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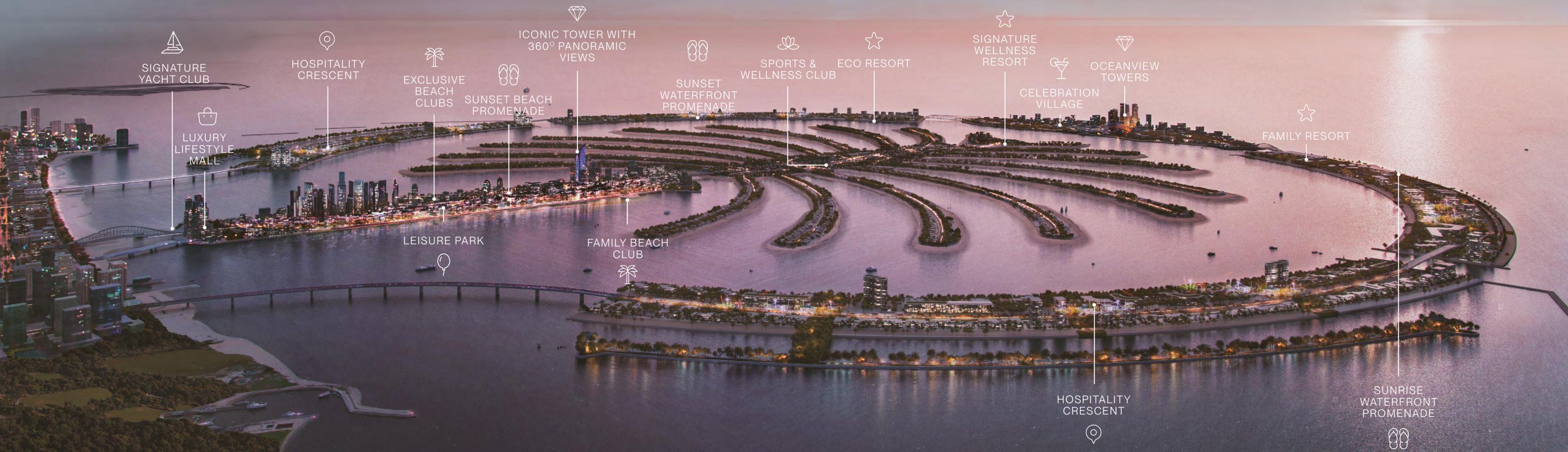
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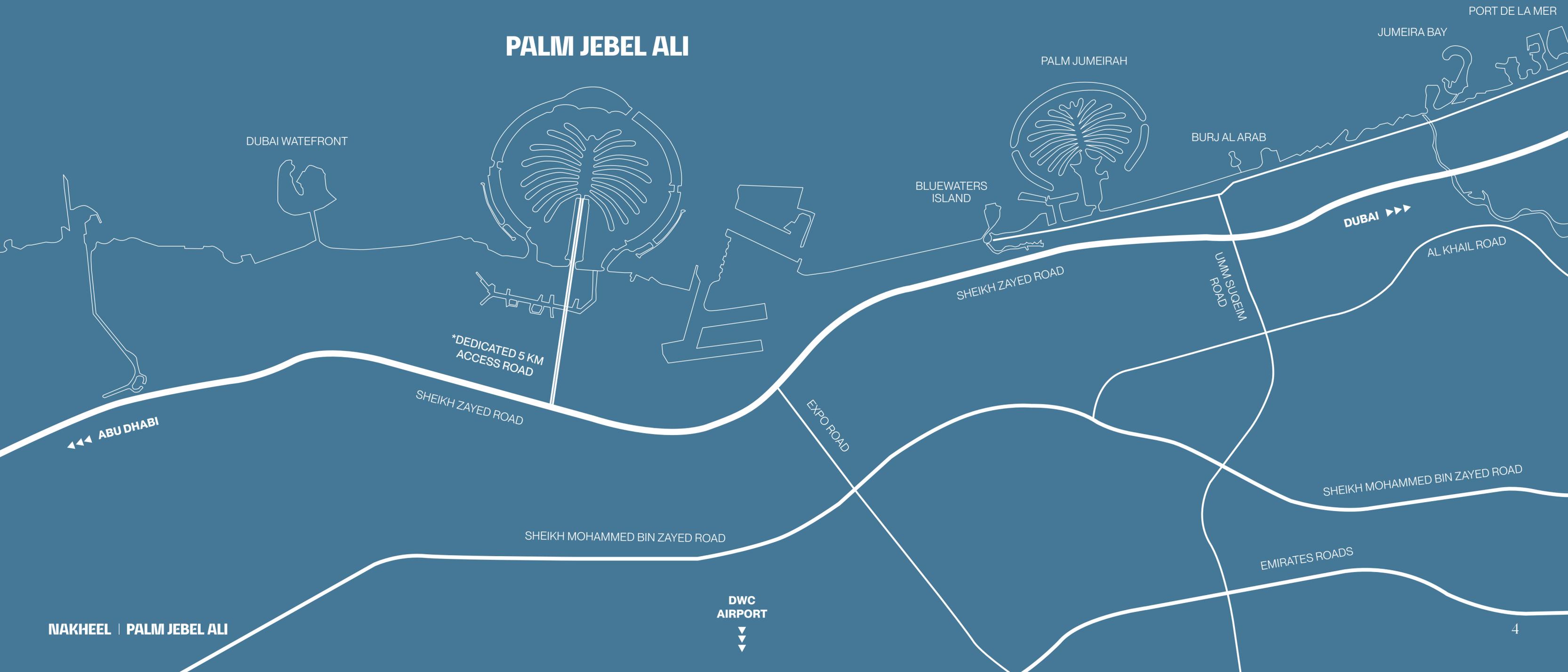
# PALM JEBEL ALI

