TERRA

GOLF COLLECTION

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



E R R A 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 XAR

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.

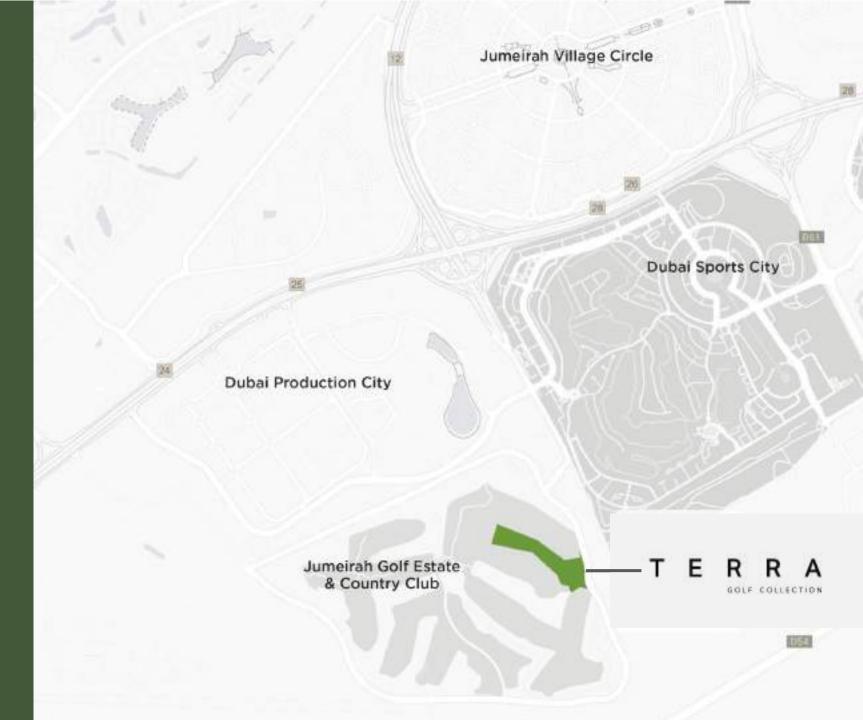
THE LOCATION

T E R R A

GOLF COLLECTION

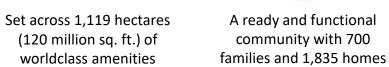
JUMEIRAH GOLF ESTATES

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.











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

and the second states and the second states and the

JUMEIRAH GOLF ESTATES

THE ARCHITECTURE PHILOSOPHY

TERRA

GOLF COLLECTION

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 tranguility of the surroundings.

MATERIAL SELECTION

In keeping with the principles of modernist minimalism, our material palette is carefully curated. Highquality, 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.

THE COLLECTION

-20 P

T E R R A

GOLF COLLECTION

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.













MASTER BEDROOM

and st







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.

















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.





KITCHEN AND DINING





MASTER BATHROOM







THE AMENITIES

-20 P

T E R R A

GOLF COLLECTION

A COLLECTION OF PRIME AND DELUXE AMENITIES



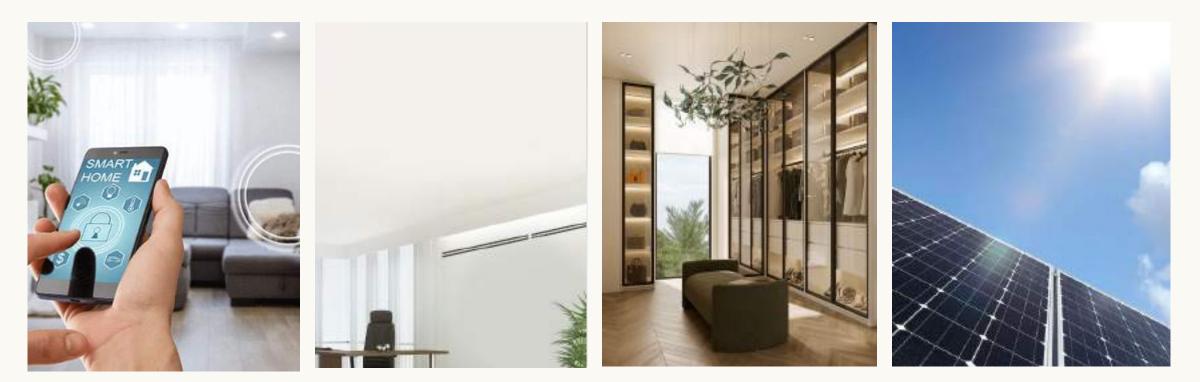
Private gym

Home cinema

Modern home elevator

Private pool & jacuzzi

A COLLECTION OF PRIME AND DELUXE AMENITIES



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

THE WELLNESS CLUB

JUMEIRAH GOLF ESTATES

GYMNASIUM



KIDS POOL

SWIMMING POOL



TENNIS COURT





Disclaimer: This publication is for illustrative purposes only. Some of the images shown in the brochure were developed with computer graphics technology (photorealistic rendering), with reference to details of the façade and elevations, common areas, private areas and interiors of the apartments, for the sole purpose of presenting a plan for future realization and/or the various, potential solutions following user realization and customization. All furniture and art are represented for marketing and rendering purposes only. For this reason, all information, descriptions and images are purely indicative and subject to change. This brochure has no contractual value and is presented as general information and is not binding on the company that owns the rights and information reported. No representation or warranty is expressly or impliedly given as to its accuracy, completeness or correctness, and this brochure should not be relied upon when making a decision to purchase. Purchasers should make their own enquiries and where applicable obtain appropriate professional advice as to their particular circumstances. Taraf reserves the right to revoke, modify, alter, add and delete any one or more of the terms and conditions outlined herein, without any notice to you. The reproduction and the partial use of texts and images is forbidden without prior written authorization. Notwithstanding anything, in no event shall Taraf, their promoters, partners/ directors, employees and/or agents be liable to you for any or all costs, damages, losses and causes of action (including but not limited to negligence), errors, injury, whether direct, indirect, consequential or incidental, suffered or incurred by you or any other person/s or due to any use and/or inability to use this brochure or information, action taken or abstained through this brochure.