PALM
JEBEL ALI

VILLA

REDWOOD

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

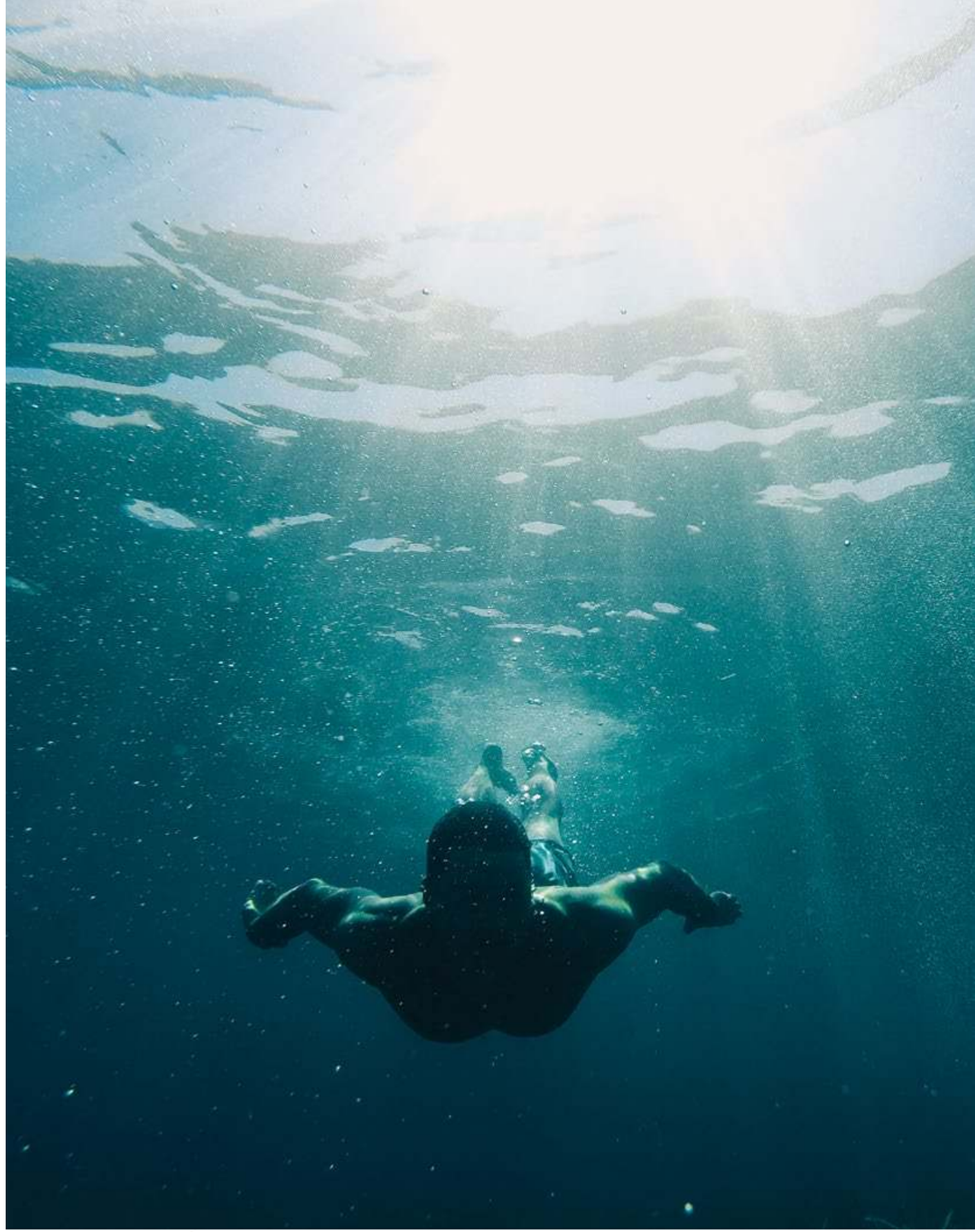
Beachfront living at its finest — P. 6
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BEACHFRONT LIVING AT ITS FINEST

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.

