FIRST FLOOR PLAN

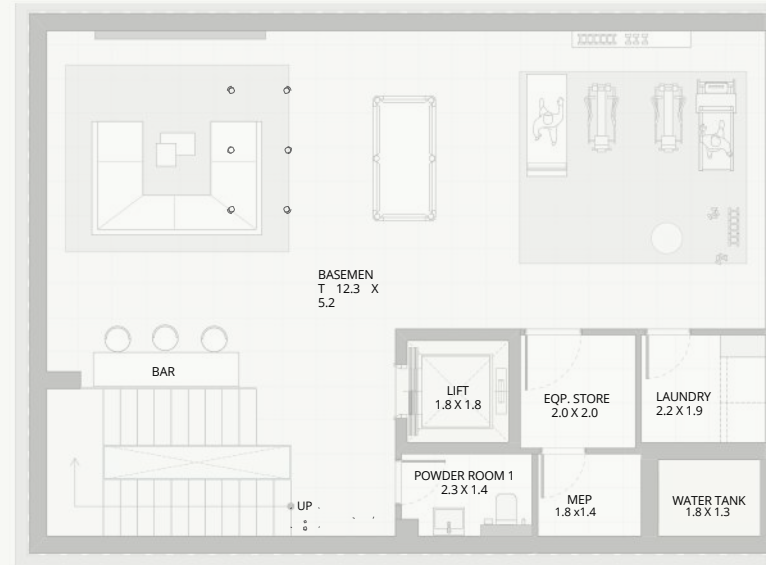
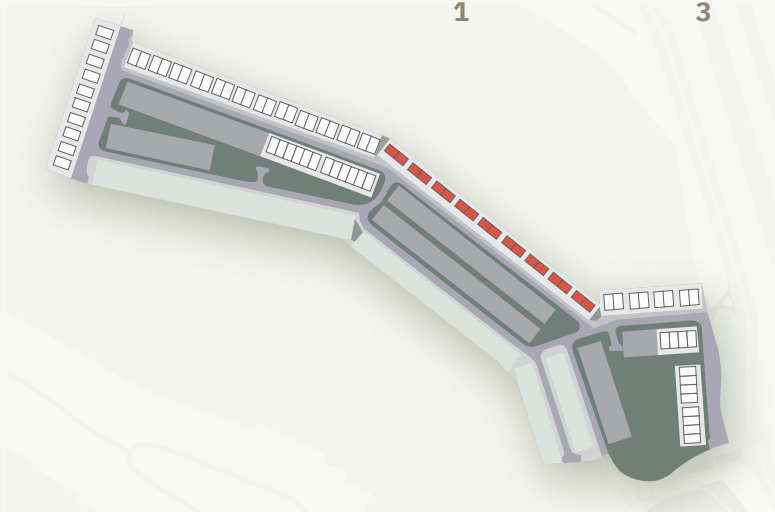


SECOND FLOOR PLAN

TWINVILLAS

6 BEDROOMS - TYPE 3

	SQ.FT	SQ.MT
SUITE AREAS	5,03	46
BALCONY/TERRACES AREAS	8	8
BASEMENT AREA	543	50
TOTAL AREA	1,34	12
	0	4
PLOT AREA RANGE	3,358 - 3,445	312 - 320
	6,92	64
	1	3



