

Launching Phase II

THE GOLF FACING VILLAS & TOWNHOUSES

T E R R A

GOLF COLLECTION





Terra
BY TARAF

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.

An unparalleled lifestyle
AMIDST A GOLF COURSE

Views of the verdant greens on the golf course, among the most sought after villas destination in Dubai – Jumeirah Golf Estates.

Luxury Villas & Townhouses
77

Generous living spaces spanning from
4,671 to 8,034 sq. ft.

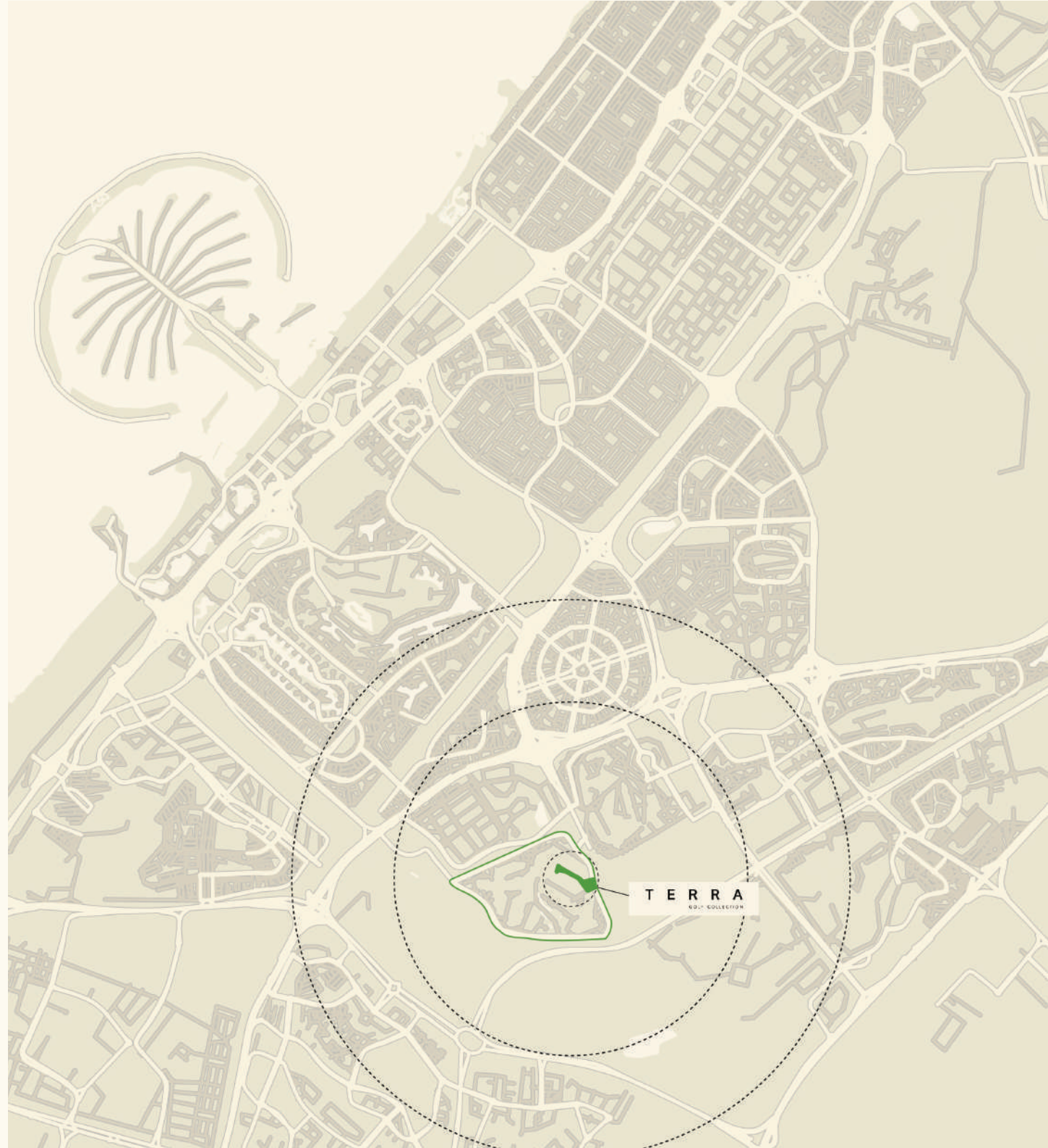
Amenities
state-of-the-art



The LOCATION

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

Dubai Hills Mall	19 mins
Mall of the Emirates	23 mins
Palm Jumeirah	25 mins
Burj Al Arab	25 mins
Dubai Marina	26 mins
Downtown Dubai	28 mins
Al Maktoum Intl. Airport	30 mins
DIFC	30 mins





A world-class residential
GOLF DESTINATION



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



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



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



An active retail and
restaurant lifestyle with
Starbucks, Spinneys, etc.

