



VILLANOVA · DUBAILAND · DUBAI PROPERTIES

La Tilia

Floor plans

Three- and four-bedroom townhouses with gardens, roof terraces and covered parking

3 – 4

BEDROOMS

2,354 – 3,158

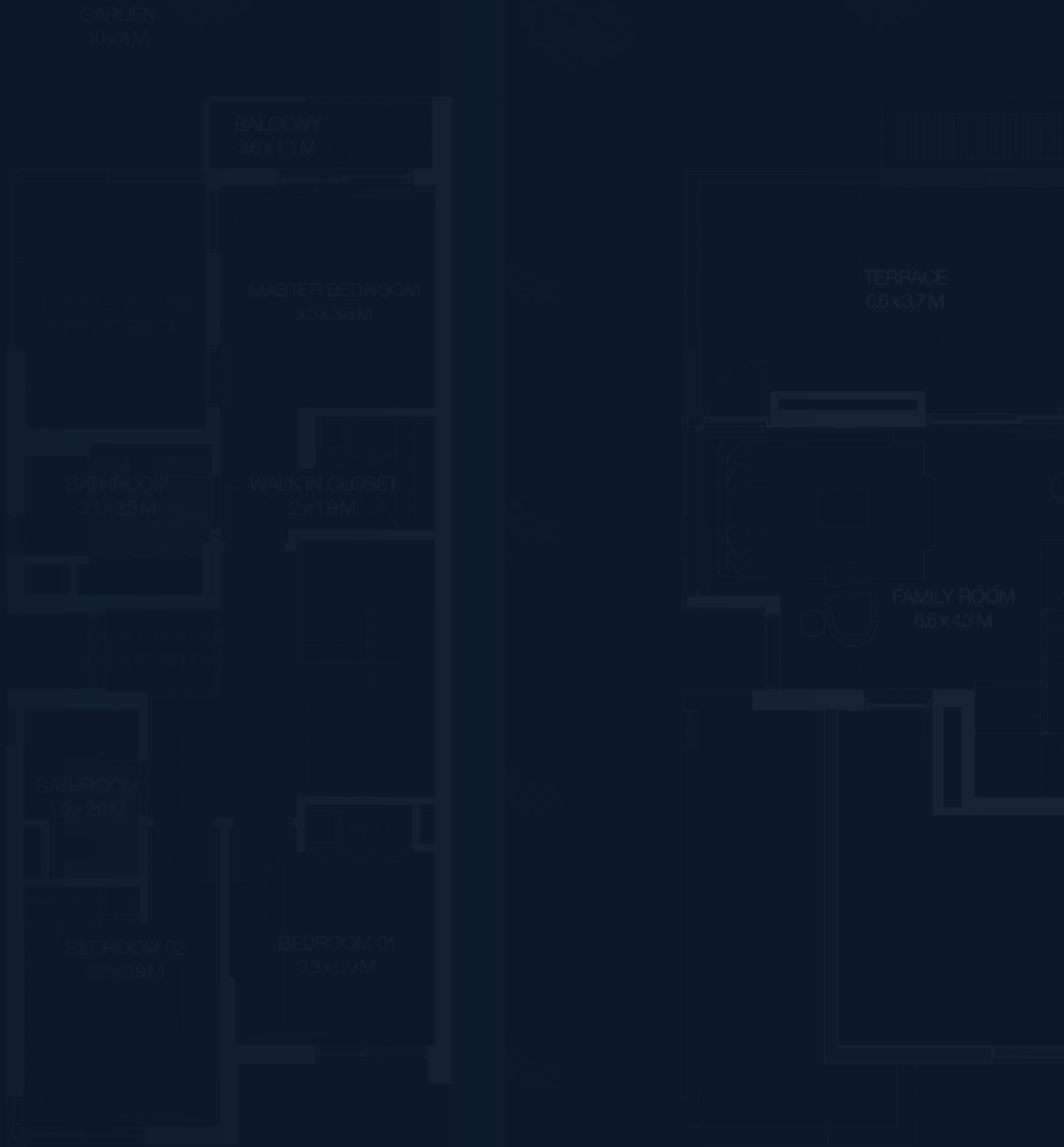
SQ FT BUILT-UP

8

LAYOUTS

Presented by DRE

Floor plans · 2026





THE COLLECTION

Four townhouse types, *eight layouts*

Every type comes in a standard and a mirrored (M) version. Three-bedroom homes sit mid-cluster; four-bedroom homes take the end positions with wrap-around gardens. The “2” variants add a roof-level family room and terrace.