BASEMENT FLOOR PLAN

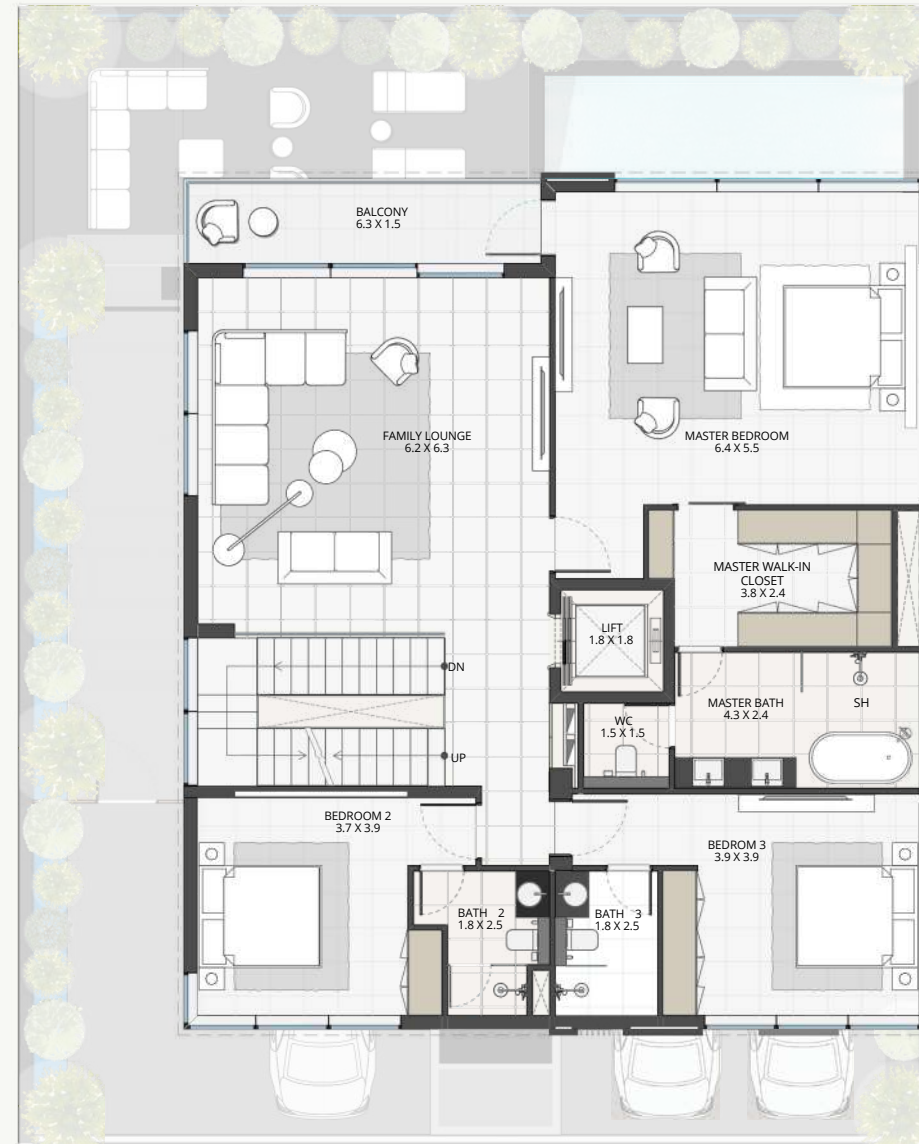
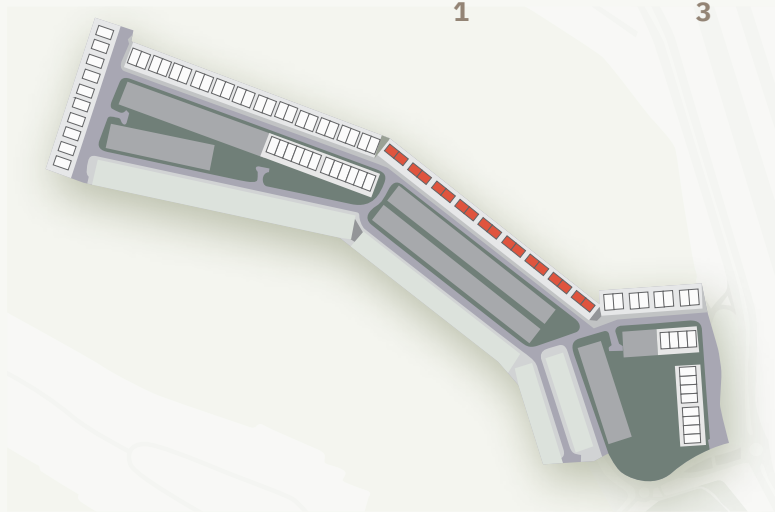


GROUND FLOOR PLAN

TWINVILLAS

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	6,92	64
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FIRST FLOOR PLAN

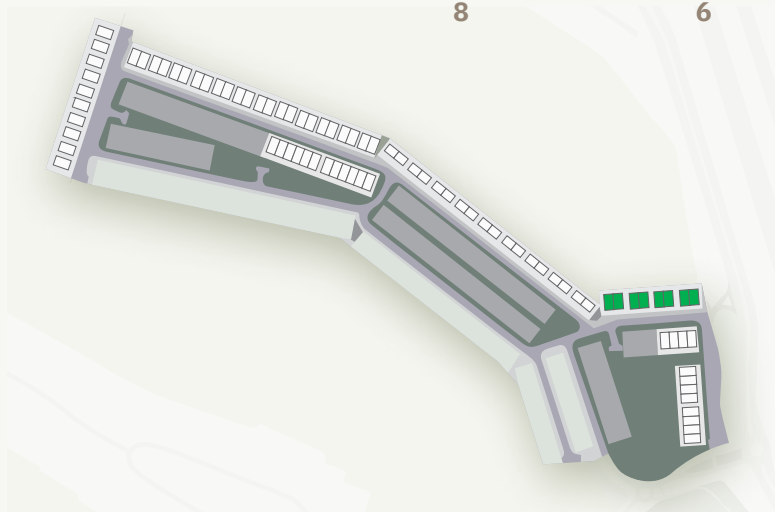


SECOND FLOOR PLAN

TWINVILLAS

6 BEDROOMS - TYPE 4

	SQ.FT	SQ.MT
SUITE AREAS	5,63	52
BALCONY/TERRACES AREAS	4	3
BASEMENT AREA	708	66
TOTAL AREA	1,68	15
	6	7
PLOT AREA RANGE	3,727 - 3,794	346 - 352
	8,02	74
	8	6



