PALM JEBEL ALI

VILLA

BLUEJAY

THE BEACH COLLECTION

INSPIRED BY
PALM JEBEL ALI

NAKHEEL



INSPIRED BY PALM JEBEL ALI

Palm Jebel Ali captures the transformative power of living in an extraordinary place. It's not just about the beauty of the island, but about how it inspires everyone who calls it home. Each day brings a sense of renewal—residents find themselves uplifted by the vast, azure coastlines and lush spaces that surround them. The island's design sparks creativity at every turn. Living here ignites a fire within, where minds are refreshed, hearts are renewed, and lives are elevated. It's a place where the environment itself inspires people to dream bigger, live more fully, and embrace a life of possibility.







NAKHEEL'S DESIGN VISION

"WE ARE BUILDING A NEW REALITY FOR OUR PEOPLE, A NEW FUTURE FOR OUR CHILDREN, AND A NEW MODEL OF DEVELOPMENT."

H.H Sheikh Mohammed bin Rashid Al Maktoum
UAE VICE-PRESIDENT, PRIME MINISTER, AND RULER OF DUBAI

Cities are made to inspire.

Nakheel, a world-leading master developer, brings this vision to life through award-winning projects, each driven by an unwavering pursuit of perfection. Nakheel's creations are not momentary—they are crafted to inspire and endure for generations. This relentless pursuit of excellence and fulfillment culminates in the realisation of Palm Jebel Ali: a pinnacle of engineering, design brilliance, and the ultimate expression of Dubai living.

Palm Jebel Ali is more than a development; it symbolises a journey of innovation and inspiration, a reflection not only of a company's vision but of a nation's ambition. It is a place where we are drawn to experience the wonder of vibrant colours, the music of emotions, the beauty of shapes, and the harmony of nature. This is an unprecedented world where every home kindle a renewed sense of possibility.

With leading designers drawing inspiration from vernacular architecture, the sunlit coastal landscape, and ultra-luxurious materials, the magnificent Beach Villas Collection embodies a creative fusion of style, ensuring that each villa lining the fronds of Palm Jebel Ali is unique in character and spirit. These homes do more than offer luxury—they inspire their residents, igniting creativity and enriching lives through exceptional living experiences.

This is not just a home.
This is where inspiration lives.
This is Palm Jebel Ali.

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THE BEACH VILLAS

Serenity By The Sea

In a beach villa, a happy tomorrow arrives every day, every single dawn.

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Introducing the Beach Collection — P. 22

2. LIVE IN THE MASTERPIECE

OWN A PIECE OF HISTORY

The Beach Collection — P. 30
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A CURATED COLLECTION

1

THE

BEACH

VILLAS

Serenity By The Sea

Beachfront living at its finest — P. 8
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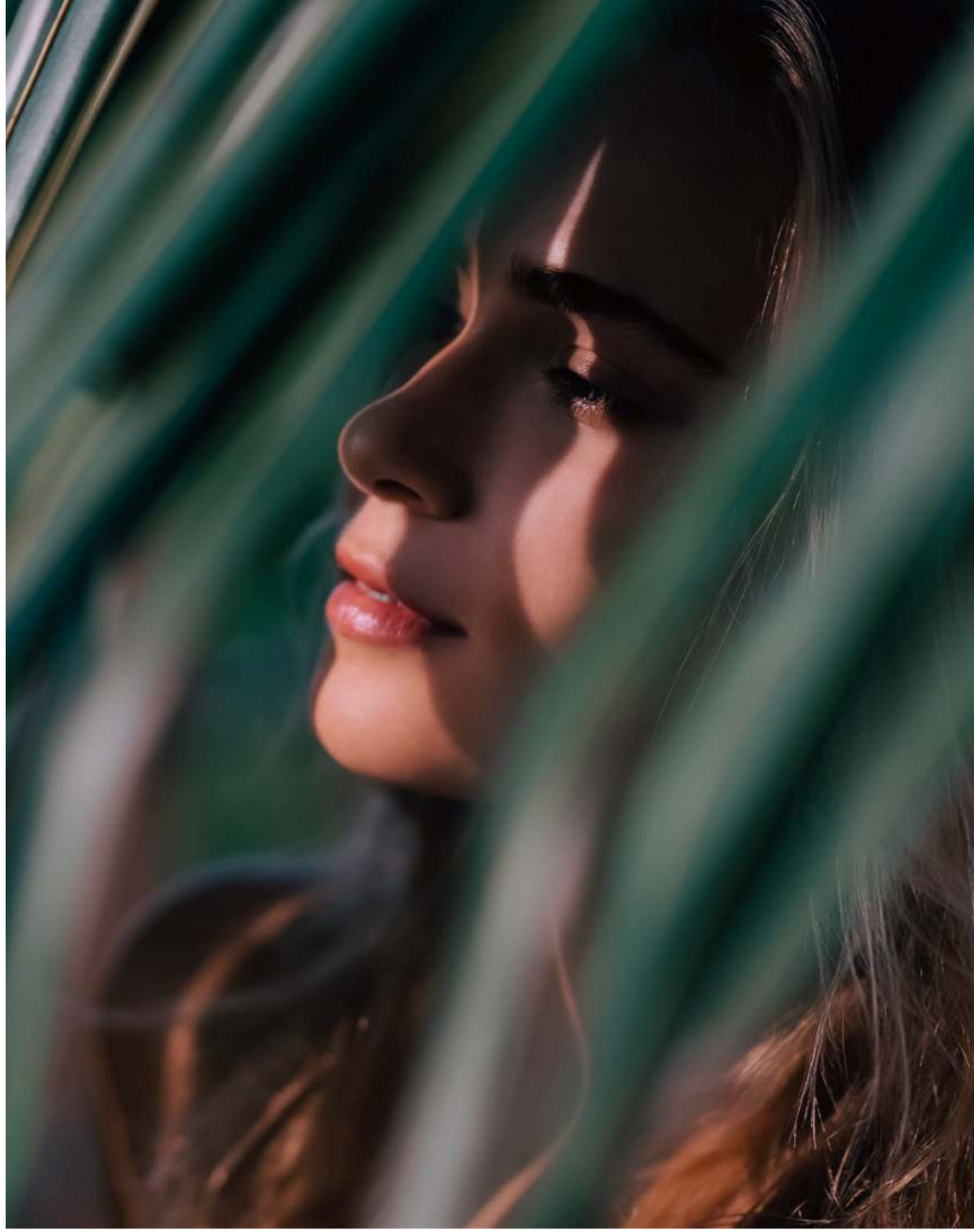
VILLA BLUEJAY / PALM JEBEL ALI

BEACHFRONT LIVING AT ITS FINEST

SUN, SEA, SAND, & SOPHISTICATION

WAVES OF LUXURY, MOMENTS OF BLISS.

