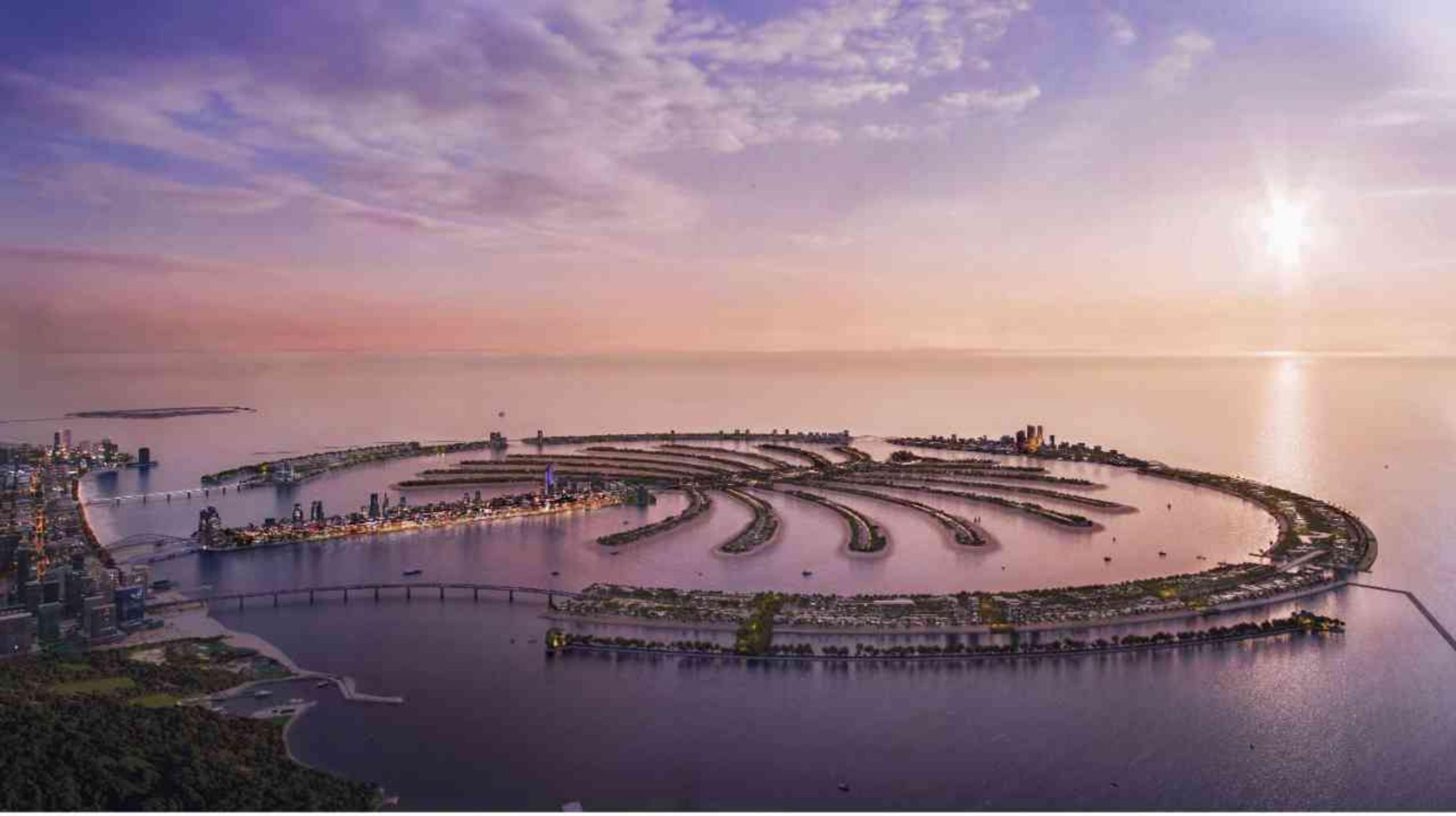


نخلة جبل علي
PALM JEBEL ALI

نخيل
NAKHEEL



A Cosmopolitan Paradise



10.5

Million Sqm

of development (GFA), including premium waterfront residential communities, luxury hospitality and exclusive villas on the fronds



13.4

Million Sqm

(13 square km) of land



110

Kilometres

of coastline. Longest coastline of any destination in Dubai



35,000

Families



80+

Hotels & Resorts

along with other tourism destinations.



90

Kilometres

of beachfront.

**PALM
JEBEL ALI**



**DUBAI PARKS
AND RESORTS**



**IBN BATTUTA
MALL**



**PALM
JUMEIRAH**



**WORLD
ISLANDS**



**EXPO CITY
DUBAI**



**AL MAKTOUM
AIRPORT**



Location

Feature destination of Dubai's southern urban center.

Excellent connectivity via Sheikh Zayed Road (E11) to other Dubai destinations or to Abu Dhabi.

Next to the Jebel Ali Marine Sanctuary, a beautiful 2,000-hectare wetland area, featuring corals, mangroves and seagrass beds.

20-minutes to Dubai World Central and Al Maktoum Airport.

