PALM
JEBEL ALI

VILLA

# TERRACOTTA

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

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## Serenity By The Sea

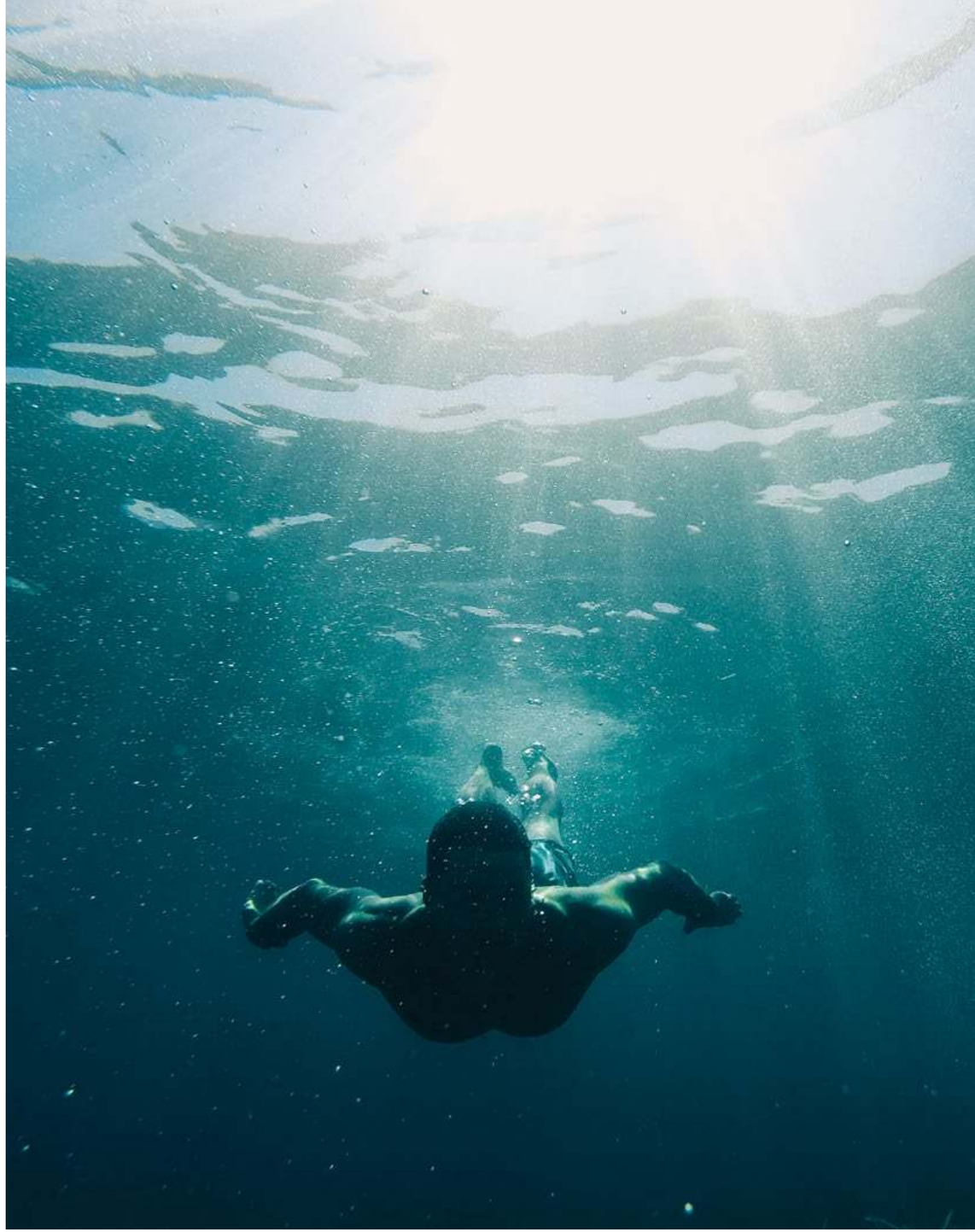

Beachfront living at its finest — P. 6
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BEACHFRONT LIVING AT ITS FINEST

