

PLAGETTE 32





An aerial photograph of a modern, multi-story resort building with a flat roof and large glass windows. The building is surrounded by lush greenery, including many palm trees. In the foreground, there is a large, rectangular swimming pool with a light blue tint. The pool is bordered by a wide, sandy beach area with numerous lounge chairs and umbrellas. People are seen relaxing on the beach and in the pool. The background shows a dense residential area with many small, modern houses.

# Welcome to Pangeette32

AN ODE TO 'LA BELLE VIE' TAKING INSPIRATION FROM THE EUROPEAN RIVIERAS BRINGING IT TO LIFE AT THE HEART OF TILAL AL GHAF. BENEATH THE WAKING SUN'S GOLDEN KISS, A LAGOON WHISPERS IN A BLUE BLISS. BIENVENUE TO YOUR CHIC ABODE IN 32 SHADES OF ELEGANCE.



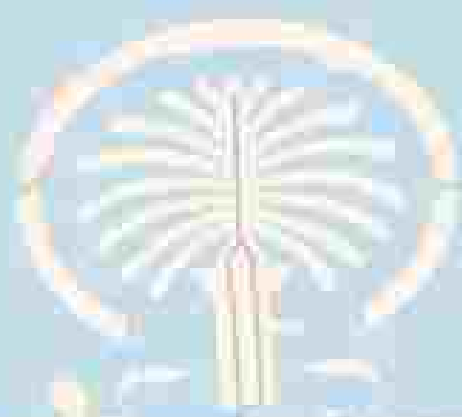
In 1992, our founder Mr. Majid Al Futtaim envisioned how to create a space in which families, friends and communities could craft lifelong memories. He wanted to transform shopping, entertainment and leisure to create great moments for everyone, every day. As well as our world-renowned retail establishments, we create masterful living spaces within five mixed-use communities through the art of placemaking, housing more than 2,500 families across the UAE, Oman and Lebanon.

Plagette32 brings in a fresh breeze inspired by the French Rivas all the way to Tilal Al Ghaf. It is an exclusive and premium beachside neighbourhood, crafted down to every detail to offer a chic lifestyle. It is bespoke, unique and it reflects who you are.

|  
*Signature Living*  
BY MAJID AL FUTTAIM



# A few Steps from Everything



Conveniently located just 25 mins from the Dubai International Airport and 15 mins from the renowned Mall of the Emirates, your new haven will offer seamless connectivity to the most prominent addresses in Dubai.



**30 MINS**

DXB AIRPORT



**25 MINS**

AL MAKTOUM INTERNATIONAL AIRPORT



**15 MINS**

MALL OF THE EMIRATES



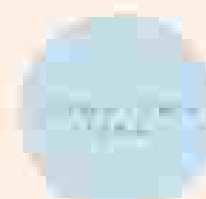
**10 MINS**

CITY CENTRE ME'ASEM



**15 MINS**

KEMPINSKI HOTEL



**25 MINS**

DOWNTOWN DUBAI



Tilal Al Ghaf is an exceptional community centred around a stunning lagoon bordered by white sandy beaches. The community features nearly 500,000 square metres of parks, green open spaces and treescapes, with walkable neighbourhoods interconnected by 18 kilometres of walking trails, and 11 kilometres of cycling and jogging tracks, all set in lush landscaping.

A world of culinary experiences, signature Majid Al Futtaim retail experiences and a renowned international school are conveniently located just a short stroll away.

|  
*Premium Living*  
AT TILAL AL GHAF



# TILAL AL GHAF MASTERPLAN



3M+

SQM TOTAL SITE AREA

15K+

RESIDENTS

11KM+

CYCLING TRAILS

3.5K+

HOMES

25+

MAJID AL FUTTAIM  
SIGNATURE RETAIL

1

BEACH CLUB

18KM

LANDSCAPED  
PEDESTRIAN  
WALKWAYS

100K

SQM RECREATIONAL  
LAGOON & WHITE SANDY  
BEACHES

1

ROYAL GRAMMAR  
SCHOOL GUILFORD  
DUBAI

COMMUNITY HUB

EXCLUSIVE SHOPPING, DINING, RECREATION  
AND WELLNESS





Plagette32 IS A  
BEACH CLUB  
AND LIFESTYLE  
DESTINATION  
ENRICHING  
EVERY MOMENT.

