PALM JEBEL ALI

VILLA

CYAN SKY

THE BEACH COLLECTION

INSPIRED BY
PALM JEBEL ALI

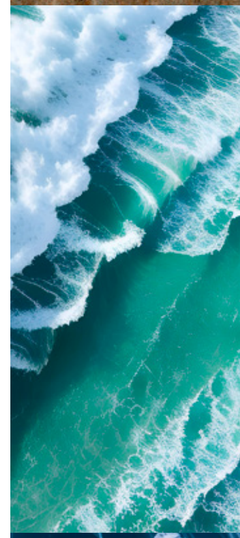
NAKHEEL

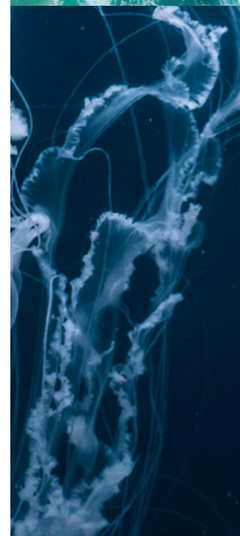


INSPIRED BY PALM JEBEL ALI

Palm Jebel Ali captures the transformative power of living in an extraordinary place. It's not just about the beauty of the island, but about how it inspires everyone who calls it home. Each day brings a sense of renewal—residents find themselves uplifted by the vast, azure coastlines and lush spaces that surround them. The island's design sparks creativity at every turn. Living here ignites a fire within, where minds are refreshed, hearts are renewed, and lives are elevated. It's a place where the environment itself inspires people to dream bigger, live more fully, and embrace a life of possibility.







NAKHEEL'S DESIGN VISION

"WE ARE BUILDING A NEW REALITY FOR OUR PEOPLE, A NEW FUTURE FOR OUR CHILDREN, AND A NEW MODEL OF DEVELOPMENT."

H.H Sheikh Mohammed bin Rashid Al Maktoum
UAE VICE-PRESIDENT, PRIME MINISTER, AND RULER OF DUBAI

Cities are made to inspire.

Nakheel, a world-leading master developer, brings this vision to life through award-winning projects, each driven by an unwavering pursuit of perfection. Nakheel's creations are not momentary—they are crafted to inspire and endure for generations. This relentless pursuit of excellence and fulfillment culminates in the realisation of Palm Jebel Ali: a pinnacle of engineering, design brilliance, and the ultimate expression of Dubai living.

Palm Jebel Ali is more than a development; it symbolises a journey of innovation and inspiration, a reflection not only of a company's vision but of a nation's ambition. It is a place where we are drawn to experience the wonder of vibrant colours, the music of emotions, the beauty of shapes, and the harmony of nature. This is an unprecedented world where every home kindle a renewed sense of possibility.

With leading designers drawing inspiration from vernacular architecture, the sunlit coastal landscape, and ultra-luxurious materials, the magnificent Beach Villas Collection embodies a creative fusion of style, ensuring that each villa lining the fronds of Palm Jebel Ali is unique in character and spirit. These homes do more than offer luxury—they inspire their residents, igniting creativity and enriching lives through exceptional living experiences.

This is not just a home.
This is where inspiration lives.
This is Palm Jebel Ali.

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THE BEACH VILLAS

Serenity By The Sea

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

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2. LIVE IN THE MASTERPIECE

OWN A PIECE OF HISTORY

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THE BEACH VILLAS

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Serenity By The Sea

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VILLA CYAN SKY / PALM JEBEL ALI

BEACHFRONT LIVING AT ITS FINEST

SUN, SEA, SAND, & SOPHISTICATION

WAVES OF LUXURY, MOMENTS OF BLISS.

