PALM
JEBEL ALI

VILLA

SAPPHIRE

THE BEACH COLLECTION

NAKHEEL

"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, 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 BEACH VILLAS

Serenity By The Sea

In a beach villa, a happy tomorrow arrives every day, every single dawn.

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2. LIVE IN THE MASTERPIECE

OWN A PIECE OF HISTORY

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A CURATED COLLECTION

THE BEACH

VILLAS

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Serenity By The Sea

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BEACHFRONT LIVING AT ITS FINEST

SUN, SEA, SAND, & SOPHISTICATION

EDEN HAS A NEW ADDRESS.

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.

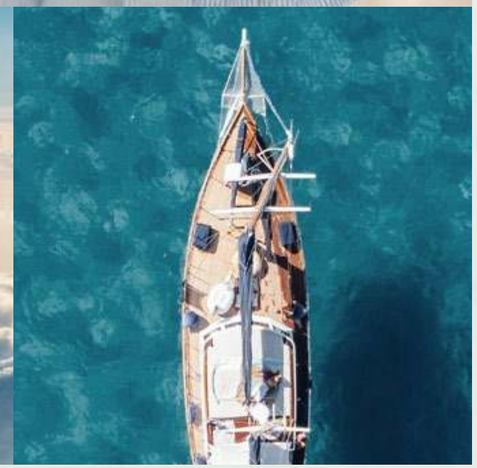
Palm Jebel Ali rises from the sea to form a perfect paradisiacal archipelago. This masterpiece of luxury living offers a unique perspective on Dubai's skyline from a haven of tranquillity to boasting the longest coastline of any destination in Dubai. Palm Jebel Ali is located minutes away from the energy 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.

