PALM
JEBEL ALI

VILLA

MEDITERRANEAN

THE BEACH COLLECTION

NAKHEEL

"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, 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 BEACH VILLAS

Serenity By The Sea

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

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2. LIVE IN THE MASTERPIECE

OWN A PIECE OF HISTORY

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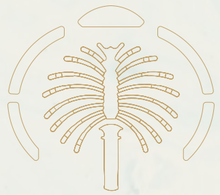


A CURATED COLLECTION

THE

BEACH

VILLAS



Serenity By The Sea

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BEACHFRONT LIVING AT ITS FINEST

SUN, SEA, SAND, & SOPHISTICATION

EDEN HAS A NEW ADDRESS.

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.

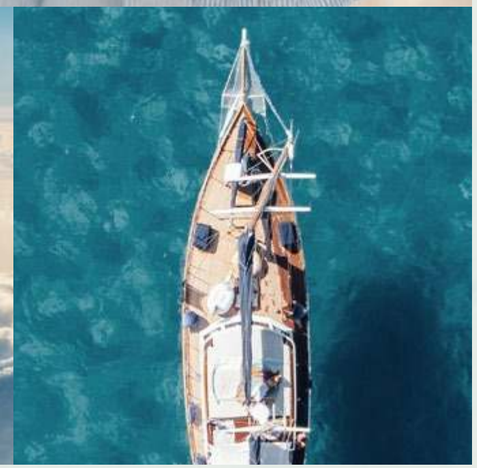
Palm Jebel Ali rises from the sea to form a perfect paradisiacal archipelago. This masterpiece of luxury living offers a unique perspective on Dubai's skyline from a haven of tranquillity to boasting the longest coastline of any destination in Dubai. Palm Jebel Ali is located minutes away from the energy 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.

