




T E R R A

GOLF COLLECTION

A woman and a man are walking on a golf course. The woman is on the left, wearing a dark polo shirt, light blue pants, a pink cap, and sunglasses. The man is on the right, wearing a dark polo shirt, light blue pants, a white cap, and a golf bag on a cart. They are walking on a green path next to a large body of water. In the background, there are trees and a hillside under a clear sky. The overall scene is peaceful and scenic.

LUXURY

HAS A NEW SWING



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 holding company
with a portfolio spanning multiple business sectors and more
than 50 operating subsidiaries

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- Established since 2005
- Headquartered in Abu Dhabi, UAE
- 100% Emirati owned

ABOUT

T E R R A
GOLF COLLECTION



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GOLF COLLECTION

An unparalleled lifestyle amidst a golf course.

84 luxury villas. Each with a view of the verdant greens.

On the golf course with generous living spaces.

Spanning from 4,600 sq ft to 8,000 sq ft.

With state-of-the-art amenities.

Among the most sought-after villas destination in DUBAI – Jumeirah Golf Estates

A YAS HOLDING LIMITED COLLECTION DEVELOPMENT

84 exquisite villas seamlessly integrated into
TERRA is a development by Taraf - the real estate arm of
the lush landscapes of an existing prestigious
YAS Holding - which is a renowned UAE-headquartered
golf field. Experience the epitome of portfolio
contemporary design, functionality, and
operating and maintenance excellence and
exclusivity.





YAS HOLDING SIGNATURE DEVELOPMENT INTERIORS

Luxury lies in the details.

This is a development by Taraf - the real estate arm of Yas Holding - which is intimate and inviting. The architecture is elegant and tasteful. The spaces are elegant and tasteful. The textures are graceful and timeless. The textures are graceful and timeless. diaries.

UNINTERRUPTED VIEWS

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 a Private Theatre Room, Bar, and Personal Gym which you can design as per your preference and needs. Apart from these there is a Family Lounge, Sky Lounge, Terrace and a Private Backyard amidst the greens.

Our Villas and Townhouses boast the finest dining, family lounge and bedrooms, each complemented with a sky lounge, family lounge and backyard overlooking the greens.



An aerial photograph of a golf course during the golden hour. The scene is dominated by vibrant green grass, a winding stream with a rocky bed, and a white flag on a green in the foreground. The sky is a mix of soft blues and oranges, suggesting sunset or sunrise. In the background, a line of trees and some buildings are visible under the hazy sky.

