



# 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**

WORLD  
ISLANDS

PALM  
JUMEIRAH

IBN BATTUTA  
MALL

DUBAI PARKS  
AND RESORTS

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.



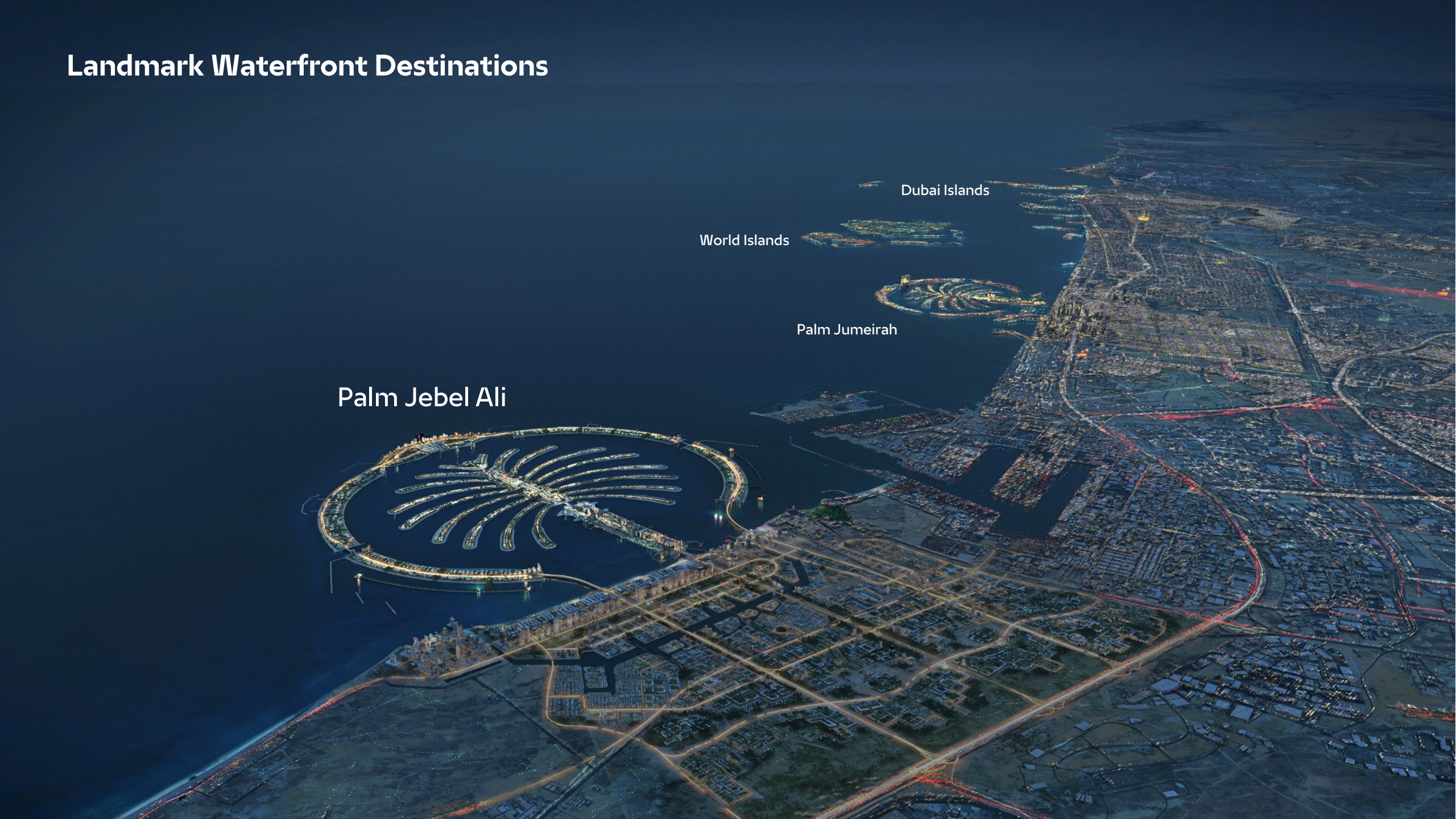
# Landmark Waterfront Destinations

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**

