PALM
JEBEL ALI

VILLA

CRANBERRY SKY

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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OWN A PIECE OF HISTORY

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A CURATED COLLECTION

THE

CORAL

VILLAS

1

Serenity By The Sea

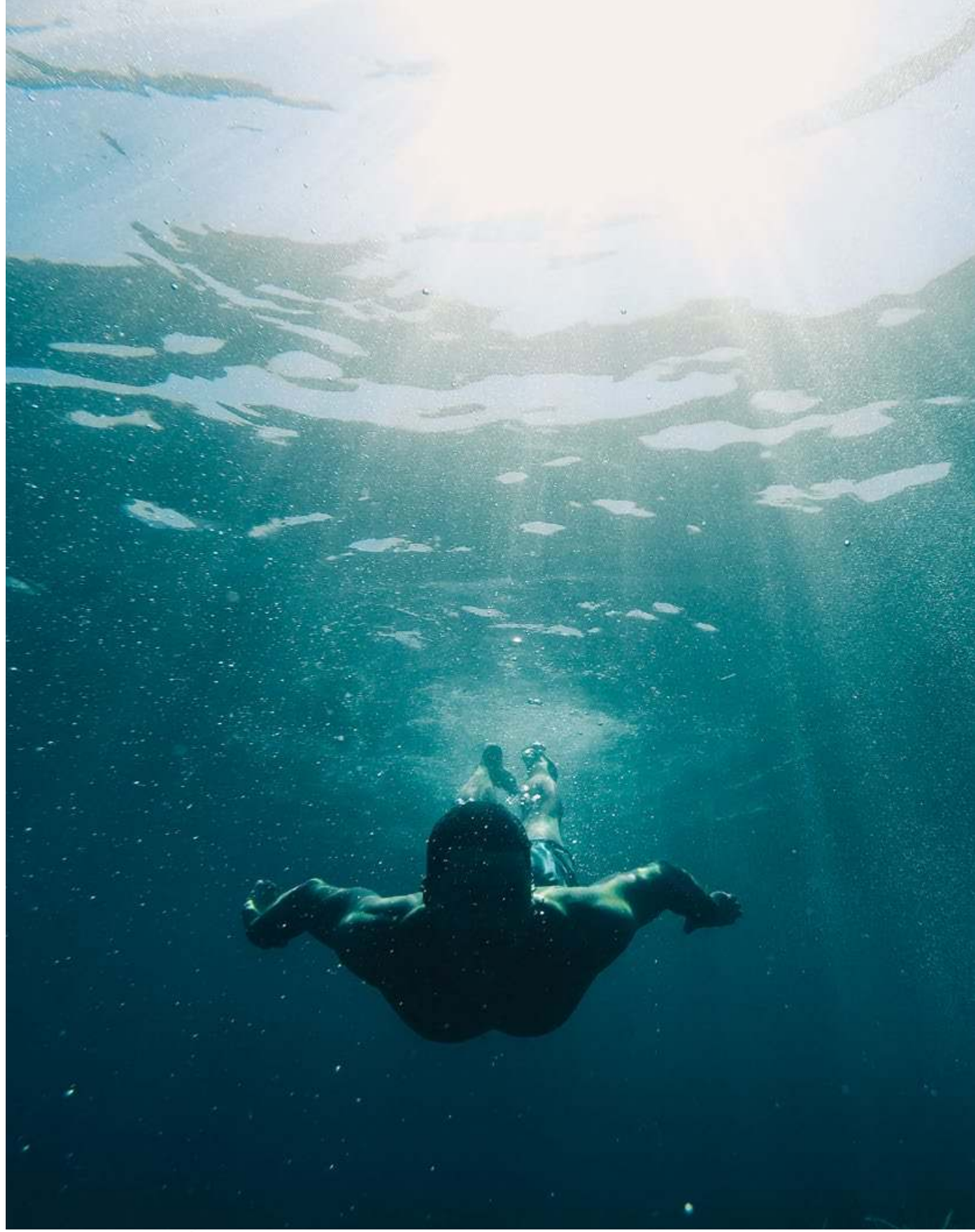
Beachfront living at its finest — P. 6
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BEACHFRONT LIVING AT ITS FINEST

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.