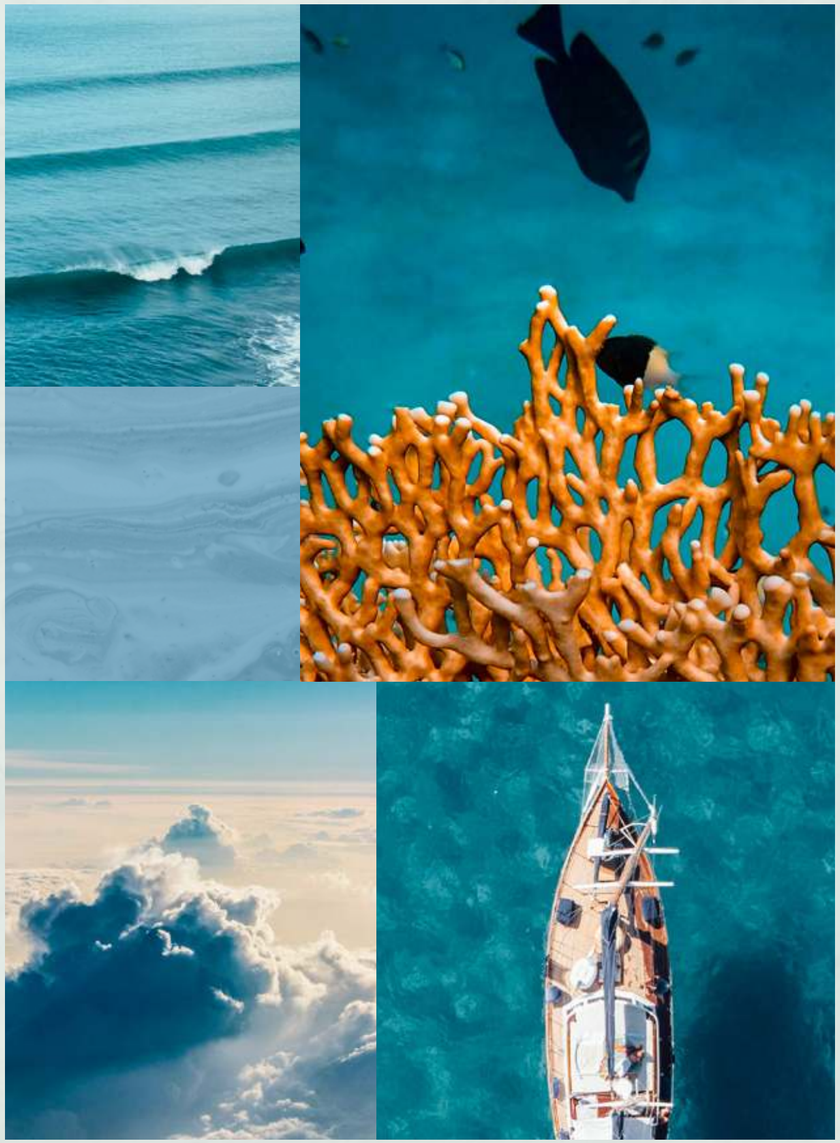
Welcome to Palm Jebel Ali, a world-class lifestyle destination where every detail is meticulously designed to inspire. Impeccably curated, this haven offers unrivalled luxury living, enriching the lives of its residents through every experience.

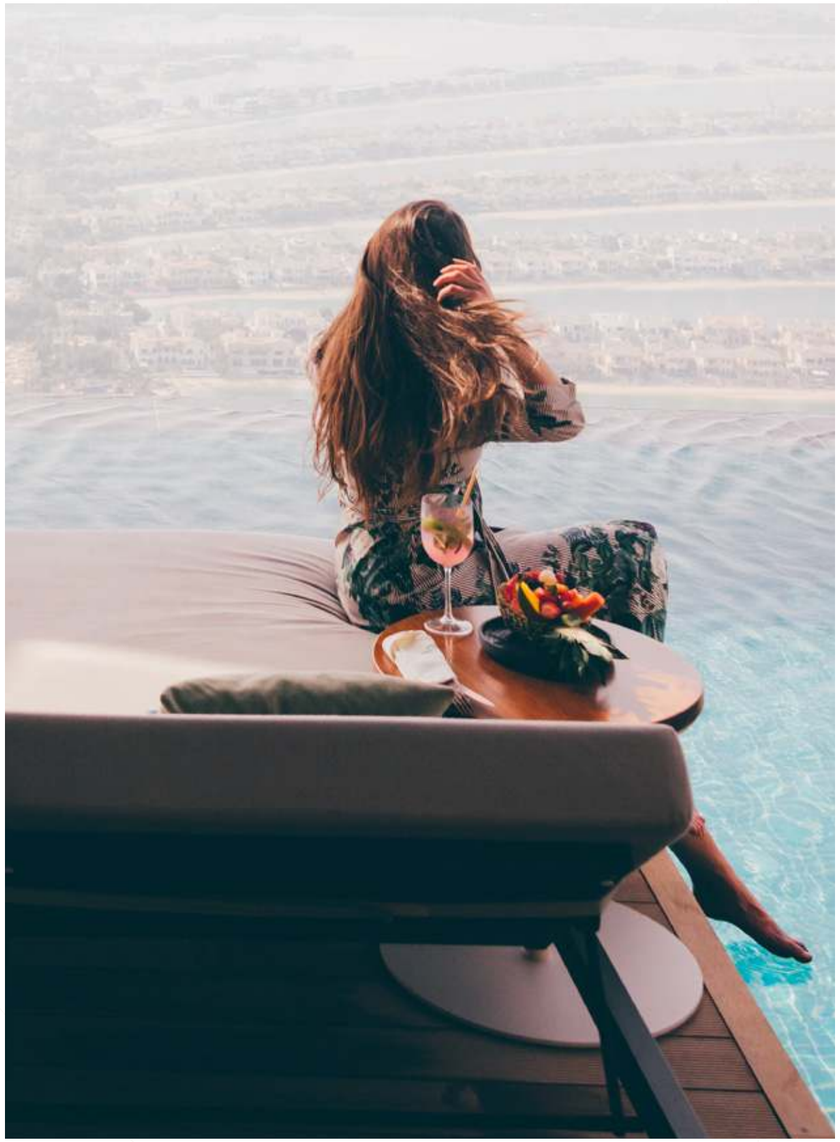


Live a life of inspiration, serenity, and comfort in Dubai's most coveted district—a vibrant blend of lush greenery, azure waters, and pristine white sands.