Palm Jebel Ali rises gracefully from the shimmering waters of the Arabian Gulf, an exquisite paradise archipelago just off the coast of Dubai. This city-scale development embodies the nation's ambitious vision to create a destination unlike any other.

On its islands, lush landscapes meet vibrant azure coastlines, shaping distinctive neighbourhoods. Refined residences, world-class hotels, and exceptional lifestyle experiences unfold along pristine stretches of waterfront.



# LOCATION



# THE VILLAS

Along the shores of Palm Jebel Ali, the villa collection captures the essence of elevated coastal living. Inspired by the horizon and designed as sanctuaries of light and space, each residence redefines what it means to live by the water. Private retreats are shaped for modern life, yet timeless in spirit.



# THE BEACH COLLECTION

A FRESH VISION FOR  
WATERFRONT LIVING

The Beach Collection on Palm Jebel Ali brings the coast into every moment. Set amidst timeless vistas and layered architecture, these homes open onto pristine shores with panoramic views. Designed for effortless living, connection, and quiet luxury, these 5- and 6-bedroom homes offer seamless access to the vibrant energy of Palm Jebel Ali.

# DISCOVER SEASIDE SERENITY

Each villa transcends the notion of home — a space bathed in light and imbued with a sense of calm and grace. Flowing interiors and expansive glass elevations draw in natural light and frame sweeping views of Palm Jebel Ali. Every detail is meticulously crafted to balance refined design, lasting comfort, and enduring sophistication.



VILLA  
CYAN SKY  
6-BEDROOM

“OUR GOAL WAS TO DESIGN A HOME THAT ACTS LIKE A RESORT, AND EMBODIES THE SPIRIT OF THE SEA, AND THE ELEGANCE OF WATERFRONT LIVING”

*Naga Architects – Architect*





# WHERE THE OCEAN FEELS LIKE HOME



Cyan Sky isn't just built beside the sea, it moves with it. Its distinctive cubic form rises boldly from the shoreline, a sculptural statement that captures the horizon from every angle and draws the calm, energising presence of the sea directly into the home.



# LIGHT THAT LIVES WITH YOU

Inside, natural light pours through grand windows, opening the home to uninterrupted views. Soft tones and refined finishes bring a sense of ease, while horizon-facing terraces extend the living experience outdoors, creating a seamless flow between sanctuary and shoreline.



