



LIVING LEGENDS

BY TANMIYAT

*Where*  
**Stories**  
**come to**  
**life.**



| DUBAI, UAE |

‘  
The world’s  
most *luxurious*  
metropolis  
,’

# the destination

*creating a sense of place*

Industry-leading developers, Tanmiyat, have combined cutting-edge design with groundbreaking master planning to create a community development that redefines urban living.

Living Legends by Tanmiyat is an elegant private community located within the heart of Dubai Land. A city of its own, Living Legends is the ultimate address.

‘  
**THE  
LUXURY OF  
A COUNTRY  
CLUB. THE  
CONVENIENCE  
OF THE  
CITY.**  
’

Living Legends by Tanmiyat is more than just a space to live—it is a complete community with schools, shopping, hotels, spas and entertainment, a unique development where premium living and quality of life go hand in hand.

More than simply a residence, this one-of-a-kind community is the perfect environment for modern family living.

---

*country club living at* LIVING LEGENDS

---





*Living Legends, Dubailand*





# LEGEND

- FROM AL KHAIL ROAD
- FROM UMM SUQEIM ROAD
- FROM SHEIKH MOHAMMED BIN ZAYED ROAD
- FROM AL QUDRA ROAD
- FROM EMIRATES ROAD
- FROM RAS AL KHOR ROAD
- FROM DUBAI - AL AIN ROAD (FROM DUBAI)
- FROM SHEIKH MOHAMMED BIN ZAYED ROAD (FROM SHARJAH)
- FROM DUBAI - AL AIN ROAD (FROM AL AIN)
- ENTRANCE 2







PA2  
645-7539

PA1  
645-7540 & 7541

Local Mosque M2  
PA4

C6  
Retail

PA5

PA6

PA7

PA8

PA9

PA11

PA12

LR4b

LR4a

LR4c

(HSB) Golf Course Home

Wahy Golf Course Home

645-7559

645-7560

645-7567

INIC

Playground (NF4)

Community Park

Children Playground

Services Corridor

Mosque M1

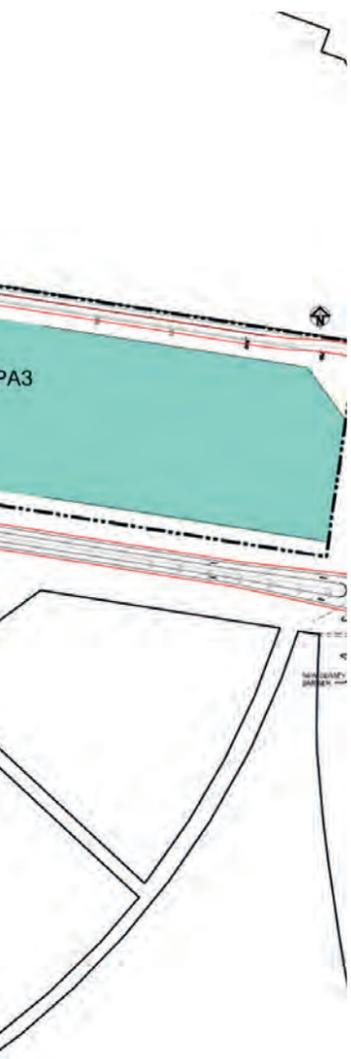
Mosque M1

Mosque M1

Mosque M1

Mosque M1

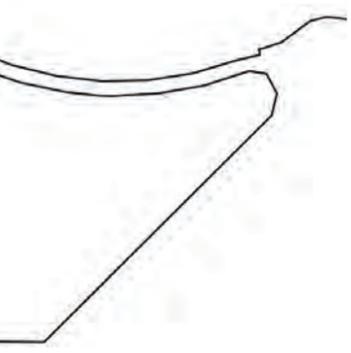
Mosque M1



# master *plan*



**12 TOWERS  
12 GYM  
12 POOL  
500 VILLAS  
SHOPPING MALL  
INTERNATIONAL  
SCHOOL  
HARRIDNE GOLF  
GOLF CLUB  
CLINICS  
NURSERY  
BOUTIQUE HOTEL  
OUTDOOR SPORTS  
FACILITY  
PLAY GROUNDS**



