PALM
JEBEL ALI

VILLA

PORCELAIN ROSES

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.

Index

1. A CURATED COLLECTION

THE CORAL VILLAS

Serenity By The Sea

In a coral villa, happiness flows endlessly.

Beachfront living at its finest — P. 6
An iconic neighbourhood — P. 15
Introducing the Coral Collection — P. 20

2. LIVE IN THE MASTERPIECE

OWN A PIECE OF HISTORY

The Coral Collection — P. 28
Villa Porcelain Roses — P. 34





A CURATED COLLECTION

THE CORAL

VILLAS

1

Serenity By The Sea

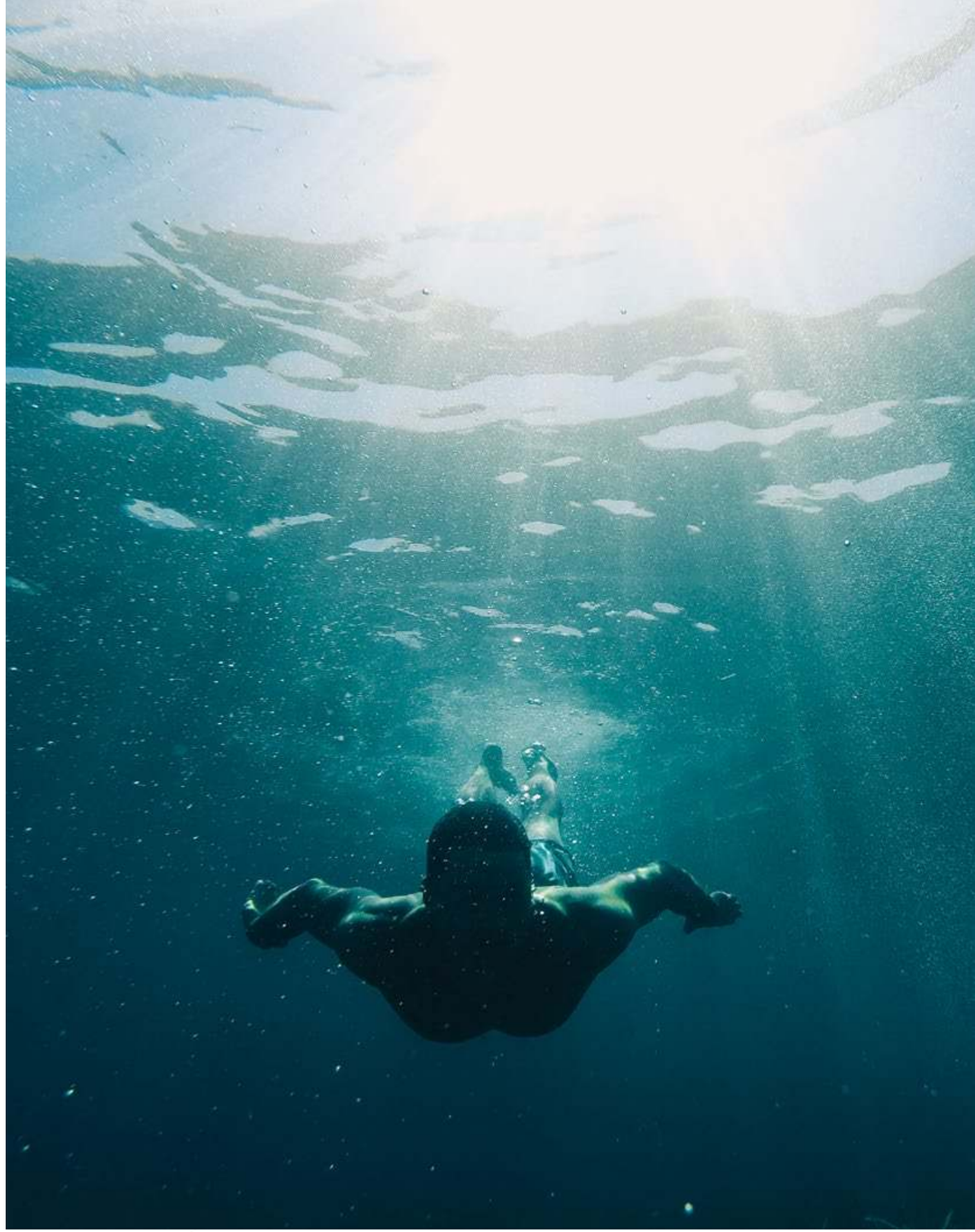
Beachfront living at its finest — P.6
An iconic neighbourhood — P.15
Introducing the Coral Collection — P.20

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.

