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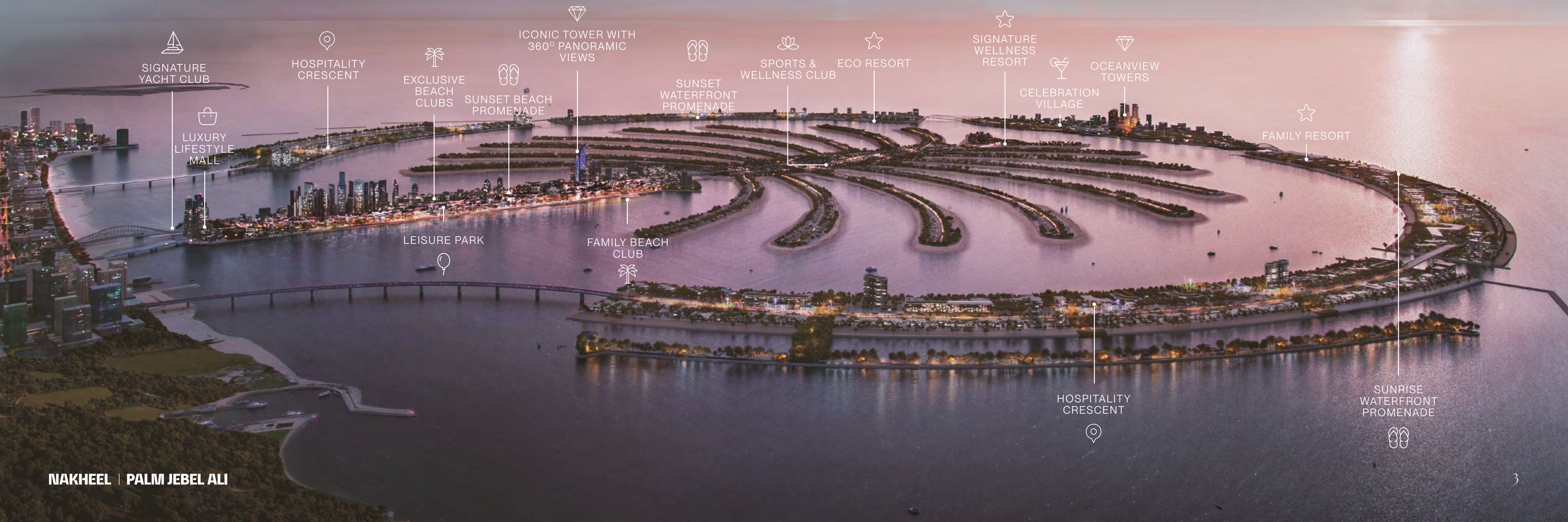
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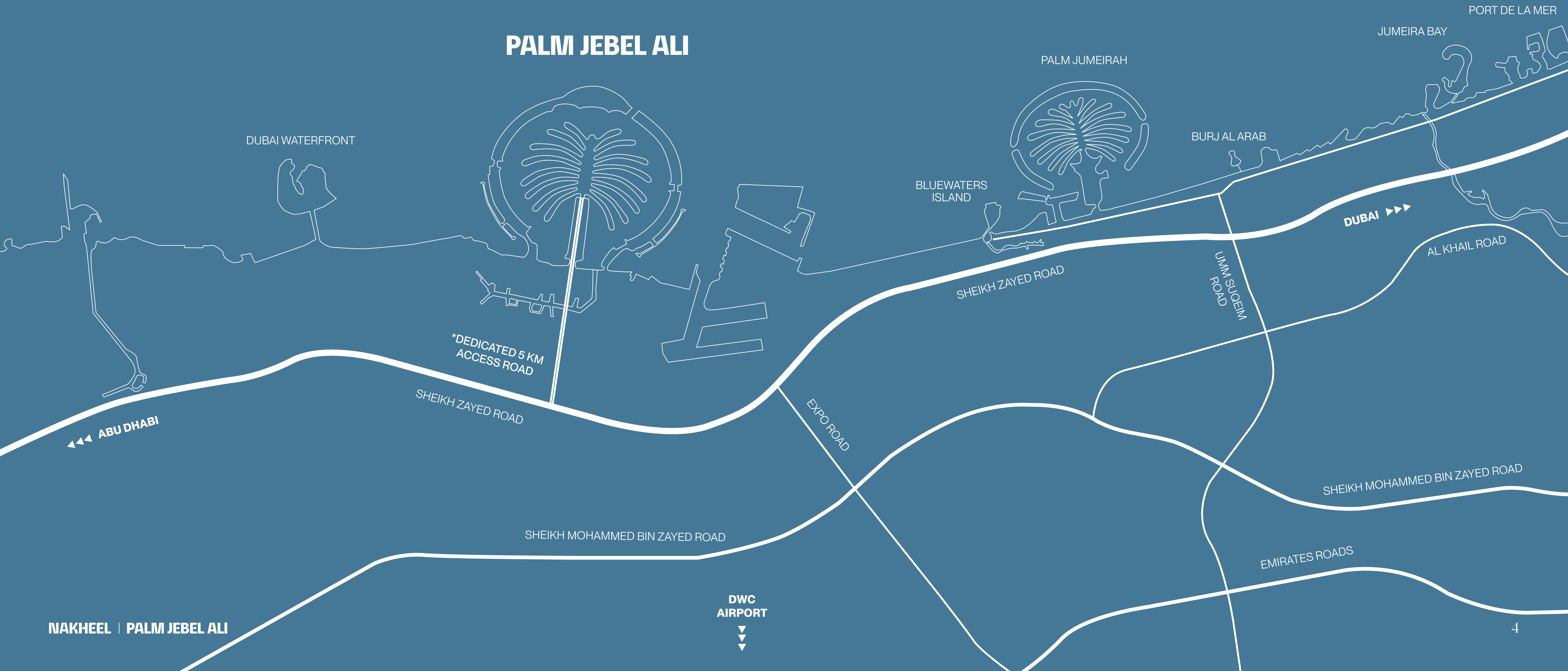
PALM JEBEL ALI

Palm Jebel Ali rises gracefully from the shimmering waters of the Arabian Gulf, an exquisite paradise archipelago just off the coast of Dubai. This city-scale development embodies the nation's ambitious vision to create a destination unlike any other.

On its islands, lush landscapes meet vibrant azure coastlines, shaping distinctive neighbourhoods. Refined residences, world-class hotels, and exceptional lifestyle experiences unfold along pristine stretches of waterfront.



LOCATION



THE VILLAS

Along the shores of Palm Jebel Ali, the villa collection captures the essence of elevated coastal living. Inspired by the horizon and designed as sanctuaries of light and space, each residence redefines what it means to live by the water. Private retreats are shaped for modern life, yet timeless in spirit.



THE BEACH COLLECTION

A FRESH VISION FOR
WATERFRONT LIVING

The Beach Collection on Palm Jebel Ali brings the coast into every moment. Set amidst timeless vistas and layered architecture, these homes open onto pristine shores with panoramic views. Designed for effortless living, connection, and quiet luxury, these 5- and 6-bedroom homes offer seamless access to the vibrant energy of Palm Jebel Ali.

DISCOVER SEASIDE SERENITY

Each villa transcends the notion of home — a space bathed in light and imbued with a sense of calm and grace. Flowing interiors and expansive glass elevations draw in natural light and frame sweeping views of Palm Jebel Ali. Every detail is meticulously crafted to balance refined design, lasting comfort, and enduring sophistication.



VILLA
CYAN SKY
6-BEDROOM

“OUR GOAL WAS TO DESIGN A HOME THAT ACTS
LIKE A RESORT, AND EMBODIES THE SPIRIT OF THE
SEA, AND THE ELEGANCE OF WATERFRONT LIVING”

Naga Architects – Architect





WHERE THE OCEAN FEELS LIKE HOME



Cyan Sky isn't just built beside the sea, it moves with it. Its distinctive cubic form rises boldly from the shoreline, a sculptural statement that captures the horizon from every angle and draws the calm, energising presence of the sea directly into the home.