# GOLF COURSE & GOLF CLUB HOUSE

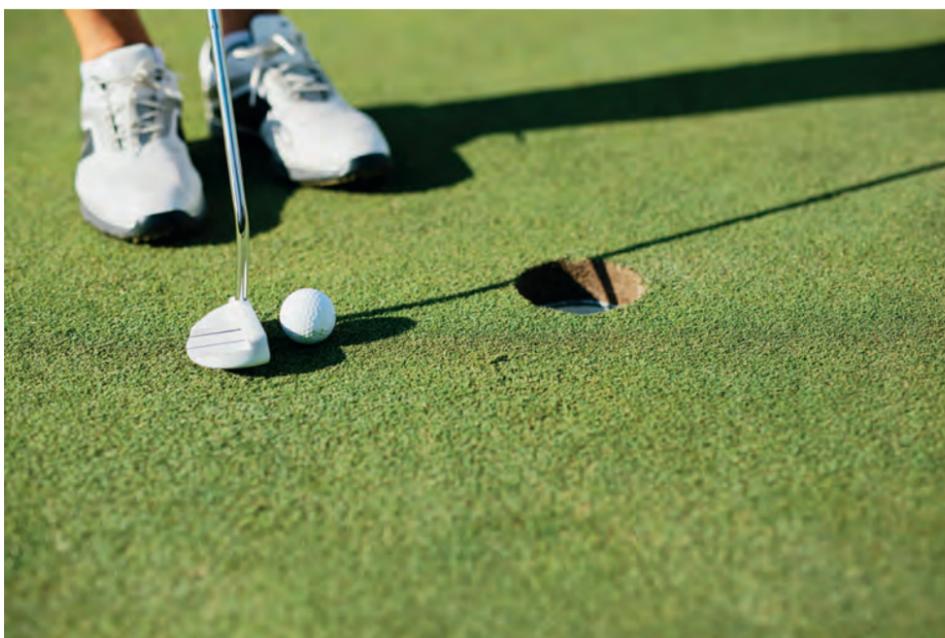
---



‘  
**World class  
9 hole golf  
course & club  
house**  
’



‘  
STRIKING  
THE IDEAL  
BALANCE  
BETWEEN  
MODERN &  
NATURAL  
ELEMENTS  
,



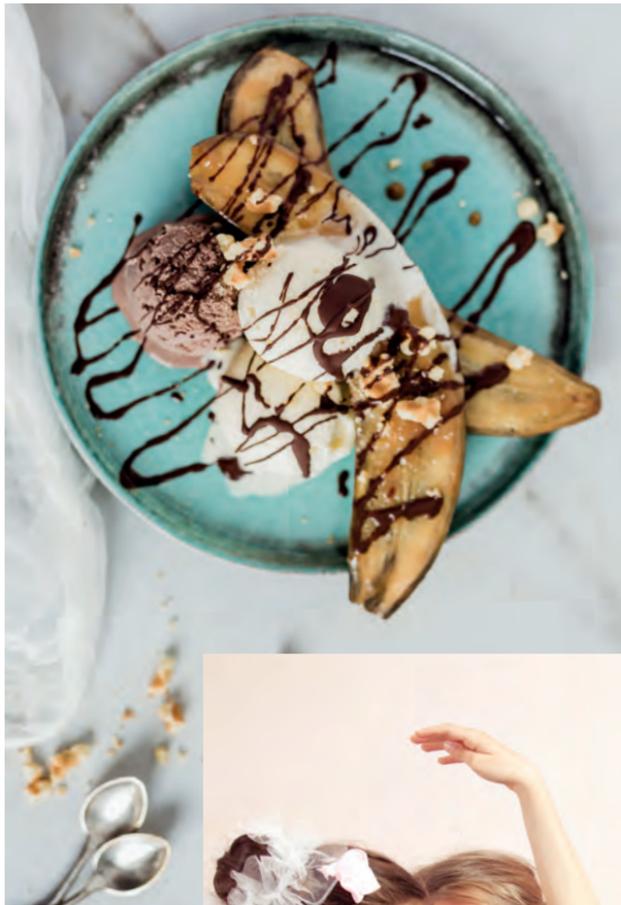
# play the course

*If golf is your passion then you'll cherish the meticulously designed golf course, with lush green grass, sparkling lakes and water elements. The course provides a challenge for all golfers, while the striking clubhouse provides a prestigious space to relax, talk about your game, make new friends and feel like a living legend.*

# LEGENDS CLUBHOUSE

---

‘  
THE  
CLUBHOUSE  
IS THE  
MAGNETIC  
HEART  
OF THE  
COMMUNITY.  
,



sense of  
*belonging*



Living Legends Clubhouse is an elite place soaked in prestige and exclusivity servicing only a select group of members. Membership allows one to dine, drink and play at the City's most exclusive address.

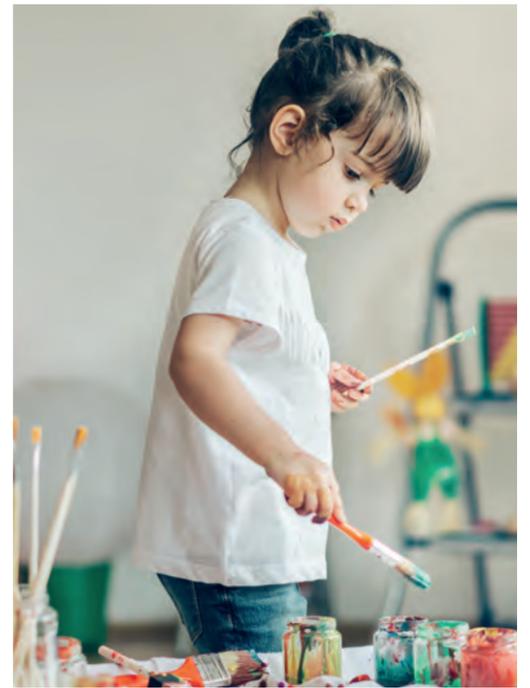
You can enjoy excellent facilities such as the golf simulator, an inspiring art gallery, a wonderfully beneficial spa, transformative beauty salon, and try a variety of activities at the fitness studio like Pilates, spinning, and yoga.





