

PALM JEBEL ALI

VILLA

INDIGO
OCEAN

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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A CURATED COLLECTION

THE
BEACH
VILLAS

1



Serenity By The Sea

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S

— BEACHFRONT LIVING AT ITS FINEST

SUN, SEA, SAND, & SOPHISTICATION

WAVES OF LUXURY, MOMENTS OF BLISS.

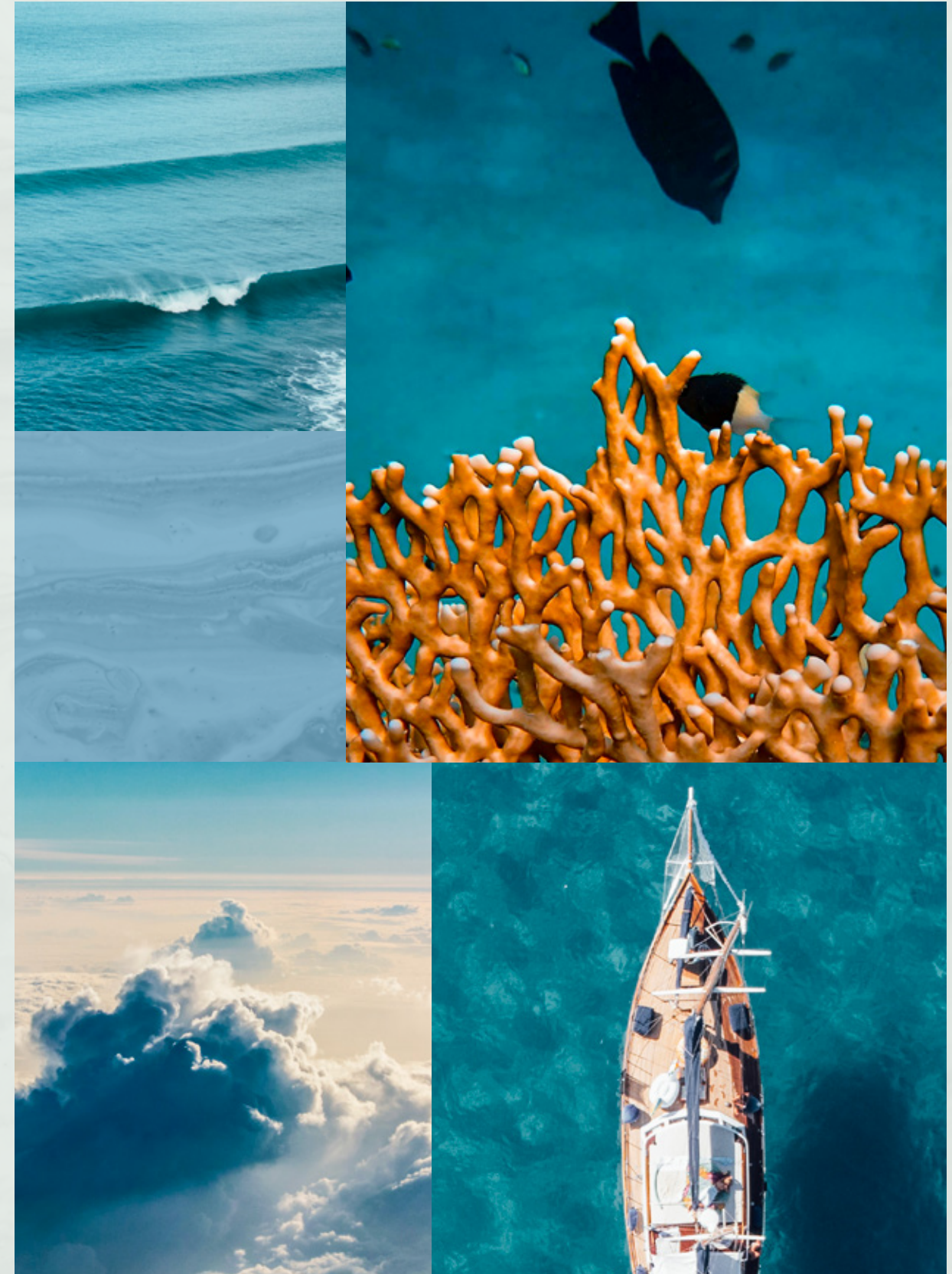
Welcome to Palm Jebel Ali, a world-class lifestyle destination where every detail is meticulously designed to inspire. Impeccably curated, this haven offers unrivalled luxury living, enriching the lives of its residents through every experience.



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.