LIGHT THAT LIVES WITH YOU

Inside, natural light pours through grand windows, opening the home to uninterrupted views. Soft tones and refined finishes bring a sense of ease, while horizon-facing terraces extend the living experience outdoors, creating a seamless flow between sanctuary and shoreline.









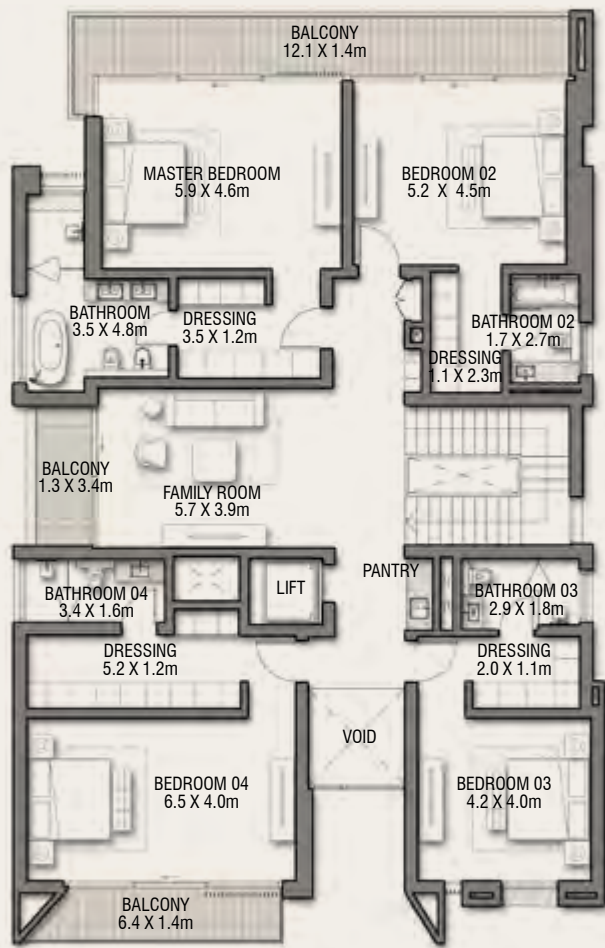


BEACH

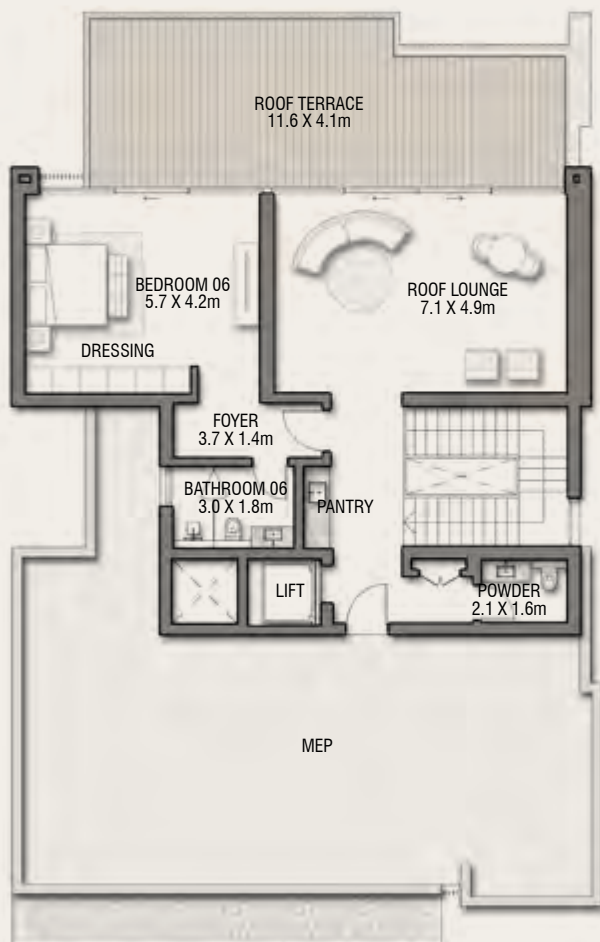
VILLA I



Ground Floor



First Floor



Second Floor

VILLA

CYAN SKY

6-BEDROOM
SHOW GARAGE + FAMILY ROOM +
ROOF LOUNGE AND TERRACE

G + 2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	213.30	2,295.94
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	255.45	2,749.64
Balcony/Terrace-FF	31.13	335.08
Second Floor	130.61	1,405.87
Balcony/Terrace-SF	44.22	475.98
Garage-Covered	42.81	460.8
Total Built-up Area	717.52	7,723.31
Garage with Pergola	0.00	0.00
Total Area	717.52	7,723.31
Plot Area	685.34 - 763.01	7,376.93 - 8,213.39

VILLA
WAVE CREST
5-BEDROOM

“SOPHISTICATED DETAILING AND LAYERING
OF FACADES ARE PREVALENT, OFFERING
ELEGANT PROPORTIONS”

LW Design – Architect



LIVING IN TUNE WITH THE OCEAN



Framed by Palm Jebel Ali's coastline, Wave Crest brings the ocean into every part of daily life. Expansive glass exteriors capture sweeping sea views, while natural wood, stone, and other materials drawn from the region give the home a warmth you can feel.







EXCEPTIONAL LIVING, EVERY DAY

Inside, sunlight fills expansive spaces, accentuating natural textures and refined finishes. Open living areas flow effortlessly to landscaped beachfront gardens, equally suited to quiet mornings or lively gatherings.



