

# LANAI ISLANDS

---

ISLAND ESTATES AT TILAL AL GHAF



# Provident.

## A Tradition of Trust



+971 56 604 5684



info@providentestate.com



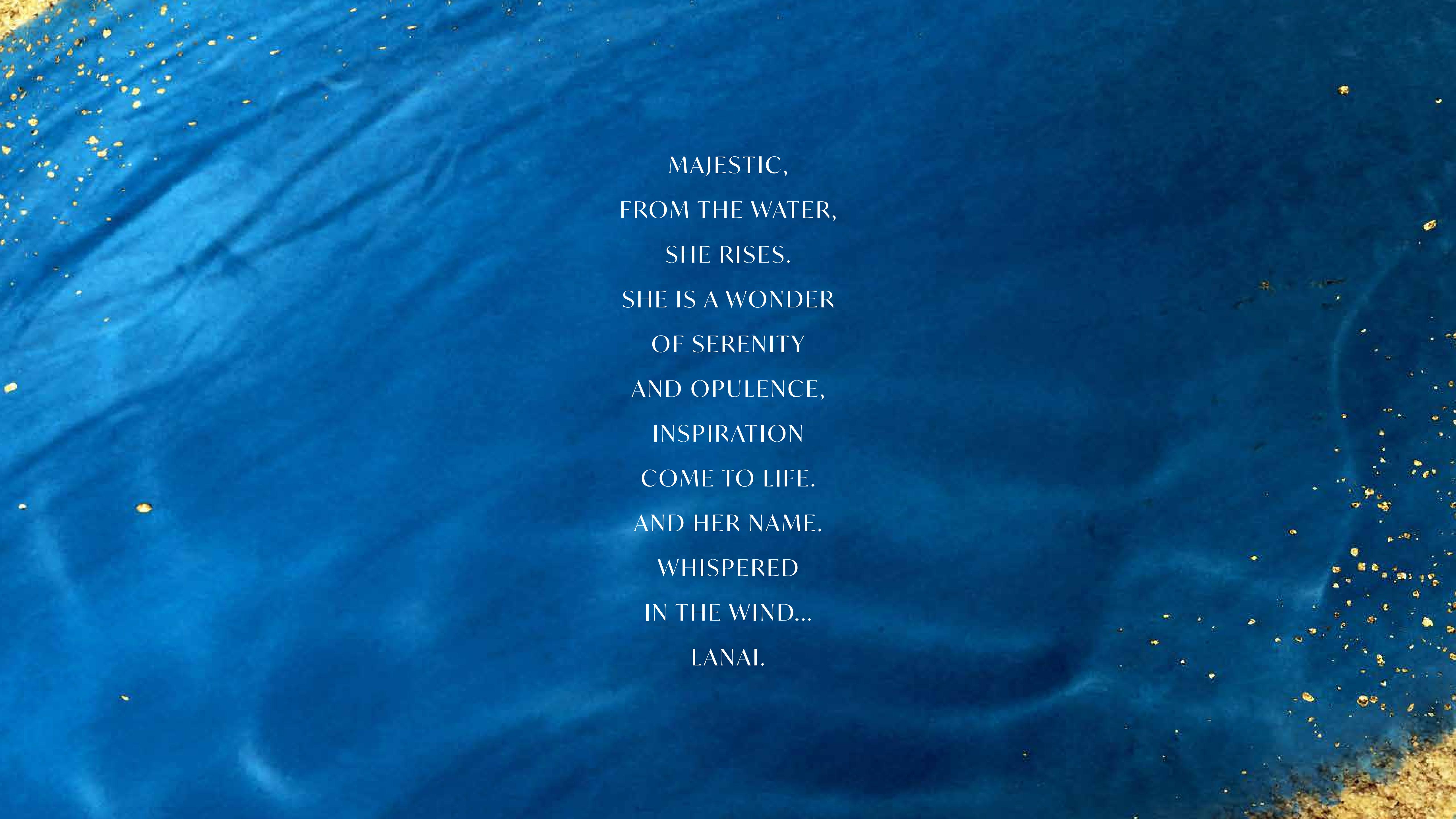
www.providentestate.com



Office #1802, 18th Floor, Marina Plaza, Dubai Marina,  
Dubai, UAE

Provident Estate, founded in 2008, is a pioneer in the region's real estate sector. With a stronghold of 200+ workers and counting, we are at the forefront of the industry as the most trusted real estate agency and rank among the top-10 agencies for the world's most reputable developer.

With a 360° real estate solution approach, we have repeatedly demonstrated that we understand our clients' needs the best and always provide outcomes that meet their objectives. We prioritize them and attempt to address their issues using innovative and digital solutions. Our ultimate objective is to develop long-term partnerships with our clients.



MAJESTIC,  
FROM THE WATER,  
SHE RISES.  
SHE IS A WONDER  
OF SERENITY  
AND OPULENCE,  
INSPIRATION  
COME TO LIFE.  
AND HER NAME.  
WHISPERED  
IN THE WIND...  
LANAI.



Experience the tranquility of life  
in the heart of a resort like island.



# Born out of water, crafted on land.

At the point where waves and sand meet, two private paradise islands emerge from crystalline Lagoon waters. Beyond white sandy beaches shaded by palm trees and bordered by verdant vegetation, exclusive estate homes sit in lush landscaped gardens. A curated ultra-luxury retreat where the natural beauty of the environment takes centre stage and an all-encompassing sense of peace pervades.



Stunning spaces that seamlessly unite  
the indoors with nature outside.





# LIVE IN THE LAP OF LUXURY WITH THE LUXURY OF FREEDOM.

Lanai Islands offer the idyllic lifestyle that only a private resort-style retreat in the heart of nature can offer, yet remains within easy reach of Dubai's primary business and entertainment hubs.

- 29 MINS DUBAI INTERNATIONAL AIRPORT
- 25 MINS AL MAKTOUM INTERNATIONAL AIRPORT
- 15 MINS MALL OF THE EMIRATES
- 20 MINS DOWNTOWN DUBAI
- 10 MINS CITYCENTRE ME'AISEM
- 15 MINS KEMPINSKI HOTEL
- 10 MINS MEDICLINIC PARKVIEW HOSPITAL



# SIGNATURE LIVING BY MAJID AL FUTTAIM

Founded in 1992, Majid Al Futtaim started from one man's vision to transform the face of shopping, entertainment, and leisure to 'create great moments for everyone, every day'. It has since grown into one of the United Arab Emirates' most respected and successful businesses.

At Majid Al Futtaim - Communities, part of Majid Al Futtaim Properties, we are lifestyle destination creators who craft aspirational communities and sustainable environments through the art of placemaking. By doing so, we enable everyone who lives, works and plays there to live life to the fullest.

Lanai Islands is our latest residential development within our community Tilal Al Ghaf, and is the epitome of its resort living lifestyle. It is opulent, bespoke, unassailable. It is signature living by Majid Al Futtaim.



## MASTERPLAN

3M

SQM TOTAL  
SITE AREA

15K+

RESIDENTS

11KM+

CYCLING TRAILS

3.5K+

HOMES  
(townhouses,  
twin villas &  
villas)

100+

MAJID AL FUTTAIM  
SIGNATURE RETAIL

18KM

LANDSCAPED  
PEDESTRIAN  
WALKWAYS

100K

SQM RECREATIONAL  
LAGOON & WHITE  
SANDY BEACHES

EXCLUSIVE COMMUNITY HUB

SHOPPING, DINING,  
RECREATION AND WELLNESS

1

ROYAL GRAMMAR  
SCHOOL GUILFORD



# ISLAND LIVING OVERVIEW

An exclusive release of 13 ultra-premium estate homes crafted with architectural integrity, inspired by the tranquil beauty of nature and the surrounding aqua waters.



EDGE ESTATES      SHORE ESTATES



# IMAGINED BY VISIONARIES FOR DREAMERS

---

THE COLLABORATORS



## ARCHITECTS

---

# SAOTA

Award-winning architectural firm SAOTA is driven by a unique design philosophy that connects form and function and blurs the boundaries between indoors and out. SAOTA's innovative residential designs are distinguished not only for their incredible aesthetic impact, but for being homes in which people love to live in.



