

Launching Phase II
THE GOLF FACING VILLAS & TOWNHOUSES

T E R R A

GOLF COLLECTION



Terra
BY TARAF

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.

An unparalleled lifestyle AMIDST A GOLF COURSE

Views of the verdant greens on the golf course, among the most sought after villas destination in Dubai – Jumeirah Golf Estates.

Luxury Villas & Townhouses
77

Generous living spaces spanning from
4,671 to 8,034 sq. ft.

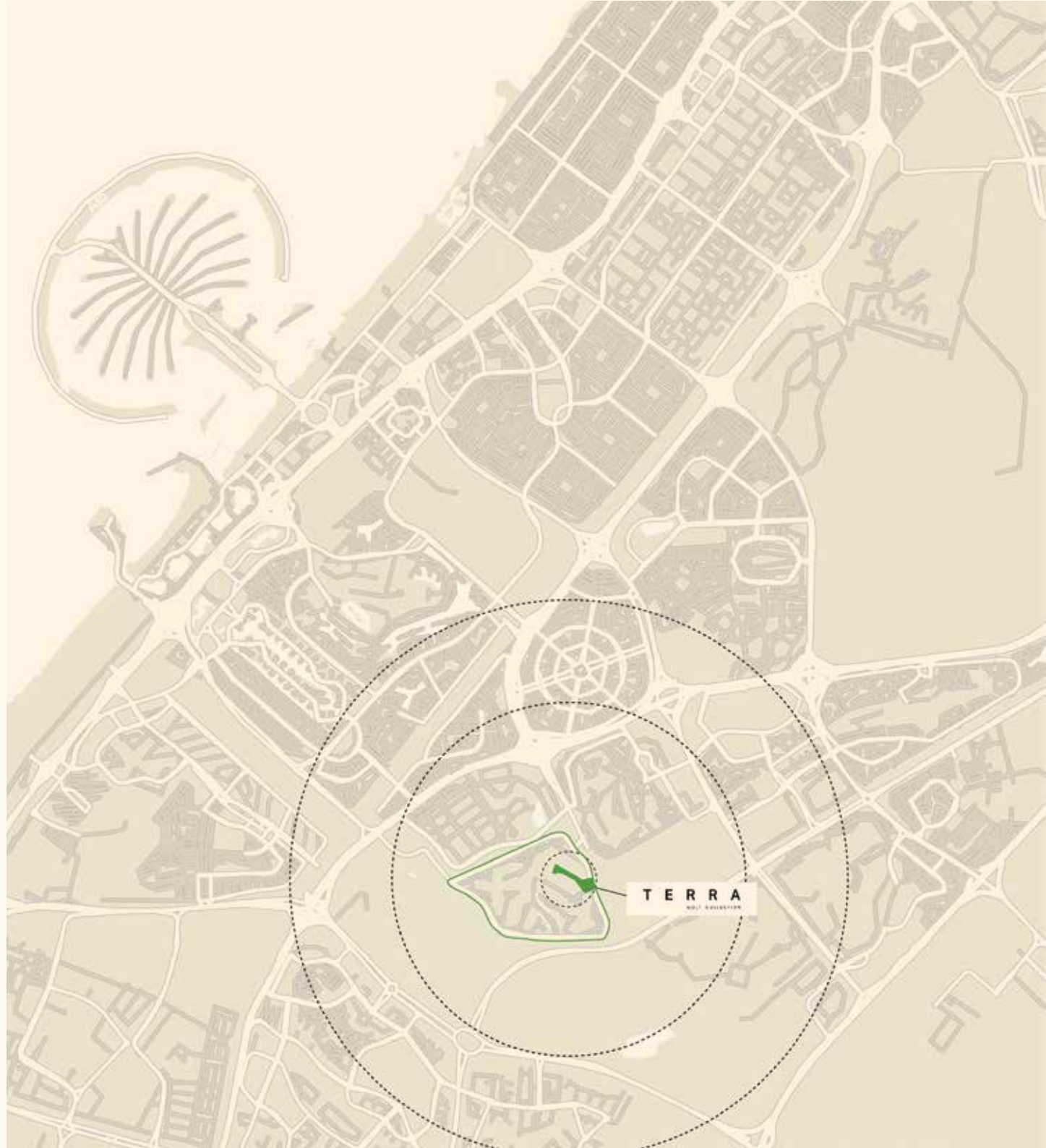
Amenities
state-of-the-art



The LOCATION

Jumeirah Golf Estates is a ready, world-class residential golf destination offering luxury homes and leisure facilities amidst two internationally acclaimed championship golf course, creating an unmatched lifestyle experience in the heart of new Dubai.

