

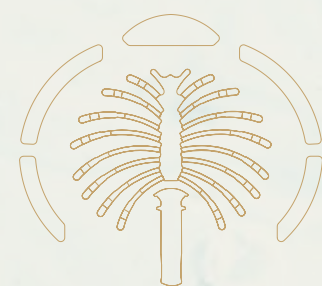
**PALM  
JEBEL ALI**

**NAKHEEL**

A CURATED COLLECTION

THE  
BEACH  
VILLAS

1



Serenity By The Sea

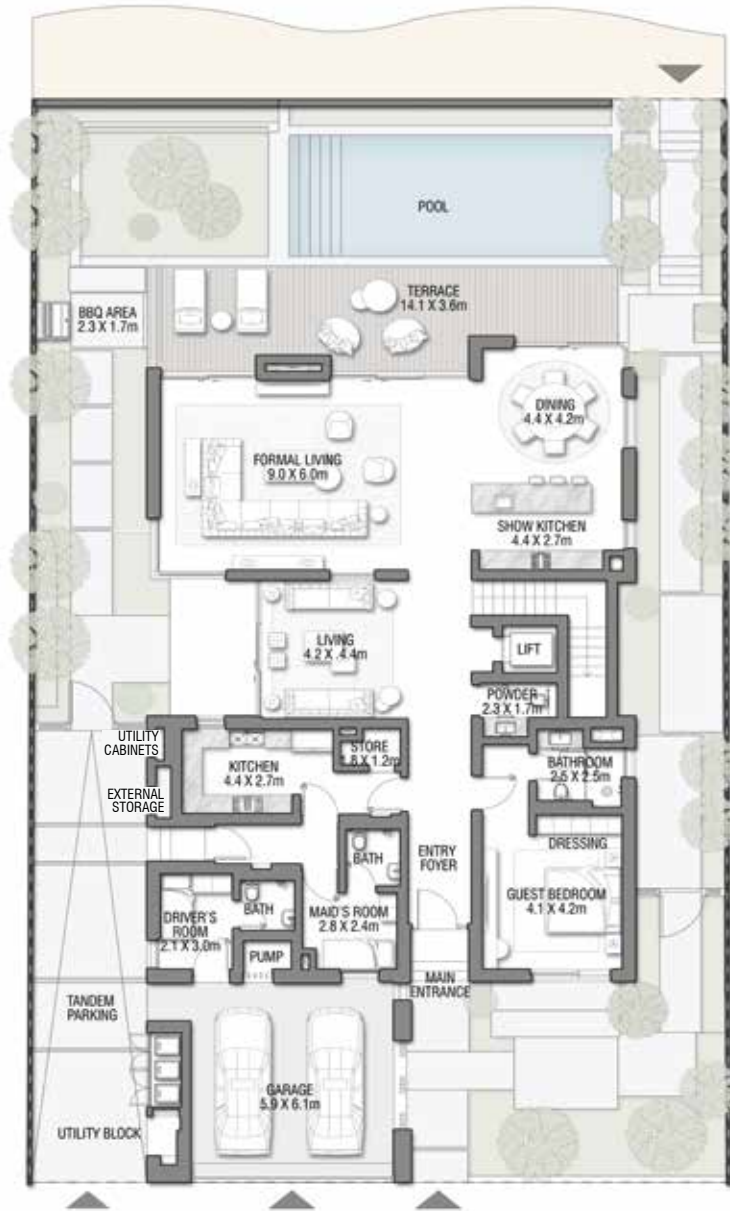
Beachfront living at its finest  
An iconic neighbourhood  
Introducing the Beach Collection

— P.6  
— P.15  
— P.20

"Maximising the views was critical in designing these luxury villas, best illuminating the spaces utilising natural daylight."

WHITESPACE - ARCHITECT





GROUND FLOOR

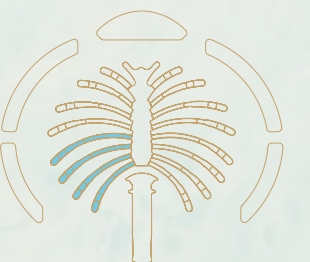
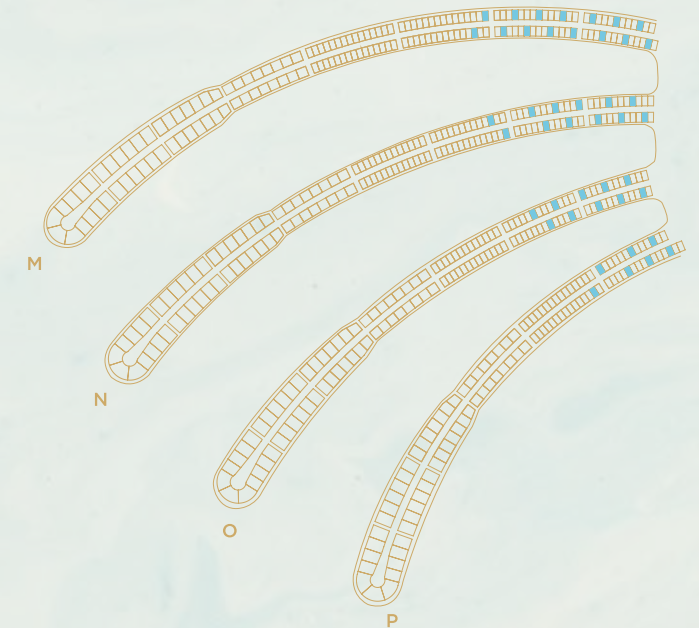


SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	245.30	2,640.39
Balcony / Terrace / Porch - GF	4.95	53.28
First Floor Area	229.40	2,469.24
Balcony / Terrace - First Floor	38.07	409.78
Second Floor Area	114.00	1,227.09
Balcony / Terrace - Second Floor	51.59	555.31
Garage - Covered	48.37	520.65
<b>TOTAL BUILT-UP AREA</b>	<b>731.68</b>	<b>7,875.74</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>731.68</b>	<b>7,875.74</b>



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. The Bespoke Edition Option offered to the buyer at additional price will include a standard pool offering.

"The layout is very functional and harmonic, and the indoor spaces merge with the outdoor in a seamless flow. The quality of living is particularly enhanced by the light and connection with nature, with an emphasis on water views from all primary rooms."

LW DESIGN GROUP - ARCHITECT





GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	258.14	2,778.60
Balcony / Terrace / Porch-GF	2.07	22.28
First Floor Area	246.67	2,655.13
Balcony / Terrace - First Floor	39.94	429.91
Second Floor Area	153.55	1,652.80
Balcony / Terrace - Second Floor	34.60	372.43
Garage - Covered	48.61	523.23
<b>TOTAL BUILT-UP AREA</b>		
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>		



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“The architecture had to be designed in a way to both provide a sense of luxury and create a comfortable, relaxing lifestyle”.

NAGA – ARCHITECT



VILLA  
**BLUE  
 HORIZON**  
 Beach Villas Collection

G + 2

6 BEDROOMS + FAMILY ROOM  
 + ROOF LOUNGE AND TERRACE



GROUND FLOOR

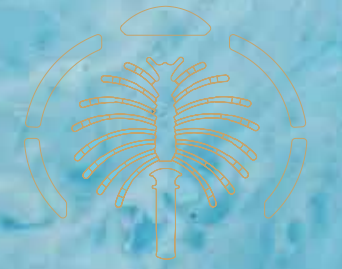
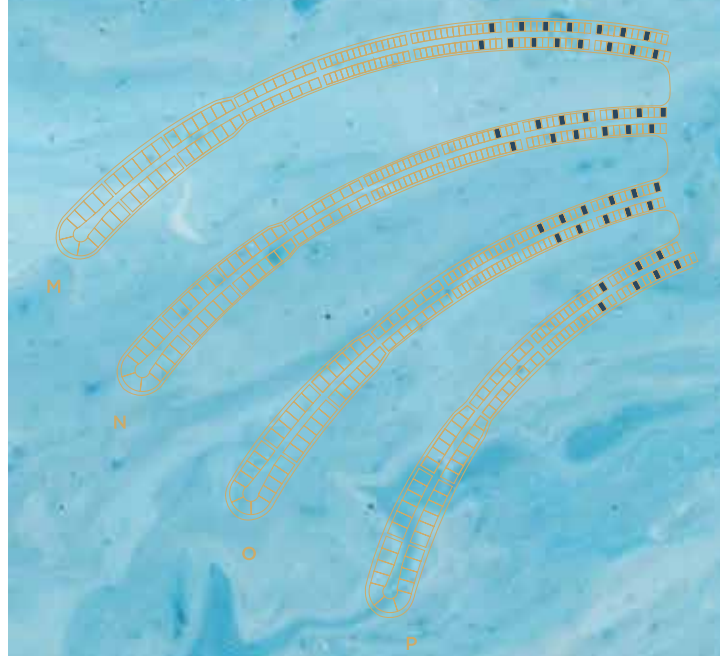


SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	206.74	2,225.33
Balcony / Terrace / Porch-GF	4.08	43.92
First Floor Area	244.64	2,633.28
Balcony / Terrace - First Floor	17.67	190.20
Second Floor Area	116.18	1,250.55
Balcony / Terrace - Second Floor	50.08	539.06
Garage - Covered	40.29	433.68
<b>TOTAL BUILT-UP AREA</b>		
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>		



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LIVE IN THE MASTERPIECE

“The dream living destination, where sun, beach,  
sea, and community are all in one.”