3B1 + MIRROR

3-bedroom townhouse

2,354 SQ FT

Position	Mid unit
Levels	Ground + First
Built-up	218.71 sqm
Signature	Maid's room with en-suite

3B2 + MIRROR

3-bedroom townhouse

2,937 SQ FT

Position	Mid unit
Levels	Ground + First + Roof
Built-up	272.89 sqm
Signature	Roof-level family room

4B1 + MIRROR

4-bedroom townhouse

2,477 SQ FT

Position	End unit
Levels	Ground + First
Built-up	230.09 sqm
Signature	Double-height living

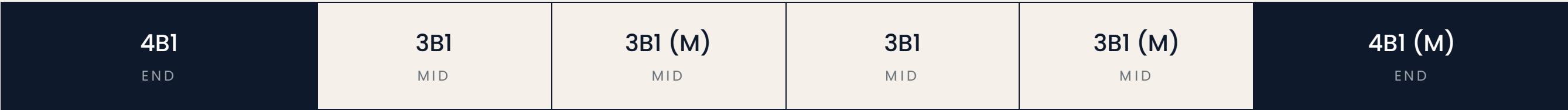
4B2 + MIRROR

4-bedroom townhouse

3,158 SQ FT

Position	End unit
Levels	Ground + First + Roof
Built-up	293.40 sqm
Signature	Double-height living

TYPICAL CLUSTER
6- PLEX · TYPE 1



Bar above each card shows built-up area relative to the largest type (4B2). Areas are total built-up as stated by the developer.



LA TILIA AT VILLANOVA · FLOOR PLANS

3-Bedroom Townhouse

Type 3B1

Mid unit

Ground + First

2,354 SQ FT
BUILT-UP
218.71 sqm

Living	3.5 × 4.8 m
Dining	3.2 × 4.8 m
Master bedroom	3.5 × 4.8 m
Bedroom 01	3.5 × 4.2 m
Bedroom 02	3.1 × 4.0 m
Garden	6.8 × 4.8 m
Car port	5.4 × 6.0 m

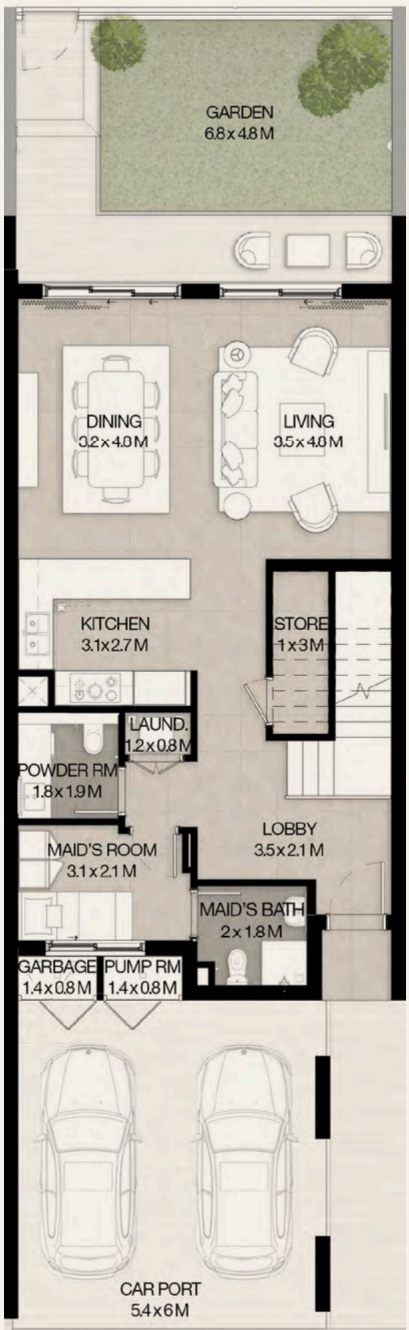
- ◆ Maid's room with en-suite

◆ Two first-floor balconies
- ◆ Master walk-in closet

◆ Covered parking for two cars

TYPE 3B1 · MID UNIT

01 / 08



G GROUND FLOOR



1 FIRST FLOOR



KEY PLAN
UNIT HIGHLIGHTED
WITHIN ITS CLUSTER

Plans, details and unit orientation are indicative only and subject to change by the developer/seller at its sole discretion without notice or liability. Images, features, finishes, furnishings, views and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated.



