PALM
JEBEL ALI

VILLA

ACQUAMARINA

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

1

Serenity By The Sea

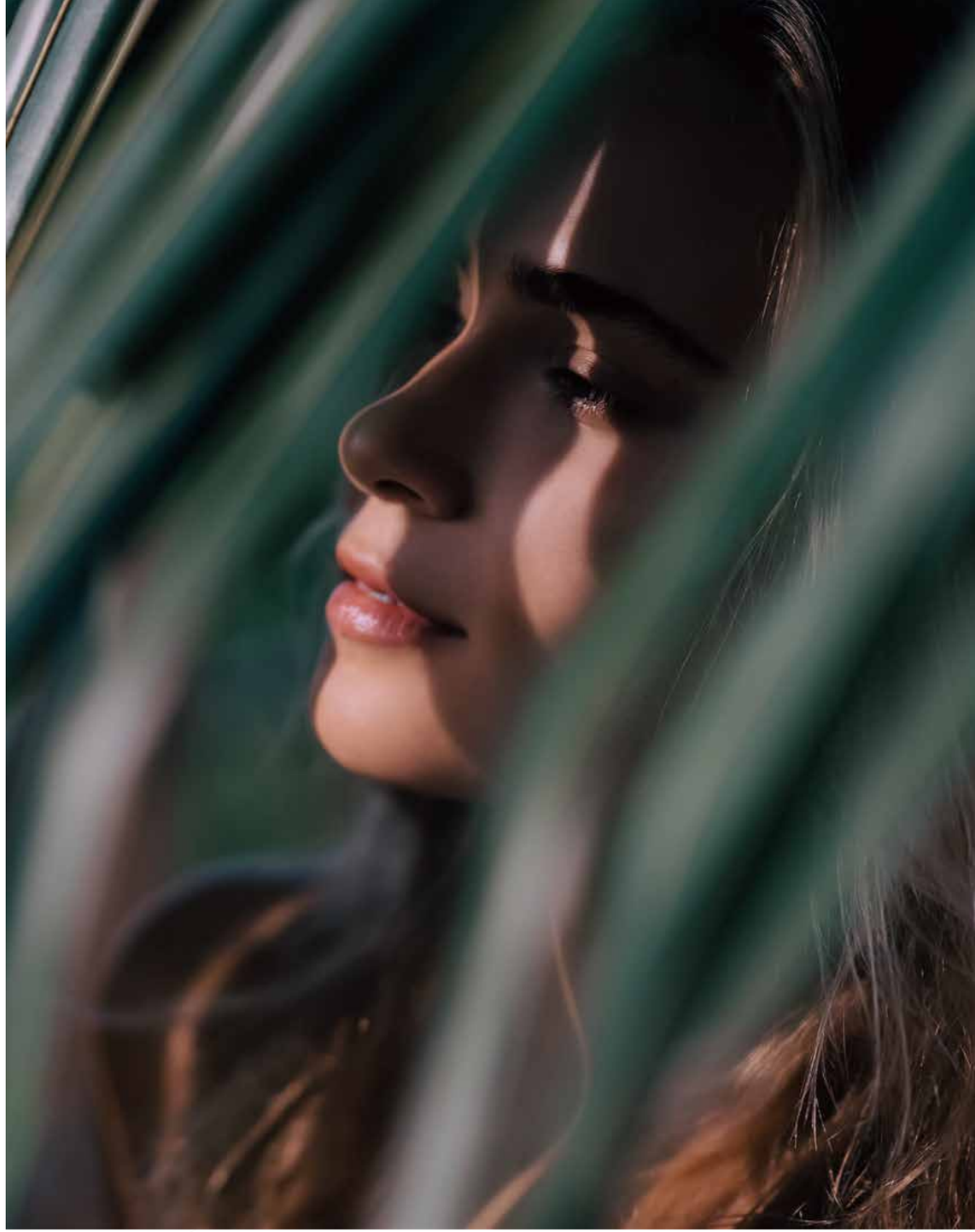
Beachfront living at its finest — P. 6
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BEACHFRONT LIVING AT ITS FINEST

SUN, SEA, SAND, & SOPHISTICATION

EDEN HAS A NEW ADDRESS.

