

PALM JEBEL ALI

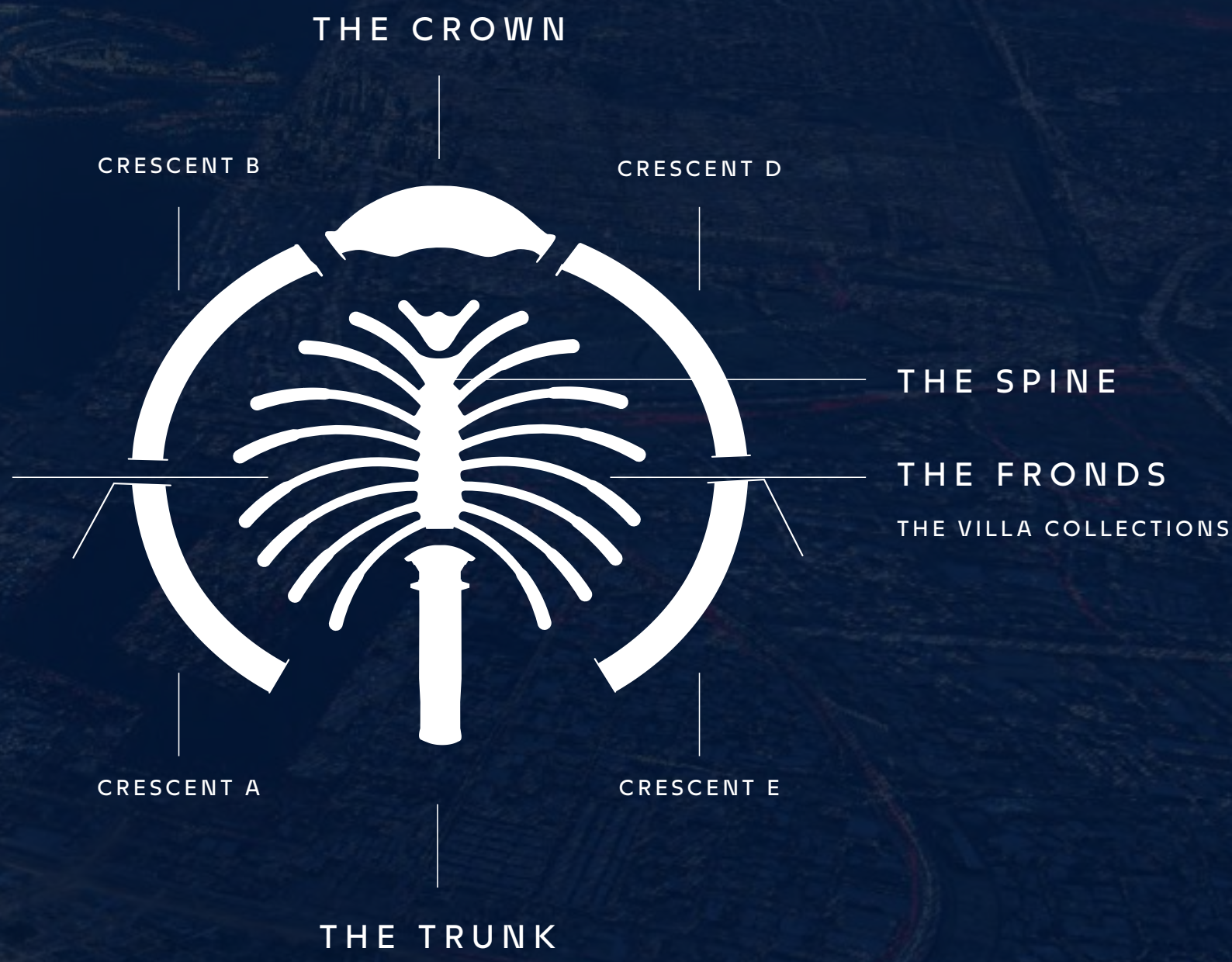
NAKHEEL

MASTER PLAN

A PERFECT PARADISE



THE FRONDS
THE VILLA COLLECTIONS



AN EXTRAORDINARY
WATERFRONT DESTINATION



EAST CRESCENT
AERIAL VIEW



113M
SQFT OF GFA



110KM
COASTLINE



118,000
RESIDENTS



80+
HOTELS & RESORTS



90KM
BEACHFRONT



SIGNATURE
YACHT CLUB



LUXURY
LIFESTYLE
MALL



HOSPITALITY
CRESCENT



EXCLUSIVE
BEACH
CLUBS



SUNSET BEACH
PROMENADE



ICONIC TOWER
WITH 360°
PANORAMIC VIEWS



SUNSET
WATERFRONT
PROMENADE



SPORTS &
WELLNESS CLUB



ECO RESORT



SIGNATURE
WELLNESS
RESORT



CELEBRATION
VILLAGE



OCEANVIEW
TOWERS



FAMILY RESORT

LEISURE PARK

FAMILY BEACH
CLUB

HOSPITALITY
CRESCENT

SUNRISE
WATERFRONT
PROMENADE

AERIAL VIEW



LOCATION DESIGNED
FOR LIVING

PALM
JEBEL ALI

10 KM
12 MINS

20 KM
25 MINS

30 KM
32 MINS

30 KM

WORLD
ISLANDS

PALM
JUMEIRAH

JUMEIRAH
ISLANDS

IBN BATTUTA
MALL

EXPO CITY
DUBAI

AL MAKTOUM
AIRPORT

JEBEL ALI MARINE
SANCTUARY

DUBAI PARKS
AND RESORTS

DIRECT
ACCESS

Sheikh Zayed Rd

Sheikh Mohammed Bin Zayed Rd

Yatays Street/Jebel Ali-Al Habb Rd

Sheikh Zayed Rd

Al Khail Rd

Sheikh Mohammed Bin Zayed Rd

Nad Al Awir Rd