BASEMENT FLOOR PLAN

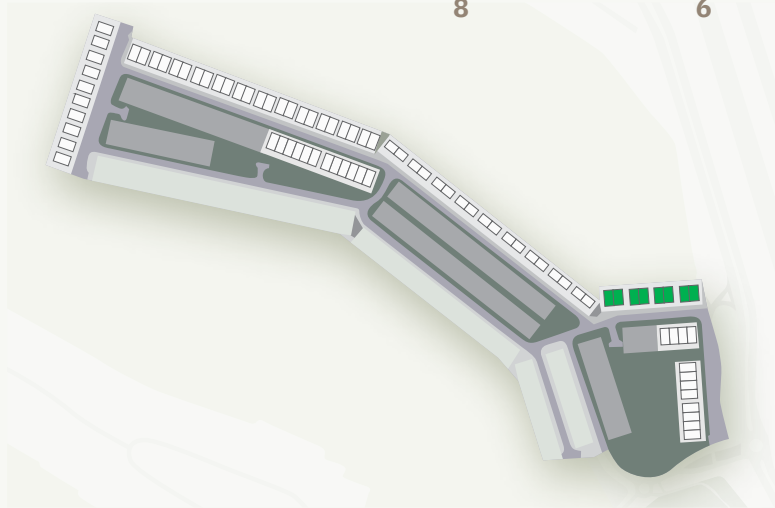


GROUND FLOOR PLAN

TWINVILLAS

6 BEDROOMS - TYPE 4

	SQ.FT	SQ.MT
SUITE AREAS	5,63	52
BALCONY/TERRACES AREAS	4	3
BASEMENT AREA	708	66
TOTAL AREA	1,68	15
	6	7
PLOT AREA RANGE	3,727 - 3,794	346 - 352
	8	6