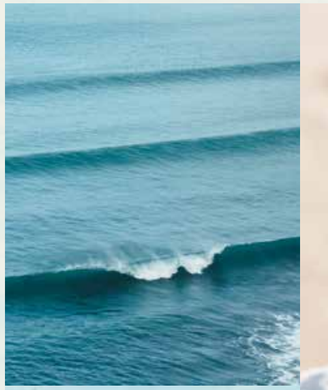
Welcome to Palm Jebel Ali, a world-class lifestyle destination meticulously designed and impeccably curated, providing unrivalled luxury living to its residents.



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.

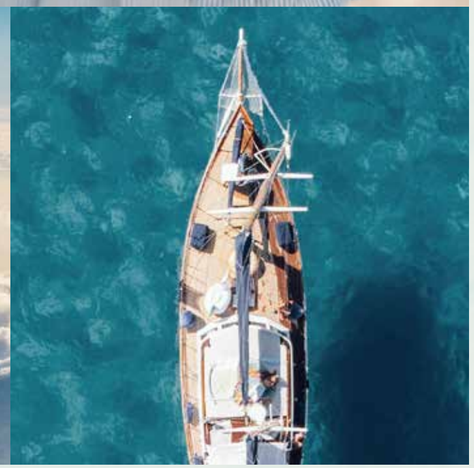
Palm Jebel Ali rises from the sea to form a perfect paradisiacal archipelago. This masterpiece of luxury living offers a unique perspective on Dubai's skyline from a haven of tranquillity to boasting the longest coastline of any destination in Dubai. Palm Jebel Ali is located minutes away from the energy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

