



T E R R A

GOLF COLLECTION



A man and a woman are walking on a golf course. The woman is on the left, wearing a dark polo shirt, light-colored pants, a pink cap, and sunglasses. The man is on the right, wearing a dark polo shirt, light-colored pants, a white cap, and a golf glove. They are walking on a grassy path next to a body of water. In the background, there are trees and a hill. The text "LUXURY" is overlaid on the left side of the image, and "HAS A NEW SWING" is overlaid on the right side.

# 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 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





# 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
<b>TOTAL UNITS</b>	<b>84</b>







THE  
STANDALONE  
VILLA





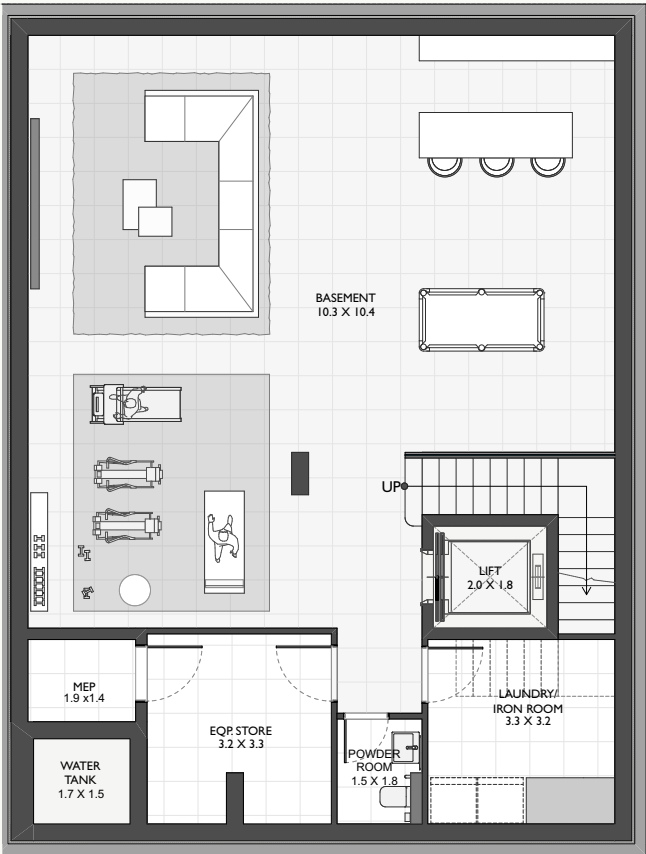
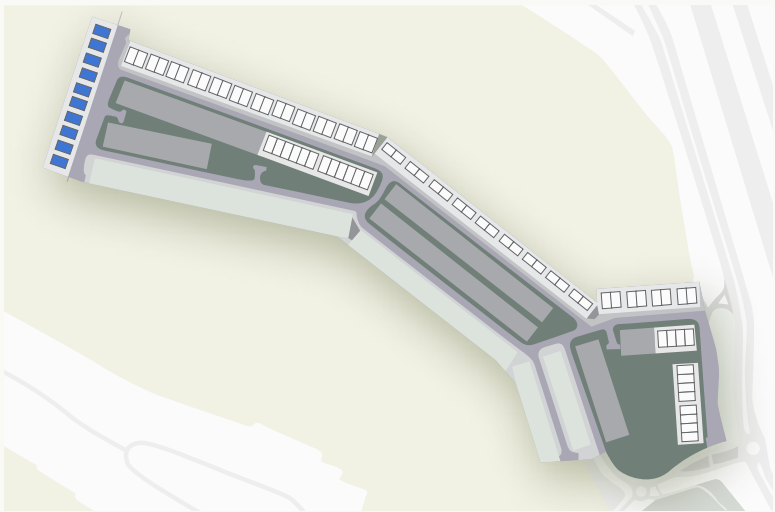
# THE STANDALONE VILLA



# STANDALONE VILLAS

## 6 BEDROOMS - VILLA TYPE 1

	SQ.FT	SQ.MT
SUITE AREAS	5,616	522
BALCONY/TERRACES AREAS	709	66
BASEMENT AREA	1,709	159
TOTAL AREA	8,034	746
PLOT AREA RANGE	4,550 - 4,564	423 - 424