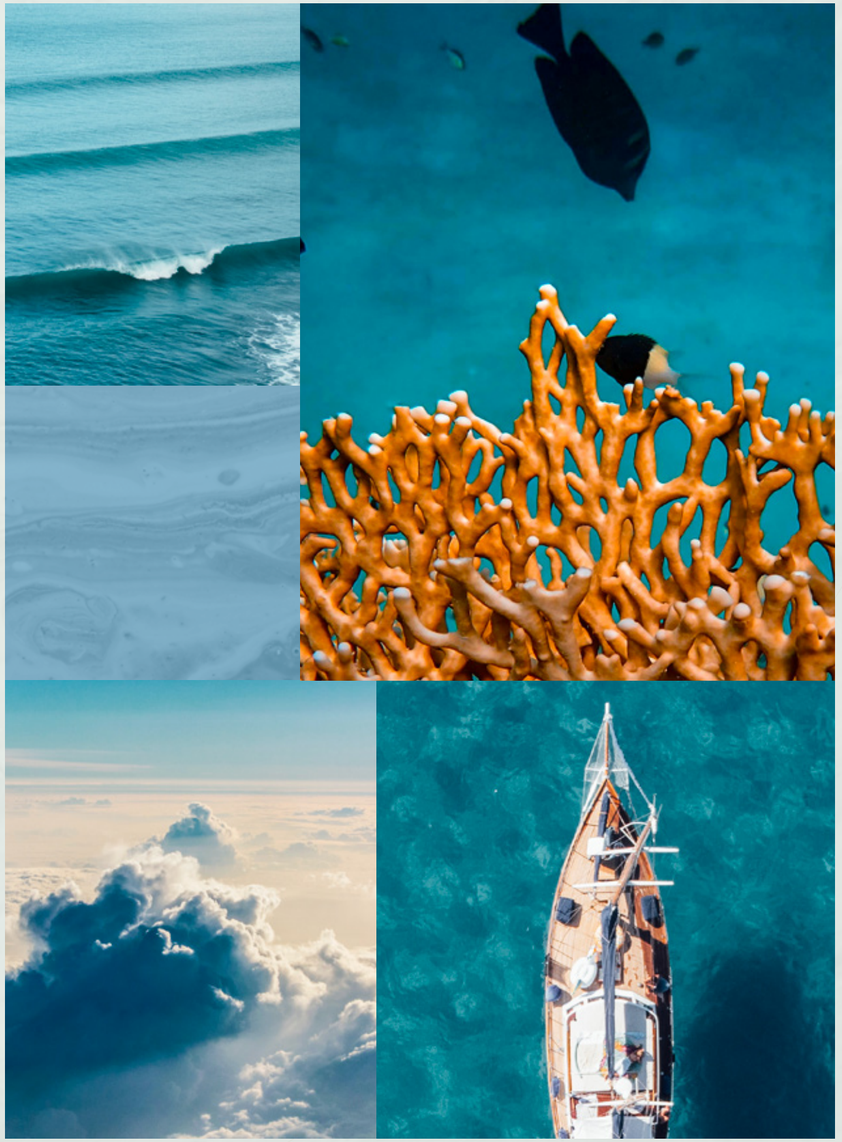
Welcome to Palm Jebel Ali, a world-class lifestyle destination where every detail is meticulously designed to inspire. Impeccably curated, this haven offers unrivalled luxury living, enriching the lives of its residents through every experience.

