

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

TALAY 4-BEDROOM

AVG PLOT AREA (SQM): 736

GSA (SQM): 502



GROUND FLOOR

TALAY 4-BEDROOM

AVG PLOT AREA (SQM): 736

GSA (SQM): 502



FIRST FLOOR

TALAY 5-BEDROOM

AVG PLOT AREA (SQM): 841

GSA (SQM): 582



GROUND FLOOR

TALAY 5-BEDROOM

AVG PLOT AREA (SQM): 841

GSA (SQM): 582



FIRST FLOOR

TALAY 6-BEDROOM

AVG PLOT AREA (SQM): 883

GSA (SQM): 630



GROUND FLOOR

TALAY 6-BEDROOM

AVG PLOT AREA (SQM): 883

GSA (SQM): 630



FIRST FLOOR