PALM
JEBEL ALI

VILLA

# RUBY
# SUNSET

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


I. 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 Ruby Sunset — P. 34




A CURATED COLLECTION

# THE CORAL

VILLAS



1

Serenity By The Sea

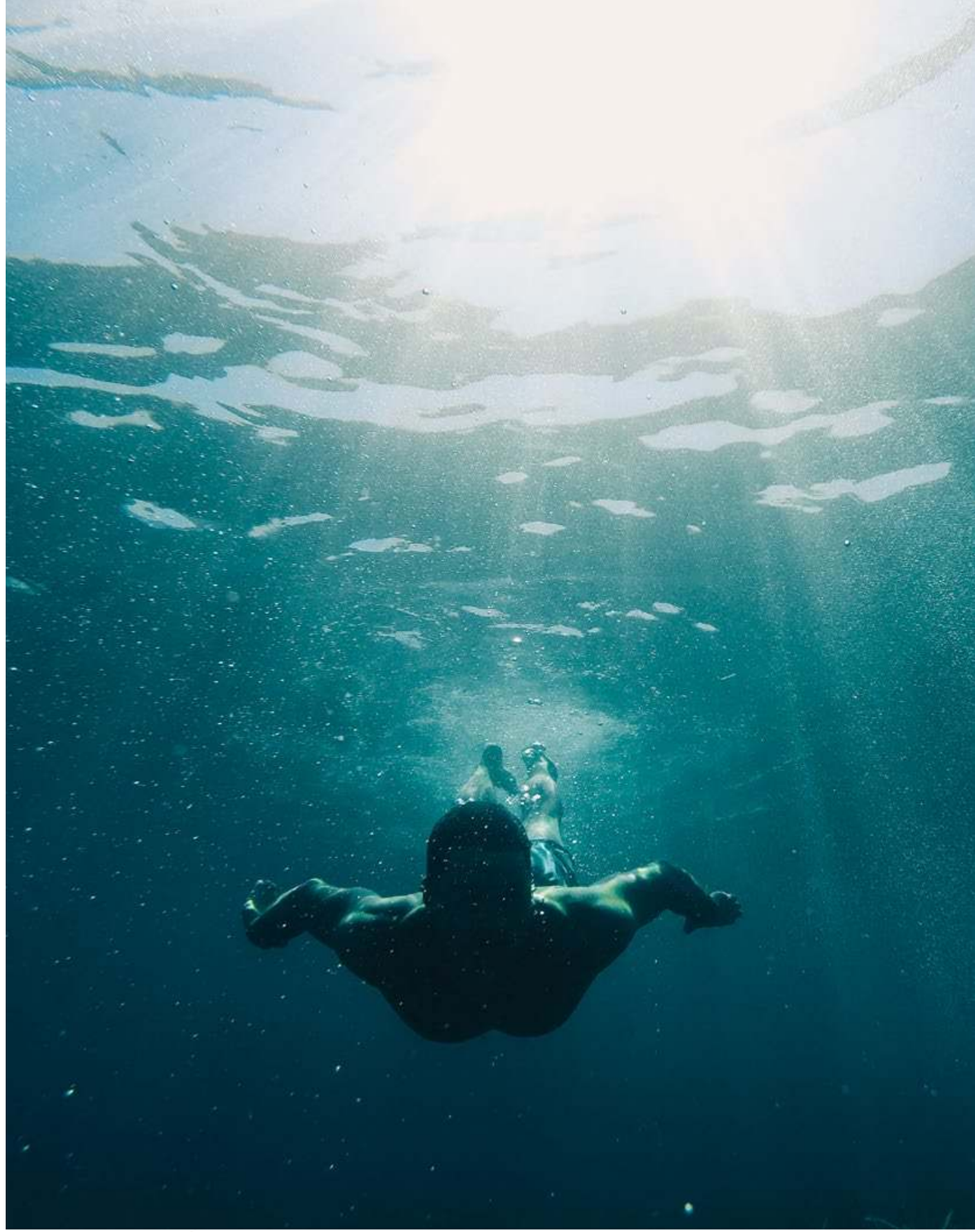

Beachfront living at its finest — P. 6
An iconic neighbourhood — P. 15
Introducing the Coral Collection — P. 20

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.