Al Awir Road

Al Fayah Rd

Expo Rd

FROM ICONIC TO EXCEPTIONAL

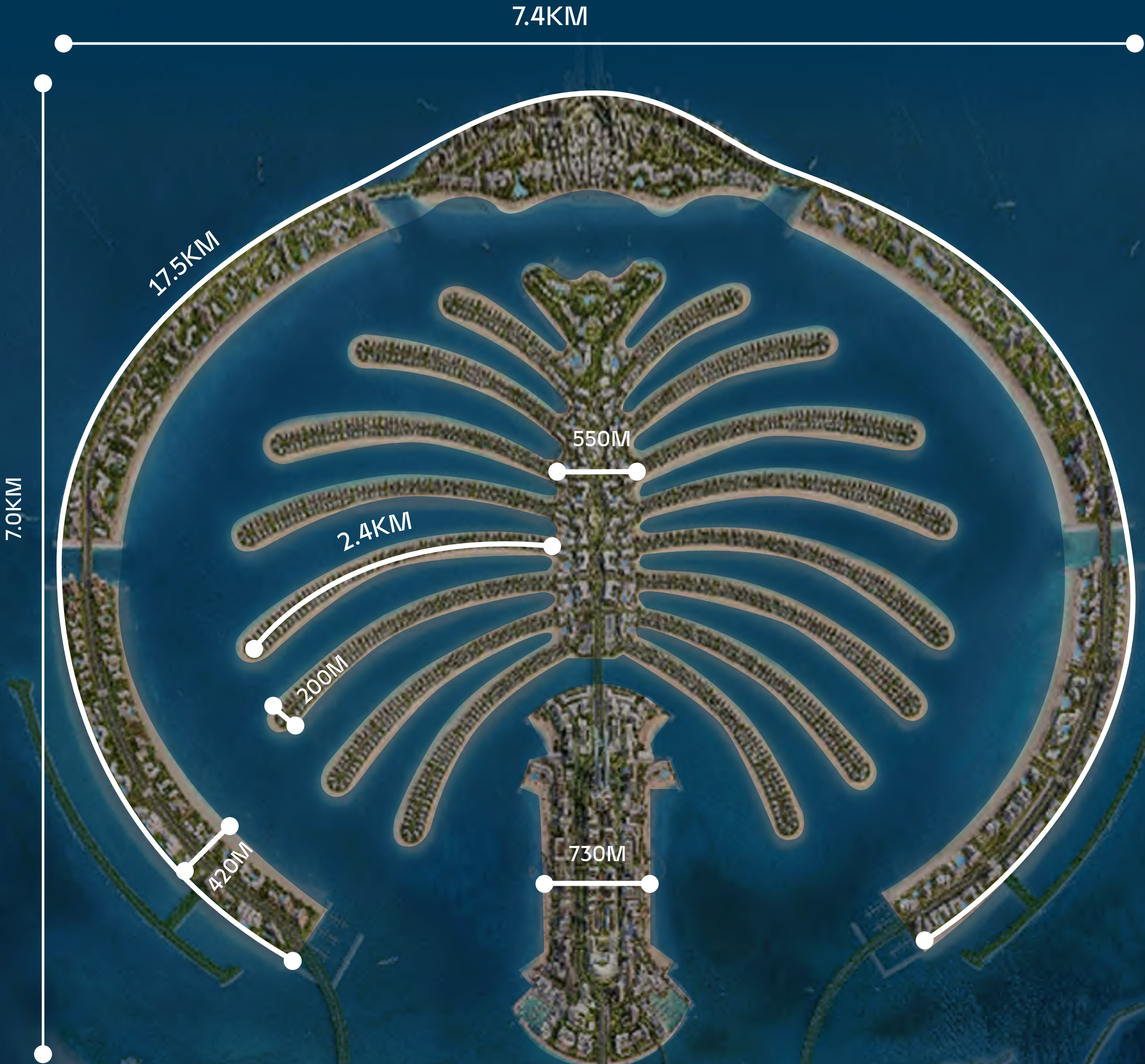
PALM JEBEL ALI

147M SQFT
LAND

110KM
COASTLINE

2,002
VILLAS

0.8
FAR



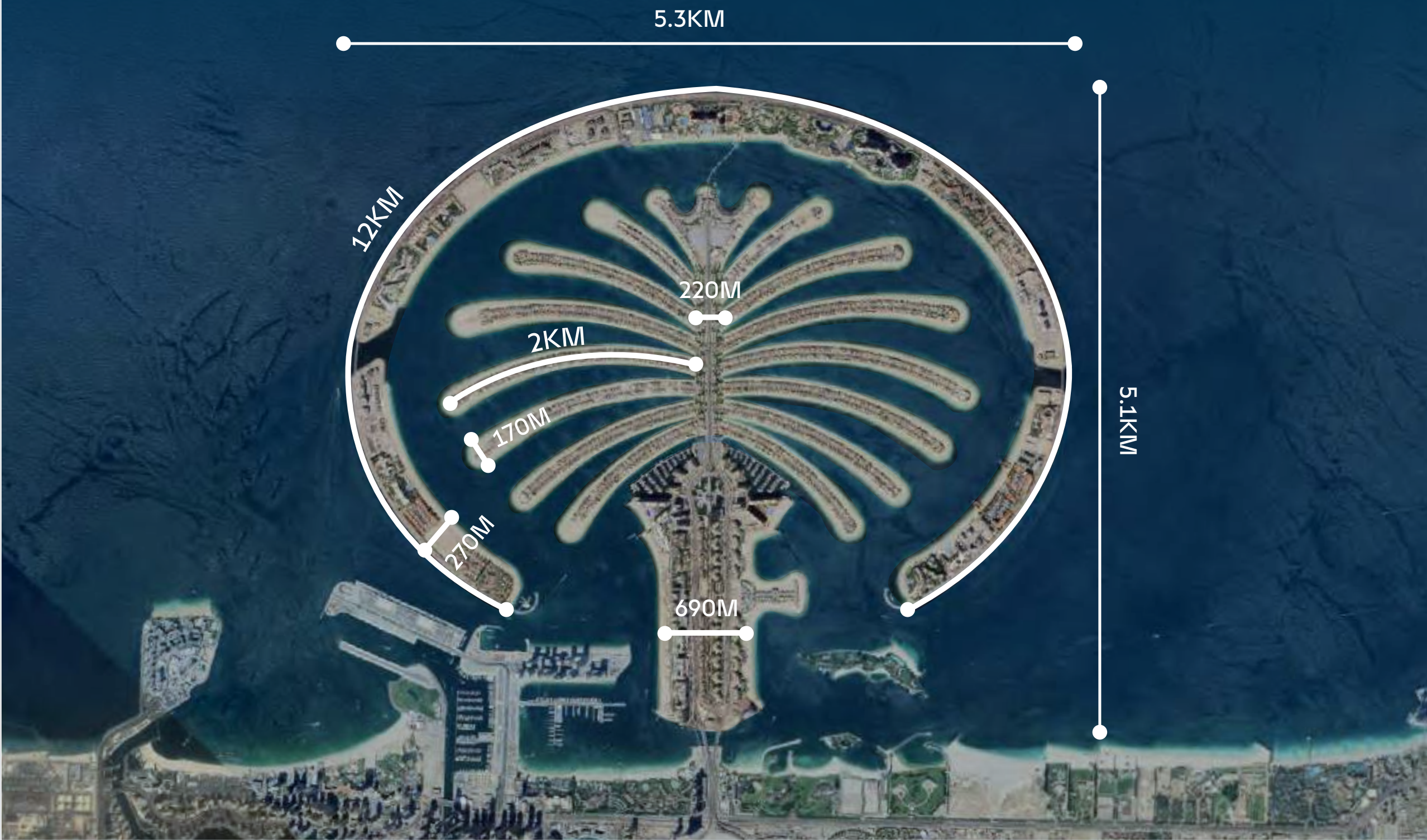
PALM JUMEIRAH

61M SQFT
LAND

78KM
COASTLINE

1,745
VILLAS

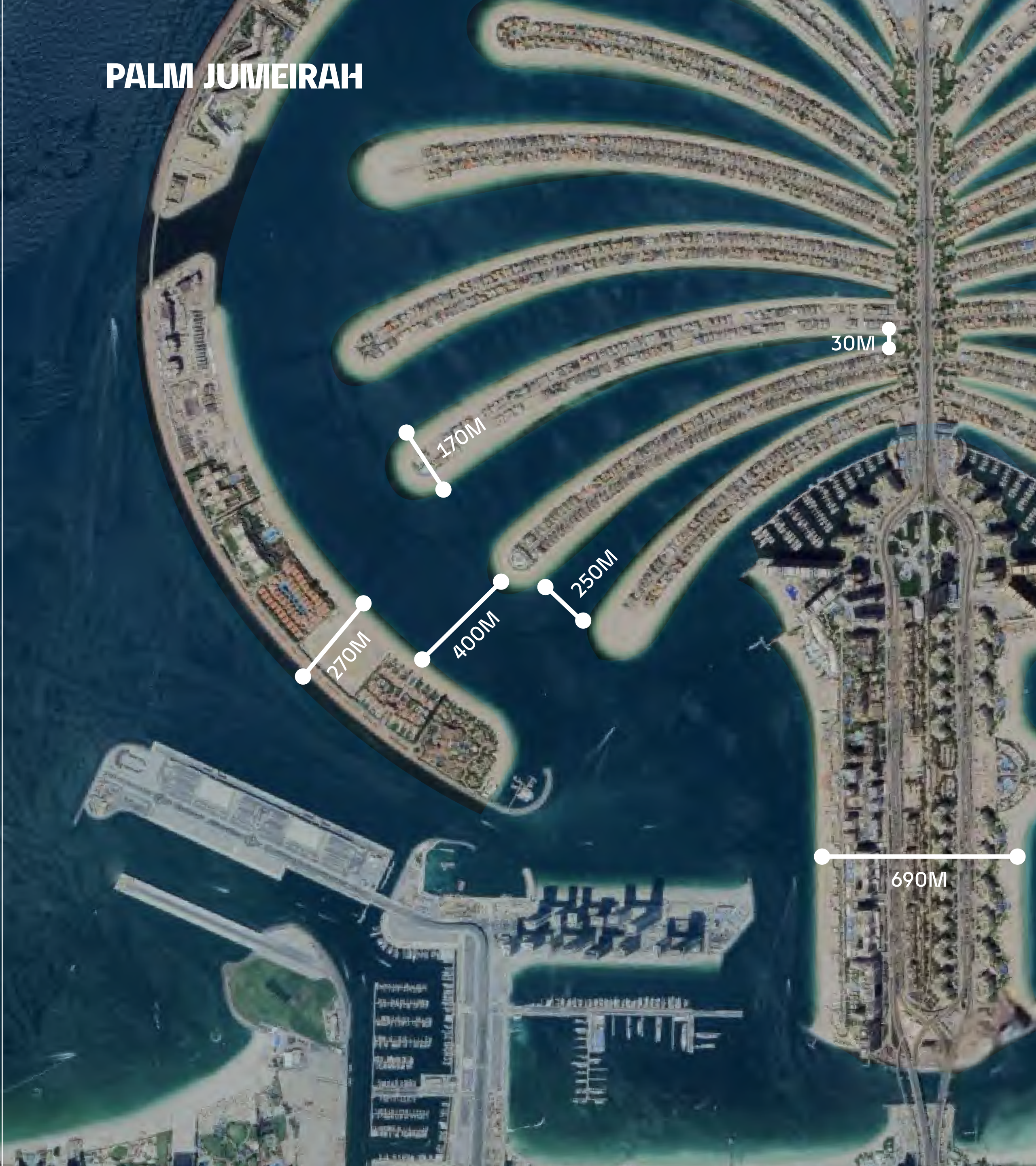
1.2
FAR



PALM JEBEL ALI



PALM JUMEIRAH



TOTAL LAND AREA
147 MILLION SQFT



CROWN

CRESCENTS

SPINE

FRONDS

TRUNK

THE CROWN

The Crown district is the ultimate destination for entertainment and celebration, offering:

- Iconic landmarks
- Renowned cultural centres
- World-class event venues
- A luxurious hospitality scene
- Festivals, concerts, and grand events
- Tranquil beachfront retreats
- Vibrant entertainment experiences



THE PEAK OF ENTERTAINMENT AND CULTURE



CELEBRATORY



GRAND



DISTINCT

THE CROWN

PANORAMIC SEA VIEWS

Exclusive beach clubs with panoramic vistas



CULTURAL CENTRES & ENTERTAINMENT DISTRICT

cultural attractions, world-class leisure and entertainment destination



WATERFRONT BOARDWALK

A vibrant promenade with curated venues



ELEVATED COASTAL LIVING

Integrated beachfront resorts



