

**PALM  
JEBEL ALI**

VILLA

A C Q U A M A R I N A

THE BEACH COLLECTION

**NAKHEEL**

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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

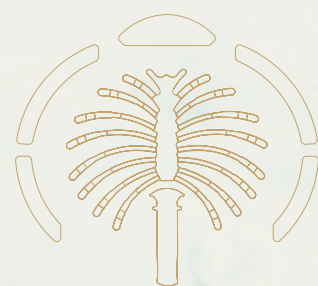
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A CURATED COLLECTION

THE  
BEACH  
VILLAS

1



Serenity By The Sea

Beachfront living at its finest  
An iconic neighbourhood  
Introducing the Beach Collection

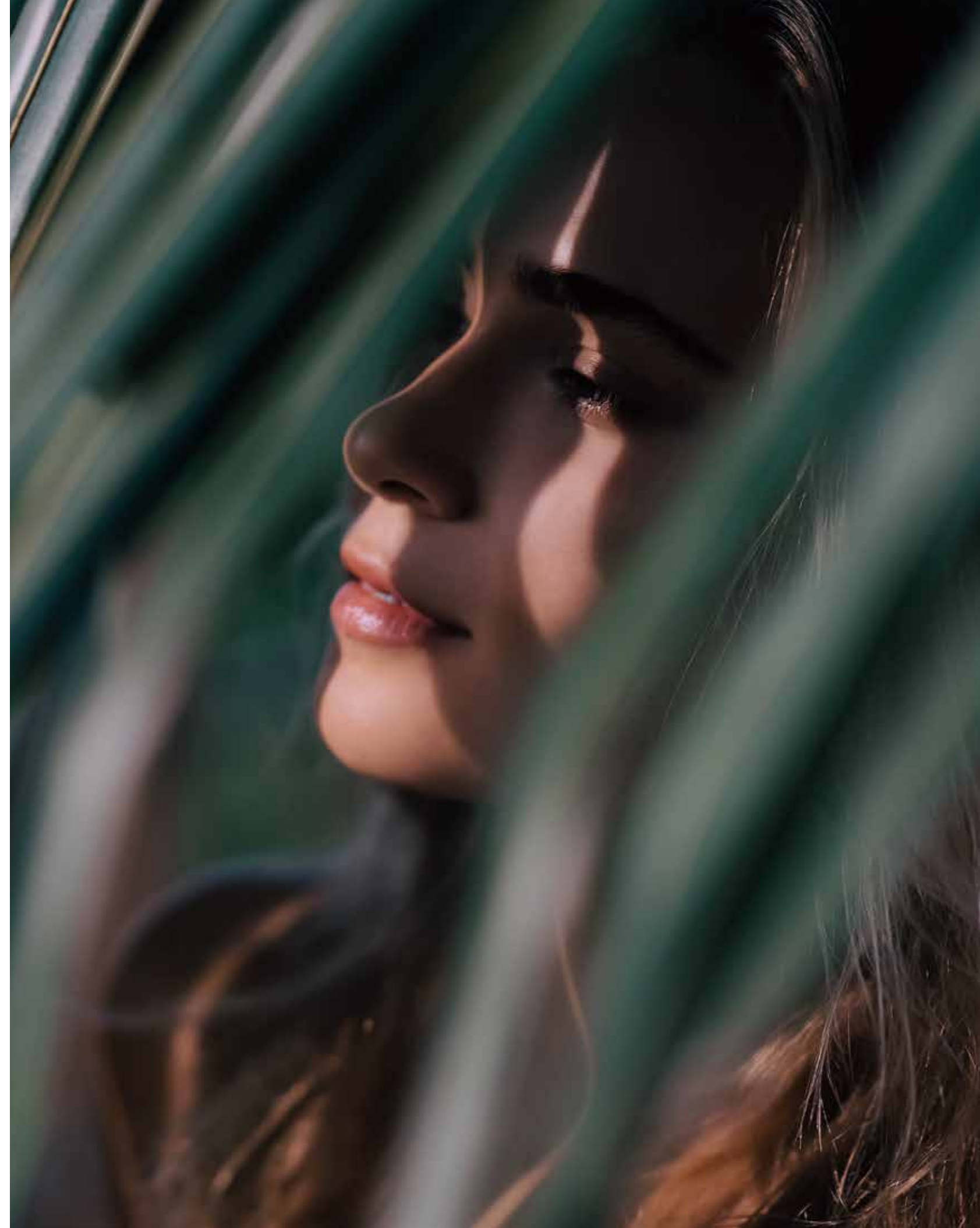
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— BEACHFRONT LIVING AT ITS FINEST

# 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.

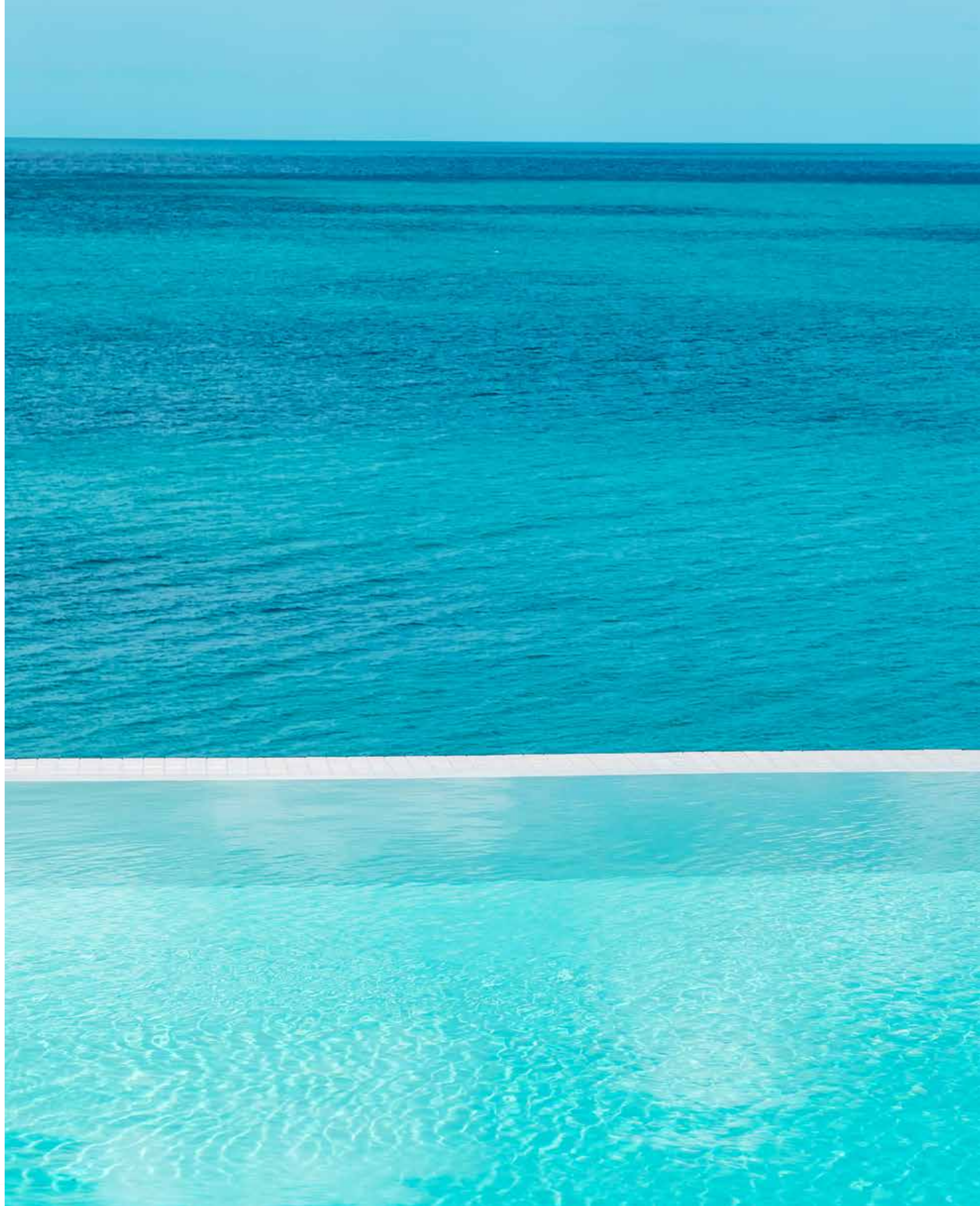


Live a life of **serenity and comfort** in Dubai's most coveted district, a true kaleidoscope born out of colourful greenery, azure waters, and pristine white sands.

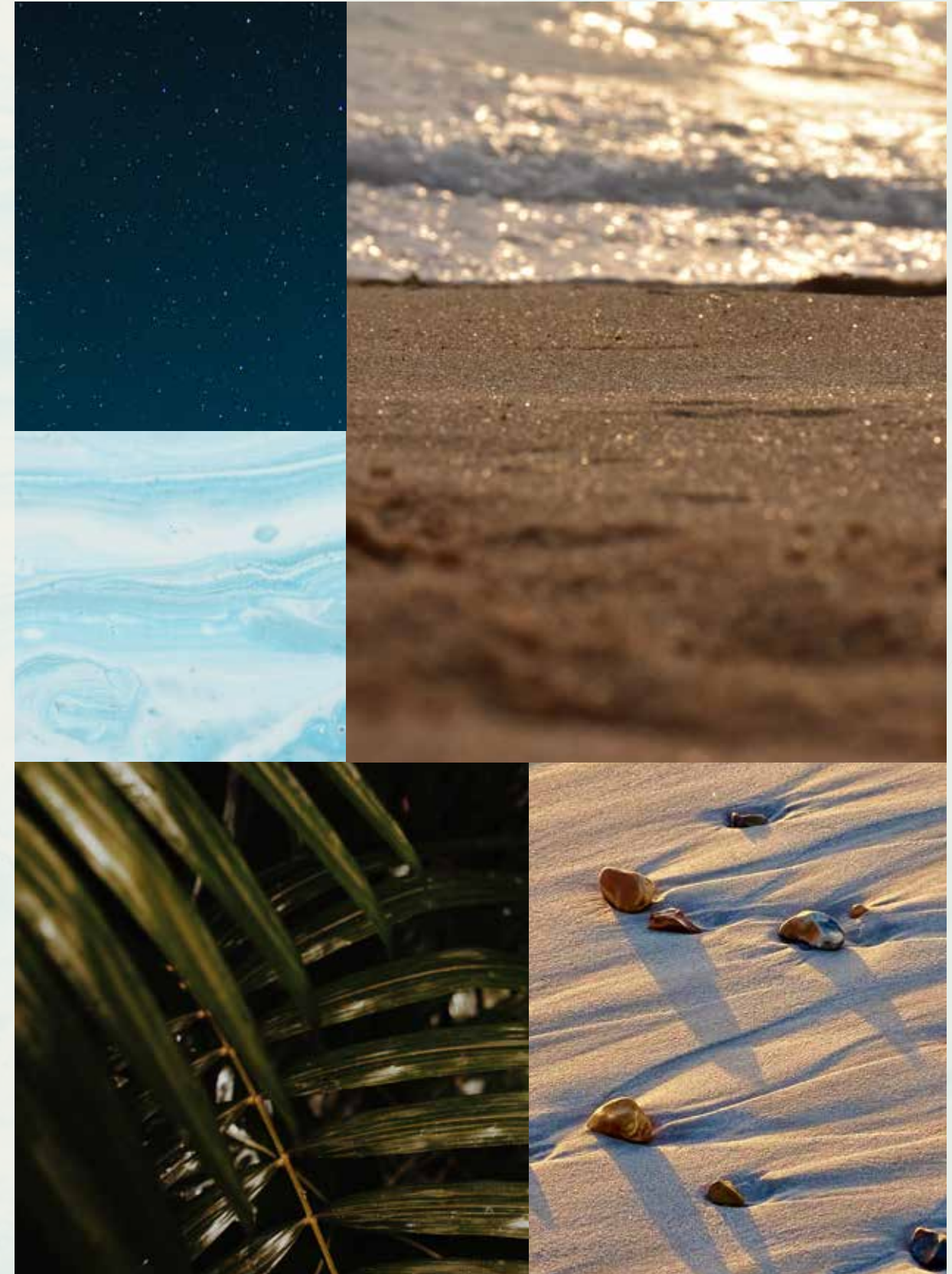
**LIVE IN HARMONY WITH NATURE, BETWEEN THE CITY AND THE SKY.**

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.

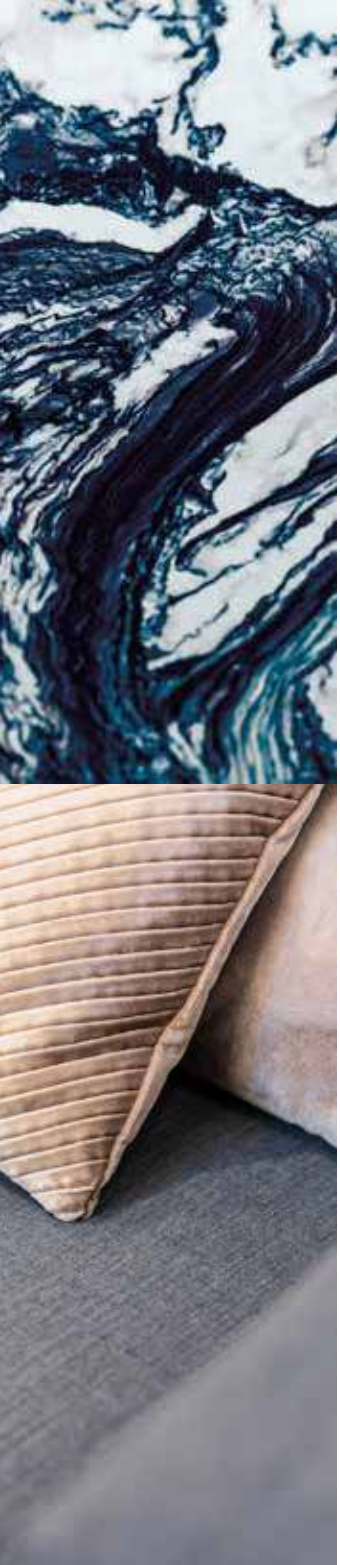
The frond community focuses on offering an active lifestyle, with wide walkable streets allowing pedestrians and bikers to access the beach through pocketed parks. The frond streetscape offers an intensely lush and fragrant landscape providing adequate shade coverage, with designated tree corridors alternating 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.

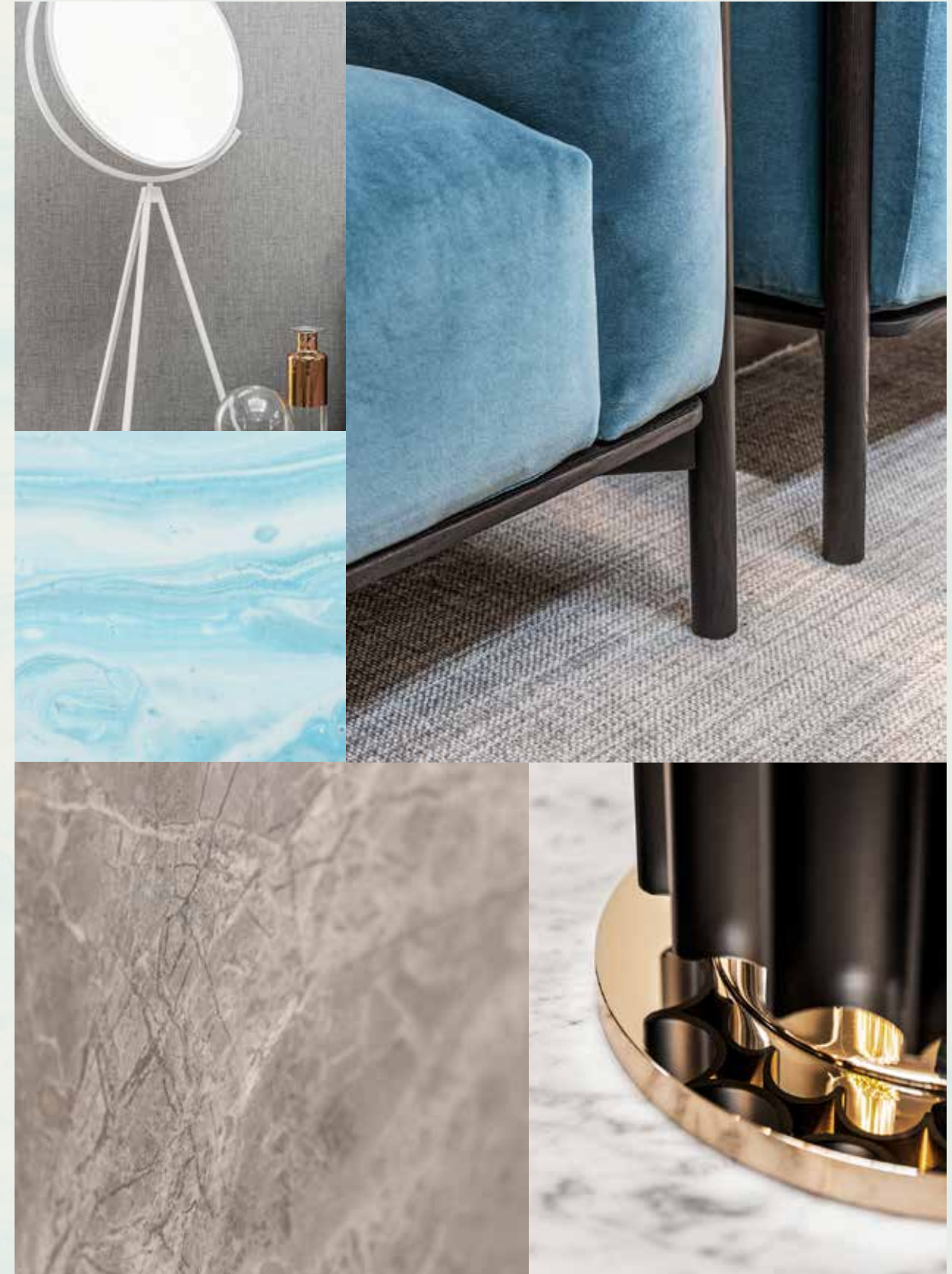


INTRODUCING THE BEACH COLLECTION

# 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.



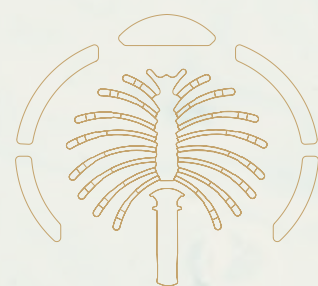


LIVE IN A MASTERPIECE

OWN A PIECE OF

# HISTORY

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Eight Unique Beach Villas

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

THE BEACH COLLECTION

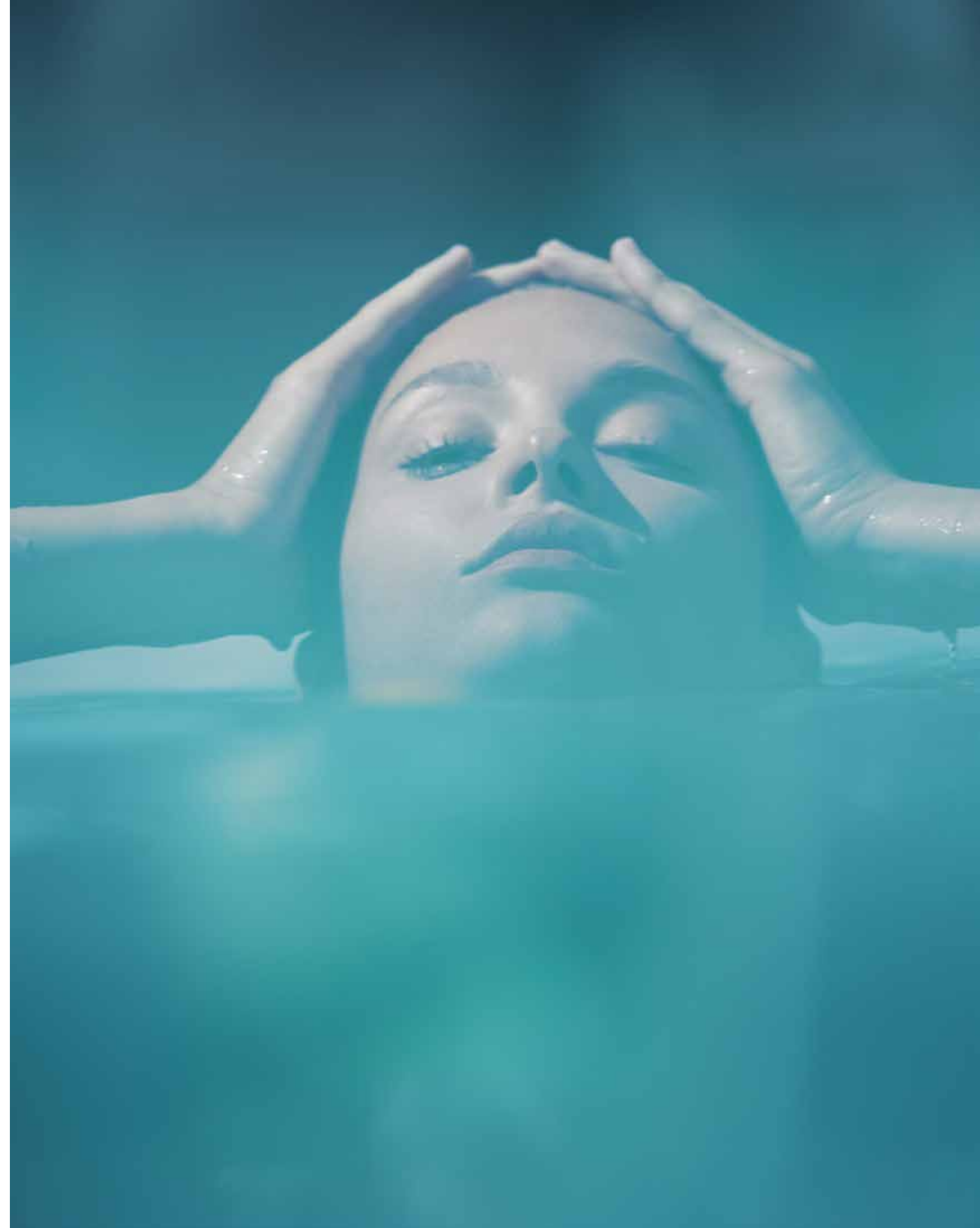
# WELCOMING WATERFRONT RESIDENCES

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.

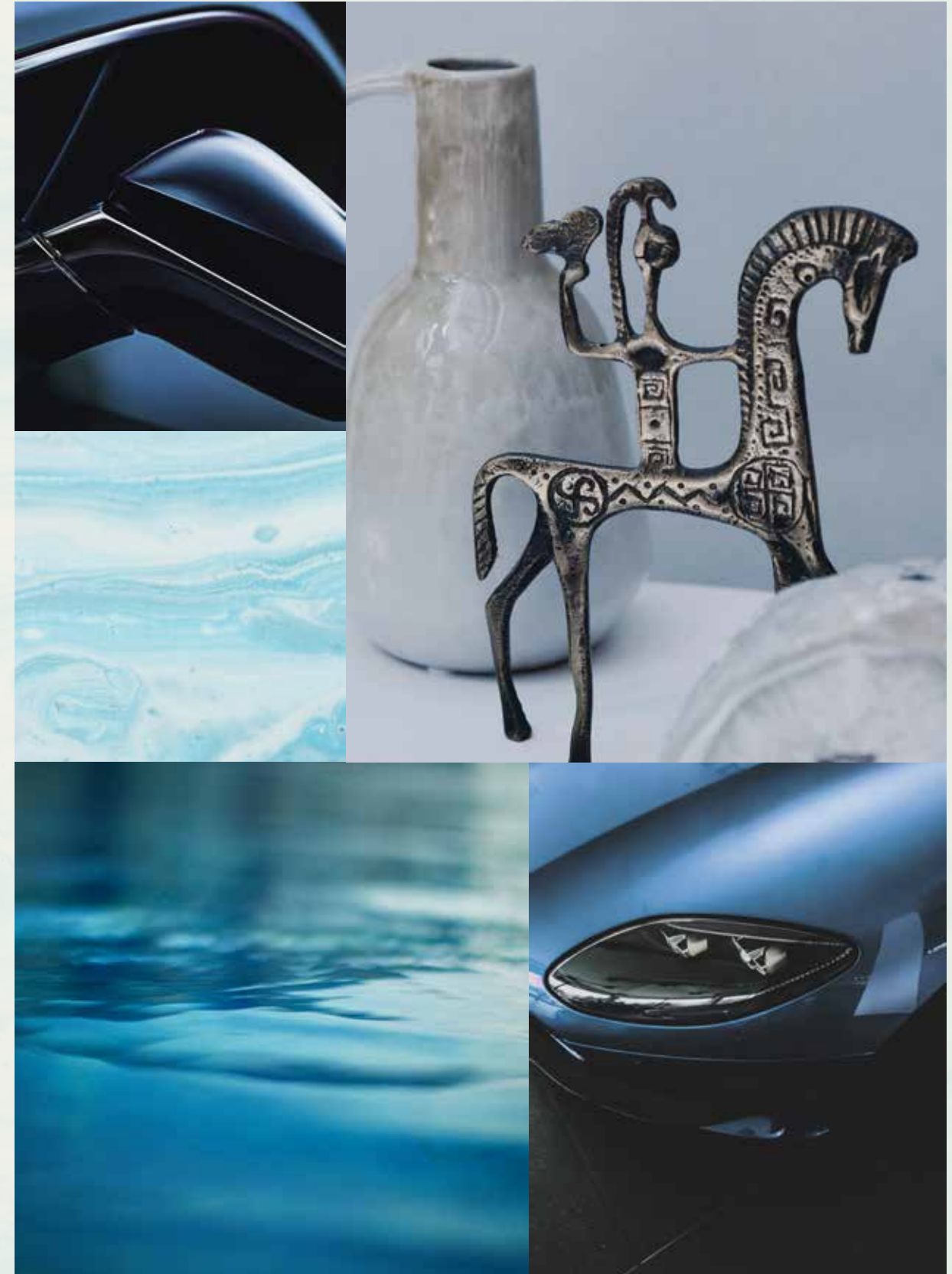
In the Beach Villas, everyday life is a natural expression of harmony and perfection.



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.

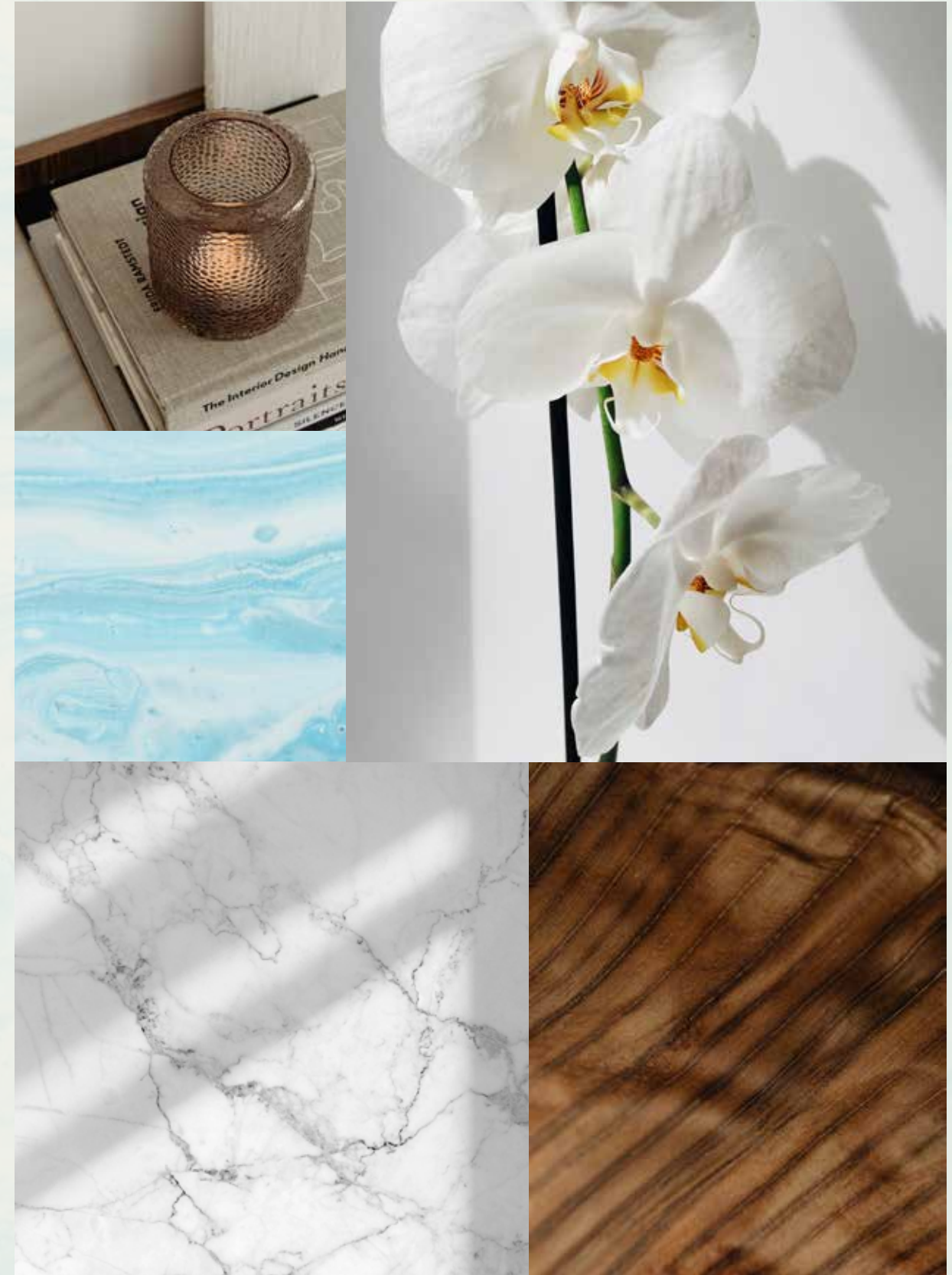
Admire the structured façade before passing through the beautiful double-height foyer, where a dramatic experience of light and air awaits you.



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.



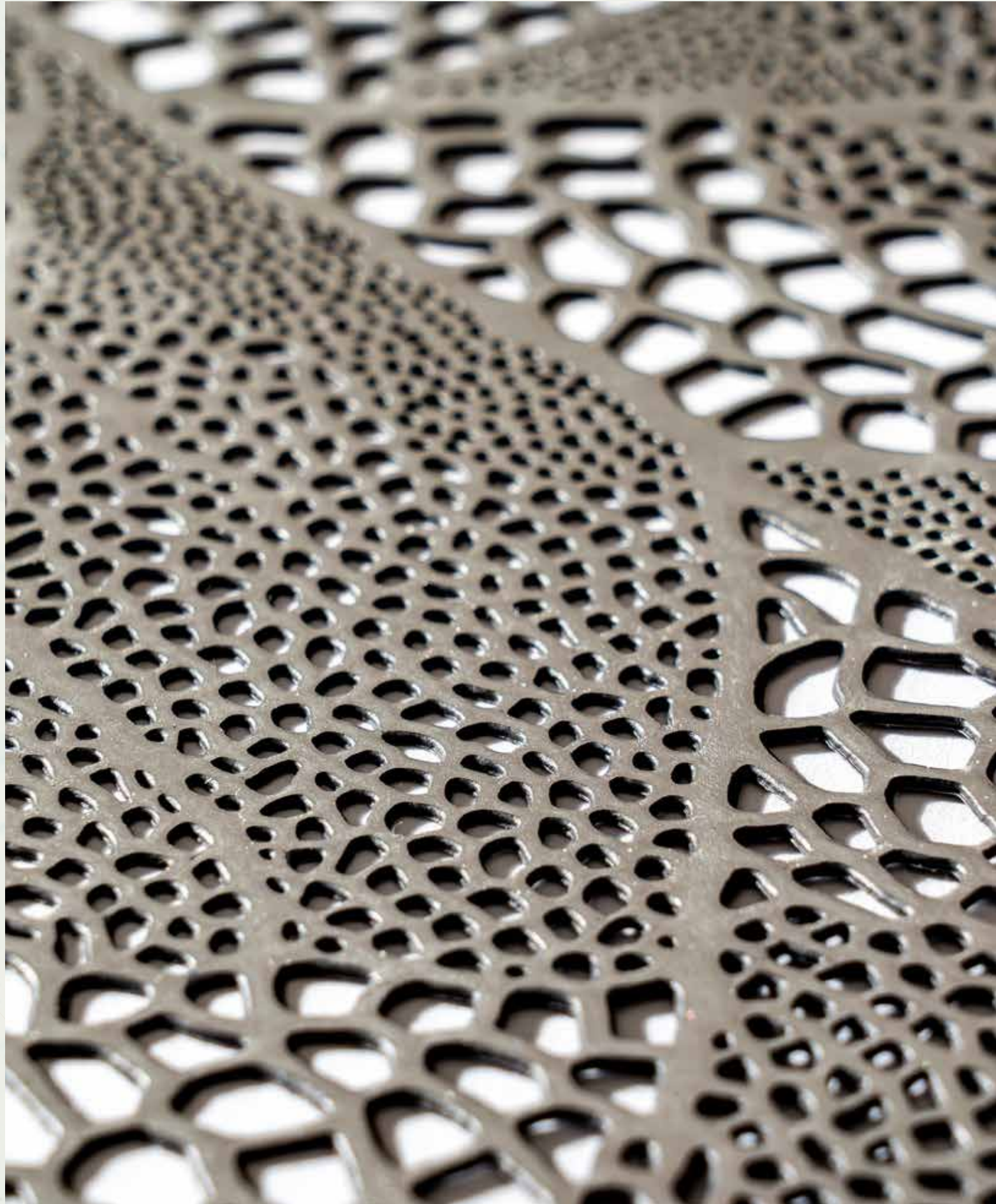
One unique feature of this home is the comfortable and striking double-height lounge, which faces onto an intimate green courtyard. Relax in this private, jewel-like space while feeling the calming effects of the natural elements.



# 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.

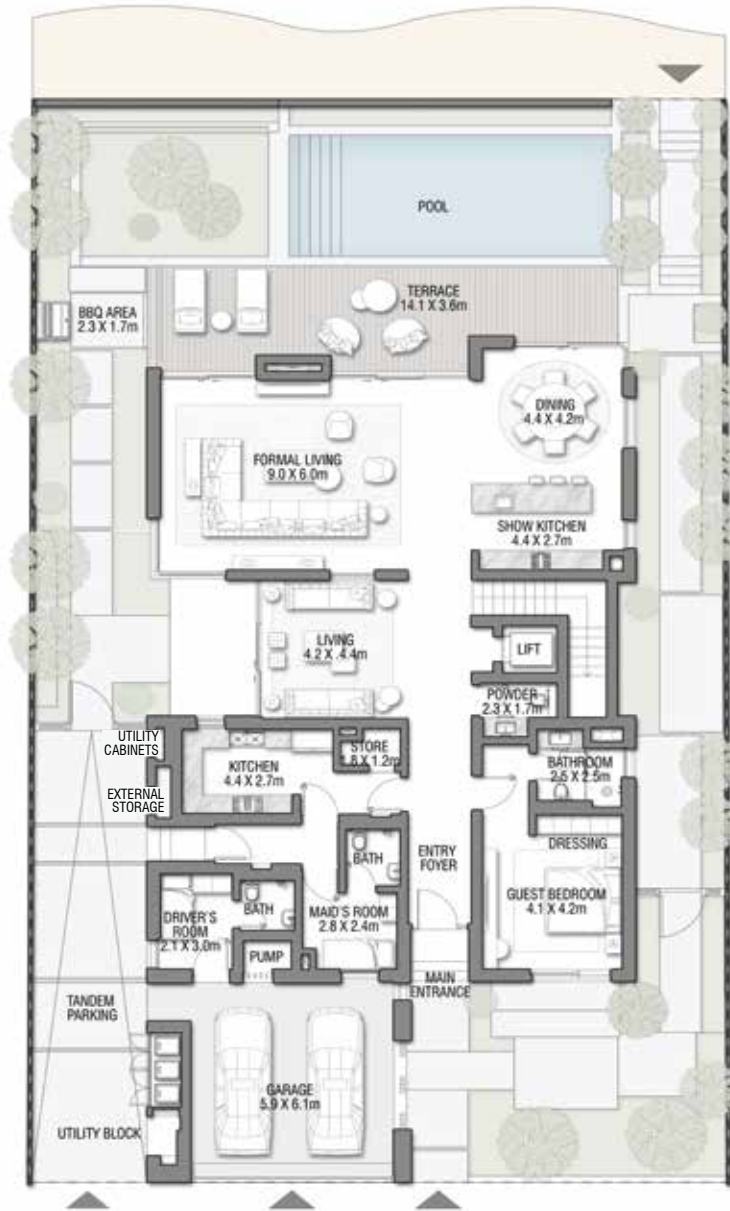
A HOME CRAFTED FOR WELLNESS.

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

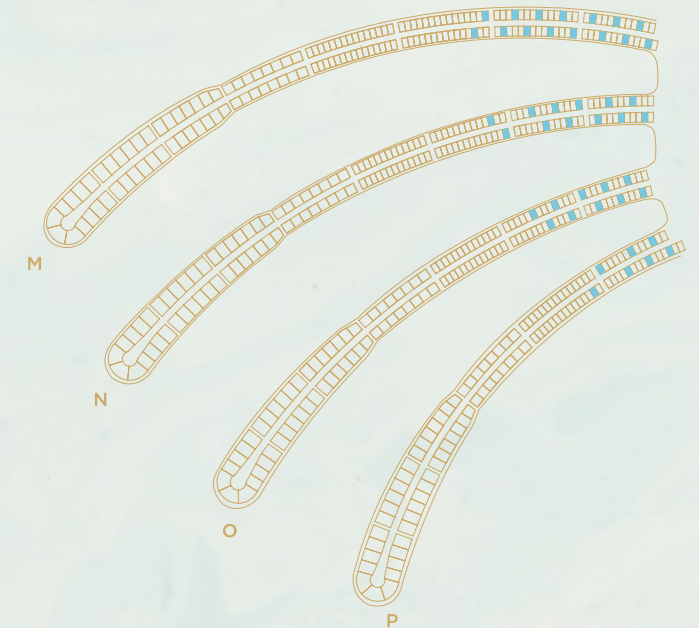


SECOND FLOOR



FIRST FLOOR

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
<b>TOTAL BUILT-UP AREA</b>	<b>731.68</b>	<b>7,875.74</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>731.68</b>	<b>7,875.74</b>



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B L U E

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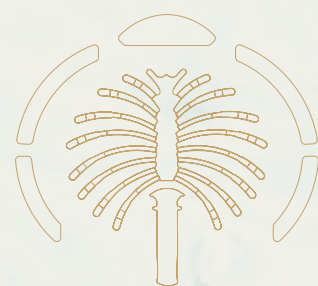
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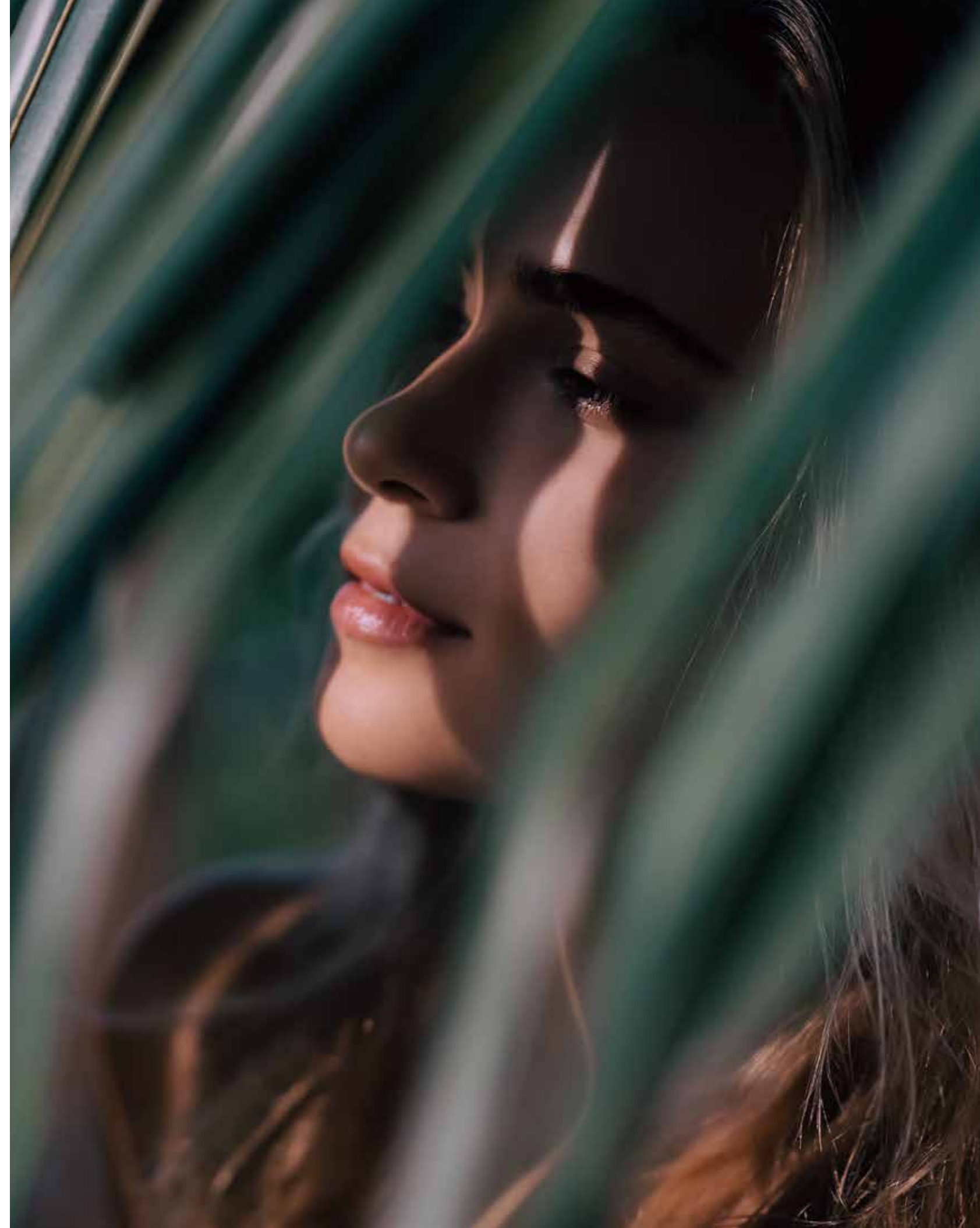
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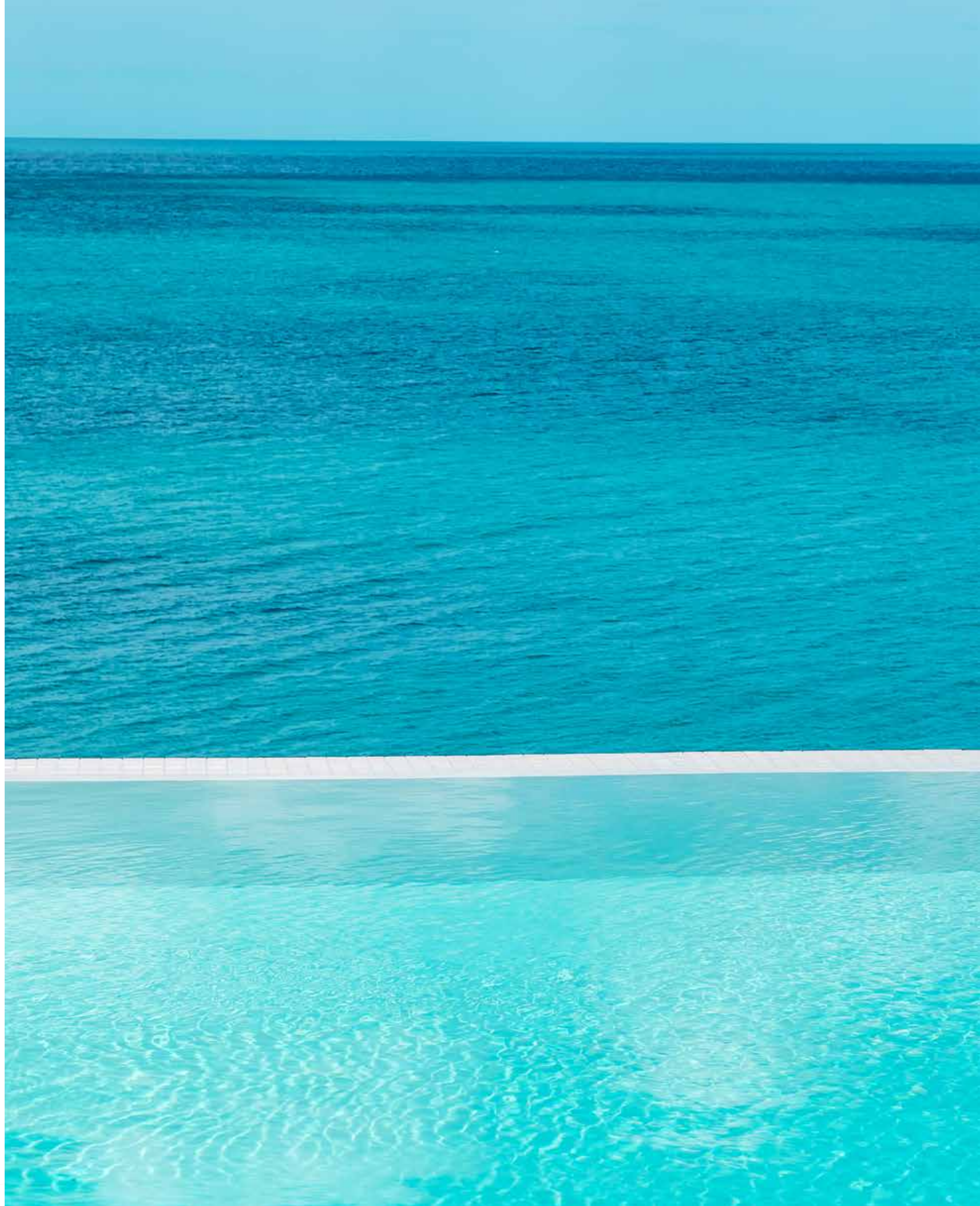


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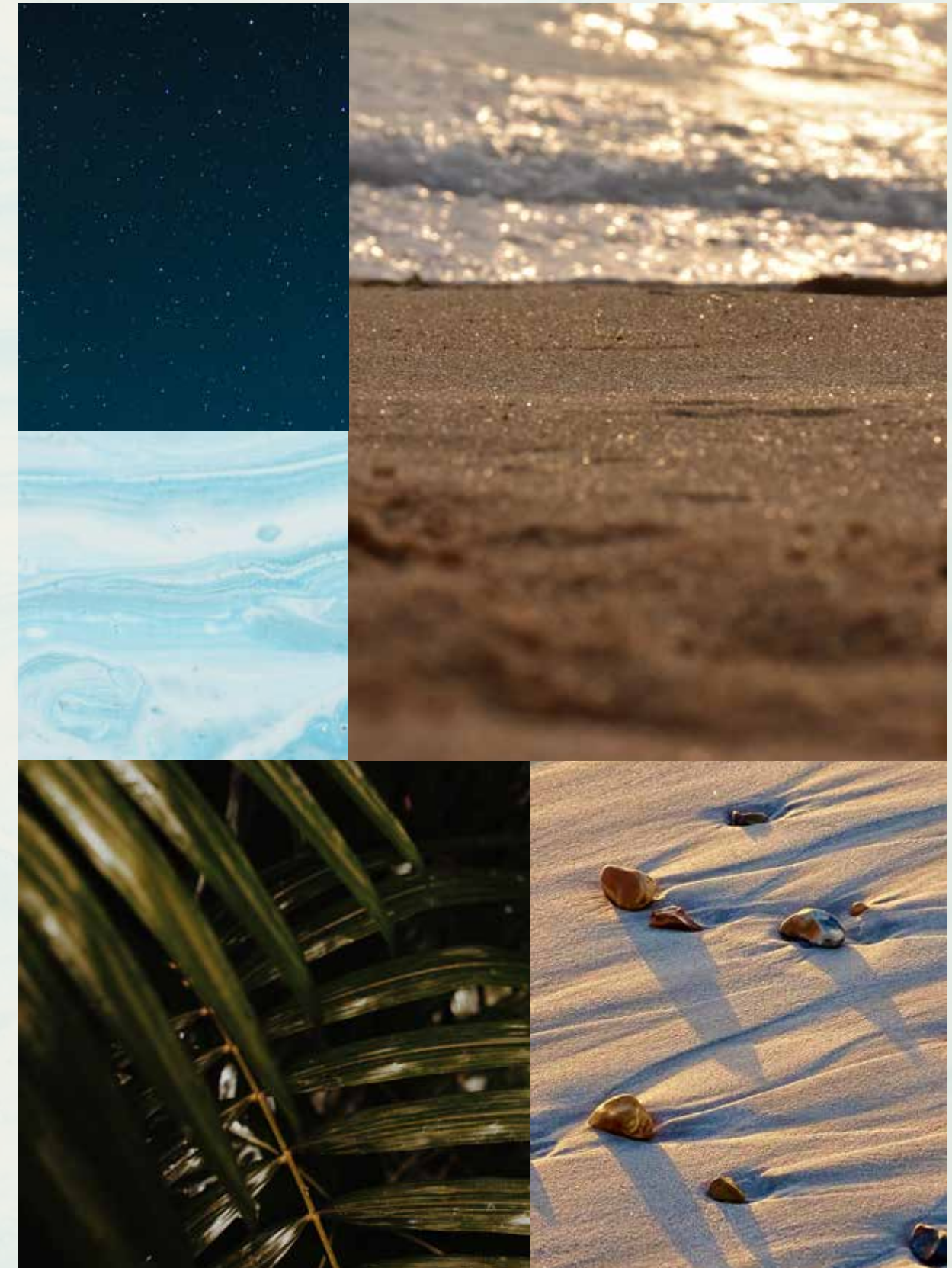
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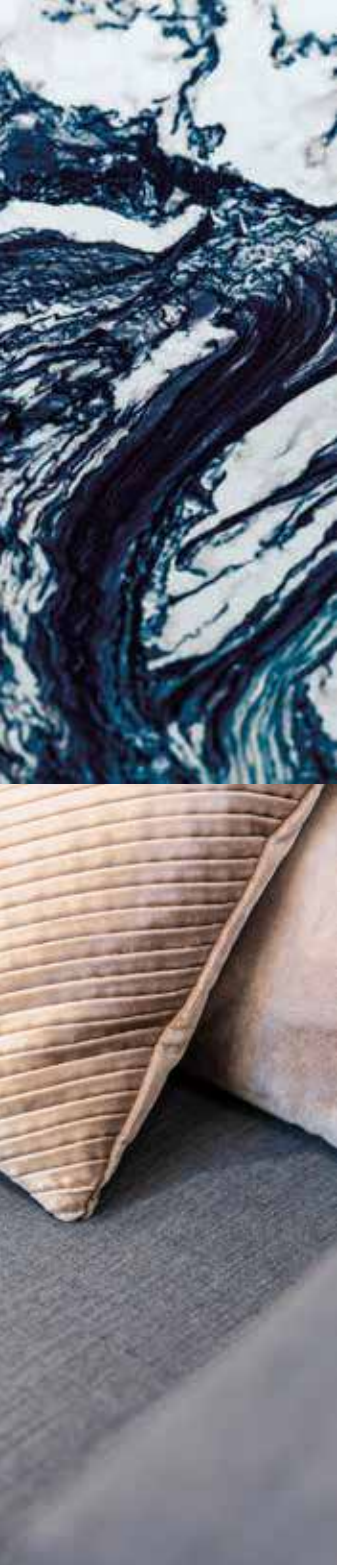
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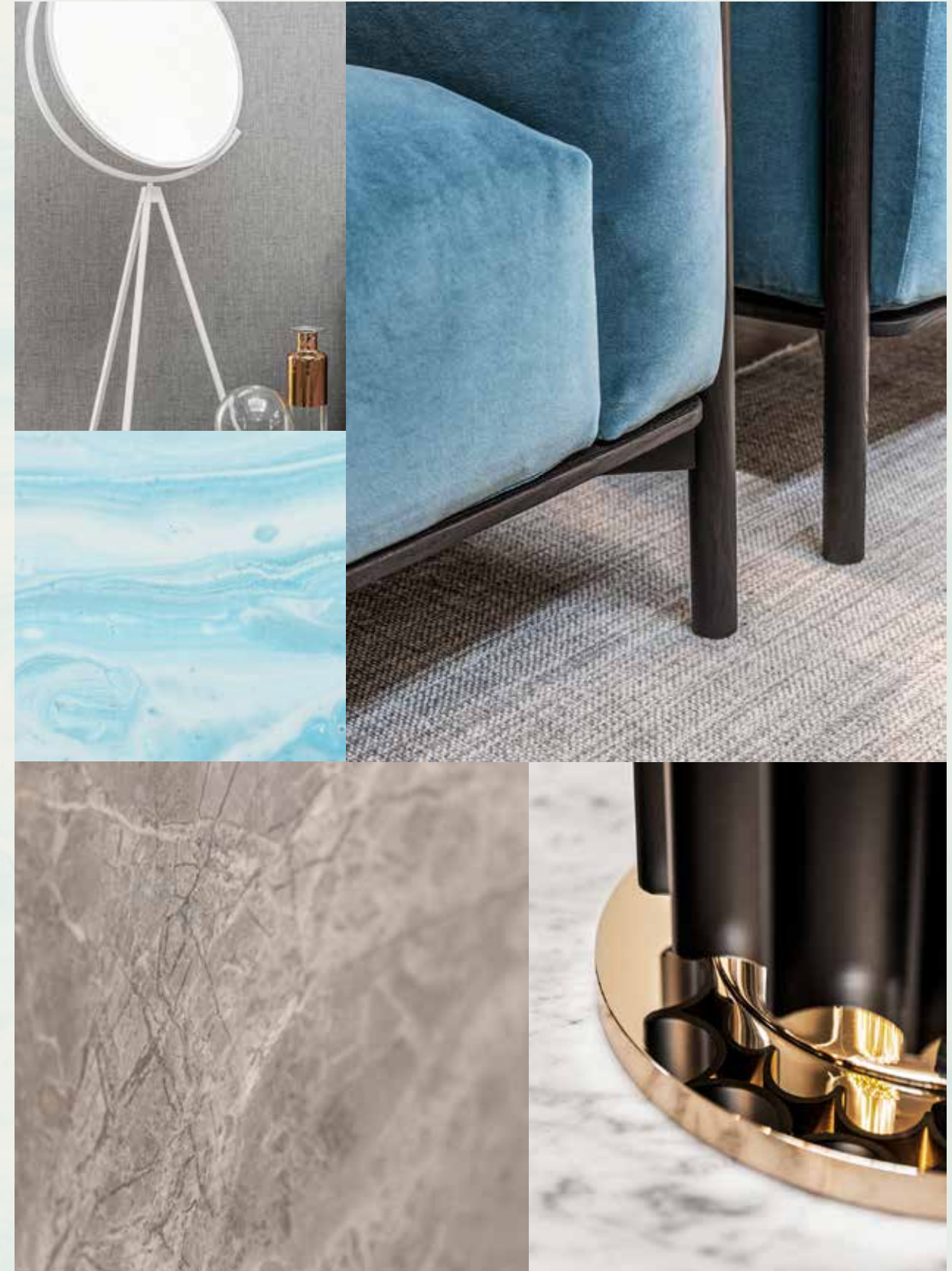


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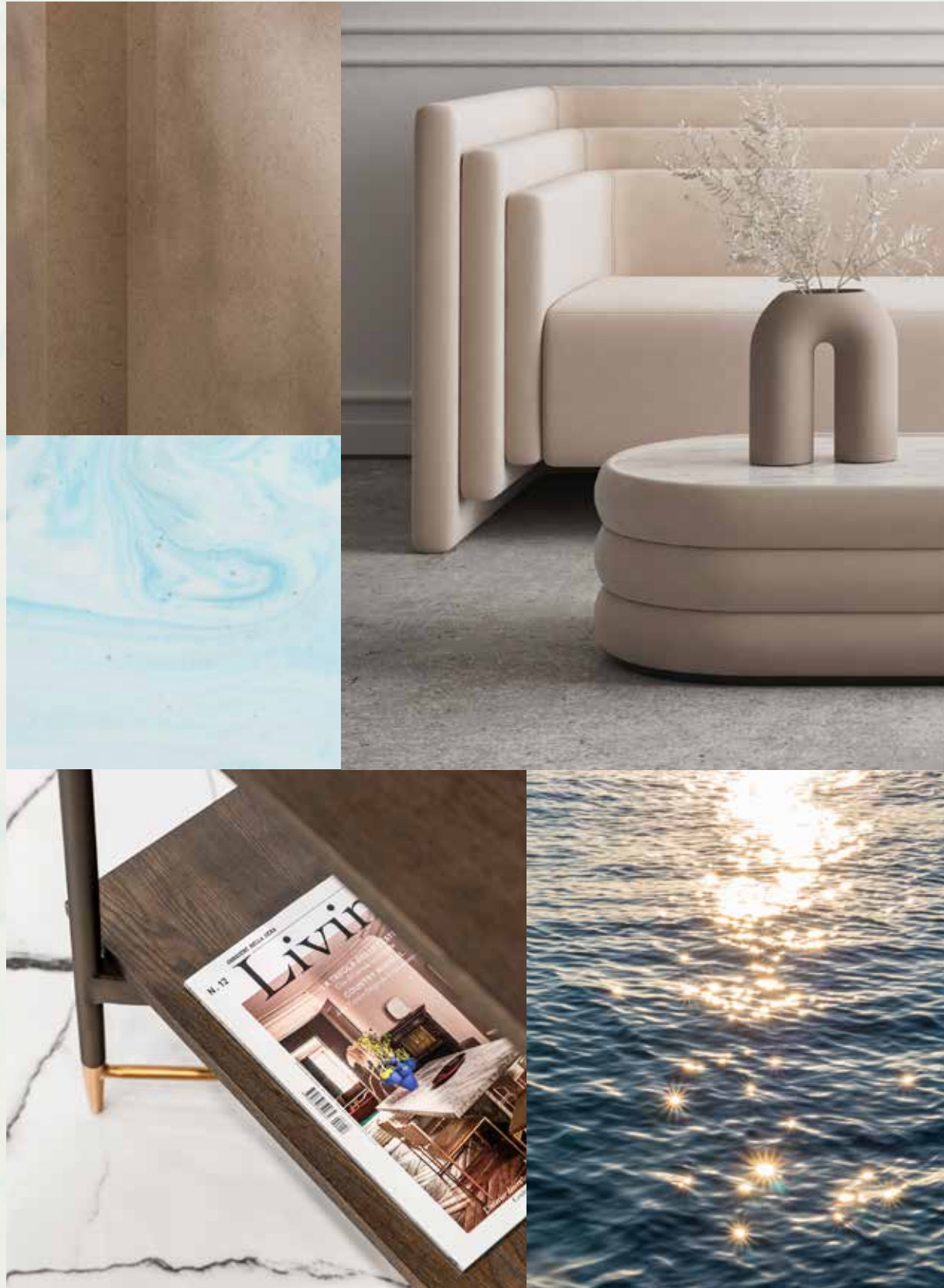
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EXCEPTIONAL DESIGN / LUXURIOUS BEACHSIDE ENVIRONMENT / BEACHFRONT LOCATION

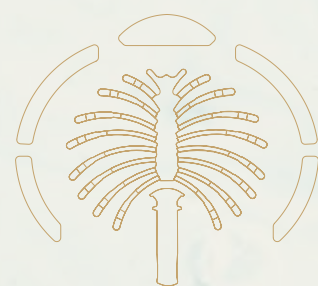


LIVE IN A MASTERPIECE

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THE BEACH COLLECTION

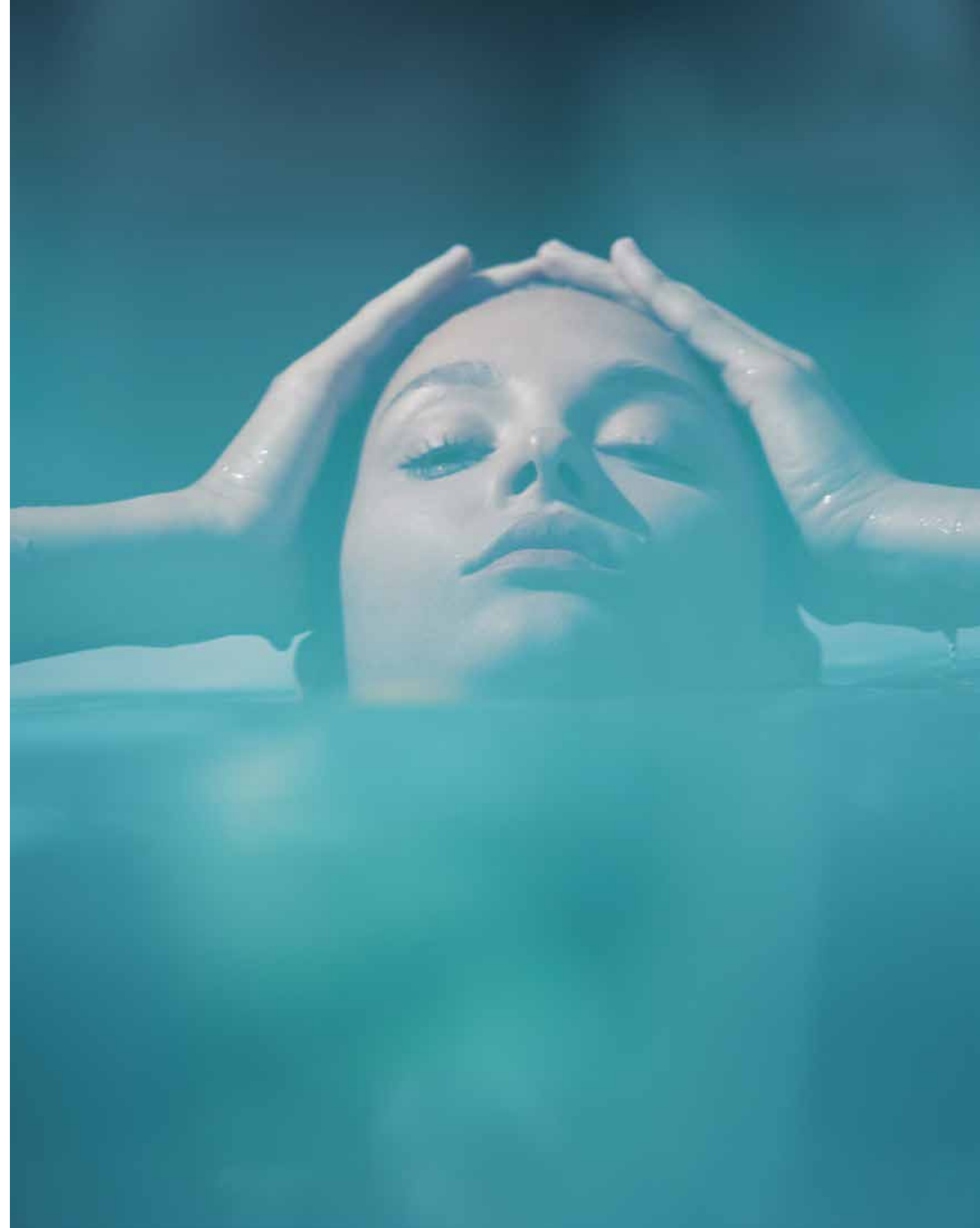
# W E L C O M I N G W A T E R F R O N T R E S I D E N C E S

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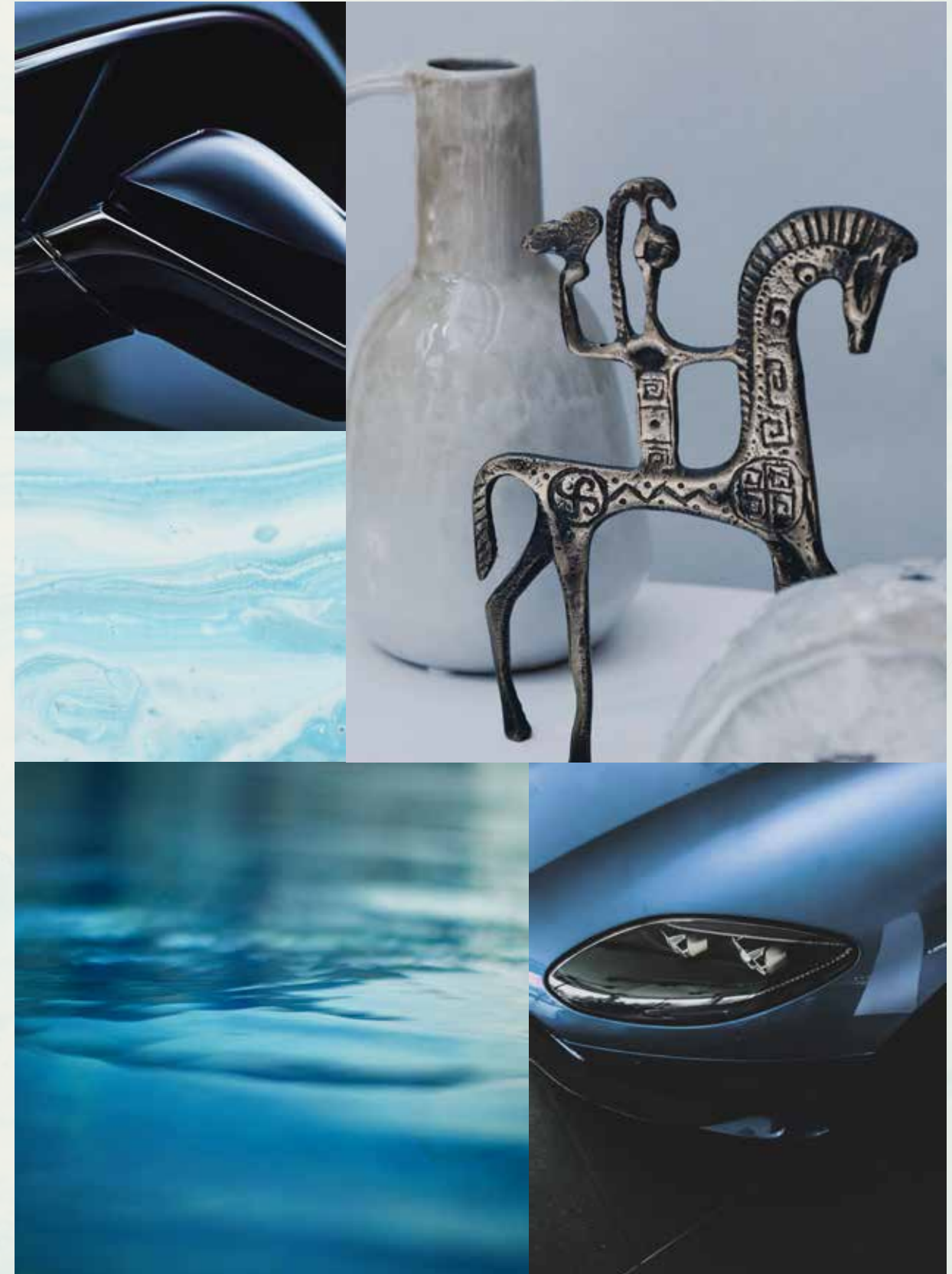




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BEACH CONNECTIVITY / SERENE / PRIVATE

VILLA

# AZURE BLUE

Five-Bedroom Property

“We wanted to create a sophisticated, minimalistic and timeless home. The architectural details, layered textures and feature marbles have helped achieve the level of exclusiveness needed for this project.”

LW DESIGN GROUP - ARCHITECT

## VILLA AZURE BLUE

A LUXURIOUS  
BLANK CANVAS THAT  
GLISTENS IN THE SUN

THIS EXCLUSIVE SEAFRONT RESIDENCE  
SHINES LIKE THE BRILLIANT WATERS OF THE  
CÔTE D'AZUR.

In this grand home, you will feel as though you are living high on the hills above Monaco or St. Tropez, overlooking the glittering blue sea of the Côte d'Azur. Soak up the sophisticated and glamorous atmosphere of the Riviera from this resort-inspired, minimalist villa with breathtaking water views. Make your mark on this streamlined home, where you will have the opportunity to add your own creative flair.



“The layout is very functional and harmonic, and the indoor spaces merge with the outdoor in a seamless flow. The quality of living is particularly enhanced by the light and connection with nature, with an emphasis on water views from all primary rooms.”

LW DESIGN GROUP - ARCHITECT



The elegant and neutral colour palette, which continues throughout this luminous home, creates an effortlessly sophisticated, refined ambience.

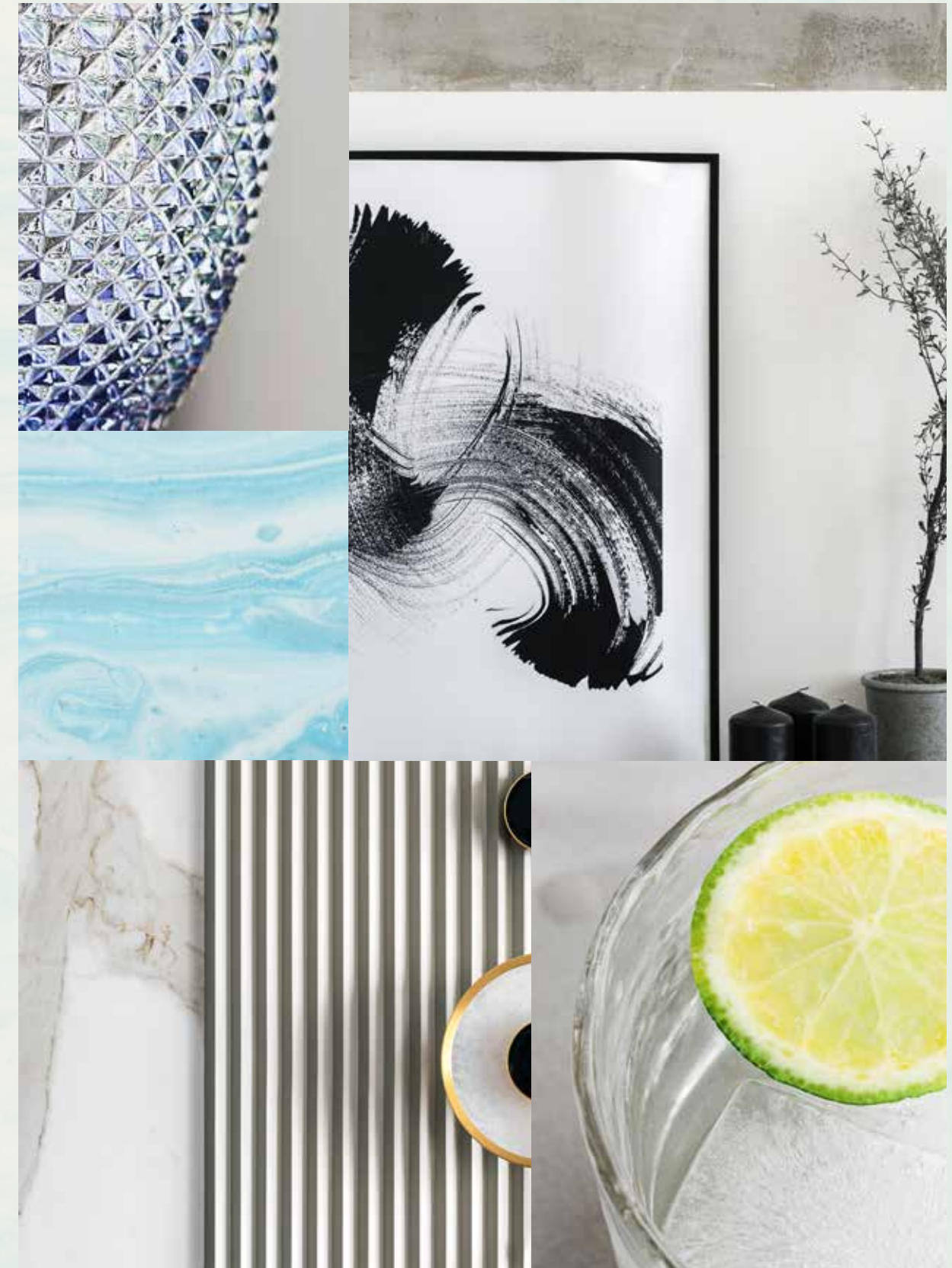


True **luxury** is the perfect balance of simplicity, creativity and high quality.

ARTISTRY AT ITS FINEST.

A life lived in this sublime villa is elevated to the next level. Sumptuous materials in muted tones decorate each room in a refined manner. Feel as though you are aboard a pristine yacht, sailing along the azure seas of the Riviera.

This is the ideal environment for adding your own personal touch, whether through vibrant pieces of fine art or delicate furniture.



Host a glamorous soiree with friends and family in this impeccable environment, where guests can move seamlessly between the flourishing garden and the lavish interiors. Sweeping water views paint the backdrop of every moment a breathtaking azure blue.



The flexibility offered by the open-plan space is ideal for contemporary living.

Each room is filled with an enhanced feeling of light and air.







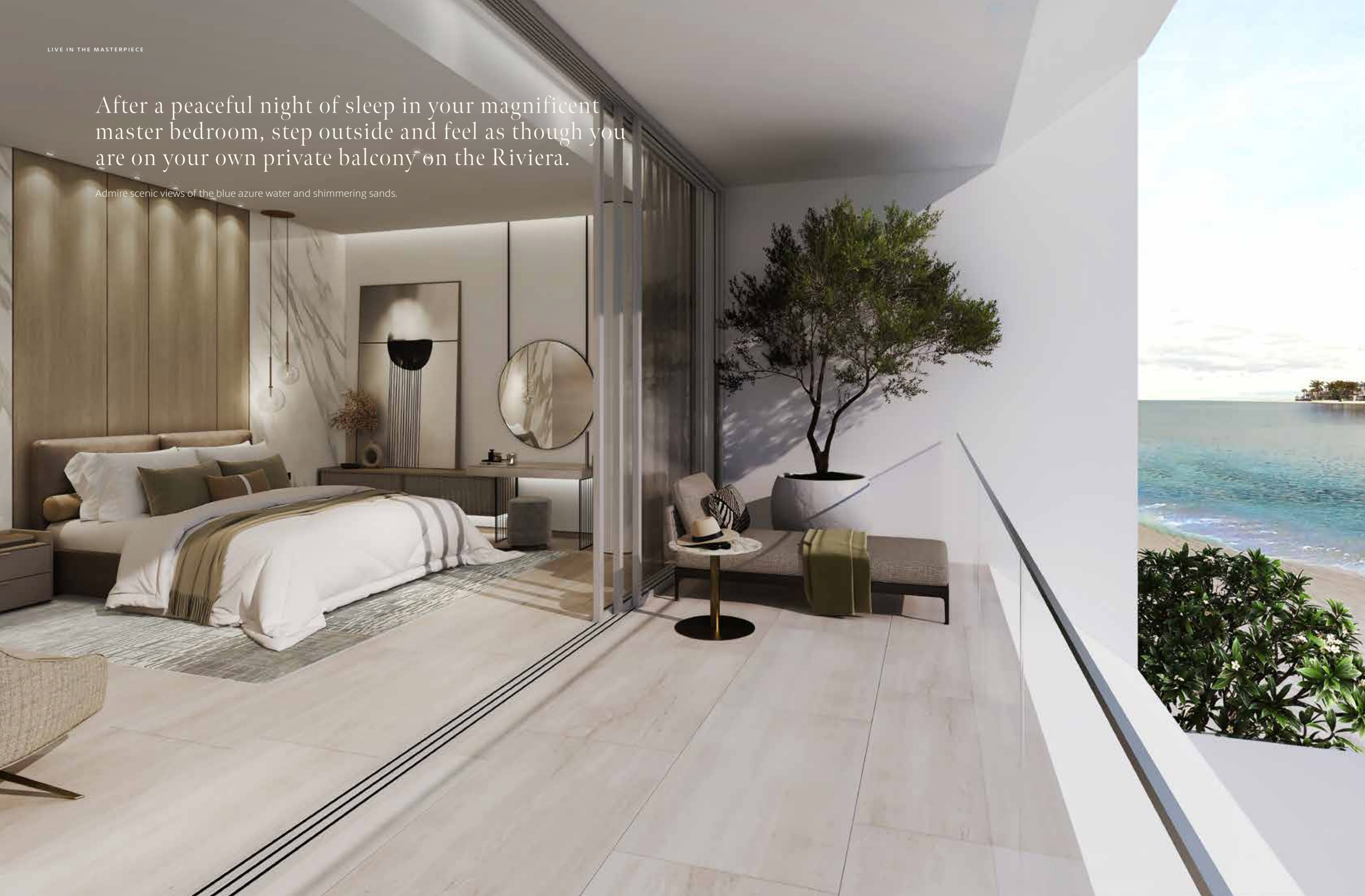
ENVISAGE SERENE EVENINGS SPENT WATCHING THE GLITTERING BLUE WAVES AS THEY DANCE IN THE DISTANCE OR COSY NIGHTS RELAXING BENEATH THE STARS. EACH MOMENT FEELS LIKE A PERFECT HOLIDAY IN THIS BEAUTIFUL BEACHFRONT RESIDENCE.

The captivating statement staircase, located at the heart of this home, becomes a gallery space for your art collection. Choose to display a spectacular sculpture in this exquisite marble setting.



After a peaceful night of sleep in your magnificent master bedroom, step outside and feel as though you are on your own private balcony on the Riviera.

Admire scenic views of the blue azure water and shimmering sands.





Enjoy a chic, luxurious **lifestyle** in this fabulous seafront home with European design influence.

**STYLE & PANACHE.**

The elegance of this home cannot be overstated. It is made for those who enjoy classic luxury. Add your own touches to the immaculately decorated neutral spaces as your personal style takes centre stage.

Relax in this radiant environment where every moment is imbued with serenity, calm and a breathless sense of wonder.

This is your personal retreat. The lavishly detailed  
bathrooms offer you a spa-like experience.

Feel as though you are staying in a luxury hotel every day.





GROUND FLOOR

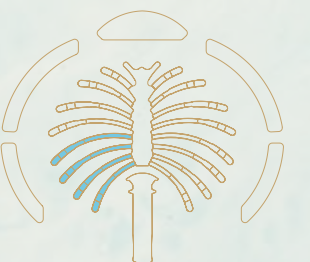
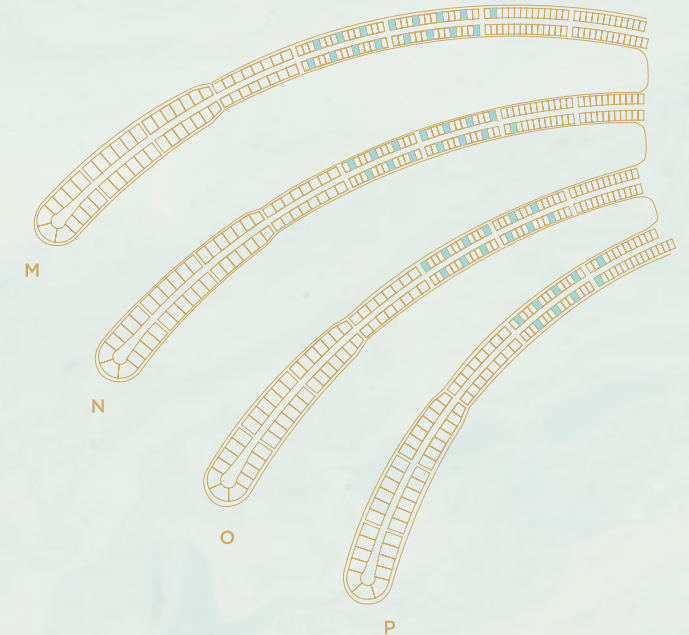


SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	258.14	2,778.60
Balcony / Terrace / Porch-GF	2.07	22.28
First Floor Area	246.67	2,655.13
Balcony / Terrace - First Floor	39.94	429.91
Second Floor Area	153.55	1,652.80
Balcony / Terrace - Second Floor	34.60	372.43
Garage - Covered	48.61	523.23
<b>TOTAL BUILT-UP AREA</b>	<b>783.58</b>	<b>8,434.38</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>783.58</b>	<b>8,434.38</b>



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**B L U E  
H O R I Z O N**

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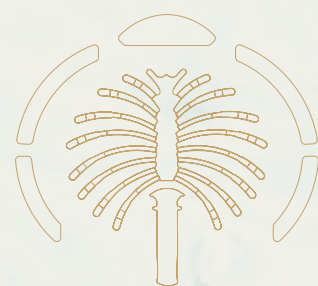
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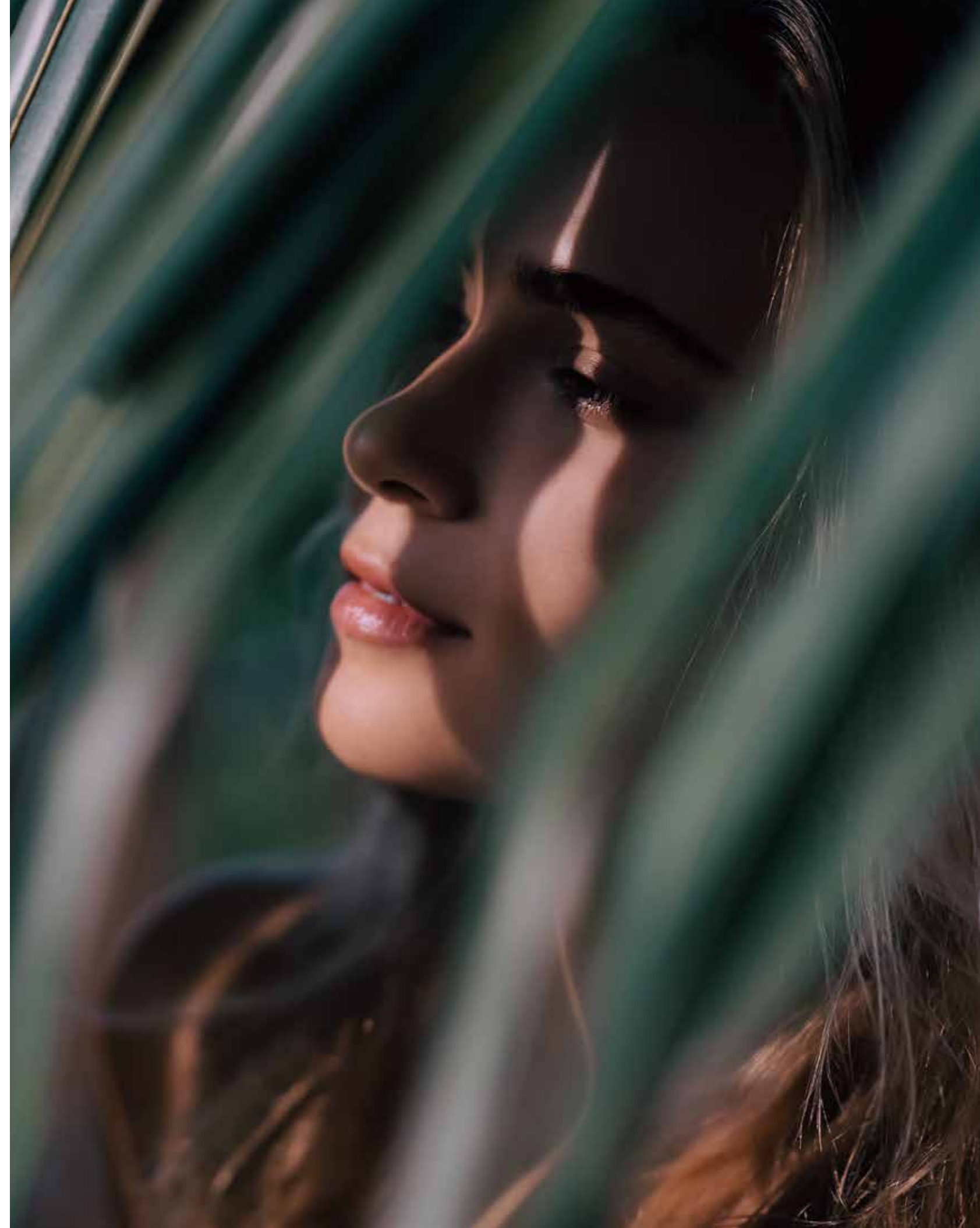
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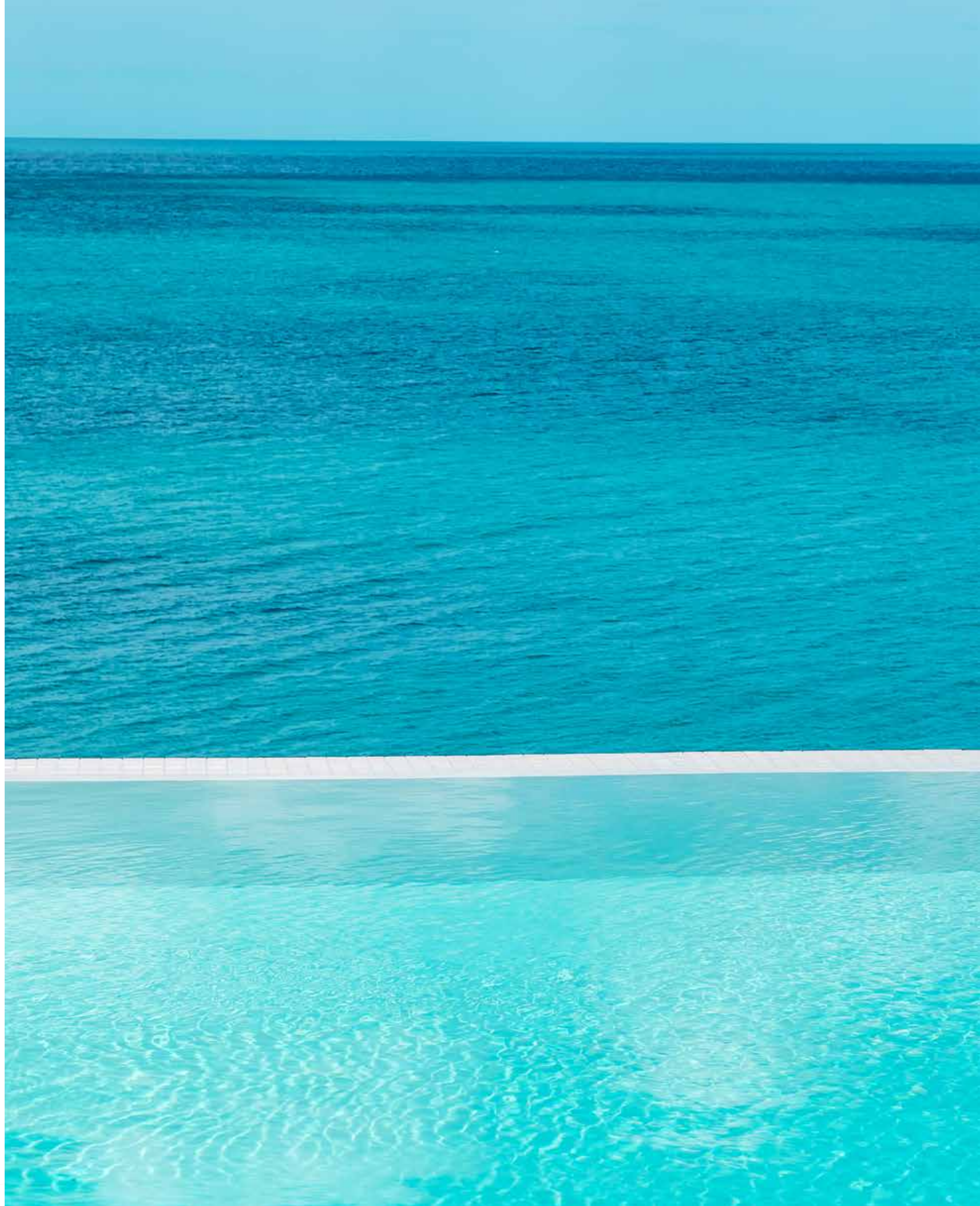


Live a life of **serenity and comfort** in Dubai's most coveted district, a true kaleidoscope born out of colourful greenery, azure waters, and pristine white sands.