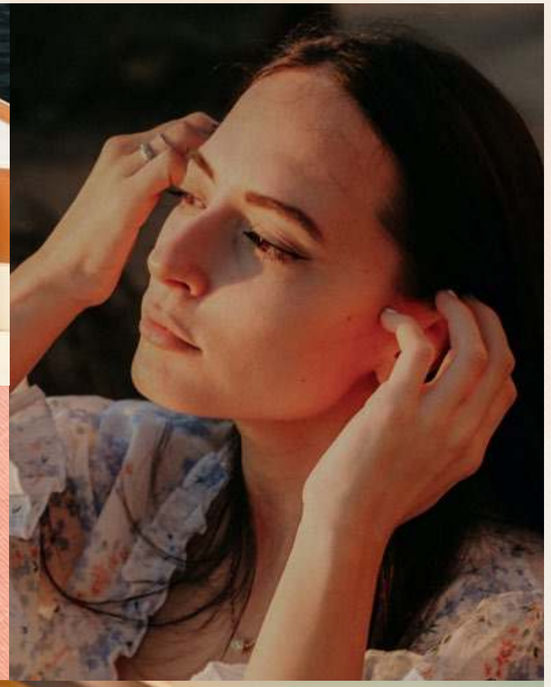
LIVE IN HARMONY WITH NATURE, BETWEEN THE CITY AND THE SKY.

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.

