CELEBRATION SQUARE



THE CRESCENTS

The Crescents districts are dedicated to recreation and leisure, featuring:

- Beautifully landscaped waterfront promenades
- Premium recreation facilities & spaces for relaxation
- Exclusive beach clubs
- Picturesque settings for leisurely strolls
- A range of outdoor activities for all ages



AN ESCAPE TO TRANQUILITY



RELAXED



RECREATIONAL



SCENIC

THE CRESCENTS

EXCLUSIVE YACHT CLUB AND MARINA

A premier marina destination with an exclusive yacht club, advanced support infrastructure, and iconic branded residences



WATERFRONT PROMENADES

Vibrant sunrise and sunset parks featuring lush landscaping and premium amenities



ECO-LUXURY RESORTS

Plots designed for optimal resort experiences



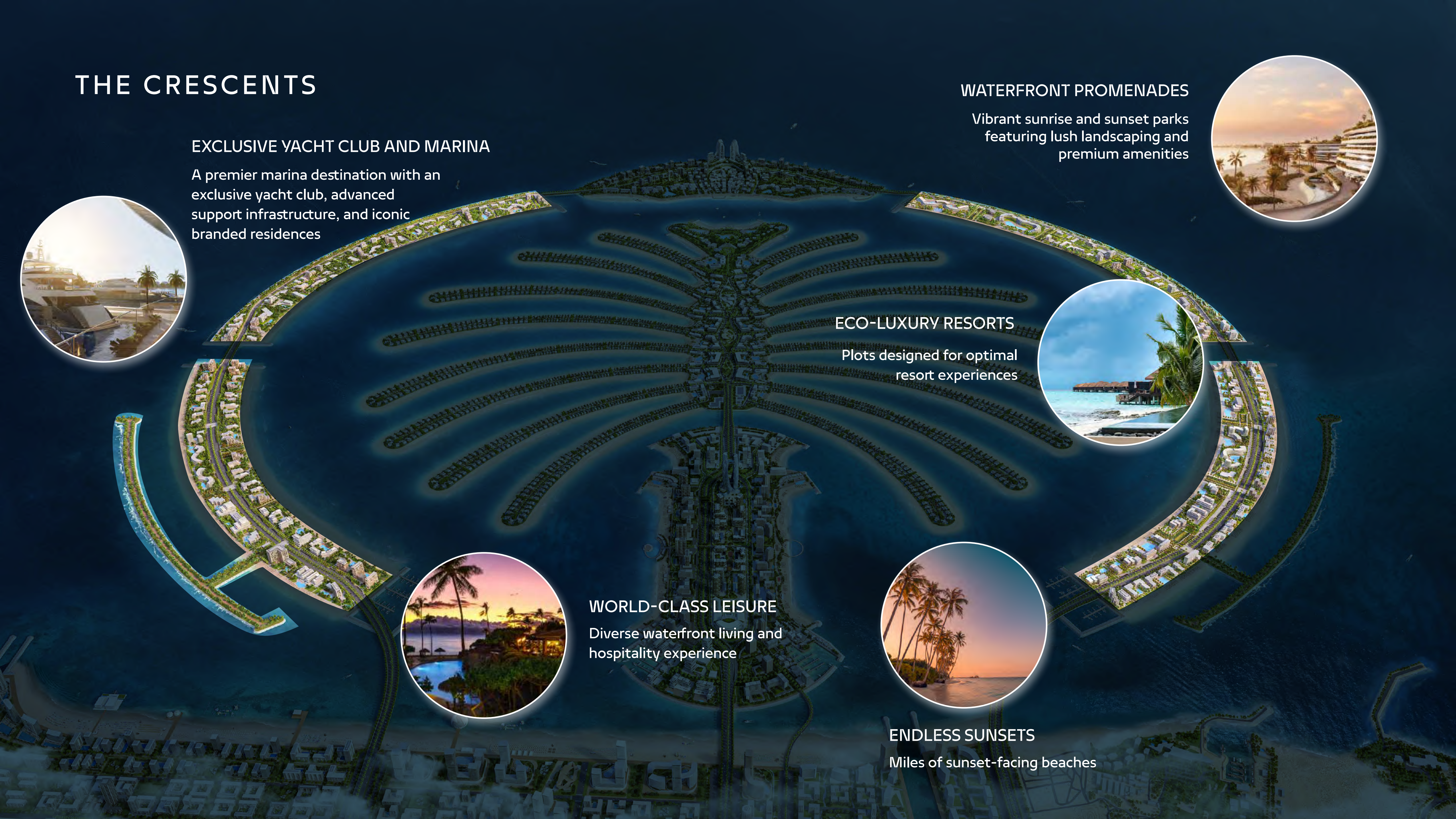
WORLD-CLASS LEISURE

Diverse waterfront living and hospitality experience



ENDLESS SUNSETS

Miles of sunset-facing beaches



THE CRESCENTS

**BIOPHILIC
DESIGN**

**SOPHISTICATED
ARCHITECTURE**

LIFE ON THE BEACH

**AMPLE RECREATION
ACTIVITIES**



THE CRESCENTS TERRACE



THE CRESCENTS
YACHT CLUB



THE TRUNK

The Trunk district embodies a chic, social atmosphere, featuring:

