



KEY FACTS

THE DEVELOPMENT

2 Gated luxury communities
351 Villas

UNIT COMPOSITION

4 Bedrooms
5 Bedrooms
6 Bedrooms

ESTIMATED HANDOVER

TALAY: Q4 2029
TALAY BEACH: Q4 2030

SPACES THAT DRAW YOU OUT

Every amenity is thoughtfully placed to enrich daily life. This is a community where active living feels effortless and every age finds their rhythm. Open spaces inspire movement and landscaped gardens bring moments of calm. Talay is designed around the belief that the best moments happen outdoors.

JOGGING TRACKS

LANDSCAPED GREEN SPACES

CYCLING LOOPS

GYM & FITNESS FACILITIES

PADEL COURTS

COMMUNITY POOL & KIDS' POOL

AFLAJ WATER FEATURE

OUTDOOR MAJLIS PAVILION

PICNIC AREAS

PET PARK

EXCLUSIVE BEACH ACCESS

EV CHARGING STATIONS

KIDS' PLAY AREA

LANDMARK FOUNTAIN*

KITCHEN GARDEN**

*Exclusively at Talay

**Exclusively at Talay Beach Villas



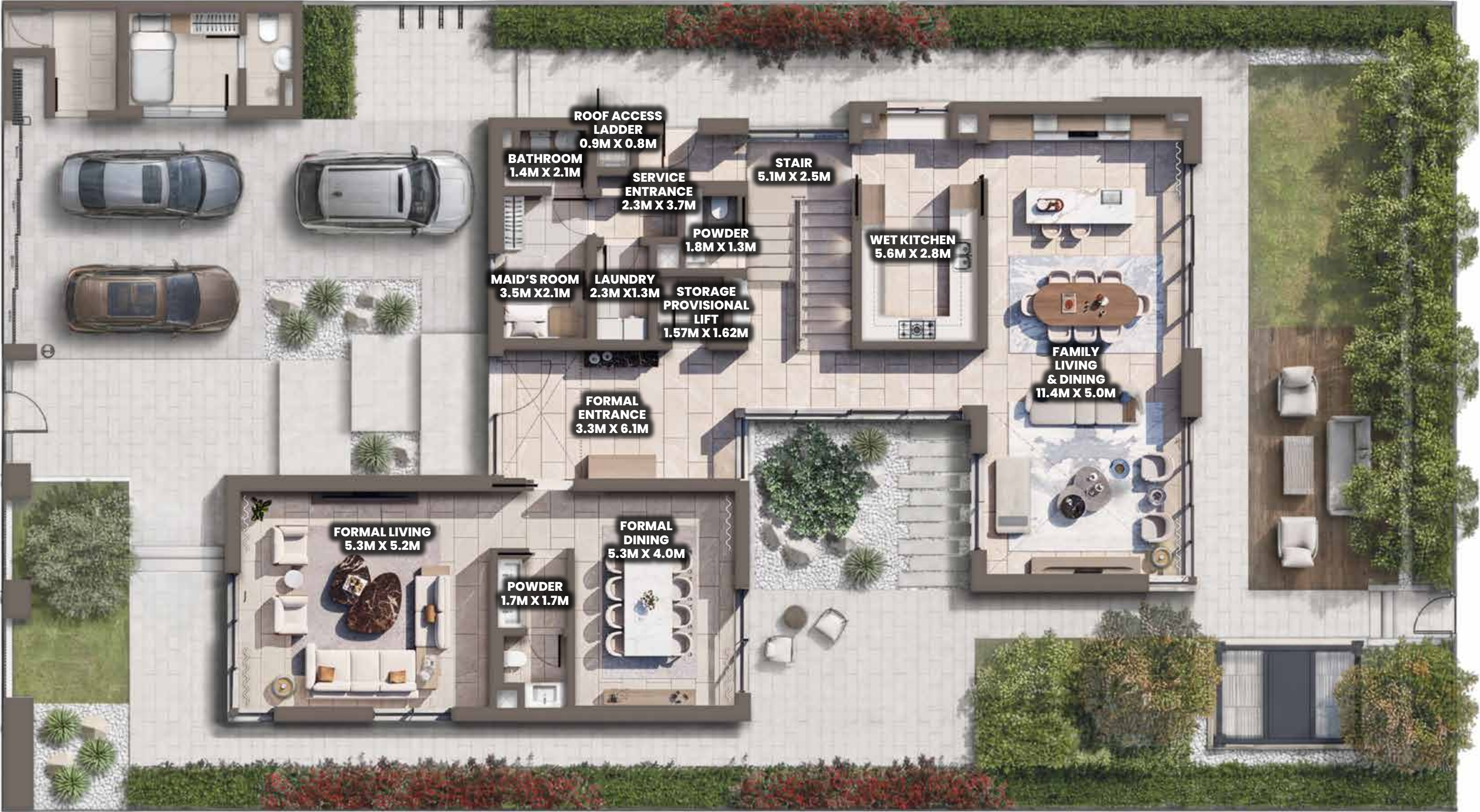
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GROUND FLOOR

TALAY BEACH 4-BEDROOM

AVG PLOT AREA (SQM): 736

GSA (SQM): 506



FIRST FLOOR



GROUND FLOOR

TALAY BEACH 5-BEDROOM

AVG PLOT AREA (SQM): 857

GSA (SQM): 587



FIRST FLOOR



GROUND FLOOR

TALAY BEACH 6-BEDROOM

AVG PLOT AREA (SQM): 860

GSA (SQM): 634



FIRST FLOOR