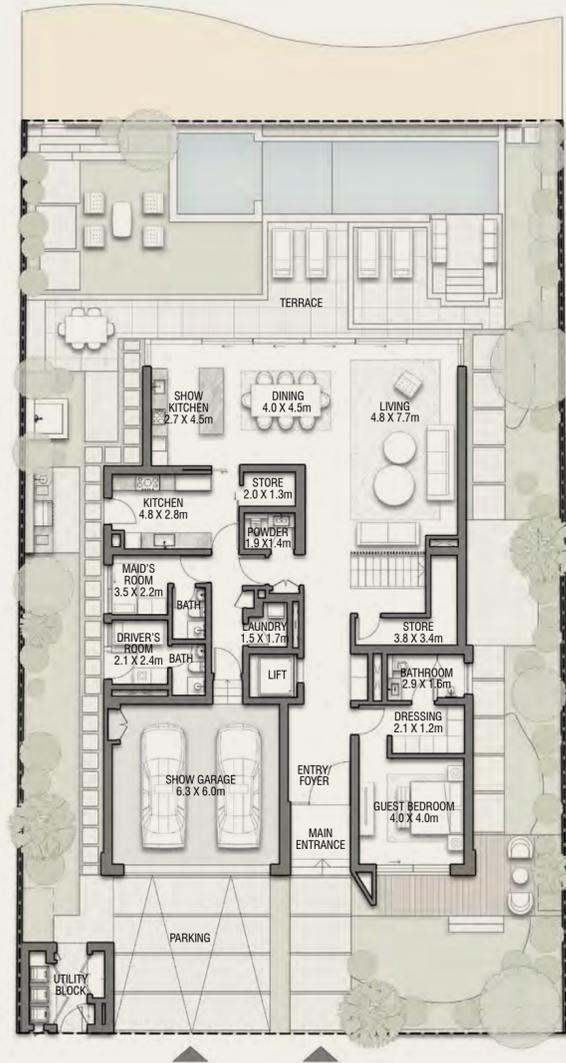




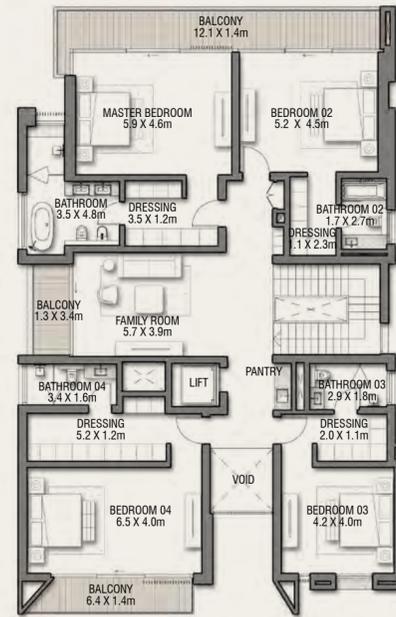




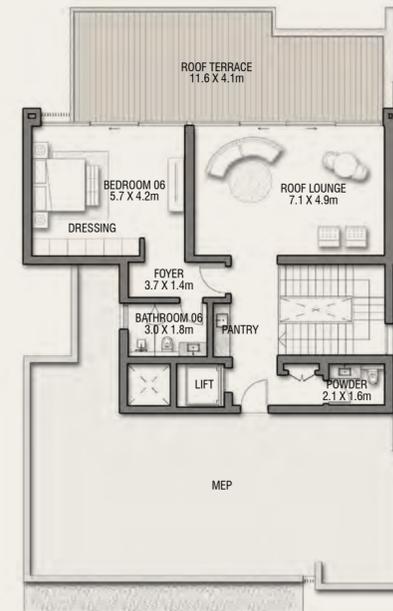
BEACH  
VILLA I



Ground Floor



First Floor



Second Floor

VILLA  
CYAN SKY

6-BEDROOMS  
SHOW GARAGE + FAMILY ROOM +  
ROOF LOUNGE AND TERRACE

G + 2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	213.30	2,295.94
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	255.45	2,749.64
Balcony/Terrace-FF	31.13	335.08
Second Floor	130.61	1,405.87
Balcony/Terrace-SF	44.22	475.98
Garage-Covered	42.81	460.8
Total Built-up Area	717.52	7,723.31
Garage with Pergola	0.00	0.00
Total Area	717.52	7,723.31
Plot Area	684.96 - 794.63	7373 - 8553

