PALM JEBEL ALI

VILLA

# PACIFIC BREEZE

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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An iconic neighbourhood — P. 17
Introducing the Beach Collection — P. 22

2. LIVE IN THE MASTERPIECE

OWN A PIECE OF HISTORY

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# THE BEACH VILLAS

## Serenity By The Sea


Beachfront living at its finest — P. 8
An iconic neighbourhood — P. 17
Introducing the Beach Collection — P. 22





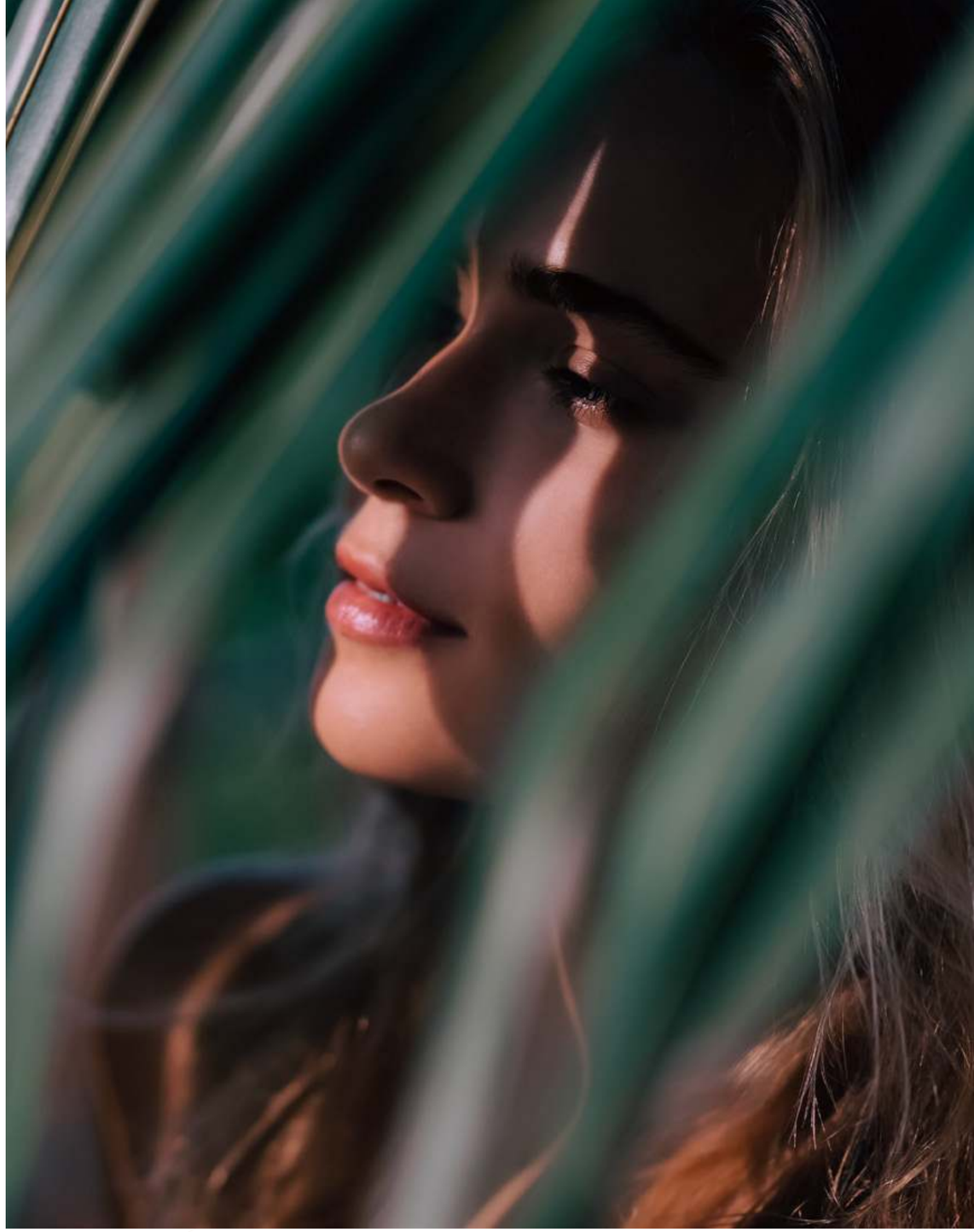

VILLA PACIFIC BREEZE / PALM JEBEL ALI

BEACHFRONT LIVING AT ITS FINEST

# SUN, SEA, SAND, & SOPHISTICATION

WAVES OF LUXURY, MOMENTS OF BLISS.