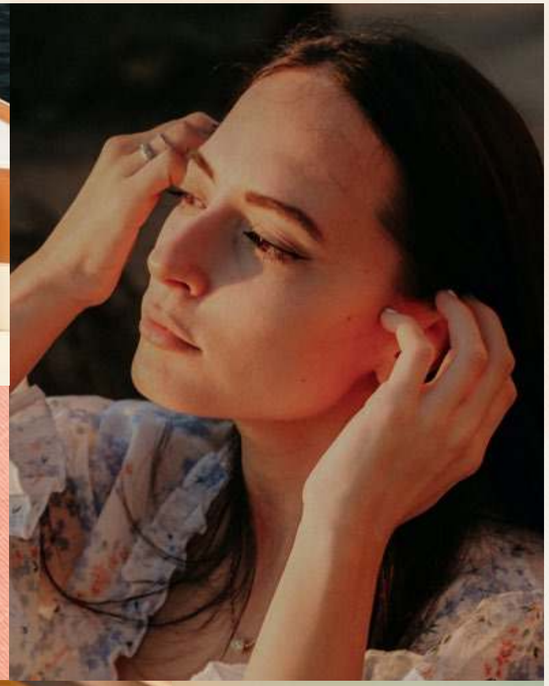


Live a life of serenity and comfort in Dubai's most coveted district, a true kaleidoscope born out of colourful greenery, azure waters, and pristine white sands.

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.