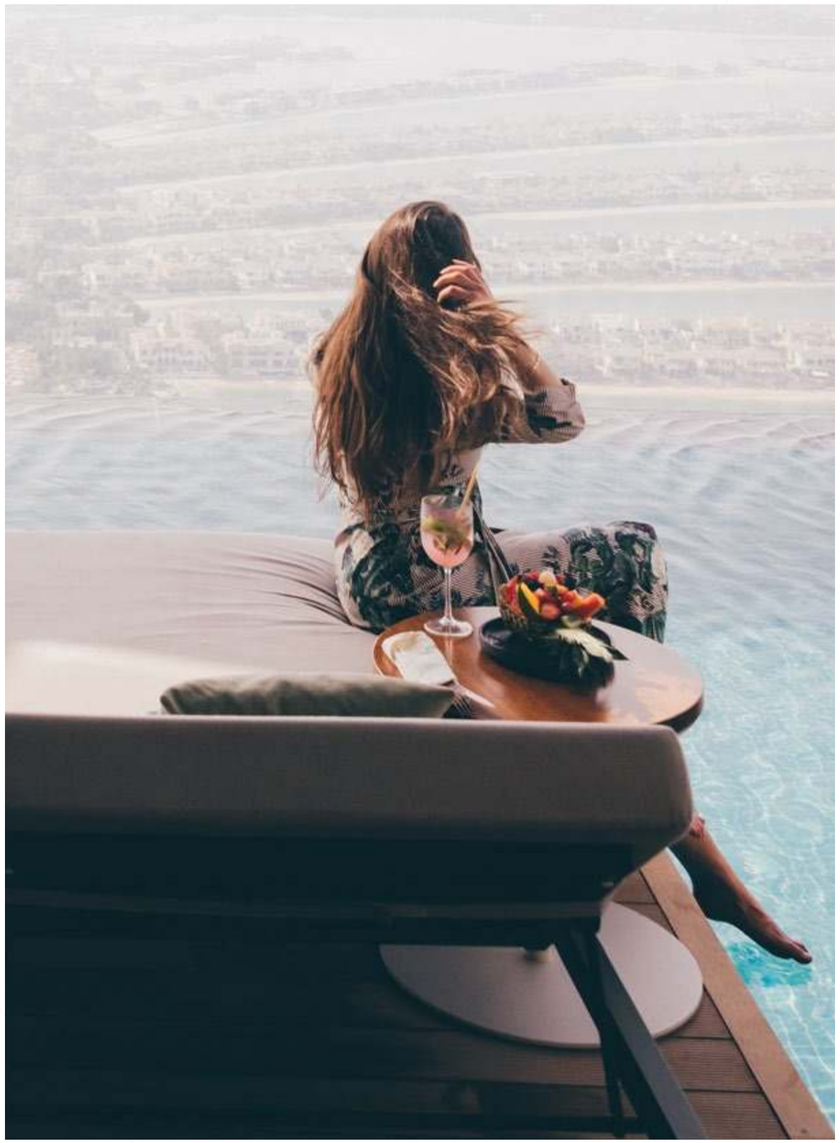


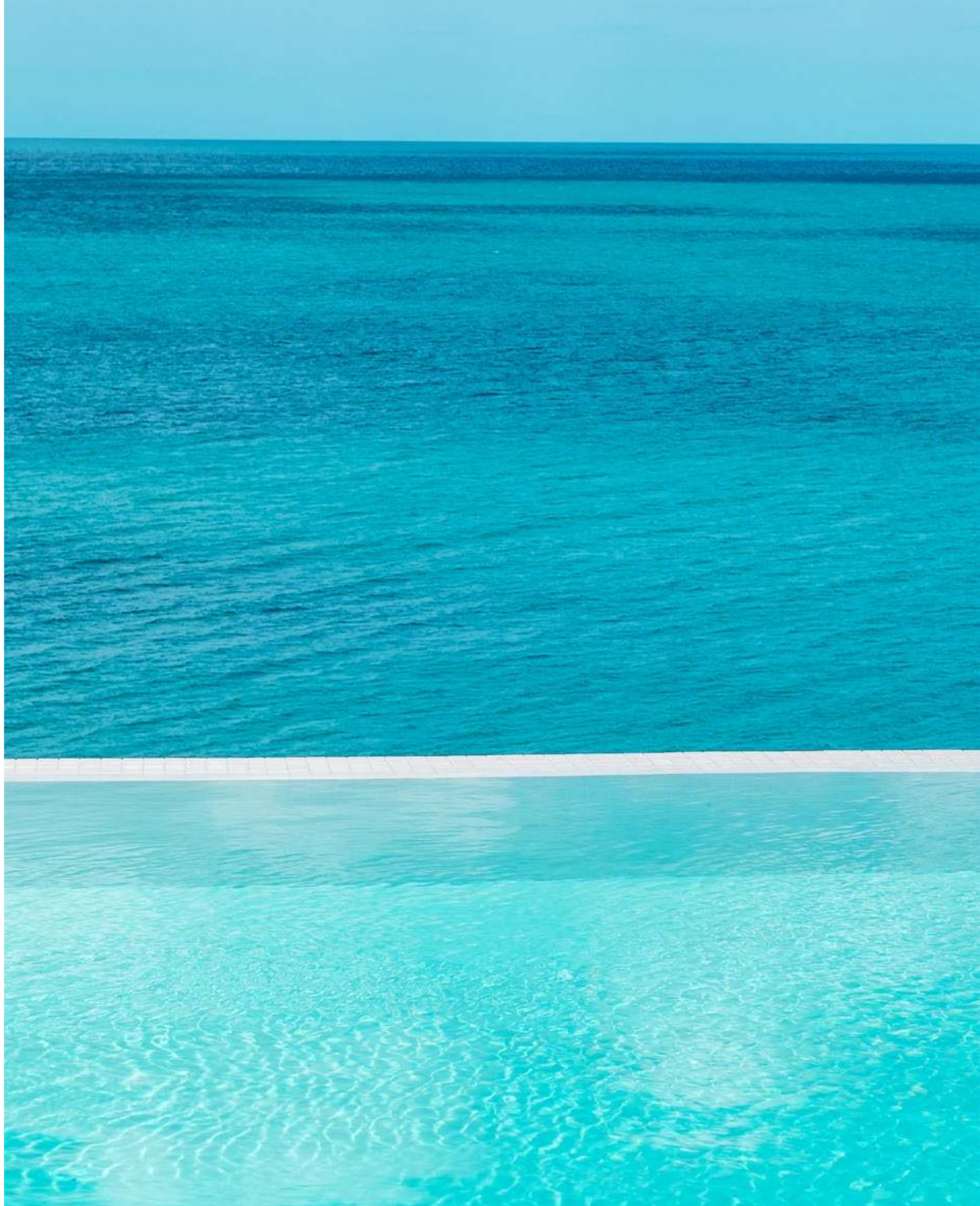










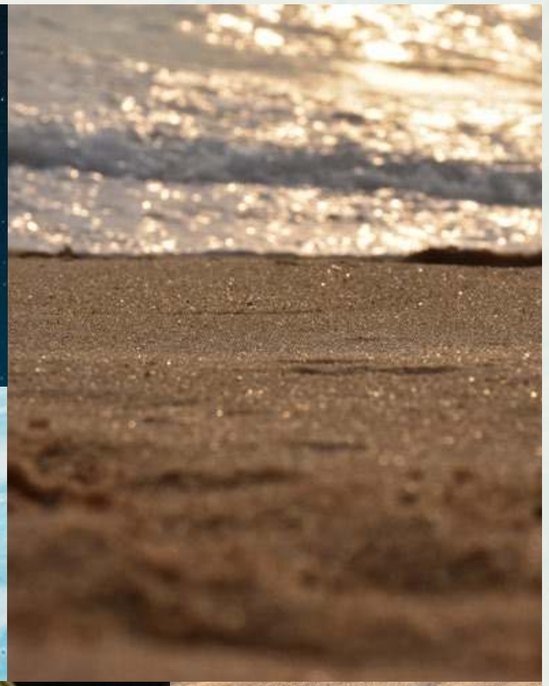


THE FRONDS

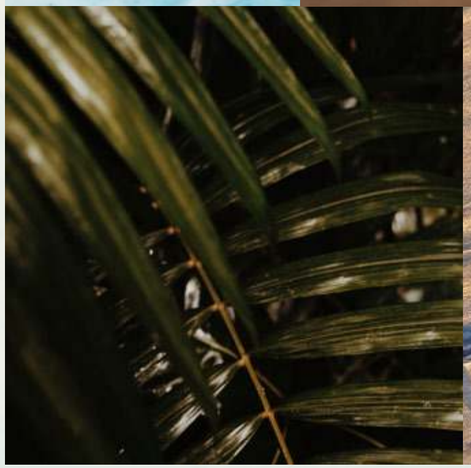
BEACH COLLECTION





















FLOURISHING GREEN FRONDS

AN ICONIC NEIGHBOURHOOD

ARTFULLY DESIGNED, PRIVATE NEIGHBOURHOODS FOR SOPHISTICATED CITY 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 BEACH COLLECTION

CRAFTED WITH CARE

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

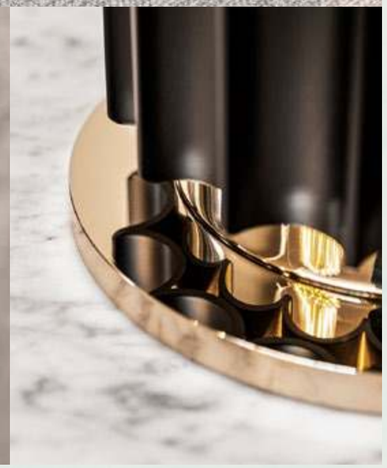
An inspired collection nestled in an idyllic setting. Relax as you listen to the sounds of calming water from the comfort of your enchanting beachfront terrace.











Exceptional design, a breathtaking beachfront location, and the tranquillity of an exclusive, private neighbourhood.

HOMES DESIGNED WITH STYLISH FLAIR.

The Beach Collection is for those who seek a home with a distinctly creative, contemporary design. Discover the wide range of unique architectural designs developed to accommodate a variety of lifestyles with thoughtful spacious layouts that ensure seamless indoor-outdoor living, designed to maximise views of the sea and integrate a feeling of outdoor and indoor harmony. Contemporary architecture achieves a timeless appeal.
Villa finishes are unique to each villa, complementing its design and enhancing its key features.













LIVE IN A MASTERPIECE

OWN A PIECE OF

HISTORY

2

Eight Unique Beach Villas

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THE BEACH COLLECTION

WELCOMING WATERFRONT RESIDENCES

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

Imagine living an exclusive waterfront experience. Every day, every morning and every evening, watching and listening to the sea with its waves, its sinuous movements, its sparkling surface: the perfect blend, creating a harmonious landscape.