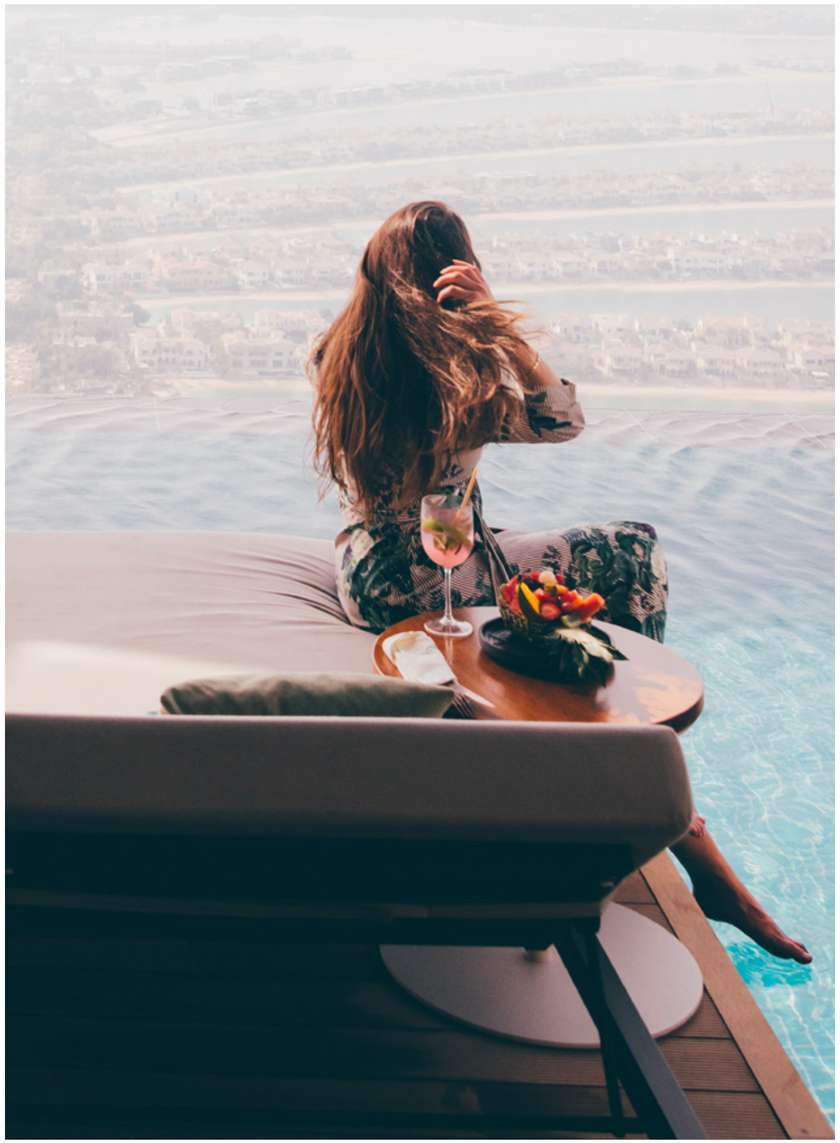


Live a life of inspiration, serenity, and comfort in Dubai's most coveted district—a vibrant blend of lush greenery, azure waters, and pristine white sands.

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

Palm Jebel Ali rises from the sea, not just as a luxury archipelago, but as a sanctuary of inspiration. Offering unparalleled views of Dubai's skyline, this masterpiece of living boasts the longest coastline in the city. Just minutes from Dubai's center and seamlessly connected via Sheikh Zayed Road (E11), Palm Jebel Ali is set to become the crown jewel of the city's rapidly growing southern urban centre. Here, spectacular properties and five-star amenities come together to create a residential experience that redefines luxury and elevates everyday living to extraordinary heights.





