



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-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 bag. They are walking on a grassy area with a lake in the background. The scene is set during the golden hour, with warm lighting. The background features a line of trees and a hillside.

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 multi-industry business portfolio spanning multiple sectors and more than 50 operating subsidiaries

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

ABOUT

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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

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.





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

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 Twin Villas and Townhouses boast the finest living, bedroom and bathrooms, complimented with a sky lounge, family lounge and backyard overlooking the greens.



An aerial photograph of a golf course during the golden hour. A stream flows through the center of the course, bordered by rocks. A large green is visible in the foreground with a white flag. The sky is a mix of blue and orange, and trees line the background.

THE LOCATION

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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.



TERRA
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

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A photograph of a modern building at dusk. The building features large glass windows and a balcony with a glass railing. Inside the building, a modern interior is visible, including a circular light fixture and a potted plant on the balcony. A large palm tree is in the foreground on the left side of the image. The sky is a deep blue, suggesting twilight.

THE ARCHITECTURE PHILOSOPHY

Our architectural philosophy is rooted in the principles of modernist minimalism, creating a harmonious 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 provide unobstructed views of the verdant landscape, blurring the boundaries between indoor and outdoor living. Private terraces and balconies become extensions of 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 renders are employed to create a sense of timelessness. The use of these materials not only 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 bunker with light brown sand. The bunker is bordered by a narrow strip of green grass. To the right of the hole is a dark, winding water hazard. The surrounding area is lush green grass, and there are some trees visible in the upper right corner. The lighting is bright, creating strong shadows and highlights on the grass and sand.

THE COLLECTION

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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



P X A R

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



KITCHEN AND DINING



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 large, vibrant green fairway. To the left of the hole is a large, irregularly shaped sand bunker. The surrounding area is lush with green grass and trees, with a dark path or stream visible on the left side. The lighting is bright, creating strong shadows and highlights on the grass.

THE AMENITIES

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A COLLECTION OF PRIME AND DELUXE AMENITIES



Private gym



Home cinema



Modern home elevator



Private pool & jacuzzi

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**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 several sand traps of varying shapes and sizes. A few golfers are visible on the green, and a paved path leads to the island 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



THANK YOU

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