Landmark Waterfront Destinations

Palm Jebel Ali

Palm Jumeirah

World Islands

Dubai Islands



The Districts



Spine

Crown

Crescents

Fronds

Trunk

The Crescents

- Abundant recreation and leisure activities
- Extensive waterfront promenades
- Scenic skyline views

610

Hectares
of Land Area

20,000

Units

5.9m

square meters
of GFA

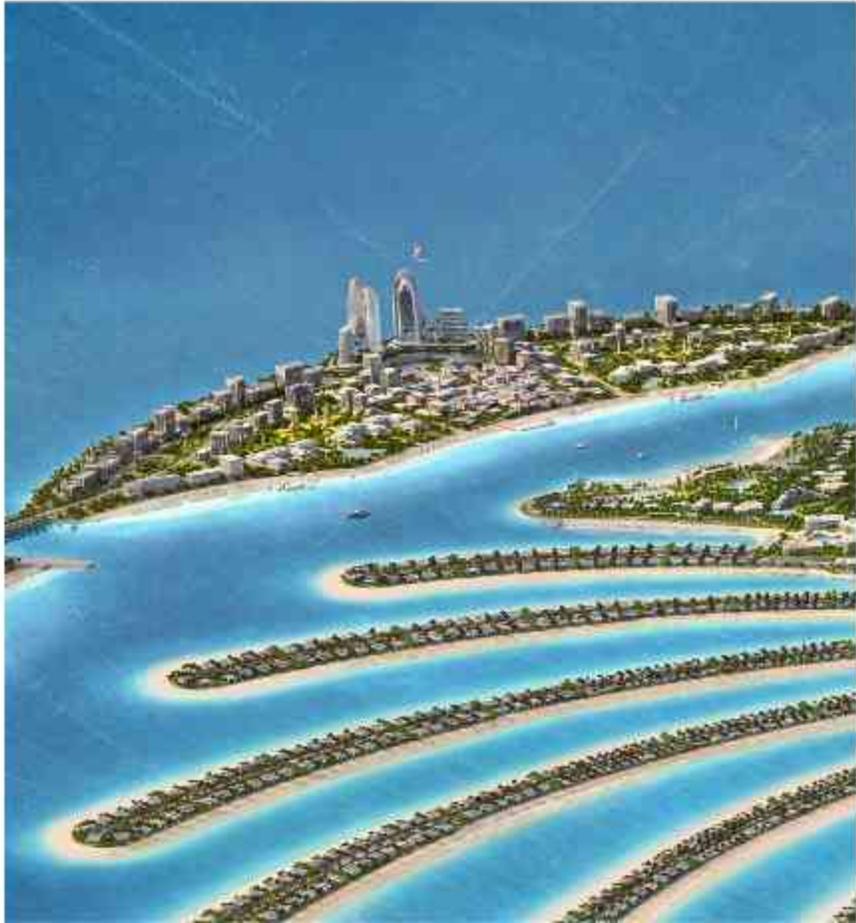
72,000

Residents



The Crown

- Celebratory hub
- Iconic landmarks
- Vibrant hospitality scene



The Trunk

- Cosmopolitan leisure
- Trendy beach clubs and restaurants
- Energetic day and night