# KELLY HOPPEN

INTERIOR DESIGN

HOPPEN

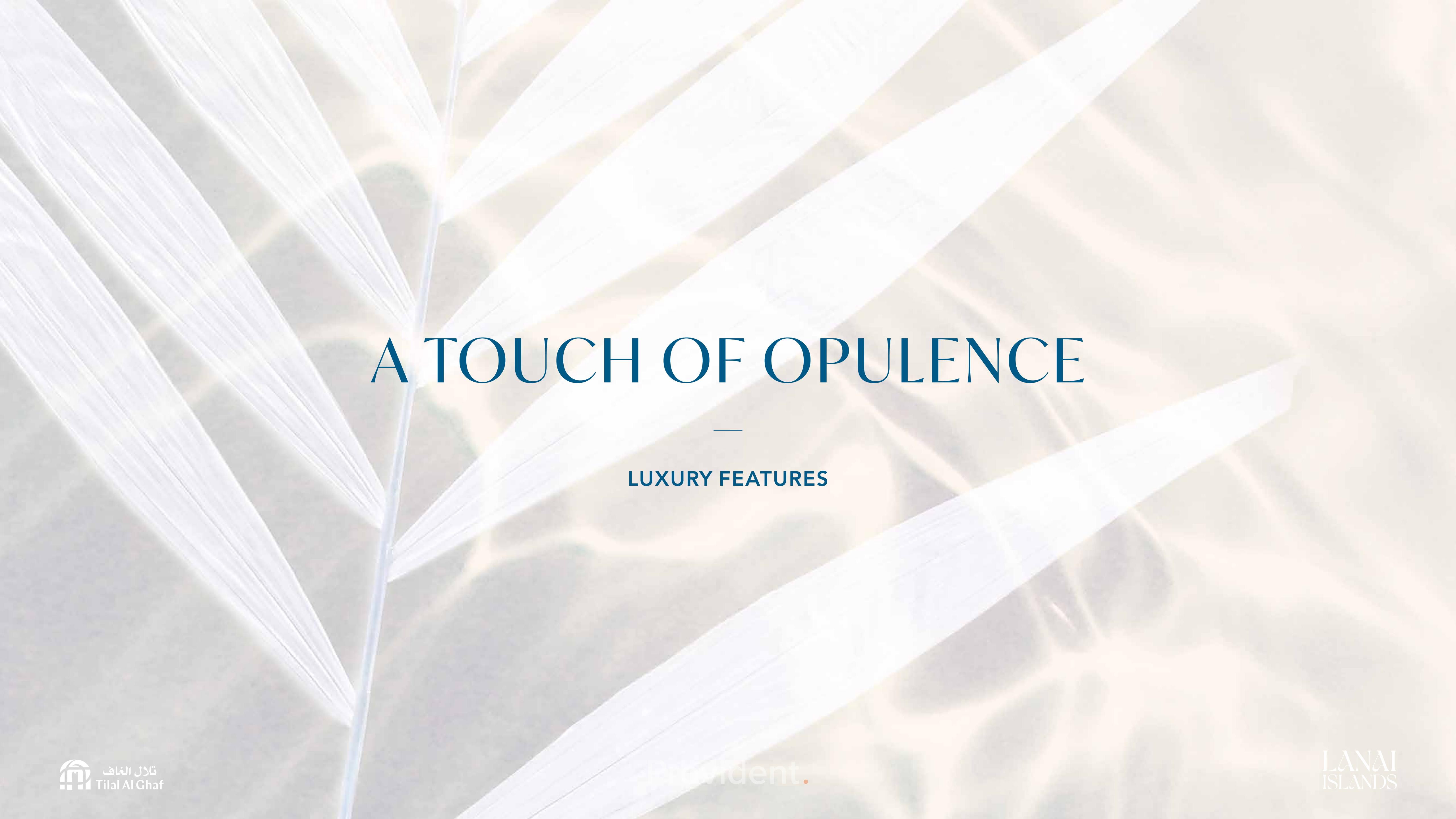
Multi-award-winning Kelly Hoppen CBE is amongst the most sought-after designers of her generation. Kelly Hoppen Interiors is distinguished by Kelly's signature style, defined by a subtle fusion of clean lines and neutral tones intuitively balanced by an infusion of opulent warmth.

Experience the tranquillity  
of life in the heart of nature.



Relax and rejuvenate by the crystal waters of Lagoon Al Ghaf.



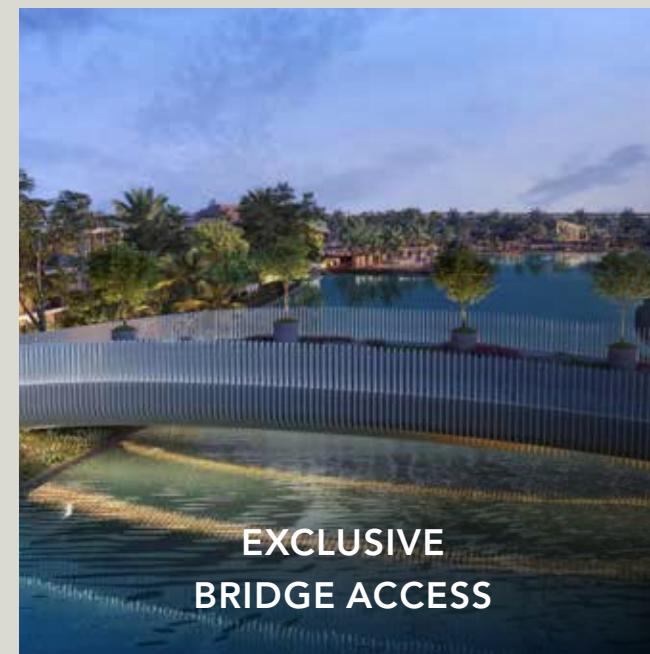


# A TOUCH OF OPULENCE

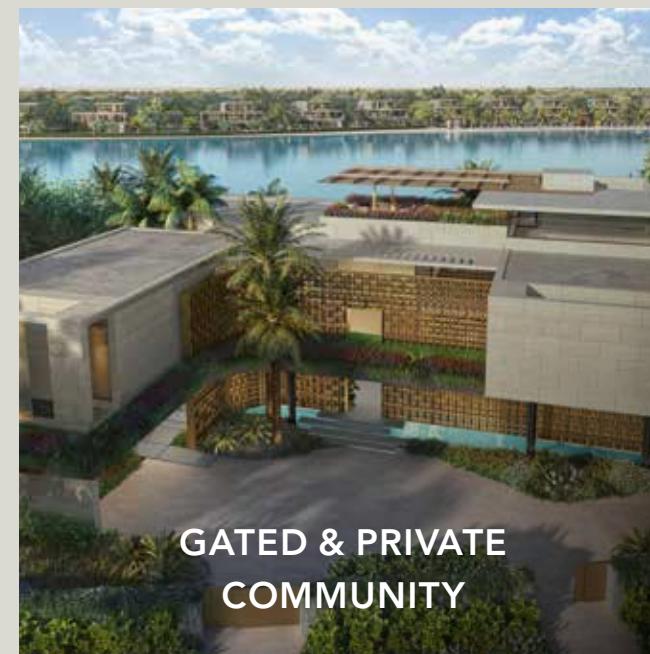
---

LUXURY FEATURES

The boundaries between indoors and out blend beautifully with ample use of organic materials judiciously applied to evoke an exclusive aura of barefoot luxury.



