



T E R R A

GOLF COLLECTION

A man and a woman are walking on a golf course. The woman is in the foreground, wearing a dark polo shirt, light blue trousers, a pink cap, and sunglasses. The man is slightly behind her, wearing a dark polo shirt, light blue trousers, a white cap, and a golf glove. They are walking on a green 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. There are also some decorative white lines and circles on the image.

LUXURY

HAS A NEW SWING

A close-up photograph of a golf club head, likely a driver, resting on a green grassy surface. A white golf ball is positioned on a wooden tee in front of the club head. The background is a soft, out-of-focus green field under a hazy sky. The overall lighting is warm and golden, suggesting late afternoon or early morning.

TERRA BY TARAF

A YAS HOLDING DEVELOPMENT

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

THE MASTERPLAN

T E R R A

GOLF COLLECTION

MASTER PLAN



Typology	Units
Villa (Type 1)	10
Twin Villa (Type 2)	24
Twin Villa (Type 3)	18
Twin Villa (Type 4)	8
Townhouses (TH-P02)	12
Townhouses (TH-P03)	4
Townhouses (TH-P04)	8
Total Units	84

An aerial photograph of a golf course green. The green is a vibrant green, surrounded by several large, irregular sand traps that appear as light brown patches. A dark, winding water hazard is visible on the left side of the frame. The green is bordered by dense, lush green trees on the right and top edges. A small, dark shadow of a person is cast onto the green near the center.

THE COLLECTION

T E R R A
GOLF COLLECTION



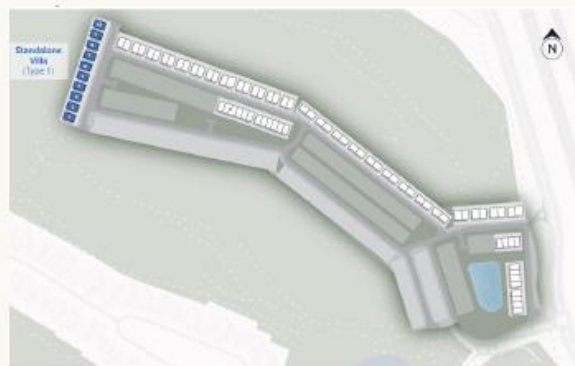
STAND ALONE VILLAS

Limited to only 10



STAND ALONE VILLAS

VILLA TYPE 1 **SIX (6) BEDROOMS**
 TOTAL AREA 8,034 SQ.FT (746.3 SQ. MT.)
 PLOT AREA RANGE 4,549.6 - 4,563.8 SQ.FT.
 (422.6 - 423.9 SQ.MT.)



BASEMENT FLOOR PLAN

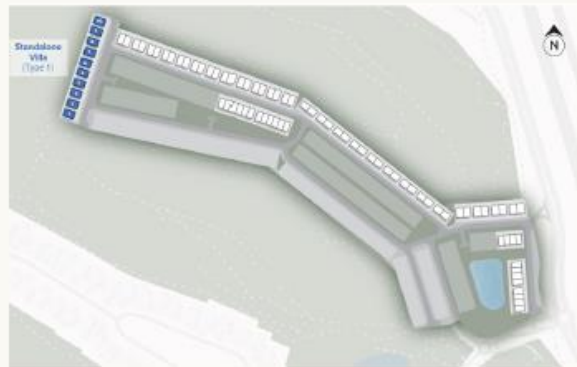


GROUND FLOOR PLAN

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FIRST FLOOR PLAN



SECOND FLOOR PLAN

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TWIN VILLAS

Limited to only 50



TWINVILLAS

TYPE 2

TOTAL AREA

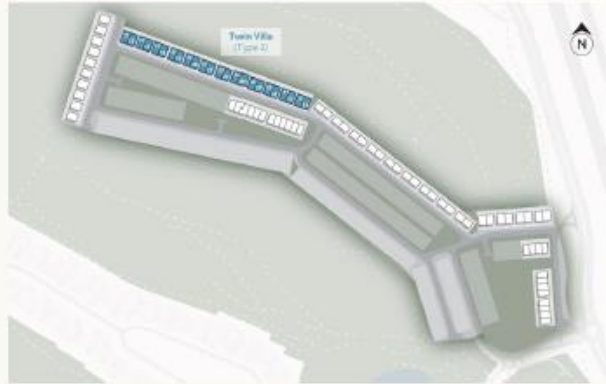
PLOT AREA RANGE

SIX (6) BEDROOMS

6,433.6 SQ.FT. (597.7 SQ.MT.)