187

Hectares
of Land Area

9,200

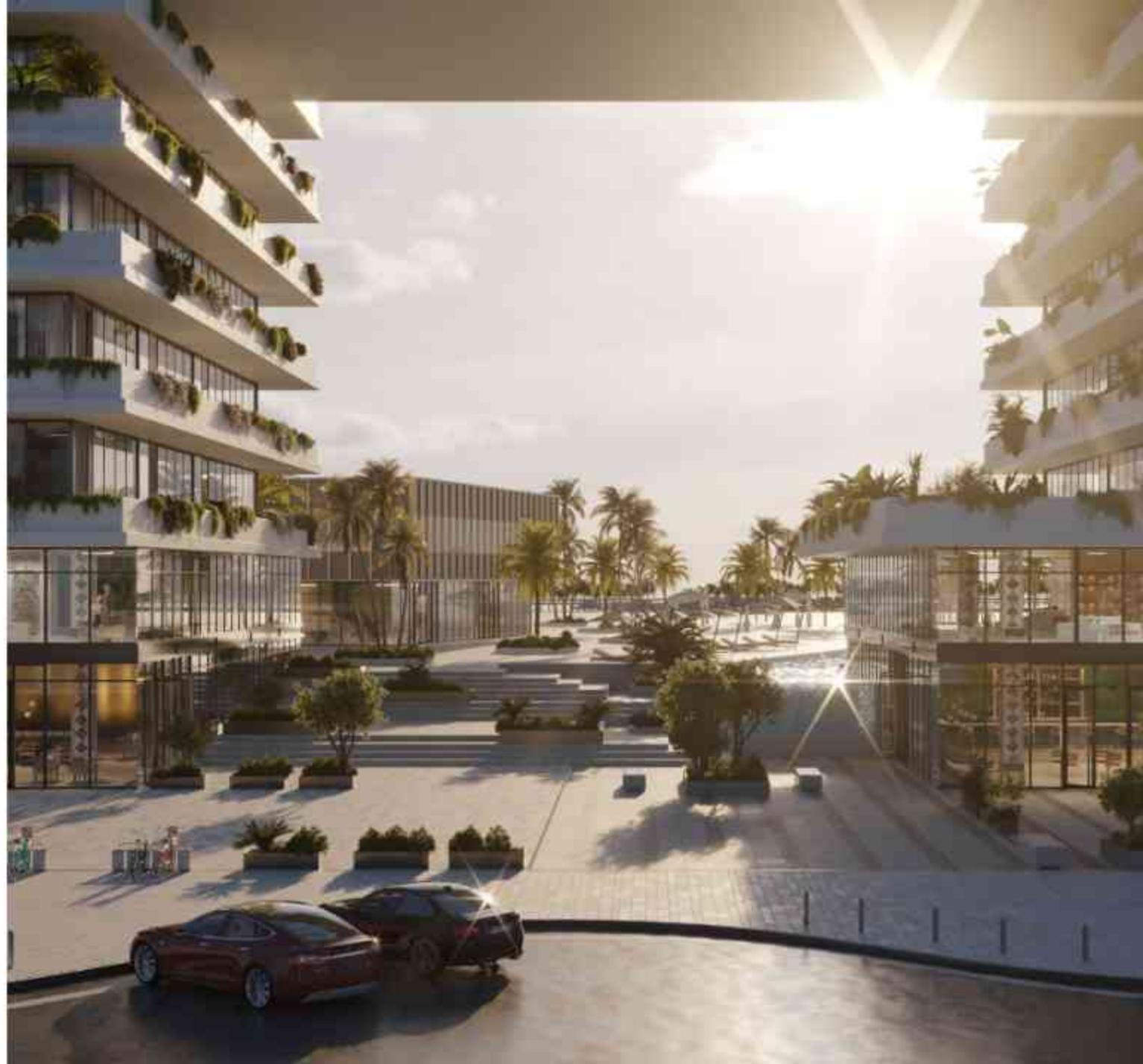
Units

2.1m

square meters
of GFA

33,500

Residents



The Spine

- Exclusive resort-style residential enclaves
- Focus on health and wellbeing
- Abundant green spaces and recreational activities

146

Hectares
of Land Area

2,400

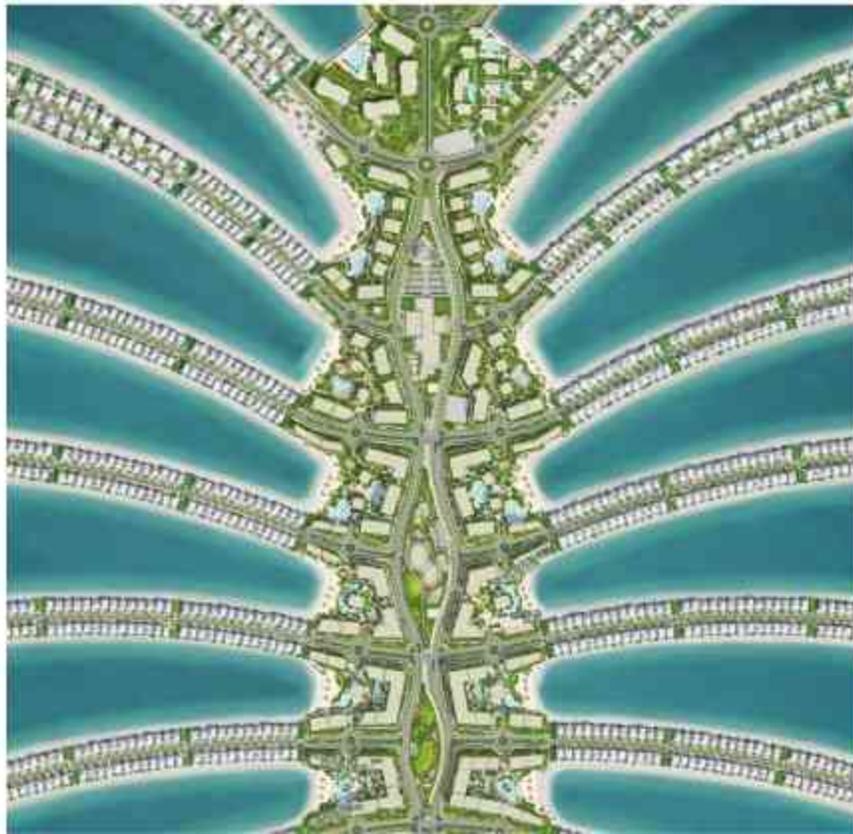
Units

540k

square meters
of GFA

10,500

Residents



The Fronds

- Understated ultra-luxury living
- Highly exclusive community
- Sea and skyline views

