PALM
JEBEL ALI

VILLA

RED AURORA

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

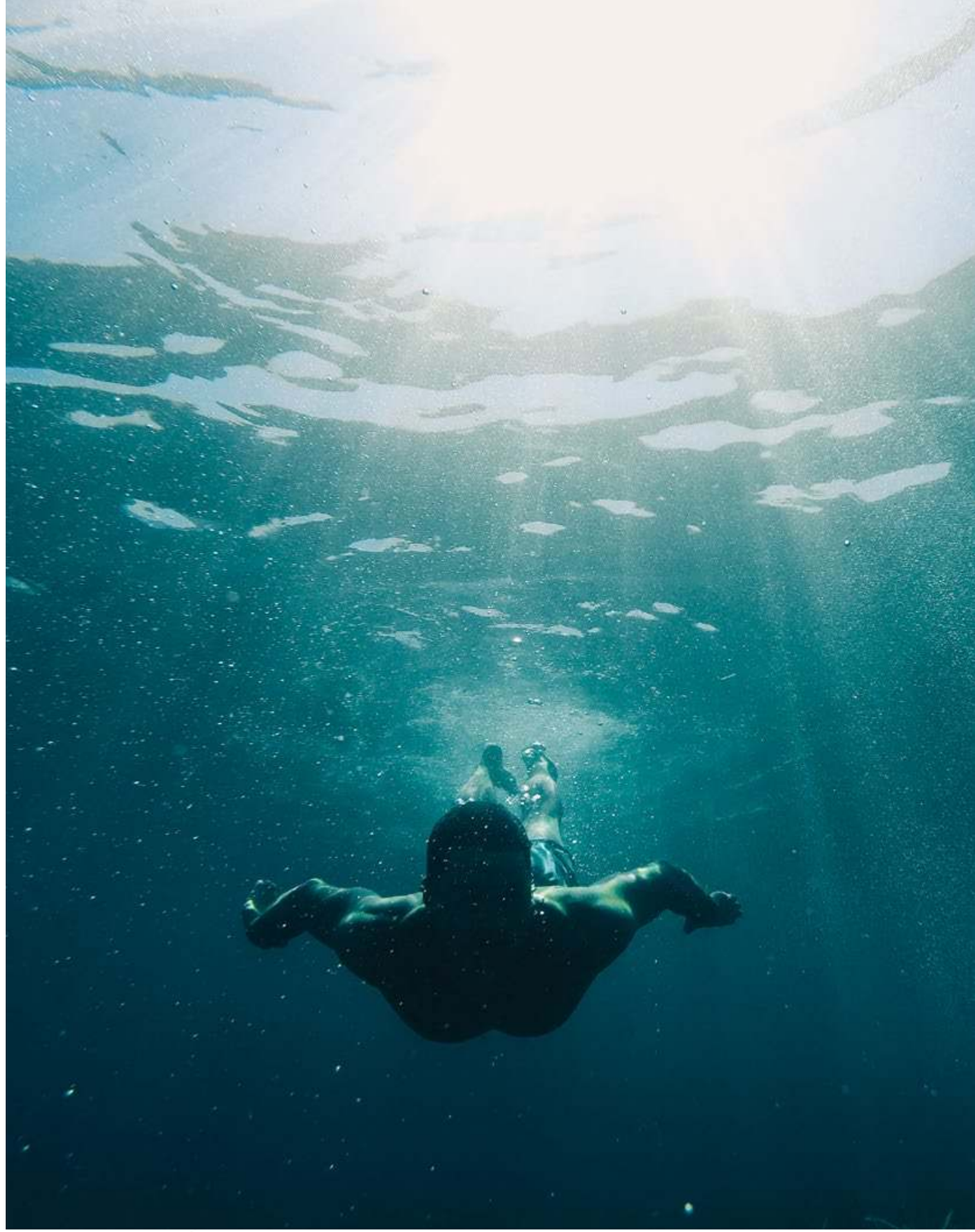
Beachfront living at its finest — P. 6
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BEACHFRONT LIVING AT ITS FINEST

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.