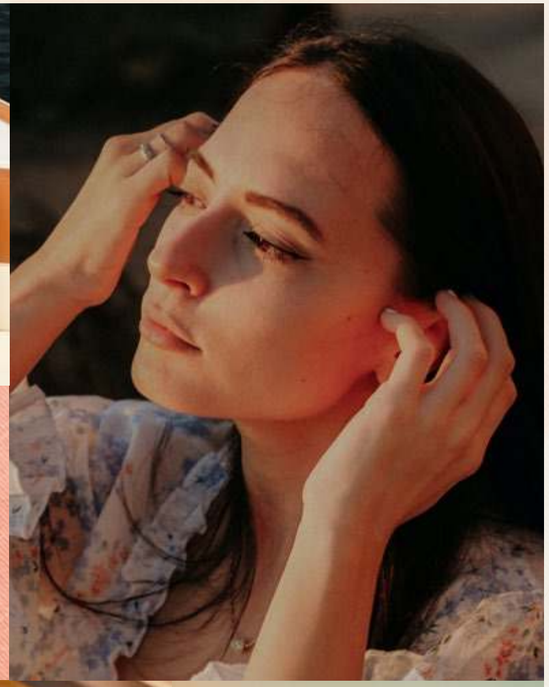


Live a life of serenity and comfort in Dubai's most coveted district, a true kaleidoscope born out of colourful greenery, azure waters, and pristine white sands.

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 to boasting 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.









