



تلال  
TILAL  
by areen



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## Introduction

*Tilal Where Nature  
and Luxury Unite.*

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Tilal invites residents to lead an exclusive lifestyle, rooted in a lively social environment where like-minded neighbors soon turn into friends/a community. The residential destination boasts a signature collection of spacious villas with 'feel at home' design, paying tribute to minimalist elegance while offering a safe and highly accessible lifestyle where top-class amenities are just few steps away. By blending playful details with a friendly ambiance, Tilal promises a seamless living experience where joy truly abounds.





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## About Areen

# About Areen

## *Masterplan*

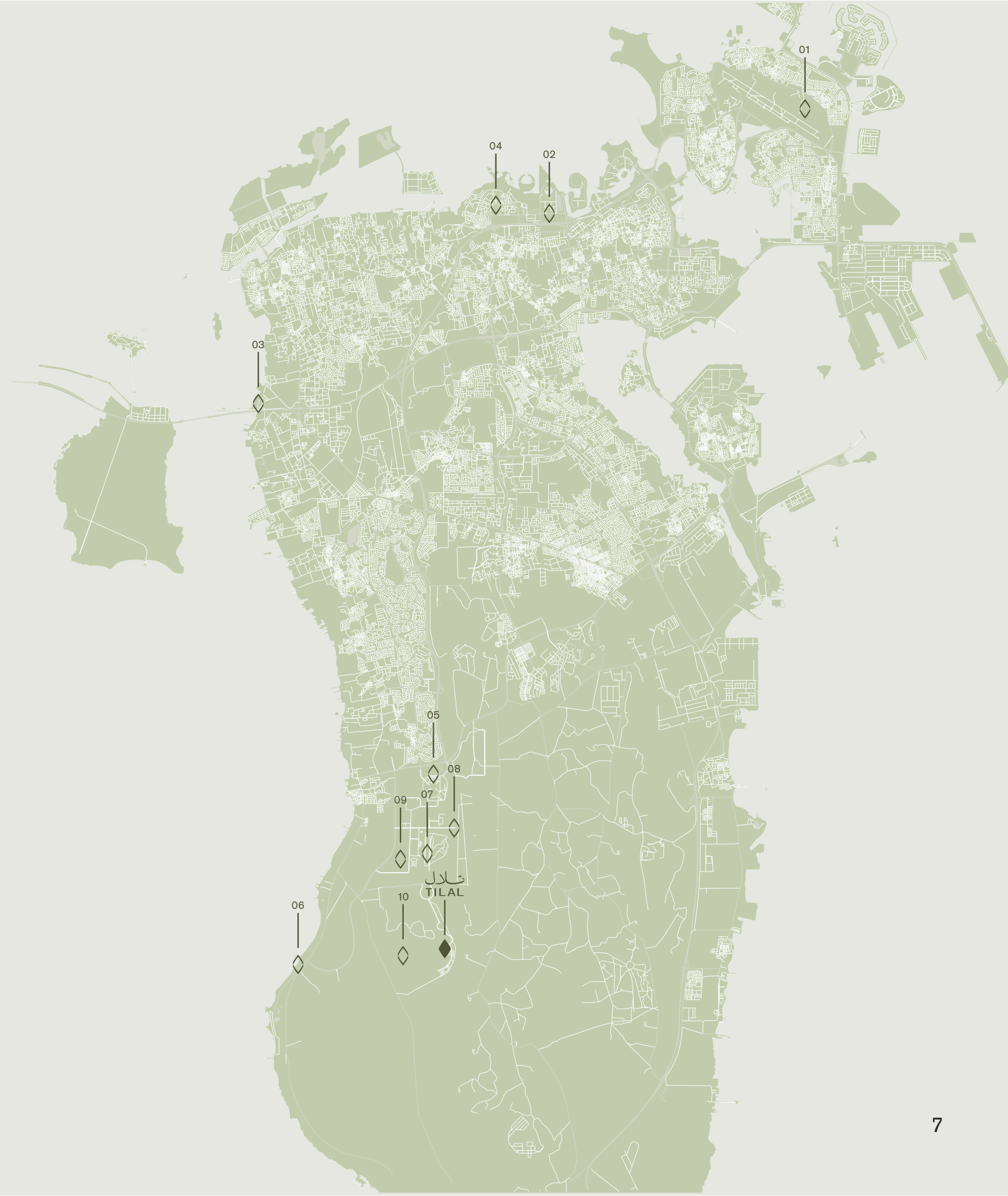
Areen Development stands as an expansive and enticing mixed-use destination in the Southern Region of the Kingdom of Bahrain. Spanning nearly 2 million square meters, Areen is crafted to host a vibrant community of around 25,000 individuals.