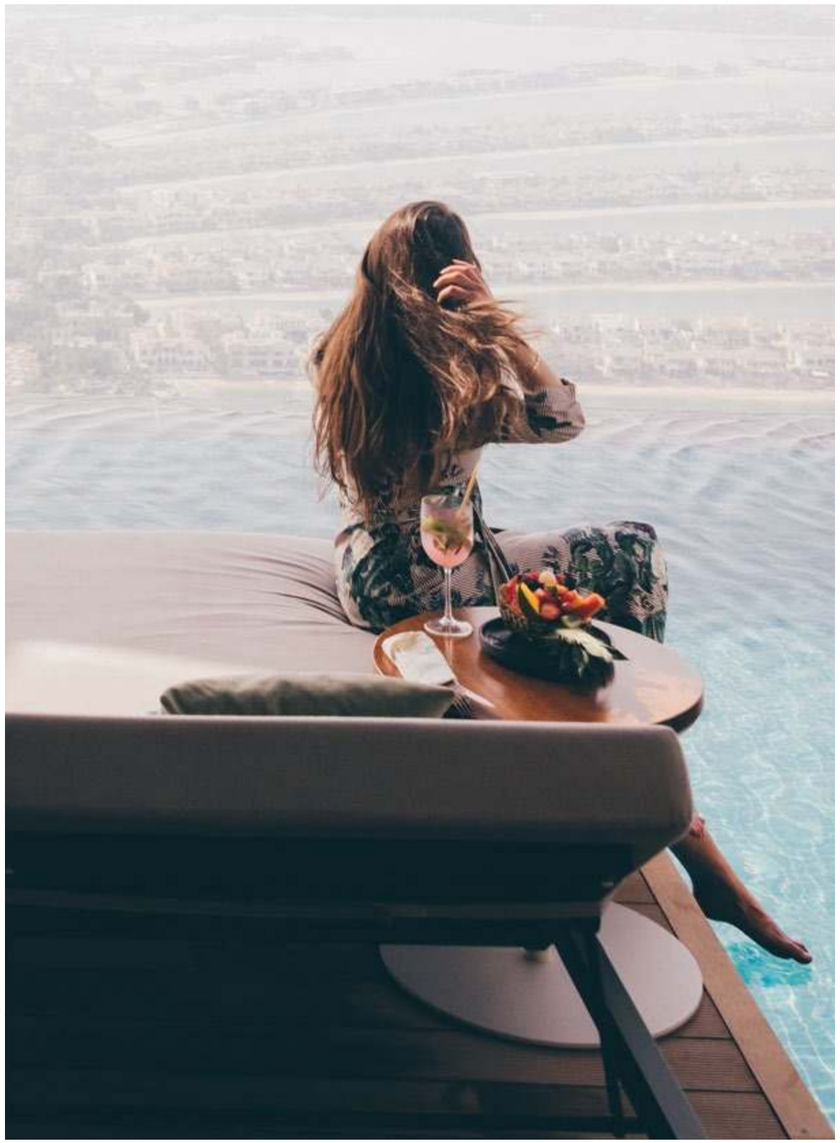


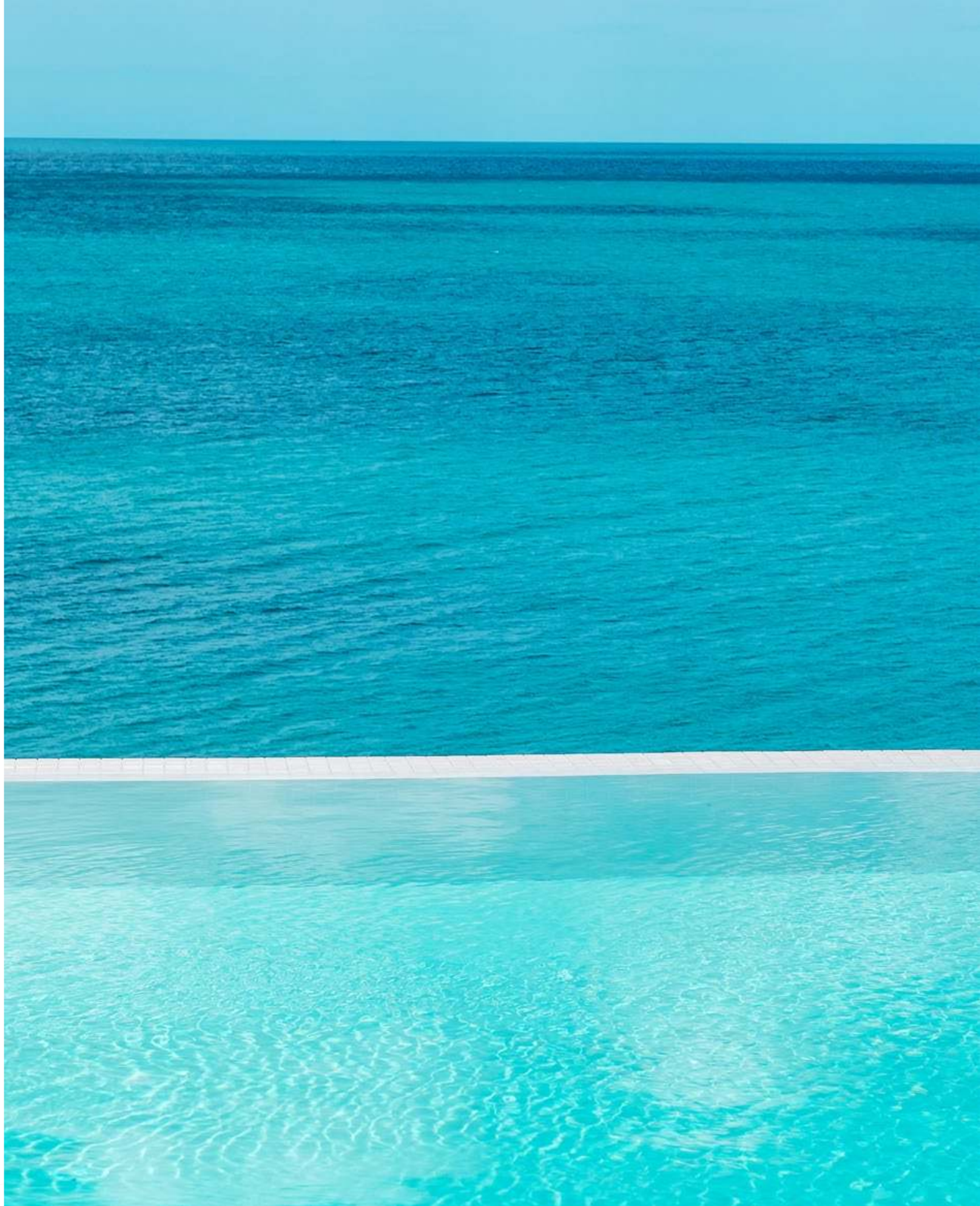










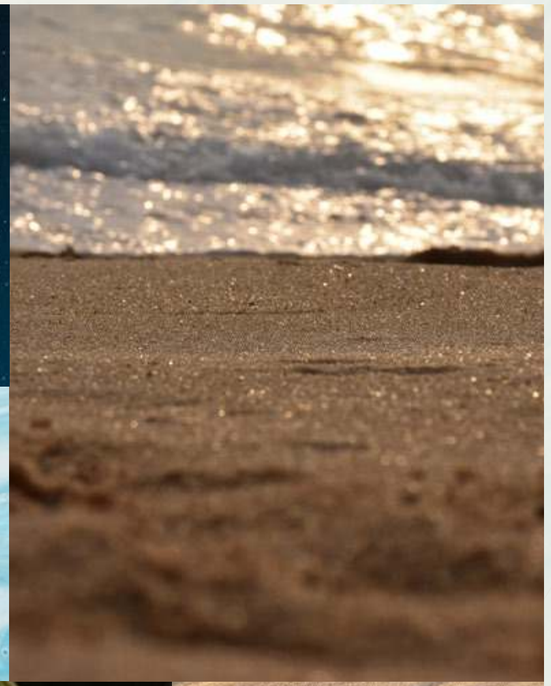


THE FRONDS

BEACH COLLECTION



















FLOURISHING GREEN FRONDS

AN ICONIC NEIGHBOURHOOD

ARTFULLY DESIGNED, PRIVATE NEIGHBOURHOODS FOR SOPHISTICATED CITY 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 BEACH COLLECTION

CRAFTED WITH CARE

SOPHISTICATED STYLE AND PERFECT POISE.
DISCOVER THE BLISSFUL BEACH COLLECTION.

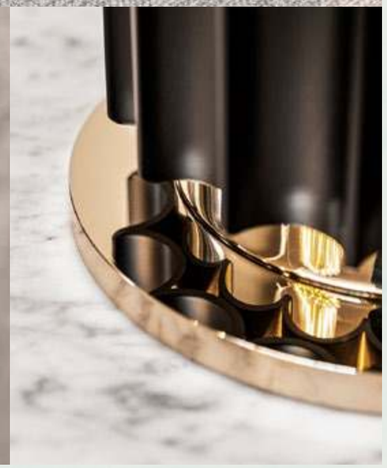
An inspired collection nestled in an idyllic setting. Relax as you listen to the sounds of calming water from the comfort of your enchanting beachfront terrace.











Exceptional design, a breathtaking beachfront location, and the tranquillity of an exclusive, private neighbourhood.

HOMES DESIGNED WITH STYLISH FLAIR.

The Beach Collection is for those who seek a home with a distinctly creative, contemporary design. Discover the wide range of unique architectural designs developed to accommodate a variety of lifestyles with thoughtful spacious layouts that ensure seamless indoor-outdoor living, designed to maximise views of the sea and integrate a feeling of outdoor and indoor harmony. Contemporary architecture achieves a timeless appeal.
Villa finishes are unique to each villa, complementing its design and enhancing its key features.













LIVE IN A MASTERPIECE

OWN A PIECE OF

HISTORY



2

Eight Unique Beach Villas

The Beach Collection — P.28
Villa Sapphire — P.34

THE BEACH COLLECTION

WELCOMING WATERFRONT RESIDENCES

THE CONTEMPORARY COMPOSITION OF EACH STATEMENT VILLA HAS BEEN METICULOUSLY DESIGNED.

Imagine living an exclusive waterfront experience. Every day, every morning and every evening, watching and listening to the sea with its waves, its sinuous movements, its sparkling surface: the perfect blend, creating a harmonious landscape.