3,315.8 - 3,373.0 SQ.FT.

(308.0 - 313.3 SQ.MT.)



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

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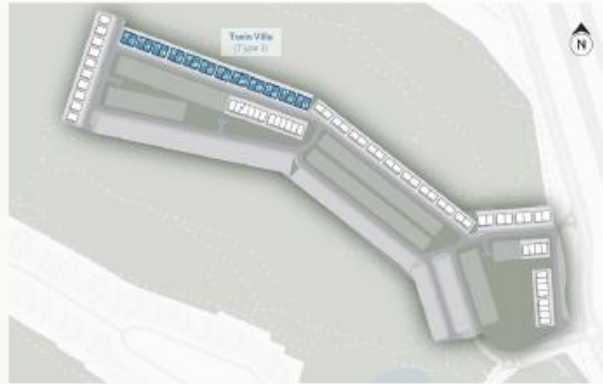
TWINVILLAS

TYPE 2

TOTAL AREA
PLOT AREA RANGE

SIX (6) BEDROOMS

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3,315.8 - 3,373.0 SQ.FT.
(308.0 - 313.3 SQ.MT.)



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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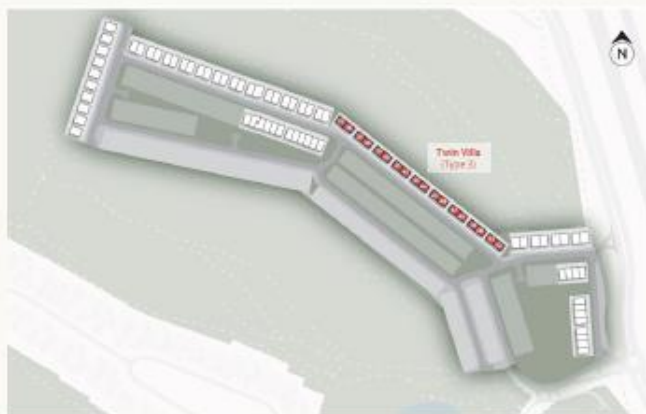
TWINVILLAS

TYPE 3

SIX (6) BEDROOMS

TOTAL AREA 6,921.4 SQ.FT. (643.0 SQ.MT.)

PLOT AREA RANGE 3,358.3 - 3,444.7 SQ.FT.
(311.9 - 320.0 SQ.MT.)



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

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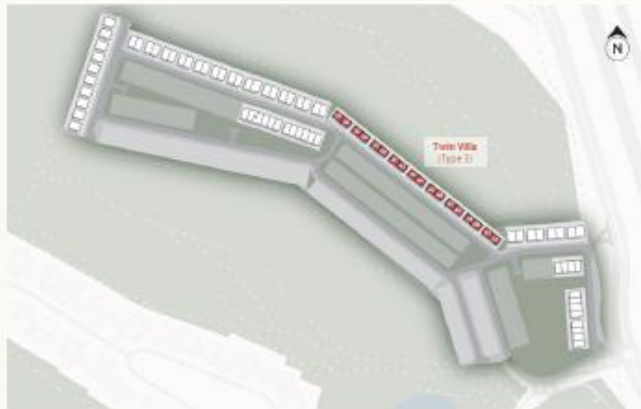
TWINVILLAS

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FIRST FLOOR PLAN



SECOND FLOOR PLAN

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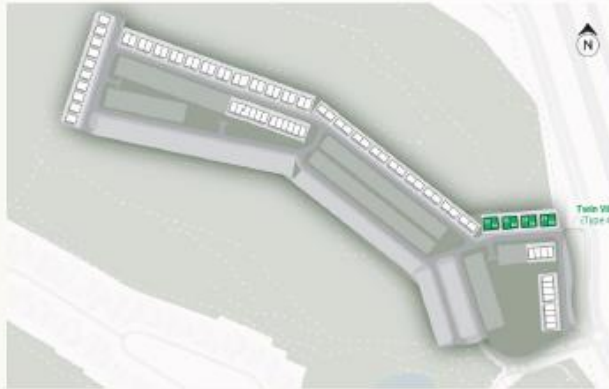
TWINVILLAS

TYPE 4

TOTAL AREA
PLOT AREA RANGE

SIX (6) BEDROOMS

8,027.6 SQ.FT. (745.7 SQ.MT.)
3,726.7 - 3,793.7 SQ.FT.
(346.2 - 352.4 SQ.MT.)