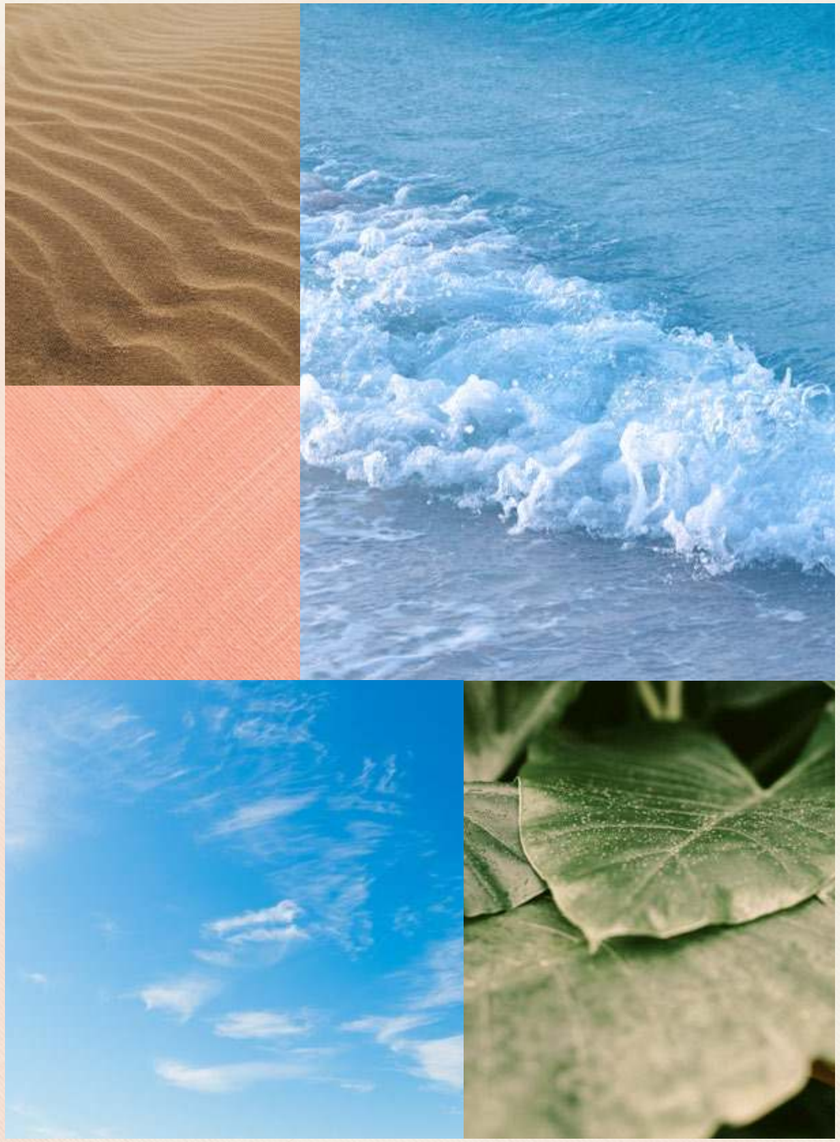
# THE FRONDS

## CORAL COLLECTION















FLOURISHING GREEN FRONDS

# AN ICONIC NEIGHBOURHOOD

**THE PERFECT BLEND** OF ISLAND AND URBAN LIVING.

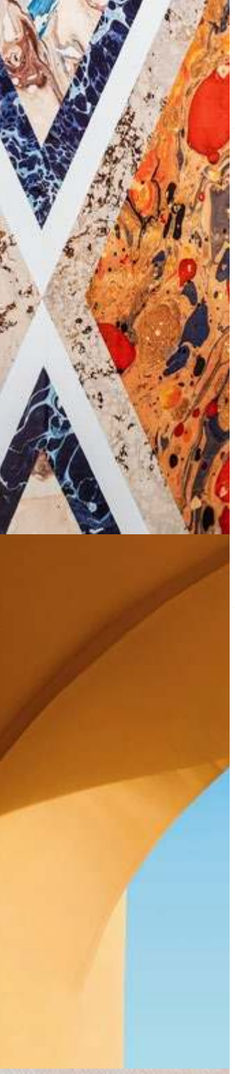
Each exclusive frond forms its own thoughtfully planned private neighbourhood. Discover elegant streets painted in varying shades of green. Lush, layered flora merges with carefully curated foliage to create a perfectly harmonious residential landscape directly on the beachfront.

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.





