



نخلة جبل علي
PALM JEBEL ALI

نخيل
NAKHEEL

PALM JEBEL ALI

DUBAI MOWB
AND RESORTS

IBRA BATTUTA
MALL

PALM
JEBEL ALI

WORLD
ISLANDS

DEPO CITY
DEVELOP

AL MAFRAH
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 3,000-hectare wetland area, featuring corals, mangroves and seagrass beds.

20 minutes to Dubai World Canal and Al Mafraah Airport.

Landmark Waterfront Destinations

Palm Jebel Ali

World Islands

Dubai Islands

Palm Jumeirah



The Districts



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

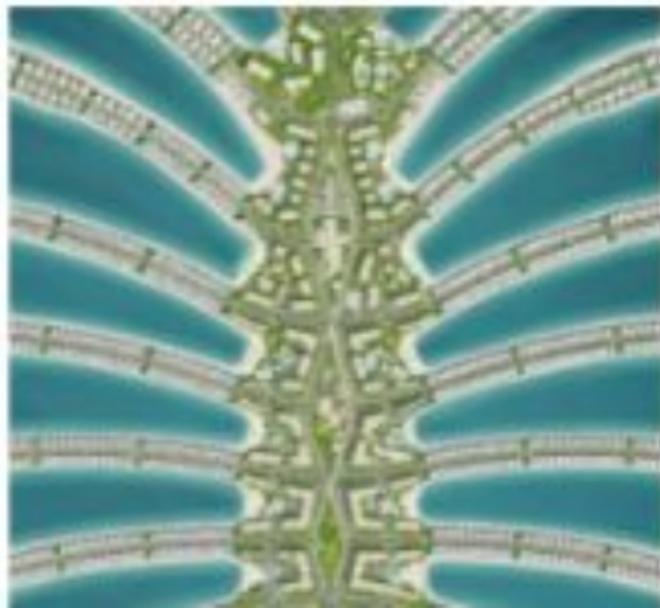