VILLA  
COBALT  
6-BEDROOM

“THE ARCHITECTURE REFLECTS THE GENTLE  
CURVES OF THE COASTLINE AND THE SERENE  
RHYTHM OF THE WAVES”

*LOCI – Architect*





# CRAFTED IN COASTAL HARMONY

Cobalt rises gracefully along the oceanfront, its cantilevered façade making a bold statement, while warm wood screens and natural stone bring a sense of balance and calm. Every angle of the home offers a fresh perspective of the sea, creating a residence that feels both commanding and intimately connected to its natural surroundings.



# SPACES THAT INVITE LIFE

Step through the soaring entrance, where sunlight floods expansive interiors, revealing subtle textures and luxurious finishes. Generous living areas open onto garden-fringed terraces, while a private rooftop lounge offers panoramic sea views, a perfect setting for gatherings, relaxation, and quiet moments beneath the horizon.





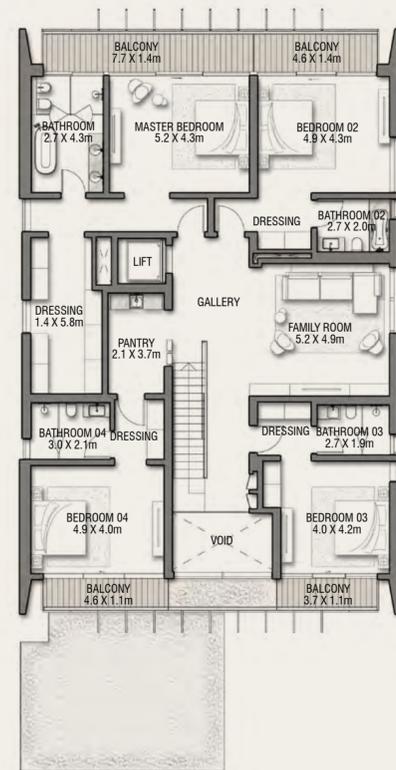




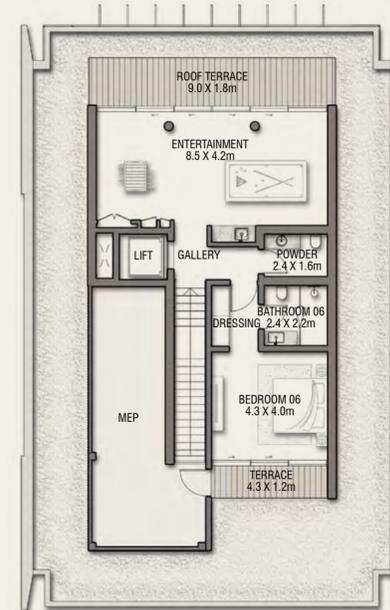
BEACH  
VILLA L



Ground Floor



First Floor



Second Floor

VILLA  
COBALT

6-BEDROOMS  
FAMILY ROOM + STUDY ROOM +  
ROOF LOUNGE AND TERRACE

G + 2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	237.69	2,558.47
Balcony/Terrace/Porch-GF	24.38	262.42
First Floor	251.08	2,702.60
Balcony/Terrace-FF	26.51	285.35
Second Floor	100.99	1,087.05
Balcony/Terrace-SF	21.97	236.48
Garage-Covered	50.14	539.70
Total Built-up Area	712.76	7,672.07
Garage with Pergola	0.00	0.00
Total Area	712.76	7,672.07
Plot Area	684.96 - 794.63	7373 - 8553

VILLA  
BAIA LUNA  
5-BEDROOM

“THE VILLA CELEBRATES RESTRAINT AND PROVIDES A SERENE OASIS WHERE RESIDENTS CAN EXPERIENCE A GROUNDED, CALMING ATMOSPHERE”

*WATG Architects – Architect*







# DEFINING MODERN ELEGANCE

Set against the sparkling sea, Baia Luna showcases clean, angular profiles and crisp white slab edges that make a confident, contemporary statement. Open glass fronts draw in light and frame tranquil ocean views, creating a home where geometry and openness unite in a sense of calm and visual harmony.