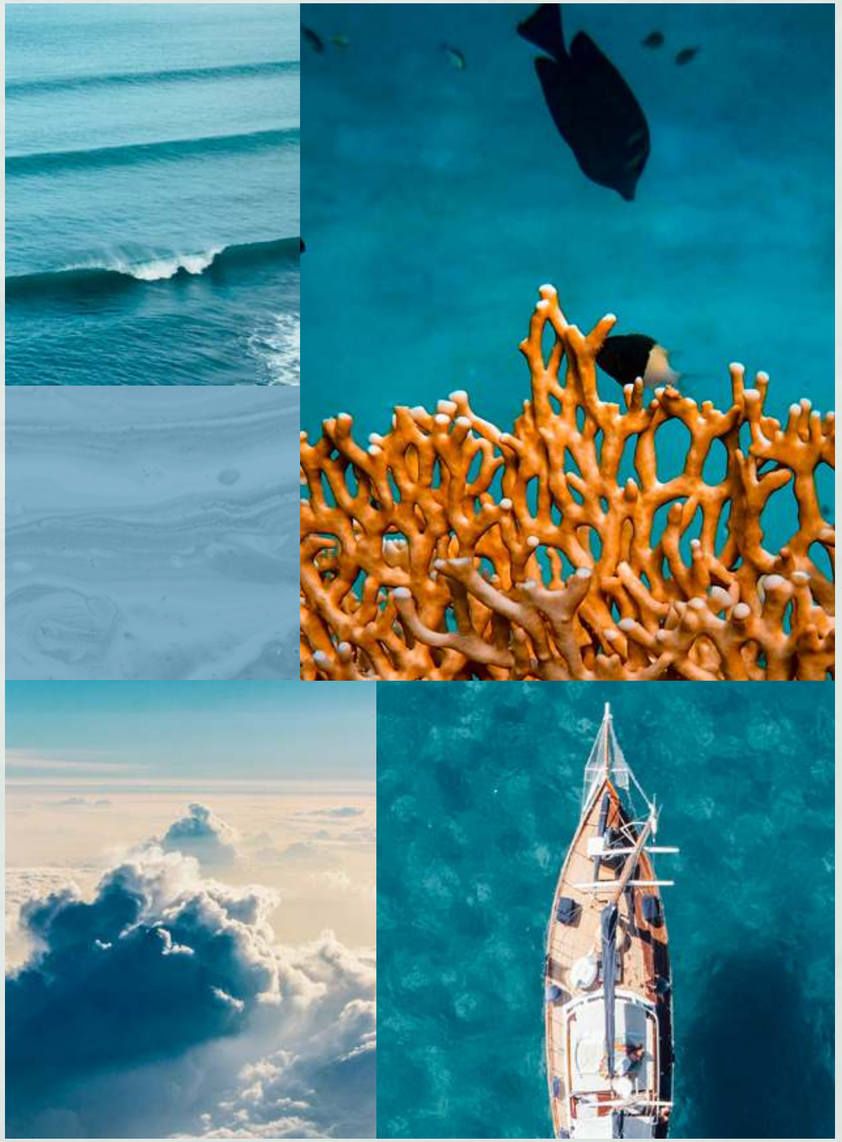
Welcome to Palm Jebel Ali, a world-class lifestyle destination where every detail is meticulously designed to inspire. Impeccably curated, this haven offers unrivalled luxury living, enriching the lives of its residents through every experience.