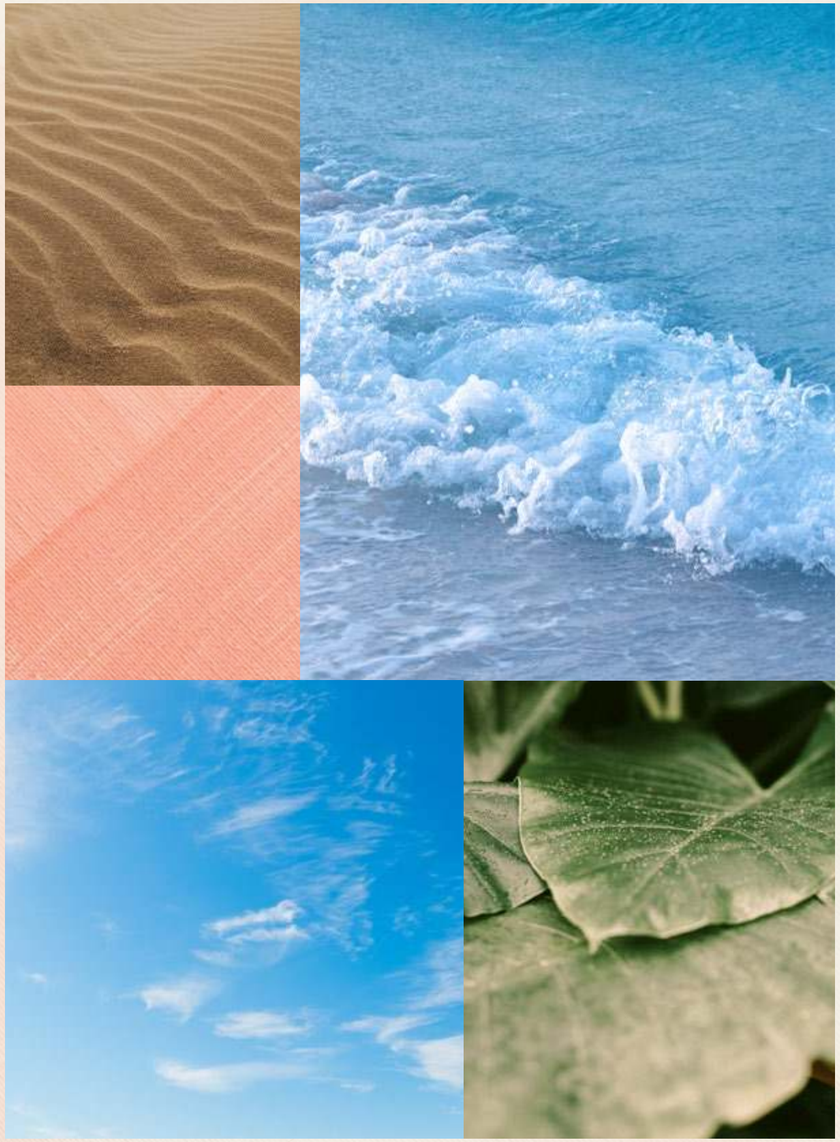




THE FRONDS

CORAL COLLECTION











FLOURISHING GREEN FRONDS

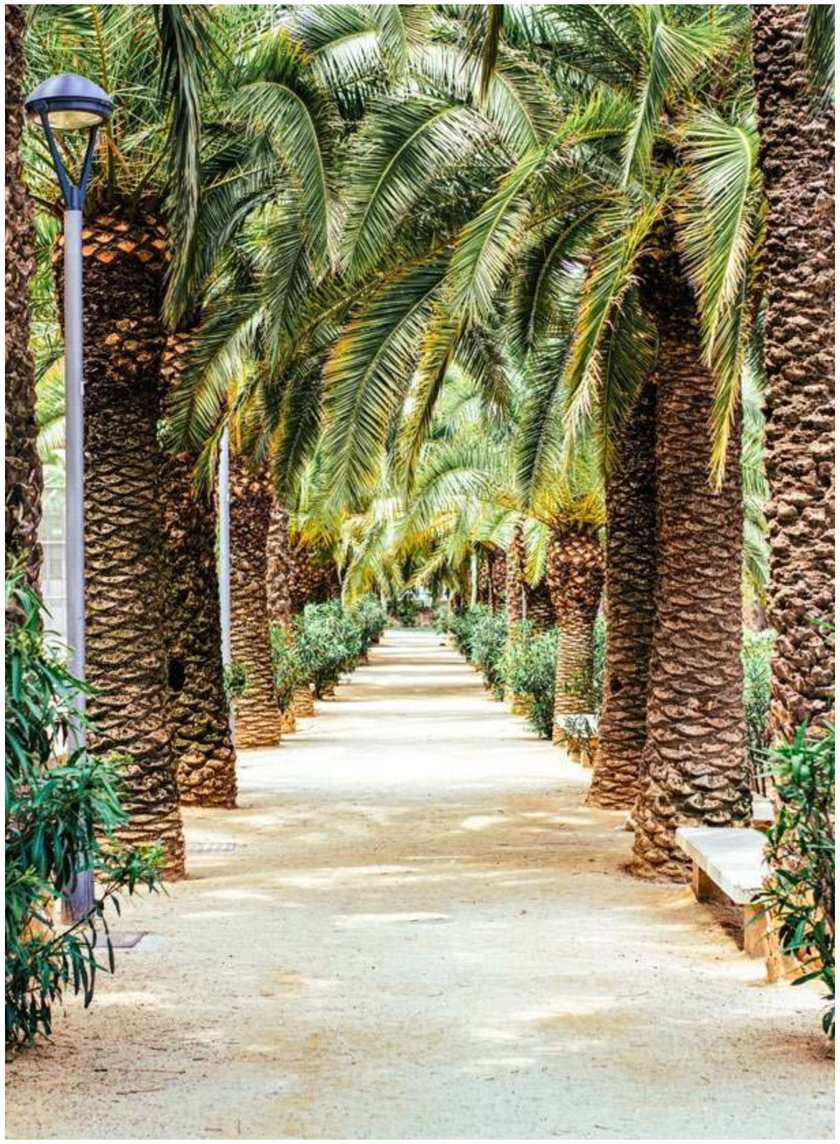
AN ICONIC NEIGHBOURHOOD

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.

