PALM
JEBEL ALI

VILLA

CORAL LIVING

THE CORAL COLLECTION

NAKHEEL

"I WANT DUBAI TO BE NUMBER ONE. NOT IN THE REGION, BUT IN THE WORLD. NUMBER ONE IN EVERYTHING: HIGH EDUCATION, HEALTH, AND HOUSING. I WANT TO GIVE MY PEOPLE THE HIGHEST WAY OF LIVING."

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

Cities, as dreams, are built by desires.

Nakheel is a world-leading master developer, delivering award-winning projects united by the same endless pursuit of perfection. Nakheel creates new worlds to build a new happiness: not a passing and evanescent happiness, but something to leave behind, something that will inspire those who come after us. The pursuit of perfection and happiness is a real journey, culminating in the realisation of Palm Jebel Ali: a pinnacle of engineering, design excellence and Dubai living. This project is unlike any other; it symbolises a journey not just of a company, but of a nation.

A journey that will involve men, women, and families: all will desire to experience the wonder of colour, the music of emotion, the excellence of shape, and the harmony of nature – the unprecedented and exclusive world of Palm Jebel Ali.

In bringing together leading designers with a variety of influences and experiences, two magnificent collections of distinctive villas have been created. With inspiration ranging from vernacular architecture to the sunlit coastal setting to ultra-luxurious materials, this combination of creative minds has ensured that each villa that lines the fronds of Palm Jebel Ali will have a truly unique style and character. Each home will offer an unrivalled living experience to its residents.

This is your home. This is Palm Jebel Ali.

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THE CORAL VILLAS

Serenity By The Sea

In a coral villa, happiness flows endlessly.

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2. LIVE IN THE MASTERPIECE

OWN A PIECE OF HISTORY

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A CURATED COLLECTION

THE

CORAL

VILLAS

1

Serenity By The Sea

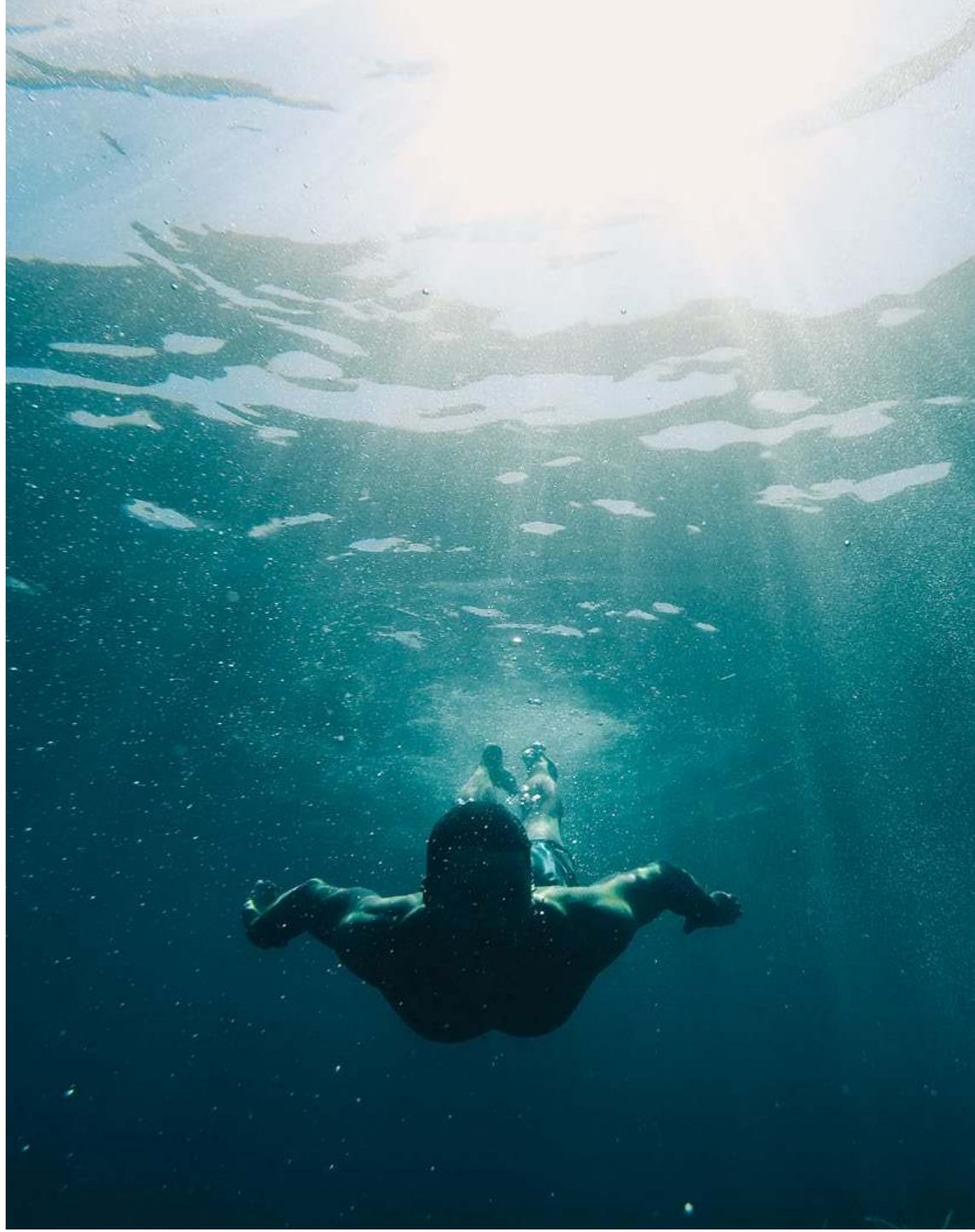
Beachfront living at its finest — P. 6
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BEACHFRONT LIVING AT ITS FINEST

