

T E S S E R A

T H E L I G H T N E S S O F L I V I N G

THE
JOURNEY

0 1

A L G H U R A I R

0 2

T H E S T O R Y
O F T E S S E R A



0 3

T H E
A R C H I T E C T

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T H E P L A C E

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T H E
E X P E R I E N C E



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T H E R E S I D E N C E S

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G E T I N T O U C H

A L G H U R A I R

For over 60 years, Al Ghurair has been foundational to the UAE's story, with a portfolio of over 20,000 residential and commercial units, including 1,000 hotel rooms, spanning 8 countries. From establishing the region's first shopping mall and mixed use concept, as well as its first private bank, to crafting the façade glazing of Burj Khalifa.

A legacy built not just in steel and glass, but in firsts. All driven by one purpose. In pursuit of better.

Al Ghurair Development translates this legacy into places built to last, shaped by a commitment to quality, considered design and living experiences that reflect the city's aspirations.



T H E L I G H T N E S S
O F L I V I N G



T H E S T O R Y O F T E S S E R A

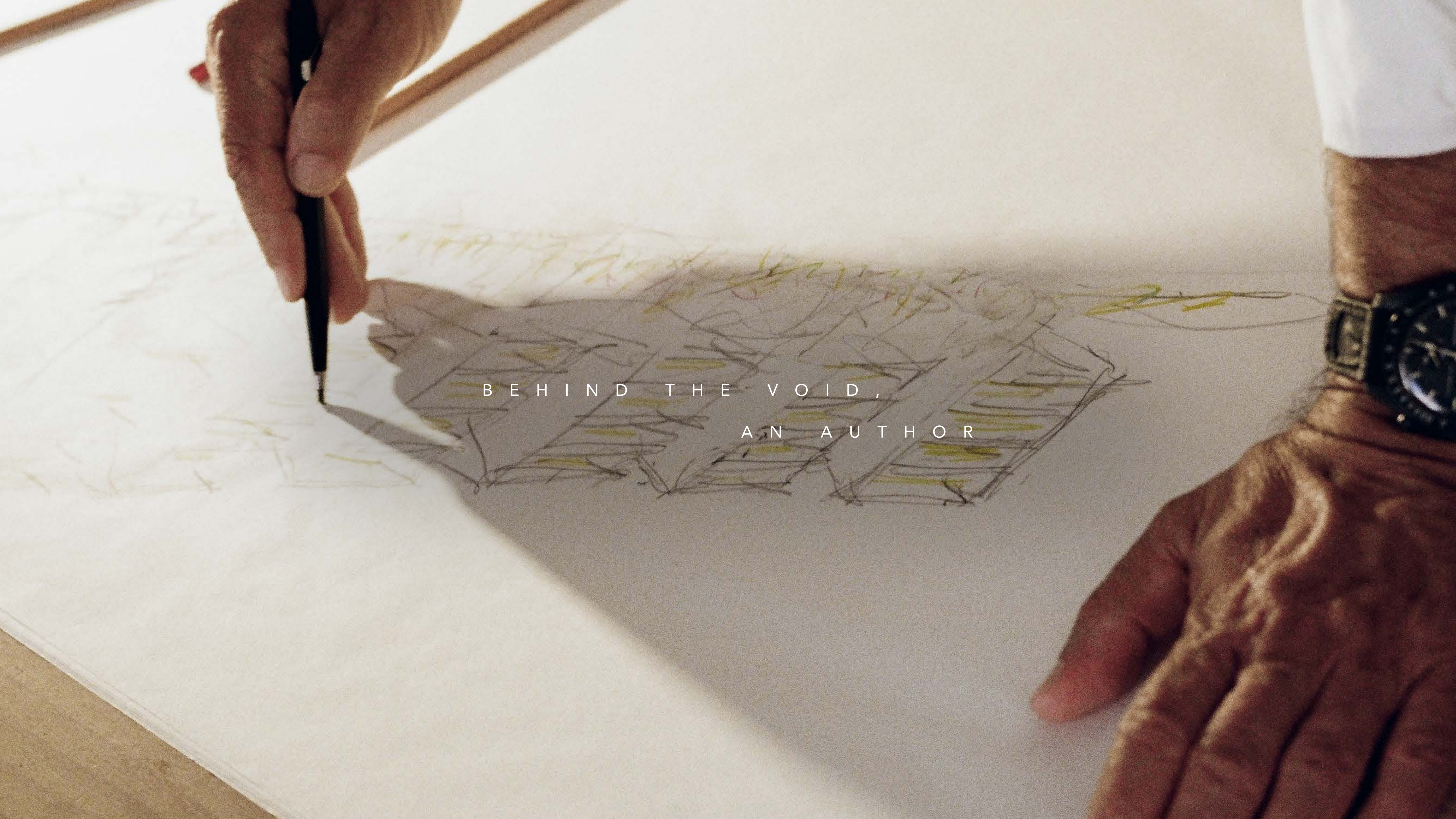
Located in Dubai South, Tessera is built on the idea that every thoughtful detail contributes to a greater whole.