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

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TWINVILLAS

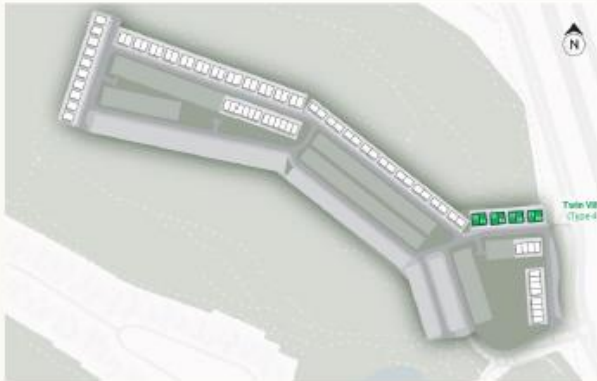
TYPE 4

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8,027.6 SQ.FT. (745.7 SQ.MT.)

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3,726.7 - 3,793.7 SQ.FT.
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

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TOWNHOUSES

only 24 Units



TOWN HOUSE

(CORNER UNITS)

TYPE TH-P02

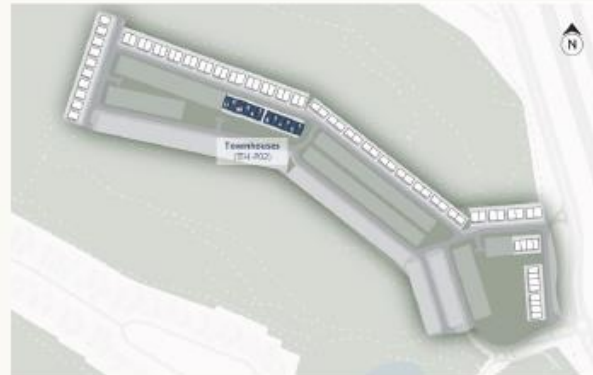
TOTAL AREA

SIX (6) BEDROOMS

4,741.6 SQ.FT. (440.5 SQ.MT.)

PLOT AREA RANGE

3,177.8 - 3187.6 SQ. FT. (295.2 - 296.1 SQ.MT.)



GROUND FLOOR PLAN



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TOWN HOUSE

(CORNER UNITS)

TYPE TH-P02

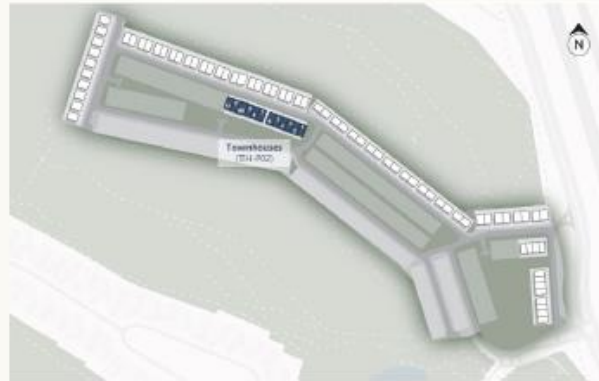
SIX (6) BEDROOMS

TOTAL AREA

4,741.6 SQ.FT. (440.51 SQ.MT.)

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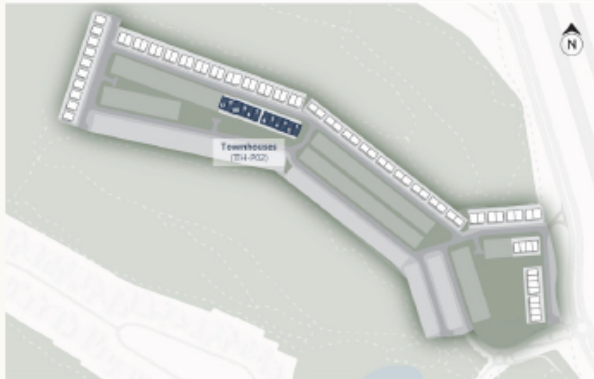
(MIDDLE UNITS)

TYPE TH-P02

TOTAL AREA

SIX (6) BEDROOMS
4,670.7 SQ.FT. (433.9 SQ.MT.)

PLOT AREA RANGE 2,438.8 - 2,438.9 SQ. FT. (226.57 - 226.58 SQ.MT.)