SUN, SEA, SAND, & SOPHISTICATION

ALL YOUR **DESIRES** HAVE FOUND A HOME.

Welcome to Palm Jebel Ali, a world-class lifestyle destination meticulously designed and impeccably curated, providing unrivalled luxury living to its residents.

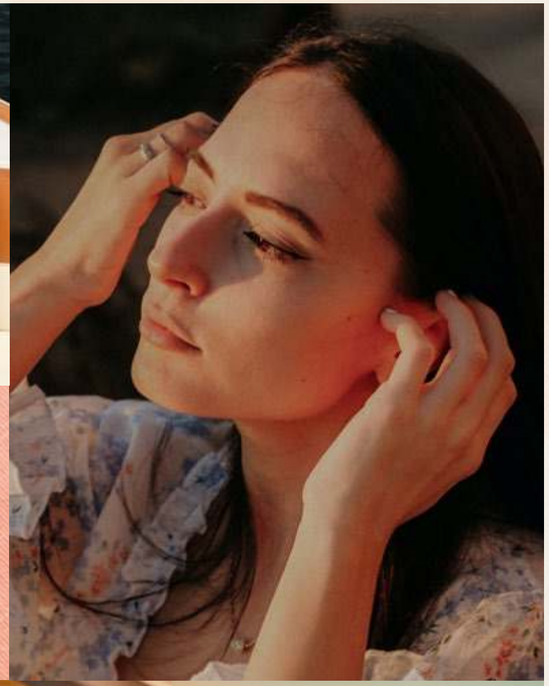


Live a life of serenity and comfort in Dubai's most coveted district, a true kaleidoscope born out of colourful greenery, azure waters, and pristine white sands.

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

Palm Jebel Ali rises from the sea to form a perfect paradisiacal archipelago. This masterpiece of luxury living offers a unique perspective on Dubai's skyline from a haven of tranquillity, and boasts the longest coastline of any destination in Dubai. Palm Jebel Ali is located minutes away from the energy of the city, with excellent connectivity via Sheikh Zayed Road (E11) to other Dubai destinations or to Abu Dhabi. Palm Jebel Ali will be the feature destination of Dubai's rapidly developing southern urban centre. Spectacular properties and five-star amenities are skilfully woven together to create a highly desirable residential destination.