Echoing the art of a mosaic, where each carefully placed piece completes a larger vision.





This philosophy, inspired by townhouse living within a low-density collective setting, translates to a floating, permeable architecture defined by light and transparency, dissolving the boundaries between the inside and out to impart a sense of lightness and freedom without compromising on privacy.



BEHIND THE VOID,
AN AUTHOR

A I R E S M A T E U S

Founded in Lisbon in 1988, the practice is led by brothers Manuel and Francisco Aires Mateus.

Over three decades, it has earned international standing for an architecture of rare discipline: a contemporary reinterpretation of Portuguese tradition, at once poetic, sculptural and exact.



Central to their work is the void. Not what is built, but what is left open. The empty space that light enters and life comes to fill. Mass carved rather than assembled, pure forms cut cleanly to admit daylight and draw the inhabitant inside.

An architecture of permanence, attentive to material, to detail, and to the passage of time. Timelessness over effect.



At Tessera, that philosophy finds its clearest expression: the dignity of a single house, lifted into the air, resolved through void, light and the careful making of space.



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I S T H E A R T

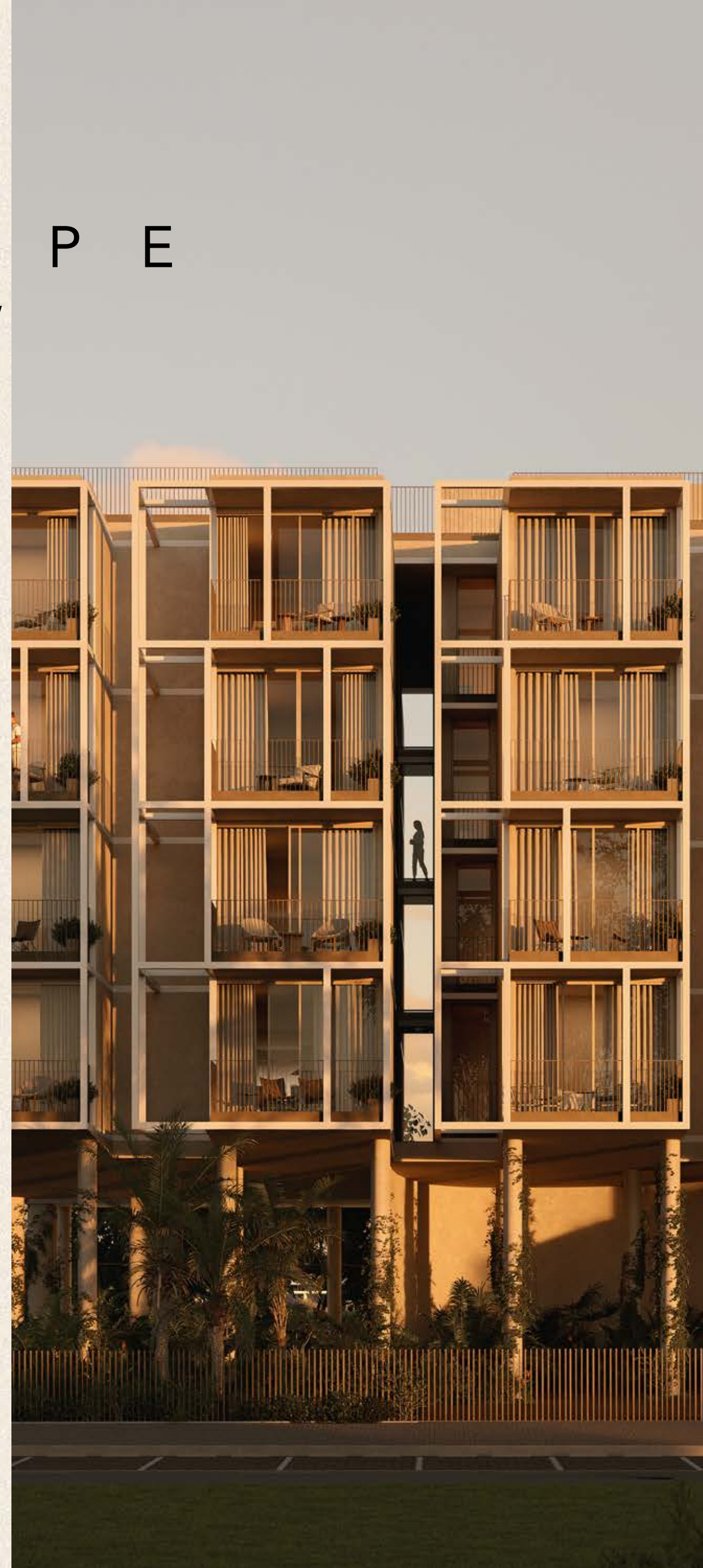
O F P E R M A N E N C E "