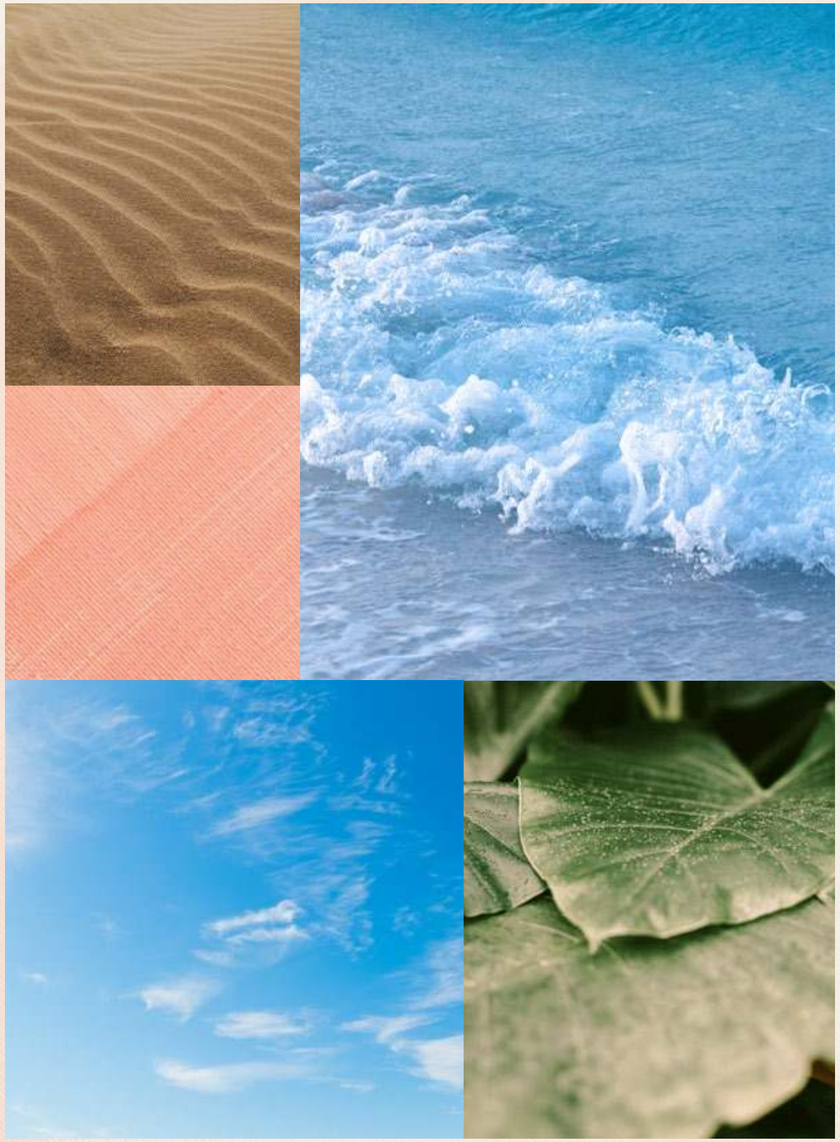




THE FRONDS

CORAL COLLECTION











FLOURISHING GREEN FRONDS

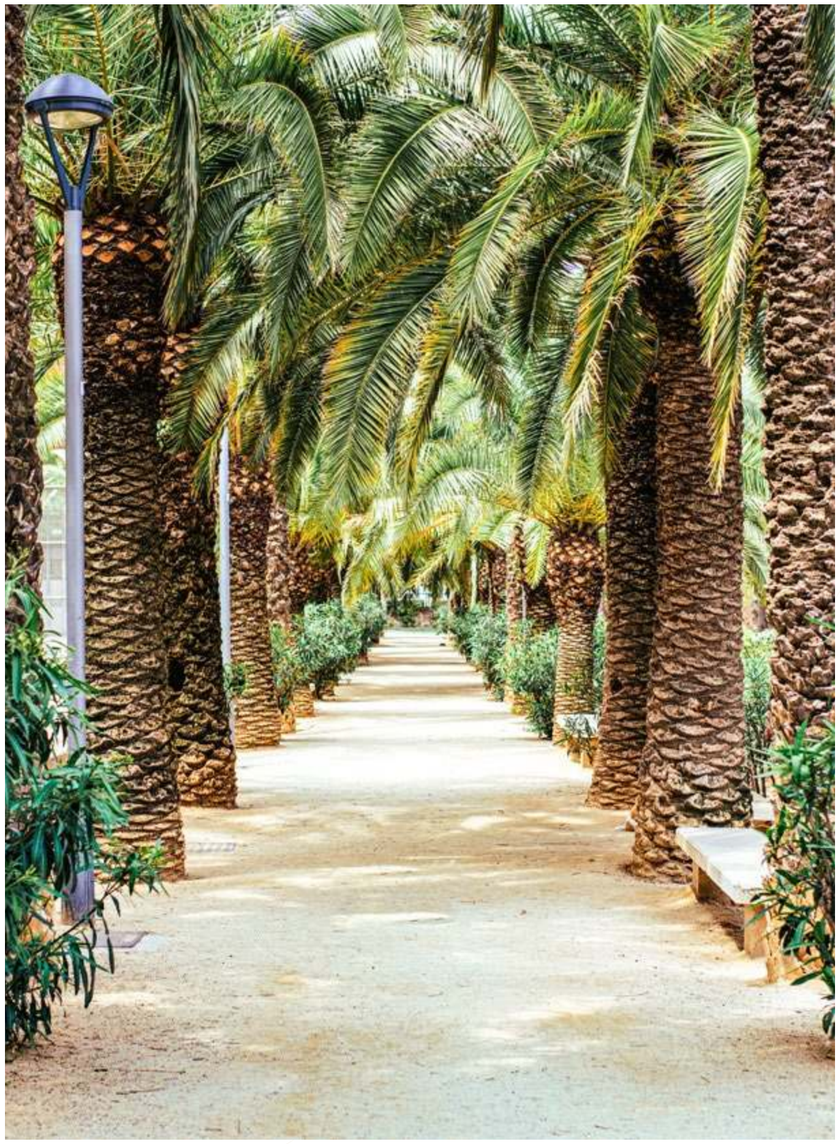
AN ICONIC NEIGHBOURHOOD

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.