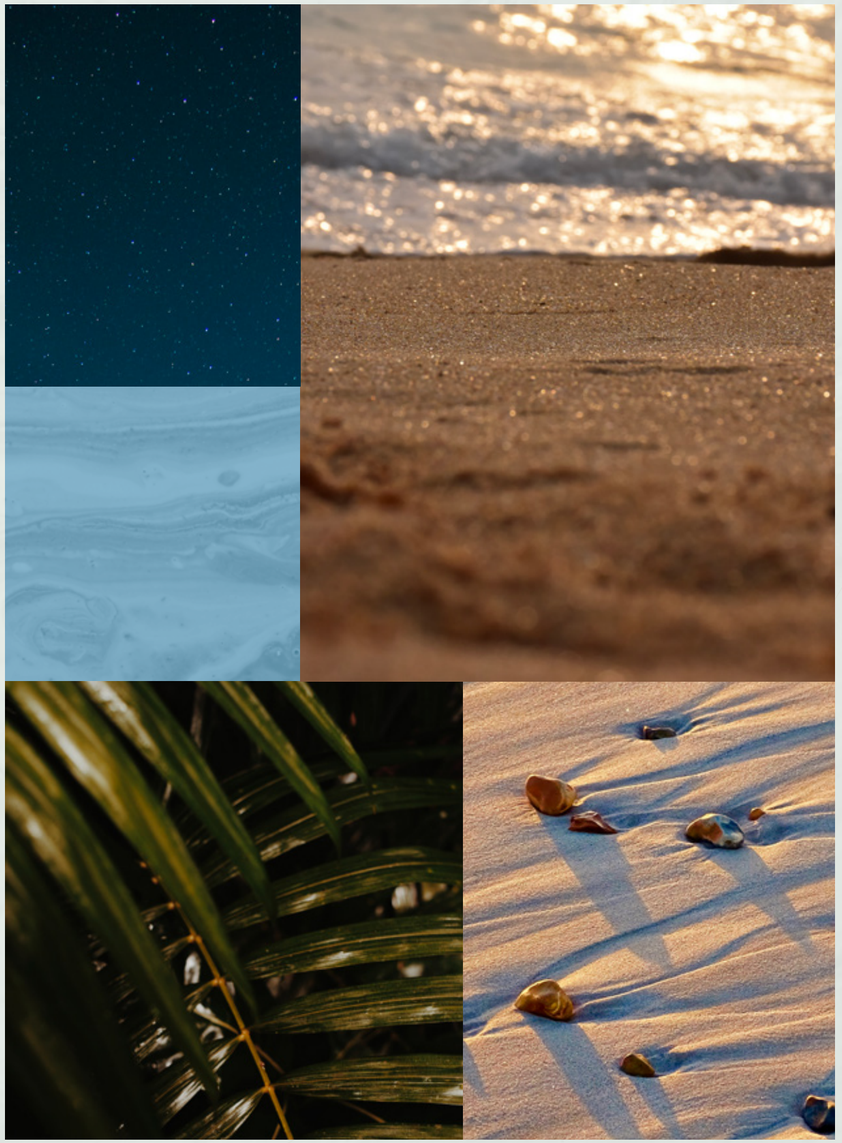




THE FRONDS

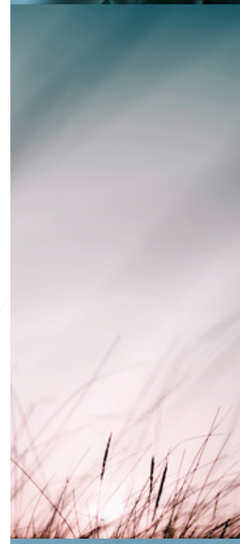
BEACH COLLECTION













FLOURISHING GREEN FRONDS

AN ICONIC NEIGHBOURHOOD

ARTFULLY DESIGNED, PRIVATE NEIGHBOURHOODS FOR SOPHISTICATED CITY LIVING.

Each exclusive frond at Palm Jebel Ali forms its own thoughtfully crafted private neighbourhood, designed to inspire. Elegant streets are painted in shades of lush greenery, where vibrant flora blends seamlessly with curated foliage to create a harmonious, beachfront residential landscape.

Here, an active lifestyle thrives—wide, walkable streets invite pedestrians and bikers to explore pocketed parks and access the beach. The frond streetscapes provide shaded paths lined with tree corridors and layered plantings, creating an idyllic oasis and connection with nature.





Savour the tropical atmosphere that envelops you as you step from your serene garden onto the sandy beach just beyond your doorstep. Let the soothing sound of the waves and the vast openness of the sea spark moments of pure relaxation and ignite a sense of renewal.