- M A N U E L A I R E S M A T E U S

A LANDSCAPE OF SHADOW AND LIGHT

In a region defined by movement, Tessera offers a stillness of its own. It sits at a gentle crossroads, close to everything that matters, undisturbed by any of it.

To the south, the horizon remains open, surrendering entirely to the uninterrupted sky. To the north, a lush central park unfolds within a short walk, offering a quiet, green expanse where light filters softly throughout.



Retail and seamless connections lie just beyond, while Al Maktoum International Airport rests within easy reach, bringing the world closer without disrupting the quiet within.

A setting as considered, precise, and timeless as the architecture itself.



A L S O N E A R B Y . . .

Dubai Marina & JBR		17 mn
Palm Jumeirah		18 mn
Mall of the Emirates		19 mn
Burj Khalifa		30 mn
DXB Intl' Airport		40 mn



M O V I N G T H R O U G H L I G H T , G R O U N D , C O M M U N I T Y , A N D S K Y

The journey begins at ground level, where space steps softly into light.

Landscaped pathways guide the senses inward, opening first to places of quiet restoration through fresh air, and morning movement. Continuing along the path, the mood shifts gently toward shared life, welcoming you into sunlit lounges, garden dining, and an outdoor cinema under the stars.



Dedicated grounds for children, and quiet, leaf-shaded alcoves allow every generation to find its own pace along the way.

The journey culminates on the roof, where a serene pool cocooned in greenery rests quietly beneath the open horizon.

LANDSCAPED WALKING PATHS

Meandering through the ground-level landscape, the pathways serve as a green spine connecting every aspect of daily life, guiding residents effortlessly from personal wellness to shared lounges, dining spaces, and children's grounds.

It is a journey where architecture yields to nature, inviting you to simply walk, linger, and be.