LIVE INSPIRED, IN HARMONY WITH NATURE, BETWEEN THE CITY AND THE SKY.

Palm Jebel Ali rises from the sea, not just as a luxury archipelago, but as a sanctuary of inspiration. Offering unparalleled views of Dubai's skyline, this masterpiece of living boasts the longest coastline in the city. Just minutes from Dubai's center and seamlessly connected via Sheikh Zayed Road (E11), Palm Jebel Ali is set to become the crown jewel of the city's rapidly growing southern urban centre. Here, spectacular properties and five-star amenities come together to create a residential experience that redefines luxury and elevates everyday living to extraordinary heights.





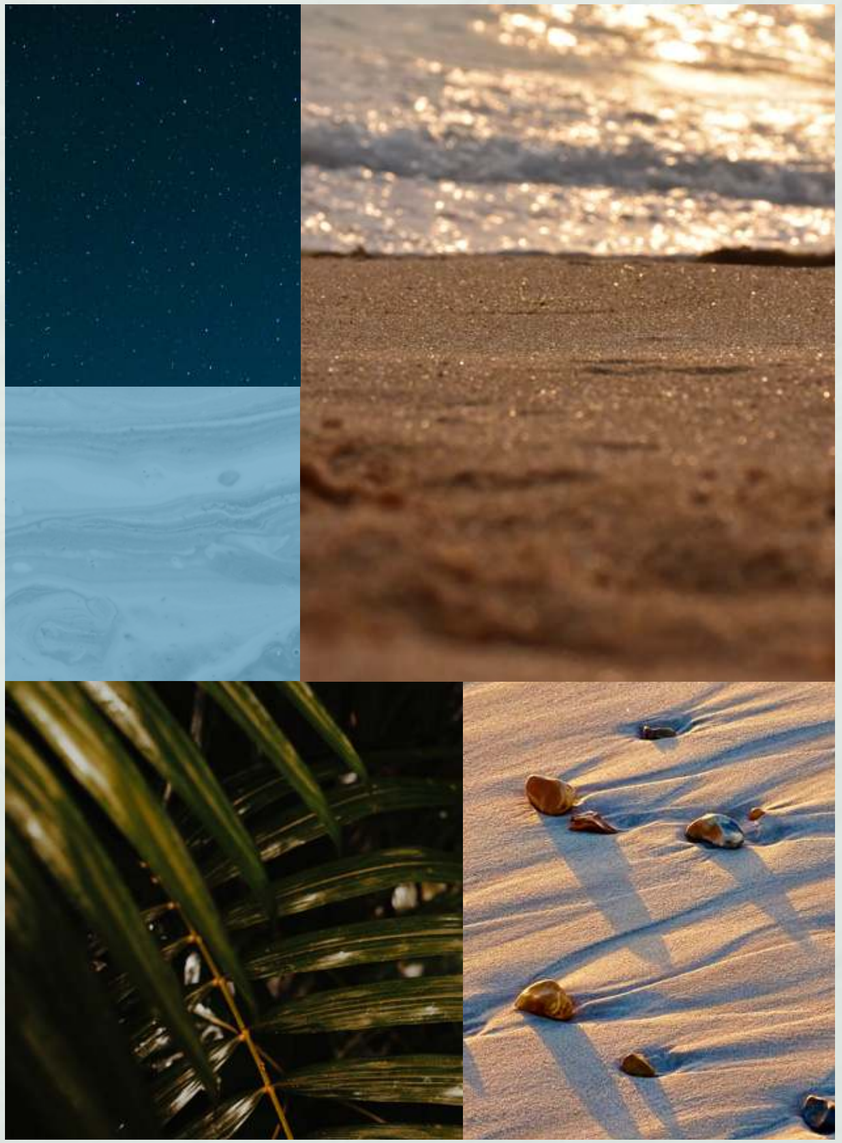


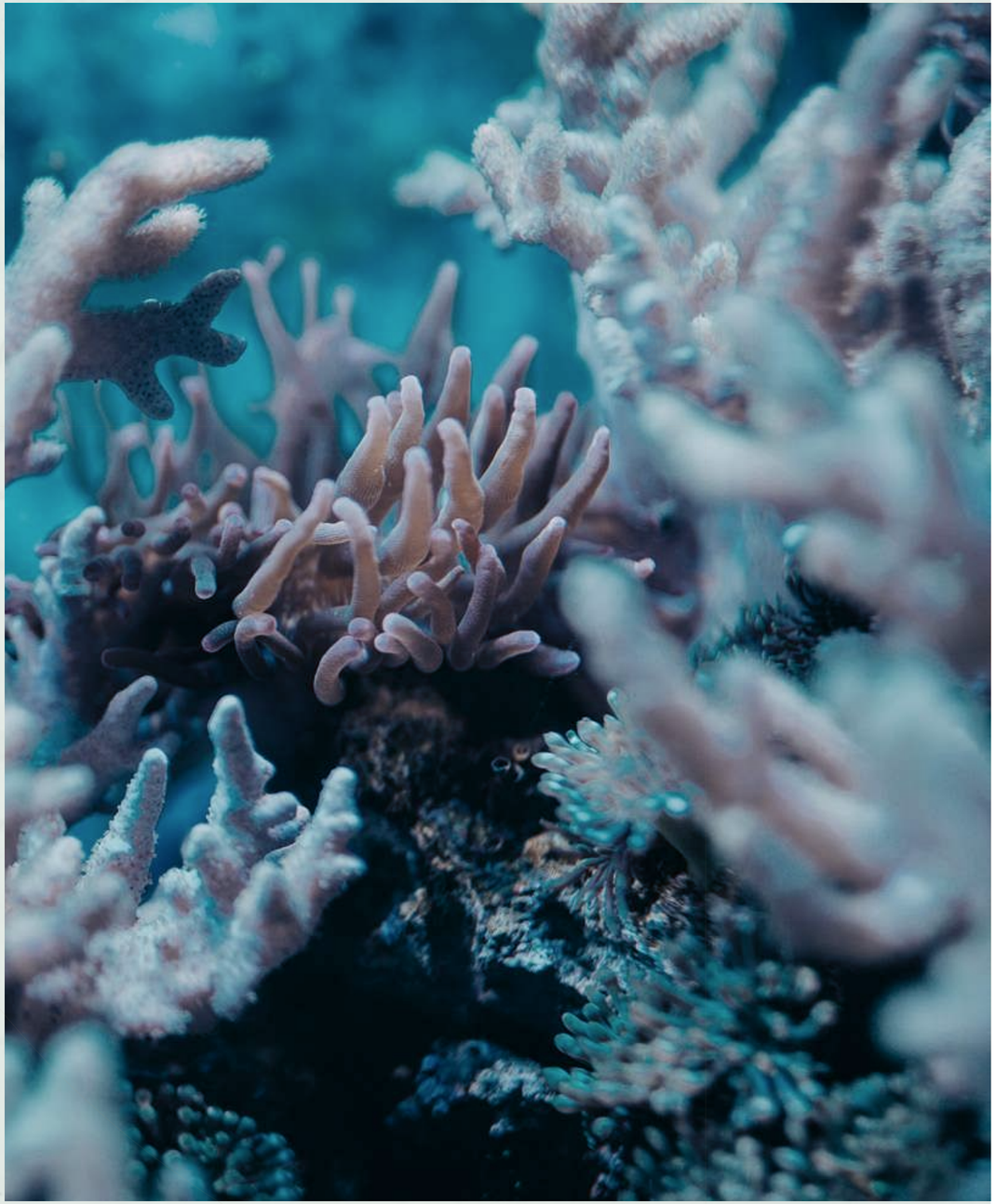


THE FRONDS

BEACH COLLECTION











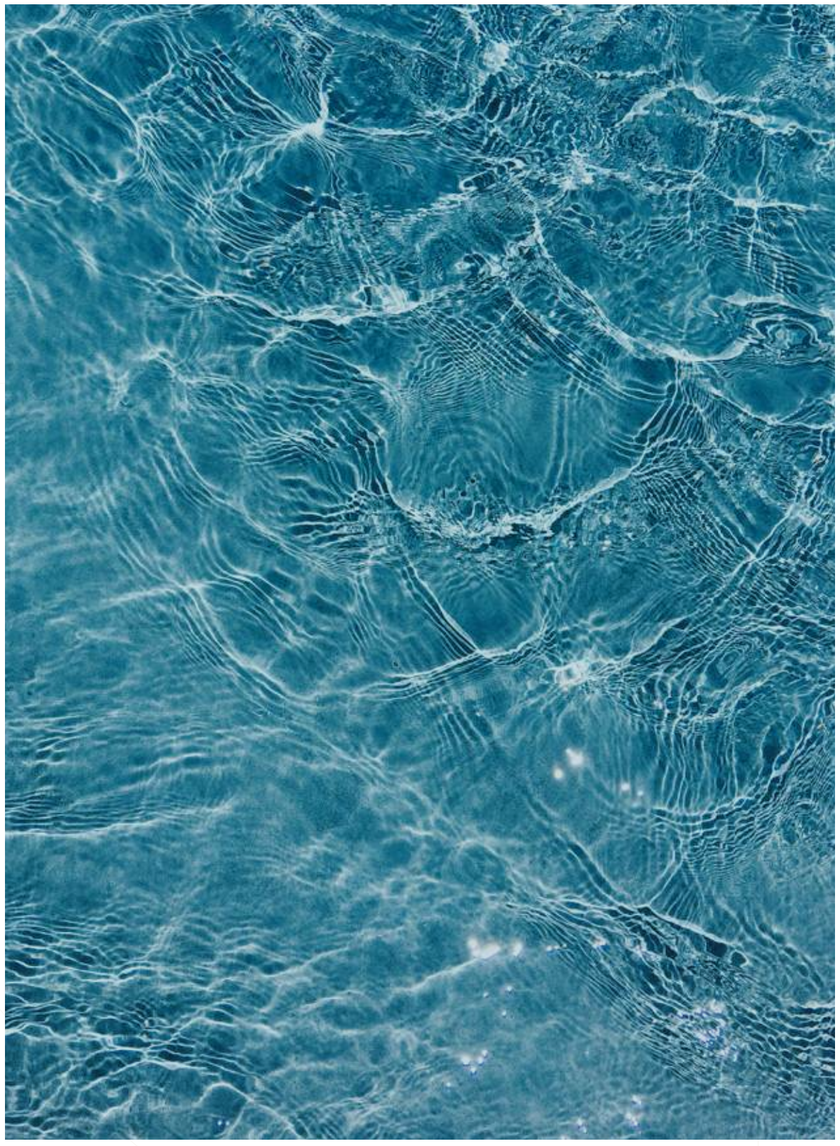
FLOURISHING GREEN FRONDS

AN ICONIC NEIGHBOURHOOD

ARTFULLY DESIGNED, PRIVATE NEIGHBOURHOODS FOR SOPHISTICATED CITY LIVING.