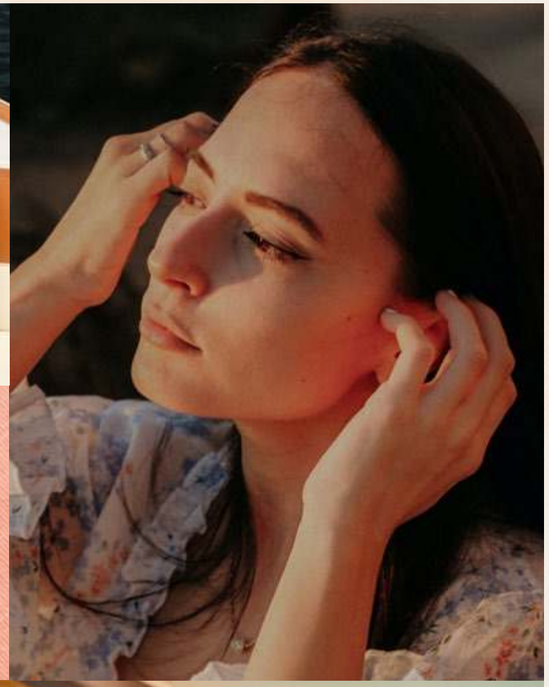


Live a life of serenity and comfort in Dubai's most coveted district, a true kaleidoscope born out of colourful greenery, azure waters, and pristine white sands.

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.