WHITESPACE - ARCHITECT

VILLA INDIGO OCEAN / PALM JEBEL ALI





GROUND FLOOR



SECOND FLOOR

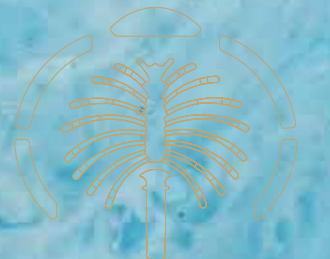
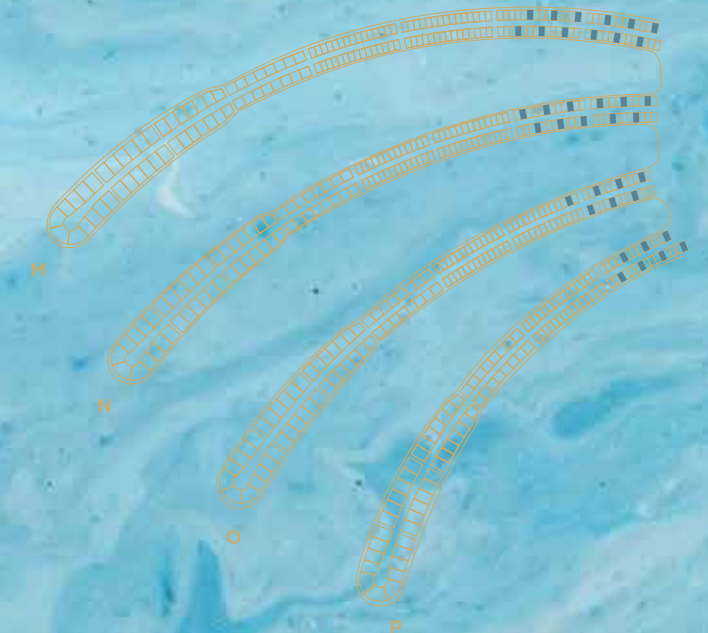


FIRST FLOOR

G + 2

5 BEDROOMS + FAMILY ROOM  
+ ROOF LOUNGE AND TERRACE

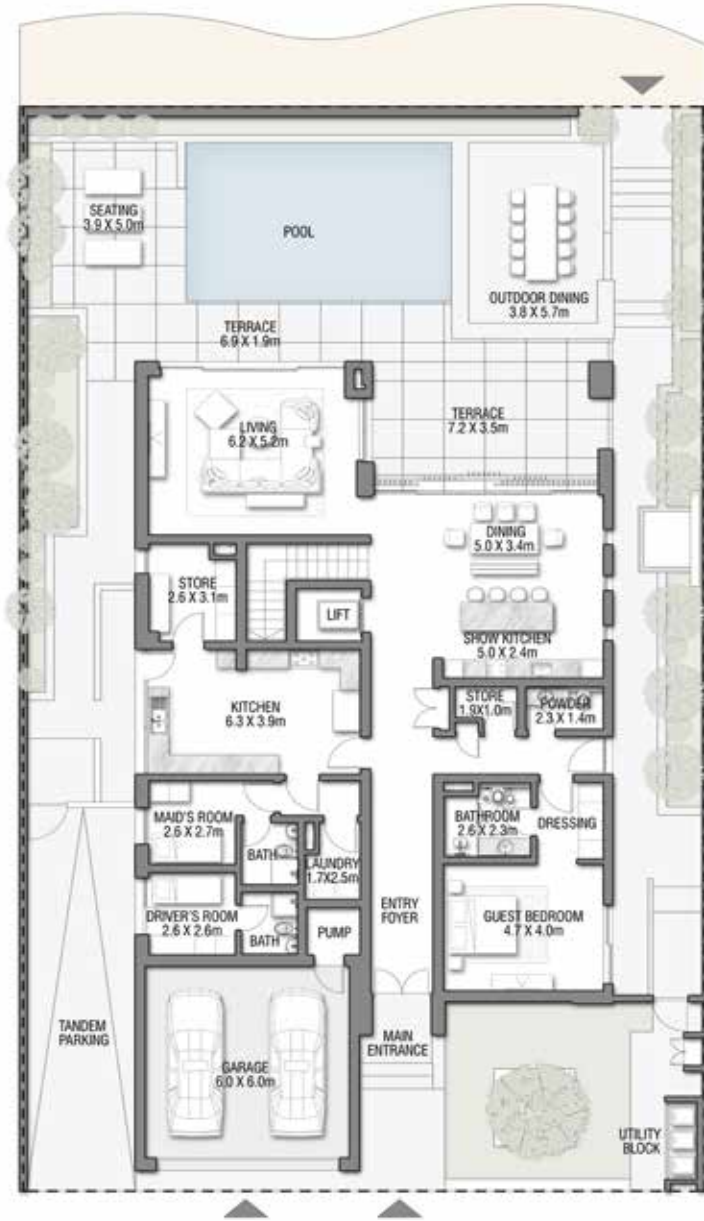
FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	247.74	2,666.65
Balcony / Terrace / Porch - GF	16.23	174.70
First Floor Area	227.13	2,444.81
Balcony / Terrace - First Floor	43.22	465.22
Second Floor Area	114.85	1,236.24
Balcony / Terrace - Second Floor	37.33	401.82
Garage - Covered	45.82	493.20
<b>TOTAL BUILT-UP AREA</b>		
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>		



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Spend peaceful evenings unwinding on the outdoor terrace under the stars. This is a dream home that blends sophisticated style with relaxed beachfront living.





GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	239.47	2,577.63
Balcony / Terrace / Porch - GF	0.0	0.0
First Floor Area	237.56	2,557.07
Balcony / Terrace - First Floor	18.08	194.61
Second Floor Area	136.07	1,464.65
Balcony / Terrace - Second Floor	82.83	891.57
Garage - Covered	44.60	480.07
<b>TOTAL BUILT-UP AREA</b>		
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>		



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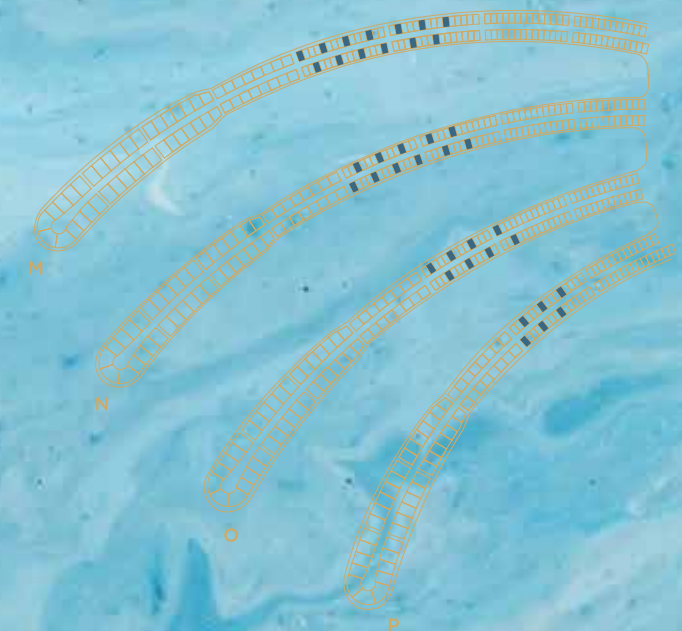


GROUND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	260.96	2,808.95
Balcony / Terrace / Porch - GF	0.0	0.0
First Floor Area	236.54	2,546.10
Balcony / Terrace - First Floor	44.72	481.36
Second Floor Area	133.16	1,433.32
Balcony / Terrace - Second Floor	49.58	533.67
Garage - Covered	48.17	518.50
<b>TOTAL BUILT-UP AREA</b>		
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>		

