LA TILIA

AT

VILLANOVA



A NEW STANDARD IN FAMILY LIVING



Welcome to Villanova, a family-friendly community in the heart of Dubailand, where every day offers space for loved ones to thrive. Framed by lush landscapes and pathways, Villanova blends the best of convenience with the warmth of a close-knit neighbourhood. From expansive parks to playgrounds and pools, each amenity is crafted to enhance daily life. Seamlessly connected to Dubai's main highways, Villanova balances the serenity of nature with the ease of city access, inviting you to live, grow, and create lasting memories together in a place you'll truly call home.

CONNECTED IN EVERY DIRECTION

Ideally positioned in Dubailand, Villanova offers exceptional connectivity to Dubai's most sought-after destinations. Located along Emirates Road with easy access to major routes like Sheikh Mohammed Bin Zayed Road and Al Ain Road, this community brings the city to your doorstep. Key landmarks, including the Hamdan Sports Complex, Global Village, Al Maktoum International Airport, and Downtown Dubai, are all just a seamless drive away.

5 MINS | MOHAMMED BIN ZAYED ROAD
5 MINS | HAMDAN SPORTS COMPLEX
5 MINS | DUBAI CYCLING COURSE
7 MINS | GLOBAL VILLAGE
7 MINS | DUBAI MIRACLE GARDEN
10 MINS | MOTOR CITY
15 MINS | EXPO 2020 SITE
18 MINS | AL MAKTOUM INTERNATIONAL AIRPORT
25 MINS | DOWNTOWN DUBAI





DISCOVER THE NEXT CHAPTER IN VILLANOVA'S COMMUNITY



LA TILIA
AT
VILLANOVA



LA TILIA -
WHERE LIFE EXPANDS



Welcome to La Tilia, the newest phase in Villanova, where life expands within a gated, nature-focused community. Designed with families in mind, La Tilia blends thoughtful architecture with exquisite landscapes, creating an inviting environment that fosters connection. This phase offers a selection of 3- and 4-bedroom townhouses with G+1 and G+2 options, each crafted to suit diverse family needs. Expansive green parks encourage outdoor enjoyment, while modern amenities inspire an active lifestyle. La Tilia is more than a place to live—it's a setting where family life and nature coexist in perfect harmony.

CRAFTED FOR COMMUNITY

THE NEWEST RELEASE



KEY FEATURES

1. MAIN ACCESS
2. SECURITY
3. AMPHITHEATRE
4. COMMUNITY POOL
5. BEACH POOL
6. KIDS' PLAY AREA
7. SPORT HUB
8. FITNESS ZONE
9. GATHERING AREA
10. DOG PARK
11. LAWN AREAS
12. PLAY AREA
13. MOUNTAIN BIKE TRAIL
14. RETAIL



La Tilia’s masterplan builds on Villanova’s vibrant spirit, conceptualised around comfort and privacy. The layout ensures open space between homes, with landscaped buffers providing an atmosphere of peace and spaciousness. With sports hubs, a mosque, retail spaces, and parks all within easy reach, La Tilia fosters a dynamic, eco-conscious lifestyle centred on well-being.

EXPLORE, CONNECT, AND THRIVE TOGETHER

Central park serves as the heart of the community—a green spine where active and passive recreation come together along shaded, scenic trails. With spaces for cycling, running, and walking, this landscape invites residents to enjoy the outdoors, whether in sports courts, play areas, or pools.



A REFRESHING RETREAT, JUST STEPS AWAY

The community pool is the ideal place to relax and recharge, blending privacy with effortless connection to the residential surroundings. Overlooking the townhouses, the pool area provides a tranquil setting where people can unwind amidst lush landscaping and modern touches.

A VIBRANT PLAY SPACE FOR CHILDREN

The play area at La Tilia provides a safe and engaging environment where children can enjoy outdoor activities while parents connect with one another in a welcoming setting. Strategically positioned for easy access, it serves as a hub, fostering a strong sense of community.





STAY ACTIVE, STAY CONNECTED

From multi-purpose courts and a padel court to a football field, jogging trails, and cycling paths, there's a range of sports facilities for all ages and fitness levels. Whether for a friendly match, a morning run, or casual fitness activities, these facilities encourage active living.

A TRANQUIL ESCAPE BY THE WATER

At the heart of La Tilia, the Beach Lagoon serves as a stunning focal point. Evoking the calmness of a beach, its gently sloping edges create a peaceful, resort-like atmosphere. It gives residents the perfect blend of nature and restful living.