# 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.

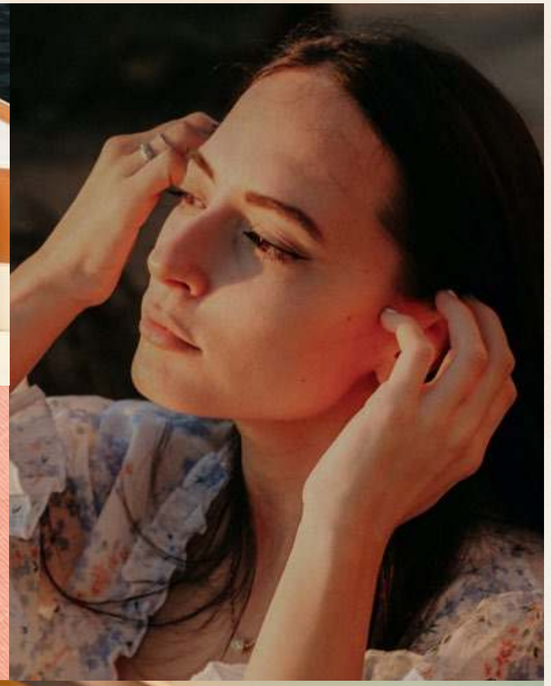
LIVE IN HARMONY WITH NATURE, BETWEEN THE CITY AND THE SKY.

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.

