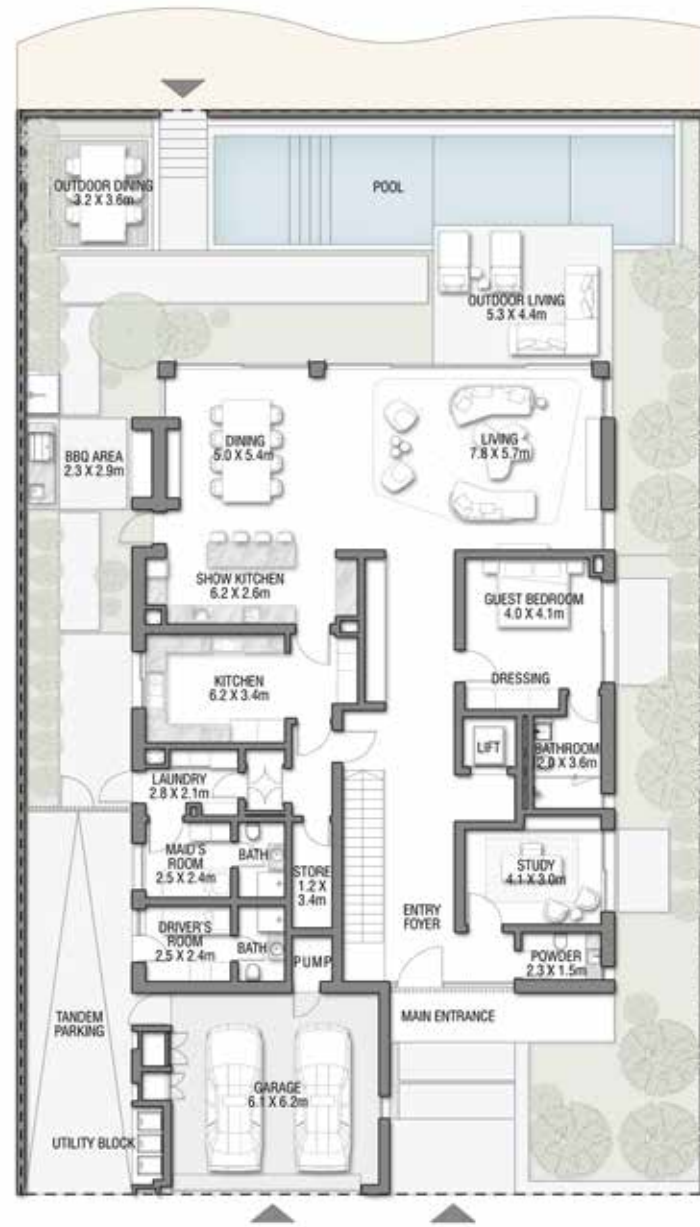


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“The creation of a vibrant composition between vertical screens and accentuated horizontal slab edges gives the villa its unique feel.”

SAOTA - ARCHITECT

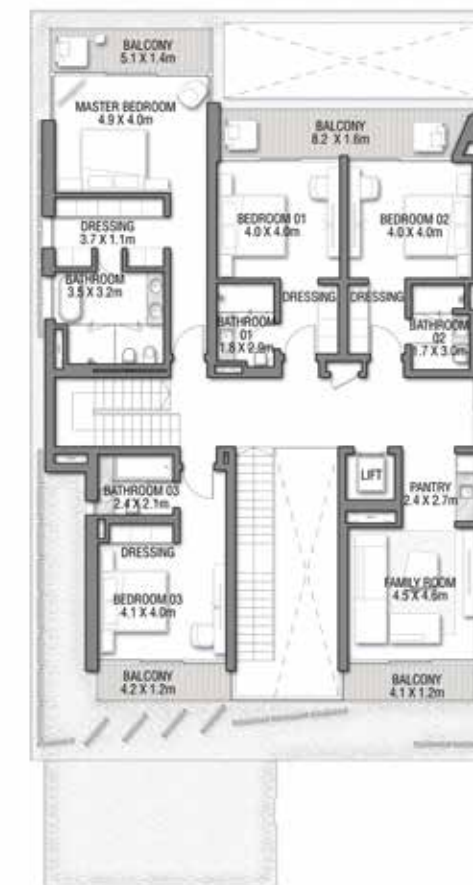




GROUND FLOOR

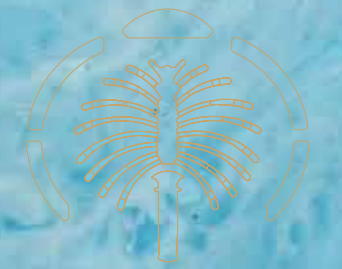


SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	266.94	2,873.32
Balcony / Terrace / Porch-GF	0.0	0.0
First Floor Area	233.49	2,513.27
Balcony / Terrace - First Floor	35.11	377.92
Second Floor Area	104.46	1,124.40
Balcony / Terrace - Second Floor	29.63	318.93
Garage - Covered	48.29	519.79
<b>TOTAL BUILT-UP AREA</b>		
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>		



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“The materiality of the villa is natural and locally adapted. The emphasis is on the creation of an impressive panoramic horizontal quality, focusing interior spaces towards the sea views from each level.”

LOCI - ARCHITECT

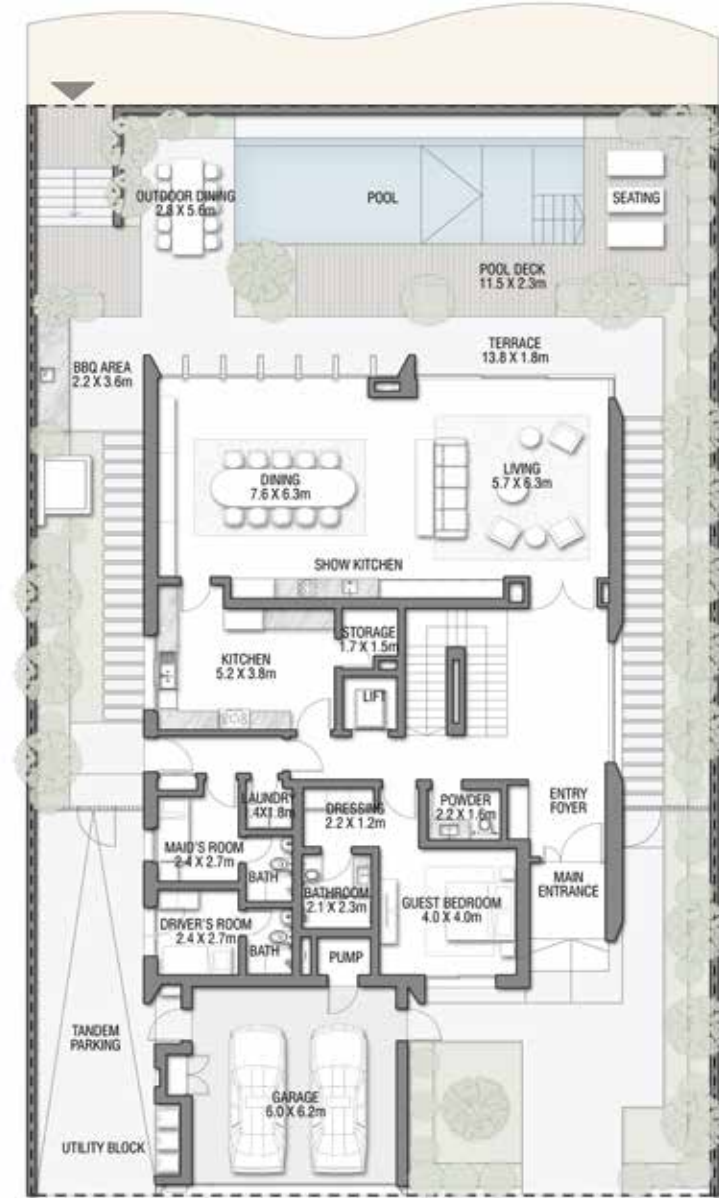


VILLA  
TROPICAL  
MIST

Beach Villas Collection

G + 2

6 BEDROOMS + FAMILY ROOM  
+ ROOF LOUNGE AND TERRACE



GROUND FLOOR

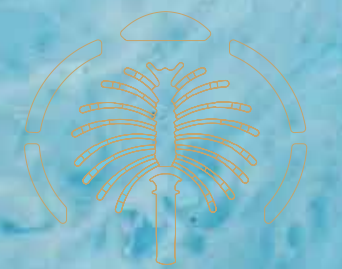


SECOND FLOOR



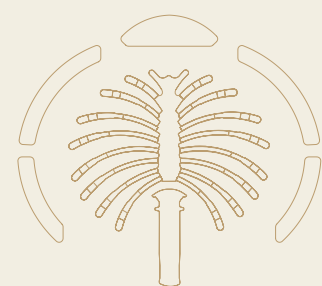
FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	249.34	2,683.87
Balcony / Terrace / Porch-GF	6.57	70.72
First Floor Area	242.72	2,612.62
Balcony / Terrace - First Floor	17.04	183.42
Second Floor Area	116.07	1,249.37
Balcony / Terrace - Second Floor	44.10	474.69
Garage - Covered	48.66	523.77
<b>TOTAL BUILT-UP AREA</b>		
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>		



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A CURATED COLLECTION



1

THE  
CORAL  
VILLAS

Serenity By The Sea

- Beachfront living at its finest — p.6
- An iconic neighbourhood — p.15
- Introducing the Coral Collection — p.20

This spacious family villa is comprised of a series of irregularly stacked volumes that offer a succession of beautiful, private terraces.