Dubai Hills Mall	19 mins
Mall of the Emirates	23 mins
Palm Jumeirah	25 mins
Burj Al Arab	25 mins
Dubai Marina	26 mins
Downtown Dubai	28 mins
Al Maktoum Intl. Airport	30 mins
DIFC	30 mins





A world-class residential GOLF DESTINATION



Set across 1,119 hectares
(120 million sq. ft.) of
world-class amenities



Home to the Middle
East's only European Tour
Performance Institute



A ready and functional
community with 700
families and 1,835 homes



An active retail and
restaurant lifestyle with
Starbucks, Spinneys, etc.

The MASTERPLAN





Launching Phase II

THE GOLF FACING STAND ALONE VILLAS



Minimalistic Elegance

Limited to only 38

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 up to 8,700 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.





DINING



KITCHEN AND DINING



BALCONY



SECOND FLOOR LIVING AREA



MASTER BEDROOM



MASTER BATHROOM



MASTER DRESSING ROOM

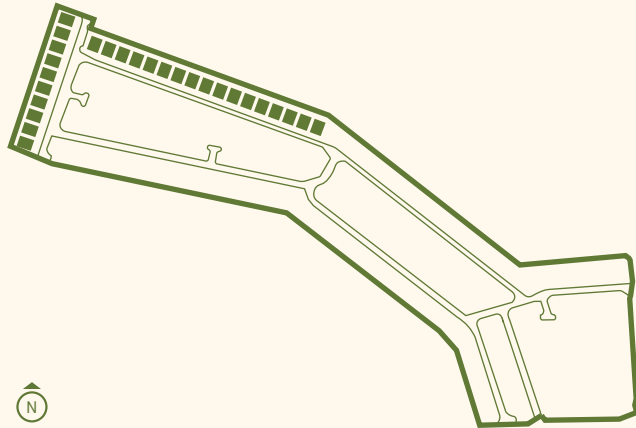


GYM

PLOT AREA RANGE 4,678-4,763 SQ. FT.
(435-443 SQ.M.)



Stand Alone Villas Type 1



VILLA TYPE 1

6 BEDROOMS

27 UNITS

SUITE AREA 7,335 SQ. FT. (681 SQ.M.)

BALCONY/TERRACES/
CARPORT AREAS 1,365 SQ. FT. (127 SQ.M.)

BASEMENT AREA 1,709 SQ. FT. (159 SQ.M.)

TOTAL AREA 8,700 SQ. FT. (808 SQ.M.)

PLOT AREA RANGE 4,678-4,763 SQ. FT.
(435-443 SQ.M.)

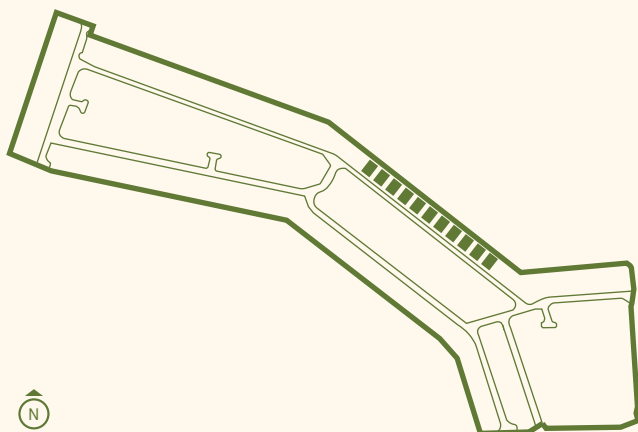


FIRST FLOOR



SECOND FLOOR

Stand Alone Villas Type 2



VILLA TYPE 2

6 BEDROOMS

11 UNITS

SUITE AREA	6,598 SQ. FT. (613 SQ.M.)
BALCONY/TERRACES/ CARPORT AREAS	1,481 SQ. FT. (138 SQ.M.)
BASEMENT AREA	1,406 SQ. FT. (131 SQ.M.)
TOTAL AREA	8,078 SQ. FT. (751 SQ.M.)
PLOT AREA RANGE	4,090 SQ. FT. (380 SQ.M.)