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

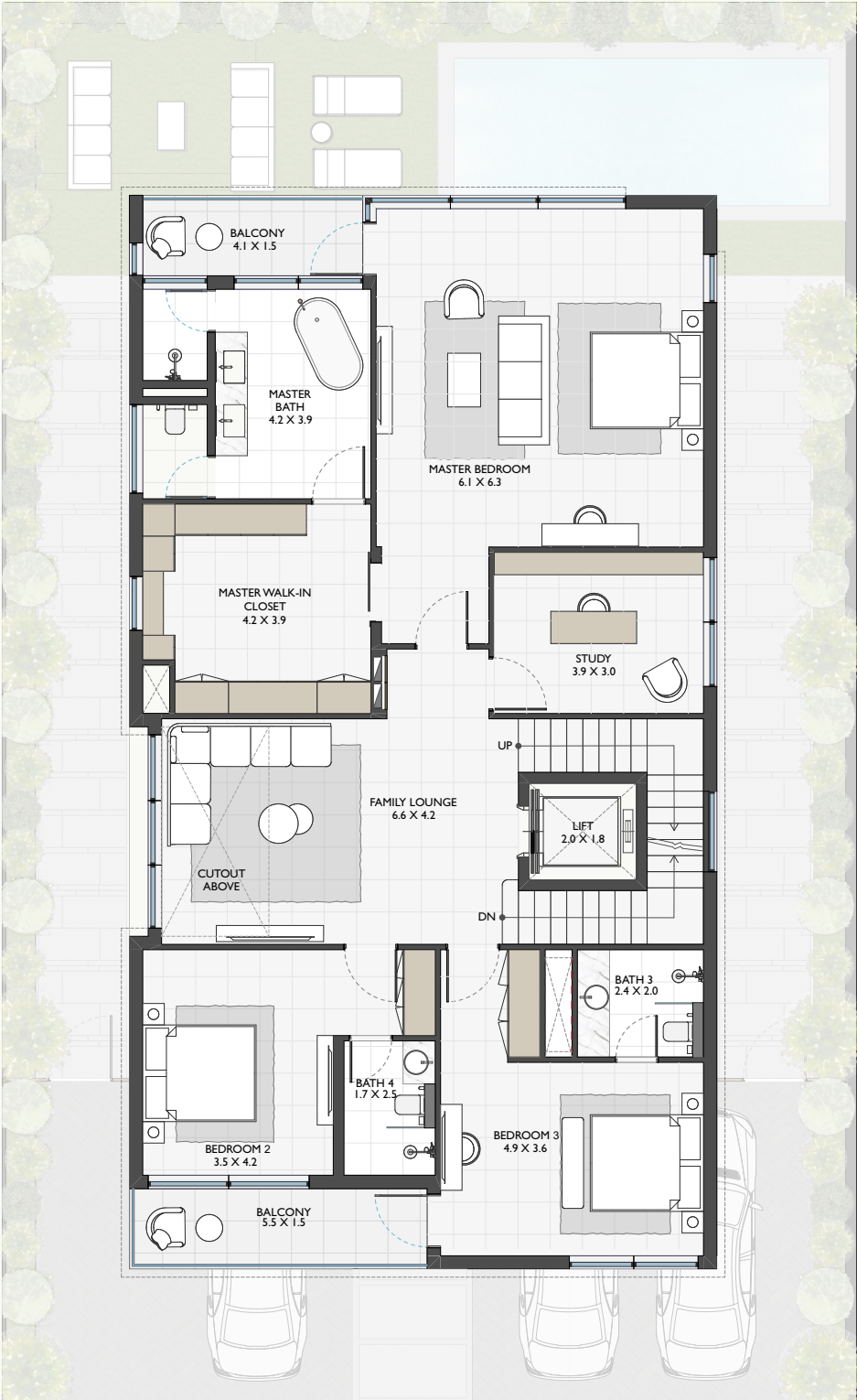
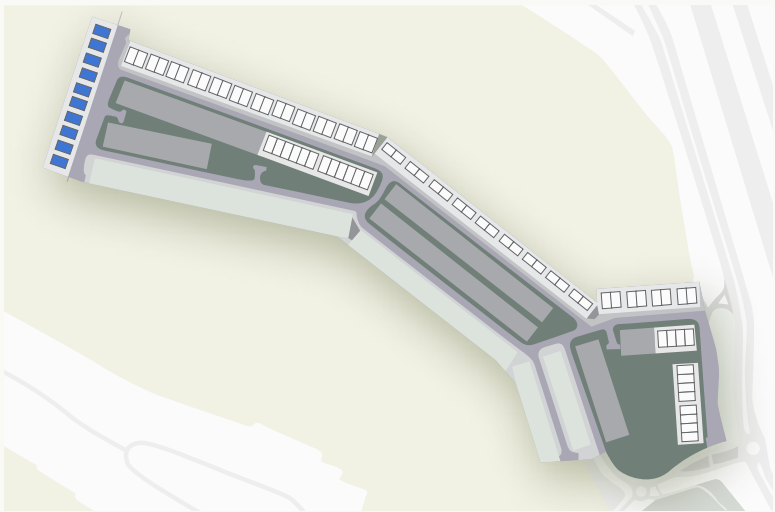
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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.