Units

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

5.3m sqm land



Palm Jebel Ali

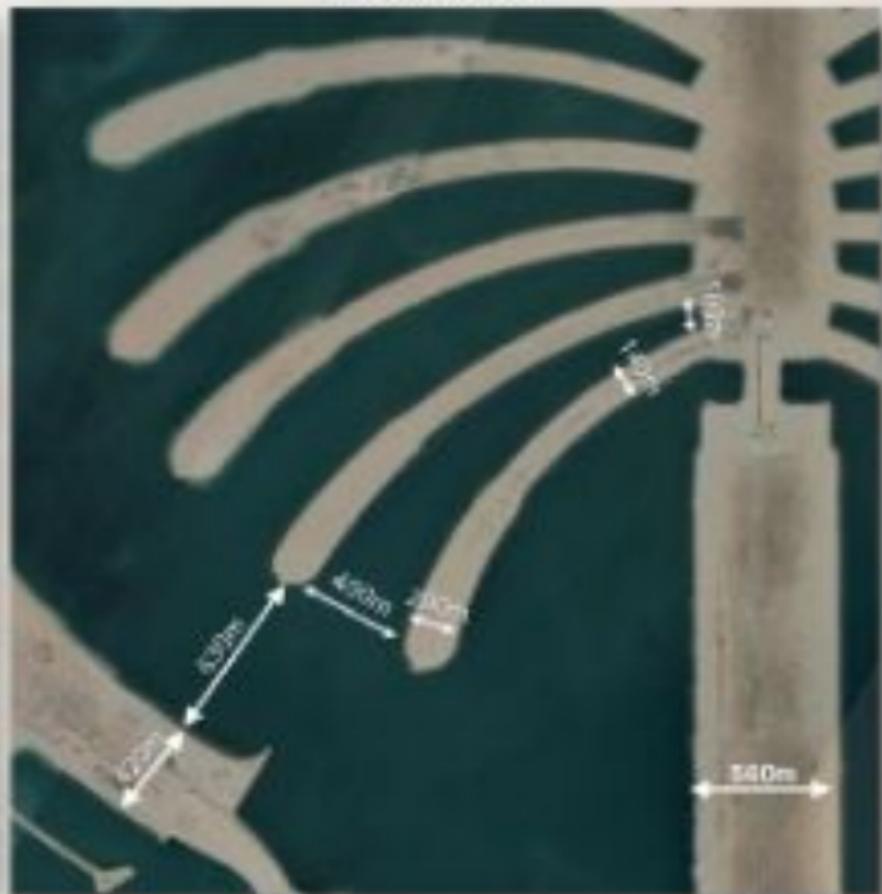
13.4m sqm land



Palm Jumeirah

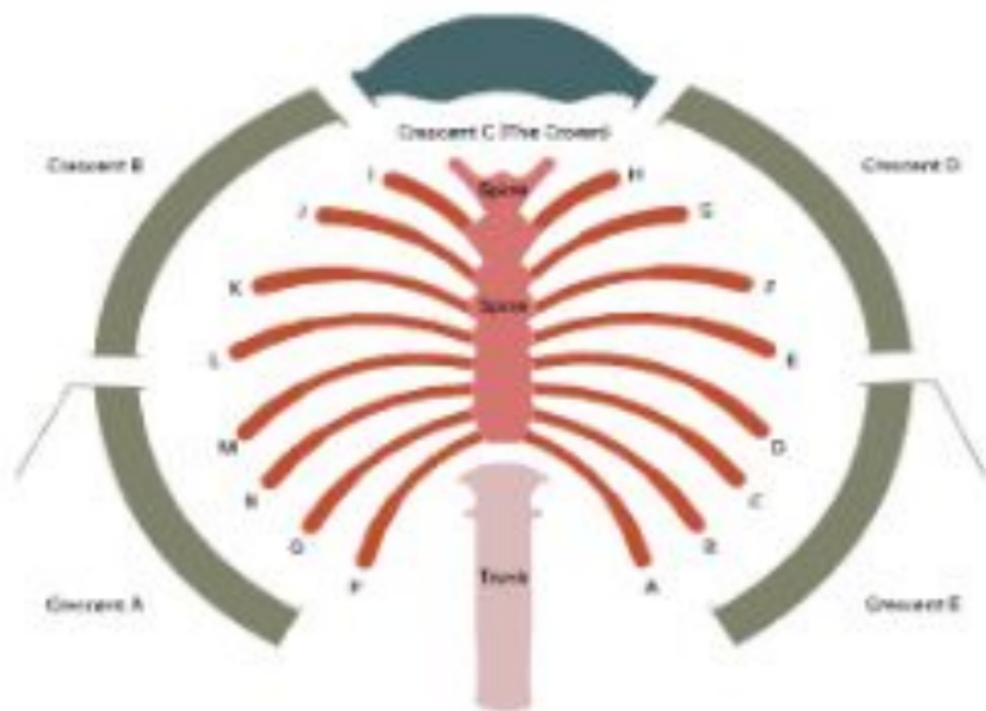


Palm Jebel Ali



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



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



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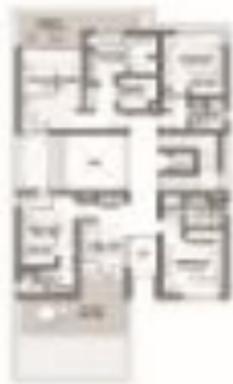
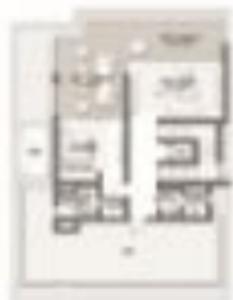
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Beach Collection Features