CONNECT THROUGH GREEN PATHWAYS

The sikkas form intimate pedestrian walkways that weave through the community, linking townhouses together. Lined with lush greenery, these pathways invite leisurely strolls and offer a natural setting that encourages neighbourly connection and peaceful moments outdoors.

ELEGANT TOWNHOUSES
FOR REFINED FAMILY LIVING

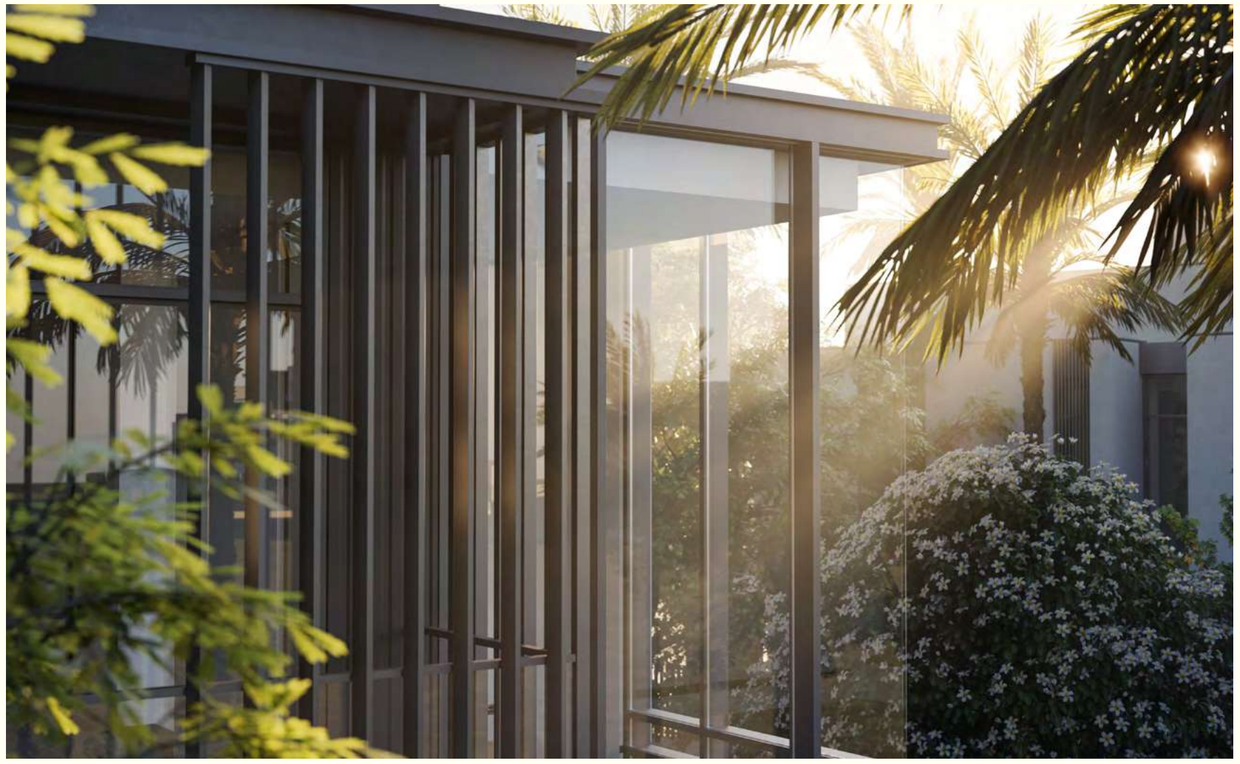


La Tilia presents elegant townhouses crafted to integrate with the surrounding landscape. With a perfect balance of privacy and openness, the interior is thoughtfully laid out to ensure tranquillity, offering an inspiring place to call home.

AN ARCHITECTURAL HARMONY WITH NATURE

The 3- and 4-bedroom townhouses at La Tilia are thoughtfully crafted to harmonise with their lush surroundings, featuring modern architecture with clean, sleek lines and warm tones. With direct views of manicured green spaces and private gardens, these homes embrace natural light and a seamless flow between indoor and outdoor areas. Expansive balconies and floor-to-ceiling windows invite residents to connect with nature while fostering an active, community-centred lifestyle.