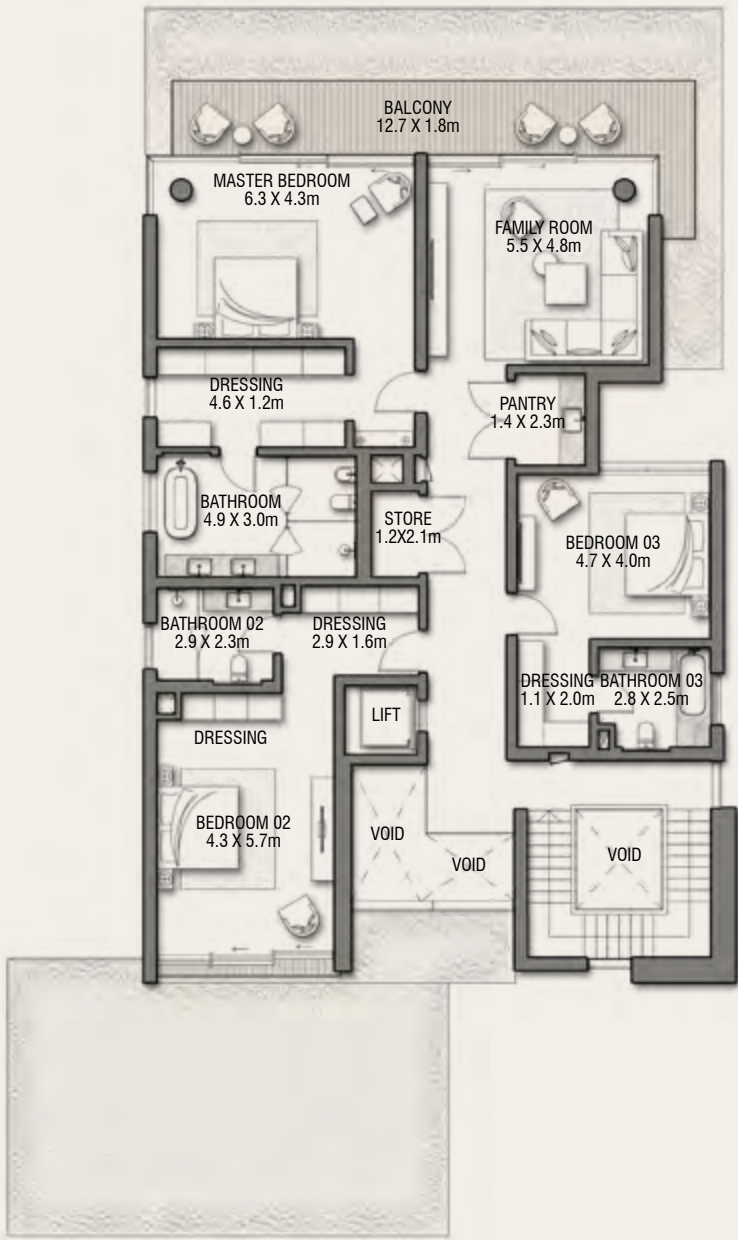


BEACH

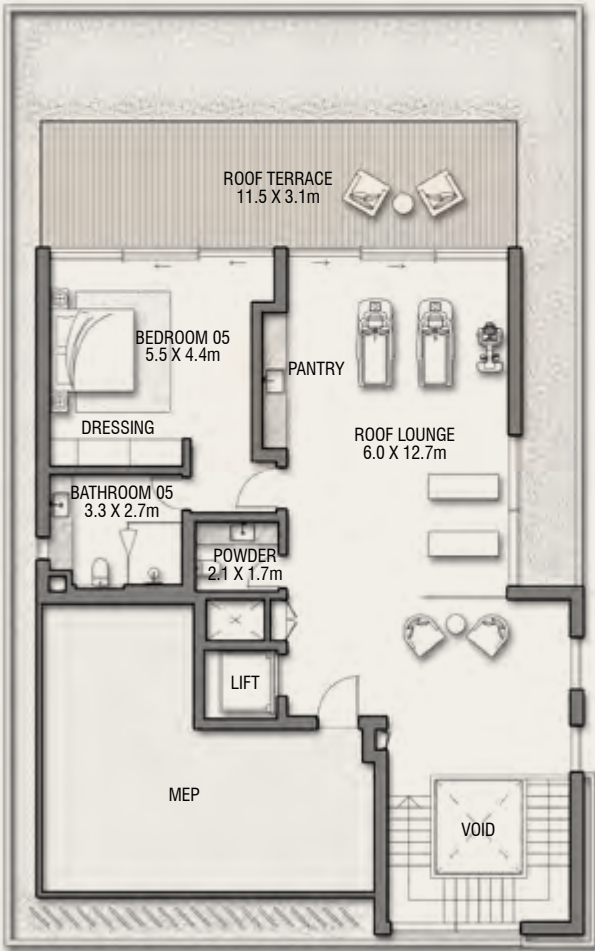
VILLA P



Ground Floor



First Floor



Second Floor

VILLA

WAVE CREST

5-BEDROOM
FAMILY ROOM + ROOF LOUNGE
AND TERRACE

G + 2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	257.80	2,774.94
Balcony/Terrace/Porch-GF	2.24	24.11
First Floor	247.81	2,667.40
Balcony/Terrace-FF	26.57	286.00
Second Floor	153.88	1,656.35
Balcony/Terrace-SF	36.49	392.78
Garage-Covered	49.58	533.67
Total Built-up Area	774.37	8,335.25
Garage with Pergola	0.0	0.0
Total Area	774.37	8,335.25
Plot Area	685.34 - 703.09	7,376.93 - 7,568.09

VILLA
OCEAN WHISPER
6-BEDROOM

“THE ARCHITECTURE MERGES MODERN DESIGN
WITH ORGANIC ELEMENTS, CREATING A SERENE
COASTAL AMBIANCE THAT BOTH EMBRACES
NATURE AND ELEVATES EVERYDAY LIVING”

SAOTA – Architect





A HOME EMBRACED BY THE SEA

At Ocean Whisper, the villa's expansive glazing bathes each room in natural sunlight while framing uninterrupted sea views. Residents are invited to experience a serene coastal ambiance where indoor and outdoor spaces seamlessly merge, offering a tranquil living experience.





LIVING FLOWS NATURALLY

A floating staircase becomes the centrepiece, connecting levels while allowing light to dance across its sculptural form. Expansive interiors flow seamlessly into private gardens and shaded terraces, blurring the line between indoor and outdoor living. Designed for ease and intimacy, the spaces invite moments of quiet retreat as naturally as they host gatherings by the sea.





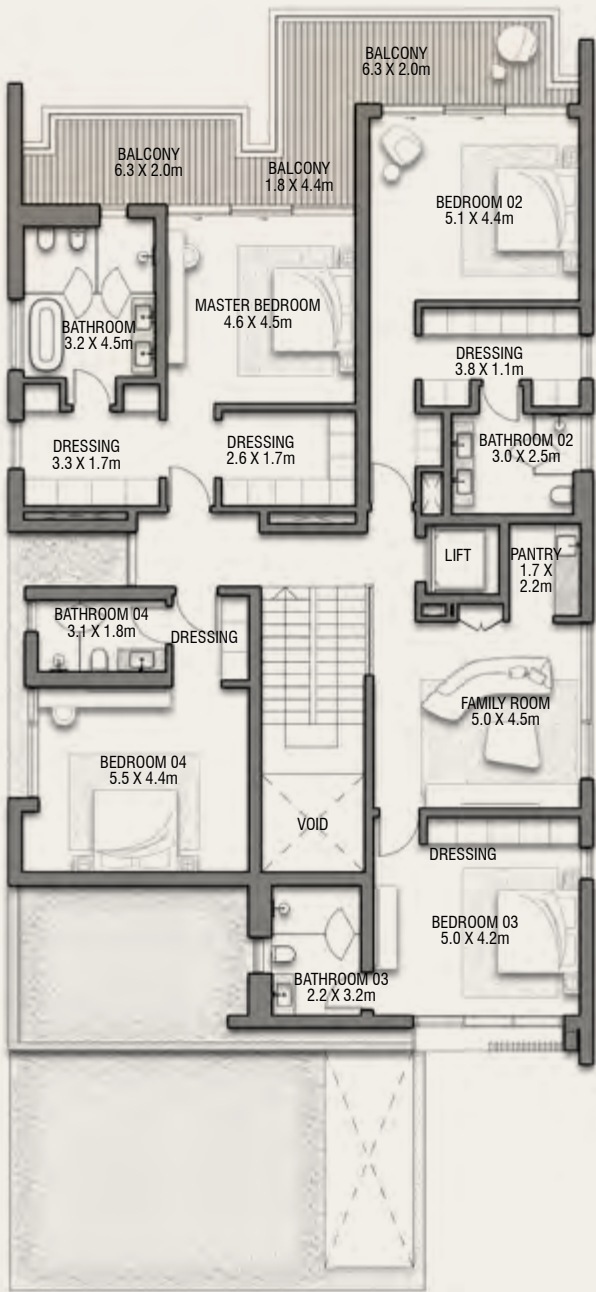


BEACH

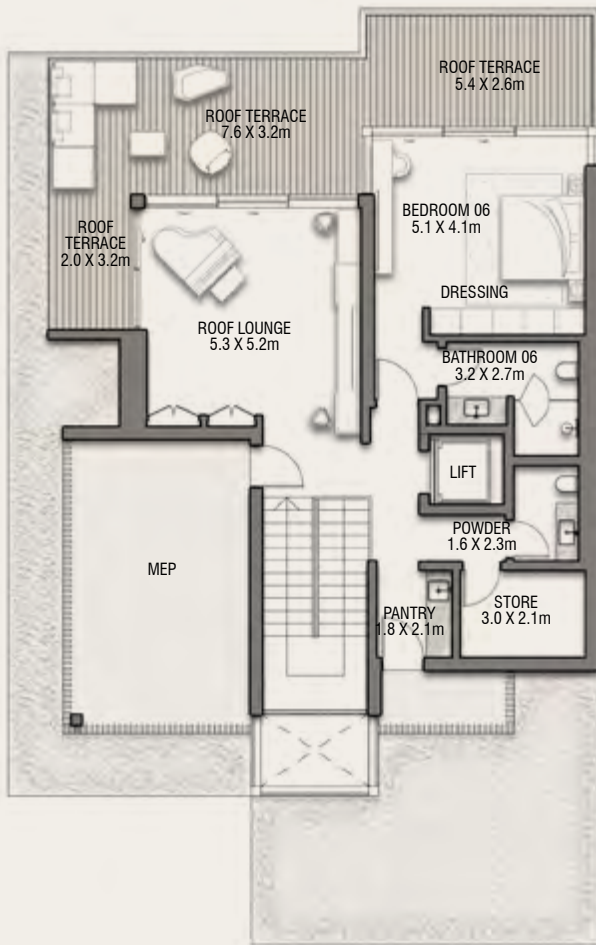
VILLA Q



Ground Floor



First Floor



Second Floor

VILLA

OCEAN WHISPER

6-BEDROOM
FAMILY ROOM + STUDY ROOM +
ROOF LOUNGE AND TERRACE

G + 2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	258.19	2,779.13
Balcony/Terrace/Porch-GF	2.94	31.65
First Floor	260.06	2,799.26
Balcony/Terrace-FF	32.91	354.24
Second Floor	123.26	1,326.76
Balcony/Terrace-SF	45.60	490.83
Garage-Covered	50.01	538.30
Total Built-up Area	772.97	8,320.17
Garage with Pergola	0.0	0.0
Total Area	772.97	8,320.17
Plot Area	685.34 - 777.22	7,376.93 - 8,366.34