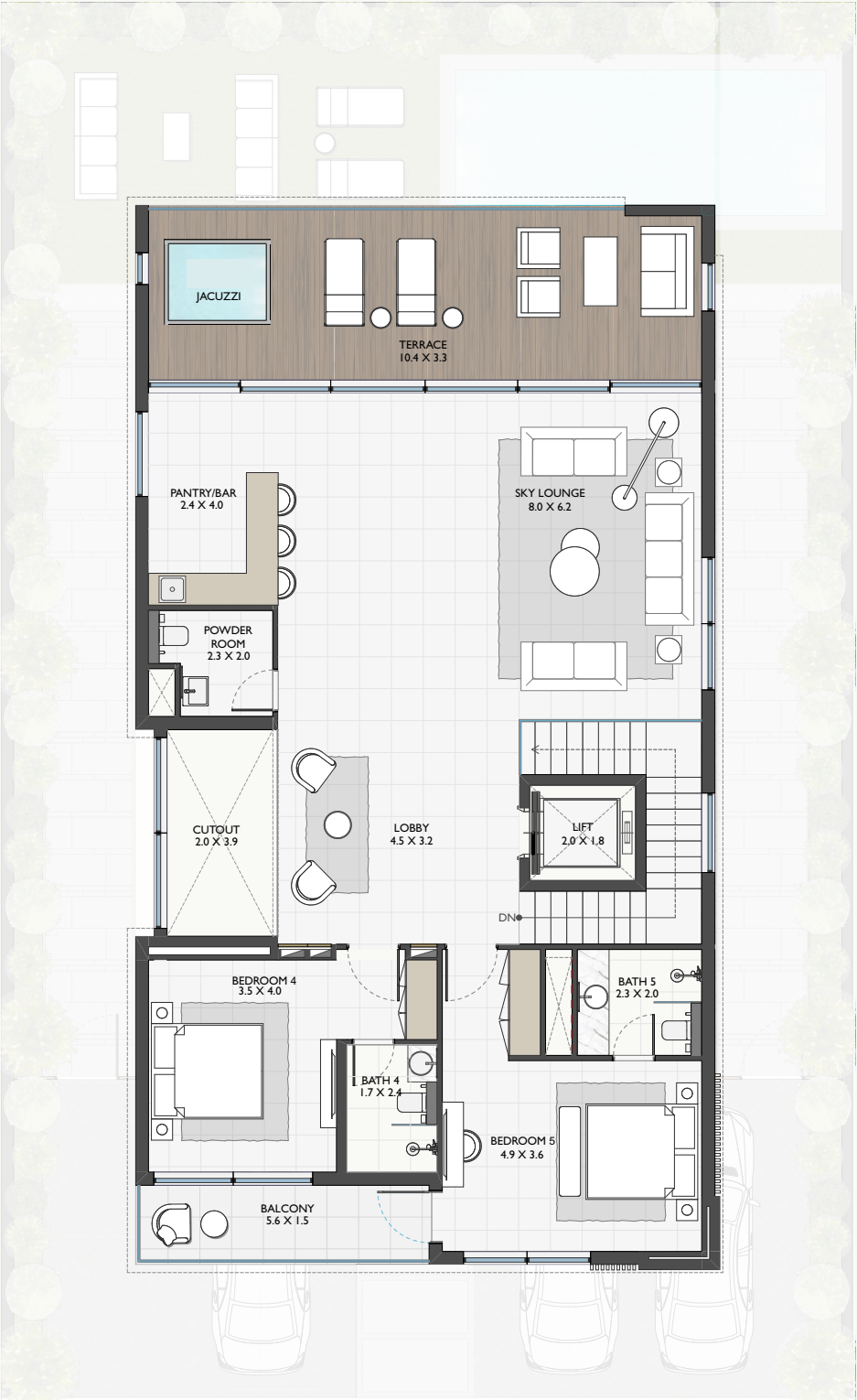
# STANDALONE VILLAS

## 6 BEDROOMS - VILLA TYPE 1

	SQ.FT	SQ.MT
SUITE AREAS	5,616	522
BALCONY/TERRACES AREAS	709	66
BASEMENT AREA	1,709	159
TOTAL AREA	8,034	746
PLOT AREA RANGE	4,550 - 4,564	423 - 424



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.





THE TWIN  
VILLA





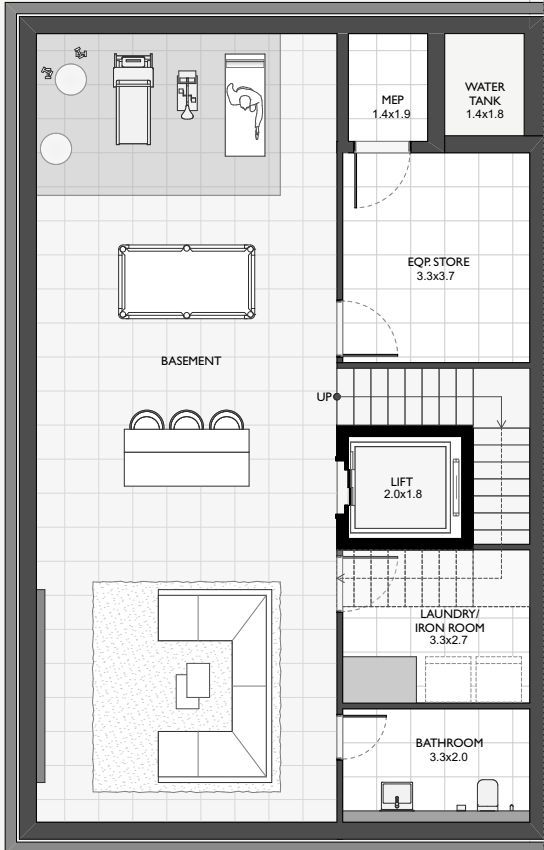
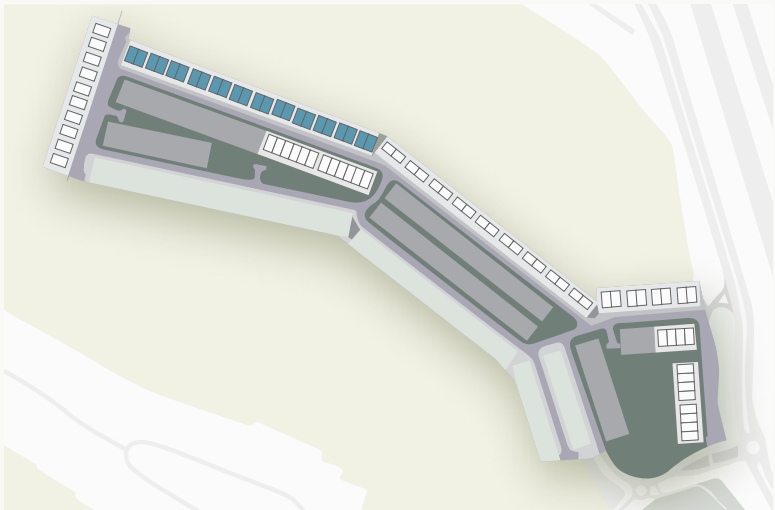
**THE TWIN  
VILLA**