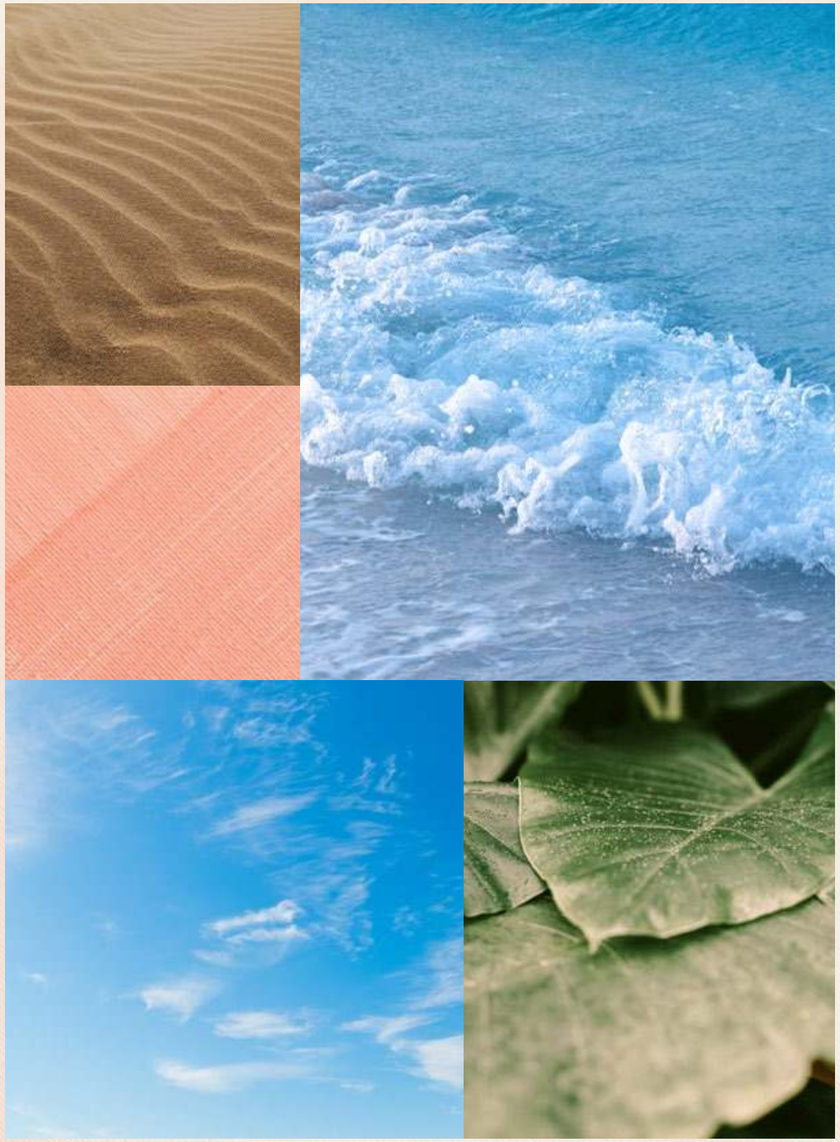




THE FRONDS

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.



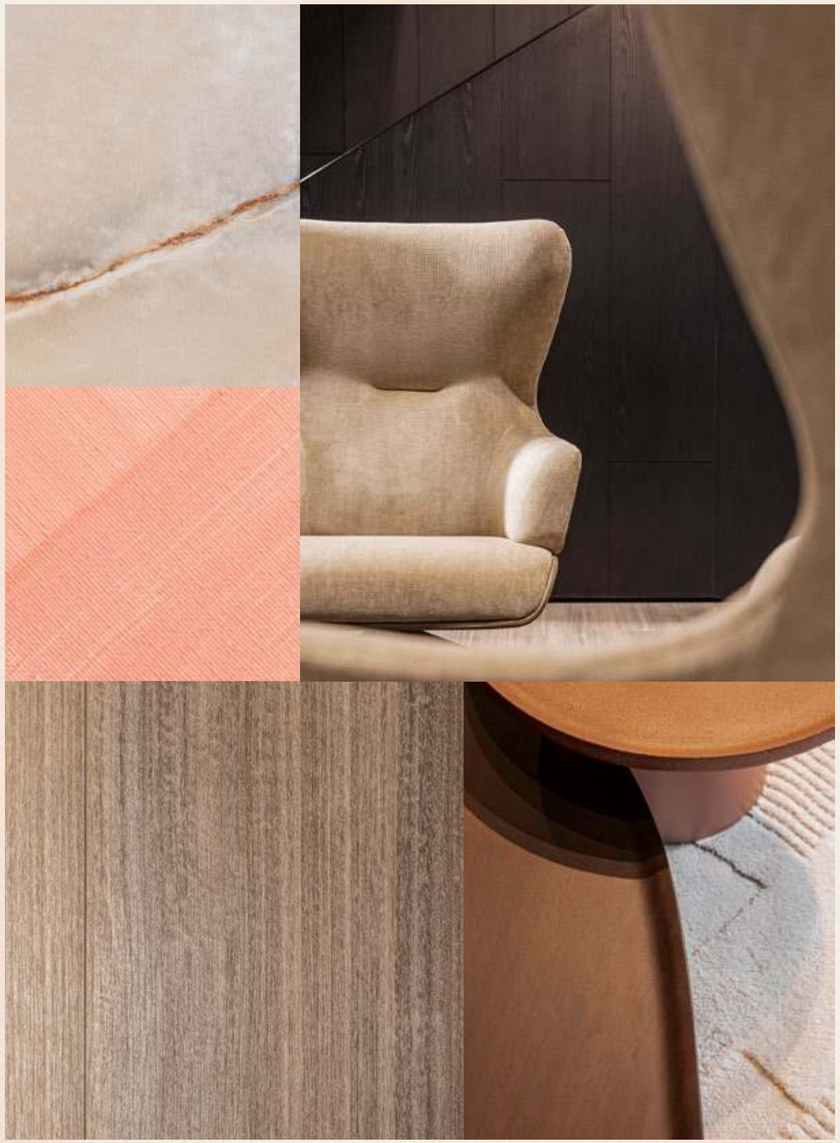


INTRODUCING THE CORAL COLLECTION

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.