VILLA
BLUEJAY
6-BEDROOM

“THE VILLA EMBRACES THE BEAUTY OF NATURE
WHILE CREATING AN EXTRAORDINARY LIVING
EXPERIENCE THROUGH THE INTEGRATION OF
LIGHT AND LANDSCAPE”

SAOTA – Architect





DRAWN TO THE LIGHT

At Bluejay, a central courtyard brings sunlight deep into the heart of the home, creating spaces that feel open yet intimate. Expansive glass and thoughtfully designed layouts connect interiors with the outdoors, framing views of the sea, palms, and sky. Natural materials and refined details add warmth and tactility, shaping a home that balances sophistication with relaxed coastal living.



A SANCTUARY FOR EVERY MOMENT



Inside Bluejay, warm finishes and natural textures create a sense of quiet sophistication. Sunlight softens across timber details and stone surfaces, enhancing the feeling of calm throughout.

Living spaces open naturally to terraces and courtyards, where ocean breeze and the rustle of palms complete the home's rhythm.







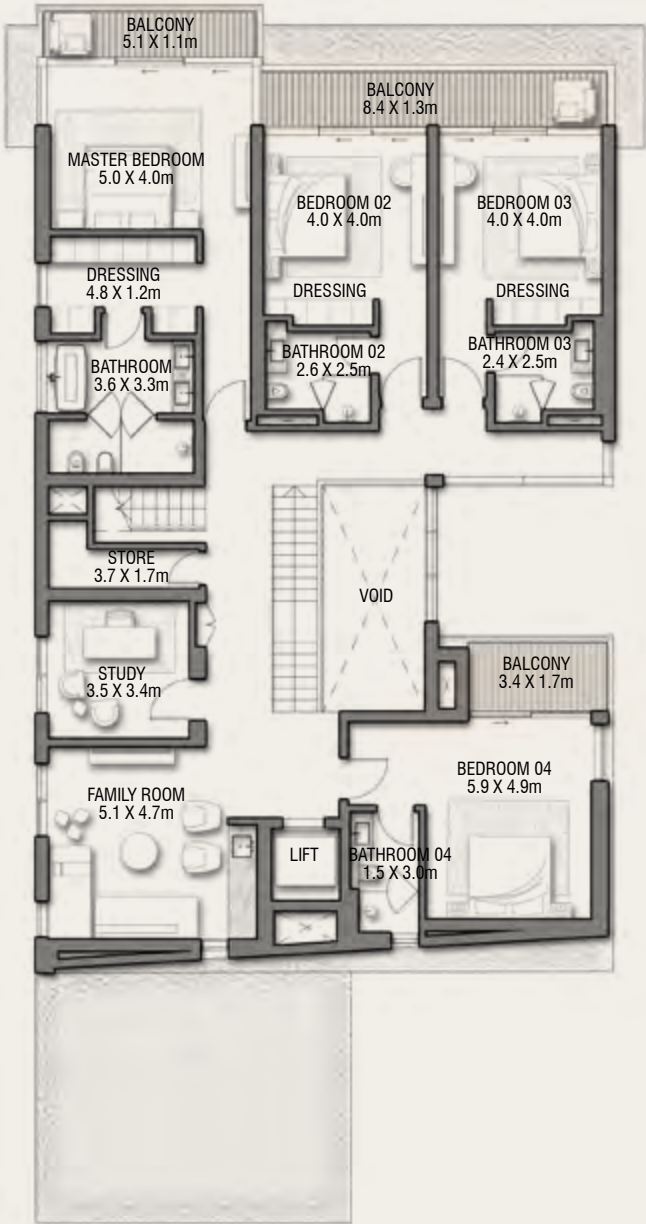


BEACH

VILLA R



Ground Floor



First Floor



Second Floor

VILLA BLUEJAY

6-BEDROOM
FAMILY ROOM + ROOF LOUNGE
AND TERRACE

G + 2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	250.39	2,695.18
Balcony/Terrace/Porch-GF	0.0	0.0
First Floor	250.66	2,698.08
Balcony/Terrace-FF	22.79	245.31
Second Floor	147.64	1,589.18
Balcony/Terrace-SF	48.22	519.04
Garage-Covered	50.41	542.61
Total Built-up Area	770.11	8,289.4
Garage with Pergola	0.0	0.0
Total Area	770.11	8,289.4
Plot Area	685.34 - 704.11	7,376.93 - 7,579.40

THE CORAL COLLECTION

A MASTERPIECE OF
FORM, LIGHT, AND SPACE

The Coral Collection presents ultra-premium villas set on expansive grounds with flourishing gardens and a profound sense of privacy. Designed in collaboration with world-class architects, each residence is distinctive and rich in detail, combining natural light, refined materials, and direct beachfront access. The result is a rare and remarkable expression of coastal luxury.

BESPOKE BY DESIGN

Positioned on the outer edges of the fronds, these exclusive villas combine uninterrupted sea views with expansive layouts, additional bedrooms, and exceptional privacy. Each residence is uniquely designed, a bespoke home defined by individuality and coastal refinement.



VILLA
CORAL DUNE
6-BEDROOM

“THE DESIGN LETS THE LANDSCAPE SPEAK,
ITS VISTAS, CONTOURS, AND THE SHIFTING
BRILLIANCE ACROSS THE COAST INVITE YOU TO
MOVE AND TO TRULY EXPERIENCE THE HOME”

Naga Architects – Architect





BEAUTY ANCHORED IN THE LANDSCAPE



The striking beach façade combines graceful curves with expansive windows that frame panoramic views, while dynamic geometric louvers create both privacy and artistry.

Shifting with the sun, they cast ever-changing patterns of light and shadow, transforming the villa into a living sculpture where nature and design converge with finesse.









ISLAND LIVING, REDEFINED

A grand double-height entrance welcomes you in. Open-plan interiors flow into the outdoors, cementing the villa's relationship with the shoreline. Private terraces and tranquil pocket gardens extend from the living spaces, elevating daily living with a sense of calm and balance.