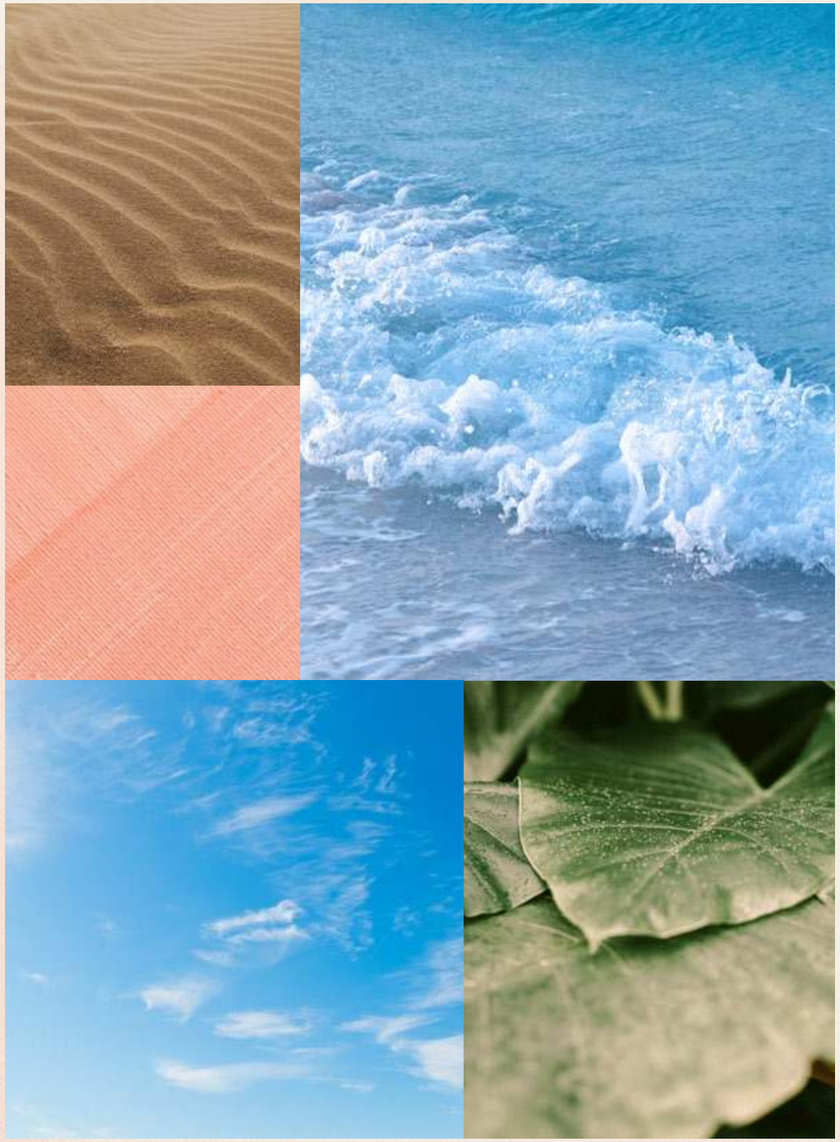




THE FRONDS

CORAL COLLECTION











FLOURISHING GREEN FRONDS

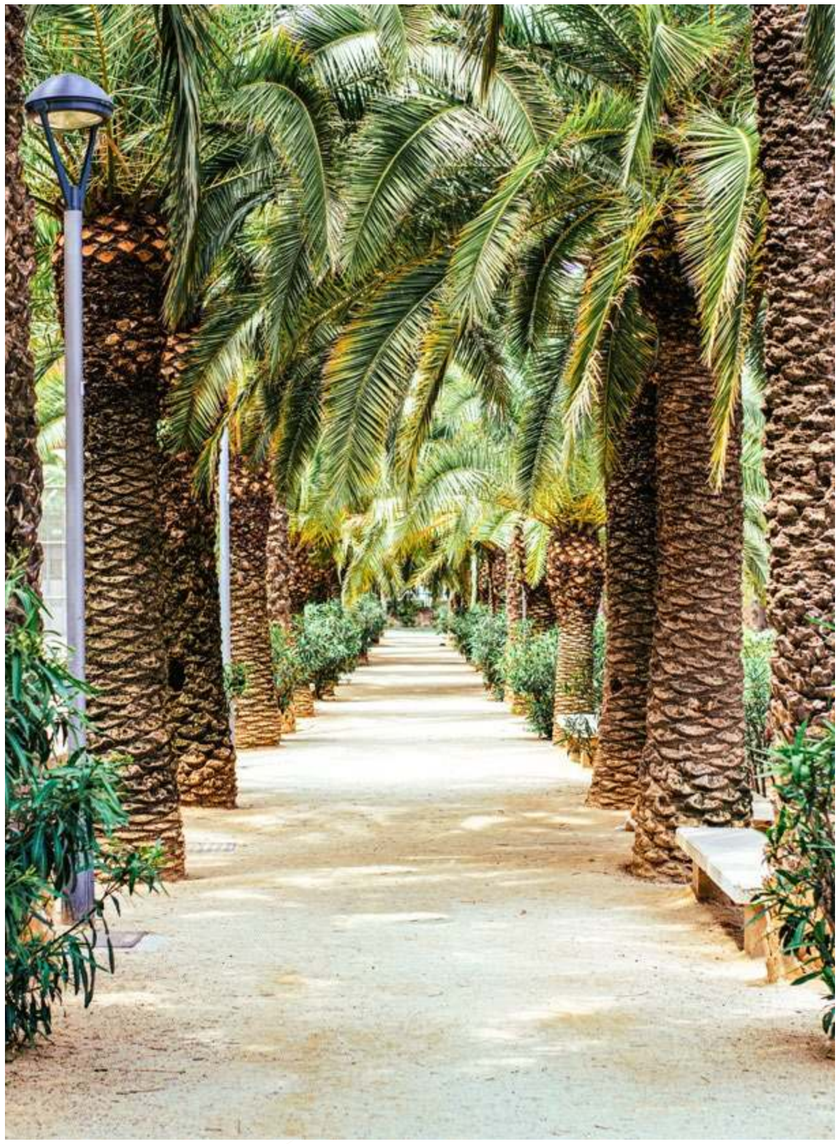
AN ICONIC NEIGHBOURHOOD

THE PERFECT BLEND OF ISLAND AND URBAN LIVING.

Each exclusive frond forms its own thoughtfully planned private neighbourhood. Discover elegant streets painted in varying shades of green. Lush, layered flora merges with carefully curated foliage to create a perfectly harmonious residential landscape directly on the beachfront.

The frond community focuses on offering an active lifestyle, with wide walkable streets allowing pedestrians and bikers to access the beach through pocketed parks. The frond streetscape offers an intensely lush and fragrant landscape providing adequate shade coverage, with designated tree corridors alternating with street lighting and an additional layer of planting buffer to complete this idyllic verdant oasis.





Savour the refined, tropical atmosphere that surrounds you as you step out from your serene garden onto the sandy beach that lies at your doorstep. Enjoy the calming sounds of the waves and the openness of the sea for moments of pure relaxation.