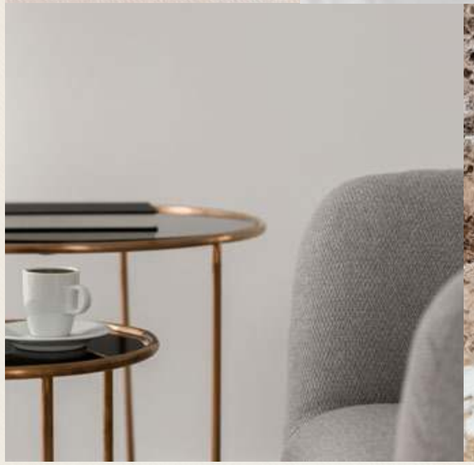
HOMES DESIGNED WITH UNPARALLELED STYLE.

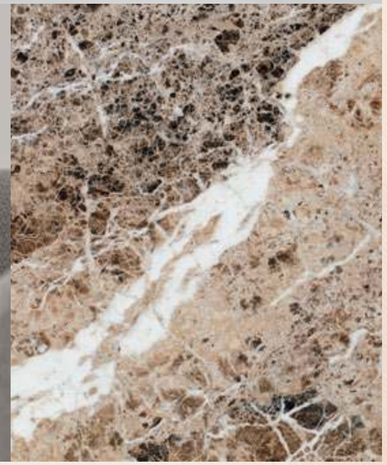
The Coral Collection is for those who appreciate distinctive architectural design, sophisticated style, and luxurious materials. With a wide variety of layouts, there is an ideal home to suit every lifestyle. The villas are designed so that each one offers a unique character, experience and environment, 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 Porcelain Roses — P. 34