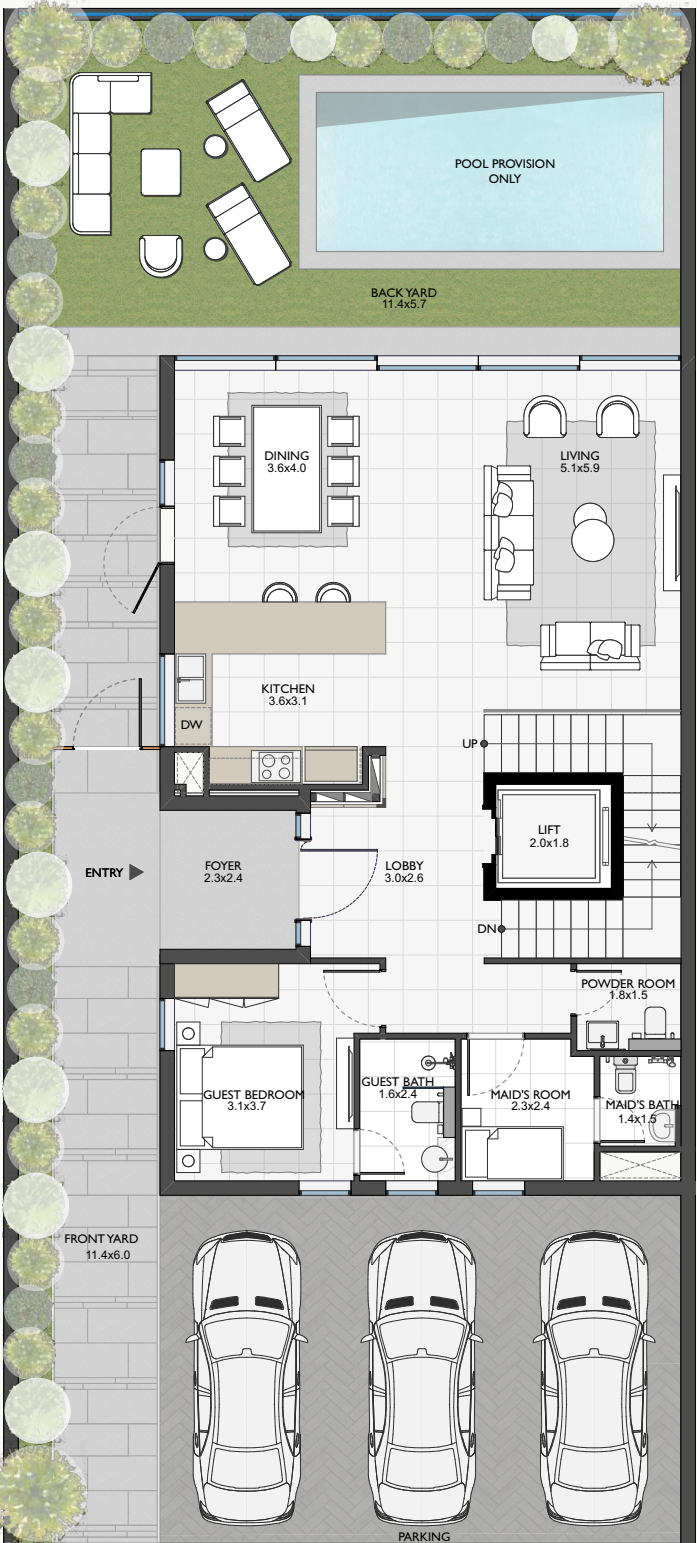
# TWINVILLAS

## 6 BEDROOMS - TYPE 2

	SQ.FT	SQ.MT
SUITE AREAS	4,441	413
BALCONY/TERRACES AREAS	569	53
BASEMENT AREA	1,424	132
TOTAL AREA	6,434	598
PLOT AREA RANGE	3,316 - 3,373	308 - 313



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

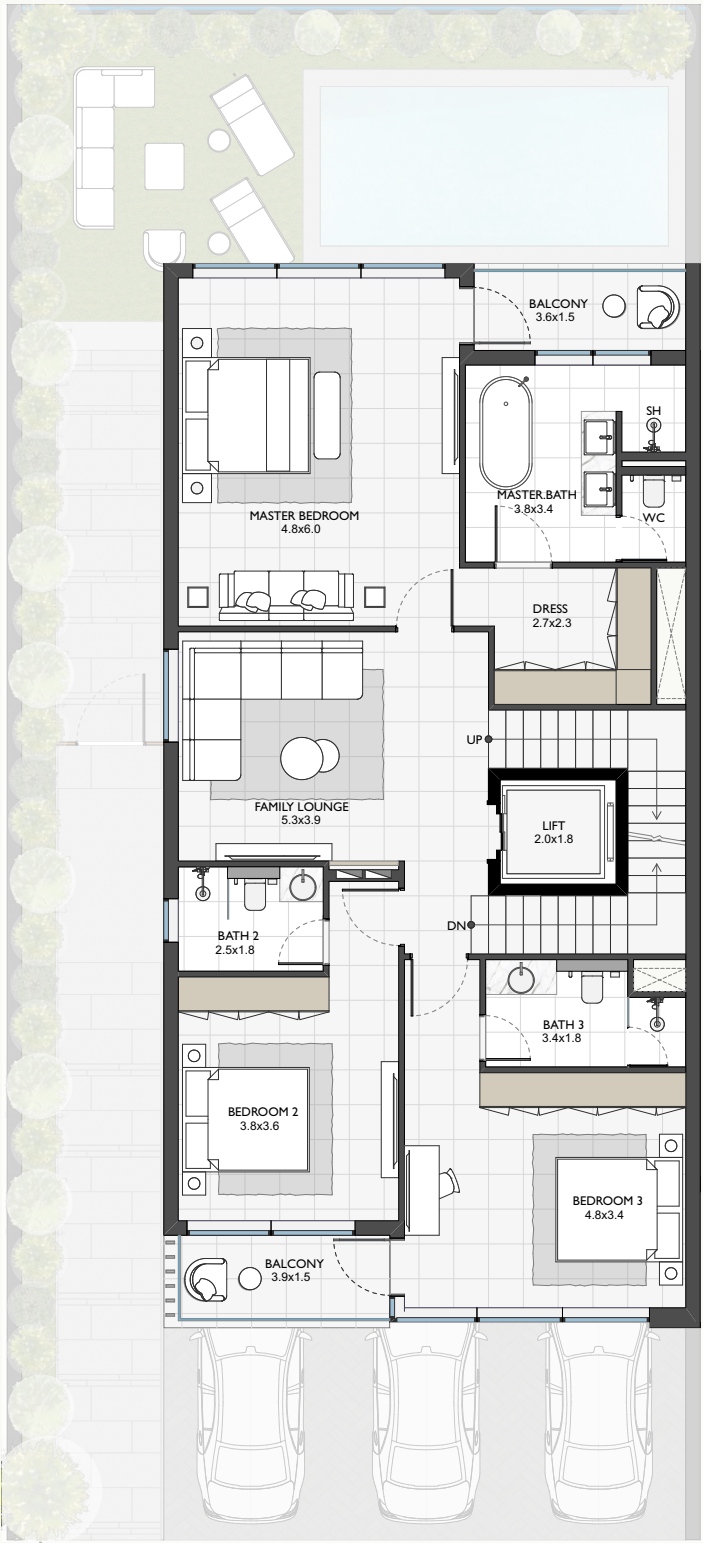
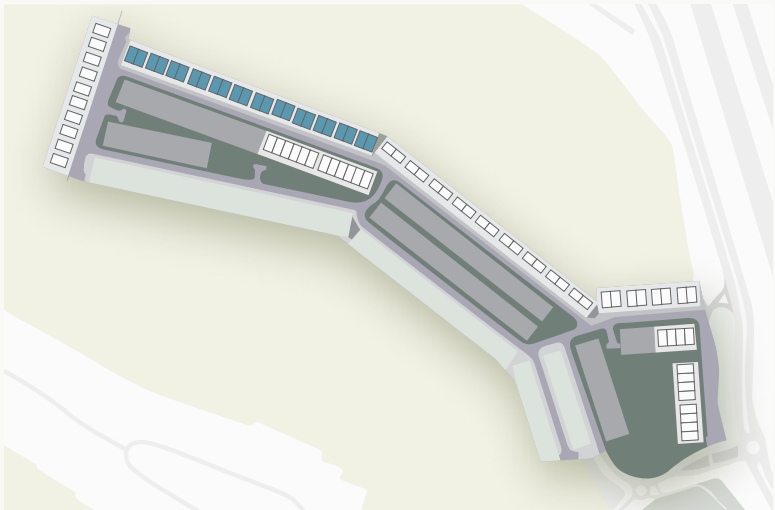
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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.