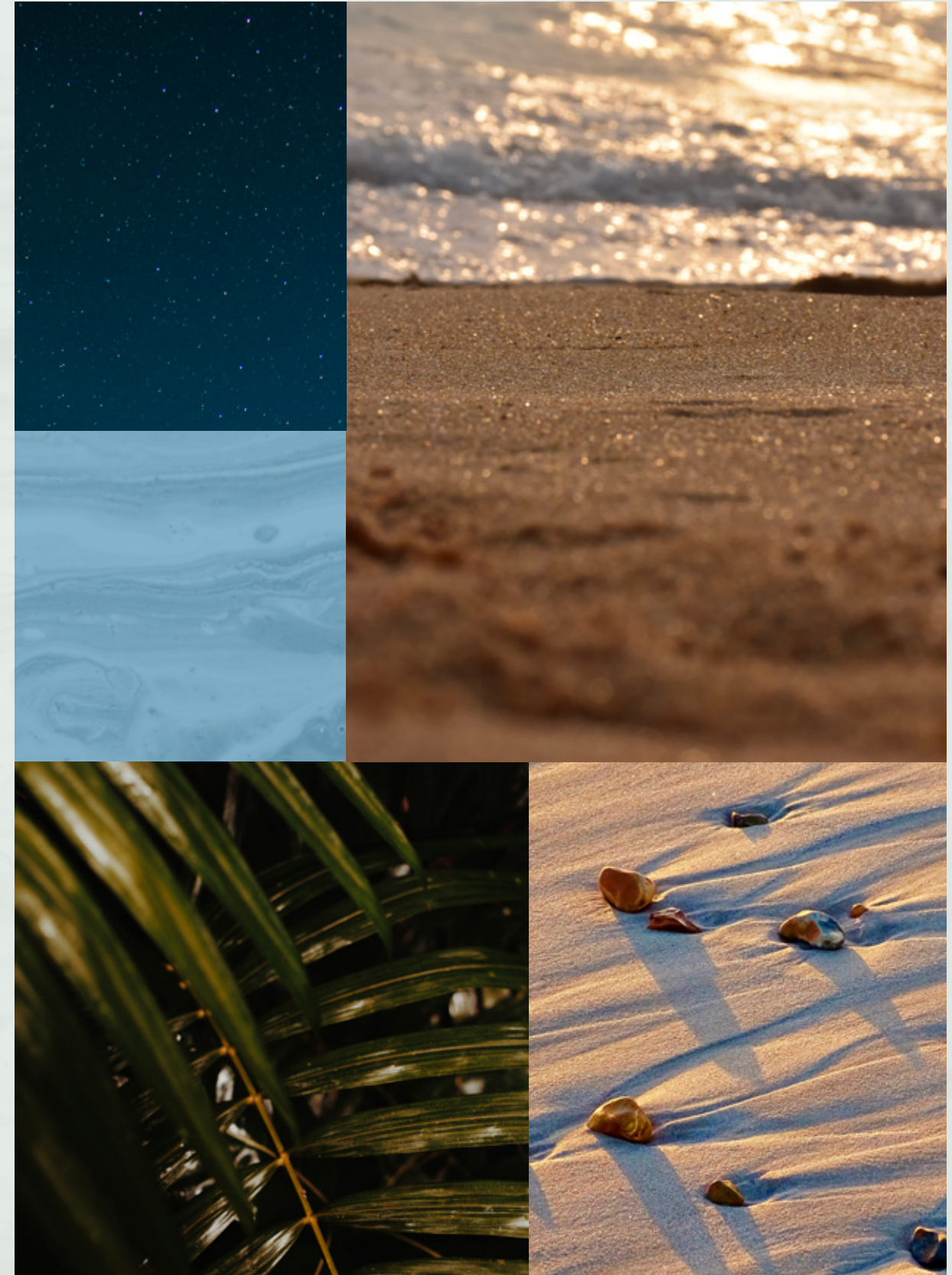
LIVE INSPIRED, IN HARMONY WITH NATURE,
BETWEEN THE CITY AND THE SKY.