Offering rich experiences, Areen seamlessly integrates commercial offices, retail havens, an indoor shopping and entertainment hub, distinctive standalone restaurants and cafes, as well as a variety of leisure and entertainment outlets. The landscape is further enriched by the inclusion of hotels, wellness and health facilities, and an array of distinctive residential projects.



# About Areen

## Location & Map



### Area

- 01 BAHRAIN INTERNATIONAL AIRPORT
- 02 CITY CENTER OF MANAMA
- 03 KING FAHAD CAUSEWAY
- 04 SEEF DISTRICT
- 05 UNIVERSITY OF BAHRAIN
- 06 BILAJ AL JAZAYER
- 07 BAHRAIN INTERNATIONAL CIRCUIT
- 08 AL DANA AMPHITHEATRE
- 09 EXHIBITION WORLD BAHRAIN
- 10 AREEN WILDLIFE PARK & RESERVE

### Proximity

48 km	45 min
36 km	35 min
34 km	30 min
33 km	30 min
12 km	15 min
10 km	12 min
9 km	12 min
9 km	12 min
7 km	8 min
5 km	8 min



## About Areen

### *Wildlife Park & Reserve*

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Areen Wildlife Park & Reserve, established in 1976, spans a total area of 7 square kilometers. This zoological sanctuary showcases a diverse collection of species, including those native to Bahrain, both in terms of plants and animals, alongside species originating from Africa and South Asia.

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Within the park's expanse, you'll encounter a stunning landscape adorned with 100,000 planted flora and trees. The wildlife population is equally impressive, with over 45 species of animals, 82 species of birds, and 25 species of flora contributing to the park's rich biodiversity.



## About Areen *Areen Park Hotel*

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Expertly planned on 52k sqm to meld the best of refined hospitality, the upcoming hotel will be developed adjacent to the Lost Paradise of Dilmun Water Park, offering direct access to the water park, year-round.

With 226 designed rooms, 103 serviced apartments and expansive villas with private pools, the hotel sets a new benchmark in contemporary elegance and impeccable service combined.

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Overlooking the bustling Areen Boulevard, the hotel invites guests to indulge in a handpicked selection of restaurants and cafes, anytime of the day or to simply enjoy signature retail experiences.



## About Areen *Golf Course*

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Nestled within a breathtaking oasis in the Arabian Gulf desert, this 18-hole championship golf course stands as a testament to luxury and natural beauty.

Each meticulously designed hole offers players a unique challenge, surrounded by stunning landscapes that blend the serenity of the Bahraini desert with lush, manicured greens.

The course features state-of-the-art irrigation systems and eco-friendly practices, ensuring that the vibrant flora flourishes amidst the arid environment. Golfers of all levels can enjoy a round while soaking in panoramic views of Areen and its rolling dunes and palm trees, creating an unforgettable experience that feels both exclusive and immersive.

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Complementing the golf course, a collection of high-end luxurious villas offers an unparalleled lifestyle for residents and guests alike. Each villa is elegantly appointed, featuring modern amenities, private pools, and expansive outdoor spaces that invite relaxation and entertainment. The state-of-the-art clubhouse serves as a social hub, complete with fine dining, and a vibrant lounge area that overlooks the greens. With its unique blend of sport and luxury, this oasis in Areen creates a captivating retreat where the beauty of nature meets the finest in upscale living, making it a perfect destination for both avid golfers and those seeking a serene escape.



## About Areen

### *Areen Boulevard*

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Discover an exceptional collection of high-quality stores set within a stunning architectural destination that embodies the spirit and prestige of leading global brands. Designed to showcase exclusive collections, it offers renowned retailers a premium platform to connect with discerning shoppers.