# TWINVILLAS

## 6 BEDROOMS - TYPE 2

	SQ.FT	SQ.MT
SUITE AREAS	4,441	413
BALCONY/TERRACES AREAS	569	53
BASEMENT AREA	1,424	132
TOTAL AREA	6,434	598
PLOT AREA RANGE	3,316 - 3,373	308 - 313



FIRST FLOOR PLAN



SECOND FLOOR PLAN

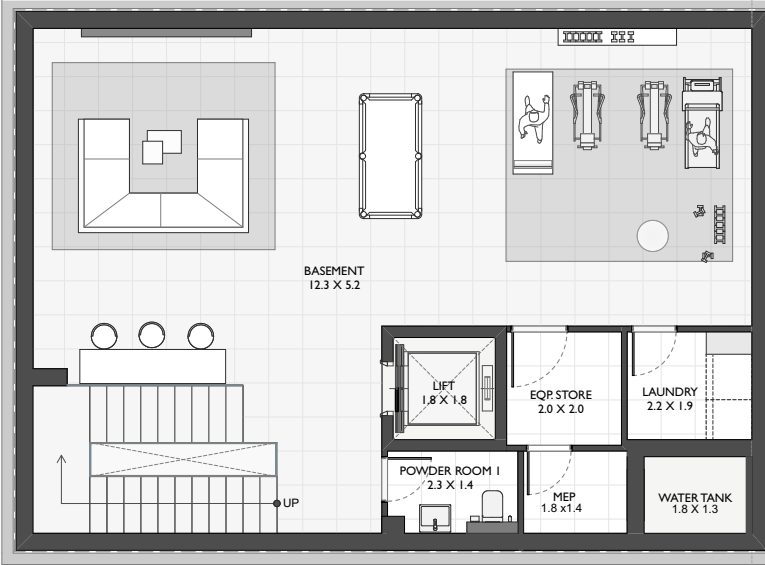
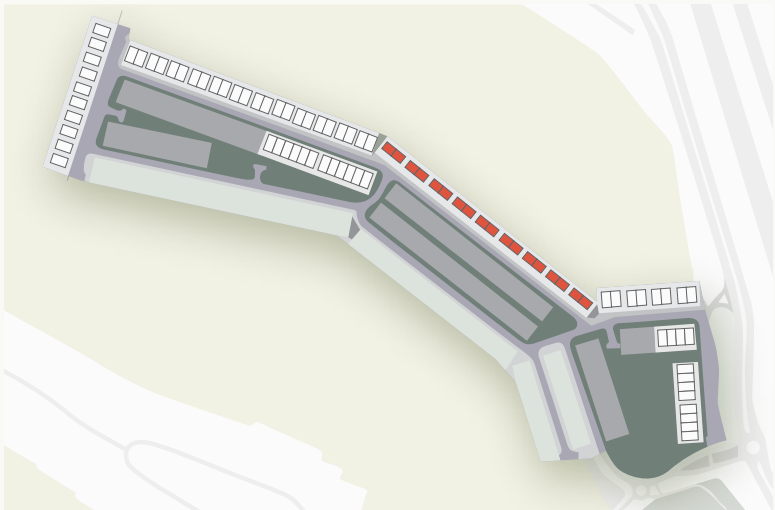
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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.



# TWINVILLAS

## 6 BEDROOMS - TYPE 3

	SQ.FT	SQ.MT
SUITE AREAS	5,038	468
BALCONY/TERRACES AREAS	543	50
BASEMENT AREA	1,340	124
TOTAL AREA	6,921	643
PLOT AREA RANGE	3,358 - 3,445	312 - 320