*Every Day.*





# KEY PLAN

1 WATER BUNGALOWS

2 CLUB VILLAS

3 BEACH CLUB



RECREATIONAL POOL



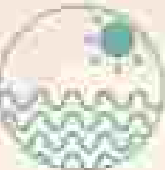
FAMILY POOL



KIDS' POOL



POOL BAR



PRIVATE BEACH



BEACH BAR



VIP CABANAS WITH  
DEDICATED POOLS



LIVE DJ BOOTH



A RANGE OF POOL  
AND BEACH LOUNGING  
OPTIONS



RESTAURANTS

Operated by the globally renowned

**sunset**  
HOSPITALITY GROUP





COLLABORATORS

## NABIL GHOLAM ARCHITECTS

An international multidisciplinary team of architects, planners, designers and consultants with a portfolio spanning an extensive list of projects in architecture and urbanism. nga has attracted attention, winning several competitions and major international awards.



COLLABORATORS

## BERGMAN DESIGN HOUSE

Bergman Design House is a luxury design studio specialising in exquisite interiors and architectural design for the hospitality, commercial, residential and superyacht sectors. Co-founded in 2017 by Marie Soliman and Albin Berglund, the firm has built up an enviable portfolio of international projects at some of the most exclusive addresses.







## LUSH TAPESTRY OF NATURE'S TRANQUILLITY

Plagette32 at Tilal Al Ghaf is the epitome of exclusive luxury residences with its private beach club designed for refined indulgence. From the lush amenities to themed zones, each section blends beauty with nature's tranquillity beside crystalline waters. A serene escapade for reflection and family moments, a scenography in perfect harmony.



# BEACH CLUB





Ever since the 1950s, when Brigitte Bardot set foot in St-Tropez, the Côte d'Azur has been a magnet for the jet set, an enduring symbol of elegance and glamour that continues to captivate.

Capturing that same spirit, style and sophistication, Plagette, a very unique beach club, brings a slice of the sun-kissed Riviera to Tilal Al Ghaf, granting its privileged residents an unparalleled lifestyle that delivers 'La Belle Vie' all year-round.

In Tilal Al Ghaf, Riviera chic has an alluring new address...

# PLAGETTE







Beach Club





Beach Club

تالال الغاف  
Tilal Al Ghaf

PLAGETTE





Beach Club

تالال الفخاف  
Tilal Al Ghaif

PLAGETTE





Beach Club





Beach Club

تلال الغاف  
Tilal Al Ghaf

PLAGETTE





Beach Club

تالال الغاف  
Tilal Al Ghaf

PLAGETTE





Beach Club





# WATER BUNGALOWS



WATER BUNGALOWS  
KEY PLAN





Our 4 exclusive bungalows line the edge of the serene sandy lagoon, offering direct access to its crystalline water and neighbouring beach club. A series of hammered stone walls creates a playful rhythm and an iconic design where each bungalow boasts its own private garden, outdoor patio and pool.

Purposefully grounded and blending within the natural topography, this intimate retreat is a wondrous haven for personal well-being. Its intricate designs are characterised by light and an organic palette with Zen influences gives you a sense of comfort.