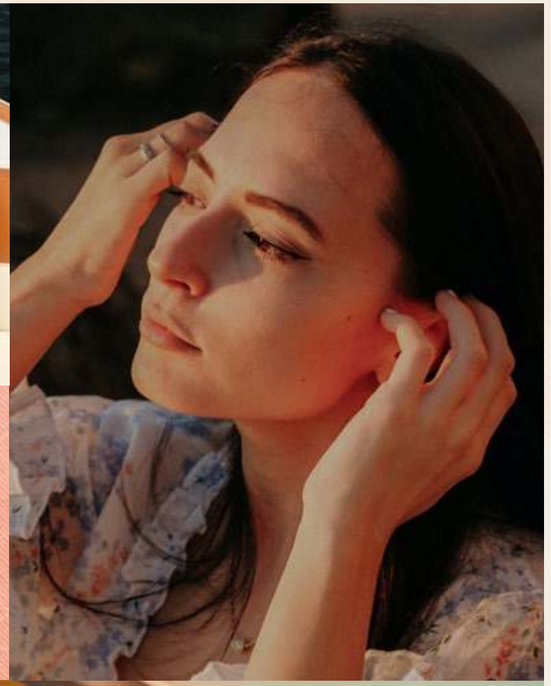


Live a life of serenity and comfort in Dubai's most coveted district, a true kaleidoscope born out of colourful greenery, azure waters, and pristine white sands.

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.