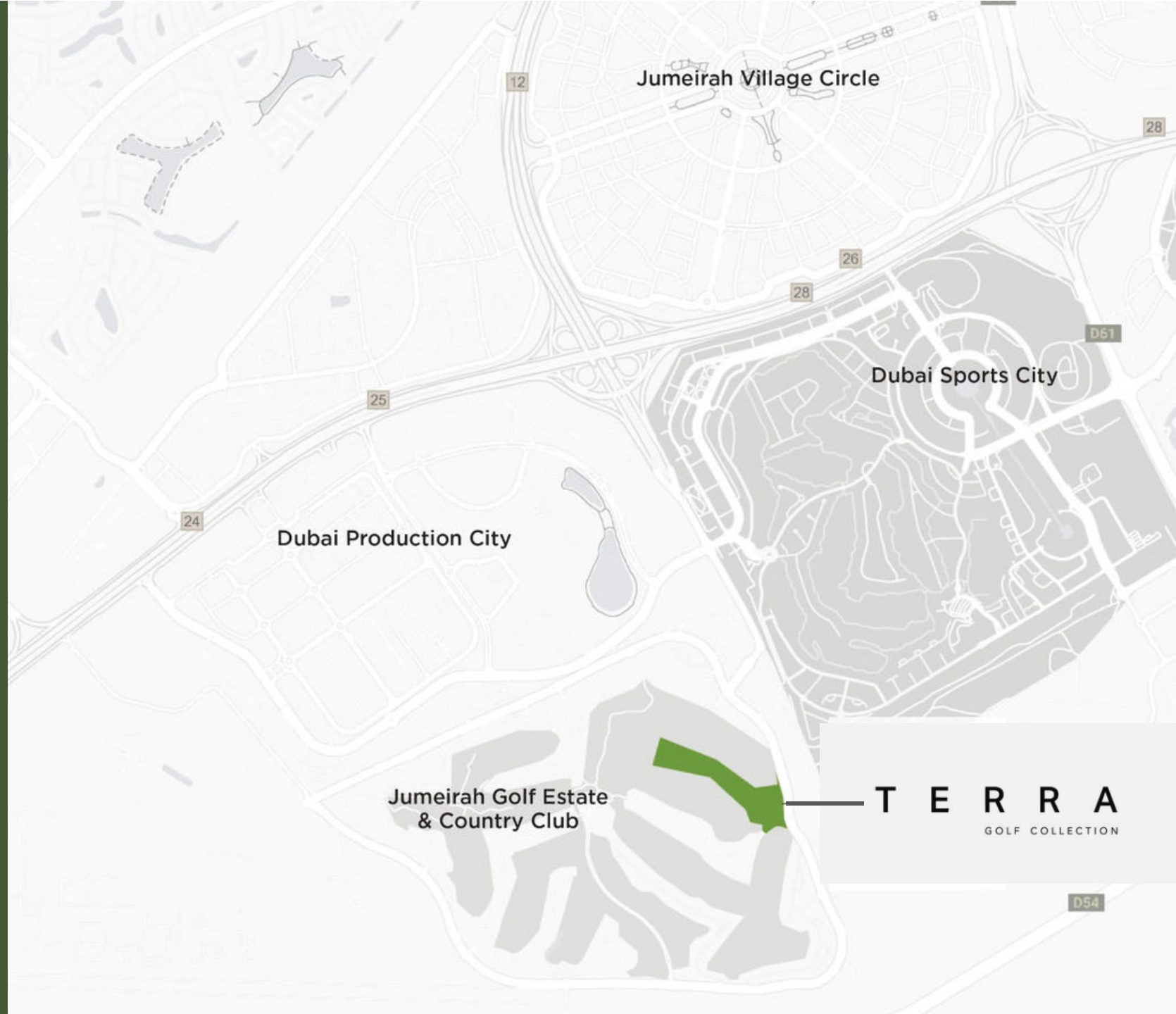
THE LOCATION

T E R R A
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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.



Jumeirah Golf Estate
& Country Club

T E R R A
GOLF COLLECTION



Set across 1,119 hectares
(120 million sq. ft.) of
worldclass 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





JUMEIRAH GOLF ESTATES

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JUMEIRAH GOLF ESTATES

THE ARCHITECTURE PHILOSOPHY

T E R R A

GOLF COLLECTION

A modern villa with large glass windows and a balcony, set against a dark blue twilight sky. A palm tree is visible on the left side of the frame. The interior of the villa is lit up, showing a living area with a sofa and a modern light fixture. A balcony with a glass railing and a potted plant is visible on the upper level.

THE ARCHITECTURE PHILOSOPHY

Our architectural philosophy is rooted in the principles

of modernist dialogue, between sleek geometric lines and the organic beauty of the existing golf field. The design of our 84 villas is a celebration of simplicity, functionality, and a deep connection with the surrounding landscape.

INTEGRATION WITH NATURE

The existing golf field is not just a backdrop but an integral part of the

living experience at TERRA. Large windows and sliding glass doors

offer unobstructed views of the landscape, blurring boundaries between indoor and outdoor living.

Private terraces and balconies

extend the living spaces, allowing residents to immerse themselves in the tranquility of the surroundings.

MATERIAL SELECTION

In keeping with the principles of modernist minimalism, our material

palette is carefully curated. High-quality, sustainable materials such

as glass, steel, and natural stone are employed to create a sense of timelessness. The use of these materials enhances

the durability of the structures but also contributes to the overall aesthetic of understated luxury.

GEOMETRIC PRECISION

The design ethos of TERRA is characterized by clean, straight lines and geometric precision. The villas showcase a bold interplay of rectangles and squares, creating a visually striking aesthetic that complements the organic beauty of the golf course. This geometric language defines the exterior silhouette and is carried seamlessly into the interior spaces, contributing to a sense of clarity and purpose in every corner.

An aerial photograph of a golf course hole. The hole is a dark, circular depression in the center of a green fairway. To the left of the hole is a large, irregularly shaped sand bunker. The surrounding area is lush green grass, and there are dense trees and a path visible in the background. The lighting is bright, creating strong shadows.

THE COLLECTION

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GOLF COLLECTION



STAND ALONE VILLAS

Limited to only 10





MINIMALISTIC ELEGANCE

TERRA's villas offer stunning uninterrupted views of the lush golf course, embracing a minimalist yet elegant design. The use of neutral colors and essential materials highlights the natural beauty, enhanced by luxurious finishes.

Each villa spans 8,000 sq ft, featuring spacious living rooms, bedrooms, dining areas, and bathrooms.