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

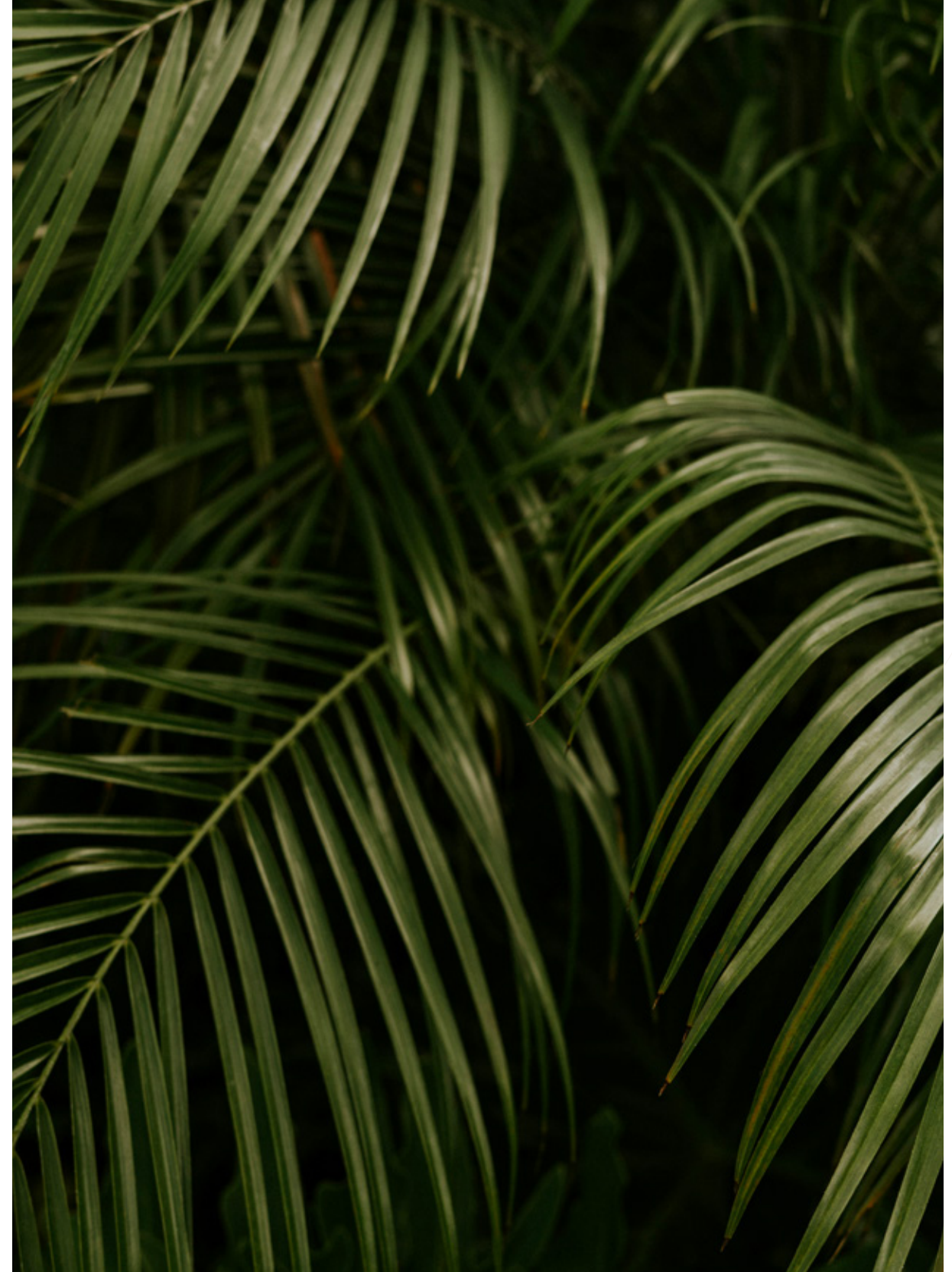
AN ICONIC NEIGHBOURHOOD

ARTFULLY DESIGNED, PRIVATE
NEIGHBOURHOODS FOR SOPHISTICATED
CITY LIVING.

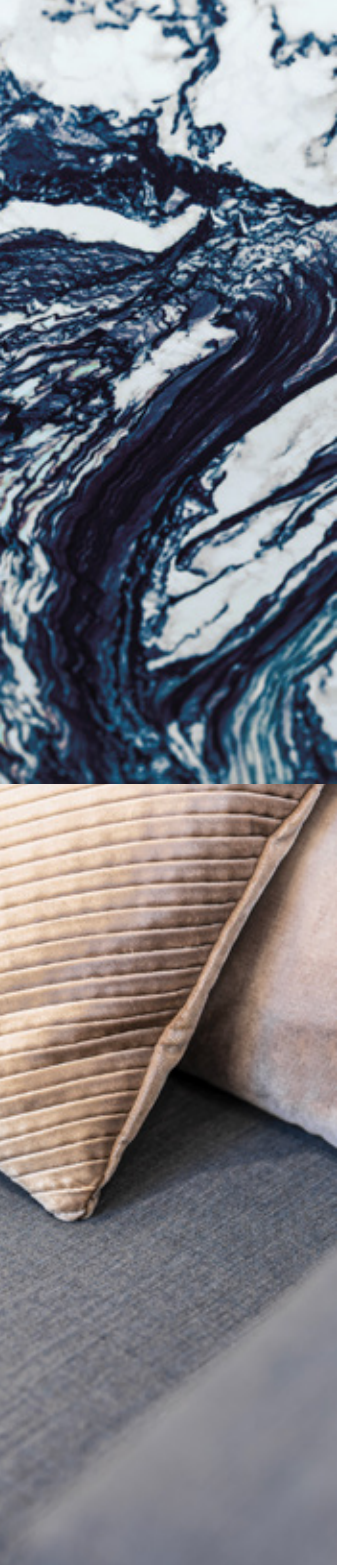
Each exclusive frond at Palm Jebel Ali forms its own thoughtfully crafted private neighbourhood, designed to inspire. Elegant streets are painted in shades of lush greenery, where vibrant flora blends seamlessly with curated foliage to create a harmonious, beachfront residential landscape.