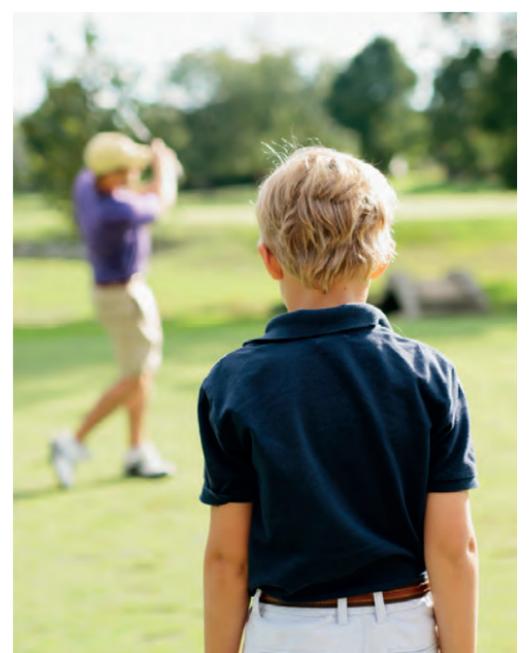
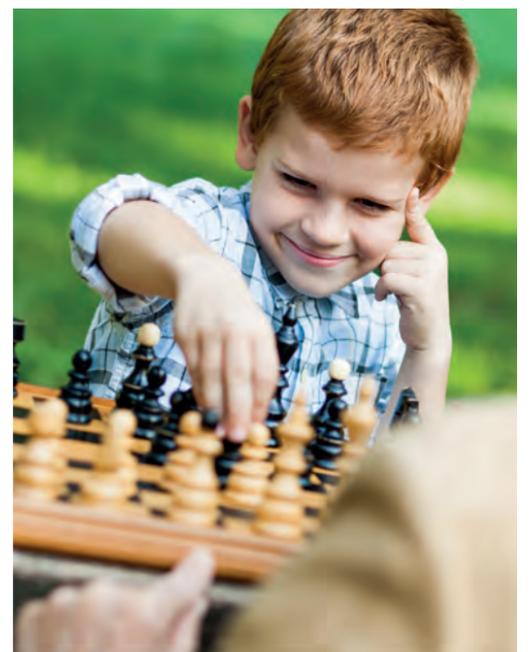
‘  
Creating a  
high functioning and  
beautiful community  
space is an artform.  
’

# CHILDREN | ACTIVITIES & ENTERTAINMENT



## inspire, empower

*At Living Legends children are surrounded by a natural, vibrant and healthy environment. Vast green spaces, fresh air, a variety of activities that help develop their body, mind and social skills provide an inspirational and empowering space to learn, play and grow.*





**Providing a nurturing,  
positive surrounding  
for our most precious  
and loved ones.**

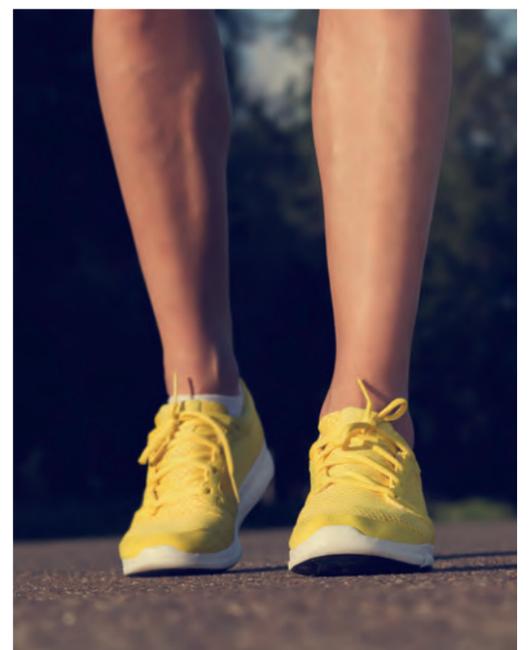
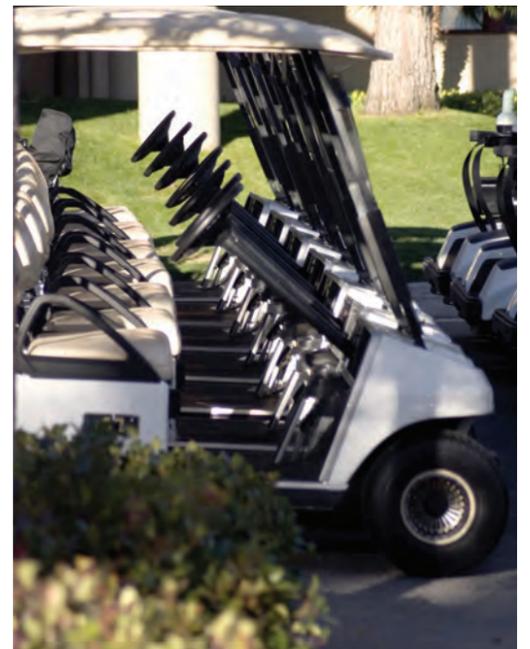