A bespoke living experience includes a cinema, bar, family lounge, personal gym, sky lounge, terrace, and a backyard set amidst the greens.



LIVING - GROUND FLOOR



KITCHEN AND DINING



BACKYARD



LIVING – FIRST FLOOR



LIVING - SECOND FLOOR



TERRACE



MASTER BEDROOM



PIXAR
ANIMATION STUDIOS

BESPOKE BASEMENT

TWIN VILLAS

Limited to only 50



A SYMPHONY OF FORM AND FUNCTION

Choose from 50 Twin Villas at TERRA, each directly facing the golf course and offering living spaces ranging from 6,400 to 8,000 sq ft. These villas boast luxurious living rooms, bedrooms, and bathrooms, along with a sky lounge, family lounge, and a backyard overlooking the greens.

TERRA combines beauty with practicality, creating a harmonious and visually stunning environment. Every aspect is designed for comfort and spaciousness, featuring panoramic views of the golf course.





LIVING



FAMILY LOUNGE FIRST FLOOR



KITCHEN



TERRACE



SKY LOUNGE



TOWNHOUSES

only 24 Units





FUNCTIONAL SPATIAL PLANNING

Our townhouses blend style with functionality. They feature open, well-arranged layouts, and large windows to maximize space and natural light. The design connects indoor and outdoor living seamlessly, with spacious rooms overlooking the park and golf course.

Spanning 4700 sq.ft., these townhouses include living rooms, bedrooms, bathrooms, a sky lounge, and a family lounge. Each comes with a backyard offering direct access to the greenery.



LIVING – GROUND FLOOR



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MASTER BEDROOM



MASTER BATHROOM





LIVING – SECOND FLOOR



BACKYARD

An aerial photograph of a golf course hole. The hole is a dark, circular depression in the center of a green fairway. A large, irregularly shaped bunker with light brown sand surrounds the hole. The bunker has a wavy, undulating shape. The surrounding area is lush green grass and dense trees. The lighting is bright, creating strong shadows.

THE AMENITIES

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A COLLECTION OF PRIME AND DELUXE AMENITIES



Private gym



Home cinema



Modern home elevator



Private pool & jacuzzi

A COLLECTION OF PRIME AND DELUXE AMENITIES



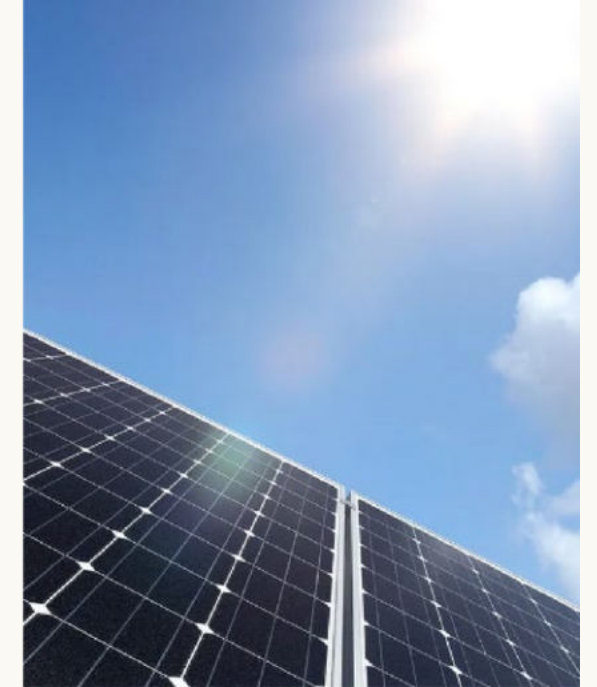
Sustainable and innovative
home automation



Variable Refrigerant Flow
Air Conditioning System



Thoughtfully spaced
walk-in wardrobes



Hot Water System
via Solar Heating

A COLLECTION OF PRIME AND DELUXE AMENITIES



Floor to ceiling windows
for internal -external connection



Modular kitchen with
integrated appliances



Wide parking
spaces



Detailed finishes with
high quality materials

An aerial photograph of a golf course island green. The green is surrounded by a large, dark blue water hazard. The green itself is lush green and features four sand traps of varying sizes. Several golfers are visible on the green, some standing and some in motion. A paved path leads to the green from the top left. The surrounding landscape includes some trees and a reddish-brown mulch area.

THE WELLNESS CLUB

JUMEIRAH GOLF ESTATES

GYMNASIUM



KIDS POOL





TENNIS COURT

SWIMMING POOL





TOTALLY HOME
REAL ESTATE



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