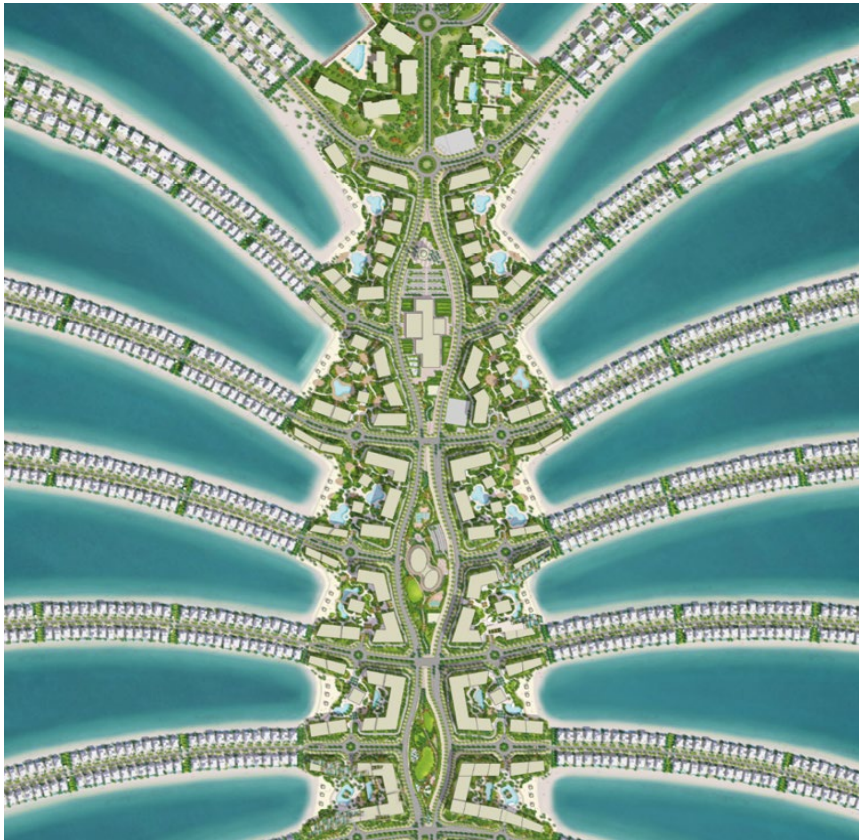
Units

**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

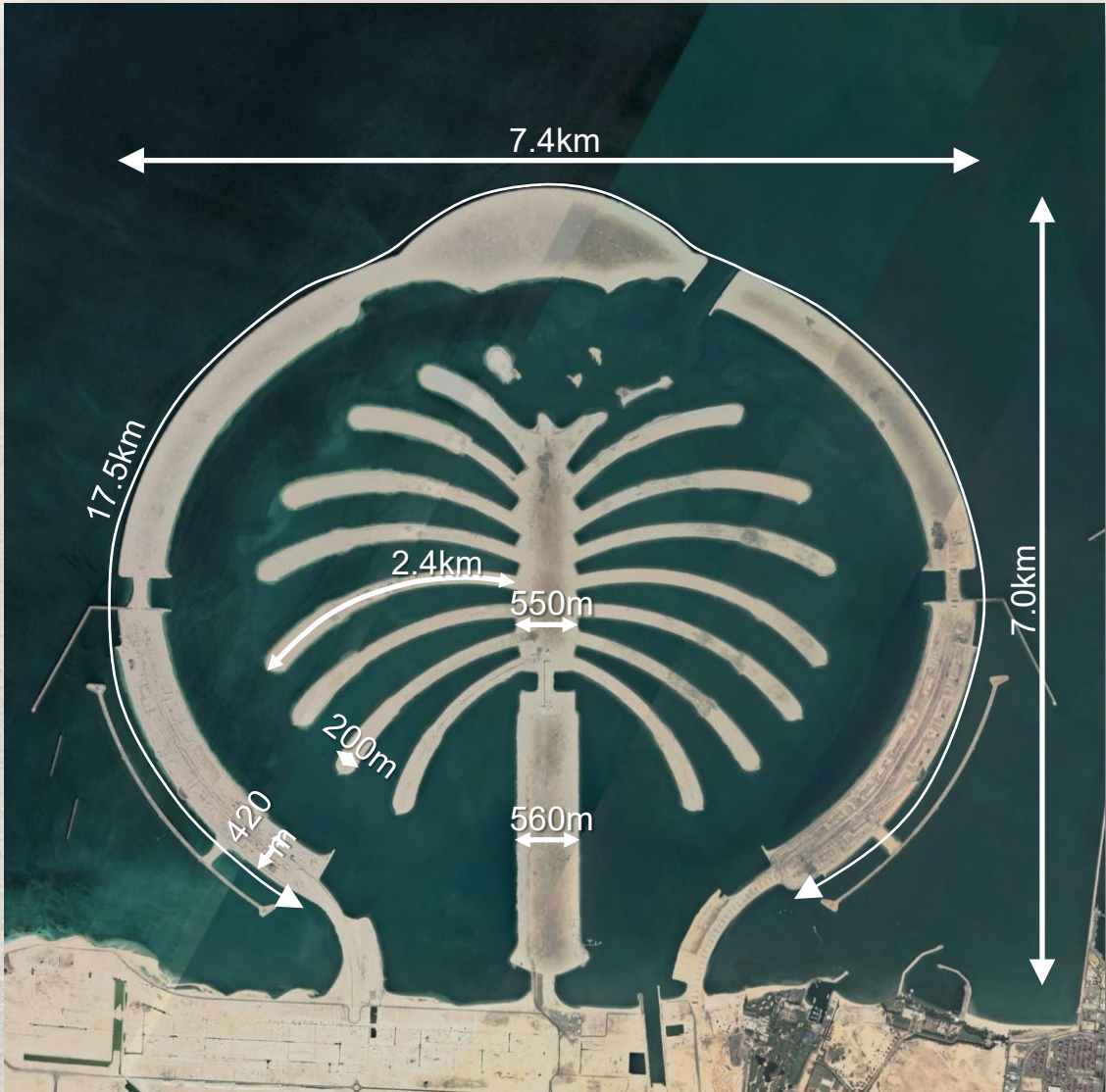
**Palm Jumeirah**

5.7m sqm land



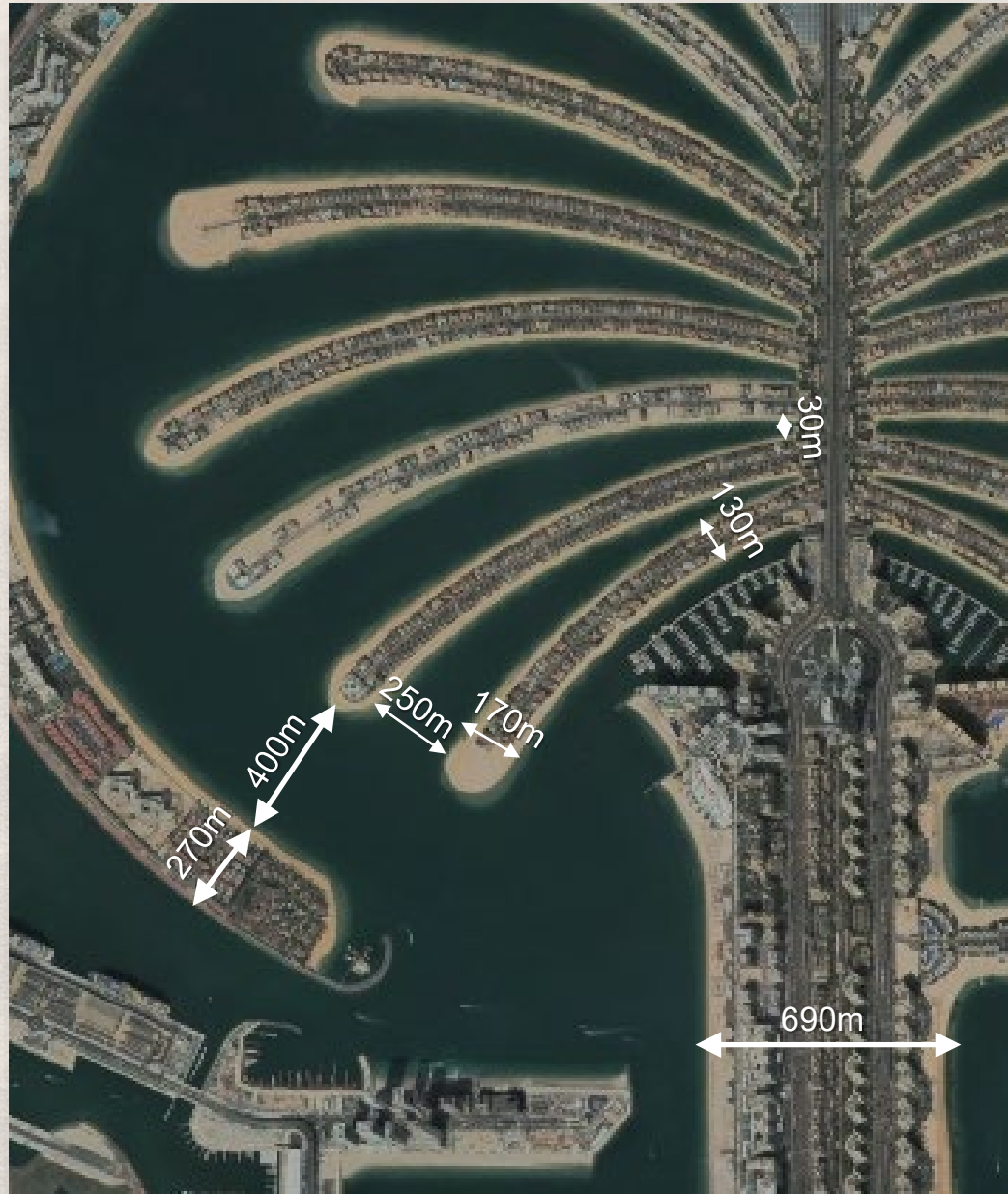
**Palm Jebel Ali**

13.4m sqm land