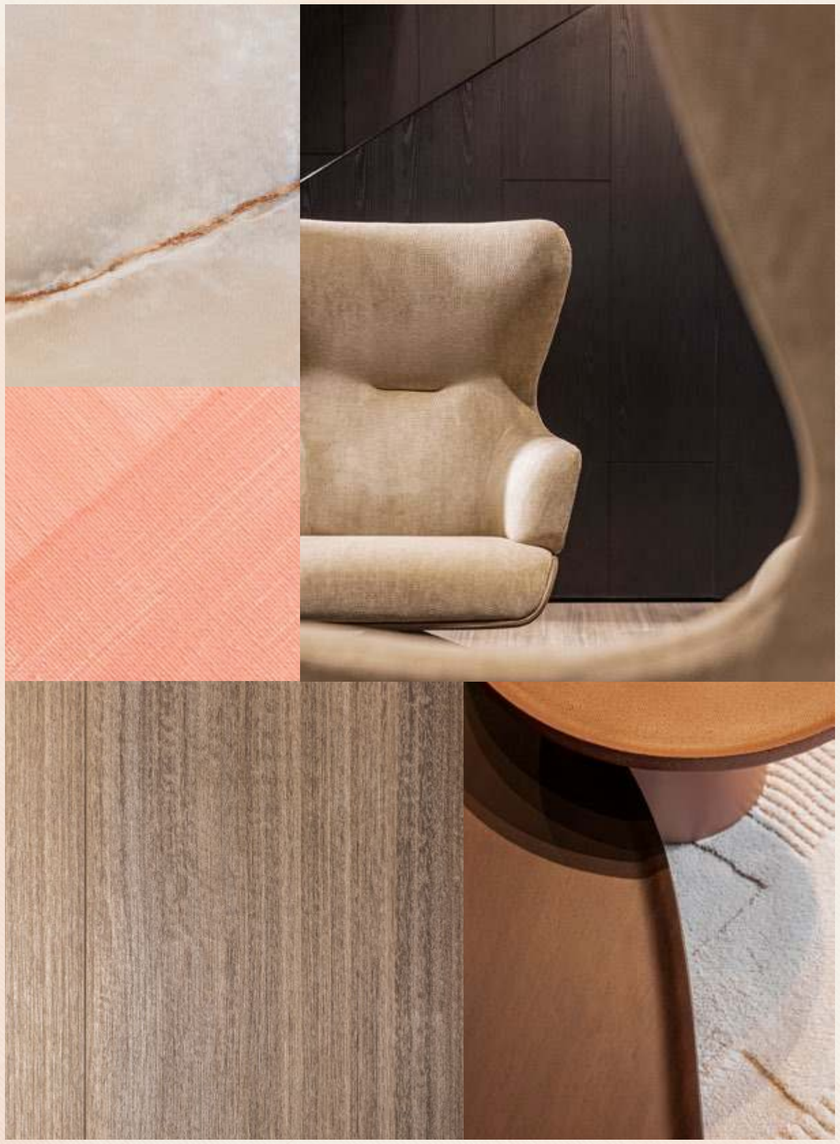


INTRODUCING THE CORAL COLLECTION

CRAFTED WITH CARE

STRIKING ELEGANCE MEETS DARING DESIGN. DISCOVER THE SENSATIONAL CORAL COLLECTION.

A collection created with refined care and deep passion. Each unique in its own way, a Coral Villa is the ultimate statement home.



First-class design, a supreme waterfront location, and the peace and serenity of an exclusive, private neighbourhood.

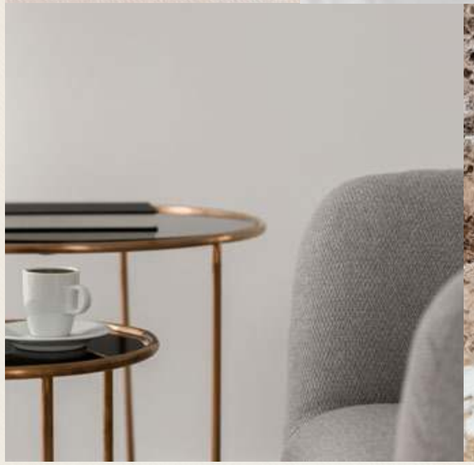
HOMES DESIGNED WITH UNPARALLELED STYLE.

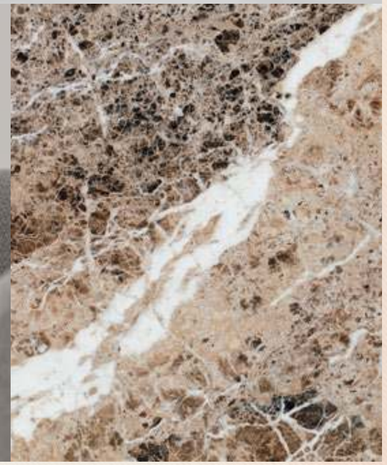
The Coral Collection is for those who appreciate distinctive architectural design, sophisticated style, and luxurious materials. With a wide variety of layouts, there is an ideal home to suit every lifestyle. The villas are designed so that each one offers a unique character, experience and environment, with a focus on exclusivity. Each property holds a timeless appeal, while embracing a unique contemporary design and providing seamless indoor–outdoor connectivity to savour the beachfront setting.