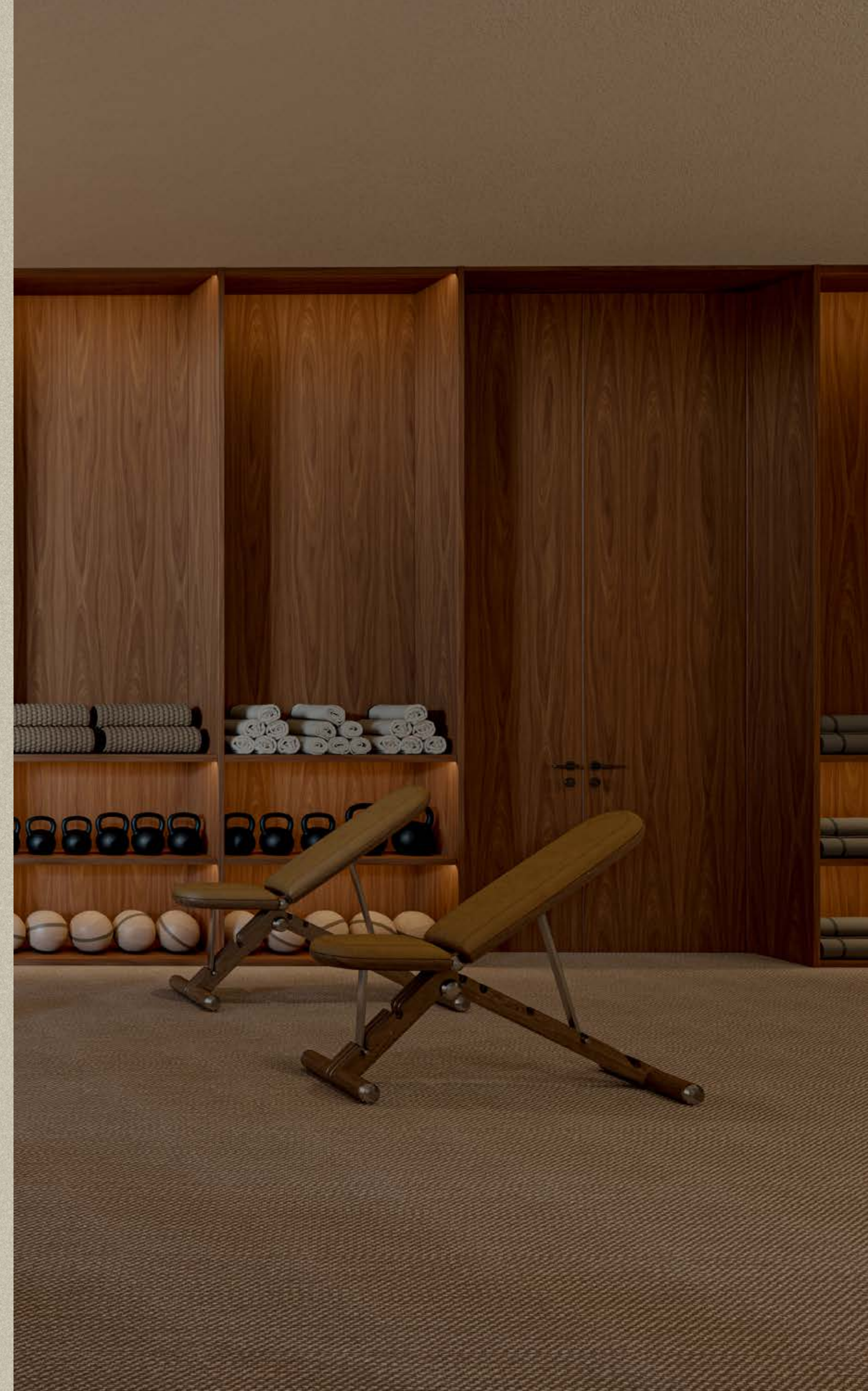


F I T N E S S S P A C E S

Designed with the same quiet discipline as the building itself, the fitness spaces integrate daily training into the landscape.

Floor-to-ceiling glass frames the spacious indoor gym, fully equipped for strength and conditioning.