Families can enjoy an inviting, open-air environment that blends leisure, lifestyle, and community engagement in a vibrant setting.

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Distinctive across the region, this destination will attract visitors from across the Gulf offering a compelling reason to visit Bahrain more often and stay longer.



## About Areen

### *Lost Paradise of Dilmun*

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Al Areen Development's masterplan is seamlessly interconnected to Bahrain's largest and first-ever themed waterpark, promising waves of family recreation, as well as memorable fun for everyone, outdoors. Impressively set on 77k sqm of desert oasis, the Lost Paradise was inaugurated in 2007 to pay tribute to the ancient history of Bahrain by recapturing the beauty of the Dilmun Era through the magic of its ruins.

Today, the award-winning water park has undergone grand renovations to invite people from all walks of life into the lost civilization while enjoying more than 20 new rides and water slides, in addition to an artificial beach, besides other attractions that are blended perfectly to create a Desert Oasis and a Garden of Paradise.

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Boasting a massive vicinity, the park can accommodate 5,000 guests at a time while setting the stage for sports tournaments, summer tourism attractions, powered by a new hotel under construction.



## About Areen

### *Areen Mosque*

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The community mosque will stand as a peaceful landmark within the development, designed to reflect the rich traditions of Bahraini Islamic architecture. Featuring elegant detailing, shaded arcades, and warm natural materials, it combines authenticity with a contemporary sense of harmony.

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Conveniently located for residents, the mosque will provide a serene environment for daily prayers and gatherings, offering both spiritual comfort and a meaningful connection to the cultural identity of Bahrain.



## About Areen *Cycle Track*

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An integrated cycle track will link the Al Areen development with the upcoming golf course and the existing cycling network in the southern governorate —creating a continuous, scenic route through the area.

Designed for both leisure and fitness, the track offers residents and visitors a safe and enjoyable way to explore the surroundings. Shaded stretches, landscaped edges, and rest points along the route make it ideal for families, cyclists, and outdoor enthusiasts alike.

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Encouraging a healthy and active lifestyle, the cycle track strengthens the connection between Al Areen’s destinations while promoting sustainability and community wellbeing.



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## About Tilal



## About Tlal

*Looking Closer*

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Discover Tlal, a remarkable upcoming residential destination nestled within the breathtaking Areen Heights. Overlooking a picturesque green valley and offering panoramic views of the renowned Areen Wildlife Park and Reserve, Tlal promises an unparalleled living experience.

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As the third residential project within the Areen Masterplan, Tlal spans an expansive 93,601 square meters in the southern part of Areen. It is meticulously designed to offer a collection of 151 meticulously crafted villas and townhouses, with options ranging from 3 to 4 bedrooms.

