PALM
JEBEL ALI

VILLA

HIBISCUS

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

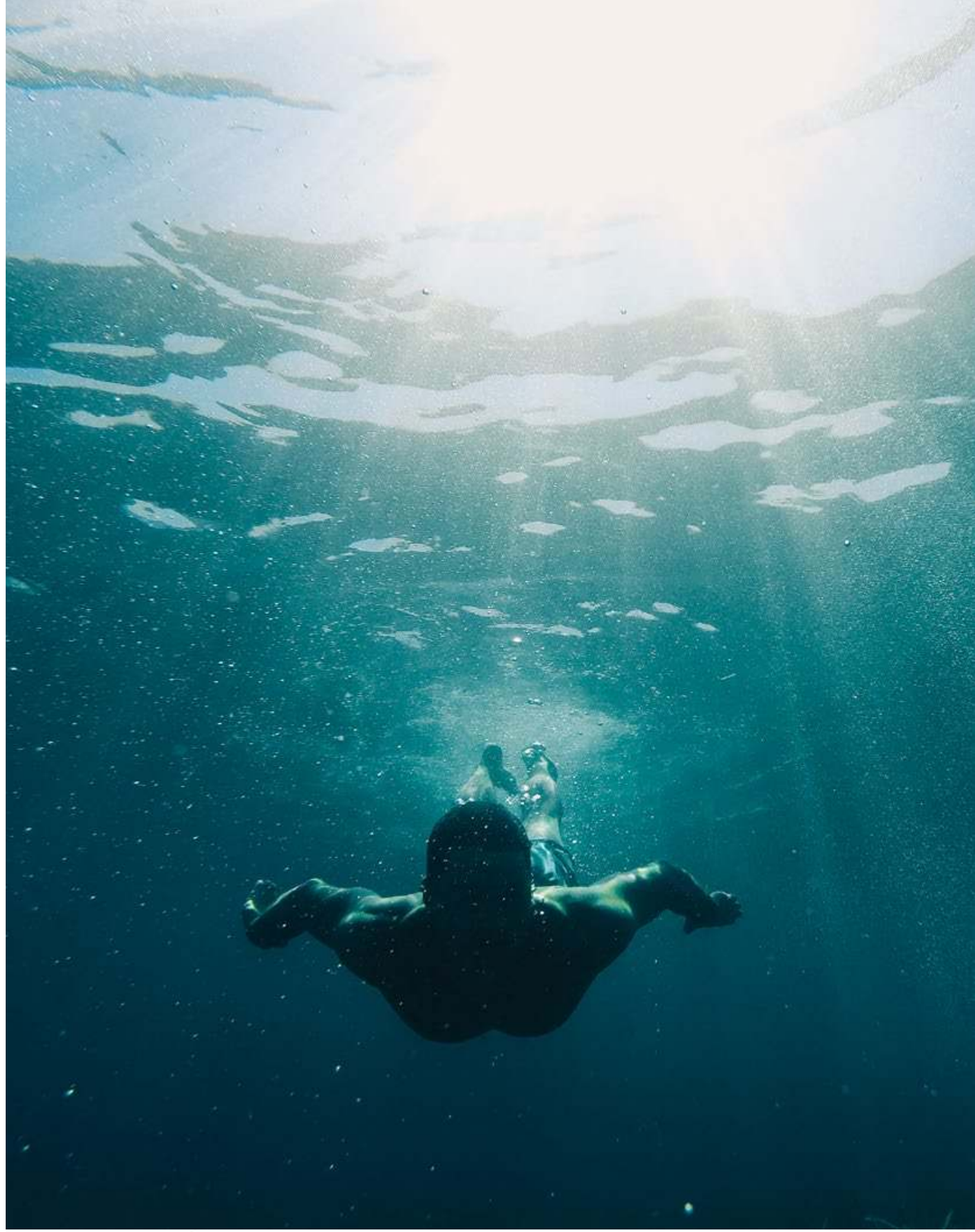
Beachfront living at its finest — P. 6
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BEACHFRONT LIVING AT ITS FINEST

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.