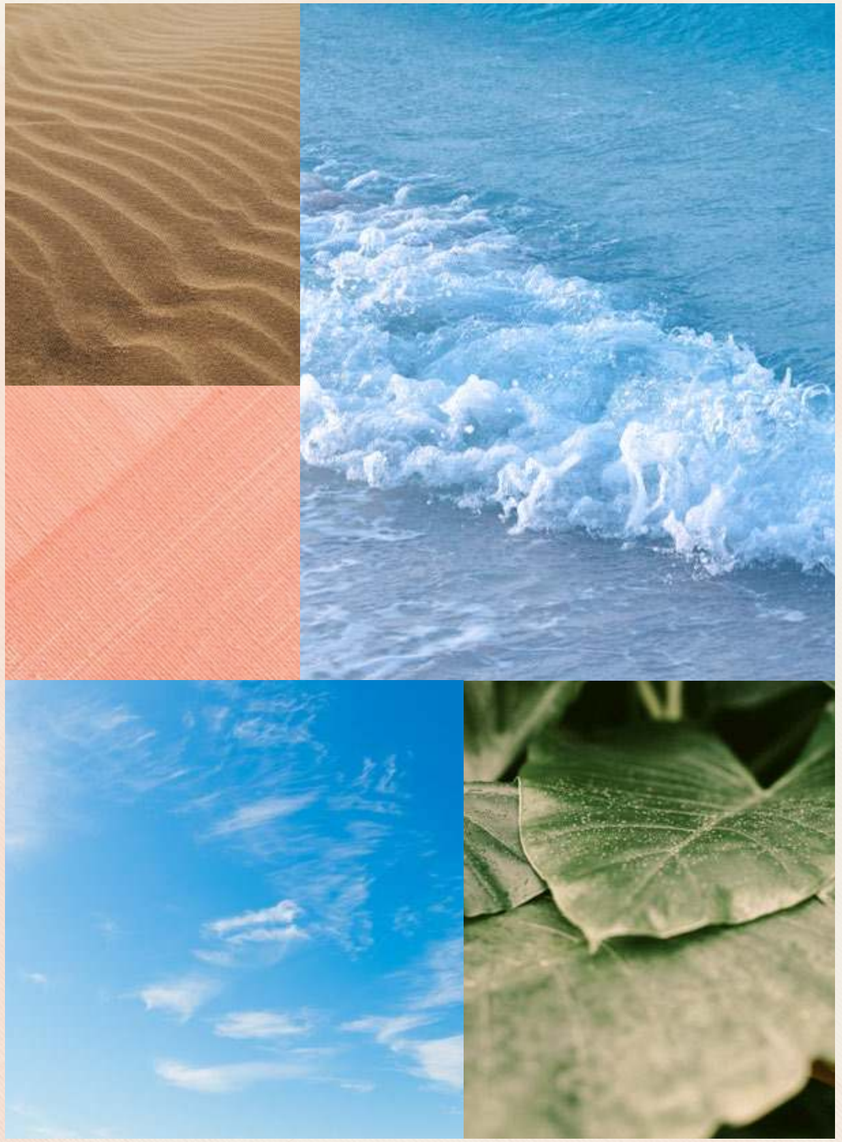
# THE FRONDS

## CORAL COLLECTION















FLOURISHING GREEN FRONDS

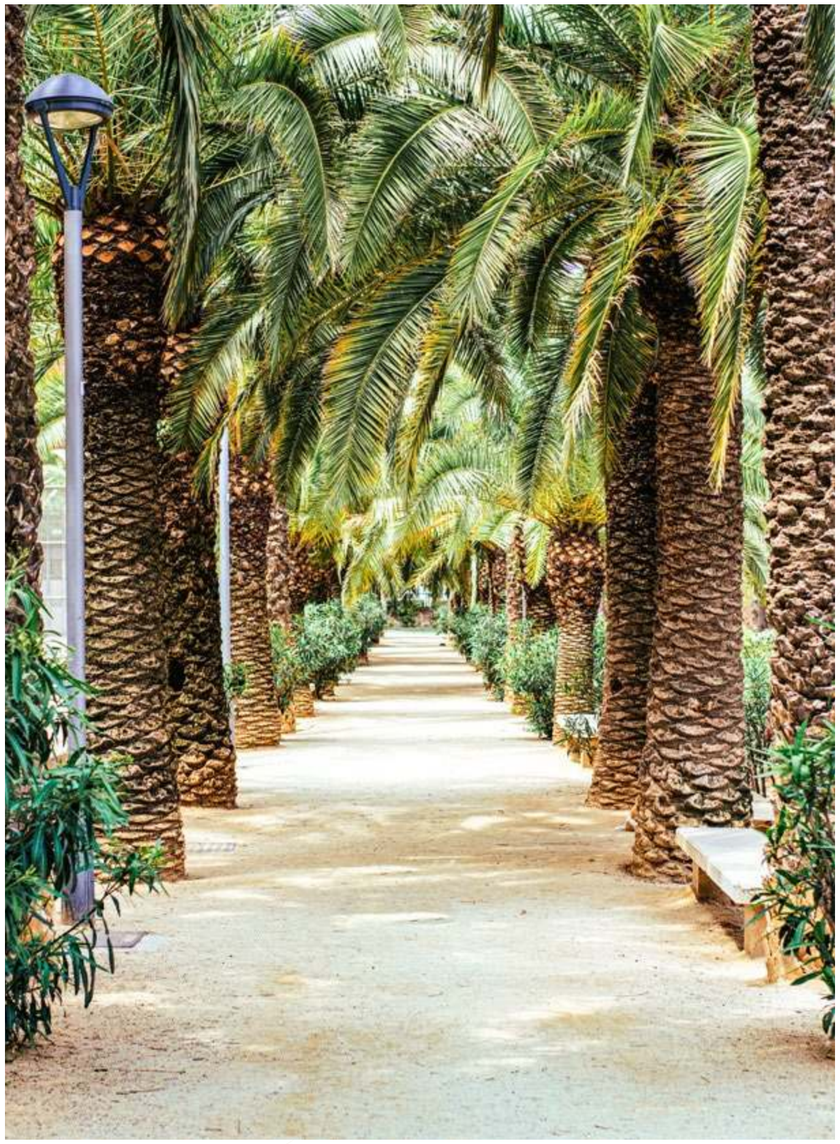
# AN ICONIC NEIGHBOURHOOD

**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.



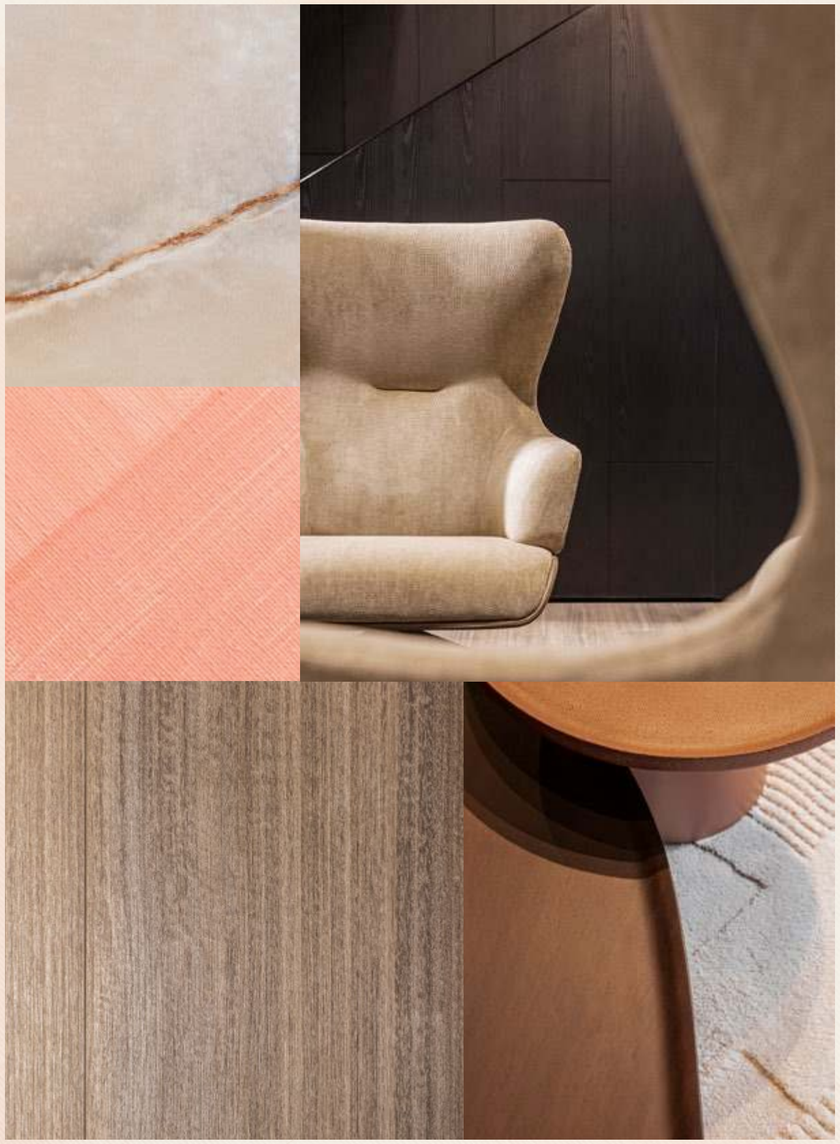


INTRODUCING THE CORAL COLLECTION

# 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.

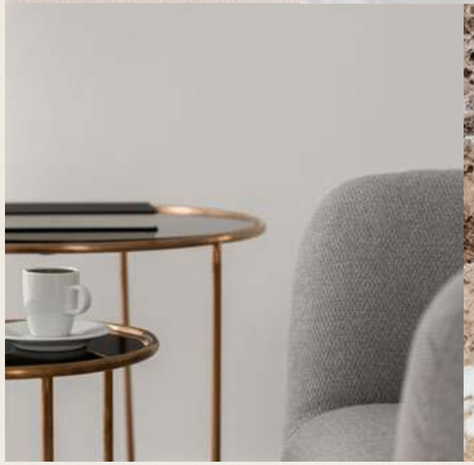
The Coral Collection is for those who appreciate distinctive architectural design, sophisticated style, and luxurious materials. With a wide variety of layouts, there is an ideal home to suit every lifestyle. The villas are designed so that each one offers a unique character, experience and environment,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