# MOBILITY & WALKWAYS



## get active

*Whether you are out for a stroll, a morning jog or taking your bicycle for a ride, Living Legends offers safe and designated paths for pedestrians and cyclists that connect the community.*





**The walkways at Living Legends offer enticing invitations to residents to step out and enjoy a heartening/uplifting stroll on grassy and shaded paths.**







# country club *lifestyle*

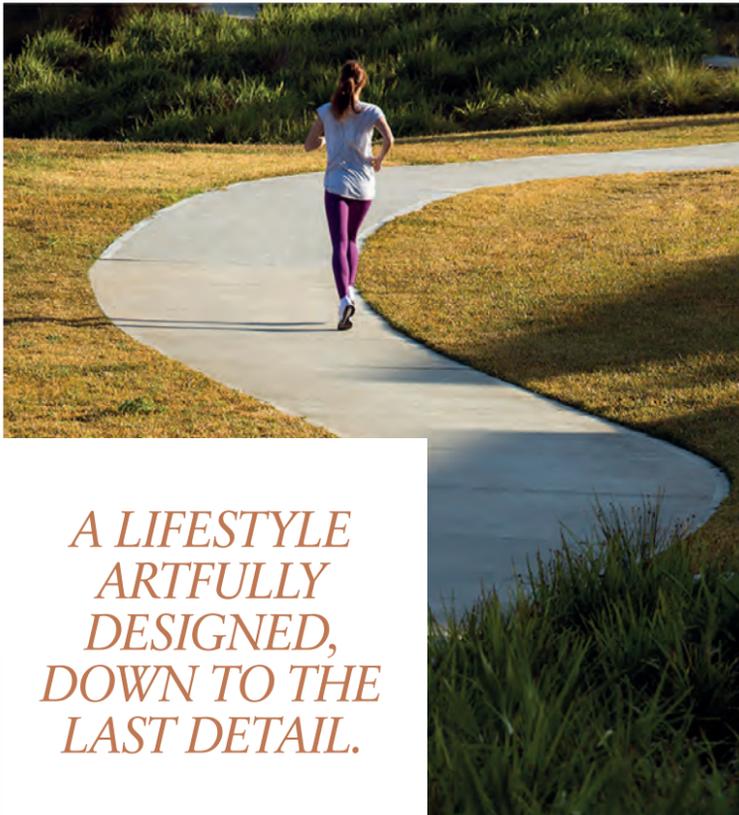




# the epicentre

*of community & living*

Living Legends offers the tranquility and prestige of a country club, with high quality amenities and the liveliness that are characteristic for Dubai.



*A LIFESTYLE  
ARTFULLY  
DESIGNED,  
DOWN TO THE  
LAST DETAIL.*



# FOOD & BEVERAGE



## an inspiration of taste

*The exclusive dining options at Living Legends reflect the refined character of its residents, their exquisite tastes, the variety of Dubai's cuisine, and the latest international culinary trends*





**Indulge in the culinary arts  
and relish flavours that will  
appeal to every palette**



# CAFE CULTURE



## cafe culture

*You'll be hard pressed to pick a favorite among the Legends' diverse range of delectable cafés and gourmet eateries, all within a moment's reach.*





‘

**Enjoy the small things in life,  
the simple pleasure of sipping  
coffee, talking with a friend, or  
sampling a new and exciting  
chocolate cake.**

’

65% of Living Legends is immaculate green space.

This groundbreaking vision entails pristine gardens, signature artistic centerpieces, stylish drives, wooded paths and walkways, a palatial feel to your Living Legends home.

green  
space

embrace  
*nature*



NATURE AND  
NURTURE  
TOGETHER



You'll feel a new energy from the moment you start living among lush green park areas and streets, strolling underneath the canopies of wise old trees, admiring the sculptures that dot the landscape, and breathing in the sweet perfume of thousands of colorful exotic flowers.