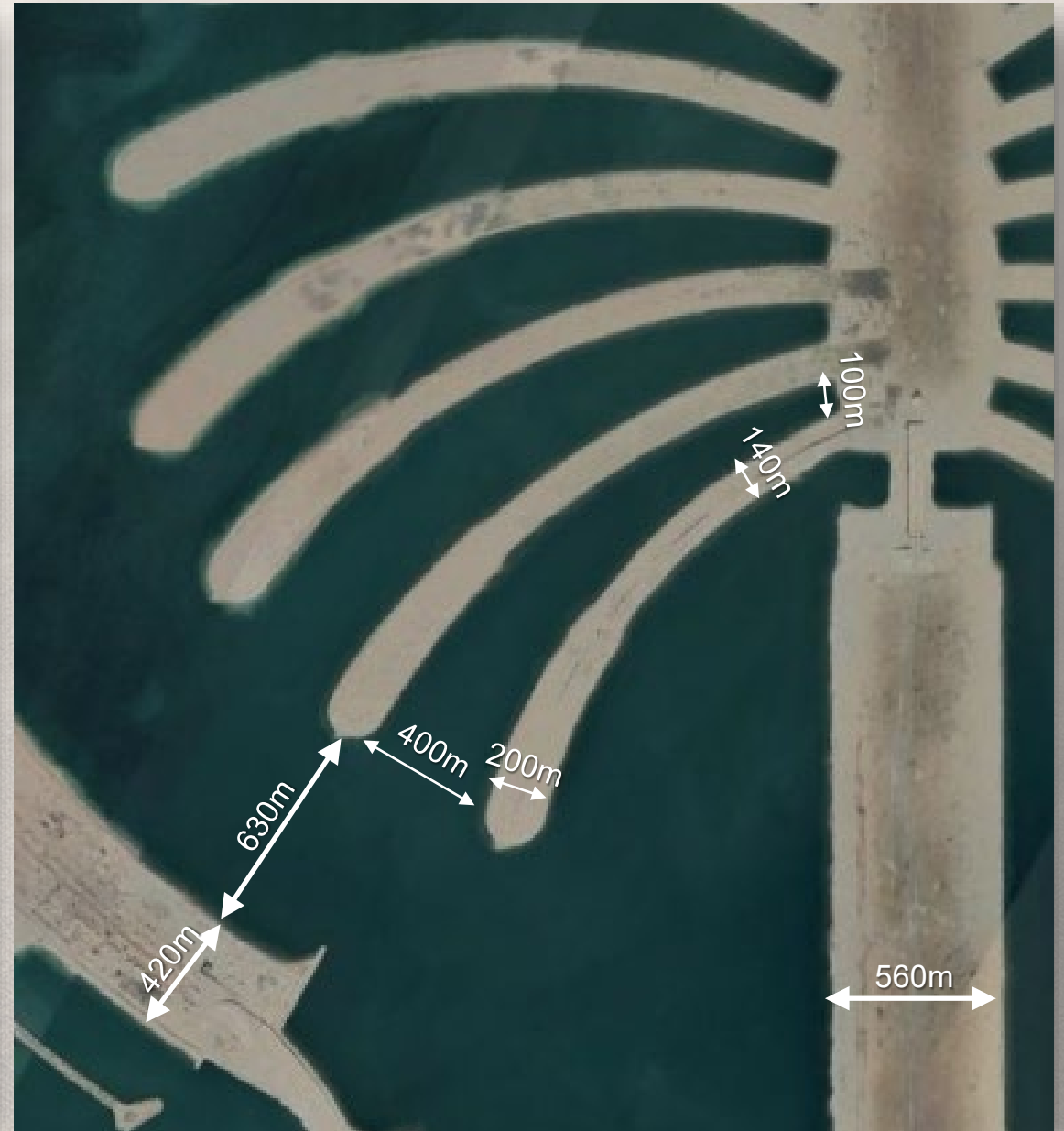




Palm Jumeirah



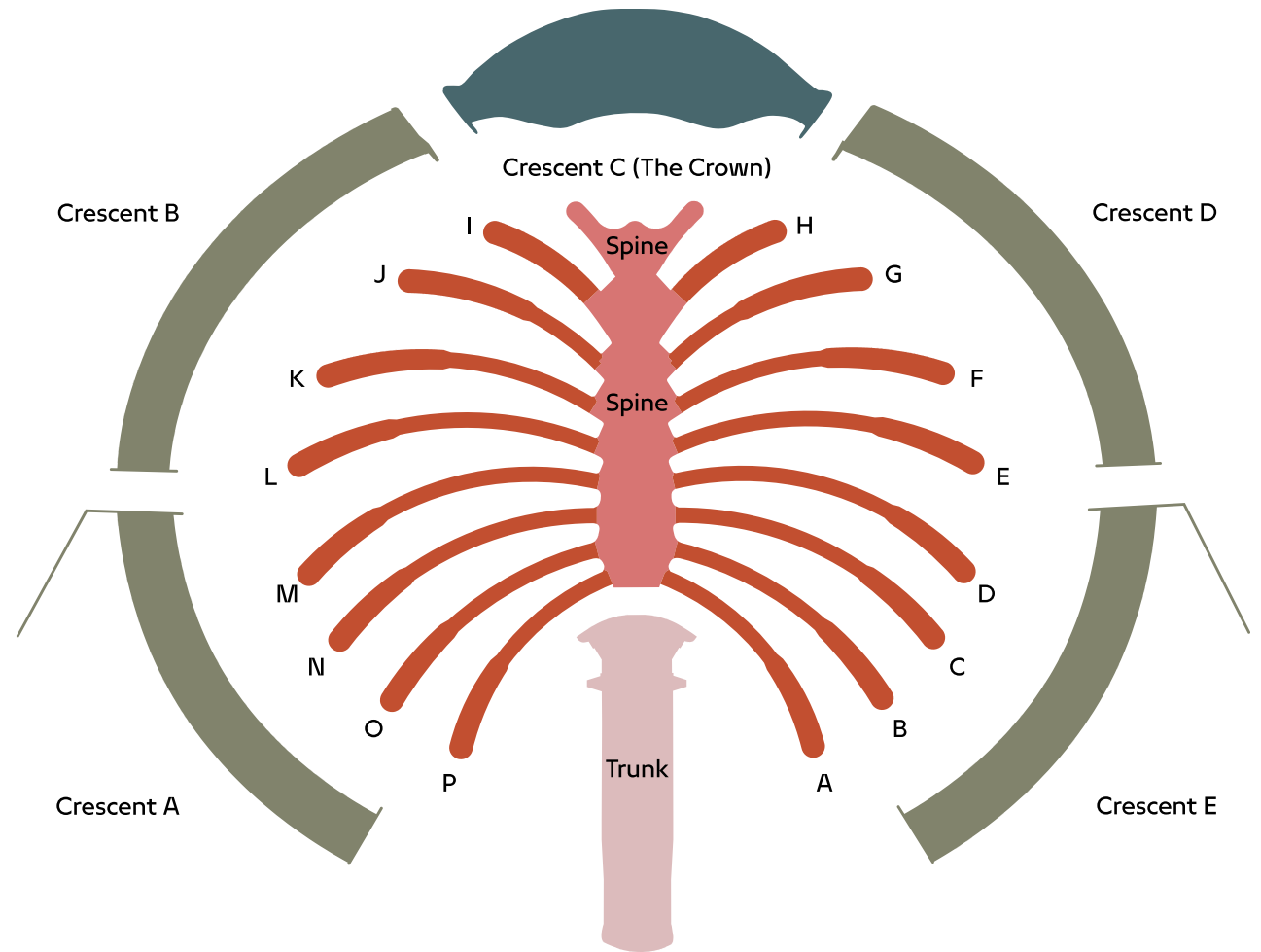
Palm Jebel Ali





# 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



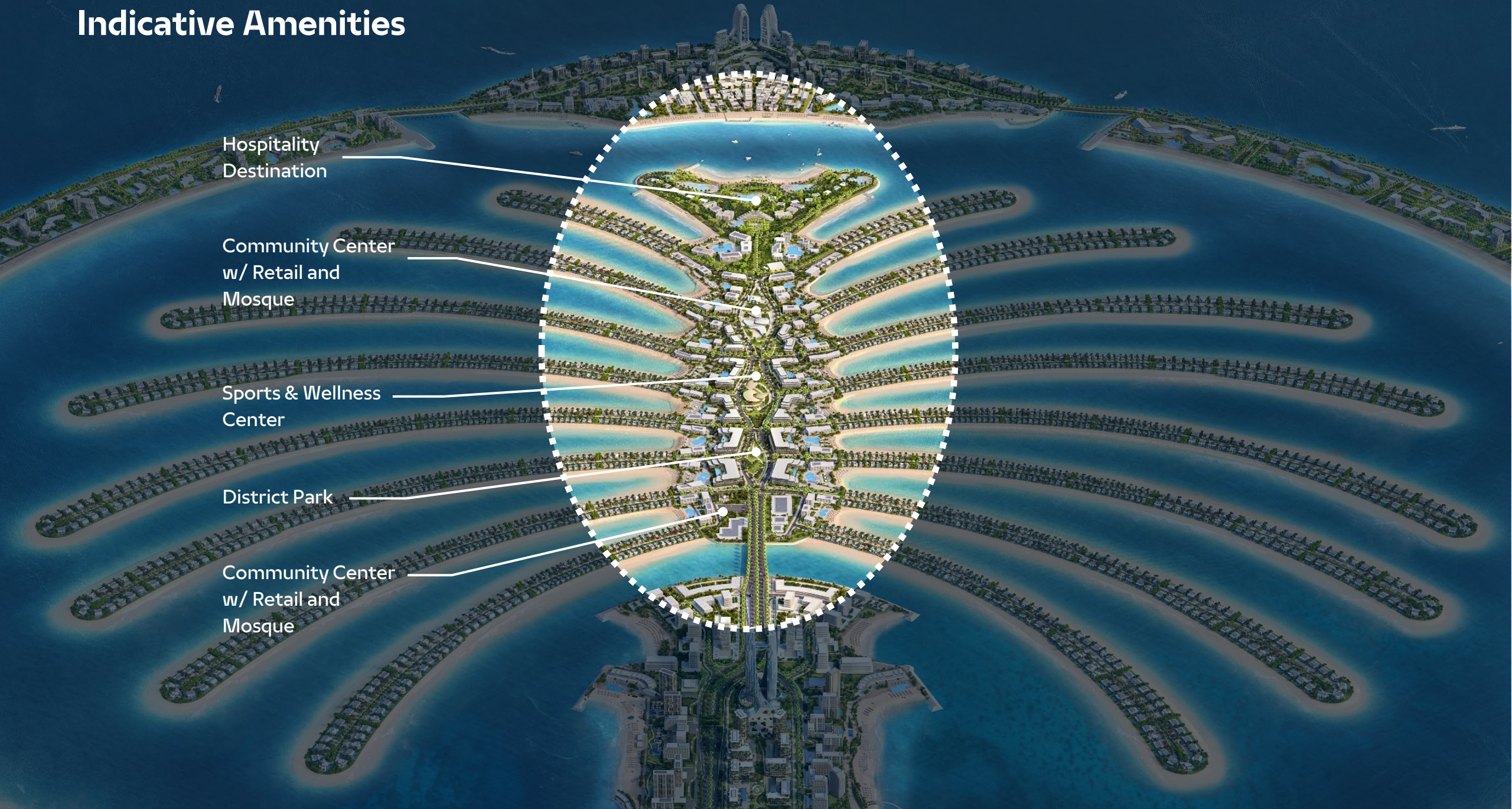


# Exclusive Beaches





# 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 Provence
C	Villa Indigo Ocean