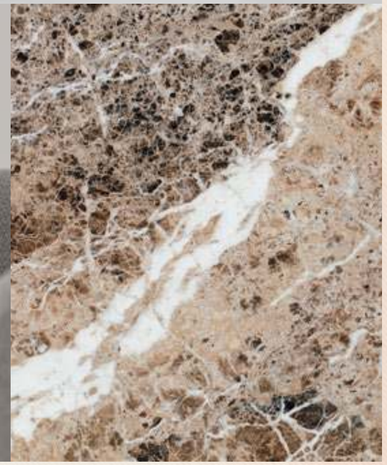
















LIVE IN A MASTERPIECE

OWN A PIECE OF

# HISTORY

2

Eight Unique Coral Villas

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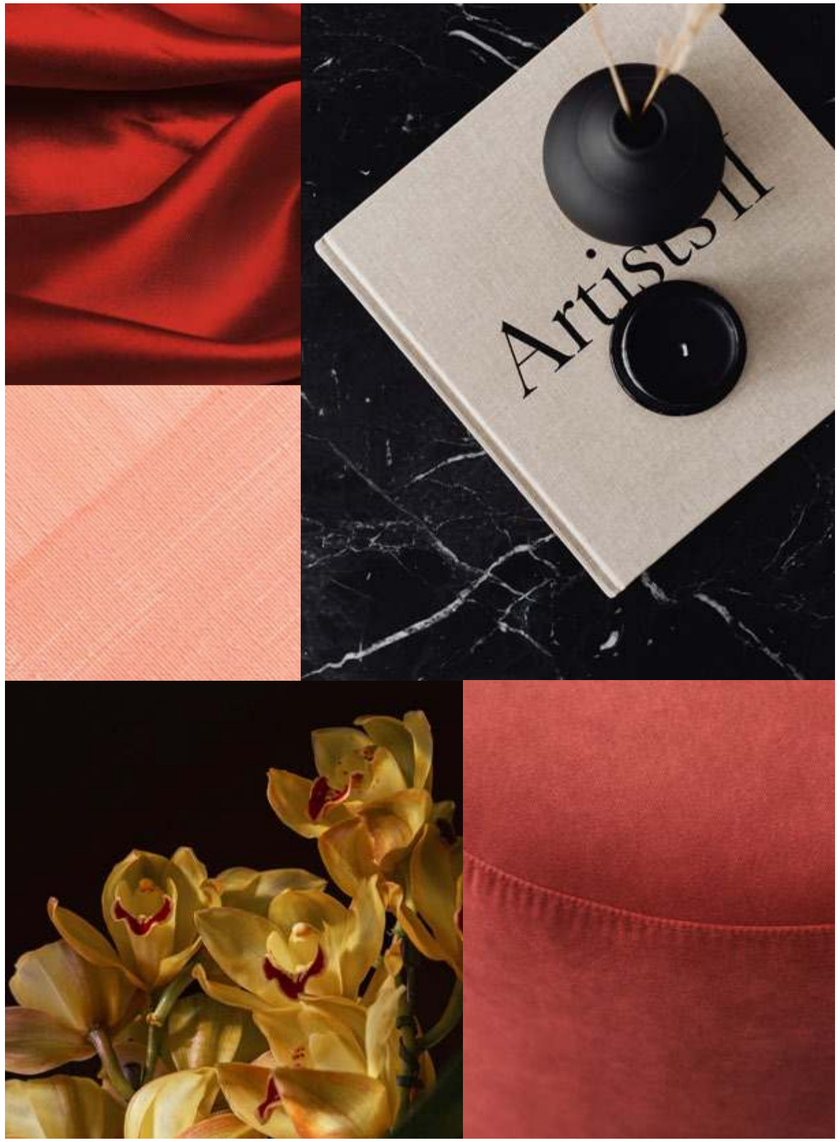
THE CORAL COLLECTION

# 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

# TERRACOTTA

Seven-Bedroom Property

This unique home has a distinctively contemporary look and feel. With bold design choices that include an enclosed showpiece car gallery, this is the ultimate home for luxury enthusiasts.





## A PALATIAL RESIDENCE

ICONIC DESIGN AND DRAMATIC DETAILS ENSURE AN AWE-INSPIRING RESULT.

Bright, vibrant, and distinctive – this villa is as striking as the astonishingly rich and complex, warm and inviting red-hot shade of terracotta. Artistic, attractive, and impressive, this home certainly demands attention whilst being perfectly in tune with its natural setting. This is a home designed for contemporary connoisseurs who live life in the fast lane. As you explore each majestic space and marvel at infinite views over the ever-changing seascape, feel a deep sense of peace and calm as you relax in the grandeur of this magnificent home surrounded by nature.







This grandiose villa is the epitome of sophistication. Spend long, leisurely evenings on the wondrous waterfront terrace, enthralled by breathtaking views over the ever-enchanting sea and sky.









# The truly striking façade gracefully balances open and closed spaces.

The central glass panels, with vertical detailing, invite an abundance of natural light inside. Enjoy an uplifting experience each time you return home.