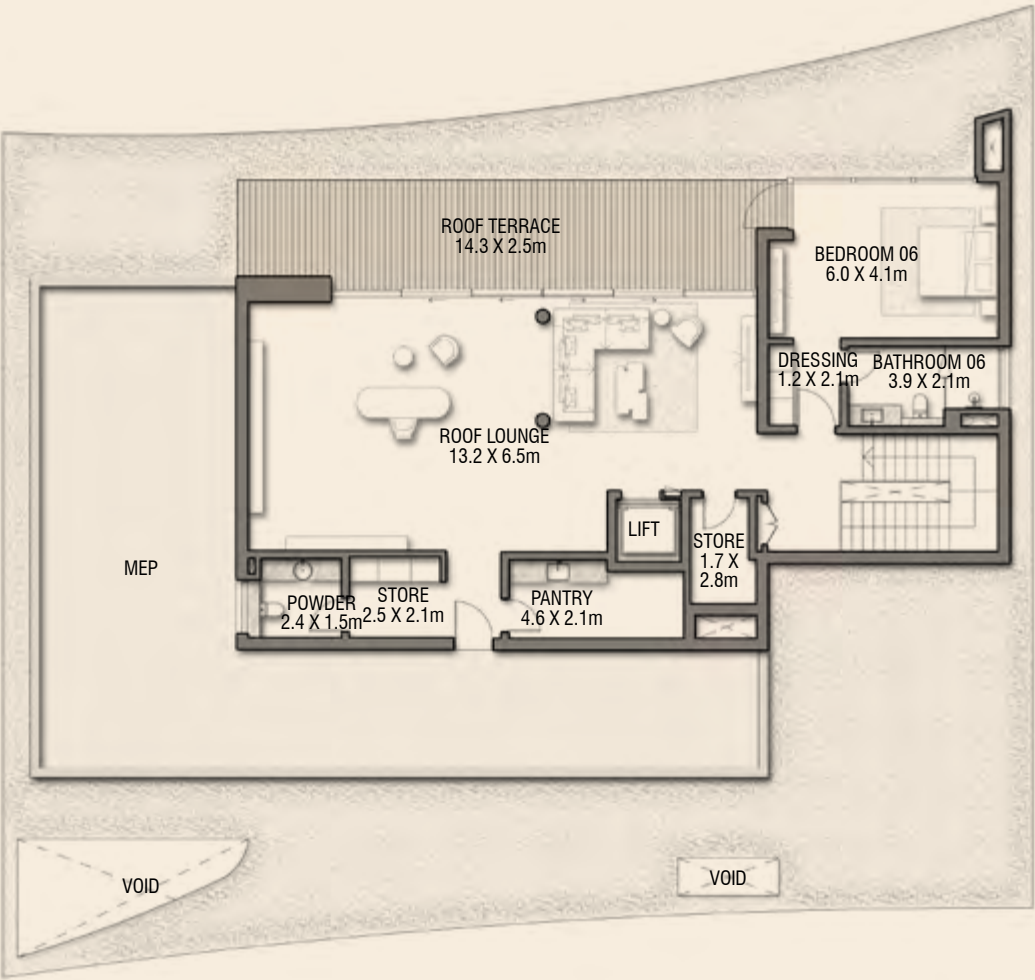
CORAL
VILLA I



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



VILLA
CORAL
DUNE

6-BEDROOM
FORMAL AND FAMILY LOUNGES +
STUDY + ROOF LOUNGE AND TERRACE

G+2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	342.18	3,683.19
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	358.84	3,862.52
Balcony/Terrace-FF	83.80	902.02
Second Floor	191.83	2,064.84
Balcony/Terrace-SF	38.54	414.84
Garage-Covered	65.75	707.73
Total Built-up Area	1,080.94	11,635.14
Garage with Pergola	0.00	0.00
Total Area	1,080.94	11,635.14
Plot Area	1,756.61 - 1,973.81	18,908.40 - 21,245.67

VILLA
SUNSET MIRAGE
6-BEDROOM

“IN SUNSET MIRAGE, LIGHT AND SHADOW SHAPE
THE FEELING OF EACH SPACE, WHILE TEXTURES AND
PROPORTIONS ARE CAREFULLY ORCHESTRATED TO
CREATE CALM, INTIMATE ENVIRONMENTS”

Naga Architects - Architect





SPACES ALIVE WITH NATURE



Latticed screens preserve privacy while allowing natural light and gentle breezes to move through the home. Throughout the day, shifting patterns of light and shadow move across the interiors, creating a living interplay of texture and tone against the calm expanse of the sea.





LIFE IN PERFECT ALIGNMENT

Built in a minimalist architectural style, an elevated foyer frames panoramic sea views, leading into open-plan interiors. Upstairs, bedrooms with projecting terraces overlook the shoreline, while spacious bathrooms offer a sense of calm and retreat.









CORAL

VILLA M



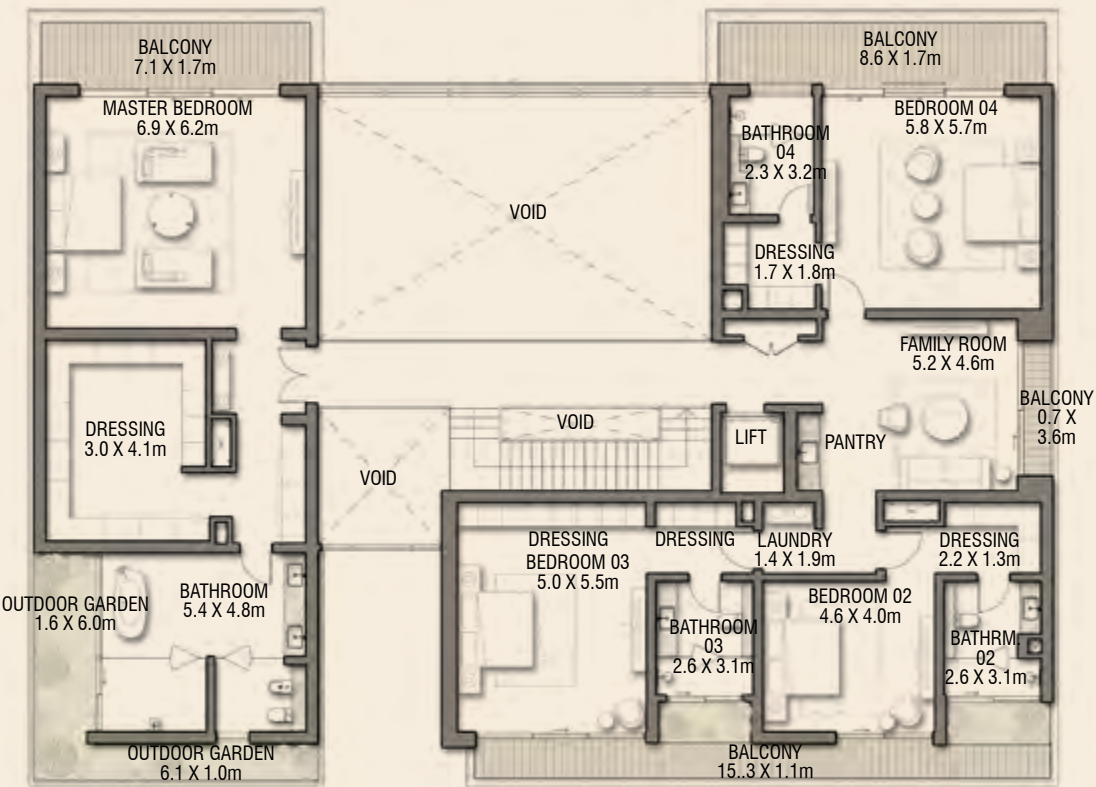
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



VILLA

SUNSET
MIRAGE

6-BEDROOM
FORMAL AND FAMILY LOUNGES +
OFFICE + ROOF LOUNGE AND TERRACE

G+2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	367.08	3,951.22
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	351.64	3,785.02
Balcony/Terrace-FF	65.24	702.24
Second Floor	194.46	2,093.15
Balcony/Terrace-SF	45.72	492.13
Garage-Covered	62.93	677.37
Total Built-up Area	1,087.07	11,701.12
Garage with Pergola	0.00	0.00
Total Area	1,087.07	11,701.12
Plot Area	1,637.13 - 2,012.92	17,621.90 - 21,666.86

VILLA
AMBER REEF
7-BEDROOM

“AMBER REEF USES WARM GRAND FINISHES AND
COPPER ACCENTS TO CREATE TIERED ZONES THAT
FEEL GENTLE, WOVEN SEAMLESSLY INTO ITS SETTING
WITHOUT EVER DOMINATING IT”

SAOTA - Architect







LIVING, NATURALLY SHAPED

Defined by bold horizontal lines and floor-to-ceiling windows, the villa presents uninterrupted sea views while creating shaded, open-air living spaces along the beachfront. A raised entry reveals a sky-high arrival hall, leading to formal lounges and dining areas set against lush gardens and a serene pool.