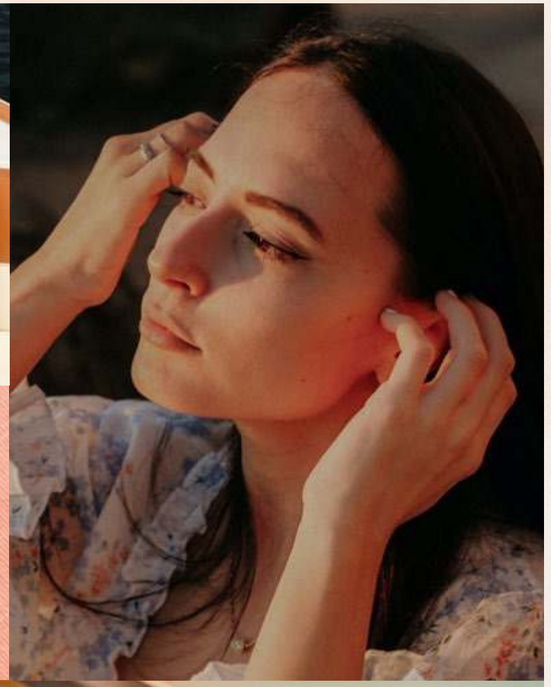


Live a life of serenity and comfort in Dubai's most coveted district, a true kaleidoscope born out of colourful greenery, azure waters, and pristine white sands.

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.