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.

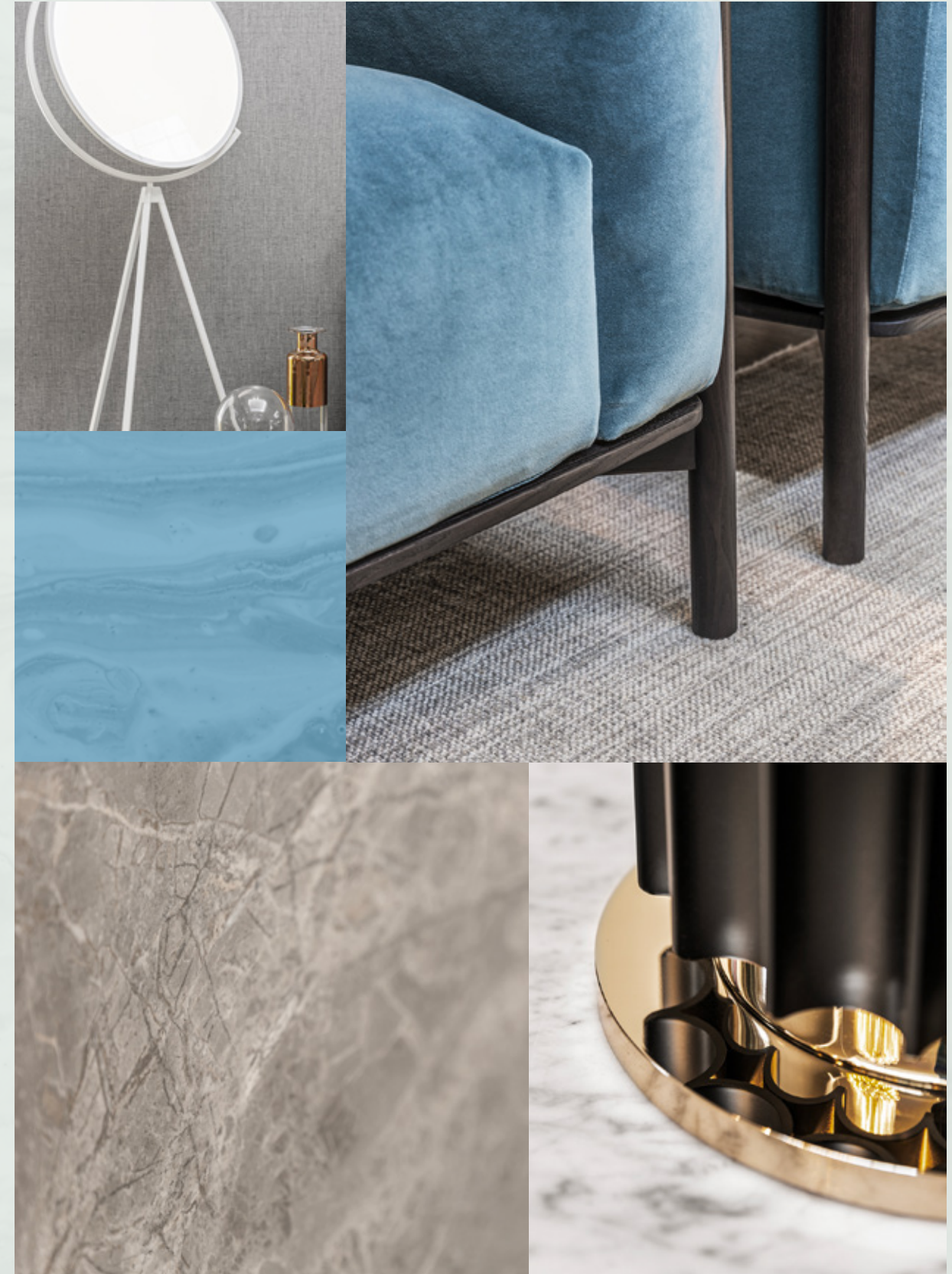


— INTRODUCING THE BEACH COLLECTION

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.