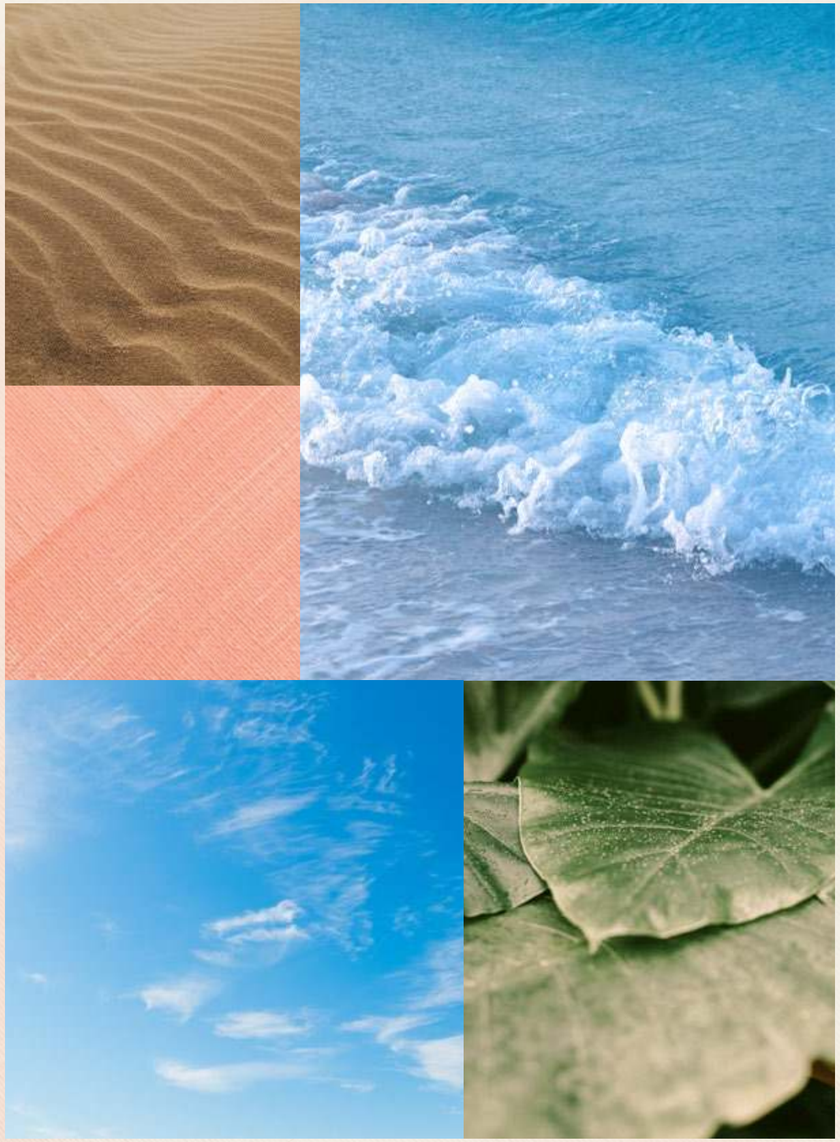




THE FRONDS

CORAL COLLECTION











FLOURISHING GREEN FRONDS

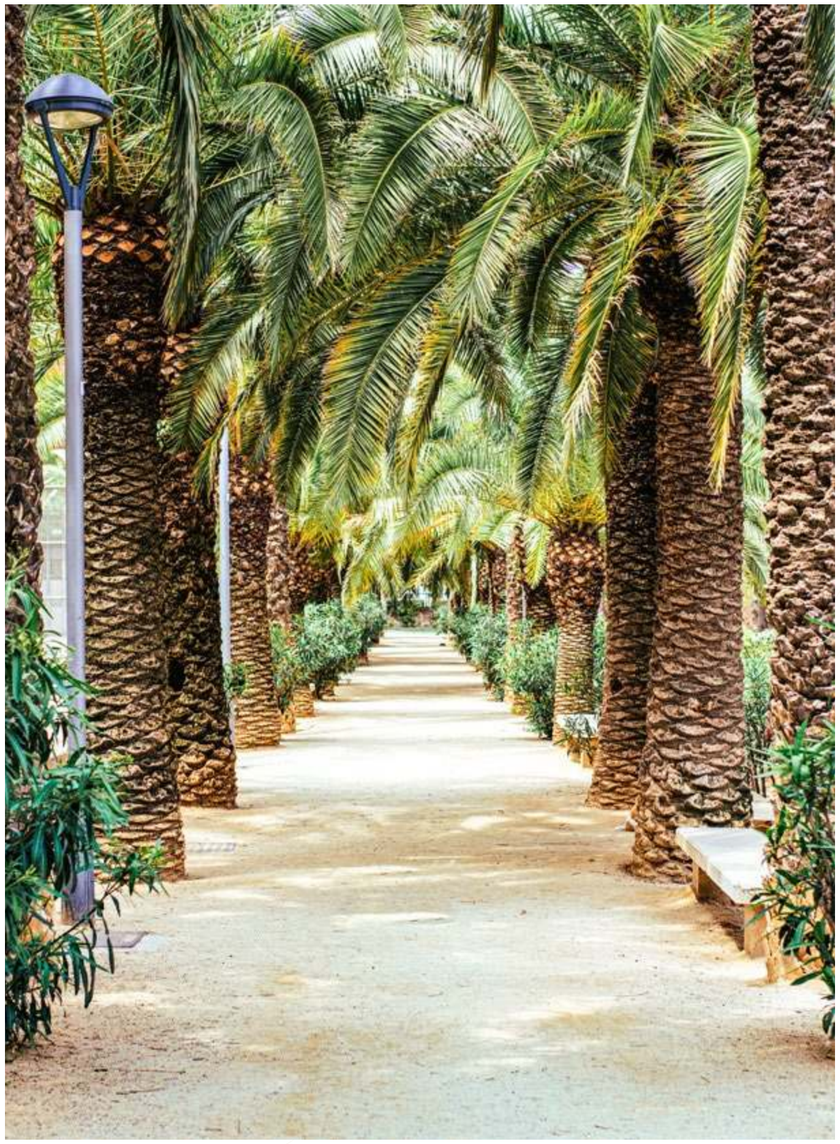
AN ICONIC NEIGHBOURHOOD

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.