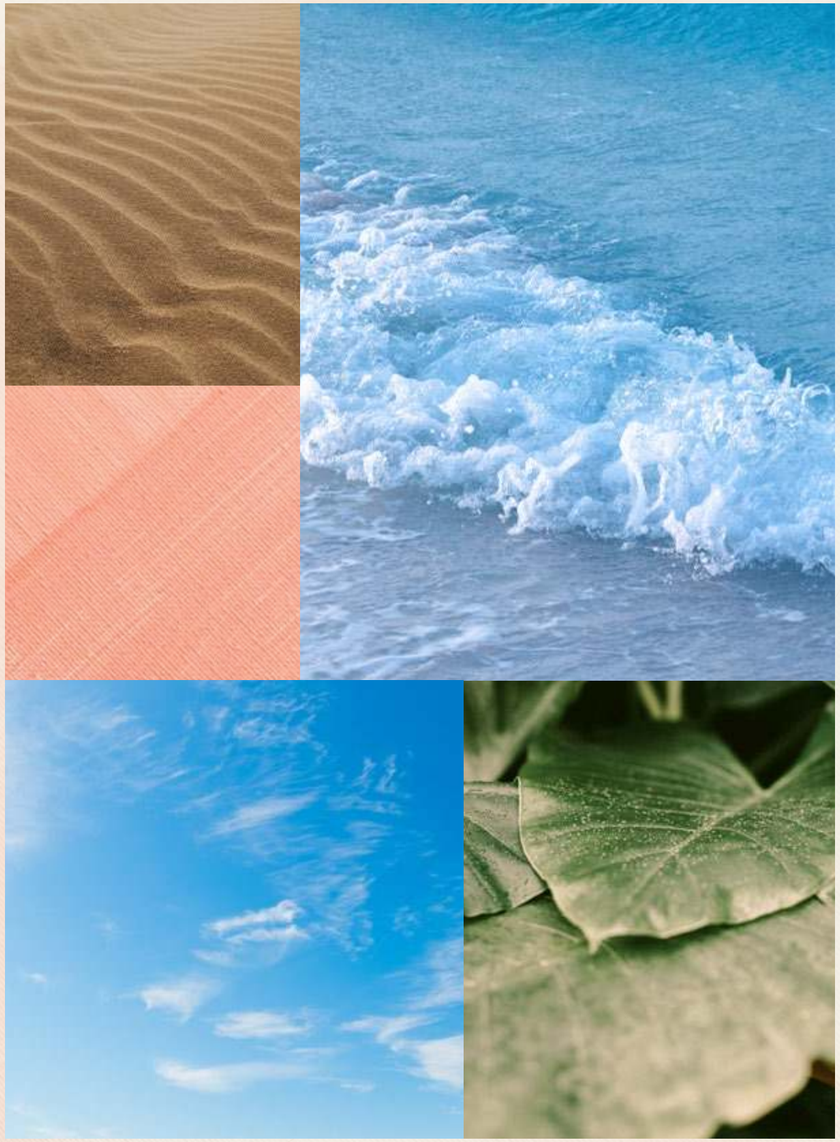




THE FRONDS

CORAL COLLECTION











FLOURISHING GREEN FRONDS

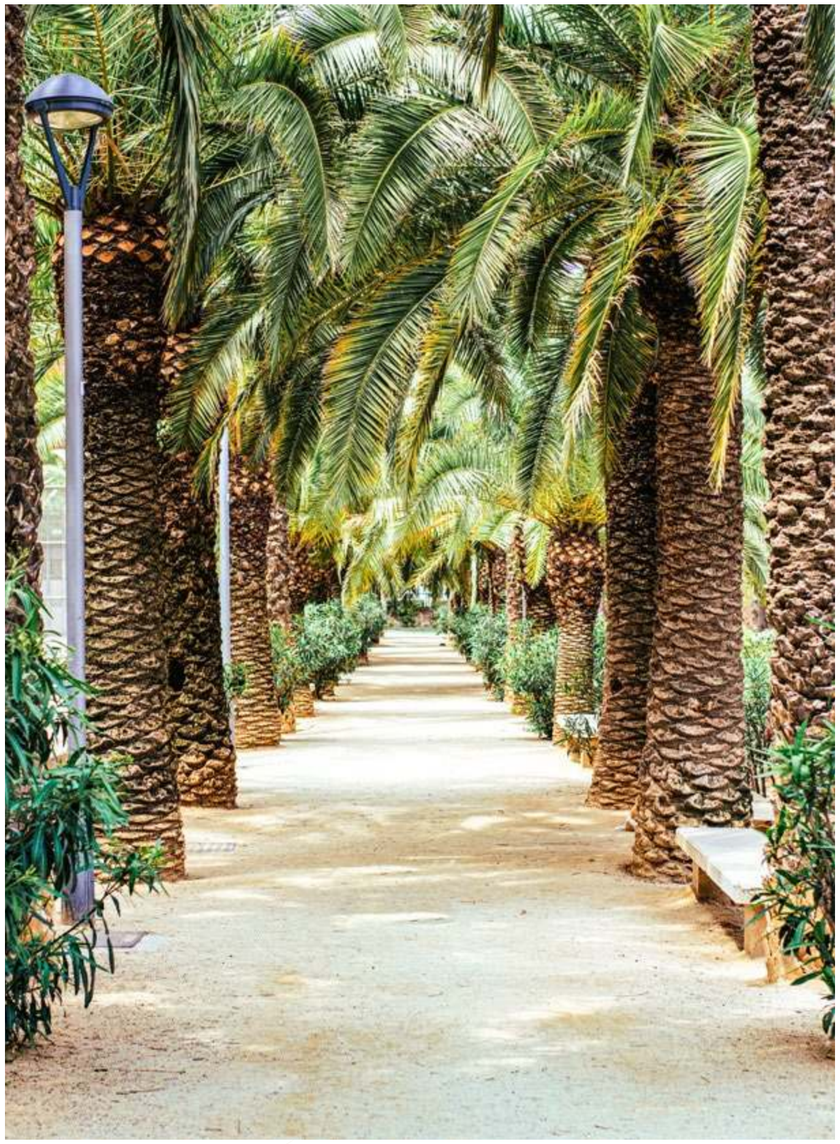
AN ICONIC NEIGHBOURHOOD

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.