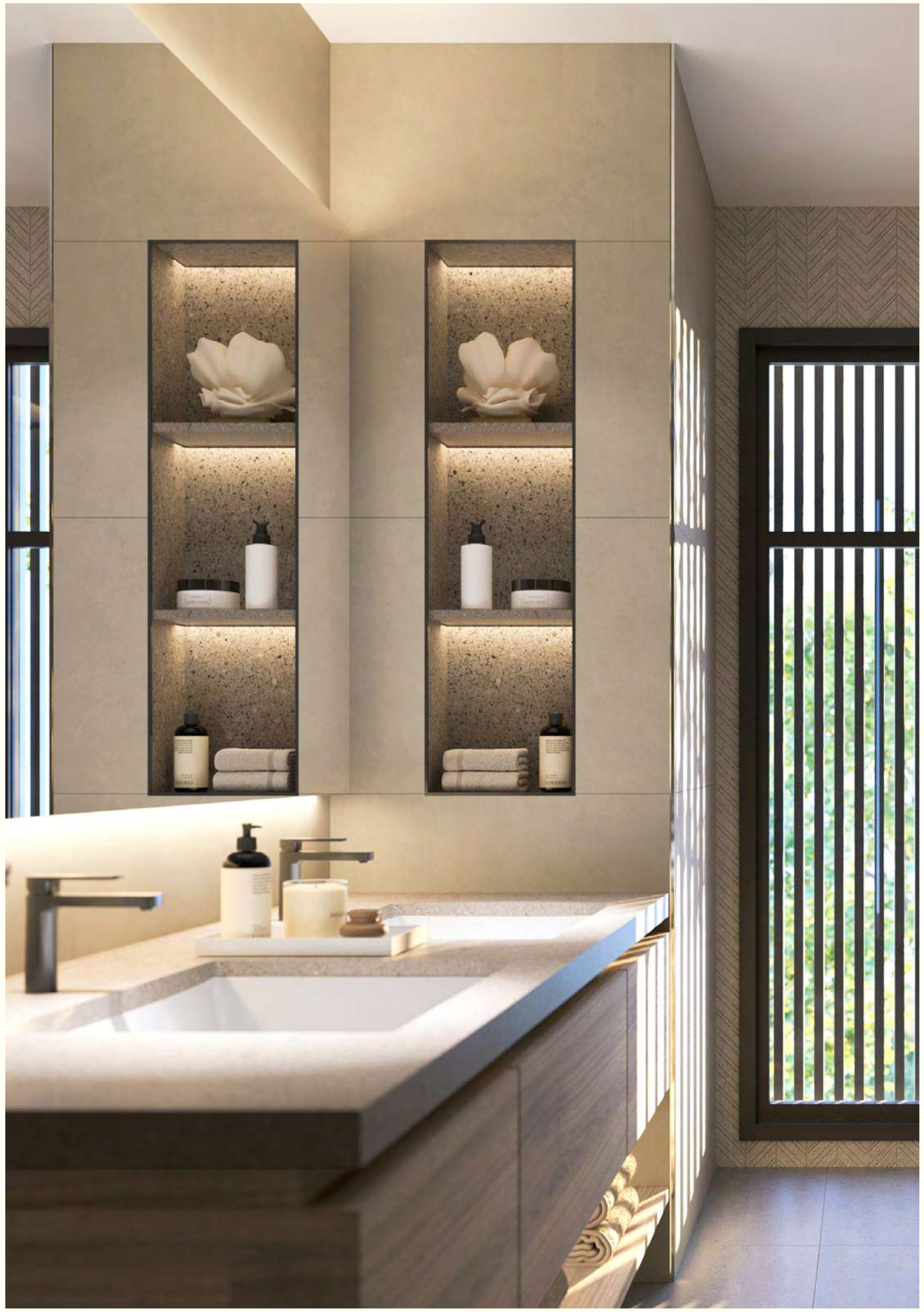


TRANQUIL INTERIORS FOR ELEVATED LIVING

Inside, the townhouses offer a blend of openness and sophistication. The 3-bedroom units feature spacious, open layouts with clean lines and modern finishes, while the 4-bedroom units include a double-height ceiling in the main living area, enhancing the feeling of space. Master bedrooms serve as tranquil retreats with spa-inspired bathrooms and expansive views, creating a serene backdrop for family life.




CARS
TOM FORD









DUBAI
PROPERTIES

The portfolio includes some of the most iconic property developments and destinations, including Business Bay and Jumeirah Beach Residence (JBR) – the first single-phase, 40-tower residential development in the world. Its residential communities in Dubailand include The Villa, Al Waha, Serena, Mudon and Remraam, while projects around the Dubai Creek within Jaddaf Waterfront include Dubai Wharf and Manazel Al Khor.