INTRODUCING THE BEACH COLLECTION

CRAFTED WITH CARE

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

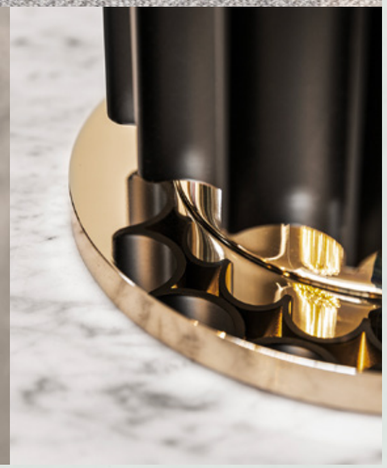
A collection, thoughtfully designed and nestled in an idyllic setting. Immerse yourself in the serenity of beachfront living, where the calming sounds of the water from your enchanting terrace create moments of pure bliss.











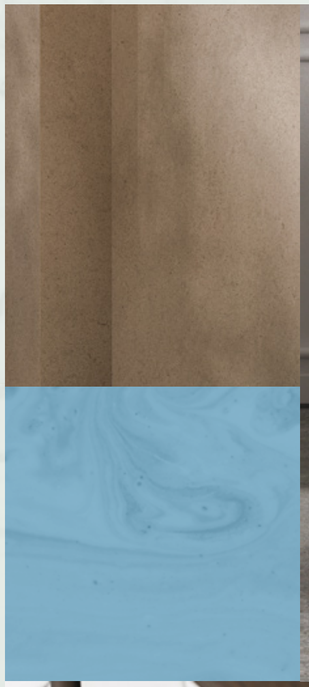
Exceptional design, a breathtaking beachfront location, and the exclusivity of a private neighbourhood, all crafted to impress.

HOMES DESIGNED WITH STYLISH FLAIR.

The Beach Collection is for those who seek a home that embraces contemporary design. Each villa is thoughtfully crafted to accommodate a variety of lifestyles, with spacious layouts that ensure seamless indoor–outdoor living and maximise views of the sea. The architecture blends modern aesthetics with timeless appeal, creating a harmony between nature and home.

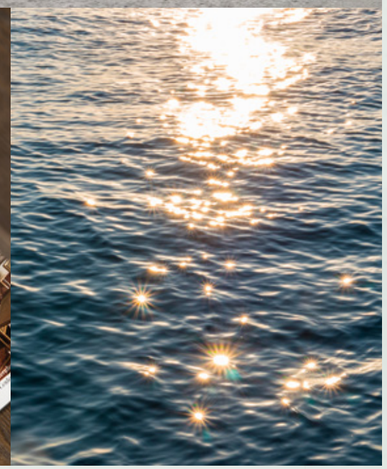
Unique finishes complement each villa, enhancing its design and elevating the overall living experience.