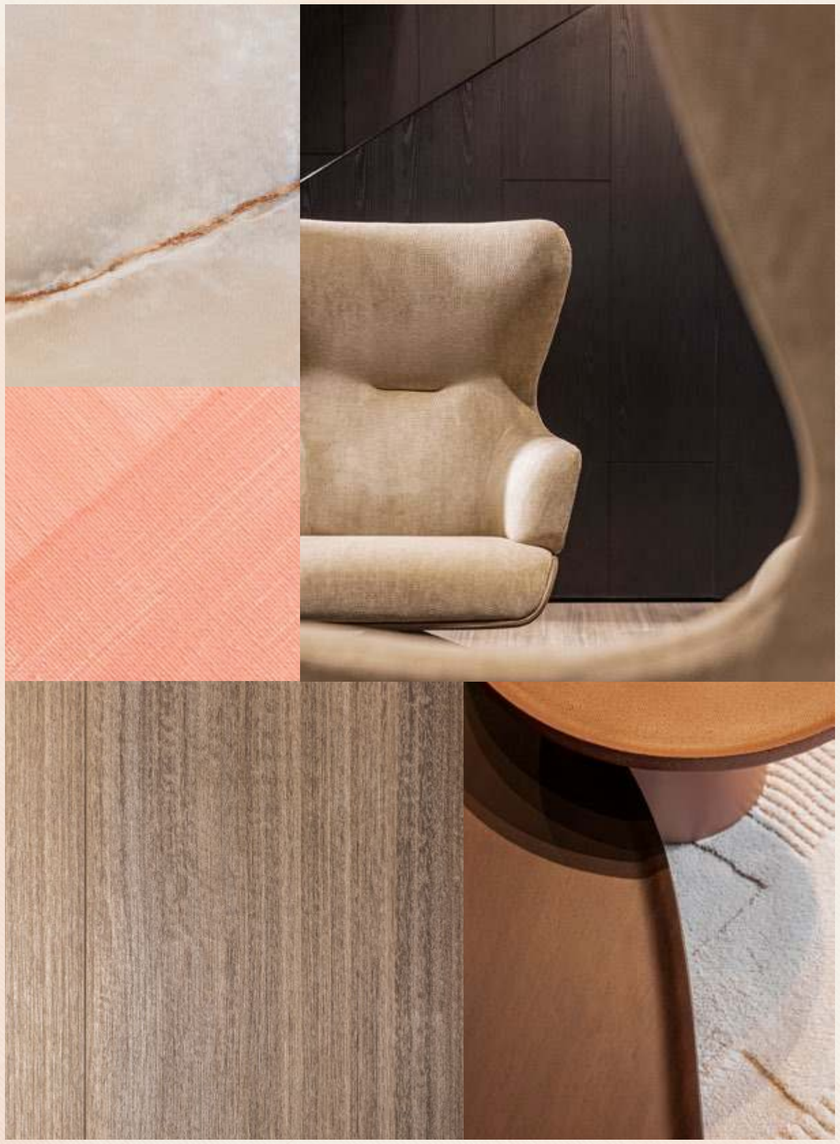


INTRODUCING THE CORAL COLLECTION

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.

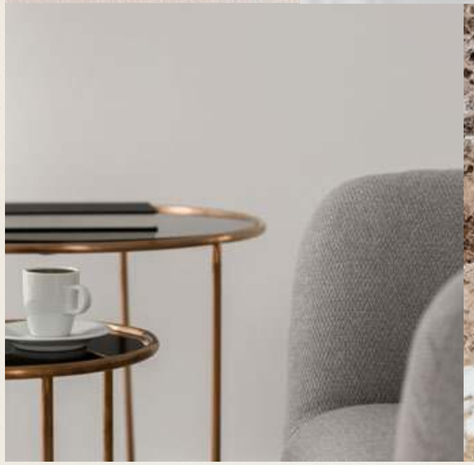
HOMES DESIGNED WITH UNPARALLELED STYLE.

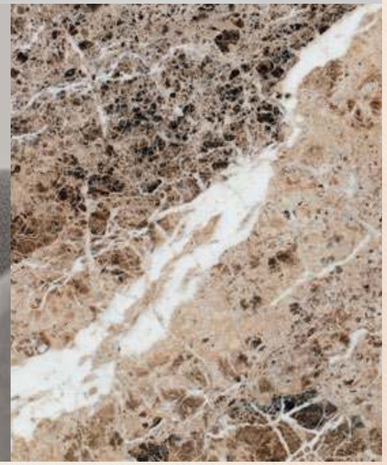
The Coral Collection is for those who appreciate distinctive architectural design, sophisticated style, and luxurious materials. With a wide variety of layouts, there is an ideal home to suit every lifestyle. The villas are designed so that each one offers a unique character, experience and environment,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