D	Villa Sapphire
E	Villa Acquamarina
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

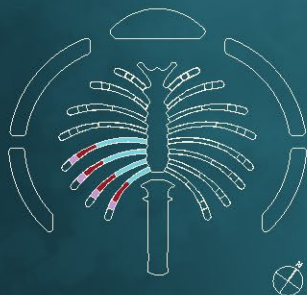
A	Villa Hibiscus
B	Villa Coral Living
C	Villa Red Aurora
D	Villa Porcelain Roses
E	Villa Cranberry Sky
F	Villa Terracotta
G	Villa Redwood
H	Villa Ruby Sunset
	Utilities

## Premium Plots

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

### THE PREMIUM PLOT COLLECTION

	Premium 1 Plot
	Premium 2 Plot



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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

6 Bedrooms



PROVENCE

5 Bedrooms



INDIGO OCEAN

5 Bedrooms



SAPPHIRE

6 Bedrooms



ACQUAMARINA

6 Bedrooms



TROPICAL MIST

6 Bedrooms



AZURE BLUE

5 Bedrooms



MEDITERRANEAN

5 Bedrooms





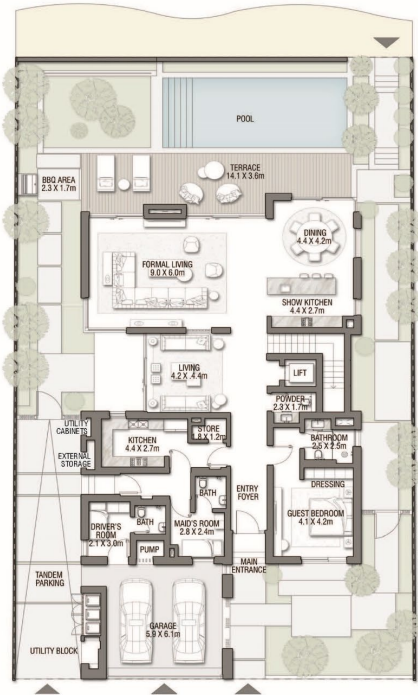
# Beach Collection Features

- 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.