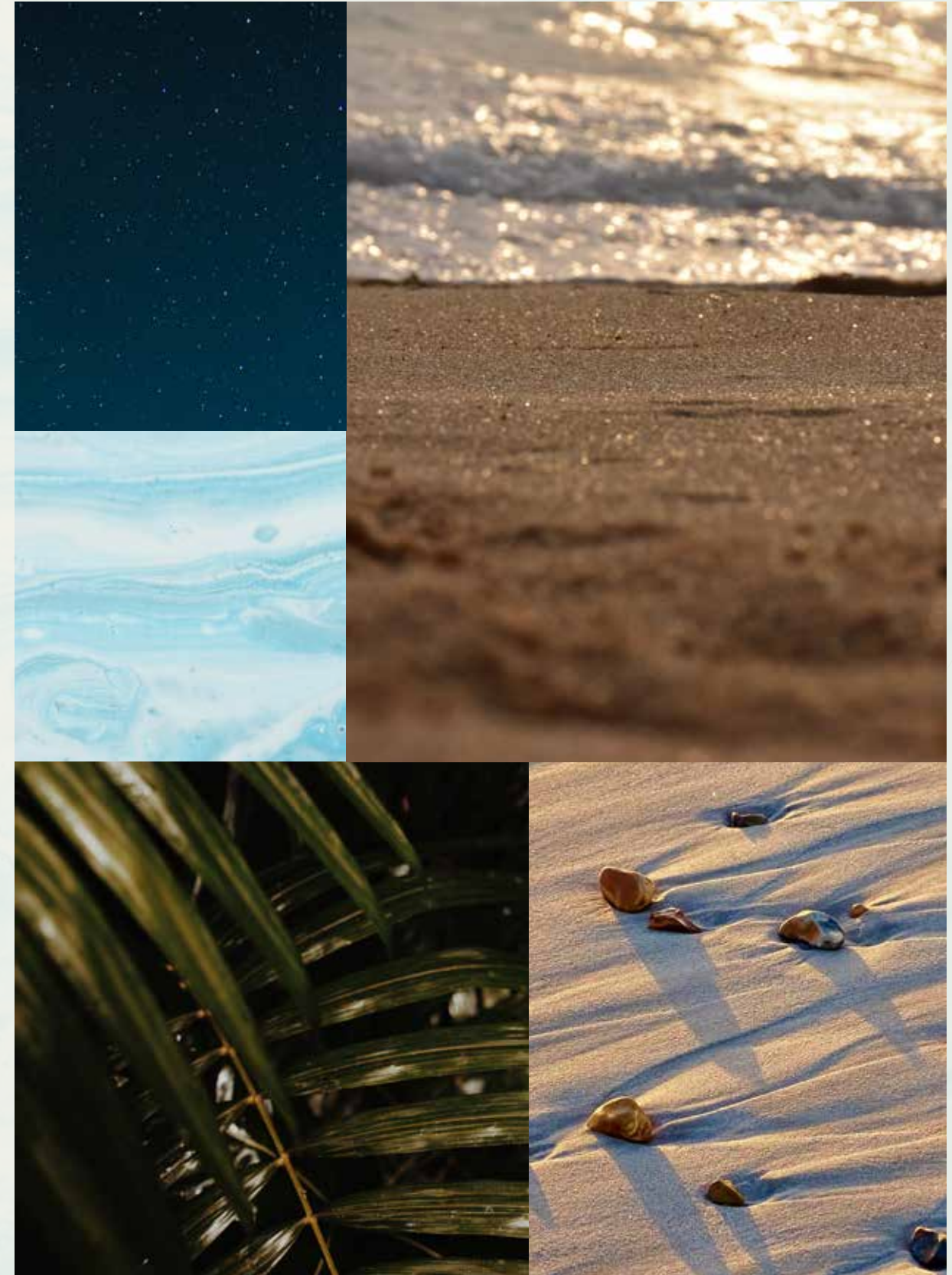
**LIVE IN HARMONY WITH NATURE, BETWEEN THE CITY AND THE SKY.**

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

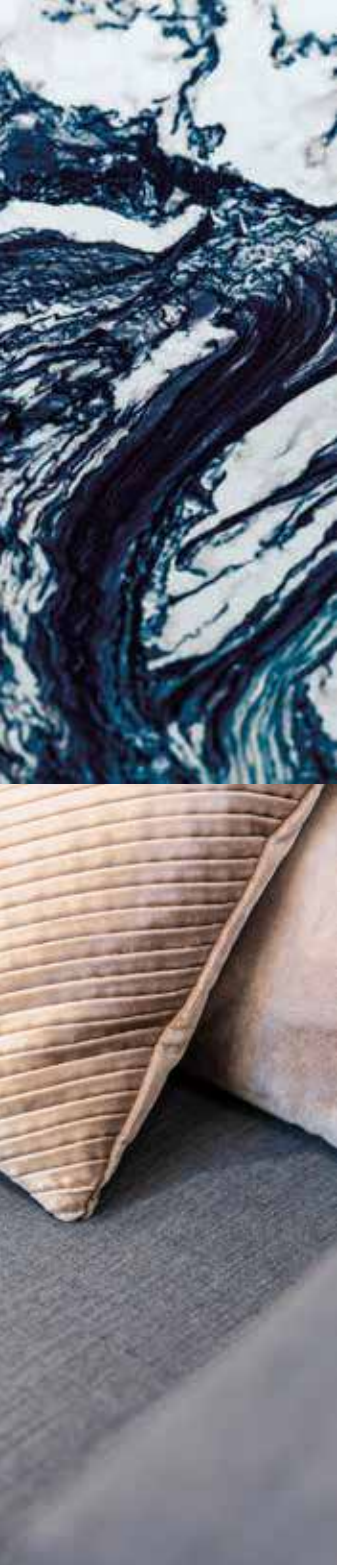
ARTFULLY DESIGNED, PRIVATE  
NEIGHBOURHOODS FOR SOPHISTICATED  
CITY LIVING.

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.

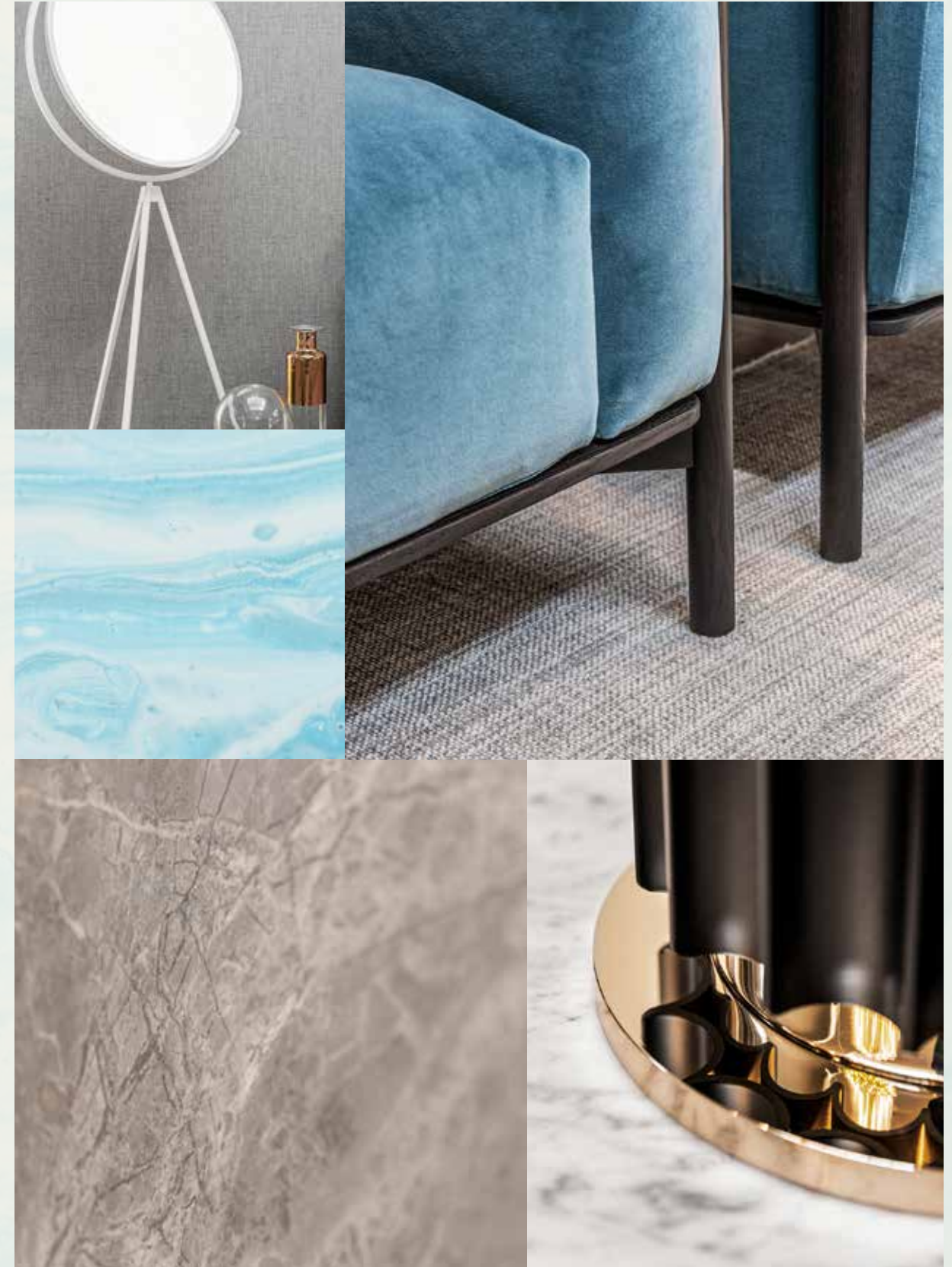


INTRODUCING THE BEACH COLLECTION

# CRAFTED WITH CARE

SOPHISTICATED STYLE AND PERFECT POISE.  
DISCOVER THE BLISSFUL [BEACH COLLECTION](#).

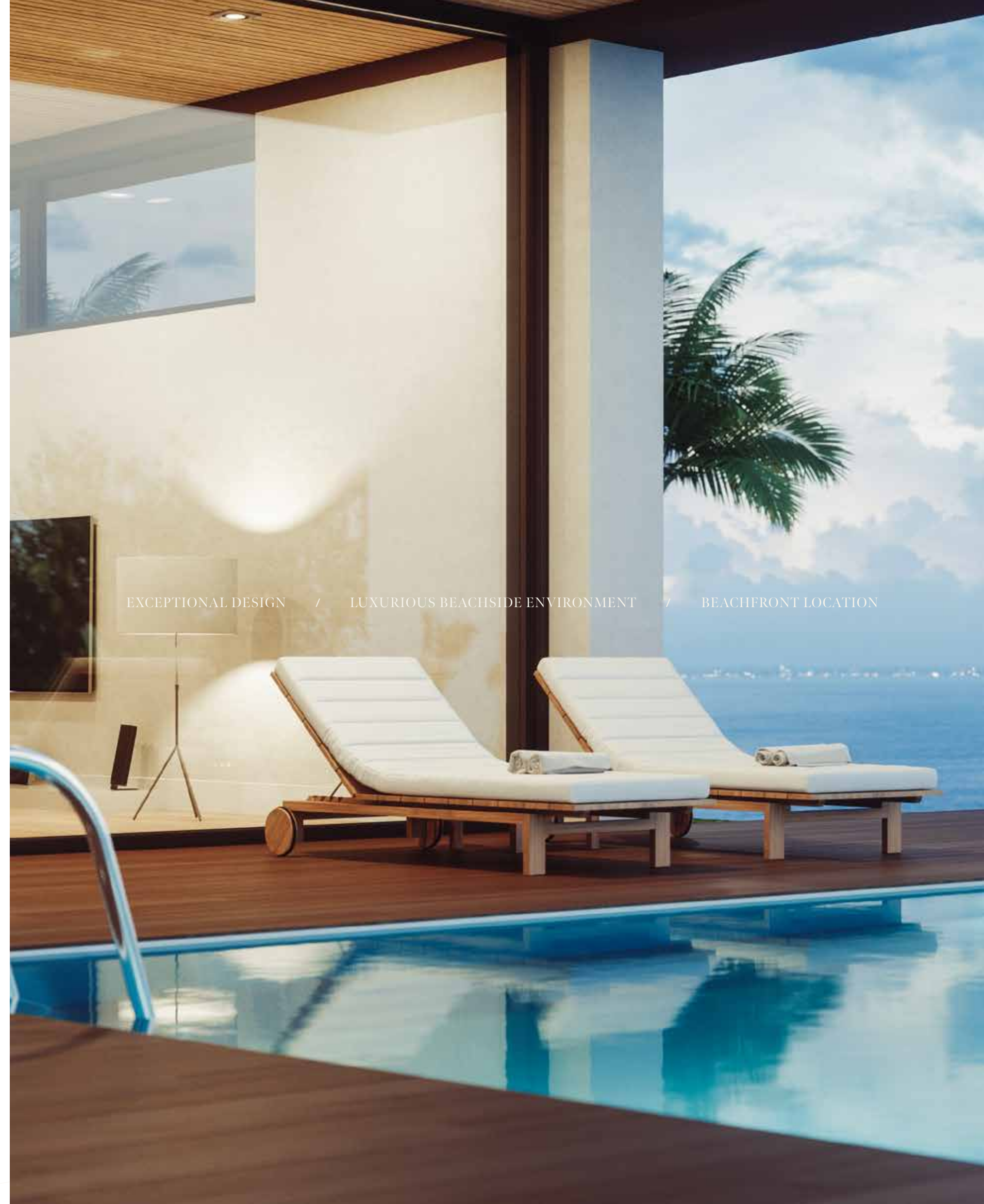
An inspired collection nestled in an idyllic setting.  
Relax as you listen to the sounds of calming water  
from the comfort of your enchanting beachfront  
terrace.



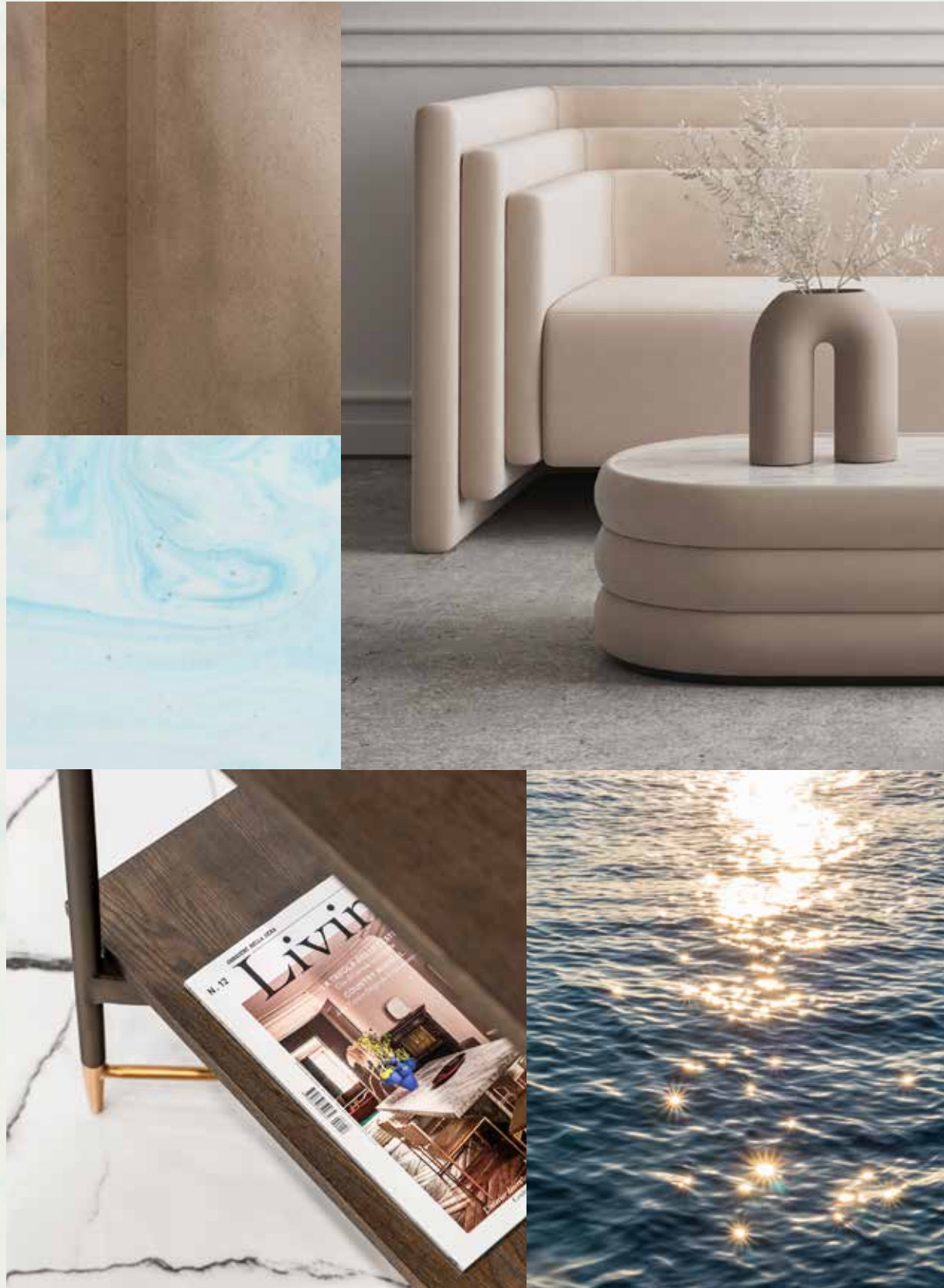
Exceptional design, a breathtaking beachfront location, and the tranquillity of an exclusive, private neighbourhood.

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.



EXCEPTIONAL DESIGN / LUXURIOUS BEACHSIDE ENVIRONMENT / BEACHFRONT LOCATION

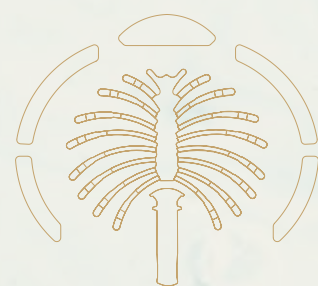


LIVE IN A MASTERPIECE

OWN A PIECE OF

# HISTORY

2



Eight Unique Beach Villas

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Villa Blue Horizon	—	p.34

THE BEACH COLLECTION

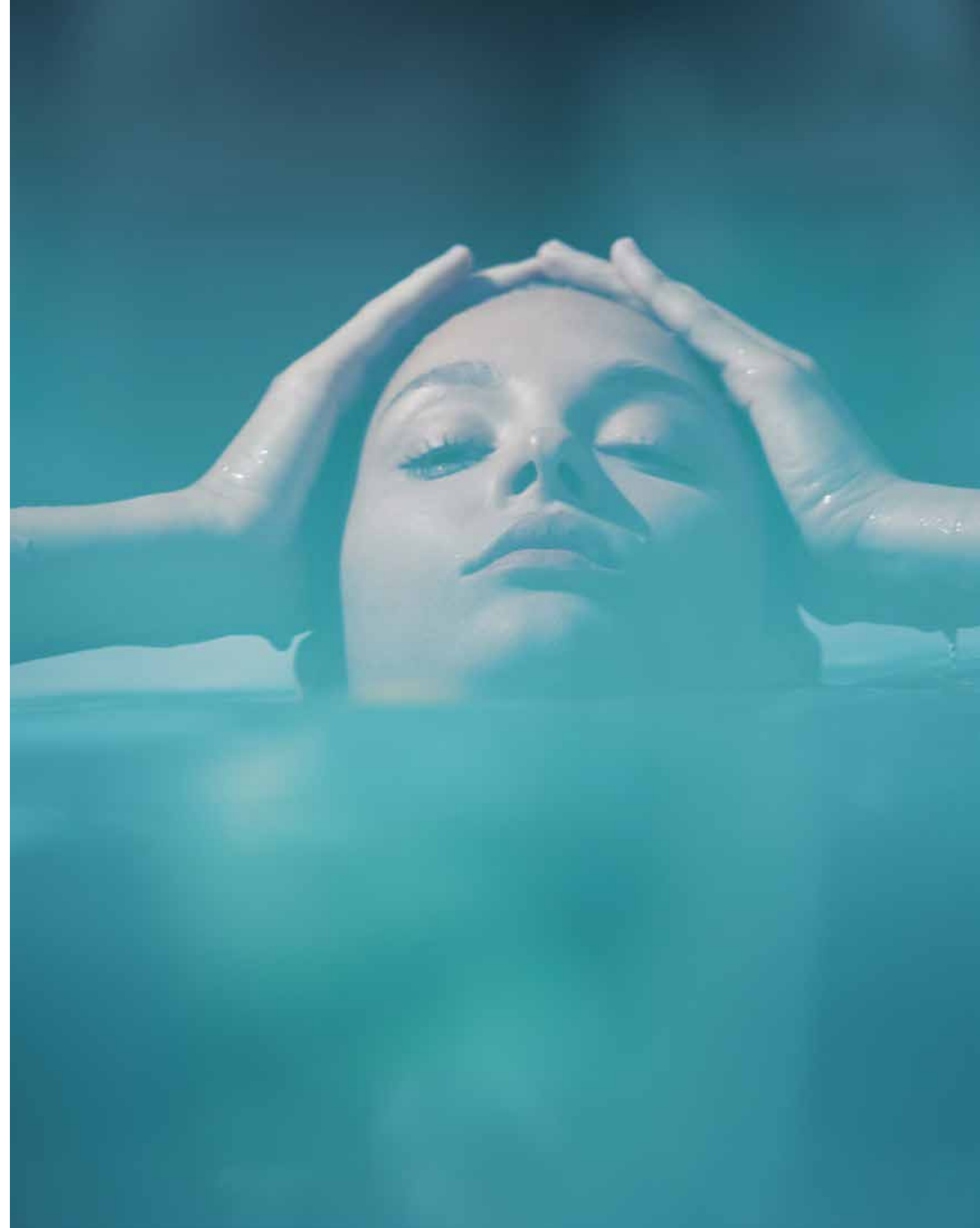
# W E L C O M I N G W A T E R F R O N T R E S I D E N C E S

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.

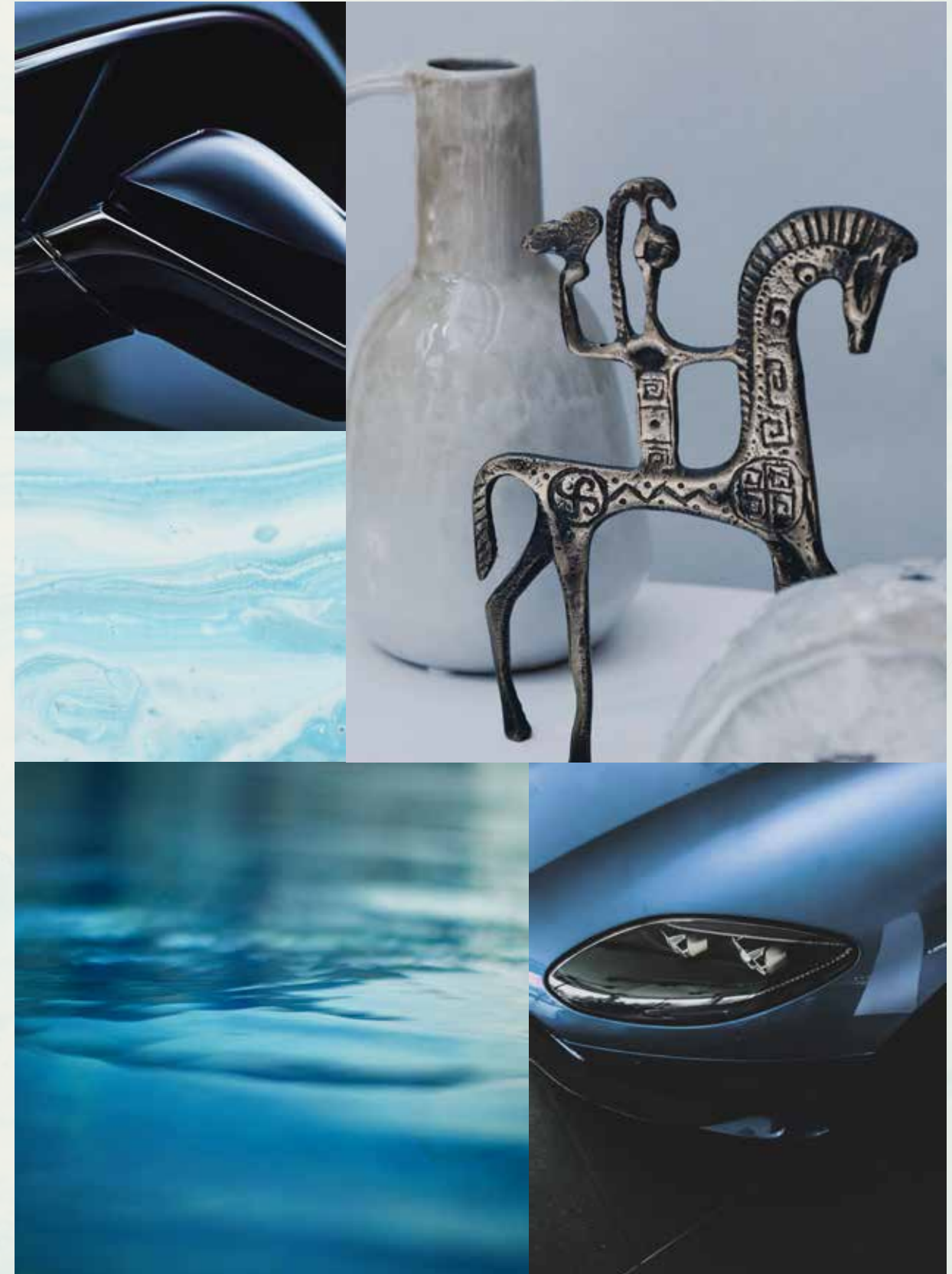




Located on the exclusive fronds, each residence enjoys **direct beach connectivity** in this serene, private neighbourhood.

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  
BLUE  
HORIZON

Six-Bedroom Property

“You would be greeted by the beach every morning, and that by itself is a great motivation to start your day.”

NAGA - ARCHITECT

VILLA BLUE HORIZON

A BRIGHT  
BEACHFRONT HAVEN

A CALMING HOME BY THE WATER,  
EMBELLISHED WITH STATEMENT DETAILS.

A unique layout that includes a dramatic feature staircase.

Staring at a blue horizon every day means embracing a calm and sensory way of life. Looking through the floor-to-ceiling windows, you can experience the elements around you coming together in perfect harmony. Looking out at the waterfront through special arabesque screens is enough to feel the blue embrace of the sky and the water. To be part of something infinite.



“The architecture had to be designed in a way to both provide a sense of luxury and create a comfortable, relaxing lifestyle”.

NAGA – ARCHITECT





THE DESIGN INCORPORATES MORE TRADITIONAL ELEMENTS, SUCH AS MASHRABIYA-INSPIRED, ARABESQUE SCREENS PAIRED WITH EXTENSIVE FLOOR-TO-CEILING GLAZING.

The distinct material difference between the ground and upper floors results in a truly striking façade.

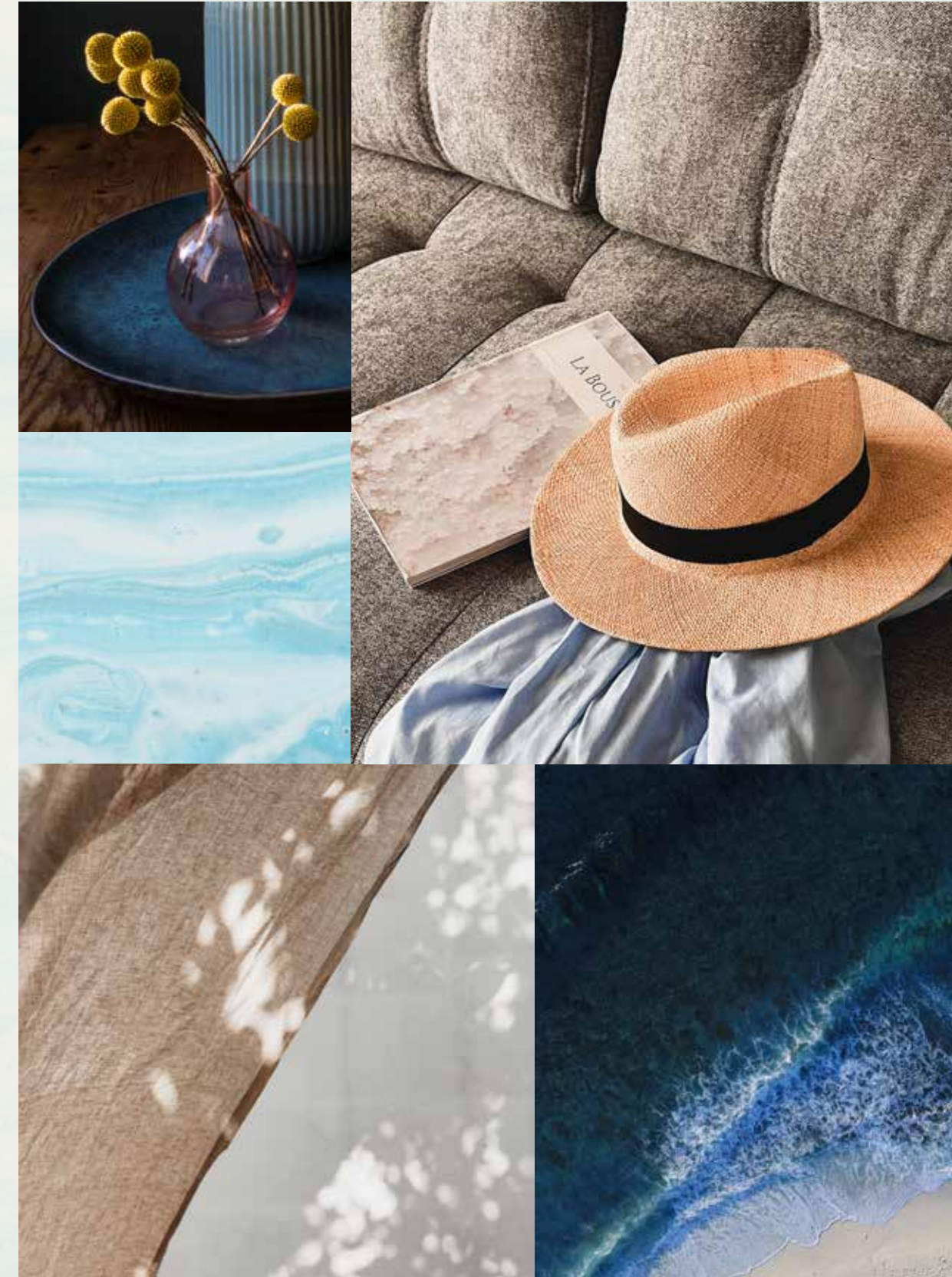
A versatile garage area has been included at the front of the property for enhanced flexibility and comfort.



In this bright, blissful home, a variety of luxurious textures and finishes come together.

A CONTEMPORARY BEACHSIDE ATMOSPHERE.

This property seamlessly blends comfort and luxury. With stunning, open-plan living, a dining room framed by floor-to-ceiling windows, a private family lounge on the first floor, and a flexible rooftop terrace, this home offers an abundance of comfortable lounge spaces that are complemented by statement design details, sea views and an abundance of outdoor spaces.



Gaze out at glittering blue water and white sands as you relax in the peace and tranquillity of home.







FROM THE FLOATING FEATURE STAIRCASE OVERLOOKING THE PRIVATE SIDE COURTYARD, YOU WILL BE ABLE TO OBSERVE THE SEA AS IF FROM THE DECK OF YOUR SHIP.

The opulent living and dining room is the perfect location to embrace the infinite blue of the horizon with family and friends.



A multipurpose rooftop lounge, which leads to a breathtaking terrace, crowns this beautiful villa.





Each space has been designed to enhance your daily life. Delicate details and fine finishes complete this magnificent home.

A HARMONIOUS ENVIRONMENT.

As you enter this spectacular home, enjoy a framed view of the seafront beyond. This home makes the most of its spectacular setting, creating an inviting and uplifting atmosphere with natural influences throughout.

Every morning starts with your wellbeing rituals right here in this nature-inspired sanctuary, where natural materials are harnessed to be in perfect harmony with the environment outside.

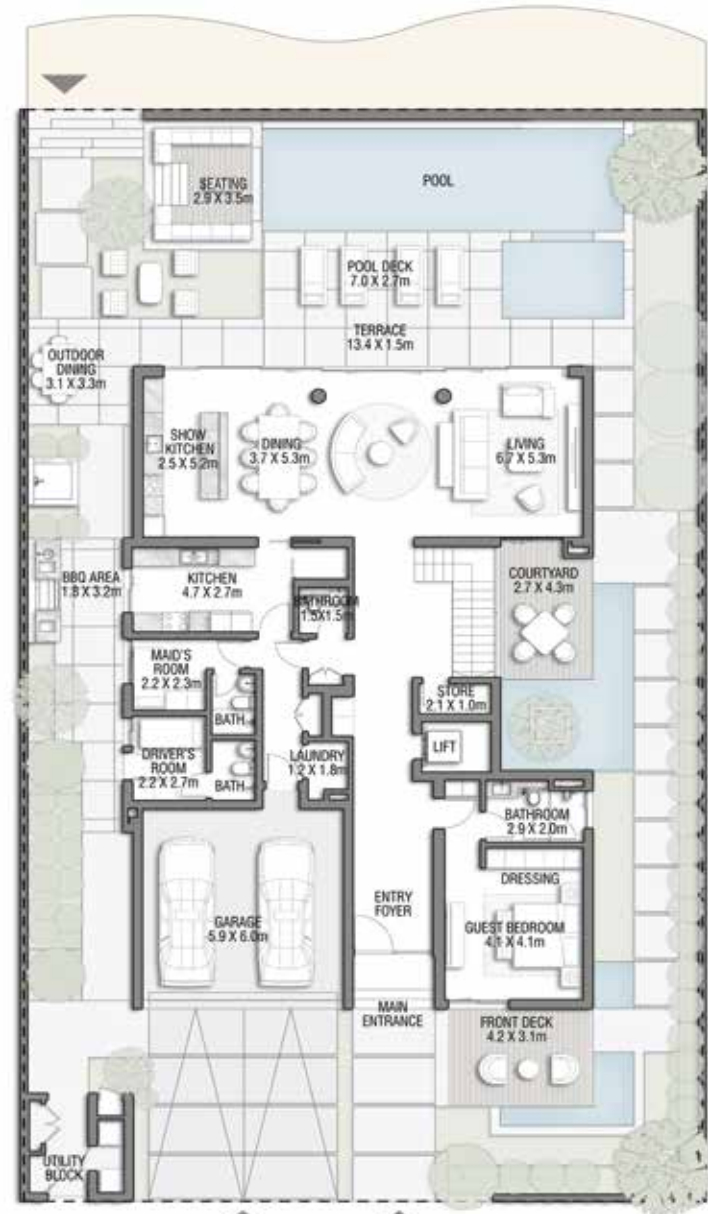


# BLUE HORIZON

Beach Villas Collection

G + 2

6 BEDROOMS + FAMILY ROOM  
+ ROOF LOUNGE AND TERRACE



GROUND FLOOR

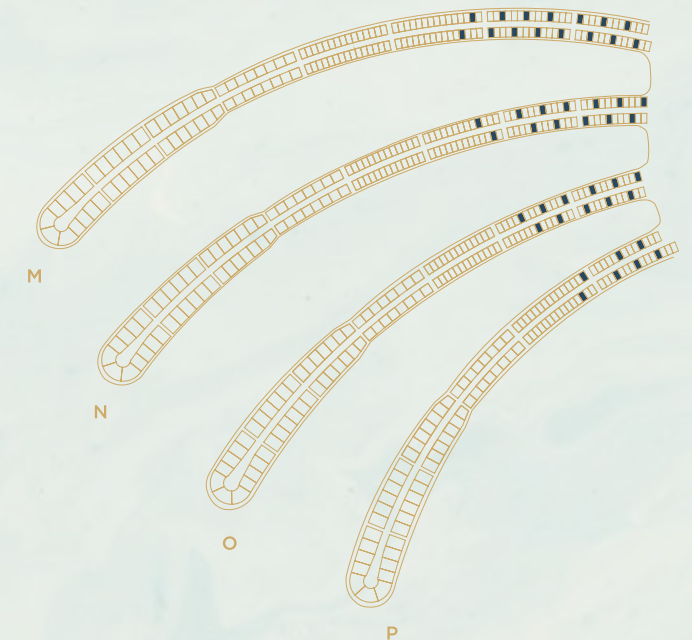


SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	206.74	2,225.33
Balcony / Terrace / Porch-GF	4.08	43.92
First Floor Area	244.64	2,633.28
Balcony / Terrace - First Floor	17.67	190.20
Second Floor Area	116.18	1,250.55
Balcony / Terrace - Second Floor	50.08	539.06
Garage - Covered	40.29	433.68
<b>TOTAL BUILT-UP AREA</b>	<b>679.68</b>	<b>7,316.01</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>679.68</b>	<b>7,316.01</b>



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800 NAKHEEL

THE BEACH COLLECTION

**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.







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Serenity By The Sea

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

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An iconic neighbourhood	—	P. 15
Introducing the Beach Collection	—	P. 20

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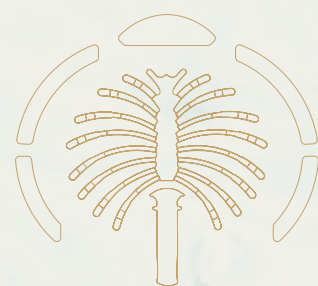
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A CURATED COLLECTION

THE  
BEACH  
VILLAS

1



Serenity By The Sea

Beachfront living at its finest  
An iconic neighbourhood  
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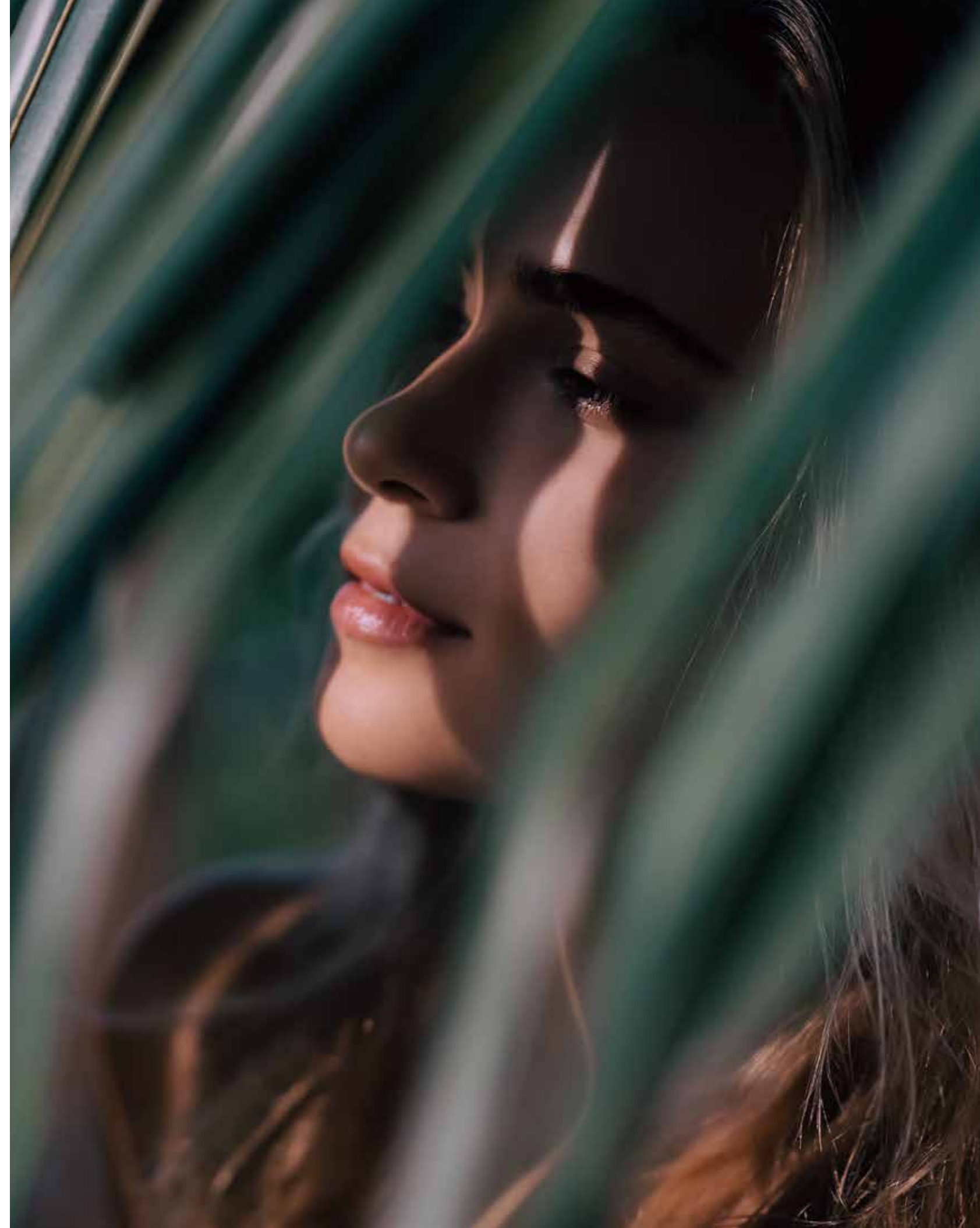
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— BEACHFRONT LIVING AT ITS FINEST

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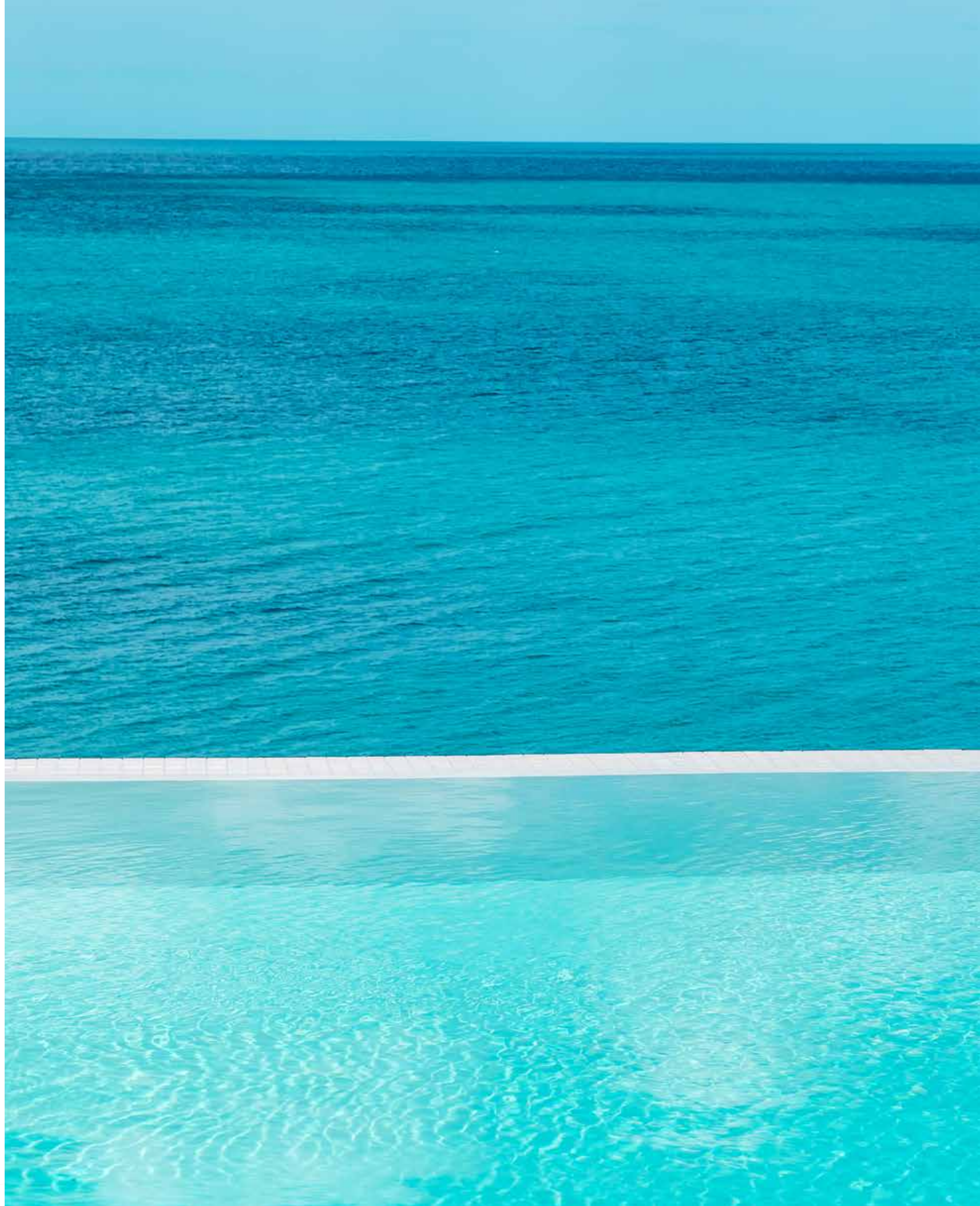


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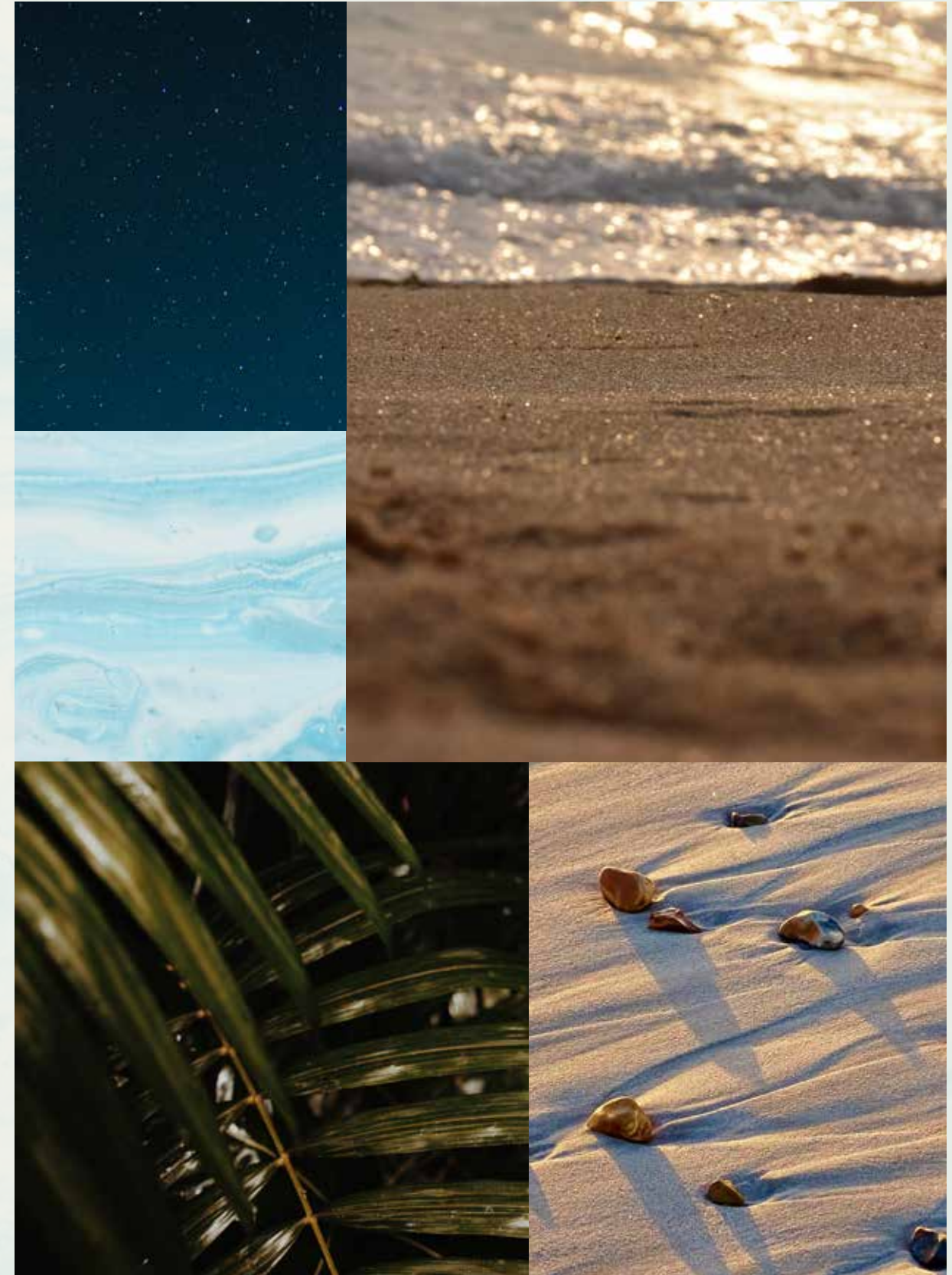
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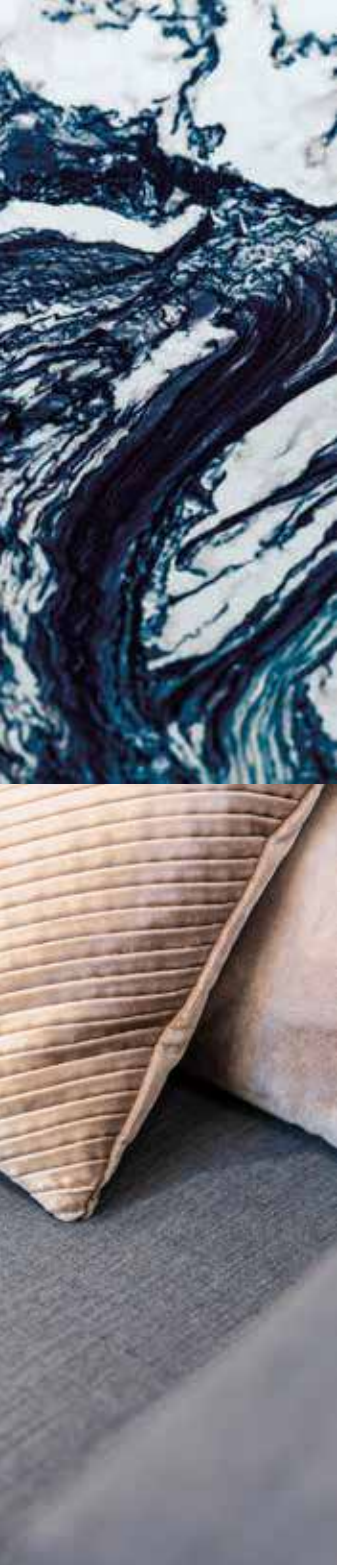
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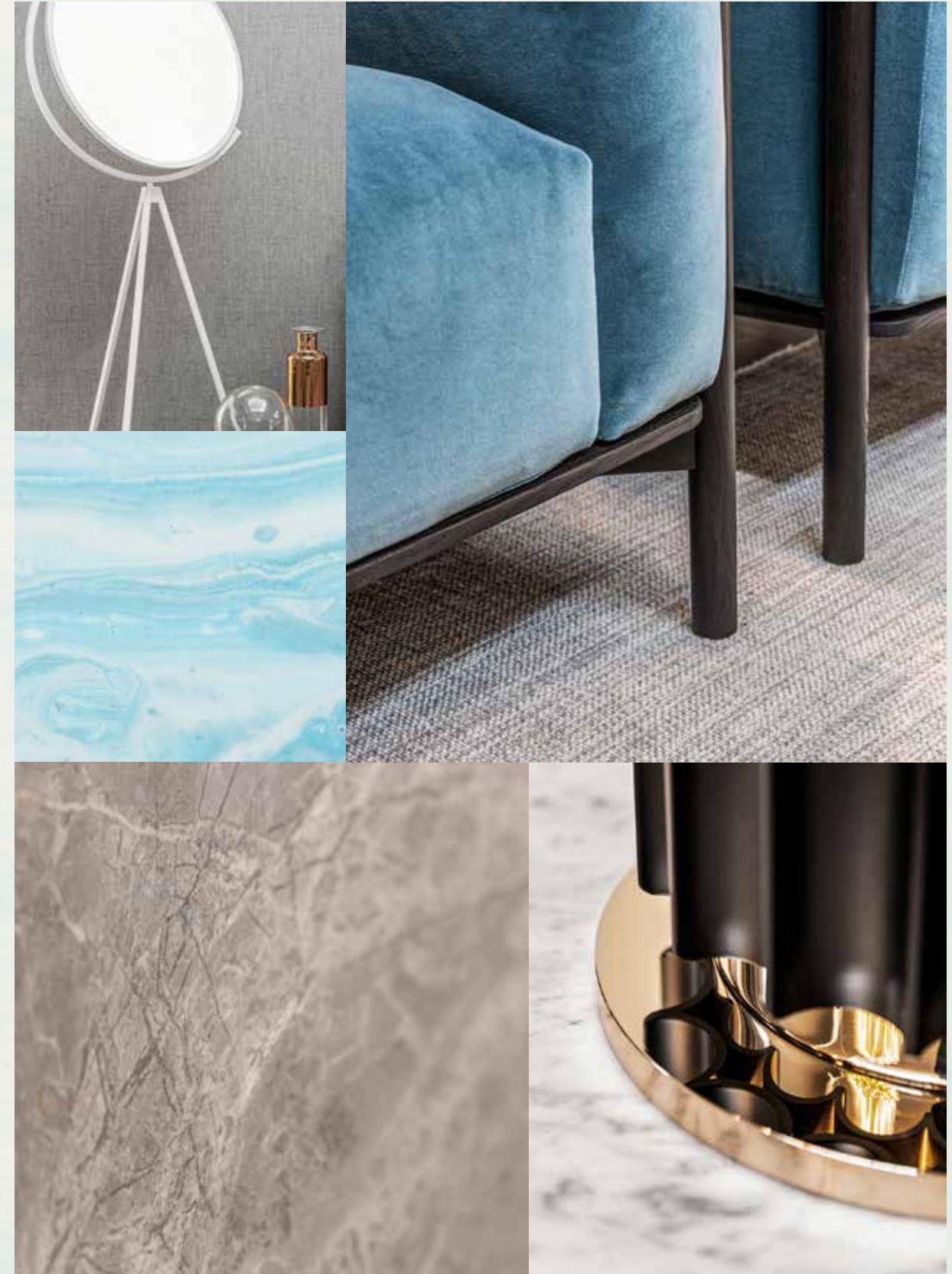


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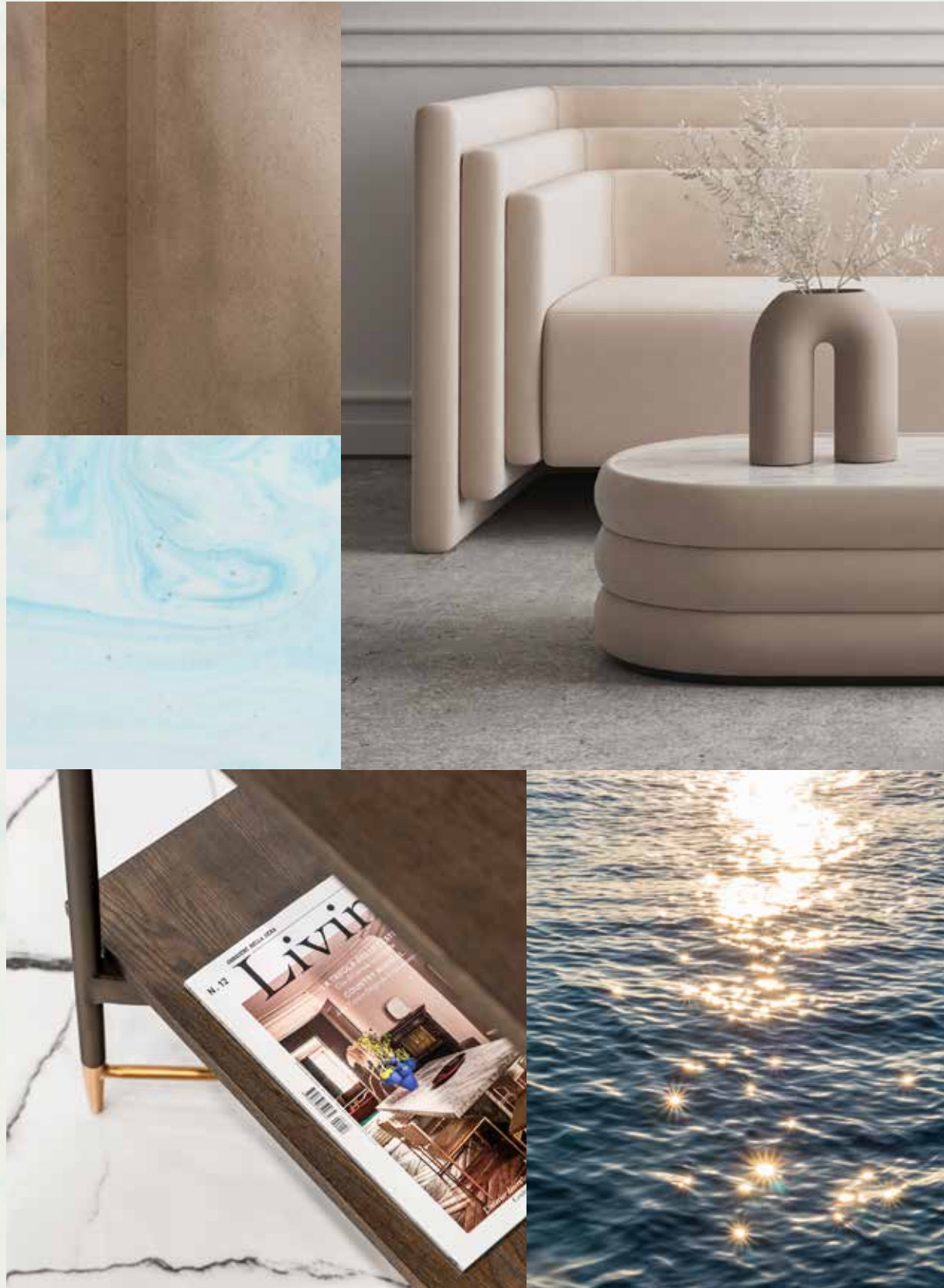
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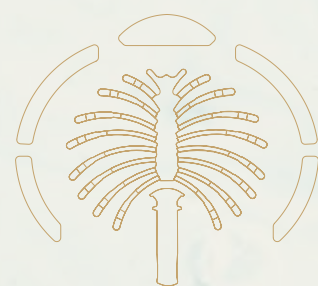


LIVE IN A MASTERPIECE

OWN A PIECE OF

# HISTORY

2



Eight Unique Beach Villas

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THE BEACH COLLECTION

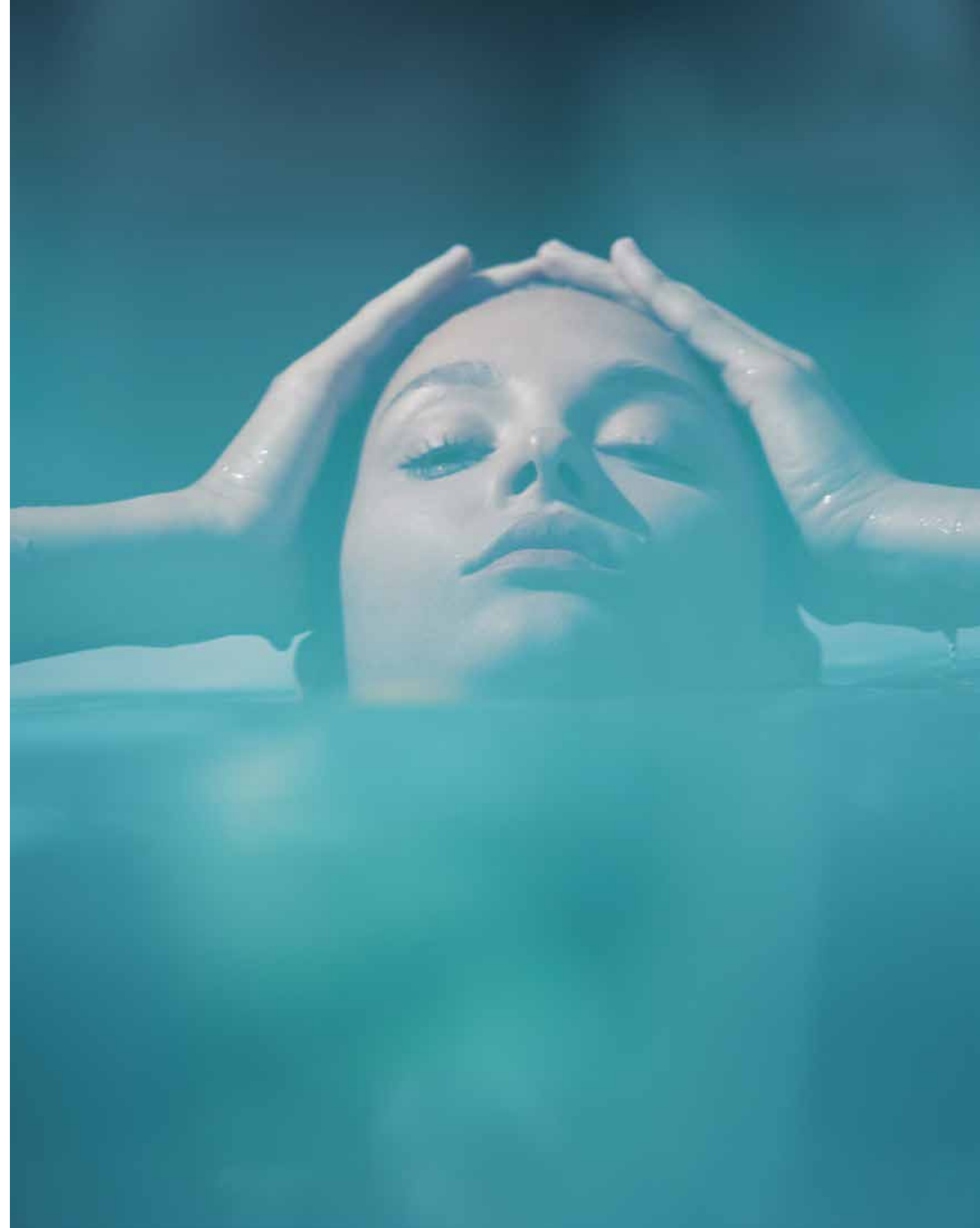
# WELCOMING WATERFRONT RESIDENCES

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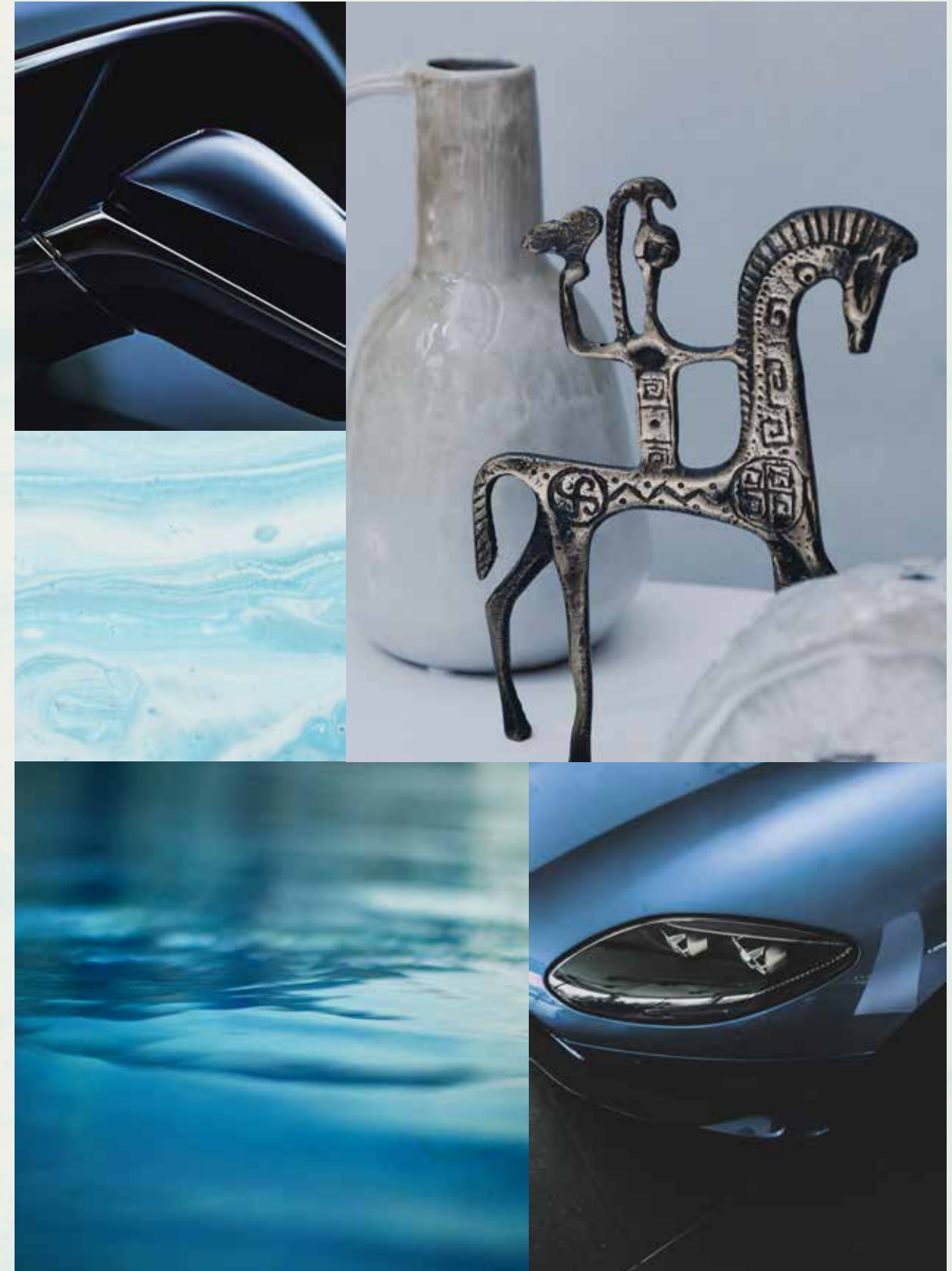




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BEACH CONNECTIVITY / SERENE / PRIVATE

VILLA

# INDIGO OCEAN

Five-Bedroom Property

“Open plans and open spaces make the villa  
more flexible and luxurious.”

WHITESPACE - ARCHITECT

VILLA INDIGO OCEAN

## OCEANS OF ELEGANCE

THIS BREATHTAKING WATERFRONT VILLA  
HAS A CONTEMPORARY ELEGANT AESTHETIC  
WITH GREAT APPEAL.

Tailored lines, extensive glazing and tiered volumes  
come together in this resort-inspired residence.  
Dream of the openness and the dynamism of the  
vast blue ocean with its great depth and its never-  
ending possibilities. It is enchanting and ever-  
changing, natural and mysterious. It is a source of  
constant inspiration.

As we gaze at views of the deep blue, salty  
seascape and listen to the graceful ebb and flow of  
the waves, we feel a great sensation of relaxation  
and peace as we are surrounded by nature.

“The dream living destination, where sun, beach,  
sea, and community are all in one.”

WHITESPACE – ARCHITECT





THE ELEGANT, FLOOR-TO-CEILING WINDOWS SEEN ON EACH FLOOR CREATE AN ENHANCED SENSE OF OPEN SPACE. THE WINDOWS INVITE PURE, NATURAL LIGHT INSIDE AND PROVIDE BREATHTAKING VIEWS OF THE CALM, BLUE WATERS.

This is your private tropical oasis on the sparkling golden sands of a paradise island.

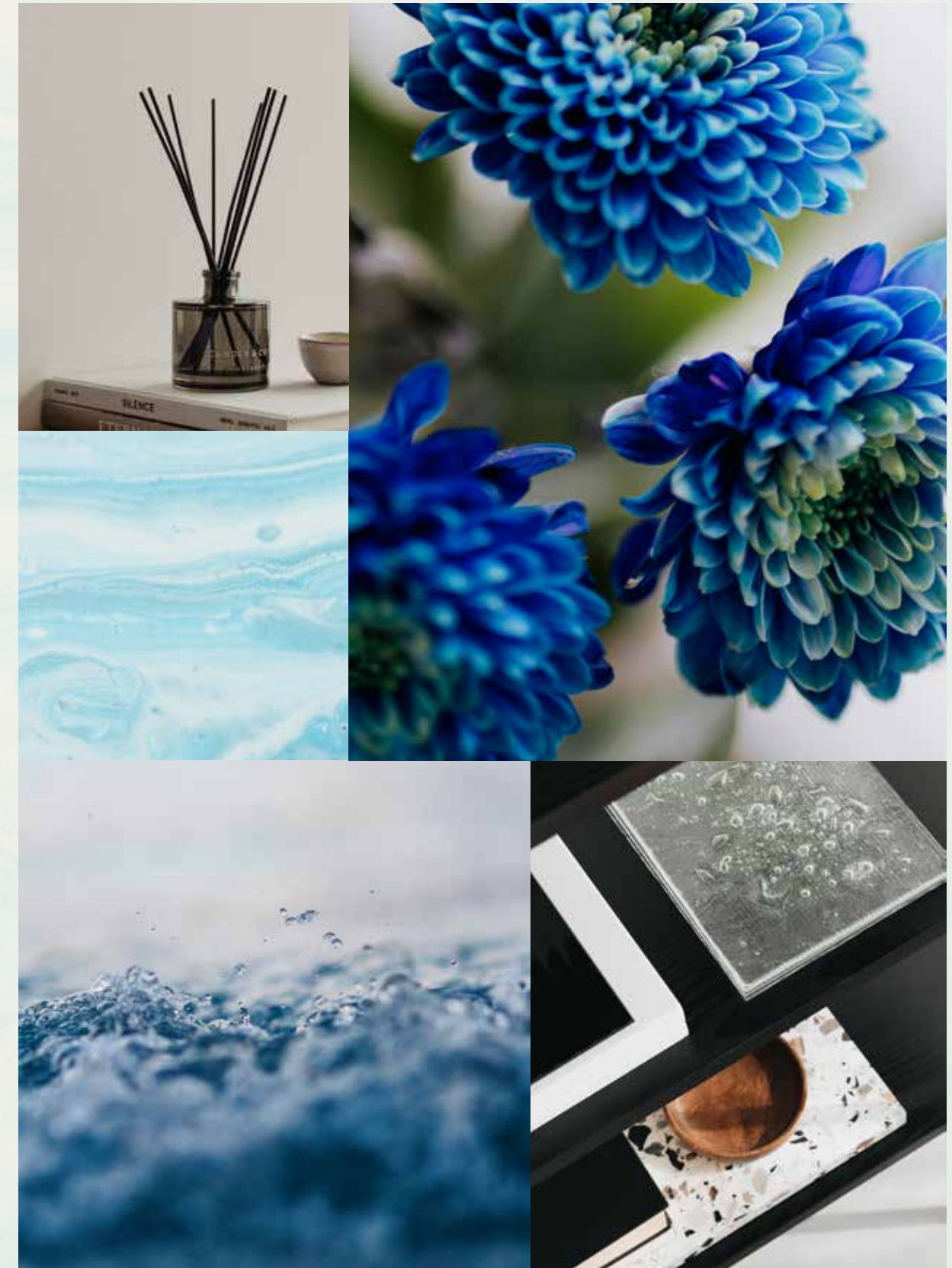


This is a dream home surrounded by the glistening sea, dazzling sunlight and glittering sands.

RECONNECT WITH NATURE.

This exclusive property boasts a number of outdoor living areas, including the spectacular beach garden, the many private balconies, and the spacious roof terrace.

Soak up the peace and serenity of this magnificent waterfront location as you breathe in the salty-sweet sea breeze. This is your blissful beachfront home on the sands of the sparkling shore.



The heart of this home is the beautiful, open-plan living space which faces the dazzling deep blue sea and pristine sands. The opulent colour of the glistening waves will enrich every moment you spend in this space.







BUILD MEMORABLE FAMILY MOMENTS UNITED AROUND THE SHOW KITCHEN'S  
MAGNIFICENT FEATURE ISLAND.  
ENJOY LIVING SURROUNDED BY AN OCEAN OF ELEGANCE.

On the first floor, the private family room is the ideal space for lounging at any time of day.

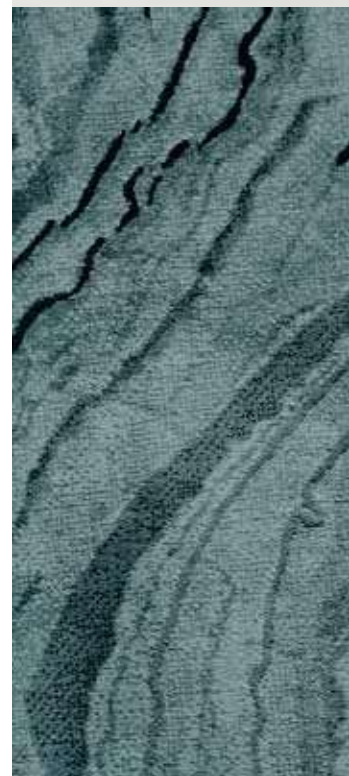
As the water-coloured sky slowly fades to a deep indigo blue, this cosy space becomes even more inviting.



The versatile roof lounge is ideal for several uses - adapt the space to suit your needs. Look out onto the roof terrace with the deep blue sea as your backdrop as you exercise, relax or play.



The majestic master suite, complete with a spacious walk-in wardrobe and beautiful master bathroom, is a peaceful oasis of bliss with prime views overlooking this striking, natural setting.





In this exceptional beachfront property, each final **detail** has been meticulously crafted to offer quality levels of luxury and comfort to its residents.

LUXURIOUS FINISHES THROUGHOUT.

The villa has a glorious water view throughout. Rich natural materials have been selected and integrated into the design to create perfect harmony between the landscape and the water-based setting. You will never tire of the constantly changing display of dazzling waves and dramatic sunshine views.

The spacious master bathroom is lit by both natural light and atmospheric lighting.

Feel uplifted as you practice peaceful moments of self-care in this sumptuous, natural environment.



Each bathroom is finished to perfection with impeccable detail and the finest fixtures and fittings.

Feel surrounded by a sea of calm as you prepare for the day ahead in this elegant space. Blissful beachfront living awaits you here.



# INDIGO OCEAN

Beach Villas Collection

G + 2

5 BEDROOMS + FAMILY ROOM  
+ ROOF LOUNGE AND TERRACE



GROUND FLOOR

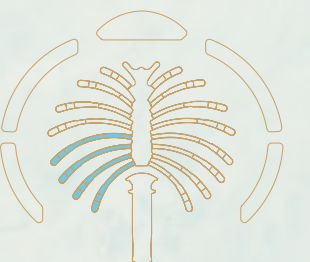


SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	247.74	2,666.65
Balcony / Terrace / Porch-GF	16.23	174.70
First Floor Area	227.13	2,444.81
Balcony / Terrace - First Floor	43.22	465.22
Second Floor Area	114.85	1,236.24
Balcony / Terrace - Second Floor	37.33	401.82
Garage - Covered	45.82	493.20
<b>TOTAL BUILT-UP AREA</b>	<b>732.32</b>	<b>7,882.63</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>732.32</b>	<b>7,882.63</b>



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THE BEACH COLLECTION

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**PALM  
JEBEL ALI**

VILLA

MEDITERRANEAN

THE BEACH COLLECTION

**NAKHEEL**

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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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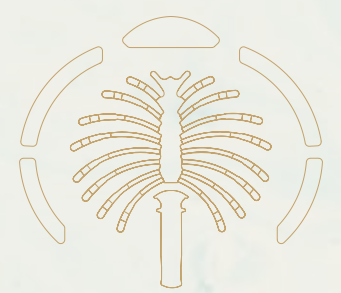
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A CURATED COLLECTION

THE  
BEACH  
VILLAS

1



Serenity By The Sea

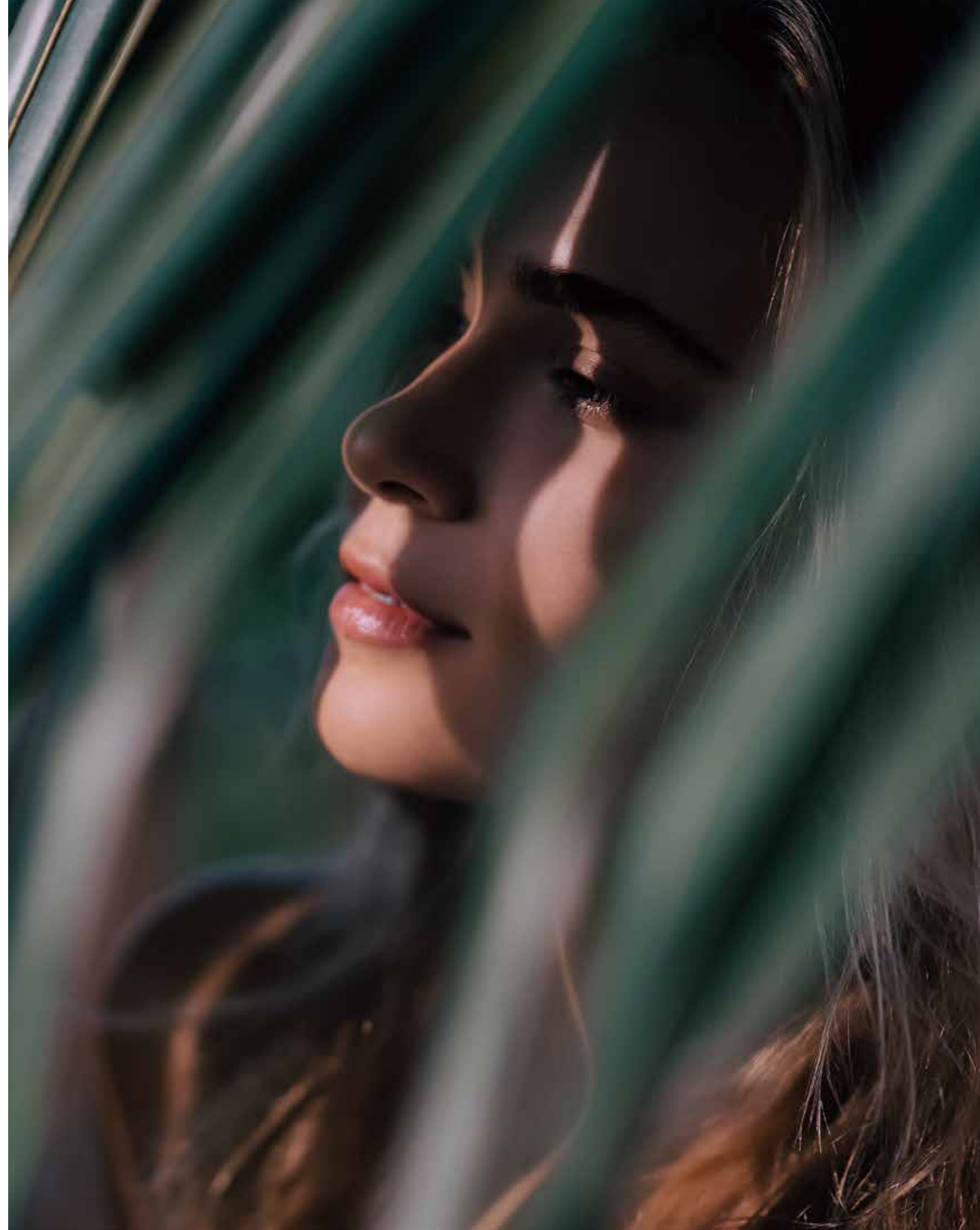
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— BEACHFRONT LIVING AT ITS FINEST

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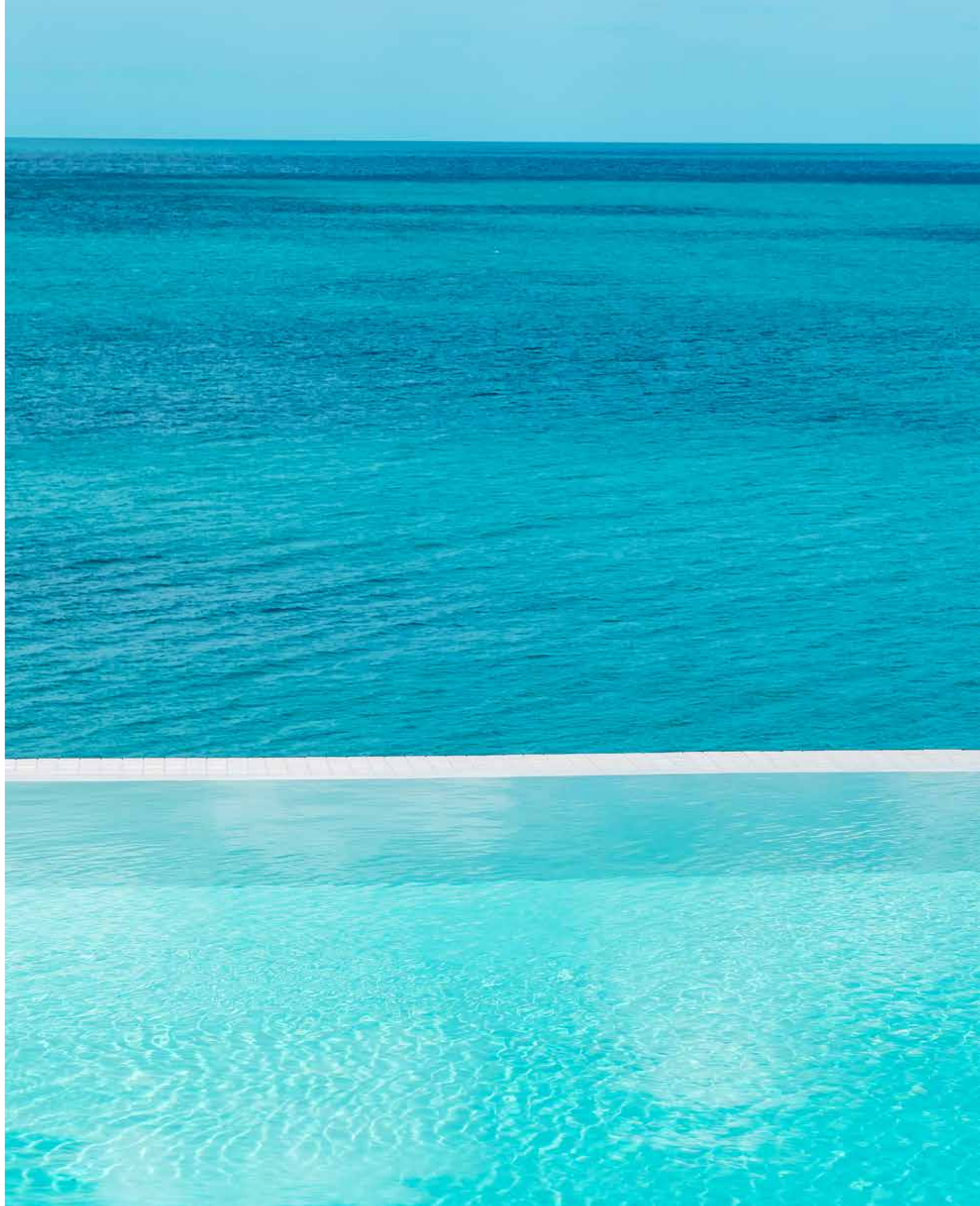
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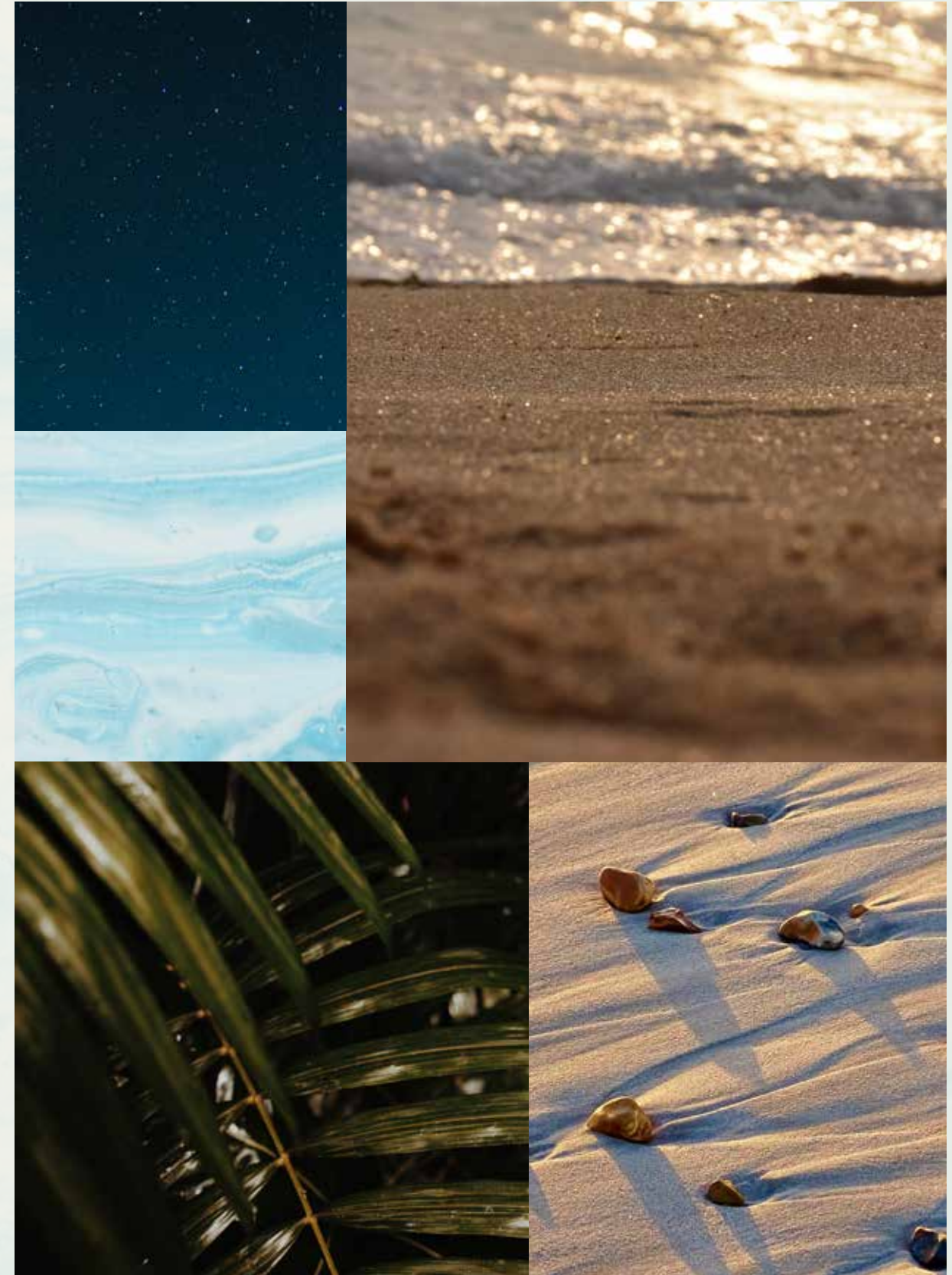
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THE  
FRONDS  
BEACH COLLECTION





— FLOURISHING GREEN FRONDS

# AN ICONIC NEIGHBOURHOOD

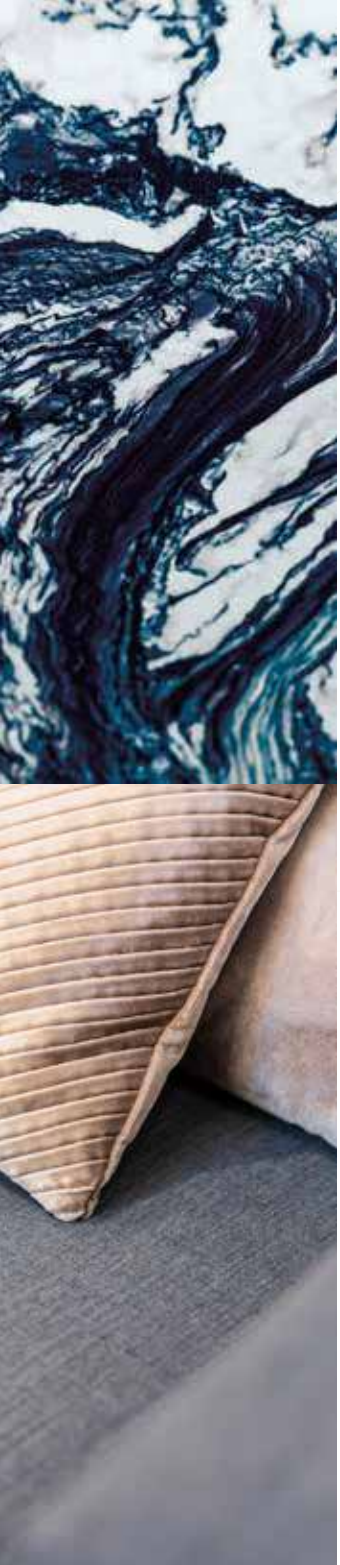
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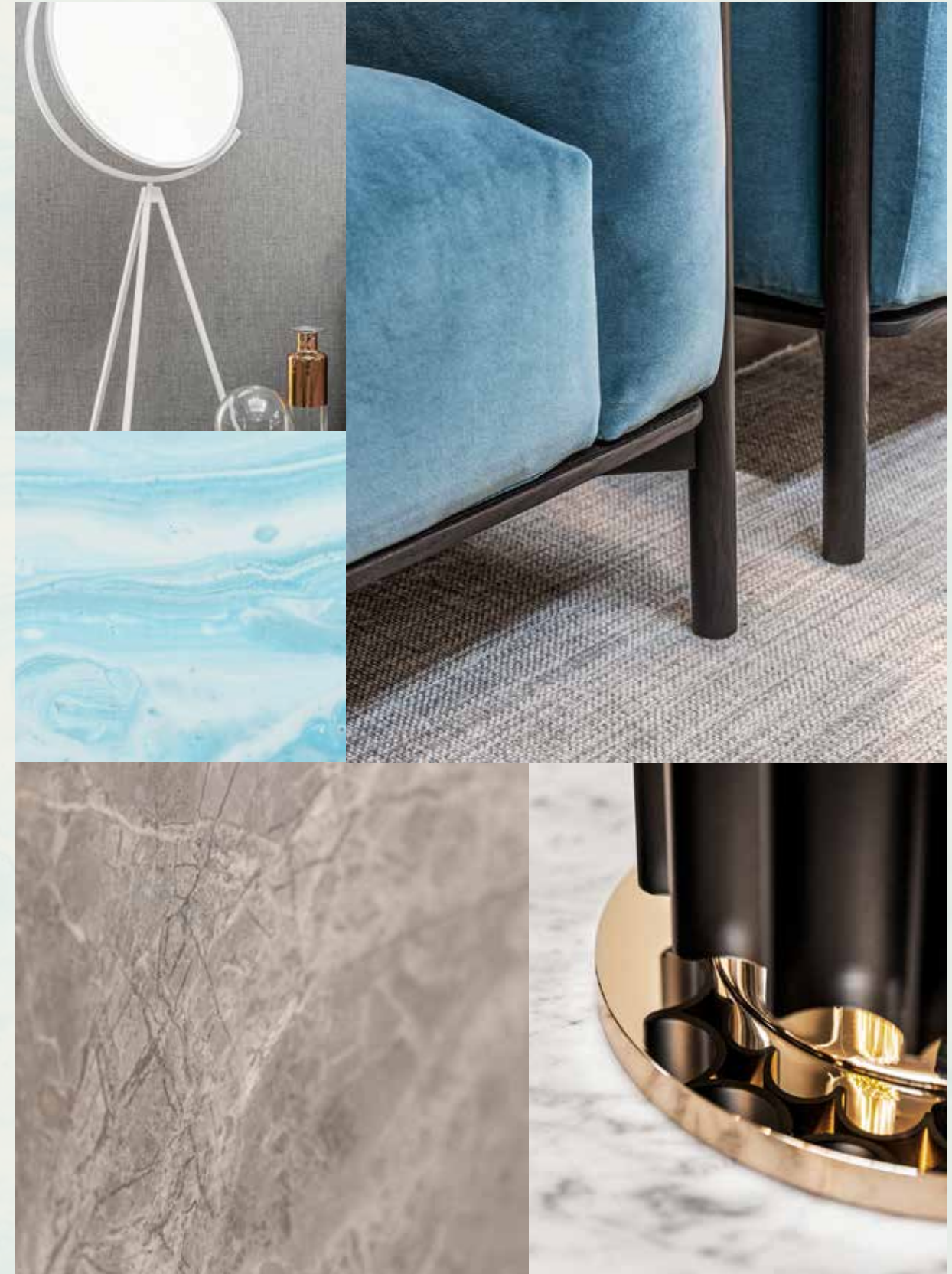


INTRODUCING THE BEACH COLLECTION

# CRAFTED WITH CARE

SOPHISTICATED STYLE AND PERFECT POISE.  
DISCOVER THE BLISSFUL [BEACH COLLECTION](#).