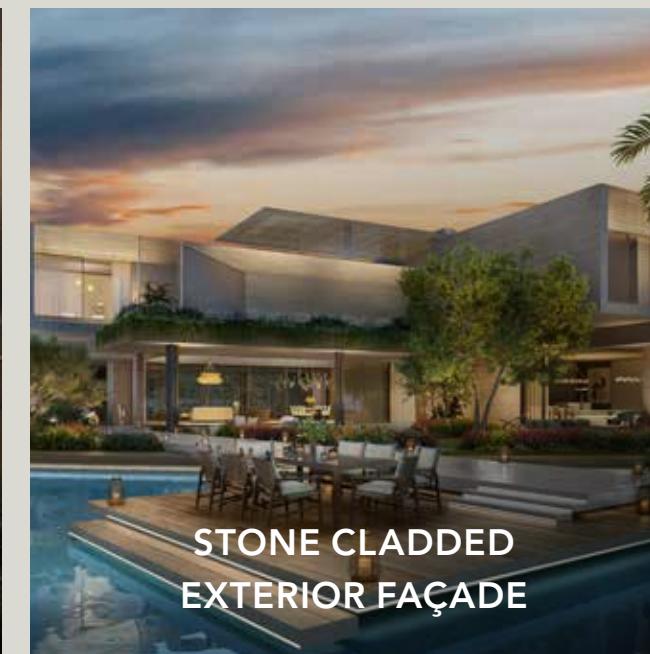
EXCLUSIVE  
BRIDGE ACCESS



GATED & PRIVATE  
COMMUNITY



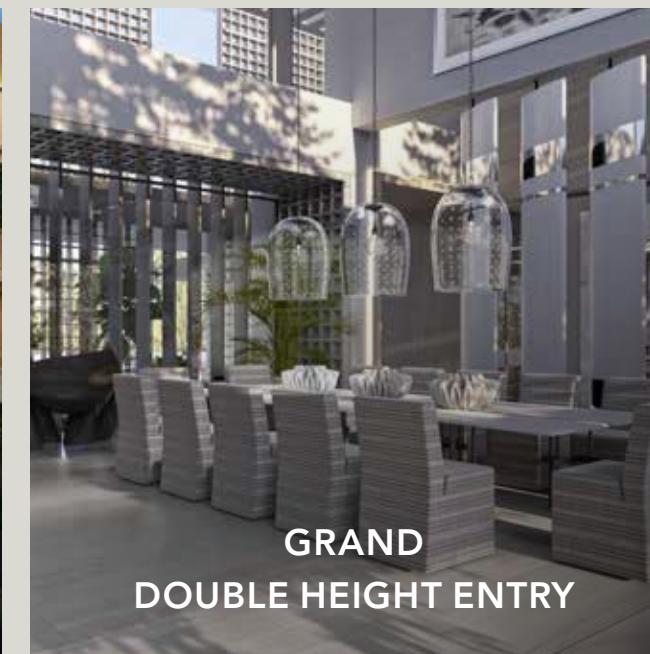
MODERN CANTILEVER  
ARCHITECTURE



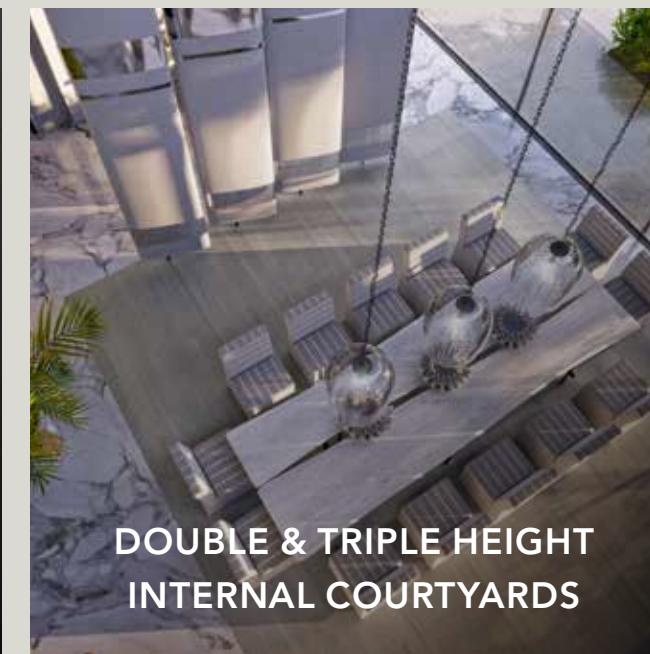
STONE CLADDED  
EXTERIOR FAÇADE



EXPANSIVE FORECOURT  
& BACKYARD



GRAND  
DOUBLE HEIGHT ENTRY



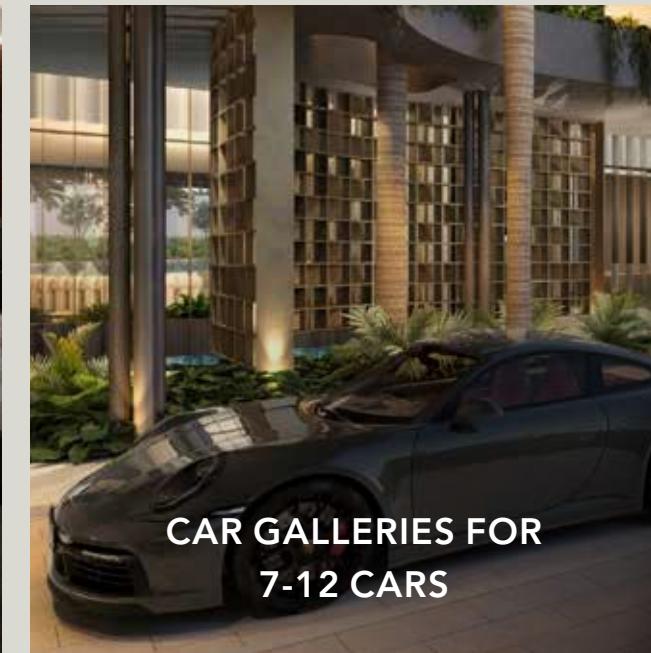
DOUBLE & TRIPLE HEIGHT  
INTERNAL COURTYARDS



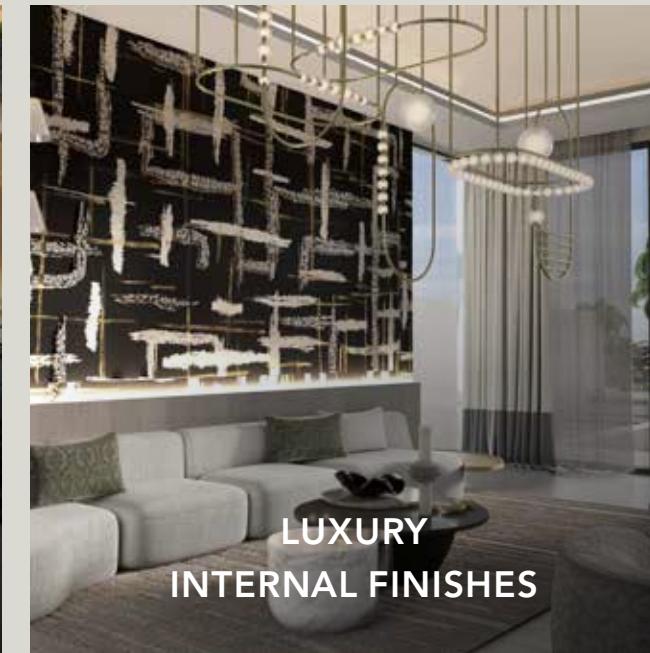
SEAMLESS INDOOR-  
OUTDOOR RELATIONSHIP



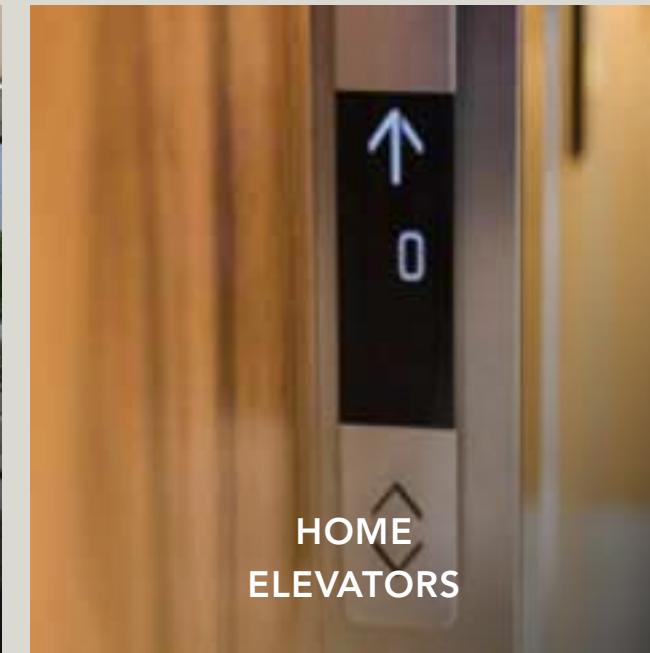
EUROPEAN KITCHENS WITH  
INTEGRATED APPLIANCES



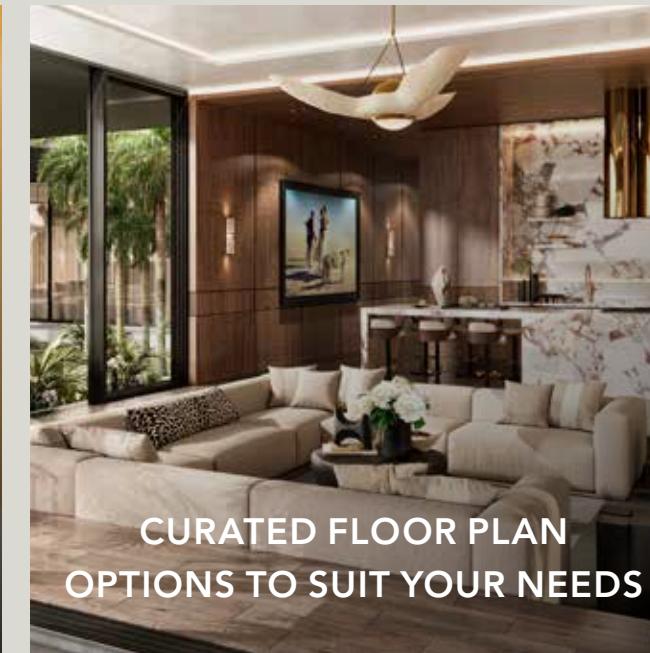
CAR GALLERIES FOR  
7-12 CARS



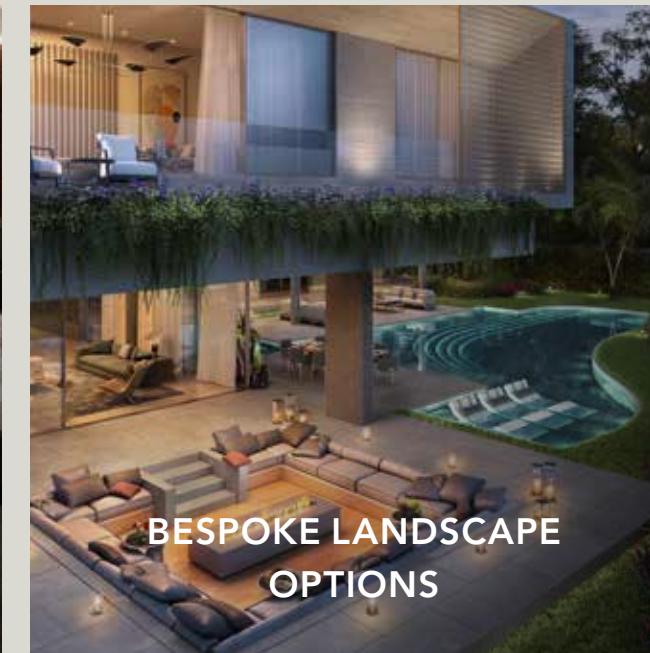
LUXURY  
INTERNAL FINISHES



HOME  
ELEVATORS



CURATED FLOOR PLAN  
OPTIONS TO SUIT YOUR NEEDS



BESPOKE LANDSCAPE  
OPTIONS

# CUSTOMERS' SELECTION JOURNEY

## EDGE ESTATES

### FAÇADE DESIGN

- Uluwato
- Majorca
- Ifaisteio

- Standard
- Extended\*

### TYPOLOGY

### LAYOUT OPTIONS

- Basement
- Ground Floor
- First Floor

- Vintage Glamour
- Monochrome

### INTERIOR DESIGN

### LANDSCAPE DESIGN

- The Nautical
- The Serene

## SHORE ESTATES

### FAÇADE DESIGN

- Uluwato
- Majorca
- Ifaisteio

- First Floor

### LAYOUT OPTIONS

- Eclectic
- Serenity

### INTERIOR DESIGN

### LANDSCAPE DESIGN

- The Nautical
- The Serene



# THE LUXURY OF FREEDOM

---

## EXTERIOR OPTIONS

A curated variety of material palettes inspired by the world's premier luxury resorts allow you to curate the look of your home in line with your aesthetic preferences.