LIVE IN A MASTERPIECE

OWN A PIECE OF

HISTORY



2

Eight Unique Coral Villas

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Villa Coral Living — P. 34

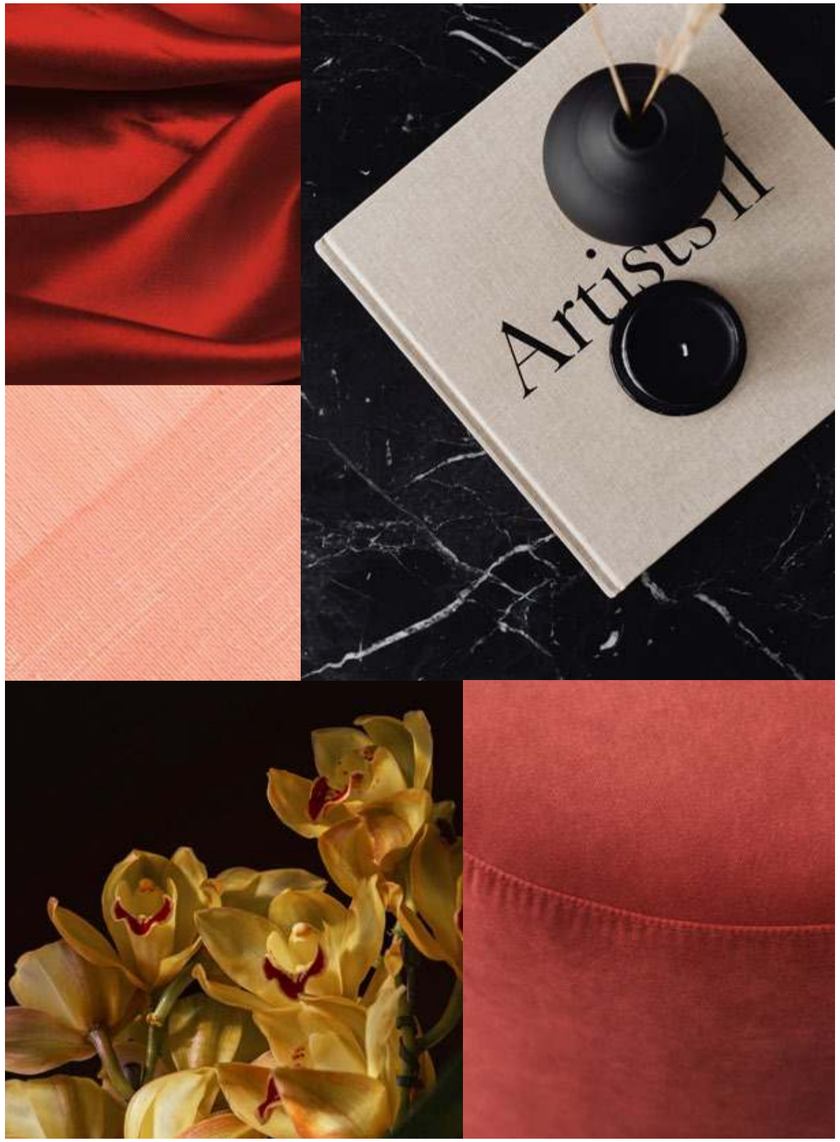
THE CORAL COLLECTION

SUBLIME BEACHFRONT RESIDENCES

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

In a Coral Villa, everything is lit up by passion and perfection. Imagine living in a space where everything is seamlessly connected in one place – the sea, the sky, the gorgeous beachfront, and every design detail. Feel the energy, the prosperity of life flowing endlessly through the outdoors and indoors.

Seven outstanding ensuite bedrooms and a huge variety of relaxing spaces for an incomparable lifestyle, where you can be inspired intellectually and emotionally in every single moment. The Coral collection provides, in addition to the family room, a formal living space on the ground floor. A double maid's room is offered, as well as provision for a guard's house. Each space is designed to suit a variety of lifestyles and to offer comfort and service with ease to all residents.



Each residence, nestled in this sheltered neighbourhood, enjoys direct beach connectivity and has been carefully crafted to offer maximum flexibility, comfort, and privacy to residents.