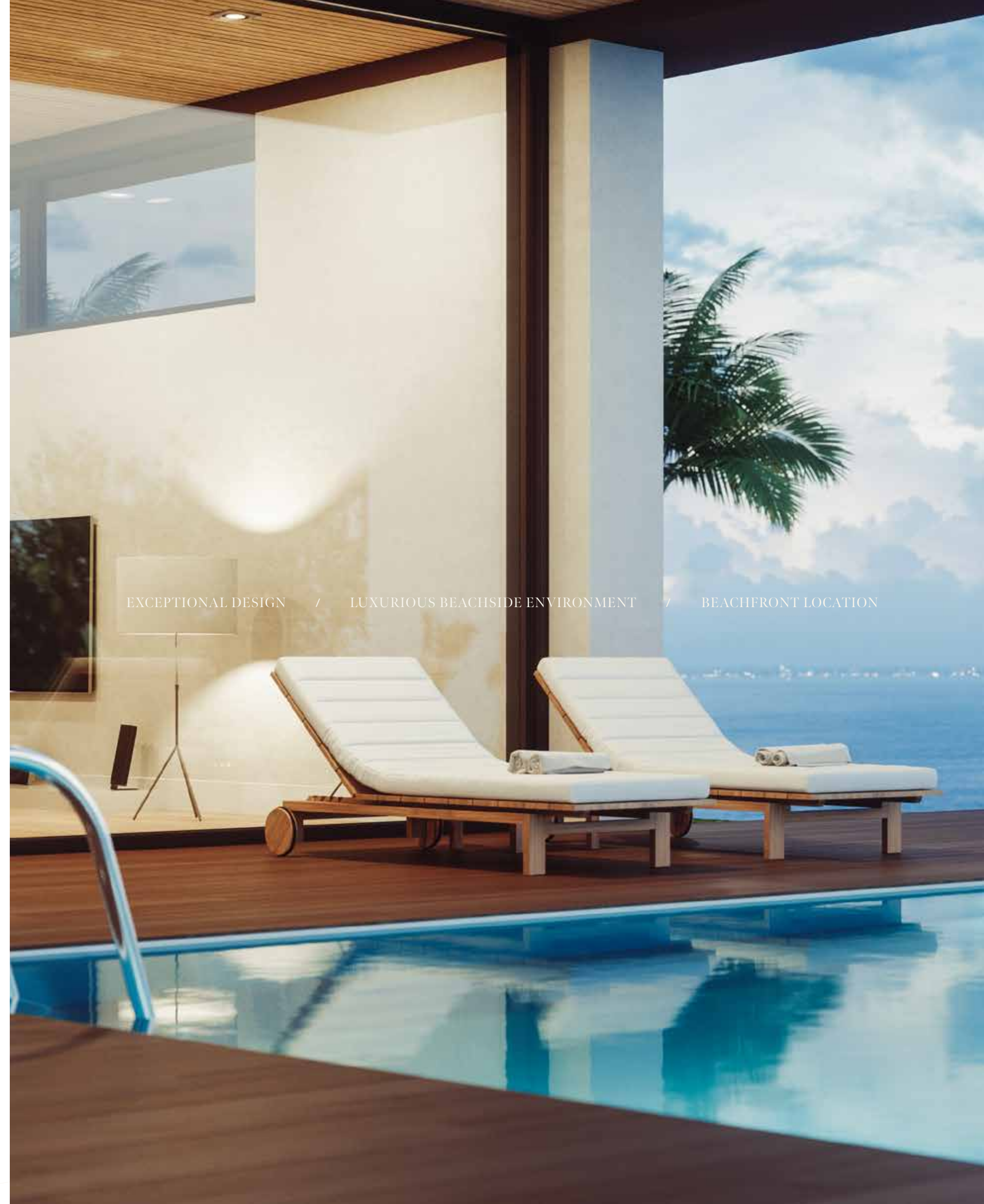
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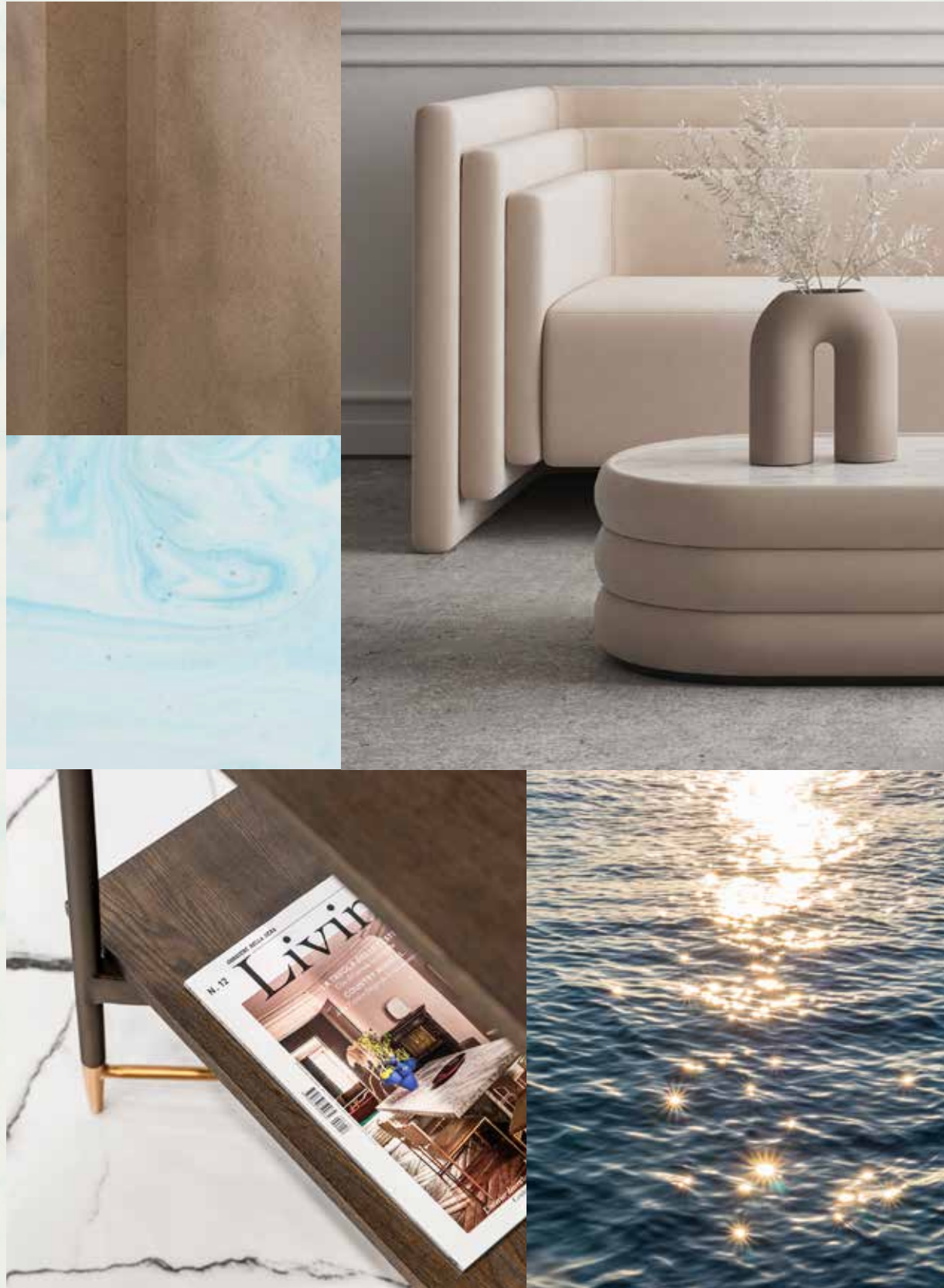
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EXCEPTIONAL DESIGN / LUXURIOUS BEACHSIDE ENVIRONMENT / BEACHFRONT LOCATION



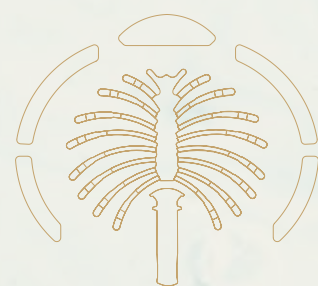


LIVE IN A MASTERPIECE

OWN A PIECE OF

# HISTORY

2



Eight Unique Beach Villas

The Beach Collection  
Villa Mediterranean

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THE BEACH COLLECTION

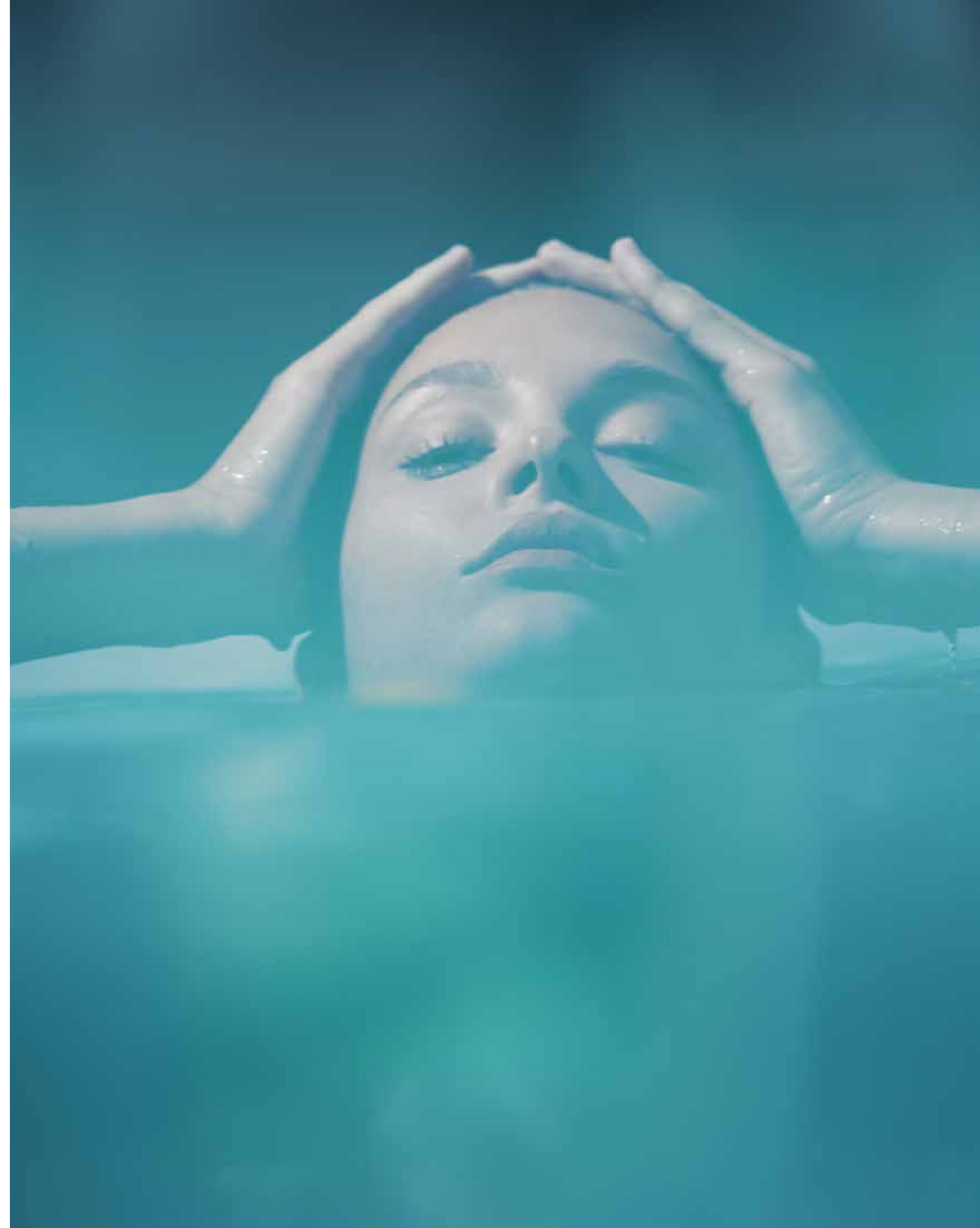
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A gorgeous living space, up to six generous bedrooms with private ensuite bathrooms, lush greenery and colourful plants, the careful design of every detail, and – overall – the feeling of a continuous and open relationship between the indoors and outdoors.

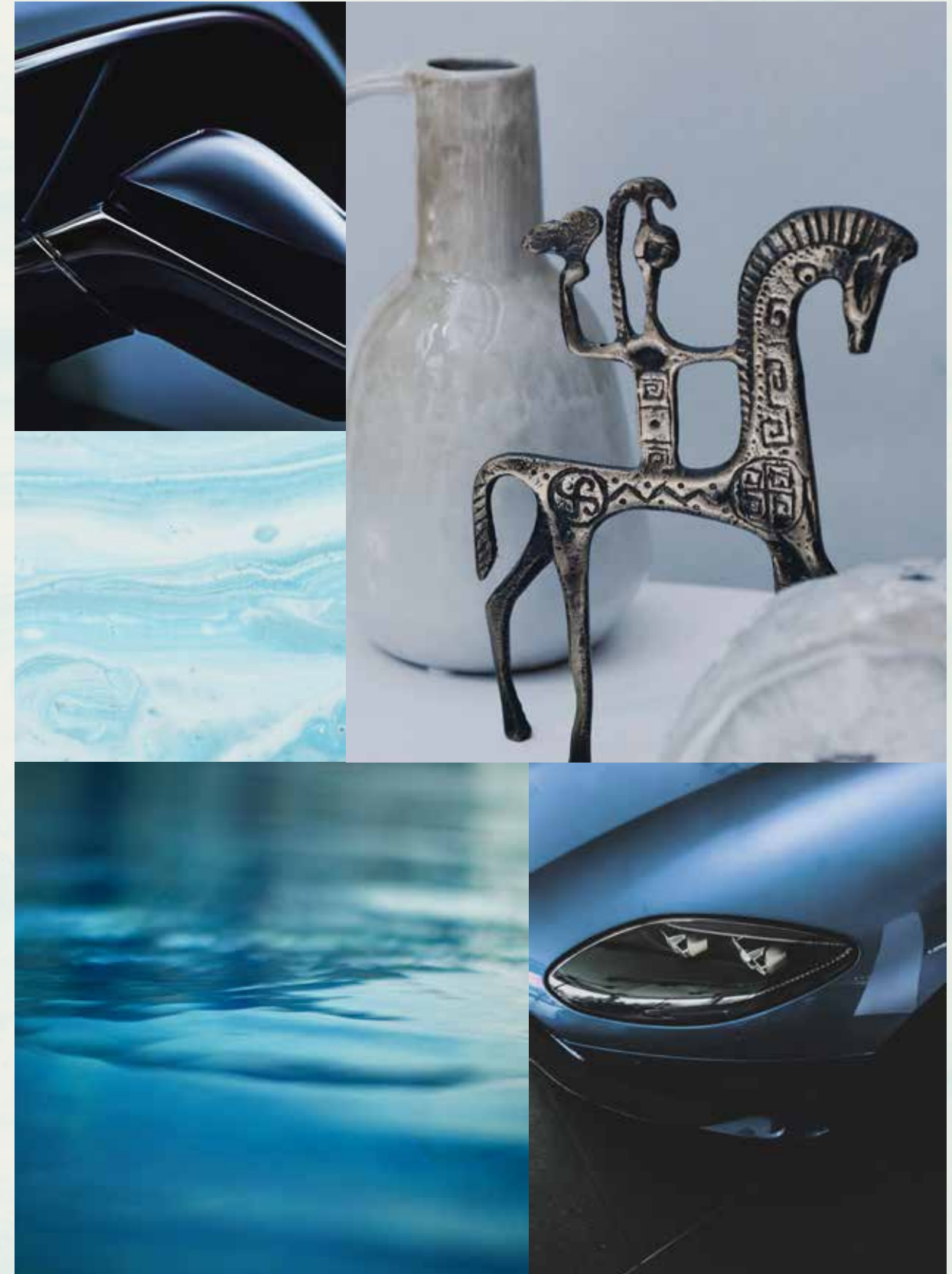
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Located on the exclusive fronds, each residence enjoys **direct beach connectivity** in this serene, private neighbourhood.

TRUE LUXURY LIVING REFLECTS  
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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

# MEDITERRANEAN

Five-Bedroom Property

In this sublime beachfront villa, you will feel as though you are living in an elegant Italian or French villa on the coast of the Mediterranean.

VILLA MEDITERRANEAN

## SEAMLESS SCULPTURAL SPACES

WHERE THE DAZZLING SUNLIGHT OF THE BLUE MEDITERRANEAN SHINES THROUGH.

As you wake up to spectacular views over the glistening waves, pristine white sands, and glowing sunshine, dream of all the wonderful scents and sounds of the Mediterranean: from lemon and sweet lavender to the breeze of the sea and fresh pine trees.

Feel as though you are on a never-ending holiday while relaxing in this spectacular beachfront villa.

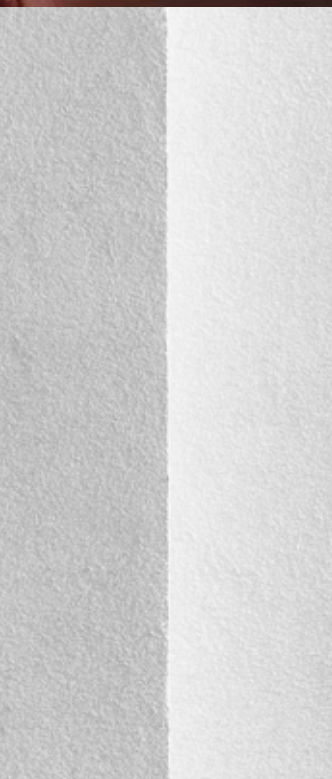


Spend peaceful evenings unwinding on the outdoor terrace under the stars. This is a dream home that blends sophisticated style with relaxed beachfront living.



The façade of this striking home is composed of bold, contemporary shapes that come together like a modern art sculpture.

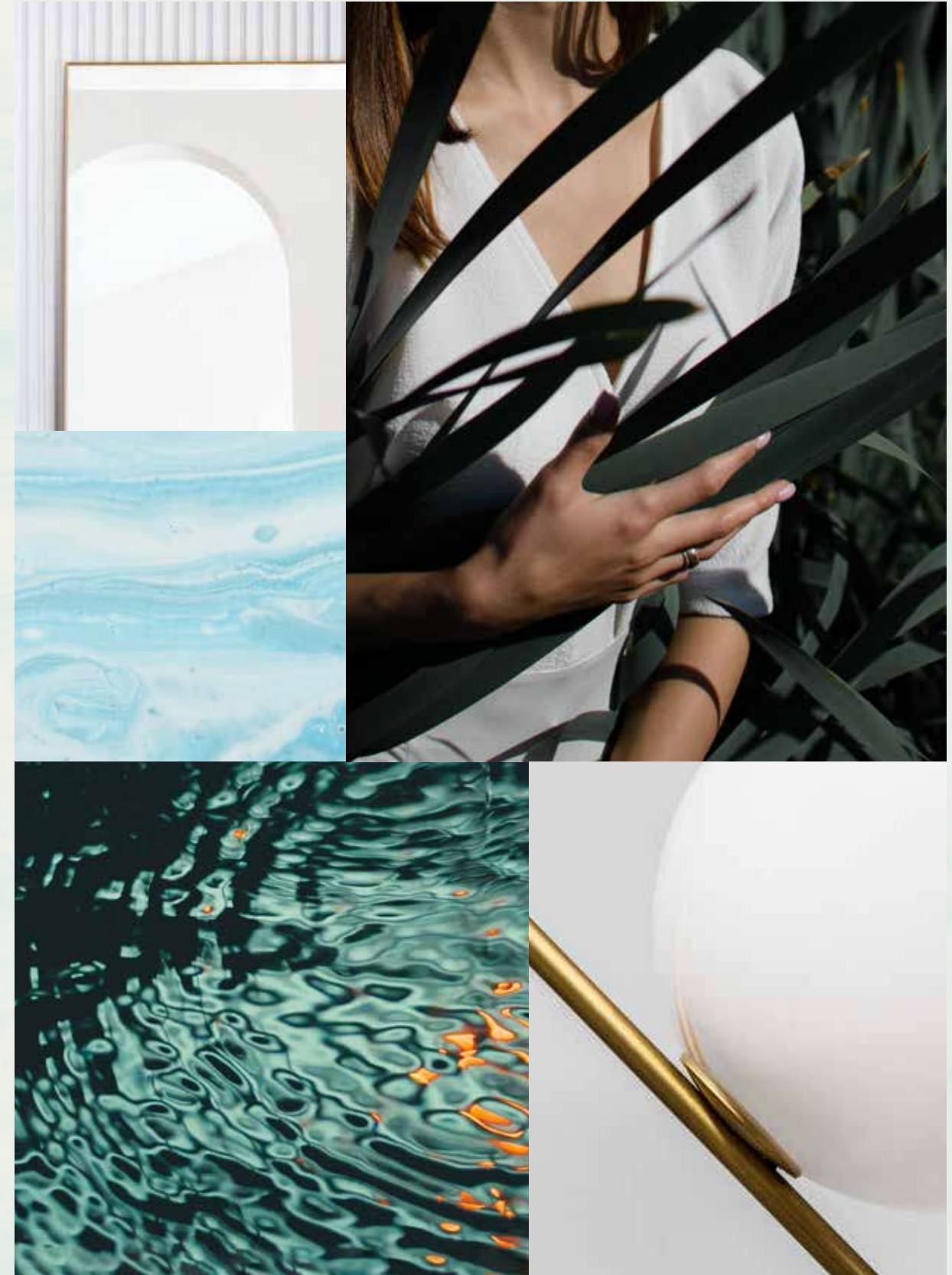
A dramatic double-height entrance opens towards a double-volume skylight, allowing natural daylight to fill the villa.



Find yourself spending **more time in nature** as the interior spaces lead seamlessly outdoors.

**A BRIGHT COASTAL VILLA.**

Spend quiet mornings relaxing in the delicate sunlight, wading through the waves. As the sun rises and you are surrounded by the beauty of this natural setting, you will feel as though you are on your own private Mediterranean island.





Extensive glass panels fill each room with an abundance of natural light. Look out onto the horizon and let the calming blue sea fill you with serenity.





SLEEK NATURAL MATERIALS, EXQUISITE ARTISTRY AND REFINED DETAILS.  
THIS IS THE HOME OF DESIGN EXCELLENCE.

Looking out at the vibrant blue sea and magnificent green palms, you will feel a perfect sense of peace and tranquillity.

From the entertainment rooms to the cosy family spaces, this home has the ideal place for every moment.



The well-appointed rooftop lounge, with its spectacular terrace, makes for the perfect game room. Entertain family and friends against the impressive backdrop of the glittering blue sea.



The magnificent master bedroom combines elegance with modern luxury. The generous walk-in wardrobe is the ideal space for displaying your style and treasured accessories.





This elegant home is definitely designed for those with a penchant for **design and high style.**

ELEGANCE AT EVERY TURN.

Every element in this captivating home, from the meticulous detailing to the ravishing materials, has been created for those who appreciate elegant design. The impressive master wardrobe is the ultimate statement for those who adore the world of fashion. Spend your time preparing in style for an evening of fine dining.

Step into the sumptuous master bathroom.  
As sunlight fills the space, let the scents and sounds  
allow your mind to drift away and relax.

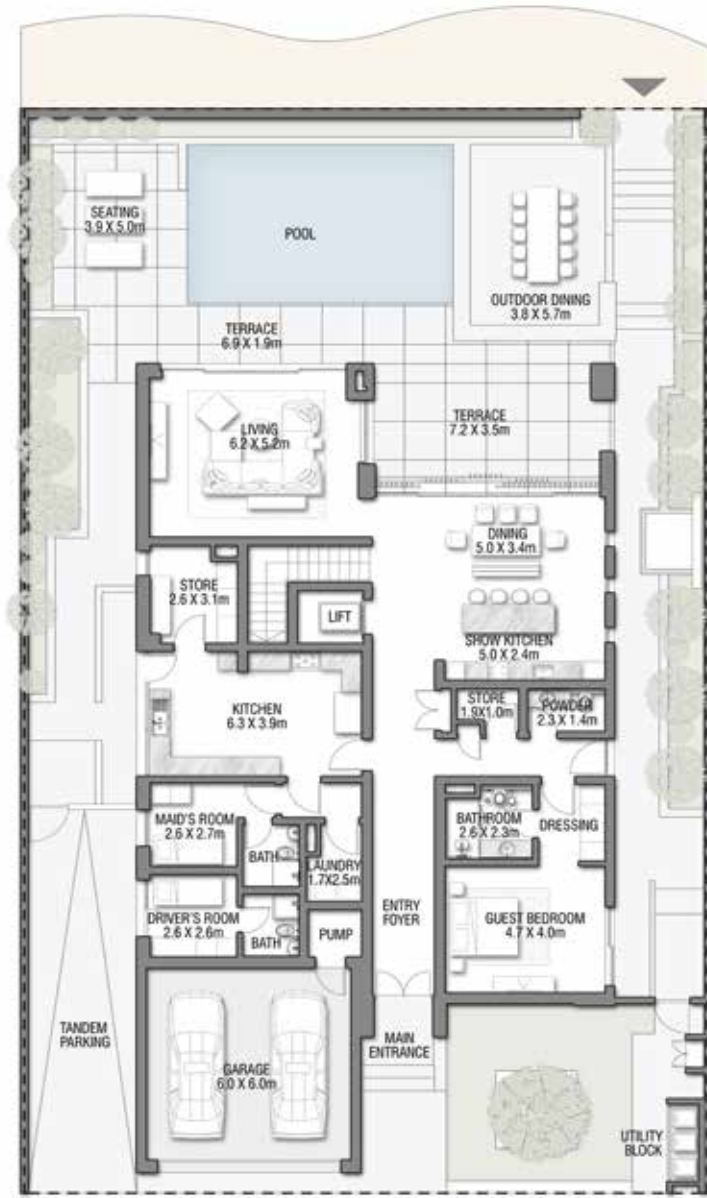


VILLA  
MEDITERRANEAN

Beach Villas Collection

G + 2

5 BEDROOMS + FAMILY ROOM  
+ ROOF LOUNGE AND TERRACE



GROUND FLOOR

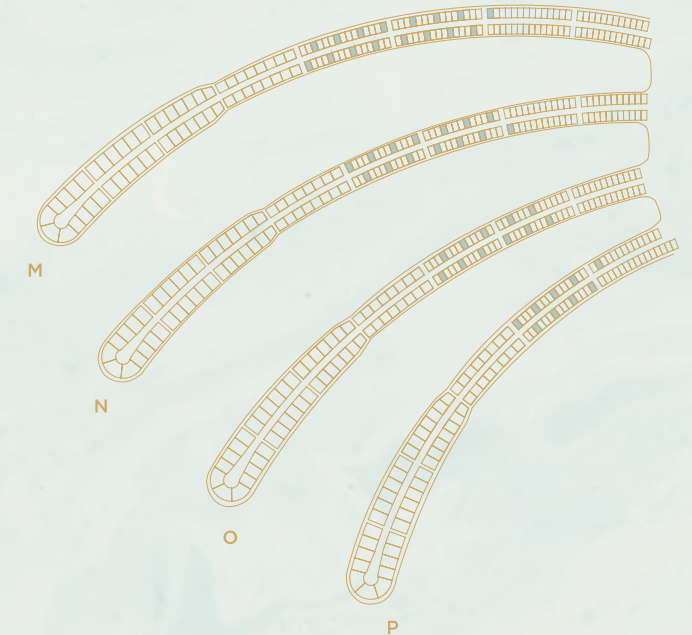


SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	239.47	2,577.63
Balcony / Terrace / Porch-GF	0.0	0.0
First Floor Area	237.56	2,557.07
Balcony / Terrace - First Floor	18.08	194.61
Second Floor Area	136.07	1,464.65
Balcony / Terrace - Second Floor	82.83	891.57
Garage - Covered	44.60	480.07
<b>TOTAL BUILT-UP AREA</b>	<b>758.61</b>	<b>8,165.61</b>
Garage with Pergola	0.0	0.0
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THE BEACH COLLECTION

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**PALM  
JEBEL ALI**

VILLA

P R O V E N C E

THE BEACH COLLECTION

**NAKHEEL**

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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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An iconic neighbourhood	—	P. 15
Introducing the Beach Collection	—	P. 20

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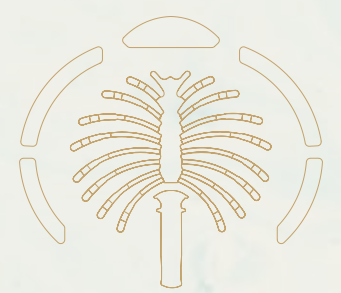
OWN A PIECE  
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A CURATED COLLECTION

THE  
BEACH  
VILLAS

1



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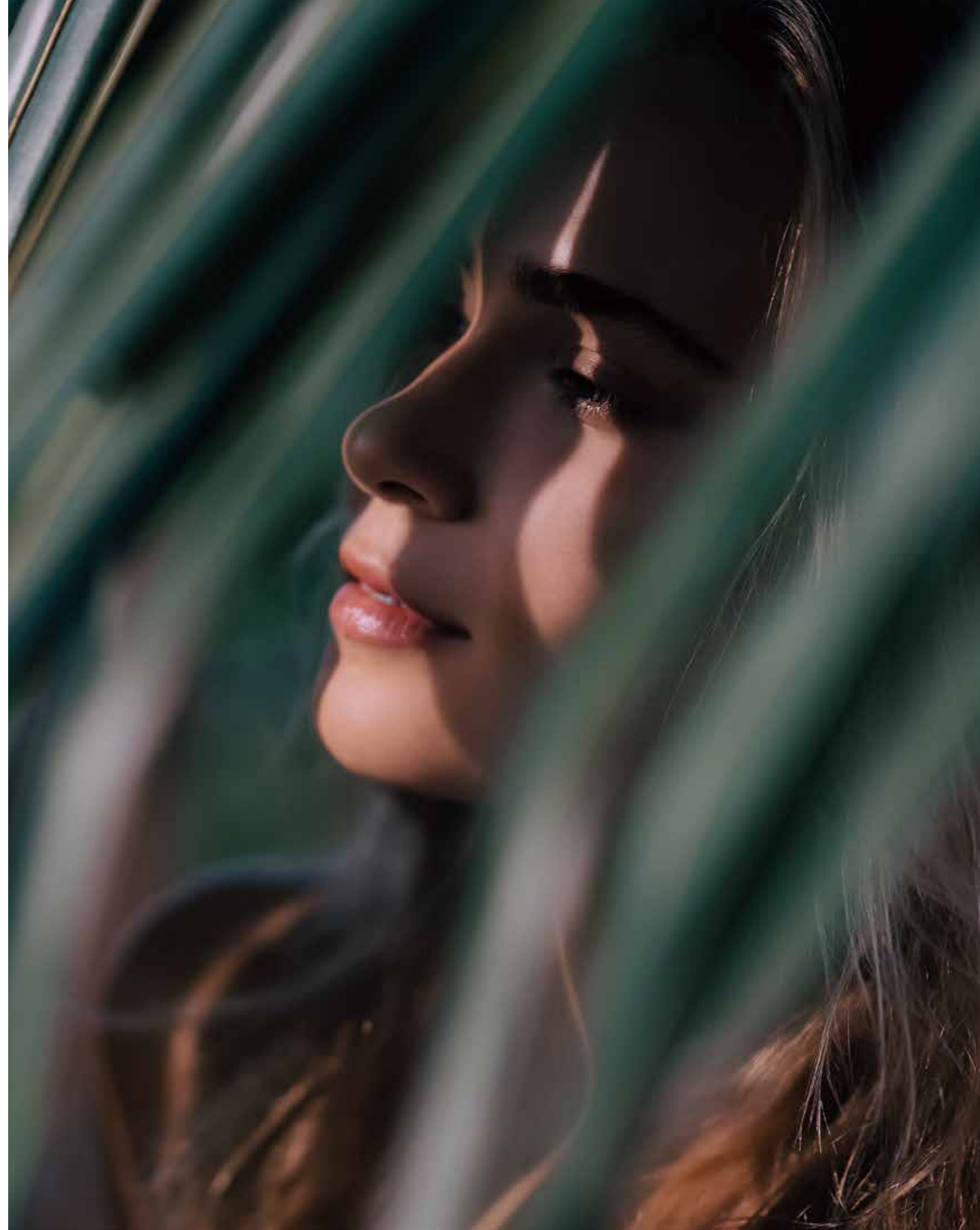
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— BEACHFRONT LIVING AT ITS FINEST

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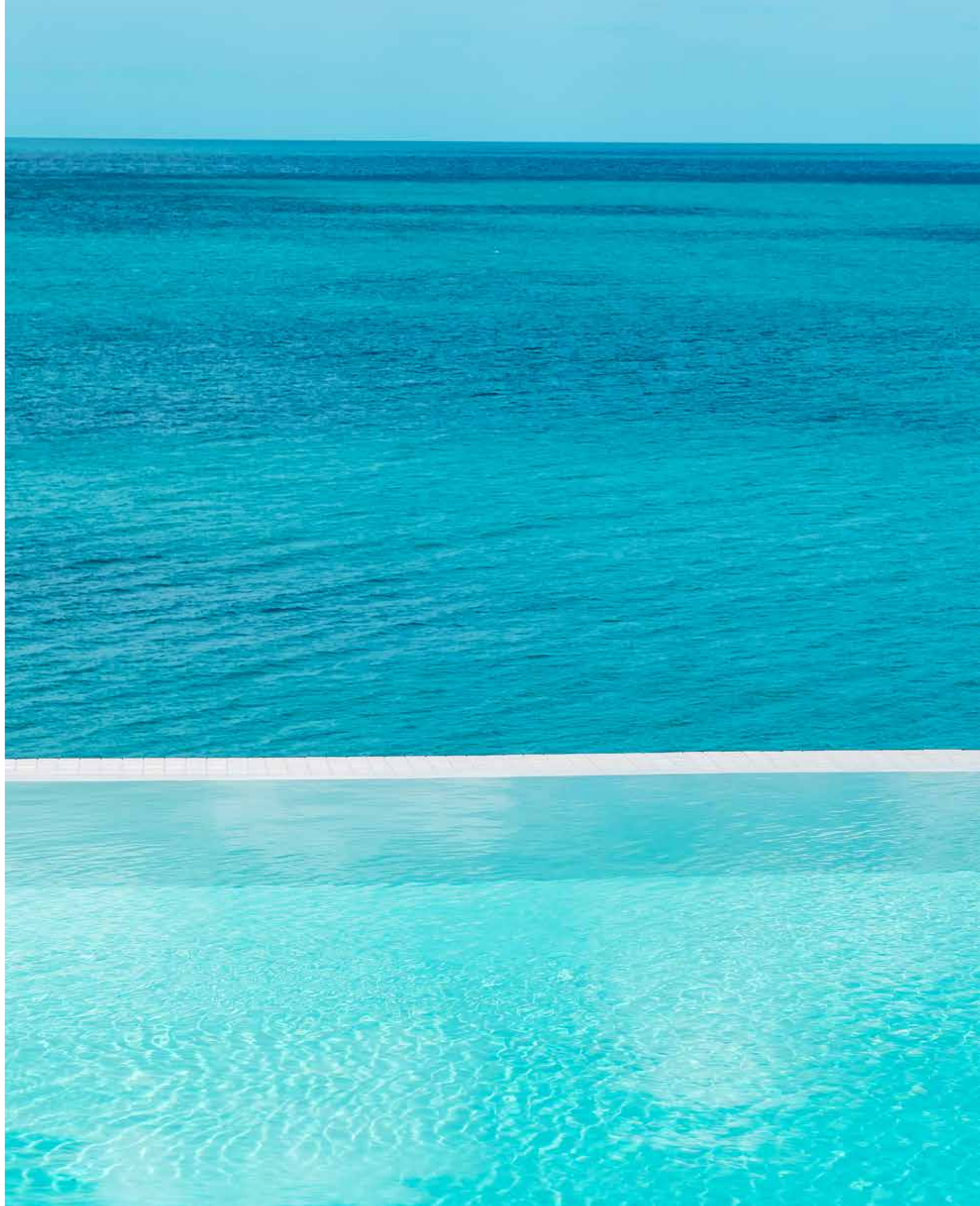
Live a life of **serenity and comfort** in Dubai's most coveted district, a true kaleidoscope born out of colourful greenery, azure waters, and pristine white sands.

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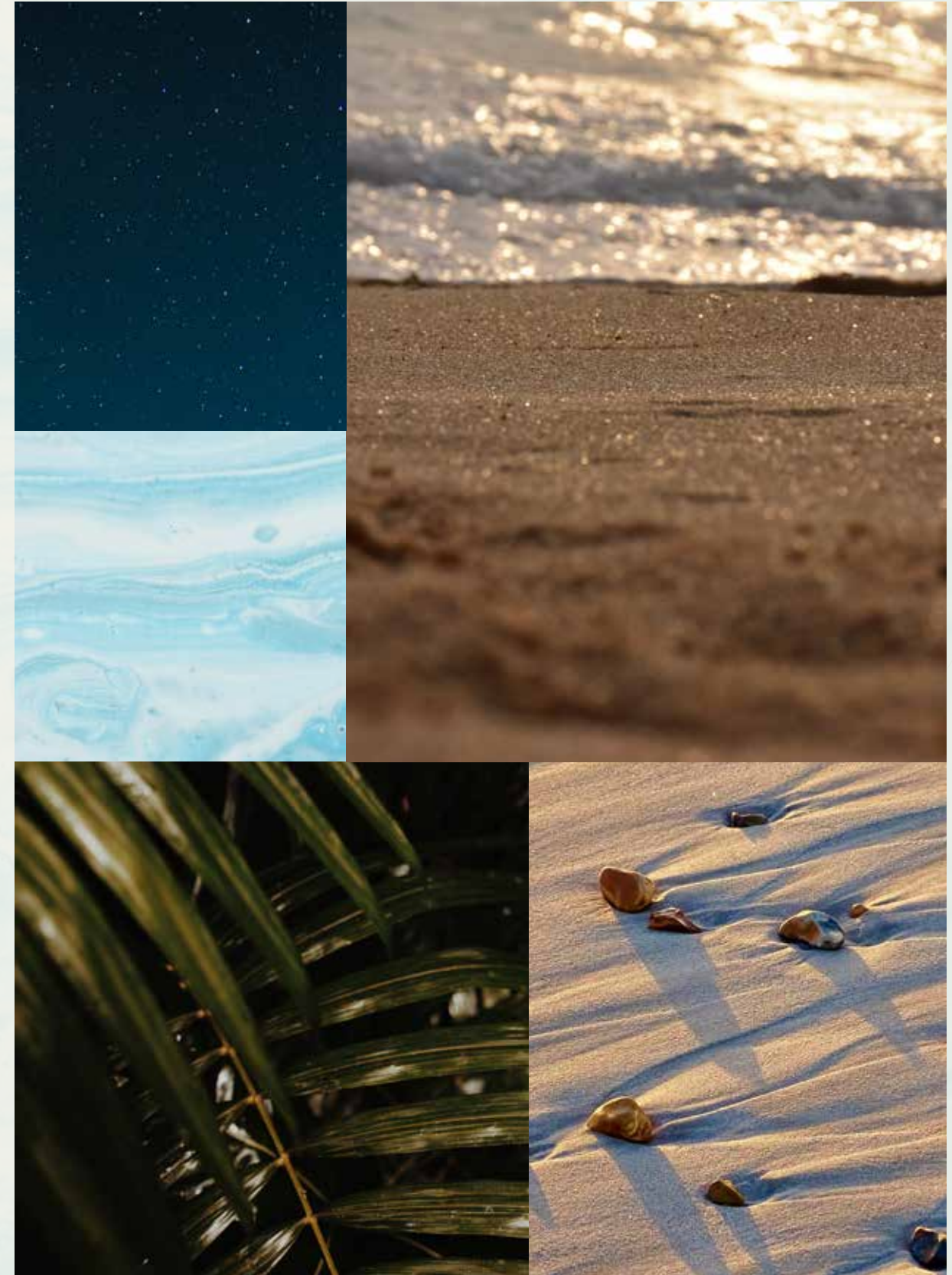
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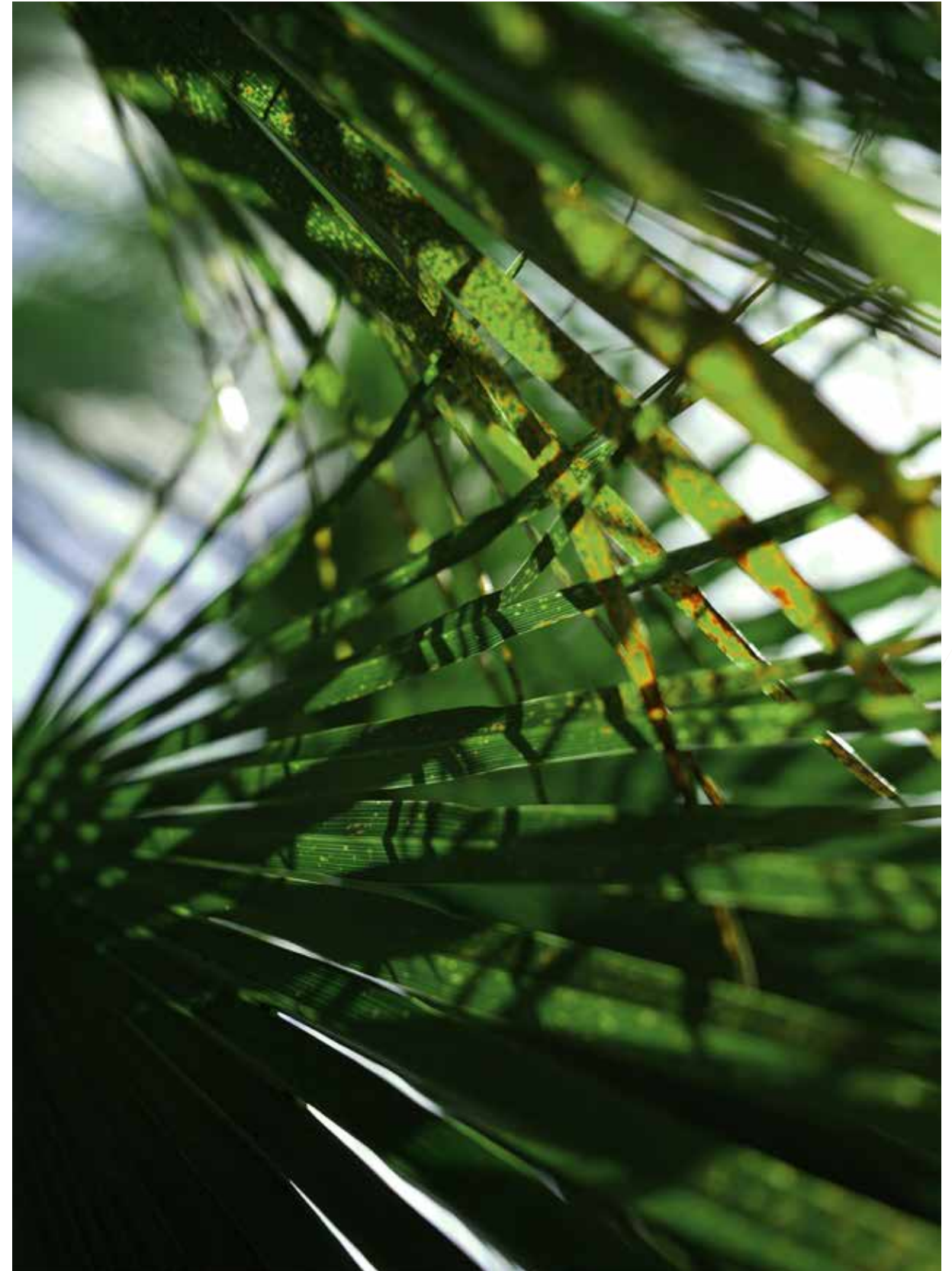
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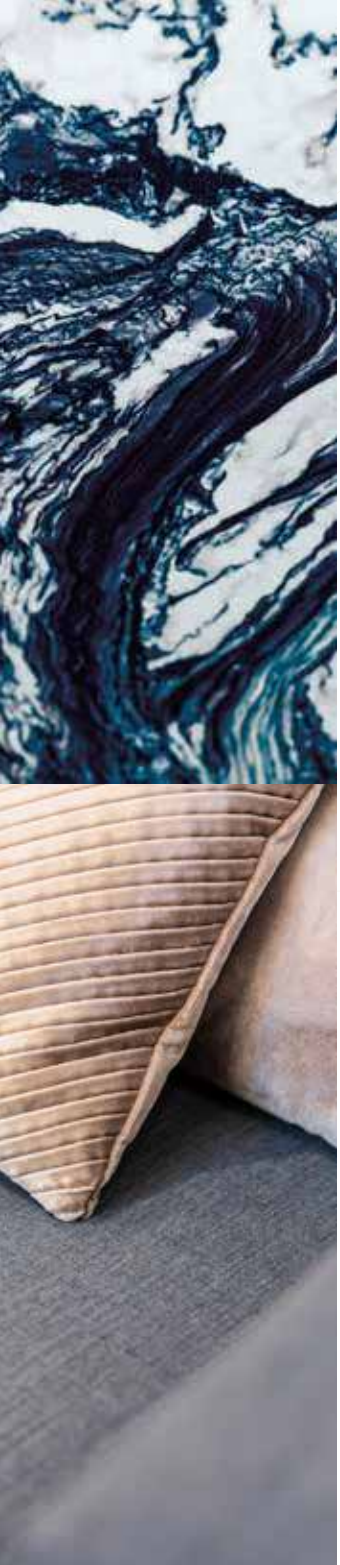
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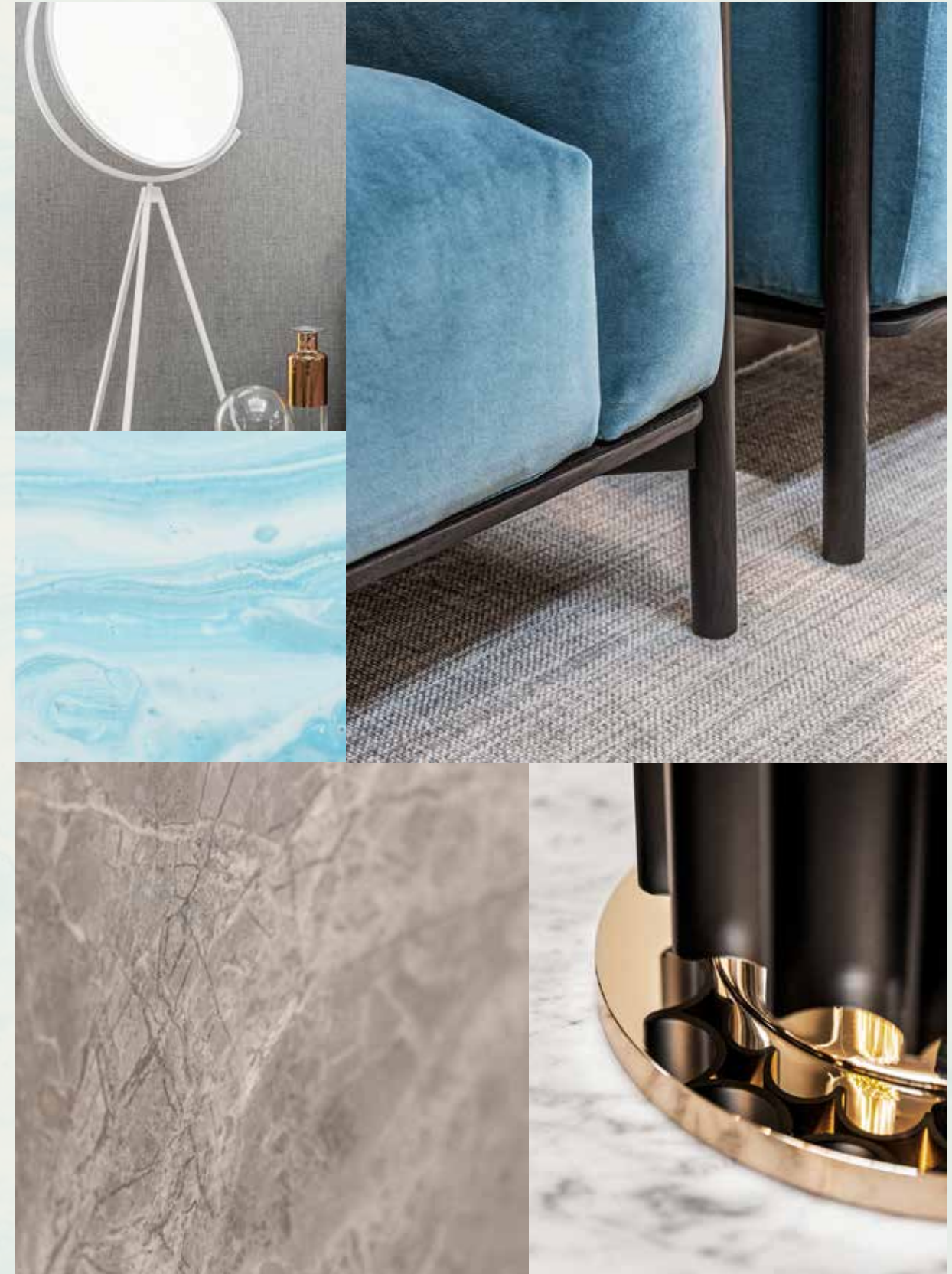


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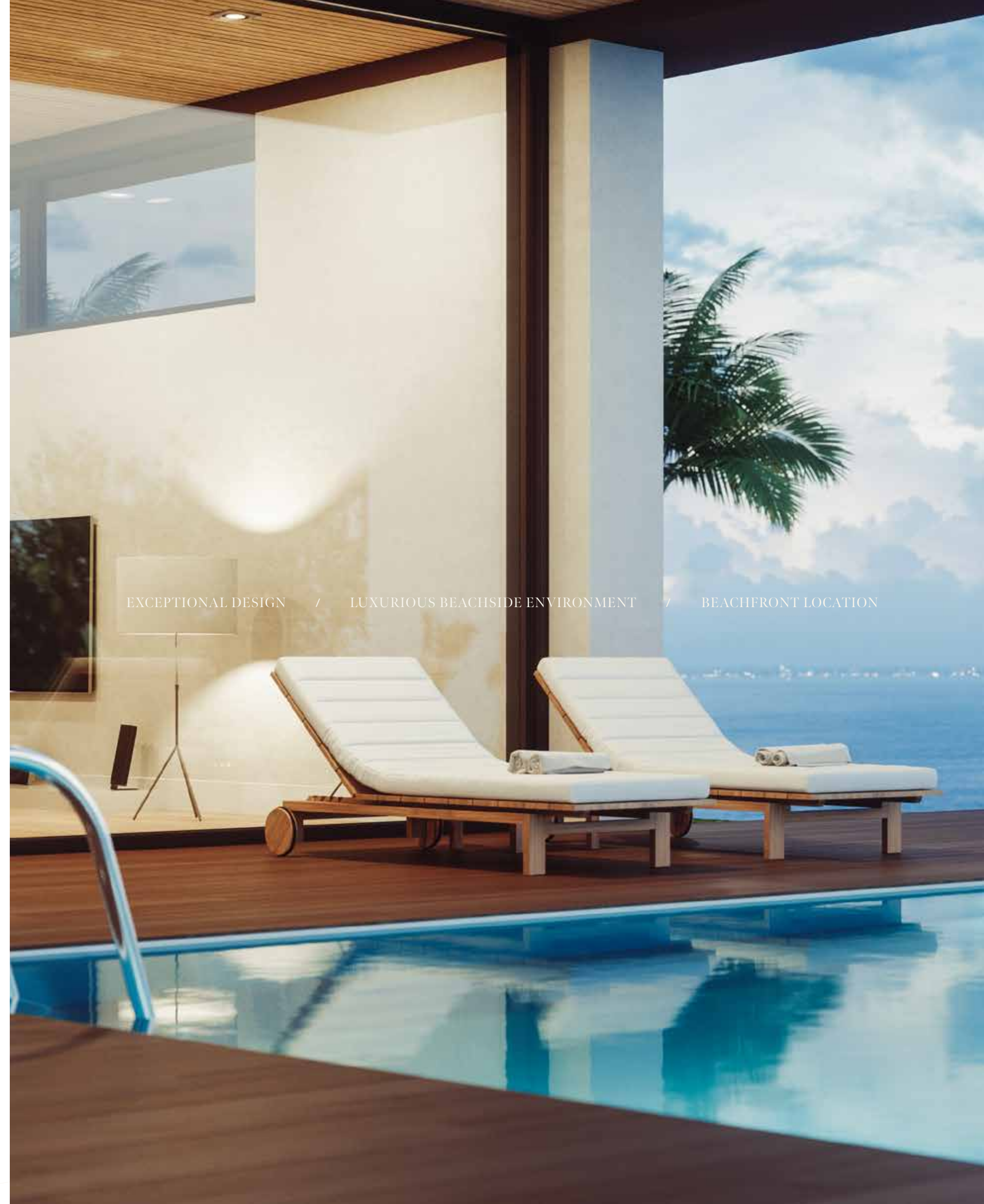
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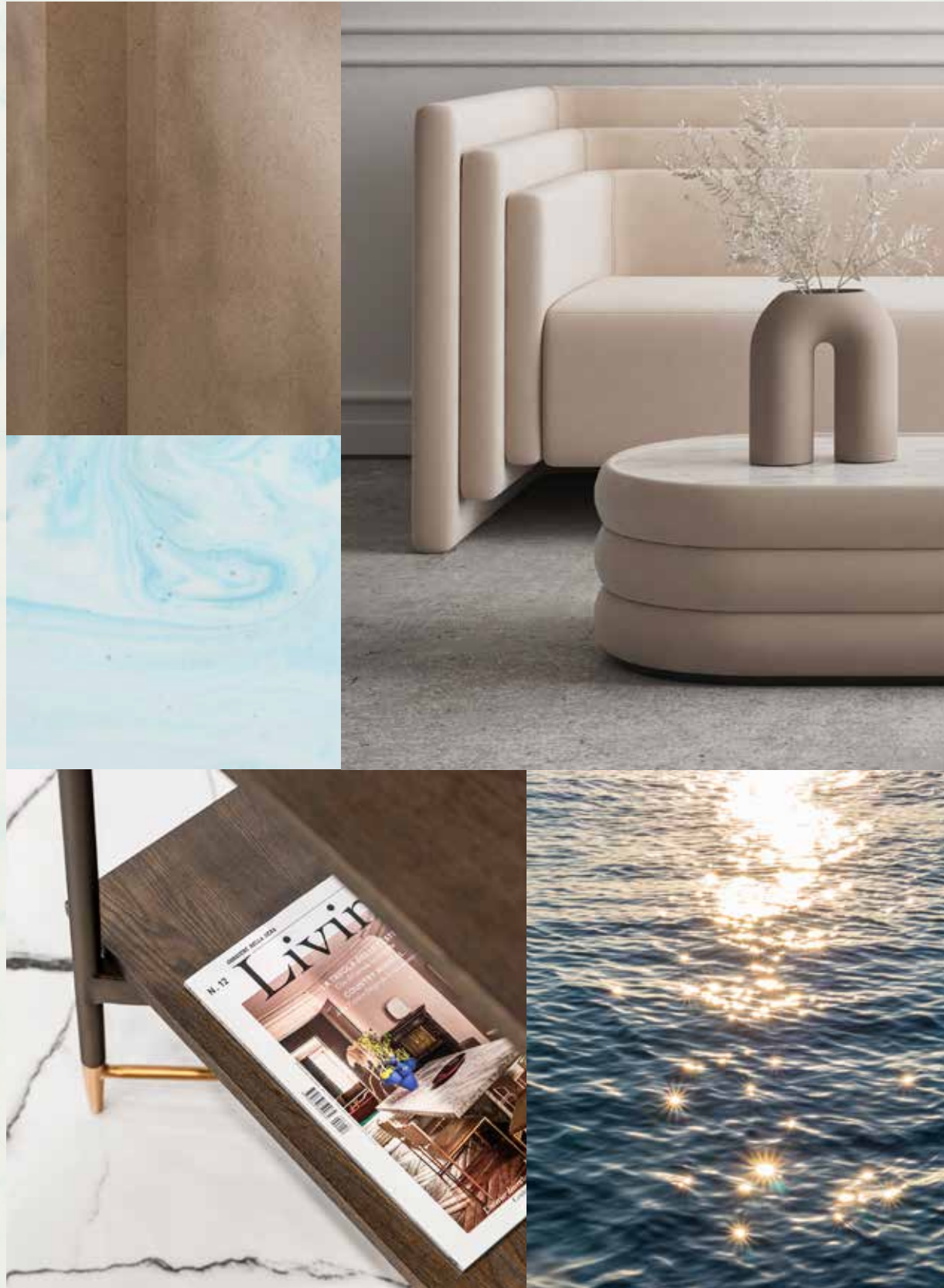
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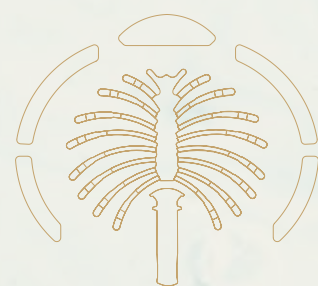


LIVE IN A MASTERPIECE

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Eight Unique Beach Villas

The Beach Collection  
Villa Provence

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THE BEACH COLLECTION

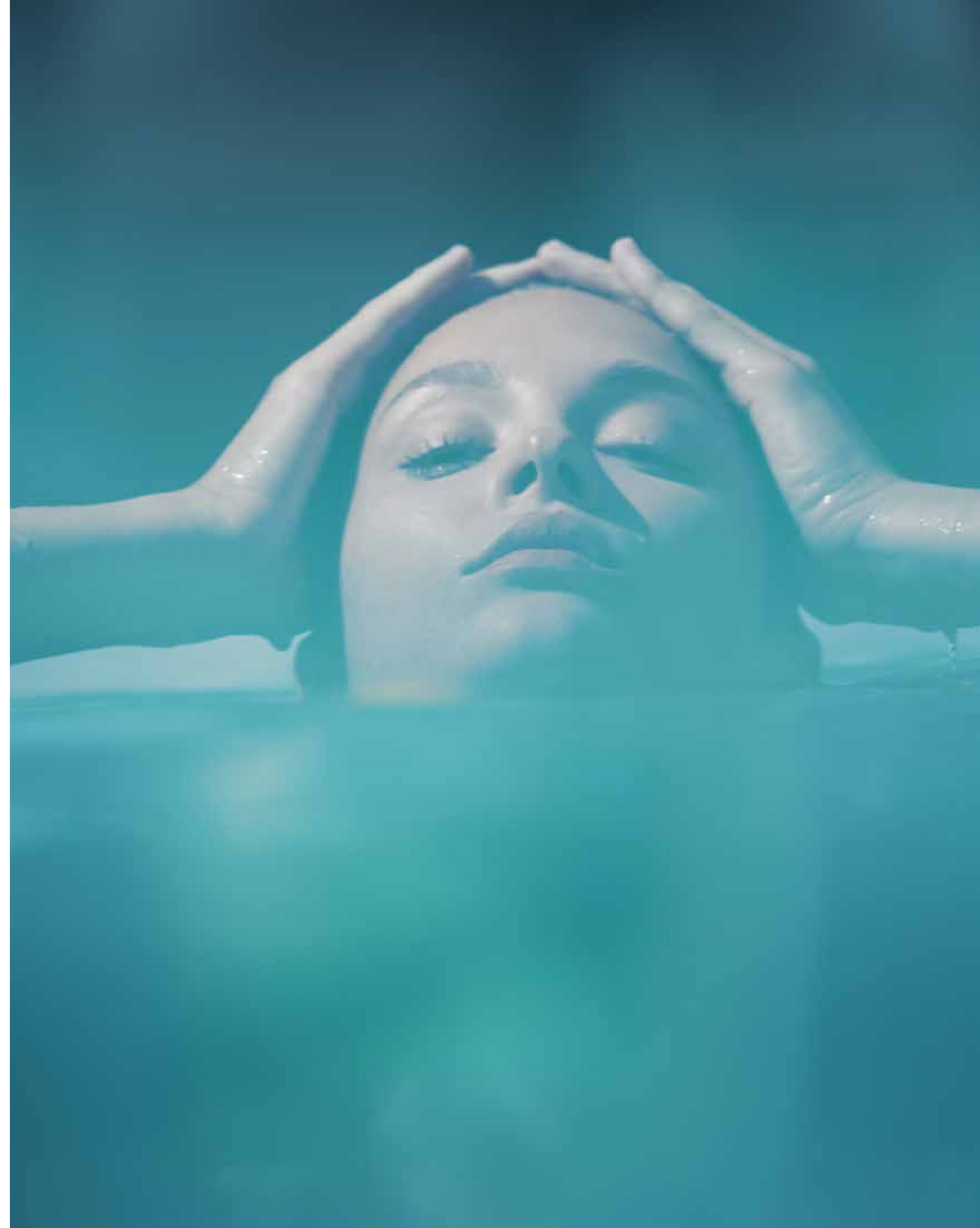
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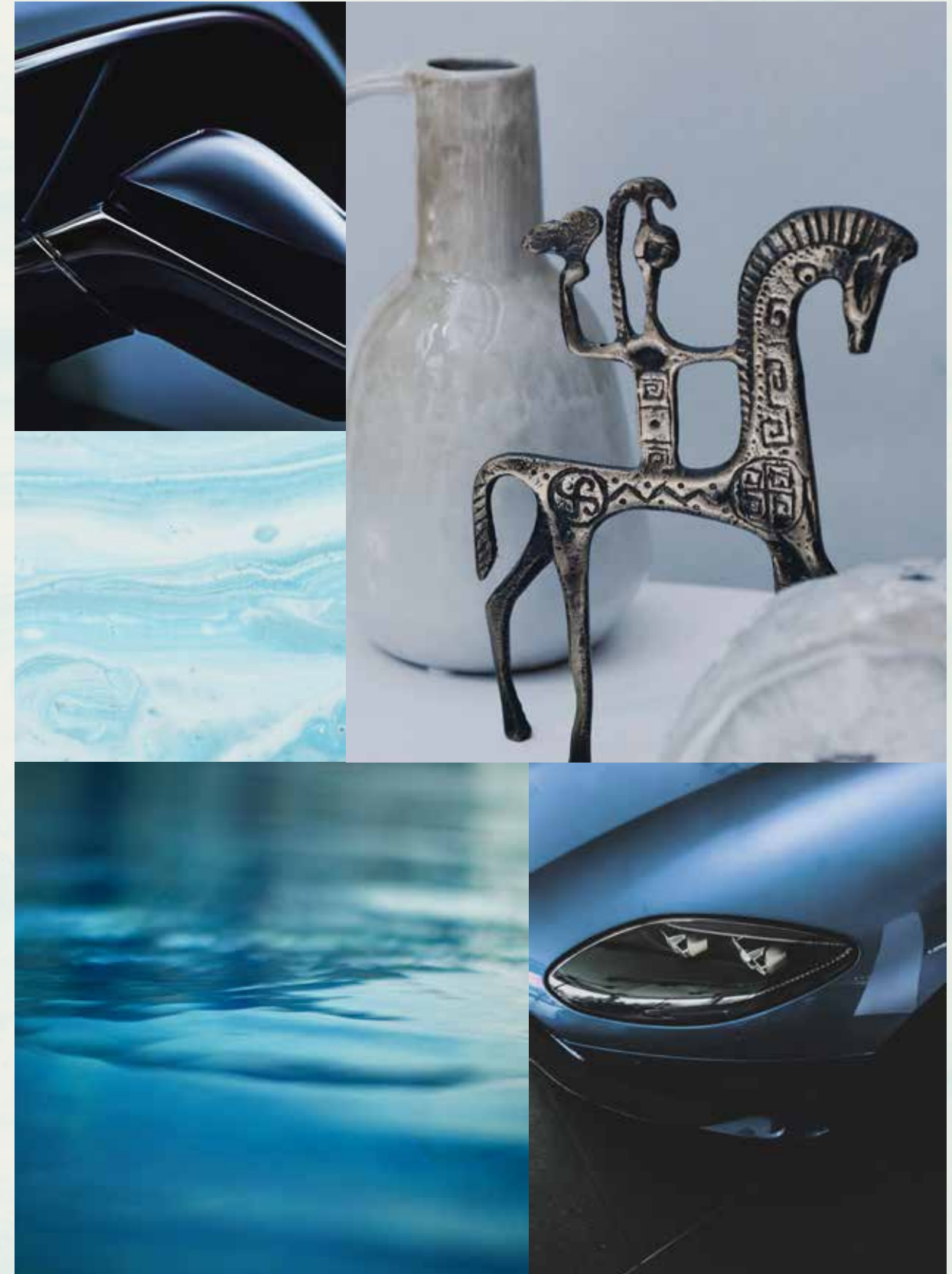
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BEACH CONNECTIVITY / SERENE / PRIVATE

VILLA  
P R O V E N C E

Five-Bedroom Property

“The layout of the space is designed to give the residents a chance to see the outstanding views at every opportunity possible.”

LW DESIGN - ARCHITECT

VILLA PROVENCE

A STRIKING  
C O N T R A S T

THIS OPULENT SEAFRONT VILLA IS  
COMPOSED OF DARK AND LIGHT  
CONTRASTING SHADES.

The result is a truly spectacular and unique villa with true indoor-outdoor connectivity. The contrasting colour palette continues from the external façade into the interiors.

Every emotion in Provence comes from a contrast of shades. In this villa, the balance of design is achieved through the contrast of dark and light. Here, not just every detail but every movement, step and thought flow together as though part of a harmonious melody.





The entry space harmonises with double volume; the impression is of entering a temple. A temple of balance.

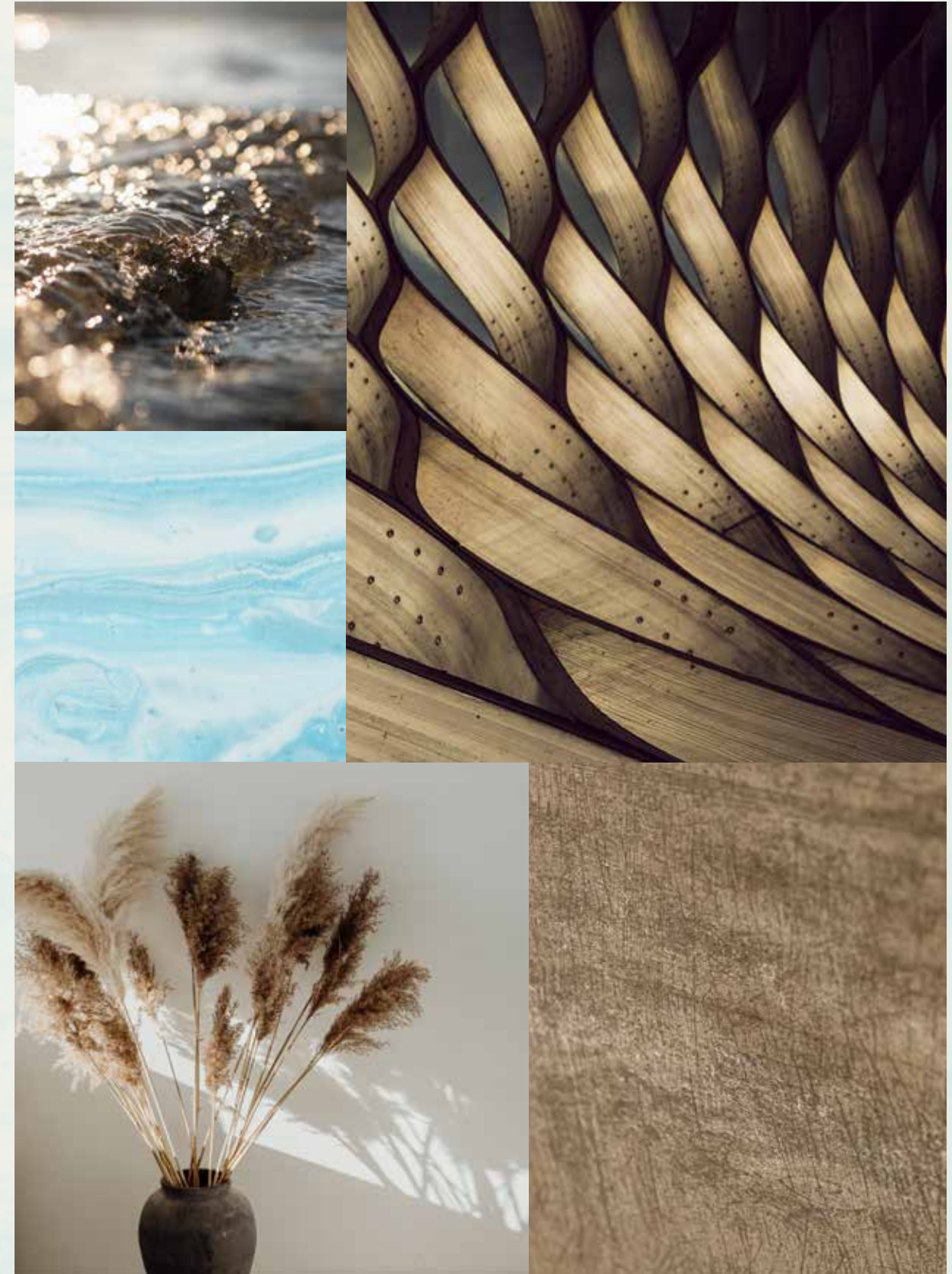
The restrained façade of this striking villa features a strong contrast between its dark wall panels and the white horizontal bands that separate each floor. The villa is characterised by the extended roof canopy that adds an element of drama to the entrance.



This **luxury** beachfront villa is ideal for an indoor-outdoor lifestyle.

**BOLD DETAILS.**

In this spectacular home, the waterfront setting is embraced. Light, air and a salty-sweet sea breeze are invited into the home with spaces that effortlessly flow from the inside to the outside. Luxurious natural materials complete the scene. The flow, the harmony, the choreography of happiness.









THIS SOPHISTICATED OPEN-PLAN SPACE IS FILLED WITH NATURAL LIGHT FROM THE FLOOR-TO-CEILING GLASS, ENHANCING THE SPACE WITH UNLIMITED SEA VIEWS.

On the second floor, a private roof lounge allows immediate access to the stunning roof terrace, displaying sweeping views of the dazzling seafront below.



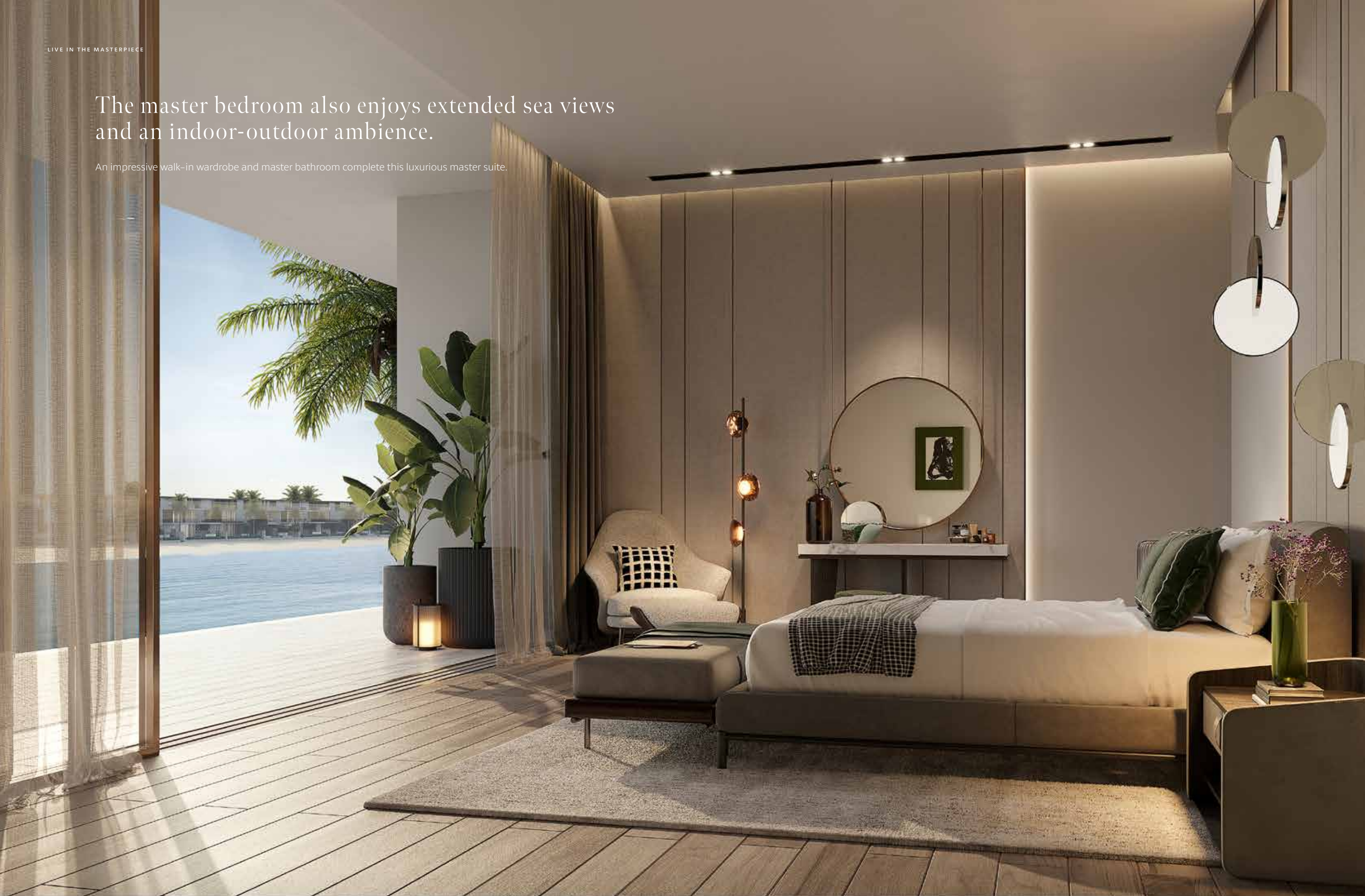


THE MAJESTIC DOUBLE-VOLUME ENTRY SPACE DEFINES THE GRANDEUR OF THE VILLA LEADING TO THE FEATURE STATEMENT STAIRCASE LOCATED IN THE MAIN FOYER.

THE PRIVATE GUEST SUITE, POSITIONED AT THE FRONT OF THE PROPERTY, OPENING DIRECTLY TO THE FRONT GARDEN, ALLOWS IT TO SERVE AS A QUIET HOME OFFICE FOR ENHANCED PRIVACY.

The master bedroom also enjoys extended sea views and an indoor-outdoor ambience.

An impressive walk-in wardrobe and master bathroom complete this luxurious master suite.





From sunrise to sunset, this distinguished property will shine at any time of day.

A TRUE STATEMENT PROPERTY WITH FINE  
DETAILING THROUGHOUT.

Exquisite natural materials blend with rich textures  
to create warm and inviting spaces throughout this  
beachfront home.

The spacious master bathroom is the height of luxury, complete with a dual basin design.

Just like the stars, the moon and the sun - this villa shines.