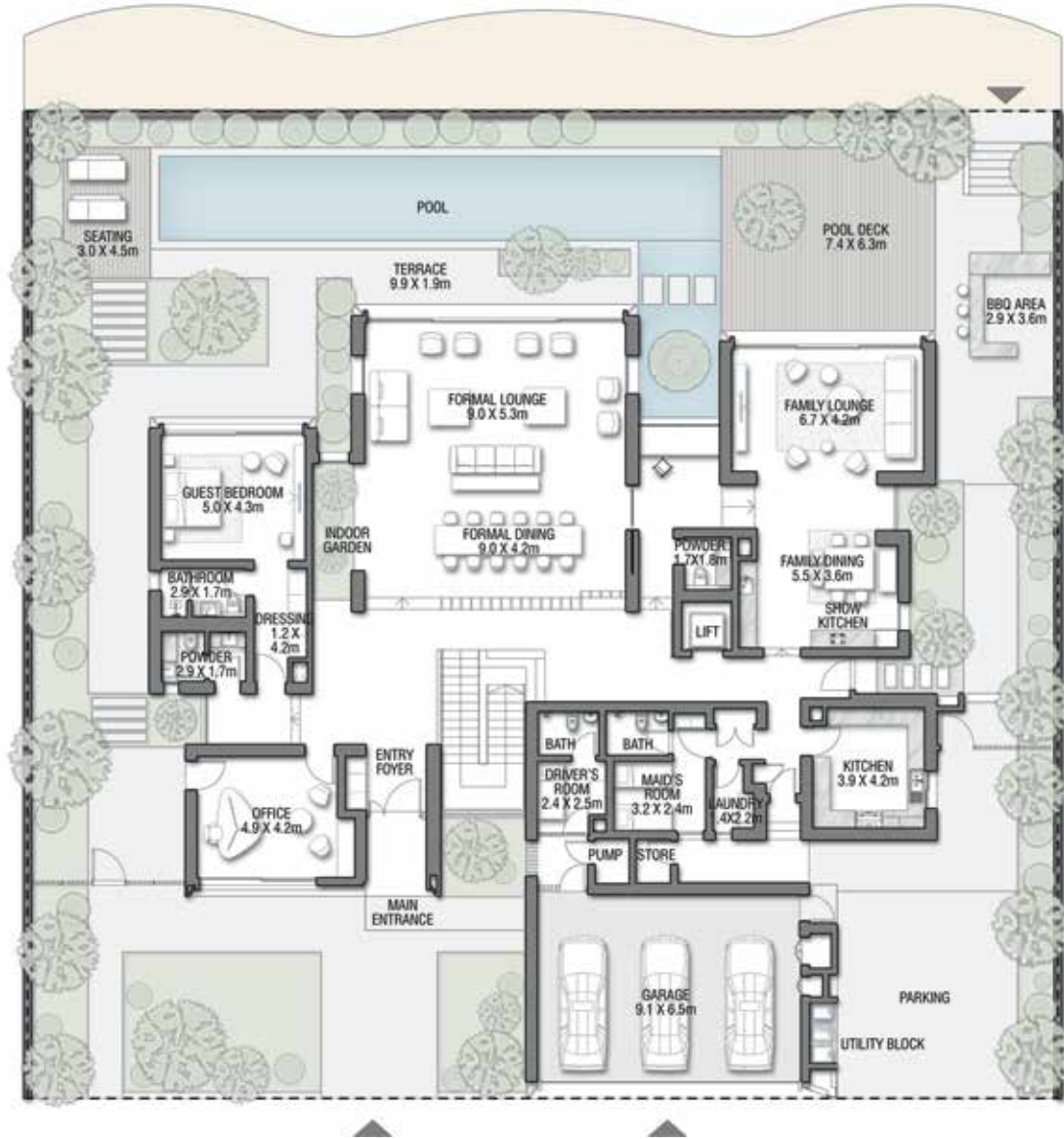


# CORAL LIVING

Coral Villas Collection

G + 2

7 BEDROOMS + FORMAL AND FAMILY LOUNGES  
+ OFFICE + ROOF LOUNGE AND TERRACE



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	421.51	4,537.10
Balcony / Terrace / Porch - GF	7.24	77.93
First Floor Area	328.33	3,534.11
Balcony / Terrace - First Floor	26.35	283.63
Second Floor Area	138.29	1,488.54
Balcony / Terrace - Second Floor	35.84	385.78
Garage - Covered	85.00	914.93
<b>TOTAL BUILT-UP AREA</b>	<b>1,042.56</b>	<b>11,222.02</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>1,042.56</b>	<b>11,222.02</b>

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“Most of the indoor spaces have been designed to best capture panoramic views. The indoor spaces best connect with the outdoor spaces by maximising glazing throughout.”

WHITESPACE - ARCHITECT



# CRANBERRY SKY

Coral Villas Collection

G + 2

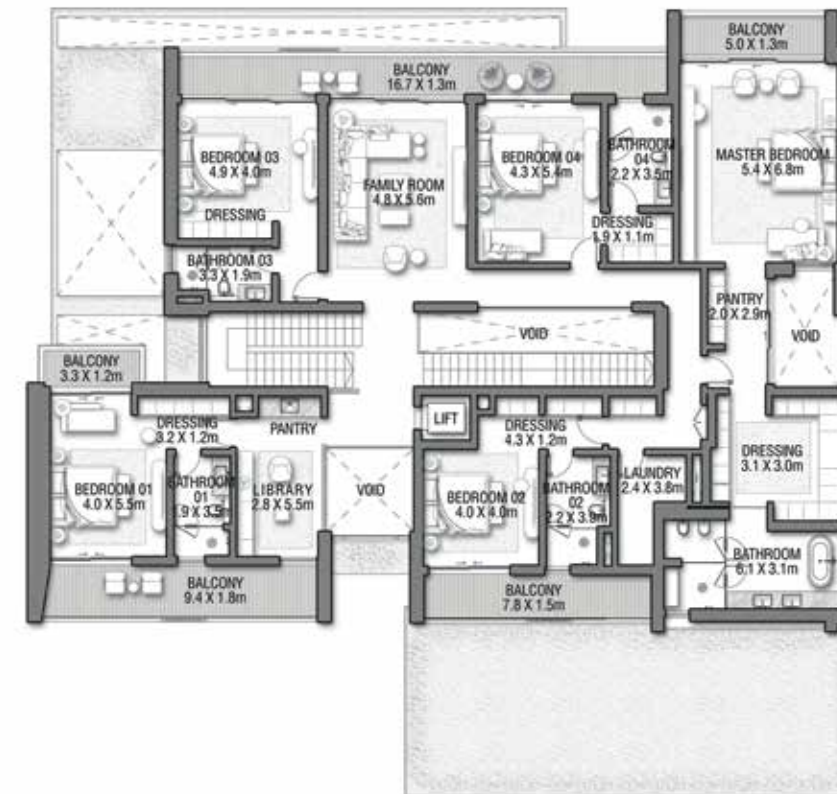
7 BEDROOMS + FORMAL AND FAMILY LOUNGES  
+ LIBRARY + ROOF LOUNGE AND TERRACE



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	317.95	3,422.39
Balcony / Terrace / Porch - GF	4.12	44.35
First Floor Area	378.33	4,072.31
Balcony / Terrace - First Floor	72.09	775.97
Second Floor Area	155.42	1,672.93
Balcony / Terrace - Second Floor	50.18	540.13
Garage - Covered	85.45	919.78
<b>TOTAL BUILT-UP AREA</b>	<b>1,063.54</b>	<b>11,447.85</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>1,063.54</b>	<b>11,447.85</b>

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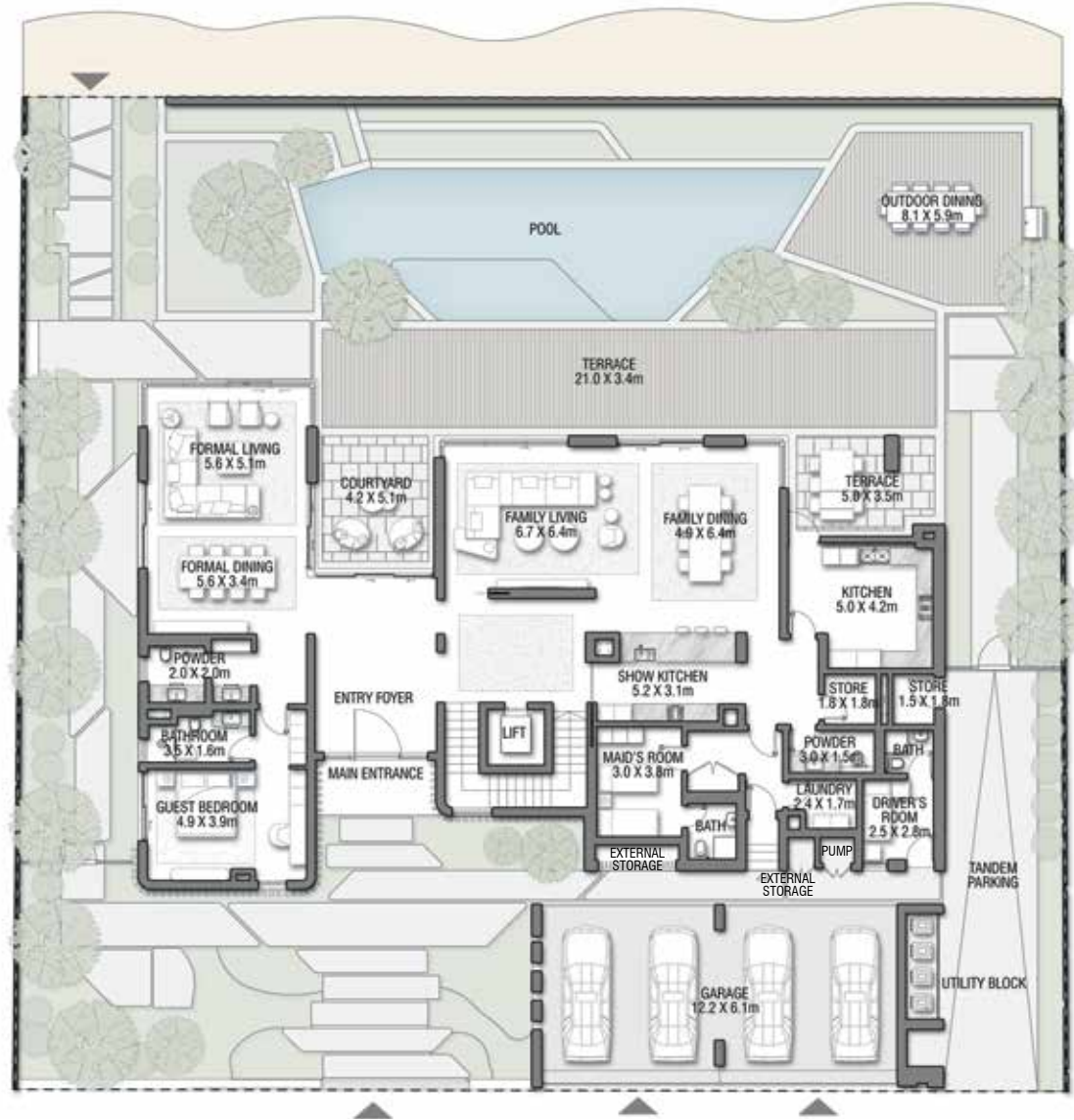