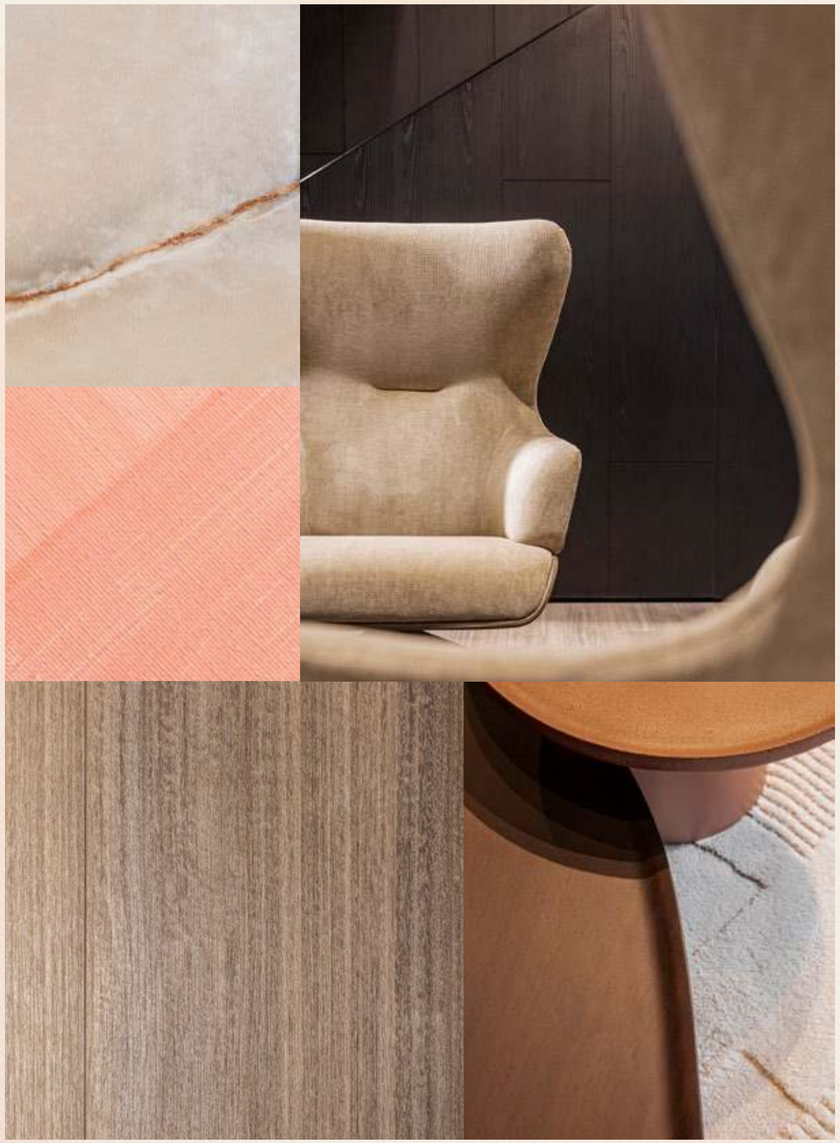


INTRODUCING THE CORAL COLLECTION

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.

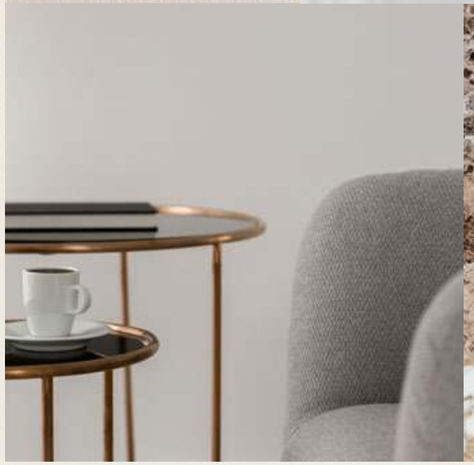
HOMES DESIGNED WITH UNPARALLELED STYLE.