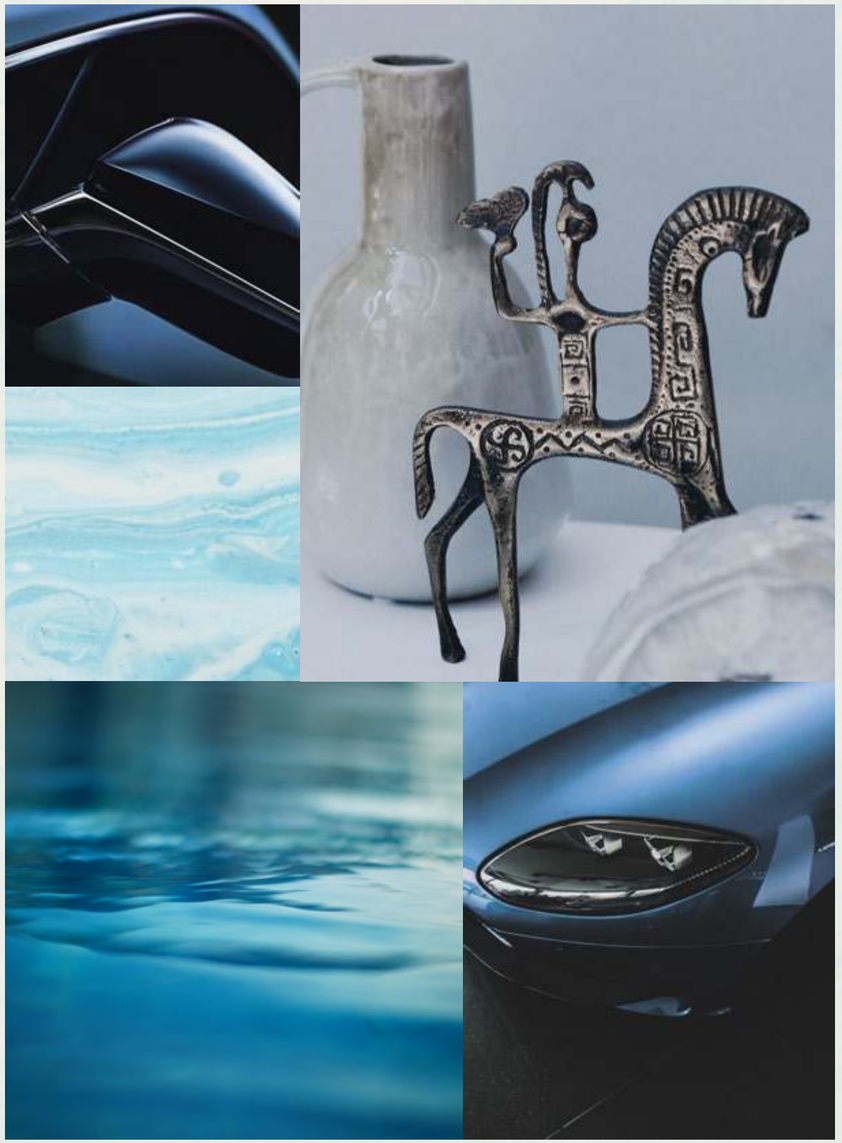
A gorgeous living space, up to six generous bedrooms with private ensuite bathrooms, lush greenery and colourful plants, the careful design of every detail, and – overall – the feeling of a continuous and open relationship between the indoors and outdoors.
In the Beach Villas, everyday life is a natural expression of harmony and perfection.



Located on the exclusive fronds, each residence enjoys direct beach connectivity in this serene, private neighbourhood.

TRUE LUXURY LIVING REFLECTS YOUR OWN DESIRES.

Choose an elegant home of the highest quality and enjoy an unrivalled lifestyle. Each villa will be unique and bespoke to realise individual needs and personal balance. We build happiness and prosperity for all our residents.





BEACH CONNECTIVITY / SERENE / PRIVATE

VILLA

MEDITERRANEAN

Five-Bedroom Property

In this sublime beachfront villa, you will feel as though you are living in an elegant Italian or French villa on the coast of the Mediterranean.

SEAMLESS SCULPTURAL SPACES

WHERE THE DAZZLING SUNLIGHT OF THE BLUE MEDITERRANEAN SHINES THROUGH.