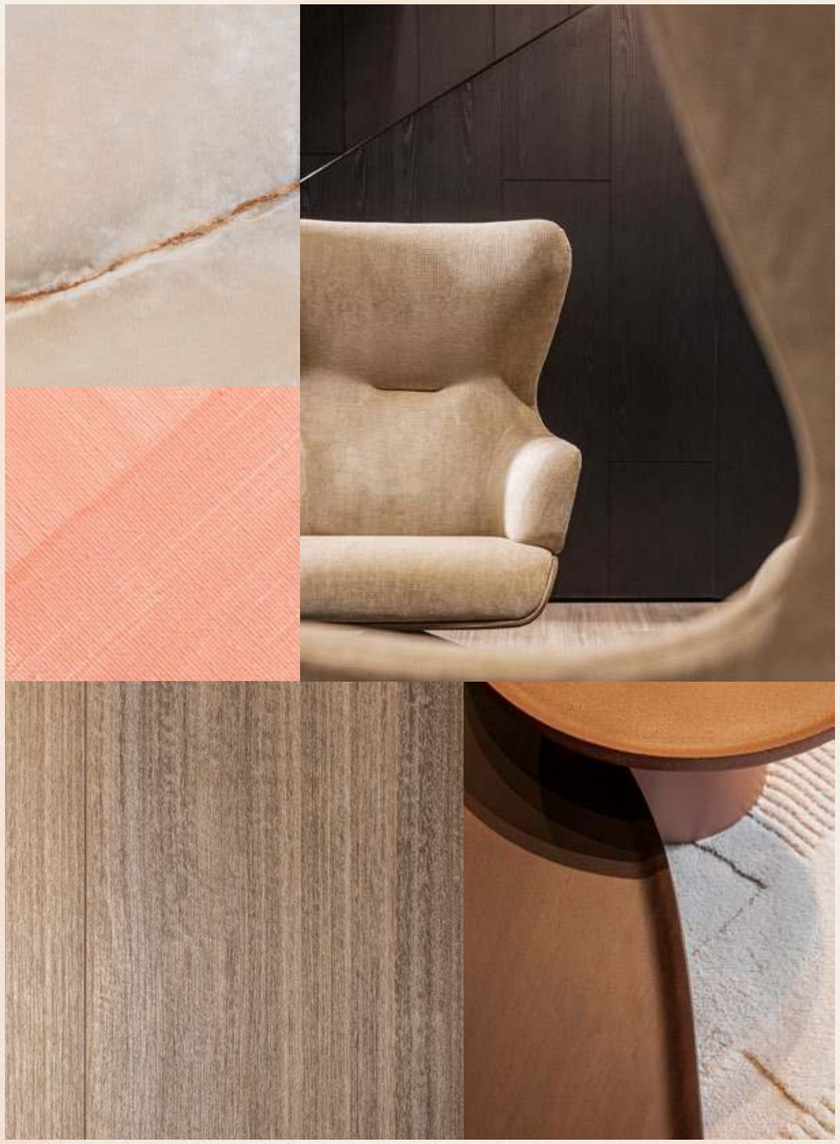
INTRODUCING THE CORAL COLLECTION

# 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.

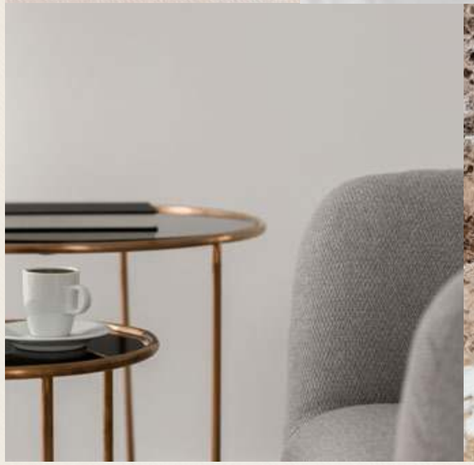
The Coral Collection is for those who appreciate distinctive architectural design, sophisticated style, and luxurious materials. With a wide variety of layouts, there is an ideal home to suit every lifestyle. The villas are designed so that each one offers a unique character, experience and environment,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