EMBRACING OUTDOORS



Private family spaces extend into the garden beneath wooden slats that frame the horizon and invite the outdoors in. Soaring double-height ceilings fill the interiors with light, creating a seamless balance of grandeur, comfort, and modern elegance.





CORAL

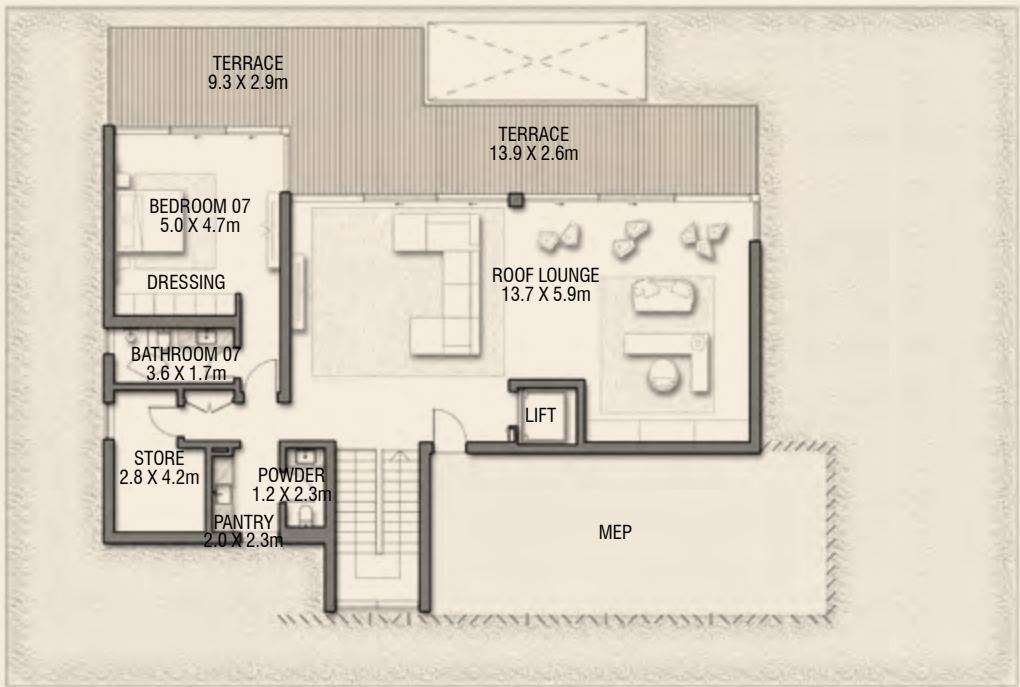
VILLA R



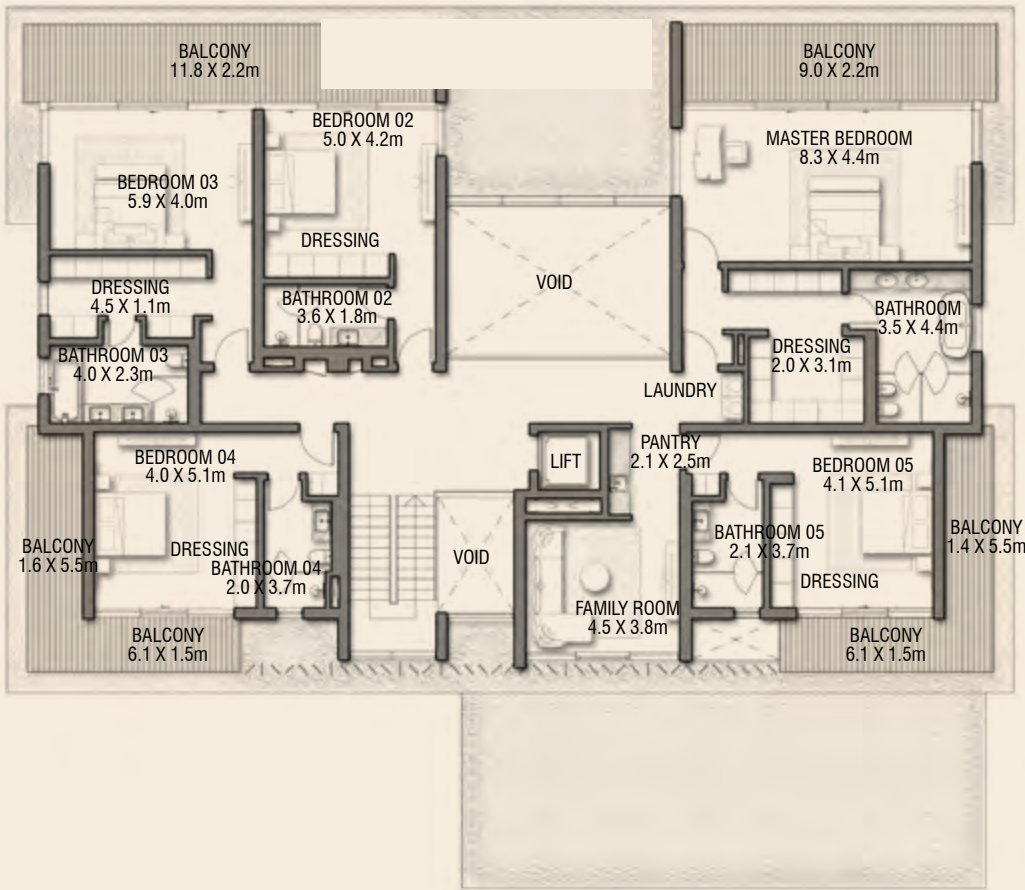
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



VILLA

AMBER
REEF

7-BEDROOM
FORMAL LOUNGE + STUDY +
ROOF LOUNGE AND TERRACE

G+2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	389.49	4,192.44
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	343.30	3,695.25
Balcony/Terrace-FF	83.14	894.91
Second Floor	190.01	2,045.25
Balcony/Terrace-SF	60.78	654.23
Garage-Covered	88.11	948.41
Total Built-up Area	1,154.83	12,430.49
Garage with Pergola	0.00	0.00
Total Area	1,154.83	12,430.49
Plot Area	1,678.31 - 1,937.86	18,065.26 - 20,859.71





SHAPED BY THE SHORELINE



Inspired by nature's power, the villa is designed to uplift. Its striking façade opens to interiors where sunlight, fresh breezes, and panoramic sea views define the

atmosphere. Fine natural materials and luxurious finishes balance elegance with flexibility, creating a tranquil enclave that feels both sophisticated and thoughtful.













LIVING IN OPEN LUXURY

Expansive outdoor spaces embrace the seaside setting, while a versatile leisure deck on the upper floor offers flowing ocean views. Whether as a private lounge or a gym that flows into open-air training terraces, this is a home where luxury and well-being can exist in perfect harmony.