389

Hectares
of Land Area

2,012

Plots

1.7m

square meters
of GFA

10,500

Residents



Comparing the palms

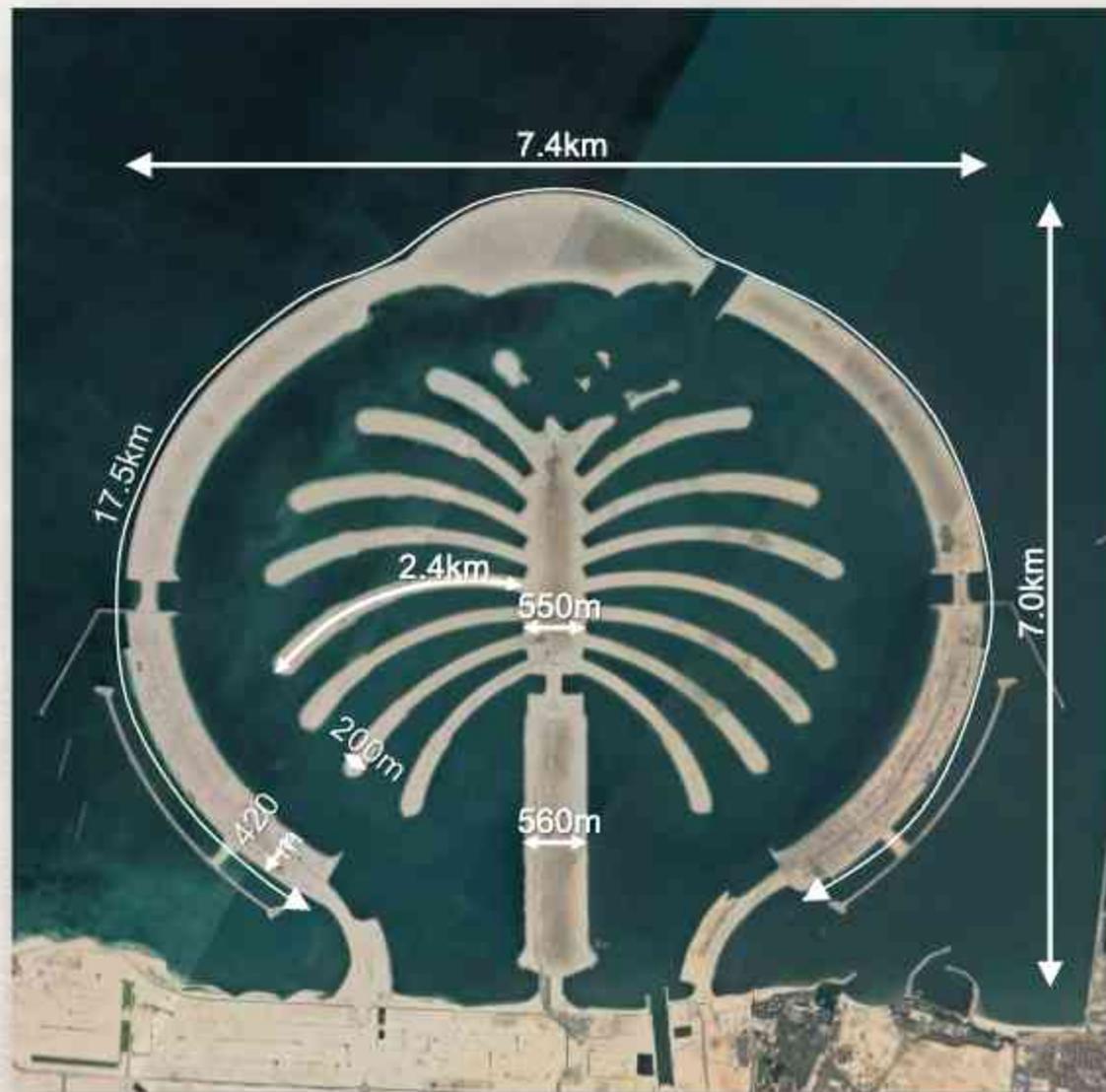
Palm Jumeirah

5.7m sqm land

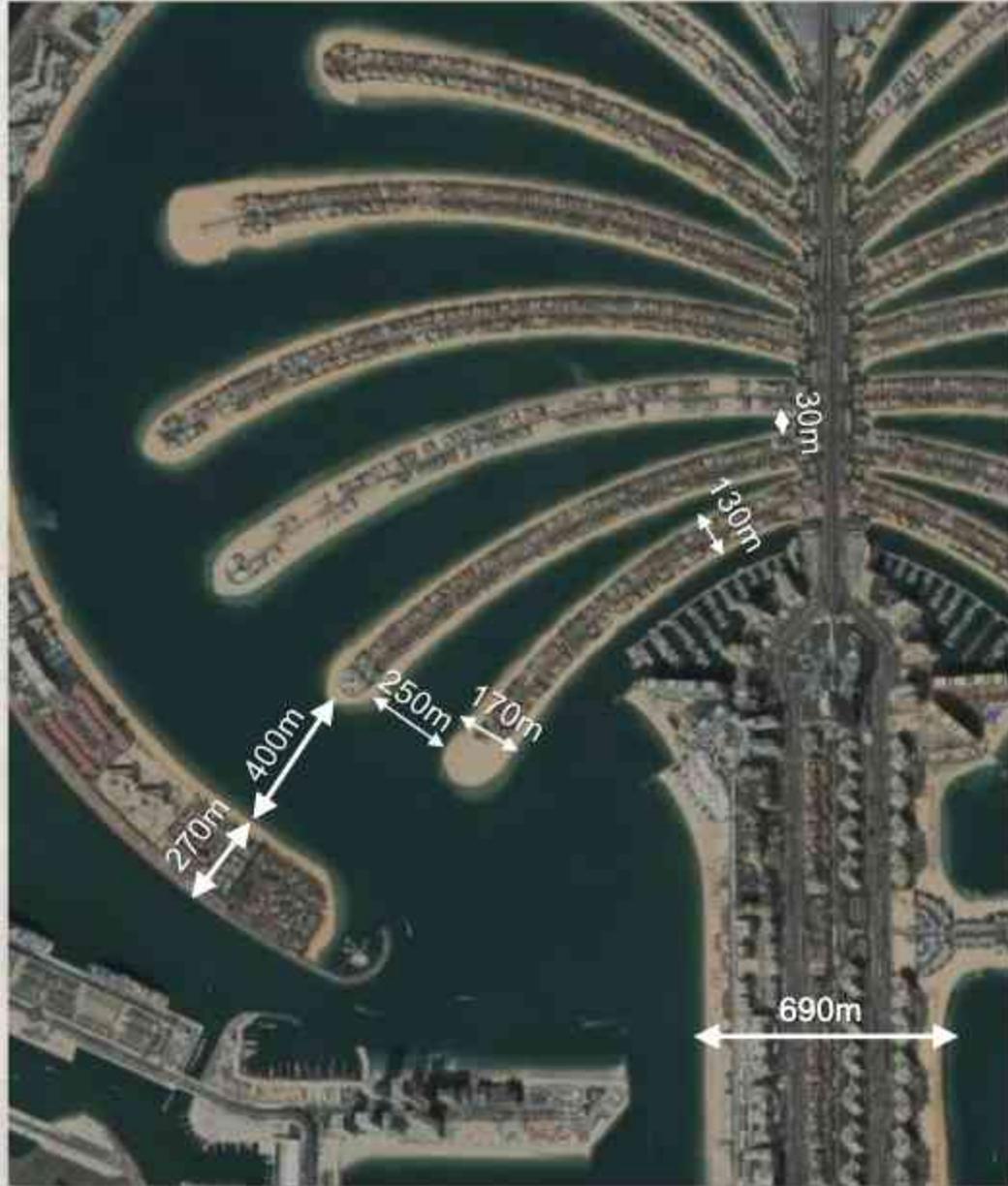