LA TILIA AT VILLANOVA · FLOOR PLANS

3-Bedroom Townhouse

Type 3B1 (M)

- Mid unit
- Ground + First
- Mirrored layout

2,354

SQ FT
BUILT-UP
218.71 sqm

Living	3.5 × 4.8 m
Dining	3.2 × 4.8 m
Master bedroom	3.5 × 4.8 m
Bedroom 01	3.5 × 4.2 m
Bedroom 02	3.1 × 4.0 m
Garden	6.8 × 4.8 m
Car port	5.4 × 6.0 m

- ◆

Maid's room with en-suite
- ◆

Master walk-in closet
- ◆

Two first-floor balconies
- ◆

Covered parking for two cars

TYPE 3B1 (M) · MID UNIT

02 / 08



G GROUND FLOOR



1 FIRST FLOOR



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LA TILIA AT VILLANOVA · FLOOR PLANS

3-Bedroom Townhouse

Type 3B2

Mid unit Ground + First + Roof

2,937 SQ FT
BUILT-UP
272.89 sqm

Living	3.5 × 4.8 m
Dining	3.2 × 4.8 m
Master bedroom	3.5 × 4.8 m
Bedroom 01	3.5 × 4.2 m
Bedroom 02	3.1 × 4.0 m
Garden	6.8 × 4.8 m
Car port	5.4 × 6.0 m

- ◆

Roof-level family room
- ◆

Private roof terrace
- ◆

Maid's room with en-suite
- ◆

Master walk-in closet

TYPE 3B2 · MID UNIT

03 / 08



G GROUND FLOOR



1 FIRST FLOOR



R ROOF FLOOR



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LA TILIA AT VILLANOVA · FLOOR PLANS

3-Bedroom Townhouse

Type 3B2 (M)

Mid unit Ground + First + Roof

Mirrored layout

2,937 SQ FT
BUILT-UP
272.89 sqm

Living	3.5 × 4.8 m
Dining	3.2 × 4.8 m
Master bedroom	3.5 × 4.8 m
Bedroom 01	3.5 × 4.2 m
Bedroom 02	3.1 × 4.0 m
Garden	6.8 × 4.8 m
Car port	5.4 × 6.0 m

- ◆

Roof-level family room
- ◆

Private roof terrace
- ◆

Maid's room with en-suite
- ◆

Master walk-in closet

TYPE 3B2 (M) · MID UNIT

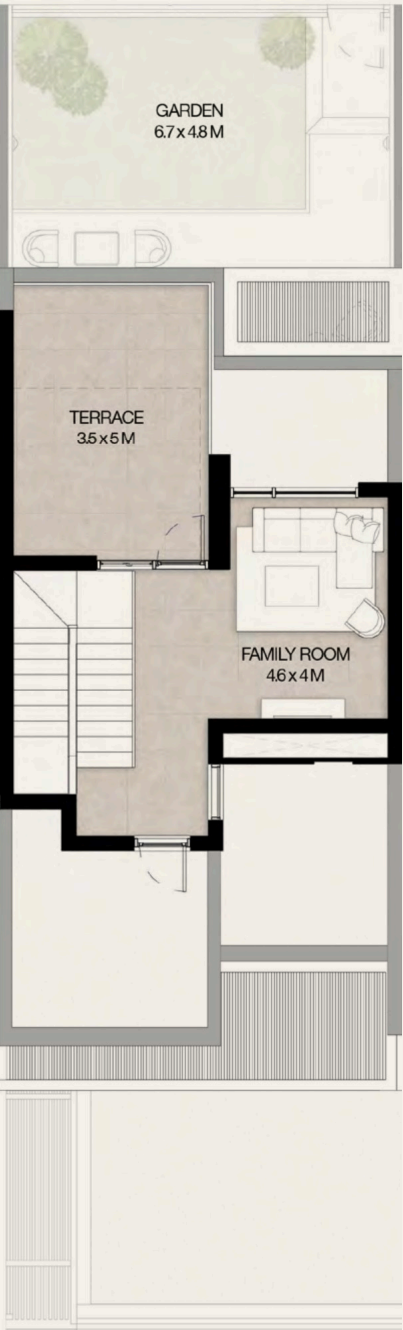
04 / 08



G GROUND FLOOR



1 FIRST FLOOR



R ROOF FLOOR



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LA TILIA AT VILLANOVA · FLOOR PLANS