A grand, double-height entrance faces onto a sunlit courtyard offering views the sea. While sweeping contemporary glass balustrades on all terraces, will let residents feel as though they are aboard a luxury cruise as they gaze out over the spectacular sea views.

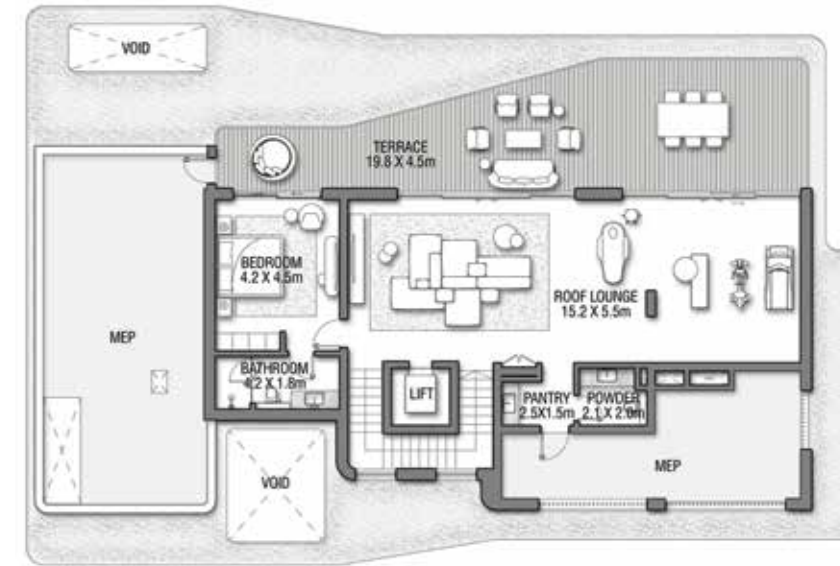




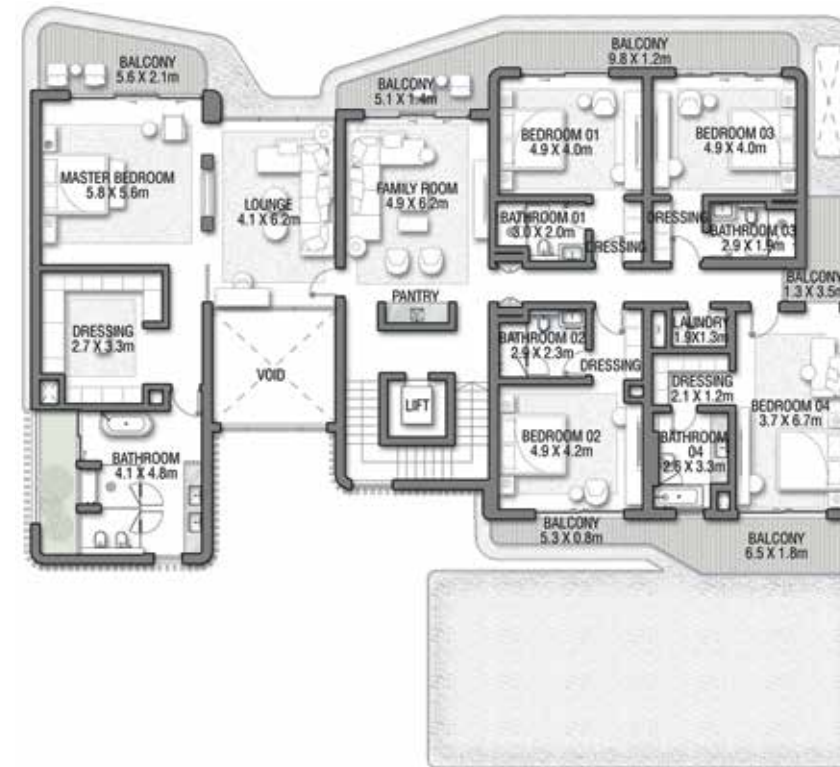
7 BEDROOMS + FORMAL AND FAMILY LOUNGES  
+ ROOF LOUNGE AND TERRACE



GROUND FLOOR

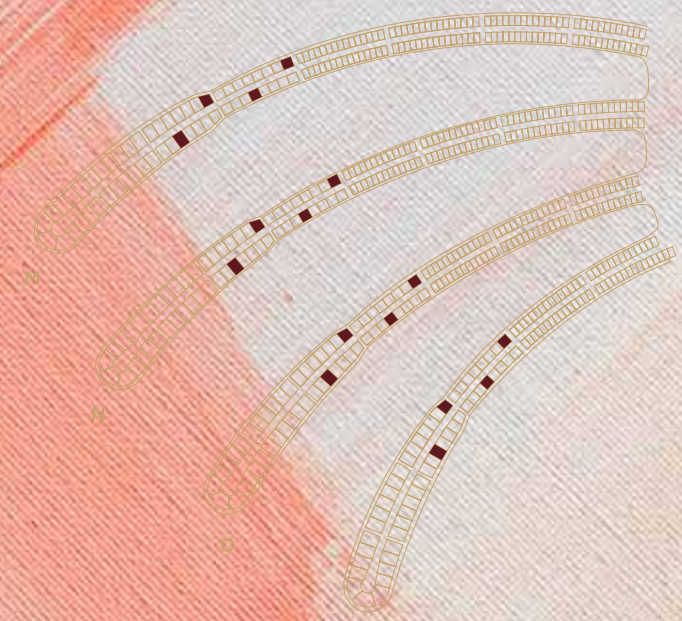


SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	353.21	3,801.92
Balcony / Terrace / Porch - GF	20.94	225.40
First Floor Area	347.64	3,741.97
Balcony / Terrace - First Floor	74.18	798.47
Second Floor Area	157.93	1,699.94
Balcony / Terrace - Second Floor	75.18	809.23
Garage - Covered	86.45	930.54
<b>TOTAL BUILT-UP AREA</b>	<b>1,115.53</b>	<b>12,007.46</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>1,115.53</b>	<b>12,007.46</b>



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“This concept is purely horizontal and panoramic in nature, emphasising the visual connection to the view and towards the exterior landscape.”