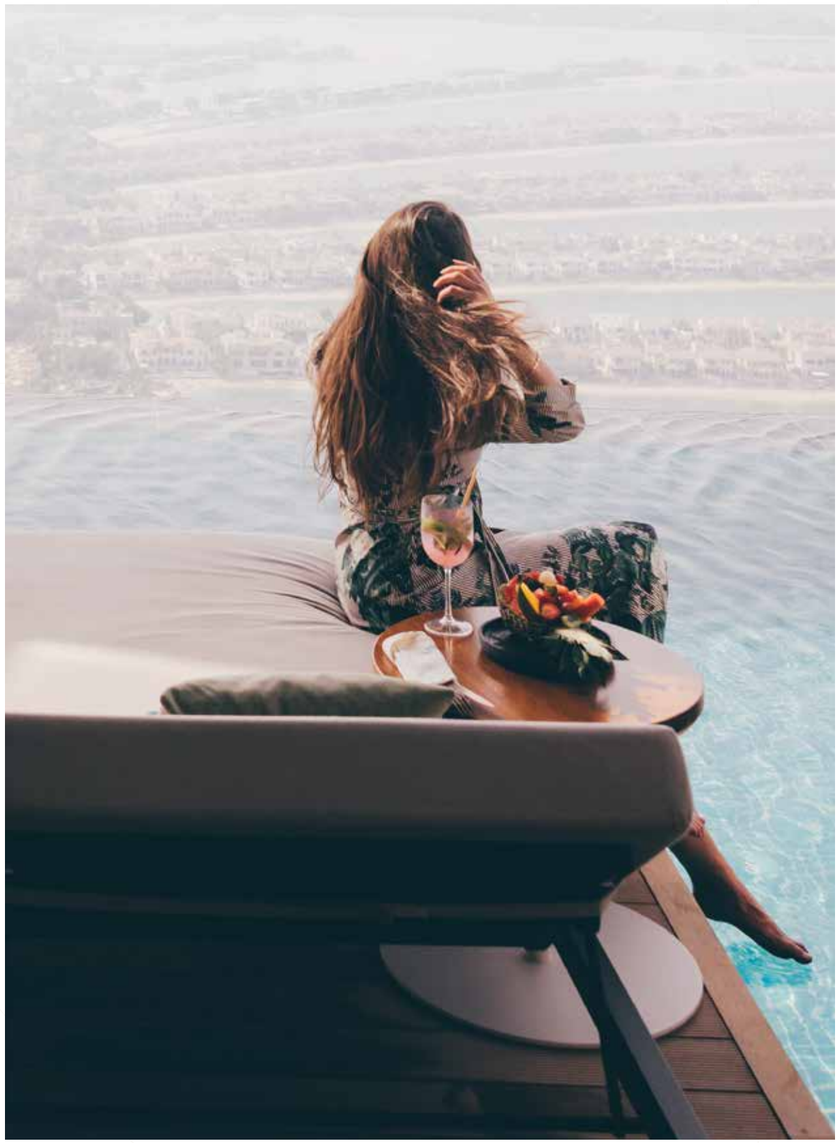


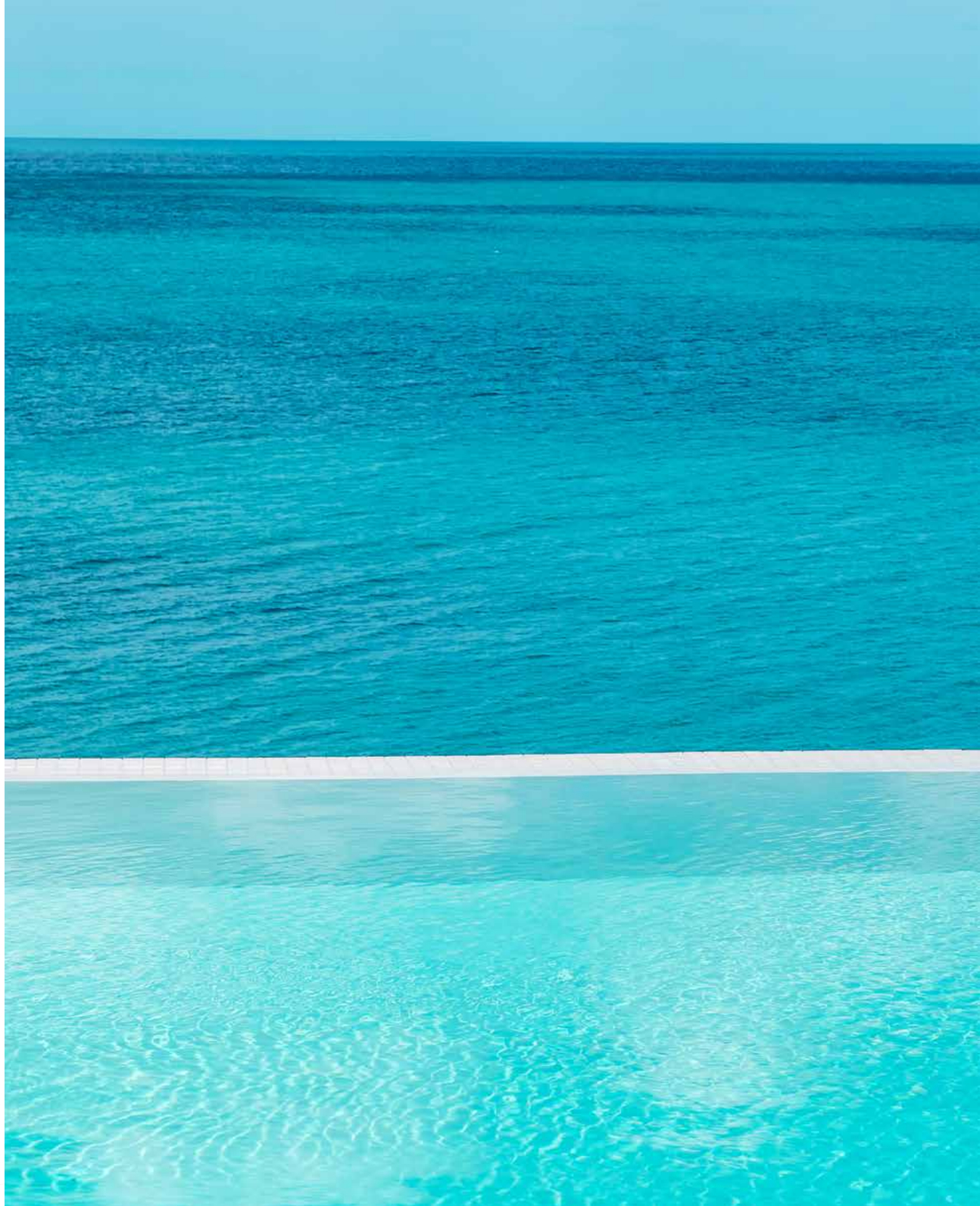