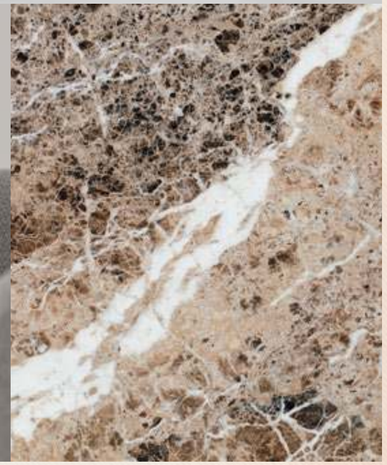
The Coral Collection is for those who appreciate distinctive architectural design, sophisticated style, and luxurious materials. With a wide variety of layouts, there is an ideal home to suit every lifestyle. The villas are designed so that each one offers a unique character, experience and environment,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













OWN A PIECE OF

HISTORY

LIVE IN A MASTERPIECE

2

Eight Unique Coral Villas

The Coral Collection P. 28
Villa Red Aurora P. 34

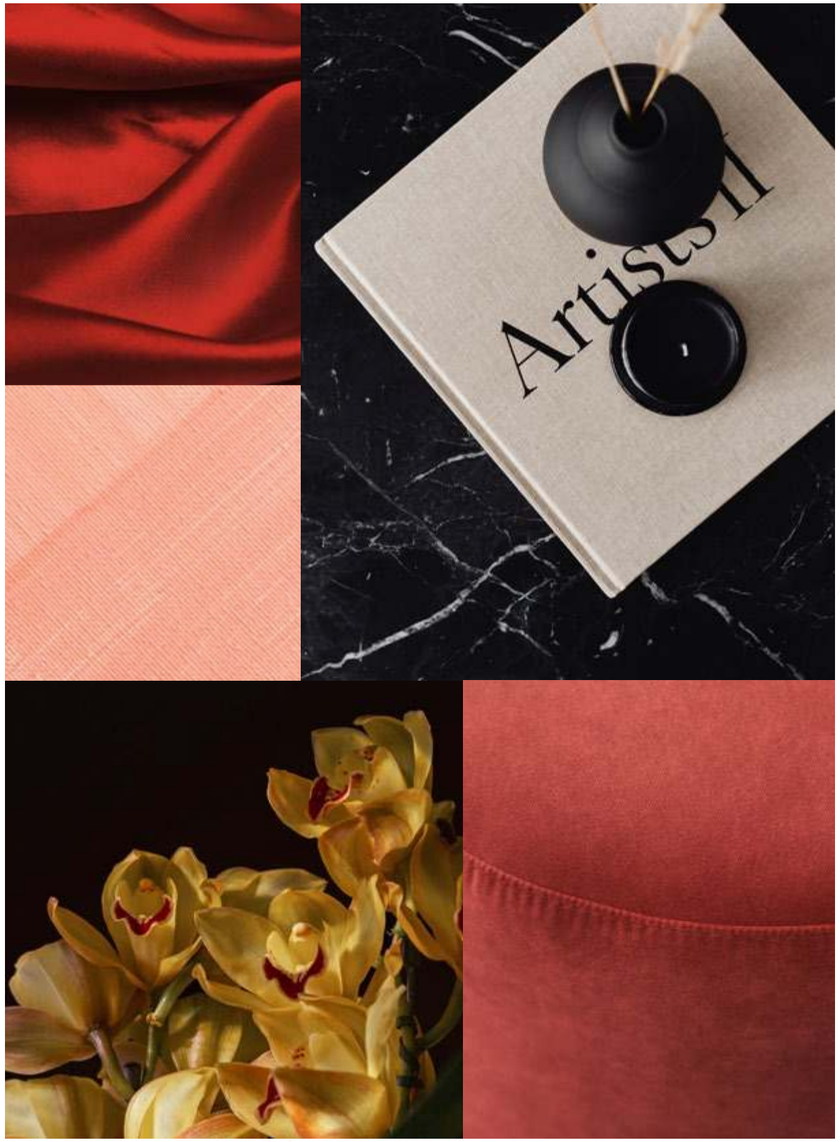
THE CORAL COLLECTION

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

RED AURORA

Seven-Bedroom Property

"Living in this villa will create an existence full of light, air and tranquil views of the sea. A sense of barefoot luxury would allow residents to experience truly refined living that is simple and timeless."

SAOTA - ARCHITECT

METICULOUS DETAILING THROUGHOUT

A CONTRAST OF LINEAR AND CURVED FORMS FOR A UNIQUE, CONTEMPORARY APPEAL. THE SETTING OF THE VILLA, BETWEEN LAND AND SEA, IS REFLECTED IN ITS EYE-CATCHING FAÇADE.