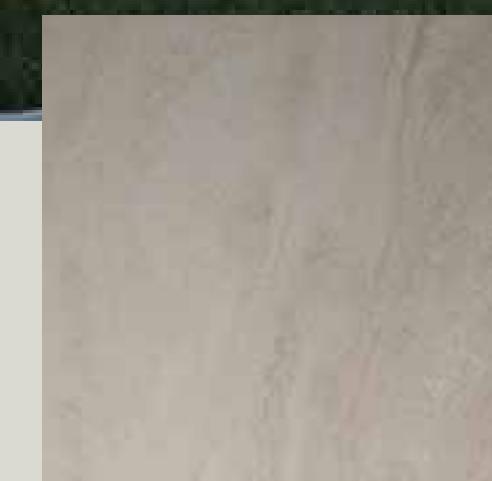


EXTERIOR OPTION 1

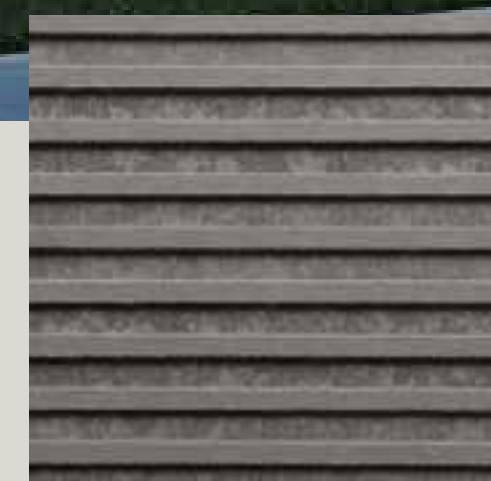
# ULUWATU



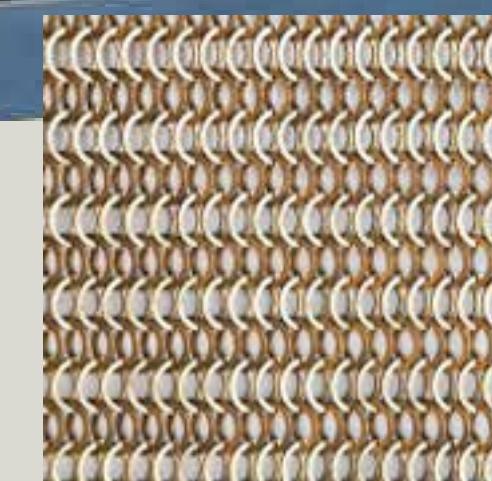
WALL STONE



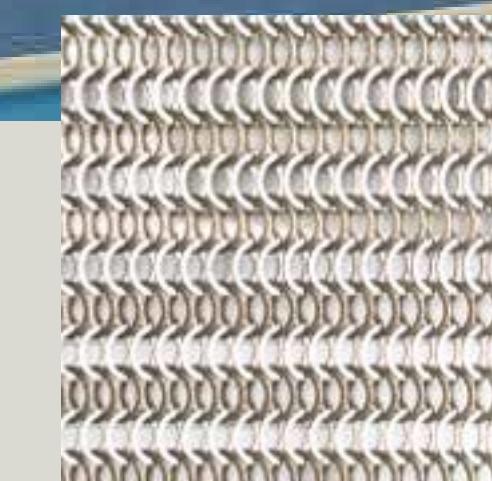
EXTERNAL FLOOR STONE



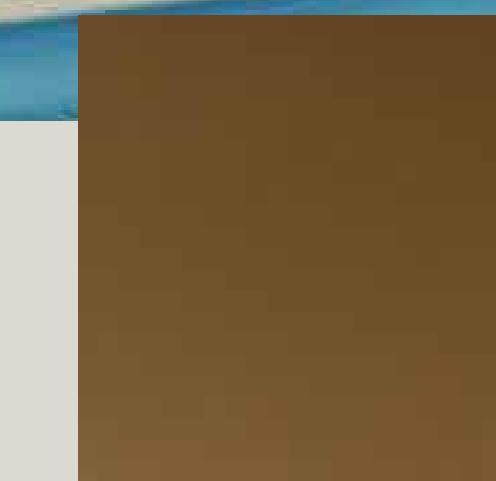
ACCENT



MESH



MESH-2



ACCENT METAL

With this pristine mix of soft and subtle hues, your estate reverberates a sense of warmth that's inviting and soothing at the same time.



EXTERIOR OPTION 2

# MAJORCA



WALL STONE



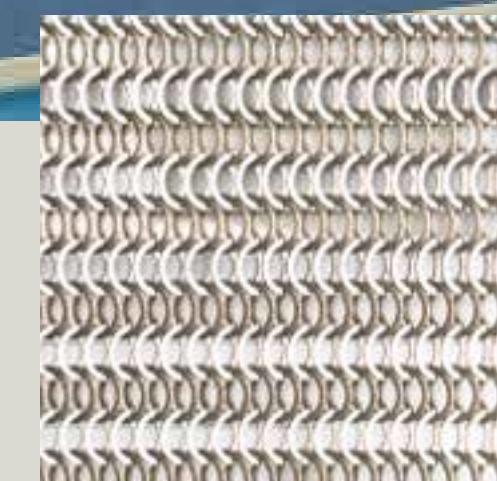
EXTERNAL FLOOR STONE



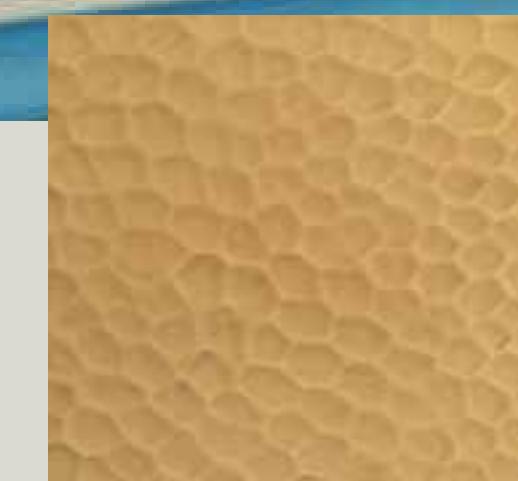
ACCENT



MESH



MESH-2



HAMMERED BRASS

A juxtaposition of different textures that blend in seamlessly to make your home an iconic and bespoke estate that invites your guests indoors to discover this hidden gem.



### EXTERIOR OPTION 3

# IFAISTEIO

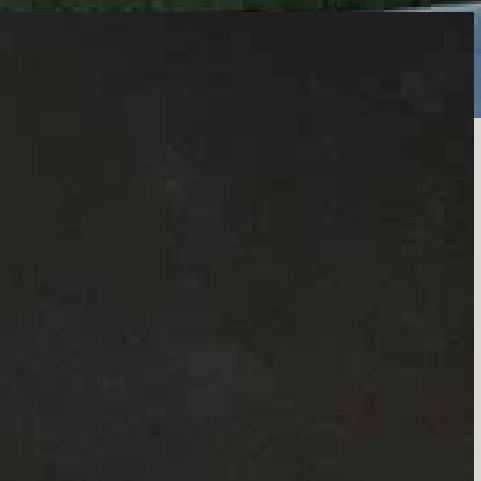
The use of warm and textured materials gives your estate an allure and state of grandeur that elevates your home to make it your own.



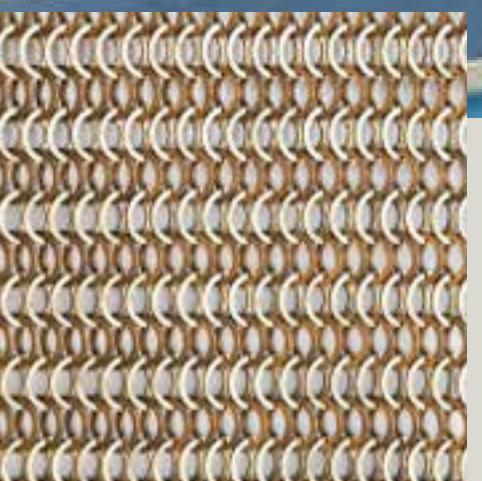
WALL STONE



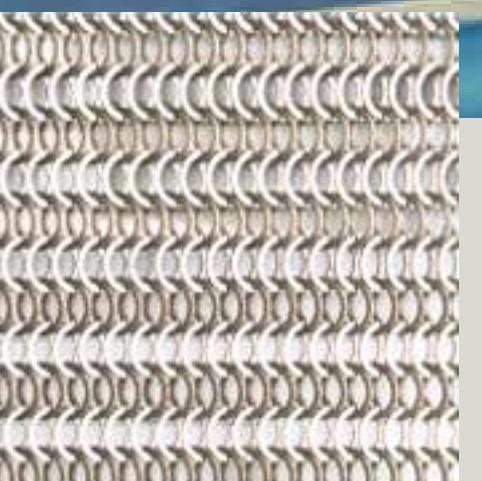
EXTERNAL FLOOR STONE



METAL PROFILE



MESH



MESH-2



ACCENT METAL



# A WONDER OF CRAFTSMANSHIP

---

EXCEPTIONAL HOMES FOR AN ELEVATED  
ISLAND RESORT EXPERIENCE

Provident.