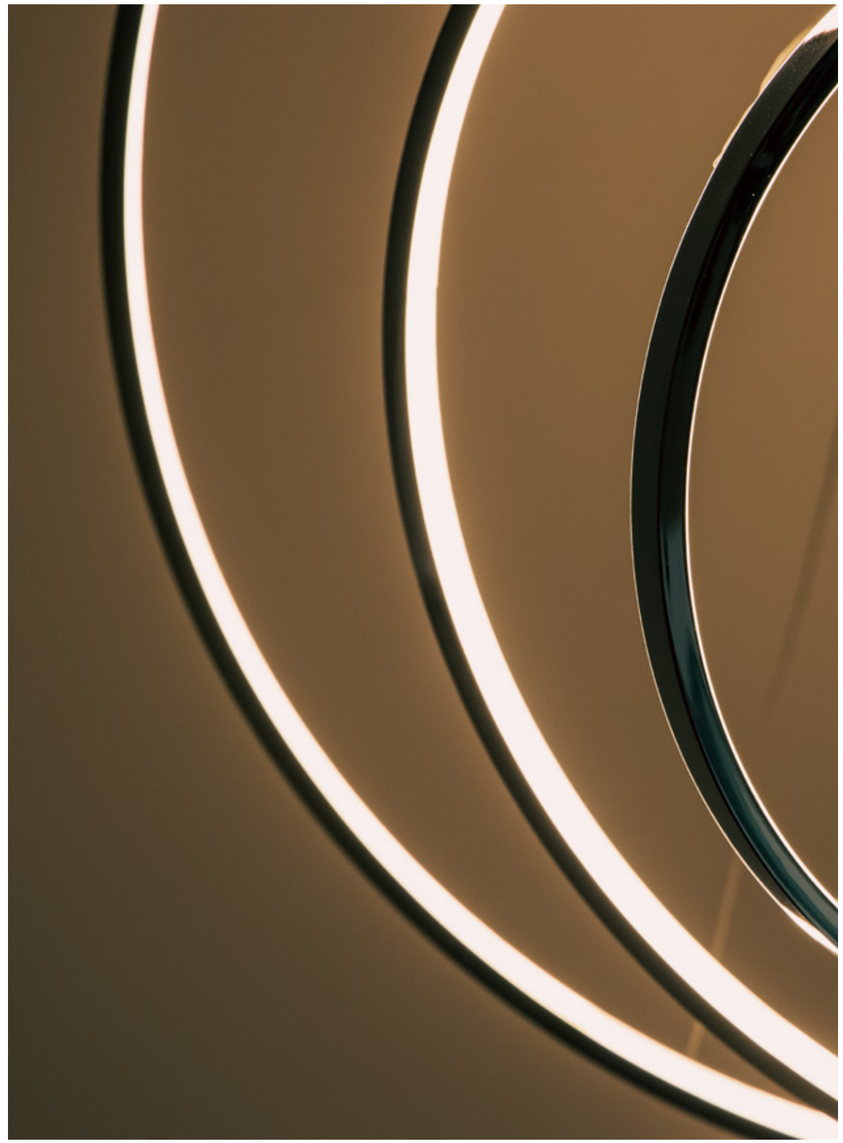












LIVE IN A MASTERPIECE

OWN A PIECE OF

HISTORY

2

Ten Unique Beach Villas

The Beach Collection — P. 30
Villa Cyan Sky — P. 36

THE BEACH COLLECTION

WELCOMING WATERFRONT RESIDENCES

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

Imagine living an exclusive waterfront experience. Every morning and evening, the rhythmic sound of the sea, its graceful movements, and shimmering surface create a harmonious landscape that fuels creativity.

With up to six spacious bedrooms, private ensuite bathrooms, lush greenery, and vibrant plants, each villa is a masterpiece where every detail has been carefully designed. The seamless connection between indoors and outdoors invites you to live in perfect harmony with your surroundings.