The Coral Collection — P. 28
Villa Hibiscus — P. 34

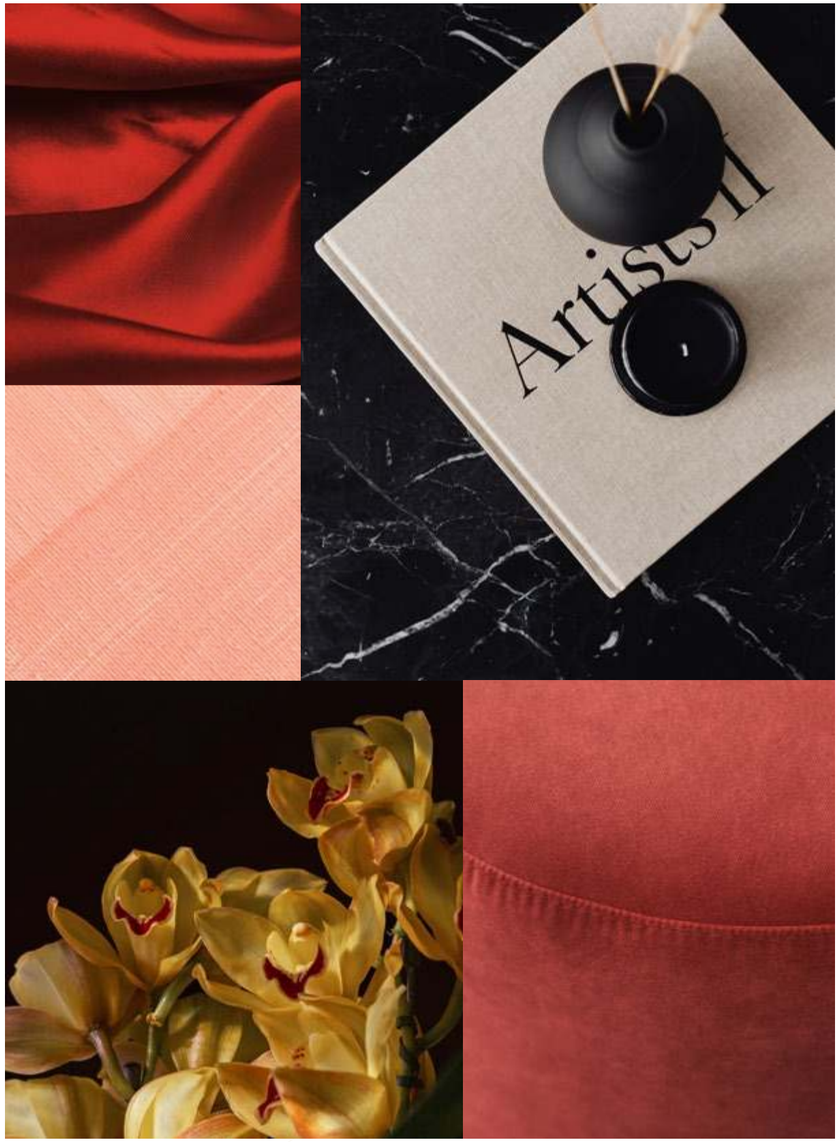
THE CORAL COLLECTION

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

HIBISCUS

Seven-Bedroom Property

"The dream living destination where sun, beach, sea, and community are all in one destination."

WHITESPACE - ARCHITECT

A TROPICAL BEACHFRONT PARADISE







SET SAIL ON A NEVER-ENDING HOLIDAY WHILST LIVING IN THIS SOPHISTICATED SEASIDE VILLA.

Ready to sail away? Hibiscus is so much more than a villa. The backdrop of the dazzling blue sea will give residents the feeling of being the captain of a huge vessel, with its flowing façade and crisp terrace that emulates the movements of the waves. It will be your vessel to discover a new world from the comfort of your home.

A grand, double-height entrance faces onto a sunlit courtyard offering views the sea. While sweeping contemporary glass balustrades on all terraces, will let residents feel as though they are aboard a luxury cruise as they gaze out over the spectacular sea views.



RESIDENTS CAN LISTEN TO THE PEACEFUL SOUND OF THE OCEAN ON THE BEACHFRONT BELOW AS THEY ENJOY AN EVENING APERITIF OR CANDLELIT DINNER FROM THE PRIVACY OF THEIR IMMACULATELY KEPT GARDEN.