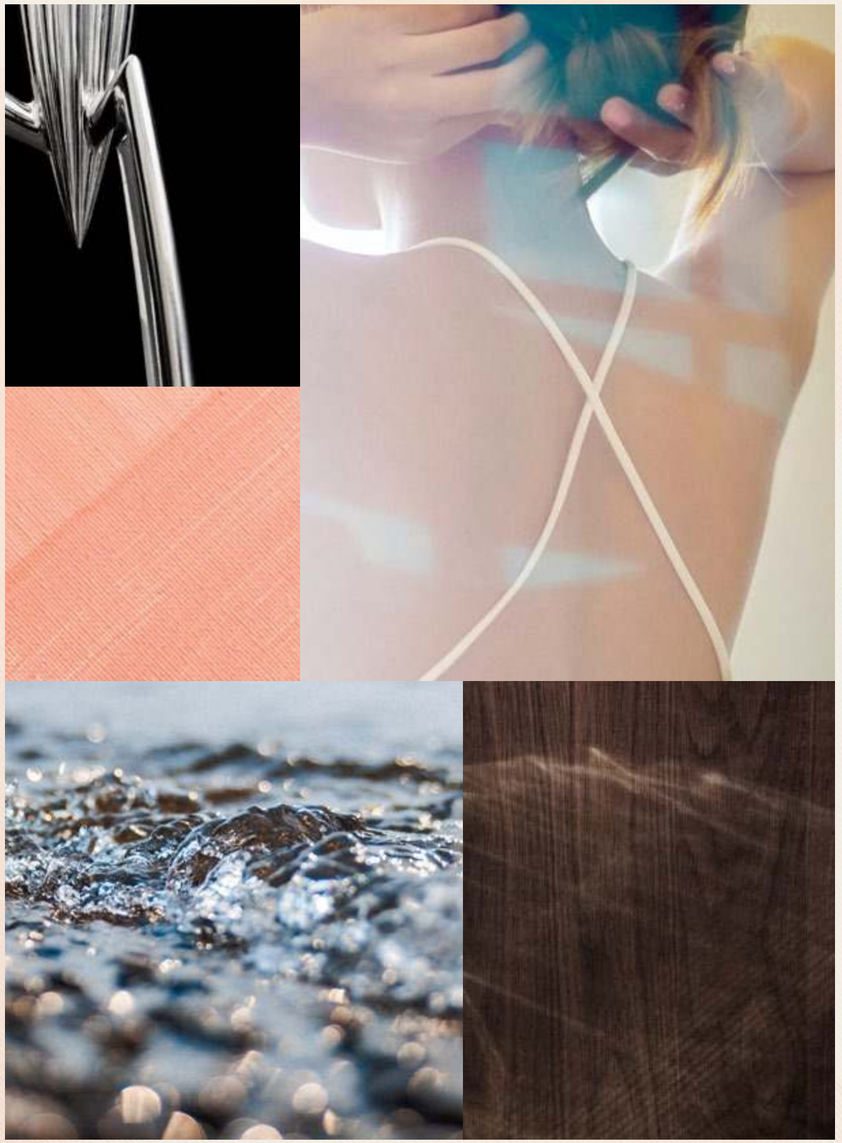
# The dramatic design of this spectacular home will delight you and your guests every single day.

## MAKE A LASTING IMPRESSION.

This home is unlike any other in the collection. It is ideal for those who seek a stylish and unique residence with statement features throughout. Perfect for those with a penchant for entertaining, you can be assured your guests will be amazed by the immaculately designed spaces that make a lasting impression. Beach-facing, double-height formal living space will delight all occupants, whether having a quiet night in or hosting a glittering get-together, this home is ideal for every occasion.







The sweeping floor-to-ceiling windows infuse each space with the natural elements – dazzling sunlight, refreshing sea air, and the fragrance of flourishing greenery are welcomed into the expansive living space.



THE SPACIOUS HOME OFFICE, WHICH LEADS TO THE FORMAL LIVING ROOM, IS IDEAL FOR HOSTING CLIENTS. IN THIS EXQUISITE SPACE, YOU CAN SIMULTANEOUSLY ADMIRE BREATHTAKING WATER VIEWS AND YOUR PRIZED CAR COLLECTION ON DISPLAY IN THE STUNNING CAR GALLERY.









# Retreat to the serene master suite that will become your everyday sanctuary.

Allow the extensive views of the blue sea to fill you with a deep sense of calm as you admire the beauty of nature.

# Enjoy comfortable, private lounge areas that are decorated with fine finishes and meticulous detailing.

The calming sounds and sights of the dynamic sea view fill this space with tranquil energy.





The striking roof terrace, located on the second floor, is the ideal setting for a spacious, at-home gym. Practise yoga or train in the brilliant and warm sunshine as you focus on your well-being.







This grand villa is ideal for those who delight in entertaining but also enjoy peaceful moments surrounded by nature.

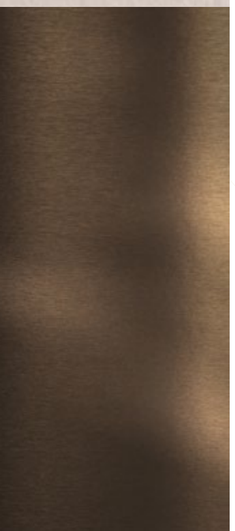
SPACE FOR WORK, WELLNESS AND LEISURE.