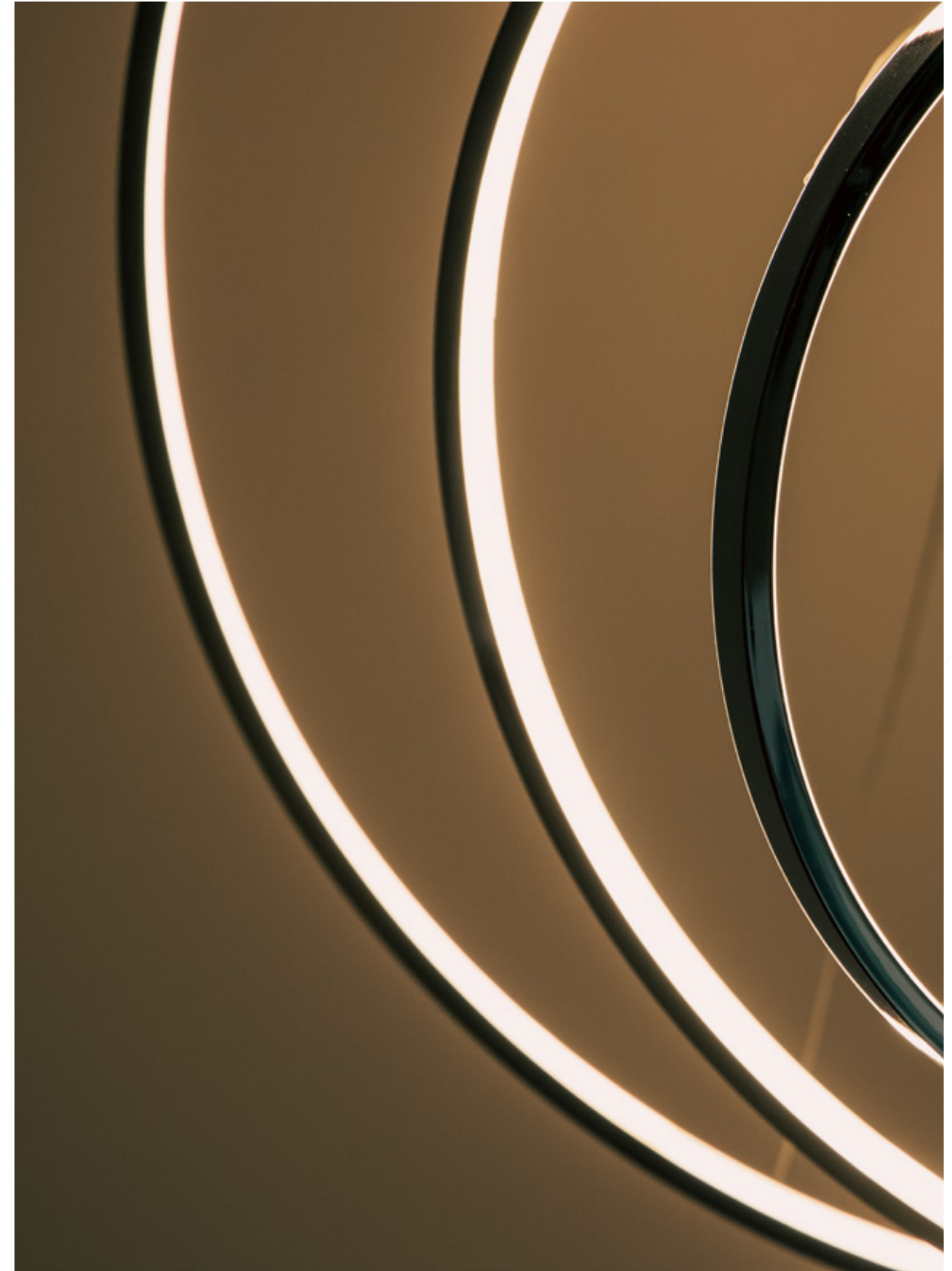
HOMES DESIGNED WITH STYLISH FLAIR.

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.



EXCEPTIONAL DESIGN / LUXURIOUS BEACHSIDE ENVIRONMENT / BEACHFRONT LOCATION



LIVE IN A MASTERPIECE

OWN A PIECE OF

HISTORY

2



Ten Unique Beach Villas

The Beach Collection	—	P.30
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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.