The red aurora is the dawn of a new day, full of passion and emotion. Feel the energy of the sunrise against the darkness of the night: this villa brings a similar feeling into your life. The dark roof emphasises the contrast with the light façade finishes on the lower floors. Linear forms and subtle curves of the surfaces are reminiscent of the daily encounter between rays of light and sea waves, offering a unique, contemporary feel to your environment.



This elegant home incorporates an abundance of outdoor space to embrace the stunning seaside setting, with many of the rooms boasting views over the peaceful beach garden. The perfect setting to embrace the light of the sunrise making its way through your home.



Residents can relax in their backyard whilst enjoying the idyllic backdrop of the glittering blue waves on the private beach below.













The intricate façade combines a variety of textures and materials for a highly sophisticated finish.

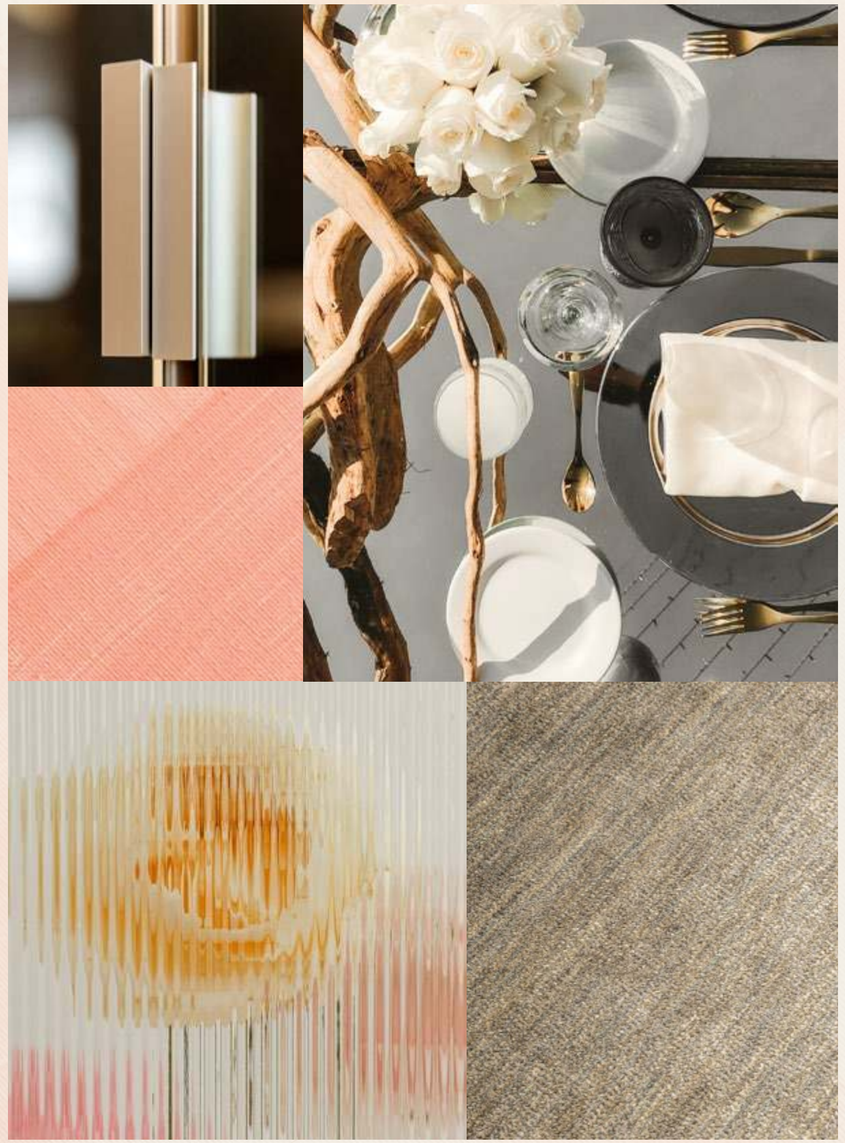
A private guest suite with independent access is located at the front of the property – which can also be used as a comfortable, quiet home office.