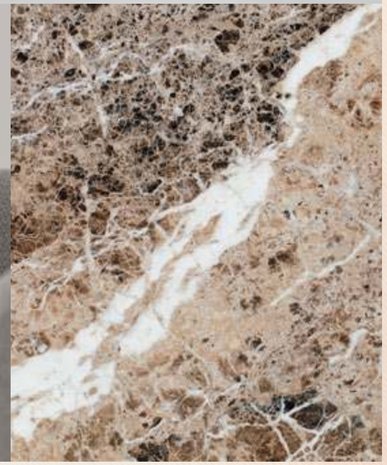
















OWN A PIECE OF

# HISTORY

LIVE IN A MASTERPIECE

2

Eight Unique Coral Villas

The Coral Collection — P. 28
Villa Ruby Sunset — P. 34

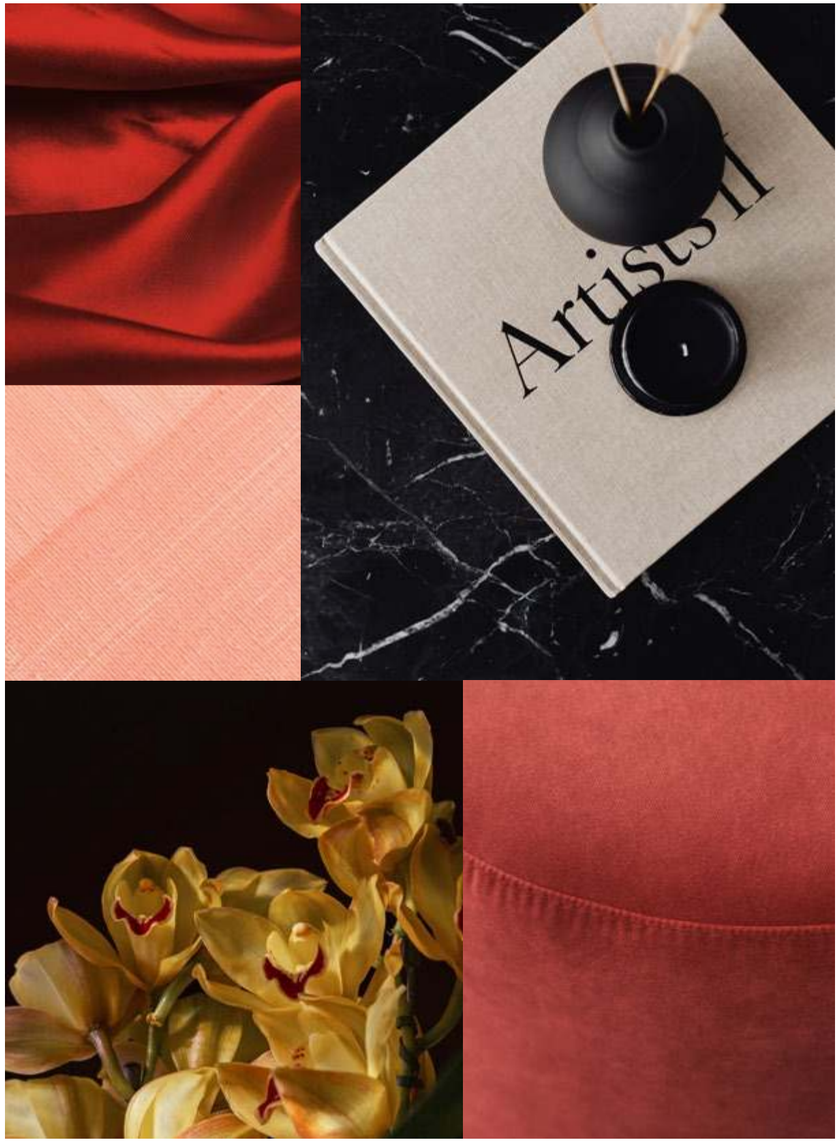
THE CORAL COLLECTION

# 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

# RUBY SUNSET

Seven-Bedroom Property

"The indoor spaces have been designed to best capture panoramic views."

WHITESPACE - ARCHITECT





## STYLE, BEAUTY AND FUNCTIONALITY

THIS HOME EMBRACES THE NATURAL ELEMENTS OF ITS BEAUTIFUL BEACHFRONT SETTING.

Picture the warmth and beauty of a magnificent, glowing sunset after a long day at work. As the brilliant sunshine of the day gradually fades to a deep ruby red, the outdoor space of this captivating, jewel-like home comes alive. Watch from the glorious beachfront garden of this precious property as the radiant sun slowly disappears below the horizon and the bright city lights flicker in the distance. Feel as though you are living between the meeting point of sea and sky as you look out over glistening views of the horizon. Discover the intimacy of luxury as you relax in your private residence directly on the beachfront.



"The indoor and outdoor spaces are seamlessly connected."

**WHITESPACE - ARCHITECT**





HOST MEMORABLE DINNER PARTIES AGAINST THE BACKDROP OF A SPECTACULAR SUNSET. EMBRACE THE CAPTIVATING, TROPICAL ATMOSPHERE THAT IS ENHANCED BY DAZZLING SEA VIEWS.







## The elegant façade, complete with wood-like panels, is clean, polished and perfectly in tune with its natural setting.

You are welcomed by a soaring, double-height foyer which provides a perfectly bright and airy space.

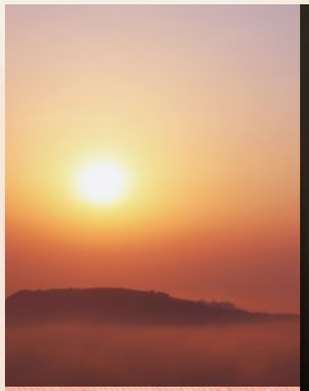
Relax and unwind under glowing sunlight in one of the many well-appointed rooms of this peaceful home.

A SERENE LIVING ENVIRONMENT.