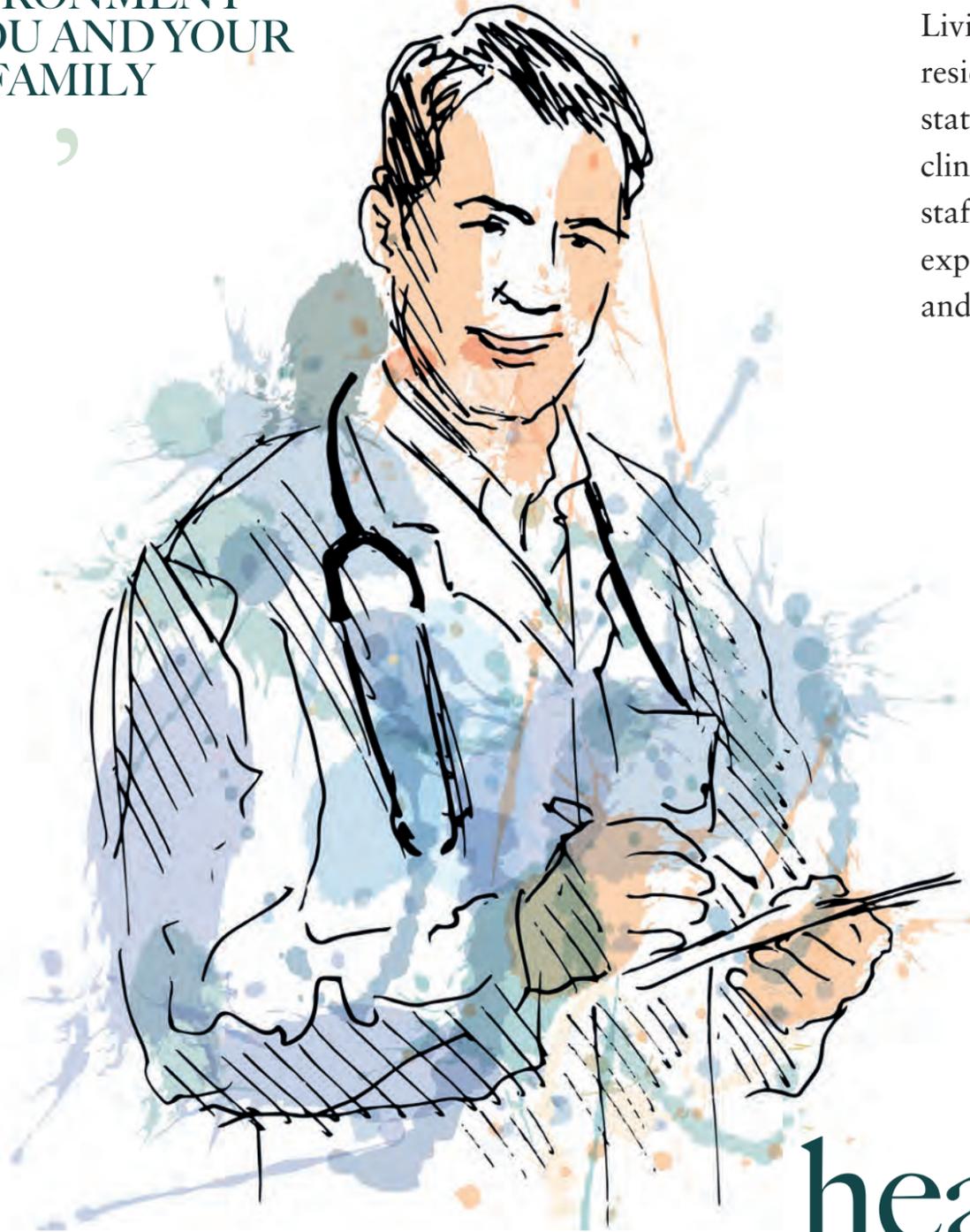
‘

**WE CARE ABOUT  
YOUR STATE OF  
WELL-BEING**

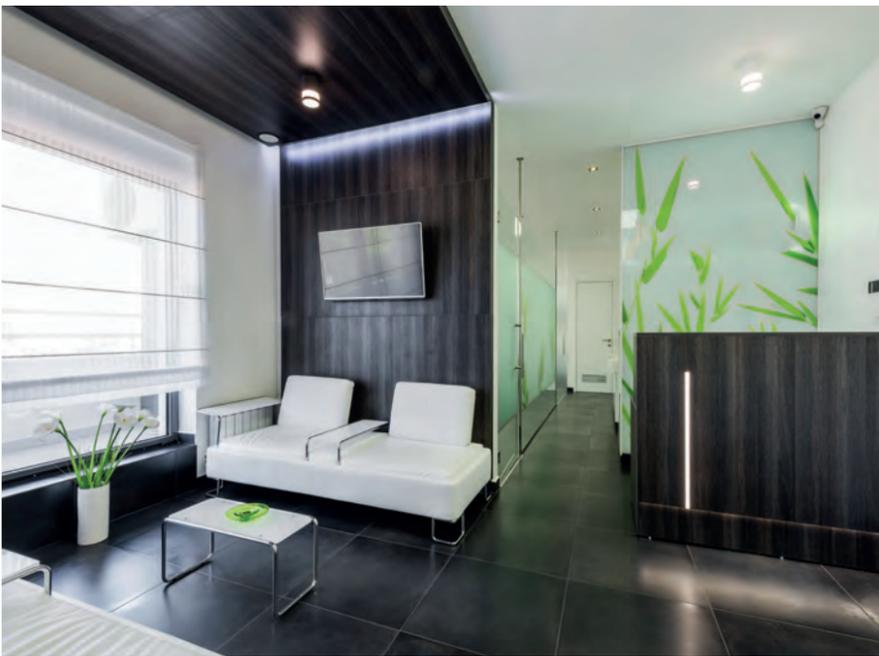
’