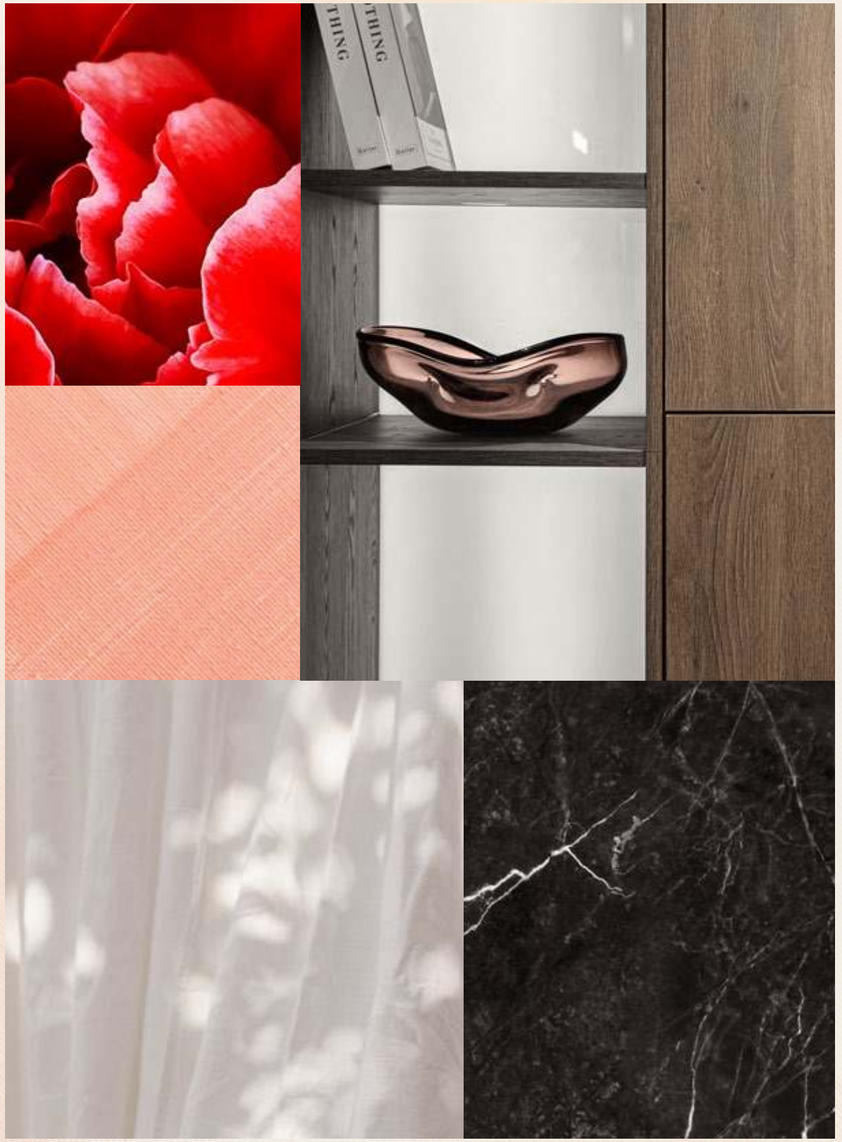
A spacious guest suite is positioned at the front of the house, complete with independent access for enhanced privacy, so residents and their guests can come and go with ease.

Prized vehicles are protected from the elements in the spacious enclosed garage.

In this thoughtfully planned home, every last detail has been carefully considered.

DESIGNED FOR A CONTEMPORARY LIFESTYLE.

The layout has been arranged to flow seamlessly from open-plan living rooms to breathtaking outdoor areas, with each space arranged to take advantage of the wonderful waterfront views. Discover a unique layout that lends itself to a relaxed beachside lifestyle and is adaptable to any situation – from cosy nights spent relaxing in family living spaces, to special evenings spent entertaining guests in separate formal areas.



The open-plan family room is ideal for both informal occasions spent with close friends and intimate family gatherings, as it includes both lounge and dining areas. Family and friends will feel at home as they enjoy the endless views from the living room.



ENJOY A LEISURELY LUNCH IN THE LUXURIOUS SHOW KITCHEN WHILST THE PREPARATION KITCHEN RESTS BEHIND THE SCENES.







The formal living room, complete with extensive floor-to-ceiling windows, offers an abundance of natural light and total immersion in the natural panorama, from where the glorious surroundings and the brightest horizon can be admired.

"The indoor and outdoor integration of spaces are seamlessly connected."

WHITESPACE - ARCHITECT



In this breathtaking property, one customised feature is the master bedroom suite, which includes a spacious dual-aspect lounge filled with sunlight. Read a book and spend time practising self-care; this is your private sanctuary.

A temple near the sea, where waves and sinuous movements of the water turn into an inner tranquillity, a deep feeling of wellbeing.