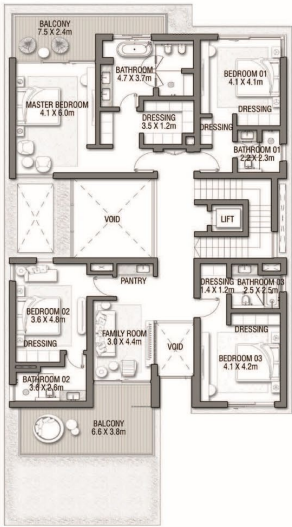
# Beach Collection: Indicative Layout



GROUND FLOOR



SECOND FLOOR



FIRST 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



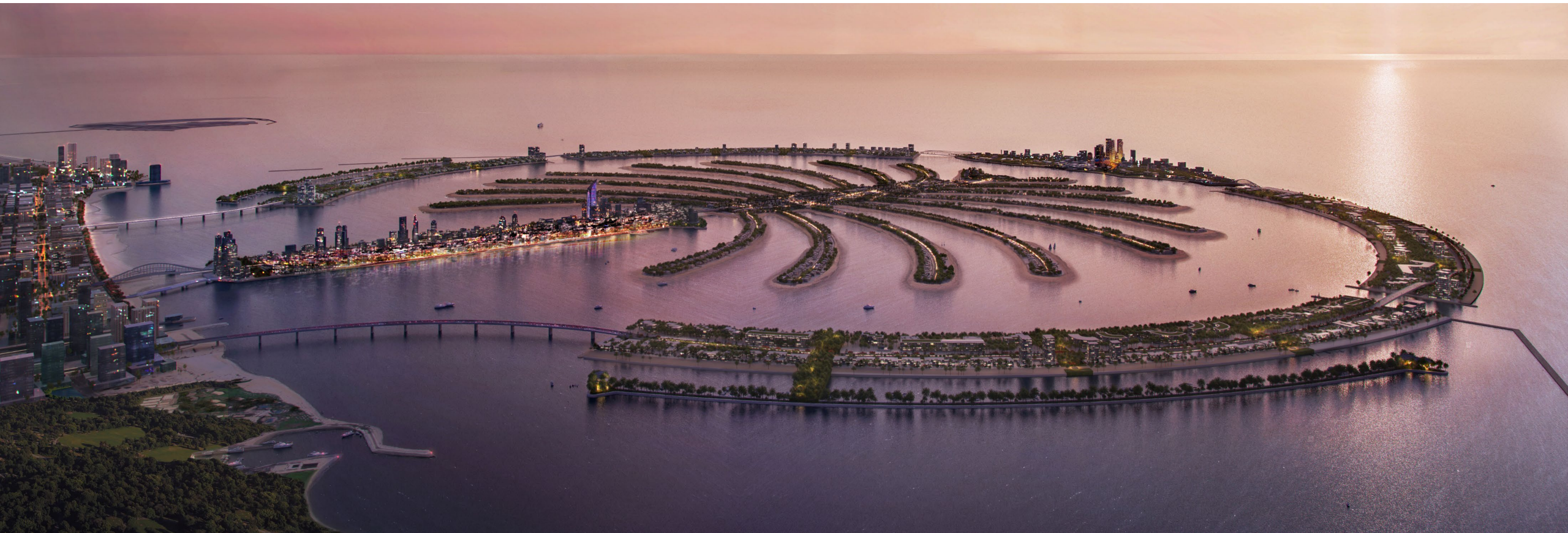
RUBY SUNSET

7 Bedrooms



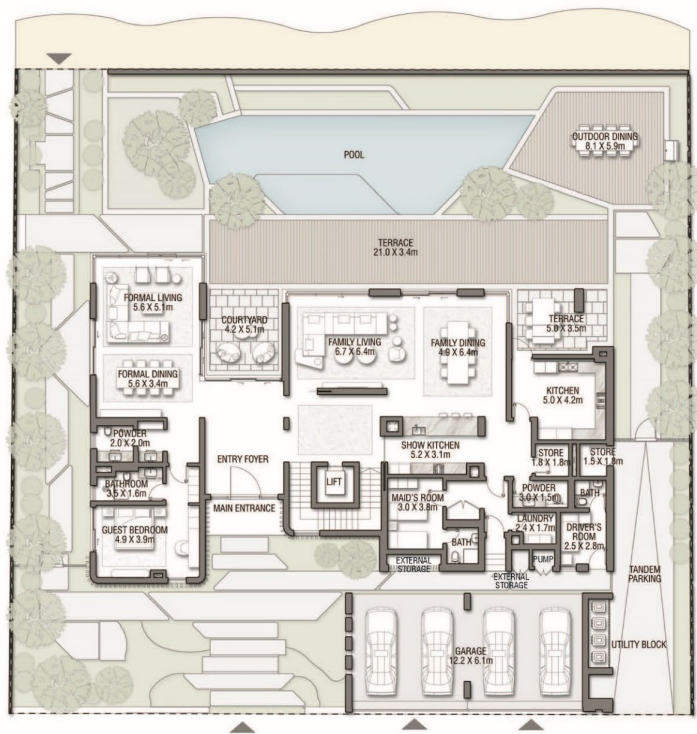
# Coral Collection Features

- 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.