# EVERY CORNER DESIGNED TO INSPIRE

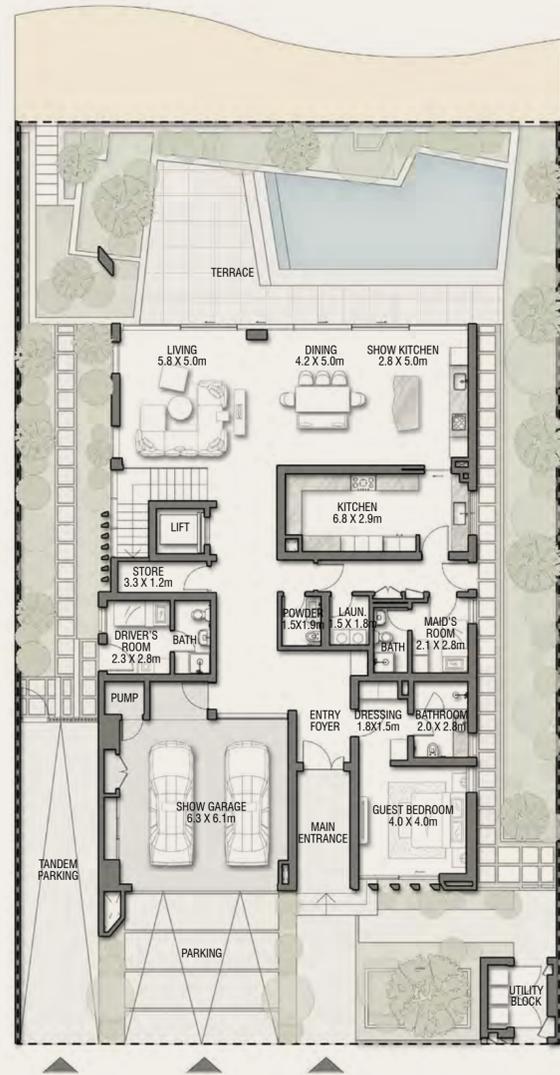


A grand, lofty foyer welcomes you to a space where sweeping horizons meet a curated car gallery, blending artistry with everyday living. Rich wood panelling adds warmth to the formal lounge and home office, while interiors flow seamlessly to outdoor terraces. This is a home of quiet grandeur, where striking architecture is softened by inviting, comfortable spaces.

