



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



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



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.

An aerial photograph of a modern residential development. The image shows a central park area with a large, irregularly shaped swimming pool. The pool is surrounded by palm trees and other tropical vegetation. Several people are visible in the pool and walking on the paths. The surrounding residential buildings are modern, multi-story structures with flat roofs and large windows. The overall scene is bright and sunny, with a clear blue sky.

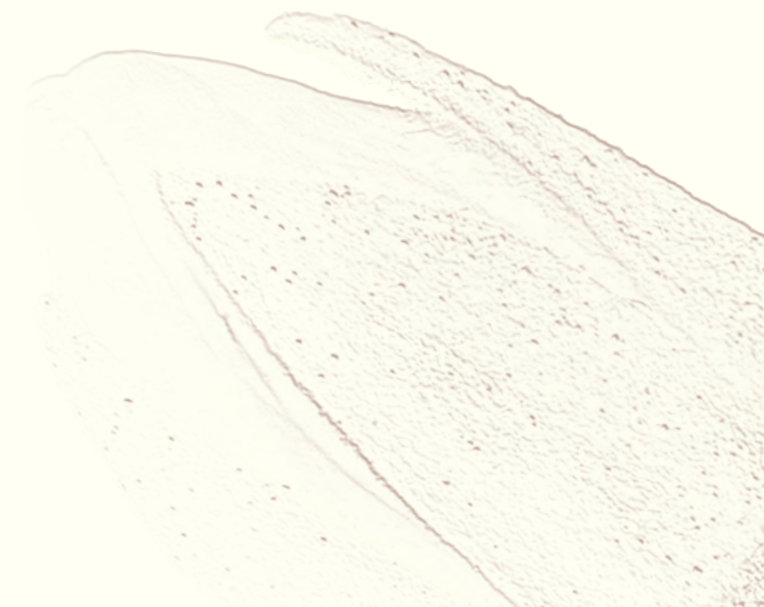
EXPLORE, CONNECT, AND THRIVE TOGETHER

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.