TRUE LUXURY LIVING REFLECTS YOUR OWN DESIRES WITH SIMPLICITY AND STYLE.

Have you ever seen the light coming from a kaleidoscope? Colours, shapes, shades: a perfect vision that amazes you at a glance. A Coral Villa gives the same impression: each property is truly one of a kind. Every villa sparkles in a unique light and inspires the people who live inside in a distinctive and particular way. Each villa is bespoke to marvel at and realise individual needs and dreams. We build happiness and prosperity for all our residents.



BEACH CONNECTIVITY / COMFORT / PRIVACY





VILLA

CORAL LIVING

Seven-Bedroom Property

"Rhythm and composition: the layering of spaces and architectural elements create a balance of openness and privacy."

LOCI - ARCHITECT

CONTEMPORARY MEETS TRADITION

VERNACULAR ARCHITECTURAL LANGUAGE MERGES SEAMLESSLY WITH A CONTEMPORARY SPIRIT. THE TRADITIONAL ARCHITECTURE OF THE LOCAL LANDSCAPE IS REIMAGINED FOR THE FUTURE.

Coral is a wonder of the sea, something exclusively connected with water. Coral means regeneration. Villa Coral Living will be the place of your inner regeneration for endless happiness. It will refresh thoughts with its recessed openings and shaded interiors. Like a coral formation, the interior space unfolds gradually and never all at once. Imagine living through a continuous discovery of your personal happiness simply by living in your home.







This spacious family villa is comprised of a series of irregularly stacked volumes that offer a succession of beautiful, private terraces.







Large panels of glass allow the interiors to be lit with natural light, whilst the contemporary inspired wooden screens provide welcome shade.

The beauty of this contemporary home with traditional flair unfolds step-by-step as you explore its magnificent interiors.

A HOME IN TUNE WITH ITS ENVIRONMENT.

From the sophisticated home office off the foyer to the breathtaking formal dining room at the heart of the home, the space unfolds gradually, allowing you to enjoy enhanced levels of privacy.









Discover your new everyday rhythm.
Entertain in style – the formal living and dining room, which lies at the heart of the home, is the centrepiece of this sublime property.



IN ADDITION TO OFFERING STUNNING WATER VIEWS, THE SPACIOUS AND OPEN-PLAN FORMAL LIVING SPACE IS BRIGHT AND AIRY, SHOWCASING THE STRIKING CANTILEVERED STAIRCASE THAT FLOATS ABOVE THE ENTRANCE.
CORAL AND WATER: A PERFECT NATURAL BALANCE.







Coral reminds us of the most precious things we always need to protect. The cosy family lounge, separated from the formal space for comfort and privacy, boasts equally beautiful sea views and includes a stylish minimalist study nook.







THE LARGE FAMILY DINING ROOM AND SHOW KITCHEN FEATURE
MARVELLOUS LEVELS OF NATURAL LIGHT AND PROVIDE THE IDEAL SPACE FOR
INTIMATE FAMILY GET-TOGETHERS AND DAILY LIFE.

In the bedrooms, natural wood finishings add warmth and enhance the relaxing ambience. Relaxation here means regeneration every day.









Discover the multipurpose rooftop lounge on the second floor, which can be easily adapted according to your lifestyle.





Make this home your own. With its chic, contemporary minimalistic forms, and versatile spaces, you can add your own personal style.

PERFECTLY BALANCED.