EXCEPTIONAL  
CARE, IMPECCABLE  
EXPERTISE AND  
A NURTURING  
ENVIRONMENT  
FOR YOU AND YOUR  
FAMILY

As a well-rounded, all-encompassing community, Living Legends offers its residents a convenient state-of-the-art health clinic, with health care staff that are experienced, expert, reliable, friendly and especially caring.



health  
& care



## SAFETY & SECURITY

---



‘  
**PERPETUAL AND  
CONSTANT PEACE  
OF MIND**  
’

The Living Legends’ security system means that you will always feel safe and secure in your home and in the community, whether you’re out and about, enjoying a family meal, or getting comfy for a good night’s sleep.

‘  
**WE BELIEVE  
IN KEEPING  
YOU SAFE AND  
SOUND**  
’



# safe and secure

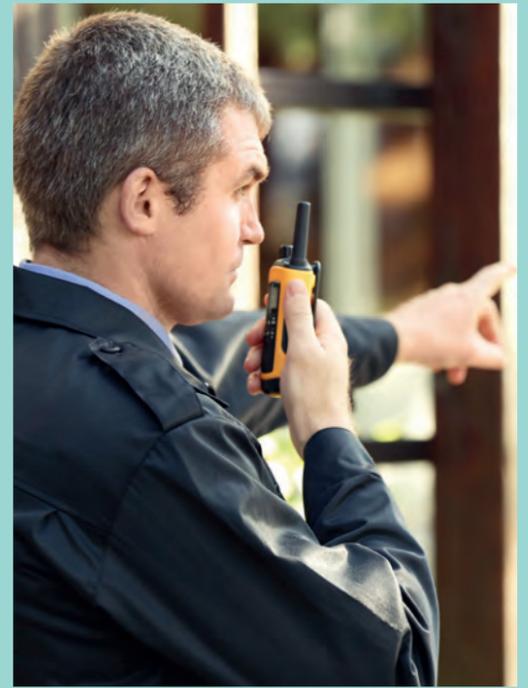
*The exceptional living environment comes with an ultra modern, completely reliable and all-encompassing security system.*

7/24

‘

ALWAYS AT  
YOUR SERVICE.

’

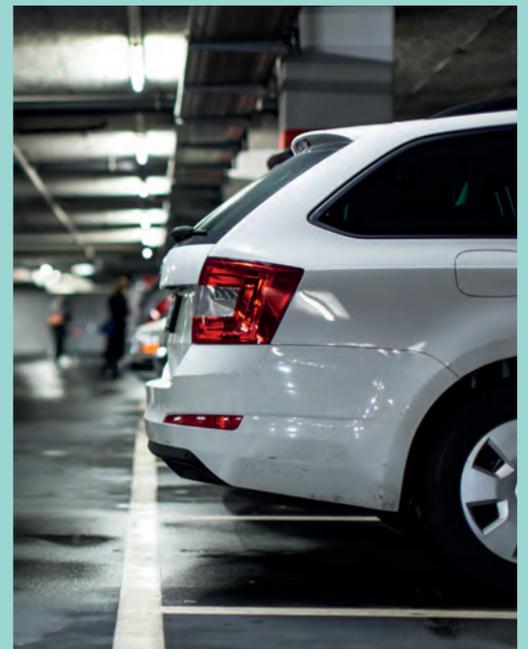


---

# day & night

*Living Legends prides itself on anticipating and responding swiftly to all your needs. From small to big, from day to night, our friendly, resourceful staff is standing by to assist you with everything you need.*