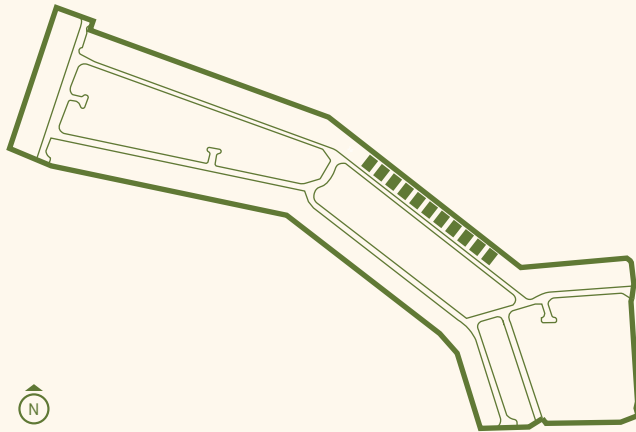


BASEMENT FLOOR



GROUND FLOOR

Stand Alone Villas Type 2



VILLA TYPE 2

6 BEDROOMS

11 UNITS

SUITE AREA 6,598 SQ. FT. (613 SQ.M.)

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PLOT AREA RANGE 4,090 SQ. FT. (380 SQ.M.)



FIRST FLOOR



SECOND FLOOR

An architectural rendering of a modern, three-story villa at dusk. The building features large glass windows and balconies, with interior lights glowing. Palm trees are visible in the background and foreground. The text "Launching Phase II" and "TWINVILLAS" is overlaid in the bottom left corner.

Launching Phase II
TWINVILLAS

A symphony of form & function

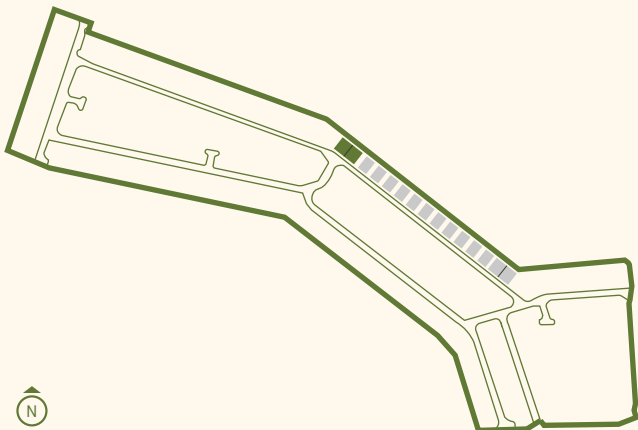
Limited to only 04

Choose from 04 Twin Villas at TERRA, each directly facing the golf course and offering living spaces ranging from 6,921 to 7,711 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.



Twin Villas

Type 3



VILLA TYPE 3	
6 BEDROOMS	
02 UNITS	
SUITE AREA	5,038 SQ. FT. (468 SQ.M.)
BALCONY/TERRACES/ CARPORT AREAS	543 SQ. FT. (50 SQ.M.)
BASEMENT AREA	1,340 SQ. FT. (124 SQ.M.)
TOTAL AREA	6,921 SQ. FT. (643 SQ.M.)
PLOT AREA RANGE	3,358-3,445 SQ. FT. (312-320 SQ.M.)



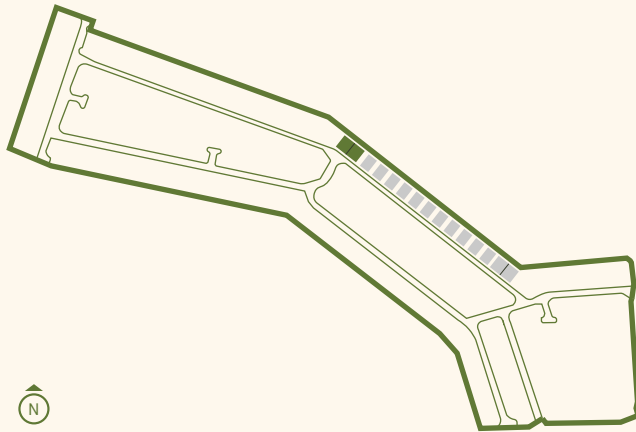
BASEMENT FLOOR



GROUND FLOOR

Twin Villas

Type 3



VILLA TYPE 3

6 BEDROOMS

02 UNITS

SUITE AREA 5,038 SQ. FT. (468 SQ.M.)