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

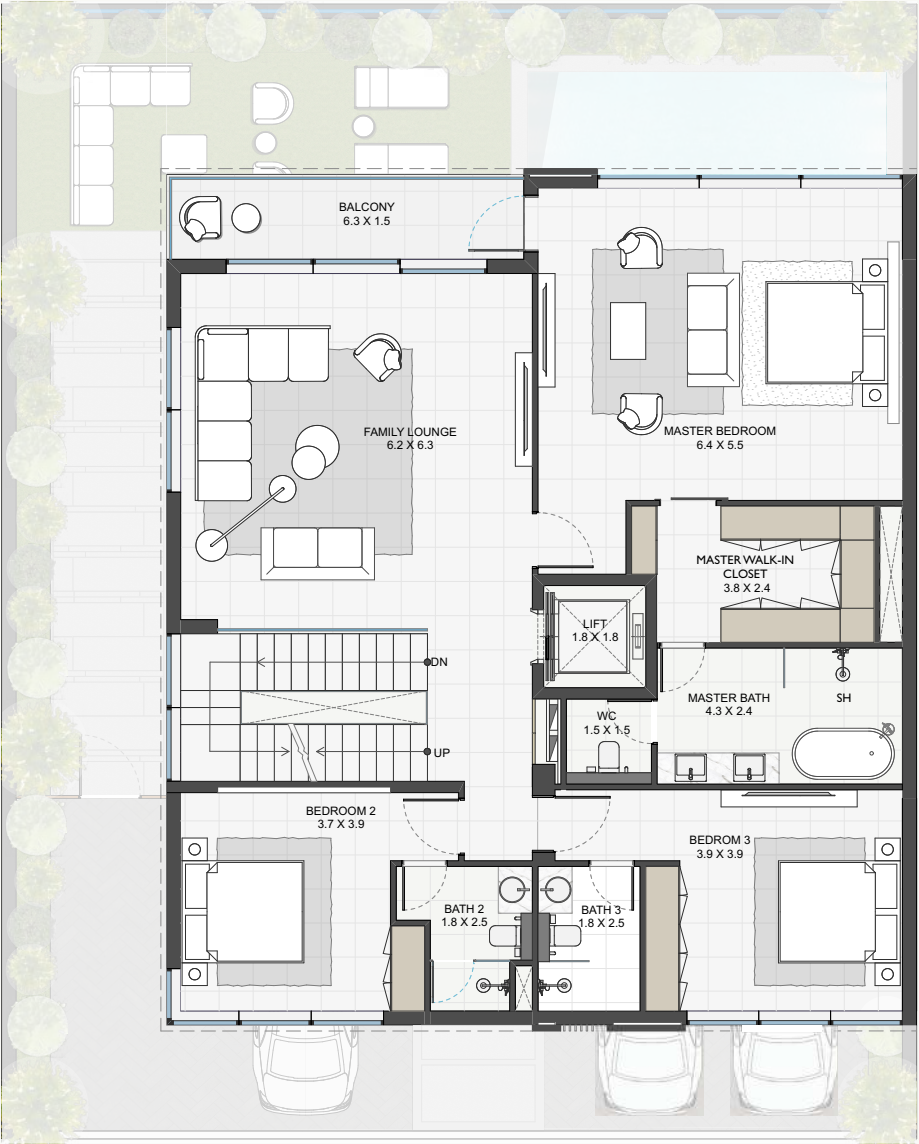
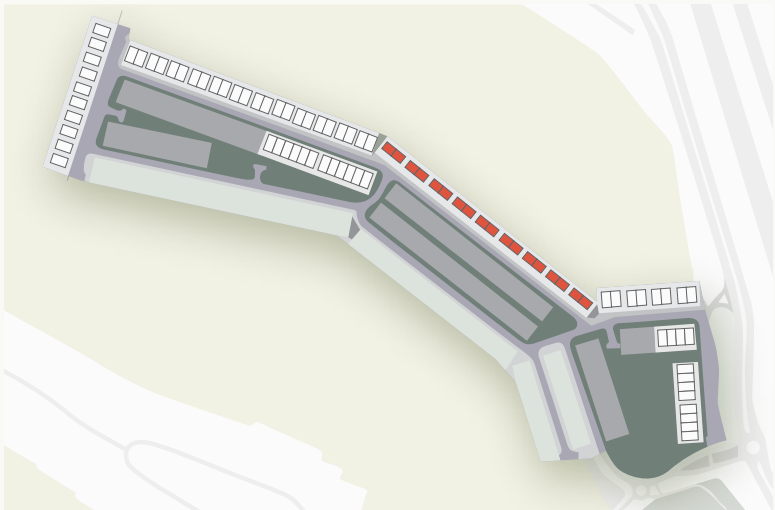
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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.



# TWINVILLAS

## 6 BEDROOMS - TYPE 3

	SQ.FT	SQ.MT
SUITE AREAS	5,038	468
BALCONY/TERRACES AREAS	543	50
BASEMENT AREA	1,340	124
TOTAL AREA	6,921	643
PLOT AREA RANGE	3,358 - 3,445	312 - 320