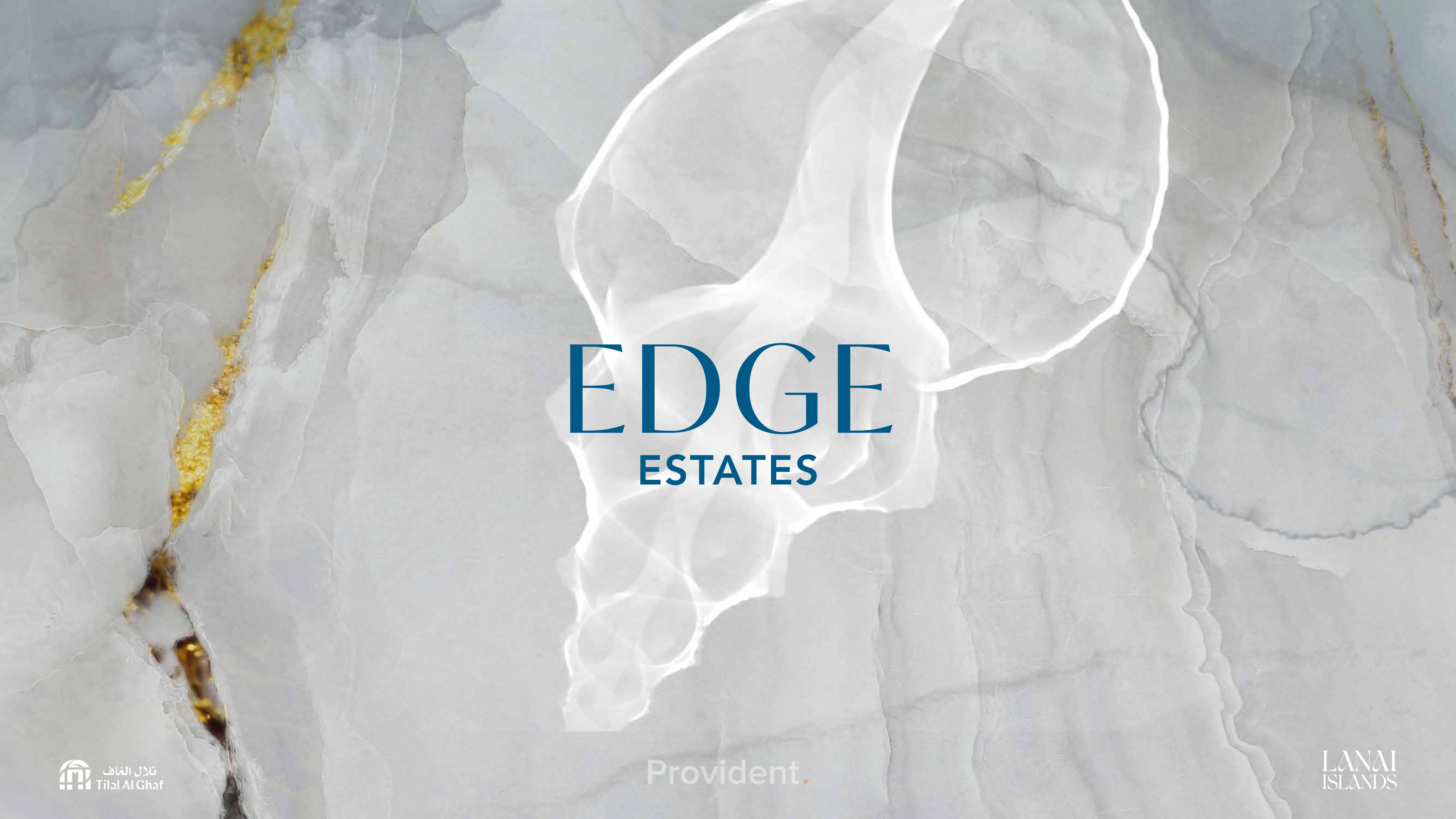
Lanai Islands' estates are crafted to exceed expectations with two unique designs

---

# EDGE & SHORE

---

both of which take inspiration from the surrounding waters and local landscape to celebrate the organic beauty of the natural world.



# EDGE ESTATES

Provident.

Ifaisteio



Majorca



Uluwato



Provident.



Provident

EDGE / Exterior



Provident.

EDGE / Exterior



Provident.

EDGE / Exterior



Provident.

EDGE / Exterior



Provident.

EDGE / Exterior



Provident.

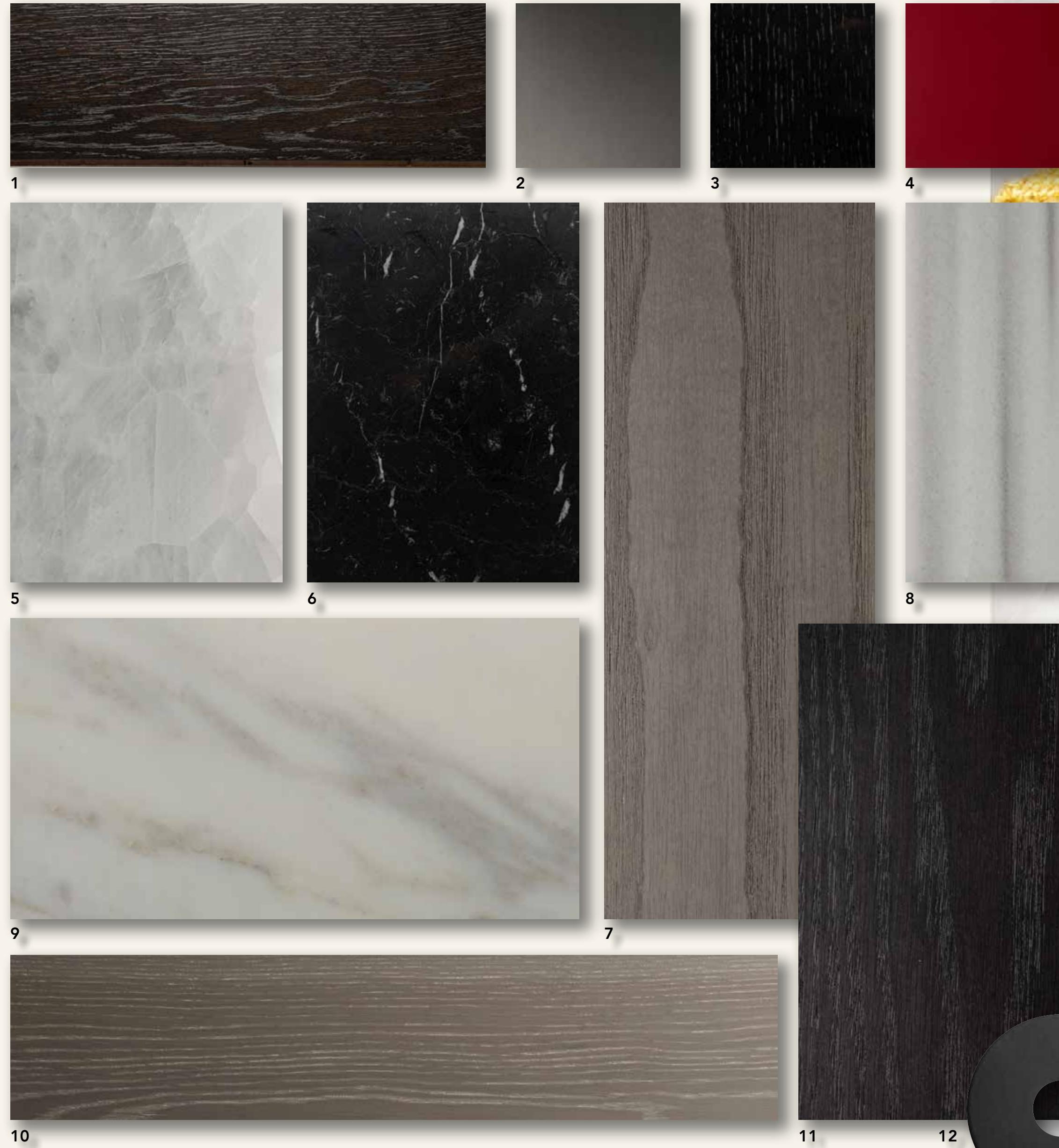
EDGE ESTATES

# TAILORED INTERIORS

Select between two distinctive  
interior designs to express  
your individuality.