- Exclusive beach clubs
- Upscale restaurants and cafes
- Luxury shopping destinations
- Vibrant nightlife
- Dynamic entertainment venues for a cosmopolitan crowd



BRIDGING BEACH LIFE AND CITY VIBE



URBAN



ENERGETIC



SOCIAL

THE TRUNK

BUSINESS PARK & SIGNATURE OBSERVATION TOWER

Iconic position in center of
Palm Jebel Ali's axis, with
360 panoramic views



VIBRANT HOSPITALITY OFFERINGS

Offering unparalleled leisure and
entertainment experiences



SIGNATURE YACHT CLUB

Exclusive yacht club
with luxury amenities



CENTRAL PARK

Expansive green spaces seamlessly
uniting the community



FAMILY BEACH CLUBS

A vibrant hub of leisure for residents



LUXURY LIFESTYLE MALL

High-end retail, gourmet dining, and
curated entertainment



THE TRUNK

FRAMED VIEWS

INTEGRATED
GREENERY

SEAMLESS WATERFRONT
CONNECTIVITY

LIFESTYLE F&B



SIGNATURE OBSERVATION TOWER
(VIEW FROM CENTRAL PARK)



THE TRUNK
INFINITY POOL



DISTRICT LANDMARKS / MULTI-MODAL HUBS



THE SPINE

The Spine district promotes wellness and community, offering:

- Thoughtfully designed spaces to support a balanced, healthy lifestyle
- Exclusive, resort-style residential enclaves
- Expansive green spaces and lush parks
- Scenic jogging tracks
- Engaging community facilities
- A variety of recreational activities



CONNECTING LIFESTYLE AND WELLNESS



AMENITY RICH



COMMUNAL



WELLNESS

THE SPINE

EXCLUSIVE RESIDENCES

Resort themed residential apartments with exclusive access to private beaches



COMMUNITY PARK

Green heart of the Spine



LUXURY RESORT

Exclusive wellness sanctuary, offering bespoke experiences and world-class amenities



WELLNESS CENTRE

State-of-the-art wellness and sports centre offering cutting-edge fitness, holistic therapies, and community-focused wellness programmes



COMMUNITY CENTRE

Vibrant hub for social connections, offering diverse programs and activities for residents of all ages



THE SPINE

POOL SIDE GARDENS

FRAMED VISTAS

SEAMLESS INDOOR-OUTDOOR
EXPERIENCES

THE SPINE
TERRACE VIEW



THE FRONDS

The Fronds district represents understated ultra-luxury living, offering:

- An exclusive collection of contemporary villas
- Direct beachfront access
- Unmatched privacy and sophistication
- Stunning sea views