Palm Jebel Ali

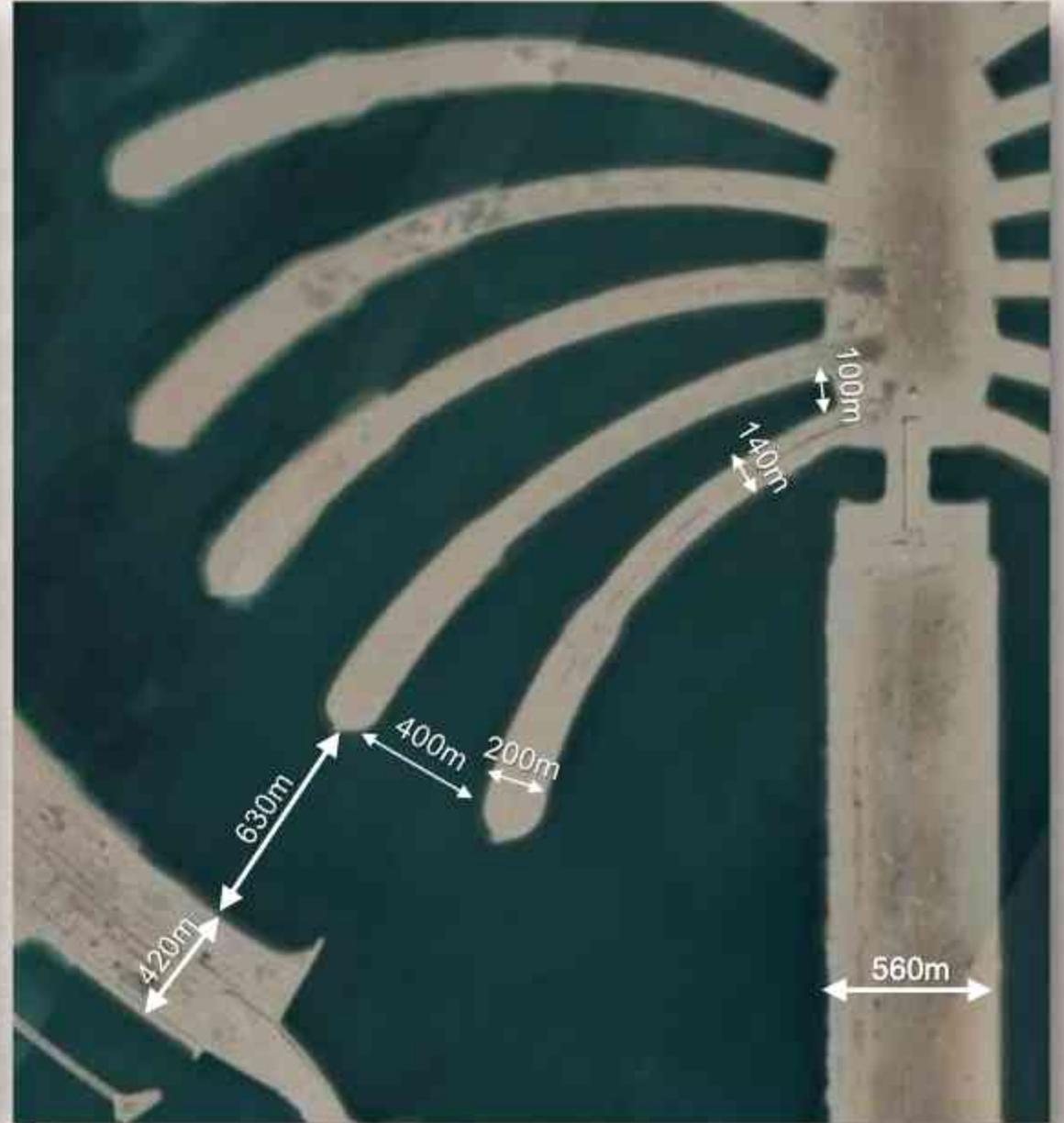
13.4m sqm land



Palm Jumeirah

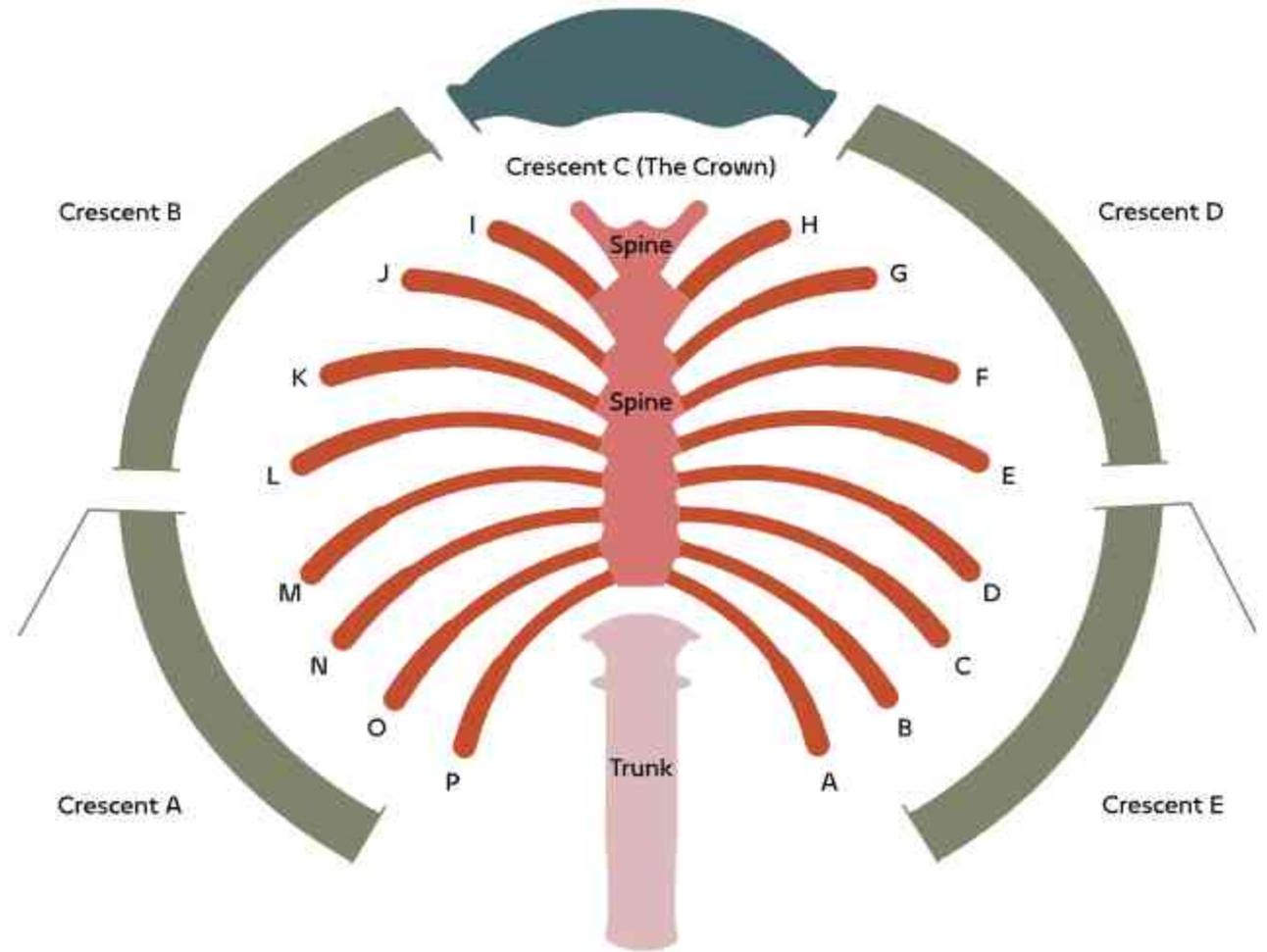


Palm Jebel Ali



FronD overview

- Sixteen fronds flank The Spine district
- Exclusive ultra-luxury villas and villa plots with private beach frontage
- Approximately 2,000 villas
- Pocket parks located throughout each frond
- Lush landscape provides shade and enhanced privacy
- 16 villa options to choose from