LANAI  
ISLANDS



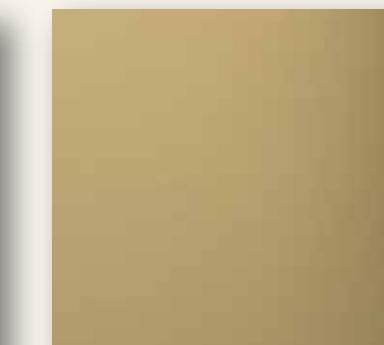
## EDGE ESTATES | INTERIOR OPTION 1

# Monochrome

- 1 . Living Room Parquet Flooring
- 2 . Accent Metal
- 3 . Accent Joinery
- 4 . Accent Joinery 2
- 5 . Master Bathroom Marble
- 6 . General Floor
- 7 . Joinery Veneer
- 8 . Spa Marble
- 9 . Show Kitchen Stone
- 10 . Bedroom Parquet Flooring
- 11 . Kitchen Shutters Veneer
- 12 . Joinery Metal



1



2



3



4



5



6



7



8



9



10

EDGE ESTATES | INTERIOR OPTION 2

# Vintage Glamour

- 1 . Parquet Flooring
- 2 . Accent Metal
- 3 . Accent Joinery
- 4 . Accent Joinery 2
- 5 . Master Bathroom Marble
- 6 . General Floor
- 7 . Show Kitchen Stone
- 8 . Joinery Veneer
- 9 . Spa Marble
- 10 . Joinery Metal

Provided  
Provided



Provident.

INTERIOR OPTION / Monochrome



Provident.

INTERIOR OPTION / Vintage Glamour



Provident.

INTERIOR OPTION / Monochrome



Provident.

INTERIOR OPTION / Vintage Glamour



Provident

INTERIOR OPTION / Monochrome



Provident.

INTERIOR OPTION / Vintage Glamour



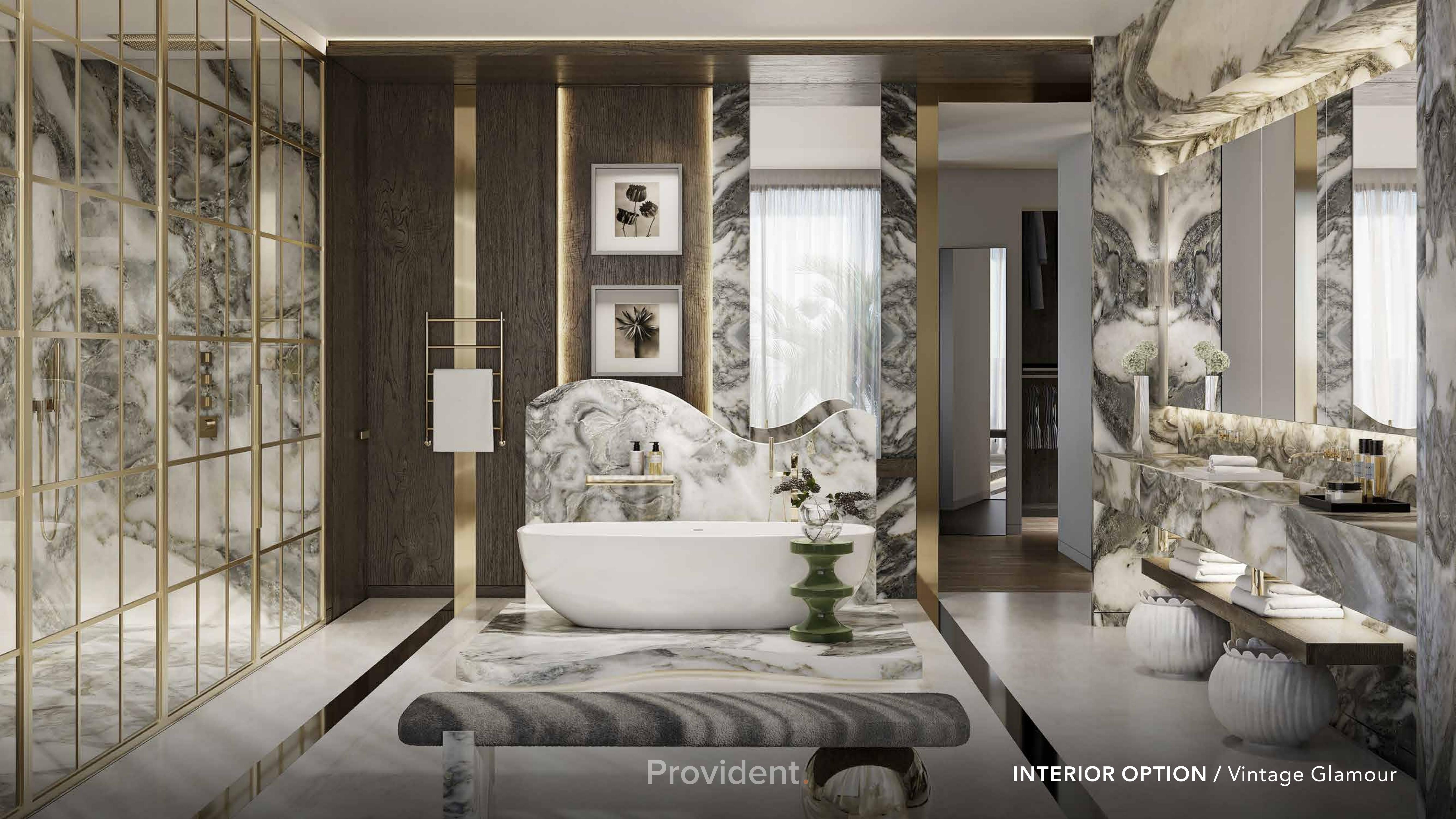
Provident.

INTERIOR OPTION / Monochrome



Provident.

INTERIOR OPTION / Vintage Glamour



Provident.

INTERIOR OPTION / Vintage Glamour



EDGE ESTATES

---

# FLOOR PLANS

---

# EDGE FLOOR PLAN

## 8 BEDROOM

### BASEMENT

1,485 sqm / 15,989 sqft



### GROUND FLOOR

552.22 sqm / 5,944 sqft



### FIRST FLOOR

736 sqm / 7,923 sqft



### ROOF

33 sqm / 357 sqft



Internal Area	2,287 sqm / 24,612 sqft
Balcony / Terrace	28 sqm / 300 sqft
Garage	492 sqm / 5,300 sqft
<b>Total Area</b>	<b>2,807 sqm / 30,213 sqft</b>

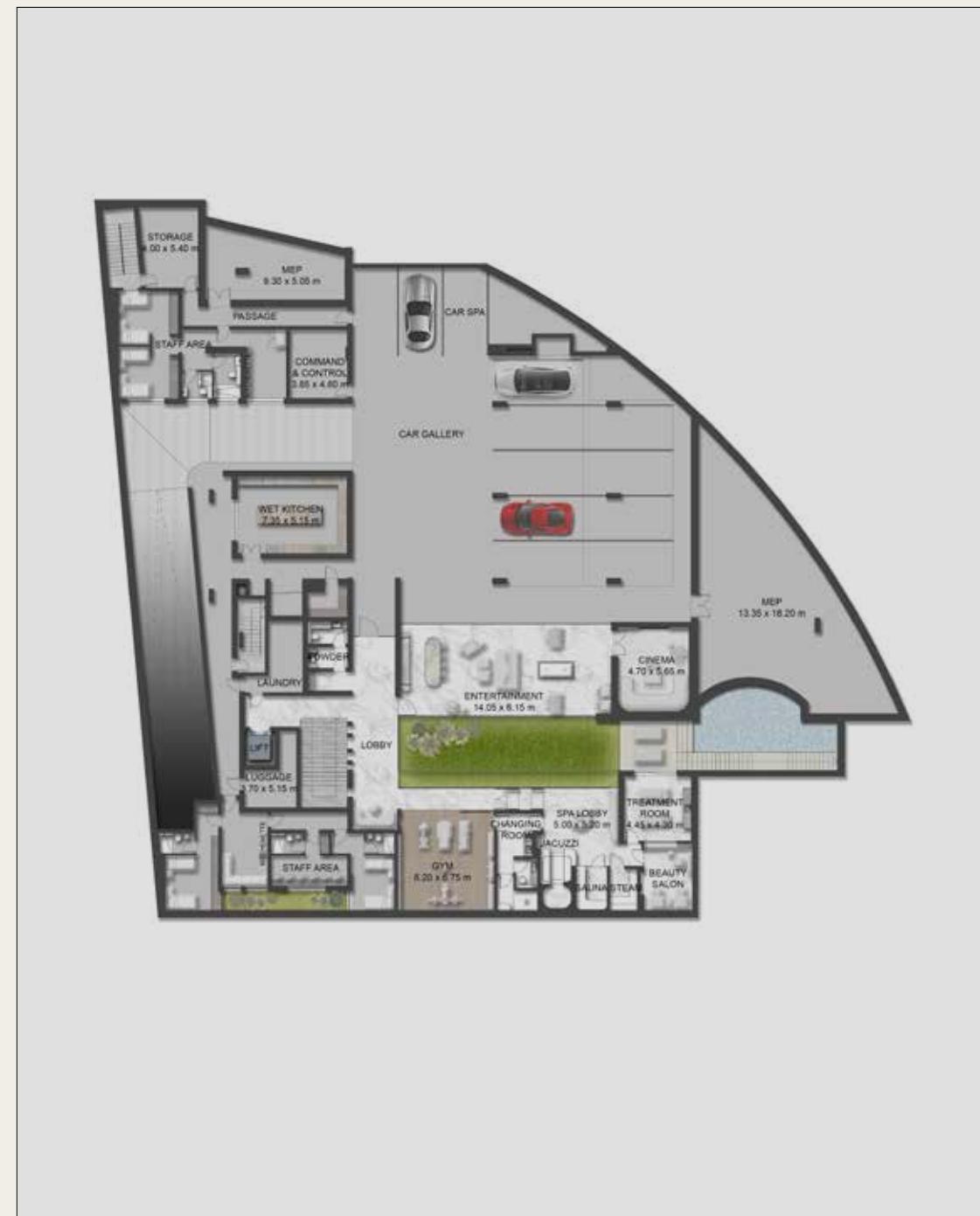
# EDGE FLOOR PLAN

## 8 BEDROOM - EXTENDED LIVING

Internal Area	2,335 sqm / 25,138 sqft
Balcony / Terrace	28 sqm / 300 sqft
Garage	492 sqm / 5,300 sqft
<b>Total Area</b>	<b>2,856 sqm / 30,738 sqft</b>