BALCONY/TERRACES/
CARPORT AREAS 543 SQ. FT. (50 SQ.M.)

BASEMENT AREA 1,340 SQ. FT. (124 SQ.M.)

TOTAL AREA 6,921 SQ. FT. (643 SQ.M.)

PLOT AREA RANGE 3,358-3,445 SQ. FT.
(312-320 SQ.M.)



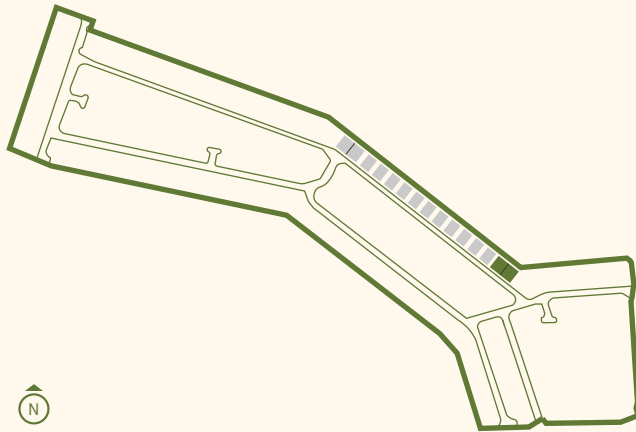
FIRST FLOOR



SECOND FLOOR

Twin Villas

Type 3



VILLA TYPE 3

6 BEDROOMS

02 UNITS

SUITE AREA 6,378 SQ. FT. (593 SQ.M.)

BALCONY/TERRACES/
CARPORT AREAS 1,333 SQ. FT. (124 SQ.M.)

BASEMENT AREA 1,340 SQ. FT. (124 SQ.M.)

TOTAL AREA 7,711 SQ. FT. (716 SQ.M.)

PLOT AREA RANGE 3,552-5,275 SQ. FT.
(330-490 SQ.M.)



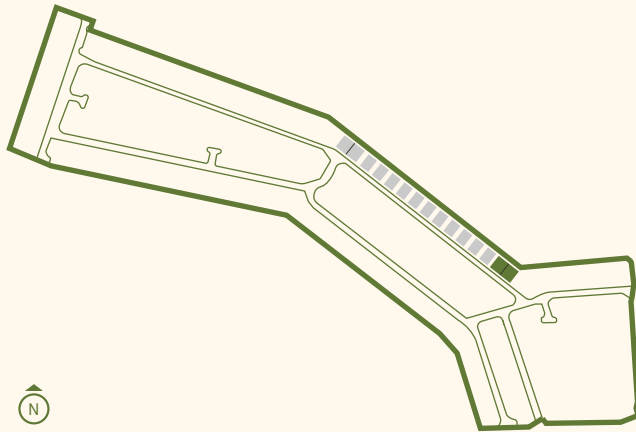
BASEMENT FLOOR



GROUND FLOOR

Twin Villas

Type 3



VILLA TYPE 3

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PLOT AREA RANGE 3,552-5,275 SQ. FT.
(330-490 SQ.M.)



FIRST FLOOR



SECOND FLOOR



Launching Phase II

THE GOLF FACING TOWNHOUSES

Functional SPACES

Limited to only 11

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 golf course.

Spanning 4773-4836 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.