GROUND FLOOR

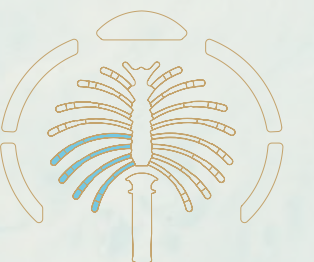
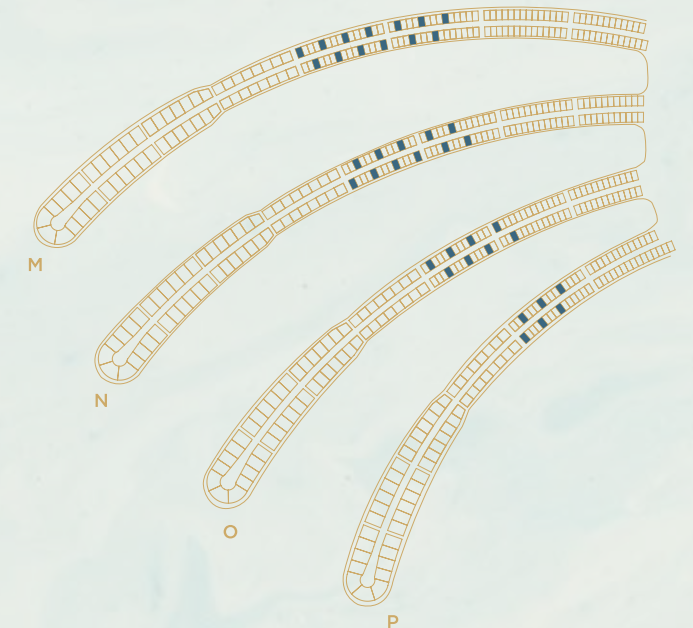


SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	260.96	2,808.95
Balcony / Terrace / Porch-GF	0.0	0.0
First Floor Area	236.54	2,546.10
Balcony / Terrace - First Floor	44.72	481.36
Second Floor Area	133.16	1,433.32
Balcony / Terrace - Second Floor	49.58	533.67
Garage - Covered	48.17	518.50
<b>TOTAL BUILT-UP AREA</b>	<b>773.13</b>	<b>8,321.90</b>
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THE BEACH COLLECTION

**PALM  
JEBEL ALI  
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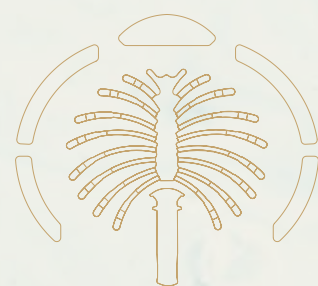
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A CURATED COLLECTION

THE  
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VILLAS

1



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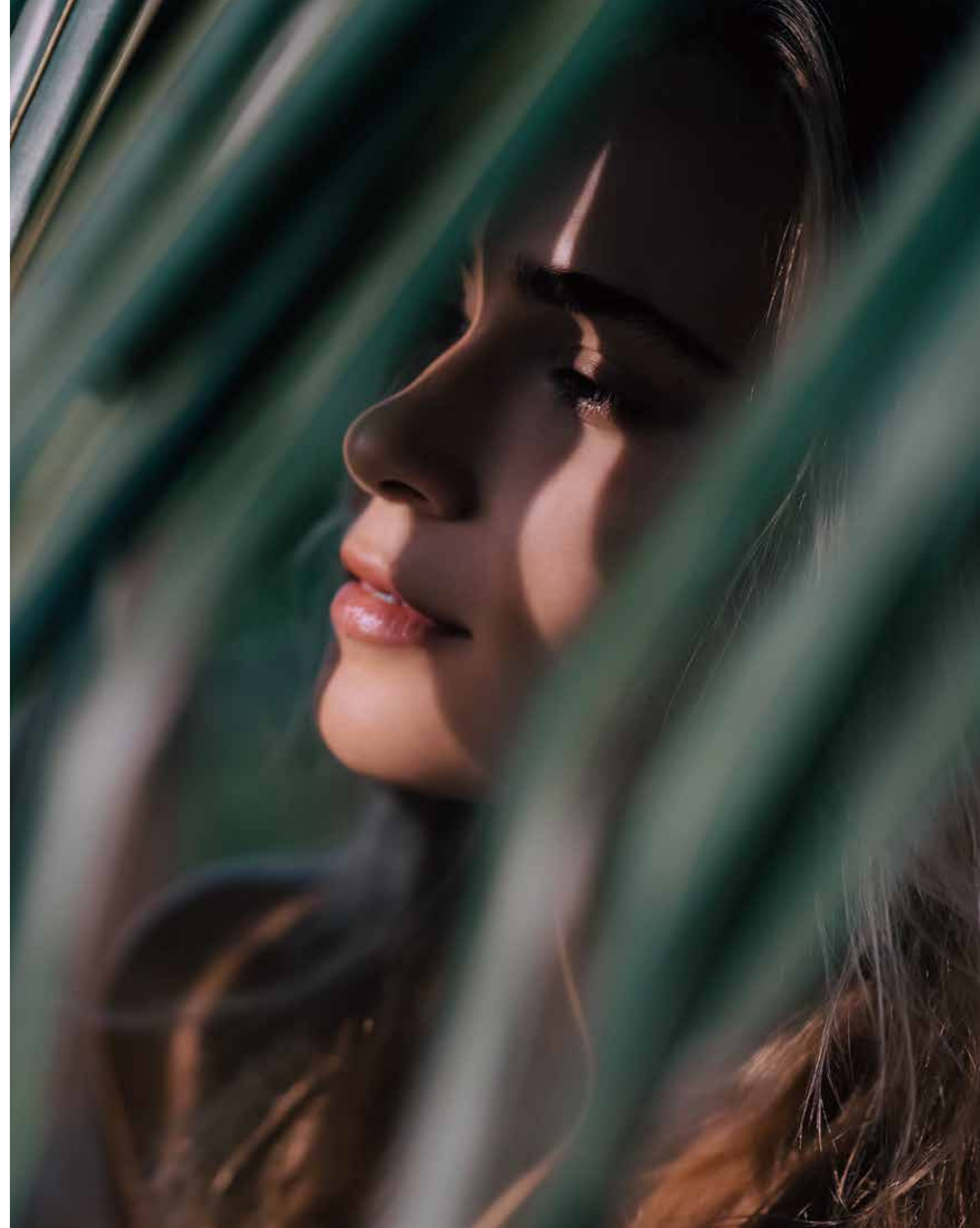
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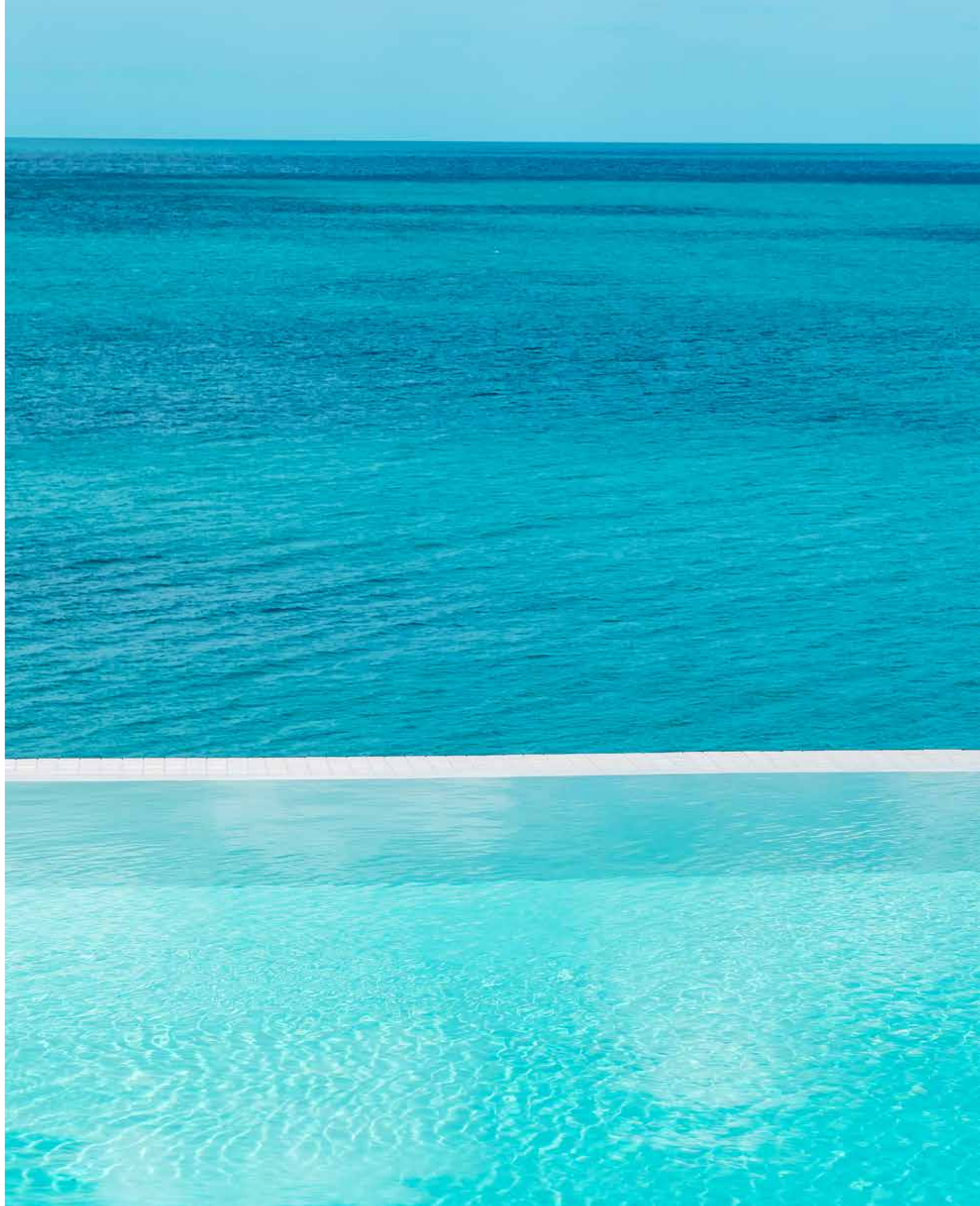
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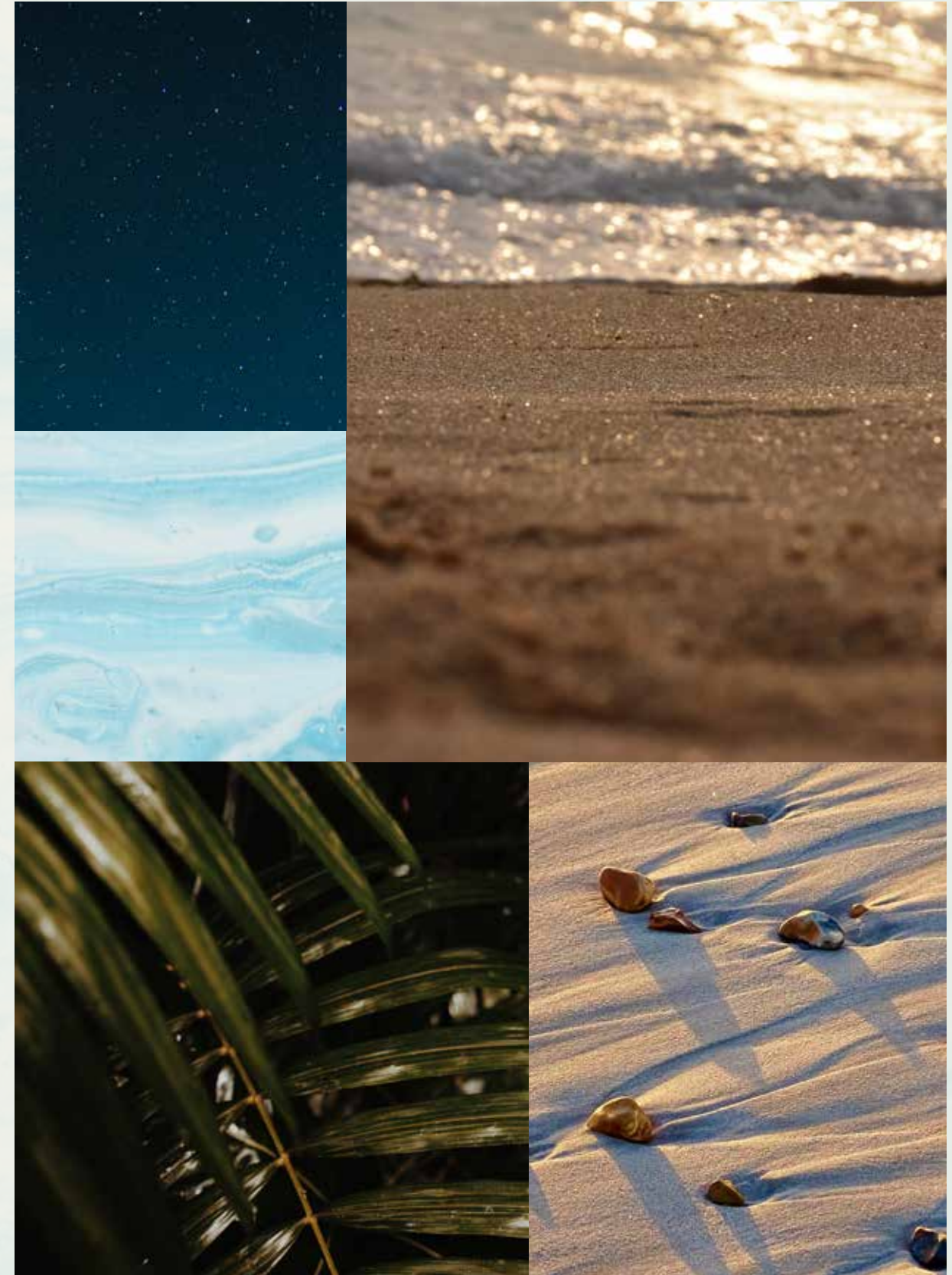
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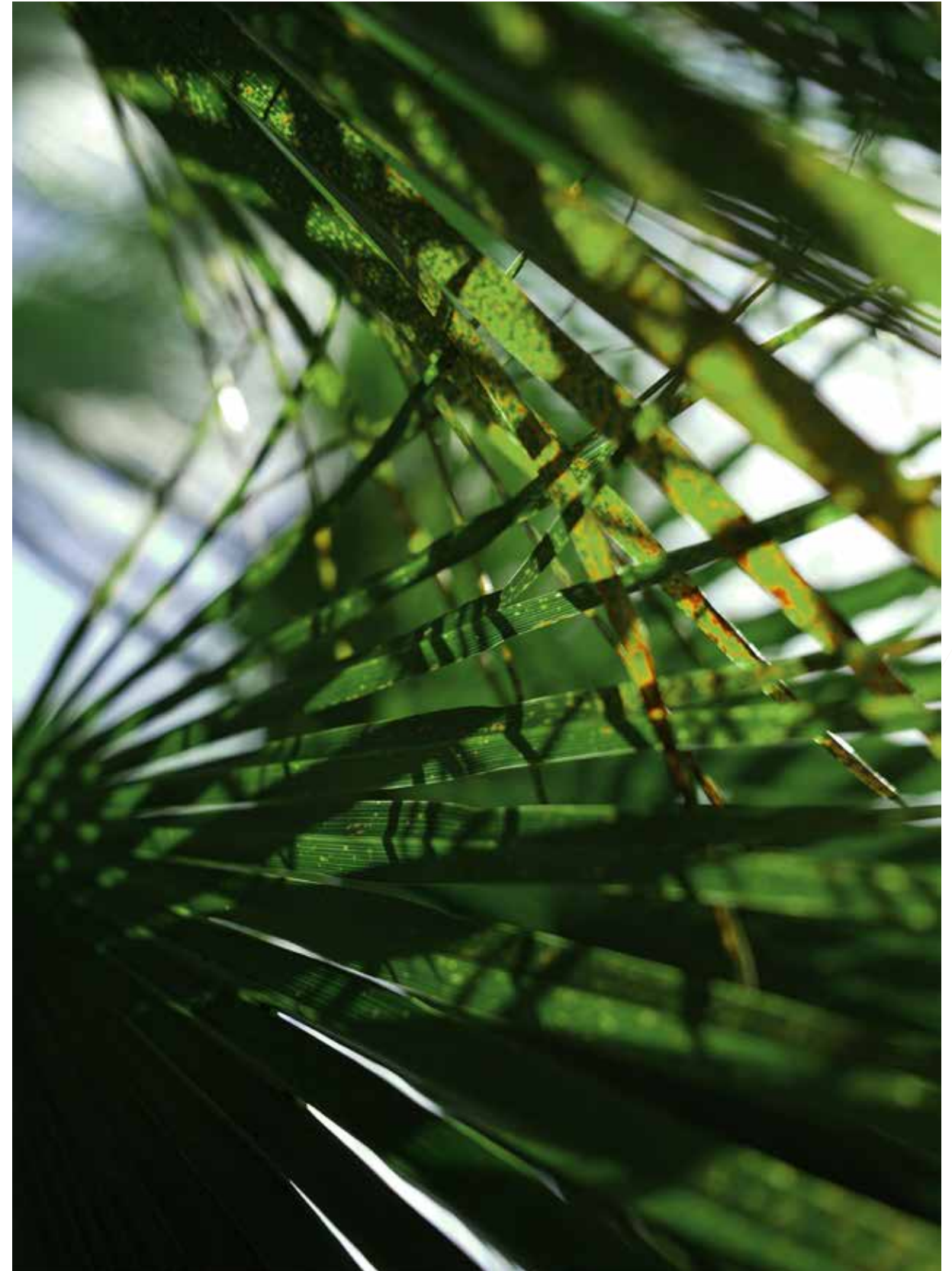
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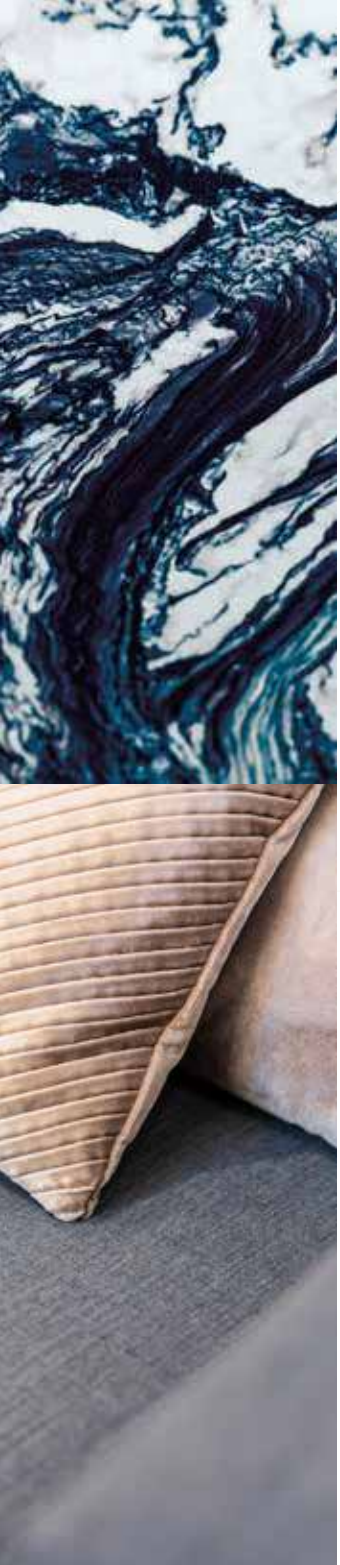
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The frond community focuses on offering an active lifestyle, with wide walkable streets allowing pedestrians and bikers to access the beach through pocketed parks. The frond streetscape offers an intensely lush and fragrant landscape providing adequate 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.

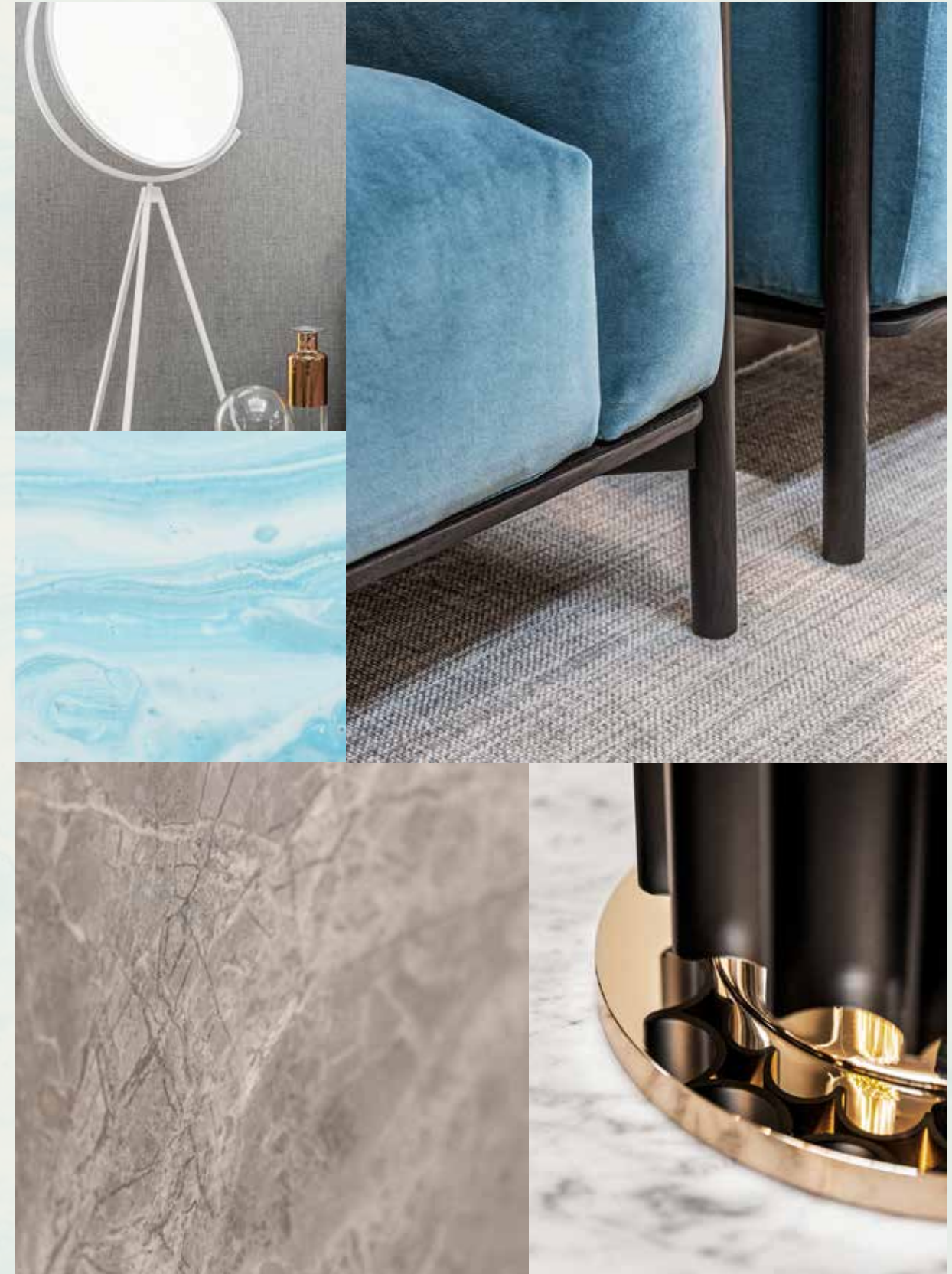


INTRODUCING THE BEACH COLLECTION

# CRAFTED WITH CARE

SOPHISTICATED STYLE AND PERFECT POISE.  
DISCOVER THE BLISSFUL [BEACH COLLECTION](#).

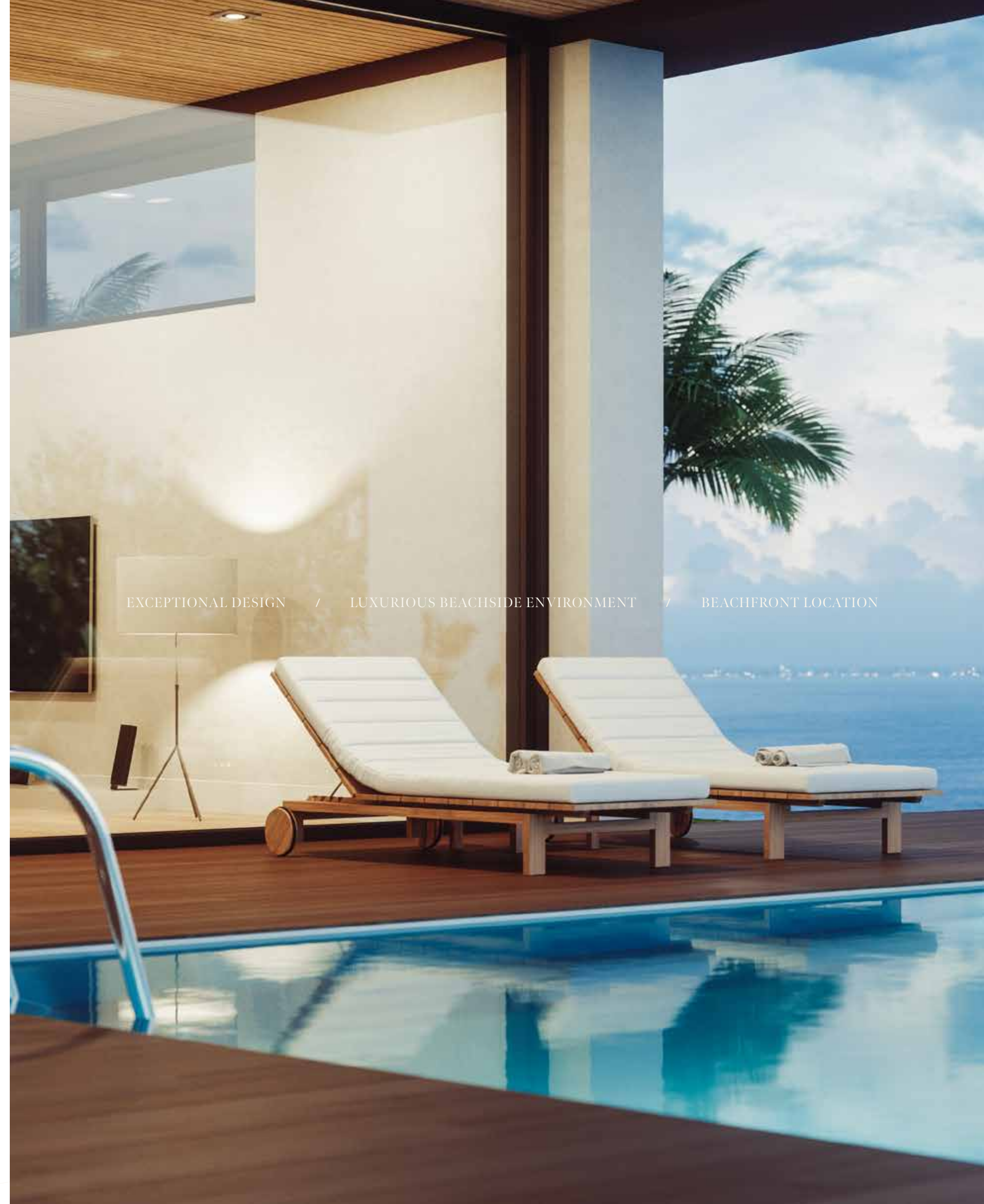
An inspired collection nestled in an idyllic setting.  
Relax as you listen to the sounds of calming water  
from the comfort of your enchanting beachfront  
terrace.



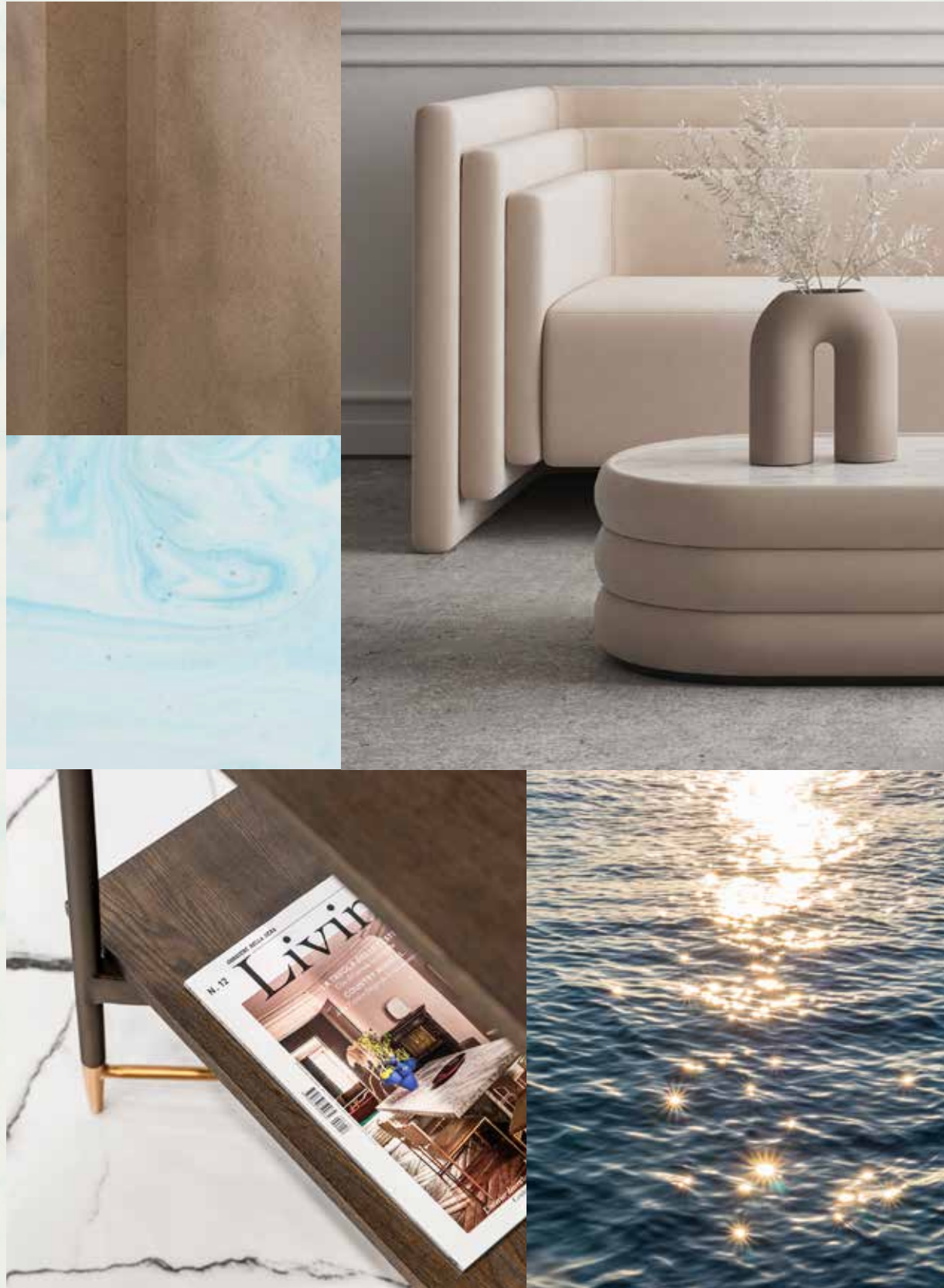
Exceptional design, a breathtaking beachfront location, and the tranquillity of an exclusive, private neighbourhood.

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.



EXCEPTIONAL DESIGN / LUXURIOUS BEACHSIDE ENVIRONMENT / BEACHFRONT LOCATION



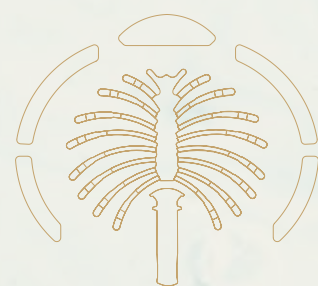


LIVE IN A MASTERPIECE

OWN A PIECE OF

# HISTORY

2



Eight Unique Beach Villas

The Beach Collection  
Villa Sapphire

— P.28

— P.34

THE BEACH COLLECTION

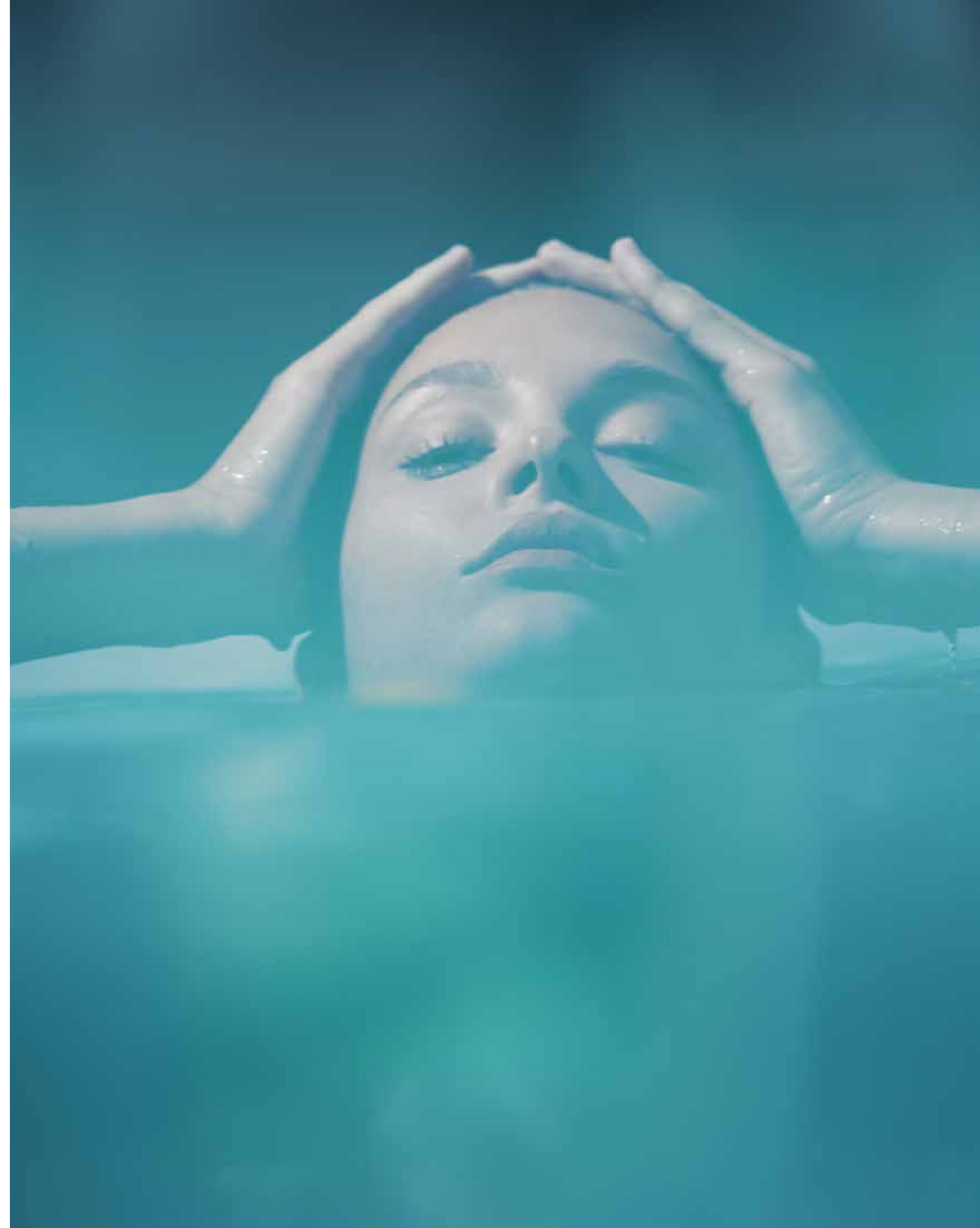
# W E L C O M I N G W A T E R F R O N T R E S I D E N C E S

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.

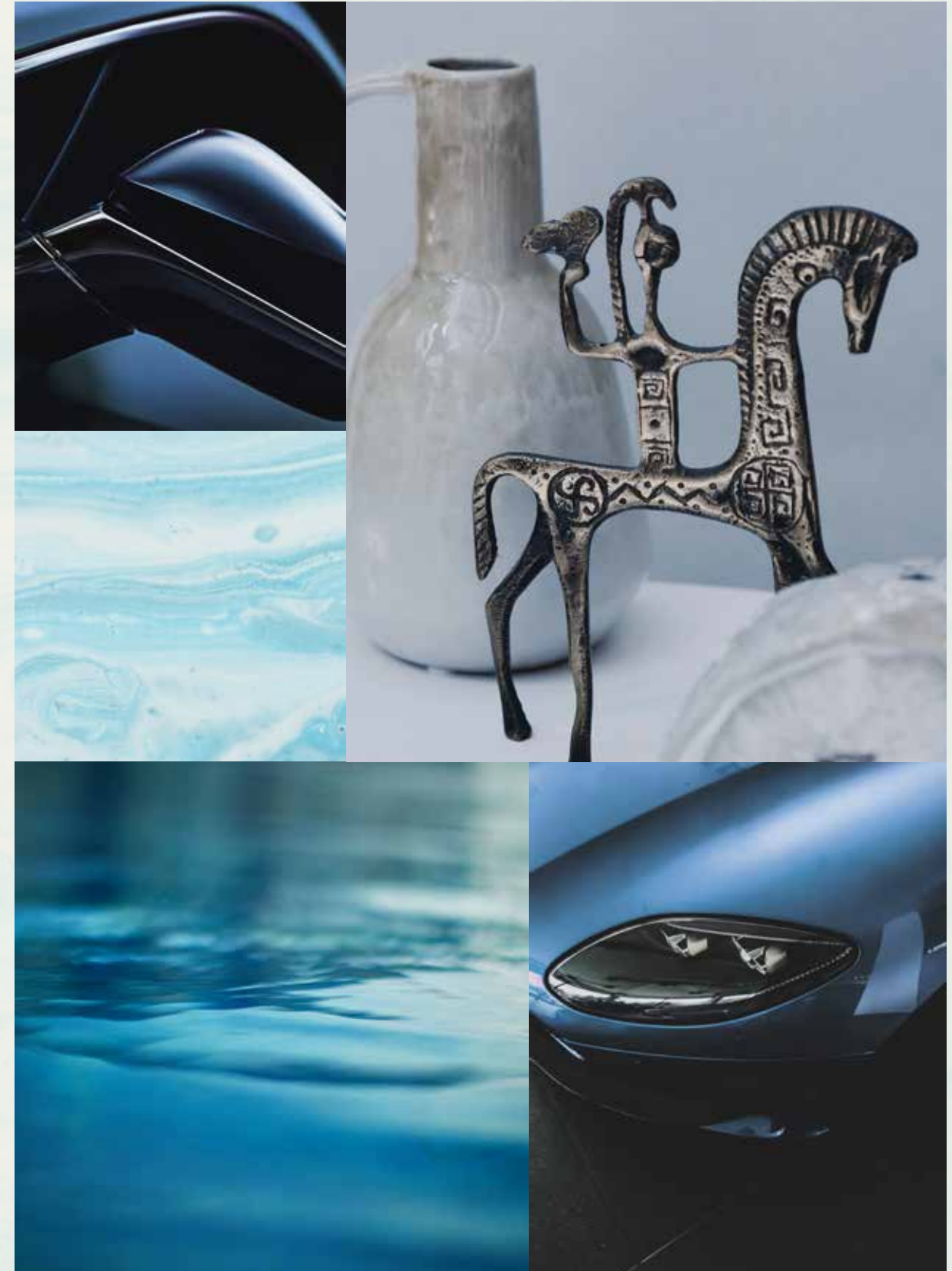
In the Beach Villas, everyday life is a natural expression of harmony and perfection.



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.

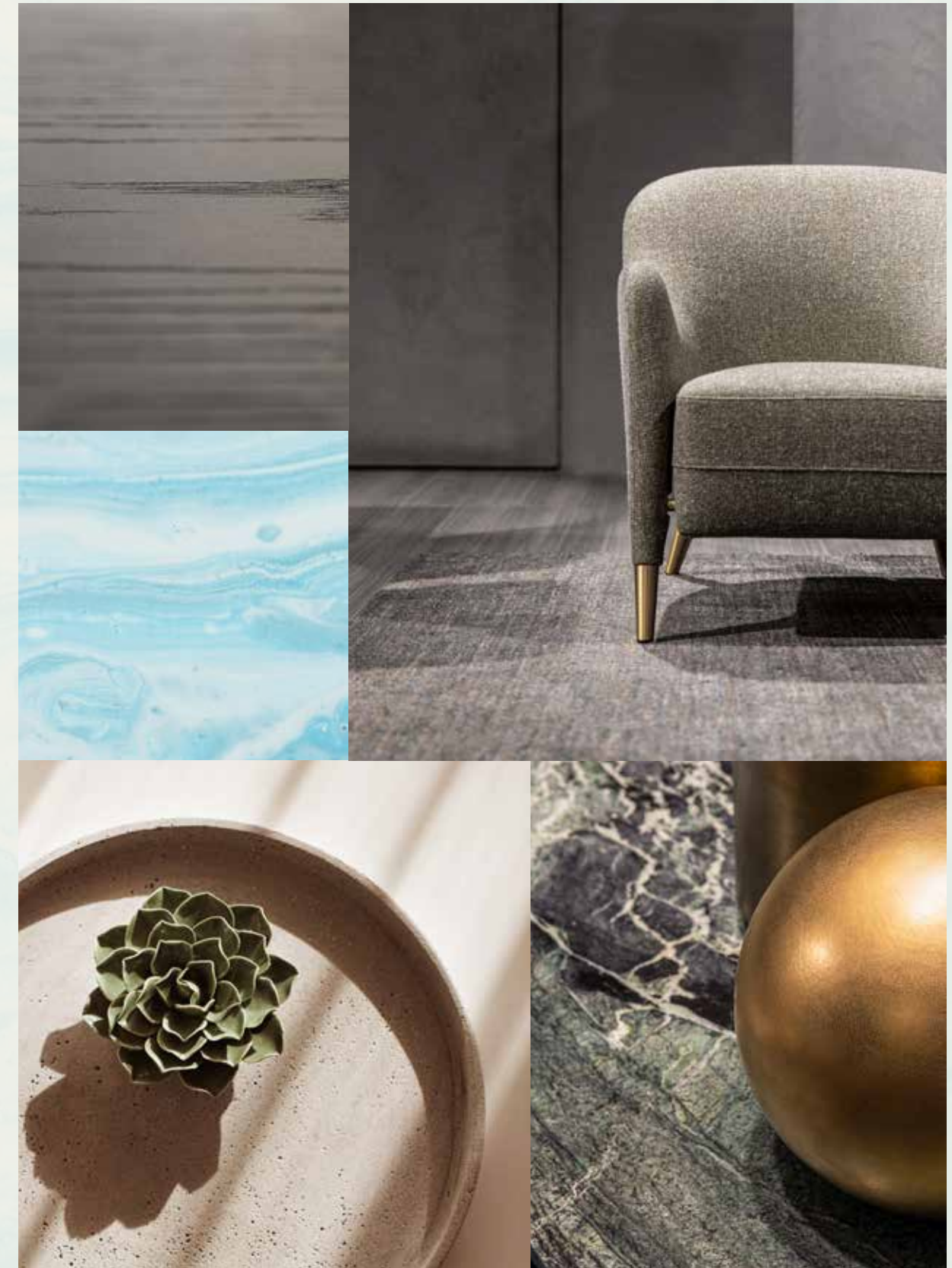




The atmosphere of this spectacular home exudes both inviting warmth and refined elegance.

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.

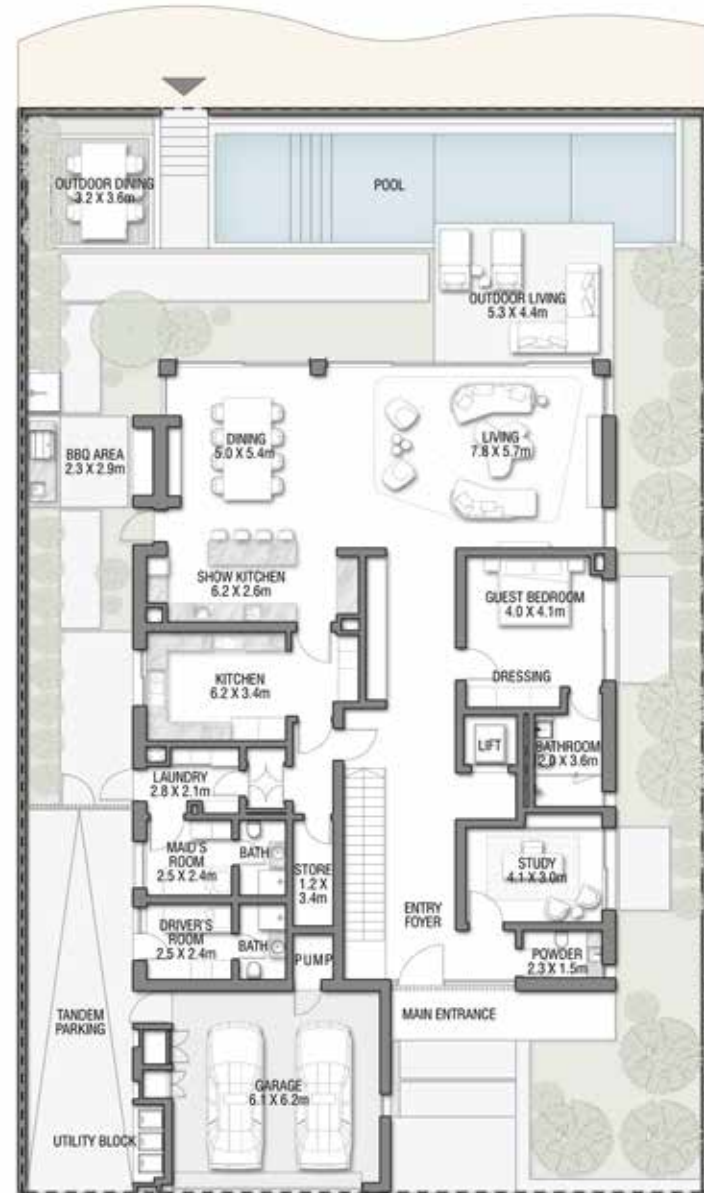
A PROPERTY CRAFTED FOR A CONTEMPORARY  
MODE OF LIVING.

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.



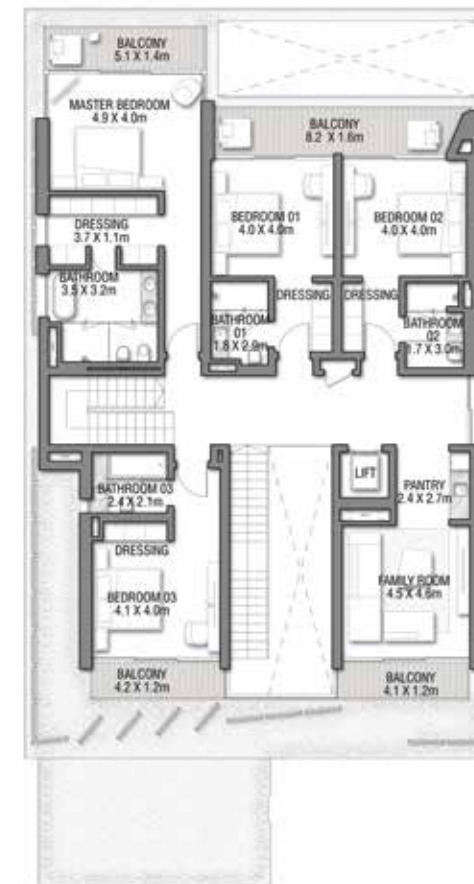




GROUND FLOOR

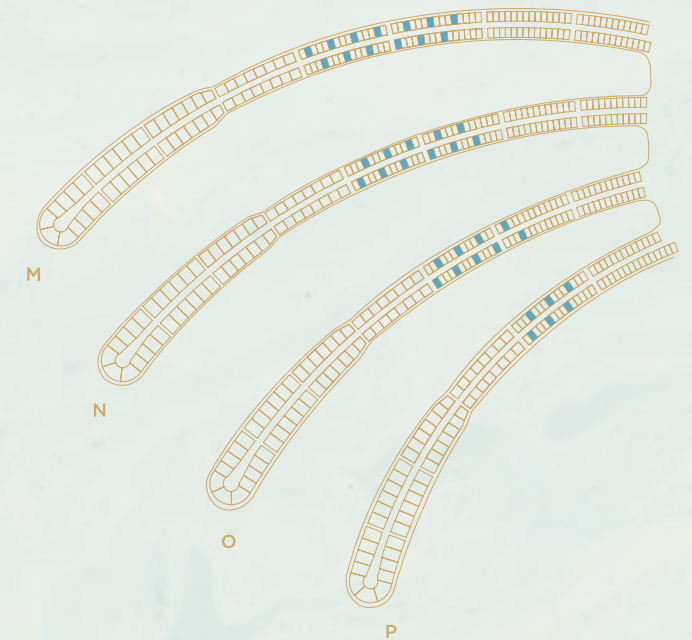


SECOND FLOOR



FIRST FLOOR

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
<b>TOTAL BUILT-UP AREA</b>	<b>717.92</b>	<b>7,727.63</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>717.92</b>	<b>7,727.63</b>



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800 NAKHEEL

THE BEACH COLLECTION

**PALM  
JEBEL ALI  
NAKHEEL**





**PALM  
JEBEL ALI**

VILLA

**T R O P I C A L  
M I S T**

THE BEACH COLLECTION

**NAKHEEL**

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1. A CURATED COLLECTION

THE  
BEACH VILLAS

Serenity By The Sea

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

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An iconic neighbourhood	—	P. 15
Introducing the Beach Collection	—	P. 20

2. LIVE IN THE MASTERPIECE

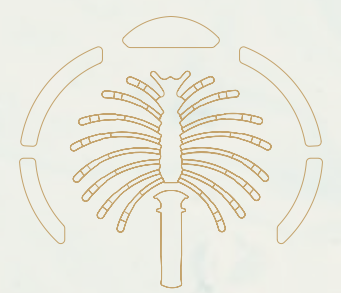
OWN A PIECE  
OF HISTORY

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A CURATED COLLECTION

THE  
BEACH  
VILLAS

1



Serenity By The Sea

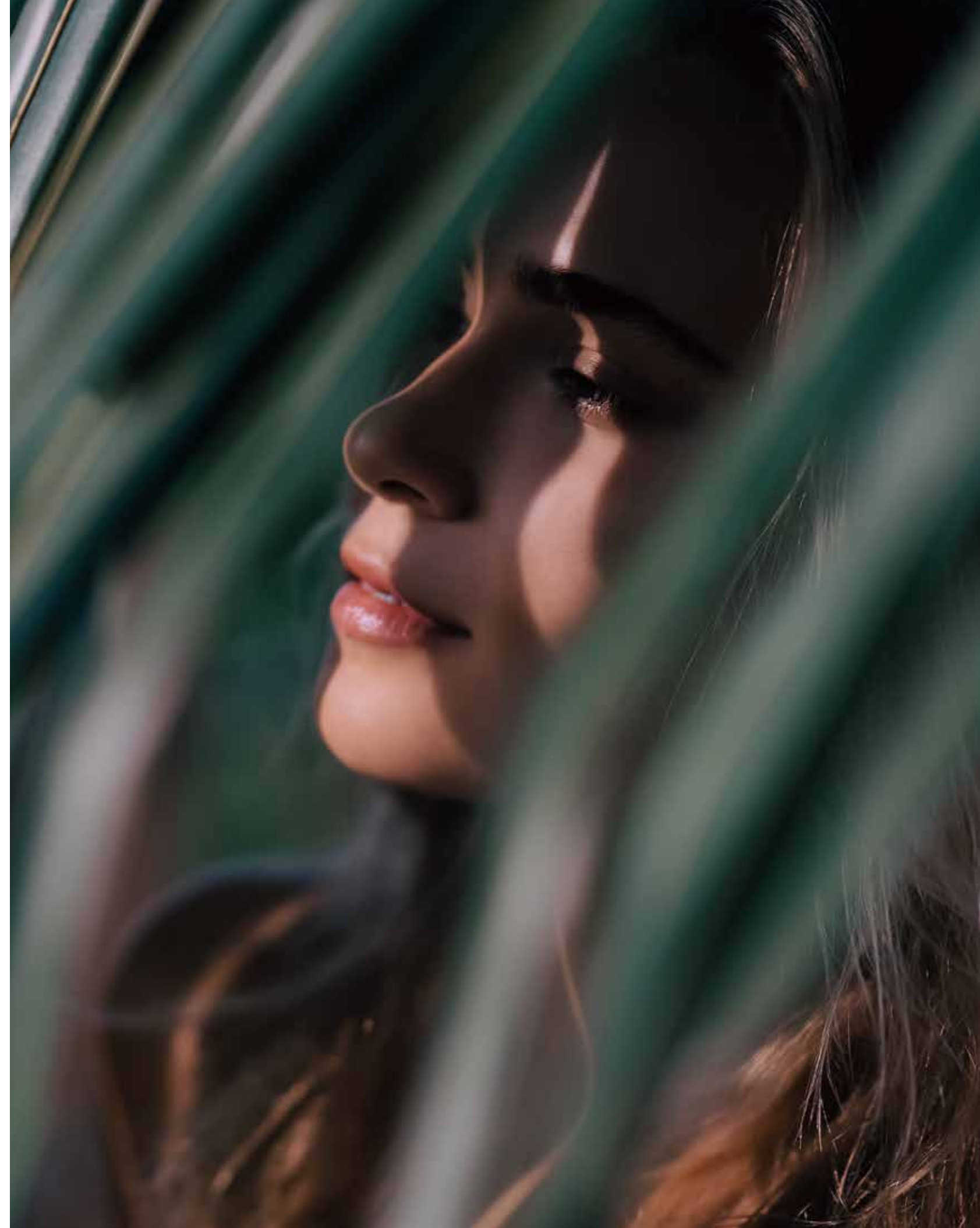
- Beachfront living at its finest — P.6
- An iconic neighbourhood — P.15
- Introducing the Beach Collection — P.20

— 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.



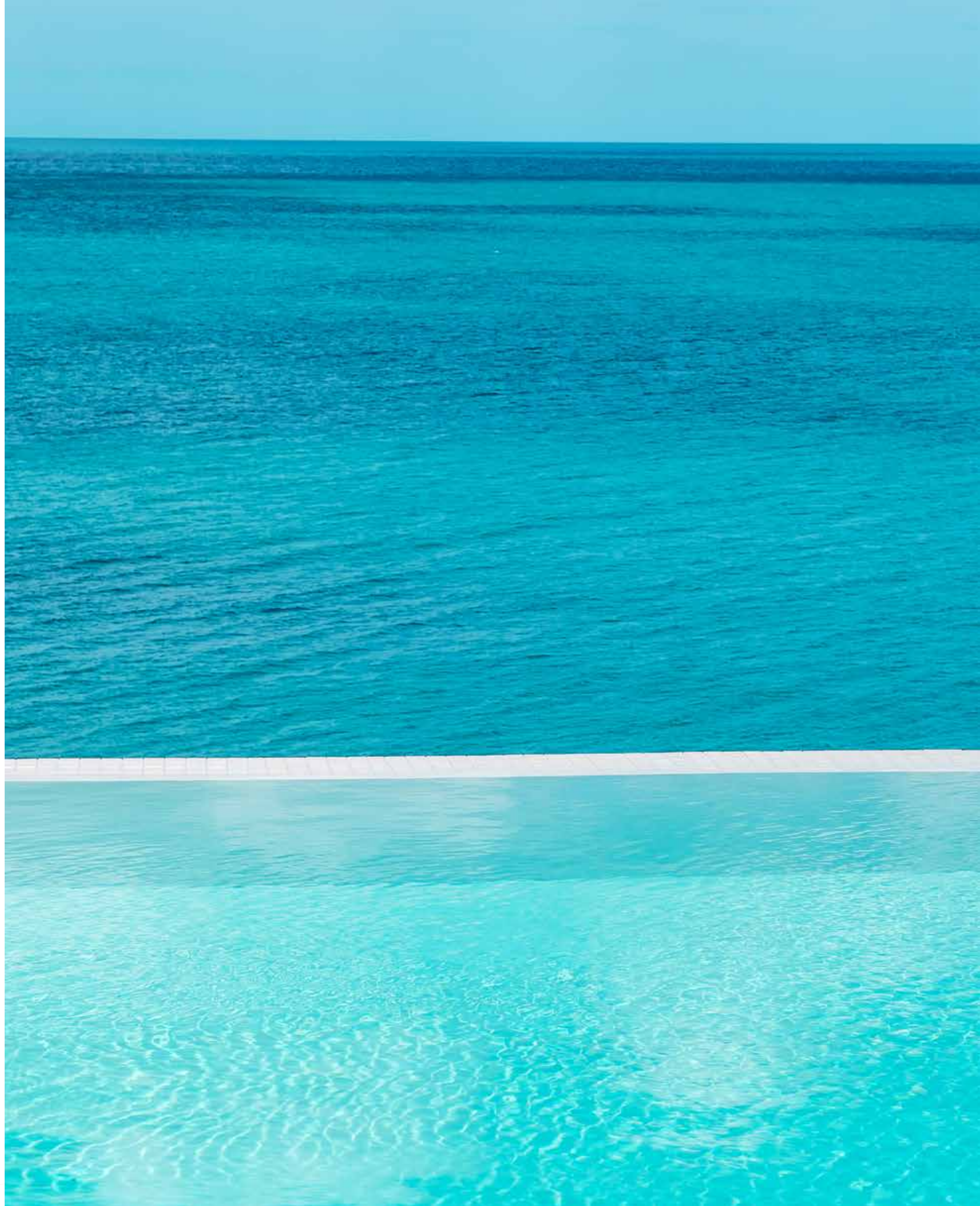


Live a life of **serenity and comfort** in Dubai's most coveted district, a true kaleidoscope born out of colourful greenery, azure waters, and pristine white sands.

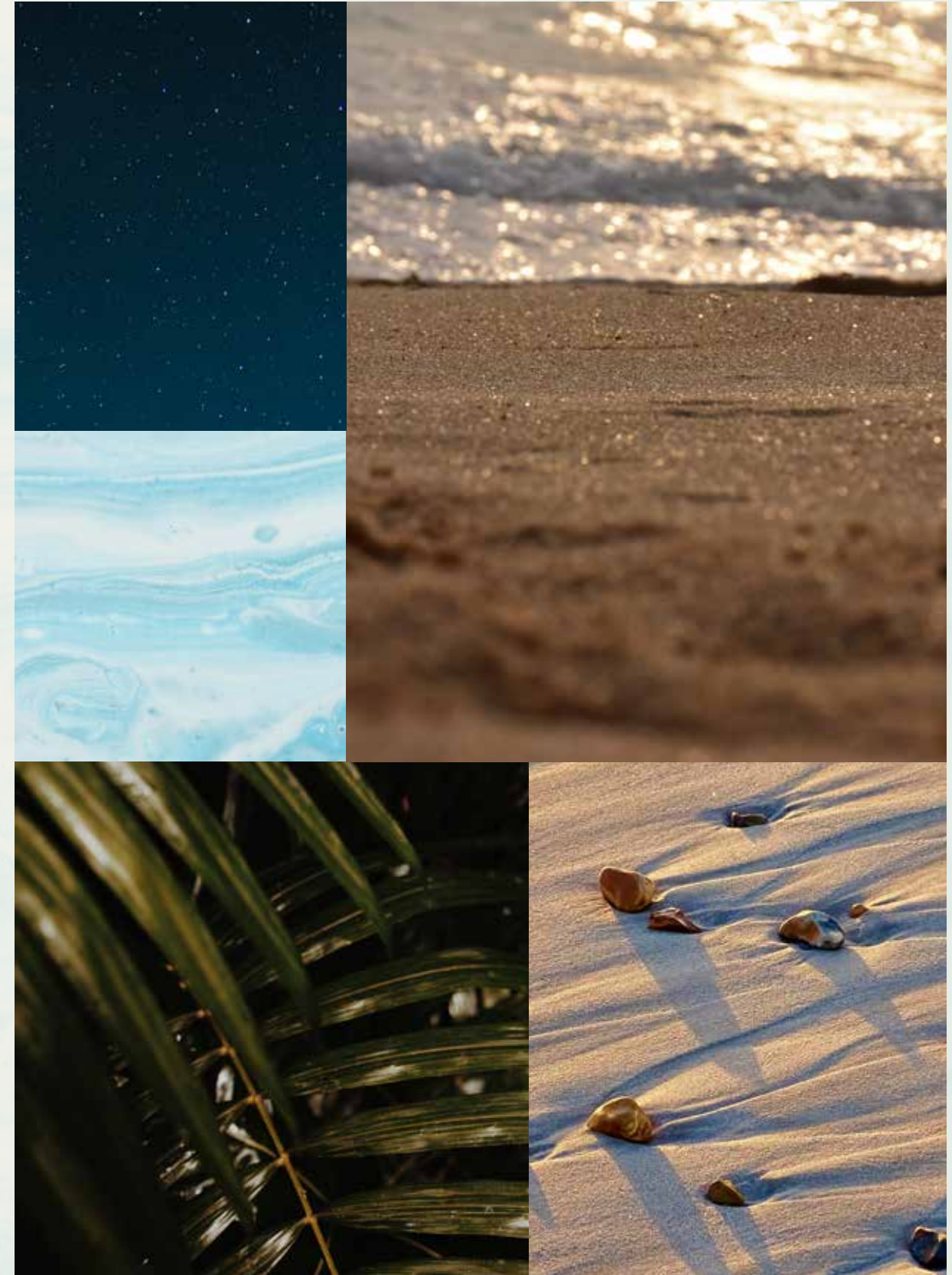
**LIVE IN HARMONY WITH NATURE, BETWEEN THE CITY AND THE SKY.**

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





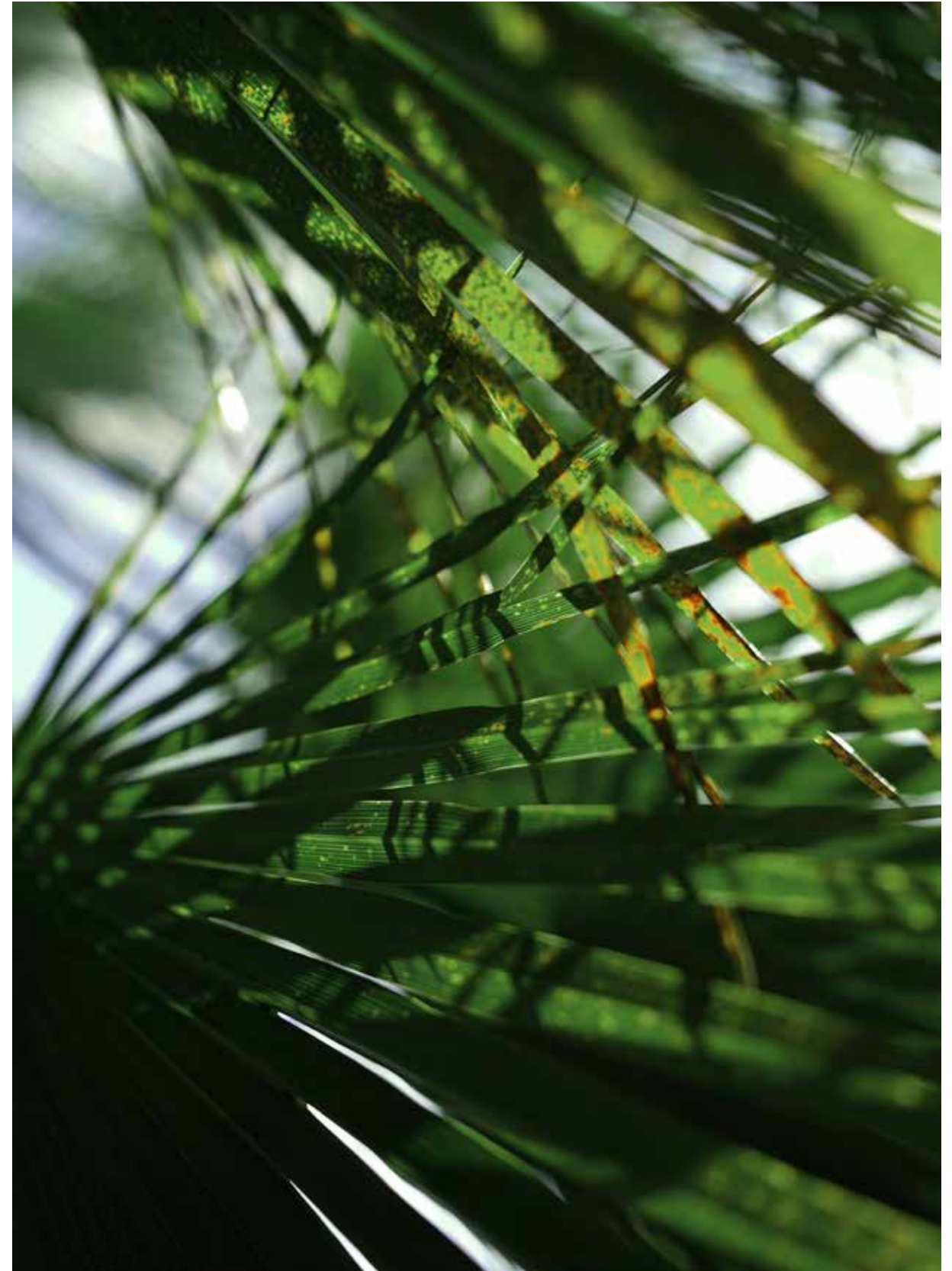
— FLOURISHING GREEN FRONDS

# AN ICONIC NEIGHBOURHOOD

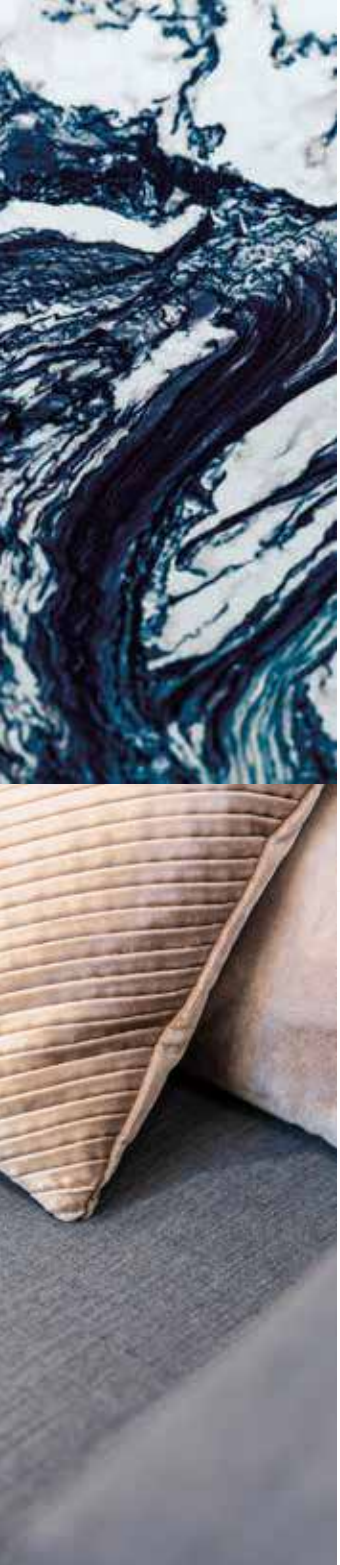
ARTFULLY DESIGNED, PRIVATE  
NEIGHBOURHOODS FOR SOPHISTICATED  
CITY LIVING.

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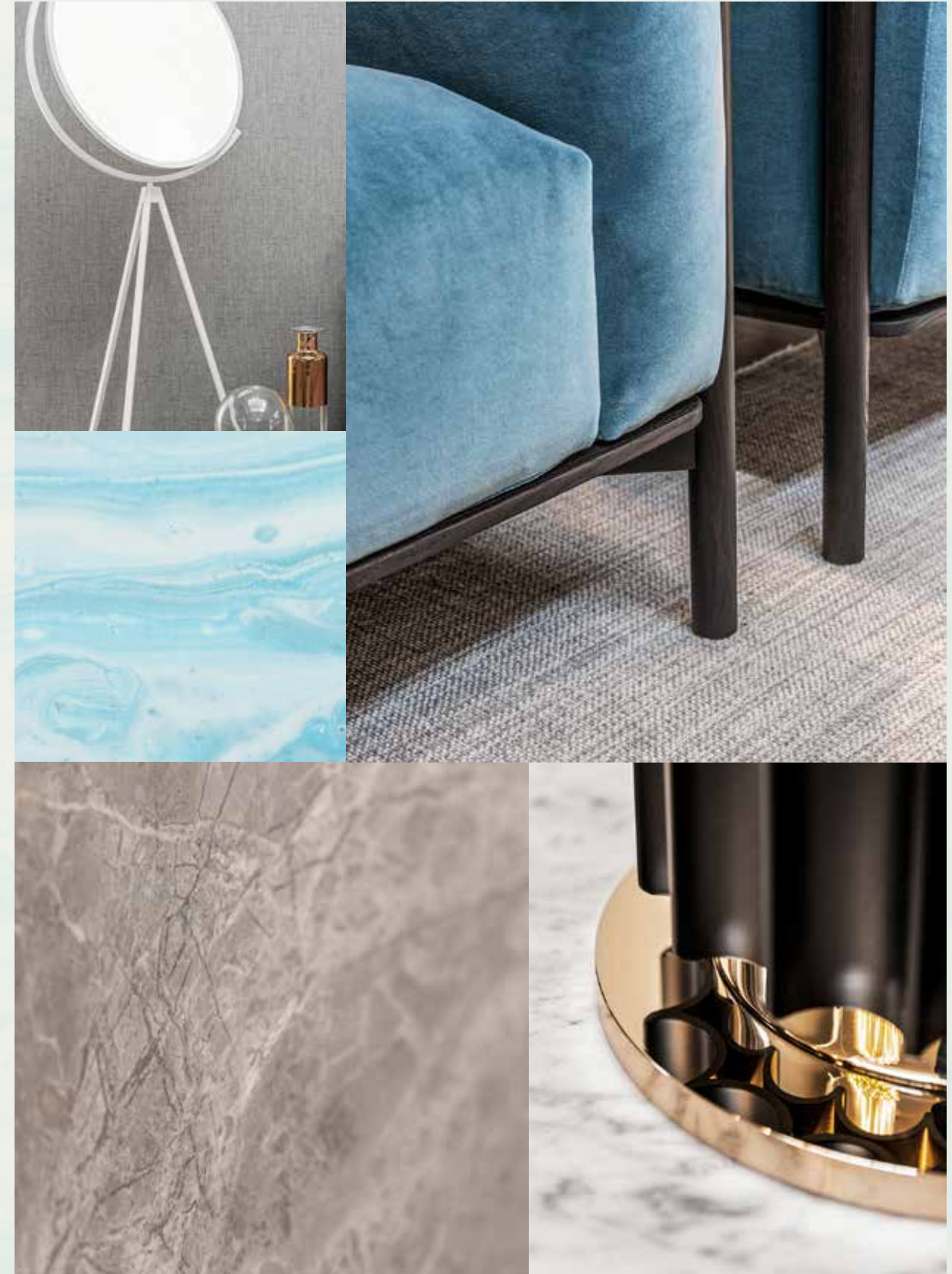


INTRODUCING THE BEACH COLLECTION

# CRAFTED WITH CARE

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An inspired collection nestled in an idyllic setting.  
Relax as you listen to the sounds of calming water  
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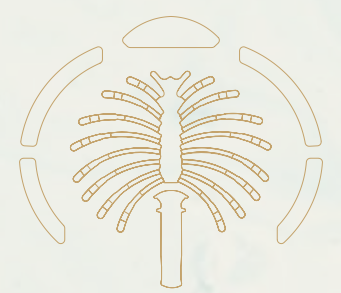


LIVE IN A MASTERPIECE

OWN A PIECE OF

# HISTORY

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Eight Unique Beach Villas

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THE BEACH COLLECTION

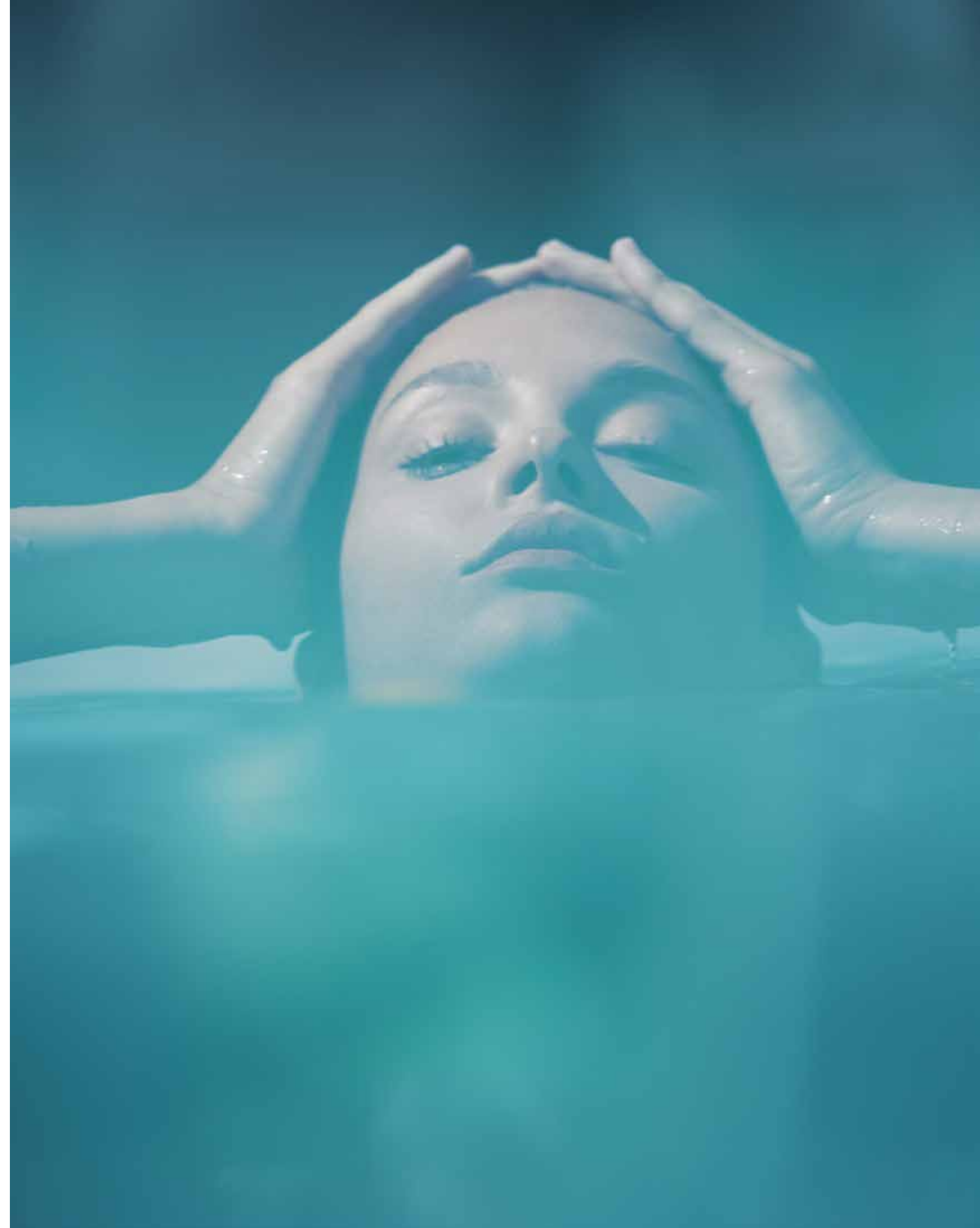
# WELCOMING WATERFRONT RESIDENCES

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

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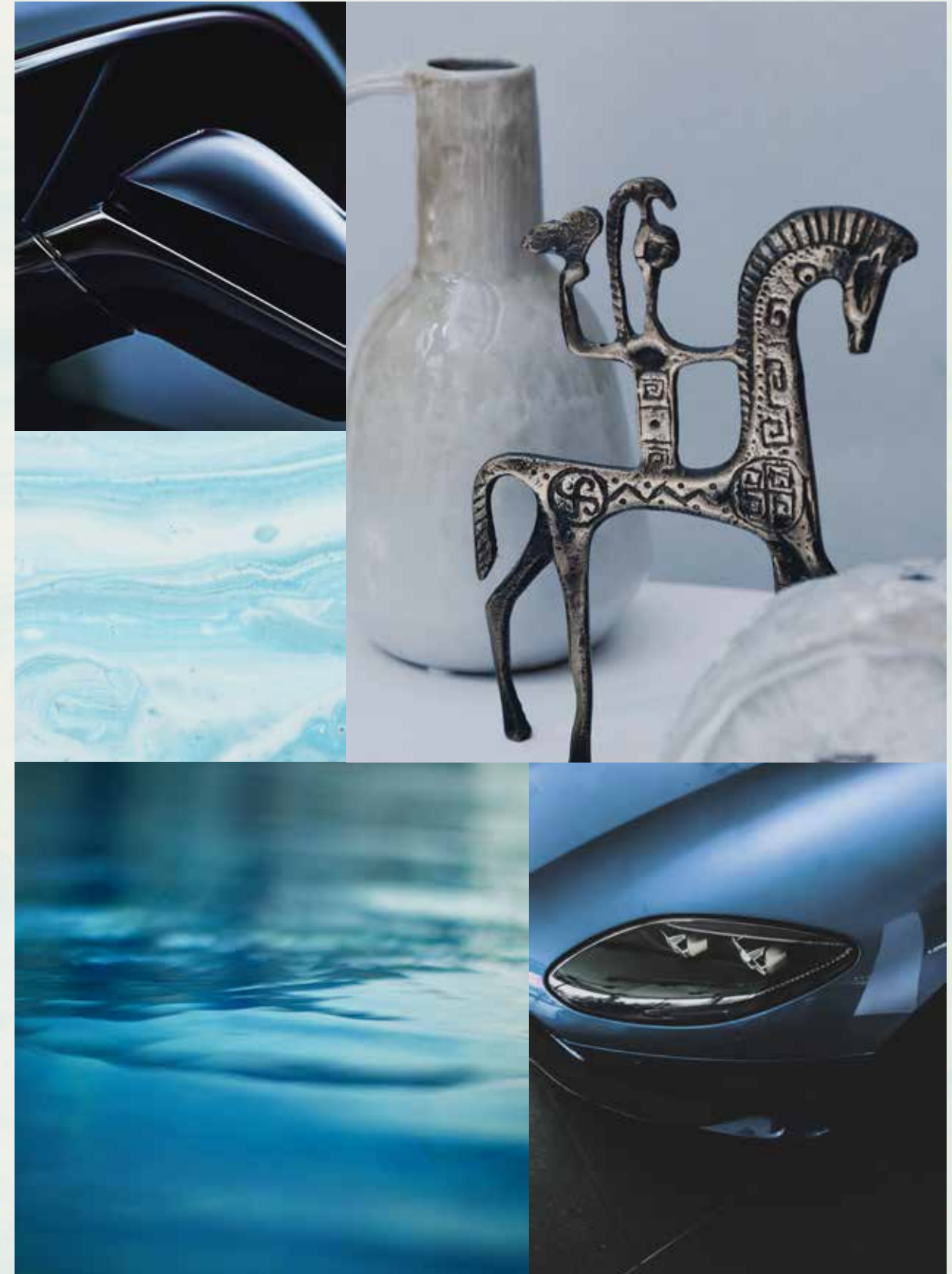
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YOUR OWN DESIRES.

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  
TROPICAL  
MIST

Six-Bedroom Property

“A natural oasis that engages Jebel Ali’s coastal vistas,  
where traditional materials meet contemporary living.”

LOCI – ARCHITECT

VILLA TROPICAL MIST

A REFRESHING  
APPROACH TO REFINED  
BEACHFRONT LIVING.

WHERE CONTEMPORARY LIVING AND  
TRADITIONAL DESIGN PRINCIPLES UNITE.

With an emphasis on locally sourced materials and enhanced shading measures, this villa displays extra sensitivity to its environment, offering extensive screening for privacy on the roadside while the seaside is mostly glazed to maximise natural light within. In this private tropical oasis, the ever-changing natural setting enlivens each day. From dramatic views over the dynamic sea to panoramic vistas of the breathtaking sky and thriving greenery, every day will bring a fresh scenic backdrop to your glorious beachfront garden for you to contemplate. This home is a fascinating discovery of the beauty of nature.



“The materiality of the villa is natural and locally adapted. The emphasis is on the creation of an impressive panoramic horizontal quality, focusing interior spaces towards the sea views from each level.”

LOCI – ARCHITECT





THIS IS YOUR GARDEN, YOUR PERSONAL OASIS. SIT BACK AND RELAX UNDER THE DAZZLING SUN AS THE GLISTENING WAVES DANCE BEFORE YOU.



Returning home to this sophisticated façade, with its chic neutral tones, will forever be a delight.

It will become your tropical haven.



## A perfect paradise surrounded by the natural elements.

### A HOME IN HARMONY WITH NATURE.

This spectacular home, with its warm and inviting ambience, is where you will truly feel as if you are living on your own tropical paradise island.

The indoor world seamlessly connects to the natural setting through the use of exquisite natural materials and crafted outdoor spaces.



The warm natural materials, in lighter tones, brighten up the interiors and create an uplifting environment that is open and flexible.

This is the perfect setting for hosting friends or spending special moments with family.



The framed waterfront views are the highlight of every room. The sense of peace and serenity that the sea radiates is felt throughout this wonderful home.





THE WELCOMING DOUBLE-HEIGHT FOYER IS A STATEMENT FEATURE. TAKE IN THE GORGEOUS VIEWS OF THE TROPICAL PALM TREES AND DAZZLING BLUE SEA THAT WILL ALWAYS GREET YOU ON ARRIVAL.

Wake up to brilliant sunlight, breath in the salty-sweet sea breeze, and step outside to admire the perfect panorama.

Feel a total sense of relaxation in your tropical paradise.



On the sumptuous rooftop, enjoy moments of deep relaxation. This contemporary open space is ideal for practising activities that focus on your wellness. Nature, as always, creates a soothing backdrop for your everyday life.





When contemporary design with natural flair meets traditional design values, an exceptional result is achieved.

A HOME TO EXPLORE.

This home incorporates many natural elements into its design, from the garden filled with tropical palm trees to the spectacular sea views and landscaped spaces; this is a home where happiness blooms.

The traditional design elements, including features to create private and intimate spaces, are balanced with contemporary light-filled rooms. As you explore this home, a beautiful series of spaces will unfold before you.



After a morning spent on the beach, refresh and prepare for the day ahead in the exquisite sunlit bathrooms.

This is your private tropical oasis on the sparkling golden sands of a paradise island.



# TROPICAL MIST

Beach Villas Collection

G + 2

6 BEDROOMS + FAMILY ROOM  
+ ROOF LOUNGE AND TERRACE



GROUND FLOOR

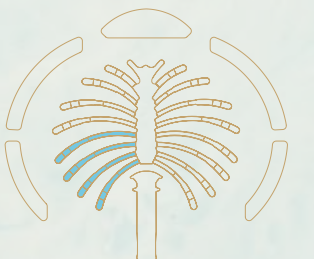
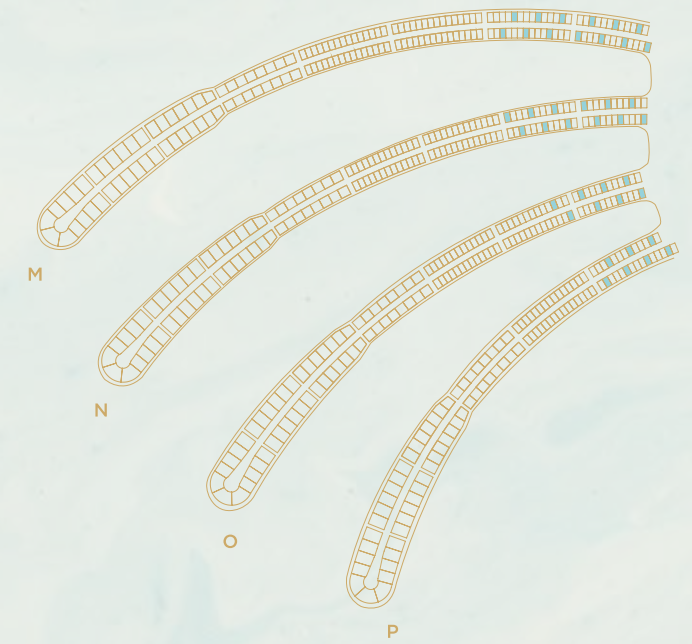


SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	249.34	2,683.87
Balcony / Terrace / Porch-GF	6.57	70.72
First Floor Area	242.72	2,612.62
Balcony / Terrace - First Floor	17.04	183.42
Second Floor Area	116.07	1,249.37
Balcony / Terrace - Second Floor	44.10	474.69
Garage - Covered	48.66	523.77
<b>TOTAL BUILT-UP AREA</b>	<b>724.50</b>	<b>7,798.45</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>724.50</b>	<b>7,798.45</b>



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THE BEACH COLLECTION

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**PALM  
JEBEL ALI**

VILLA

CORAL  
LIVING

THE CORAL COLLECTION

**NAKHEEL**

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THE  
CORAL VILLAS

Serenity By The Sea

In a coral villa, happiness flows endlessly.

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OWN A PIECE  
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A CURATED COLLECTION

THE  
CORAL  
VILLAS

1



Serenity By The Sea

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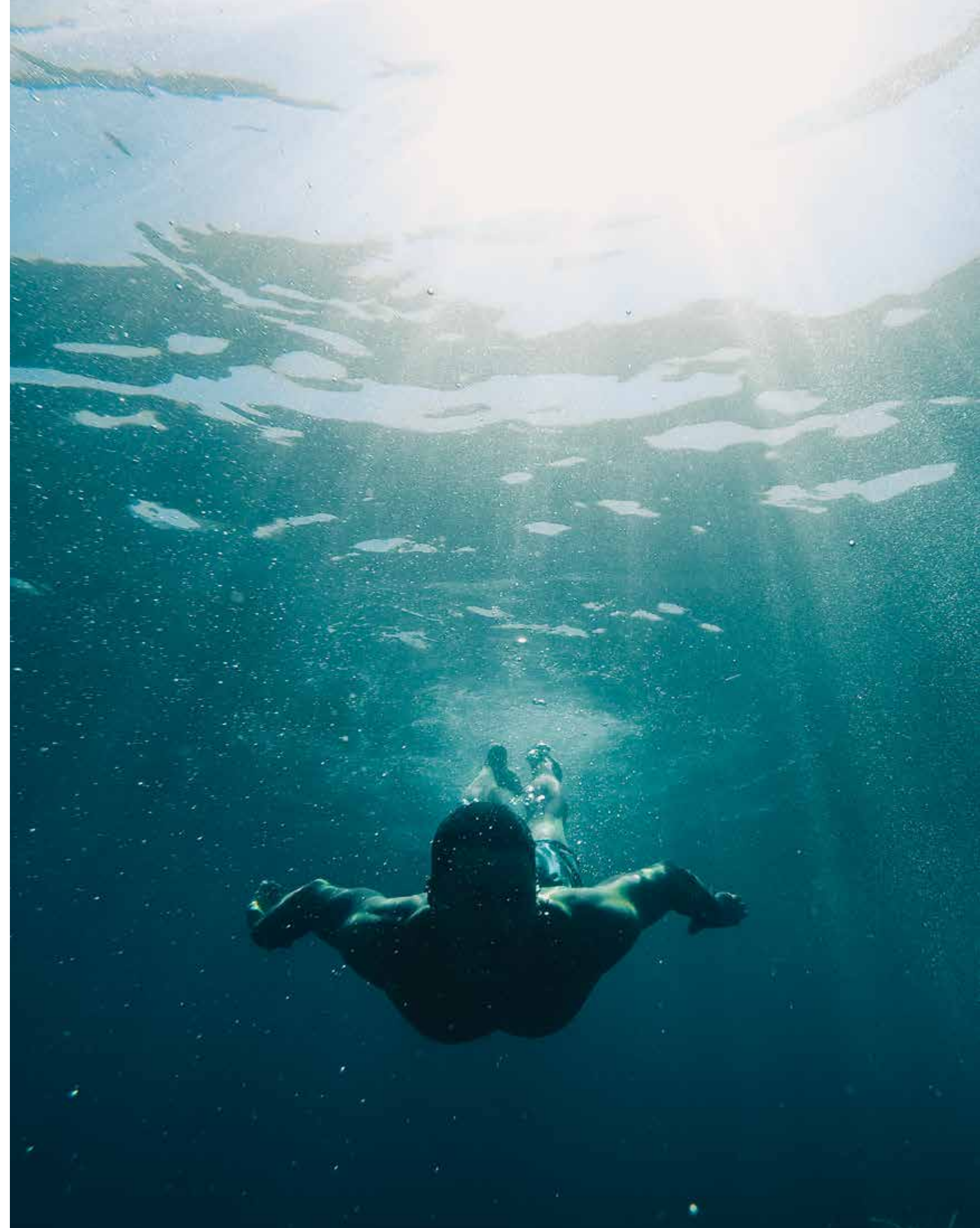


— BEACHFRONT LIVING AT ITS FINEST

# SUN, SEA, SAND, & SOPHISTICATION

ALL YOUR **DESIRES** HAVE  
FOUND A HOME.