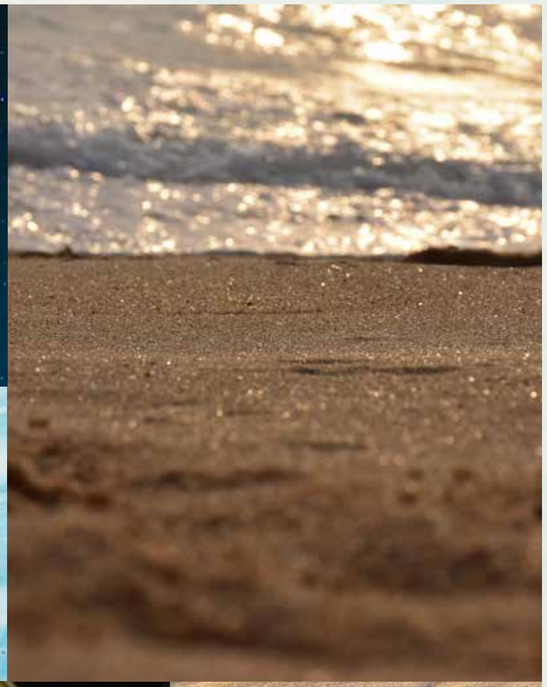


THE FRONDS

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.