LOCI - ARCHITECT



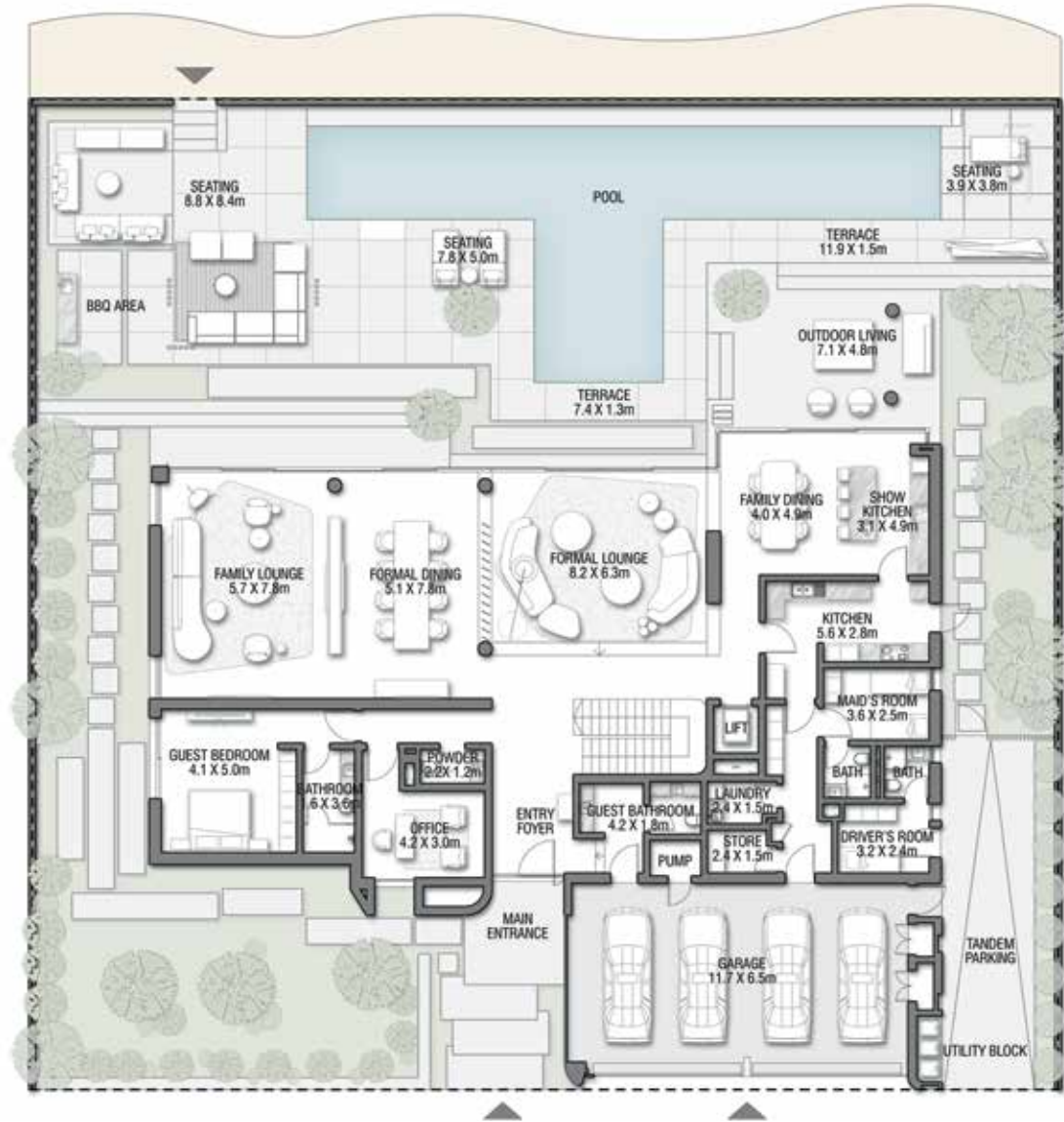


This elegant home incorporates an abundance of outdoor space to embrace the stunning seaside setting, with many of the rooms boasting views over the peaceful beach garden. The perfect setting to embrace the light of the sunrise making its way through your home.

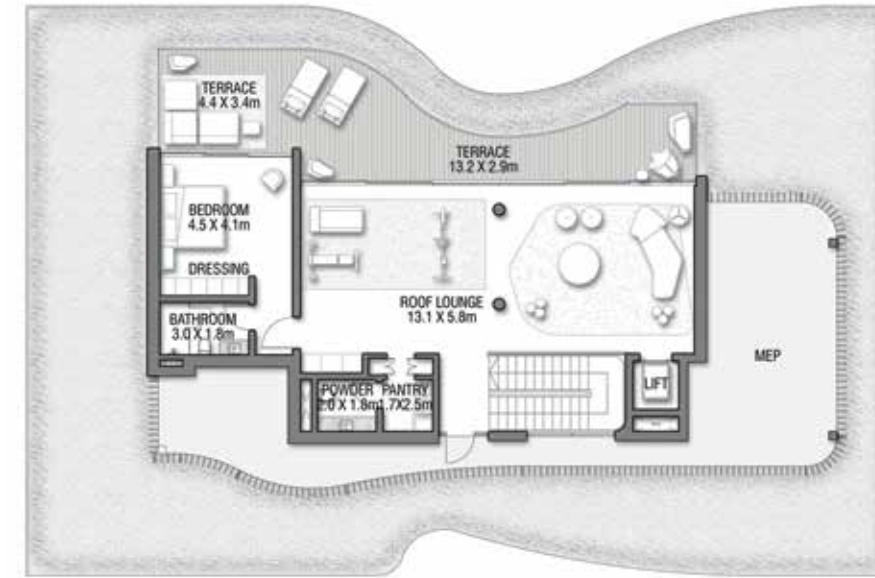


# RED AURORA

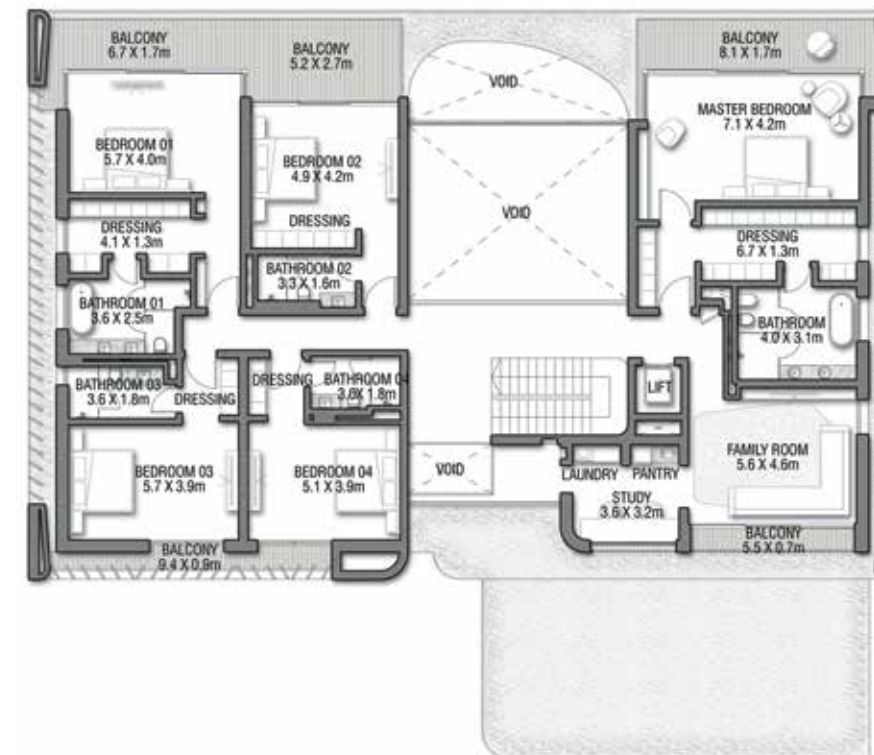
Coral Villas Collection



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

G + 2

7 BEDROOMS + FORMAL AND FAMILY LOUNGES + OFFICE + STUDY + ROOF LOUNGE AND TERRACE

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	390.40	4,202.23
Balcony / Terrace / Porch - GF	0.0	0.0
First Floor Area	357.26	3,845.51
Balcony / Terrace - First Floor	46.21	497.40
Second Floor Area	151.29	1,628.47
Balcony / Terrace - Second Floor	50.47	543.25
Garage - Covered	85.01	915.04
<b>TOTAL BUILT-UP AREA</b>	<b>1,080.64</b>	<b>11,631.91</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>1,080.64</b>	<b>11,631.91</b>

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LIVE IN THE MASTERPIECE

“The villa accentuates the beauty of nature by layering different textures of unfinished stone with fresh timber tones to create an impactful essence of raw tranquillity”