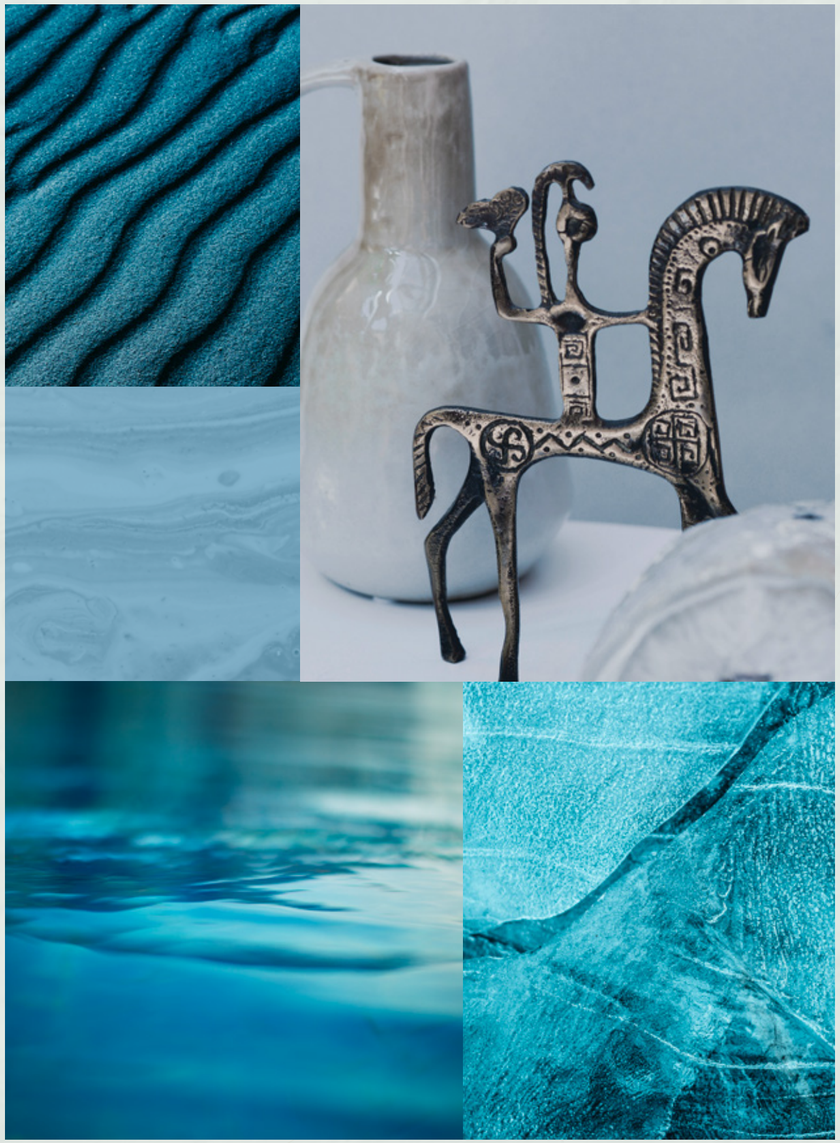
In the Beach Villas, everyday life becomes an inspired expression of beauty and balance.



Located on the exclusive fronds, each residence offers direct access to the beach, nestled within a private neighbourhood that inspires serenity.

TRUE LUXURY LIVING REFLECTS YOUR OWN DESIRES.

Choose an elegant, high-quality home and enjoy an unrivalled lifestyle. Each villa is unique, bespoke, and crafted to fulfil your individual needs, creating a perfect balance that reflects your personal vision. Here, we don't build just homes, but happiness and prosperity for every resident, ensuring a life of inspiration.





BEACH CONNECTIVITY / SERENE / PRIVATE

VILLA

CYAN SKY

Six-Bedroom Property

An incredibly unique villa with a sophisticated, contemporary style to make beach front living a remarkable experience.

A BEACHFRONT SCULPTURE TO CALL HOME

DISTINCTIVE CUBIC SHAPES ON THE STREETSIDE FAÇADE RENDER THIS VIEW AN ARCHITECTURAL- MASTERPIECE.

The beachfront lifestyle envelops this unique home with spectacular views and exclusive pristine sand. Pure geometric shapes and contrasting profiles create a sculpture with generous interior spaces that seamlessly merge with the natural surroundings. Relaxed evenings spent on the outdoor terrace under sunset skies are yours to enjoy every day.









On the beach side, never miss a view with abundant windows spread horizontally across all three storeys.

By contrast, the bold composition of quadratic forms with precise lines create a visually striking presence on the street side.

A home created for people who appreciate the finer things in life: design, style, liveability, and the intrigue of coastal living.

THE ELEGANCE OF BRIGHT NATURAL LIGHT

The natural beauty of the exclusive setting is enhanced by the landscaped gardens that nestle this home in tranquillity. The connection with the outdoors starts on entering the double-height foyer that leads to a single-height corridor, opening out toward a breathtaking panoramic sea view. A home bathed in the natural light of elegance.