FIRST FLOOR PLAN



SECOND FLOOR PLAN

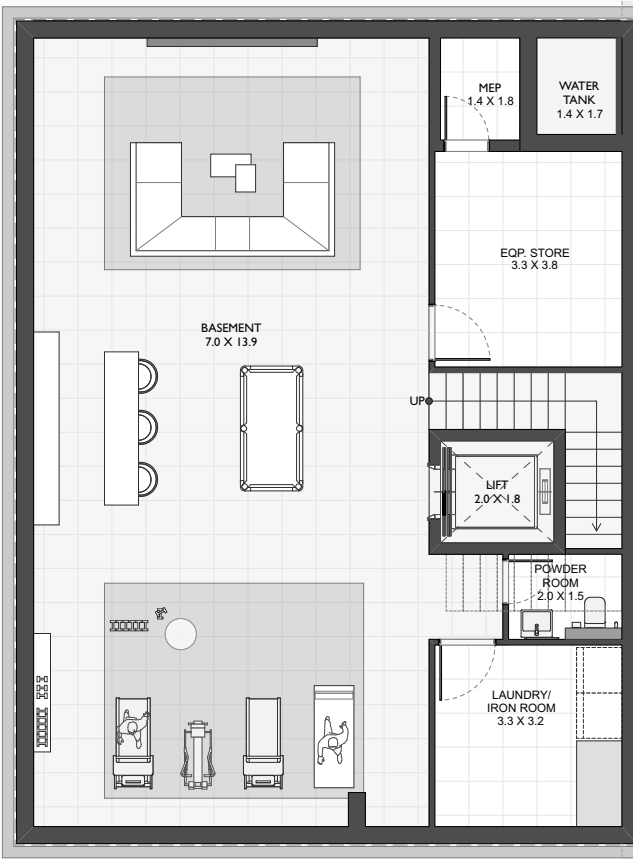
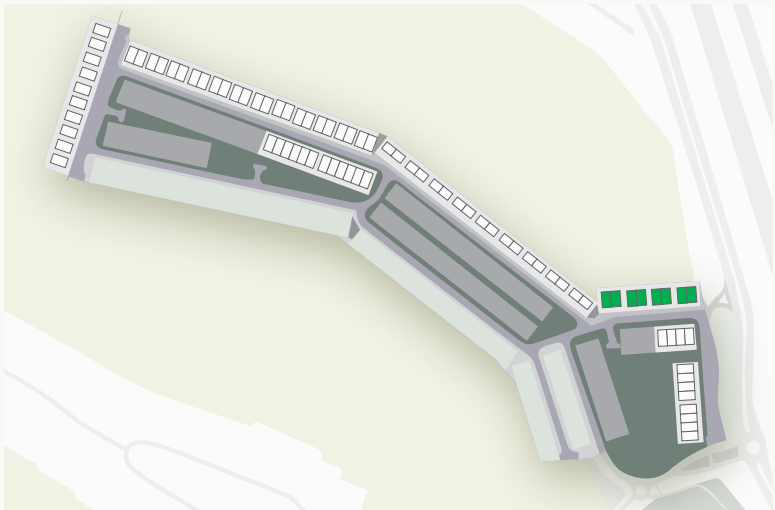
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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.



# TWINVILLAS

## 6 BEDROOMS - TYPE 4

	SQ.FT	SQ.MT
SUITE AREAS	5,634	523
BALCONY/TERRACES AREAS	708	66
BASEMENT AREA	1,686	157
TOTAL AREA	8,028	746
PLOT AREA RANGE	3,727 - 3,794	346 - 352



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

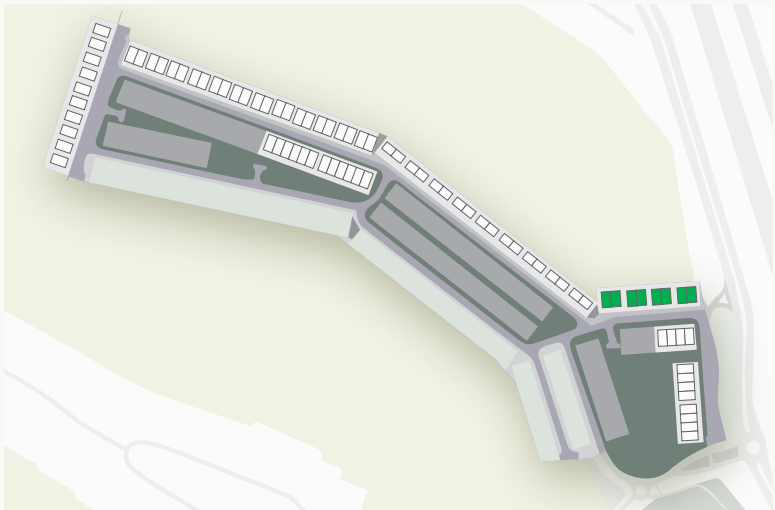
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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.



# TWINVILLAS

## 6 BEDROOMS - TYPE 4

	SQ.FT	SQ.MT
SUITE AREAS	5,634	523
BALCONY/TERRACES AREAS	708	66
BASEMENT AREA	1,686	157
TOTAL AREA	8,028	746
PLOT AREA RANGE	3,727 - 3,794	346 - 352



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





TOWNHOUSES



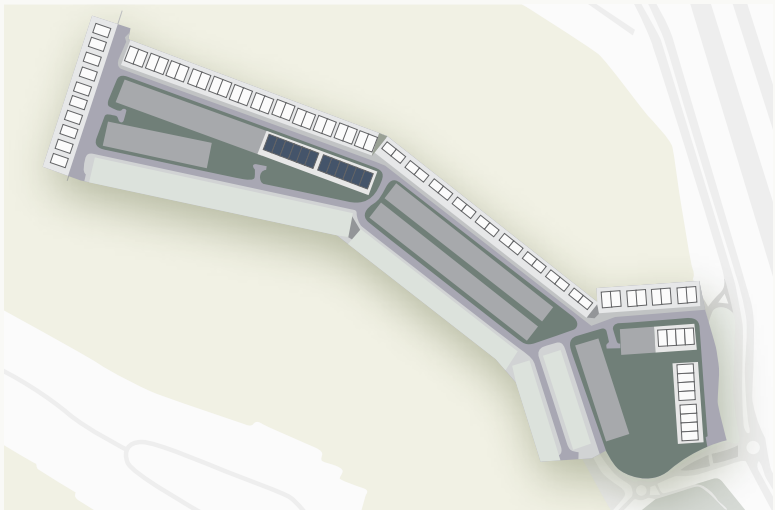
# TOWNHOUSES

## 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

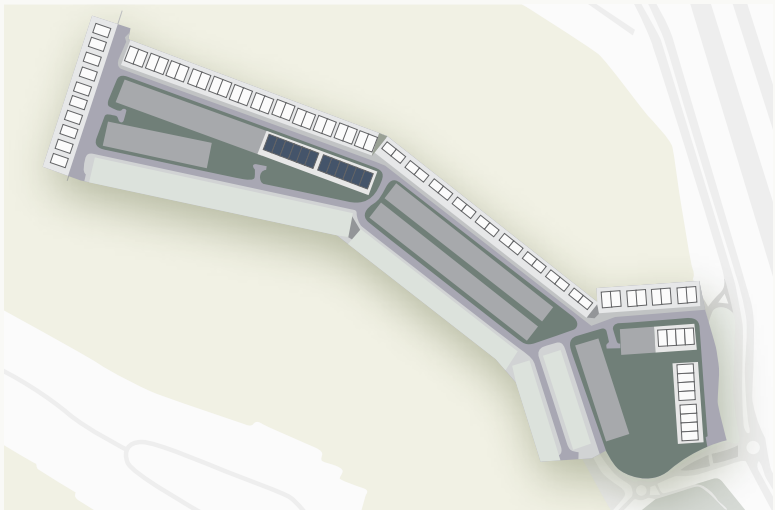
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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 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