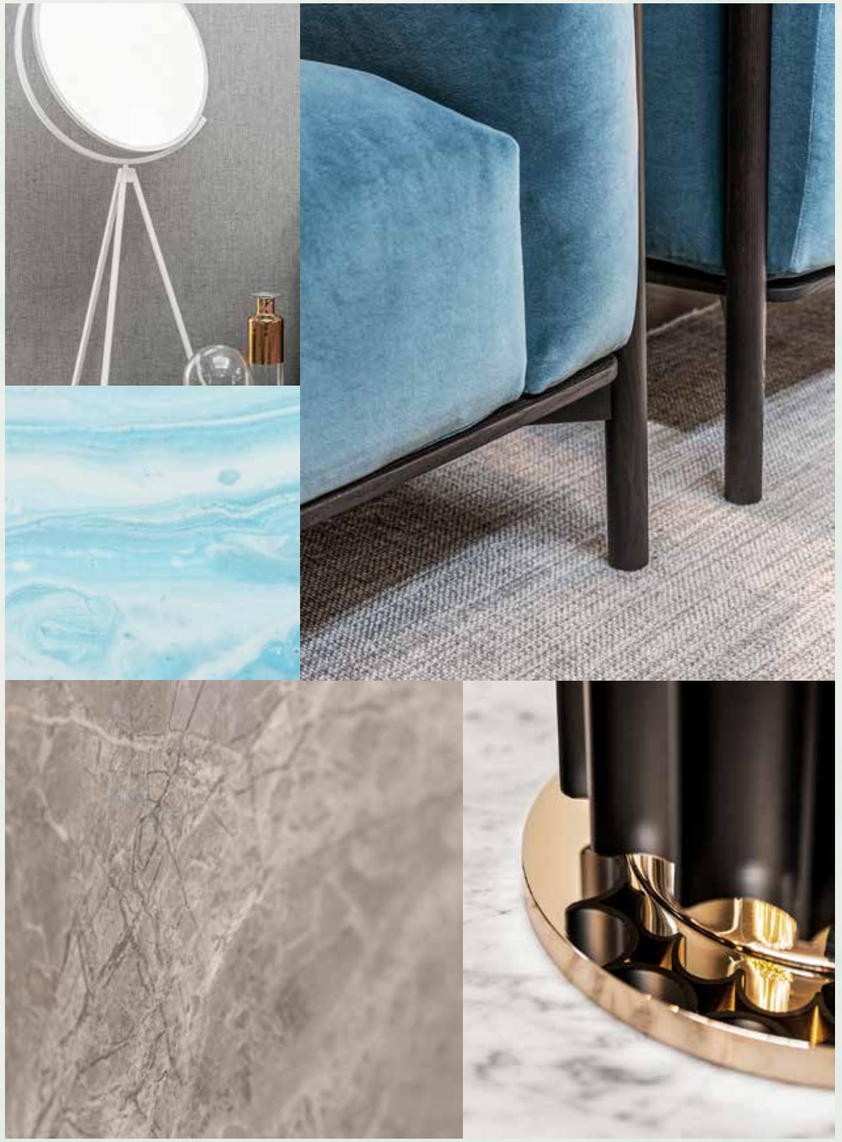


INTRODUCING THE BEACH COLLECTION

CRAFTED WITH CARE

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

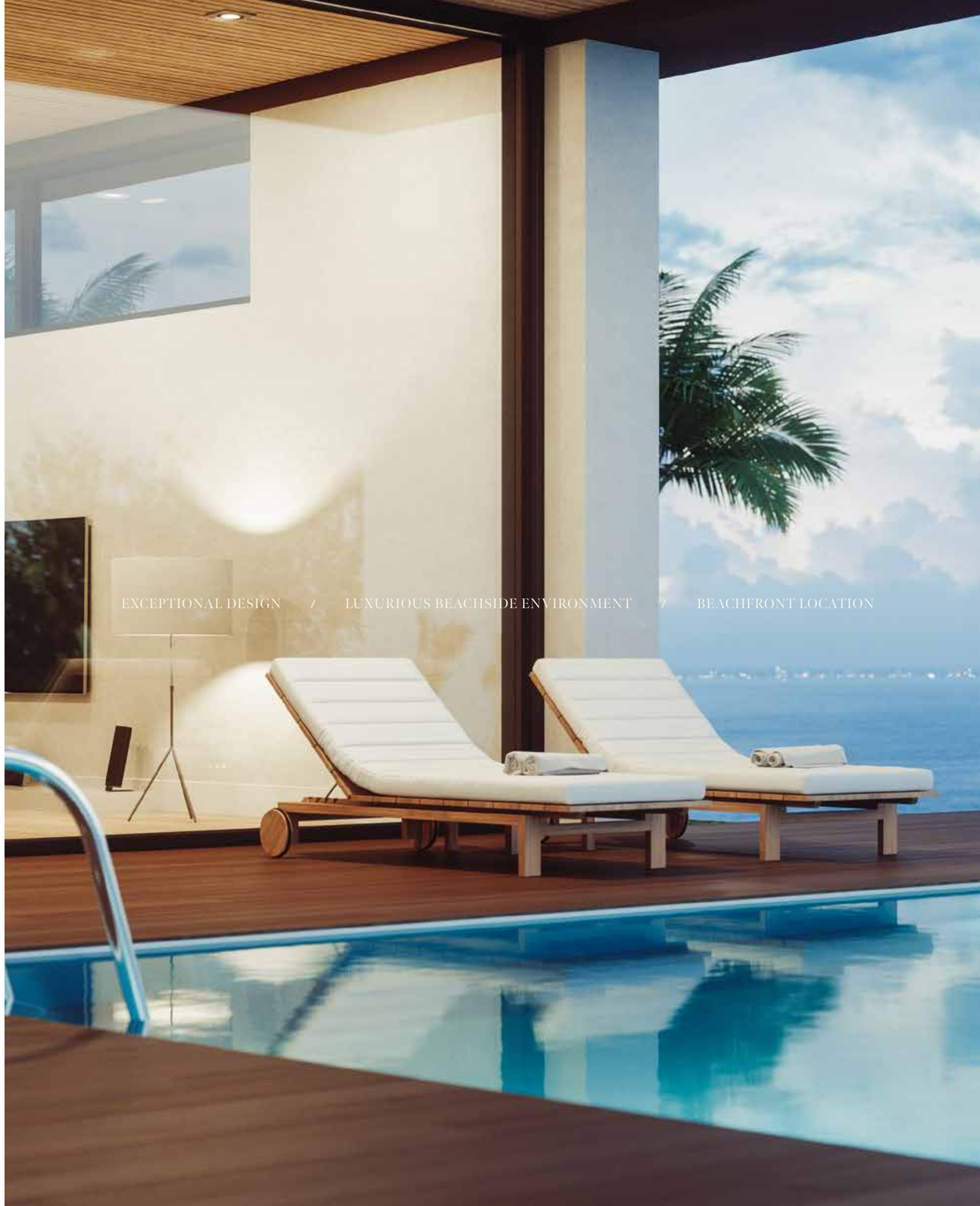
An inspired collection nestled in an idyllic setting. Relax as you listen to the sounds of calming water from the comfort of your enchanting beachfront terrace.



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

HOMES DESIGNED WITH STYLISH FLAIR.

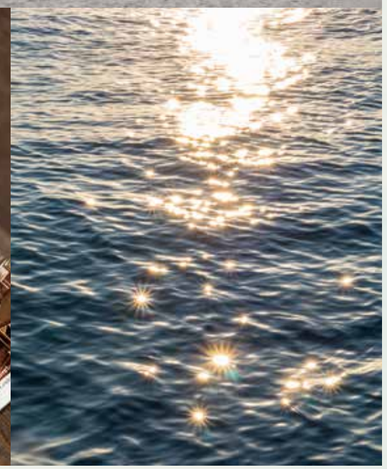
The Beach Collection is for those who seek a home with a distinctly creative, contemporary design. Discover the wide range of unique architectural designs developed to accommodate a variety of lifestyles with thoughtful spacious layouts that ensure seamless indoor–outdoor living, designed to maximise 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.