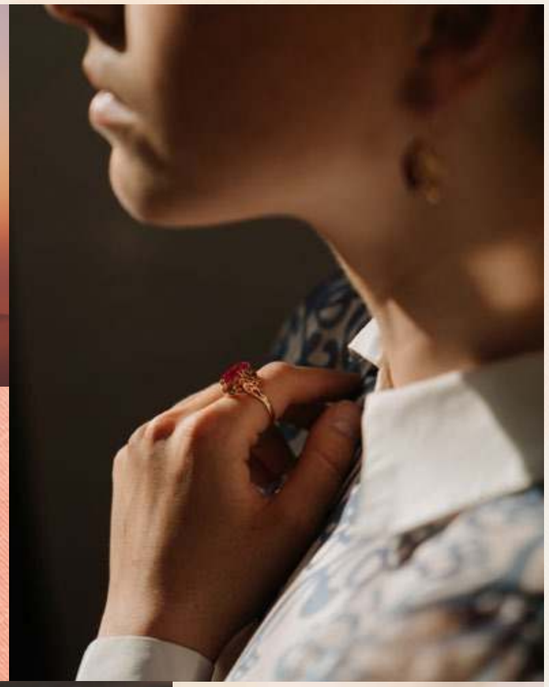
The series of sophisticated spaces in this delightful home promotes a calming, comfortable atmosphere enhanced by neutral tones, fine materials, and views over the natural beauty of Palm Jebel Ali. This magnificent home is one of the spectacular gems of this vibrant destination.

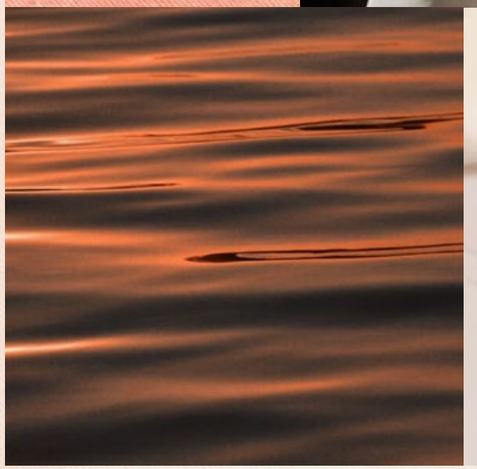














PASS THROUGH THE BRIGHT AND INVITING ENTRANCE FOYER TO BE GREETED BY THE EXQUISITE FORMAL DINING ROOM. THIS SOPHISTICATED SPACE, WHICH DISPLAYS A REFINED, NATURAL BEAUTY, SPARKLES LIKE A GLISTENING JEWEL.

The separate family living area includes a fabulous show kitchen with astounding sea views.
The beautiful kitchen island is sure to become a beloved feature of this elegant home.










## The refined lounge area, which completes the family living space, is the ideal place for relaxation.

Enjoy special family moments surrounded by those you love in this brilliantly bright environment.



The elegant formal living area enjoys glittering water views and seamless garden connectivity. Take a front-row seat for the daily sunset, and watch as the blue sky of day slowly fades to a soft red at night.

# The exceptionally spacious master suite will soon become your personal haven.

Look out over the horizon from this relaxing and tranquil space.













# A home must be practical as well as beautiful. This villa encompasses both aspects.

RELAX IN TIMELESS STYLE.

This inviting villa is both opulent and comfortable, natural and decorative. The soft neutral tones create the ideal environment in which you can add your personal flair.

Choose to embellish this jewel-like home with your treasured possessions and personal style and create your perfect living environment.