EXCLUSIVE VILLAS, UNMATCHED PRIVACY



EXCLUSIVE



CONSIDERED



TRANQUIL

THE FRONDS



DISTINCT DESIGN

Highly detailed and diverse set of modern architecture



POCKET PARKS

Pockets of lush green landscape



PRIVATE BEACHES

Private shores for refined relaxation

THE FRONDS

EXPANSIVE
PANORAMIC VIEWS

GREEN BUFFERS

BLEND OF INDOOR AND
OUTDOOR LIVING

SOFT, LAYERED
EDGE CONDITION

THE FRONDS
AERIAL VIEW



THE FRONDS
EXCLUSIVE BEACH SIDE



THE FRONDS
EXCLUSIVE BEACH SIDE



THE FRONDS
AERIAL VIEW



THE FRONDS POCKET GARDENS

VIEW 1



VIEW 2



NEW LAUNCH
BEACH VILLA COLLECTION

FROND-A 60 VILLAS

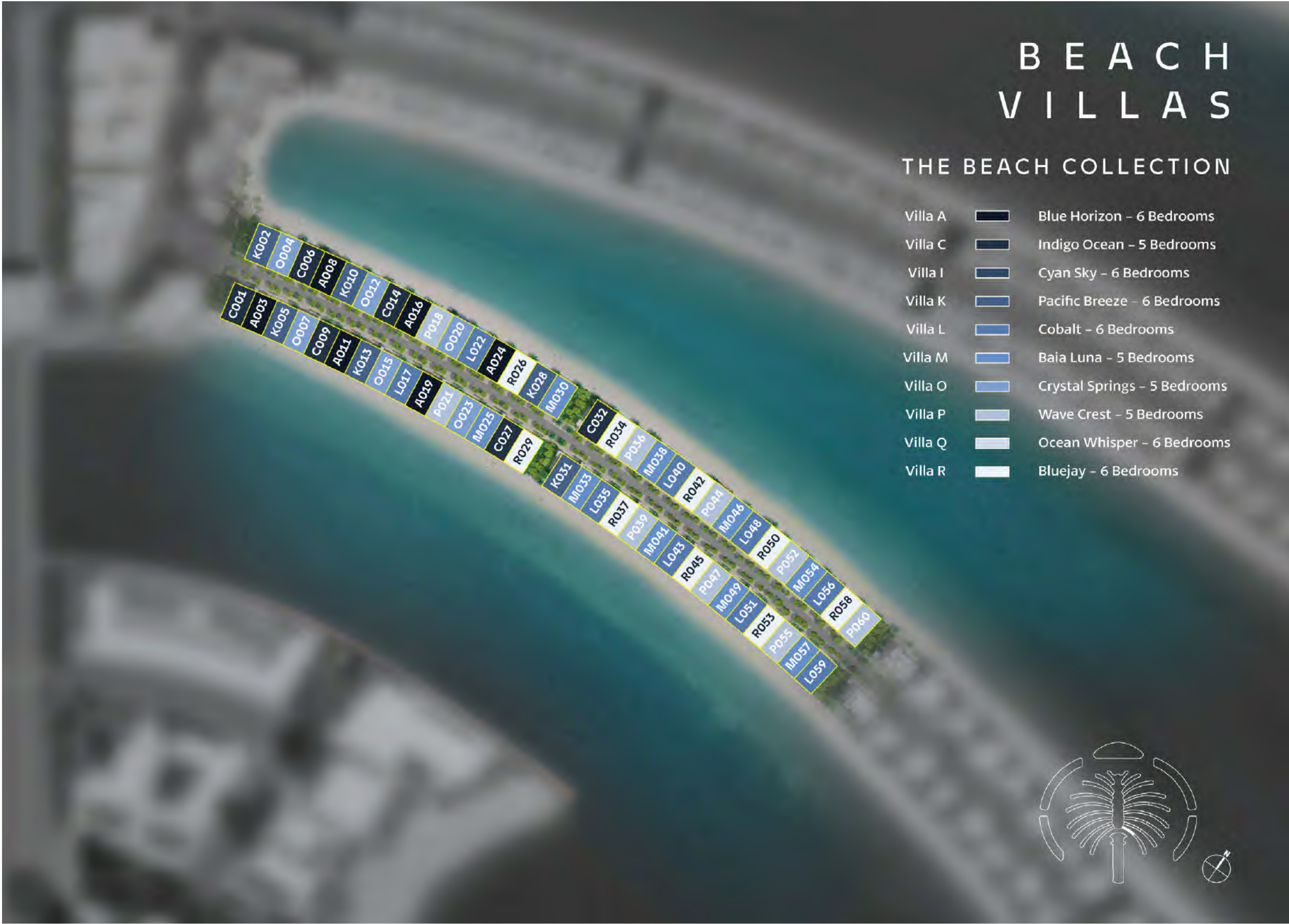


NEW LAUNCH

BEACH VILLA COLLECTION

FROND-A

VILLA REFERENCE	VILLA TYPE	SELLABLE AREA SQFT	#
Beach A Blue Horizon	6-bedroom villa G+2	7,307.73	6
Beach L Cobalt	6-bedroom villa G+2	7,653.79	9
Beach K Pacific Breeze	6-bedroom villa G+2	7,676.93	6
Beach I Cyan Sky	6-bedroom villa G+2	7,722.35	0
Beach C Indigo Ocean	5-bedroom villa G+2	7,940.21	6
Beach M Baia Luna	5-bedroom villa G+2	8,205.01	9
Beach Q Ocean Whisper	6-bedroom villa G+2	8,465.06	0
Beach P Wave Crest	5-bedroom villa G+2	8,368.73	9
Beach R Bluejay	6-bedroom villa G+2	8,293.27	9
Beach O Crystal Springs	5-bedroom villa G+2	8,465.06	6
			60



NEW LAUNCH
BEACH VILLA COLLECTION

FROND-B 78 VILLAS



NEW LAUNCH

BEACH VILLA COLLECTION

FROND-B

VILLA REFERENCE	VILLA TYPE	SELLABLE AREA SQFT	#
Beach A Blue Horizon	6-bedroom villa G+2	7,307.73	6
Beach L Cobalt	6-bedroom villa G+2	7,653.79	12
Beach K Pacific Breeze	6-bedroom villa G+2	7,676.93	6
Beach I Cyan Sky	6-bedroom villa G+2	7,722.35	2
Beach C Indigo Ocean	5-bedroom villa G+2	7,940.21	6
Beach M Baia Luna	5-bedroom villa G+2	8,205.01	12
Beach Q Ocean Whisper	6-bedroom villa G+2	8,465.06	2
Beach P Wave Crest	5-bedroom villa G+2	8,368.73	13
Beach R Bluejay	6-bedroom villa G+2	8,293.27	12
Beach O Crystal Springs	5-bedroom villa G+2	8,465.06	7
			78



NEW LAUNCH
BEACH VILLA COLLECTION

FROND-C 100 VILLAS



NEW LAUNCH

BEACH VILLA COLLECTION

FROND-C

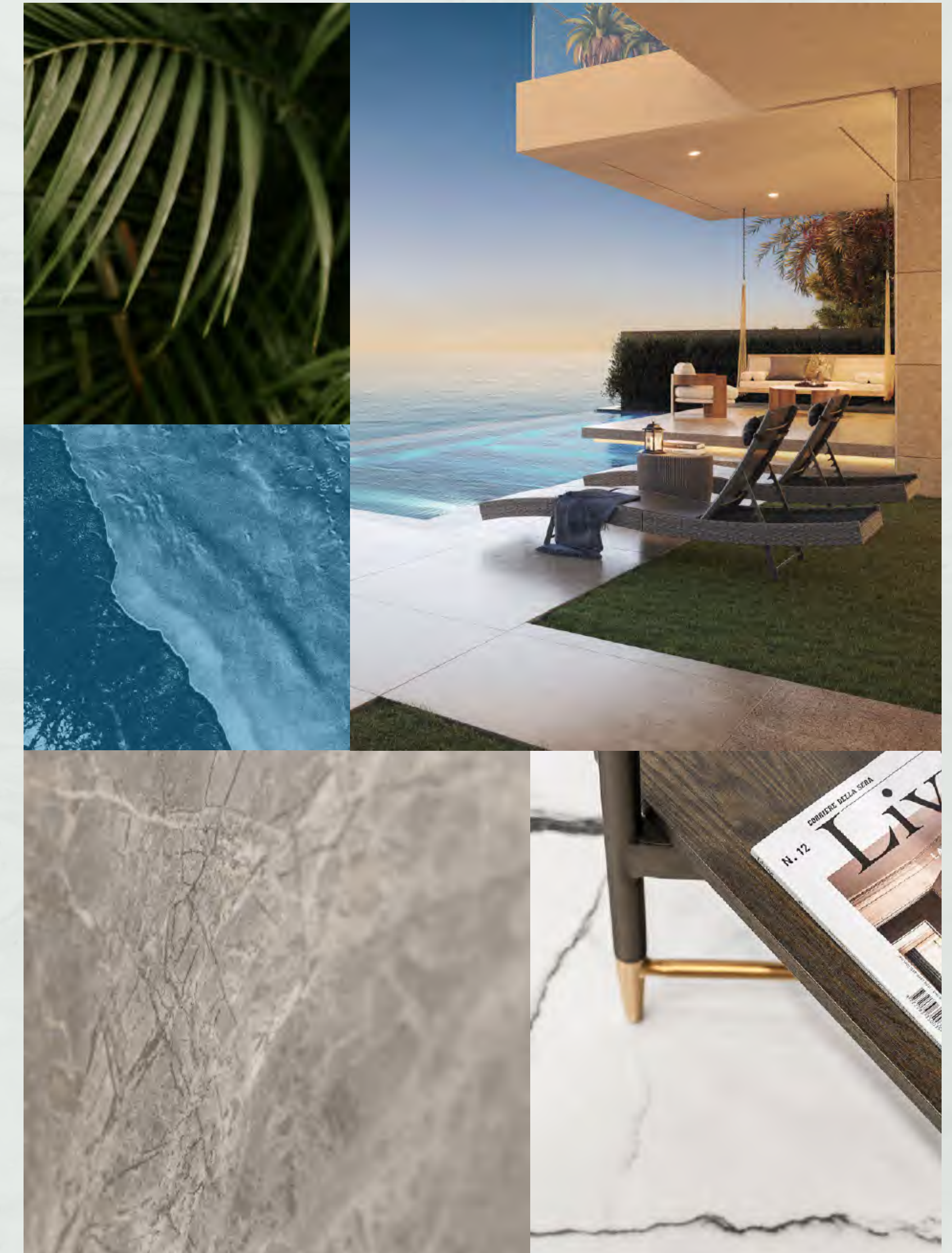
VILLA REFERENCE	VILLA TYPE	SELLABLE AREA SQFT	#
Beach A Blue Horizon	6-bedroom villa G+2	7,307.73	10
Beach L Cobalt	6-bedroom villa G+2	7,653.79	13
Beach K Pacific Breeze	6-bedroom villa G+2	7,676.93	10
Beach I Cyan Sky	6-bedroom villa G+2	7,722.35	2
Beach C Indigo Ocean	5-bedroom villa G+2	7,940.21	10
Beach M Baia Luna	5-bedroom villa G+2	8,205.01	13
Beach Q Ocean Whisper	6-bedroom villa G+2	8,465.06	2
Beach P Wave Crest	5-bedroom villa G+2	8,368.73	15
Beach R Bluejay	6-bedroom villa G+2	8,293.27	15
Beach O Crystal Springs	5-bedroom villa G+2	8,465.06	10
			100