Water Bungalows | Exterior





Water Bungalows | Exterior





Water Bungalows | Exterior









Water Bungalows | Exterior









Water Bungalows | Exterior









Water Bungalows | Exterior





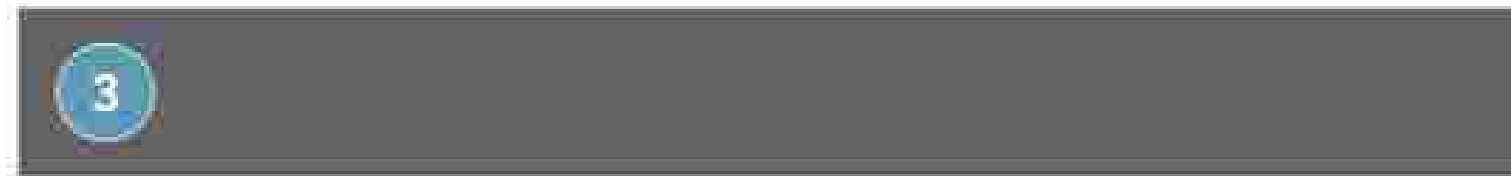
Water Bungalows | Exterior





Water Bungalows | Exterior





1. Natural stone cladding
2. Scraped finish render paint
3. Metal accents
4. Composite decking
5. Louvers

WATER BUNGALOWS  
**EXTERIOR  
MATERIALS**



WATER BUNGALOWS  
INTERIORS



























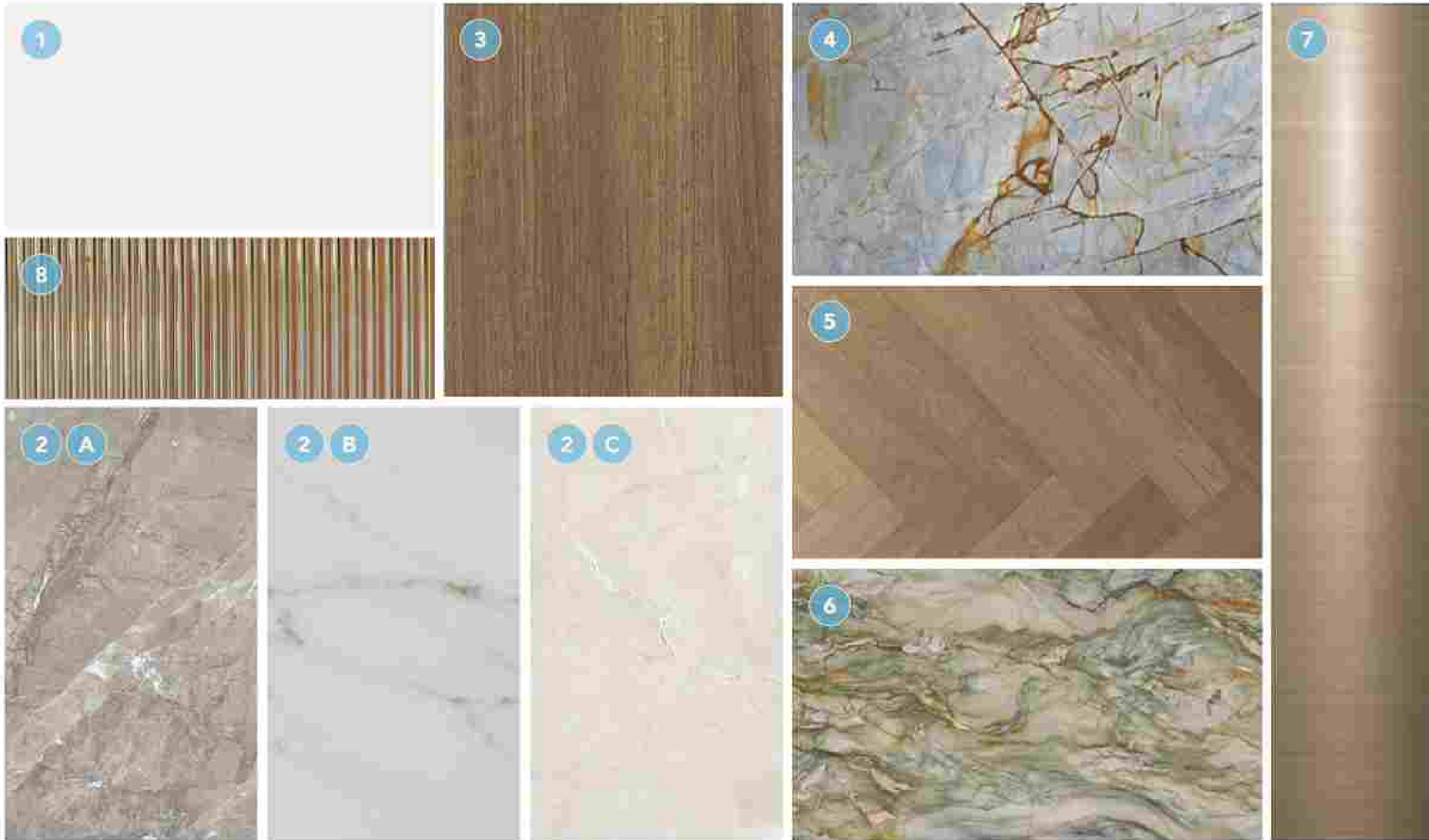