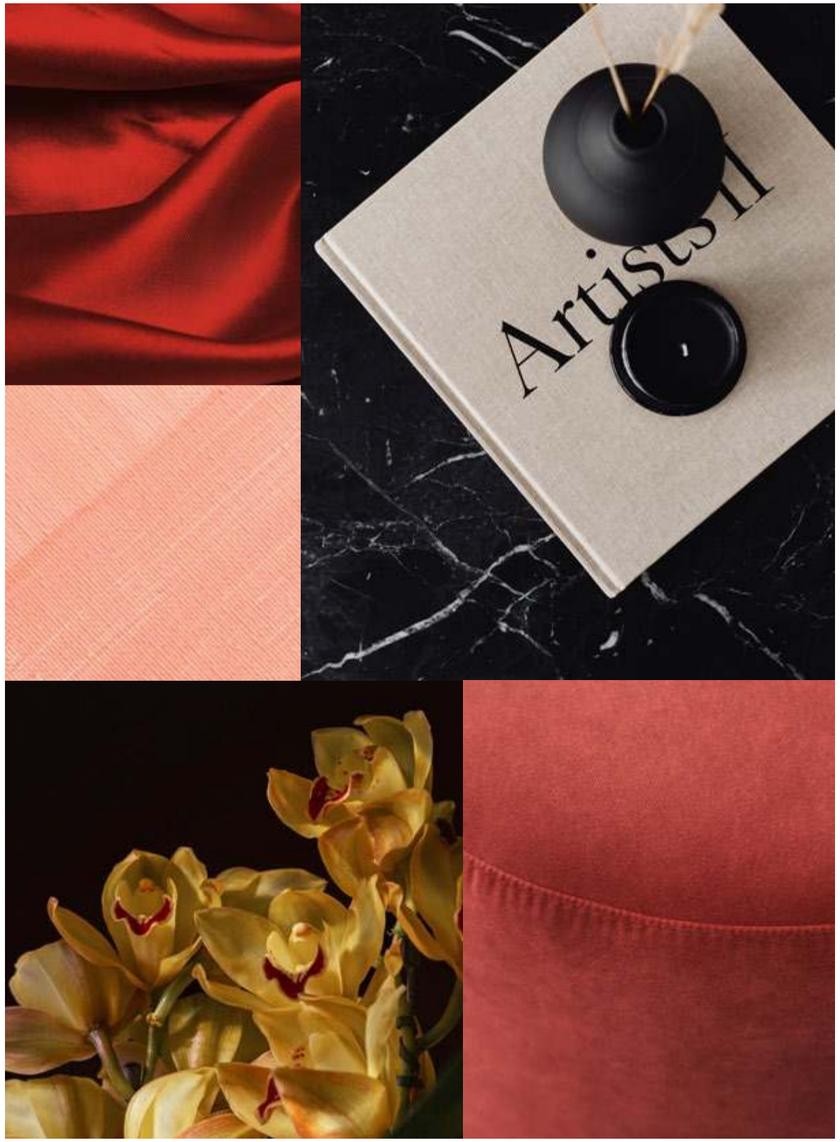
THE CORAL COLLECTION

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

PORCELAIN ROSES

Seven-Bedroom Property

"The design is elegant, natural and locally adapted."

LOCI - ARCHITECT

VILLA PORCELAIN ROSES

NATURALLY, A STATEMENT

LUXURY DESIGN AND NATURAL MATERIALS COME TOGETHER IN PERFECT HARMONY IN THIS ELEGANT VILLA.

A true design statement is made in this grand residence. The delicacy of porcelain meets the beauty and charm of a rose in this timeless design. Admire the crafted details and glossy finishes of each spectacular space whilst the fragrant, floral scents of the flourishing garden surround you.

The lavish interiors and the exterior garden of this inspired residence are seamlessly connected. This is a naturally beautiful home that sparks joy. Find yourself in awe of the blue sea, the sparkling sands and the green gardens as you live surrounded by the beauty of nature.







"This concept is purely horizontal and panoramic in nature, emphasising the visual connection to the view and towards the exterior landscape."

LOCI - ARCHITECT







Spend quiet moments relaxing in the garden as the warmth of natural materials and the coastal environment surrounds you.

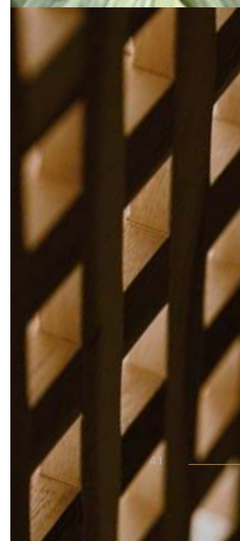
This is a home where every moment shines.

The double-height, formal living area is placed at the very heart of this wonderful home. Composed of extensive floor-to-ceiling glazing, this spectacular space allows natural light to fill the centre of the property.







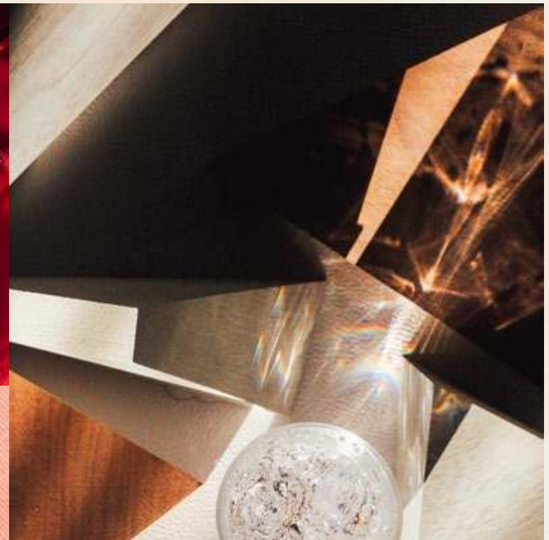


Relax in total comfort in the privacy of sophisticated layered spaces with separate formal and informal rooms inspired by local tradition.

WARM NATURAL MATERIALS AND FRESH WATER VIEWS.