---



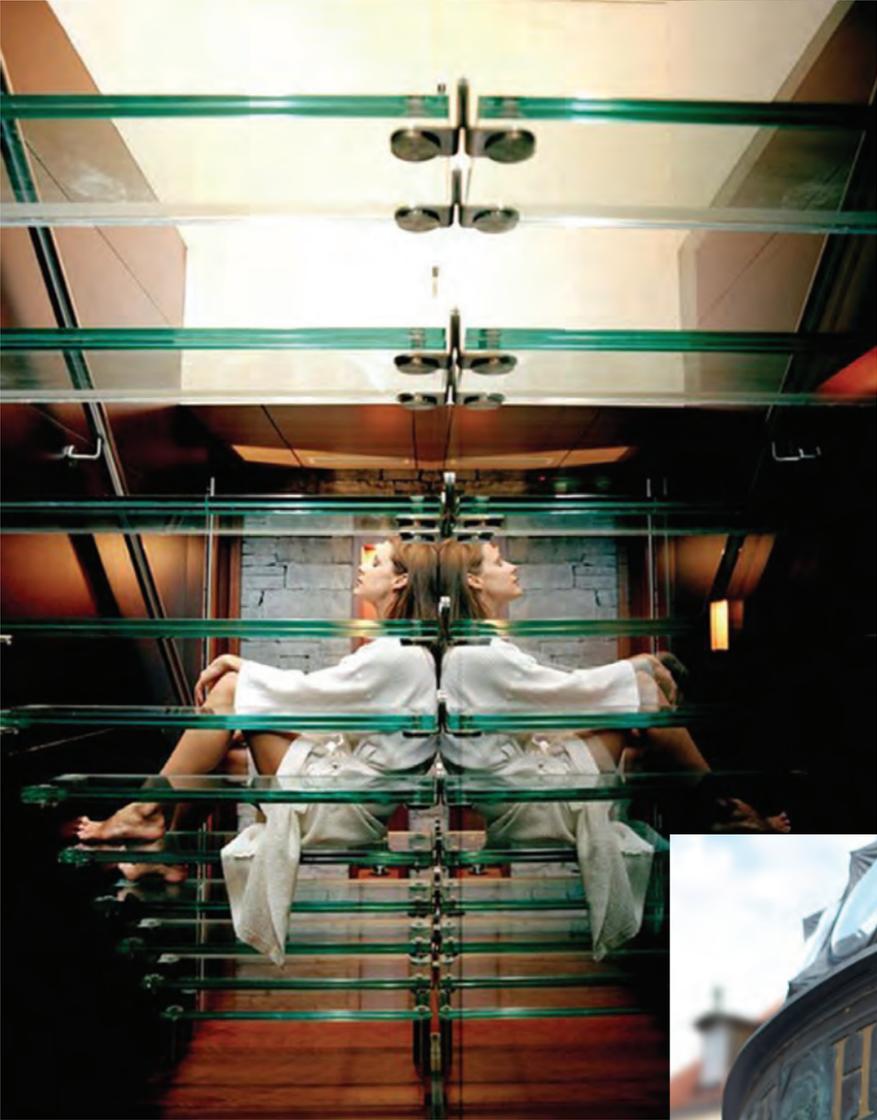
room to  
*breathe*







*relax  
& unwind*



# LEGENDS FARM

---



‘  
Fresh community-  
grown produce you  
can pick all year  
round.  
’



A FUN &  
ENGAGING WAY  
FOR KIDS TO  
LEARN ABOUT  
ENVIRONMENTAL  
AWARENESS



grow  
& learn



Welcome to the Living Legends' organic farm - a community place for the whole family. Our farm offers fresh, seasonal, organically grown vegetables and fruits. It is a fun and engaging way to teach our children about the ecosystem, environmental awareness, and methods of conservation and preservation for generations to come.



## nurturing *young minds*

At Living Legends, we provide more than just a basic education. Our children have the opportunity to get a well-rounded knowledge of the world and to be inspired by new ideas. They are encouraged to think, to analyze, to wonder, and challenged to transform the lives of others.



Pupils are nourished, cared for, and supported to reach their full potential, to develop social skills, create strong bonds and life-long friendships, and get the most out of their education experience.





‘

We value curiosity,  
respect, friendship,  
confidence,  
tenaciousness and  
passion for learning.

’



‘

Legends sparkle after dark with a stunning array of entertainment options.

’

# RETAIL & ENTERTAINMENT



retail  
*therapy*



Legends is a first-class destination for retail and entertainment, offering outstanding dining, shopping, live entertainment and cinema experiences, all at the heart of an amazing real estate community.

# spirit of *community*



EXPERIENCES  
OF A LIFETIME



Living Legends is a large-scale development, with 8 million square feet, extensive green belts that encompass luxury apartments and villas, landscaped boulevards, a pro golf course, an exclusive country club, in combination with the best retail, entertainment and dining experiences, as well as education, health care and safety options for its residents. It truly is an all-inclusive, comprehensive, exceptional living destination and community.



# the amenities

*everything you need*



LANDSCAPED  
GARDENS



MEDICAL  
CENTRE



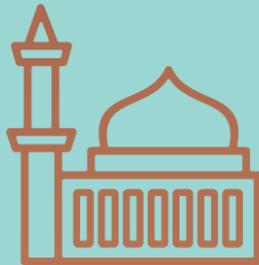
SHOPPING  
CENTRE



BOUTIQUE  
HOTEL



GOLF COURSE &  
CLUBHOUSE



MOSQUE



CYCLING &  
WALKING PATHS



CAFES &  
RESTAURANTS



CHILDREN'S PLAY  
AREAS



GATED  
COMMUNITY



NURSERY &  
KINDERGARTEN



SCHOOL



‘  
The 12 residential towers,  
situated in the heart of the  
Living Legends community  
center, house fashionable  
and modern apartments  
overlooking the golf course.  
,

*towers*



sky high  
*luxury*



‘  
A SHORT AND  
CONVENIENT  
WALK  
’

- Full access to the 9-Hole golf course
- First mall in Dubailand
- 4\* Hotel
- Nursery/Kindergarten
- Medical centre
- Community Park
- Multiple entrances/exits

‘  
Enjoy spectacular living  
in elegant and stylish one,  
two or three bedroom  
apartments, or ascend  
the pinnacle of luxury at  
the Living Legends’ ritzy  
penthouses.  
’



The 12 residential towers  
and their luxury apartments  
are conveniently located  
at the center of the Living  
Legends community,  
next to the Golf Course,  
and a short walk from  
all major dining, retail,  
entertainment, medical and  
educational facilities of the  
community.