GROUND FLOOR PLAN



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TOWN HOUSE

(MIDDLE UNITS)

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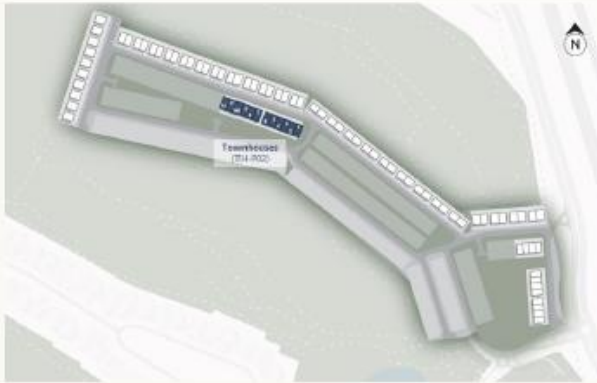
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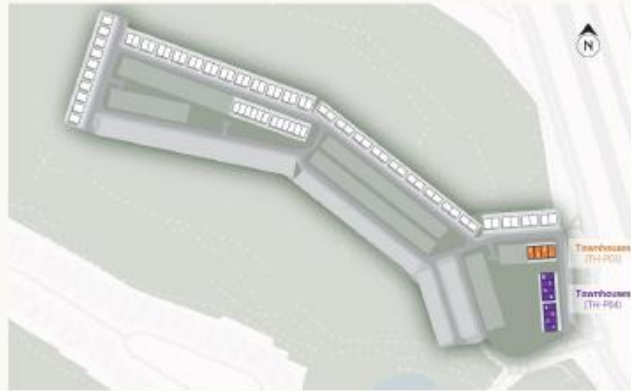
(CORNER UNITS)

TYPE TH-P03 & TH-P04

TOTAL AREA

SIX (6) BEDROOMS
4,752.7 SQ.FT. (441.5 SQ.MT.)

PLOT AREA RANGE 3,237.3 - 3,237.6 SQ. FT. (300.75 - 300.78 SQ.MT.)



GROUND FLOOR PLAN



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(CORNER UNITS)

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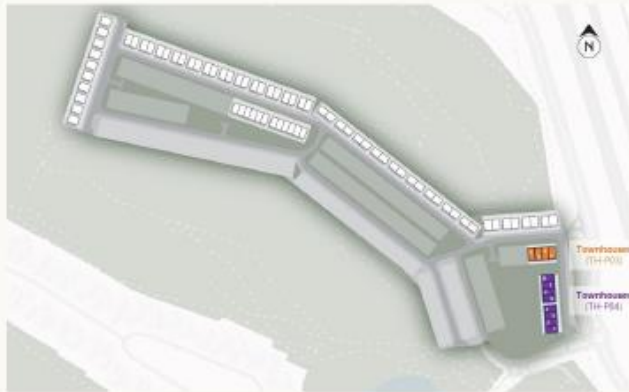
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TOWN HOUSE

(MIDDLE UNITS)

TYPE TH-P03 & TH-P04

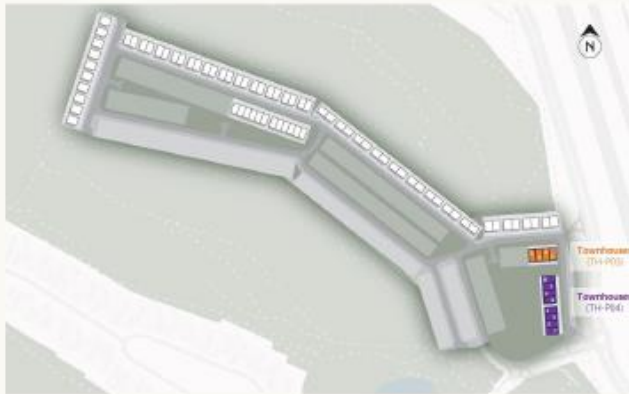
SIX (6) BEDROOMS

TOTAL AREA

4,683.9 SQ.FT. (435.1 SQ.MT.)

PLOT AREA RANGE

2,438.8 - 2438.9 SQ. FT. (226.57 - 226.58 SQ.MT.)



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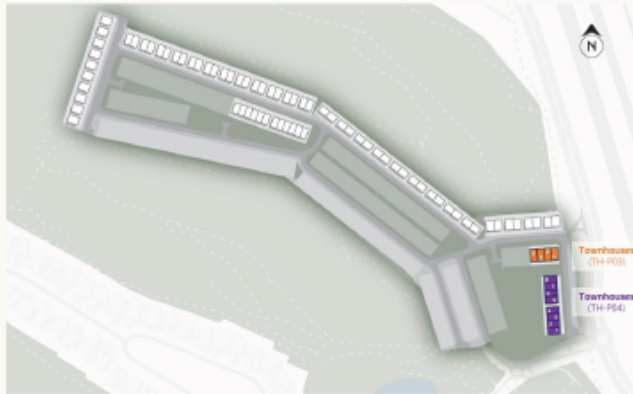
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THANK YOU

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