# About Tilal

## Key Features

### 84 Exquisite Villas

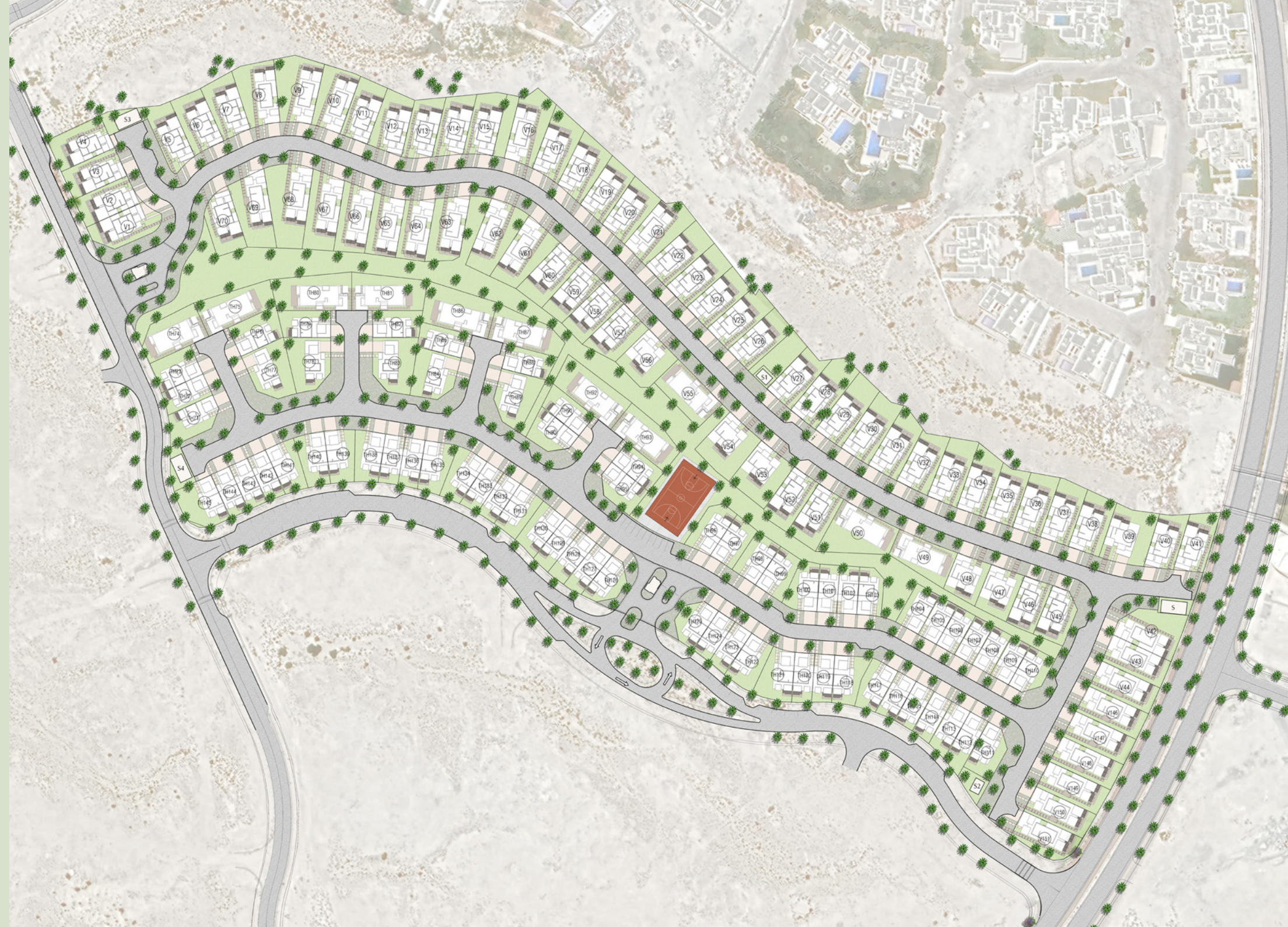
Choose from luxurious 3 & 4-bedroom villas, thoughtfully designed to cater to your every need with the flexibility of adding an additional penthouse to offer more livable space.

### 67 Stylish Townhouses

Discover elegant 3-bedroom townhouses, offering a contemporary and comfortable lifestyle.

### Parks and Multi-Court

Unwind and indulge in the greenbelt area which offers gardens and playgrounds including a multi-court offered exclusively to Tilal residents.





## About Tilal

### *Elevated Living*

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Designed with meticulous attention to detail, the villas and townhouses at Tilal feature a variety of layouts to suit every family's unique requirements. With four different villa layouts and three townhouse layouts, each unit offers the option and provisions for future expansions.

Experience the epitome of modern living within these thoughtfully designed homes. The units boast spacious areas, ensuring ample room for relaxation and gathering. From en-suite bedrooms and open-plan halls to dedicated maid's rooms and driver's rooms, every aspect of comfort and convenience has been carefully considered. Moreover, the villas provide direct exposure to Areen's natural topography, with surrounding hills and a state-of-the-art green belt at the heart of the project.



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## Floor Plans

*Villas*



## 84 Exquisite Villas

Choose from luxurious, 3 to 4-bedroom villas, thoughtfully designed to cater to your every need.