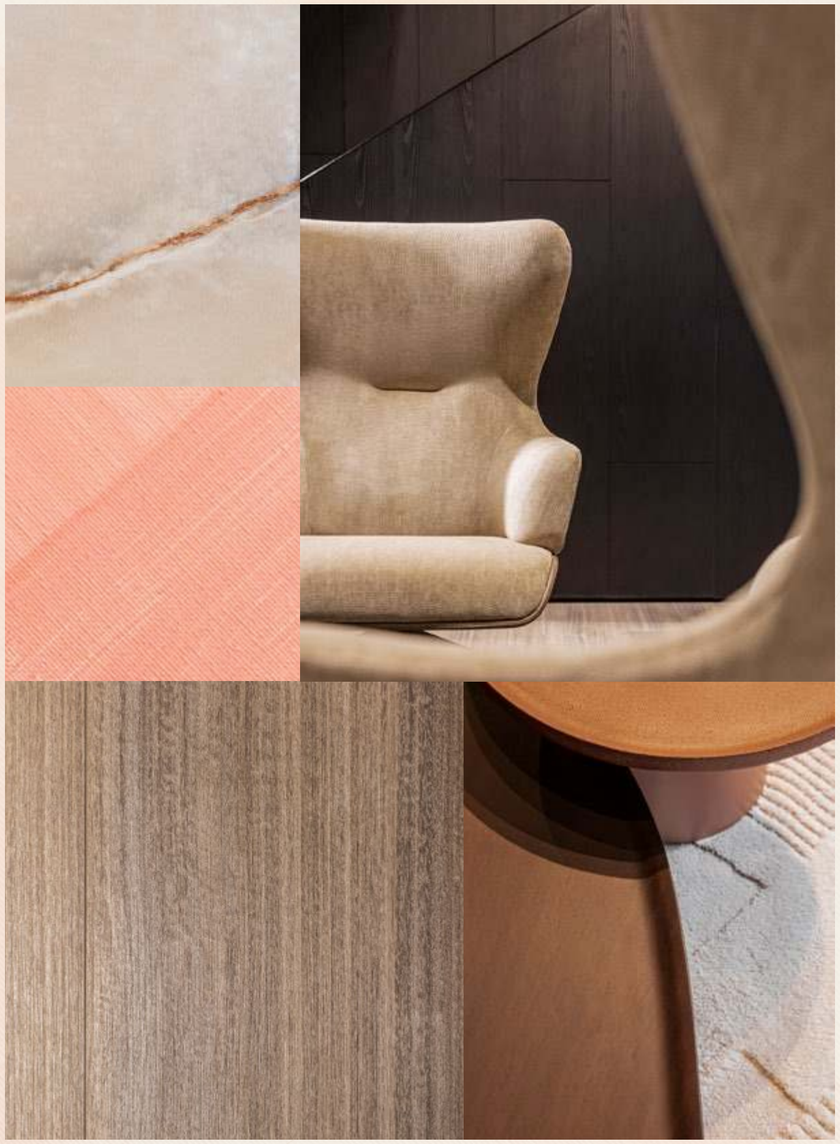


INTRODUCING THE CORAL COLLECTION

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.

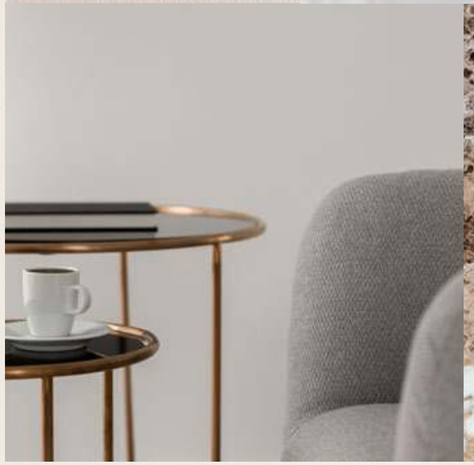
HOMES DESIGNED WITH UNPARALLELED STYLE.

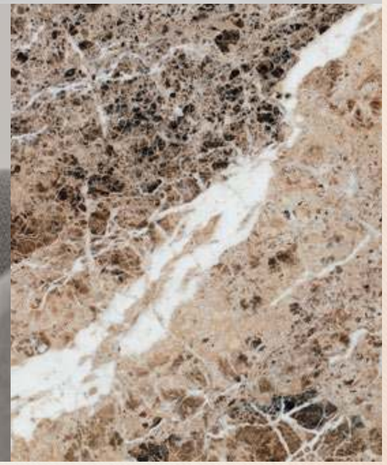
The Coral Collection is for those who appreciate distinctive architectural design, sophisticated style, and luxurious materials. With a wide variety of layouts, there is an ideal home to suit every lifestyle. The villas are designed so that each one offers a unique character, experience and environment,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