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TOWNHOUSES



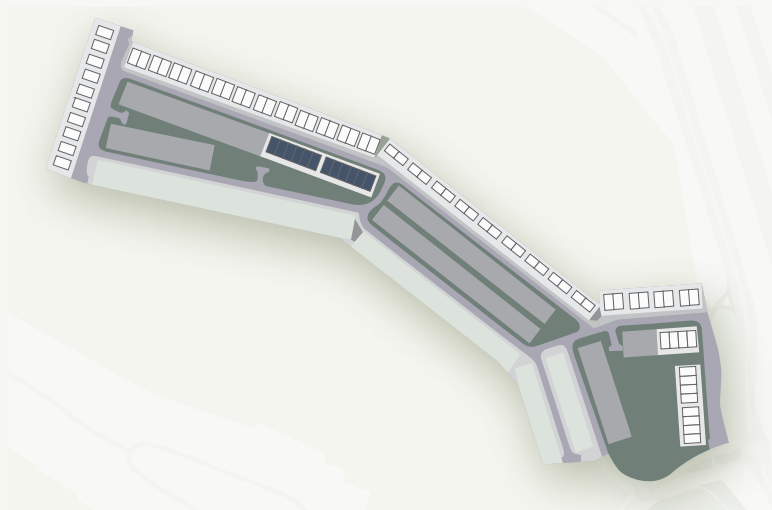
TOWNHOUSES

TOWNHOUSES

6 BEDROOMS - TH PO2 (CORNER)

	SQ.FT	SQ.MT
SUITE AREAS	4,177	388
BALCONY/TERRACES AREAS	565	52
BASEMENT AREA	0	0
TOTAL AREA	4,742	441

PLOT AREA RANGE **3,178 - 3188** **295 - 296**



GROUND FLOOR PLAN



FIRST FLOOR PLAN

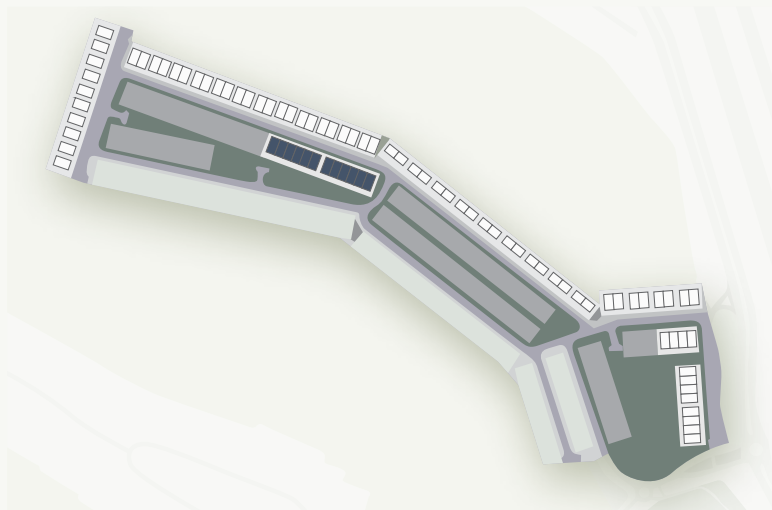


SECOND FLOOR PLAN

TOWNHOUSES

6 BEDROOMS - TH PO2 (MIDDLE)

	SQ.FT	SQ.MT
SUITE AREAS	4,120	383
BALCONY/TERRACES AREAS	551	51
BASEMENT AREA	0	0
TOTAL AREA	4,671	434
PLOT AREA RANGE	2,439	227



GROUND FLOOR PLAN

FIRST FLOOR PLAN

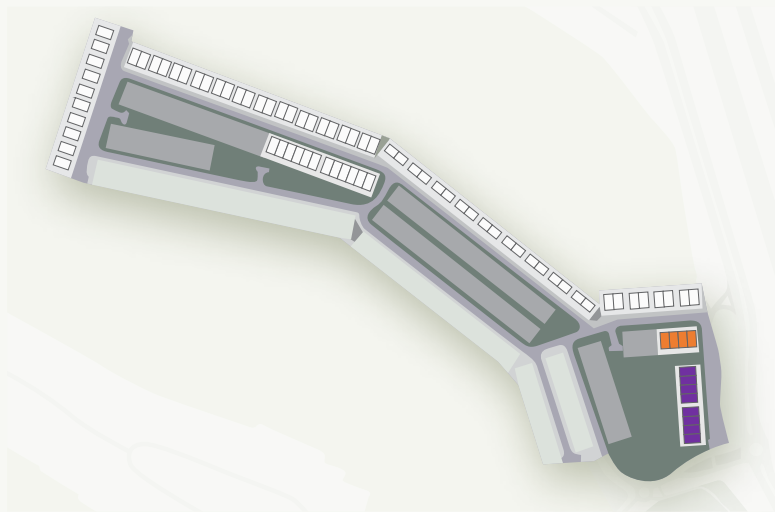
SECOND FLOOR PLAN

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

TOWNHOUSES

6 BEDROOMS - TH PO3 & TH PO4 (CORNER)

	SQ.FT	SQ.MT
SUITE AREAS	4,160	386
BALCONY/TERRACES AREAS	593	55
BASEMENT AREA	0	0
TOTAL AREA	4,753	442
PLOT AREA RANGE	3,238	301



GROUND FLOOR PLAN



FIRST FLOOR PLAN

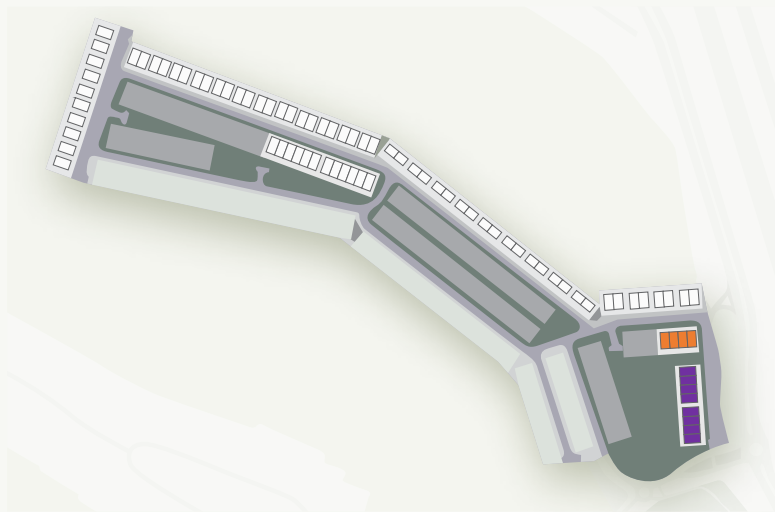


SECOND FLOOR PLAN

TOWNHOUSES

6 BEDROOMS - TH PO3 & TH PO4 (MIDDLE)

	SQ.FT	SQ.MT
SUITE AREAS	4,111	382
BALCONY/TERRACES AREAS	573	53
BASEMENT AREA	0	0
TOTAL AREA	4,684	435
PLOT AREA RANGE	2,439	227



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



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