LW DESIGN - ARCHITECTS

VILLA REDWOOD / PALM JEBEL ALI

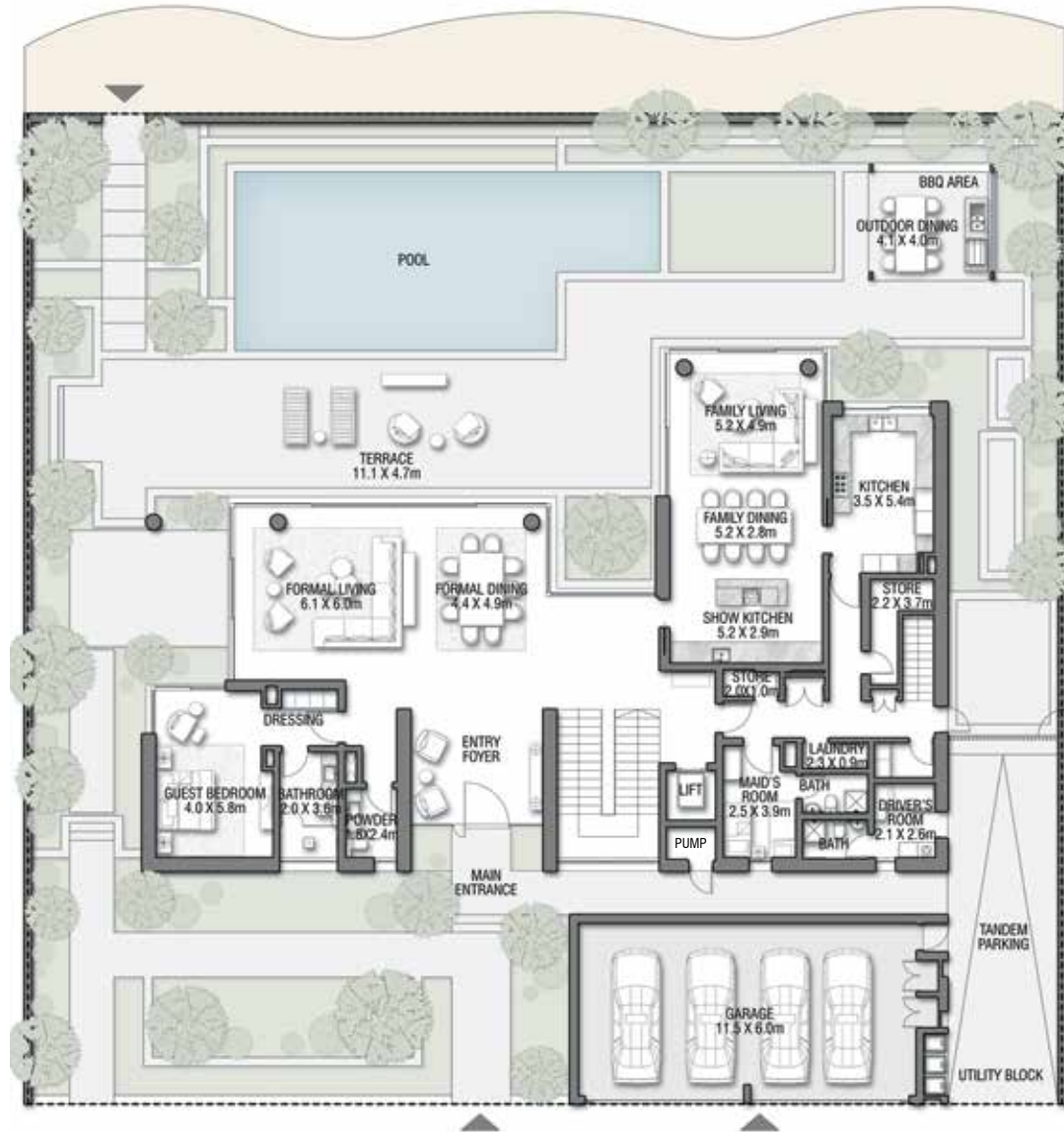


VILLA  
REDWOOD

Coral Villas Collection

G + 2

7 BEDROOMS + FORMAL AND FAMILY LOUNGES  
+ ROOF LOUNGE AND TERRACE



GROUND FLOOR

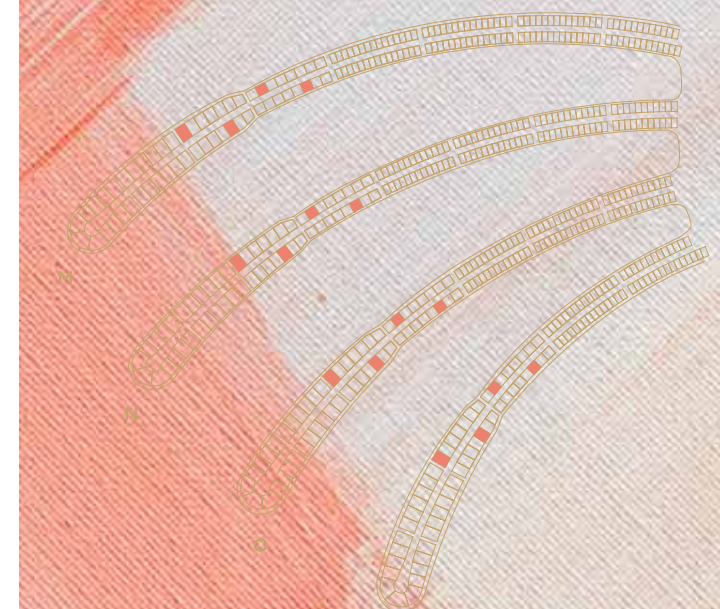


SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	343.78	3,700.42
Balcony / Terrace / Porch - GF	6.44	69.32
First Floor Area	373.82	4,023.76
Balcony / Terrace - First Floor	36.75	395.57
Second Floor Area	209.40	2,253.96
Balcony / Terrace - Second Floor	78.29	842.71
Garage - Covered	81.72	879.63
<b>TOTAL BUILT-UP AREA</b>	<b>1,130.20</b>	<b>12,165.37</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>1,130.20</b>	<b>12,165.37</b>



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LIVE IN THE MASTERPIECE

“The indoor and outdoor spaces are seamlessly connected.”

WHITESPACE - ARCHITECT

VILLA RUBY SUNSET // PALM JEBEL ALI



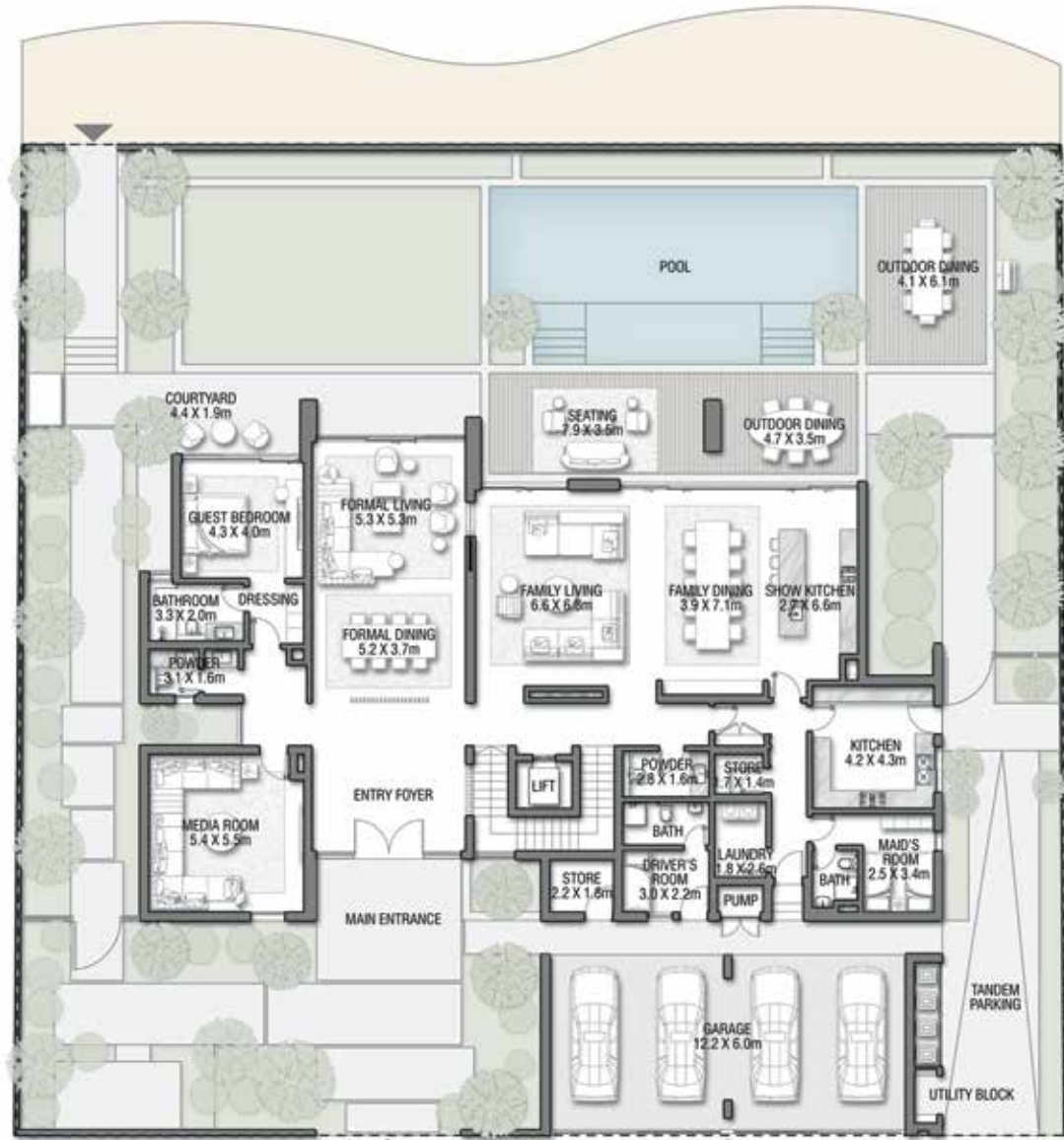


# RUBY SUNSET

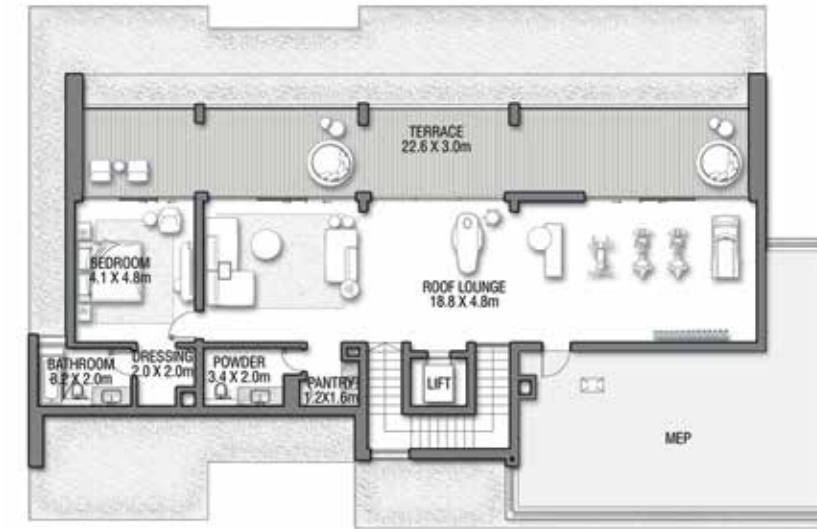
Coral Villas Collection

G + 2

7 BEDROOMS + FORMAL AND FAMILY LOUNGES  
+ LIBRARY + MEDIA ROOM + ROOF LOUNGE  
AND TERRACE



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	381.38	4,105.14
Balcony / Terrace / Porch - GF	1.38	14.85
First Floor Area	362.65	3,903.53
Balcony / Terrace - First Floor	60.00	645.83
Second Floor Area	166.90	1,796.50
Balcony / Terrace - Second Floor	72.71	782.64
Garage - Covered	84.26	906.97
<b>TOTAL BUILT-UP AREA</b>	<b>1,129.28</b>	<b>12,155.47</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>1,129.28</b>	<b>12,155.47</b>

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. The Bespoke Edition Option offered to the buyer at additional price will include a standard pool offering.