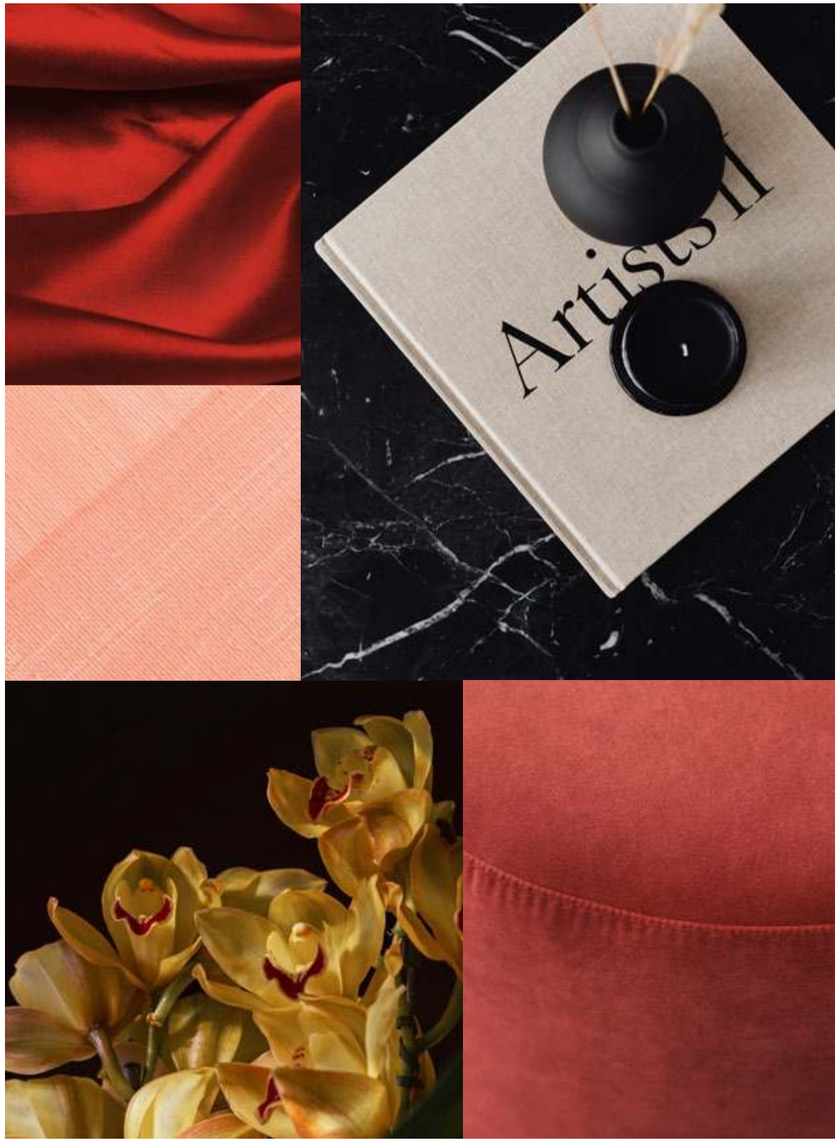
THE CORAL COLLECTION

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

REDWOOD

Seven-Bedroom Property

"A nature-inspired villa, layering earthy tones and textures to create a warm and inviting home."

LW DESIGN - ARCHITECT

A NATURAL SEASIDE HAVEN

THE FAÇADE OF THIS VILLA INCLUDES INTRICATE ARABESQUE SCREENS FOR ENHANCED SHADE AND PRIVACY.

Surround yourself with nature and feel its calming, restorative effects. Dream of walking through a vibrant, natural forest filled with flourishing, fragrant flora as you explore this beautiful, nature-inspired home. Relax and reconnect with the great outdoors as you delight in sumptuous, spacious rooms which extend outwards towards the sea. Quality time spent in this spectacular home will brighten your mood and lifestyle with its peaceful atmosphere of total tranquillity.

As you step inside the dramatic foyer, enjoy the calming sense of space and air. Impressive water views and delicate natural light will greet you at all times of the day.