Exclusive Beaches



Indicative Amenities

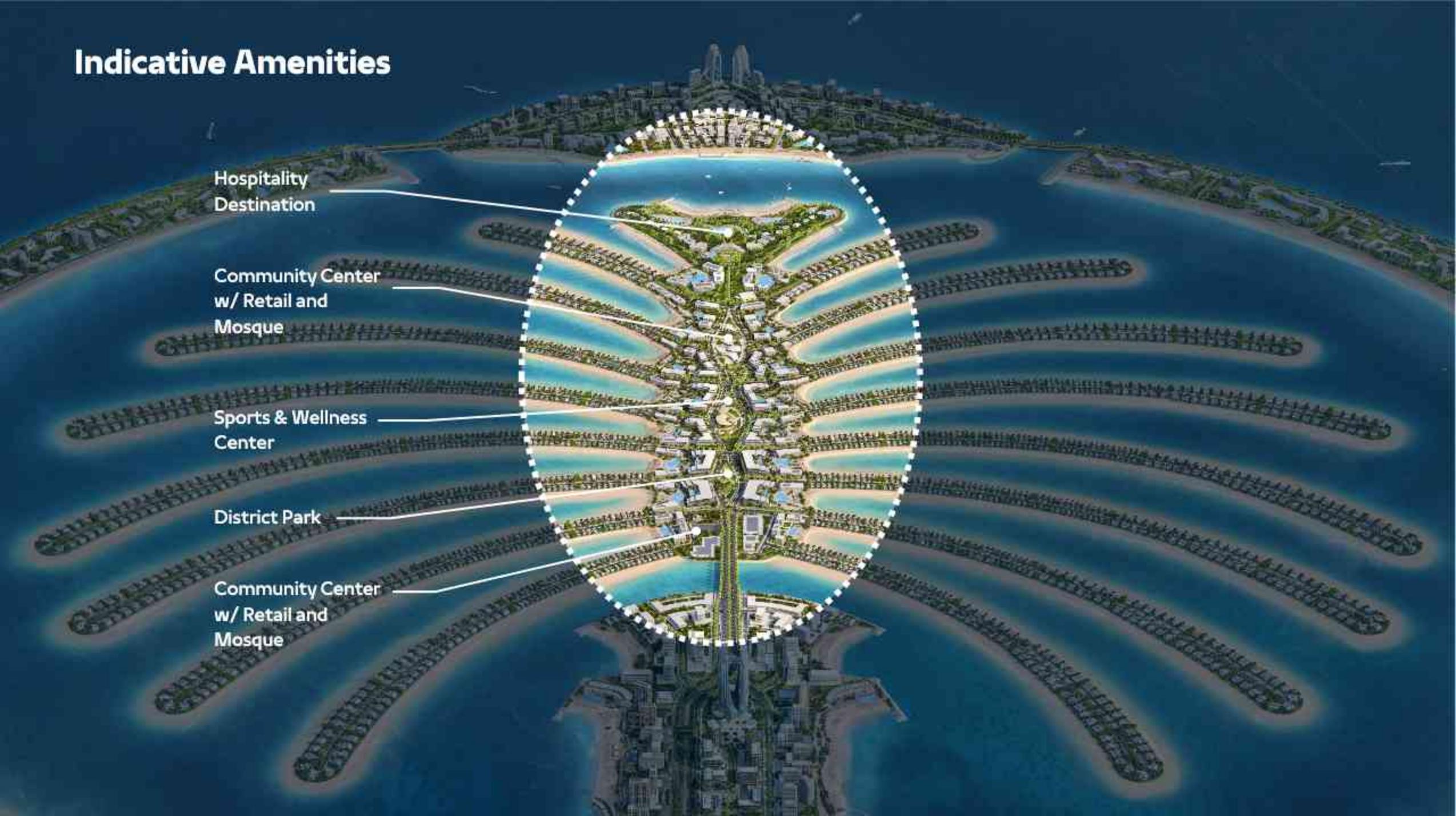
Hospitality
Destination

Community Center
w/ Retail and
Mosque

Sports & Wellness
Center

District Park

Community Center
w/ Retail and
Mosque



The Collections \ A CURATED COLLECTION

Beach Villas

5-6 bedrooms
680 sqm plots
20x34 m plots
540-660 sqm GFA

THE BEACH COLLECTION

A	Villa Blue Horizon
B	Villa Florence
C	Villa Indigo Ocean
D	Villa Sapphire
E	Villa Acquaticita
F	Villa Tropical Mist
G	Villa Azure Blue
H	Villa Mediterranean
	Utilities

Coral Villas

7 bedrooms
1,210 sqm plots or larger
35x34 m plots or larger
875-990 sqm GFA

THE CORAL COLLECTION

A	Villa Hibiscus
B	Villa Coral Lining
C	Villa Red Pavilion
D	Villa Pinkish Rose
E	Villa Cranberry Isle
F	Villa Terracotta
G	Villa Redwood
H	Villa Ruby Sunset
	Utilities

Premium Plots

1,480-2,200 sqm plots
1,300-1,800 sqm GFA

THE PREMIUM PLOT COLLECTION

	Premium 1 Plot
	Premium 2 Plots



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Beach and Coral Villas Key Features

- 16 distinct layouts
- Contemporary design
- Seamless indoor-outdoor connectivity
- Extensive floor-to-ceiling glazing
- Luxury premium finishes
- Accessible beach frontage
- Feature staircase
- Custom Elevator
- Multi-car parking for 4 to 6 cars
- Ground floor guest suite
- Spacious beach facing master bedroom
- First floor family rooms
- Flexible 2nd floor lounge spaces
- Large 2nd floor deck with extensive beach views
- Chef and show kitchen
- Connection points for owner provided pool and exterior shower





Beach Collection



BLUE HORIZON

4 Bedrooms



PROVENCE

5 Bedrooms



INDIGO OCEAN

4 Bedrooms



SAPPHIRE

4 Bedrooms



AQUAMARINA

4 Bedrooms



TROPICAL MIST

4 Bedrooms



AZULE BLUE

4 Bedrooms



MEDITERRANEAN

4 Bedrooms



Beach Collection Features

- Plot size around 7,400 sq.ft.
- BUA ranges from 7,300–8,300 sq.ft.
- 5 bedrooms, each with ensuite bathroom.
- Parking for 2 cars in enclosed garage and 2 more spaces within the plot.
- Maid's room.
- Driver's room accessed from outside.