## Villas

### *Floor Plans*

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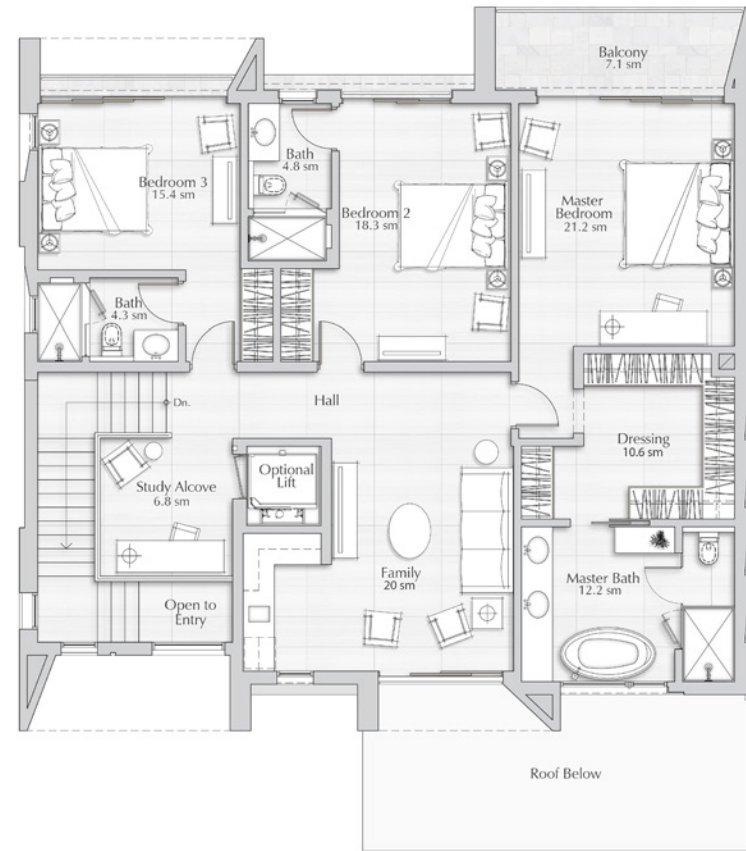
Experience the epitome of luxury living with our selection of luxurious 3 and 4-bedroom villas. Meticulously crafted to cater to your every need, these residences offer a seamless blend of elegance and functionality.

Our villas offer an exceptional opportunity to elevate your living experience even further. With the flexibility to add an additional penthouse, you can expand your domain and create a truly extraordinary residence.

Luxury, flexibility, and unparalleled craftsmanship await you at our residential project. Choose a villa that reflects your discerning taste and immerse yourself in a world of elevated living.