BEACH VILLA COLLECTION

KEY FEATURES

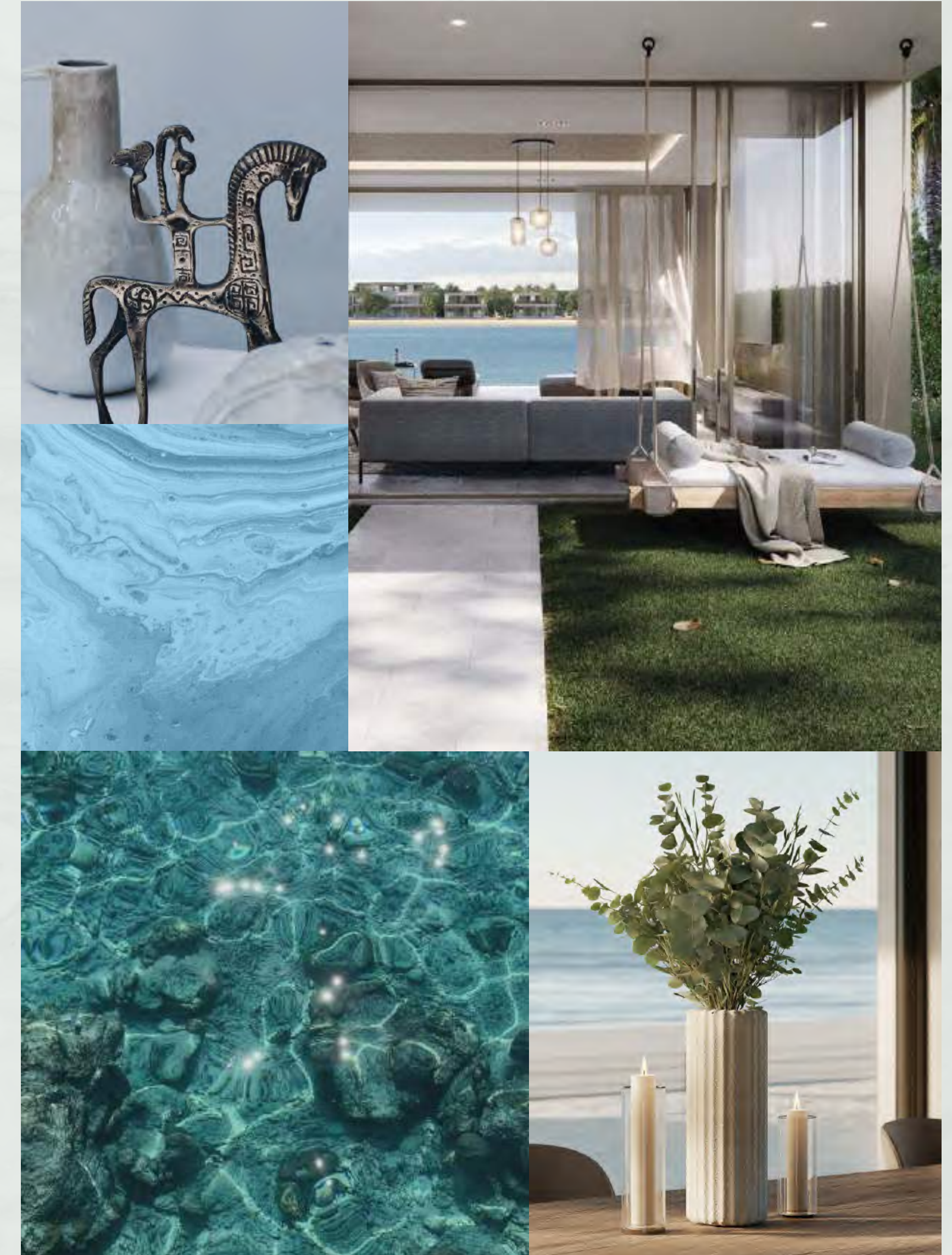
- Unit layouts cater to a broad range of lifestyles, offering 10 distinct villa typologies.
- A variety of façade designs within a contemporary architectural expression.
- Seamless indoor-outdoor connectivity for a fluid living experience.
- Extensive floor-to-ceiling glazing, oriented to capture stunning views of the beach and sea.
- Premium finishes throughout the units.
- Accessible beach frontage for exclusive access.



BEACH VILLA COLLECTION

KEY FEATURES

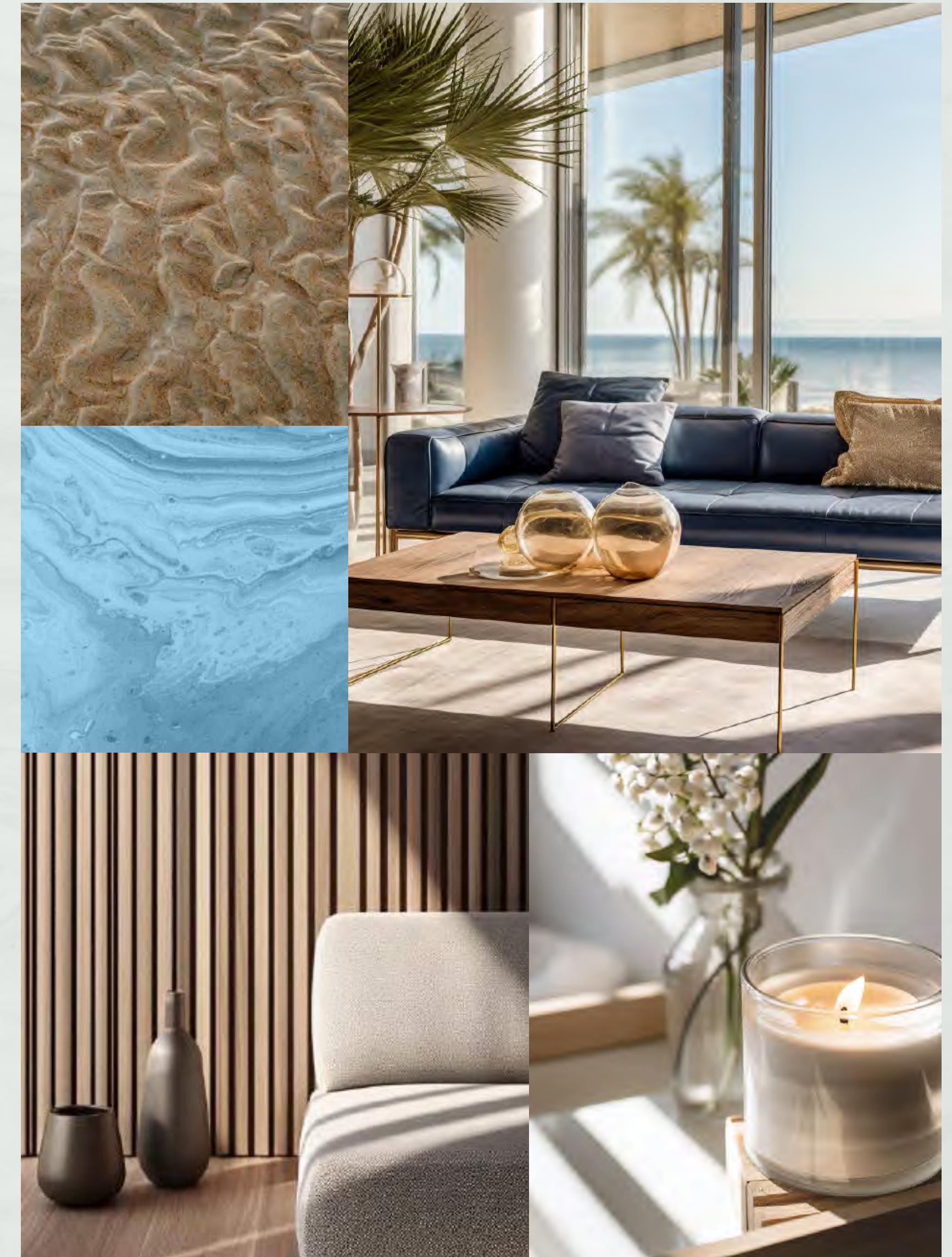
- Elegant feature staircase adds a sophisticated touch.
- Custom elevator for enhanced convenience.
- Spacious living and dining areas with ceiling heights of at least 3.2m.
- Multi-car parking for 4 vehicles: 2 enclosed spaces and 2 additional spaces within the plot.
- Ground-level guest bedroom for added convenience.
- Flexible second-floor lounge spaces, customisable to meet owners' needs.