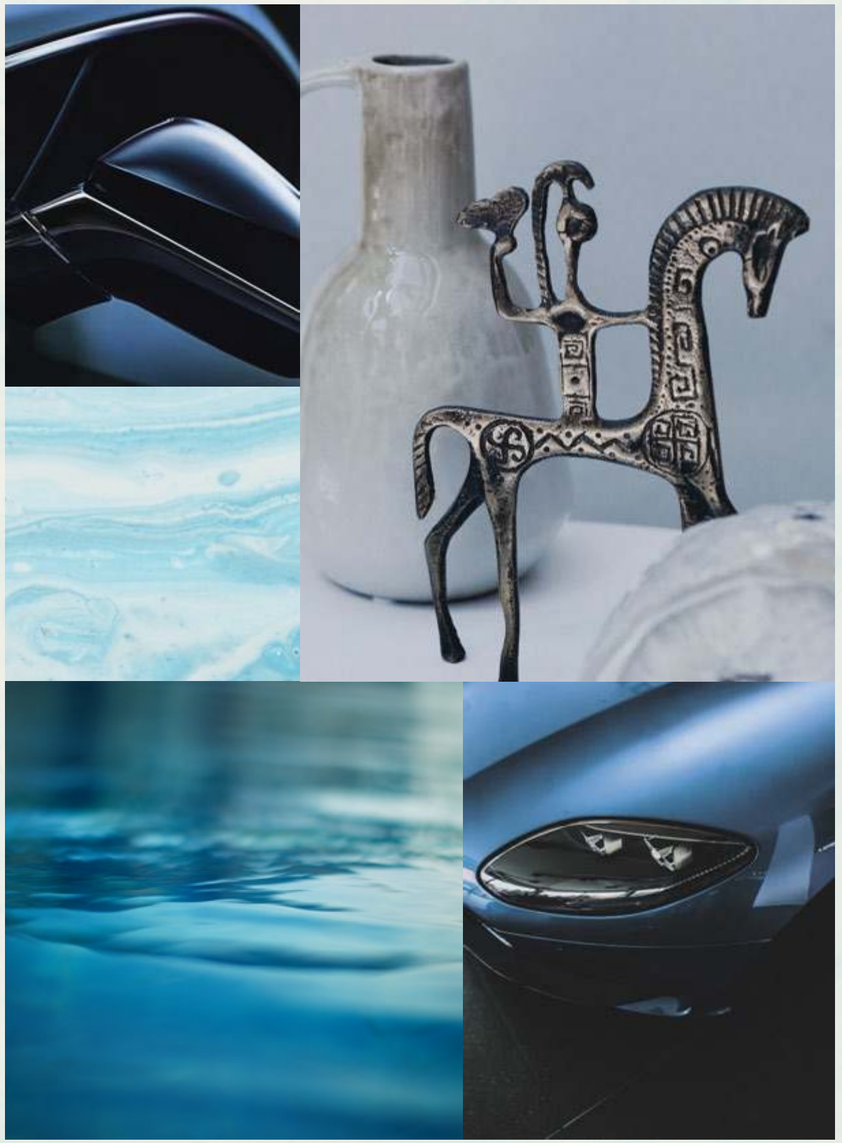
A gorgeous living space, up to six generous bedrooms with private ensuite bathrooms, lush greenery and colourful plants, the careful design of every detail, and – overall – the feeling of a continuous and open relationship between the indoors and outdoors.
In the Beach Villas, everyday life is a natural expression of harmony and perfection.



Located on the exclusive fronds, each residence enjoys direct beach connectivity in this serene, private neighbourhood.

TRUE LUXURY LIVING REFLECTS YOUR OWN DESIRES.

Choose an elegant home of the highest quality and enjoy an unrivalled lifestyle. Each villa will be unique and bespoke to realise individual needs and personal balance. We build happiness and prosperity for all our residents.





BEACH CONNECTIVITY / SERENE / PRIVATE

VILLA

SAPPHIRE

Six-Bedroom Property

Experience the joy of living in this refined villa, where every moment of every day is precious.

VILLA SAPPHIRE

AN URBAN SANCTUARY

SLEEK AND SOPHISTICATED - A GRACEFUL RETREAT.

This stand-out home is ideal for those with a bold, contemporary taste in architecture and design. Sapphire is one of the most precious and recognised gems in nature. Many legends are tied to this blue stone. Sapphire is known for being the gem of inner peace and deep wisdom; most importantly, it symbolises absolute purity. This villa, with its upper volume that seems to float over its base, appears like an urban temple. Reflecting on glass surfaces, the blue sky and the blue sea will become a part of everyday living. Inspiring in every moment.







"The creation of a vibrant composition between vertical screens and accentuated horizontal slab edges gives the villa its unique feel."

SAOTA – ARCHITECT





THE PROPERTY MAKES THE MOST OF ITS SEAMLESS INTEGRATION BETWEEN THE OUTDOORS AND THE INDOORS
WITH THE MAXIMISATION OF THE VIEWS AND THE DAZZLING SEA BEYOND.
LIVE WITHIN THE DUALITY OF THE INSPIRATION OF SAPPHIRE: SEA AND SKY.