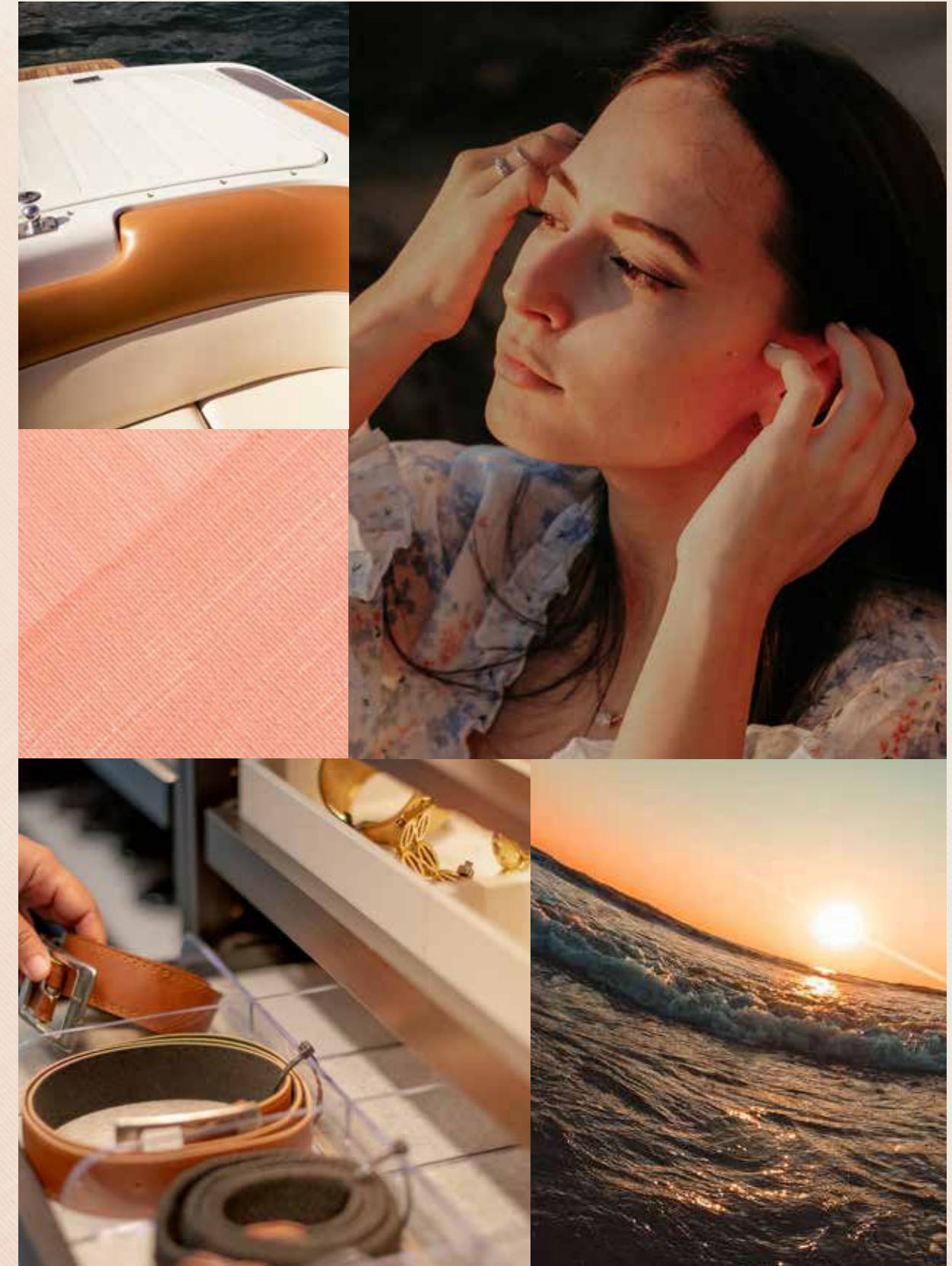
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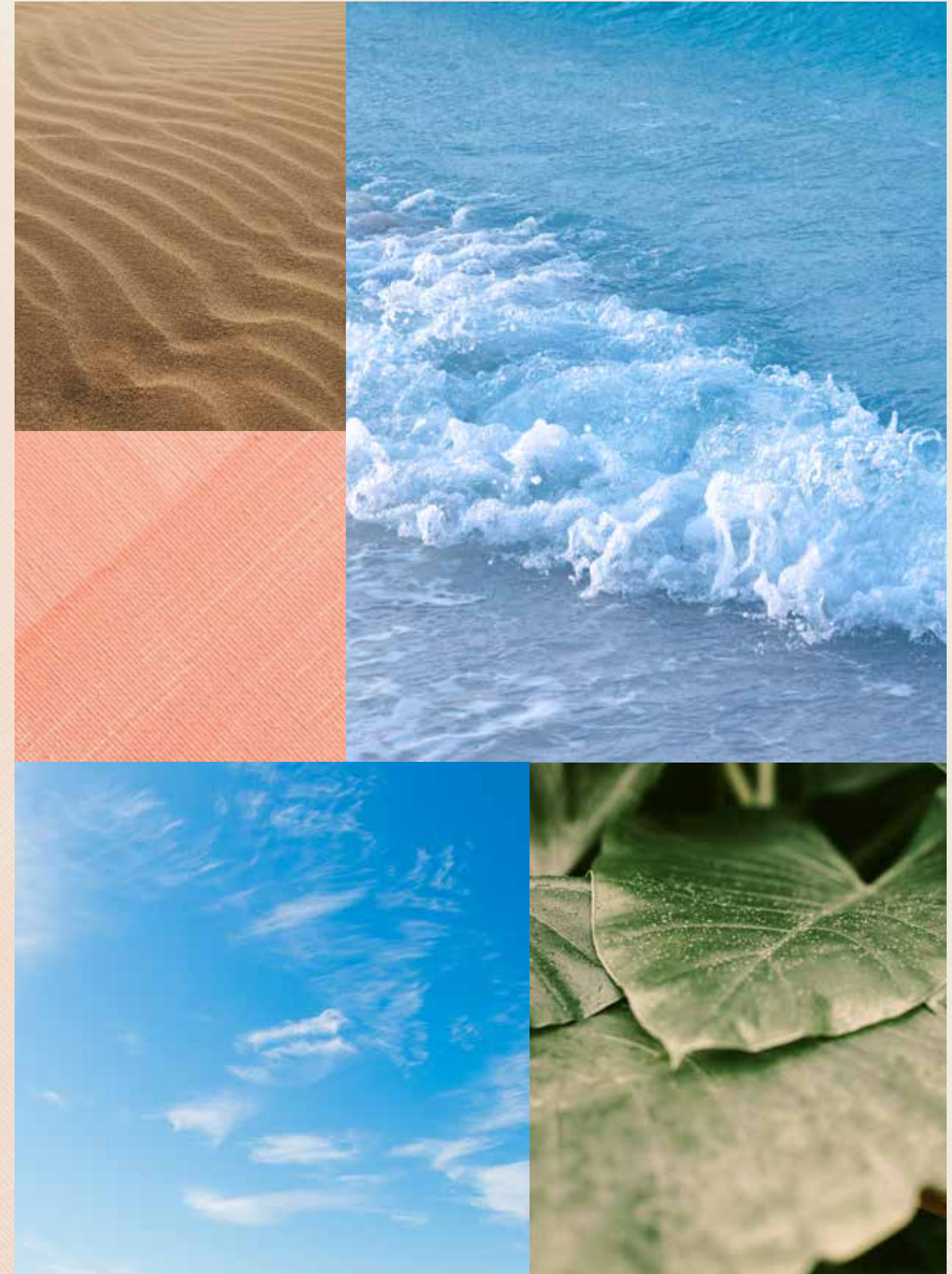
**LIVE IN HARMONY WITH NATURE, BETWEEN THE CITY AND THE SKY.**

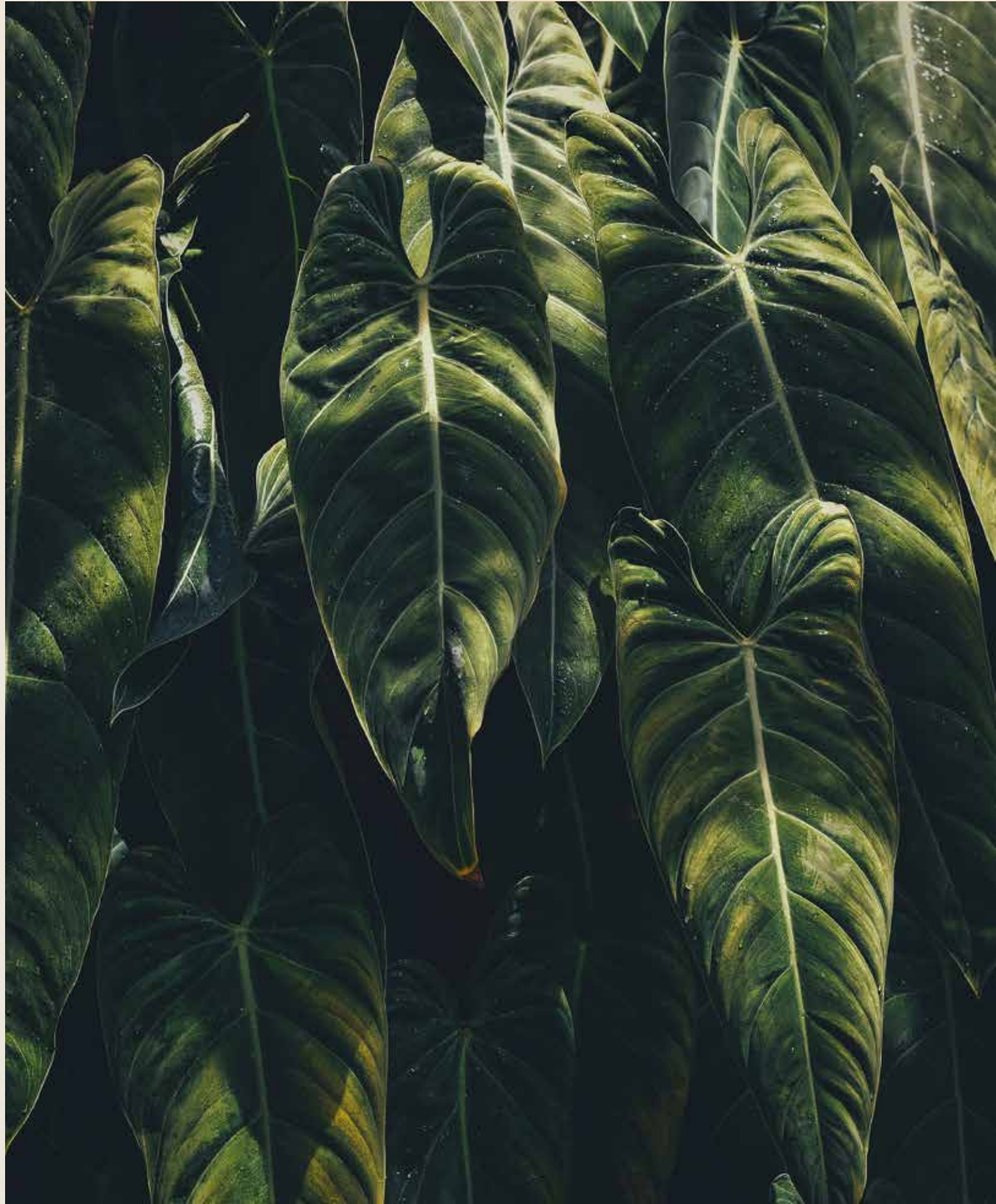
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THE  
FRONDS  
CORAL COLLECTION





— FLOURISHING GREEN FRONDS

## AN ICONIC NEIGHBOURHOOD

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

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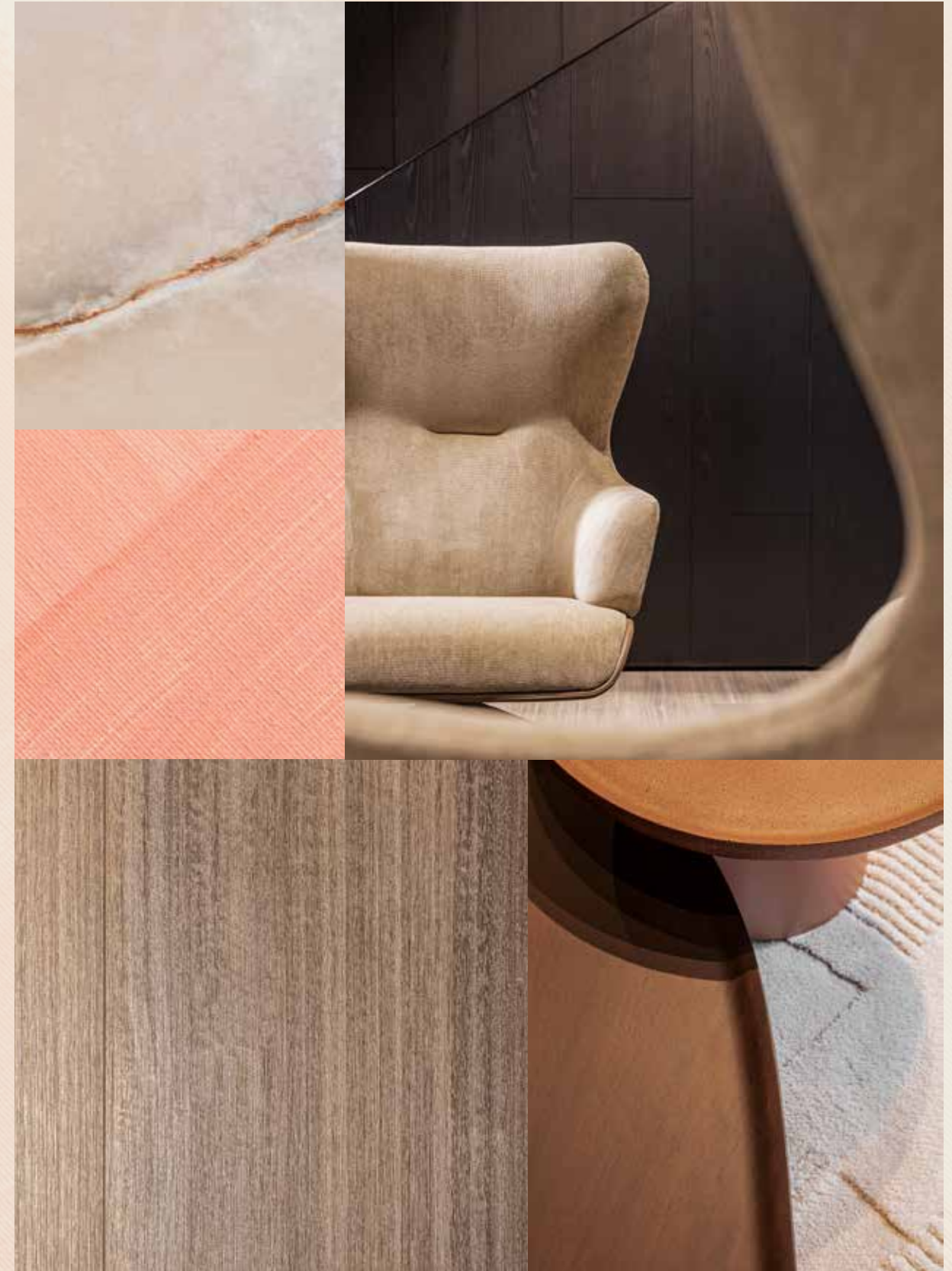


— INTRODUCING THE CORAL COLLECTION

# 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.



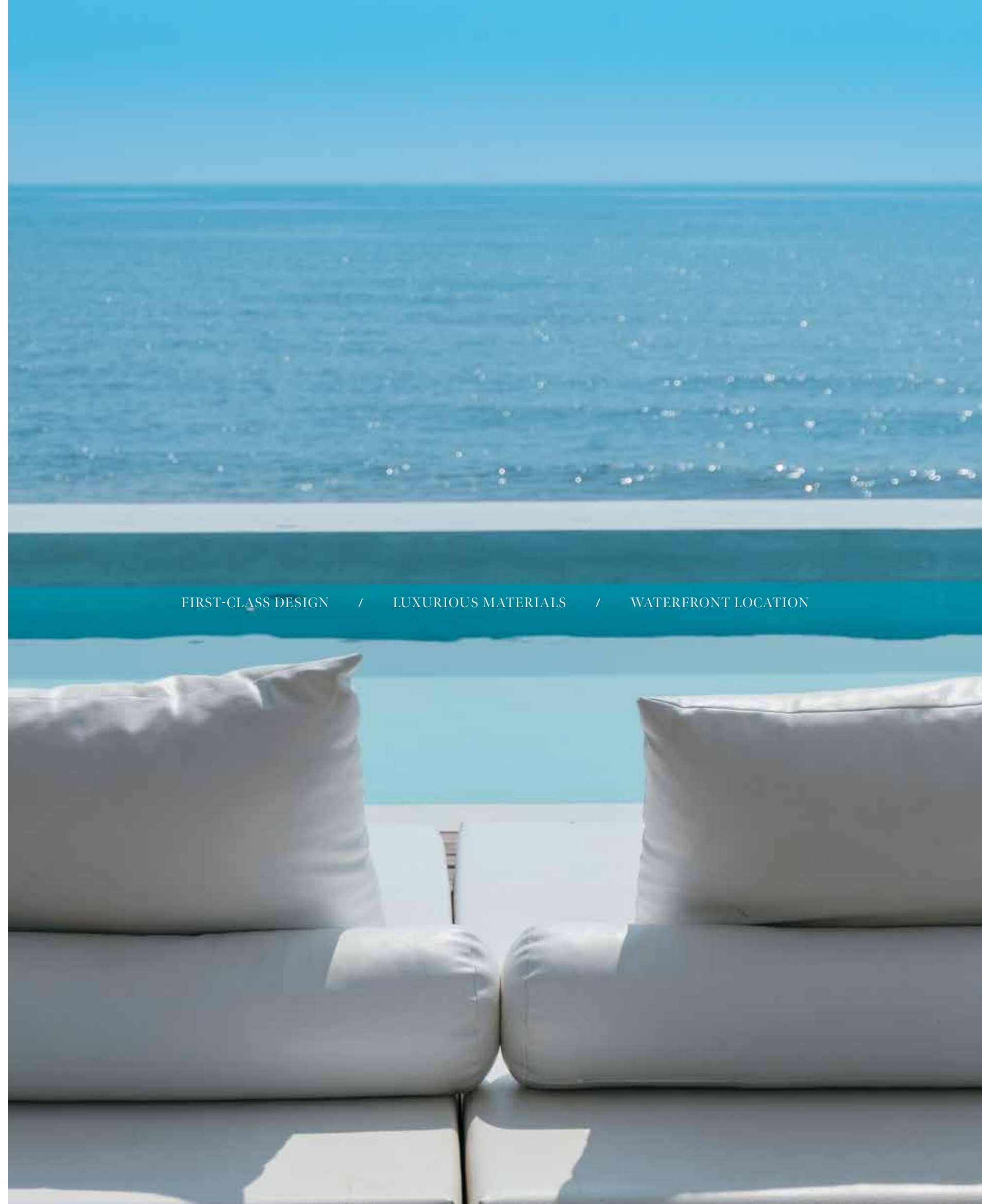


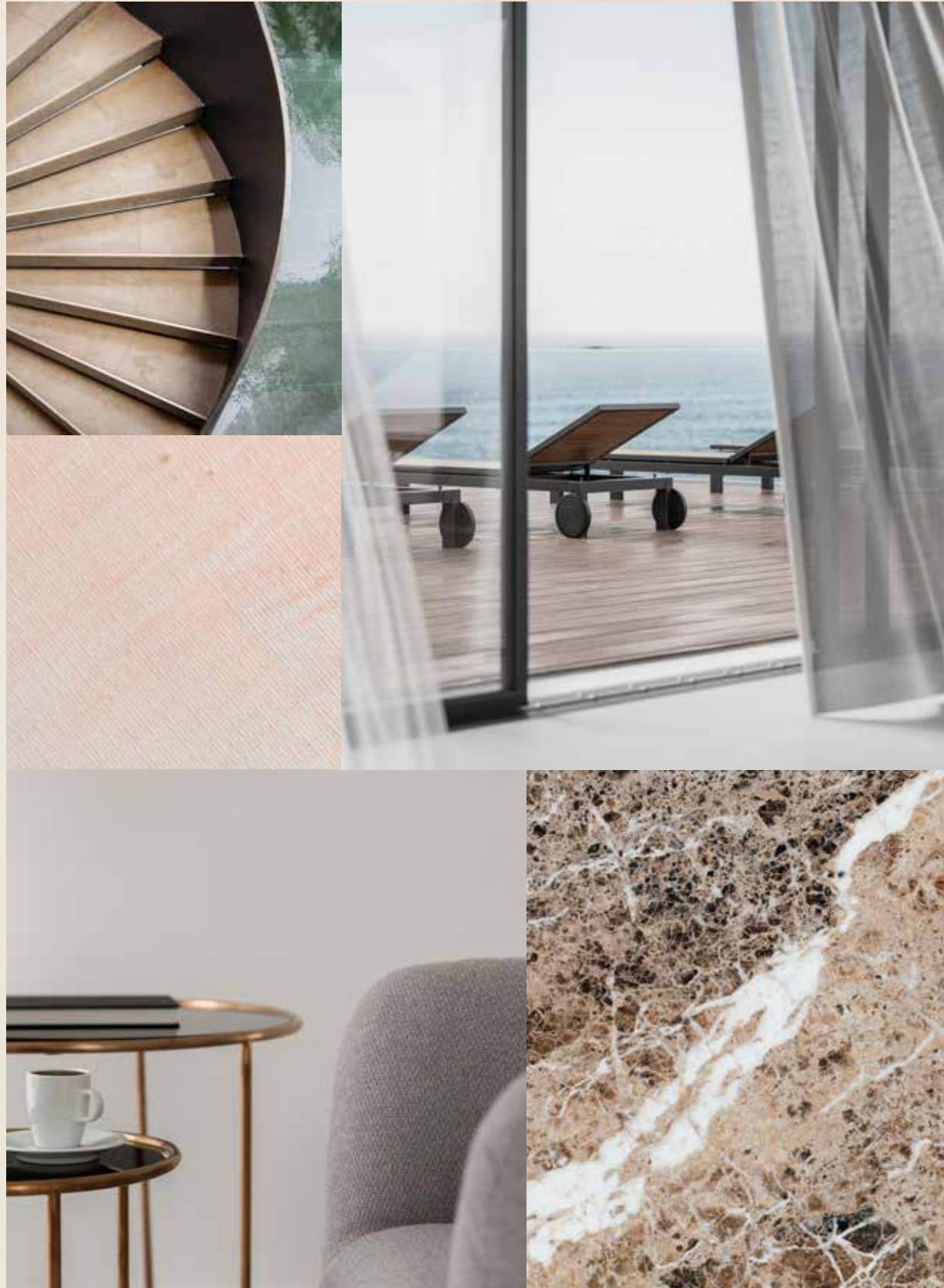
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HOMES DESIGNED WITH **UNPARALLELED** STYLE.

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FIRST-CLASS DESIGN / LUXURIOUS MATERIALS / WATERFRONT LOCATION



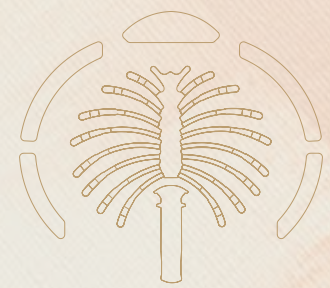


LIVE IN A MASTERPIECE

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  
CORAL  
LIVING

Seven-Bedroom Property

“Rhythm and composition: the layering of spaces and architectural elements create a balance of openness and privacy.”

LOCI - ARCHITECT

VILLA CORAL LIVING

CONTEMPORARY  
MEETS TRADITION

VERNACULAR ARCHITECTURAL LANGUAGE MERGES SEAMLESSLY WITH A CONTEMPORARY SPIRIT. THE TRADITIONAL ARCHITECTURE OF THE LOCAL LANDSCAPE IS REIMAGINED FOR THE FUTURE.

Coral is a wonder of the sea, something exclusively connected with water. Coral means regeneration. Villa Coral Living will be the place of your inner regeneration for endless happiness. It will refresh thoughts with its recessed openings and shaded interiors. Like a coral formation, the interior space unfolds gradually and never all at once. Imagine living through a continuous discovery of your personal happiness simply by living in your home.



This spacious family villa is comprised of a series of irregularly stacked volumes that offer a succession of beautiful, private terraces.





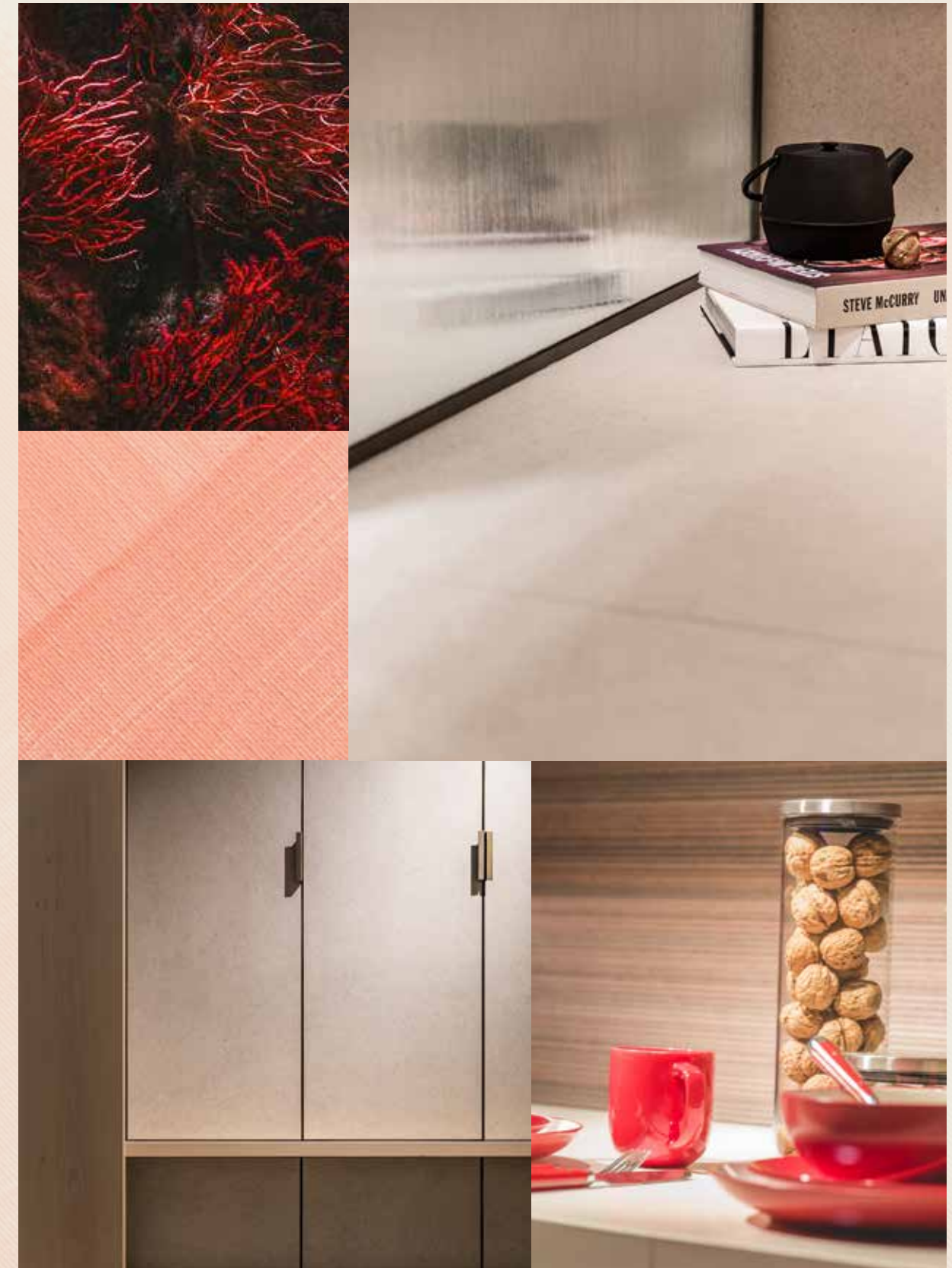
Large panels of glass allow the interiors to be lit with natural light, whilst the contemporary inspired wooden screens provide welcome shade.



The beauty of this contemporary home with traditional flair unfolds step-by-step as you explore its **magnificent interiors.**

A HOME IN TUNE WITH ITS ENVIRONMENT.

From the sophisticated home office off the foyer to the breathtaking formal dining room at the heart of the home, the space unfolds gradually, allowing you to enjoy enhanced levels of privacy.



Discover your new everyday rhythm. Entertain in style – the formal living and dining room, which lies at the heart of the home, is the centrepiece of this sublime property.





IN ADDITION TO OFFERING STUNNING WATER VIEWS, THE SPACIOUS AND OPEN-PLAN FORMAL LIVING SPACE IS BRIGHT AND AIRY, SHOWCASING THE STRIKING CANTILEVERED STAIRCASE THAT FLOATS ABOVE THE ENTRANCE. CORAL AND WATER: A PERFECT NATURAL BALANCE.

Coral reminds us of the most precious things we always need to protect. The cosy family lounge, separated from the formal space for comfort and privacy, boasts equally beautiful sea views and includes a stylish minimalist study nook.





THE LARGE FAMILY DINING ROOM AND SHOW KITCHEN FEATURE MARVELLOUS LEVELS OF NATURAL LIGHT AND PROVIDE THE IDEAL SPACE FOR INTIMATE FAMILY GET-TOGETHERS AND DAILY LIFE.

In the bedrooms, natural wood finishings add warmth and enhance the relaxing ambience. Relaxation here means regeneration every day.



Discover the multipurpose rooftop lounge on the second floor, which can be easily adapted according to your lifestyle.







Make this home your own. With its chic, contemporary minimalistic forms, and versatile spaces, you can add **your own personal style.**

PERFECTLY BALANCED.

The distinct design of this property balances formal and private areas, contemporary and vernacular architectural elements, and both cool and warm natural materials to create an utterly captivating and harmonious home, perfectly in tune with its surroundings. Residents will feel as if they are a part of the nature surrounding them, like the coral in its natural habitat. Every day will be a voyage to discover new, regenerated happiness.

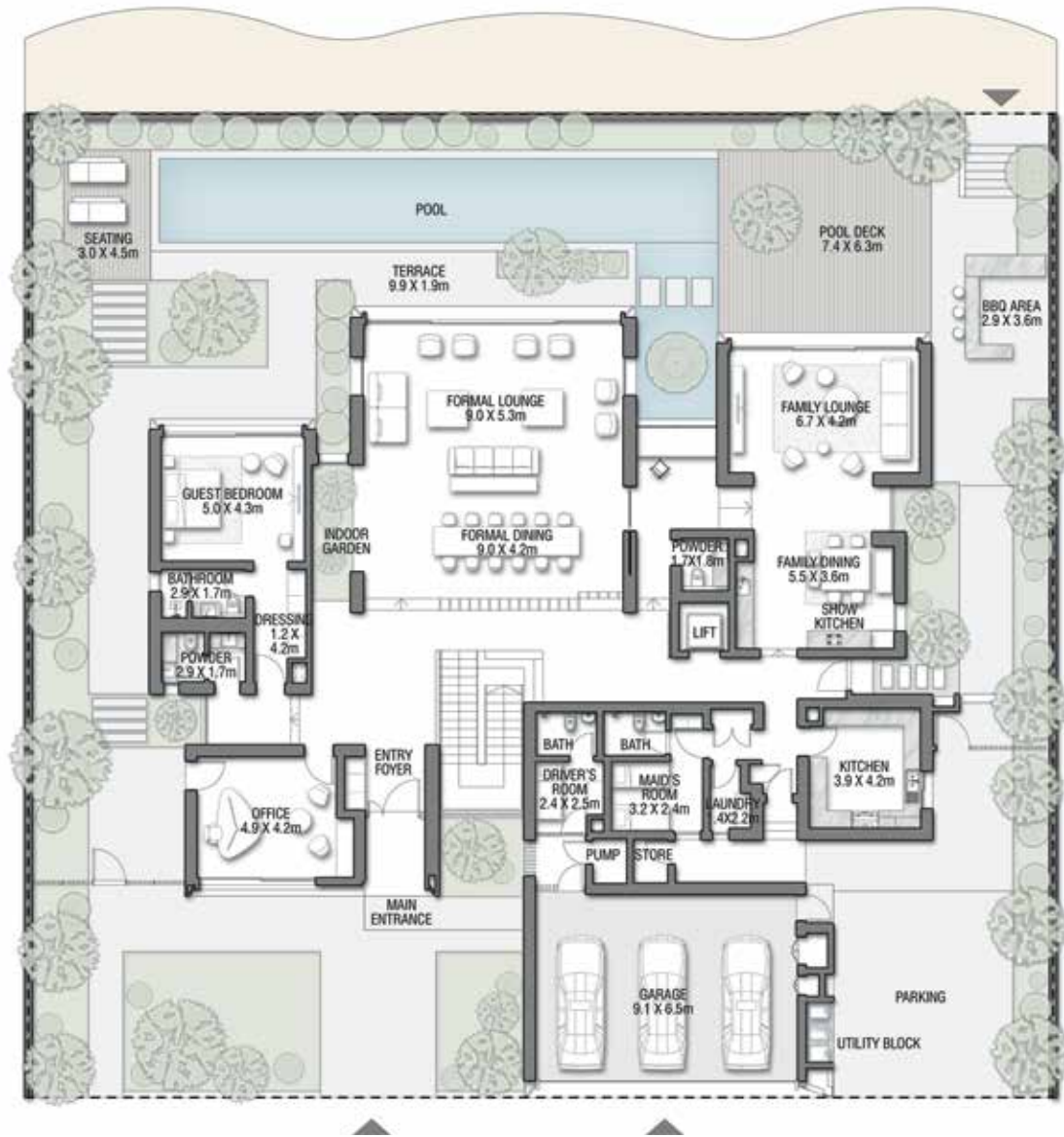


# CORAL LIVING

Coral Villas Collection

G + 2

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



GROUND FLOOR

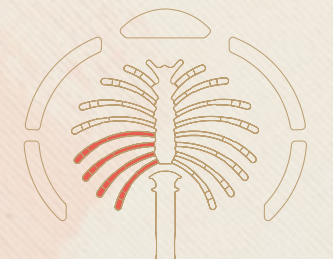
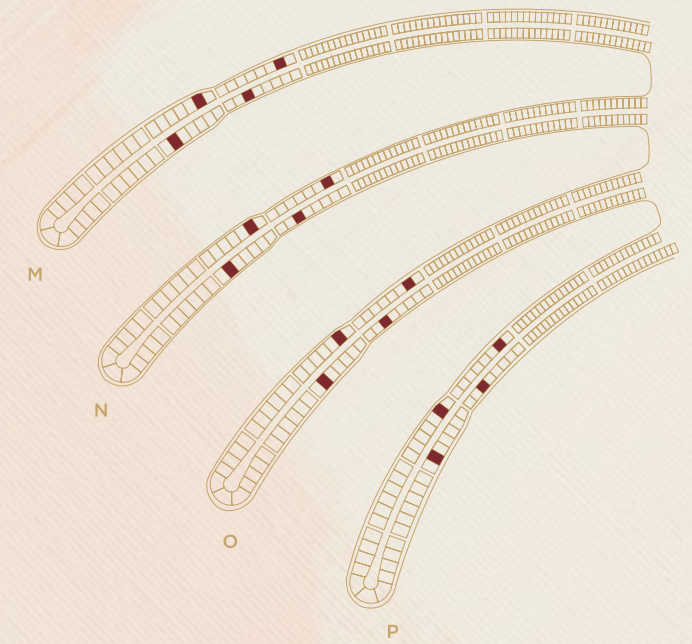


SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	421.51	4,537.10
Balcony / Terrace / Porch - GF	7.24	77.93
First Floor Area	328.33	3,534.11
Balcony / Terrace - First Floor	26.35	283.63
Second Floor Area	138.29	1,488.54
Balcony / Terrace - Second Floor	35.84	385.78
Garage - Covered	85.00	914.93
<b>TOTAL BUILT-UP AREA</b>	<b>1,042.56</b>	<b>11,222.02</b>
Garage with Pergola	0.0	0.0
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THE CORAL COLLECTION

**PALM  
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CORAL VILLAS

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In a coral villa, happiness flows endlessly.

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An iconic neighbourhood	—	P. 15
Introducing the Coral Collection	—	P. 20

2. LIVE IN THE MASTERPIECE

OWN A PIECE  
OF HISTORY

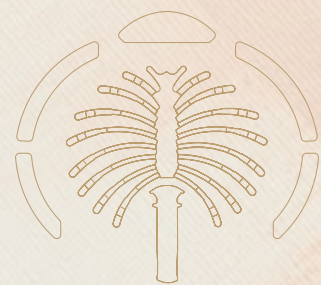
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A CURATED COLLECTION

THE  
CORAL  
VILLAS

1



Serenity By The Sea

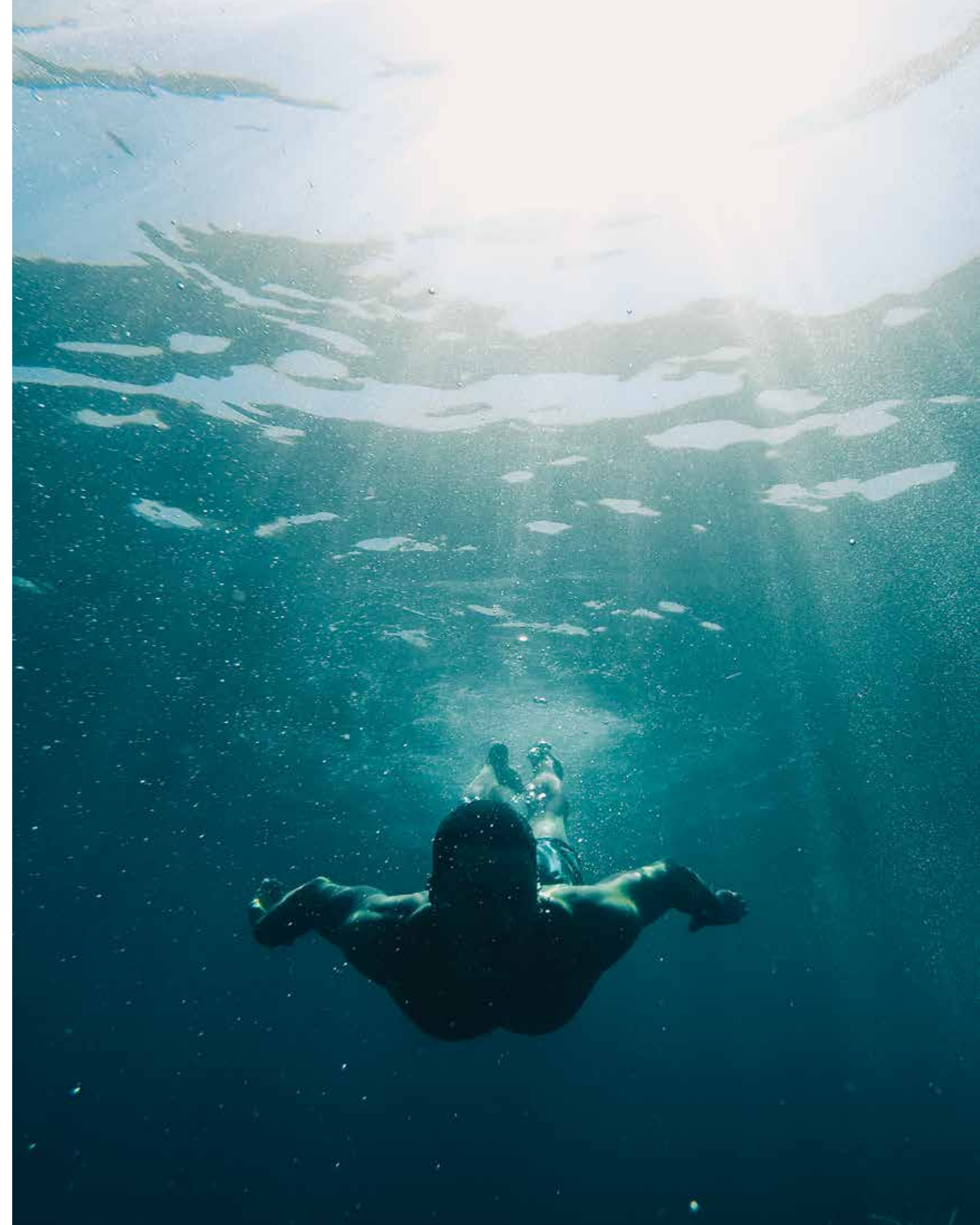
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— BEACHFRONT LIVING AT ITS FINEST

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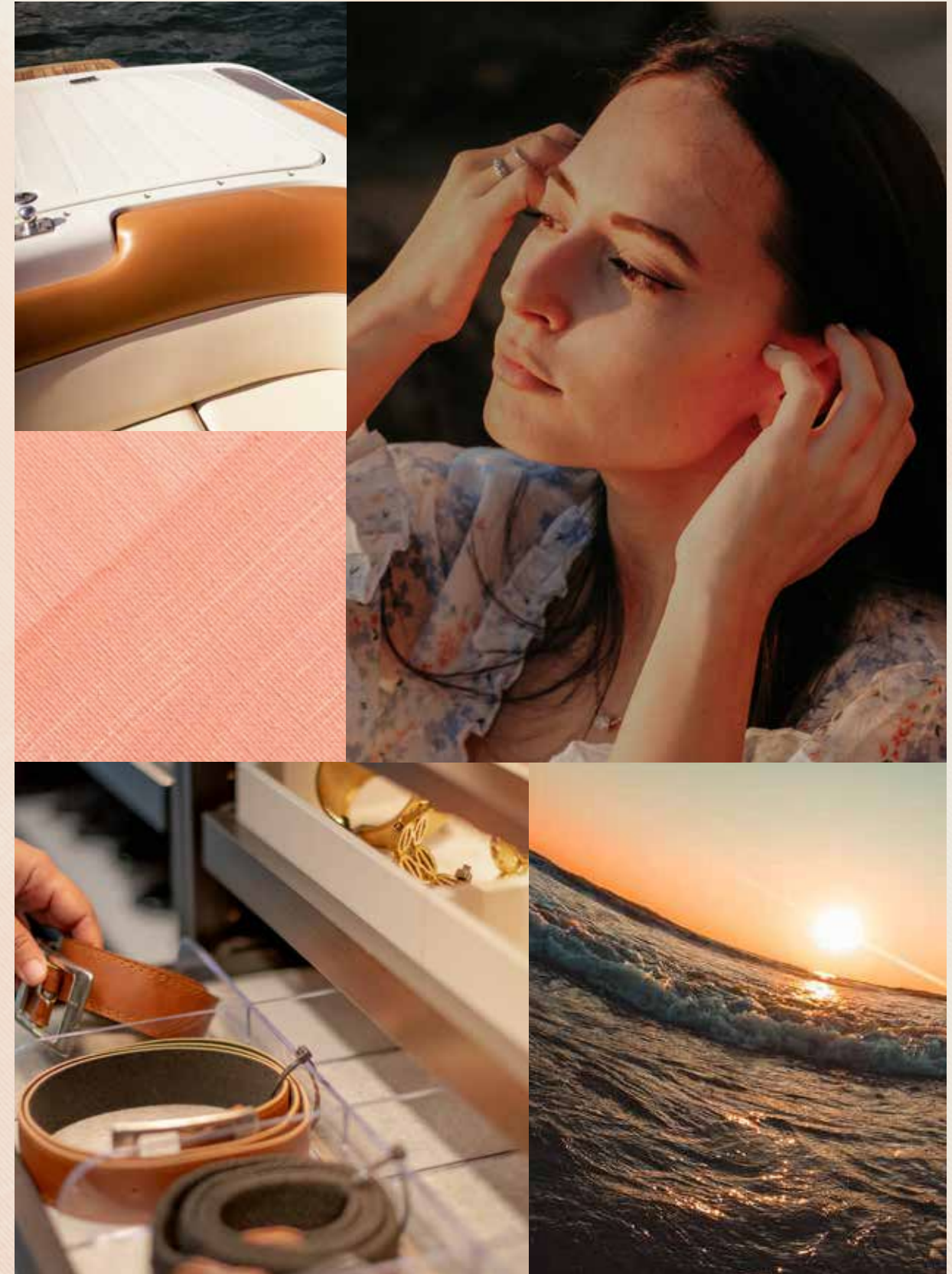
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Live a life of **serenity and comfort** in Dubai's most coveted district, a true kaleidoscope born out of colourful greenery, azure waters, and pristine white sands.

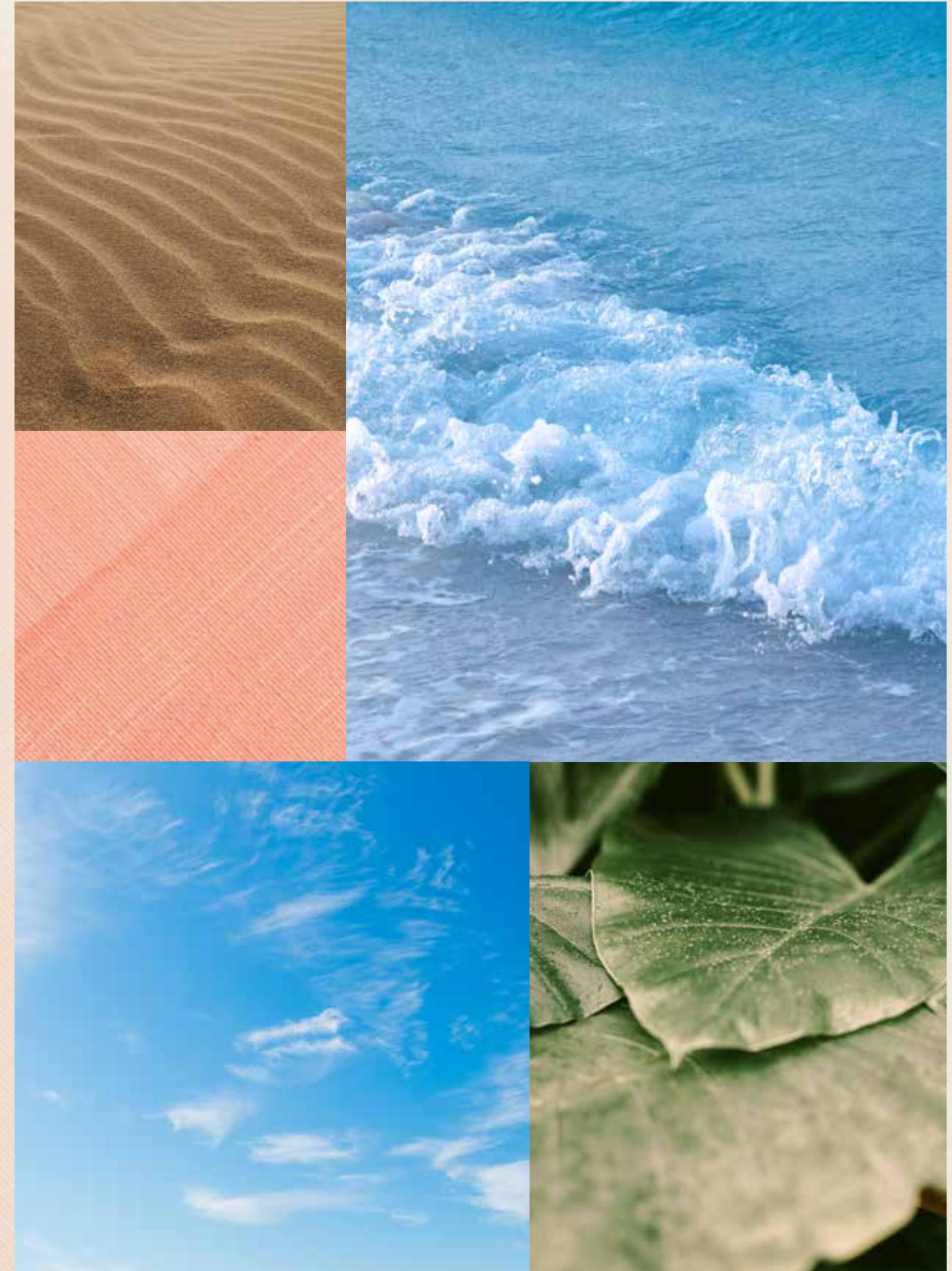
**LIVE IN HARMONY WITH NATURE, BETWEEN THE CITY AND THE SKY.**

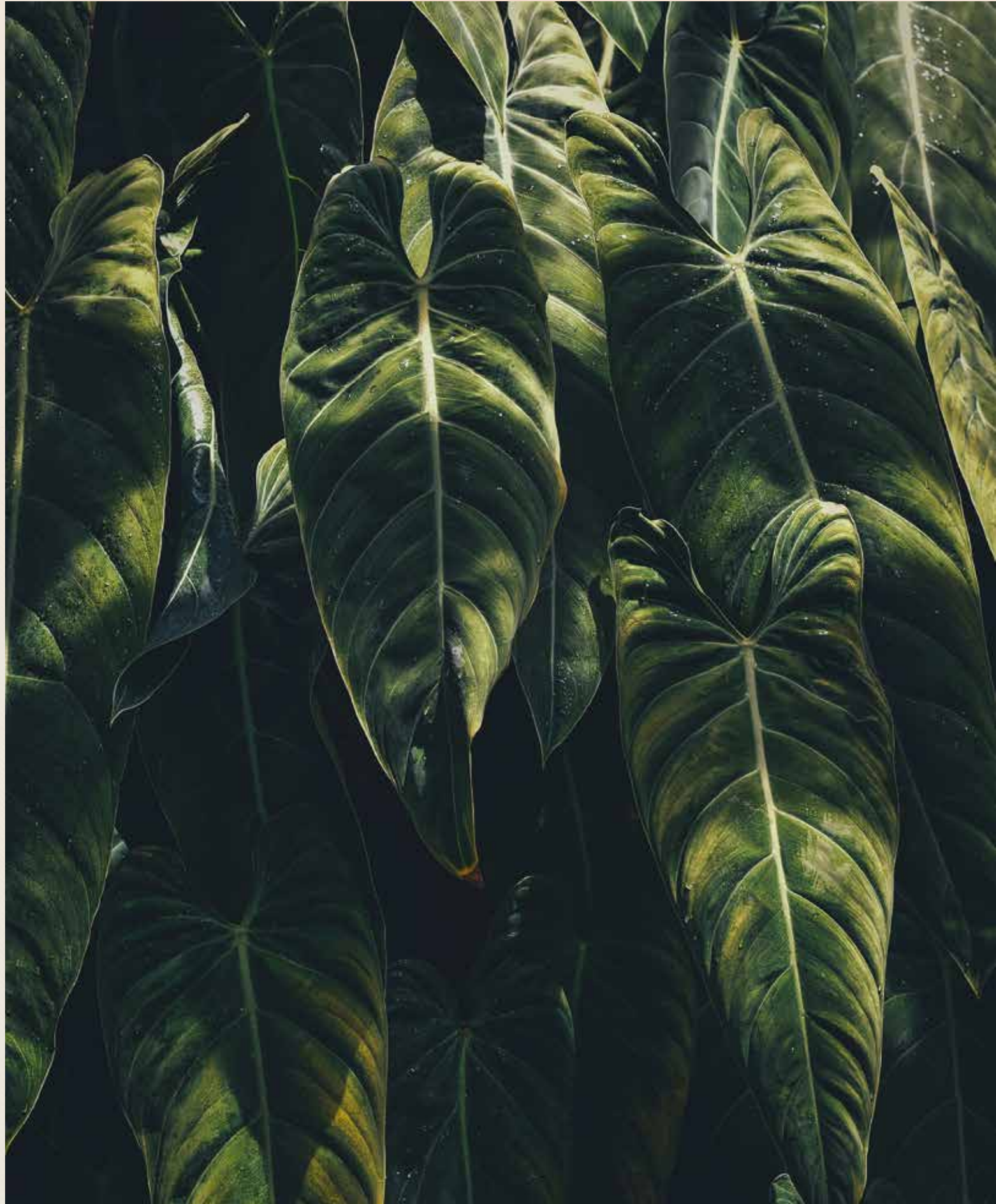
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THE  
FRONDS  
CORAL COLLECTION





— FLOURISHING GREEN FRONDS

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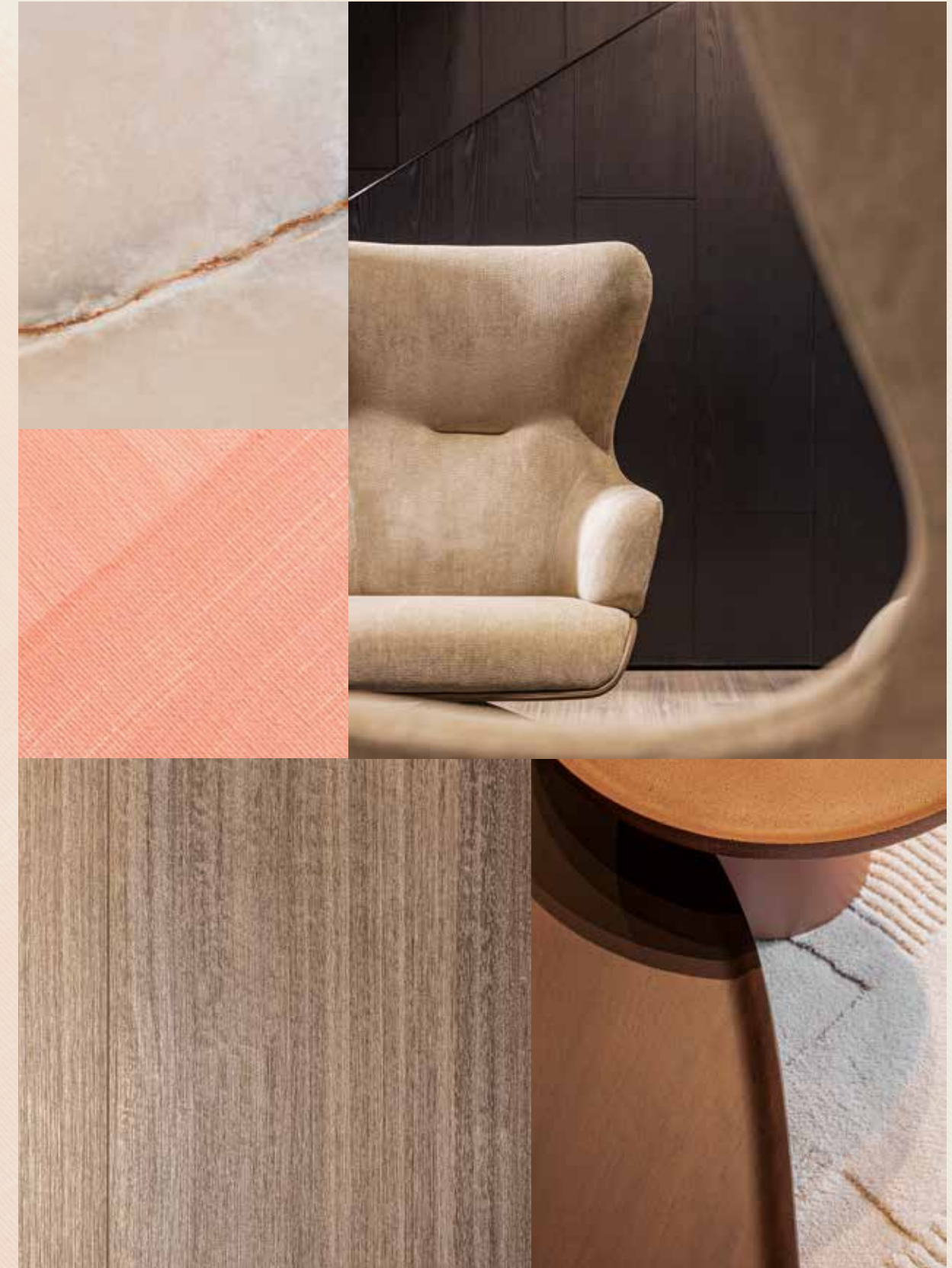


— INTRODUCING THE CORAL COLLECTION

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STRIKING ELEGANCE MEETS DARING DESIGN.  
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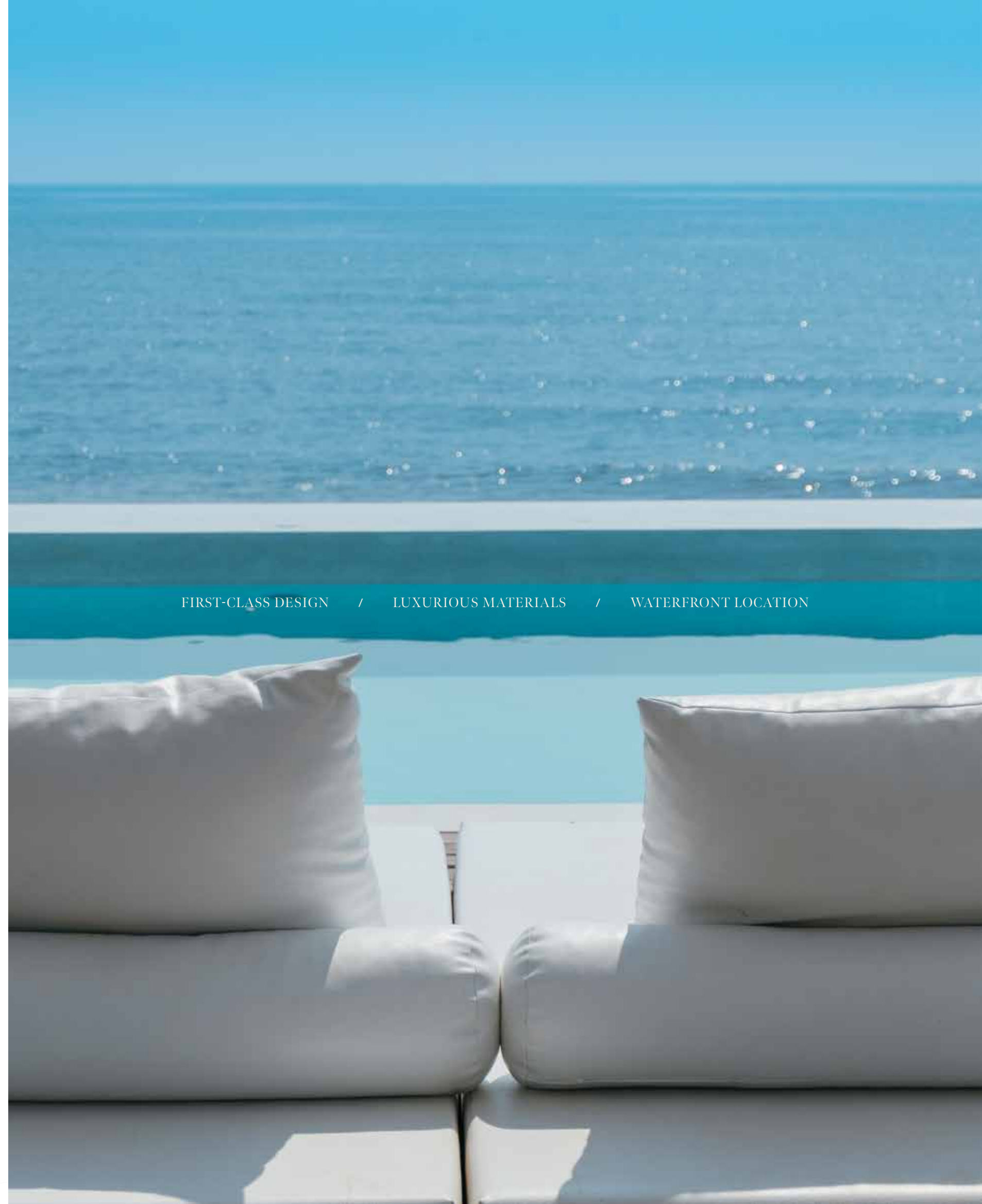


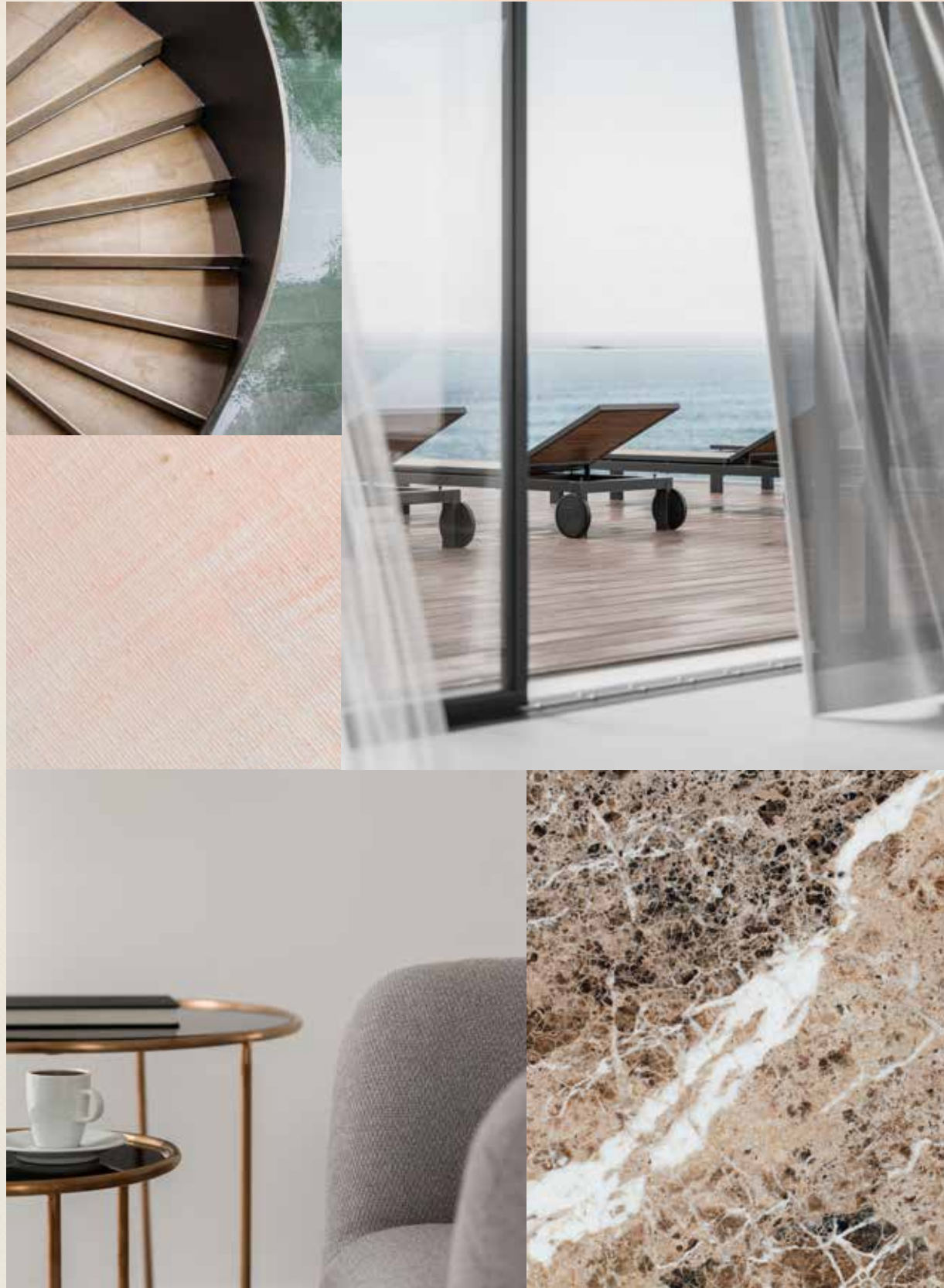
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FIRST-CLASS DESIGN / LUXURIOUS MATERIALS / WATERFRONT LOCATION





LIVE IN A MASTERPIECE

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Eight Unique Coral Villas

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THE CORAL COLLECTION

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BEACH CONNECTIVITY / COMFORT / PRIVACY



VILLA  
CRANBERRY  
SKY

Seven-Bedroom Property

“Resort lifestyle living in a private and comfortable home where you can create happy memories.”

WHITESPACE - ARCHITECT

VILLA CRANBERRY SKY

POLISHED AND REFINED

A HOME WITH A BOLD ARCHITECTURAL  
EXPRESSION AND NATURAL ELEGANCE.

Envisage evenings spent enjoying spectacular meals on the terrace whilst gazing at a cranberry-coloured sunset. Imagine early morning strolls along the pristine white sands as you watch the vibrant red hues of a morning sunrise transform into the blue sky of day. A vibrant and healthy outdoor lifestyle awaits you in this magnificent beachfront home with dazzling views over the natural panorama. Savour each moment spent in this captivating home as you enjoy an unrivalled beachfront lifestyle.





“Most of the indoor spaces have been designed to best capture panoramic views. The indoor spaces best connect with the outdoor spaces by maximising glazing throughout.”

WHITESPACE - ARCHITECT





SPEND FULL DAYS RELAXING IN THE LUSH BEACHFRONT GARDEN AS YOU ENJOY EXPANSIVE VIEWS OVER THE GLITTERING SEA. THIS IS YOUR PRIVATE OASIS FROM SUNRISE TO SUNSET.

The distinctive façade is composed of framed upper volumes that rest on the main floor base.

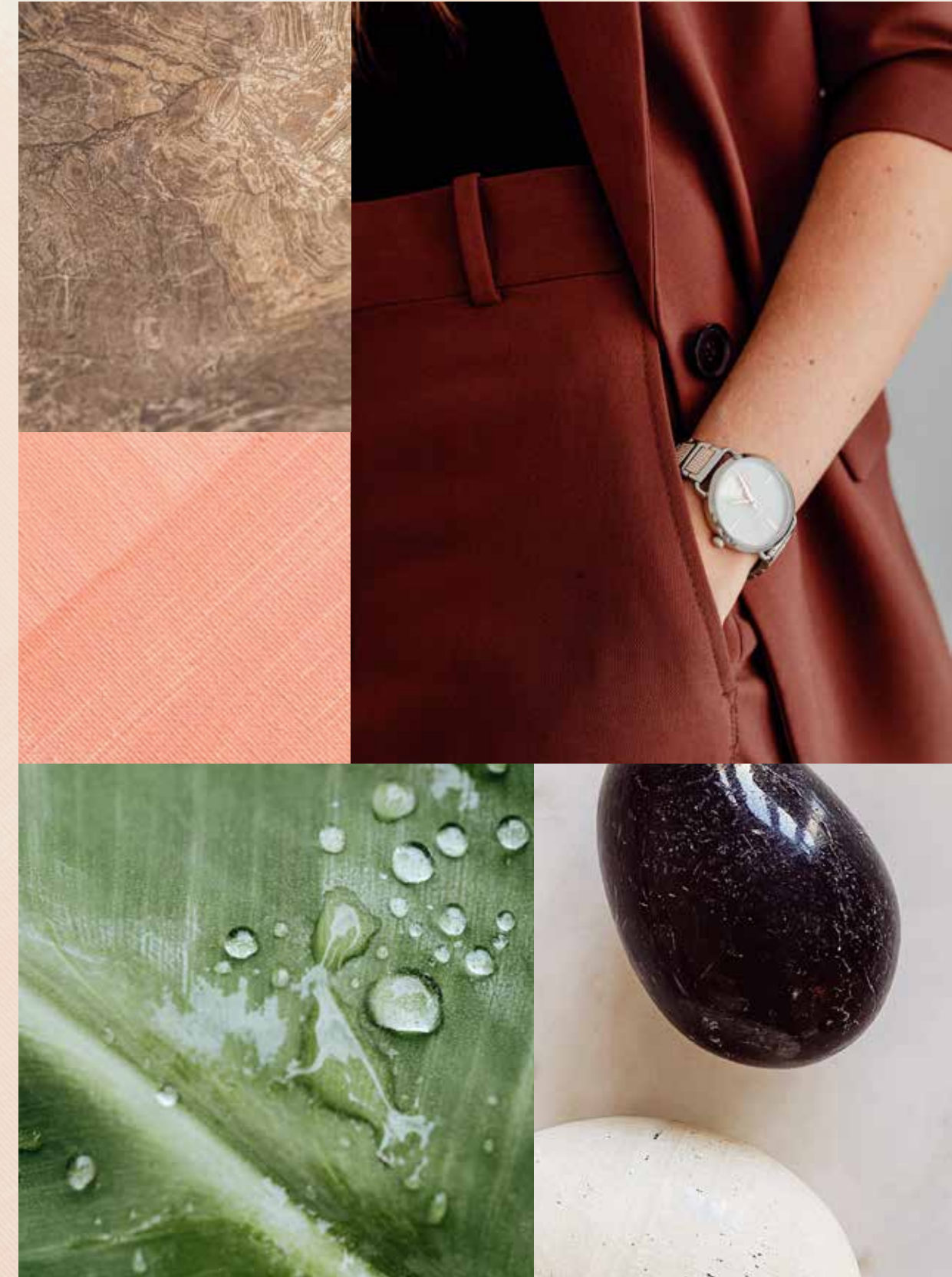
A variety of textures and materials are used for a unique and striking finish.



Natural materials and harmonious tones are carefully layered to create a **balanced atmosphere.**

CONTEMPORARY LUXURY LIVING.

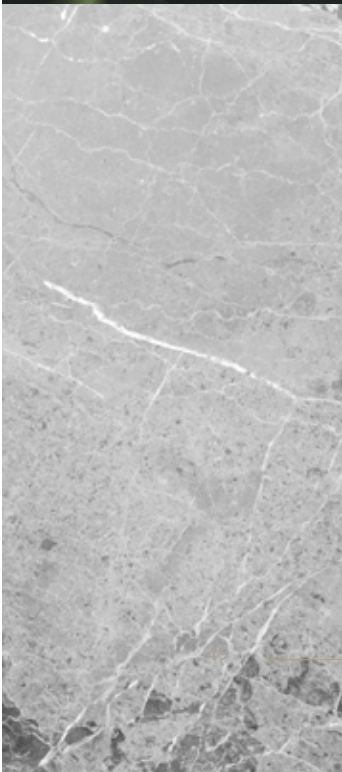
This exquisite home elegantly combines a number of impressive features in a balanced way. It provides a warm and inviting atmosphere with vibrant design choices and beautiful water views that transform from day to night. Feel inspired to spend more time outdoors as you gaze out over the breathtaking beachfront. This is an uplifting and serene setting to call home.



The villa features formal living and dining areas with greater separation from the family areas, allowing more privacy towards the garden and the beach. The grand feature staircase connects the ground floor to the first floor in a single flight.



Magnificent views of the dazzling sea paint the backdrop of the interiors in vibrant blue hues, whilst the everchanging sky creates a magical range of sunrise to sunset moments.



The grand master suite includes an exquisite showpiece atrium.

Admire the glowing light and beautiful natural elements that are brought inside by this wonderful design feature.



Crowning the top of this property is a sizeable roof lounge that reaches towards the skies. It is ideal for use as an at-home gym with ample space for exercise and relaxation.







THIS VERSATILE ROOM CAN ACCOMMODATE A WIDE VARIETY OF ACTIVITIES.  
AS THE SPACE FLOWS SEAMLESSLY OUT ONTO THE TERRACE, ADMIRE  
THE NATURAL ELEMENTS THAT SURROUND YOU.

Feel inspired to lead a healthy lifestyle as you look out on dazzling water views whilst exercising in the comfort of your own home.





Savour every moment spent at home in this exquisite villa designed for contemporary luxury living.

INVITING SPACES THROUGHOUT.

This home has been thoughtfully designed to elevate the daily lives of its residents. Enjoy a relaxing, healthy lifestyle in the series of stylish rooms that offer flexibility, space, and privacy to each member of the household. Feel a sense of peace and tranquillity as the delicate tones and textures of this captivating home surround you.

The luxurious materials and muted tones enhance the elegance of this magnificent villa.

Delight in views over a glowing sunrise or a cranberry-red sunset. This home with dazzling vistas over the sea and sky will enchant and inspire you every day.



# CRANBERRY SKY

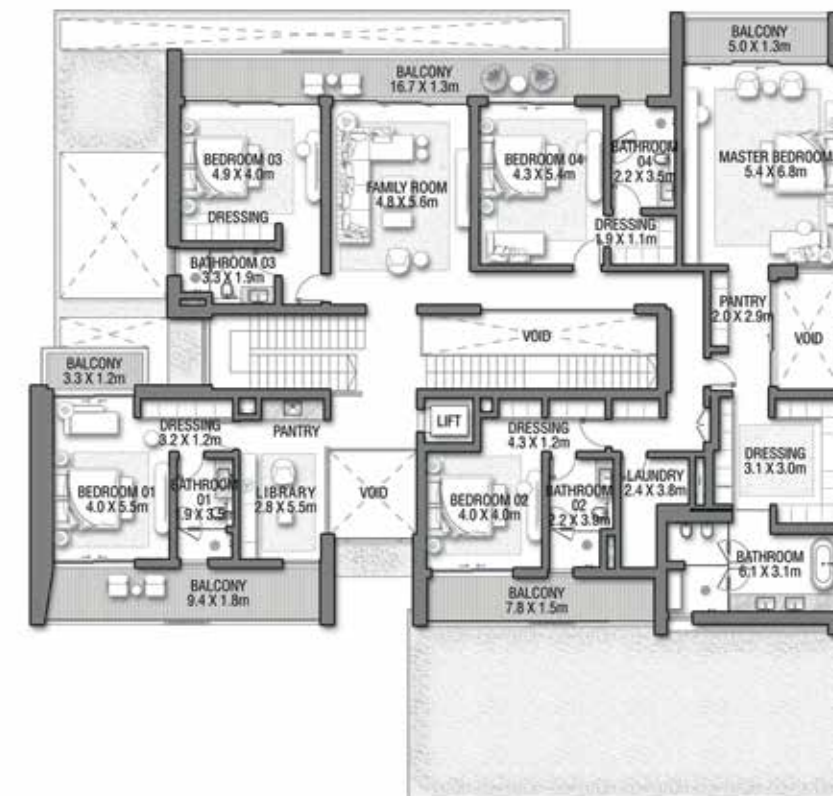
Coral Villas Collection



GROUND FLOOR



SECOND FLOOR

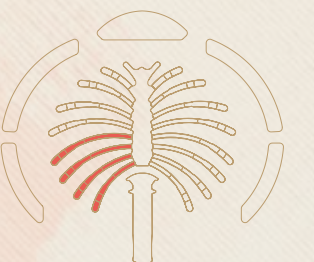
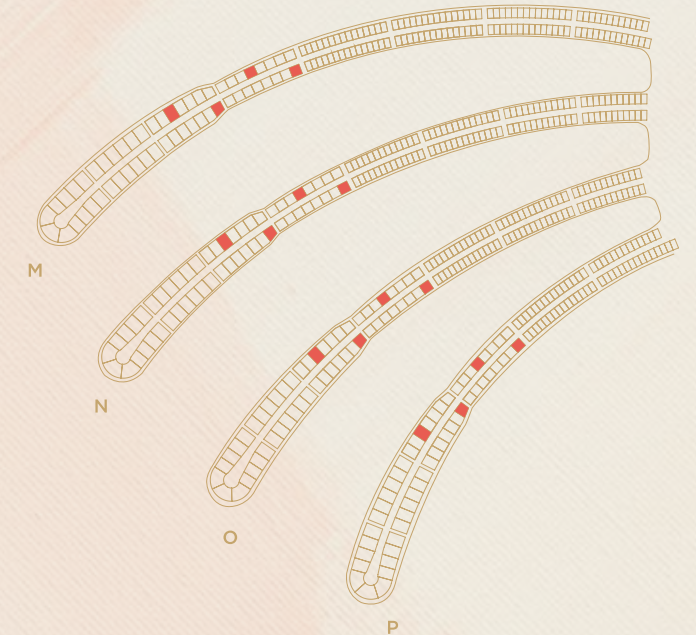


FIRST FLOOR

G + 2

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

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	317.95	3,422.39
Balcony / Terrace / Porch - GF	4.12	44.35
First Floor Area	378.33	4,072.31
Balcony / Terrace - First Floor	72.09	775.97
Second Floor Area	155.42	1,672.93
Balcony / Terrace - Second Floor	50.18	540.13
Garage - Covered	85.45	919.78
<b>TOTAL BUILT-UP AREA</b>	<b>1,063.54</b>	<b>11,447.85</b>
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THE CORAL COLLECTION

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JEBEL ALI  
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**PALM  
JEBEL ALI**

VILLA

# H I B I S C U S

THE CORAL COLLECTION

**NAKHEEL**

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In a coral villa, happiness flows endlessly.

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A CURATED COLLECTION

THE  
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VILLAS

1



Serenity By The Sea

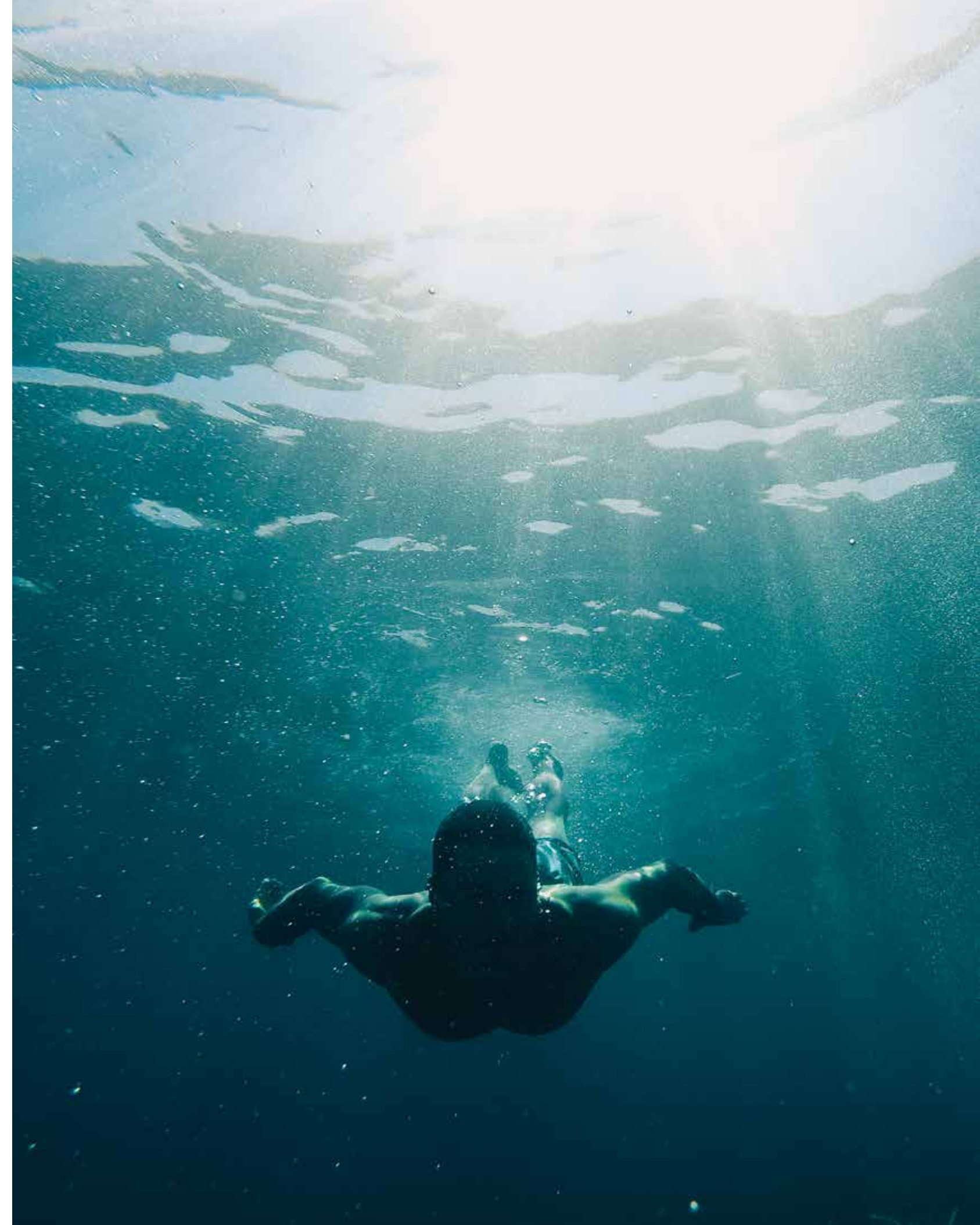
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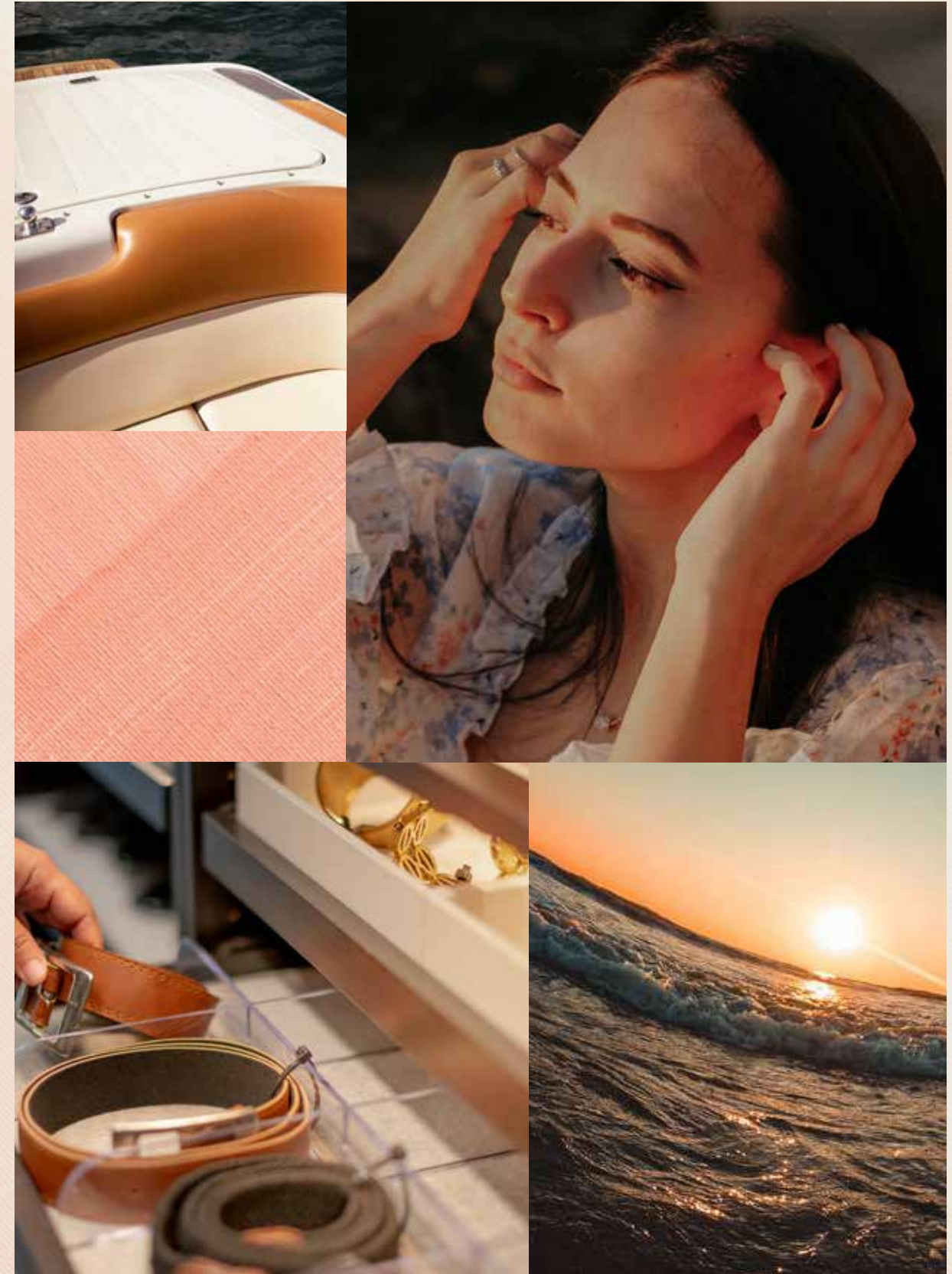
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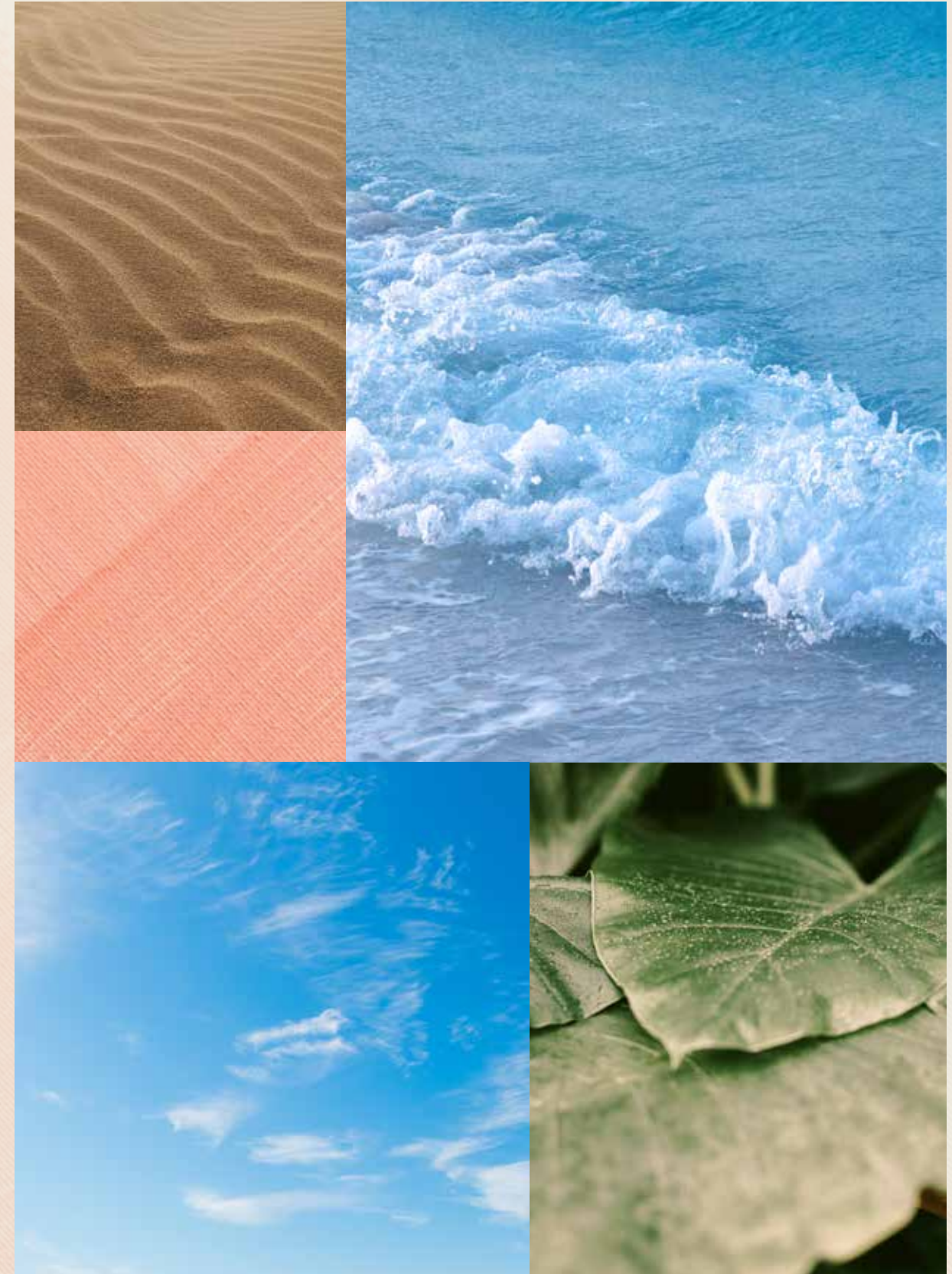
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THE  
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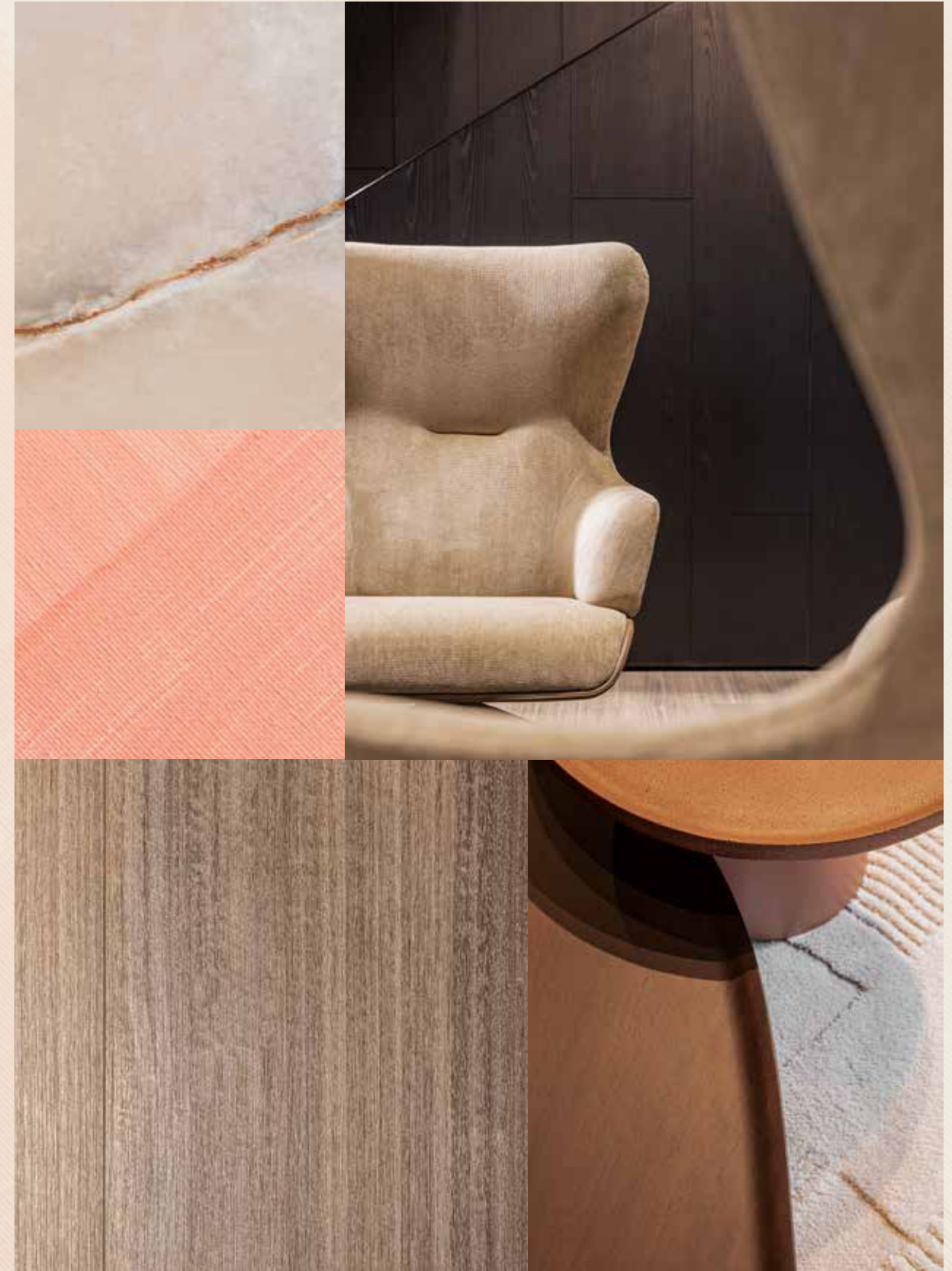


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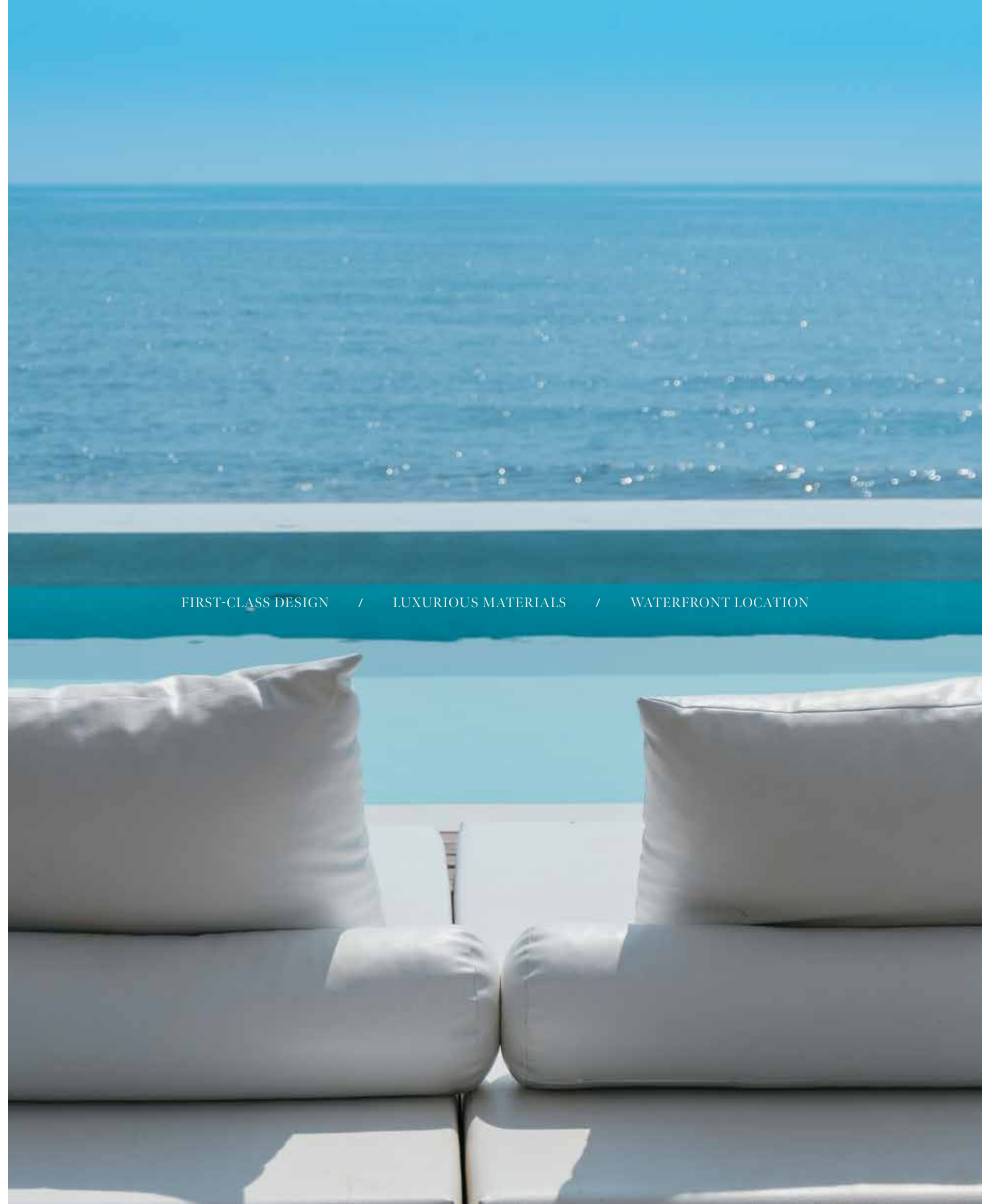


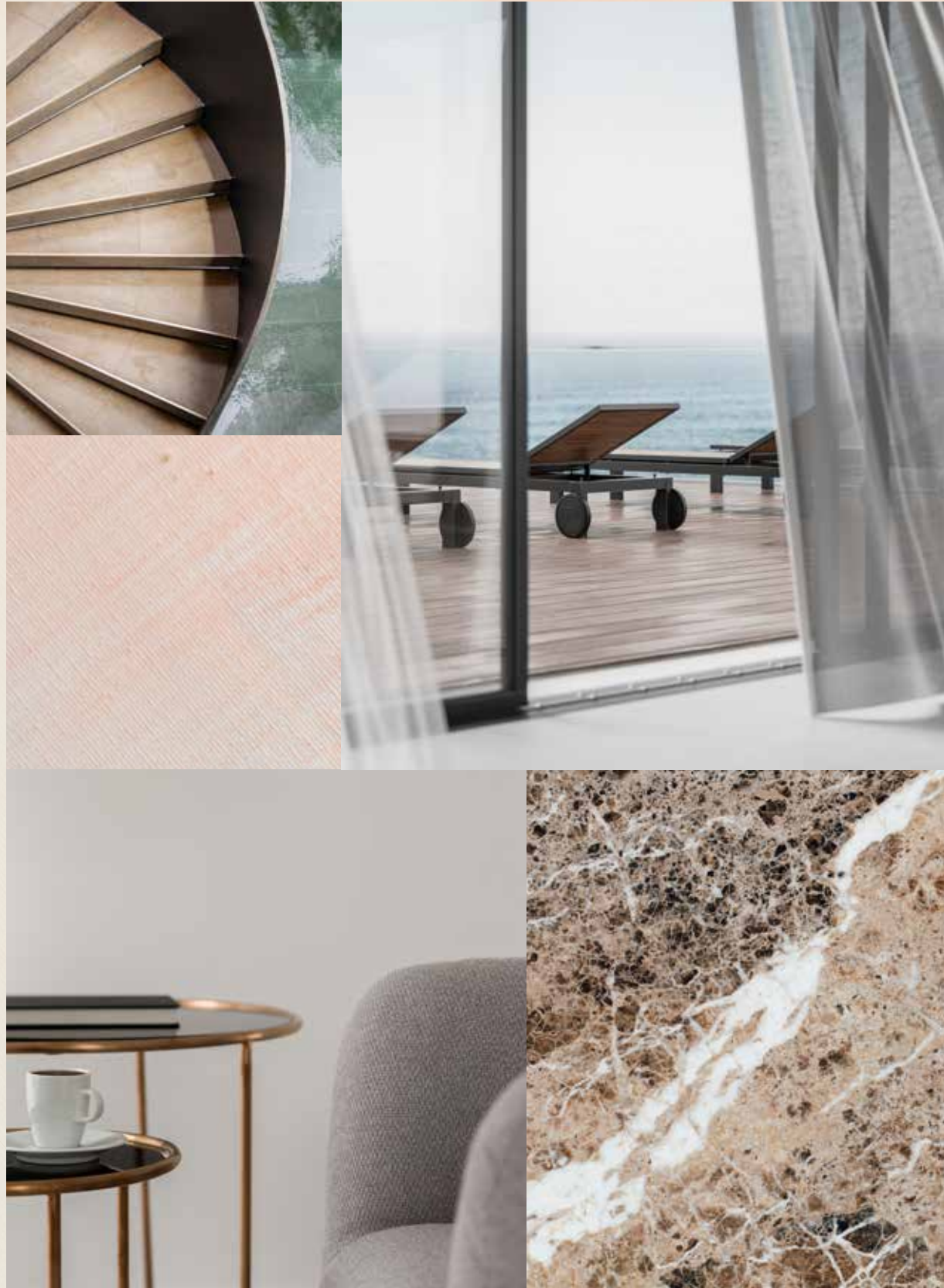
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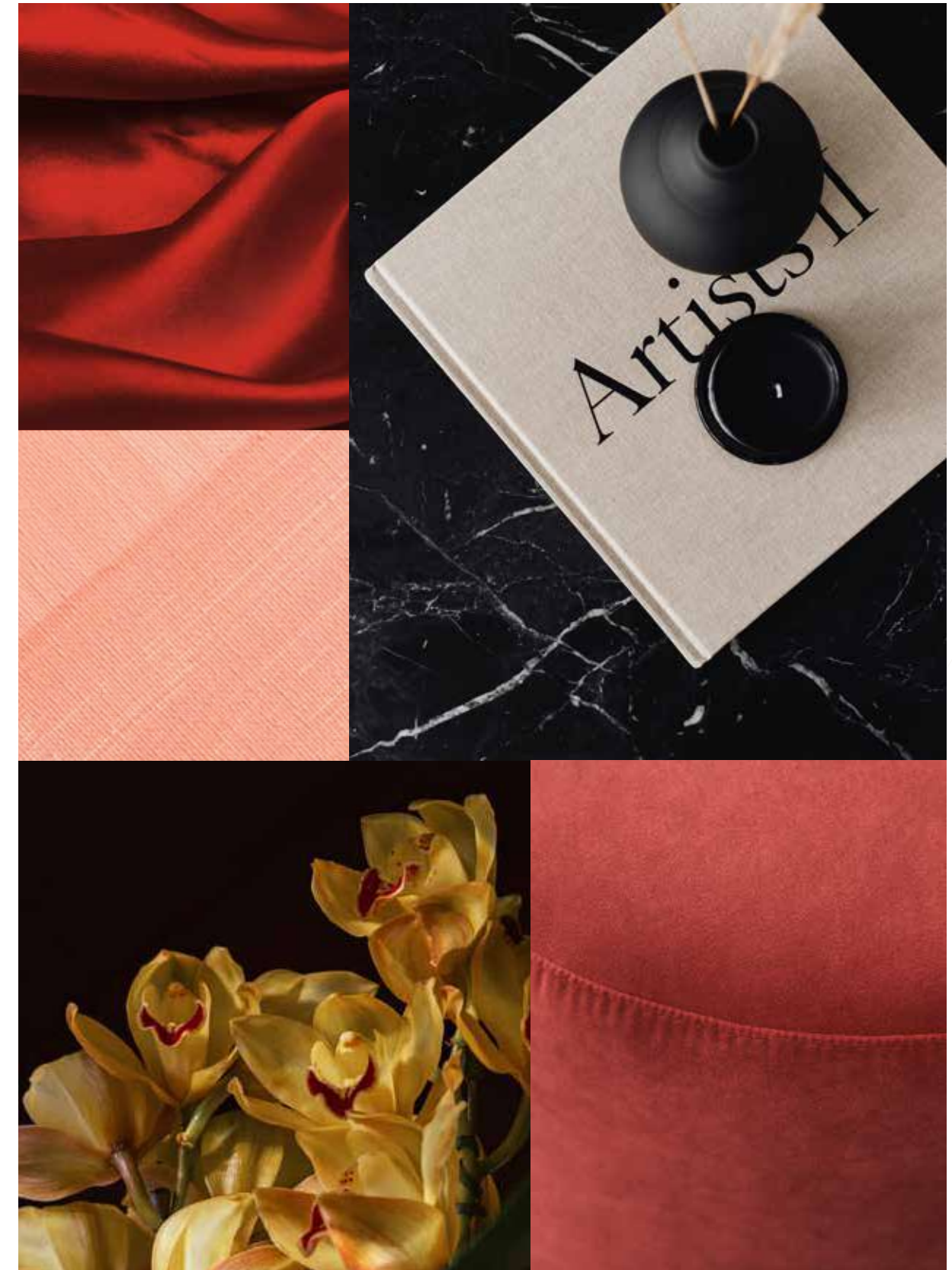
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In a Coral Villa, everything is lit up by passion and perfection. Imagine living in a space where everything is seamlessly connected in one place – the sea, the sky, the gorgeous beachfront, and every design detail. Feel the energy, the prosperity 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

# H I B I S C U S

Seven-Bedroom Property

“The dream living destination where sun, beach, sea, and community are all in one destination.”