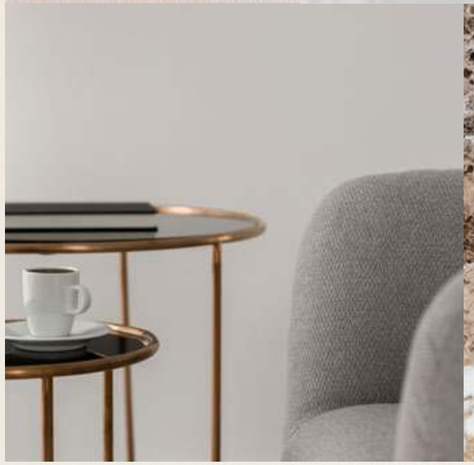
HOMES DESIGNED WITH UNPARALLELED STYLE.

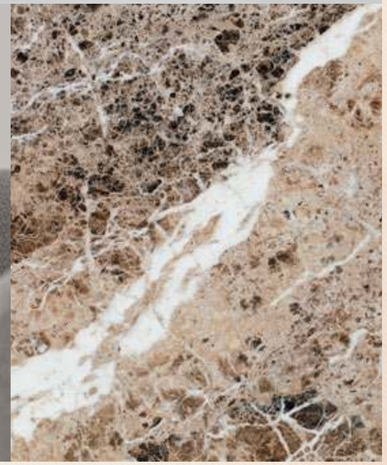
The Coral Collection is for those who appreciate distinctive architectural design, sophisticated style, and luxurious materials. With a wide variety of layouts, there is an ideal home to suit every lifestyle. The villas are designed so that each one offers a unique character, experience and environment, 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.