# BASEMENT

1,485 sqm / 15,989 sqft



# GROUND FLOOR

601.03 sqm / 6,469 sqft



# FIRST FLOOR

736 sqm / 7,923 sqft



# ROOF

33 sqm / 357 sqft



# CUSTOMIZATIONS

## GROUND FLOOR

### EXECUTIVE OFFICE



A fully equipped office suite to facilitate the ultimate work-from-home experience.

### GUEST HOUSE



A separate hotel-style suite for guests who value their privacy.

### PRIVATE LOUNGE



Entertain in style in a private lounge designed for intimate gatherings.

### FITNESS HUB



Nurture your body and soul in a self-contained home gym complete with yoga studio.

# CUSTOMIZATIONS

## FIRST FLOOR

### MEGA MASTER



Luxury living at its finest beckons with an ultra-spacious master suite that opens out onto a terrace overlooking the Lagoon and superb views.

### SUPER MASTER



Opt for this suite with an ample walk-in closet, and get dressed in style everyday. With its own bathroom, this is the perfect place for a private beauty retreat.

### DOUBLE MASTER



A generously sized master suite comprising a bedroom with many features such as a freestanding bathtub, his and hers walk-in closets and much more.

### CHILLOUT ZONE

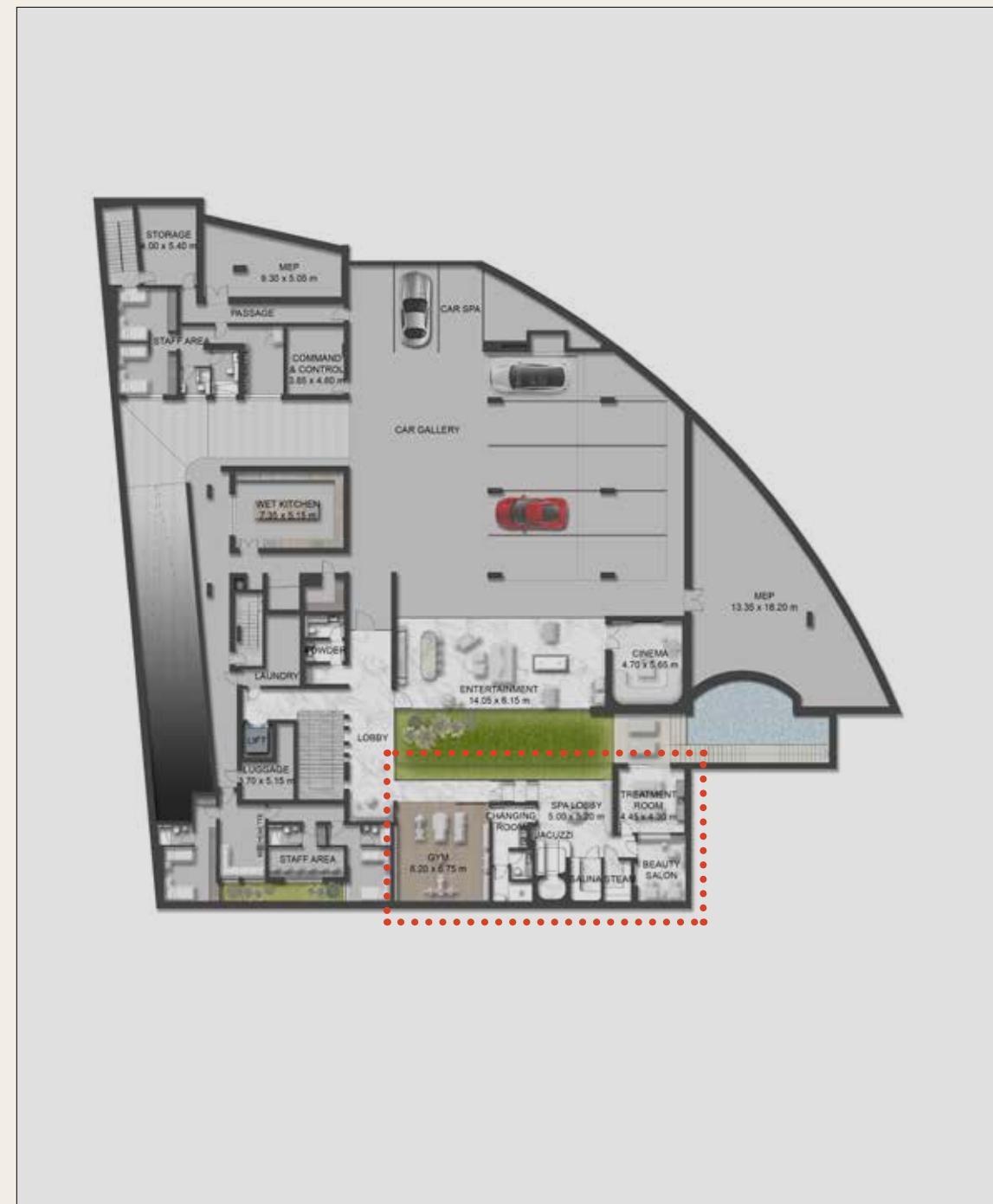


A generous self-contained space dedicated for relaxing and intimate gatherings with friends and family, chilling in front of the TV.

# CUSTOMIZATIONS

## BASEMENT

# SOLUS RETREAT



An elegant entertainment zone  
with a private cinema suite.

# MEGA SPA



Indulge in the pursuit of wellness  
with a luxurious home spa.

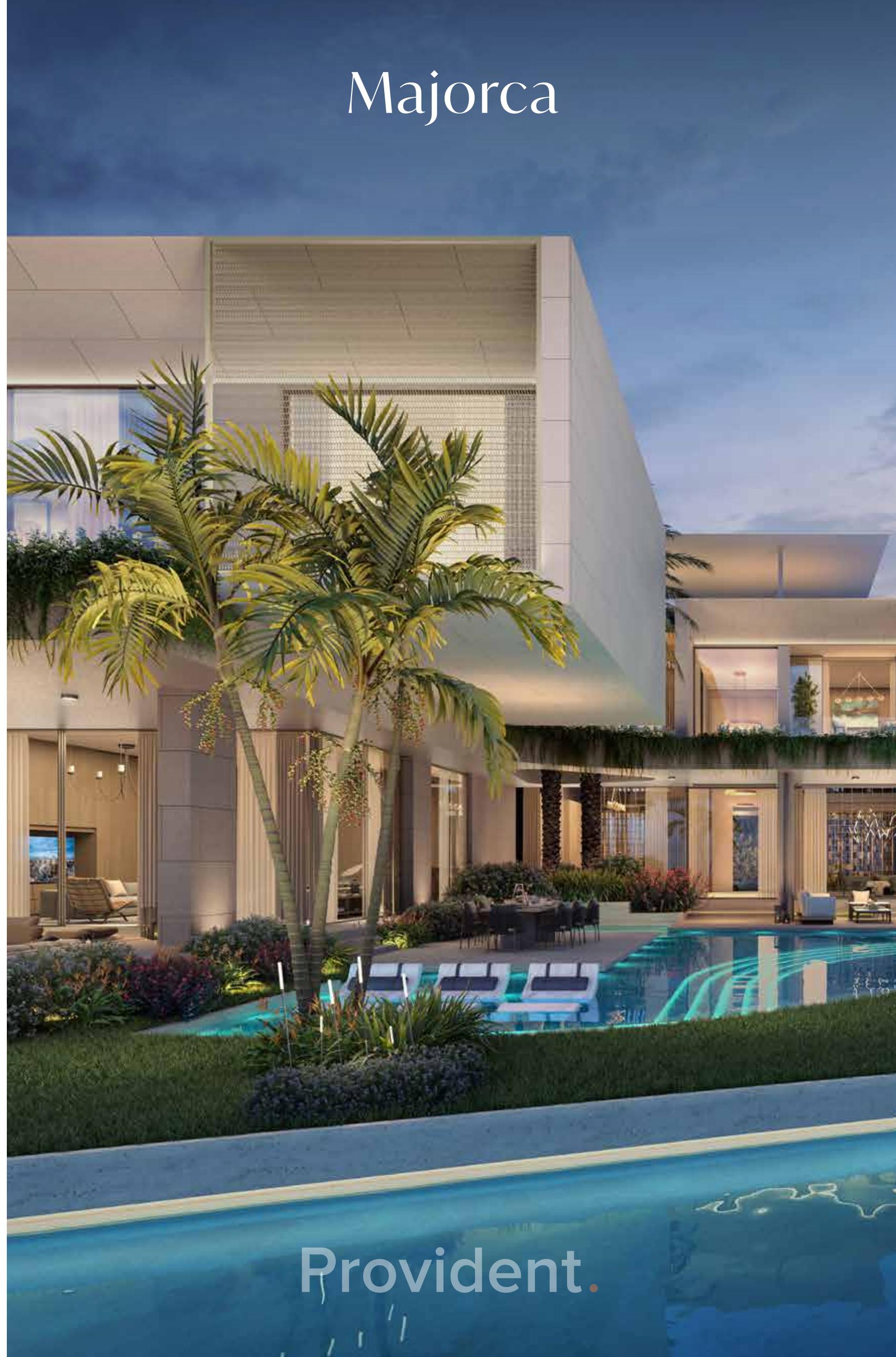


# SHORE ESTATES

Ifaisteio



Majorca



Uluwato



Provident.