---

## STUDIO APARTMENT



- BUA : 471-710 Sq.ft
- Pantry
- 1 Bathroom with tub
- Balcony
- Big Terrace at Ground Floor

## I BEDROOM APARTMENTS



- BUA: 850 - 1,008 sq.ft
- Kitchen
- Master bedroom with private bathroom
- Guest washroom
- Balcony
- Big private terrace at Ground Floor level

One-Bedroom apartments are available every floor.

# FLOOR PLANS

## 2 BEDROOM APARTMENTS



- BUA: 1100 - 1,540 sq.ft
- Kitchen
- Master bedroom with private bathroom
- Guest washroom
- Balcony
- Big private terrace at Ground Floor level

## 3 BEDROOM APARTMENTS



- BUA: 1,875 sq.ft
- Kitchen
- Master bedroom with private bathroom
- Guest washroom
- Balcony

# PENTHOUSE



- BUA : 4000 sq.ft
- 2 Master Bedroom
- 2 Bedroom with shared Bathroom
- 2 Balconies
- Dining Room
- Guest Washroom
- Store Room
- Laundry Room
- Pressing Room



‘

Our residential villas are distinguished, refined and prestigious.

’

**villa**  
*types*



‘  
**SECLUDED,  
TRANQUIL,  
EXCLUSIVE**  
,

The 500 villas at Living Legends are palatial style houses, designed to perfection, decorated with delicate and refined taste. They are tranquil and secluded, surrounded by trees, lakes, and luscious green landscapes.

We offer four types, with varied interior arrangements, landscaping and positioning. The total surface area of the villas ranges from 2,800 sq.ft to 6,500 sq.ft.

Type A and B villas are ideal for golf enthusiasts, as these are located on the golf course. Type C and D are immersed in rich greenery, and afford even greater privacy.



*Living Legends facilities:*

- Childrens' playground area
- Landscaped gardens
- Medical Clinic
- Shopping Centre
- Hotel
- Golf Course
- Golf Club House
- Gated community with 24 hour security
- Advanced Fire Protection System
- Nursery, Kindergarten and Primary School
- Mosques



Sumptuous living spaces, calming views of vibrant green golf fields, and the freedom to enjoy the 9,000 sq.ft. of land around you.



The villas come in two different options. The contemporary style entails an open kitchen concept, while the classic villa has a closed kitchen.

---

## VILLA TYPE A



- BUA: 6,460 sq.ft
- Plot size: 9,000 - 12,000 sq. ft.
- Number of bedrooms 6
- Number of bathrooms 7
- Private office room that could be a guestroom too
- Maid's room space including a private toilet and storage room





---

## VILLA TYPE B



- BUA: 4,460 sq.ft
- Plot Size: 6,000 - 9,000 sq. ft
- Number of bedrooms 6
- Number of bathrooms 5
- Maid's room space including a private toilet





---

## VILLA TYPE C



- BUA: 3,384 sq.ft
- Plot Size: 5,000 - 8,000 sq. ft.
- Number of bedrooms 5
- Number of bathrooms 4
- Maid's room space including a private toilet





---

## VILLA TYPE D



- BUA: 2,897 sq.ft.
- Plot size: 4,600 - 6,300 sq. ft.
- Number of bedrooms 4
- Number of bathrooms 4
- Private office room that could be a guestroom too
- Maid's room space including a private toilet







Tanmiyat Group, an investment and real estate development firm based in Dubai, boasts an impressive portfolio of groundbreaking projects. Established less than three decades ago, Tanmiyat's prominence in the regional real estate arena has grown exponentially, with the development of its investment programs and successful launches of massive projects.

Now one of the foremost names in real estate development in the Middle East, the Group has established joint ventures and projects across the wider region, covering Saudi Arabia, the UAE, Jordan, Turkey and Sudan and continues its progress and expansion with the aim of securing the leading position in the industry in the Middle East and beyond.





EXCLUSIVELY MANAGED



FREEHOLD MEDIATION & INFORMATION  
فري هولڊ ميدييشن للمعلومات

REAL ESTATE MEDIATION PARTNER



VENETIAN ENRICO

INTERIOR DESIGN PARTNER



ESCROW AGENT



MARKETING PARTNER



PRESTIGE LEARNING



SINCE 1929

HARRADINE GOLF

GOLF DESIGN ARCHITECTURE



TollFree: 800 347

T: +971 4556 0888

A: Living Legends, Sales Offices, Dubai Land,  
Dubai, United Arab Emirates

[www.deltarealestate.ae](http://www.deltarealestate.ae)

Follow us on: (twitter) (fb) (linkedin)