GROUND FLOOR LIVING AREA



KITCHEN AND DINING



MASTER BATHROOM



MASTER BEDROOM



SECOND BEDROOM



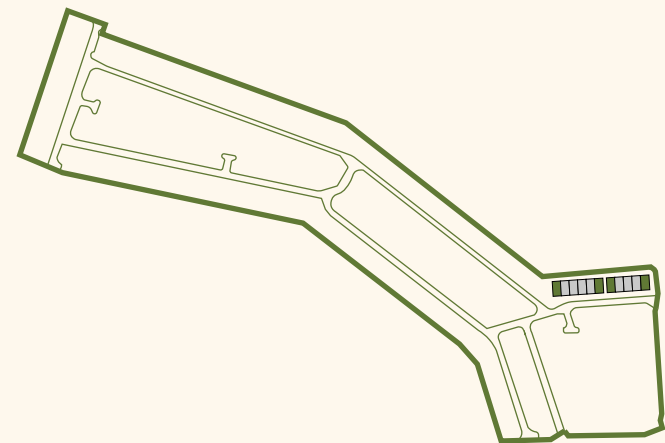
SECOND FLOOR LIVING AREA



BACKYARD

Townhouse

CORNER UNITS



TOWNHOUSE - TYPE TH-P05	
6 BEDROOMS	
04 UNITS	
SUITE AREA	4,162 SQ. FT. (387 SQ.M.)
BALCONY/TERRACES/ CARPORT AREAS	674 SQ. FT. (63 SQ.M.)
TOTAL AREA	4,836 SQ. FT. (450 SQ.M.)
PLOT AREA RANGE	3,149 SQ. FT.(293 SQ.M.) - 3,687 SQ. FT. (343 SQ.M.)



GROUND FLOOR



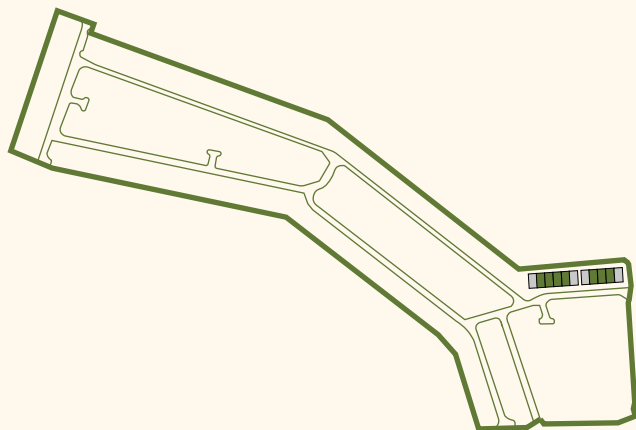
FIRST FLOOR



SECOND FLOOR

Townhouse

MIDDLE UNITS



TOWNHOUSE - TYPE TH-P05

6 BEDROOMS

07 UNITS

SUITE AREA 4,116 SQ. FT. (382 SQ.M.)

BALCONY/TERRACES/
CARPORT AREAS 658 SQ. FT. (61 SQ.M.)

TOTAL AREA 4,773 SQ. FT. (443 SQ.M.)

PLOT AREA RANGE 2,439 SQ. FT. (227 SQ.M.)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

A development by

T A R A F

A YAS HOLDING COMPANY

Boutique brilliance from the house of

YAS HOLDING
ياس القابضة

20
YEARS OF EXISTENCE

YAS HOLDING
ياس القابضة

Yas Holding is a leading multi-industry investment and holding company, dedicated to identifying and incubating promising opportunities in a wide range of sectors.

Based in the UAE, we operate a dynamic portfolio of investments and business ventures, defined by their potential for growth and innovation. From healthcare to aviation, technology, and real estate, we are at the forefront of our industries. Through our diverse investments and operations, we aim to deliver sustainable value for all our stakeholders and make a positive impact on the communities we serve.

Projects Across UAE



DUBAI

LUCE | KARL LAGERFELD | TERRA |
CELLO | TERRAZZO

ABU DHABI

W RESIDENCES | SOLEA



Powered by Yas Holding, a major UAE conglomerate focused on sustainable growth and innovation.

Design-led, high quality luxury real estate, spanning Dubai and Abu Dhabi, delivering exclusivity & style.

Five premium developments launched since 2023, with early completion from Q2 2026.

Boutique scale means selectivity: neighborhoods like Palm Jumeirah, Yas Bay, Jumeirah, Meydan — each project is ultra-limited in scale.

All projects sold out swiftly, reflecting rapid uptake by investment-savvy buyers.

Seamless international service, offering full support from purchase and customization to handover and aftercare.

T E R R A

GOLF COLLECTION

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