This elegant waterfront property includes both formal and family living and dining areas, a home office, a guest suite, outdoor terraces and a spectacular roof lounge with a terrace. A series of naturally elegant spaces in which you can enjoy a luxurious lifestyle in perfect harmony with nature. Explore the property as each illuminated space unfolds like a flower blossoming in the sun.









The breathtaking, formal living and dining room, with natural stone walls, is the centrepiece of this marvellous home. Enjoy the full panorama of this exquisite natural setting from this striking space.



THE SOPHISTICATED FAMILY LIVING AND DINING ROOM IS THE IDEAL SPACE FOR SPENDING JOYFUL EVERYDAY MOMENTS. ADMIRE THE FLOURISHING GARDEN IN FULL BLOOM AS YOU RELAX IN STYLE.







A second, sophisticated family room is positioned on first floor.

Unwind in the comfort of this refined environment enhanced by warm natural finishes.

Admire beautiful sea views and delicate daylight through the uniquely crafted screens. Feel as though you are suspended between sea and sky in this utterly unique space.

The contemporary master suite is bright and airy.

Allow the beautiful fragrance of this natural setting to relax you as you marvel at the dazzling sea views.











CREATE A LUXURIOUS ROOFTOP GYM IN THE SPACIOUS ROOFTOP LOUNGE. RECONNECT WITH NATURE IN THIS FABULOUS SPACE AS YOU PRACTICE YOGA IN THE DELICATE, FRESH AIR. THIS IS WHERE YOUR WELLNESS COMES FIRST.



In this wonderful home, enjoy luxury lifestyle of living by the water.

A NATURALLY ELEGANT LIFESTYLE AWAITS YOU.

Wake up to spectacular water views. Breathe in the salty-sweet sea air from the fragrant garden terrace. Enjoy a refreshing morning swim in the sea, or a relaxing walk on the white sands.
A graceful lifestyle awaits you in this beautiful waterfront home.