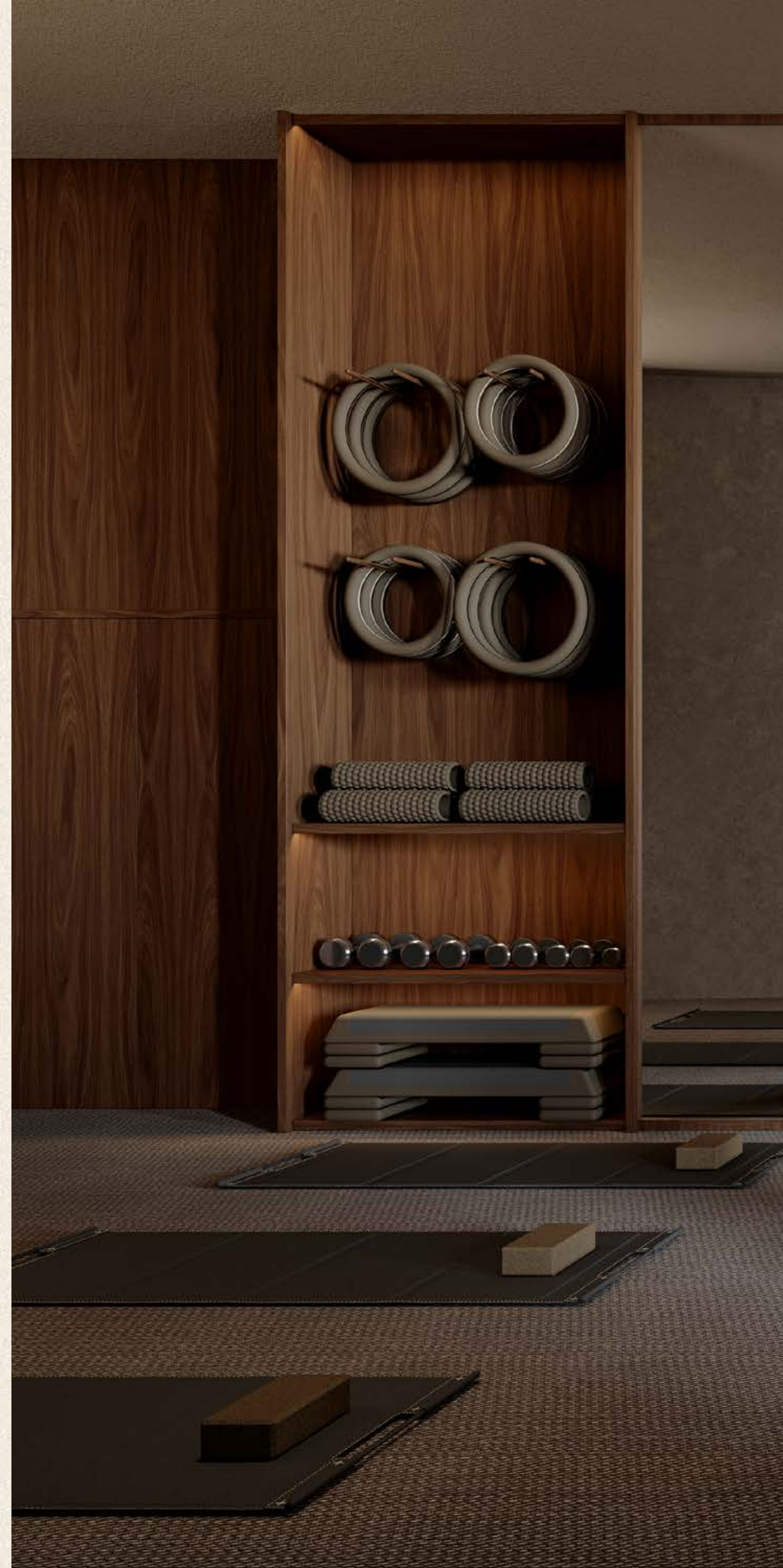
Just beyond, the outdoor gym extends workouts into the open breeze, allowing your routine to unfold naturally under light and sky.



Y O G A A N D T R A I N I N G

The naturally lit yoga and meditation studio is designed for training and practising deliberate stillness.

It offers what the rest of the day rarely does: a space with no purpose other than calm.





R E S I D E N T S ' L O U N G E S

Reserved exclusively for residents, the lounges offer a quiet, unhurried environment, away from the tempo of the day.

Designed to flex between focus and connection, the indoor space pairs a quiet co-working area for sustained concentration with a generous seating area made for gathering.

The space extends seamlessly outdoors, into a lounge that offers a private setting to work, rest, or come together.





O U T D O O R D I N I N G A R E A

Set within the landscape, the dining and picnic grounds bring the warmth of a shared table into the open air.

It is a generous space made for casual lunches, lingering conversations, and the quiet comfort of being outside.