The MASTERPLAN



TYPOLGY	UNITS
STAND ALONE VILLA (TYPE 1)	27
STAND ALONE VILLA (TYPE 2)	11
TWIN VILLA (TYPE 3)	04
TOWNHOUSES (TH-P05)	11
TOWNHOUSES (TH-P02)	12
TOWNHOUSES (TH-P03)	04
TOWNHOUSES (TH-P04)	08
TOTAL UNITS	77



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THE GOLF FACING STAND ALONE VILLAS

Minimalistic Elegance

Limited to only 38

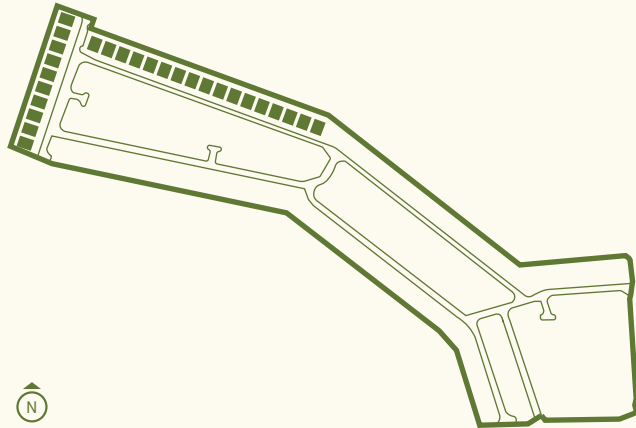
TERRA's villas offer stunning uninterrupted views of the lush golf course, embracing a minimalist yet elegant design. The use of neutral colors and essential materials highlights the natural beauty, enhanced by luxurious finishes.

Each villa spans up to 8,700 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.



Stand Alone Villas Type 1



VILLA TYPE 1

6 BEDROOMS

27 UNITS

SUITE AREA 7,335 SQ. FT. (681 SQ.M.)

BALCONY/TERRACES/
CARPORT AREAS 1,365 SQ. FT. (127 SQ.M.)

BASEMENT AREA 1,709 SQ. FT. (159 SQ.M.)

TOTAL AREA 8,700 SQ. FT. (808 SQ.M.)

PLOT AREA RANGE 4,678-4,763 SQ. FT.
(435-443 SQ.M.)

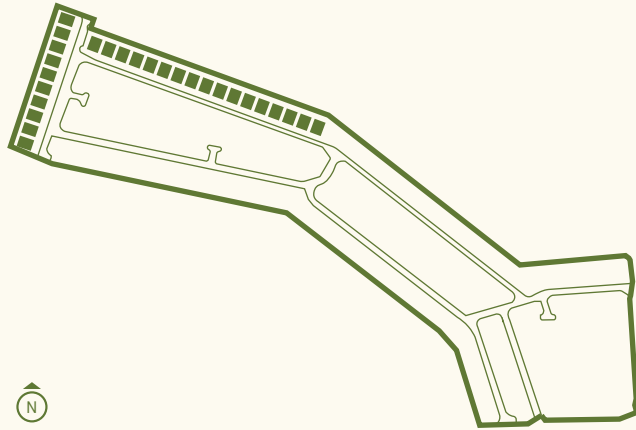


BASEMENT FLOOR



GROUND FLOOR

Stand Alone Villas Type 1



VILLA TYPE 1

6 BEDROOMS

27 UNITS

SUITE AREA 7,335 SQ. FT. (681 SQ.M.)

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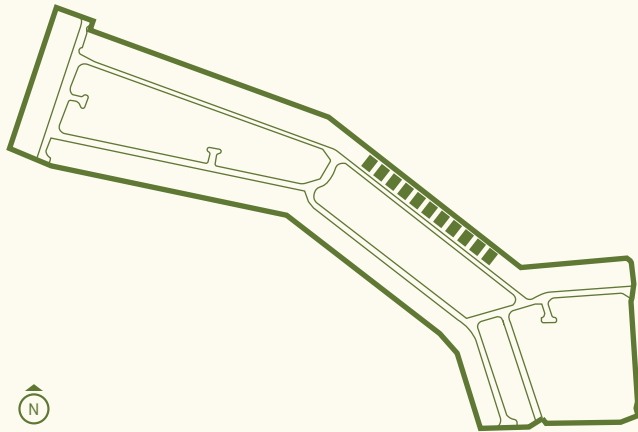


FIRST FLOOR



SECOND FLOOR

Stand Alone Villas Type 2



VILLA TYPE 2

6 BEDROOMS

11 UNITS

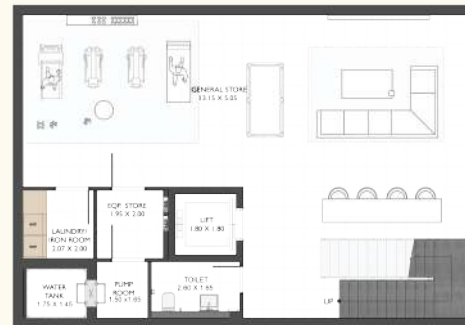
SUITE AREA 6,598 SQ. FT. (613 SQ.M.)