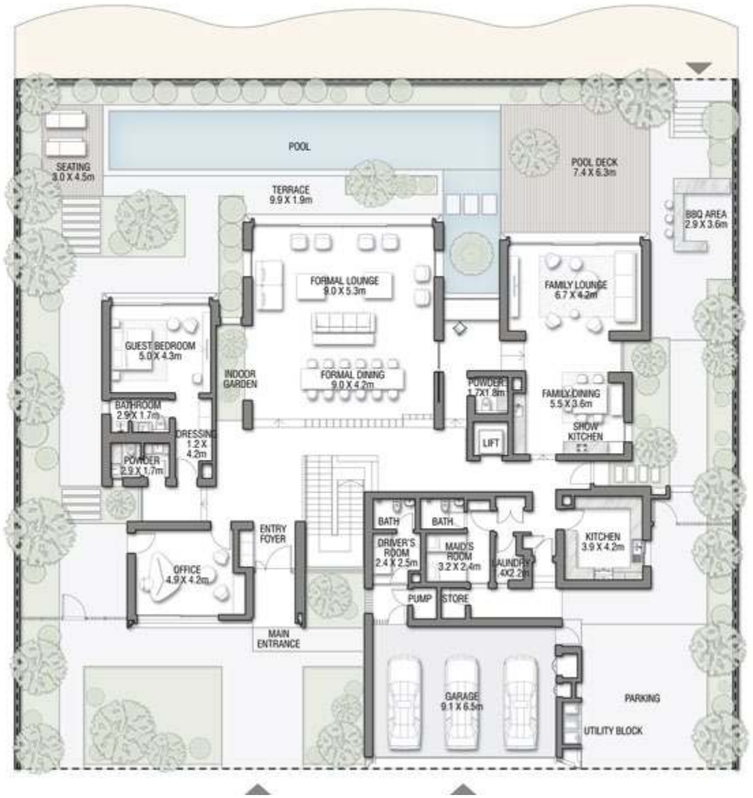
The distinct design of this property balances formal and private areas, contemporary and vernacular architectural elements, and both cool and warm natural materials to create an utterly captivating and harmonious home, perfectly in tune with its surroundings. Residents will feel as if they are a part of the nature surrounding them, like the coral in its natural habitat. Every day will be a voyage to discover new, regenerated happiness.







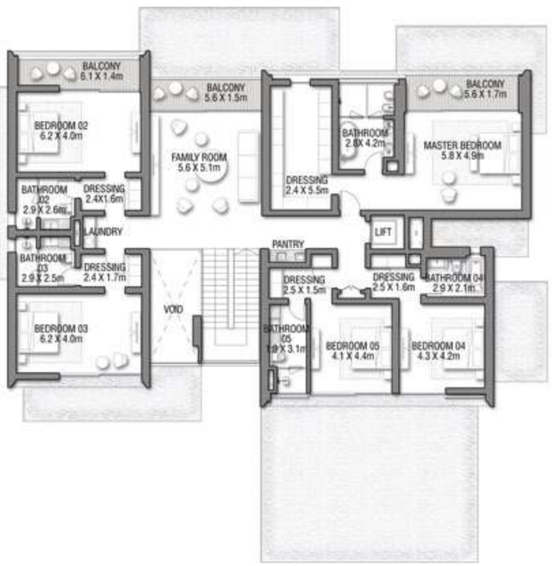




GROUND FLOOR



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. The Bespoke Edition Option offered to the buyer at additional price will include a standard pool offering.

VILLA

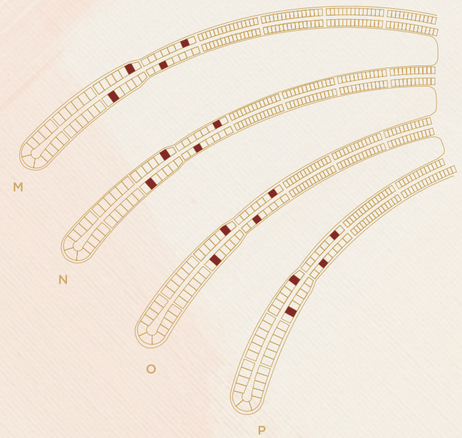
CORAL LIVING

Coral Villas Collection

G + 2

7 BEDROOMS + FORMAL AND FAMILY LOUNGES + OFFICE + ROOF LOUNGE AND TERRACE

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	421.51	4,537.10
Balcony / Terrace / Porch-GF	7.24	77.93
First Floor Area	328.33	3,534.11
Balcony / Terrace - First Floor	26.35	283.63
Second Floor Area	138.29	1,488.54
Balcony / Terrace - Second Floor	35.84	385.78
Garage - Covered	85.00	914.93
TOTAL BUILT-UP AREA	1,042.56	11,222.02
Garage with Pergola	0.0	0.0
TOTAL AREA	1,042.56	11,222.02



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PALM
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