R O O F T O P S W I M M I N G P O O L S

Suspended above the city, the rooftop pool abandons rigid lines for fluid, organic forms. Sculpted like a natural water feature, its soft curves trace a continuous gesture across the deck, seamlessly flowing from an adult expanse to a gentle kids' pool.

Surrounded by landscaped terraces that mirror its outline, it creates a serene water garden hovering between home and horizon.



S C U L P T E D F R O M
L I G H T A N D A I R



T H E G E O M E T R Y O F P R I V A T E L I F E

Unfolding through two-bedroom-plus and three-bedroom-plus, the residences take two distinct forms: lateral plans that breathe across a single, expansive floor, and vertical duplexes that rise through two light-filled levels. Both are expressions of the same unhurried townhouse philosophy.

The architecture surrenders to a quiet spatial hierarchy rather than simple dimension.





A dedicated foyer marks the threshold of arrival, leading to generous dining and living spaces that reach toward private, open-air terraces.



Throughout the interior, delicate pockets of natural light are carved into every key space, blending the luminous openness of modern living with the secluded independence of a townhouse.

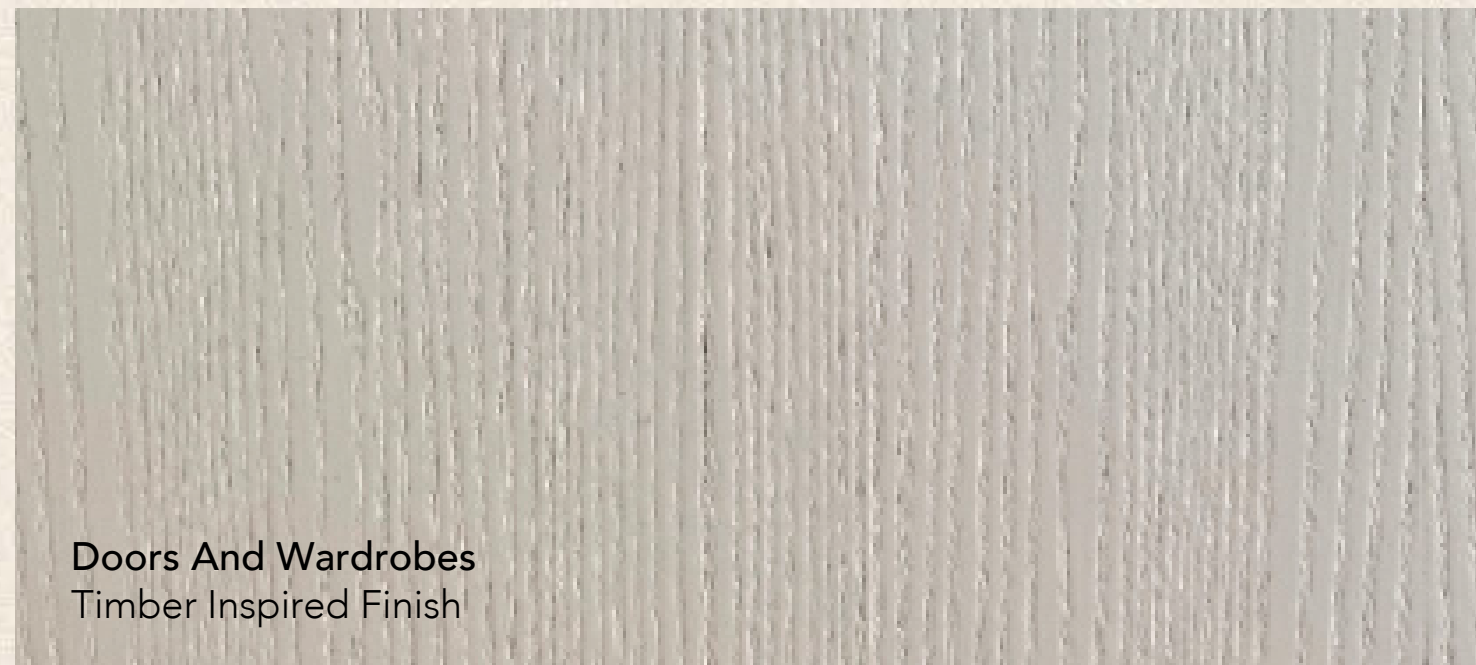
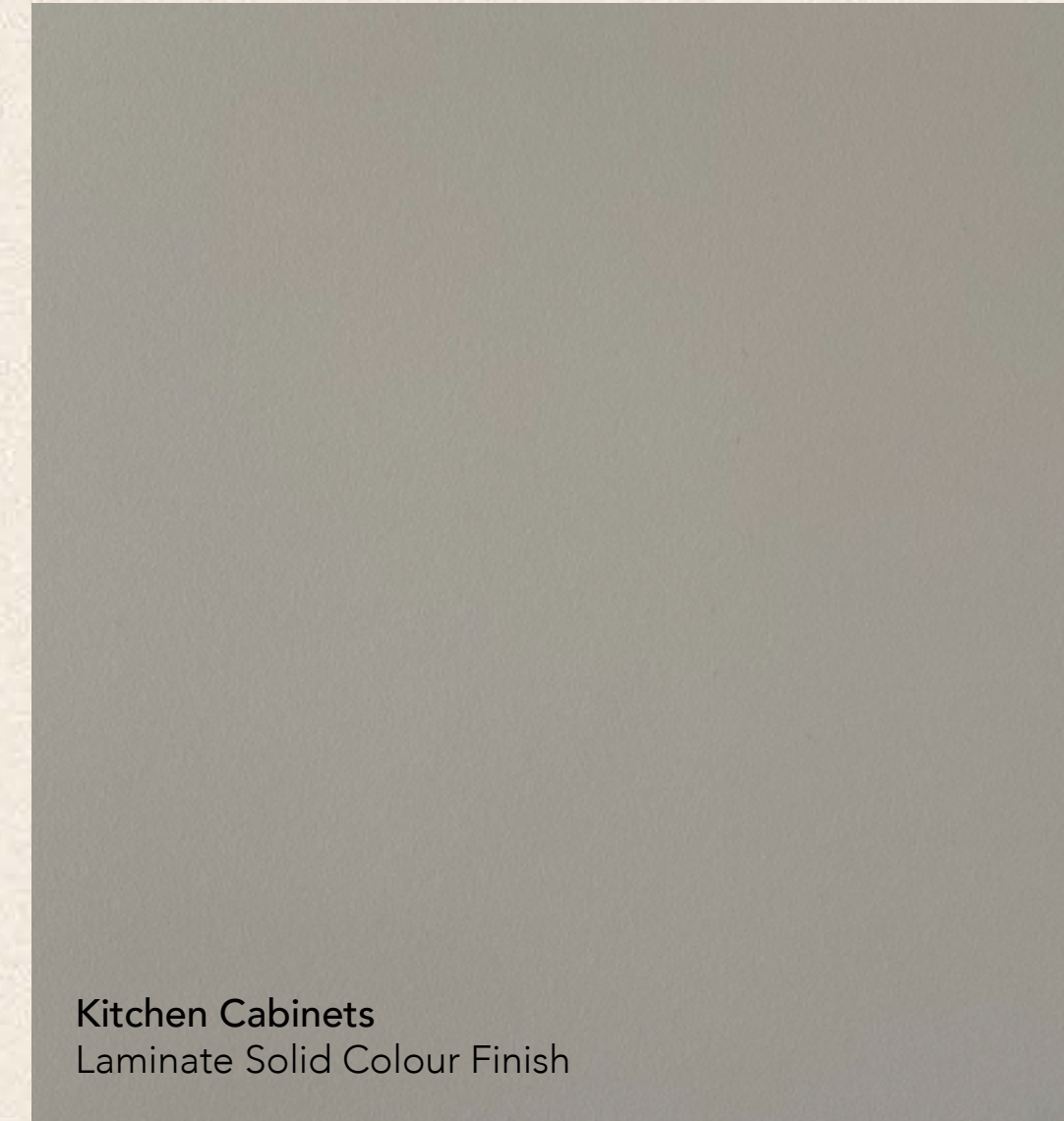
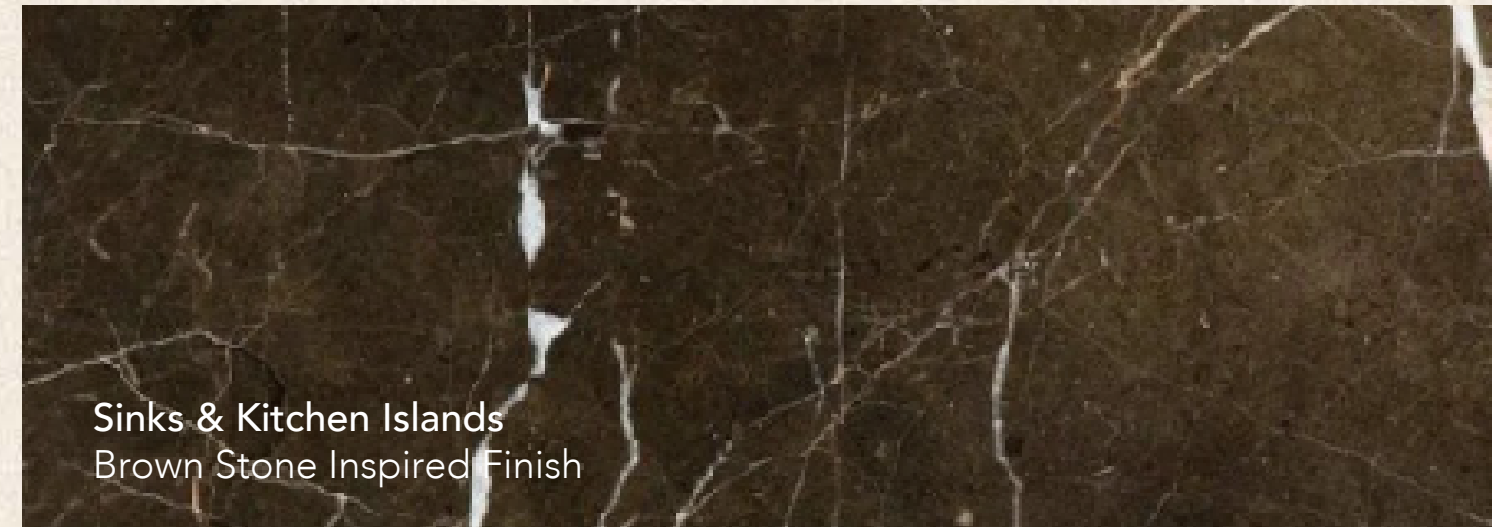
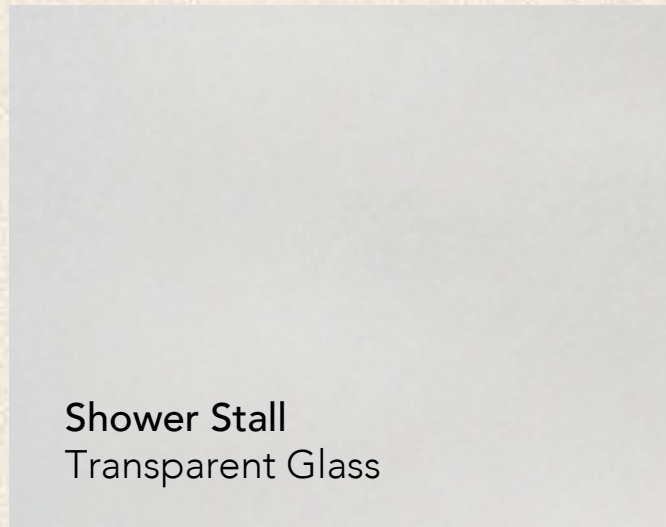


An adaptable additional suite allows the home to bend to the cadence of family life, configured as a maid's suite, a quiet study, or a realm for childhood play.

It is a home built to evolve alongside the lives that fill it.



TESSERA
MATERIAL BOARD
INDOORS





L I F E , A S L I G H T
A S I T S H O U L D F E E L



T E S S E R A

T H E L I G H T N E S S O F L I V I N G