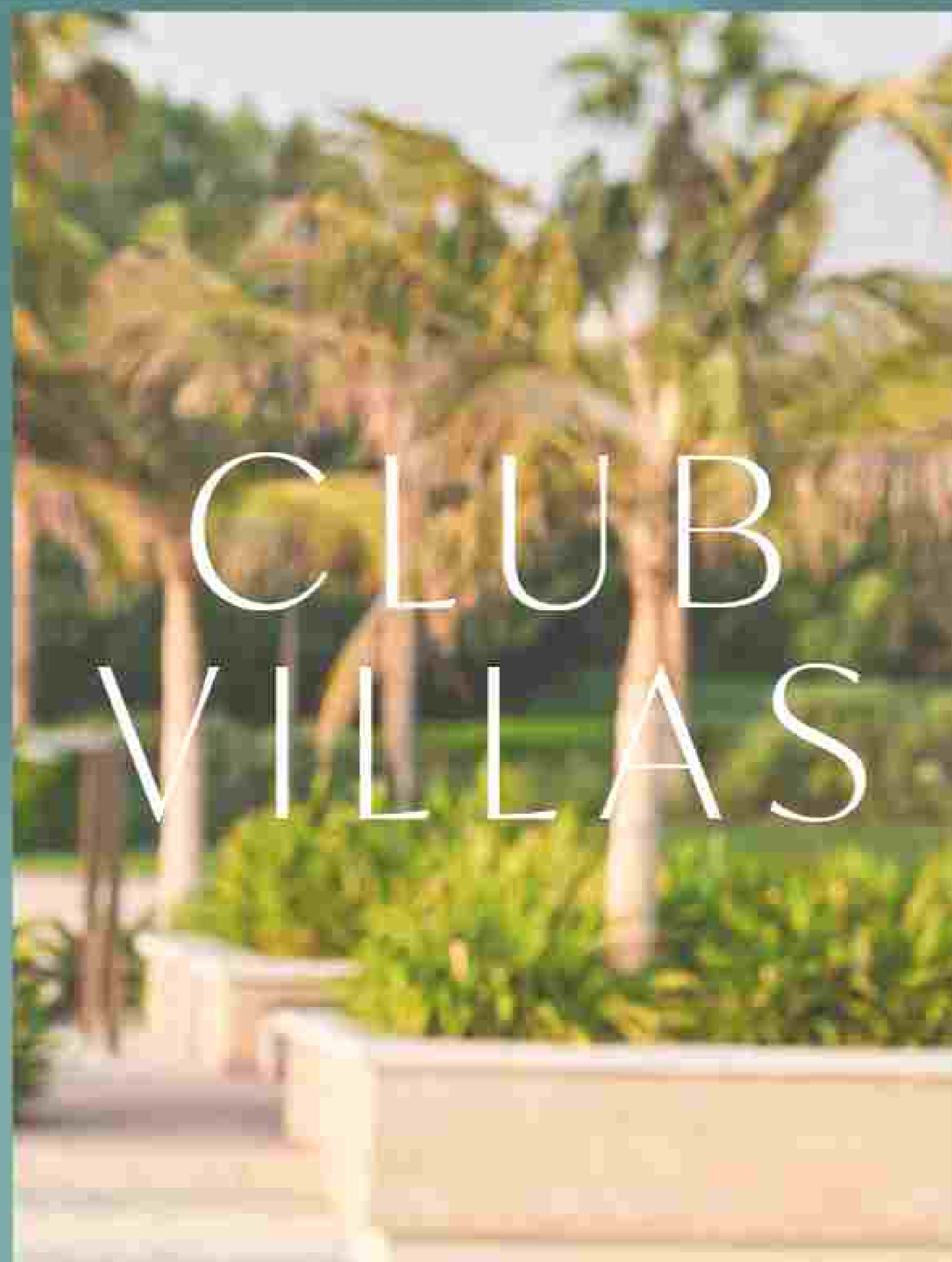


1. General paint
2. General flooring (A,B,C)
3. General veneer
4. Kitchen stone

5. Bedroom parquet flooring
6. Master bathroom vanity
7. Accent metal
8. Accent fluted glass

WATER BUNGALOWS  
**INTERIOR  
 MATERIALS**







CLUB VILLAS  
KEY PLAN







Bespoke with a French touch, these 28 three-floor villas follow the snaking contours of the masterplan. They introduce greenery into the living quarters, oriented towards the lagoon on one side, and the park on the other; optimally framing the scenic landscape.