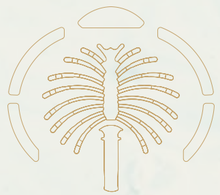



Livi
N. 12





LIVE IN A MASTERPIECE



2

OWN A PIECE OF

HISTORY

Eight Unique Beach Villas

The Beach Collection — P. 28
Villa Acquamarina — 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.

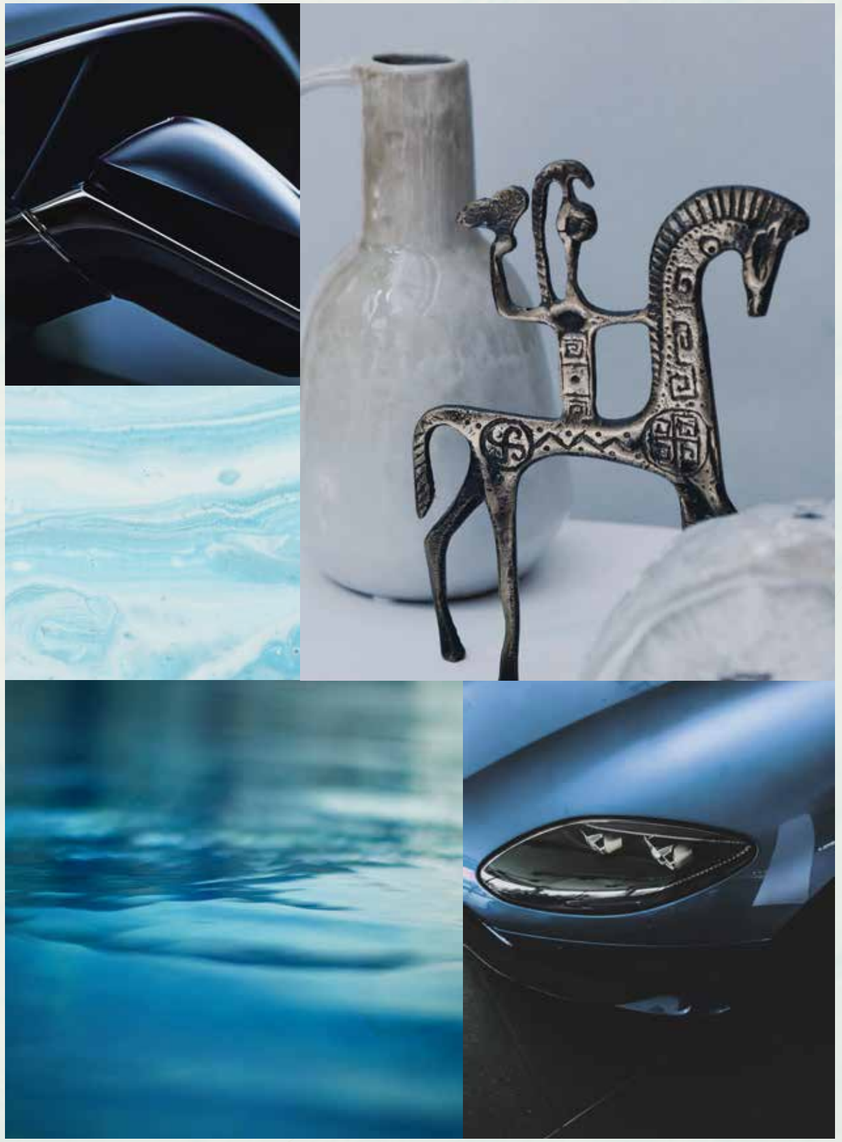
A gorgeous living space, up to six generous bedrooms with private ensuite bathrooms, lush greenery and colourful plants, the careful design of every detail, and – overall – the feeling of a continuous and open relationship between the indoors and outdoors.
In the Beach Villas, everyday life is a natural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

ACQUAMARINA

Six-Bedroom Property

"We took on a luxurious minimalist approach when designing this project."