BALCONY/TERRACES/
CARPORT AREAS 1,481 SQ. FT. (138 SQ.M.)

BASEMENT AREA 1,406 SQ. FT. (131 SQ.M.)

TOTAL AREA 8,078 SQ. FT. (751 SQ.M.)

PLOT AREA RANGE 4,090 SQ. FT. (380 SQ.M.)

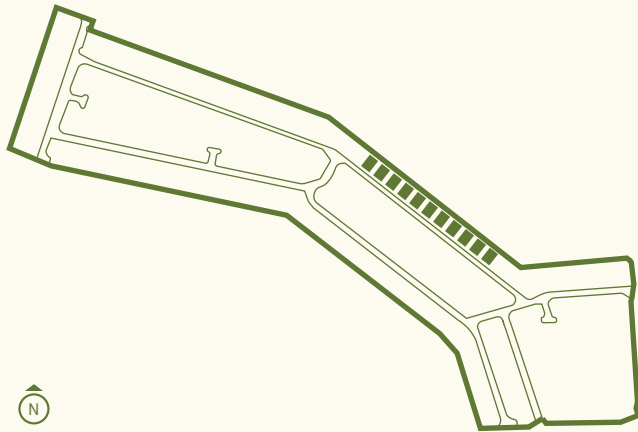


BASEMENT FLOOR



GROUND FLOOR

Stand Alone Villas Type 2



VILLA TYPE 2

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FIRST FLOOR



SECOND FLOOR



Launching Phase II
TWINVILLAS

A symphony of form & function

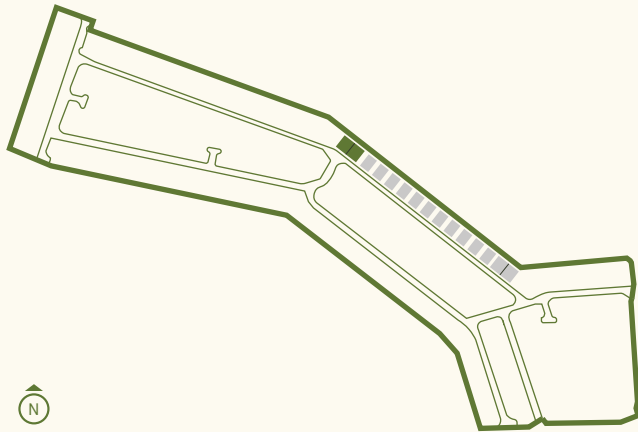
Limited to only 04

Choose from 04 Twin Villas at TERRA, each directly facing the golf course and offering living spaces ranging from 6,921 to 7,711 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.



Twin Villas

Type 3



VILLA TYPE 3

6 BEDROOMS

02 UNITS

SUITE AREA 5,038 SQ. FT. (468 SQ.M.)

BALCONY/TERRACES/
CARPORT AREAS 543 SQ. FT. (50 SQ.M.)

BASEMENT AREA 1,340 SQ. FT. (124 SQ.M.)

TOTAL AREA 6,921 SQ. FT. (643 SQ.M.)

PLOT AREA RANGE 3,358-3,445 SQ. FT.
(312-320 SQ.M.)



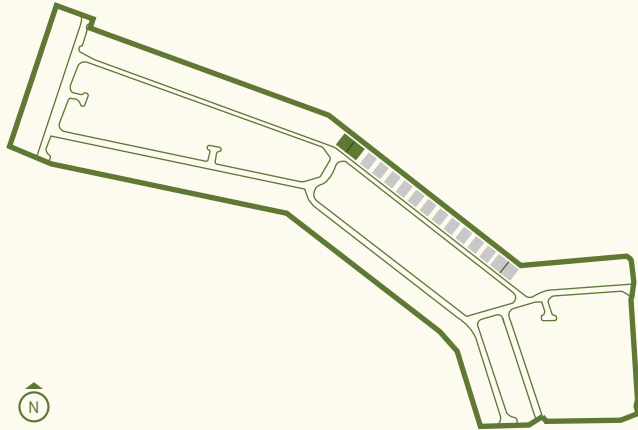
BASEMENT FLOOR



GROUND FLOOR

Twin Villas

Type 3



VILLA TYPE 3

6 BEDROOMS

O2 UNITS

SUITE AREA 5,038 SQ. FT. (468 SQ.M.)