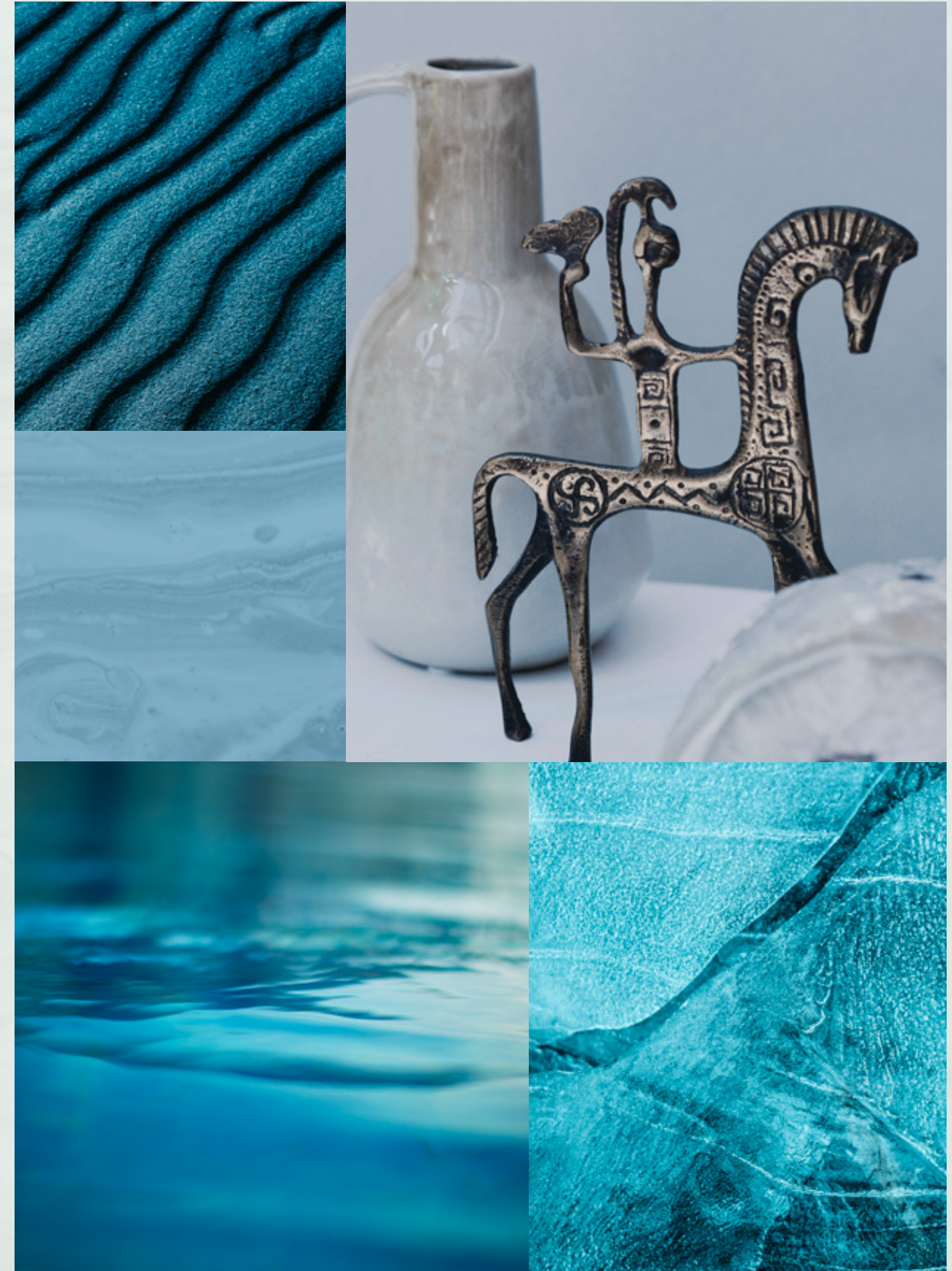
In the Beach Villas, everyday life becomes an inspired expression of beauty and balance.



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

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.