4-Bedroom Townhouse

Type 4B1

End unit Ground + First

2,477 SQ FT
BUILT-UP
230.09 sqm

Living	3.5 × 4.3 m
Dining	3.1 × 3.9 m
Master bedroom	3.5 × 3.6 m
Guest bedroom	4.4 × 3.1 m
Bedroom 01	3.3 × 3.9 m
Garden	10 × 4 m
Car port	6.6 × 6.0 m

- ◆

Double-height living & dining
- ◆

Ground-floor guest bedroom
- ◆

Wrap-around side garden
- ◆

Maid's room with en-suite

TYPE 4B1 · END UNIT

05 / 08



G GROUND FLOOR



1 FIRST FLOOR



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LA TILIA AT VILLANOVA · FLOOR PLANS

4-Bedroom Townhouse

Type 4B1 (M)

- End unit
- Ground + First
- Mirrored layout

2,477

SQ FT
BUILT-UP
230.09 sqm

Living	3.5 × 4.3 m
Dining	3.1 × 3.9 m
Master bedroom	3.5 × 3.6 m
Guest bedroom	4.4 × 3.1 m
Bedroom 01	3.3 × 3.9 m
Garden	10 × 4 m
Car port	6.6 × 6.0 m

- ◇

Double-height living & dining
- ◇

Ground-floor guest bedroom
- ◇

Wrap-around side garden
- ◇

Maid's room with en-suite



G GROUND FLOOR



1 FIRST FLOOR



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LA TILIA AT VILLANOVA · FLOOR PLANS

4-Bedroom Townhouse

Type 4B2

End unit Ground + First + Roof

3,158 SQ FT
BUILT-UP 293.40 sqm

Living	3.5 × 4.3 m
Family room	6.6 × 4.3 m
Roof terrace	6.6 × 3.7 m
Master bedroom	3.5 × 3.6 m
Guest bedroom	4.4 × 3.1 m
Garden	10 × 4 m
Car port	6.6 × 6.0 m