The interiors of this villa are bright and inviting, making this villa unique.
This villa boasts a continuous set of living spaces opening onto the beach garden, complemented by a double-height space over the formal lounge allowing guests to enjoy the external views.

THOUGHTFUL FLOORPLANS FOR SEAMLESS, INDOOR-OUTDOOR LIVING.

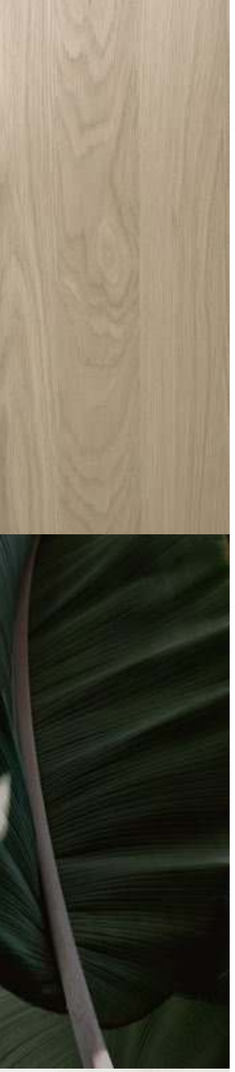
This spectacular home has been created to be functional as well as beautiful. Fresh air, sunlight and sea views are highlighted throughout, creating an uplifting atmosphere which is complemented by fine natural materials and luxurious finishes. The influence of nature is immensely powerful. Live by the sea and discover the everyday benefits of pure air and natural light.





THE SOARING DOUBLE-HEIGHT CEILING THAT RISES ABOVE THE LAVISH, FORMAL LOUNGE IS A STATEMENT FEATURE WHICH ADDS TO THE FEELING OF OPENNESS AND SPACE.

Extensive floor-to-ceiling glazing in the formal dining room offers guests a front-row view of the dazzling blue waters just steps away.





The sliding doors of the family living and dining room open out onto the beach garden.

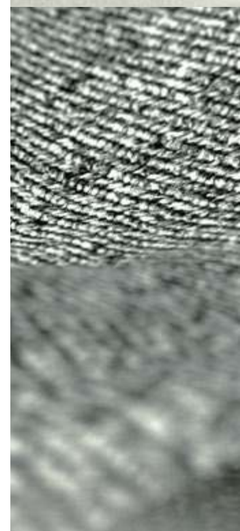
This seamless connectivity offers flexibility, added space and the opportunity to embrace an outdoor lifestyle. To embrace light and enthusiasm every day.

The master suite, located on the first floor, is an oasis of tranquillity. Step out onto the balcony and reconnect with nature from the moment you wake up from a peaceful night's sleep.











DISCOVER A VERSATILE LEISURE DECK AND LOUNGE ON THE SECOND FLOOR, WHICH BOASTS SWEEPING SEA VIEWS. THIS FLEXIBLE ROOM IS IDEAL FOR USE AS A HOME GYM WITH IMMEDIATE ACCESS TO AMPLE OUTDOOR SPACE THAT CAN BE USED FOR TRAINING IN THE FRESH AIR AS YOU FEEL EMPOWERED BY THE NATURAL ELEMENTS ALL AROUND YOU.



A meticulously detailed home with a unique space for every activity, allowing you to live an ultra-comfortable lifestyle.

UNIQUE DETAILS AND CAREFULLY PLANNED SPACE.