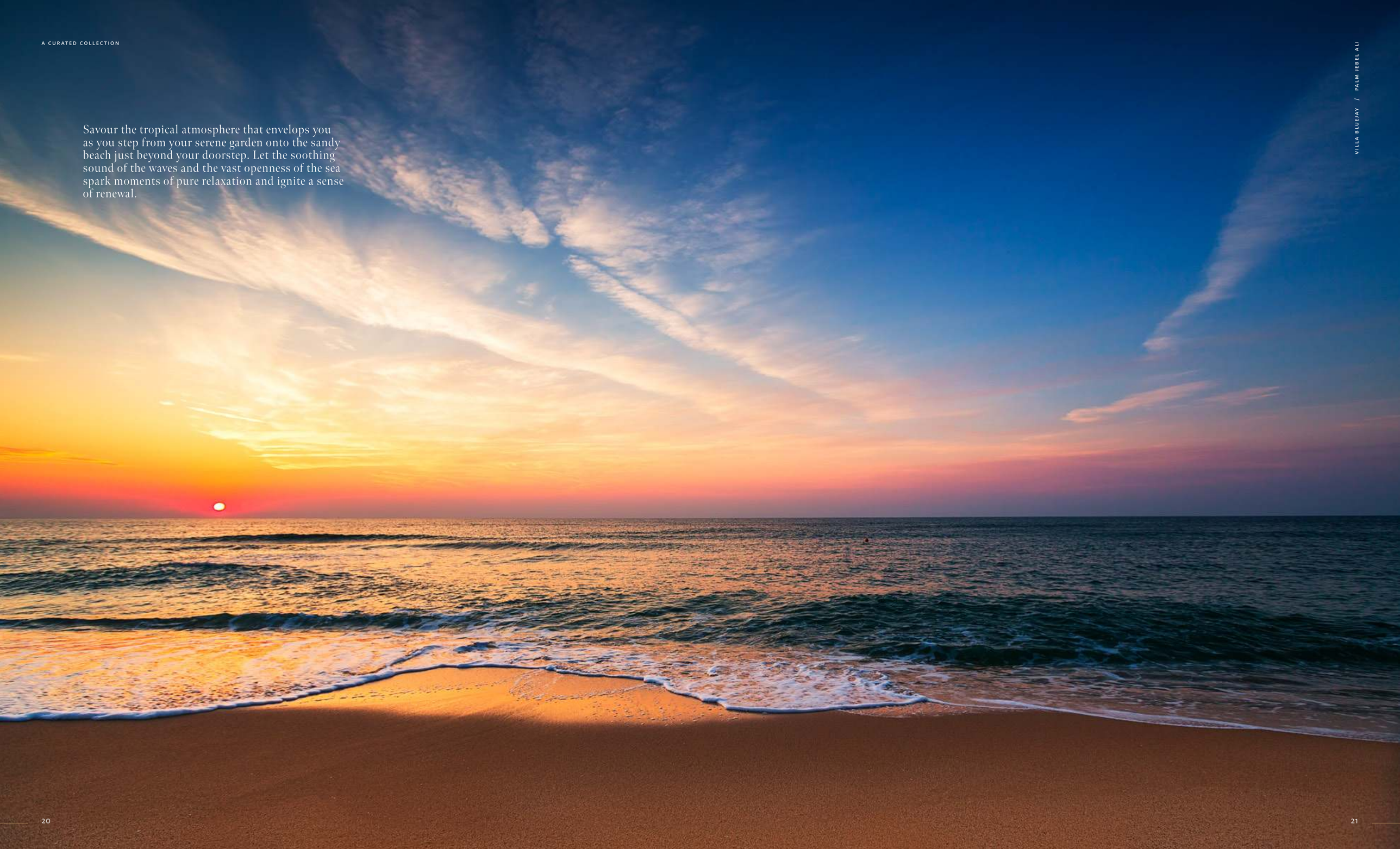
Each exclusive frond at Palm Jebel Ali forms its own thoughtfully crafted private neighbourhood, designed to inspire. Elegant streets are painted in shades of lush greenery, where vibrant flora blends seamlessly with curated foliage to create a harmonious, beachfront residential landscape.

Here, an active lifestyle thrives—wide, walkable streets invite pedestrians and bikers to explore pocketed parks and access the beach. The frond streetscapes provide shaded paths lined with tree corridors and layered plantings, creating an idyllic oasis and connection with nature.





Savour the tropical atmosphere that envelops you as you step from your serene garden onto the sandy beach just beyond your doorstep. Let the soothing sound of the waves and the vast openness of the sea spark moments of pure relaxation and ignite a sense of renewal.





INTRODUCING THE BEACH COLLECTION

CRAFTED WITH CARE

SOPHISTICATED STYLE AND PERFECT POISE.
DISCOVER THE BLISSFUL BEACH COLLECTION.

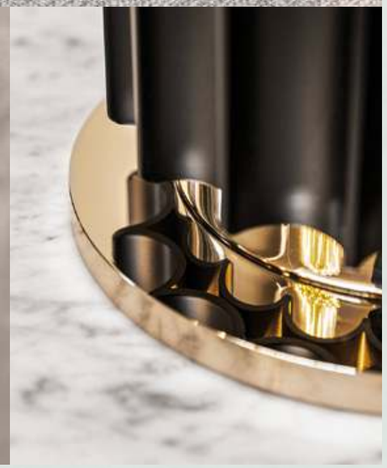
A collection, thoughtfully designed and nestled in an idyllic setting. Immerse yourself in the serenity of beachfront living, where the calming sounds of the water from your enchanting terrace create moments of pure bliss.