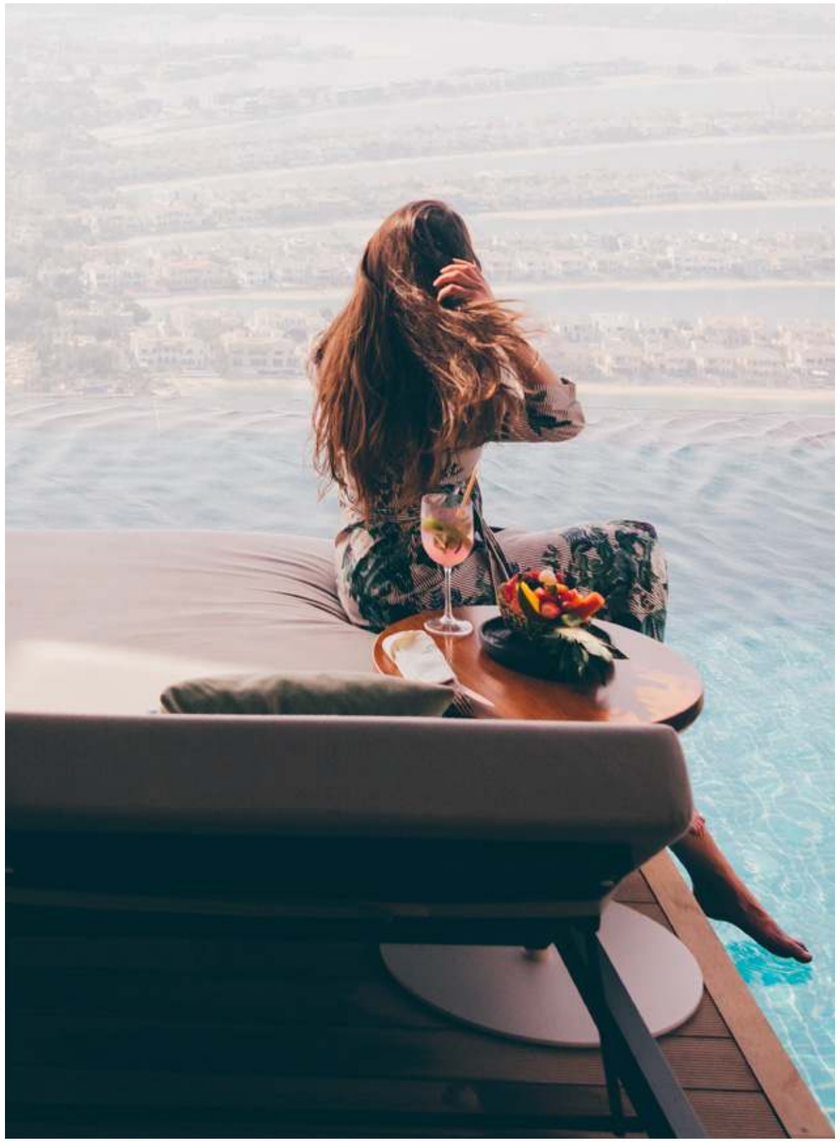


Live a life of inspiration, serenity, and comfort in Dubai's most coveted district—a vibrant blend of lush greenery, azure waters, and pristine white sands.

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.