- ◇

Double-height living & dining
- ◇

Roof family room & terrace
- ◇

Ground-floor guest bedroom
- ◇

Wrap-around side garden

TYPE 4B2 · END UNIT

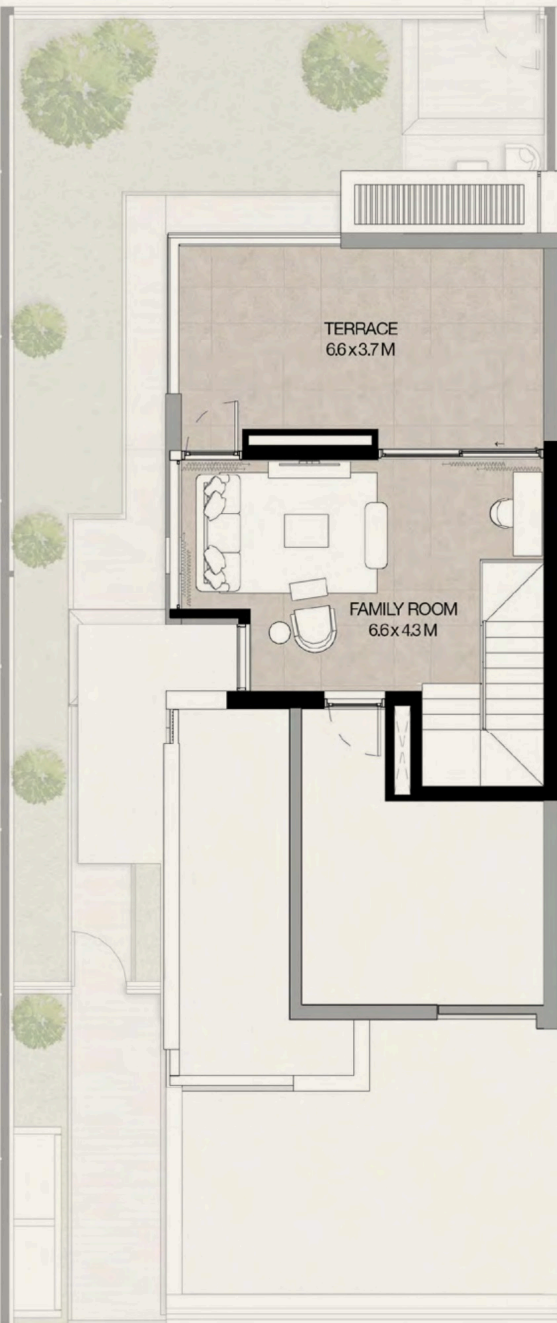
07 / 08



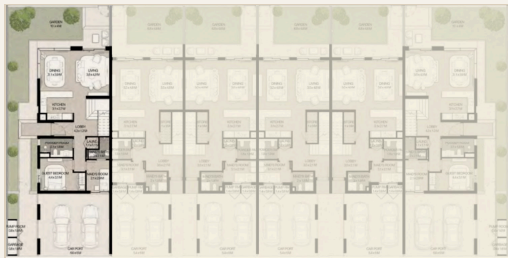
G GROUND FLOOR



1 FIRST FLOOR



R ROOF FLOOR



KEY PLAN
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LA TILIA AT VILLANOVA · FLOOR PLANS

4-Bedroom Townhouse

Type 4B2 (M)

End unit
Ground + First + Roof

Mirrored layout

3,158 SQ FT
BUILT-UP
293.40 sqm

Living	3.5 × 4.3 m
Family room	6.6 × 4.3 m
Roof terrace	6.6 × 3.7 m
Master bedroom	3.5 × 3.6 m
Guest bedroom	4.4 × 3.1 m
Garden	10 × 4 m
Car port	6.6 × 6.0 m

- ◇

Double-height living & dining
- ◇

Roof family room & terrace
- ◇

Ground-floor guest bedroom
- ◇

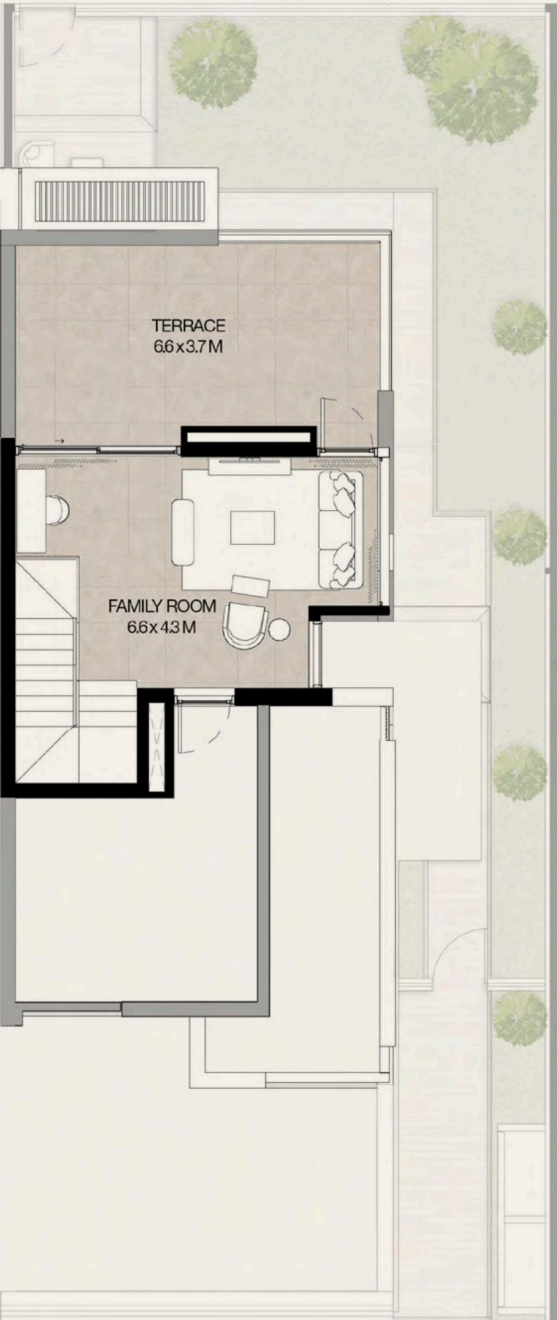
Wrap-around side garden



G GROUND FLOOR



1 FIRST FLOOR



R ROOF FLOOR



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Find the right home at *La Tilia*

Speak to the DRE team for availability, pricing and payment plans.