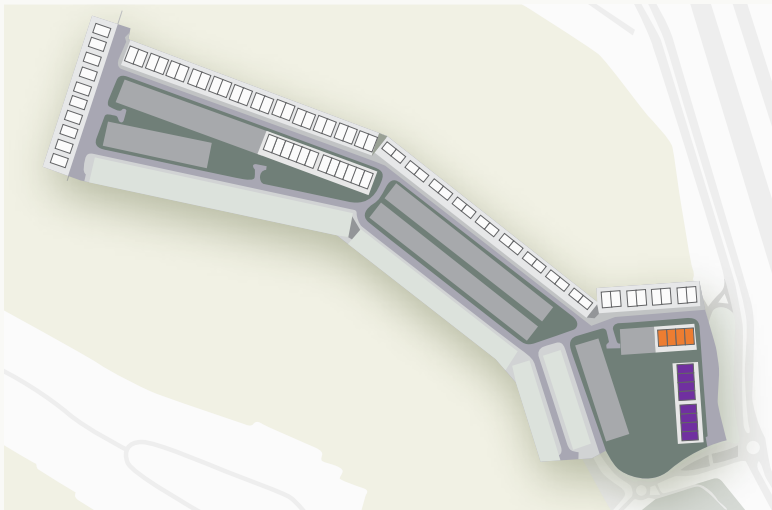
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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

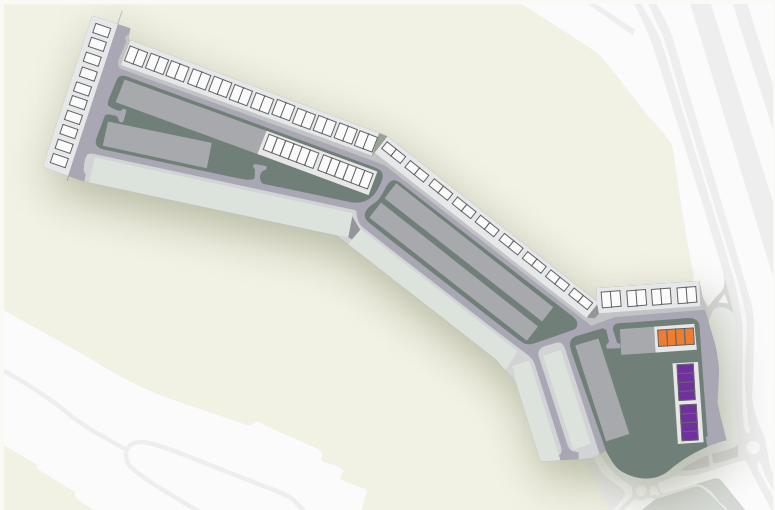
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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 (MIDDLE)

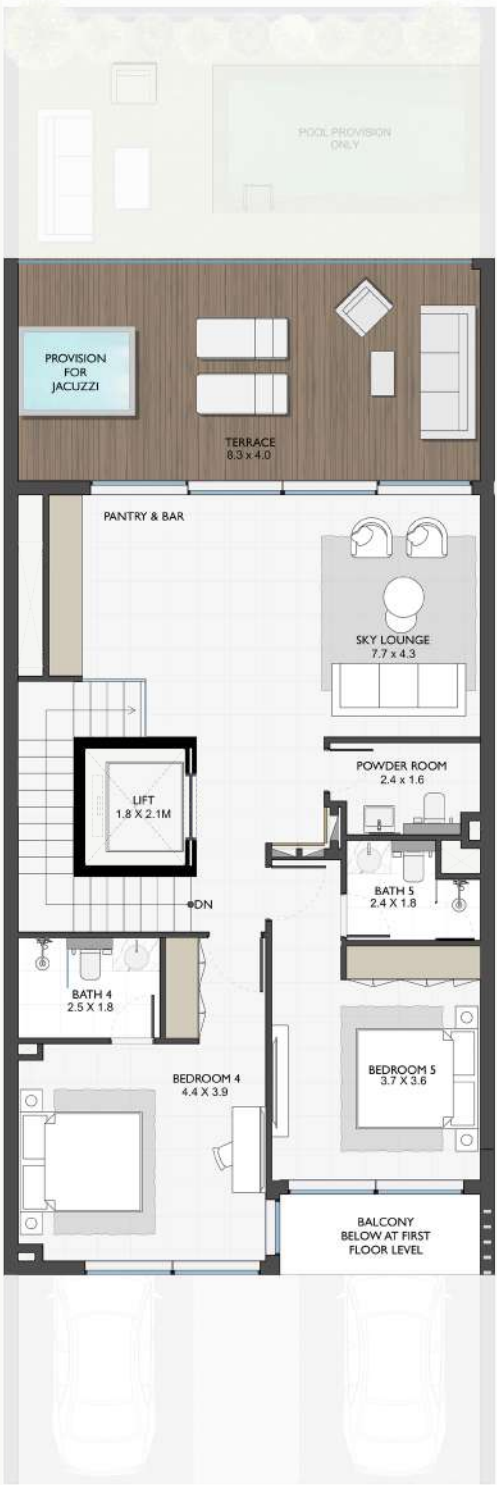
	SQ.FT	SQ.MT
SUITE AREAS	4,111	382
BALCONY/TERRACES AREAS	573	53
BASEMENT AREA	0	0
TOTAL AREA	4,684	435
PLOT AREA RANGE	2,439	227



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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.





# TARAF

A YAS HOLDING COMPANY