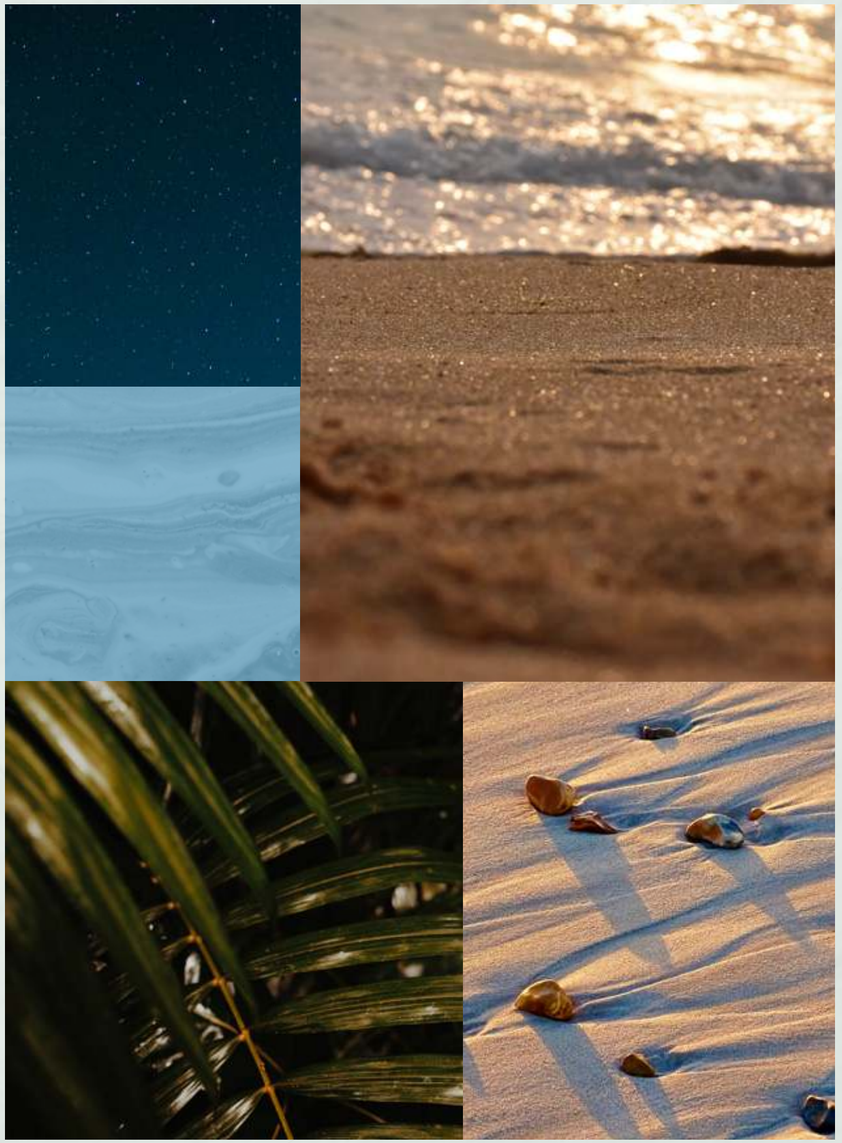
# THE FRONDS

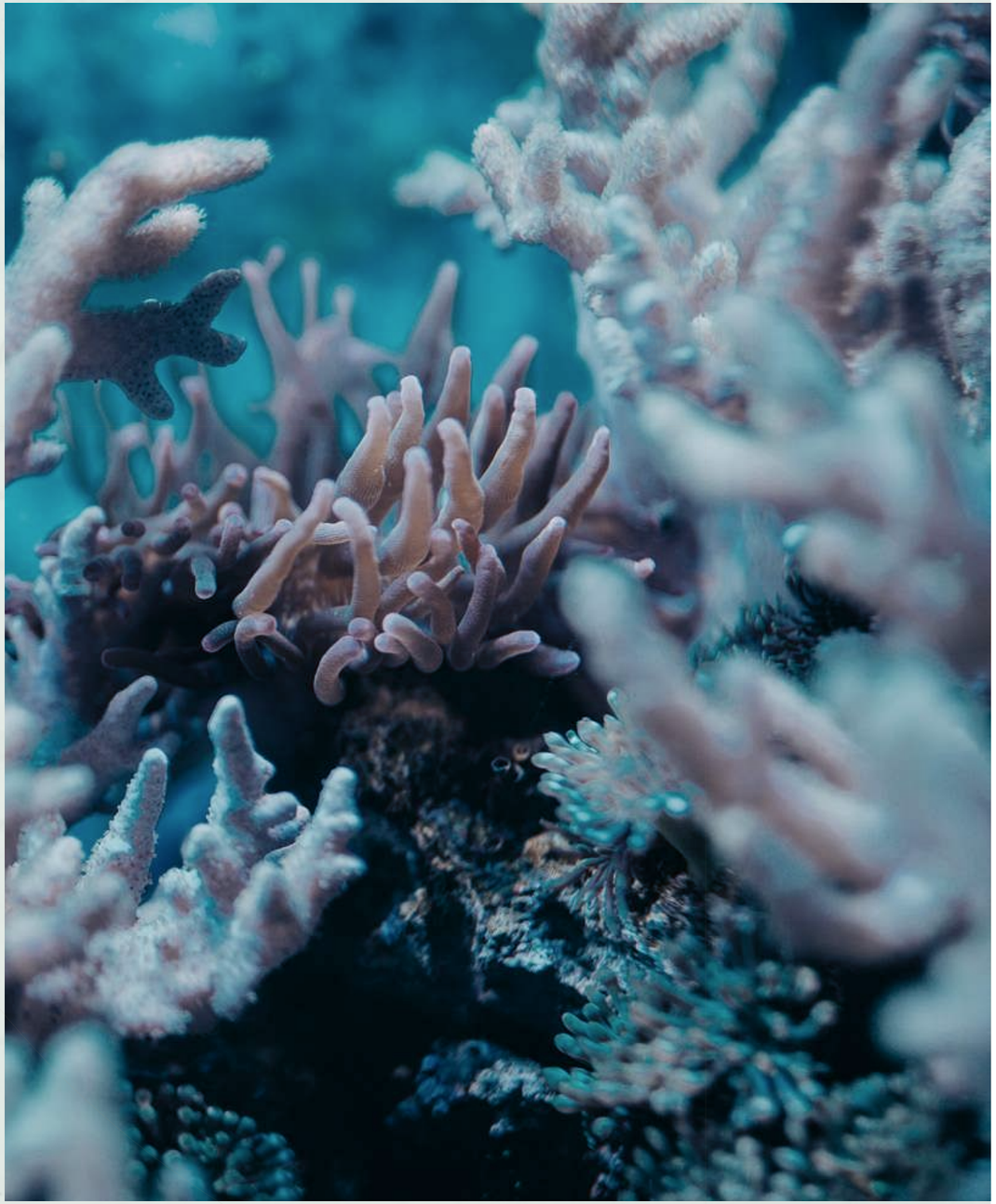
## BEACH COLLECTION















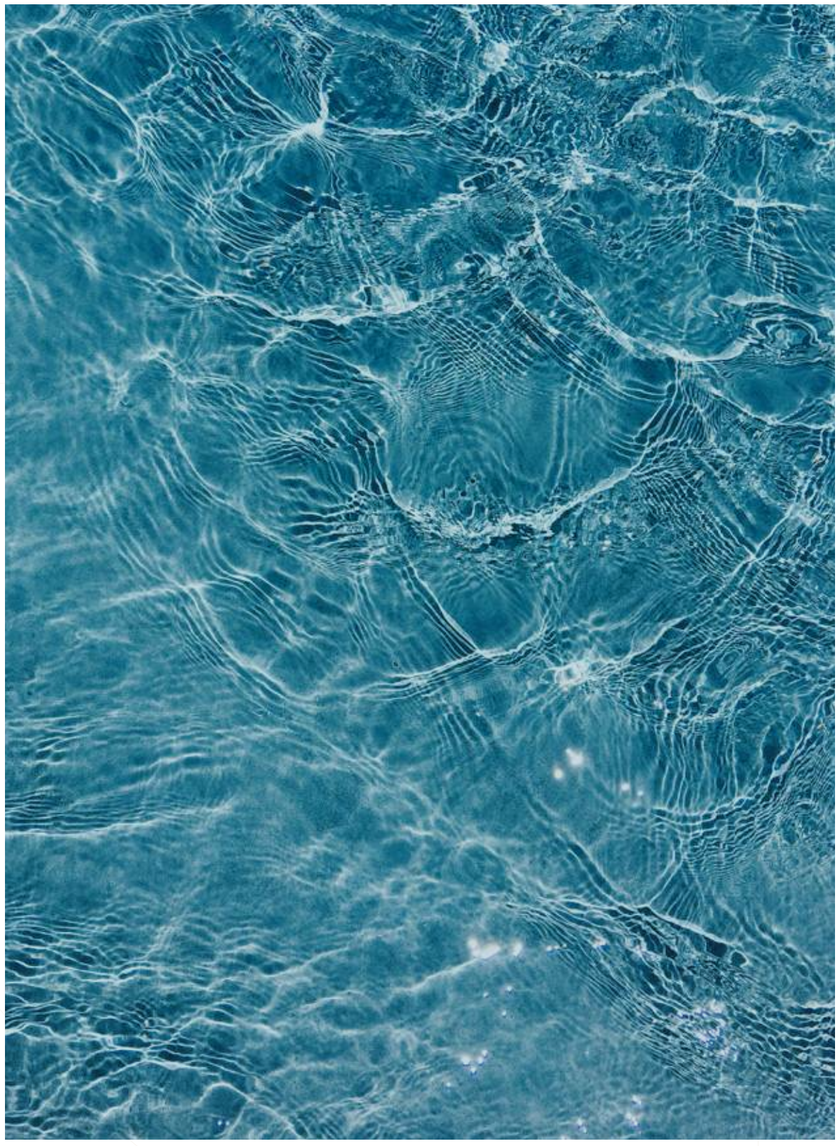
FLOURISHING GREEN FRONDS

# AN ICONIC NEIGHBOURHOOD

ARTFULLY DESIGNED, PRIVATE NEIGHBOURHOODS FOR SOPHISTICATED CITY LIVING.

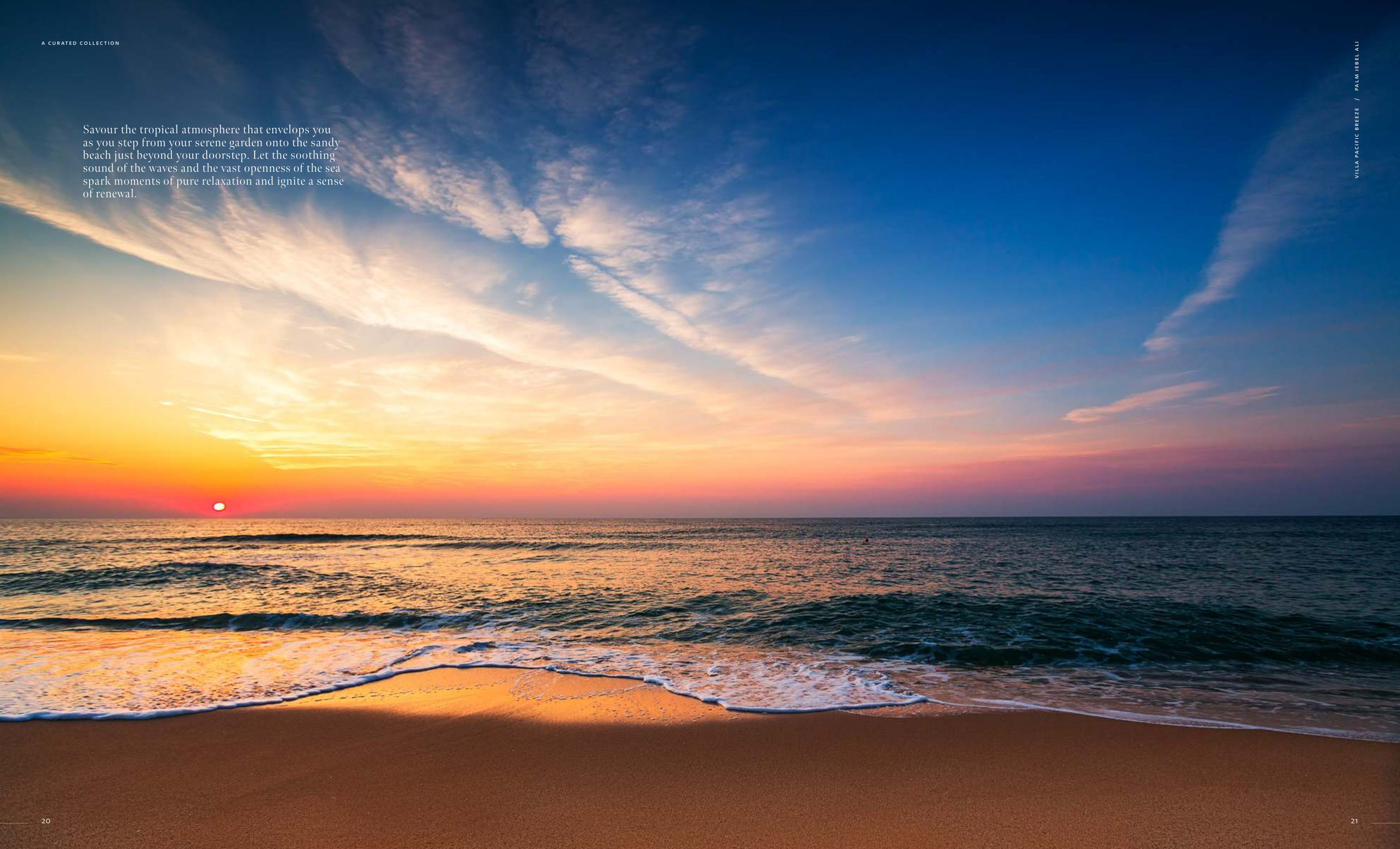
Each exclusive frond at Palm Jebel Ali forms its own thoughtfully crafted private neighbourhood, designed to inspire. Elegant streets are painted in shades of lush greenery, where vibrant flora blends seamlessly with curated foliage to create a harmonious, beachfront residential landscape.

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.