CORAL

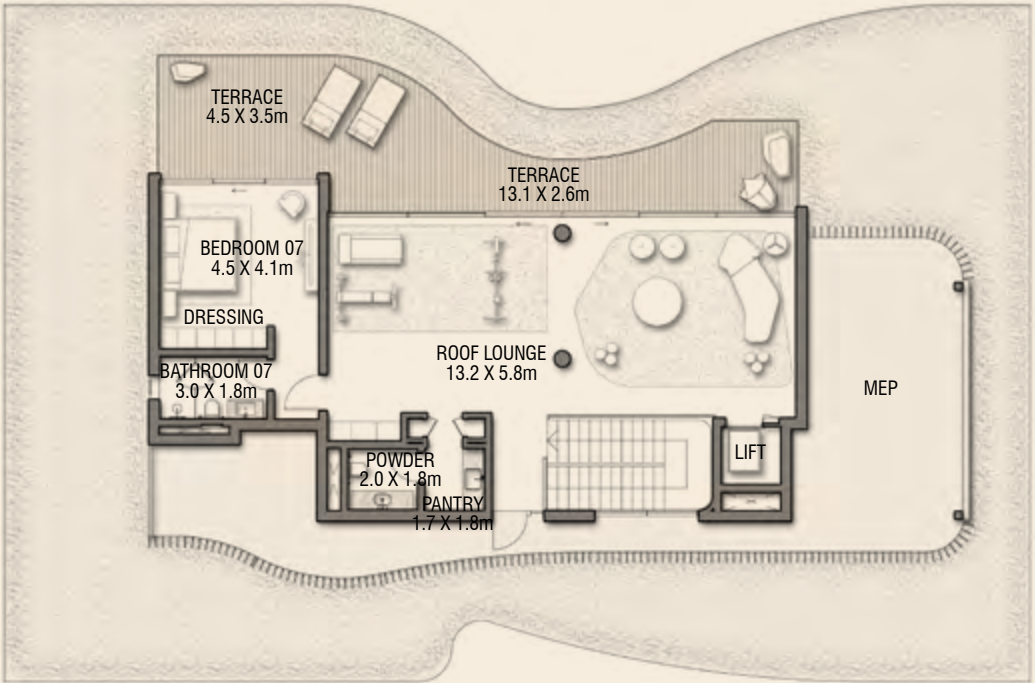
VILLA C



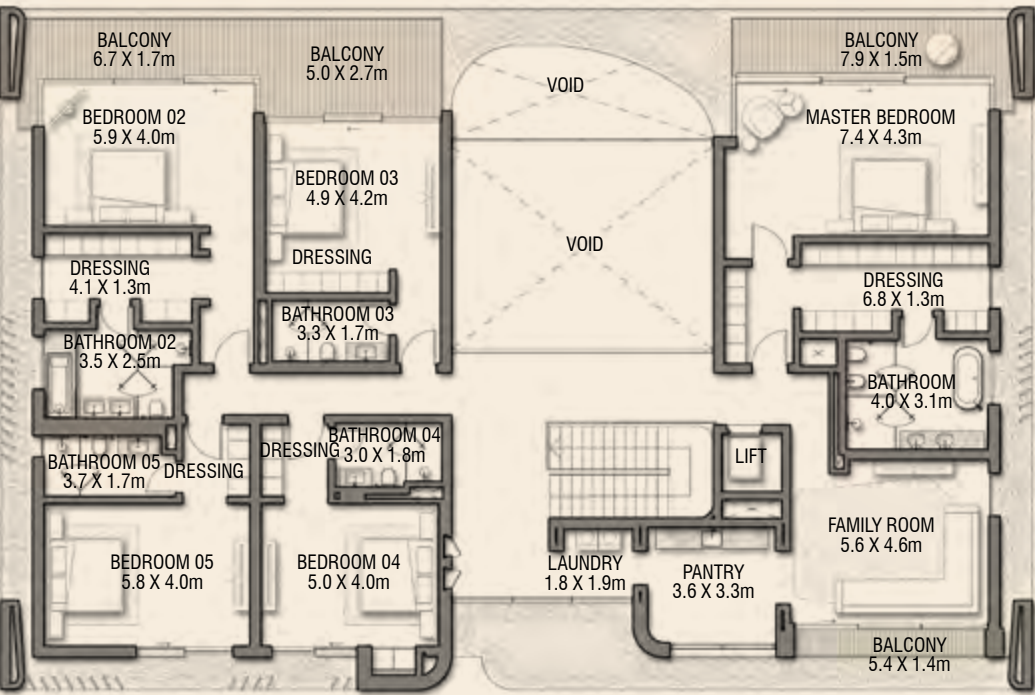
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



VILLA

RED AURORA

7-BEDROOM
FORMAL AND FAMILY LOUNGES +
STUDY + ROOF LOUNGE AND TERRACE

G+2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	389.29	4,190.28
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	361.10	3,886.85
Balcony/Terrace-FF	45.98	494.92
Second Floor	151.68	1,632.67
Balcony/Terrace-SF	50.47	543.25
Garage-Covered	85.69	922.36
Total Built-up Area	1,084.21	11,670.34
Garage with Pergola	0.00	0.00
Total Area	1,084.21	11,670.34
Plot Area	1,695.13 - 2,038.64	18,246.31 - 21,943.82





YOUR PRIVATE OCEANFRONT OASIS

Inspired by nature, this villa offers a refuge of calm, surrounded by flourishing greenery and sweeping sea views. Designed for entertaining, the open spaces flow seamlessly from garden to oceanfront, where sweeping vistas create the perfect setting for gatherings that move gracefully from day to night.







A SANCTUARY OF GRACE



The master suite is a private retreat where spaciousness and serenity meet. Here, the sound of waves and radiant water views bring a constant sense of peace and renewal.



This detailed floor plan illustrates a large residential property, likely a resort or a large estate, featuring a variety of rooms and outdoor spaces. The layout is organized around a central courtyard area.

Outdoor Features:

- POOL:** A large rectangular swimming pool is located in the upper left section.
- BBQ AREA:** Situated in the upper right corner, adjacent to the pool.
- TERRACE:** A large outdoor terrace is located in the center, featuring an **OUTDOOR DINING** area with seating.

Indoor Spaces:

- Formal Living & Dining:** The **FORMAL LIVING** (6.2 X 6.0m) and **FORMAL DINING** (4.4 X 5.0m) areas are centrally located, connected by a **ENTRY FOYER**.
- Family Living & Dining:** The **FAMILY LIVING** (5.2 X 5.2m) and **FAMILY DINING** (5.2 X 2.6m) areas are located in the upper right section.
- Kitchen & Show Kitchen:** The **KITCHEN** (3.5 X 5.4m) and **SHOW KITCHEN** (5.2 X 2.9m) are situated in the lower right section, with a **STORE** (2.2 X 4.0m) adjacent to the show kitchen.
- Guest Bedroom & Bath:** The **GUEST BEDROOM** (4.1 X 5.9m) and **BATHROOM** (1.9 X 3.7m) are located in the lower left section.
- Bedrooms & Bathrooms:** The **MAID'S ROOM** (2.5 X 4.0m), **DRIVER'S ROOM** (2.1 X 2.7m), and another **BATH** are located in the lower right section, along with a **STORE** (2.2 X 0.9m) and a **LAUNDRY** room (2.1 X 1.2m).
- Other Rooms:** The **POWDER** room (1.7 X 2.9m) is located near the guest bedroom, and the **STORE** (2.2 X 4.0m) is located near the formal dining area.

Garage & Parking:

- GARAGE:** A large garage (11.5 X 6.0m) is located at the bottom center, with three cars parked.
- TANDEM PARKING:** Located on the right side of the property.
- UTILITY BLOCK:** Situated near the tandem parking area.

Other Features:

- LIFT:** A lift is located near the maid's room.
- PUMP:** A pump is located near the lift.
- MAIN ENTRANCE:** The main entrance is located at the bottom center, near the garage.

The floor plan illustrates the layout of the first floor, including several rooms and outdoor areas. The rooms are labeled with their names and dimensions:

- BATHROOM 07:** 2.0 X 4.3m
- BEDROOM 07:** 4.0 X 4.5m
- DRESSING:** 1.3 X 2.7m
- MEP:** (Mechanical, Electrical, and Plumbing room)
- VOID:** A central open area with a staircase.
- PANTRY:** 5.2 X 2.0m
- POWDER:** 1.8 X 3.2m
- ROOF LOUNGE:** 11.7 X 7.6m
- ROOF TERRACE:** 15.1 X 1.7m (adjacent to Bedroom 07)
- ROOF TERRACE:** 9.1 X 3.8m (adjacent to Roof Lounge)
- ROOF TERRACE:** 1.8 X 3.6m (adjacent to Powder room)

The plan also shows a lift, a staircase, and various furniture and fixtures such as beds, sofas, tables, and chairs.