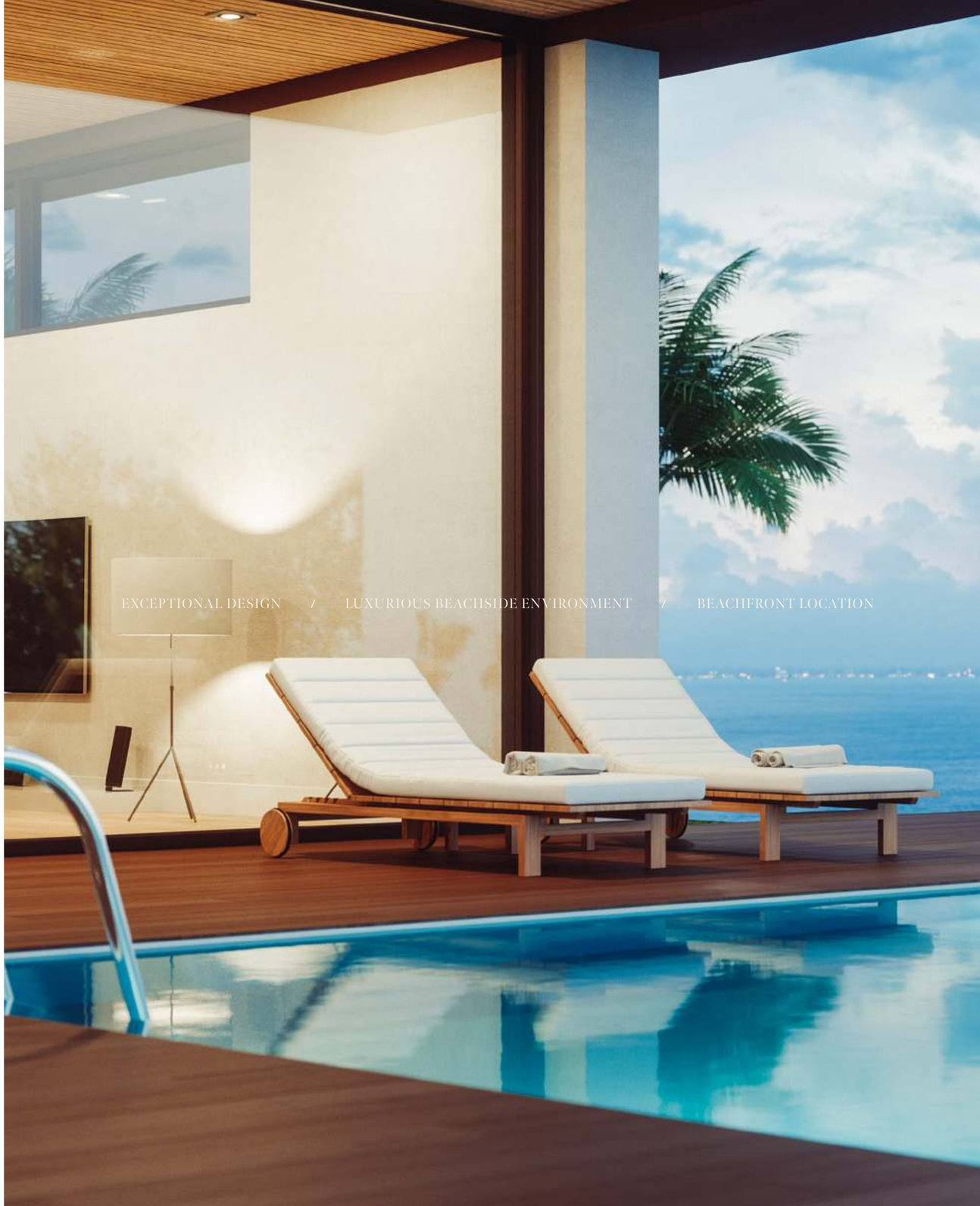


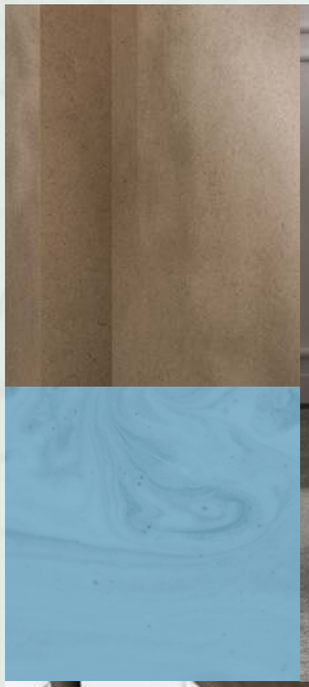
Exceptional design, a breathtaking beachfront location, and the exclusivity of a private neighbourhood, all crafted to impress.

HOMES DESIGNED WITH STYLISH FLAIR.

The Beach Collection is for those who seek a home that embraces contemporary design. Each villa is thoughtfully crafted to accommodate a variety of lifestyles, with spacious layouts that ensure seamless indoor–outdoor living and maximise views of the sea. The architecture blends modern aesthetics with timeless appeal, creating a harmony between nature and home.

Unique finishes complement each villa, enhancing its design and elevating the overall living experience.













VILLA BLUEJAY / PALM JEBEL ALI

LIVE IN A MASTERPIECE

2

OWN A PIECE OF

HISTORY

Ten Unique Beach Villas

The Beach Collection — P. 30
Villa Bluejay — P. 36

THE BEACH COLLECTION

WELCOMING WATERFRONT RESIDENCES

THE CONTEMPORARY COMPOSITION OF EACH STATEMENT VILLA HAS BEEN METICULOUSLY DESIGNED.

Imagine living an exclusive waterfront experience. Every morning and evening, the rhythmic sound of the sea, its graceful movements, and shimmering surface create a harmonious landscape that fuels creativity.

With up to six spacious bedrooms, private ensuite bathrooms, lush greenery, and vibrant plants, each villa is a masterpiece where every detail has been carefully designed. The seamless connection between indoors and outdoors invites you to live in perfect harmony with your surroundings.

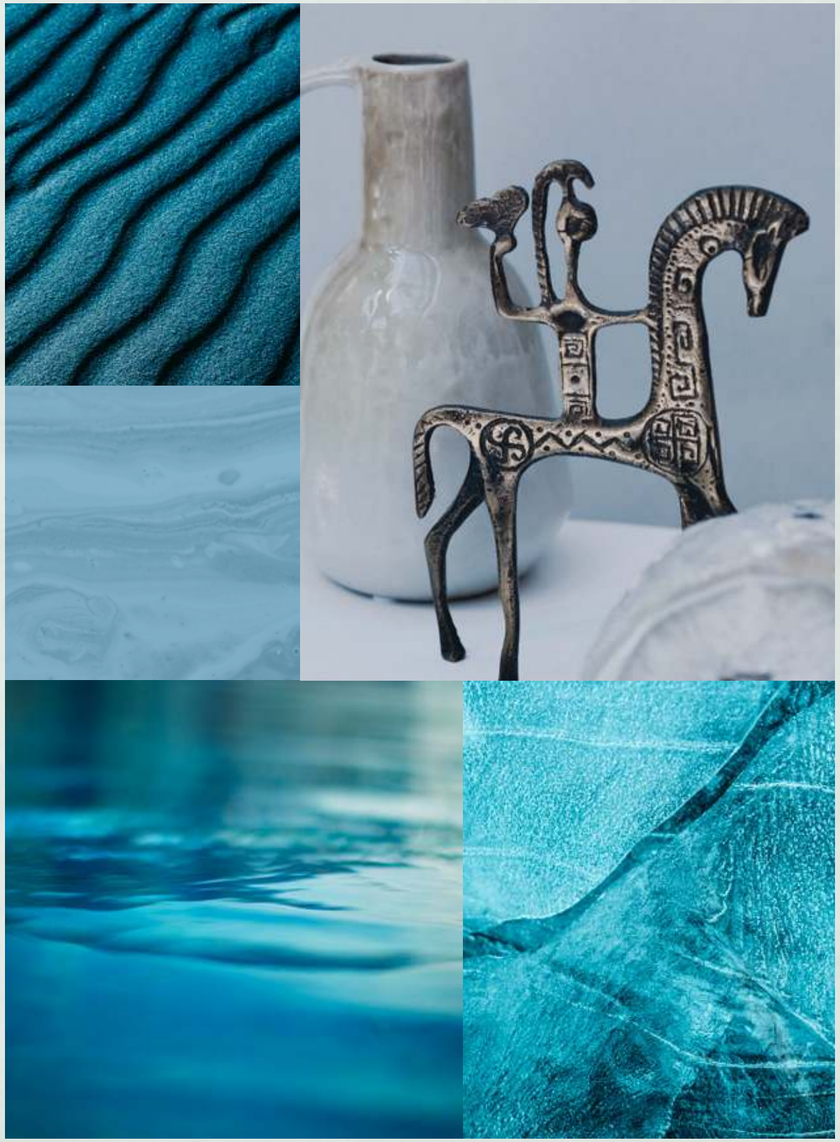
In the Beach Villas, everyday life becomes an inspired expression of beauty and balance.