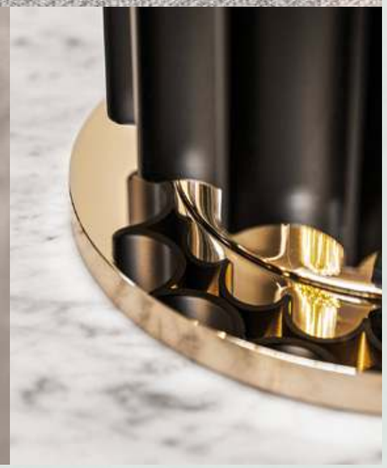
A collection, thoughtfully designed and nestled in an idyllic setting. Immerse yourself in the serenity of beachfront living, where the calming sounds of the water from your enchanting terrace create moments of pure bliss.











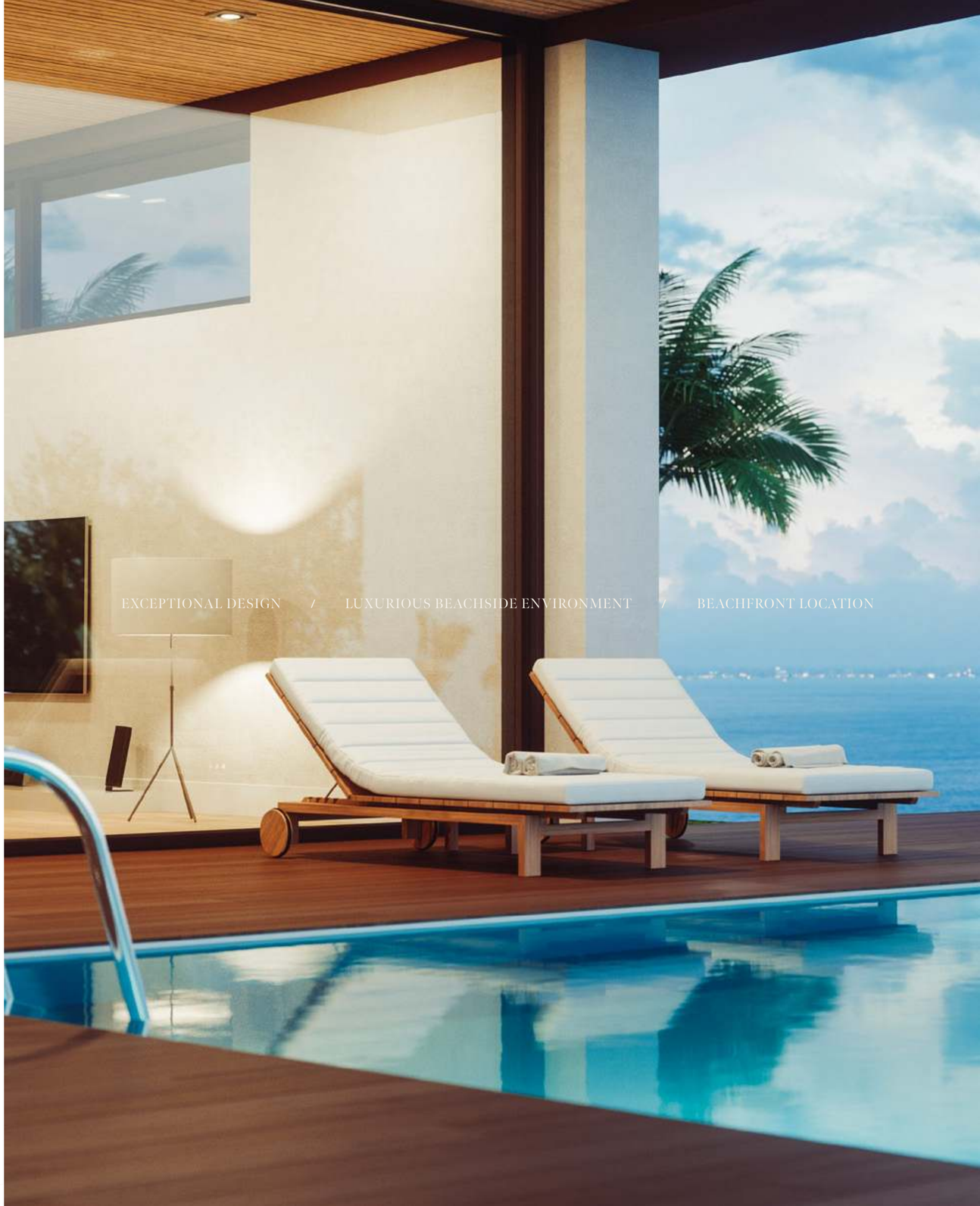
Exceptional design, a breathtaking beachfront location, and the exclusivity of a private neighbourhood, all crafted to impress.

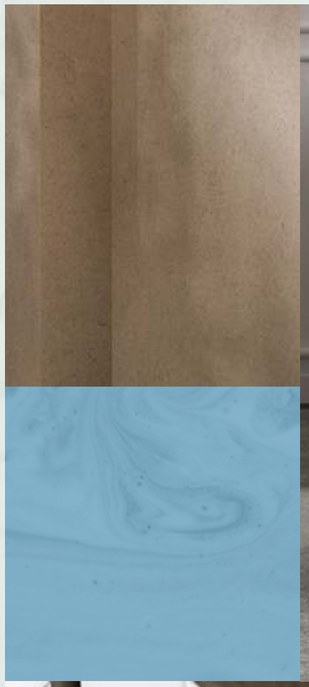
## HOMES DESIGNED WITH STYLISH FLAIR.