As you wake up to spectacular views over the glistening waves, pristine white sands, and glowing sunshine, dream of all the wonderful scents and sounds of the Mediterranean: from lemon and sweet lavender to the breeze of the sea and fresh pine trees.

Feel as though you are on a never-ending holiday while relaxing in this spectacular beachfront villa.



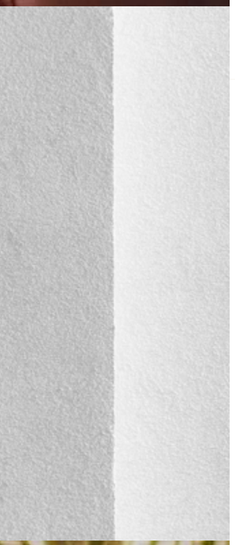




Spend peaceful evenings unwinding on the outdoor terrace under the stars. This is a dream home that blends sophisticated style with relaxed beachfront living.









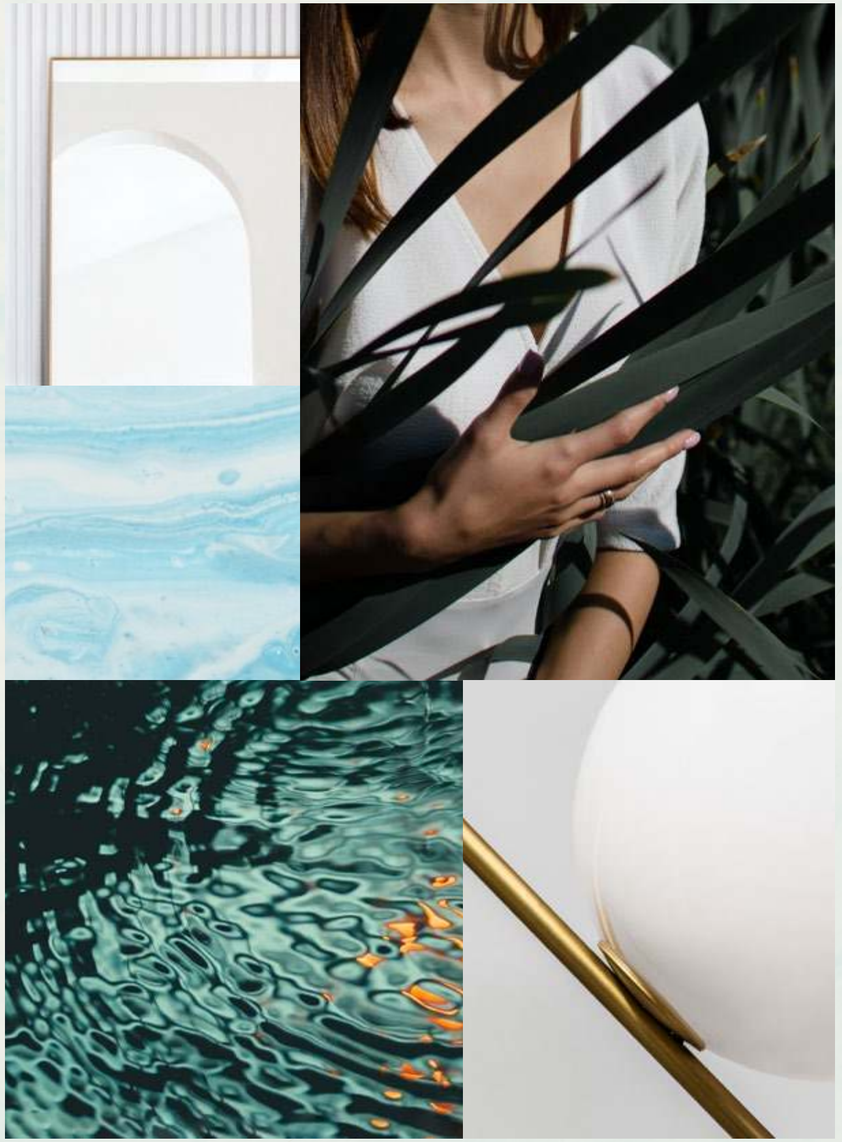
The façade of this striking home is composed of bold, contemporary shapes that come together like a modern art sculpture.

A dramatic double-height entrance opens towards a double-volume skylight, allowing natural daylight to fill the villa.

Find yourself spending more time in nature as the interior spaces lead seamlessly outdoors.