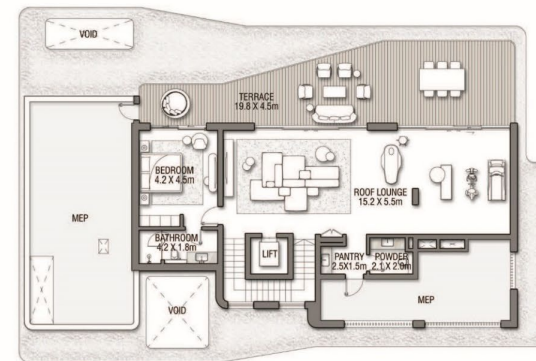




## Coral Collection: Indicative Layout



GROUND FLOOR



## SECOND FLOOR



FIRST FLOOR



Coral Villa A / Villa Hibiscus  
Beach Side





# Coral Villa B / Coral Living Beach Side



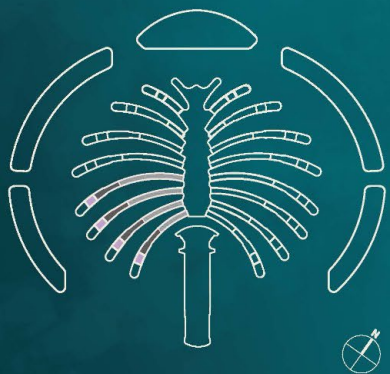




# Premium Plots



# Villa Plots Fronds M-P



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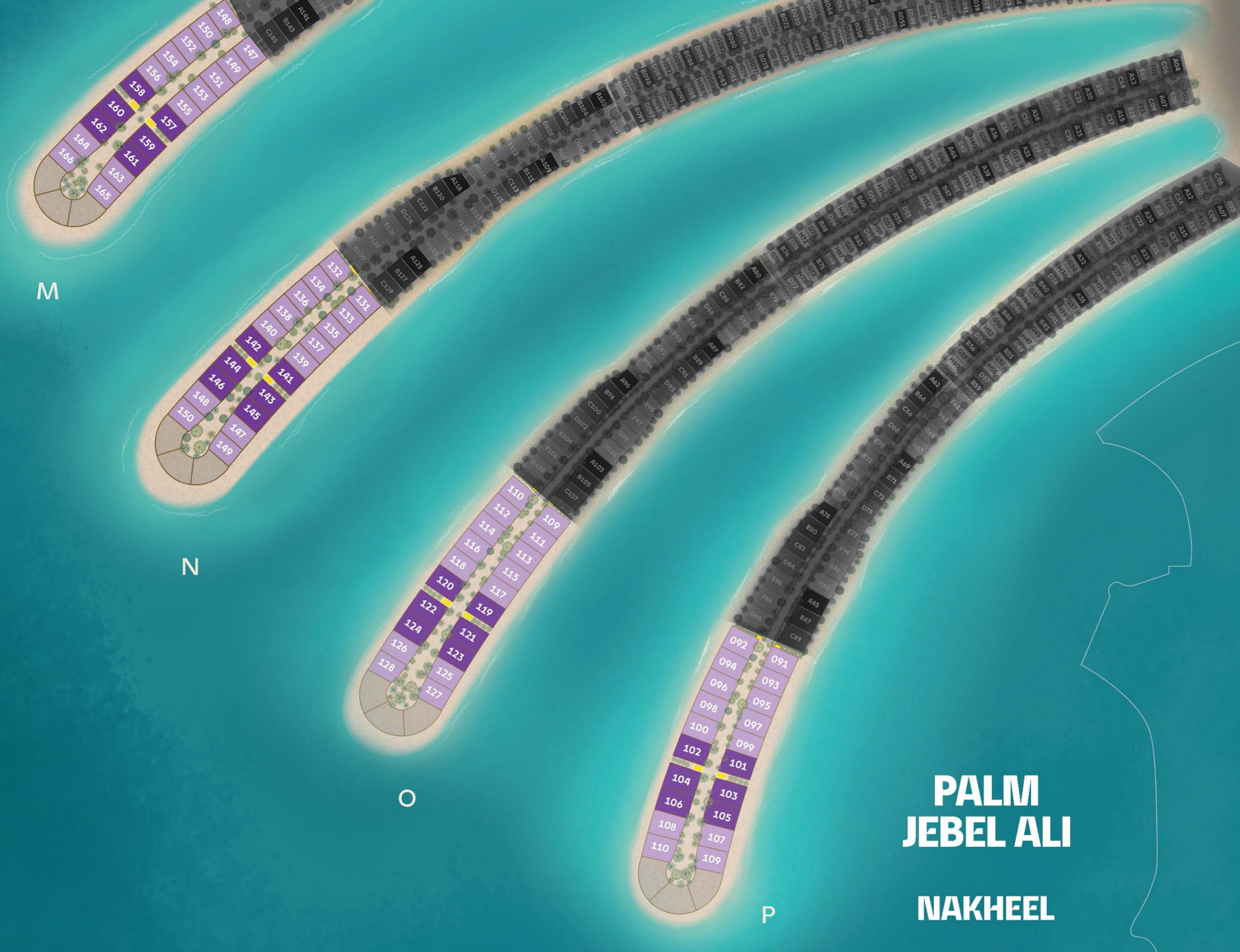
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# Plot Features

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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