The scenography of the living experience is set up with a procession of single and double height spaces leading from the entrance to the garden and the beyond, combining contemporary design with luxurious comfort. Optimal for a summer retreat.







Club Villas | Exterior



تلال الغاف  
Tilal Al Ghaf

PLAGETTE 32





Club Villas | Exterior





Club Villas | Exterior





Club Villas | Exterior

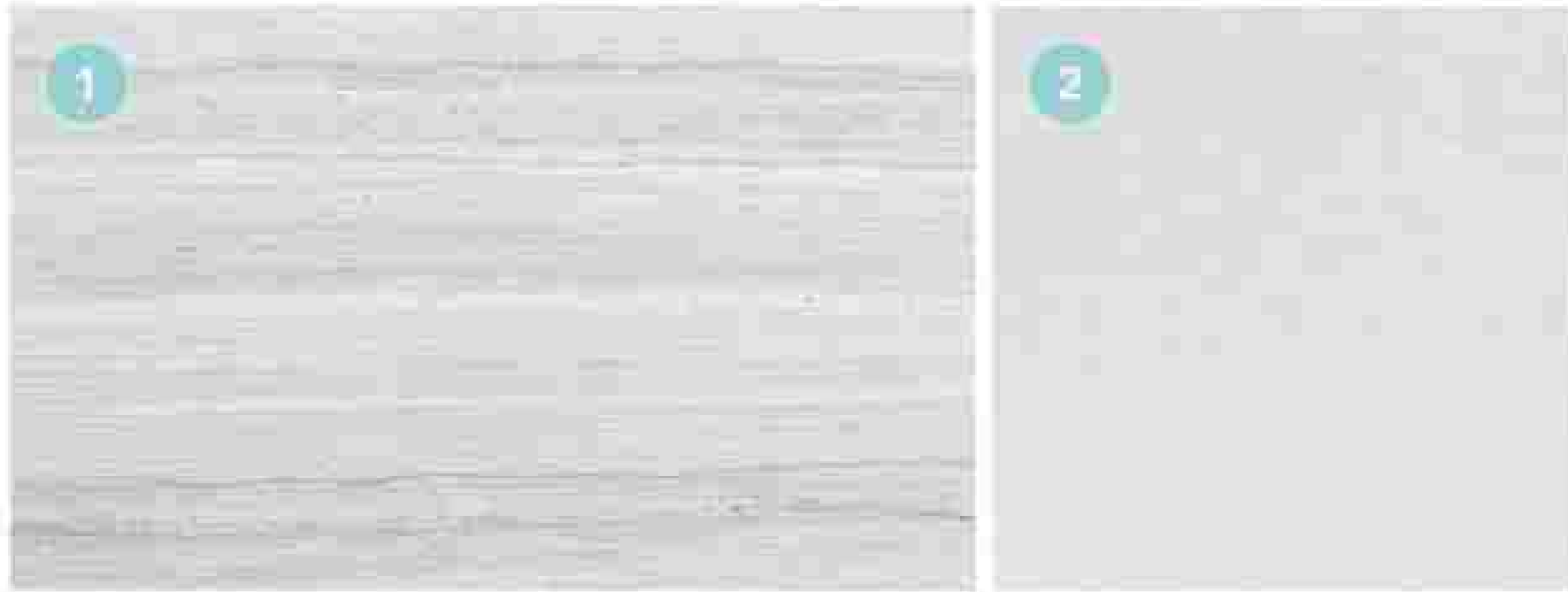


تلال الغاف  
Tilal Al Ghaf

PLAGETTE 32



## GREY EXTERIOR VILLA



## BEIGE EXTERIOR VILLA



## COMMON EXTERIOR FINISHES BETWEEN BOTH SCHEMES



- |                                  |                      |
|----------------------------------|----------------------|
| 1. Grey exterior - cladding      | 5. Exterior cladding |
| 2. Grey exterior - render paint  | 6. Metal accents     |
| 3. Beige exterior - cladding     | 7. Louvers           |
| 4. Beige exterior - render paint |                      |