This home has been designed to provide sleek and stylish spaces to accommodate every aspect of your exhilarating lifestyle: from working at home and meeting clients to hosting exclusive dinner parties and memorable events to rest and self-care.

The presence of natural elements, such as warm sunshine, the sparkling sea, and lush greenery, add a new dimension to this vibrant design, creating a blissful environment from morning until night.

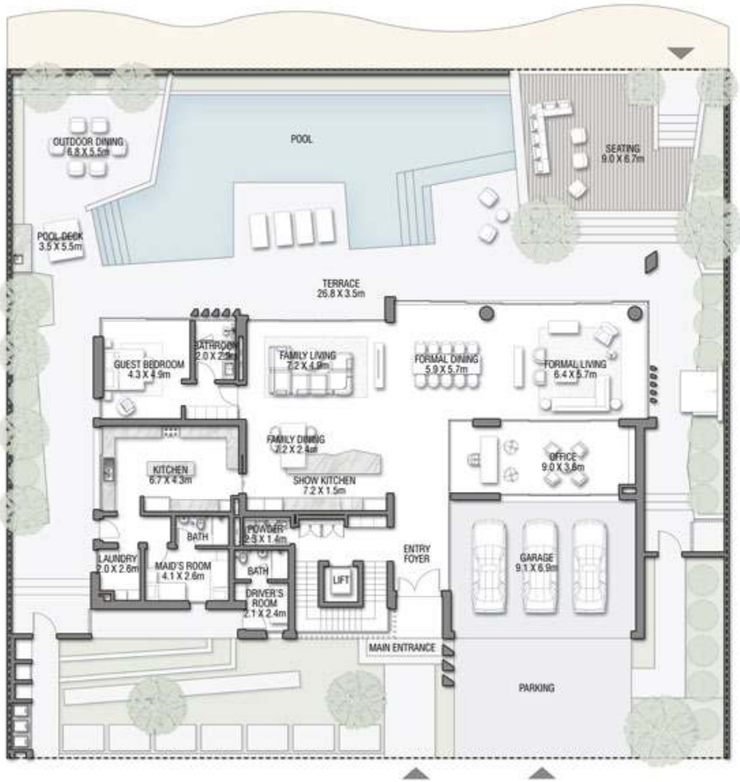








The unique master bathrooms in this remarkable property incorporate lush outdoor space, creating a refreshing atmosphere that inspires relaxation.




GROUND FLOOR




SECOND FLOOR




FIRST FLOOR

VILLA

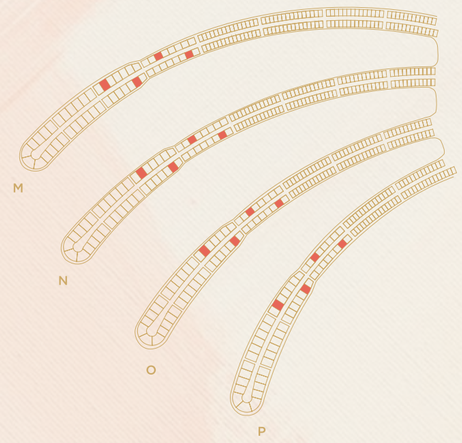
# TERRACOTTA

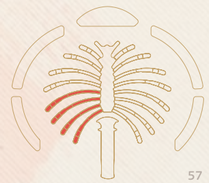
Coral Villas Collection

## G + 2

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

| FLOOR TYPE | SQ. M. | SQ. FT. |
|---|---|---|
| Ground Floor | 351.58 | 3,784.38 |
| Balcony / Terrace / Porch–GF | 0.0 | 0.0 |
| First Floor Area | 365.54 | 3,934.64 |
| Balcony / Terrace – First Floor | 73.21 | 788.03 |
| Second Floor Area | 180.54 | 1,943.32 |
| Balcony / Terrace – Second Floor | 92.52 | 995.88 |
| Garage – Covered | 64.50 | 694.27 |
| TOTAL BUILT-UP AREA | 1,127.89 | 12,140.51 |
| Garage with Pergola | 0.0 | 0.0 |
| TOTAL AREA | 1,127.89 | 12,140.51 |






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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