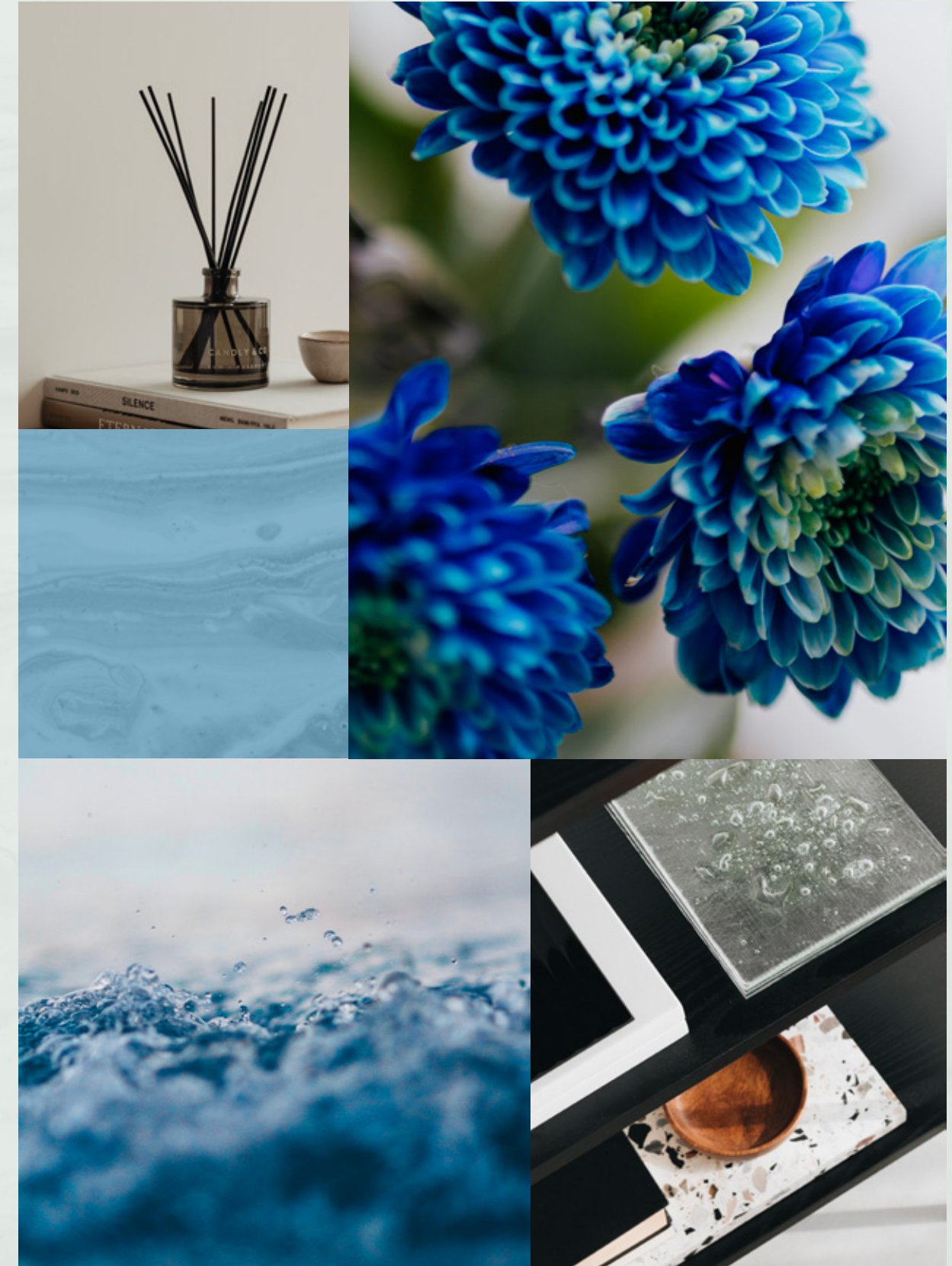


This is a dream home surrounded by the glistening sea, dazzling sunlight and glittering sands.

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.

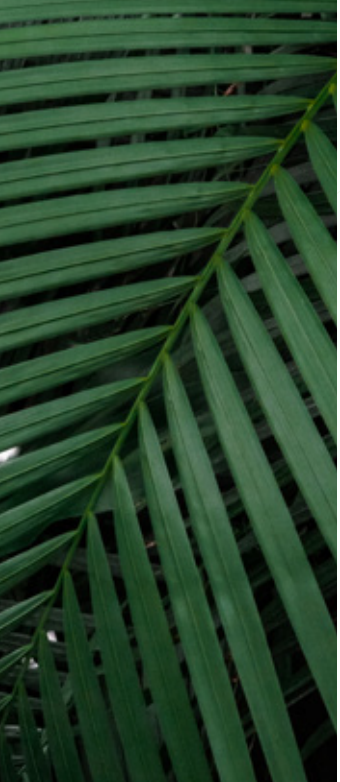




BUILD MEMORABLE FAMILY MOMENTS UNITED AROUND THE SHOW KITCHEN'S
MAGNIFICENT FEATURE ISLAND.
ENJOY LIVING SURROUNDED BY AN OCEAN OF ELEGANCE.

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.

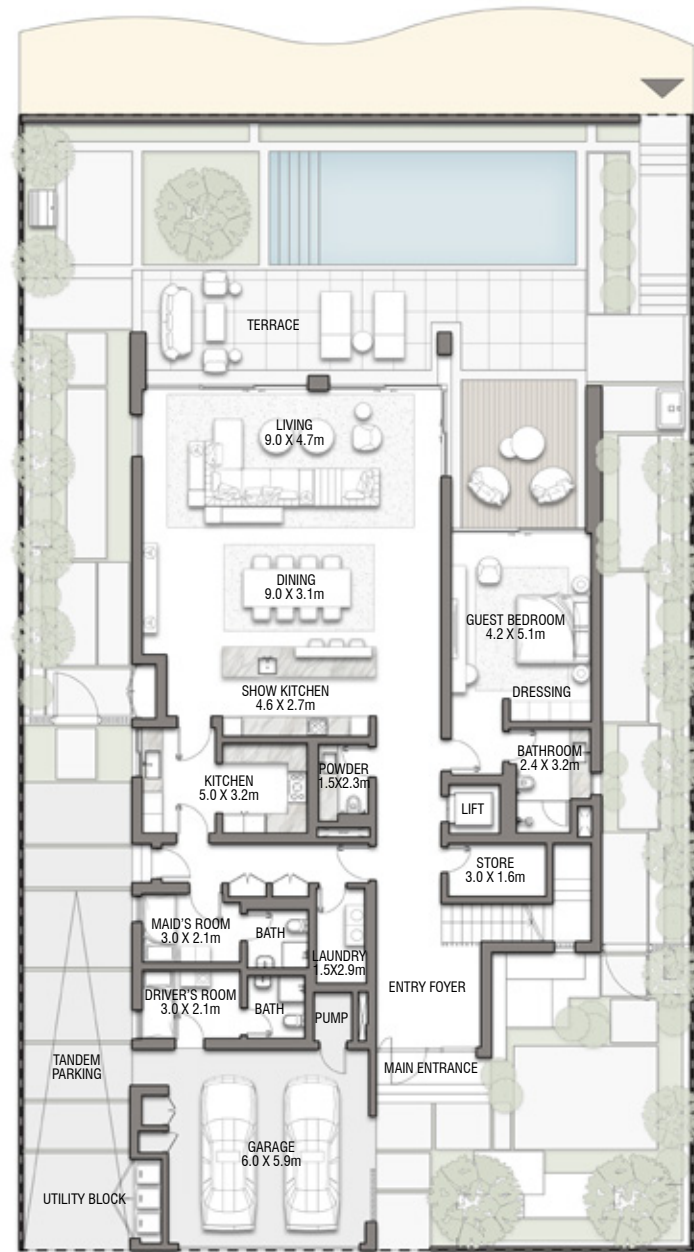
Feel uplifted as you practice peaceful moments of self-care in this sumptuous, natural environment.