WHITESPACE - ARCHITECT

VILLA HIBISCUS

## A TROPICAL BEACHFRONT PARADISE

SET SAIL ON A NEVER-ENDING HOLIDAY  
WHILST LIVING IN THIS SOPHISTICATED  
SEASIDE VILLA.

Ready to sail away? Hibiscus is so much more than a villa. The backdrop of the dazzling blue sea will give residents the feeling of being the captain of a huge vessel, with its flowing façade and crisp terrace that emulates the movements of the waves. It will be your vessel to discover a new world from the comfort of your home.



A grand, double-height entrance faces onto a sunlit courtyard offering views the sea. While sweeping contemporary glass balustrades on all terraces, will let residents feel as though they are aboard a luxury cruise as they gaze out over the spectacular sea views.





RESIDENTS CAN LISTEN TO THE PEACEFUL SOUND OF THE OCEAN ON THE BEACHFRONT BELOW AS THEY ENJOY AN EVENING APERITIF OR CANDLELIT DINNER FROM THE PRIVACY OF THEIR IMMACULATELY KEPT GARDEN.

A spacious guest suite is positioned at the front of the house, complete with independent access for enhanced privacy, so residents and their guests can come and go with ease.

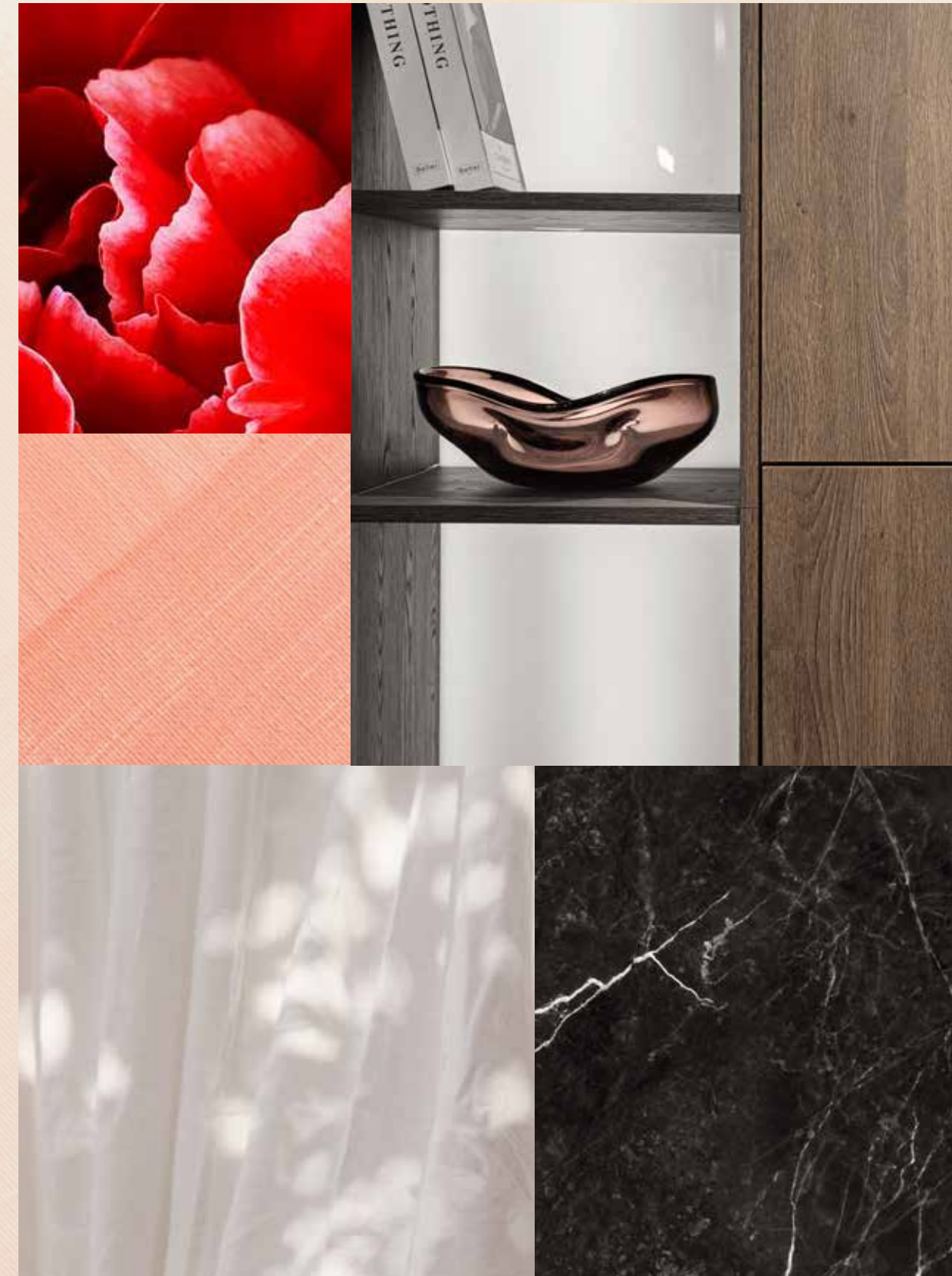
Prized vehicles are protected from the elements in the spacious enclosed garage.



In this **thoughtfully planned** home, every last detail has been carefully considered.

**DESIGNED FOR A CONTEMPORARY LIFESTYLE.**

The layout has been arranged to flow seamlessly from open-plan living rooms to breathtaking outdoor areas, with each space arranged to take advantage of the wonderful waterfront views. Discover a unique layout that lends itself to a relaxed beachside lifestyle and is adaptable to any situation – from cosy nights spent relaxing in family living spaces, to special evenings spent entertaining guests in separate formal areas.



The open-plan family room is ideal for both informal occasions spent with close friends and intimate family gatherings, as it includes both lounge and dining areas. Family and friends will feel at home as they enjoy the endless views from the living room.





ENJOY A LEISURELY LUNCH IN THE LUXURIOUS SHOW KITCHEN WHILST THE PREPARATION KITCHEN RESTS BEHIND THE SCENES.



The formal living room, complete with extensive floor-to-ceiling windows, offers an abundance of natural light and total immersion in the natural panorama, from where the glorious surroundings and the brightest horizon can be admired.



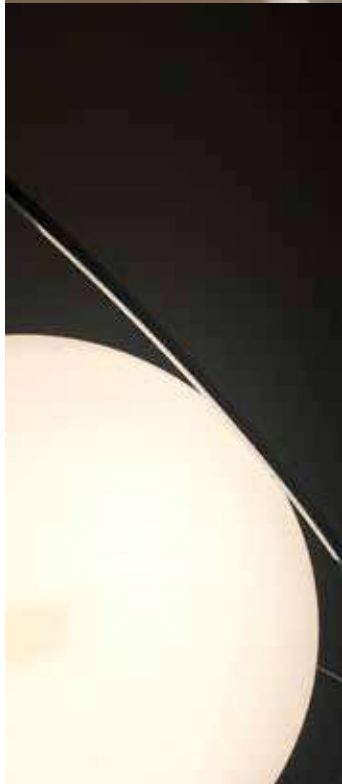
“The indoor and outdoor integration of spaces are seamlessly connected.”

WHITESPACE - ARCHITECT



In this breathtaking property, one customised feature is the master bedroom suite, which includes a spacious dual-aspect lounge filled with sunlight. Read a book and spend time practising self-care; this is your private sanctuary.

A temple near the sea, where waves and sinuous movements of the water turn into an inner tranquillity, a deep feeling of wellbeing.







With **sumptuous materials** and the finest of finishes, each space has been designed to enhance your daily life.

HIGH-QUALITY FIXTURES AND FINISHES.

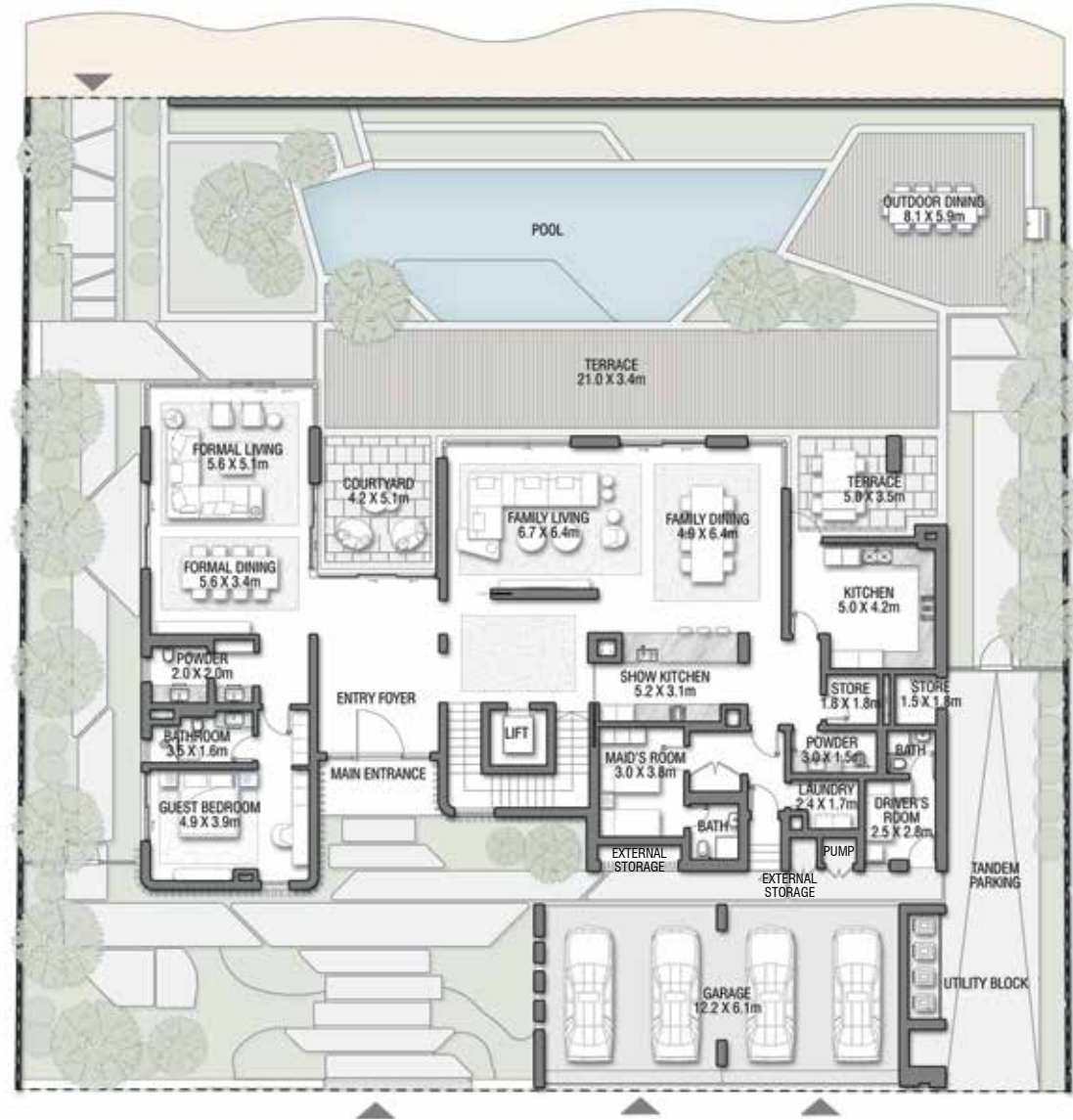
This breathtaking property has been designed to offer an elevated lifestyle in superior surroundings. With refined spaces for practising self-care and rooms designed for striking impact, this chic home will become both your private vessel and your preferred location for hosting guests. Every day, new happiness blooms in your life.

# HIBISCUS

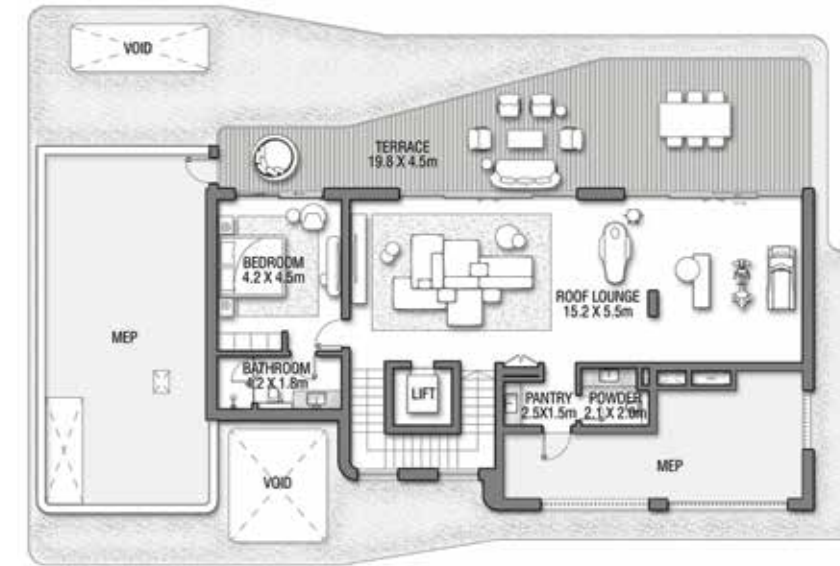
Coral Villas Collection

G + 2

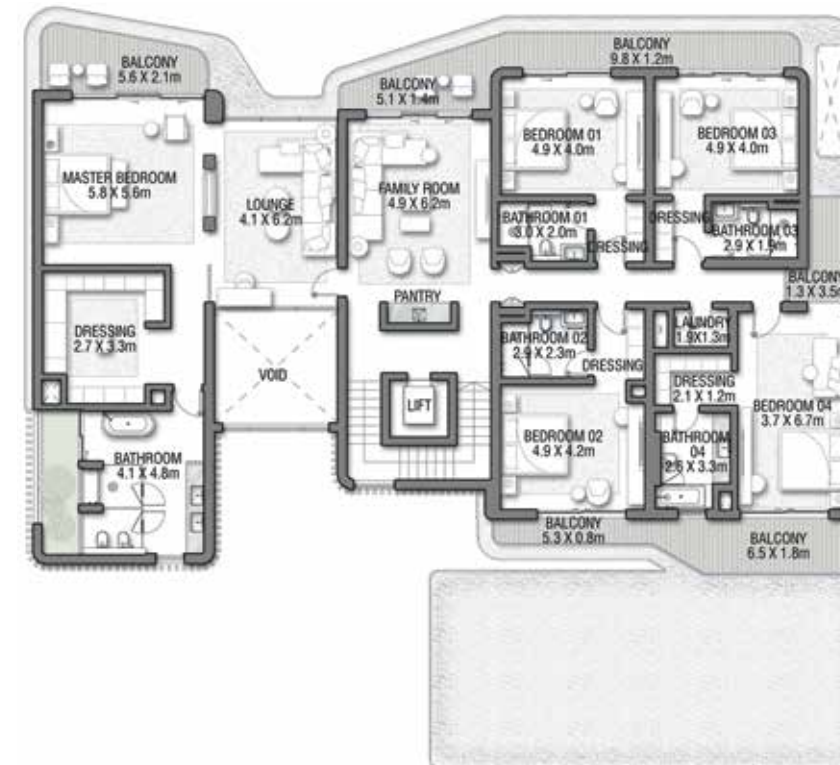
7 BEDROOMS + FORMAL AND FAMILY LOUNGES  
+ ROOF LOUNGE AND TERRACE



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	353.21	3,801.92
Balcony / Terrace / Porch - GF	20.94	225.40
First Floor Area	347.64	3,741.97
Balcony / Terrace - First Floor	74.18	798.47
Second Floor Area	157.93	1,699.94
Balcony / Terrace - Second Floor	75.18	809.23
Garage - Covered	86.45	930.54
<b>TOTAL BUILT-UP AREA</b>	<b>1,115.53</b>	<b>12,007.46</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>1,115.53</b>	<b>12,007.46</b>



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THE CORAL COLLECTION

**PALM  
JEBEL ALI  
NAKHEEL**







**PALM  
JEBEL ALI**

VILLA

P O R C E L A I N  
R O S E S

THE CORAL COLLECTION

**NAKHEEL**

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THE  
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Serenity By The Sea

In a coral villa, happiness flows endlessly.

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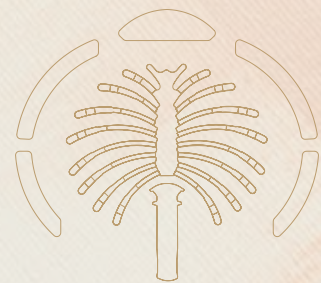
2. LIVE IN THE MASTERPIECE

OWN A PIECE  
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A CURATED COLLECTION

1



THE  
CORAL  
VILLAS

Serenity By The Sea

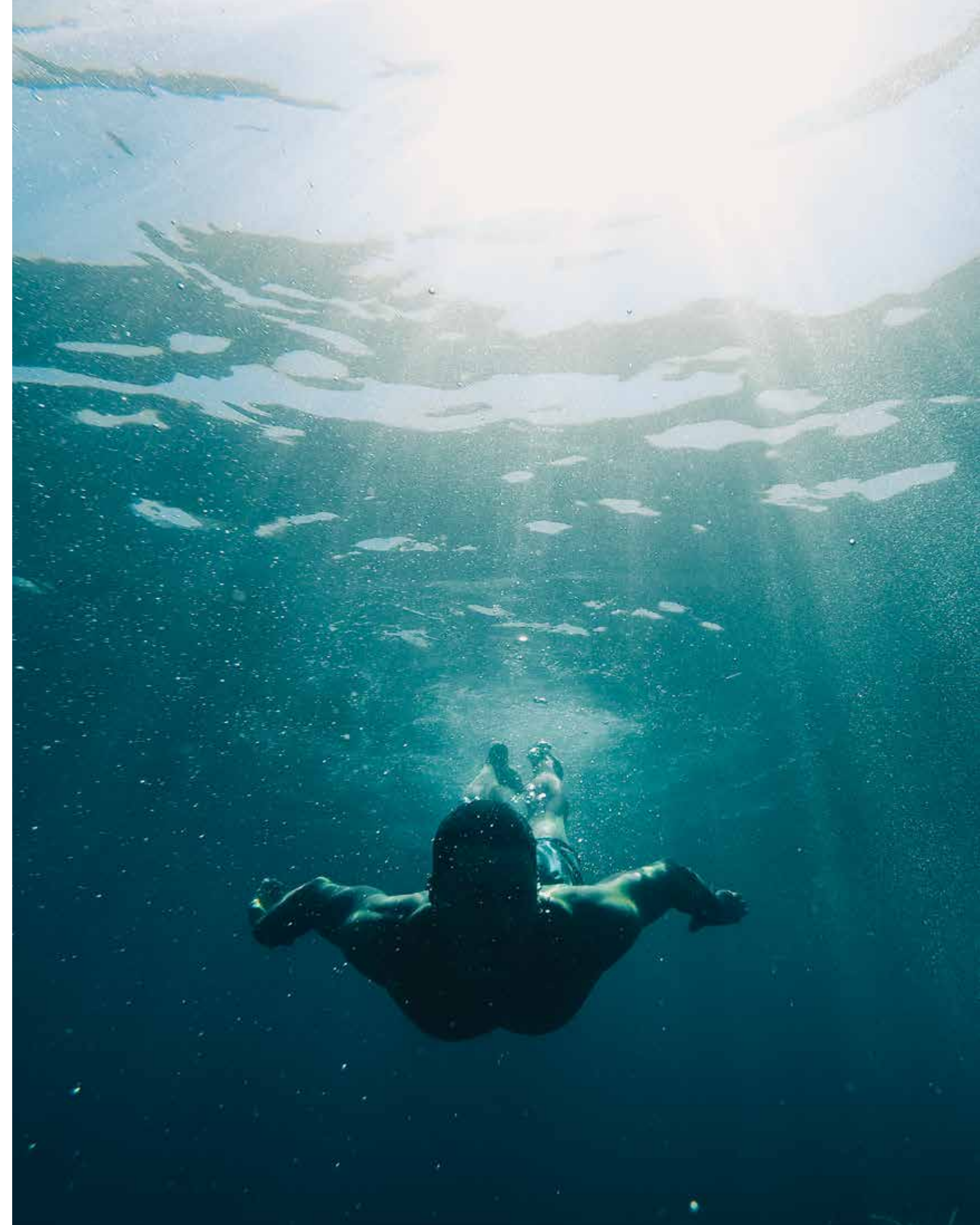
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— BEACHFRONT LIVING AT ITS FINEST

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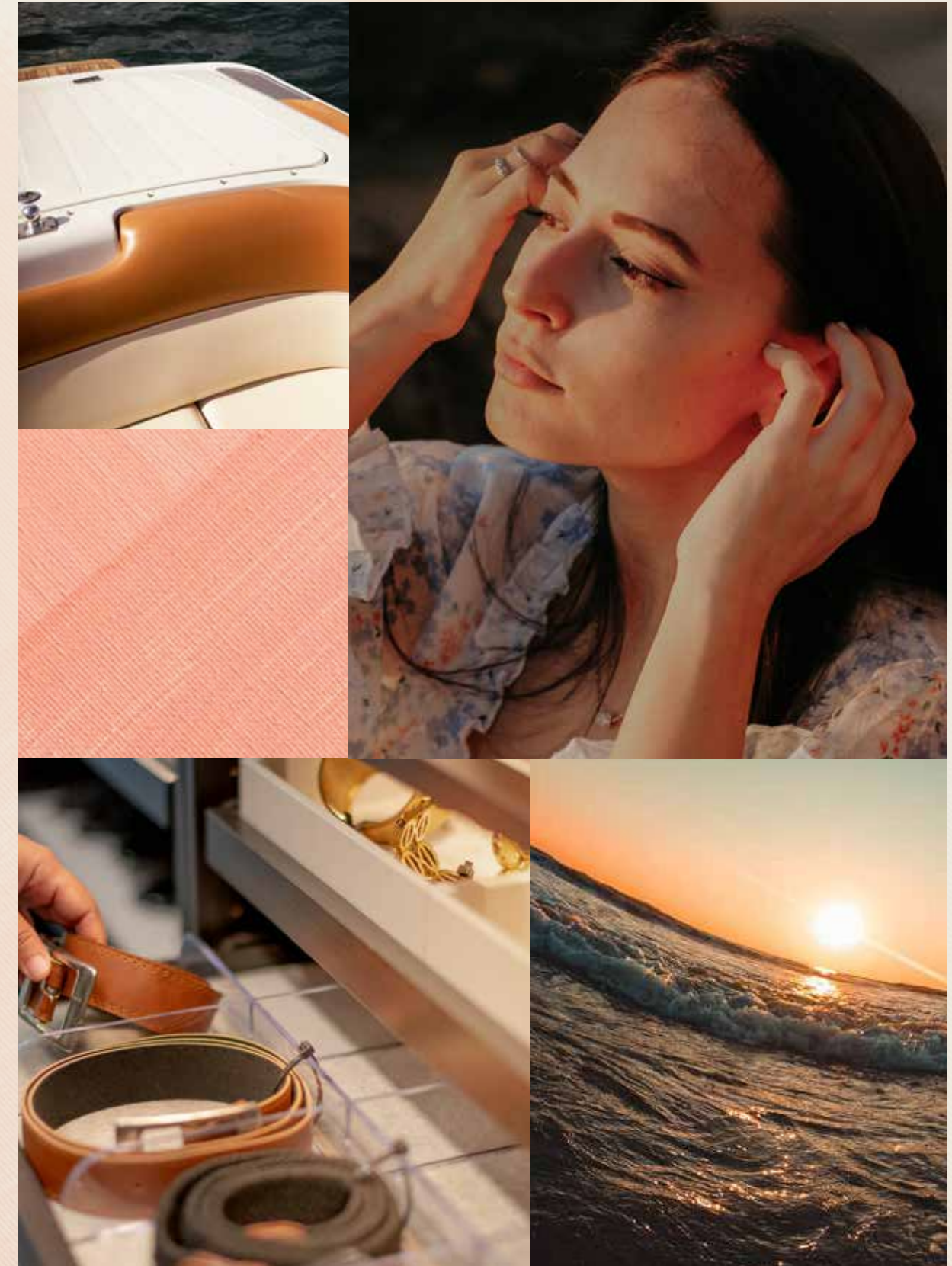
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Live a life of **serenity and comfort** in Dubai's most coveted district, a true kaleidoscope born out of colourful greenery, azure waters, and pristine white sands.

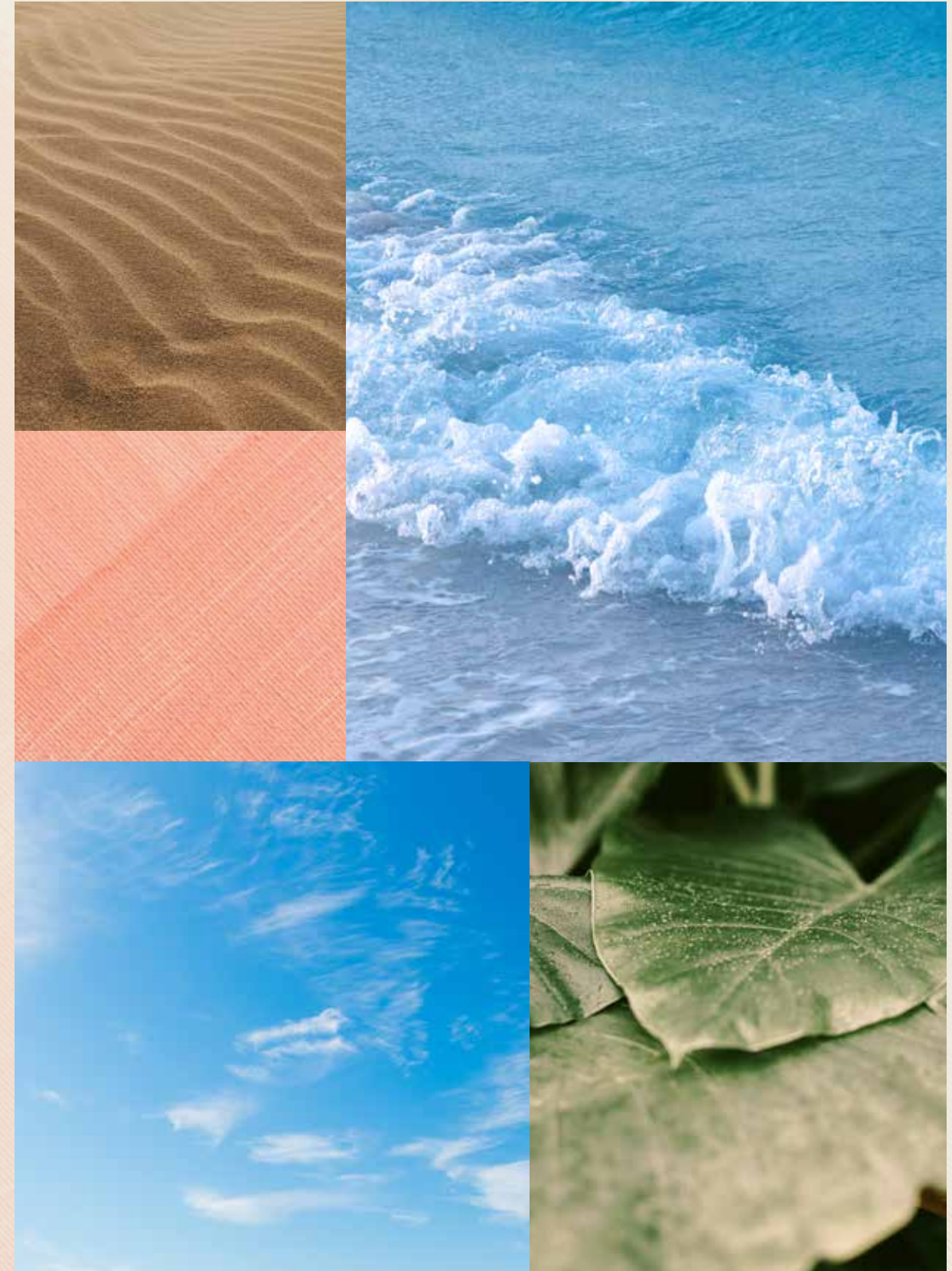
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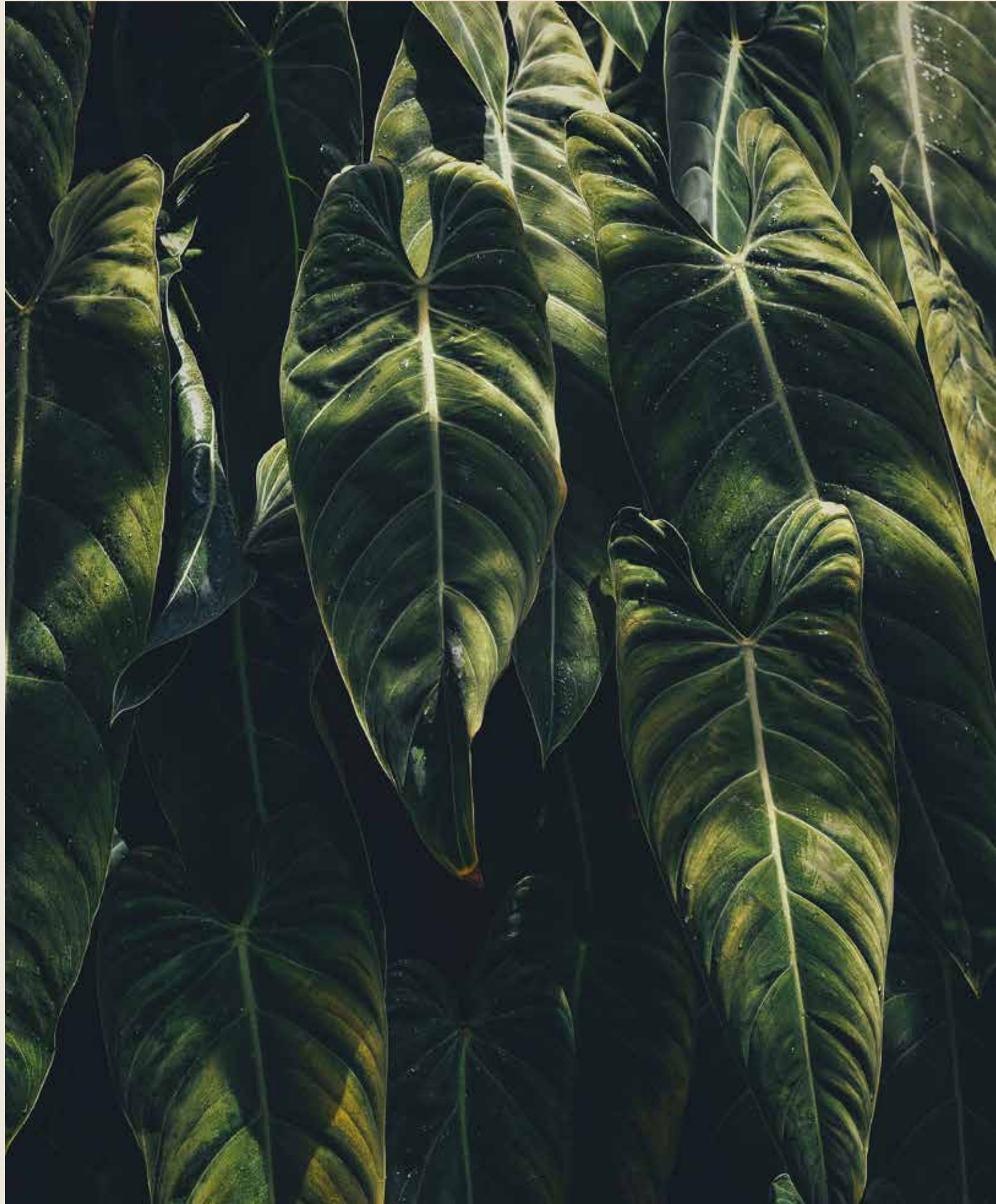




THE  
FRONDS  
CORAL COLLECTION







— FLOURISHING GREEN FRONDS

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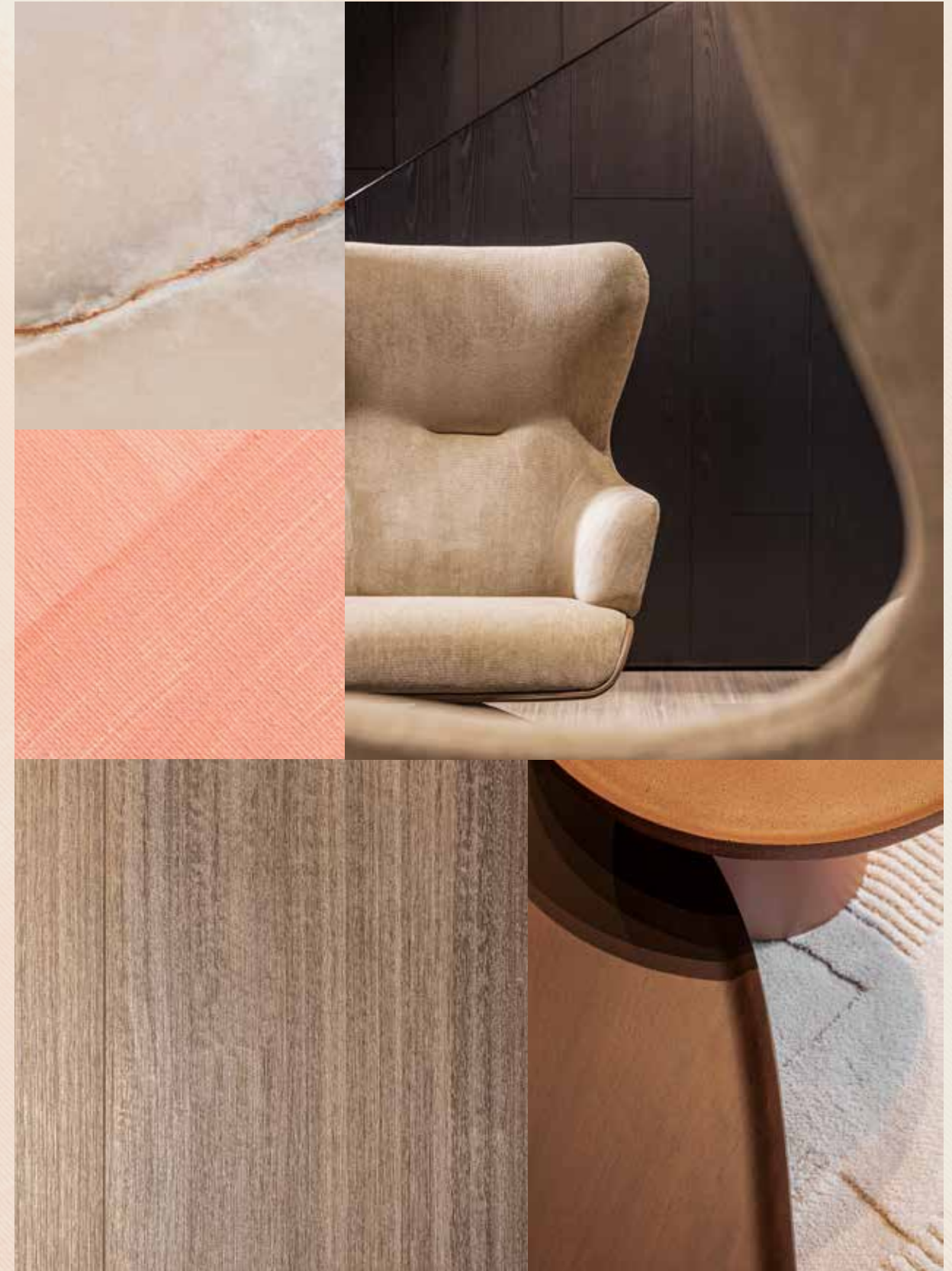


INTRODUCING THE CORAL COLLECTION

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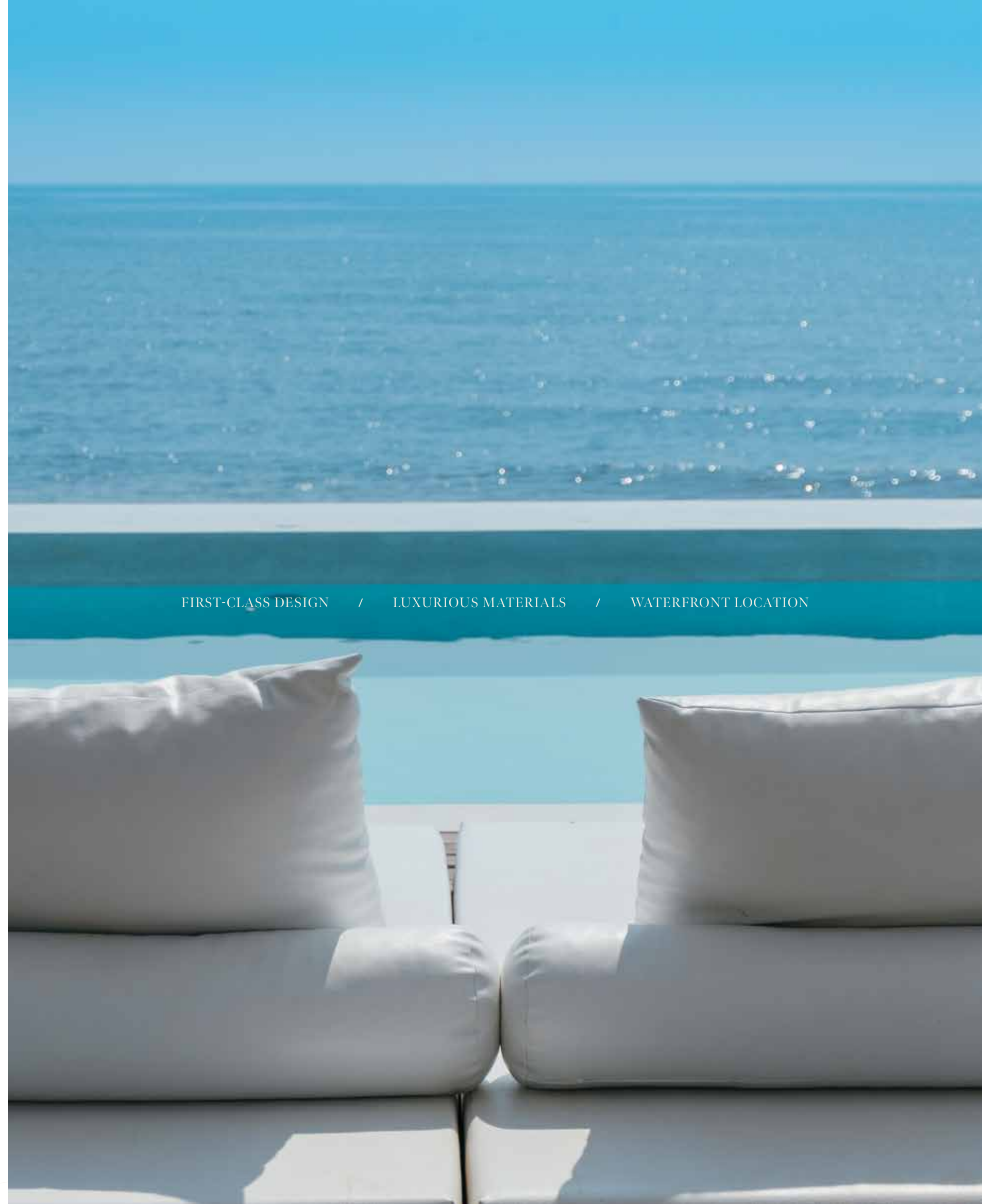


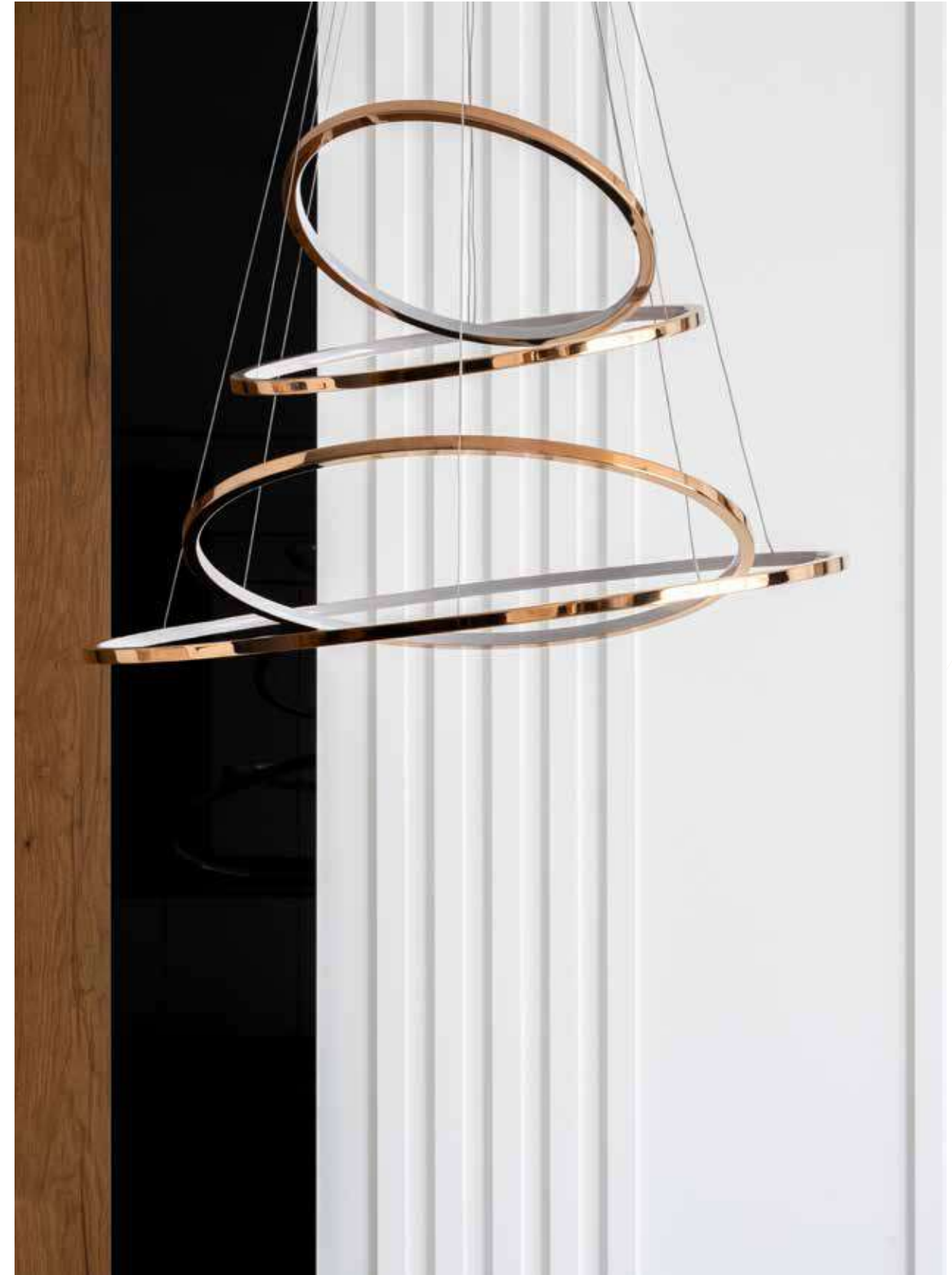
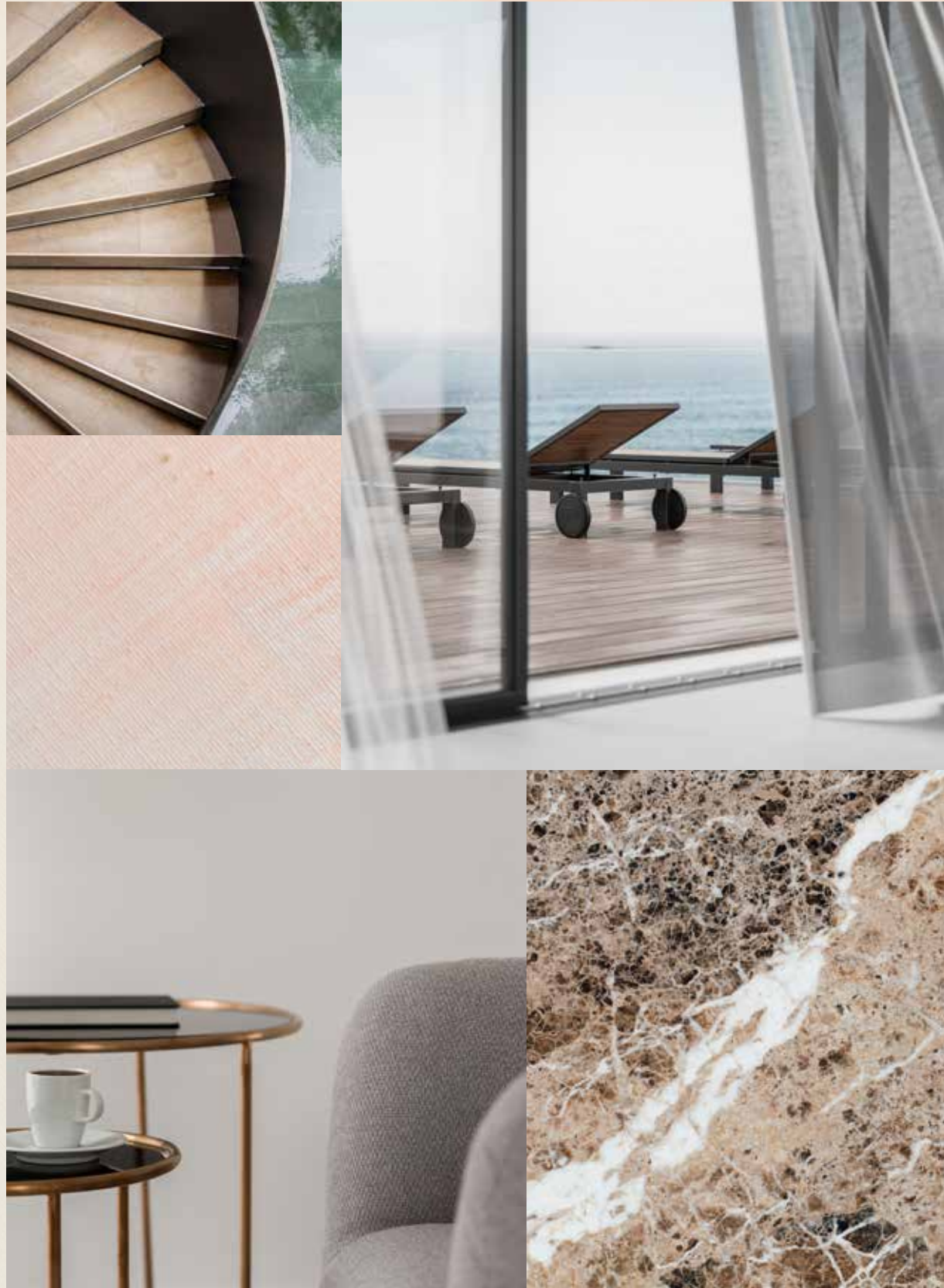
**First-class design**, a supreme waterfront location, and the peace and serenity of an exclusive, private neighbourhood.

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FIRST-CLASS DESIGN / LUXURIOUS MATERIALS / WATERFRONT LOCATION





LIVE IN A MASTERPIECE

OWN A PIECE OF

# HISTORY

2



Eight Unique Coral Villas

The Coral Collection	—	p.28
Villa Porcelain Roses	—	p.34

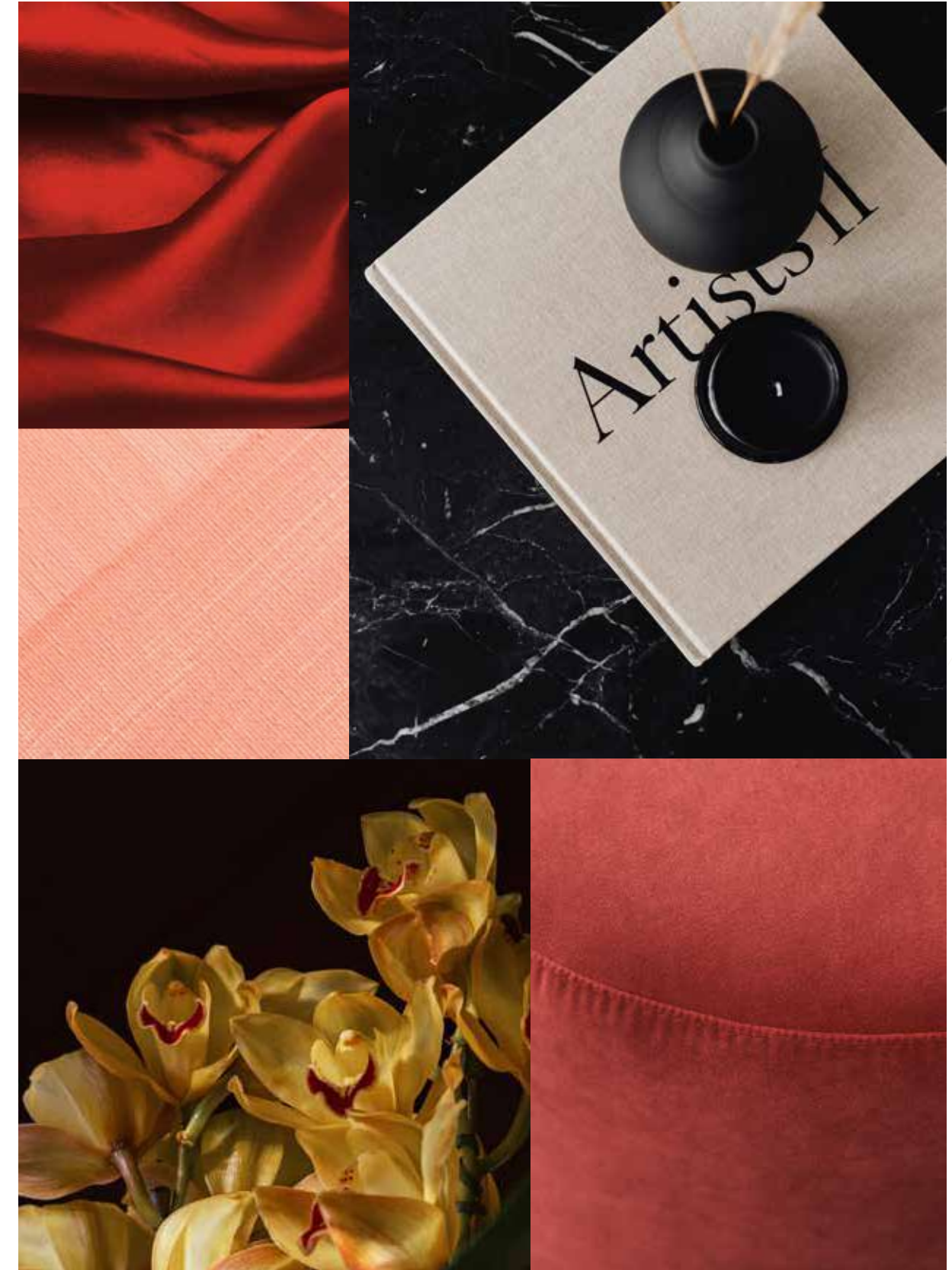
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BEACH CONNECTIVITY / COMFORT / PRIVACY



VILLA

# PORCELAIN ROSES

Seven-Bedroom Property

“The design is elegant, natural and locally adapted.”

LOCI - ARCHITECT

VILLA PORCELAIN ROSES

## NATURALLY, A STATEMENT

LUXURY DESIGN AND NATURAL MATERIALS  
COME TOGETHER IN PERFECT HARMONY IN  
THIS ELEGANT VILLA.

A true design statement is made in this grand residence. The delicacy of porcelain meets the beauty and charm of a rose in this timeless design. Admire the crafted details and glossy finishes of each spectacular space whilst the fragrant, floral scents of the flourishing garden surround you.

The lavish interiors and the exterior garden of this inspired residence are seamlessly connected. This is a naturally beautiful home that sparks joy. Find yourself in awe of the blue sea, the sparkling sands and the green gardens as you live surrounded by the beauty of nature.



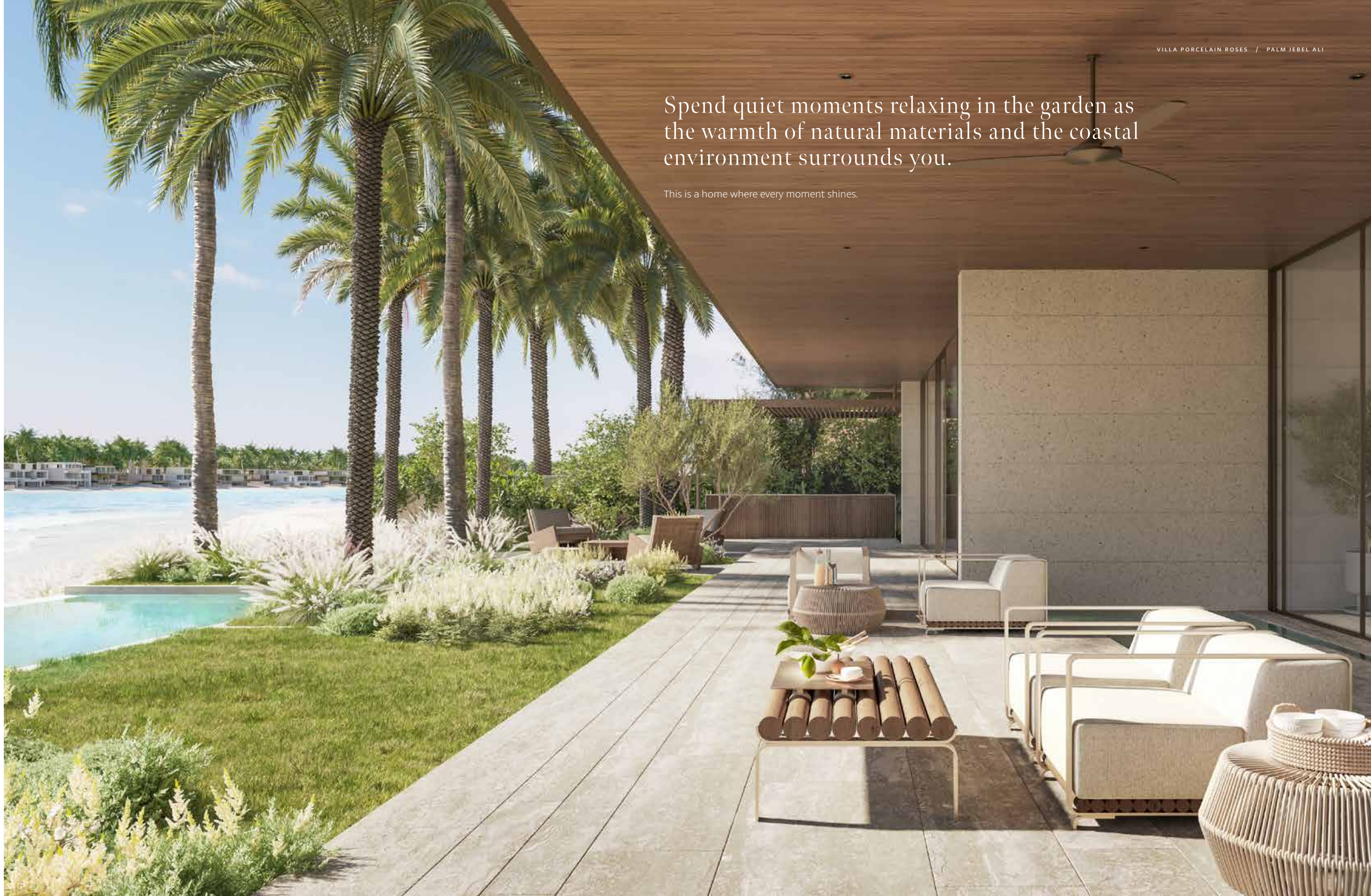
“This concept is purely horizontal and panoramic in nature, emphasising the visual connection to the view and towards the exterior landscape.”

LOCI - ARCHITECT



Spend quiet moments relaxing in the garden as the warmth of natural materials and the coastal environment surrounds you.

This is a home where every moment shines.



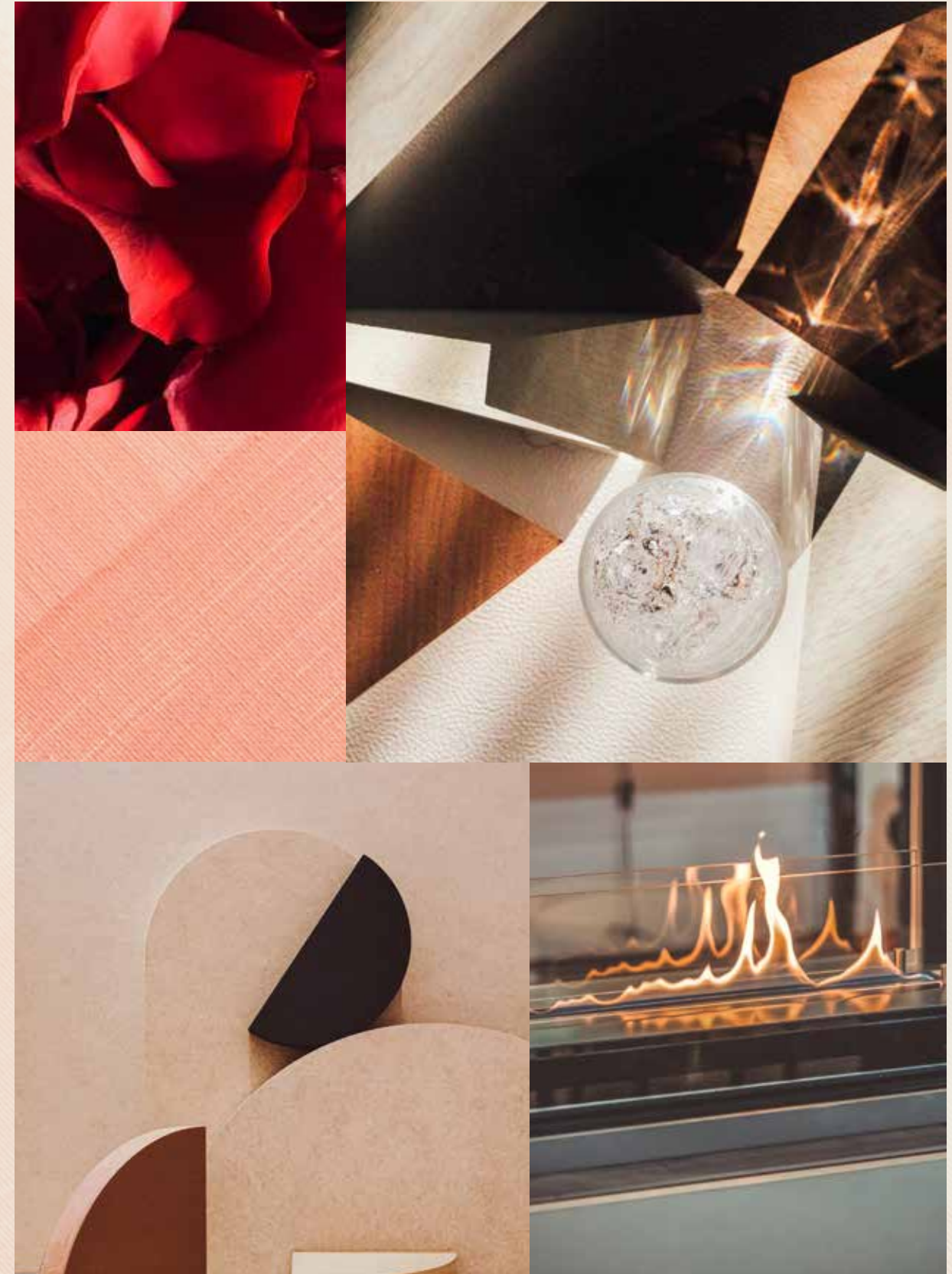
The double-height, formal living area is placed at the very heart of this wonderful home. Composed of extensive floor-to-ceiling glazing, this spectacular space allows natural light to fill the centre of the property.



Relax in **total comfort** in the **privacy** of sophisticated layered spaces with separate formal and informal rooms inspired by local tradition.

WARM NATURAL MATERIALS AND FRESH WATER VIEWS.

This elegant waterfront property includes both formal and family living and dining areas, a home office, a guest suite, outdoor terraces and a spectacular roof lounge with a terrace. A series of naturally elegant spaces in which you can enjoy a luxurious lifestyle in perfect harmony with nature. Explore the property as each illuminated space unfolds like a flower blossoming in the sun.



The breathtaking, formal living and dining room, with natural stone walls, is the centrepiece of this marvellous home. Enjoy the full panorama of this exquisite natural setting from this striking space.







THE SOPHISTICATED FAMILY LIVING AND DINING ROOM IS THE IDEAL SPACE FOR SPENDING JOYFUL EVERYDAY MOMENTS. ADMIRE THE FLOURISHING GARDEN IN FULL BLOOM AS YOU RELAX IN STYLE.

A second, sophisticated family room is positioned on first floor.

Unwind in the comfort of this refined environment enhanced by warm natural finishes.

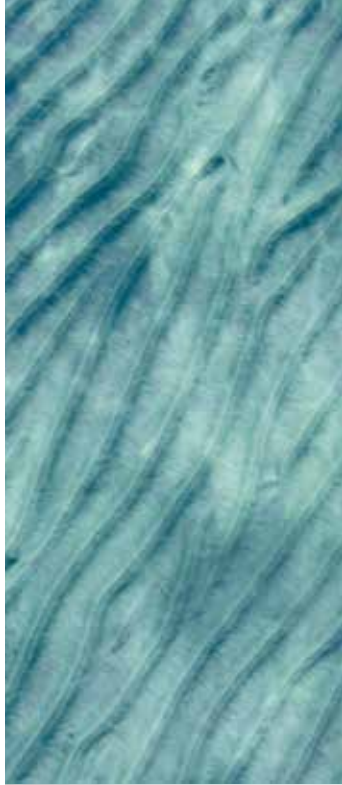


Admire beautiful sea views and delicate daylight through the uniquely crafted screens. Feel as though you are suspended between sea and sky in this utterly unique space.



# The contemporary master suite is bright and airy.

Allow the beautiful fragrance of this natural setting to relax you as you marvel at the dazzling sea views.





CREATE A LUXURIOUS ROOFTOP GYM IN THE SPACIOUS ROOFTOP LOUNGE.  
RECONNECT WITH NATURE IN THIS FABULOUS SPACE AS YOU PRACTICE YOGA IN THE  
DELICATE, FRESH AIR. THIS IS WHERE YOUR WELLNESS COMES FIRST.



In this wonderful home, enjoy luxury lifestyle of living by the water.

A NATURALLY ELEGANT LIFESTYLE  
AWAITS YOU.

Wake up to spectacular water views. Breathe in the salty-sweet sea air from the fragrant garden terrace. Enjoy a refreshing morning swim in the sea, or a relaxing walk on the white sands. A graceful lifestyle awaits you in this beautiful waterfront home.

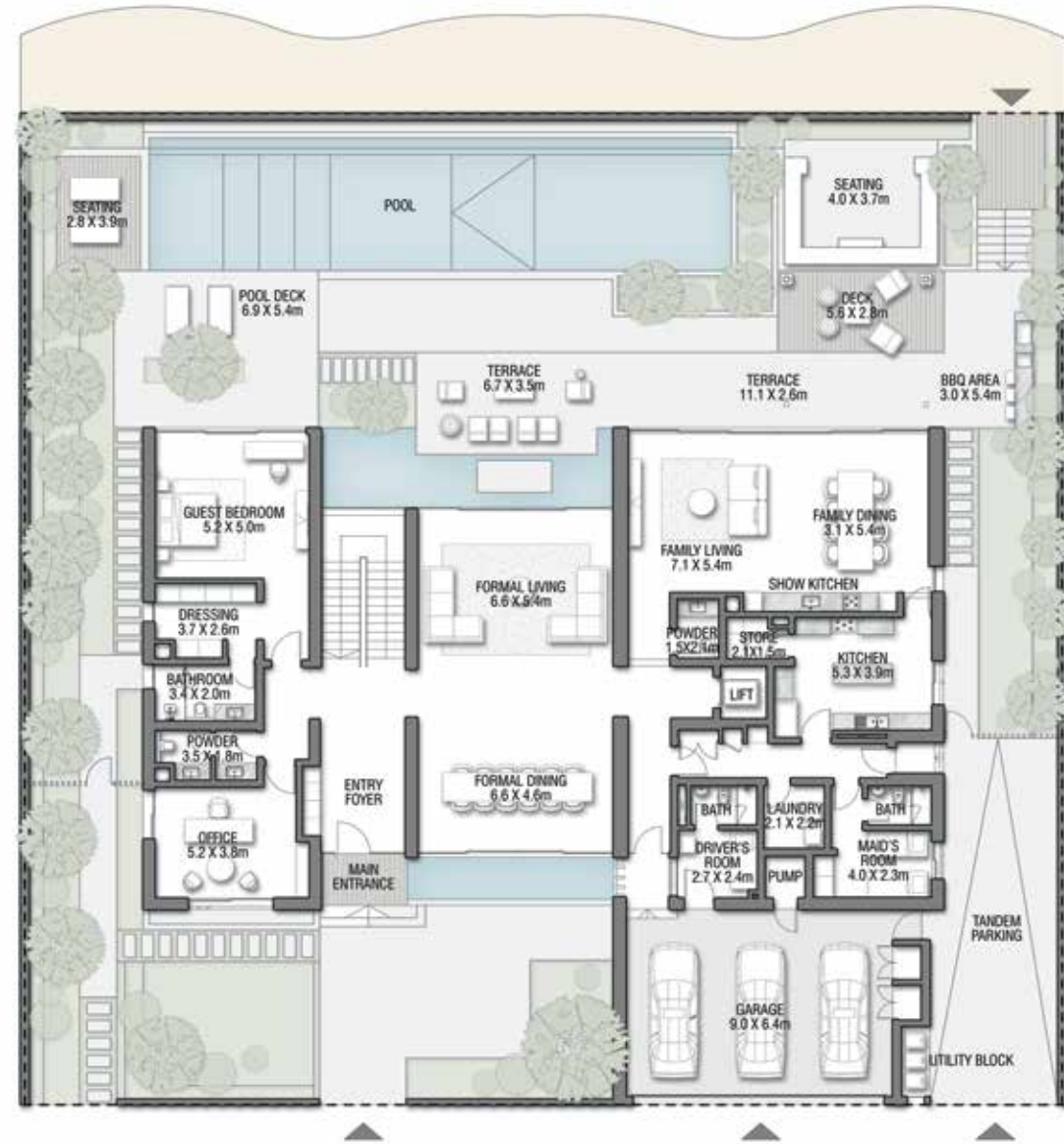
The stylish master bathroom perfectly balances light with its delicate and intricate screens.

Prepare for your day surrounded by sweet, floral scents and the beauty of natural materials. This is where the beauty of design and nature come together in perfect harmony.



# PORCELAIN ROSES

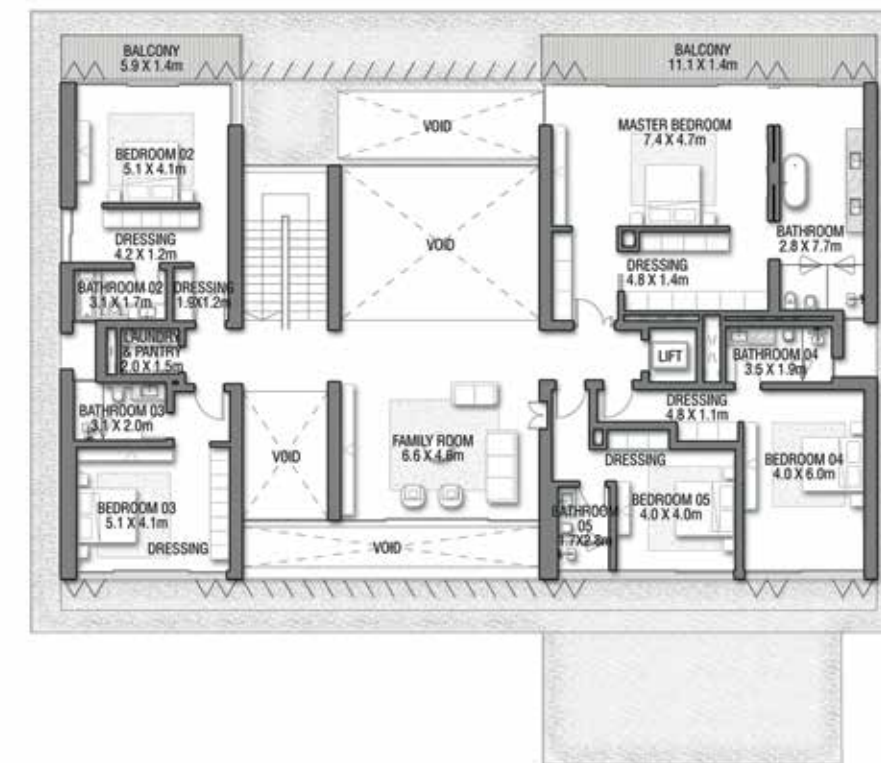
Coral Villas Collection



GROUND FLOOR



SECOND FLOOR

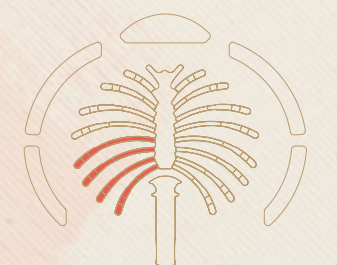
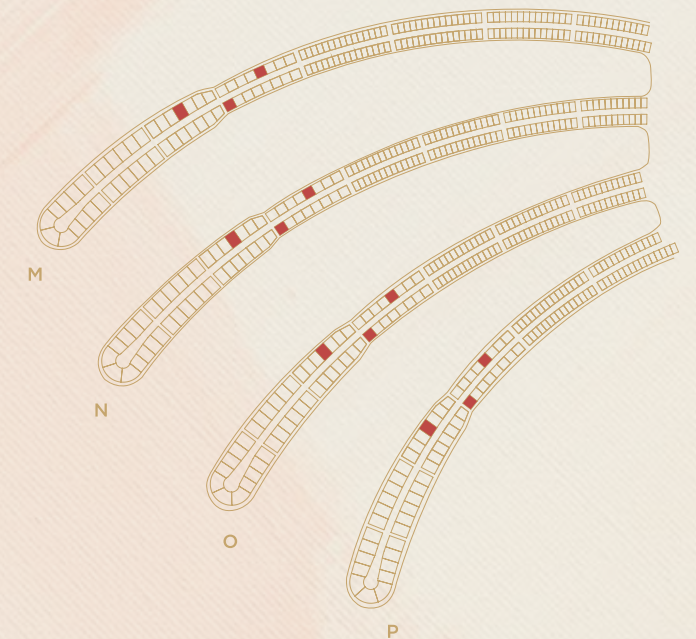


FIRST FLOOR

G + 2

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

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	383.32	4,126.02
Balcony / Terrace / Porch-GF	2.01	21.64
First Floor Area	346.46	3,729.26
Balcony / Terrace - First Floor	25.64	275.99
Second Floor Area	161.19	1,735.03
Balcony / Terrace - Second Floor	75.32	810.74
Garage - Covered	77.30	832.05
<b>TOTAL BUILT-UP AREA</b>	<b>1,071.24</b>	<b>11,530.73</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>1,071.24</b>	<b>11,530.73</b>



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THE CORAL COLLECTION

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**PALM  
JEBEL ALI**

VILLA

RED  
AURORA

THE CORAL COLLECTION

**NAKHEEL**

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THE  
CORAL VILLAS

Serenity By The Sea

In a coral villa, happiness flows endlessly.