Beach Collection: Indicative Layout



1ST FLOOR



2ND FLOOR



3RD FLOOR

**Beach Villa B / Provence
Beach Side**



**Beach Villa C / Indigo Ocean
Beach Side**





Coral Collection



HIBISCUS

7 Bedrooms



CORAL LIVING

7 Bedrooms



RED AURORA

7 Bedrooms



PORCELAIN ROSES

7 Bedrooms



CRANBERRY SKY

7 Bedrooms



TERRACOTTA

7 Bedrooms



REDWOOD

7 Bedrooms



RUBY SUNSET

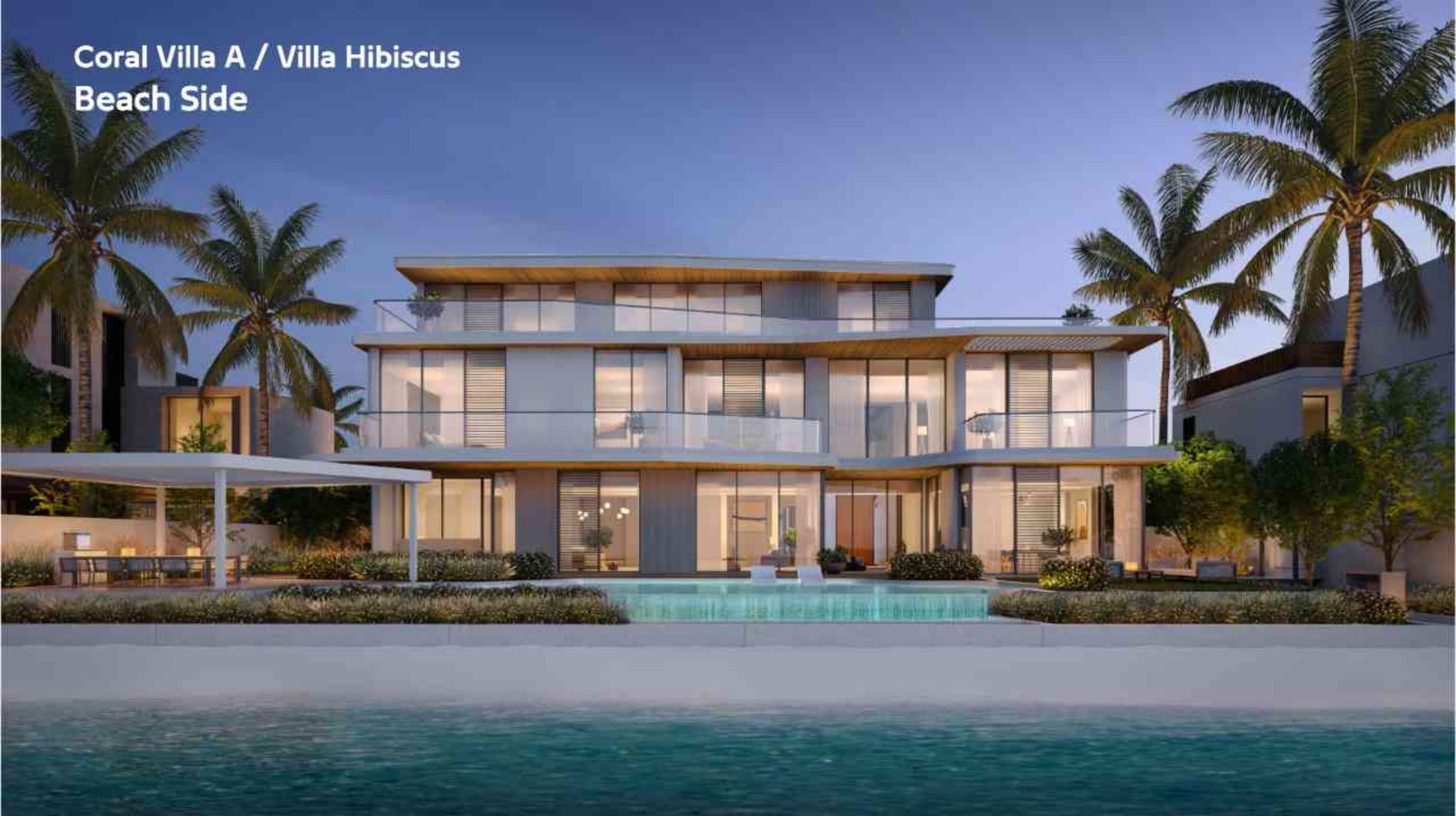
7 Bedrooms

Coral Collection Features

- Plot size ranges from 13,000–19,000 sq.ft.
- BUA ranges from 11,300–12,200 sq.ft.
- Separate formal living spaces and family living spaces.
- 7 bedrooms, each with ensuite bathroom.
- Parking for 3 cars in enclosed garage and 2 more spaces within the plot.
- Maids' room for two occupants.
- Driver's room accessed from outside.
- Provision for future security guard house if desired.



**Coral Villa A / Villa Hibiscus
Beach Side**



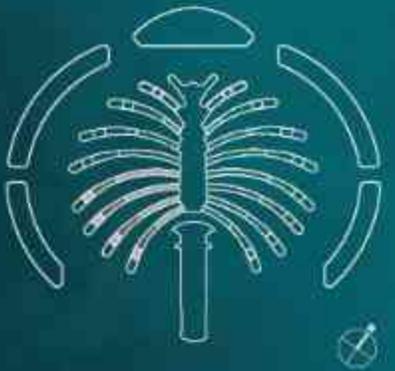
**Coral Villa B / Coral Living
Beach Side**





Premium Plots

Villa Plots Fronds M-P



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NAKHEEL**

Plot Features

There are two types of Villa plots available Premium I and Premium II:

Typology	Total Plots	Avg. Plot Area Sq.ft.	Avg. GFA sq.ft.	Avg FAR
Premium I	56	23,900	13,900	0.60
Premium II	24	26,000	19,000	0.74

Total Buildable Plots: B+G+2

Allowable Height: 15m

Plot Coverage: 50%



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