"The villa accentuates the beauty of nature by layering different textures of unfinished stone with fresh timber tones to create an impactful essence of raw tranquillity"

LW DESIGN – ARCHITECTS









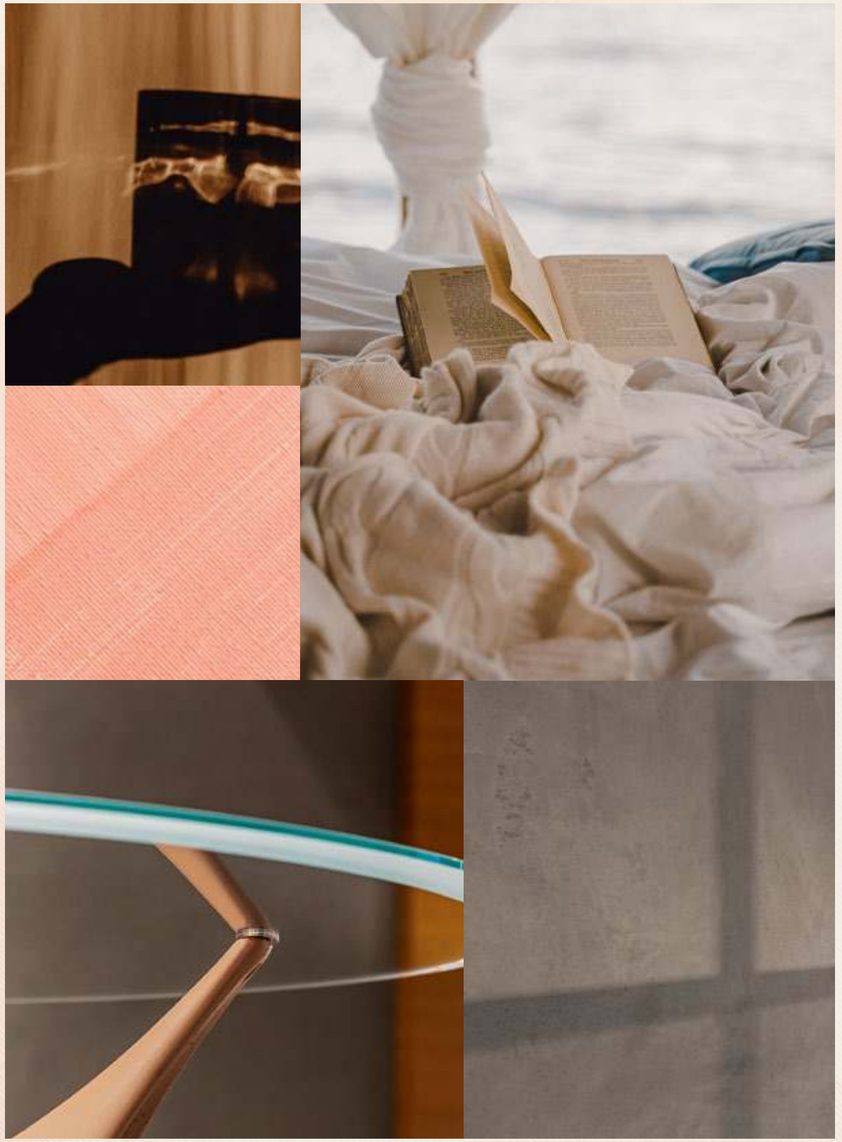
The distinctive design of the impressive façade will thrill you each time you arrive home.

The floor-to-ceiling windows will brighten your every day as they fill the home with an abundance of natural light.

Soft shades, warm materials, and the finest luxury finishes come together to create a naturally peaceful atmosphere.

AN IDYLLIC AMBIANCE.

In this spectacular villa, the formal and family areas have been thoughtfully separated to increase privacy and to effortlessly accommodate all of your needs. Relax, unwind, and feel the uplifting effects of this beachfront setting as you spend time relaxing in the peace and tranquillity of your home. The house features dual staircases, with the primary grand staircase directly accessing the family areas and a second, discreet staircase with direct connectivity between service areas.



Elevate your every day and wake up to a fresh perspective. This home redefines the concept of beachfront living. Enjoy relaxing, beach-based activities from sunrise to sunset as the golden sands rest just steps away from your backdoor.