Located on the exclusive fronds, each residence offers direct access to the beach, nestled within a private neighbourhood that inspires serenity.

TRUE LUXURY LIVING REFLECTS YOUR OWN DESIRES.

Choose an elegant, high-quality home and enjoy an unrivalled lifestyle. Each villa is unique, bespoke, and crafted to fulfil your individual needs, creating a perfect balance that reflects your personal vision. Here, we don't build just homes, but happiness and prosperity for every resident, ensuring a life of inspiration.





BEACH CONNECTIVITY / SERENE / PRIVATE

VILLA

BLUEJAY

Six-Bedroom Property

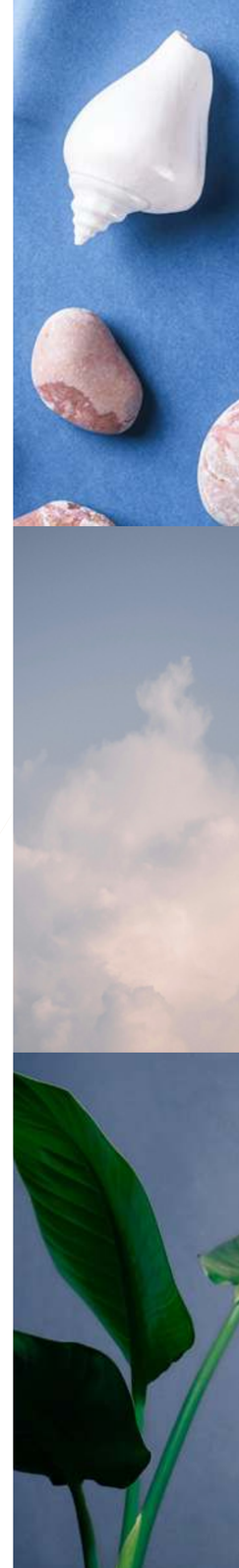
"Featuring an exquisitely landsaped courtyard at its core, this villa infuses natural light into every level of the living space."

SAOTA – ARCHITECT

WHERE INTERIORS EXEMPLIFY CURATED ELEGANCE.

A HAVEN OF SERENITY AND ELEGANT DESIGN

Elegant architectural forms and projecting planes define the villa's striking presence, while lush landscaping and tranquil pools envelop the home. The central courtyard, a focal point of the design, enhances privacy and connects the interior with the surrounding natural beauty, crafting an exceptional living experience.



Expansive glass bathes the interiors in natural light, offering generous views from every level. The villa's clean lines and minimalistic design enhance its sophisticated ambiance, creating a harmonious flow between spaces.





THIS SEAMLESS INTEGRATION WITH THE OUTDOORS ENHANCES THE VILLA'S ELEGANT, TRANQUIL AMBIANCE.

Elegant, framed volumes and refined lines define the facade, blending seamlessly with the landscape.

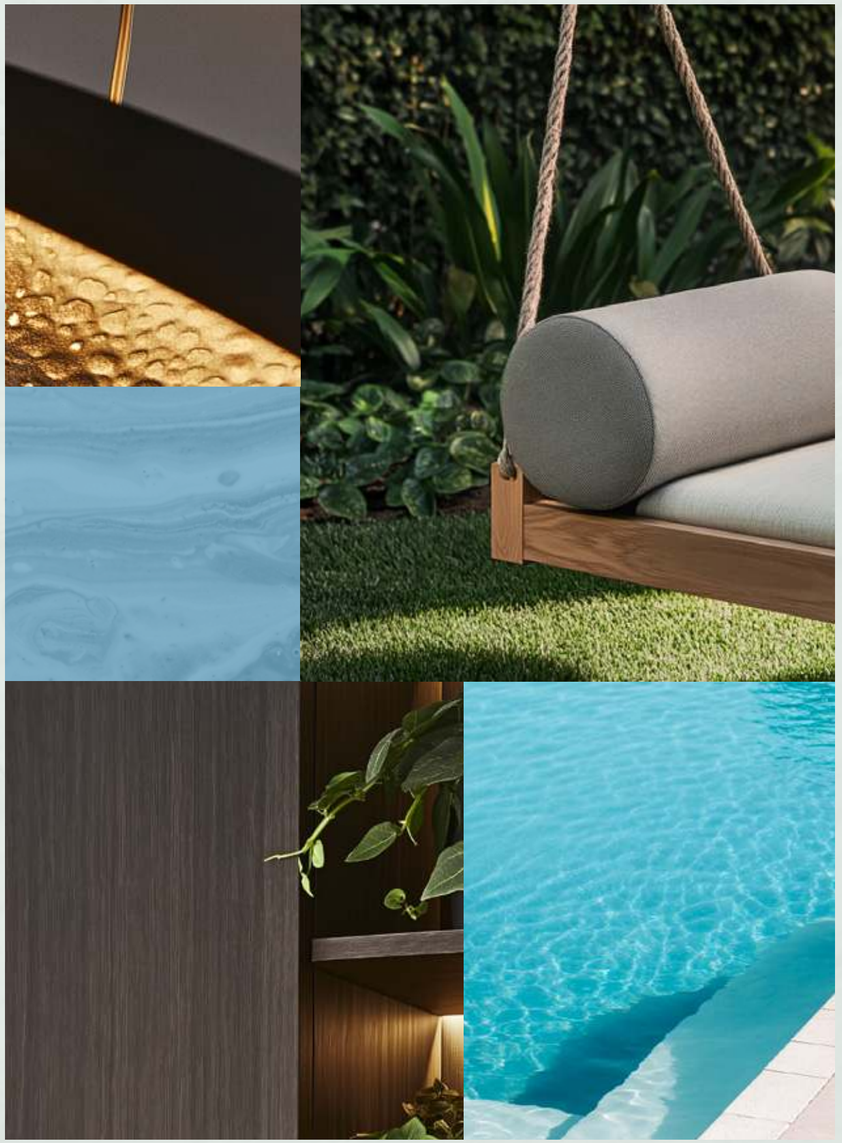
Surrounding lush planting enhances the villa's tranquil elegance.