BEACH VILLA COLLECTION

KEY FEATURES

- Expansive second-floor deck with sweeping beach views.
- Expanded kitchen featuring a highly functional primary kitchen and a show kitchen.
- Large, beach-facing master bedroom with scenic views.
- First-floor family rooms for relaxed living.
- Includes a maid's room and a separate driver's room, each with external access.



THE BEACH
COLLECTION

V I L L A

B L U E
H O R I Z O N

T H E B E A C H C O L L E C T I O N

I N S P I R E D B Y
P A L M J E B E L A L I

BEACH VILLA A
BLUE HORIZON - BEACH SIDE



BEACH VILLA A
BLUE HORIZON - EXTERIOR



BEACH VILLA A
BLUE HORIZON - INTERIOR DINING



BEACH VILLA A
BLUE HORIZON - INTERIOR COURTYARD



BEACH VILLA A
BLUE HORIZON - MASTER BEDROOM



BEACH VILLA A
BLUE HORIZON - MASTER BATHROOM



BEACH VILLA A
BLUE HORIZON - MULTI-PURPOSE AREA



BEACH VILLA A
BLUE HORIZON - STREET SIDE



VILLA

INDIGO
OCEAN

THE BEACH COLLECTION

INSPIRED BY
PALM JEBEL ALI

BEACH VILLA C
INDIGO OCEAN - BEACH SIDE



BEACH VILLA C
INDIGO OCEAN - EXTERIOR



BEACH VILLA C
INDIGO OCEAN - INTERIOR DINING



BEACH VILLA C
INDIGO OCEAN - MASTER BEDROOM



BEACH VILLA C
INDIGO OCEAN - MASTER BATHROOM



BEACH VILLA C
INDIGO OCEAN - MULTI-PURPOSE AREA



BEACH VILLA C
INDIGO OCEAN - FAMILY LIVING



BEACH VILLA C
INDIGO OCEAN - STREET SIDE



VILLA

CYAN SKY

THE BEACH COLLECTION

INSPIRED BY
PALM JEBEL ALI

BEACH VILLA I
CYAN SKY - BEACH SIDE



BEACH VILLA I
CYAN SKY - EXTERIOR



BEACH VILLA I
CYAN SKY - INTERIOR LIVING



BEACH VILLA I
CYAN SKY - INTERIOR DINING & KITCHEN



BEACH VILLA I
CYAN SKY - MASTER BEDROOM



BEACH VILLA I
CYAN SKY - MASTER BATHROOM



BEACH VILLA I
CYAN SKY - MULTI-PURPOSE AREA



BEACH VILLA I
CYAN SKY - STREET SIDE



VILLA

PACIFIC
BREEZE

THE BEACH COLLECTION

INSPIRED BY
PALM JEBEL ALI

BEACH VILLA K
PACIFIC BREEZE - BEACH SIDE



BEACH VILLA K
PACIFIC BREEZE - INTERIOR LIVING



BEACH VILLA K
PACIFIC BREEZE - INTERIOR DINING & KITCHEN



BEACH VILLA K
PACIFIC BREEZE - BEACH SIDE



BEACH VILLA K
PACIFIC BREEZE - EXTERIOR COURTYARD



BEACH VILLA K
PACIFIC BREEZE - EXTERIOR



BEACH VILLA K
PACIFIC BREEZE - MASTER BEDROOM



BEACH VILLA K
PACIFIC BREEZE - MASTER BATHROOM



BEACH VILLA K
PACIFIC BREEZE - STREET SIDE



VILLA

COBALT

THE BEACH COLLECTION

INSPIRED BY
PALM JEBEL ALI

BEACH VILLA L
COBALT - BEACH SIDE



BEACH VILLA L
COBALT - INTERIOR LIVING



BEACH VILLA L
COBALT - INTERIOR DINING



BEACH VILLA L
COBALT - EXTERIOR



BEACH VILLA L
COBALT - MASTER BEDROOM



BEACH VILLA L
COBALT - MASTER BATHROOM



BEACH VILLA L
COBALT - MULTI-PURPOSE AREA



BEACH VILLA L
COBALT - STREET SIDE



BEACH VILLA M
BAIA LUNA - BEACH SIDE



BEACH VILLA M
BAIA LUNA - INTERIOR DINING



BEACH VILLA M

BAIA LUNA - MASTER BEDROOM

BEACH VILLA M