First Level



Entry Level



# Villa 1

**PLOT AREA (S.M)**  
337 to 562

**BUA (S.M)**  
375.7

**NO OF BR**  
3

**UNITS NO**  
6

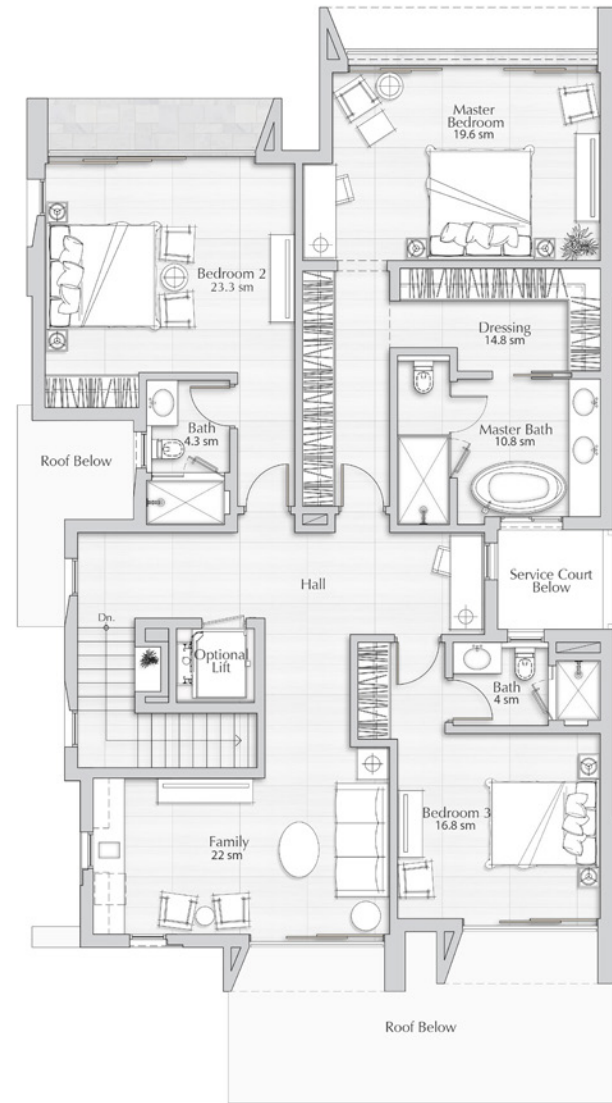
**KEY FEATURES:**

1. Driver's Room.
2. Greenbelt or Wadi View from the Backyard.

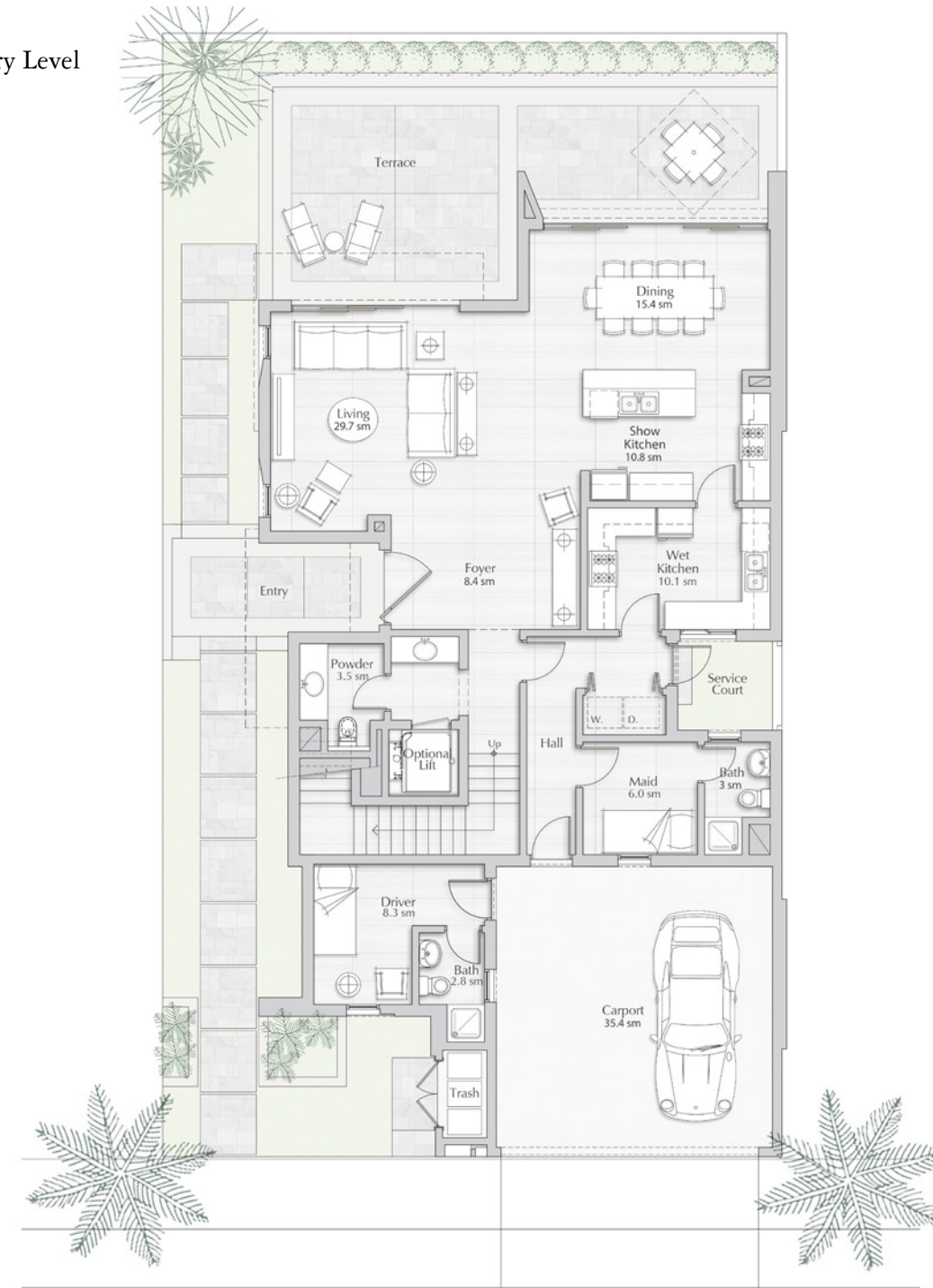




First Level



Entry Level



# Villa 2

**PLOT AREA (S.M)**

346 to 502

**BUA (S.M)**

379.4

**NO OF BR**

3

**UNITS NO**

44

**KEY FEATURES:**

- 1. Driver's Room.
- 2. Greenbelt or Wadi View from the Backyard.