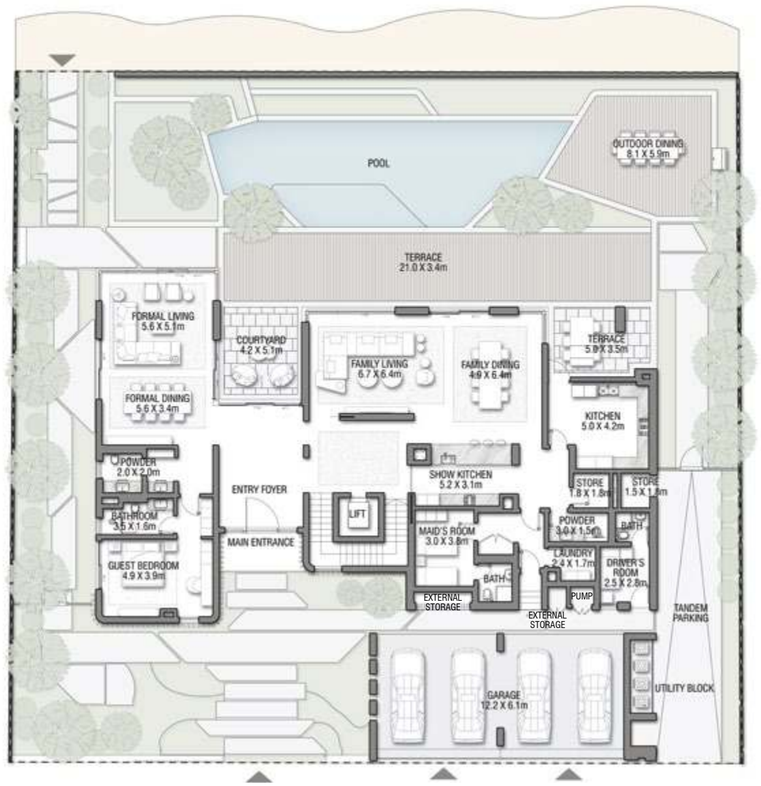




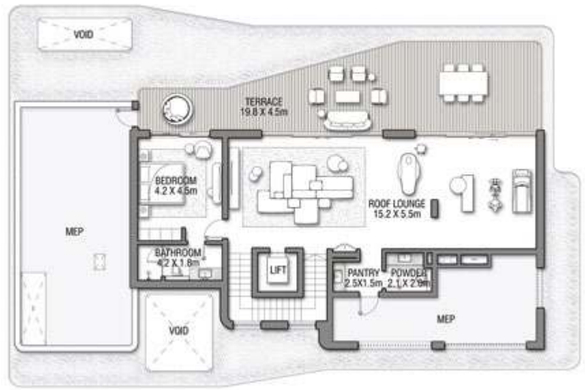
With sumptuous materials and the finest of finishes, each space has been designed to enhance your daily life.

HIGH-QUALITY FIXTURES AND FINISHES.

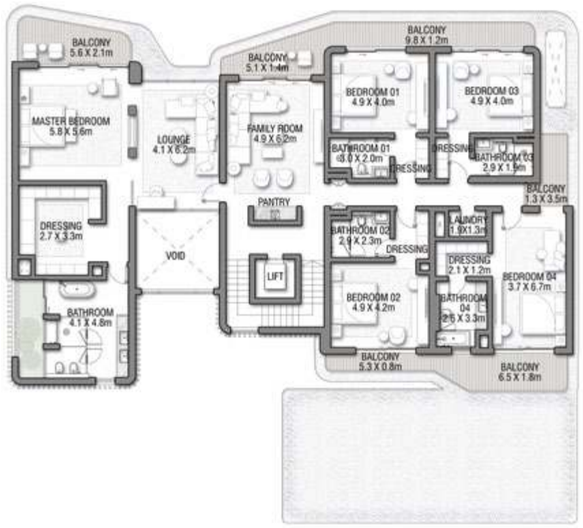
This breathtaking property has been designed to offer an elevated lifestyle in superior surroundings. With refined spaces for practising self-care and rooms designed for striking impact, this chic home will become both your private vessel and your preferred location for hosting guests. Every day, new happiness blooms in your life.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

VILLA

HIBISCUS

Coral Villas Collection

G + 2

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

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	353.21	3,801.92
Balcony / Terrace / Porch–GF	20.94	225.40
First Floor Area	347.64	3,741.97
Balcony / Terrace – First Floor	74.18	798.47
Second Floor Area	157.93	1,699.94
Balcony / Terrace – Second Floor	75.18	809.23
Garage – Covered	86.45	930.54
TOTAL BUILT-UP AREA	1,115.53	12,007.46
Garage with Pergola	0.0	0.0
TOTAL AREA	1,115.53	12,007.46







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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