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 PACIFIC BREEZE / PALM JEBEL ALI

LIVE IN A MASTERPIECE

OWN A PIECE OF

# HISTORY

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Ten Unique Beach Villas


The Beach Collection — P. 30
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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 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.



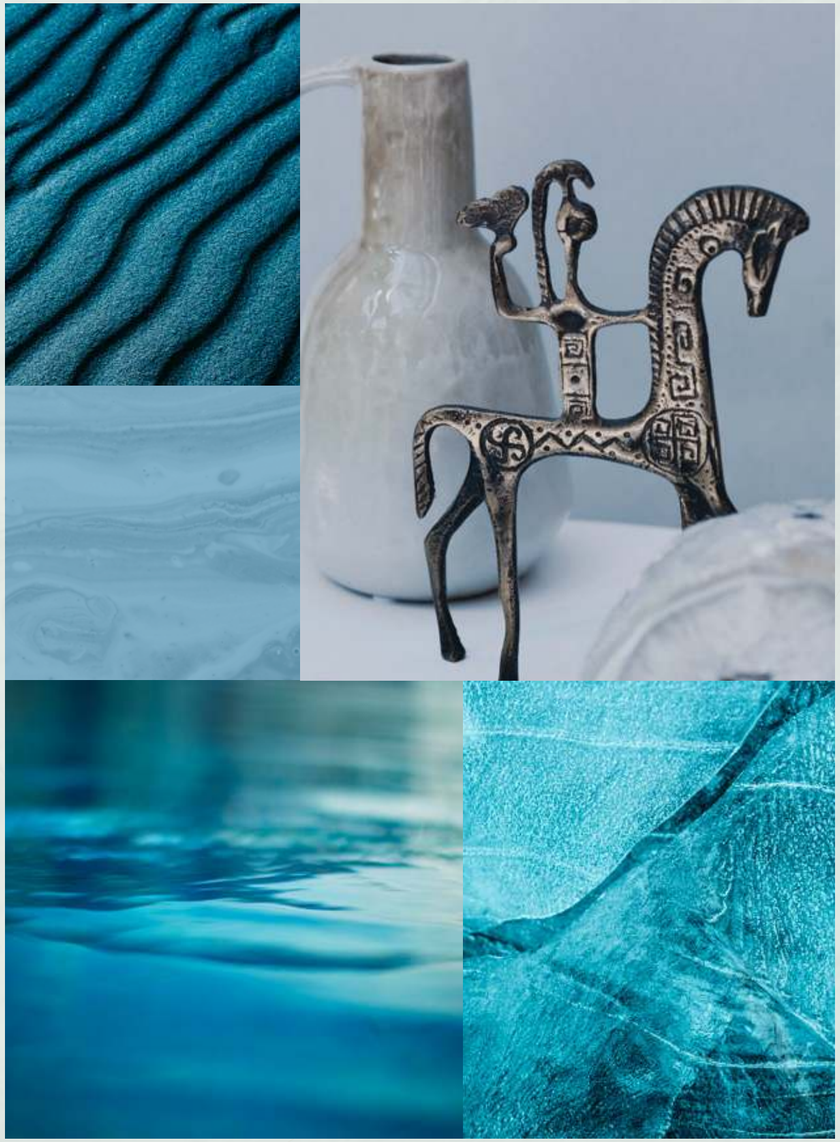
Located on the exclusive fronds, each residence offers direct access to the beach, nestled within a private neighbourhood that inspires serenity.

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

# PACIFIC BREEZE

Six-Bedroom Property

"Open plans and open spaces make the villa more flexible and luxurious."

WHITESPACE – ARCHITECT

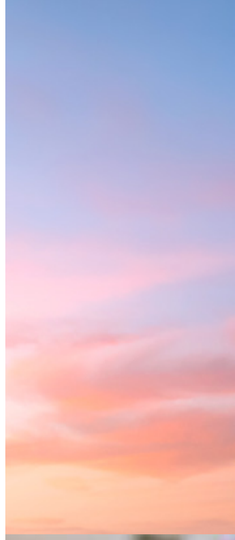


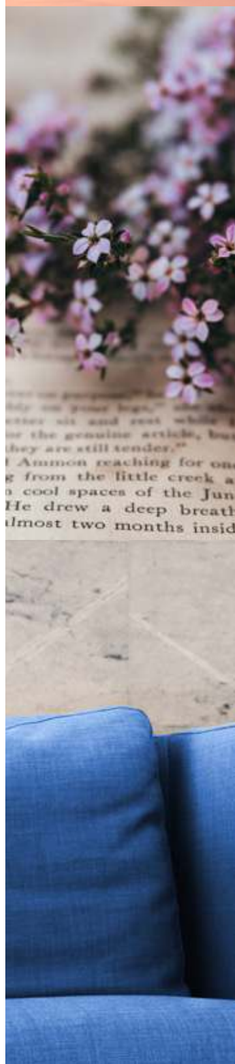
VILLA PACIFIC BREEZE

## PERCHED TO APPRECIATE STUNNING VIEWS

EXPANSIVE BEACH VIEWS ARE EVER PRESENT IN YOUR DAILY RHYTHM FROM THIS DISTINCTIVE CONTEMPORARY VILLA

A dream living destination awaits, where sun, beach, sea and community unite to inspire your every day. Resort-style luxury flows into every aspect of the thoughtful design and landscaped gardens creating a relaxing environment immersed in nature. The architecture of this modern villa exemplifies sophisticated, modern living seamlessly integrating indoor and outdoor spaces enabling you to fully enjoy this prestigious location.