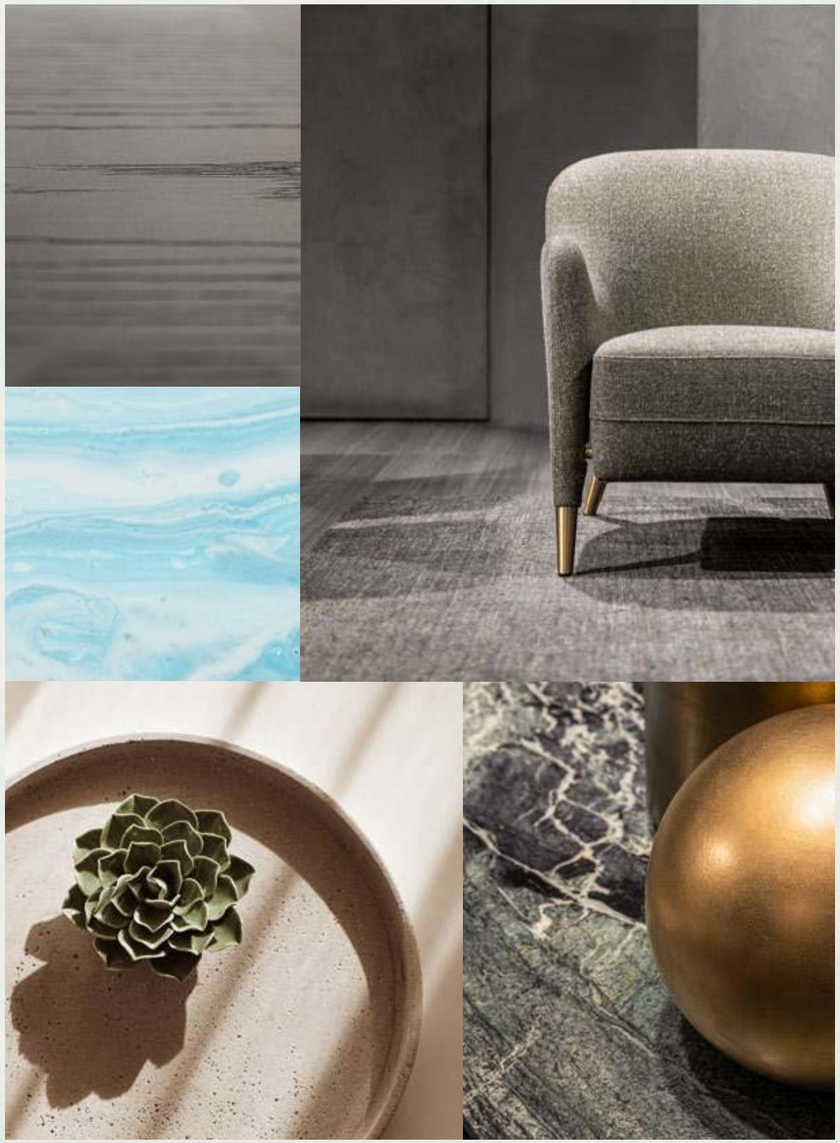


The façade includes clean lines and vertical screens, which give a sleek and contemporary appearance to the front of the property.

The atmosphere of this spectacular home exudes both inviting warmth and refined elegance.

ENJOY REFINED LUXURY BY THE SEA.

This property boasts comfortable, open-plan spaces, which flow seamlessly from the interiors to the beautiful beachside garden. This increased flexibility makes each room feel even more spacious, while filling the interiors with an abundance of natural light and fresh air.



"The creation of an uninterrupted spatial flow between inside and out maximises the experience of space."

SAOTA – ARCHITECT



HOST SPECTACULAR DINNER PARTIES WITH FRIENDS IN THE SUMPTUOUS INDOOR DINING AREA OR UNDER THE STARS IN THE OUTDOOR DINING PAVILION.



The glamorous show kitchen, complete with a central island, is finished in a contemporary palette that includes darker timbers, grey tiles, and bronze inlays for a striking result.

Crowning this property is a sizeable versatile rooftop lounge, providing broad waterfront views and access to a wide rooftop terrace.

The grand master suite includes a private seafront balcony, dressing area and beautiful master bathroom.

Wake up to breathtaking sea views.











Quality craftsmanship, meticulous detail, and thoughtfully planned spaces come together in this magnificent home.