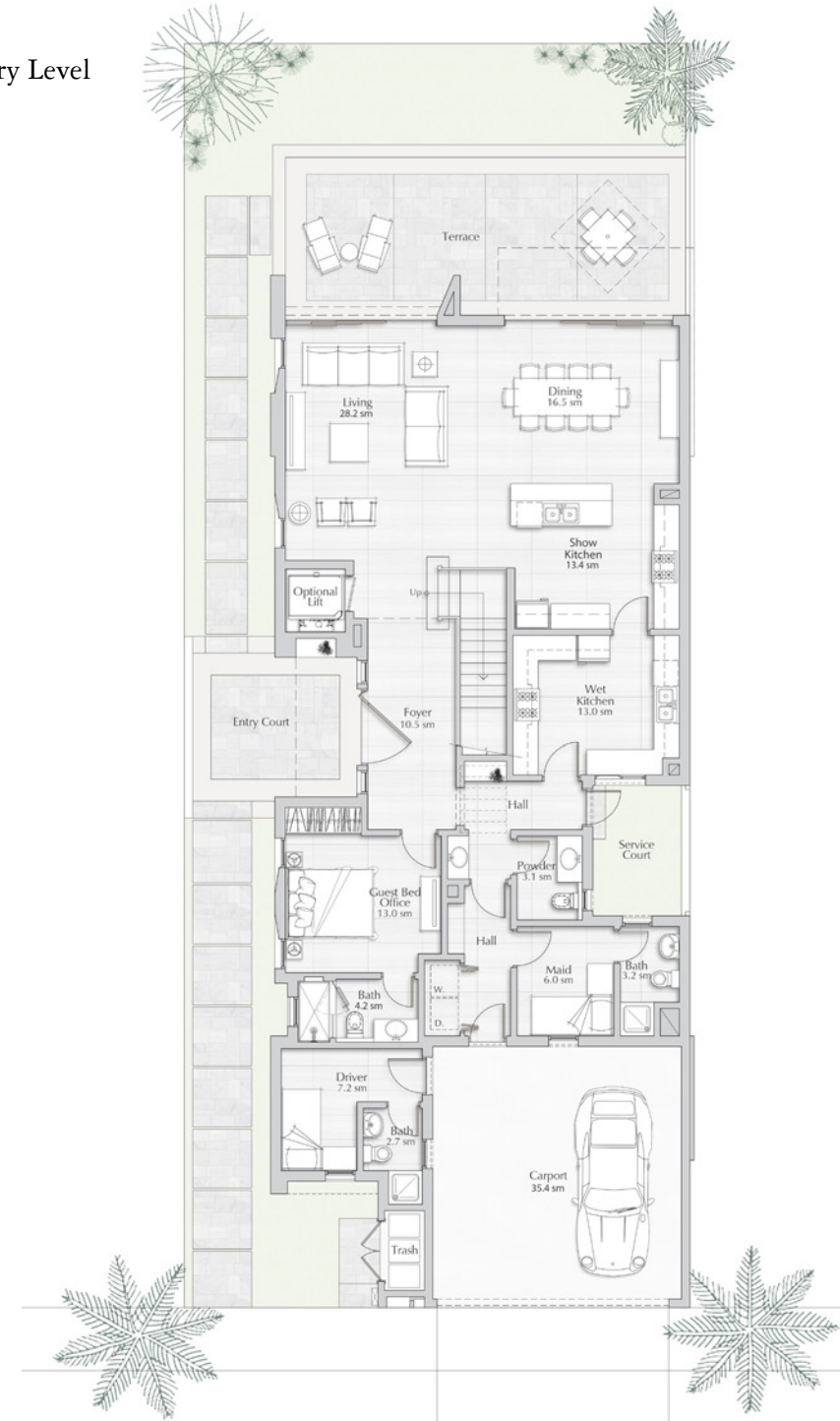




First Level



Entry Level



# Villa 3 / 3A

PLOT AREA (S.M)	BUA (S.M)	NO OF BR	UNITS NO
404 to 711	420.2	4	34

**KEY FEATURES:**

1. Driver's Room.
2. Greenbelt or Wadi View from the Backyard.





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## Floor Plans

*Townhouses*



### 67 Stylish Townhouse

Discover elegant 3-bedroom townhouses, offering a contemporary and comfortable lifestyle.

## Townhouses

### *Floor Plans*

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Our residential project presents a captivating selection of townhouses, where contemporary design meets unparalleled comfort. Immerse yourself in the sophisticated ambiance of our thoughtfully crafted 3-bedroom homes, meticulously designed to elevate your lifestyle.