WHITESPACE – ARCHITECT







VILLA ACQUAMARINA

A PRECIOUS, STATELY HOME

AN ILLUMINATED, MINIMALIST RESIDENCE THAT SPARKLES LIKE A PRECIOUS STONE SET BY THE SEA.

This exceptional residence is for those who seek a sumptuous home with a refined aesthetic and a stately presence.

Picture precious jewels that shine brilliantly in the light, and the dazzling waters of the ever-changing sea sparkling under the glowing sun. This home glitters like a precious gemstone as it sits high above the waves, providing a luxurious beachfront lifestyle to its residents.

"Maximising the views was critical in designing these luxury villas, best illuminating the spaces utilising natural daylight."

WHITESPACE – ARCHITECT



IN THIS IDEAL WATERFRONT SETTING, THE BEACHFRONT GARDEN BECOMES THE HEART OF THE HOME. SPEND HOURS RELAXING UNDER GLORIOUS SUNSHINE WHILST GAZING OVER THE GLISTENING BLUE SEA.





Admire the structured façade before passing through the beautiful double-height foyer, where a dramatic experience of light and air awaits you.

This refined residence invites nature indoors with natural materials and seamless indoor-outdoor space.

SURROUND YOURSELF WITH NATURE.

This sublime home connects the illuminated interiors with the beautiful outdoors at every opportunity. This results in enhanced natural light, fresh air, and an elevated feeling of openness and relaxation. Like the natural, sparkling aquamarine gemstone, this home inspires happiness and serenity and provides a sense of calm and tranquillity.











In the spacious rooftop lounge, crystalline water views surround you at every turn. Enjoy the perfect panorama of this luxurious setting in complete comfort.

THE FORMAL LIVING ROOM IS SEAMLESSLY CONNECTED TO THE LUSH GARDEN AND FABULOUS KITCHEN. HOST GLITTERING GATHERINGS AGAINST THE BACKDROP OF THE PURE, CRYSTAL-CLEAR WATERS.







Precious natural materials embellish the interiors of the show kitchen, whilst the extensive floor-to-ceiling glazing brings the outdoors inside so that every moment is enriched with natural sunlight.

One unique feature of this home is the comfortable and striking double-height lounge, which faces onto an intimate green courtyard. Relax in this private, jewel-like space while feeling the calming effects of the natural elements.

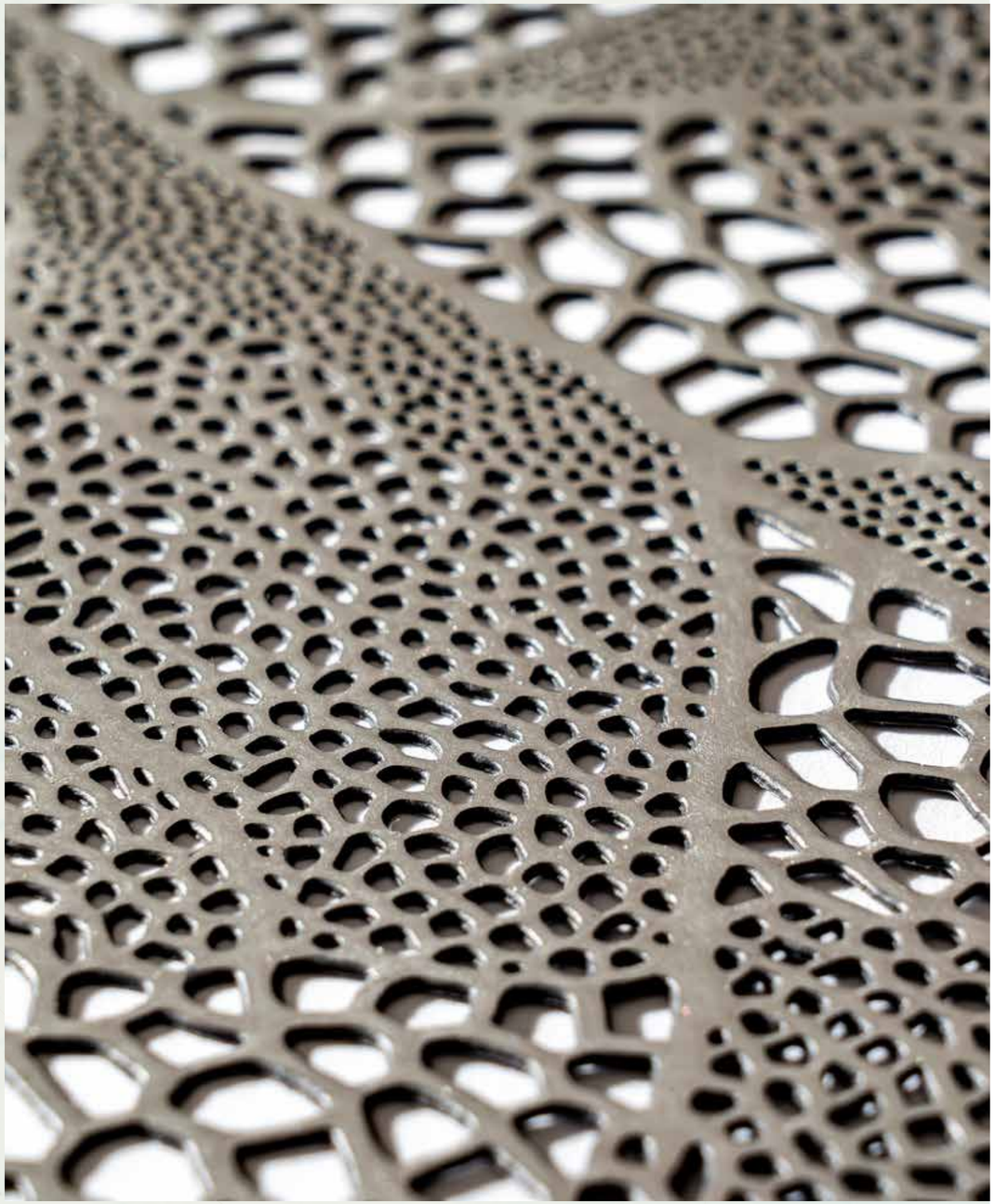
The exceptional master suite includes a private balcony with exquisite water views.