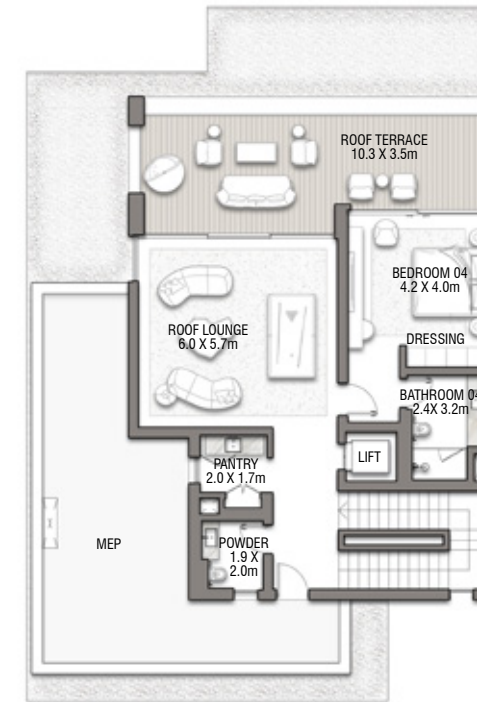
Each bathroom is finished to perfection with impeccable detail and the finest fixtures and fittings.

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

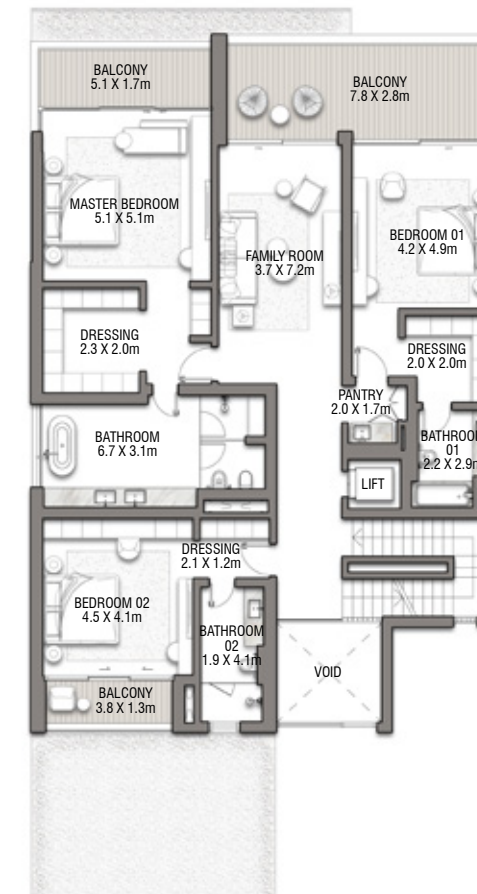




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

VILLA

INDIGO OCEAN

G + 2

5 BEDROOMS + FAMILY ROOM
+ ROOF LOUNGE AND TERRACE

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	246.93	2,657.93
Balcony / Terrace / Porch-GF	20.16	217.00
First Floor Area	227.56	2,449.44
Balcony / Terrace - First Floor	43.22	465.22
Second Floor Area	114.71	1,234.73
Balcony / Terrace - Second Floor	38.46	413.98
Garage - Covered	46.63	501.92
TOTAL BUILT-UP AREA	737.67	7,940.21
Garage with Pergola	0.0	0.0
TOTAL AREA	737.67	7,940.21

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.

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THE BEACH COLLECTION

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