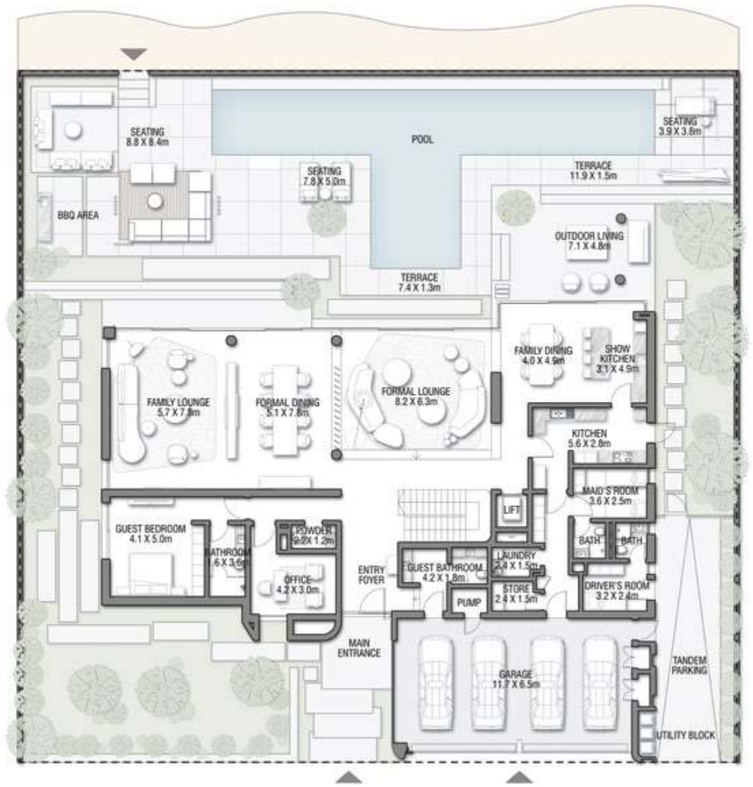
This home combines flexibility with sophisticated elegance. The layout flows easily to reveal an abundance of practical living spaces, outdoor areas, and spacious bedrooms that are decorated with timeless, statement features and beautiful sea views. The flow of contrast will inspire you.







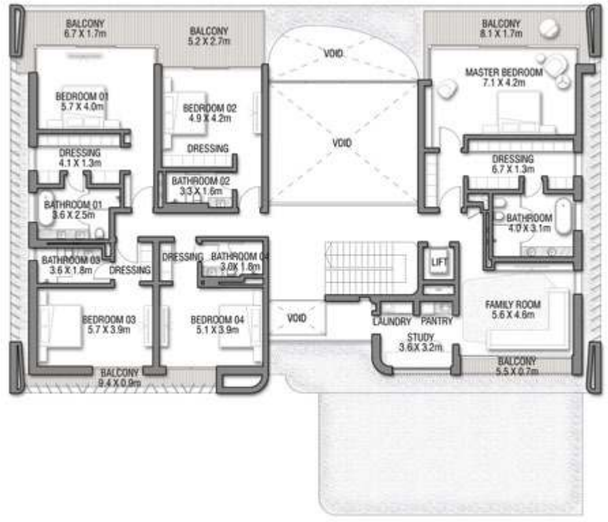
Prepare for the day ahead in the spacious dressing area and elegant master bathroom embellished with fine, natural materials.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

VILLA

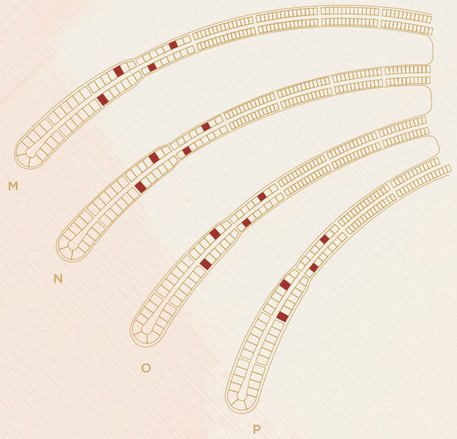
RED AURORA

Coral Villas Collection

G + 2

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

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	390.40	4,202.23
Balcony / Terrace / Porch–GF	0.0	0.0
First Floor Area	357.26	3,845.51
Balcony / Terrace – First Floor	46.21	497.40
Second Floor Area	151.29	1,628.47
Balcony / Terrace – Second Floor	50.47	543.25
Garage – Covered	85.01	915.04
TOTAL BUILT-UP AREA	1,080.64	11,631.91
Garage with Pergola	0.0	0.0
TOTAL AREA	1,080.64	11,631.91







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
JEBEL ALI

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