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A CURATED COLLECTION

THE  
CORAL  
VILLAS

1



Serenity By The Sea

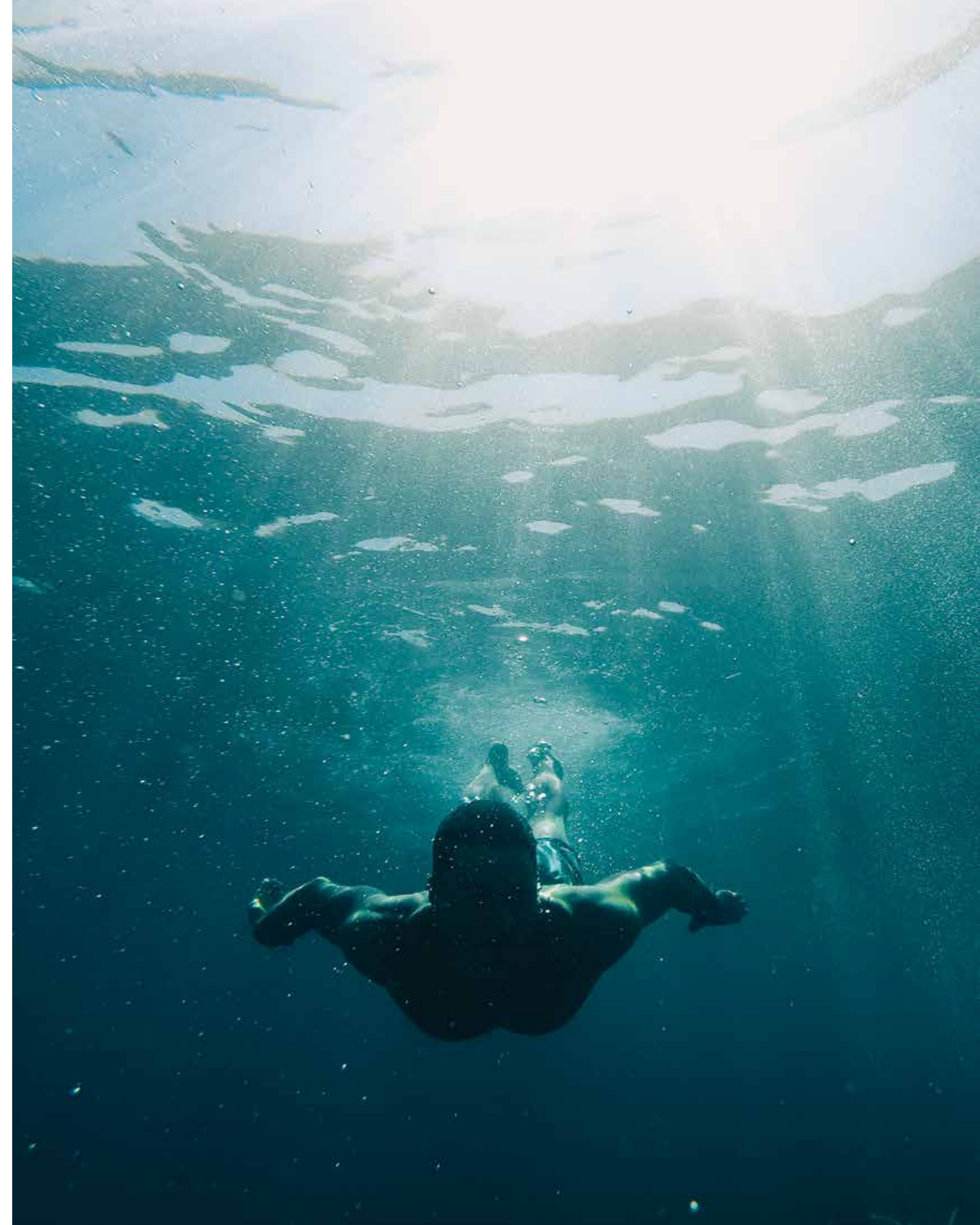
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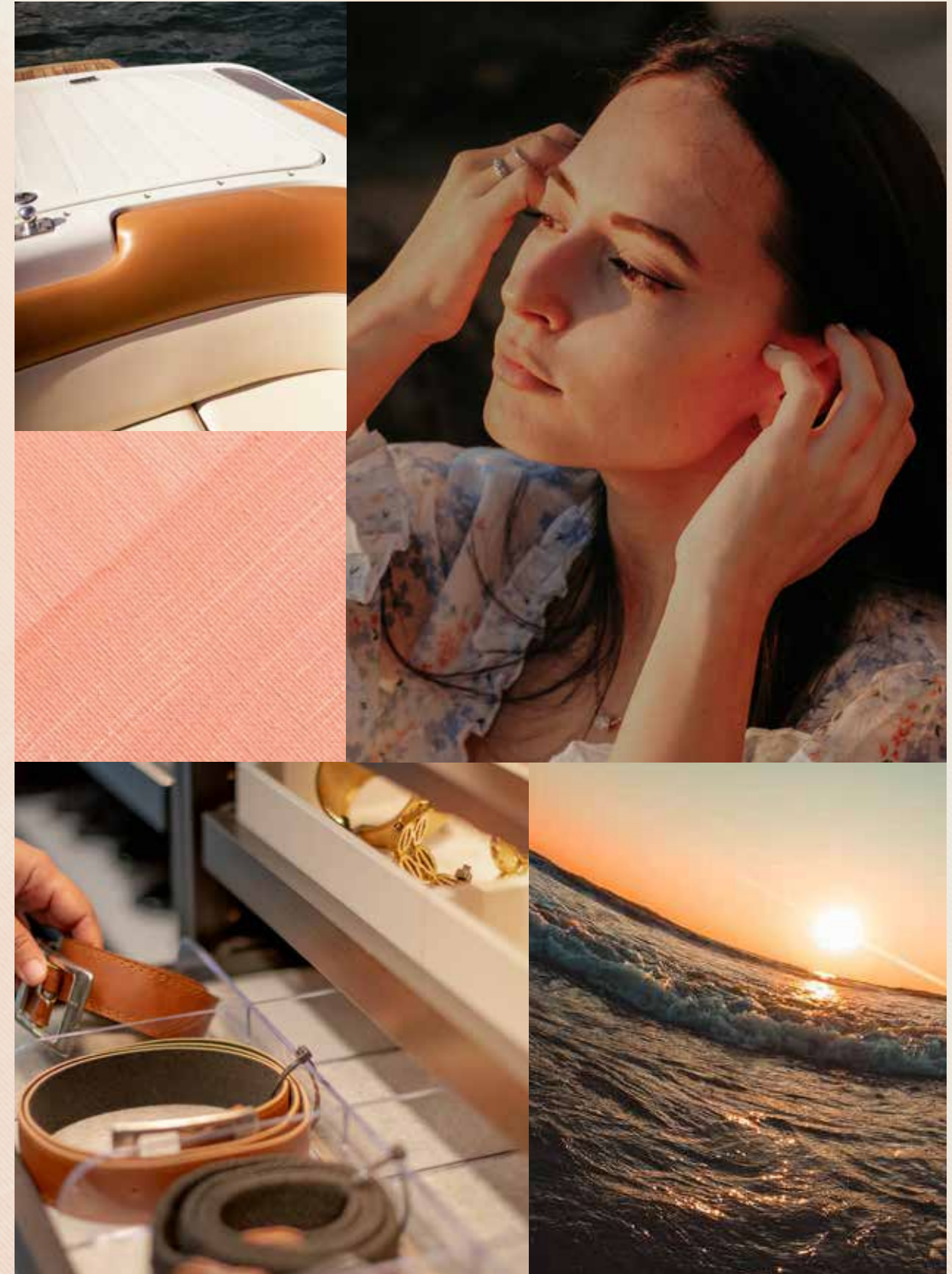
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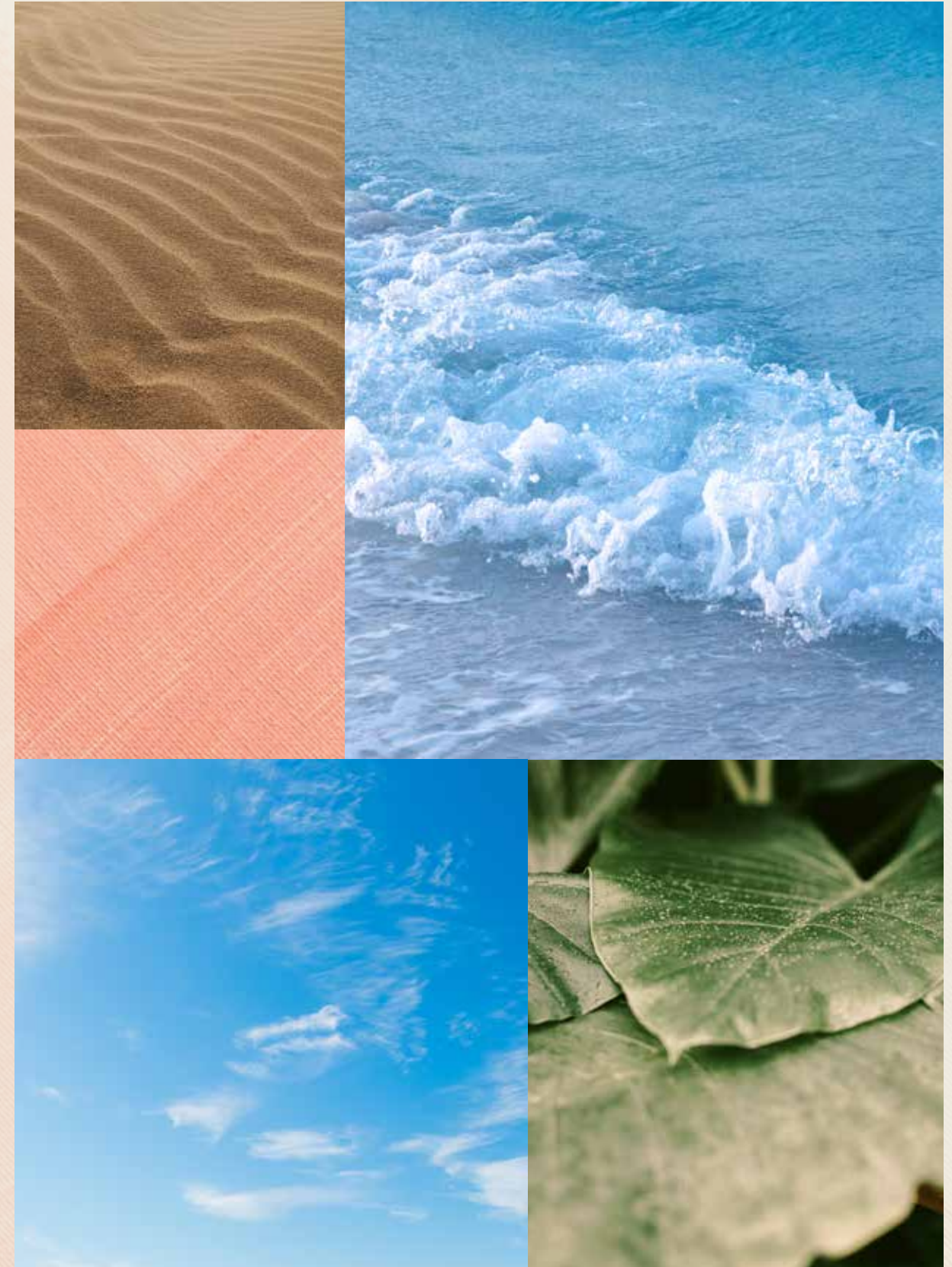
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THE  
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— FLOURISHING GREEN FRONDS

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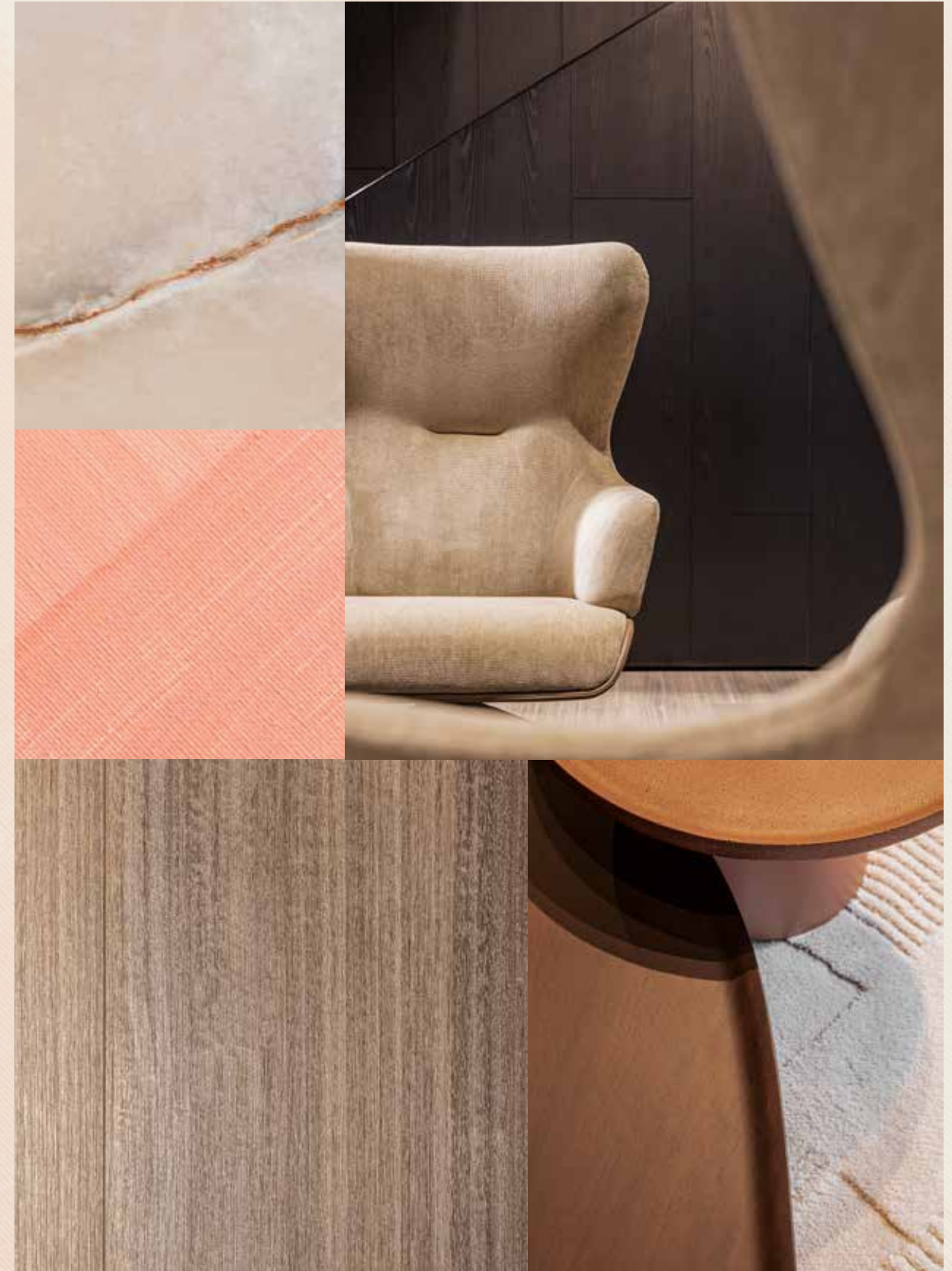


— INTRODUCING THE CORAL COLLECTION

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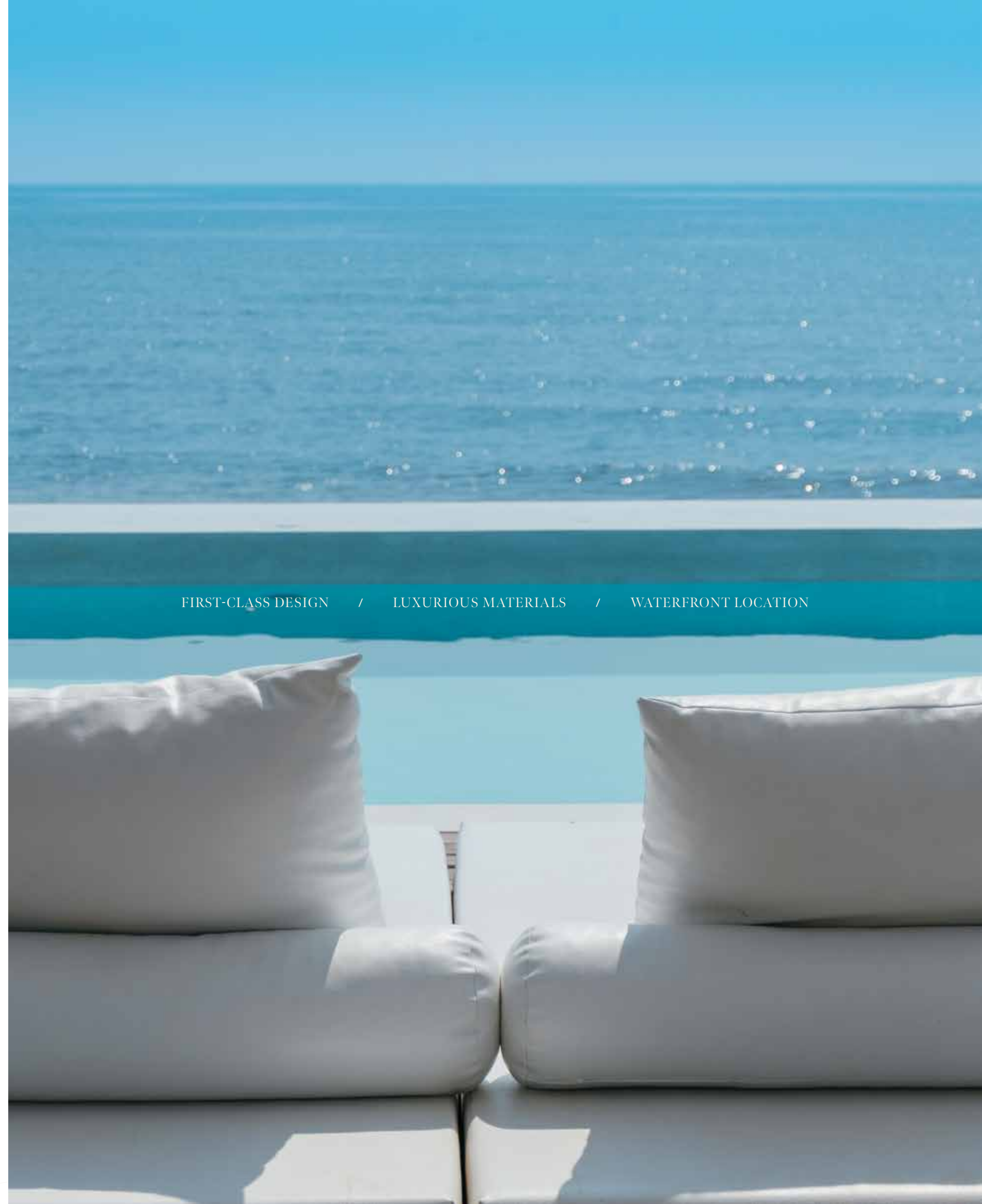


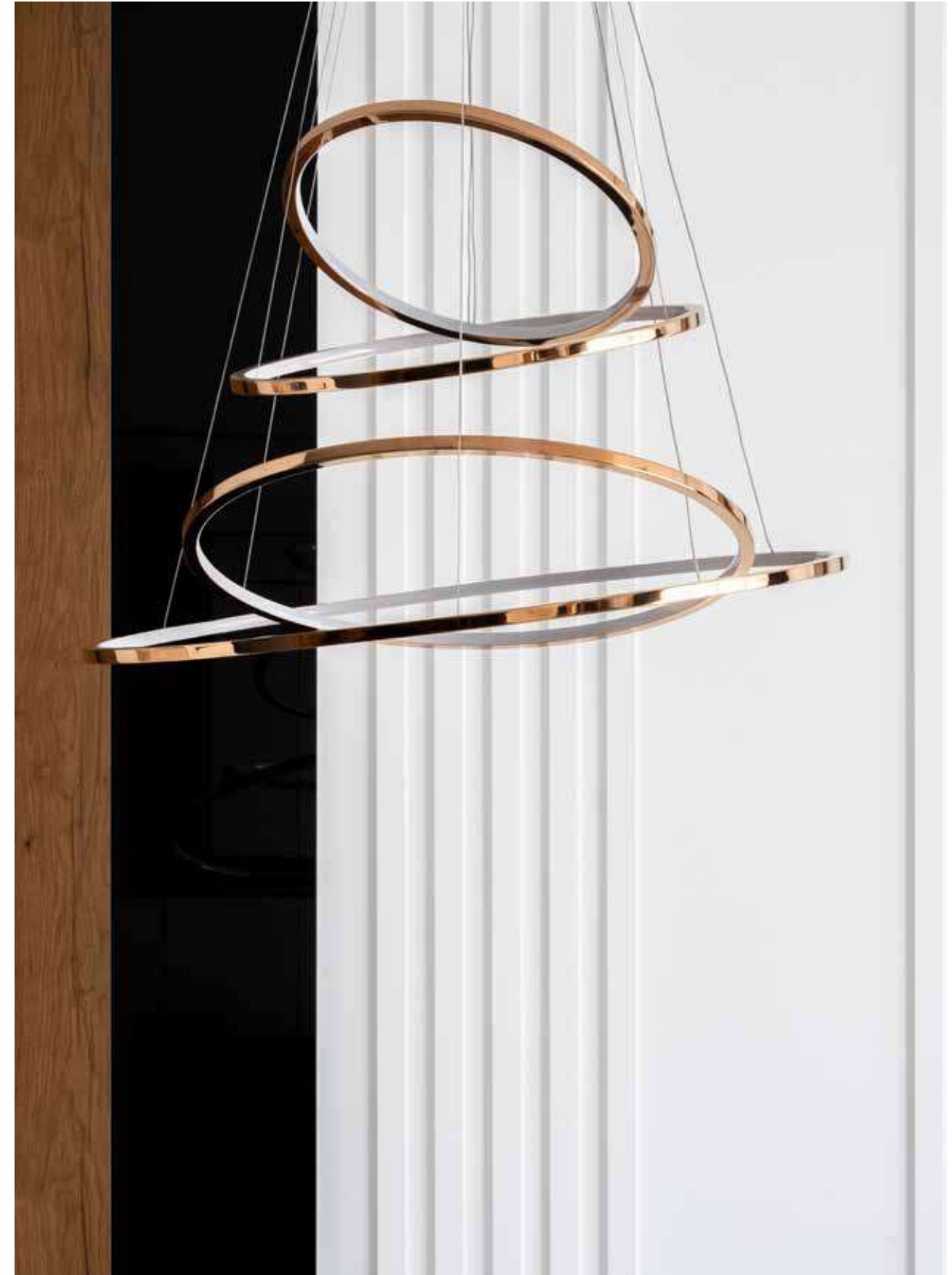
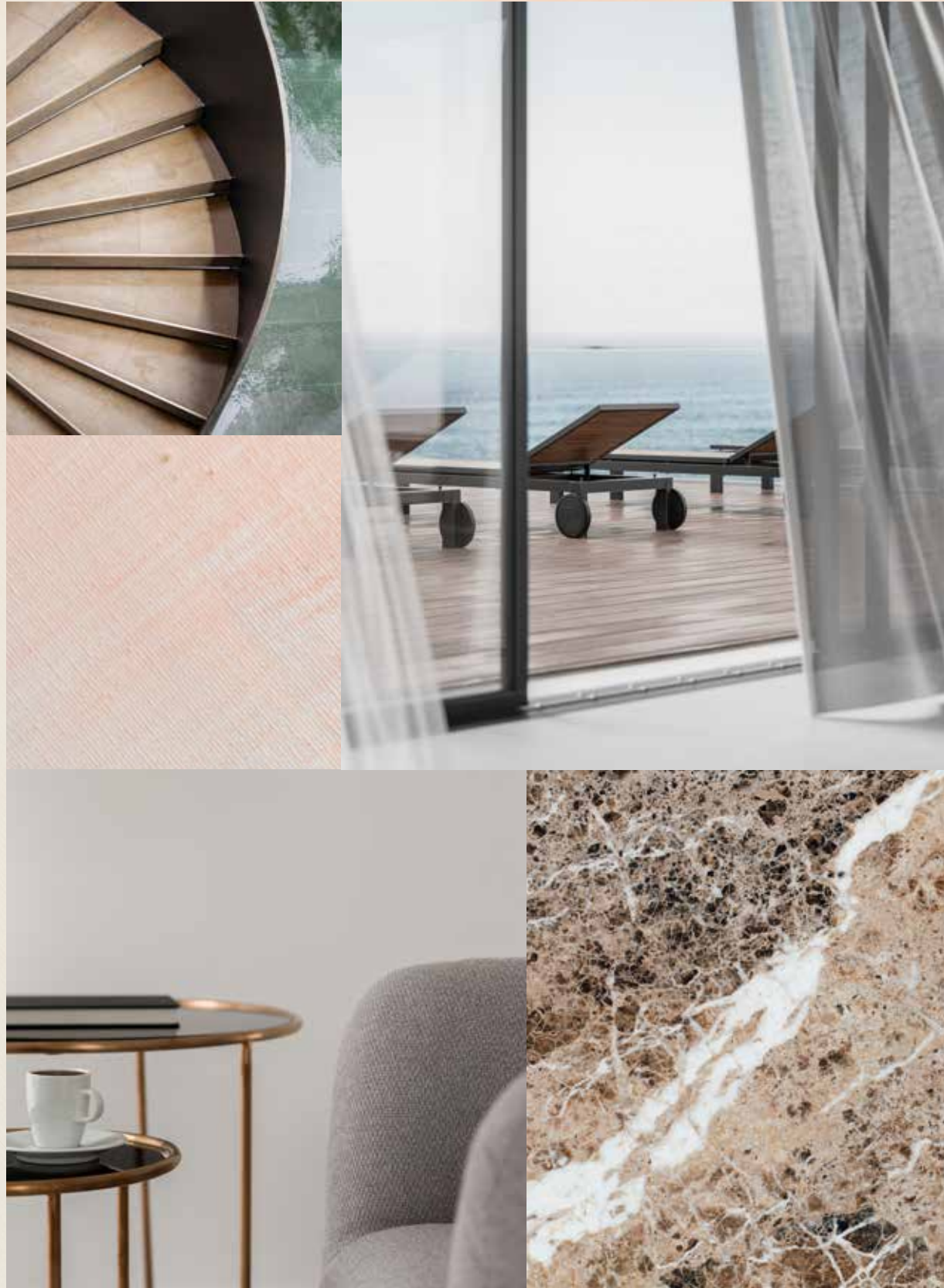
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# HISTORY

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Eight Unique Coral Villas

The Coral Collection	—	p.28
Villa Red Aurora	—	p.34

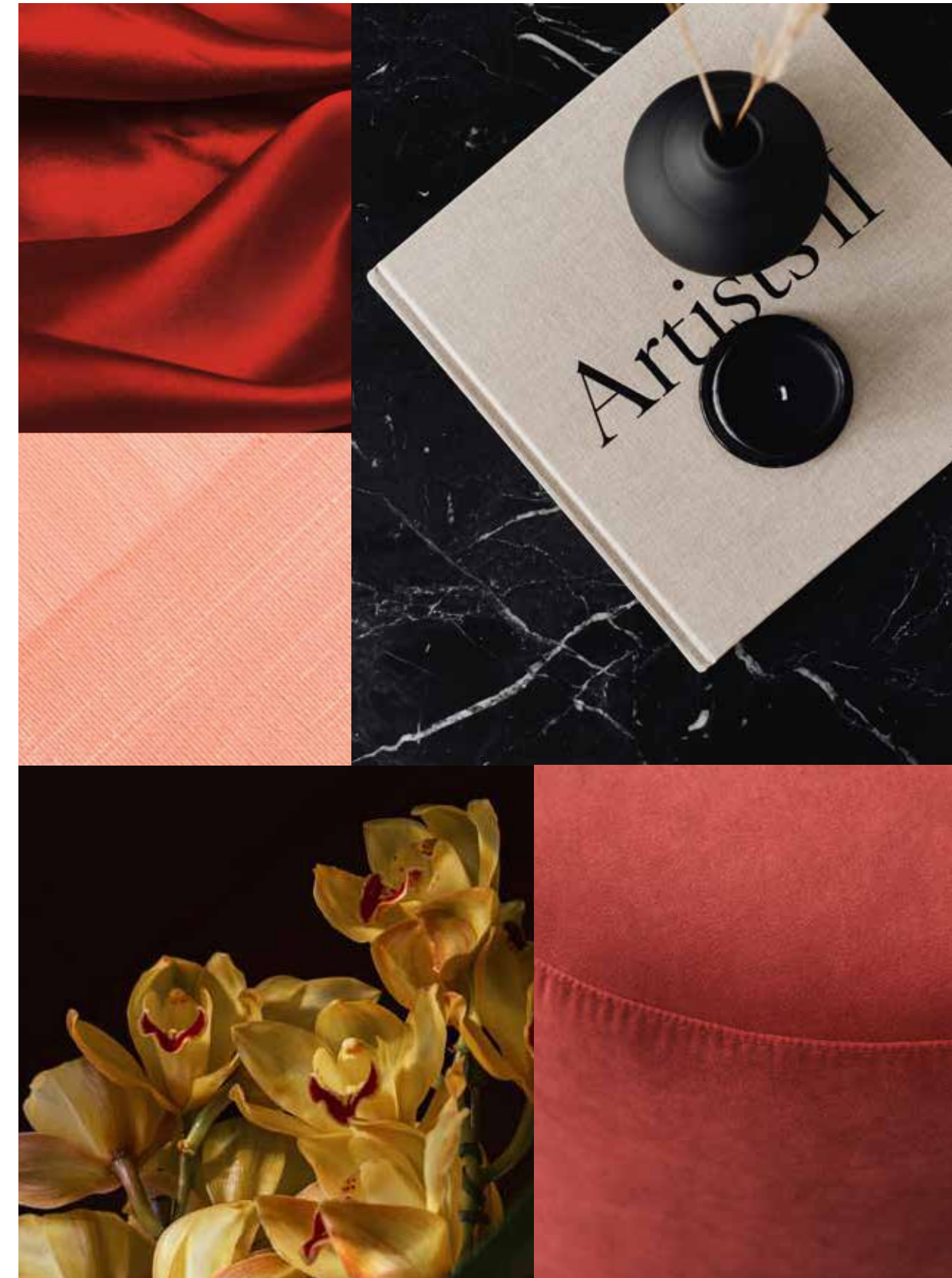
THE CORAL COLLECTION

# 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  
RED  
AURORA

Seven-Bedroom Property

“Living in this villa will create an existence full of light, air and tranquil views of the sea. A sense of barefoot luxury would allow residents to experience truly refined living that is simple and timeless.”

SAOTA - ARCHITECT

VILLA RED AURORA

METICULOUS DETAILING  
THROUGHOUT

A CONTRAST OF LINEAR AND CURVED FORMS FOR A UNIQUE, CONTEMPORARY APPEAL. THE SETTING OF THE VILLA, BETWEEN LAND AND SEA, IS REFLECTED IN ITS EYE-CATCHING FAÇADE.

The red aurora is the dawn of a new day, full of passion and emotion. Feel the energy of the sunrise against the darkness of the night: this villa brings a similar feeling into your life. The dark roof emphasises the contrast with the light façade finishes on the lower floors. Linear forms and subtle curves of the surfaces are reminiscent of the daily encounter between rays of light and sea waves, offering a unique, contemporary feel to your environment.

This elegant home incorporates an abundance of outdoor space to embrace the stunning seaside setting, with many of the rooms boasting views over the peaceful beach garden. The perfect setting to embrace the light of the sunrise making its way through your home.



Residents can relax in their backyard whilst enjoying the idyllic backdrop of the glittering blue waves on the private beach below.



The intricate façade combines a variety of textures and materials for a highly sophisticated finish.

A private guest suite with independent access is located at the front of the property – which can also be used as a comfortable, quiet home office.

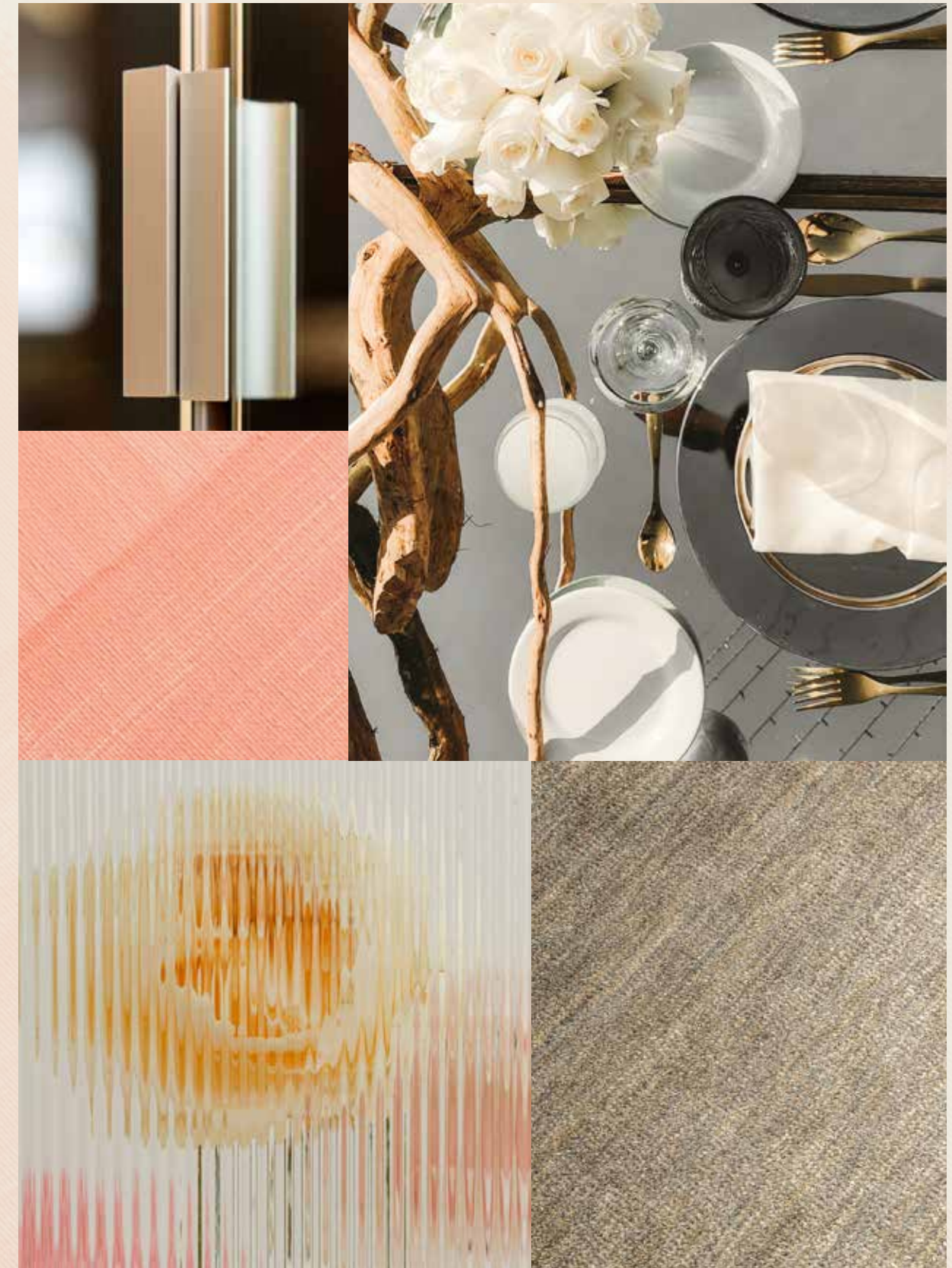




The interiors of this villa are **bright and inviting**, making this villa unique. This villa boasts a continuous set of living spaces opening onto the beach garden, complemented by a double-height space over the formal lounge allowing guests to enjoy the external views.

THOUGHTFUL FLOORPLANS FOR SEAMLESS, INDOOR-OUTDOOR LIVING.

This spectacular home has been created to be functional as well as beautiful. Fresh air, sunlight and sea views are highlighted throughout, creating an uplifting atmosphere which is complemented by fine natural materials and luxurious finishes. The influence of nature is immensely powerful. Live by the sea and discover the everyday benefits of pure air and natural light.





THE SOARING DOUBLE-HEIGHT CEILING THAT RISES ABOVE THE LAVISH, FORMAL LOUNGE IS A STATEMENT FEATURE WHICH ADDS TO THE FEELING OF OPENNESS AND SPACE.

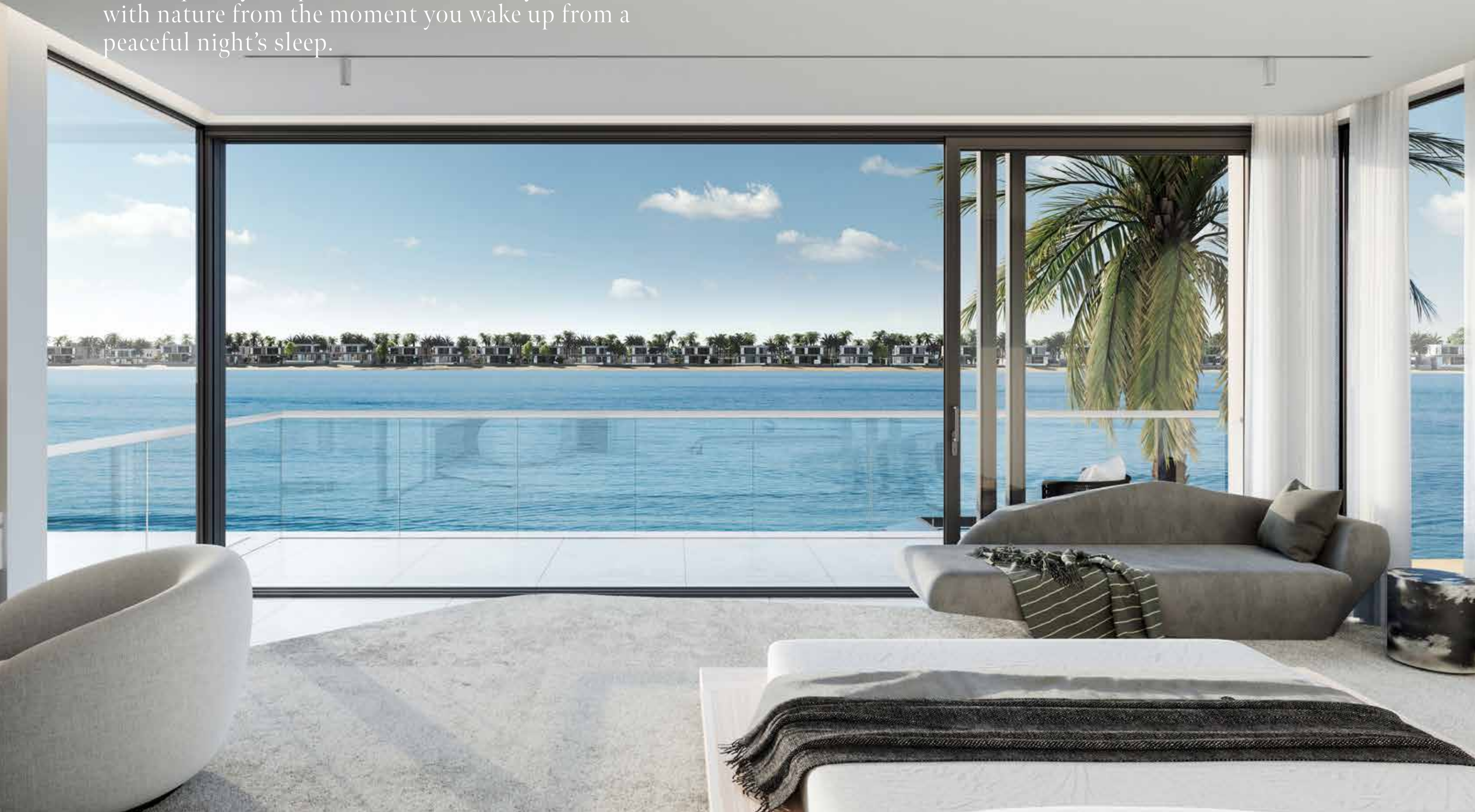
Extensive floor-to-ceiling glazing in the formal dining room offers guests a front-row view of the dazzling blue waters just steps away.

The sliding doors of the family living and dining room open out onto the beach garden.

This seamless connectivity offers flexibility, added space and the opportunity to embrace an outdoor lifestyle. To embrace light and enthusiasm every day.



The master suite, located on the first floor, is an oasis of tranquillity. Step out onto the balcony and reconnect with nature from the moment you wake up from a peaceful night's sleep.





DISCOVER A VERSATILE LEISURE DECK AND LOUNGE ON THE SECOND FLOOR, WHICH BOASTS SWEEPING SEA VIEWS. THIS FLEXIBLE ROOM IS IDEAL FOR USE AS A HOME GYM WITH IMMEDIATE ACCESS TO AMPLE OUTDOOR SPACE THAT CAN BE USED FOR TRAINING IN THE FRESH AIR AS YOU FEEL EMPOWERED BY THE NATURAL ELEMENTS ALL AROUND YOU.

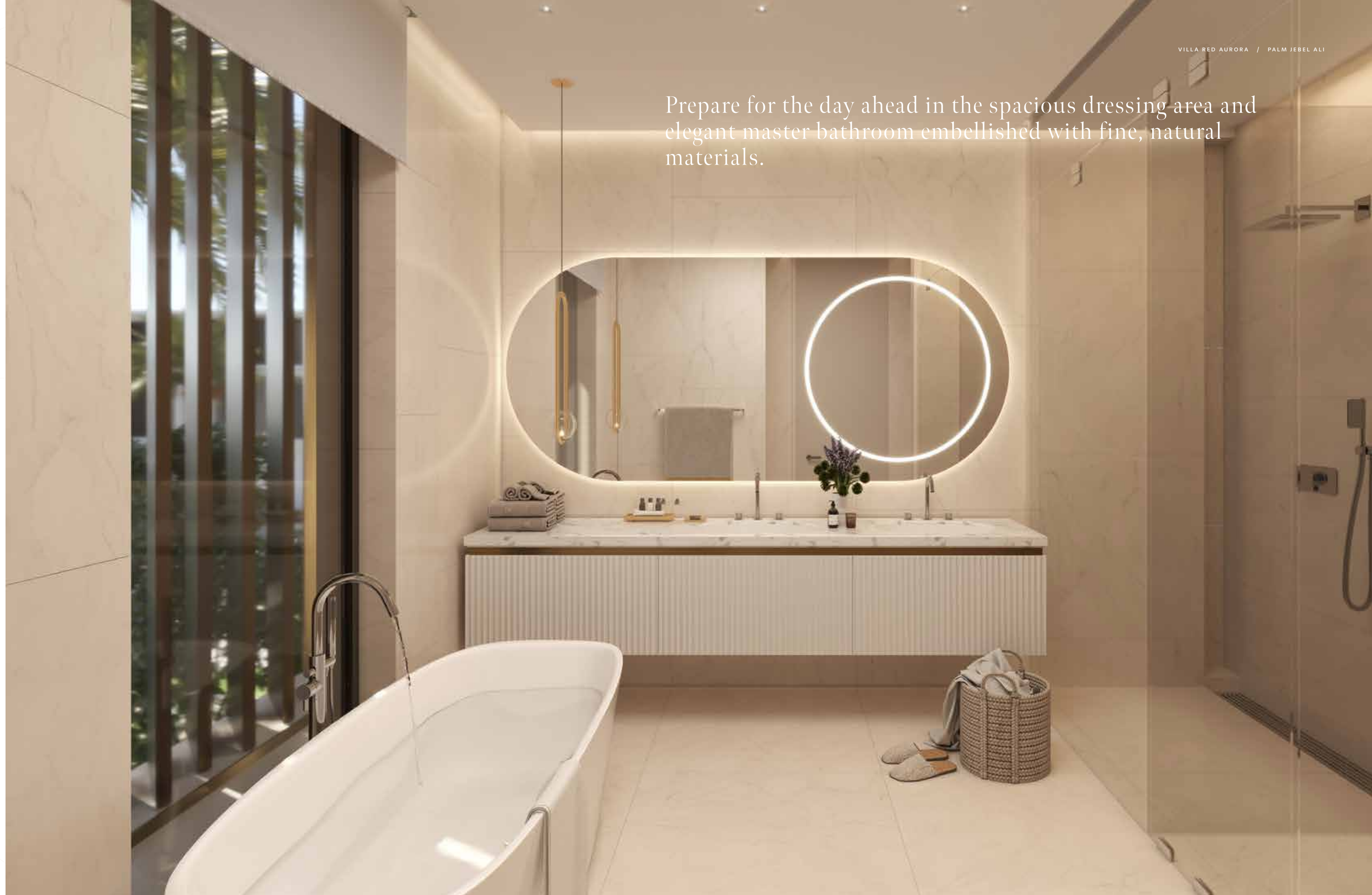


A meticulously detailed home with a unique space for every activity, allowing you to live an **ultra-comfortable lifestyle.**

UNIQUE DETAILS AND CAREFULLY PLANNED SPACE.

This home combines flexibility with sophisticated elegance. The layout flows easily to reveal an abundance of practical living spaces, outdoor areas, and spacious bedrooms that are decorated with timeless, statement features and beautiful sea views. The flow of contrast will inspire you.

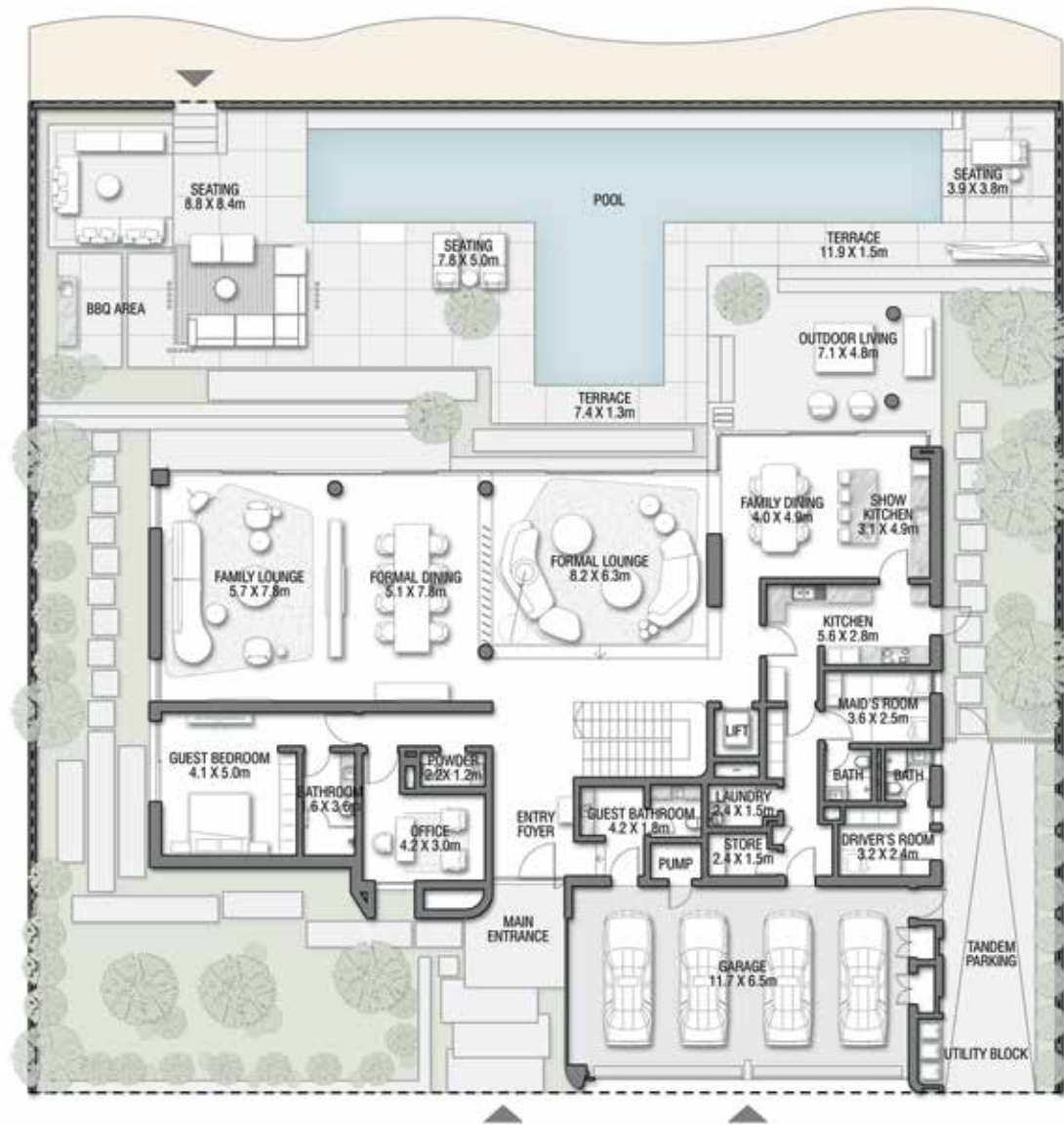
Prepare for the day ahead in the spacious dressing area and elegant master bathroom embellished with fine, natural materials.



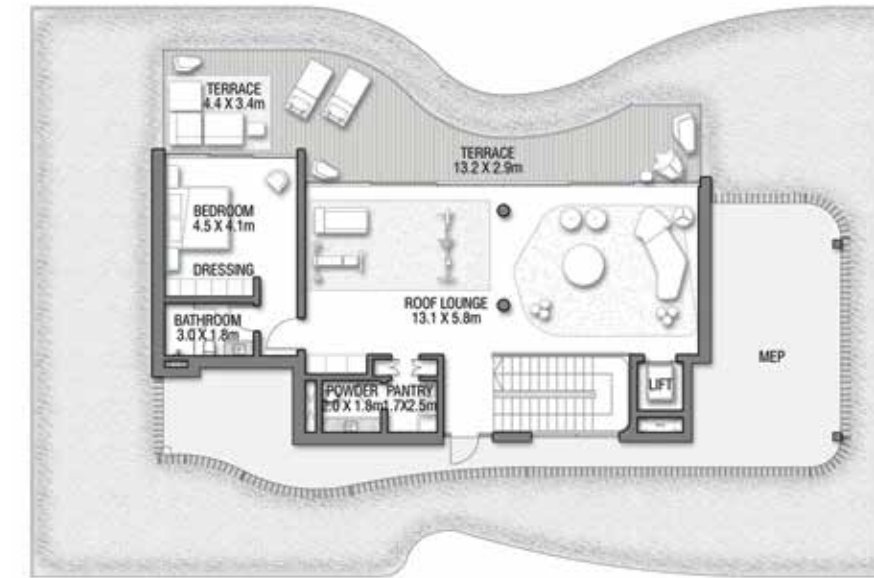


# RED AURORA

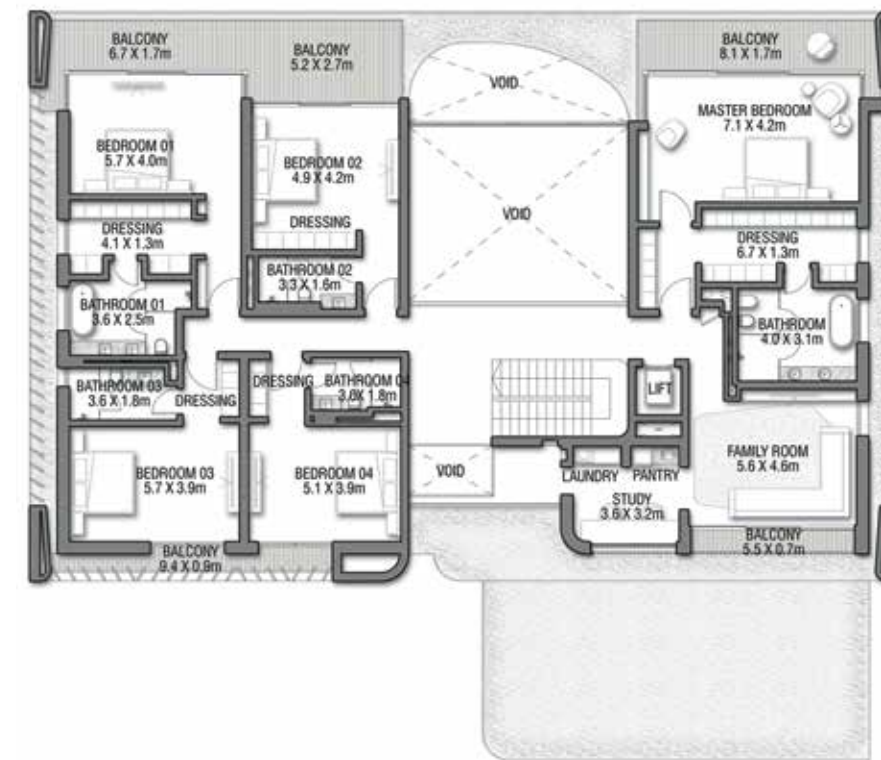
Coral Villas Collection



GROUND FLOOR



SECOND FLOOR

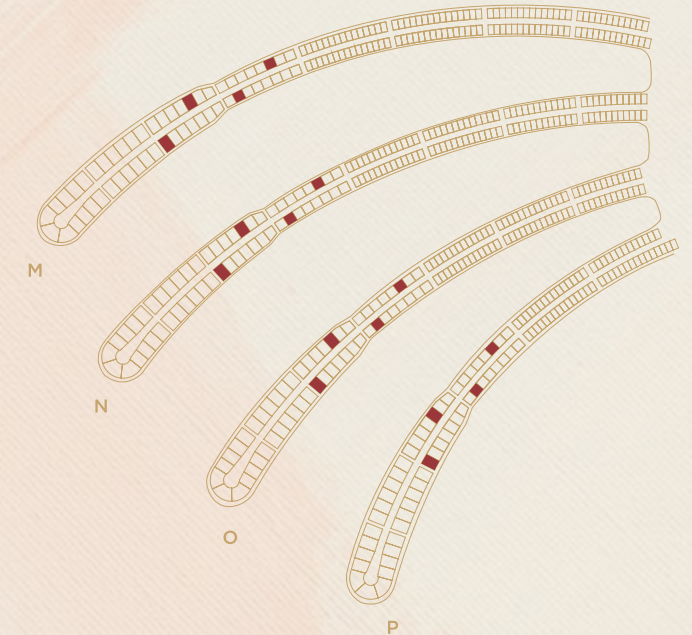


FIRST FLOOR

G + 2

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

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	390.40	4,202.23
Balcony / Terrace / Porch - GF	0.0	0.0
First Floor Area	357.26	3,845.51
Balcony / Terrace - First Floor	46.21	497.40
Second Floor Area	151.29	1,628.47
Balcony / Terrace - Second Floor	50.47	543.25
Garage - Covered	85.01	915.04
<b>TOTAL BUILT-UP AREA</b>	<b>1,080.64</b>	<b>11,631.91</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>1,080.64</b>	<b>11,631.91</b>



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THE CORAL COLLECTION

**PALM  
JEBEL ALI  
NAKHEEL**







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THE  
CORAL VILLAS

Serenity By The Sea

In a coral villa, happiness flows endlessly.

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Introducing the Coral Collection	—	P. 20

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

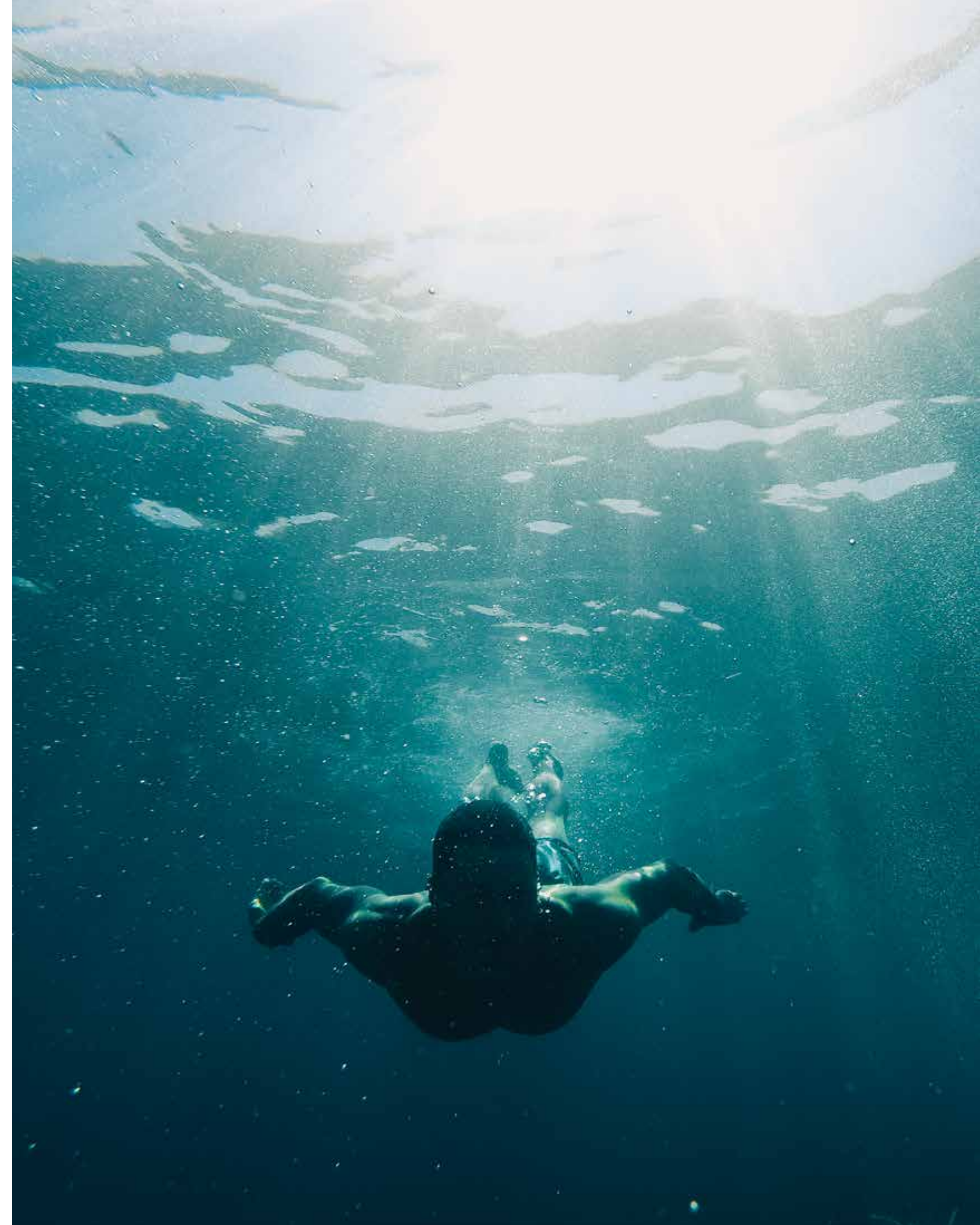
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— BEACHFRONT LIVING AT ITS FINEST

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

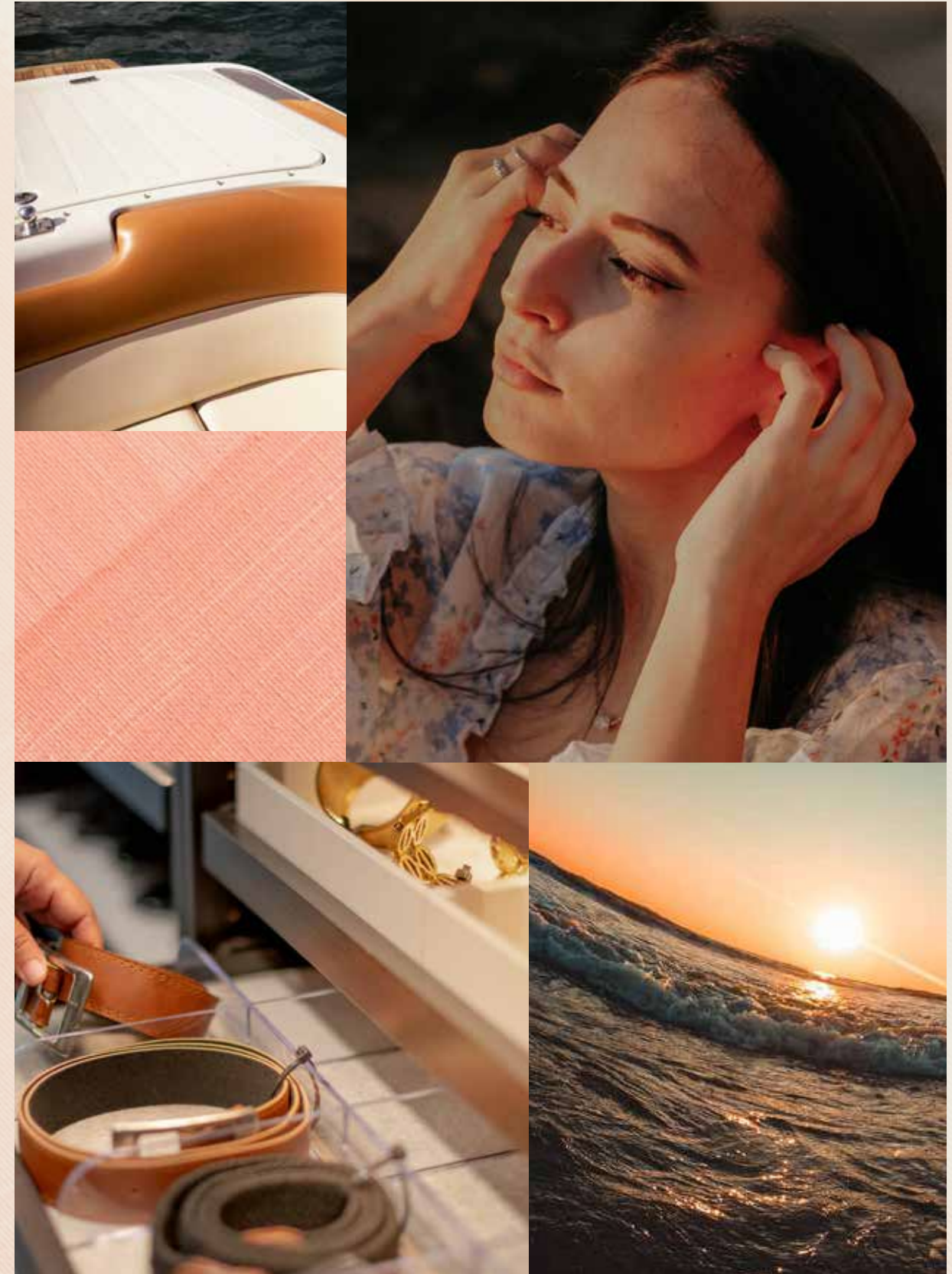




Live a life of **serenity and comfort** in Dubai's most coveted district, a true kaleidoscope born out of colourful greenery, azure waters, and pristine white sands.

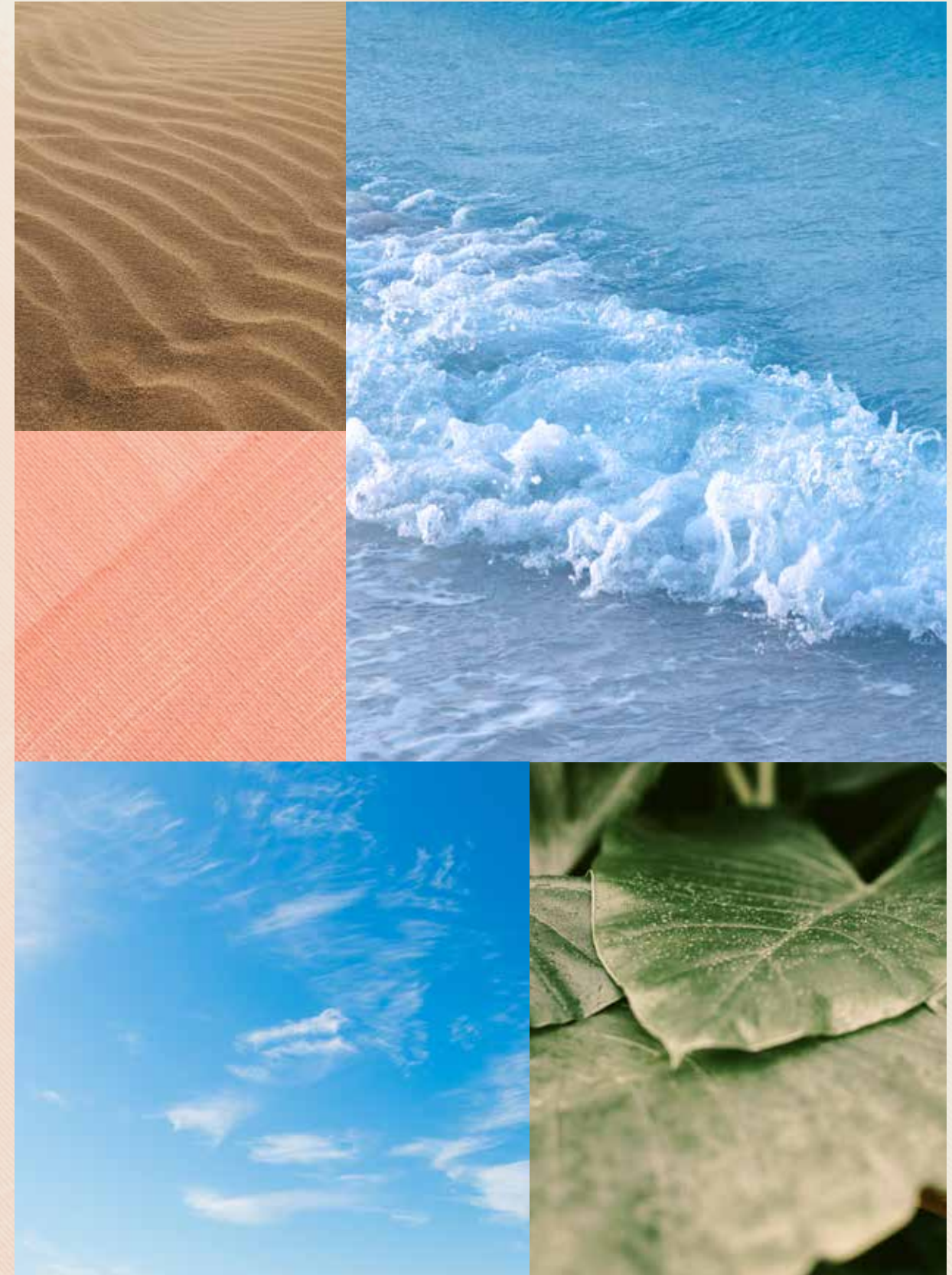
**LIVE IN HARMONY WITH NATURE, BETWEEN THE CITY AND THE SKY.**

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THE  
FRONDS  
CORAL COLLECTION





— FLOURISHING GREEN FRONDS

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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.



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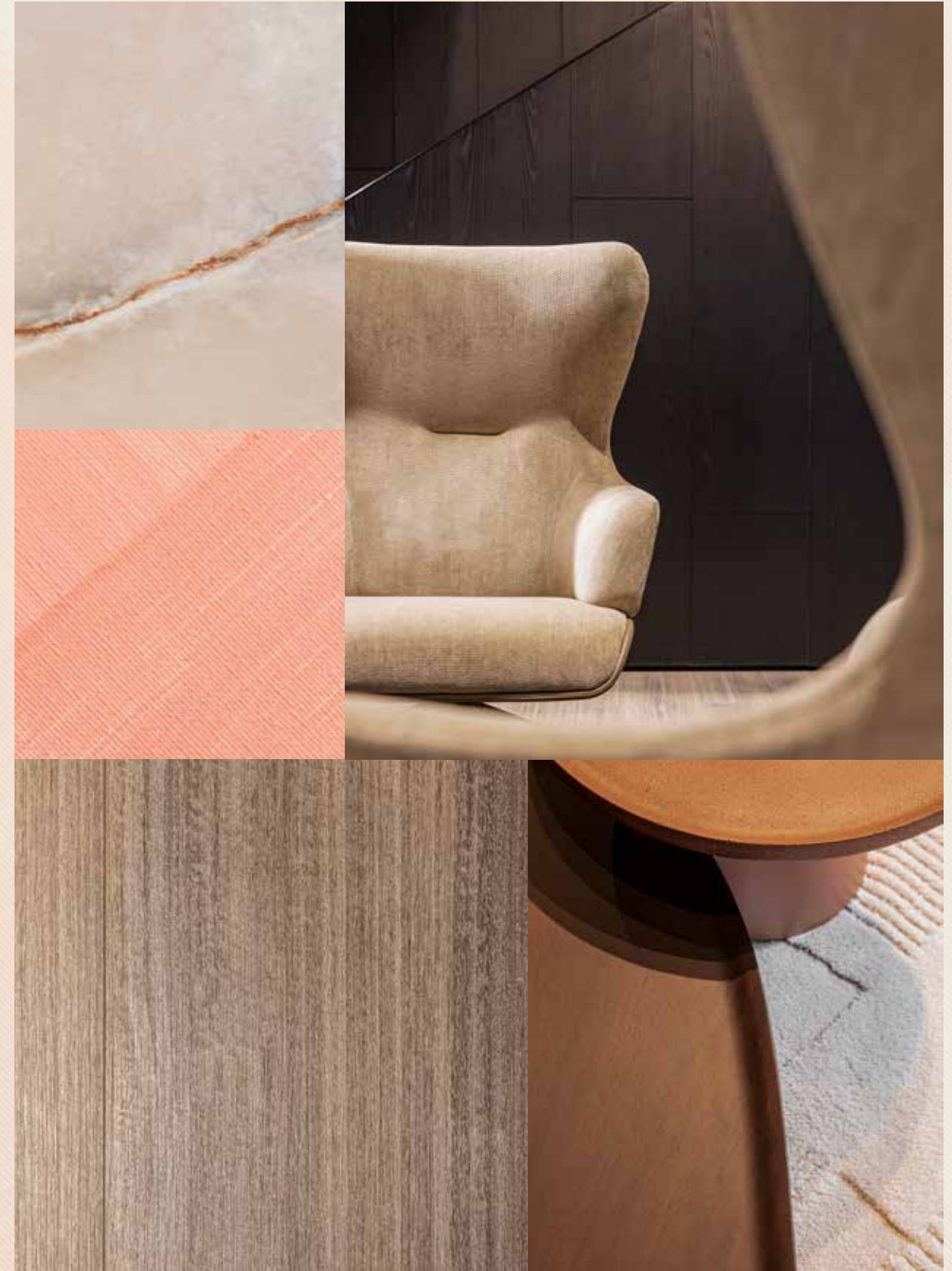


INTRODUCING THE CORAL COLLECTION

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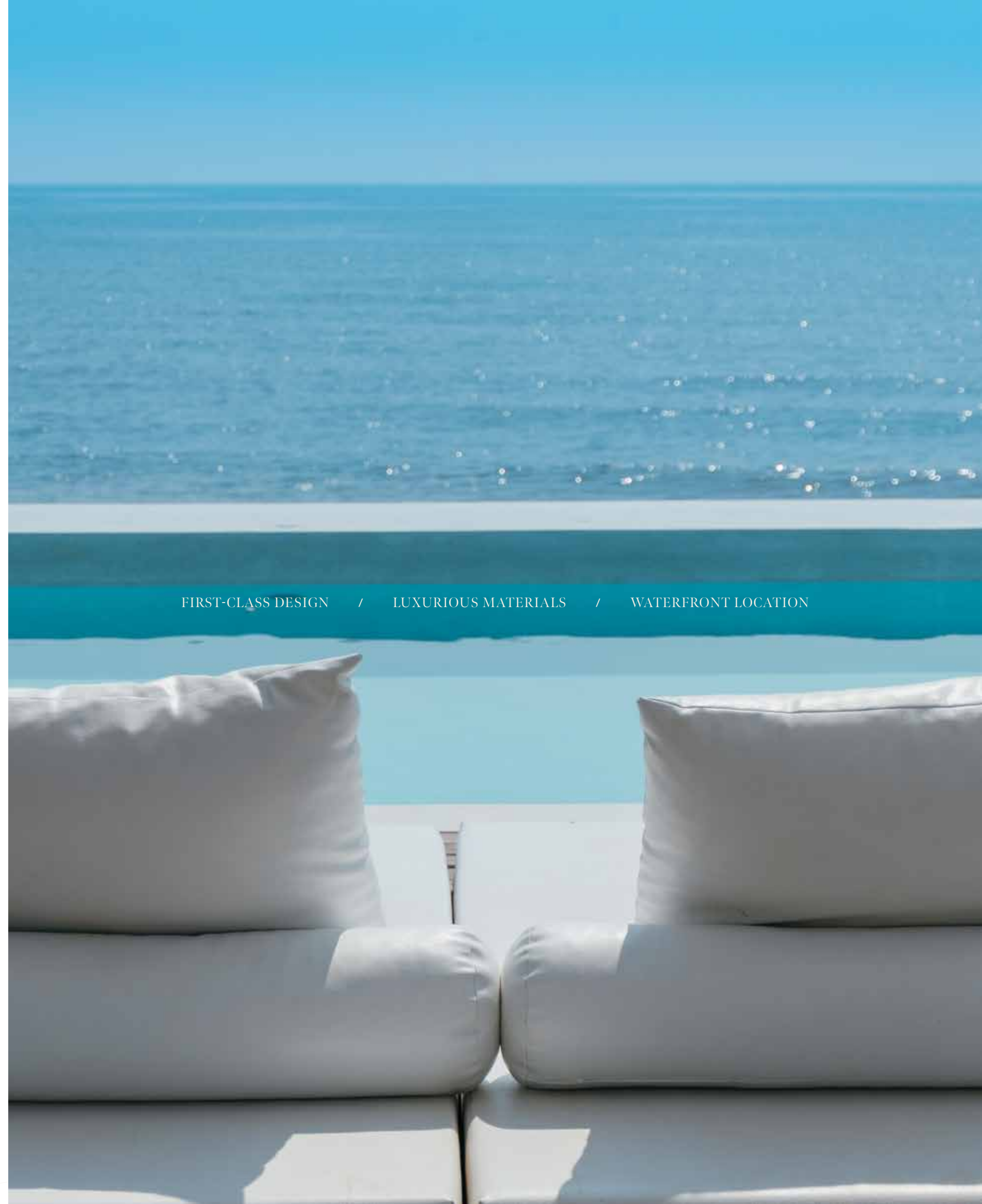


**First-class design**, a supreme waterfront location, and the peace and serenity of an exclusive, private neighbourhood.

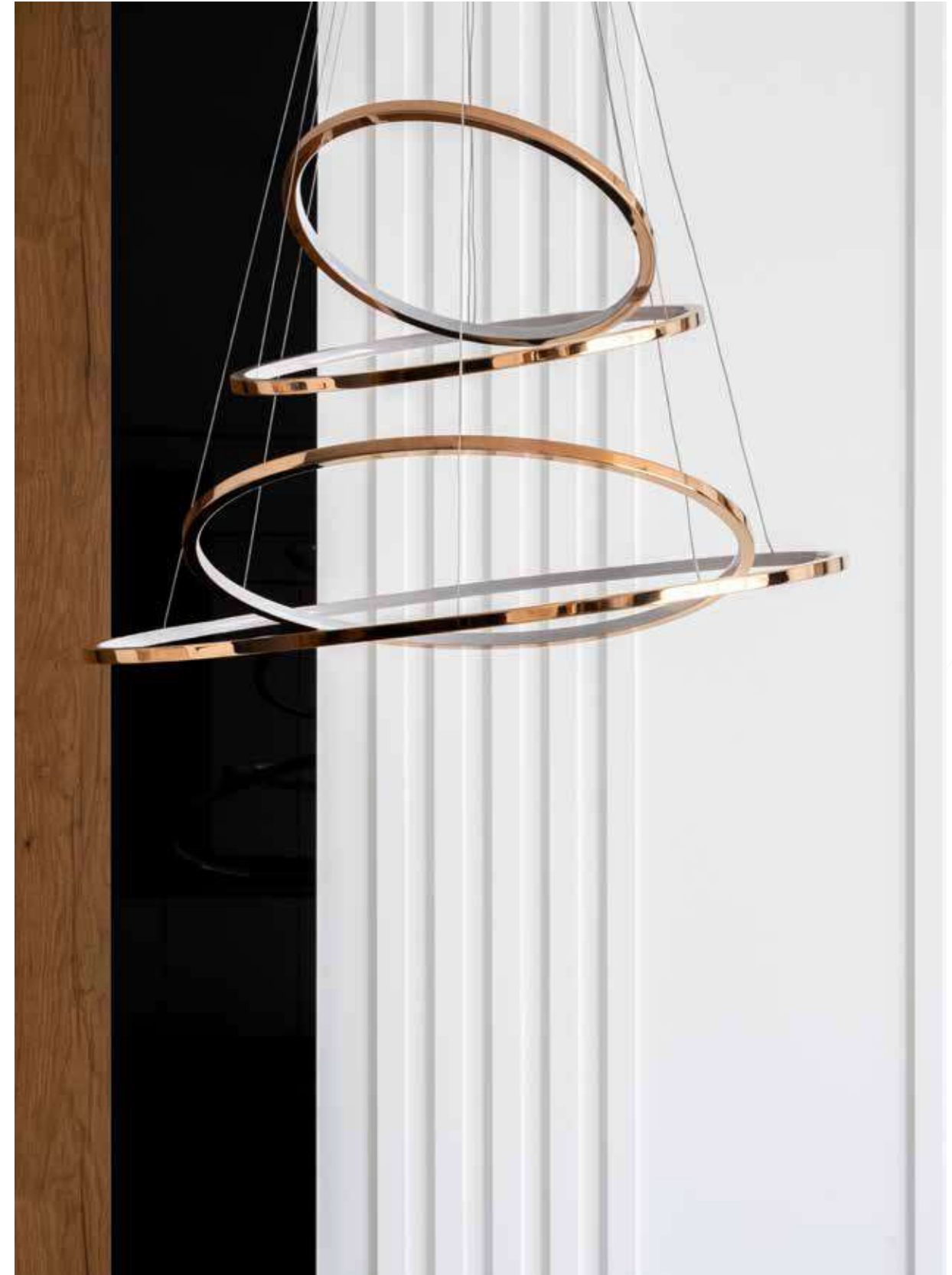
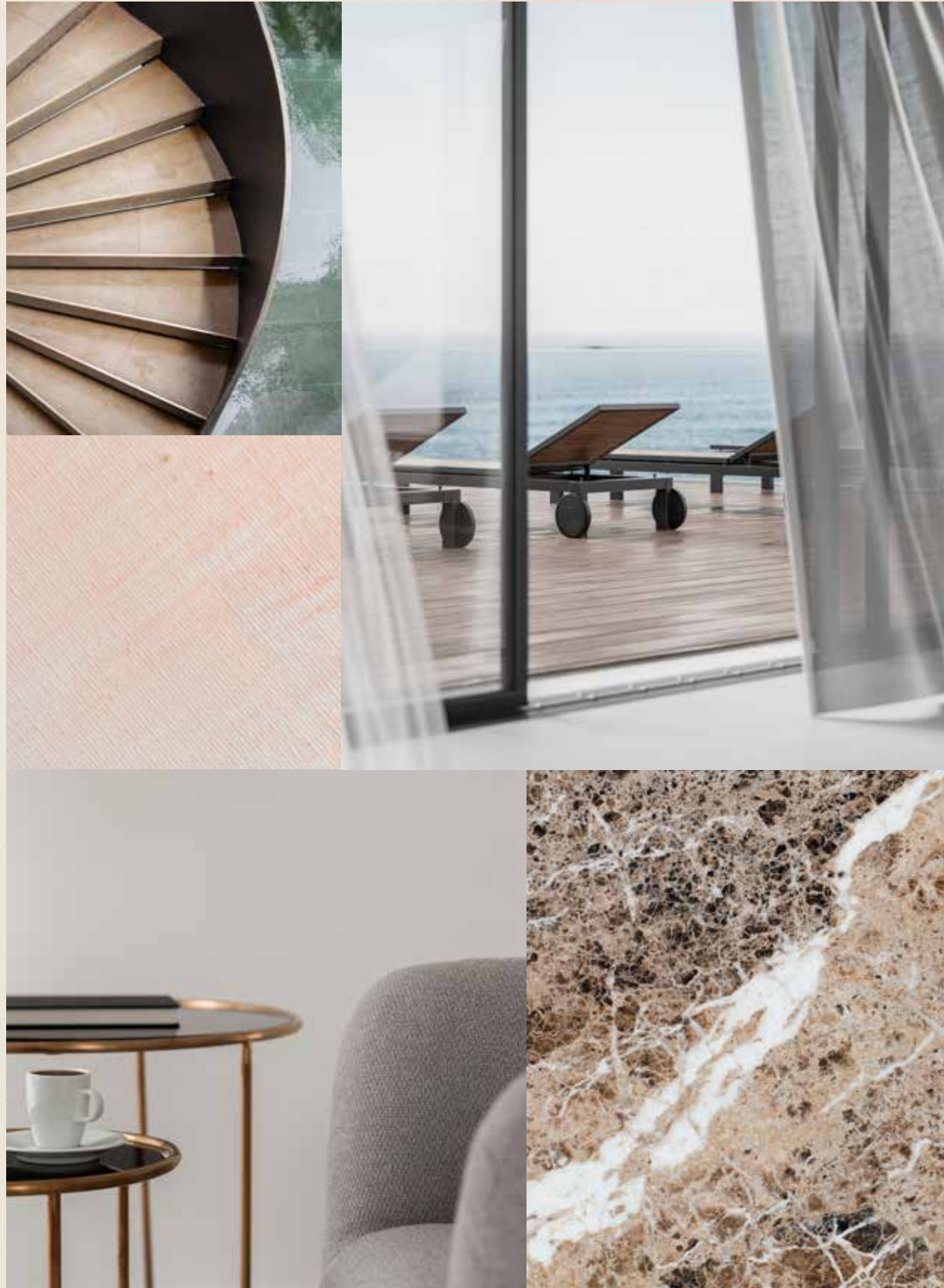
HOMES DESIGNED WITH **UNPARALLELED** STYLE.

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.

FIRST-CLASS DESIGN / LUXURIOUS MATERIALS / WATERFRONT LOCATION





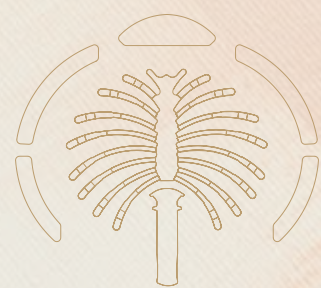


LIVE IN A MASTERPIECE

OWN A PIECE OF

# HISTORY

2



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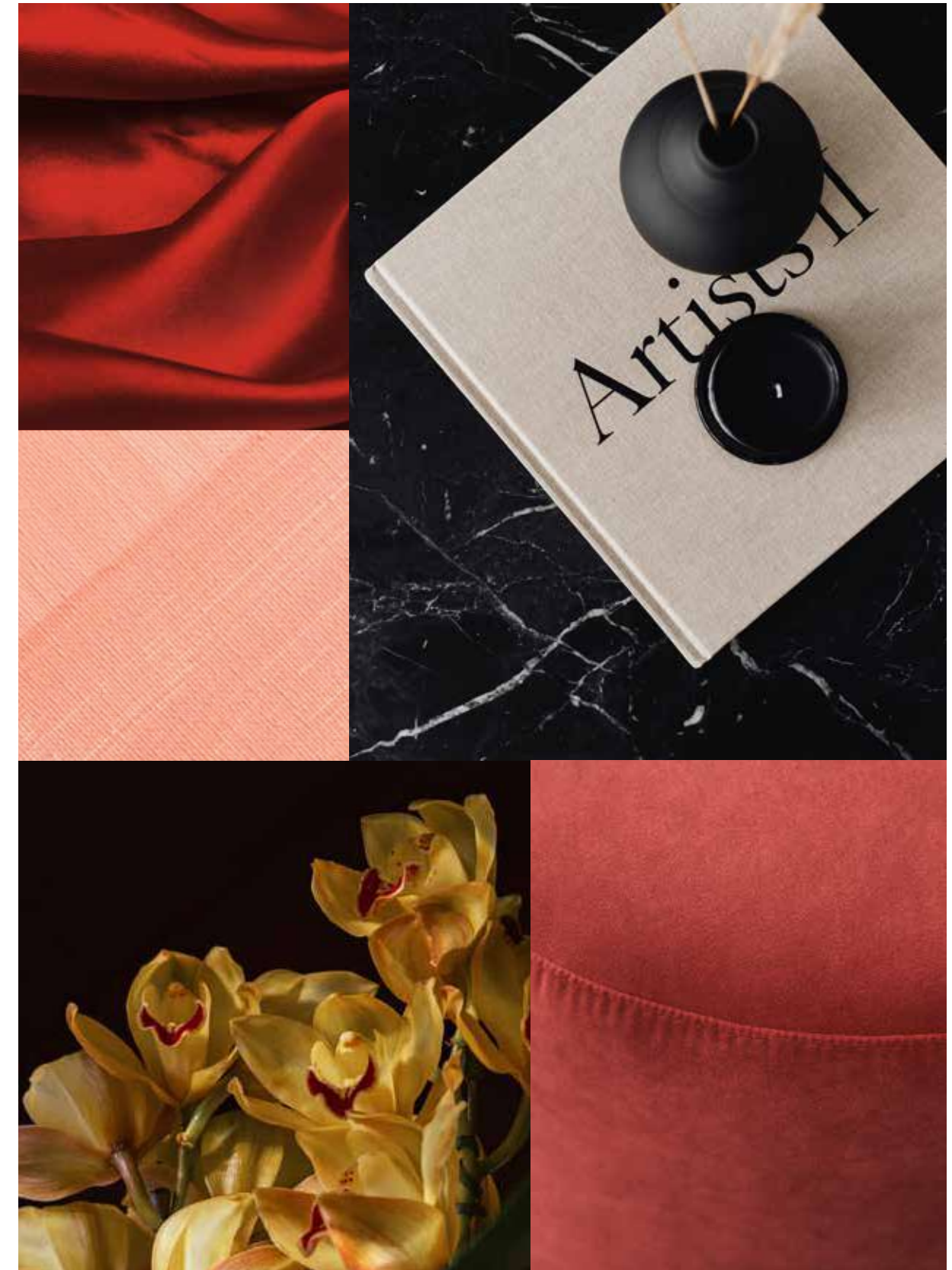
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BEACH CONNECTIVITY / COMFORT / PRIVACY



VILLA  
REDWOOD

Seven-Bedroom Property

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

LW DESIGN - ARCHITECT

VILLA REDWOOD

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.

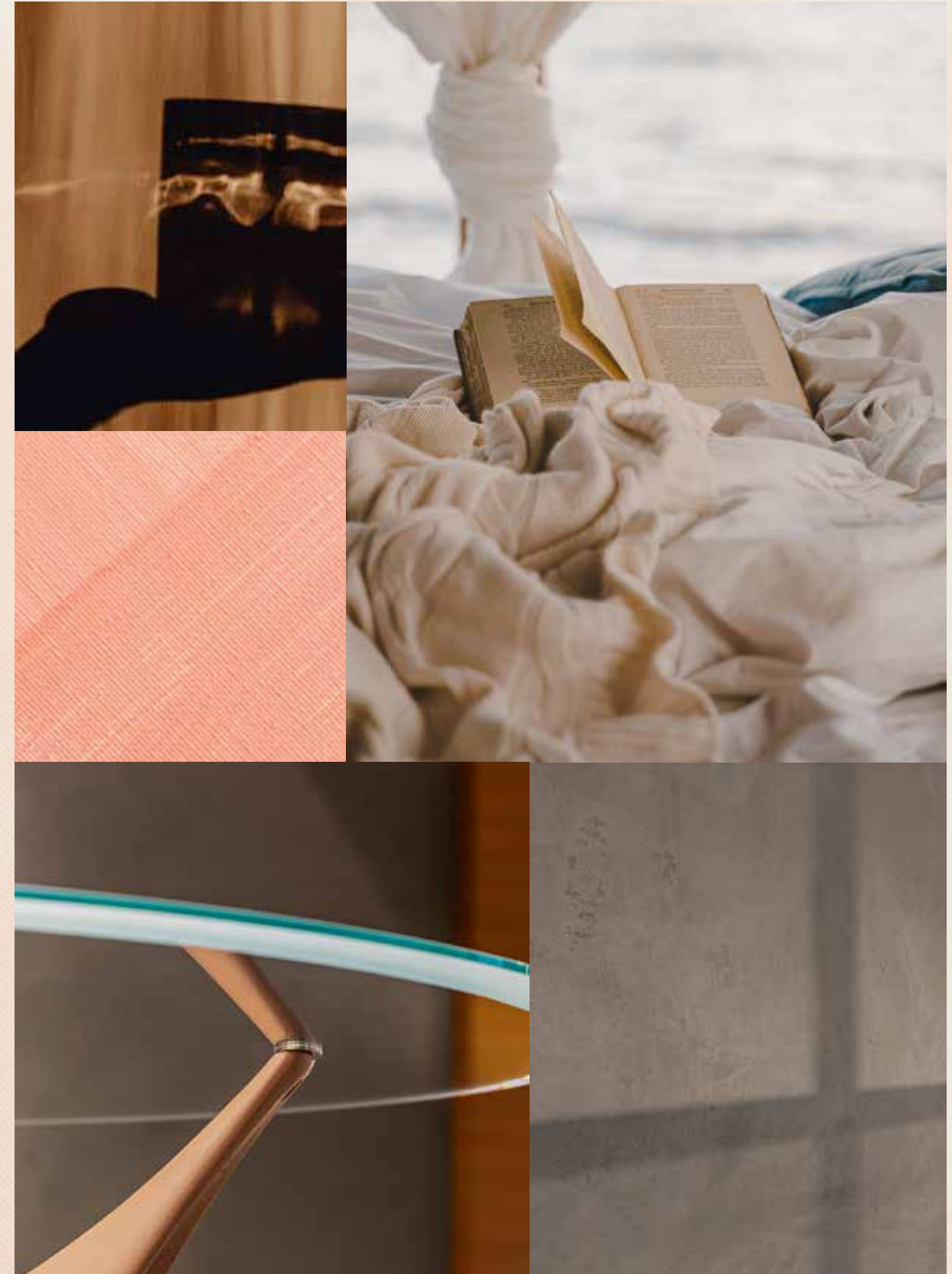




Soft shades, warm materials, and the finest luxury finishes come together to create a naturally **peaceful atmosphere.**

**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.





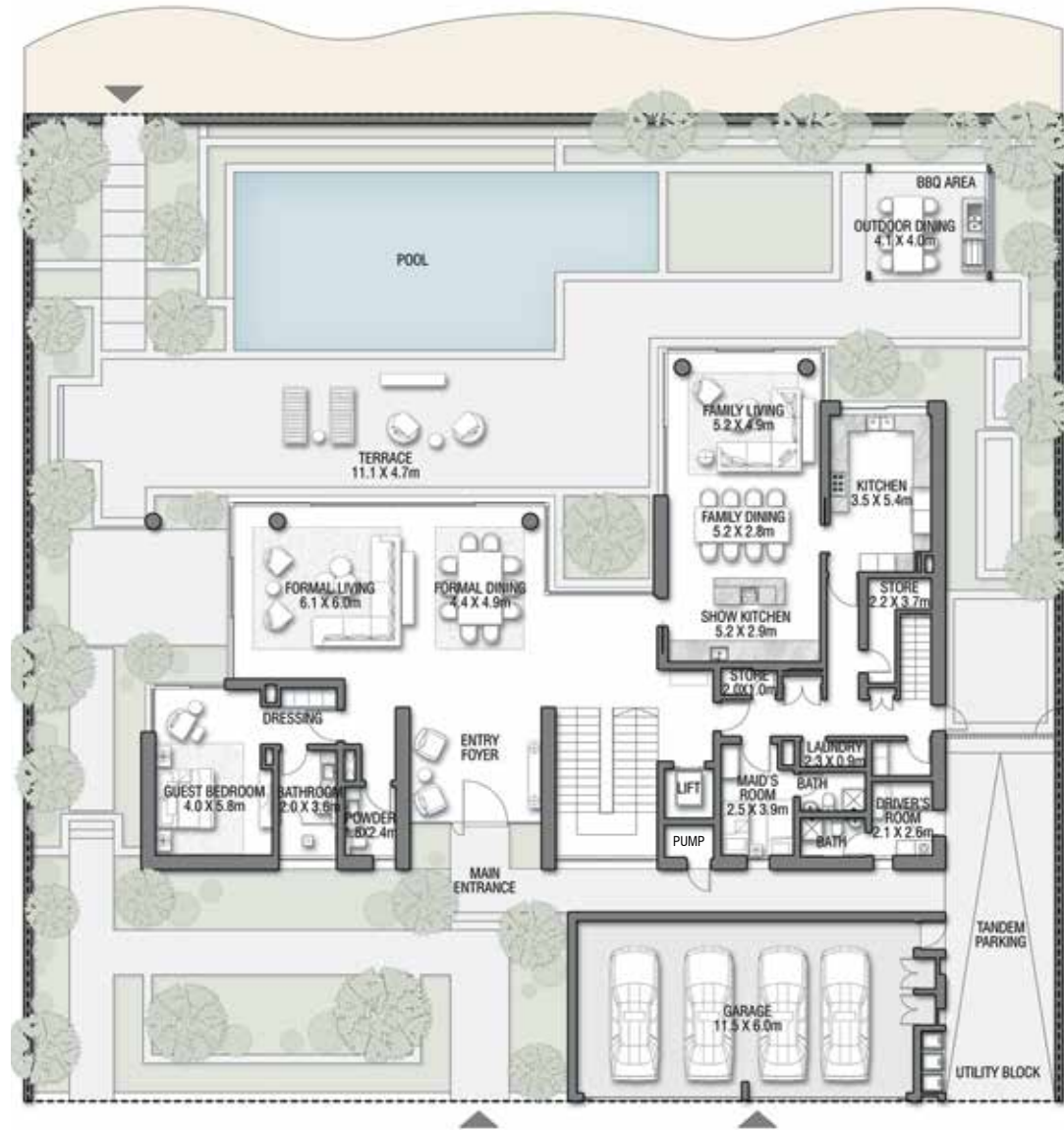
# REDWOOD

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
<b>TOTAL BUILT-UP AREA</b>	<b>1,130.20</b>	<b>12,165.37</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>1,130.20</b>	<b>12,165.37</b>



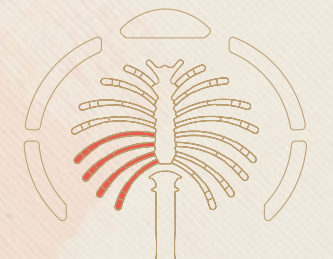
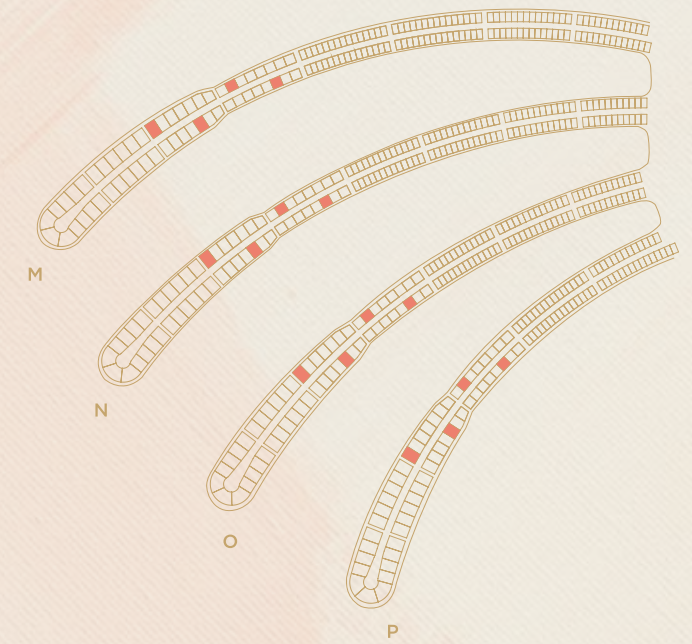
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SECOND FLOOR



FIRST FLOOR



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THE CORAL COLLECTION

**PALM  
JEBEL ALI  
NAKHEEL**





**PALM  
JEBEL ALI**

VILLA

R U B Y  
S U N S E T

THE CORAL COLLECTION

**NAKHEEL**

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THE  
CORAL VILLAS

Serenity By The Sea

In a coral villa, happiness flows endlessly.