- 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



Beach Villa B / Provence
Beach Side



Beach Villa C / Indigo Ocean
Beach Side





Coral Collection



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Coral Collection Features

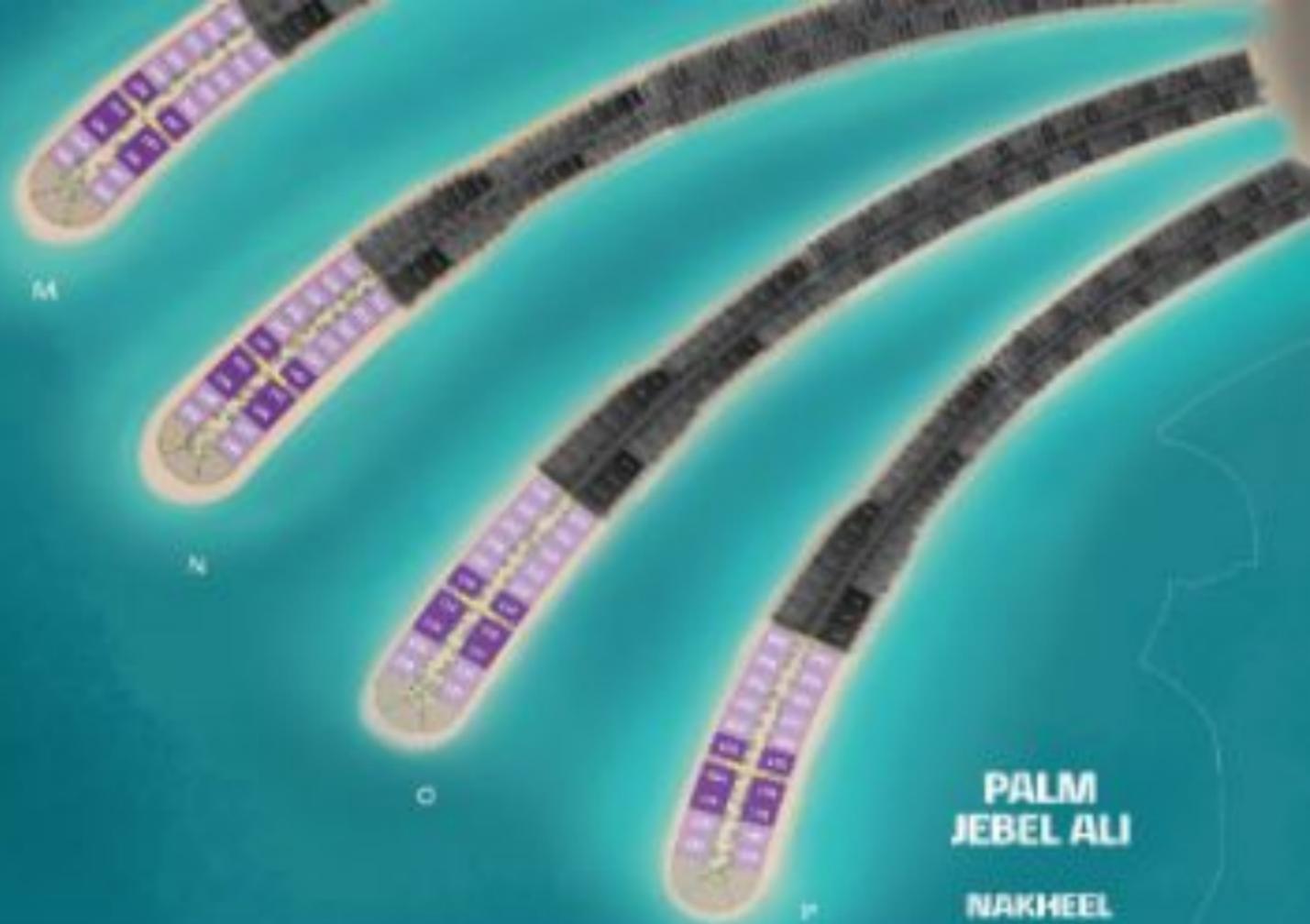
- Plot size ranges from 13,000-19,000 sq.ft.
- BUA ranges from 11,300-12,200 sq.ft.
- Separate formal living spaces and family living spaces.
- 7 bedrooms, each with ensuite bathroom.
- Parking for 3 cars in enclosed garage and 2 more spaces within the plot.
- Maid's room for two occupants.
- Driver's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





Premium Plots

Villa Plots
Fronds M-P



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