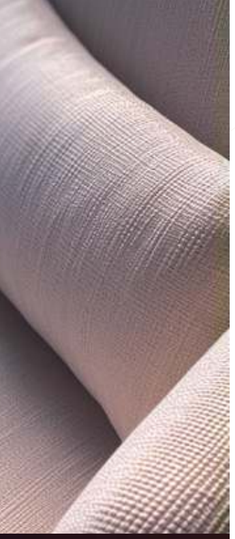




The bold presence of the street side façade accentuates the contrasts, with dark wall panels, white horizontal bands separating the floors, and stone vertical walls adding warmth and character.



TIERED VOLUMES ADD INTRIGUE WITH THE FIRST FLOOR SUBTLEY PROJECTING OUT FROM THE GROUND FLOOR AND THE TOP FLOOR PERCHED ON TOP TO INDULGE IN THE BEAUTIFUL VIEWS OF THIS EXCLUSIVE LOCATION.







A sublime setting where home is a tropical paradise lived in style.

Connect with nature as you wander along soft sand that extends out from your dream home toward the glittering sea.

## INDULGE IN YOUR PRIVATE SLICE OF PARADISE

Expansive floor-to-ceiling windows create the sensation of being truly immersed in nature. While the strategic placement of moveable louvers on the facade ensures privacy and enhances the aesthetics of this magnificent villa. The connection with nature is emphasised with an enchanting embedded courtyard that extends from the ground floor up to the first floor, seamlessly connecting the corridor and stairs with nature's touch.







An open-plan living area creates an incredible sense of space with elegant finishings in wood and stone adding sophistication to this plush setting.





ENJOY BLISSFUL MOMENTS SOAKING UP THE WATERFRONT VIEWS WHILE INDULGING IN DELICIOUS TREATS PREPARED ON THE SHOW KITCHEN'S ELEGANT FEATURE ISLAND.









## This exclusive property boasts a number of outdoor living areas including a private enclave

to rejuvenate in peace and serenity as you breathe in the salty-sweet sea breeze.

The versatile roof lounge tops off this glorious villa. Be inspired to exercise or socialise surrounded by the picturesque background that casts a radiant glow as the sun sets.

Experience the changing hues of the open sky from the sumptuous master suite on the first floor where the morning water glistens, and evening water reflects the vibrant colours of dusk.













This coveted beachfront property has been meticulously designed to elevate your lifestyle.

LIVE IN REFINED, INSPIRED STYLE

An abundance of floor-to-ceiling windows provide natural illumination and create a sensation of being at one with the outdoors. The spectacular beach garden, private balconies and spacious roof terrace allow nature to flow indoors and be reflected in the subtle neutral tones of the interiors. Harmonious space with tailored lines has been created for you to add your personal touch.







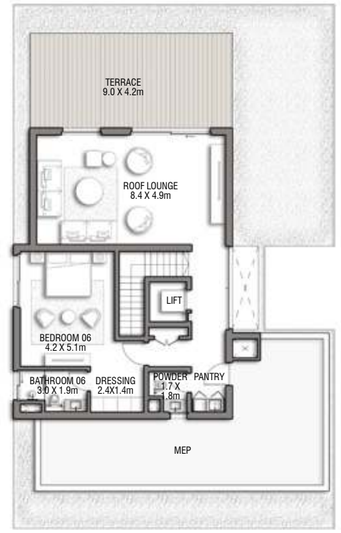


## A lush natural environment has been created in the master bathroom lit by both natural and atmospheric lighting.

Clean lines and refined finishes ensure you start and end your day feeling pampered.




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

# PACIFIC BREEZE

G + 2

## 6 BEDROOMS + FAMILY ROOM + ROOF LOUNGE AND TERRACE

| FLOOR TYPE | SQ. M. | SQ. FT. |
|---|---|---|
| Ground Floor | 218.78 | 2,354.93 |
| Balcony / Terrace / Porch-GF | 1.08 | 11.63 |
| First Floor Area | 261.81 | 2,818.10 |
| Balcony / Terrace - First Floor | 32.10 | 345.52 |
| Second Floor Area | 119.10 | 1,281.98 |
| Balcony / Terrace - Second Floor | 38.69 | 416.46 |
| Garage - Covered | 41.65 | 448.32 |
| TOTAL BUILT-UP AREA | 713.21 | 7,676.93 |
| Garage with Pergola | 0.0 | 0.0 |
| TOTAL AREA | 713.21 | 7,676.93 |

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