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A CURATED COLLECTION

THE  
CORAL  
VILLAS

1



Serenity By The Sea

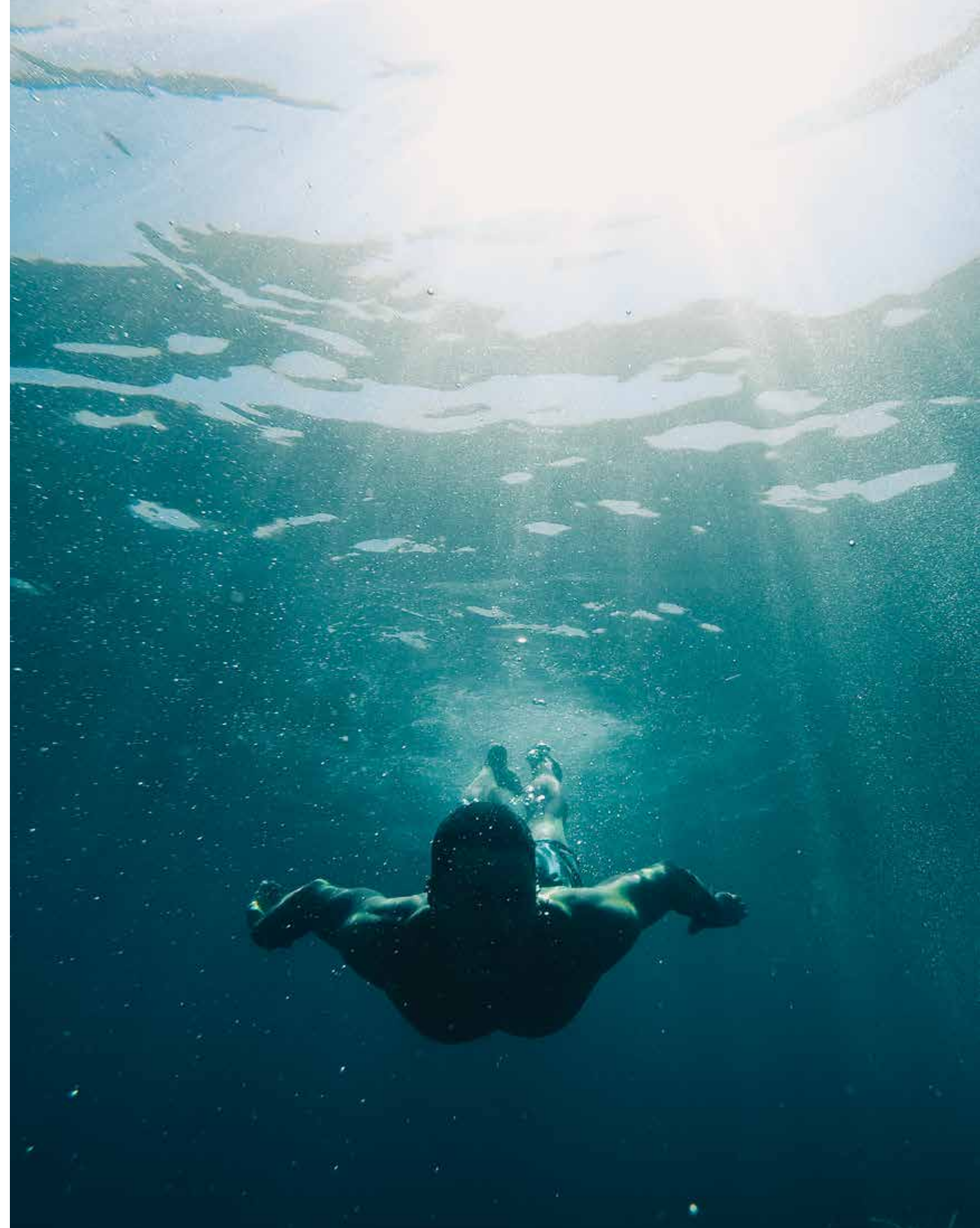
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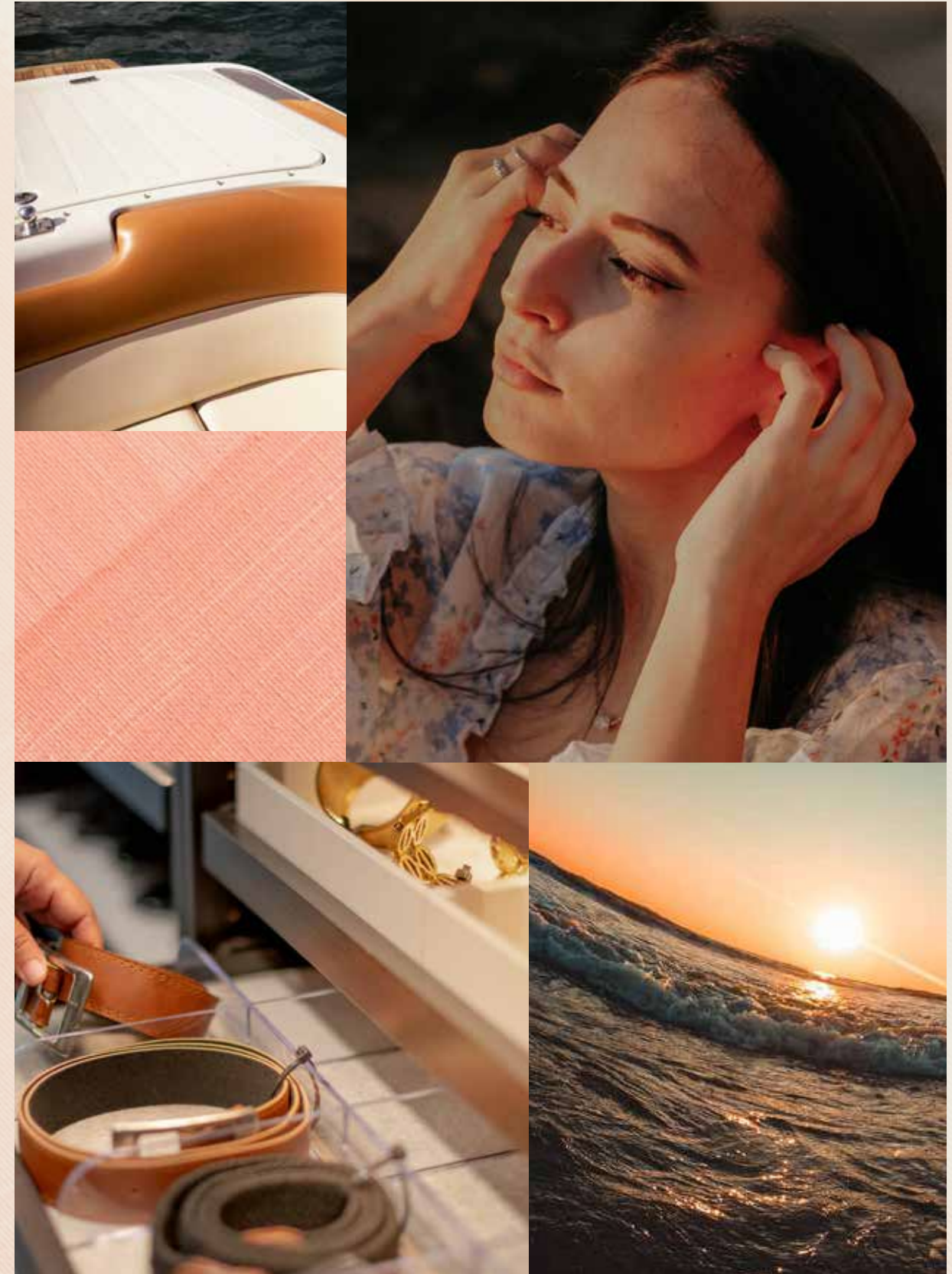




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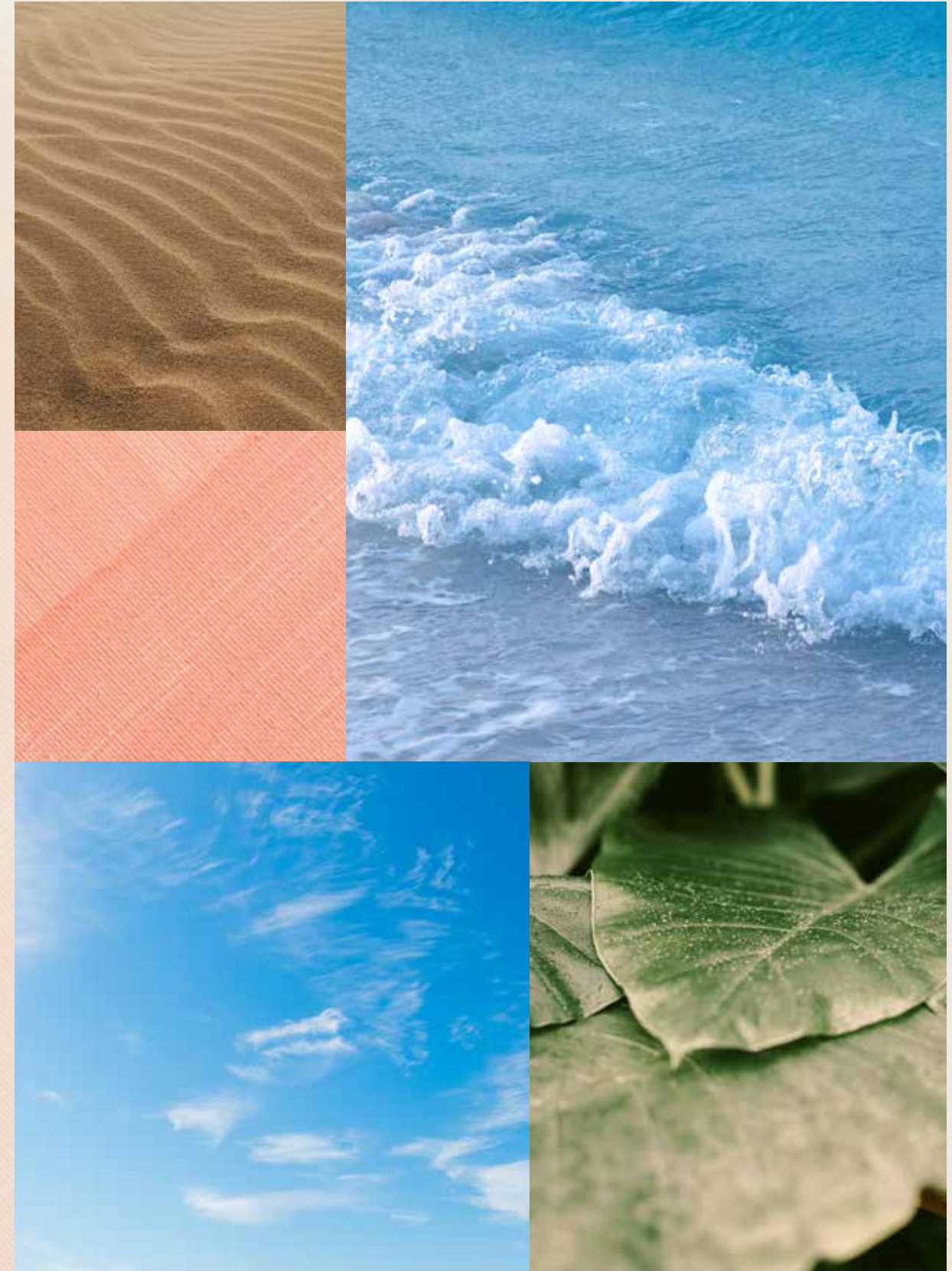
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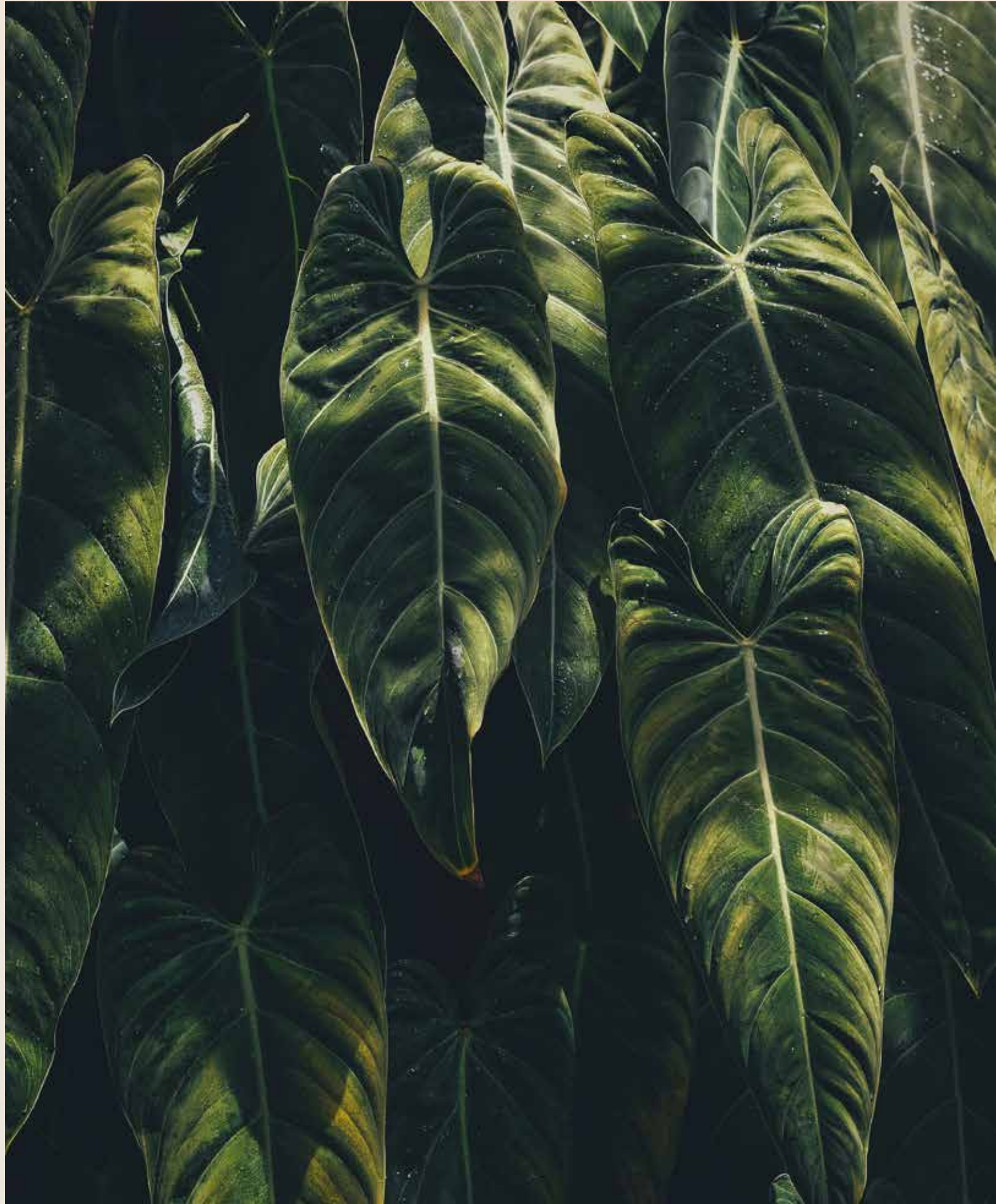
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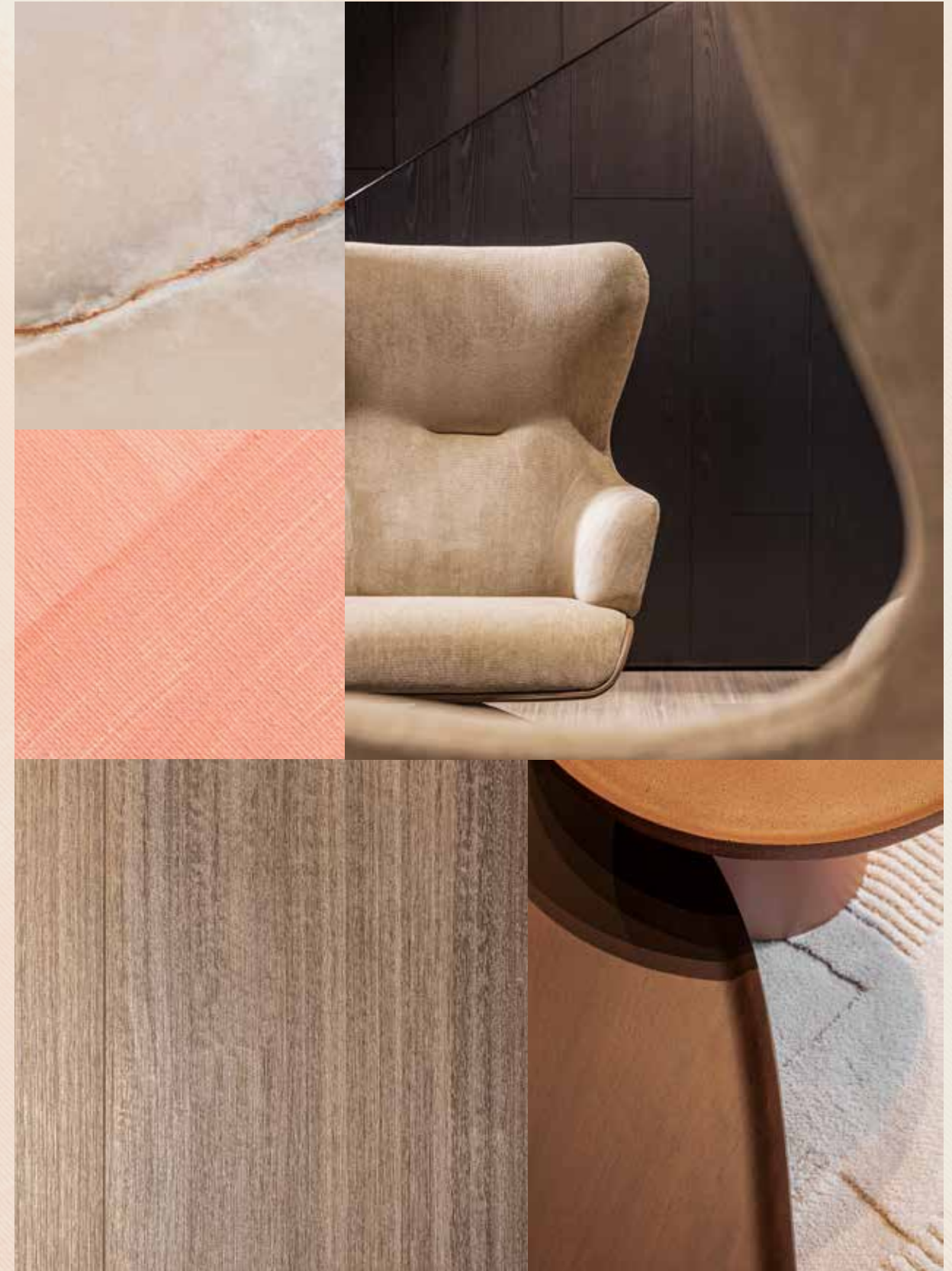


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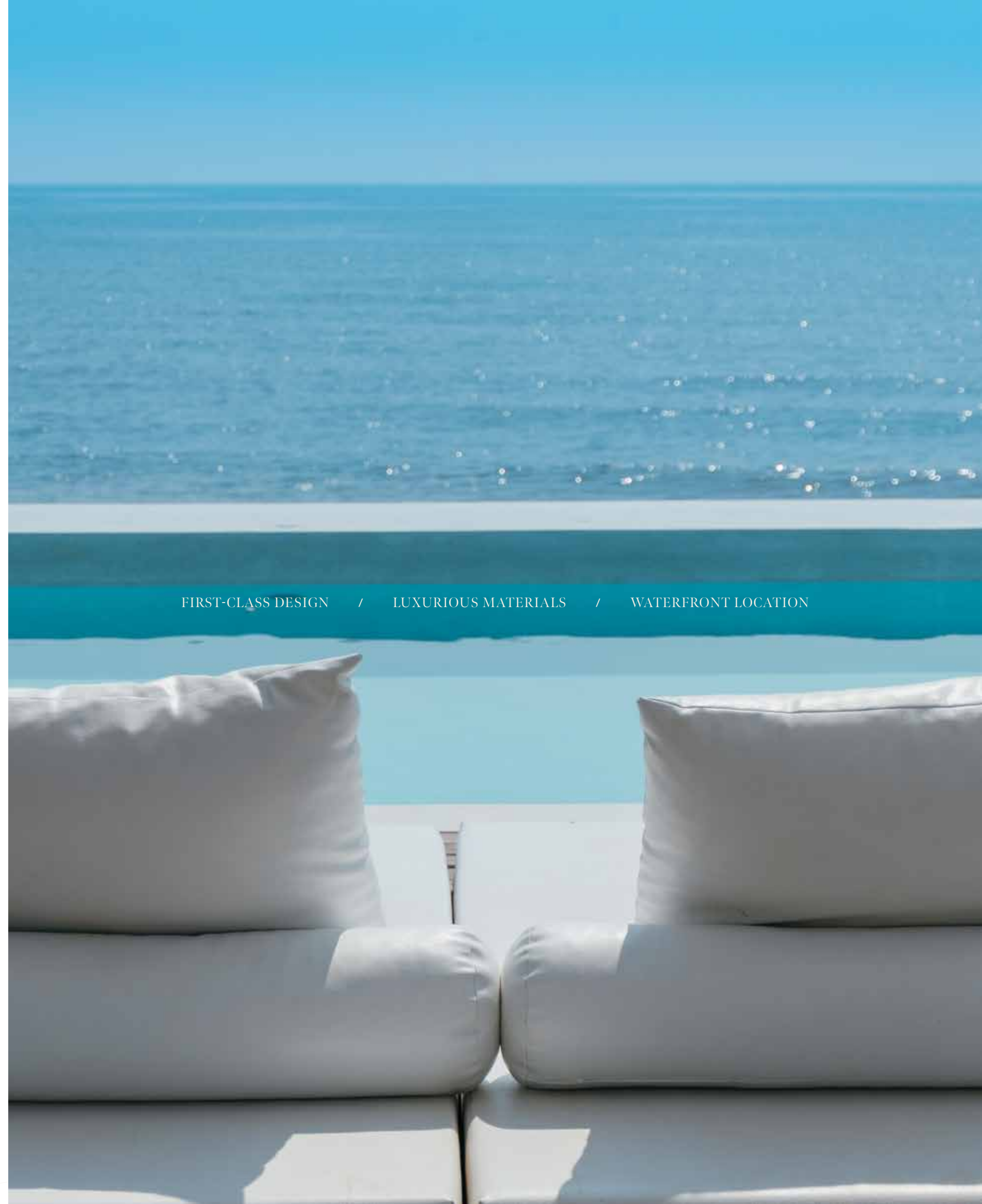


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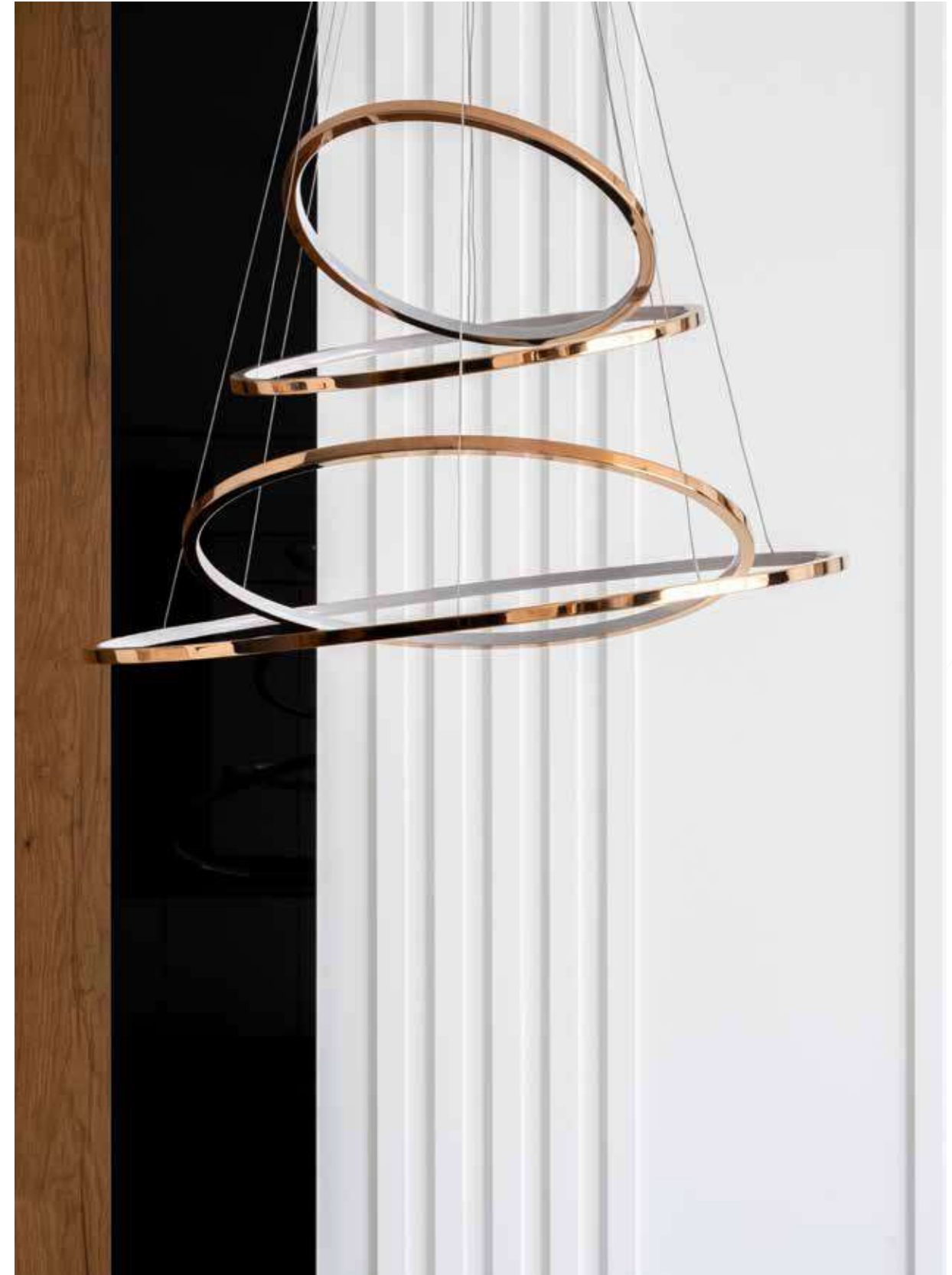
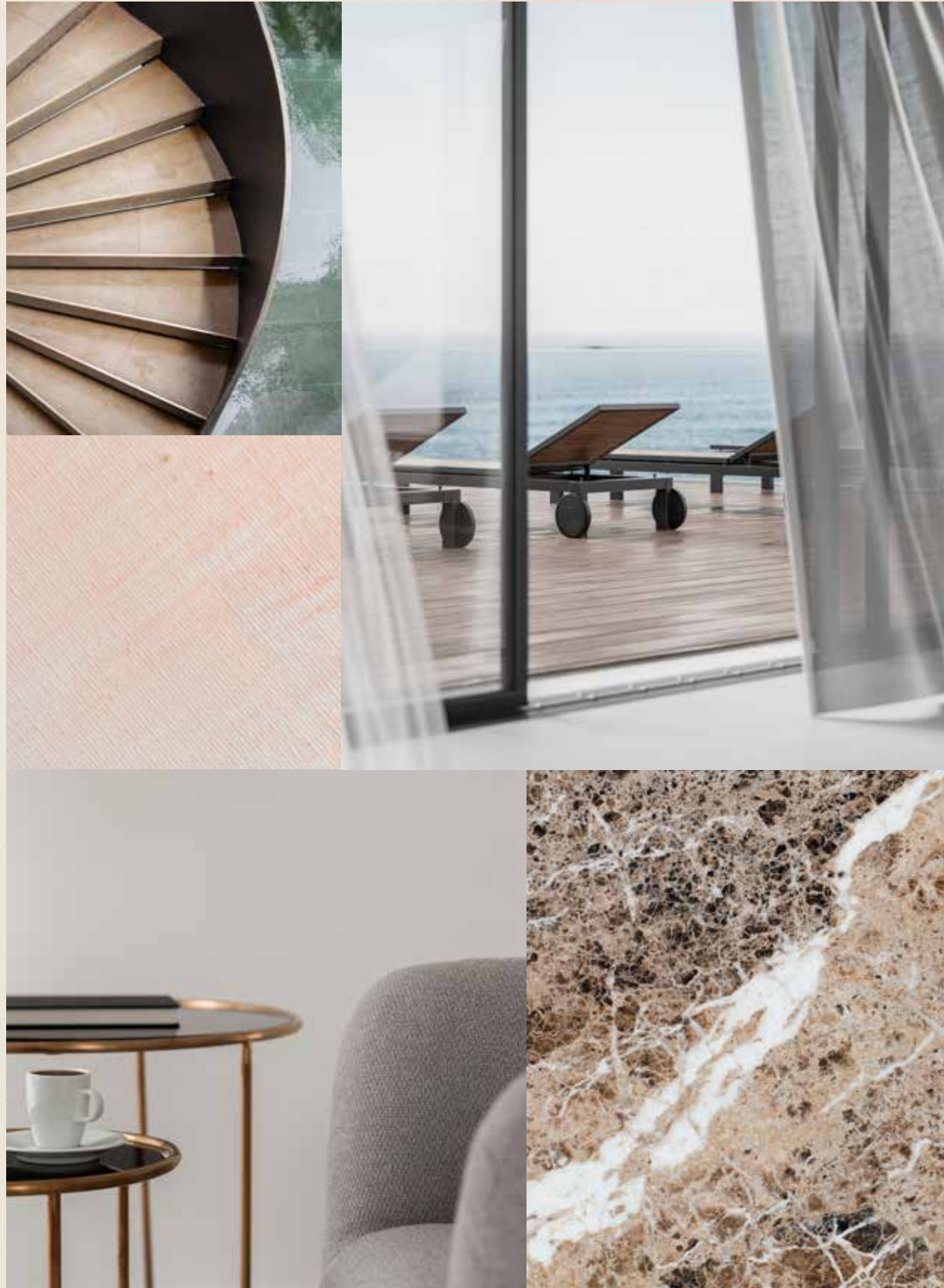
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FIRST-CLASS DESIGN / LUXURIOUS MATERIALS / WATERFRONT LOCATION





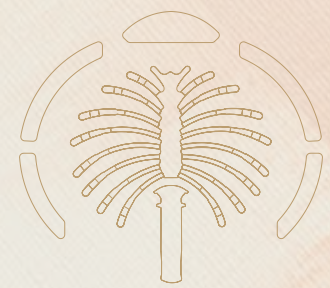


LIVE IN A MASTERPIECE

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  
RUB Y  
SUN SET

Seven-Bedroom Property

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

WHITESPACE - ARCHITECT

VILLA RUBY SUNSET

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.

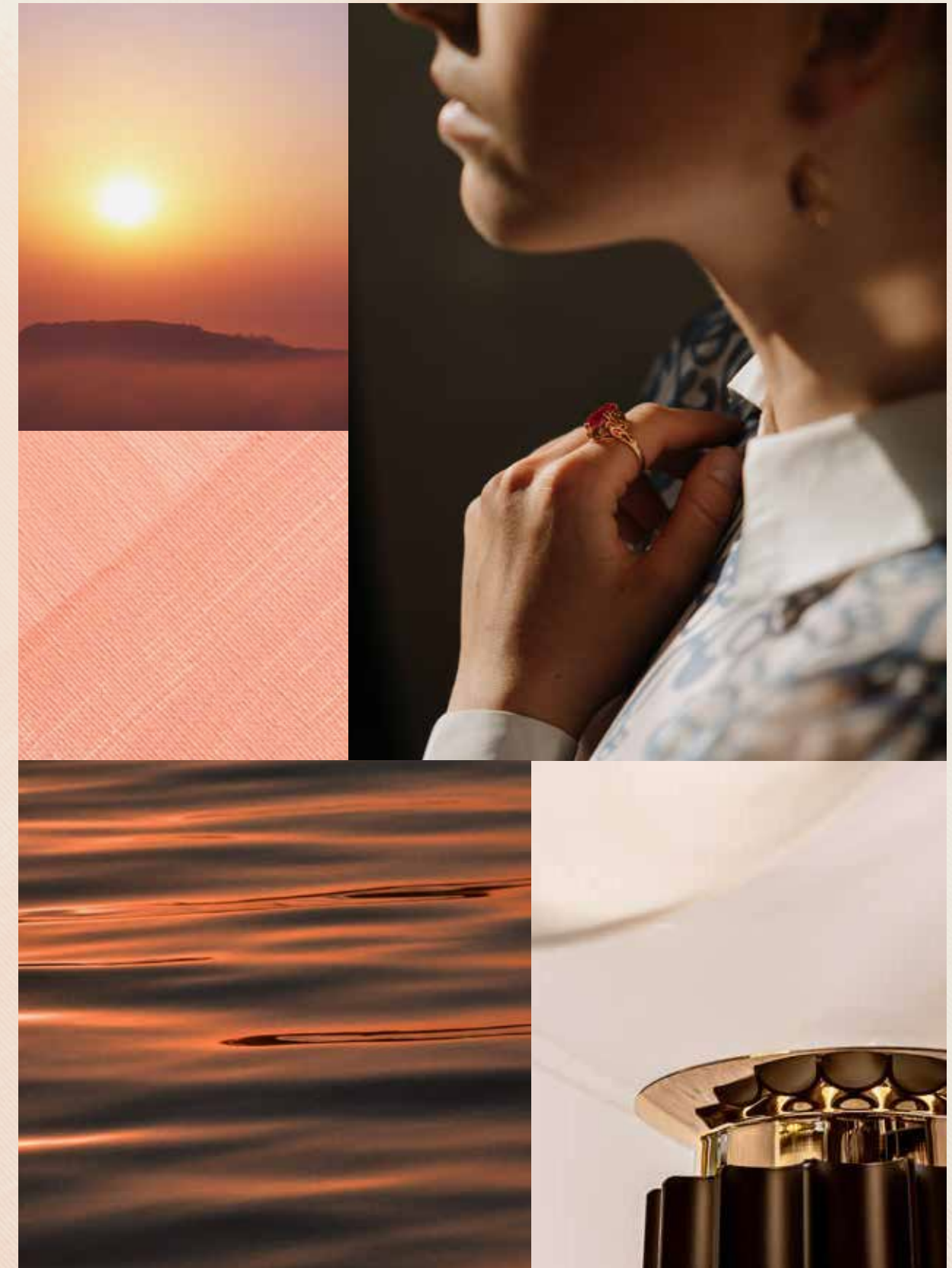
You are welcomed by a soaring, double-height foyer which provides a perfectly bright and airy space.



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.



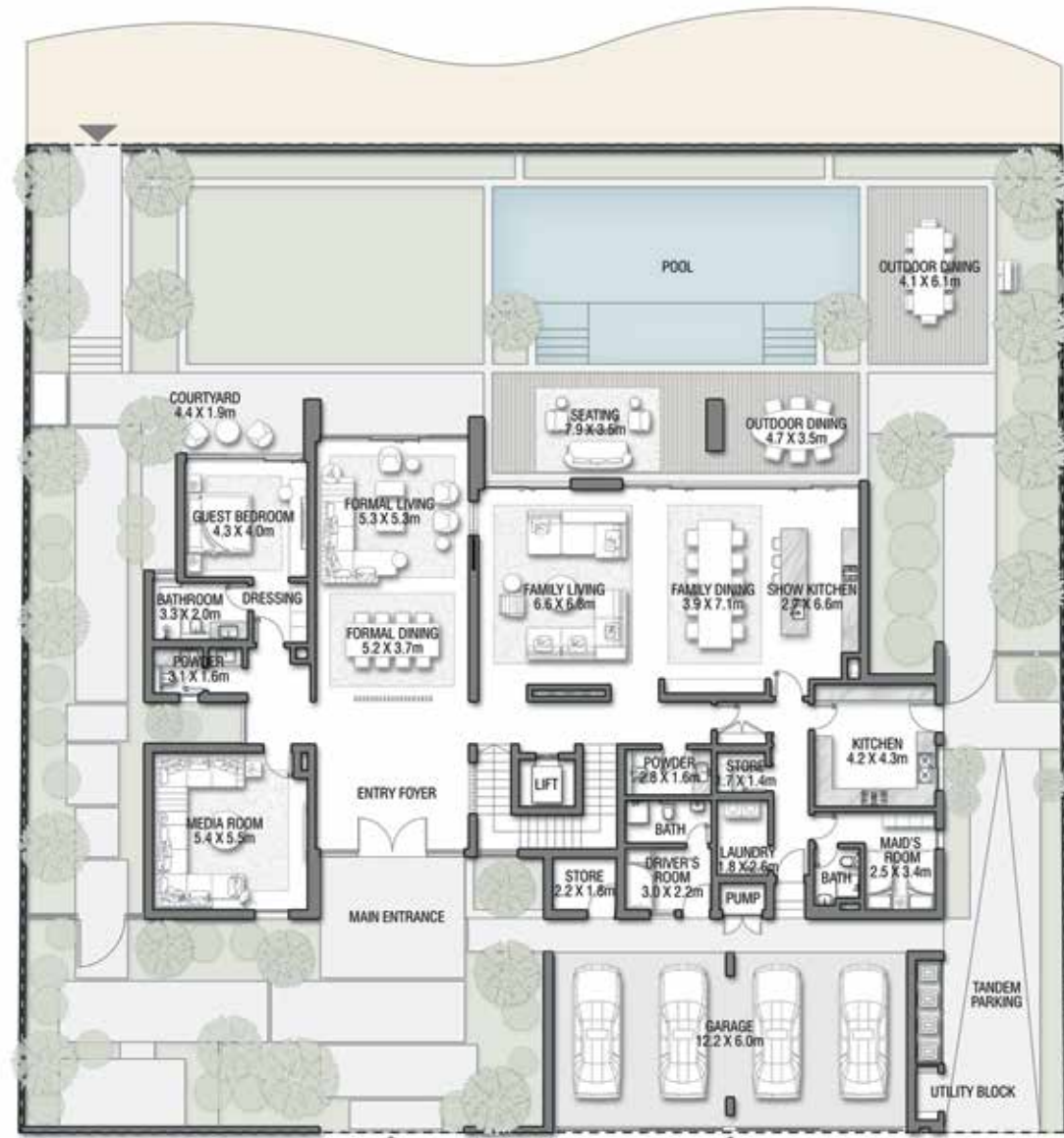
Take time to practise your self-care rituals from the comfort of your luxurious master bathroom.

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

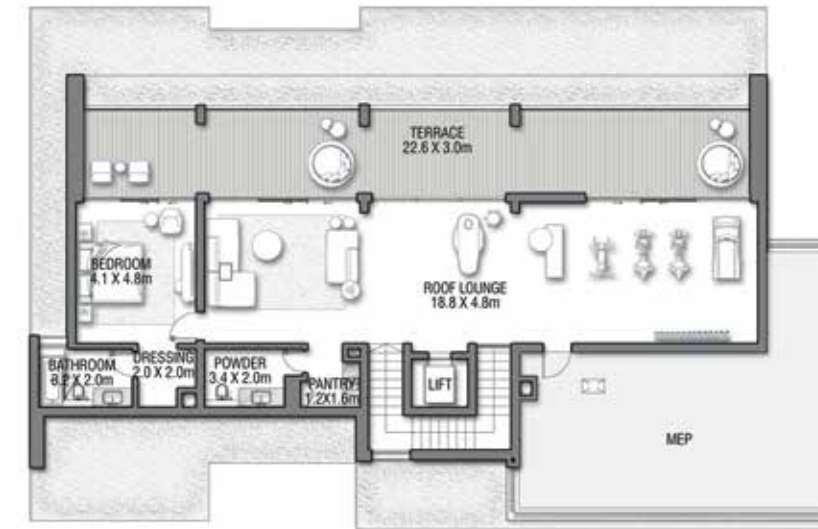


# RUBY SUNSET

Coral Villas Collection



GROUND FLOOR



SECOND FLOOR

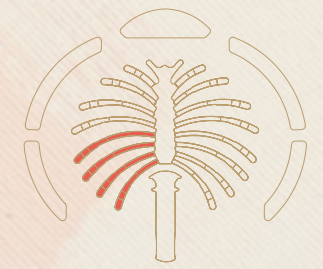


FIRST FLOOR

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
<b>TOTAL BUILT-UP AREA</b>	<b>1,129.28</b>	<b>12,155.47</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>1,129.28</b>	<b>12,155.47</b>



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 CORAL COLLECTION

**PALM  
JEBEL ALI  
NAKHEEL**







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1. A CURATED COLLECTION

THE  
CORAL VILLAS

Serenity By The Sea

In a coral villa, happiness flows endlessly.

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An iconic neighbourhood	—	P.15
Introducing the Coral Collection	—	P.20

2. LIVE IN THE MASTERPIECE

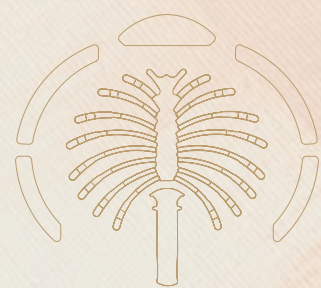
OWN A PIECE  
OF HISTORY

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A CURATED COLLECTION

THE  
CORAL  
VILLAS

1



Serenity By The Sea

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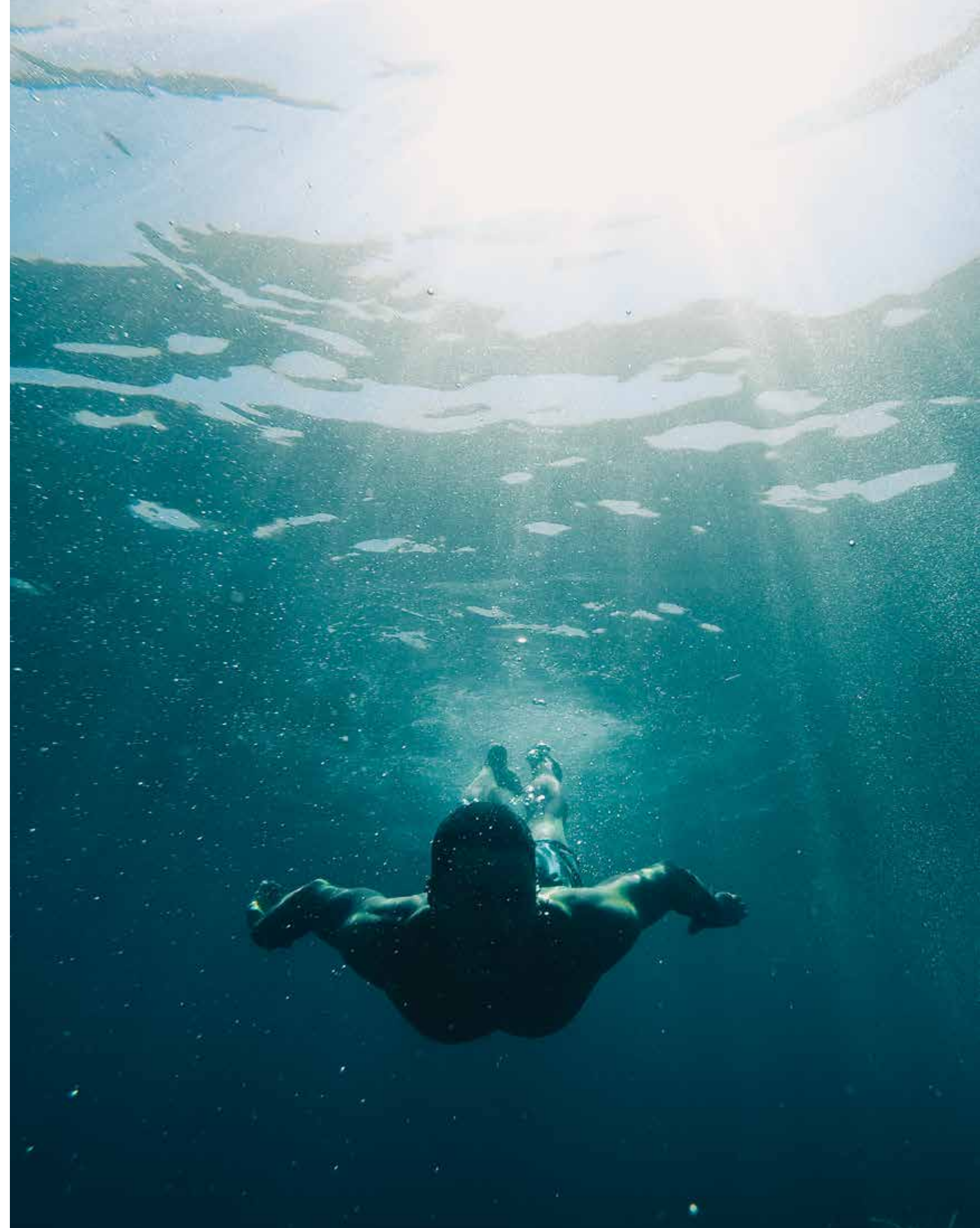


— BEACHFRONT LIVING AT ITS FINEST

# SUN, SEA, SAND, & SOPHISTICATION

ALL YOUR **DESIRES** HAVE  
FOUND A HOME.

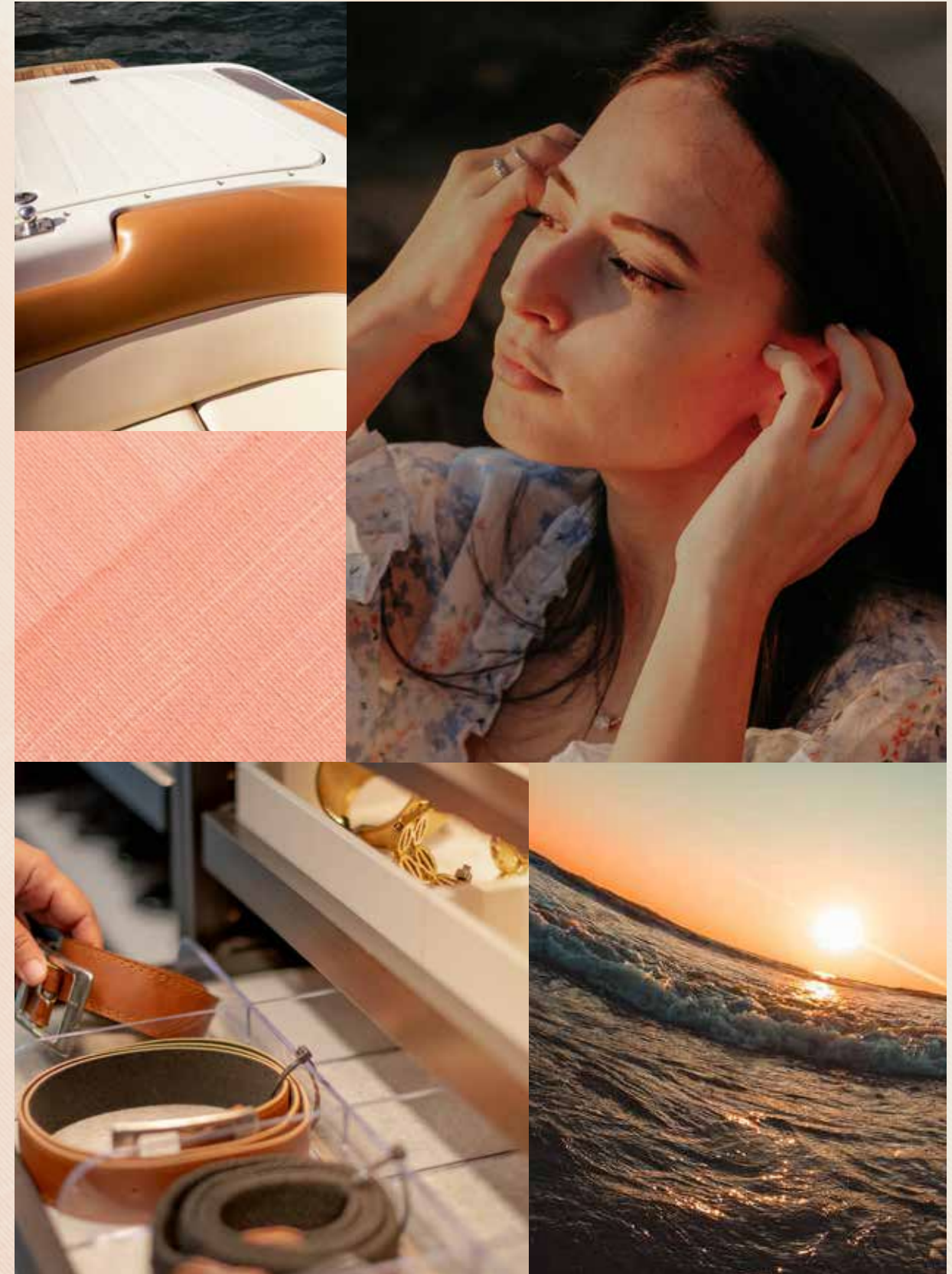
Welcome to Palm Jebel Ali, a world-class lifestyle destination meticulously designed and impeccably curated, providing unrivalled luxury living to its residents.



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.

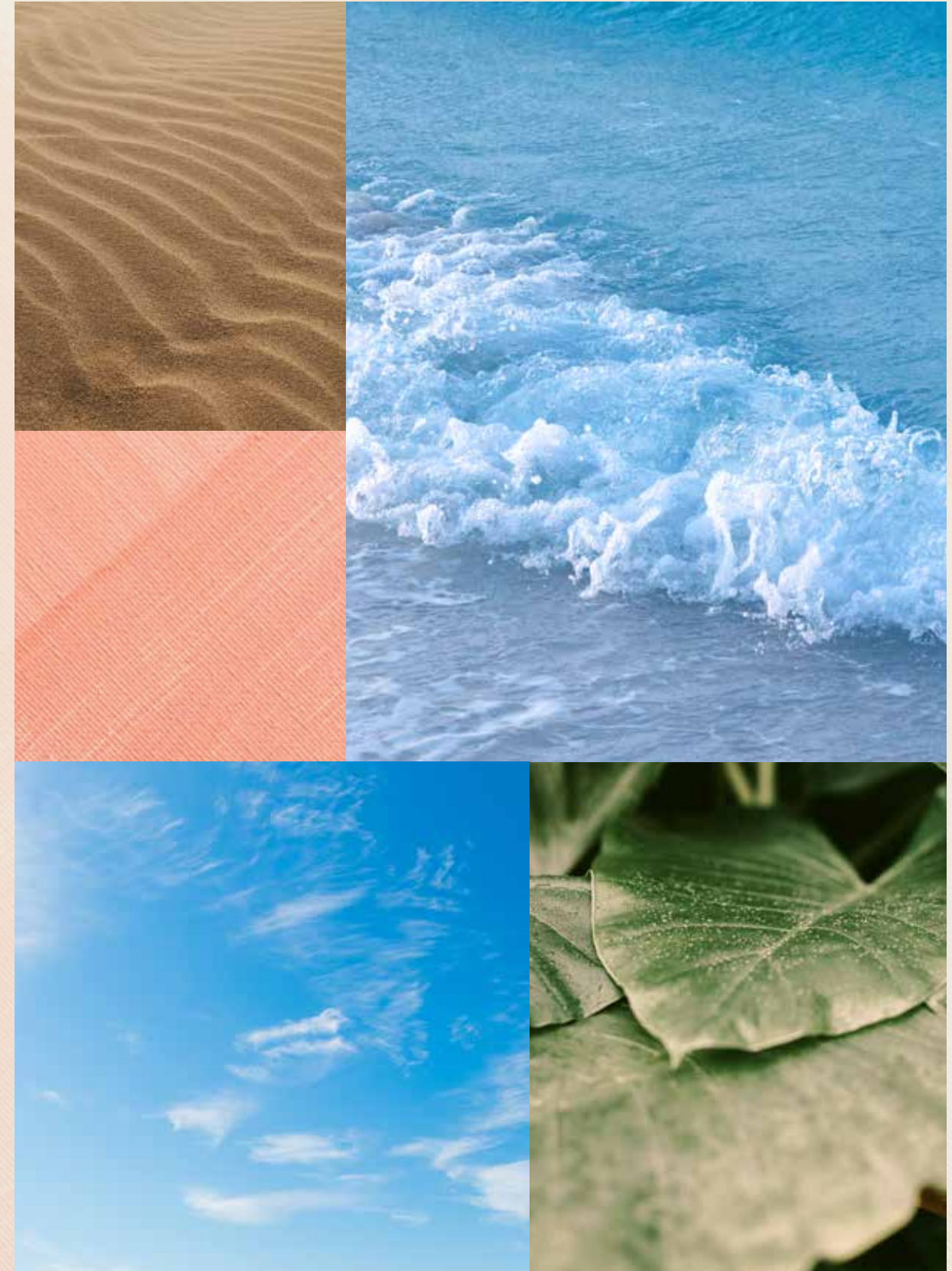
**LIVE IN HARMONY WITH NATURE, BETWEEN THE CITY AND THE SKY.**

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.

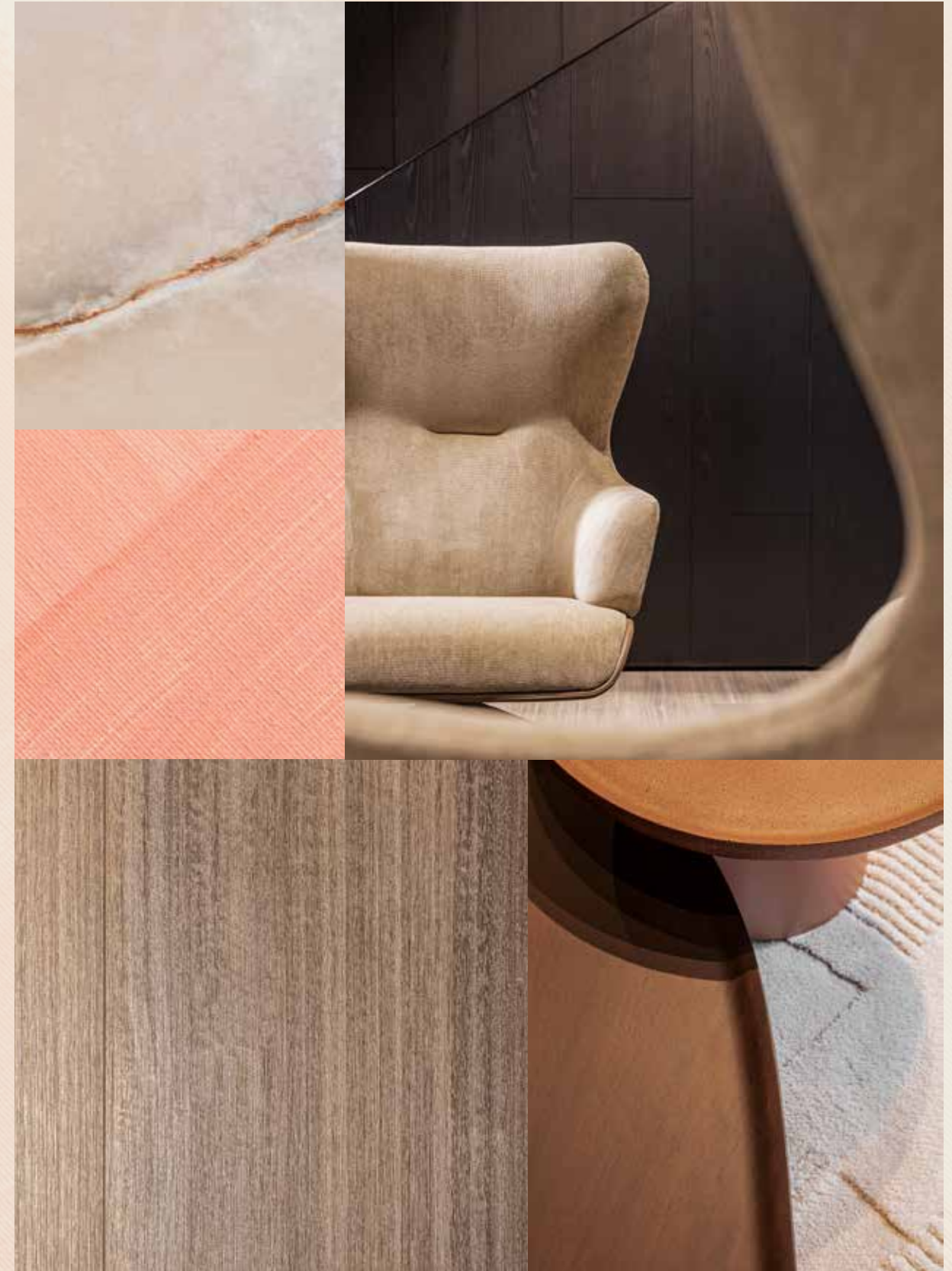


INTRODUCING THE CORAL COLLECTION

# 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.



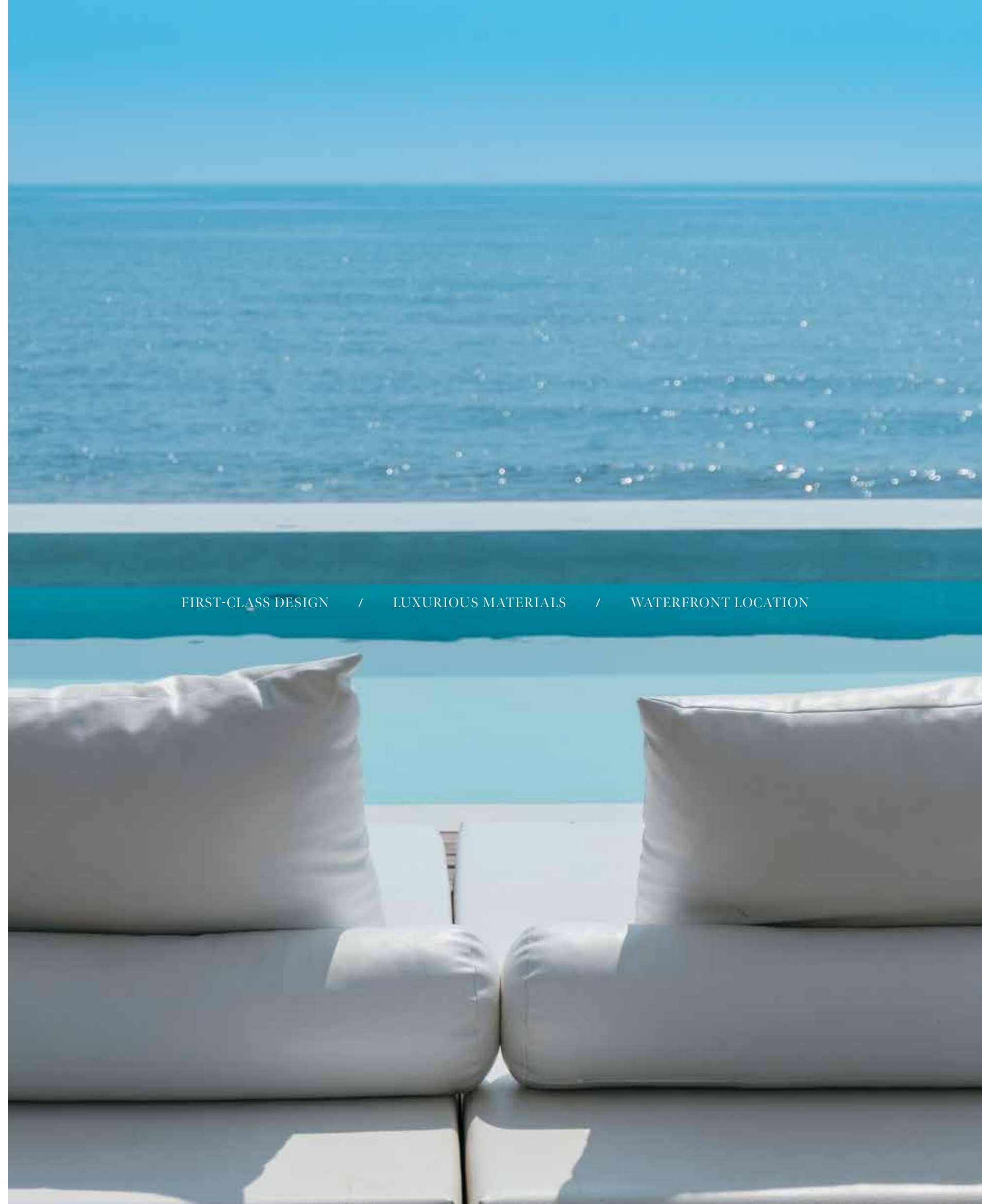


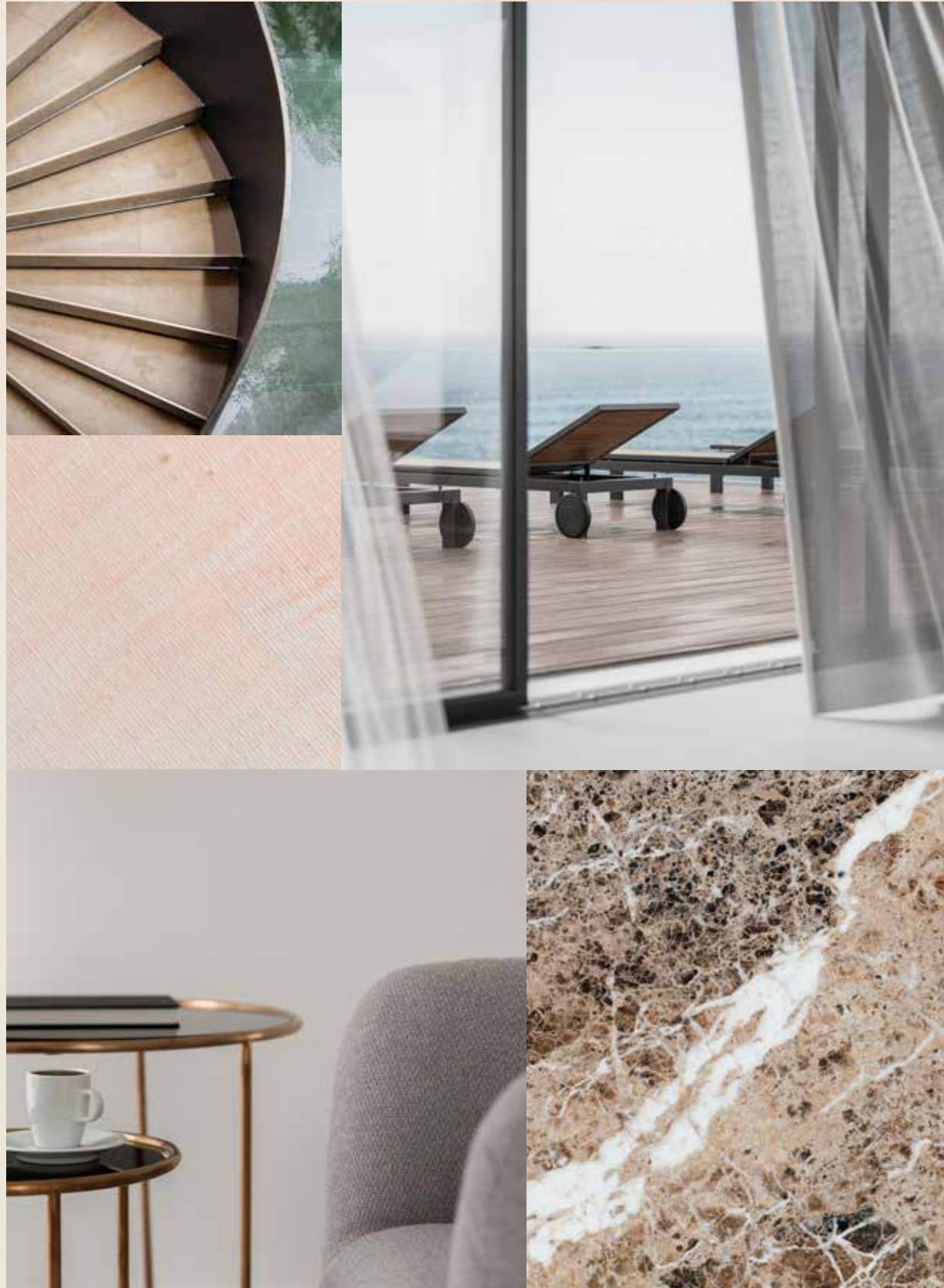
**First-class design**, a supreme waterfront location, and the peace and serenity of an exclusive, private neighbourhood.

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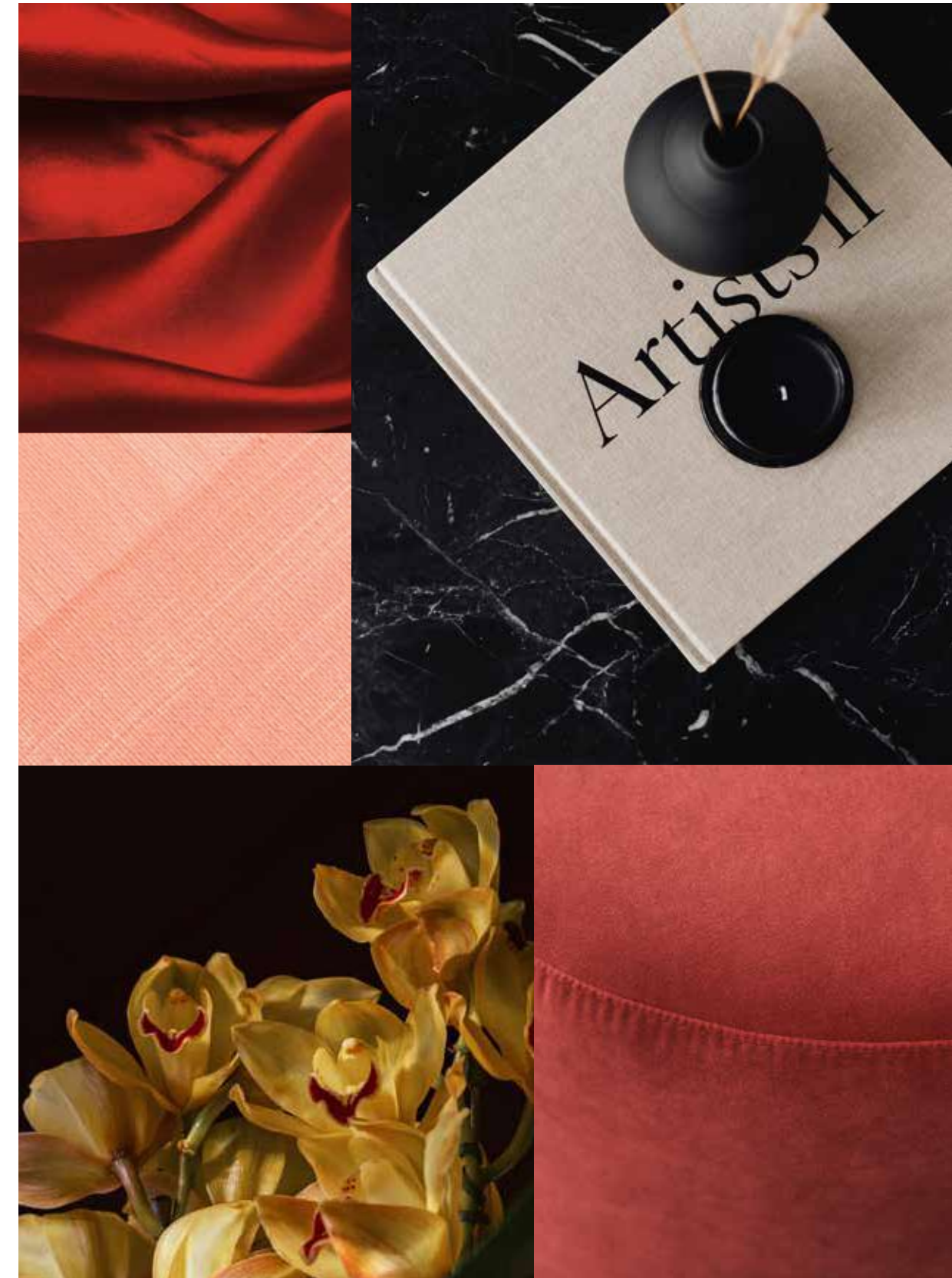
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BEACH CONNECTIVITY / COMFORT / PRIVACY



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.

VILLA TERRACOTTA

## 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.

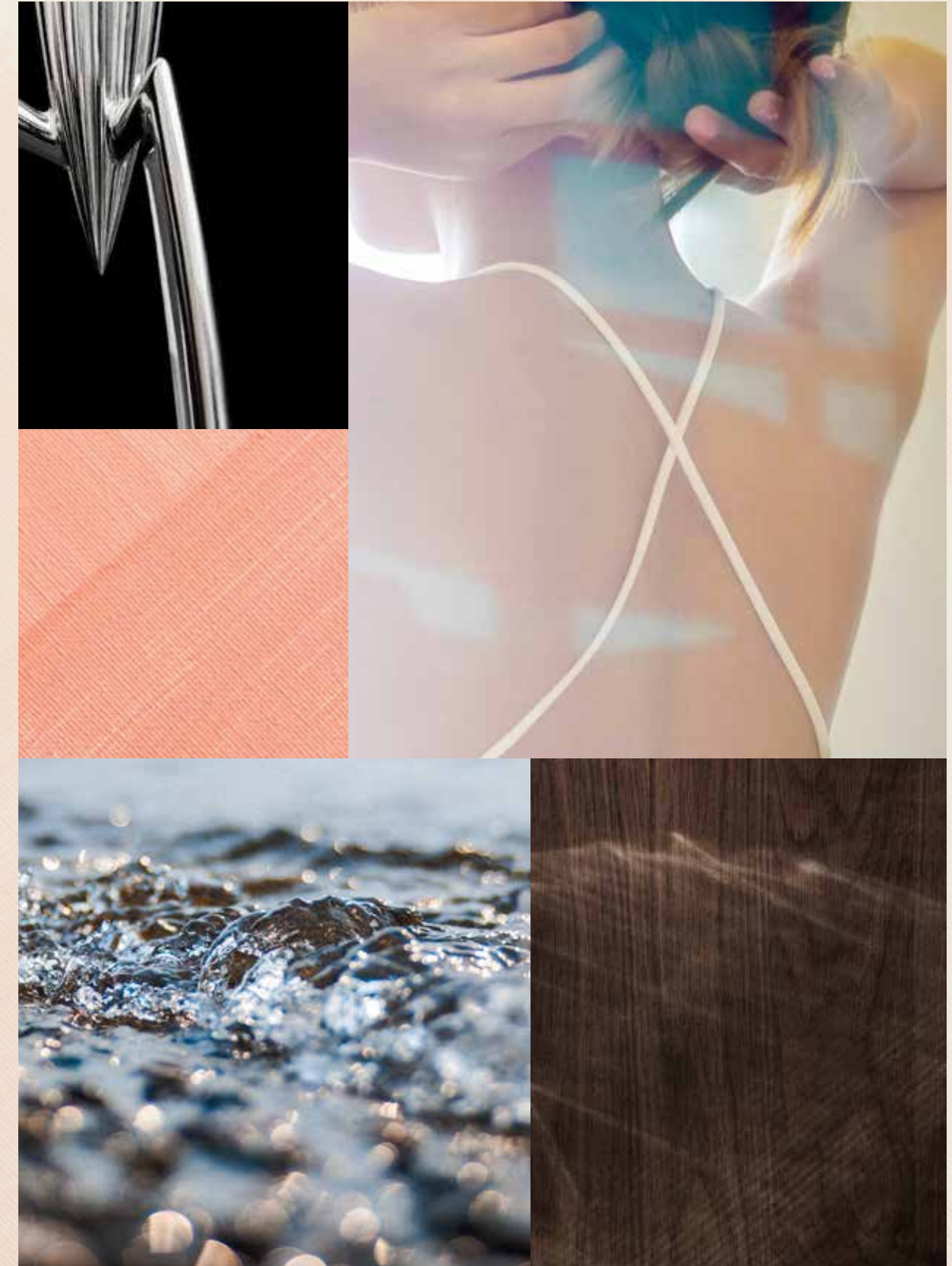
The central glass panels, with vertical detailing, invite an abundance of  
natural light inside. Enjoy an uplifting experience each time you return home.



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.

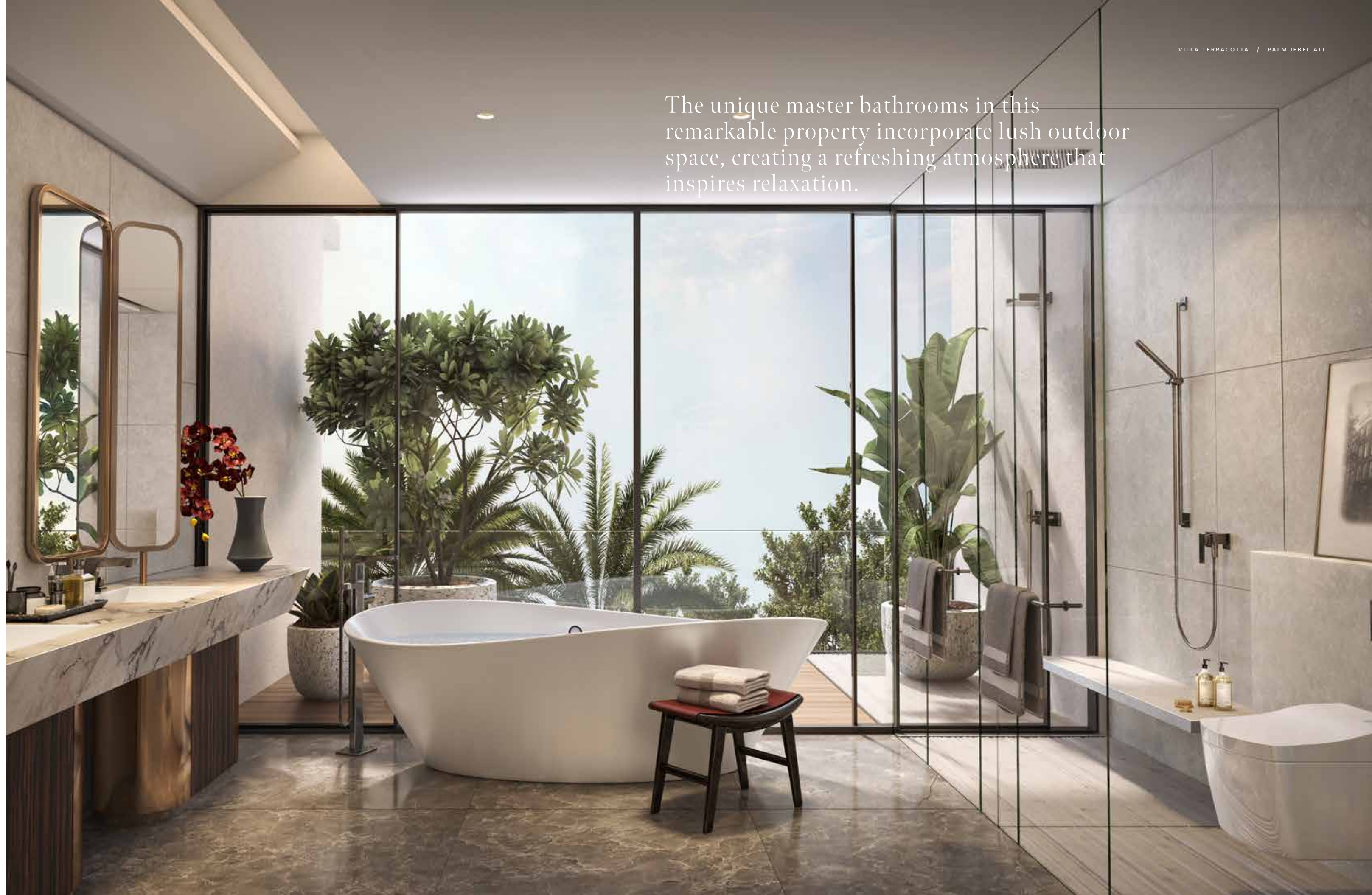
SPACE FOR WORK, WELLNESS AND LEISURE.

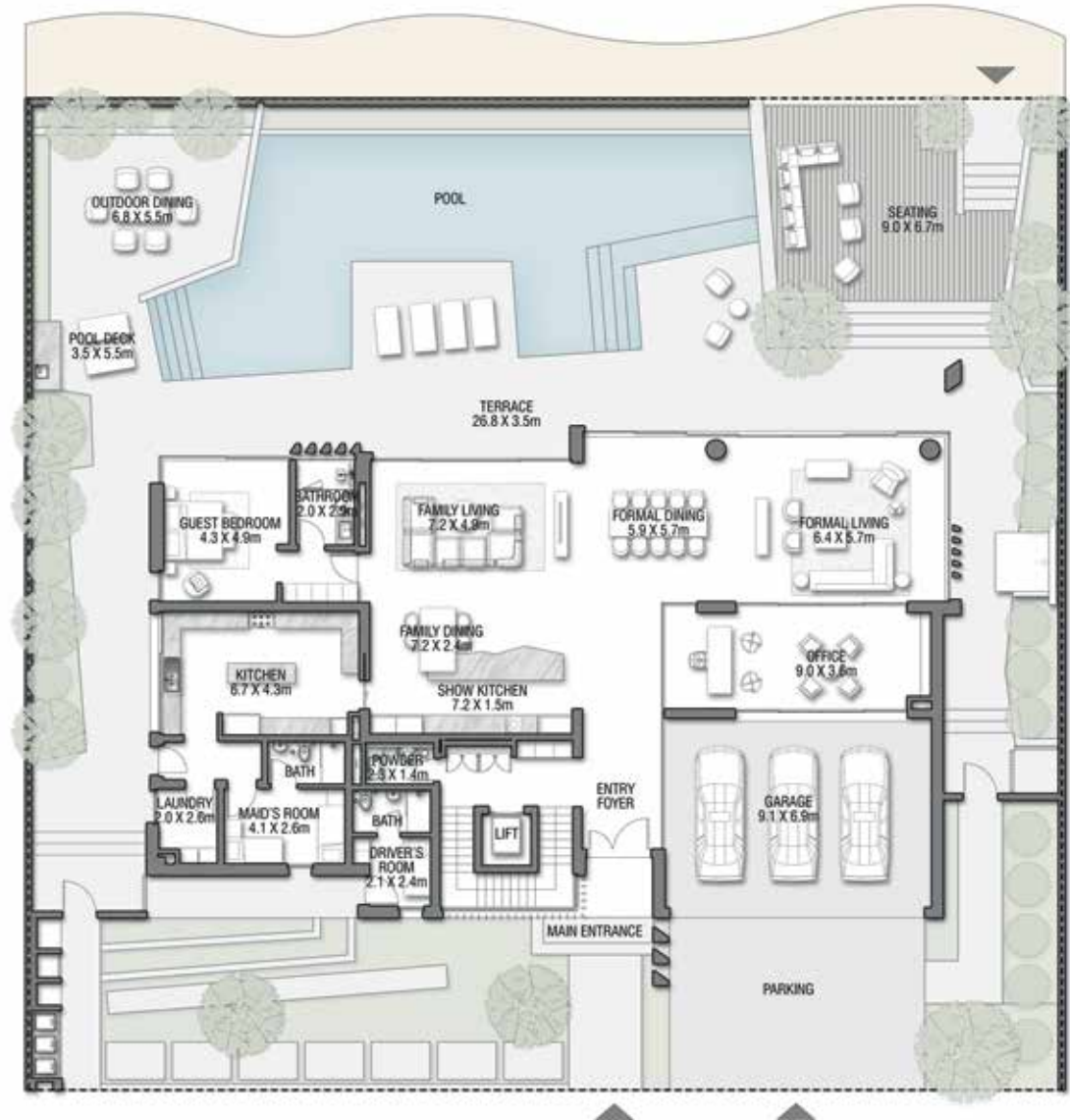
This home has been designed to provide sleek and stylish spaces to accommodate every aspect of your exhilarating lifestyle: from working at home and meeting clients to hosting exclusive dinner parties and memorable events to rest and self-care.

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.

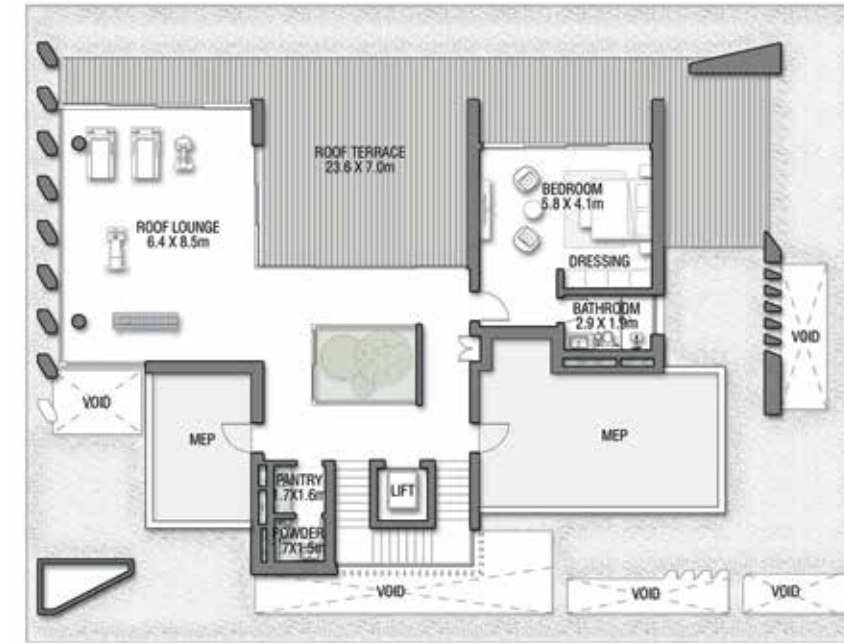


The unique master bathrooms in this remarkable property incorporate lush outdoor space, creating a refreshing atmosphere that inspires relaxation.





GROUND FLOOR

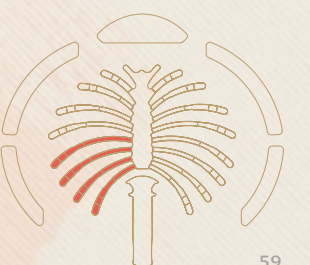
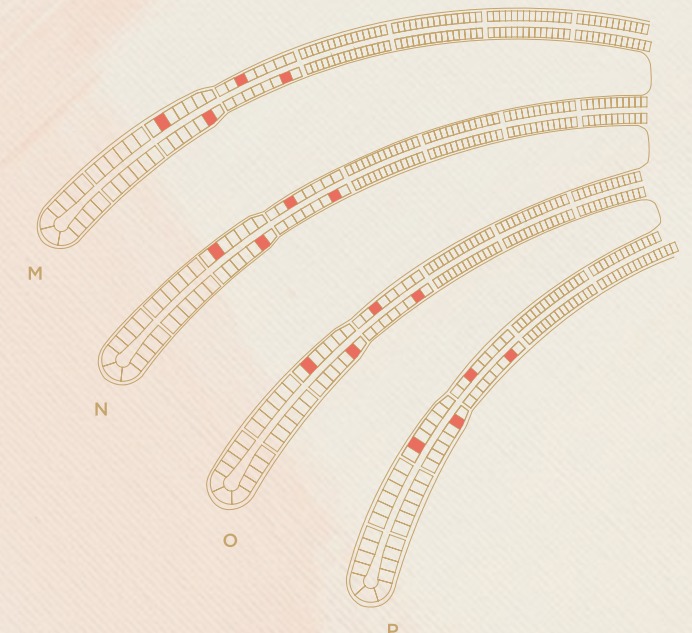


SECOND FLOOR



FIRST FLOOR

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
<b>TOTAL BUILT-UP AREA</b>	<b>1,127.89</b>	<b>12,140.51</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>1,127.89</b>	<b>12,140.51</b>



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