A BRIGHT COASTAL VILLA.

Spend quiet mornings relaxing in the delicate sunlight, wading through the waves. As the sun rises and you are surrounded by the beauty of this natural setting, you will feel as though you are on your own private Mediterranean island.



Extensive glass panels fill each room with an abundance of natural light. Look out onto the horizon and let the calming blue sea fill you with serenity.





SLEEK NATURAL MATERIALS, EXQUISITE ARTISTRY AND REFINED DETAILS.
THIS IS THE HOME OF DESIGN EXCELLENCE.









Looking out at the vibrant blue sea and magnificent green palms, you will feel a perfect sense of peace and tranquillity.

From the entertainment rooms to the cosy family spaces, this home has the ideal place for every moment.

The well-appointed rooftop lounge, with its spectacular terrace, makes for the perfect game room. Entertain family and friends against the impressive backdrop of the glittering blue sea.



The magnificent master bedroom combines elegance with modern luxury. The generous walk-in wardrobe is the ideal space for displaying your style and treasured accessories.











This elegant home is definitely designed for those with a penchant for design and high style.

ELEGANCE AT EVERY TURN.

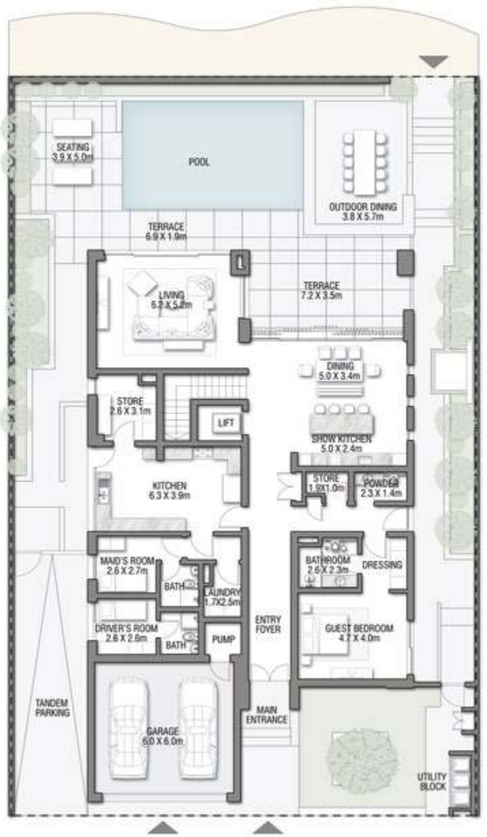
Every element in this captivating home, from the meticulous detailing to the ravishing materials, has been created for those who appreciate elegant design. The impressive master wardrobe is the ultimate statement for those who adore the world of fashion. Spend your time preparing in style for an evening of fine dining.







Step into the sumptuous master bathroom.
As sunlight fills the space, let the scents and sounds allow your mind to drift away and relax.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

VILLA

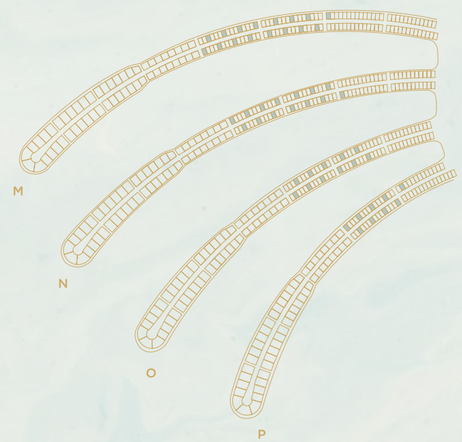
MEDITERRANEAN

Beach Villas Collection

G + 2

5 BEDROOMS + FAMILY ROOM
+ ROOF LOUNGE AND TERRACE

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	239.47	2,577.63
Balcony / Terrace / Porch-GF	0.0	0.0
First Floor Area	237.56	2,557.07
Balcony / Terrace – First Floor	18.08	194.61
Second Floor Area	136.07	1,464.65
Balcony / Terrace – Second Floor	82.83	891.57
Garage – Covered	44.60	480.07
TOTAL BUILT-UP AREA	758.61	8,165.61
Garage with Pergola	0.0	0.0
TOTAL AREA	758.61	8,165.61







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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THE BEACH COLLECTION

PALM
JEBEL ALI

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