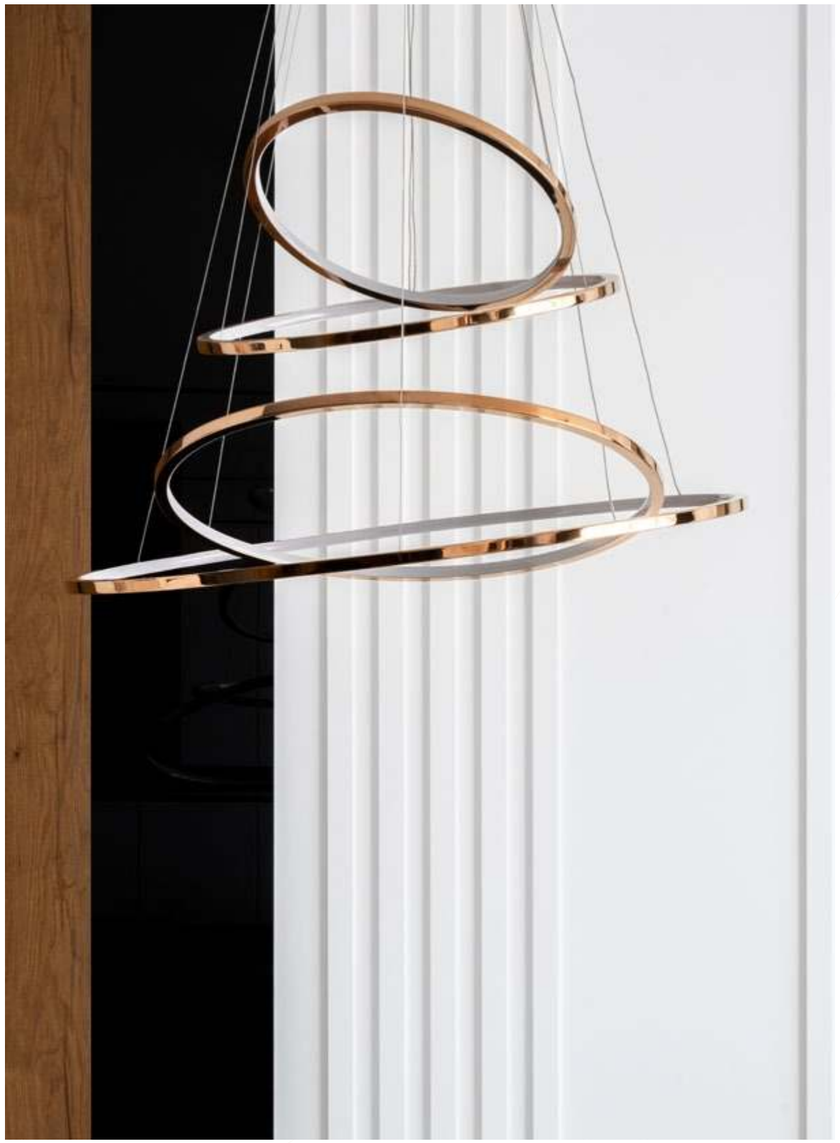












LIVE IN A MASTERPIECE

OWN A PIECE OF

HISTORY

2

Eight Unique Coral Villas

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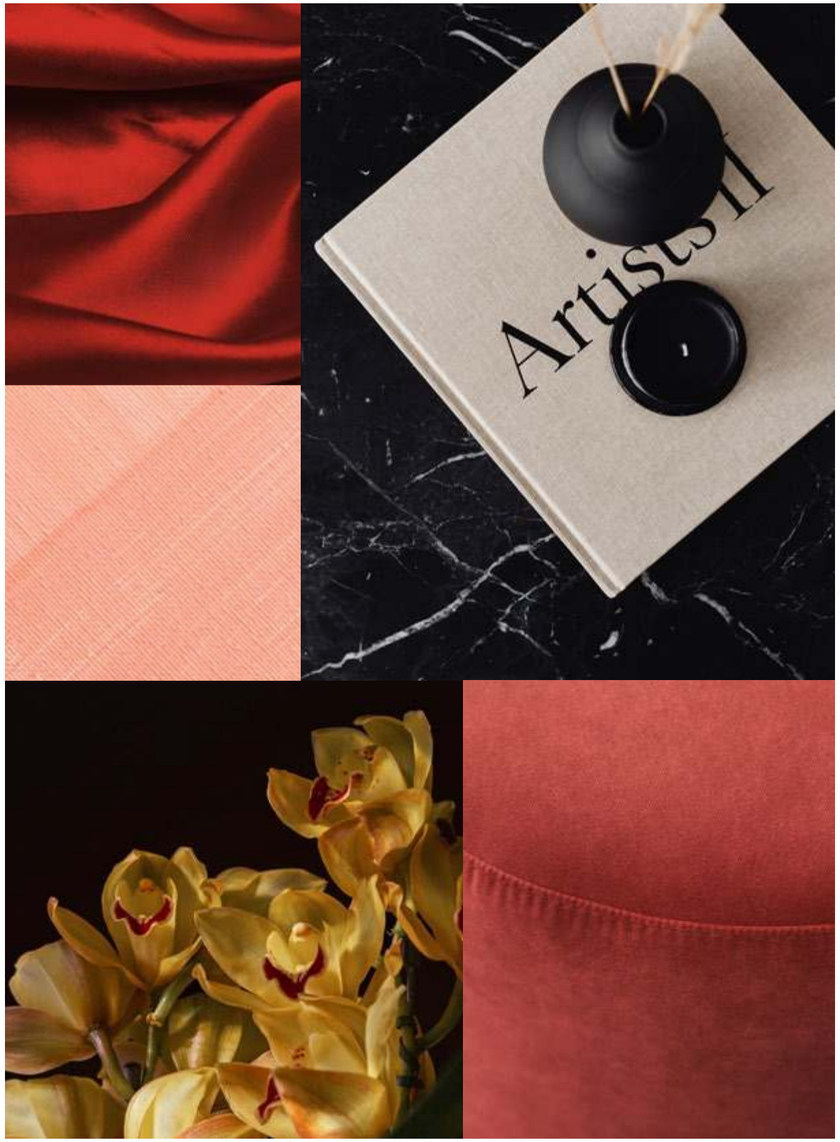
THE CORAL COLLECTION

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

CRANBERRY SKY

Seven-Bedroom Property

"Resort lifestyle living in a private and comfortable home where you can create happy memories."

WHITESPACE - ARCHITECT

POLISHED AND REFINED

A HOME WITH A BOLD ARCHITECTURAL EXPRESSION AND NATURAL ELEGANCE.

Envisage evenings spent enjoying spectacular meals on the terrace whilst gazing at a cranberry-coloured sunset. Imagine early morning strolls along the pristine white sands as you watch the vibrant red hues of a morning sunrise transform into the blue sky of day. A vibrant and healthy outdoor lifestyle awaits you in this magnificent beachfront home with dazzling views over the natural panorama. Savour each moment spent in this captivating home as you enjoy an unrivalled beachfront lifestyle.