BALCONY/TERRACES/
CARPORT AREAS 543 SQ. FT. (50 SQ.M.)

BASEMENT AREA 1,340 SQ. FT. (124 SQ.M.)

TOTAL AREA 6,921 SQ. FT. (643 SQ.M.)

PLOT AREA RANGE 3,358-3,445 SQ. FT.
(312-320 SQ.M.)



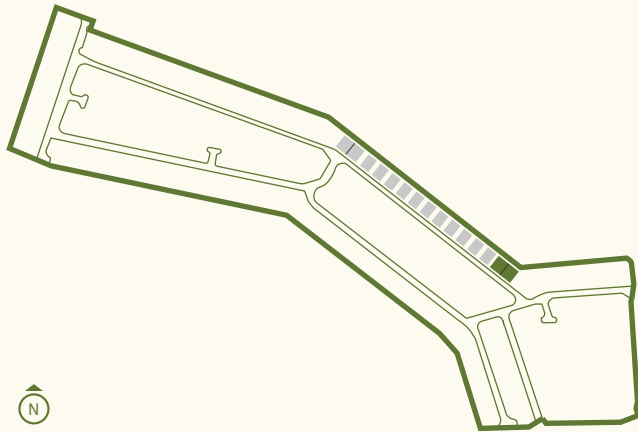
FIRST FLOOR



SECOND FLOOR

Twin Villas

Type 3



VILLA TYPE 3

6 BEDROOMS

02 UNITS

SUITE AREA 6,378 SQ. FT. (593 SQ.M.)

BALCONY/TERRACES/
CARPORT AREAS 1,333 SQ. FT. (124 SQ.M.)

BASEMENT AREA 1,340 SQ. FT. (124 SQ.M.)

TOTAL AREA 7,711 SQ. FT. (716 SQ.M.)

PLOT AREA RANGE 3,552-5,275 SQ. FT.
(330-490 SQ.M.)



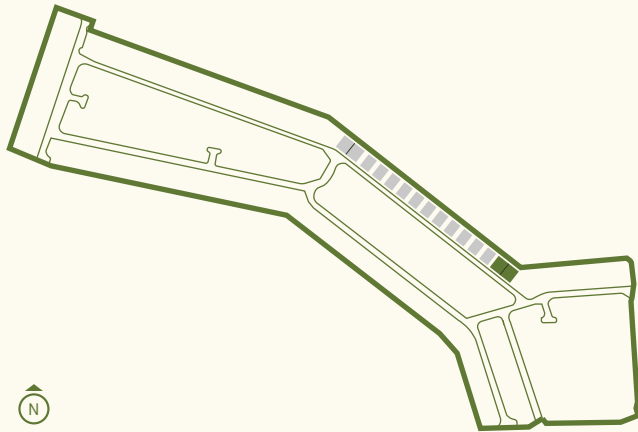
BASEMENT FLOOR



GROUND FLOOR

Twin Villas

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(330-490 SQ.M.)



FIRST FLOOR



SECOND FLOOR



Launching Phase II

THE GOLF FACING TOWNHOUSES

Functional SPACES

Limited to only 11

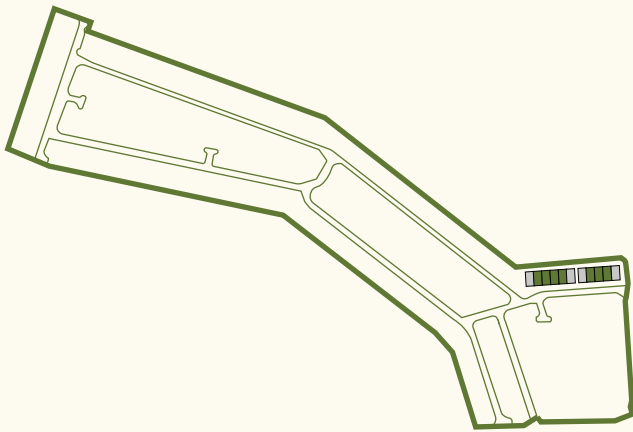
Our townhouses blend style with functionality. They feature open, well-arranged layouts, and large windows to maximize space and natural light. The design connects indoor and outdoor living seamlessly, with spacious rooms overlooking the golf course.

Spanning 4773-4836 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.



Townhouse

MIDDLE UNITS



TOWNHOUSE - TYPE TH-P05

6 BEDROOMS

07 UNITS

SUITE AREA 4,116 SQ. FT. (382 SQ.M.)

BALCONY/TERRACES/
CARPORT AREAS 658 SQ. FT. (61 SQ.M.)

TOTAL AREA 4,773 SQ. FT. (443 SQ.M.)

PLOT AREA RANGE 2,439 SQ. FT. (227 SQ.M.)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

T E R R A
GOLF COLLECTION

CONTACT US

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