1st Floor Plan Details:

- Top Left:** BALCONY 9.5 X 2.1m, BEDROOM 03 4.0 X 4.6m, BATHROOM 02 3.2 X 3.0m, DRESSING 2.2 X 1.2m.
- Top Right:** BALCONY 9.3 X 1.9m, MASTER BEDROOM 5.3 X 4.4m, BATHROOM 3.4 X 4.3m, MASTER STORE 2.1 X 1.3m.
- Center:** BEDROOM 02 4.9 X 5.1m, FAMILY ROOM 4.3 X 5.3m, VOID.
- Bottom Left:** DRESSING 2.3 X 1.5m, BATHROOM 03 3.5 X 2.6m, BATHROOM 04 3.9 X 3.0m, BEDROOM 04 4.0 X 5.3m.
- Bottom Right:** PANTRY, LAUNDRY 2.9 X 1.8m, DRESSING 2.8 X 2.1m, LIFT, BATHROOM 05 2.5 X 3.7m, BEDROOM 05 4.3 X 4.4m, DRESSING.



CULTURE SHAPES THE SPACE



This grand residence makes a statement. Timeless elegance expressed through natural stone, delicate details, and boundless glass. Formal living and dining spaces open to panoramic ocean views, while family areas overlook flourishing gardens, creating a home that balances sophistication with everyday comfort.





ROOTED IN THE LAND

Above it all, a spacious rooftop lounge offers the perfect retreat. Whether envisioned as a private gym, a yoga studio, or a serene place to unwind, it is surrounded by fresh air and fluid water views.











CORAL

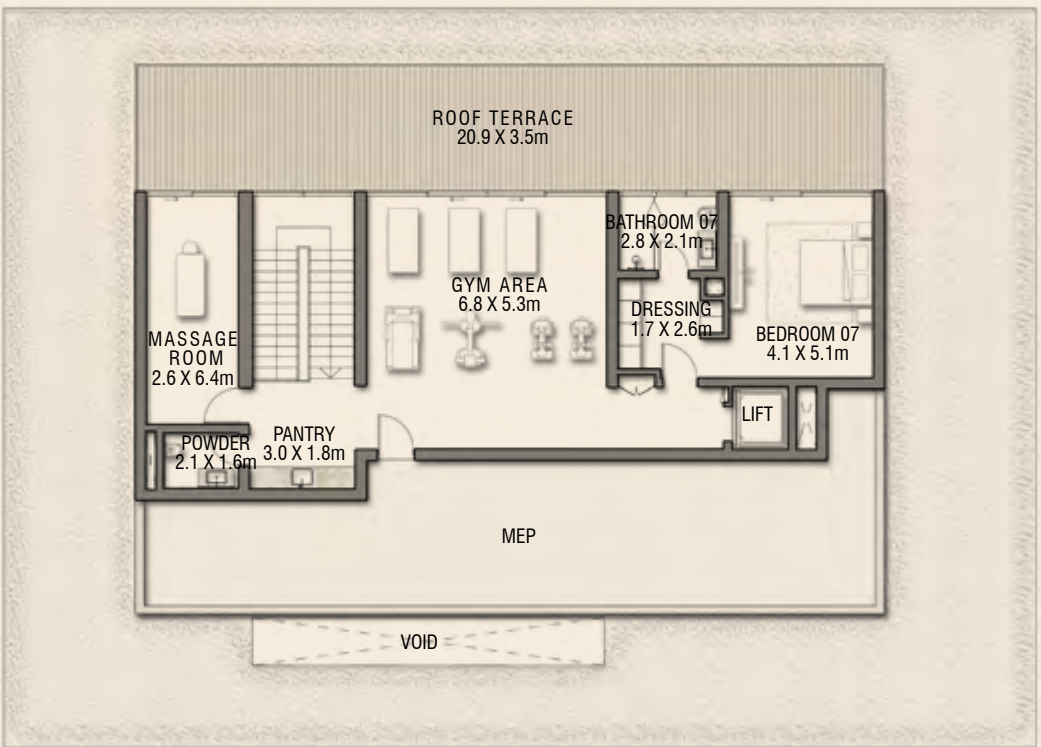
VILLA D



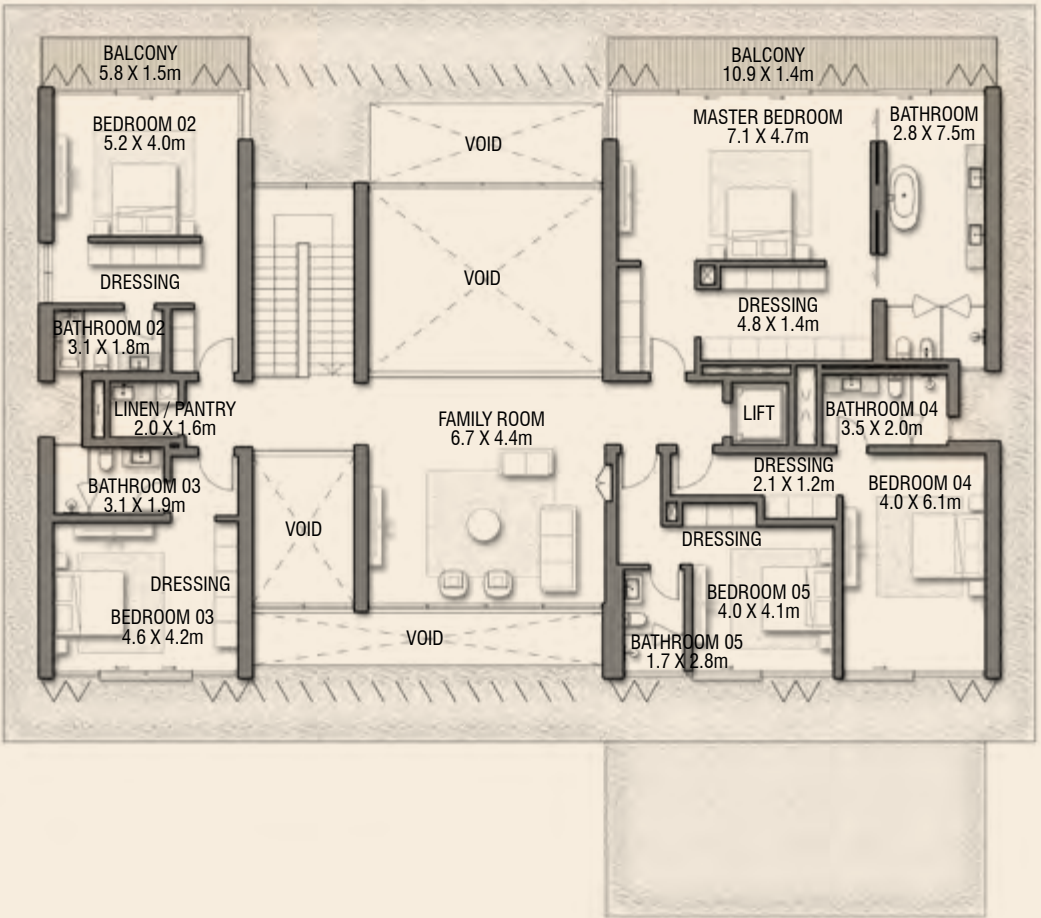
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



VILLA

PORCELAIN ROSES

7-BEDROOM
FORMAL AND FAMILY LOUNGES +
OFFICE AND TERRACE

G+2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	386.91	4,164.66
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	346.78	3,732.71
Balcony/Terrace-FF	25.65	276.09
Second Floor	161.08	1,733.85
Balcony/Terrace-SF	74.92	806.43
Garage-Covered	74.86	805.79
Total Built-up Area	1,070.20	11,519.54
Garage with Pergola	0.00	0.00
Total Area	1,070.20	11,519.54
Plot Area	1,788.94 - 1,986.36	19,255.97 - 21,380.54

NAKHEEL

Nakheel is one of Dubai's leading master developers, shaping the city's skyline and lifestyle through visionary residential communities. Its legacy includes landmark achievements such as Palm Jumeirah, Dubai Islands and Palm Jebel Ali, iconic developments that continue to set new benchmarks in innovation, design and quality.

With a focus on exceptional homes and vibrant, sustainable neighbourhoods, each Nakheel project is

thoughtfully designed to offer a harmonious balance of comfort, nature and well-being, featuring integrated green spaces, waterfront living and seamless access to world-class amenities.

Driven by a commitment to excellence and long-term value, Nakheel homes are crafted to enrich lives today and for generations to come.