CLUB VILLAS  
EXTERIOR  
MATERIALS



CLUB VILLAS  
INTERIORS























Club Villas | Interior





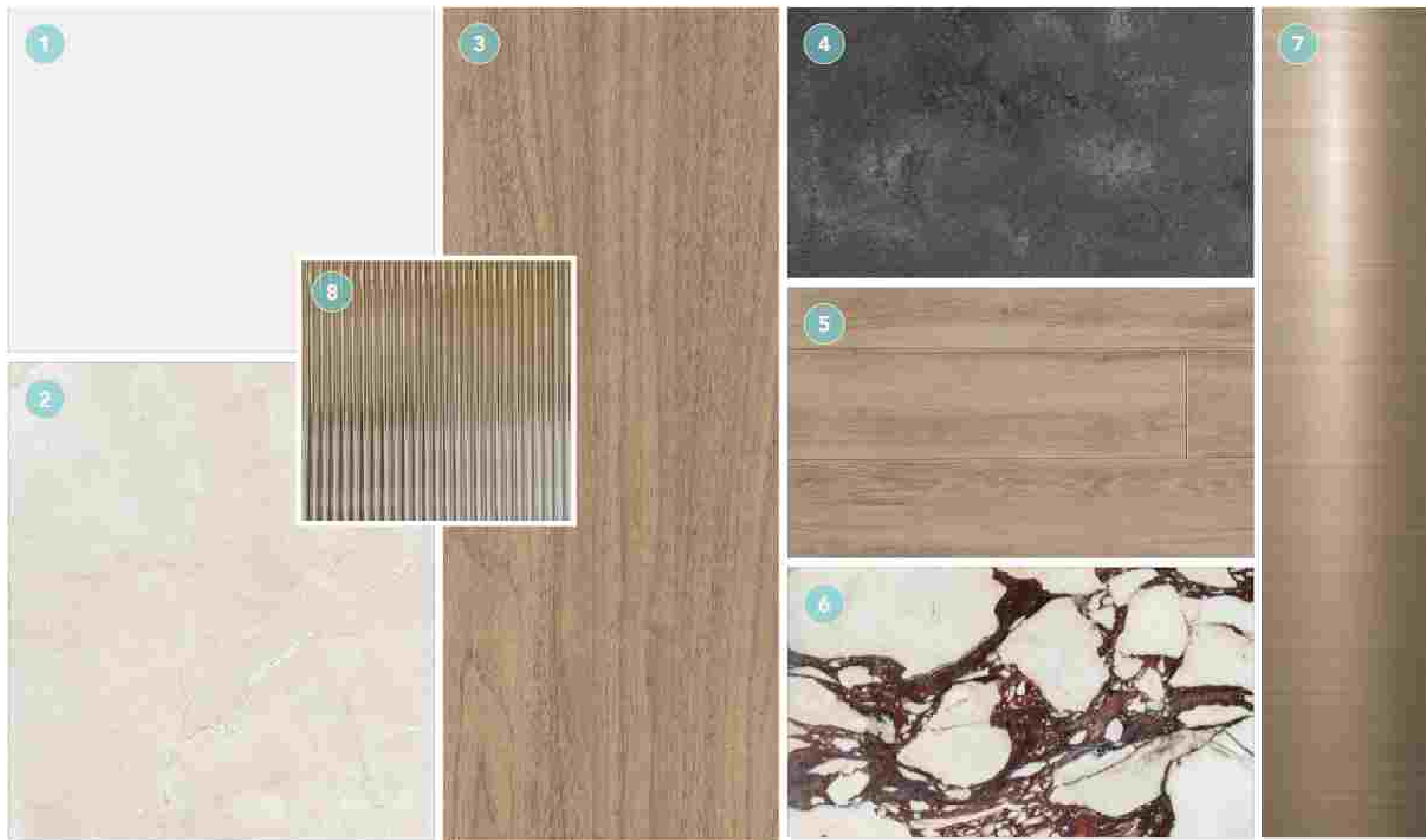












1. General paint
2. General flooring
3. General veneer
4. Kitchen stone

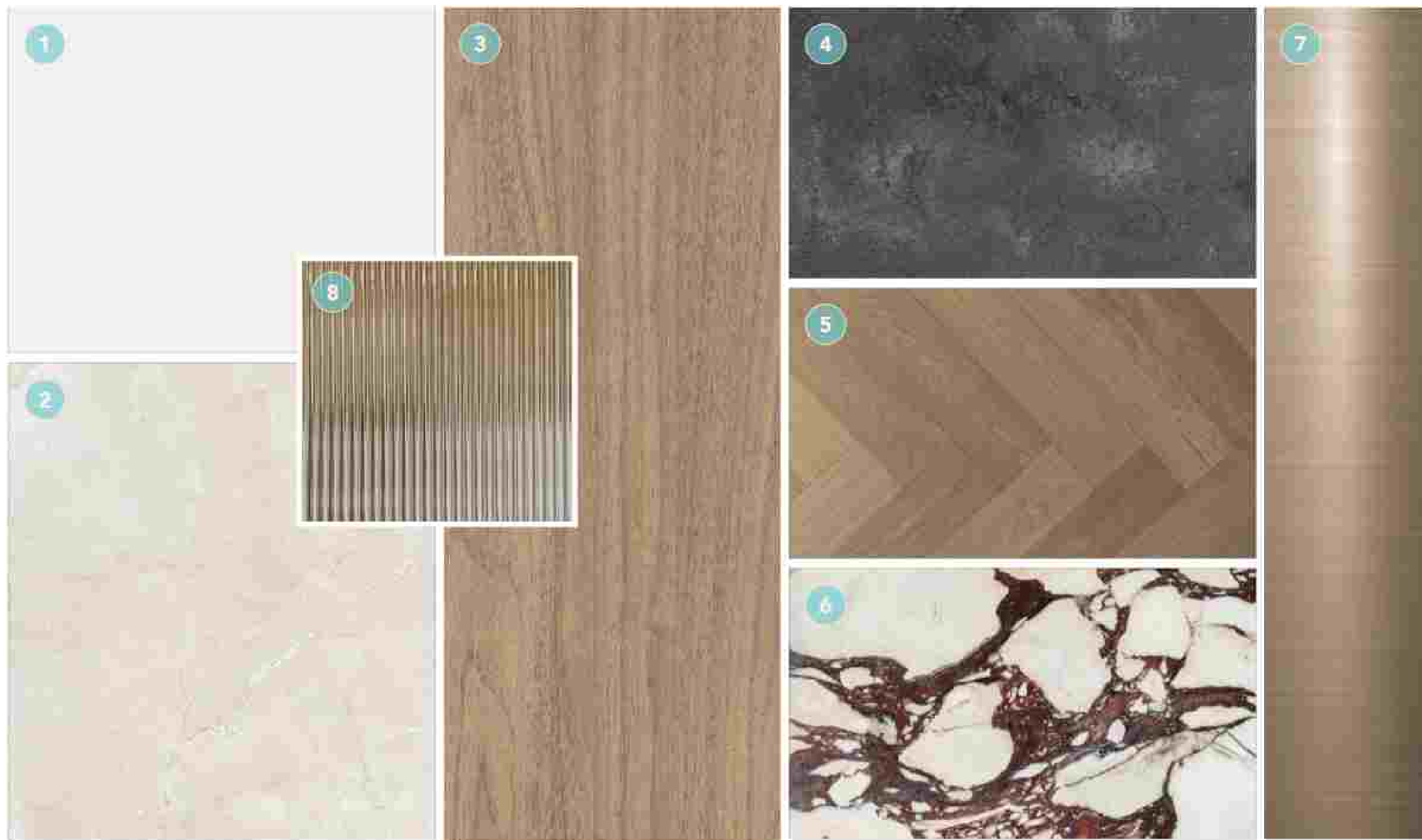
5. Second floor tile
6. Master bathroom vanity
7. Accent metal
8. Accent fluted glass

CLUB VILLAS  
**INTERIOR  
 MATERIALS**

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**GLAMOUR**





- 1. General paint
- 2. General flooring
- 3. General veneer
- 4. Kitchen counter

- 5. Bedroom parquet flooring
- 6. Master bathroom vanity
- 7. Accent metal
- 8. Accent fluted glass

CLUB VILLAS  
**INTERIOR  
 MATERIALS**

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**PRESTIGE**