Provident

SHORE / Exterior



Provident.

SHORE / Exterior



Provident.

SHORE / Exterior



Provident.

SHORE / Exterior



SHORE ESTATES

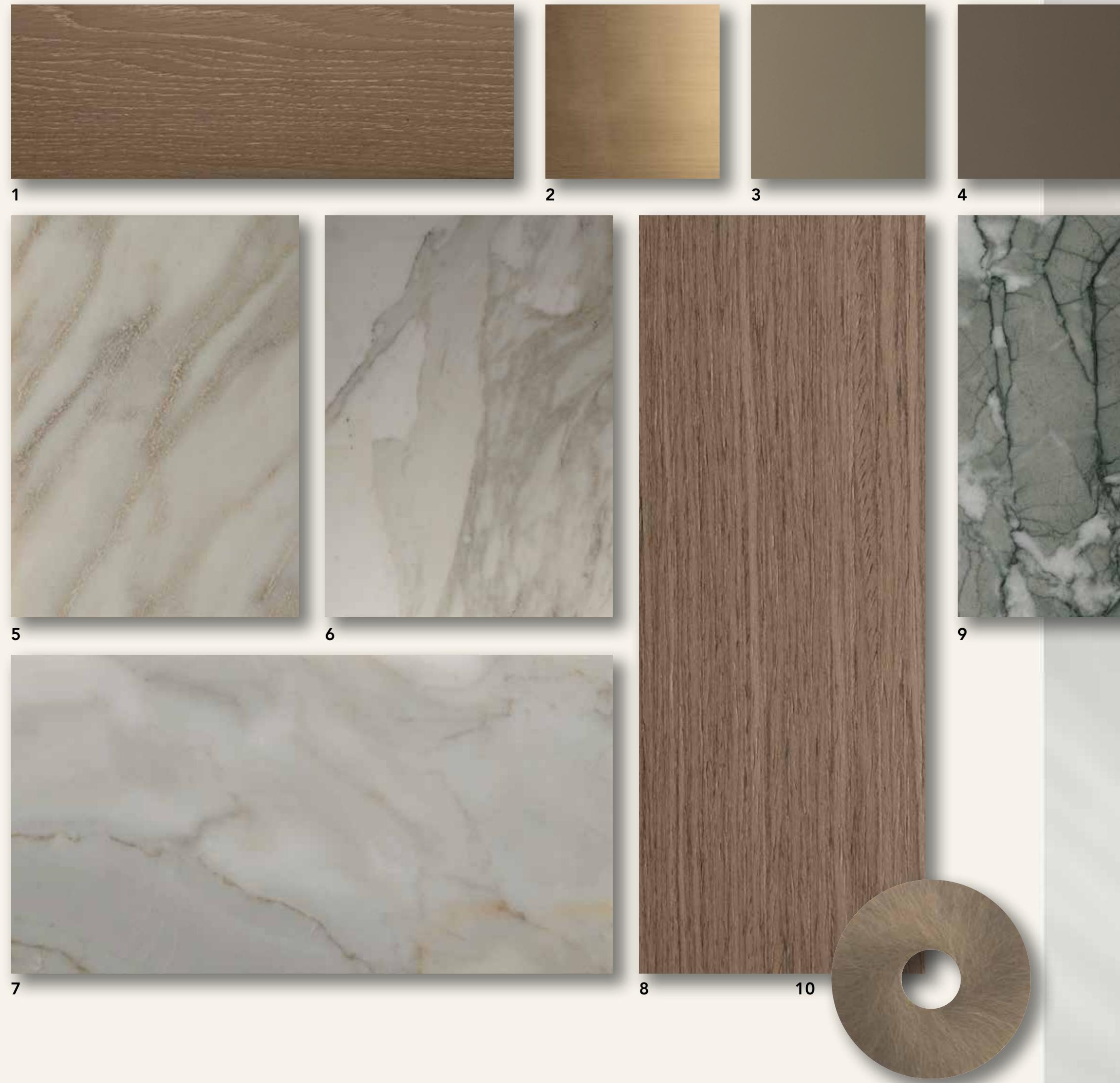
---

# TAILORED INTERIORS

---

Choose between two distinctive  
interior designs with finishes that  
are as unique as you.

Provident.



SHORE ESTATES | INTERIOR OPTION 1

# Eclectic

- 1 . Parquet Flooring
- 2 . Accent Metal
- 3 . Accent Joinery
- 4 . Accent Joinery 2
- 5 . Master Bathroom Marble
- 6 . General Floor
- 7 . Show Kitchen Stone
- 8 . Joinery Veneer
- 9 . Spa Marble
- 10 . Joinery Metal

Provident.



SHORE ESTATES | INTERIOR OPTION 2

# Serenity

- 1 . Parquet Flooring
- 2 . Accent Metal
- 3 . Accent Joinery
- 4 . Accent Joinery 2
- 5 . Master Bathroom Marble
- 6 . General Floor
- 7 . Show Kitchen Stone
- 8 . Joinery Veneer
- 9 . Spa Marble
- 10 . Kitchen Shutters Veneer
- 11 . Joinery Metal



Provident.

INTERIOR OPTION / Eclectic



Provident

INTERIOR OPTION / Serenity



Provident.

INTERIOR OPTION / Eclectic



Provident

INTERIOR OPTION / Serenity



Provident.

INTERIOR OPTION / Eclectic



Provident.

INTERIOR OPTION / Serenity



Provident.

INTERIOR OPTION / Eclectic



Provident.

INTERIOR OPTION / Serenity



SHORE ESTATES

---

# FLOOR PLANS

---

# SHORE FLOOR PLAN

## 7 BEDROOM

### BASEMENT

965 sqm / 10,388 sqft



### GROUND FLOOR

525.5 sqm / 5,656 sqft



### FIRST FLOOR

666 sqm / 7,172 sqft



### ROOF

41 sqm / 436 sqft



Internal Area

1,751 sqm / 18,843 sqft

Balcony / Terrace

69 sqm / 746 sqft

Garage

378 sqm / 4,063 sqft

Total Area

2,197 sqm / 23,652 sqft

# CUSTOMIZATIONS

## FIRST FLOOR

### MEGA MASTER



Luxury living at its finest beckons with an ultra-spacious master suite that opens out onto a terrace overlooking the Lagoon and superb views.

### SUPER MASTER



Opt for this suite with an ample walk-in closet, and get dressed in style everyday. With its own bathroom, this is the perfect place for a private beauty retreat.

### DOUBLE MASTER



A generously sized master suite comprising a bedroom with many features such as a freestanding bathtub, his and hers walk-in closets and much more.

### CHILLOUT ZONE



A generous self-contained space dedicated for relaxing and intimate gatherings with friends and family, chilling in front of the TV.



# PRISTINE LANDSCAPE DESIGN



# THE NAUTICAL

Escape to your own private island of secluded luxury with your own spa pool surrounded by nature's finest greenery facing the majestic azure waters of a private Lagoon.

Provident



# THE SERENE

Provident.

Be an esteemed host with this refined estate made to greet all your guests and give them their own privacy and the right entertainment by the pool with 180-degree lagoon views and bountiful greenery.



# LANAI ISLANDS

---

SIGNATURE LIVING  
BY MAJID AL FUTTAIM

Provident.

Provident

# Provident.

## A Tradition of Trust



+971 56 604 5684



info@providentestate.com



www.providentestate.com



Office #1802, 18th Floor, Marina Plaza, Dubai Marina,  
Dubai, UAE

Provident Estate, founded in 2008, is a pioneer in the region's real estate sector. With a stronghold of 200+ workers and counting, we are at the forefront of the industry as the most trusted real estate agency and rank among the top-10 agencies for the world's most reputable developer.

With a 360° real estate solution approach, we have repeatedly demonstrated that we understand our clients' needs the best and always provide outcomes that meet their objectives. We prioritize them and attempt to address their issues using innovative and digital solutions. Our ultimate objective is to develop long-term partnerships with our clients.



Brought to you by