Beyond the walls of your home, we offer the option the flexibility to expand your living area with a stunning penthouse addition. Embrace the freedom to customize your living space and create a truly exceptional residence that suits your unique preferences and desires.



First Level



Entry Level



# Townhouse 1

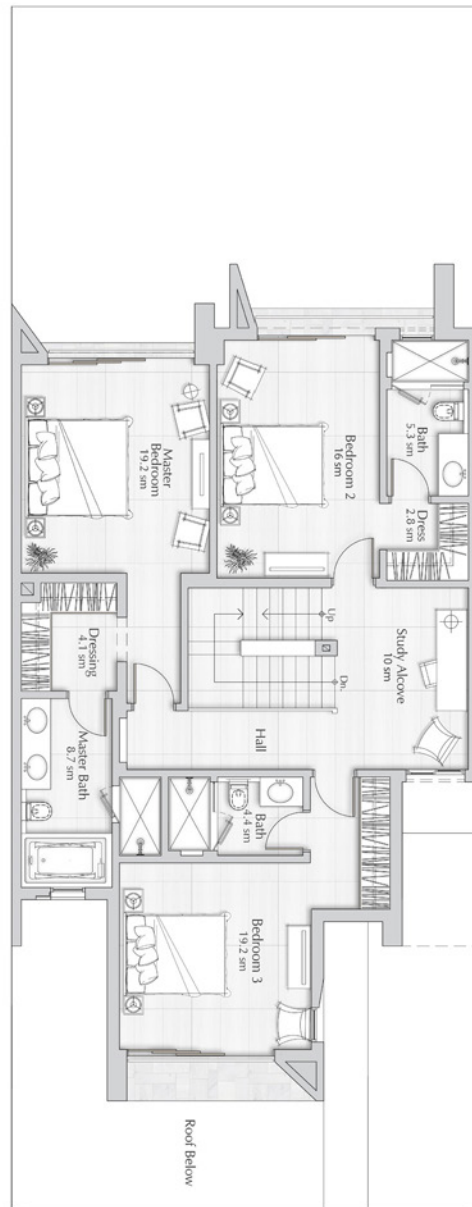
PLOT AREA (S.M)	BUA (S.M)	NO OF BR	UNITS NO
245.7 to 495.1	291	3	41

**KEY FEATURES:** 1. Some units have Greenbelt views.





First Level



Entry Level



## Townhouse 2

**PLOT AREA (S.M)**  
206.8 to 273

**BUA (S.M)**  
307.2

**NO OF BR**  
3

**UNITS NO**  
26

**KEY FEATURES:**

1. Some units have Greenbelt views.
2. Optional Penthouse





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## Tilal Facilities



————— If you are looking for your next home, then “Tilal” is your desired destination where you can have a morning workout at the multi-court or a pleasant jog around the greenbelt.



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