Imagine that you are looking out over a private marina as you wake up to glorious sunlight and refreshing sea air each morning.









With a focus on meticulous detailing and the finest of finishes, this villa represents an exceptional lifestyle.

A HOME CRAFTED FOR WELLNESS.

This is a home crafted in perfect harmony with nature. From framed open views, to outdoor courtyards, and private space, an inviting and positive atmosphere is created for all who walk through its doors.





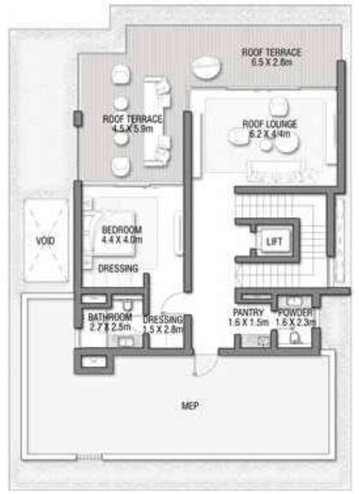


The master bathroom will become your personal sanctuary.

Spend time practising self-care surrounded by sumptuous materials and crystalline aquamarine views.



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

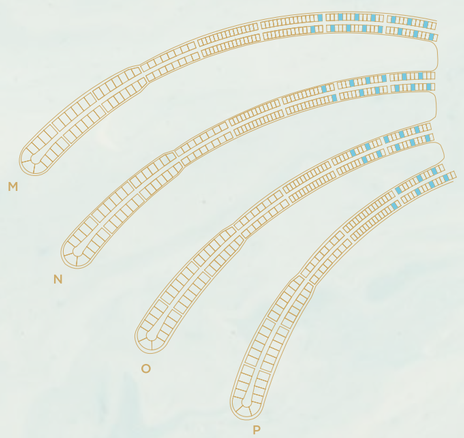
ACQUAMARINA

Beach Villas Collection

G + 2

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

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	245.30	2,640.39
Balcony / Terrace / Porch-GF	4.95	53.28
First Floor Area	229.40	2,469.24
Balcony / Terrace – First Floor	38.07	409.78
Second Floor Area	114.00	1,227.09
Balcony / Terrace – Second Floor	51.59	555.31
Garage – Covered	48.37	520.65
TOTAL BUILT-UP AREA	731.68	7,875.74
Garage with Pergola	0.0	0.0
TOTAL AREA	731.68	7,875.74







INFO@NAKHEEL.COM
800 NAKHEEL

THE BEACH COLLECTION

PALM
JEBEL ALI

NAKHEEL

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