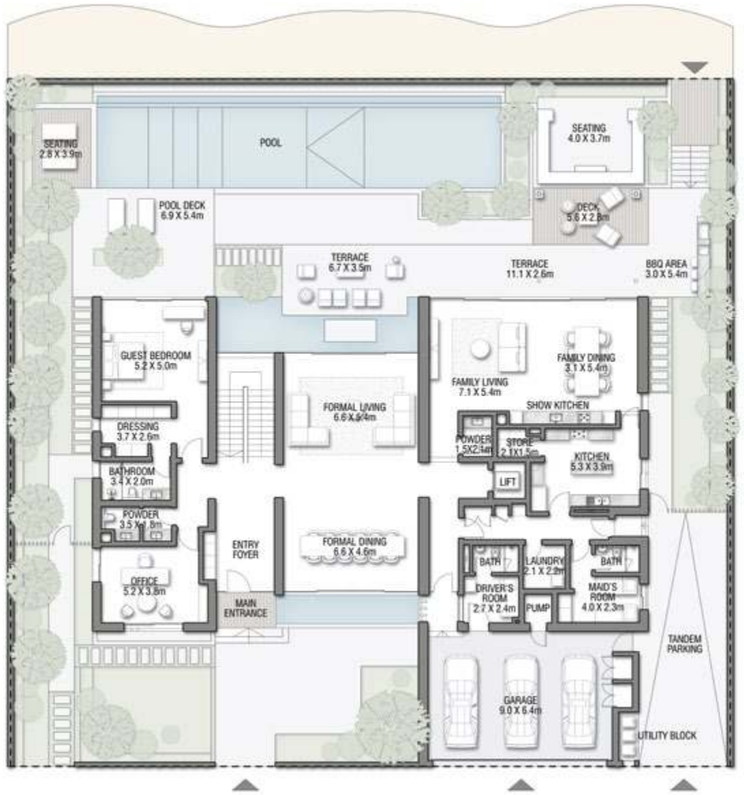




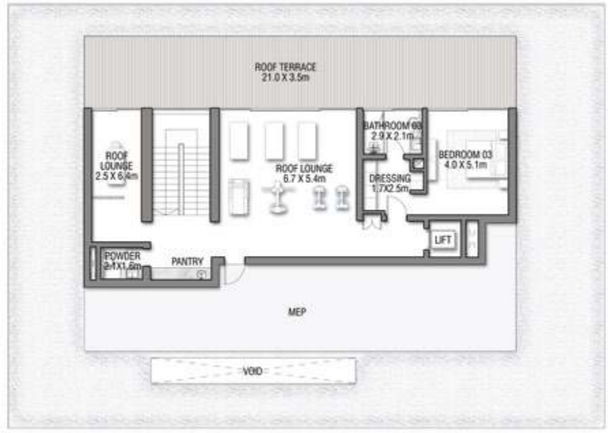


The stylish master bathroom perfectly balances light with its delicate and intricate screens.

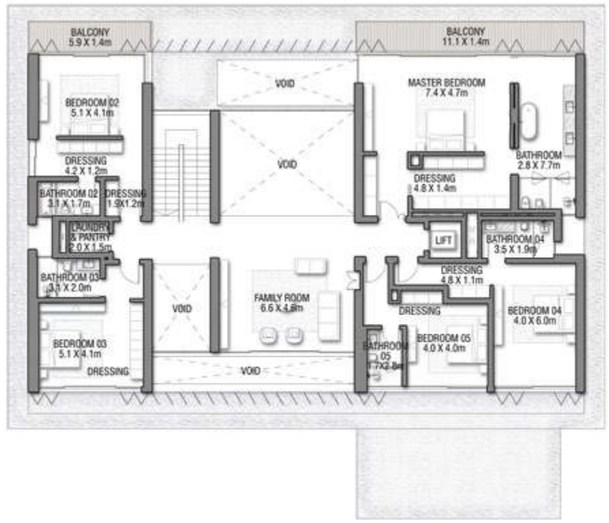
Prepare for your day surrounded by sweet, floral scents and the beauty of natural materials.
This is where the beauty of design and nature come together in perfect harmony.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

VILLA

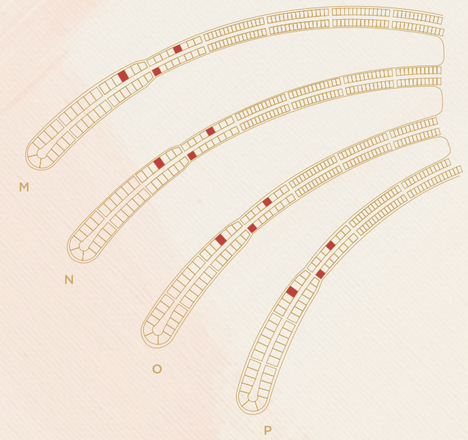
PORCELAIN ROSES

Coral Villas Collection

G + 2

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

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	383.32	4,126.02
Balcony / Terrace / Porch-GF	2.01	21.64
First Floor Area	346.46	3,729.26
Balcony / Terrace – First Floor	25.64	275.99
Second Floor Area	161.19	1,735.03
Balcony / Terrace – Second Floor	75.32	810.74
Garage – Covered	77.30	832.05
TOTAL BUILT-UP AREA	1,071.24	11,530.73
Garage with Pergola	0.0	0.0
TOTAL AREA	1,071.24	11,530.73







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.

INFO@NAKHEEL.COM
800 NAKHEEL

PALM
JEBEL ALI

NAKHEEL

The publication is for illustrative purposes only. Some of the Images shown in the document were developed with computer graphics technology (photorealistic rendering) with reference to details for the façade and elevations, common areas, private areas and interiors of the villa, for the sole purpose of presenting a plan for future realization and/or the various, potential solutions following user customization. All furniture, decorative lighting and art are represented for marketing and rendering purposes only. For this reason, all information, descriptions, and images are purely indicative and subject to change. This document has no contractual value and is not binding on the investment company that owns the rights and information reported. The reproduction and the partial use of texts and images is forbidden without prior authorization.