A PROPERTY CRAFTED FOR A CONTEMPORARY MODE OF LIVING.

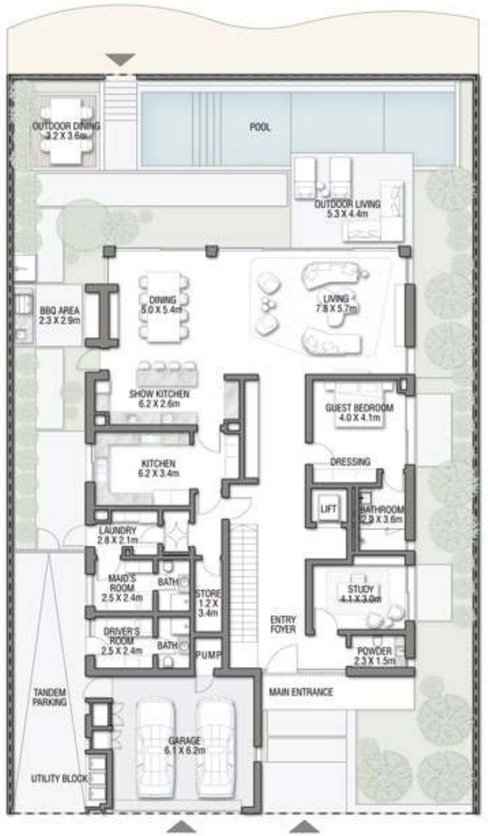
This villa is complete with fine finishes at every turn and a rich composition of materials. The layout includes a well thought-out floor plan. One unique addition is the garden-facing study room with direct access to the front door, which could easily serve as a home office.



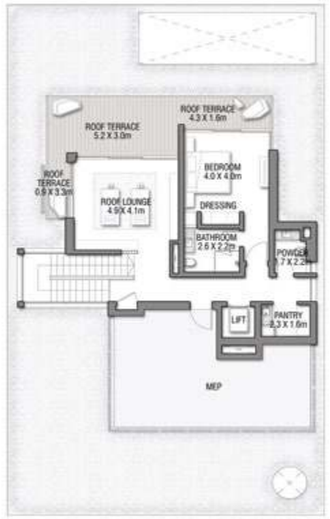




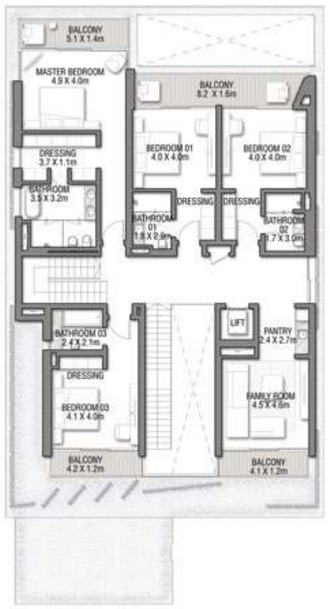
The sublime bathrooms are complete with statement details, contrasting materials, and atmospheric lighting.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

VILLA

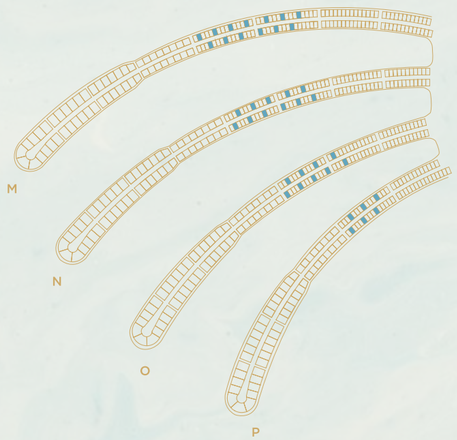
SAPPHIRE

Beach Villas Collection

G + 2

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

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	266.94	2,873.32
Balcony / Terrace / Porch-GF	0.0	0.0
First Floor Area	233.49	2,513.27
Balcony / Terrace – First Floor	35.11	377.92
Second Floor Area	104.46	1,124.40
Balcony / Terrace – Second Floor	29.63	318.93
Garage – Covered	48.29	519.79
TOTAL BUILT-UP AREA	717.92	7,727.63
Garage with Pergola	0.0	0.0
TOTAL AREA	717.92	7,727.63







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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THE BEACH COLLECTION

PALM
JEBEL ALI

NAKHEEL

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