“The idea was to create connectivity between the inside and outside. The views are stunning, and the key feature of the villas needed to be in harmony with the sandy beach tones and sunset views.”

LW DESIGN - ARCHITECTS











ENTERTAIN FRIENDS WHILST ENJOYING SPECTACULAR SEA VIEWS. YOU AND YOUR GUESTS WILL HAVE THE FREEDOM TO MOVE EASILY BETWEEN THE GLORIOUS GARDEN AND LIGHT-FILLED INTERIORS AS DAY SLOWLY FADES INTO NIGHT.

The peaceful and spacious master suite will become a constant source of calmness.

Wake up and fall asleep to the sounds of lapping waves as you gaze over dramatic water views that reflect the brilliant sun. The master suite has a pocket garden and a dedicated pantry.





Enjoy the full panorama of this natural setting from the breathtaking roof terrace. Relax and unwind or work up a sweat. In this natural haven, you can redefine a healthy lifestyle and focus on your health and well-being.





This calm beachfront retreat is where you can truly relax. Every aspect has been designed with the utmost care.

DESIGNED FOR AN EFFORTLESS, ELEGANT LIFESTYLE.

From the inclusion of dual staircases that allow for seamless and discreet connection of all spaces to bedroom – each final detail of this nature-inspired seafront home has been crafted to perfection.

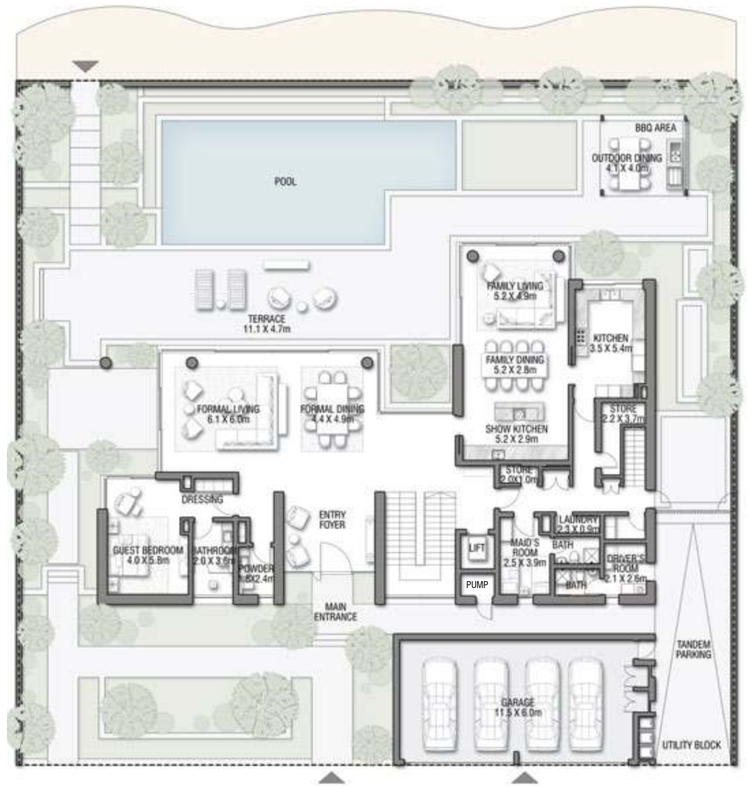






The intricate screens are a prominent feature of this one-of-a-kind property.

They showcase the meticulous attention given to every precious detail of this striking villa whilst drawing attention to the beauty of this magnificent natural setting.



GROUND FLOOR



SECOND FLOOR

FIRST FLOOR

VILLA

REDWOOD

Coral Villas Collection

G + 2

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

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	343.78	3,700.42
Balcony / Terrace / Porch–GF	6.44	69.32
First Floor Area	373.82	4,023.76
Balcony / Terrace – First Floor	36.75	395.57
Second Floor Area	209.40	2,253.96
Balcony / Terrace – Second Floor	78.29	842.71
Garage – Covered	81.72	879.63
TOTAL BUILT-UP AREA	1,130.20	12,165.37
Garage with Pergola	0.0	0.0
TOTAL AREA	1,130.20	12,165.37







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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