This grandiose villa is the epitome of sophistication. Spend long, leisurely evenings on the wondrous waterfront terrace, enthralled by breathtaking views over the ever-enchanting sea and sky.

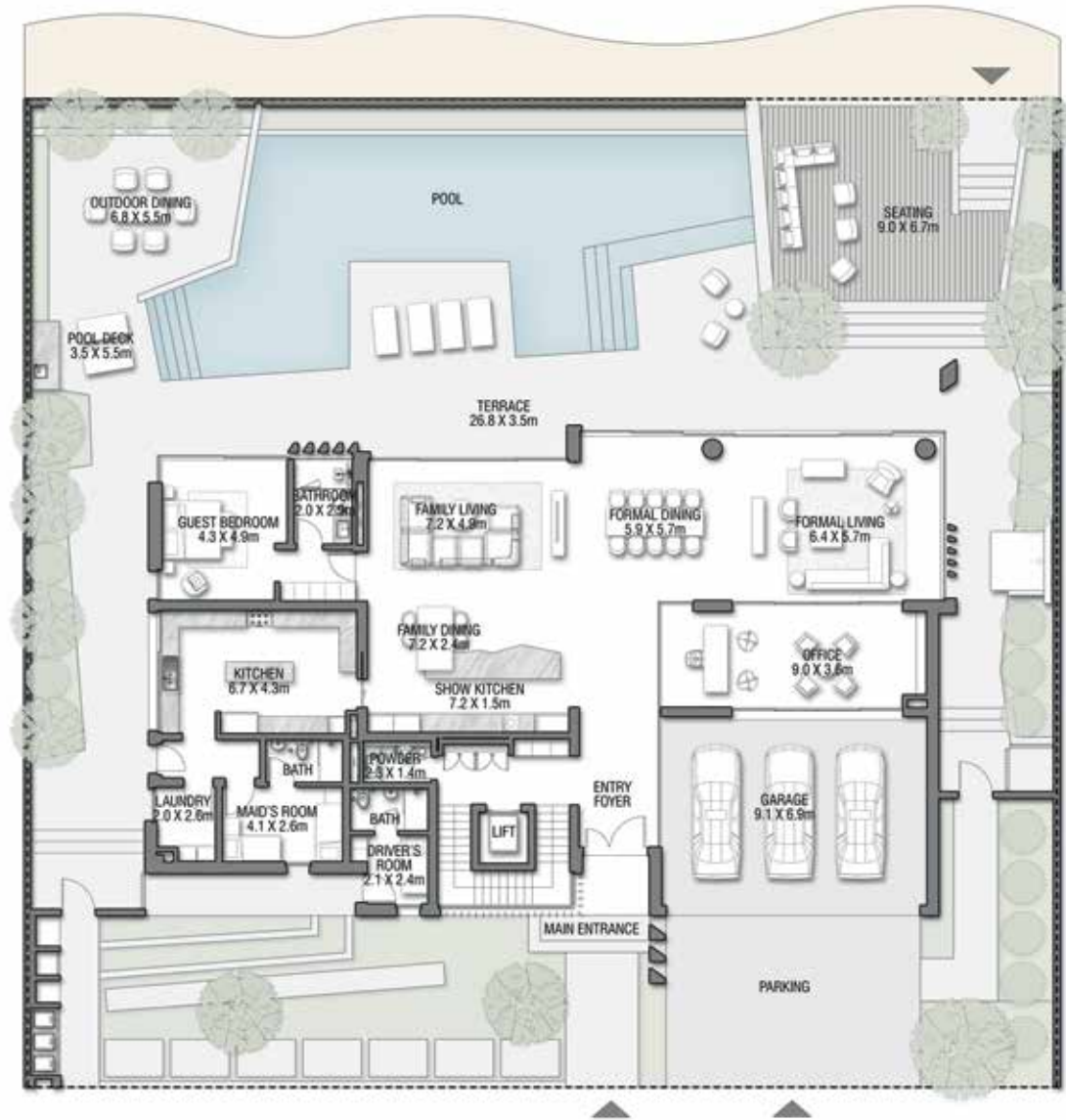


VILLA  
TERRACOTTA

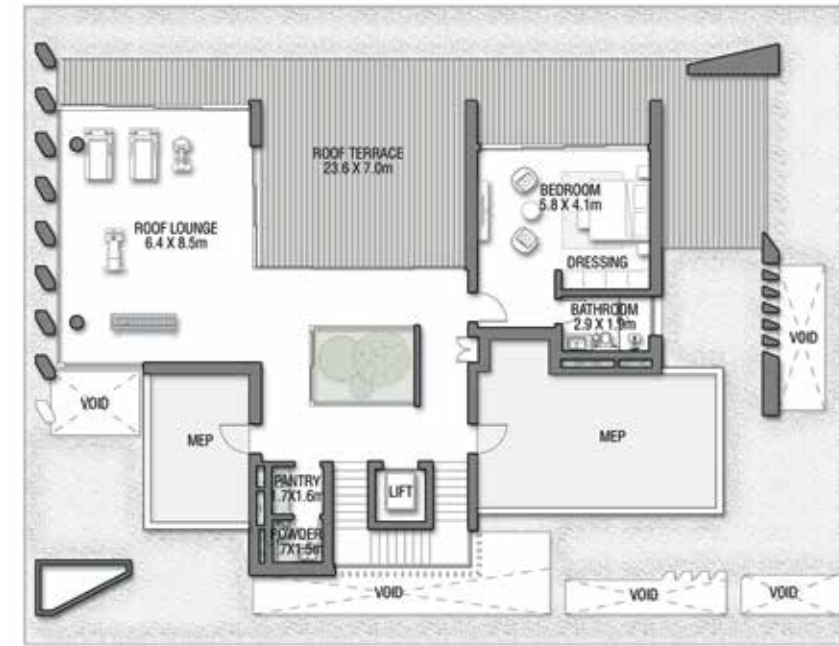
Coral Villas Collection

G + 2

7 BEDROOMS + FORMAL AND FAMILY LOUNGES  
+ SHOW GARAGE + OFFICE + ROOF LOUNGE  
AND TERRACE



GROUND FLOOR

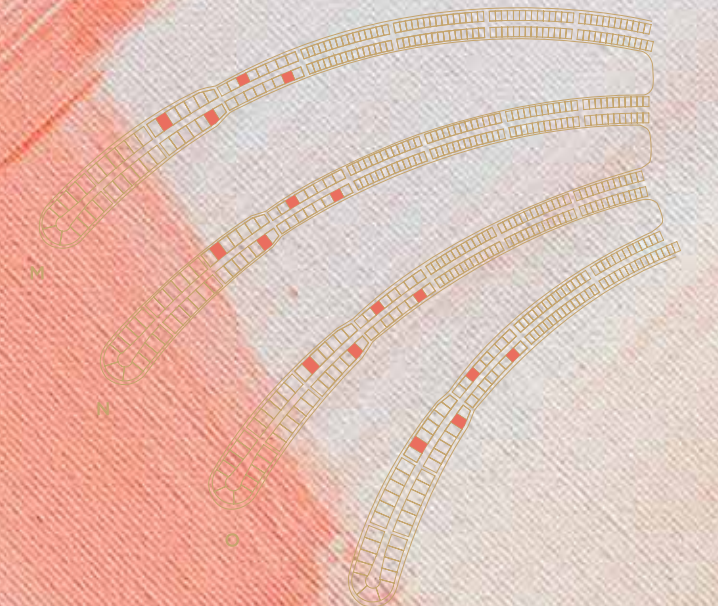


SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	351.58	3,784.38
Balcony / Terrace / Porch - GF	0.0	0.0
First Floor Area	365.54	3,934.64
Balcony / Terrace - First Floor	73.21	788.03
Second Floor Area	180.54	1,943.32
Balcony / Terrace - Second Floor	92.52	995.88
Garage - Covered	64.50	694.27
<b>TOTAL BUILT-UP AREA</b>	<b>1,127.89</b>	<b>12,140.51</b>
Garage with Pergola	0.0	0.0
<b>TOTAL AREA</b>	<b>1,127.89</b>	<b>12,140.51</b>



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