BAIA LUNA - MASTER BATHROOM



BEACH VILLA M
BAIA LUNA - MULTI-PURPOSE AREA



BEACH VILLA M
BAIA LUNA - STUDY & FAMILY AREA



BEACH VILLA M
BAIA LUNA - STREET SIDE



BEACH VILLA O
CRYSTAL SPRINGS - BEACH SIDE



BEACH VILLA O
CRYSTAL SPRINGS - INTERIOR ENTRY FOYER



BEACH VILLA O
CRYSTAL SPRINGS - MASTER BEDROOM



BEACH VILLA O
CRYSTAL SPRINGS - MASTER BATHROOM



BEACH VILLA O
CRYSTAL SPRINGS - MULTI-PURPOSE AREA



BEACH VILLA O
CRYSTAL SPRINGS - FAMILY AREA



BEACH VILLA O
CRYSTAL SPRINGS - STREET SIDE



VILLA

WAVE CREST

THE BEACH COLLECTION

INSPIRED BY
PALM JEBEL ALI

BEACH VILLA P
WAVE CREST - BEACH SIDE



BEACH VILLA P
WAVE CREST - INTERIOR DINING



BEACH VILLA P
WAVE CREST - MASTER BEDROOM



BEACH VILLA P
WAVE CREST - MASTER BATHROOM



BEACH VILLA P
WAVE CREST - MULTI-PURPOSE AREA



BEACH VILLA P
WAVE CREST - GUEST BATHROOM



BEACH VILLA P
WAVE CREST - STREET SIDE



V I L L A

O C E A N
W H I S P E R

THE BEACH COLLECTION

INSPIRED BY
PALM JEBEL ALI

BEACH VILLA Q
OCEAN WHISPER - BEACH SIDE



BEACH VILLA Q
OCEAN WHISPER - EXTERIOR



BEACH VILLA Q
OCEAN WHISPER - INTERIOR LIVING



BEACH VILLA Q
OCEAN WHISPER - INTERIOR DINING & KITCHEN



BEACH VILLA Q
OCEAN WHISPER - MASTER BEDROOM



BEACH VILLA Q
OCEAN WHISPER - MASTER BATHROOM



BEACH VILLA Q
OCEAN WHISPER - MULTI-PURPOSE AREA



BEACH VILLA Q
OCEAN WHISPER - STREET SIDE



V I L L A

B L U E J A Y

T H E B E A C H C O L L E C T I O N

I N S P I R E D B Y
P A L M J E B E L A L I

BEACH VILLA R
BLUEJAY - BEACH SIDE



BEACH VILLA R
BLUEJAY - EXTERIOR



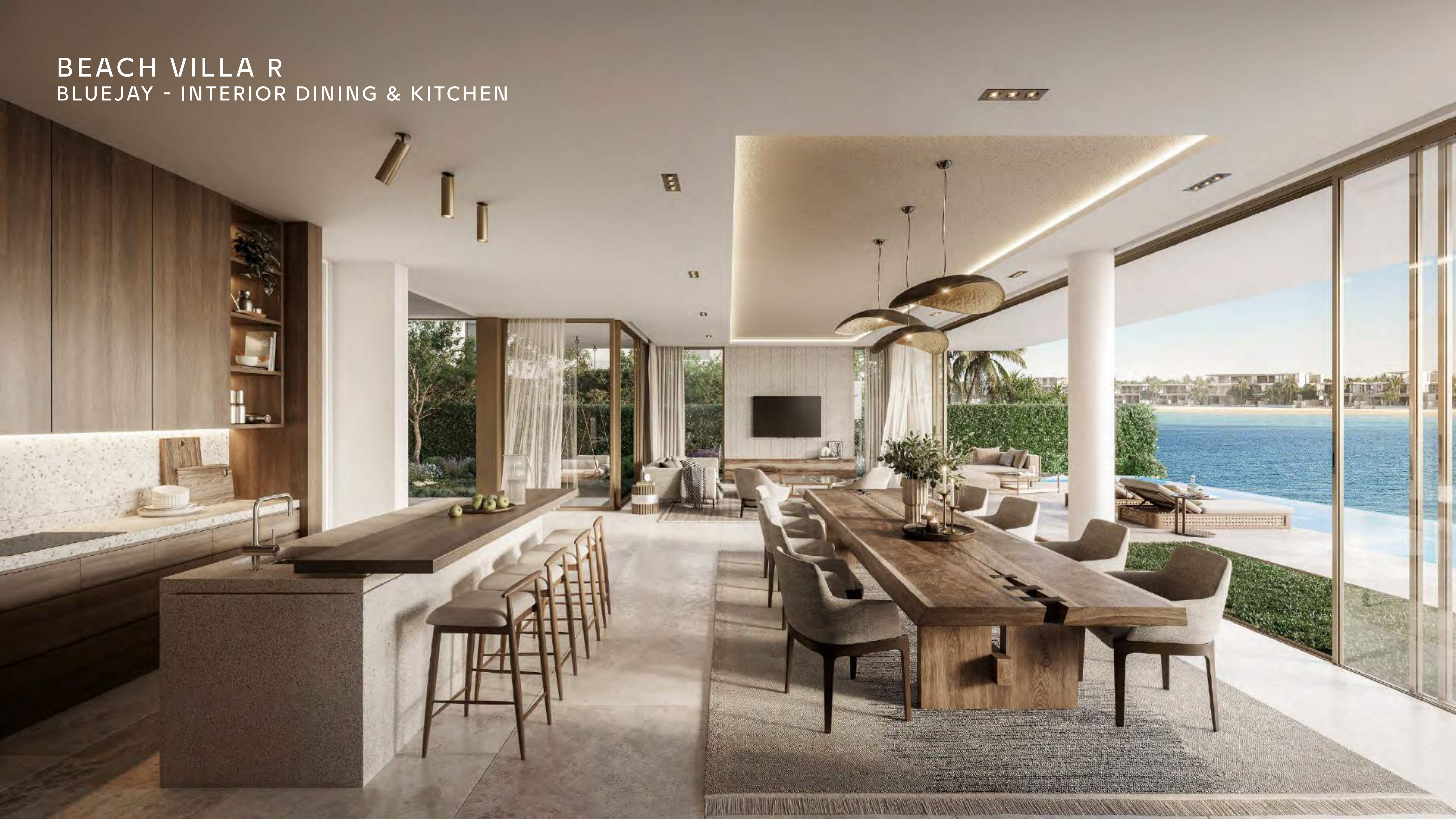
BEACH VILLA R
BLUEJAY - INTERIOR ENTRANCE FOYER



BEACH VILLA R
BLUEJAY - COURTYARD



BEACH VILLA R
BLUEJAY - INTERIOR DINING & KITCHEN



BEACH VILLA R
BLUEJAY - MASTER BEDROOM



BEACH VILLA R
BLUEJAY - MASTER BATHROOM



BEACH VILLA R
BLUEJAY - MULTI-PURPOSE AREA



BEACH VILLA R
BLUEJAY - STREET SIDE



V I L L A

INTERIOR DESIGN COLOUR SCHEME

THE BEACH COLLECTION

FINISHES SCHEDULE: BEACH VILLA P

WAVE CREST - SERENITY

L I V I N G / D I N I N G / K I T C H E N



STONE FLOOR



KITCHEN
SHUTTERS



KITCHEN
GLASS



KITCHEN
COUNTERTOP / BACKSPLASH

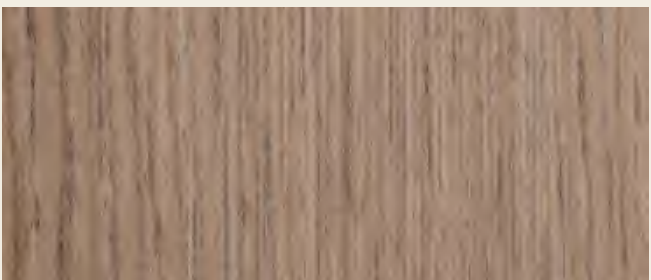


METAL ACCENTS

M A S T E R B E D R O O M



STONE FLOOR



DOORS



METAL ACCENTS

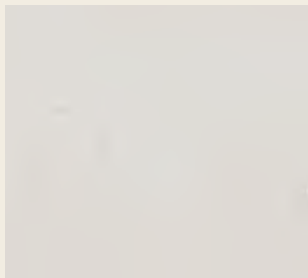
M A S T E R B A T H R O O M



STONE FLOOR & WALLS



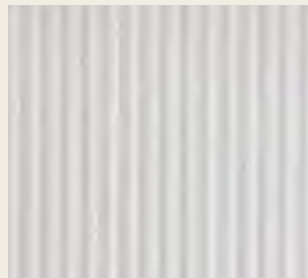
FEATURE WALLS



VANITY TOP



VANITY SHUTTERS

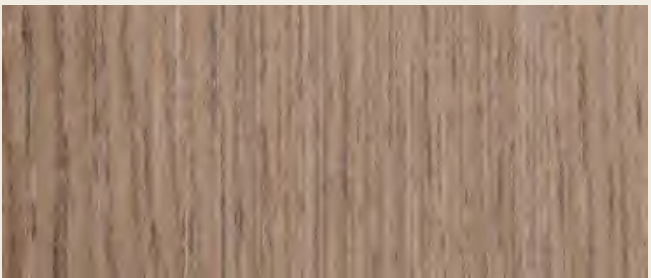


SHOWER PARTITION

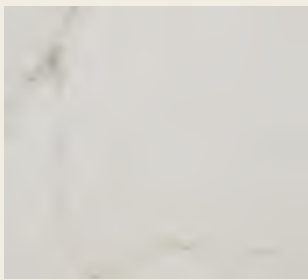
T Y P I C A L B A T H R O O M



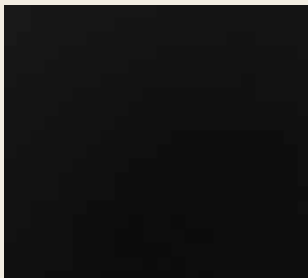
PORCELAIN FLOOR & WALLS



VANITY SHUTTERS



VANITY TOP



METAL ACCENTS

B E D R O O M S / 2 N D F L O O R



PORCELAIN FLOOR



WARDROBES



NAKHEEL