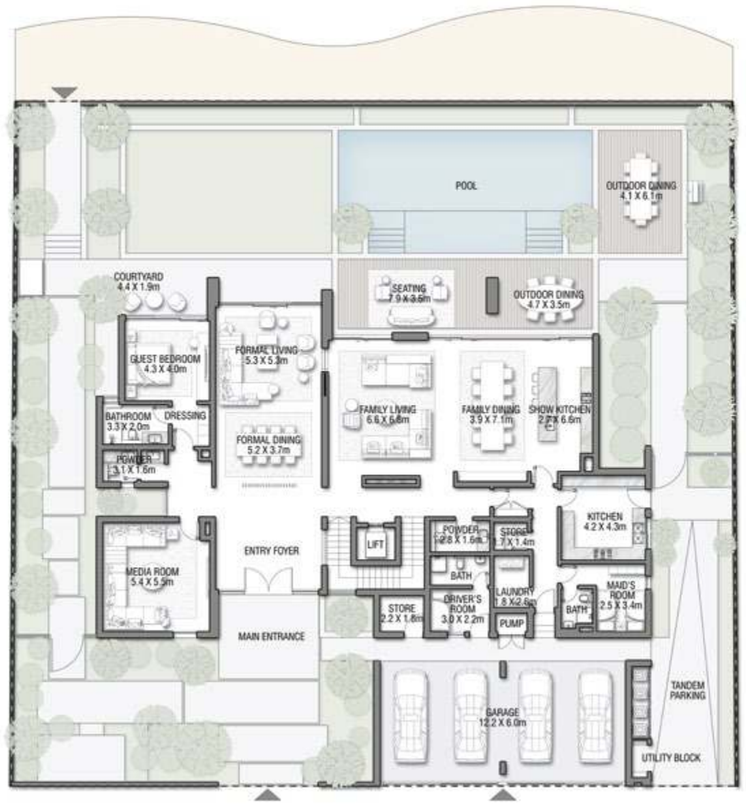
# Take time to practise your self-care rituals from the comfort of your luxurious master bathroom.

Feel uplifted and inspired as you are surrounded by the beauty of natural materials.

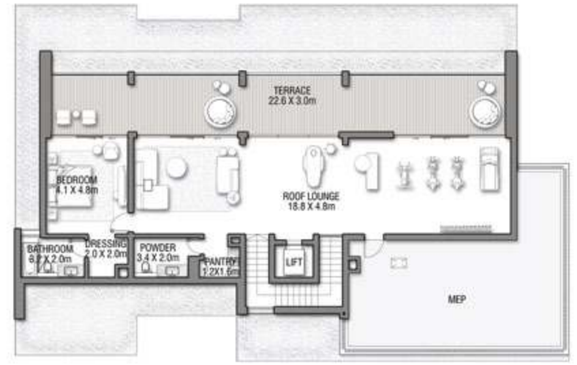









GROUND FLOOR




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. The Bespoke Edition Option offered to the buyer at additional price will include a standard pool offering.



VILLA

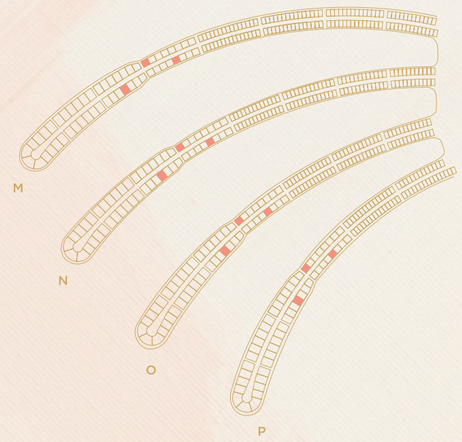
# RUBY SUNSET

Coral Villas Collection

## G + 2

7 BEDROOMS + FORMAL AND FAMILY LOUNGES + LIBRARY + MEDIA ROOM + ROOF LOUNGE AND TERRACE

| FLOOR TYPE | SQ. M. | SQ. FT. |
|---|---|---|
| Ground Floor | 381.38 | 4,105.14 |
| Balcony / Terrace / Porch–GF | 1.38 | 14.85 |
| First Floor Area | 362.65 | 3,903.53 |
| Balcony / Terrace – First Floor | 60.00 | 645.83 |
| Second Floor Area | 166.90 | 1,796.50 |
| Balcony / Terrace – Second Floor | 72.71 | 782.64 |
| Garage – Covered | 84.26 | 906.97 |
| TOTAL BUILT-UP AREA | 1,129.28 | 12,155.47 |
| Garage with Pergola | 0.0 | 0.0 |
| TOTAL AREA | 1,129.28 | 12,155.47 |






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.