Spaces designed to inspire a life of refined comfort

ENCOMPASSING ALL THE ELEMENTS OF HIGH END LIVING AND FUNCTIONALITY.

The interior arrangement showcases a blend of superior finishes and expert workmanship, creating a space of timeless allure. Ambient lighting and artfully designed features in elegant textures create a serene and stylish environment. Each room exemplifies curated taste and timeless luxury.



The living areas blend contemporary design with a sophisticated touch, defined luxurious materials. Double height living areas enhance the open, airy feel. Every element—from the sleek surfaces to the soft warm tones— invites one to cherish a heightened sense of comfort.

Experience effortless elegance and serene beauty in every gathering.



Soft light tones and ample sunlight fill the dining room, creating an ambiance of understated luxury. Spacious design and panoramic views enhance the elegance of every meal.

Indulgent floor-to-ceiling windows and peaceful balconies invite a breath of fresh sea air, creating a restful retreat immersed in coastal beauty.

Seamless transitions between indoors and the soothing outdoors.









Against a backdrop of panoramic sea views, the versatile rooftop space can be tailored to the personal preference, offering a plush and vibrant social area to relax after a long day at the beach.





An immersive retreat fills the soul with a sense of purpose. An intimate outdoor haven.

WHERE NATURE AND TRANUILITY MEET

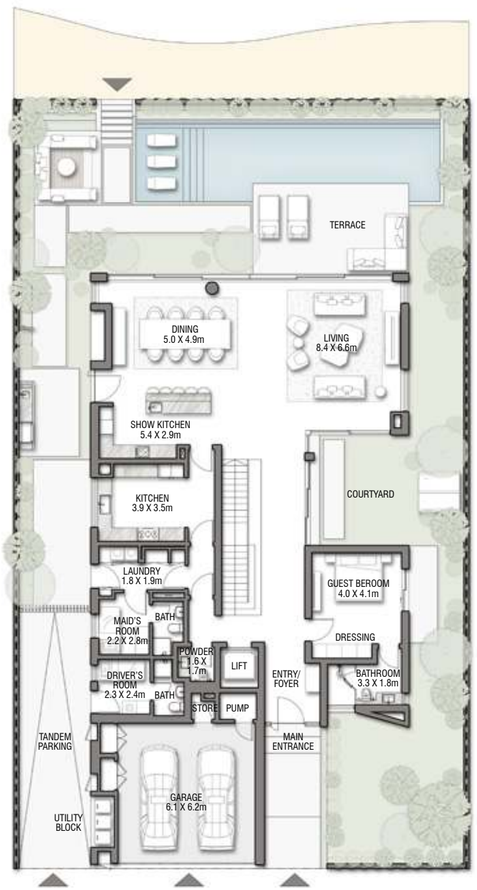
The central courtyard serves as a private retreat, where the sound of rustling palms and the fresh sea breeze create an atmosphere of calm. This tranquil outdoor space is designed for quiet moments of rejuvenation, seamlessly merging nature with the elegance of the home.





The gentle running water blends with stream of daylight to enhance the sense of tranquil luxury.

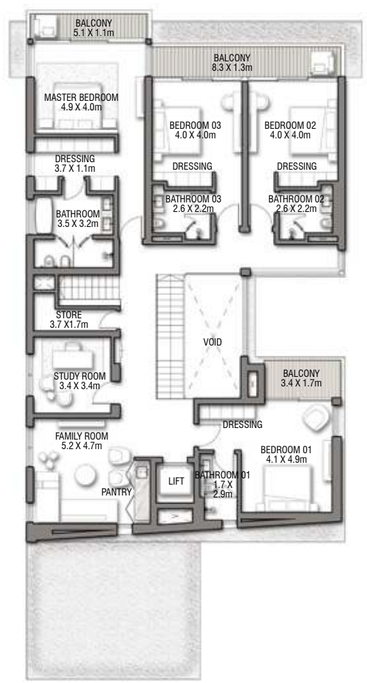
A sanctuary of elegance in a perfect blend of comfort and sophistication.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary and are subject to change without notice. The developer reserves the right to make revisions. Built-Up Area is measured in accordance with Dubai Land Department standards. Plans, artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. Landscape shown is indicative and not provided by the developer. Pool layout and configuration shown on floor plans are for general illustrative purposes only and are not provided by the developer.

BEACH VILLAS COLLECTION

V I L L A

BLUEJAY

G + 2

6 BEDROOMS + FAMILY ROOM + ROOF LOUNGE AND TERRACE

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	252.32	2,715.95
Balcony / Terrace / Porch-GF	00.00	00.00
First Floor Area	250.82	2,699.80
Balcony / Terrace - First Floor	22.64	243.69
Second Floor Area	147.49	1,587.57
Balcony / Terrace - Second Floor	48.12	517.96
Garage - Covered	49.08	528.29
TOTAL BUILT-UP AREA	770.47	8,293.27
Garage with Pergola	0.0	0.0
TOTAL AREA	770.47	8,293.27

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