"Most of the indoor spaces have been designed to best capture panoramic views. The indoor spaces best connect with the outdoor spaces by maximising glazing throughout."

WHITESPACE - ARCHITECT



SPEND FULL DAYS RELAXING IN THE LUSH BEACHFRONT GARDEN AS YOU ENJOY EXPANSIVE VIEWS OVER THE GLITTERING SEA. THIS IS YOUR PRIVATE OASIS FROM SUNRISE TO SUNSET.





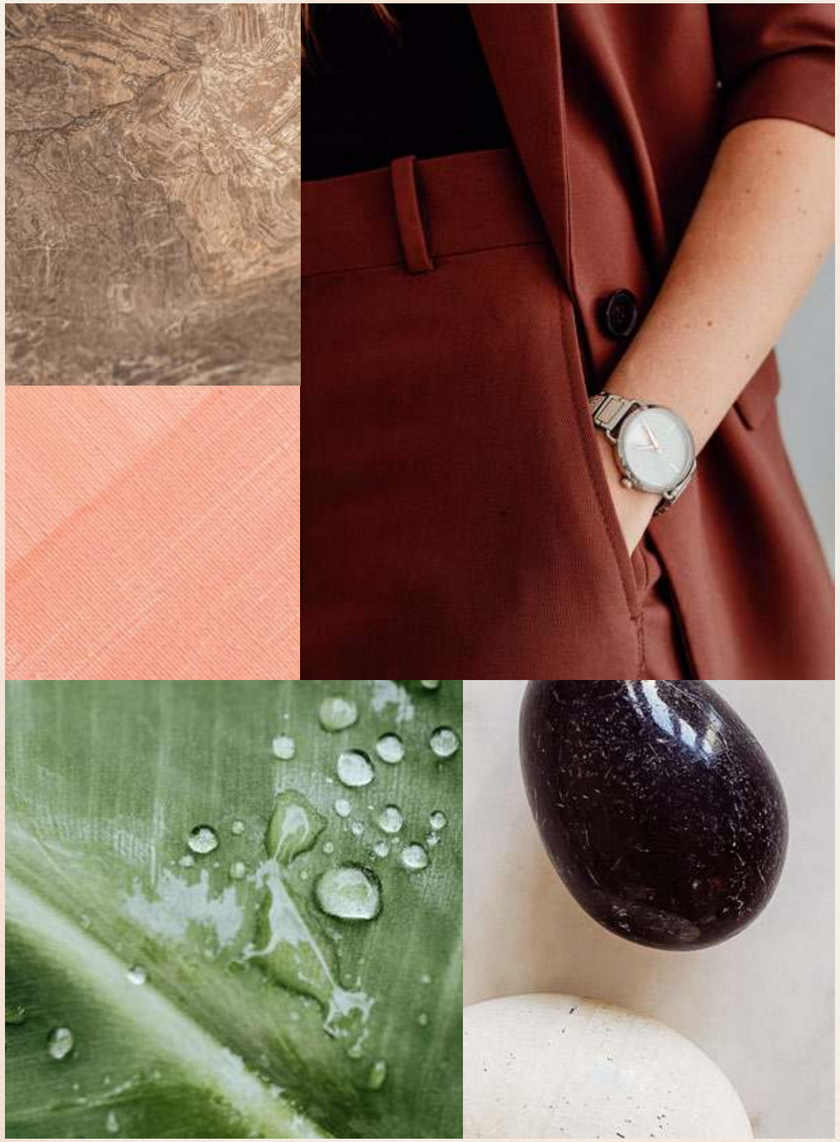
The distinctive façade is composed of framed upper volumes that rest on the main floor base.

A variety of textures and materials are used for a unique and striking finish.

Natural materials and harmonious tones are carefully layered to create a balanced atmosphere.

CONTEMPORARY LUXURY LIVING.

This exquisite home elegantly combines a number of impressive features in a balanced way. It provides a warm and inviting atmosphere with vibrant design choices and beautiful water views that transform from day to night. Feel inspired to spend more time outdoors as you gaze out over the breathtaking beachfront. This is an uplifting and serene setting to call home.