Pale interior tones and expansive glass panels flow out to the expansive ground floor terrace evoking the sensation of being outside while surrounded by luxury interiors.

THE EXPANSIVE L-SHAPED LIVING ROOM CLEVERLY INCORPORATES THE STAIRCASE IN ITS DESIGN AMPLIFYING THE SPACIOUS ATMOSPHERE.



Gaze out over sea views while dining, a coveted space with a modern show kitchen ensuring every desire is met.

Plush space and inspiring views from the rooftop lounge and terrace create a harmoniously setting for an art studio or wellness space.

The perfect combination of elegance and modern luxury
is displayed in the beautiful master bedroom.
Sweeping sea views accompany your morning routine
and mark the end of a day in your personal paradise.

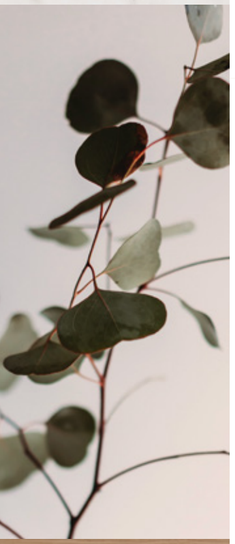
Relax in your private pool and view your footprints in the soft sand after a stroll or jog along the exclusive beach. A lifestyle of luxury on your doorstep.

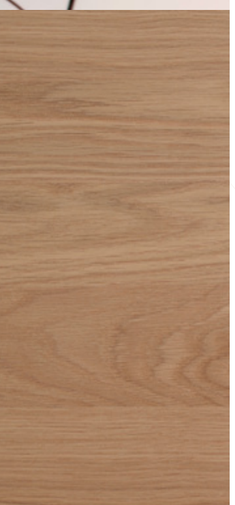


This sophisticated villa is expressly crafted for individuals with a taste for refined design and elevated style.

A TOUCH OF ELEGANCE IN EVERY DETAIL.

Every aspect of this enchanting home, from the meticulous craftsmanship to the exquisite materials, is curated for those who value sophisticated design. Create fun memories with family or indulge in preparing for an evening of fine dining in an atmosphere of unparalleled elegance.

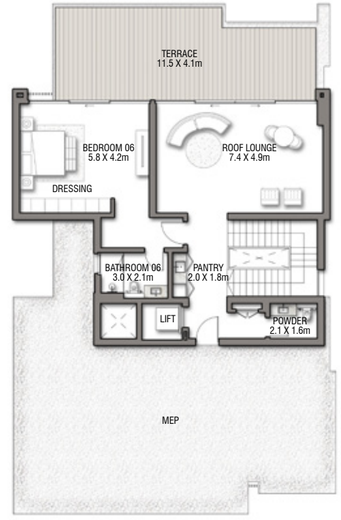




The master bathroom is a cleverly designed to optimise natural light with refined materials in classic lines to create a serene atmosphere.



GROUND FLOOR



SECOND FLOOR

FIRST FLOOR

Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary and are subject to change without notice. The developer reserves the right to make revisions. Built-Up Area is measured in accordance with Dubai Land Department standards. Plans, artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. Landscape shown is indicative and not provided by the developer. Pool layout and configuration shown on floor plans are for general illustrative purposes only and are not provided by the developer.

BEACH VILLAS COLLECTION

VILLA

CYAN SKY

G + 2

6 BEDROOMS + FAMILY ROOM + ROOF LOUNGE AND TERRACE

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	213.27	2,295.62
Balcony / Terrace / Porch-GF	1.04	11.19
First Floor Area	254.52	2,739.63
Balcony / Terrace - First Floor	31.99	344.34
Second Floor Area	130.89	1,408.89
Balcony / Terrace - Second Floor	43.95	473.07
Garage - Covered	41.77	449.61
TOTAL BUILT-UP AREA	717.43	7,722.35
Garage with Pergola	0.0	0.0
TOTAL AREA	717.43	7,722.35

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.