The villa features formal living and dining areas with greater separation from the family areas, allowing more privacy towards the garden and the beach. The grand feature staircase connects the ground floor to the first floor in a single flight.



Magnificent views of the dazzling sea paint the backdrop of the interiors in vibrant blue hues, whilst the everchanging sky creates a magical range of sunrise to sunset moments.











The grand master suite includes an exquisite showpiece atrium.

Admire the glowing light and beautiful natural elements that are brought inside by this wonderful design feature.

Crowning the top of this property is a sizeable roof lounge that reaches towards the skies. It is ideal for use as an at-home gym with ample space for exercise and relaxation.



THIS VERSATILE ROOM CAN ACCOMMODATE A WIDE VARIETY OF ACTIVITIES.
AS THE SPACE FLOWS SEAMLESSLY OUT ONTO THE TERRACE, ADMIRE
THE NATURAL ELEMENTS THAT SURROUND YOU.

Feel inspired to lead a healthy lifestyle as you look out on dazzling water views whilst exercising in the comfort of your own home.





Savour every moment spent at home in this exquisite villa designed for contemporary luxury living.

INVITING SPACES THROUGHOUT.

This home has been thoughtfully designed to elevate the daily lives of its residents. Enjoy a relaxing, healthy lifestyle in the series of stylish rooms that offer flexibility, space, and privacy to each member of the household. Feel a sense of peace and tranquillity as the delicate tones and textures of this captivating home surround you.







The luxurious materials and muted tones enhance the elegance of this magnificent villa.

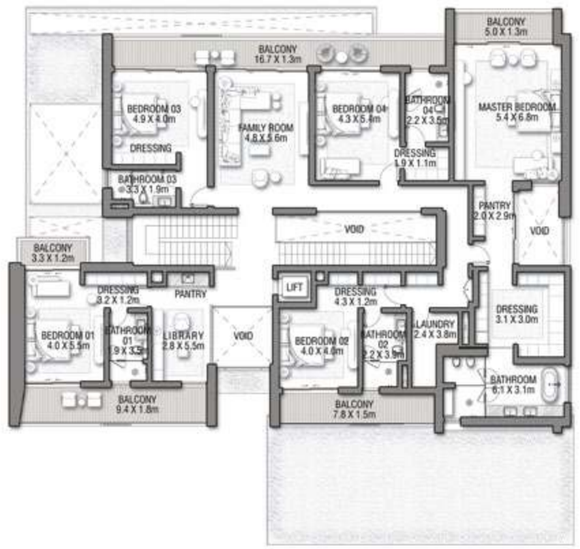
Delight in views over a glowing sunrise or a cranberry-red sunset. This home with dazzling vistas over the sea and sky will enchant and inspire you every day.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

VILLA

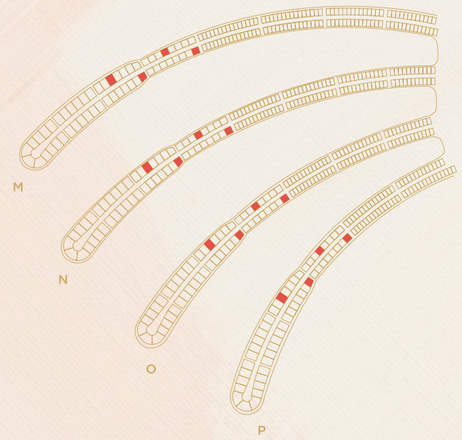
CRANBERRY SKY

Coral Villas Collection

G + 2

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

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	317.95	3,422.39
Balcony / Terrace / Porch–GF	4.12	44.35
First Floor Area	378.33	4,072.31
Balcony / Terrace – First Floor	72.09	775.97
Second Floor Area	155.42	1,672.93
Balcony / Terrace – Second Floor	50.18	540.13
Garage – Covered	85.45	919.78
TOTAL BUILT-UP AREA	1,063.54	11,447.85
Garage with Pergola	0.0	0.0
TOTAL AREA	1,063.54	11,447.85







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.

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PALM
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