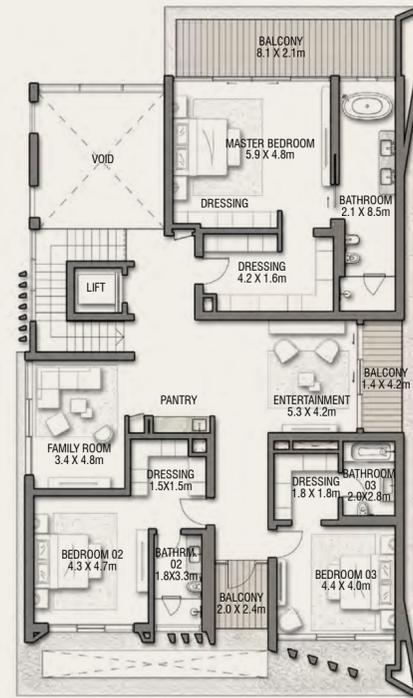




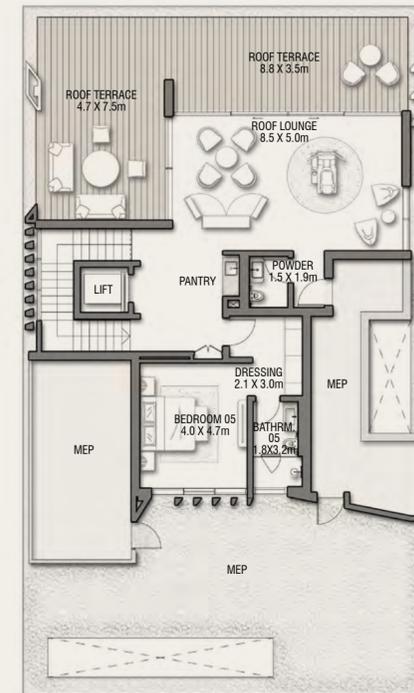
BEACH  
VILLA M



Ground Floor



First Floor



Second Floor

VILLA  
BAIA LUNA

5-BEDROOMS  
FAMILY ROOM + SHOW GARAGE +  
ROOF LOUNGE AND TERRACE

G + 2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	224.27	2,414.02
Balcony/Terrace/Porch-GF	9.15	98.49
First Floor	256.40	2,759.87
Balcony/Terrace-FF	23.67	254.78
Second Floor	127.97	1,377.46
Balcony/Terrace-SF	68.25	734.64
Garage-Covered	50.31	541.53
Total Built-up Area	760.02	8,180.79
Garage with Pergola	0.0	0.0
Total Area	760.02	8,180.79
Plot Area	684.96 - 794.63	7373 - 8553

VILLA  
WAVE CREST  
5-BEDROOM

“SOPHISTICATED DETAILING AND LAYERING  
OF FACADES ARE PREVALENT, OFFERING  
ELEGANT PROPORTIONS”

*LW Design – Architect*



# LIVING IN TUNE WITH THE OCEAN



Framed by Palm Jebel Ali's coastline, Wave Crest brings the ocean into every part of daily life. Expansive glass exteriors capture sweeping sea views, while natural wood, stone, and other materials drawn from the region give the home a warmth you can feel.







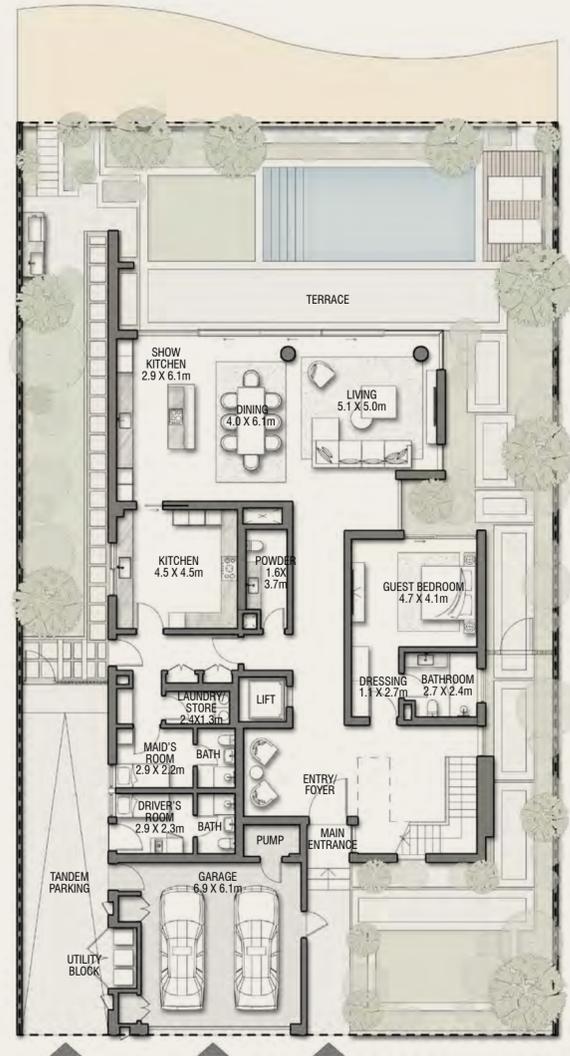
# EXCEPTIONAL LIVING, EVERY DAY

Inside, sunlight fills expansive spaces, accentuating natural textures and refined finishes. Open living areas flow effortlessly to landscaped beachfront gardens, equally suited to quiet mornings or lively gatherings.

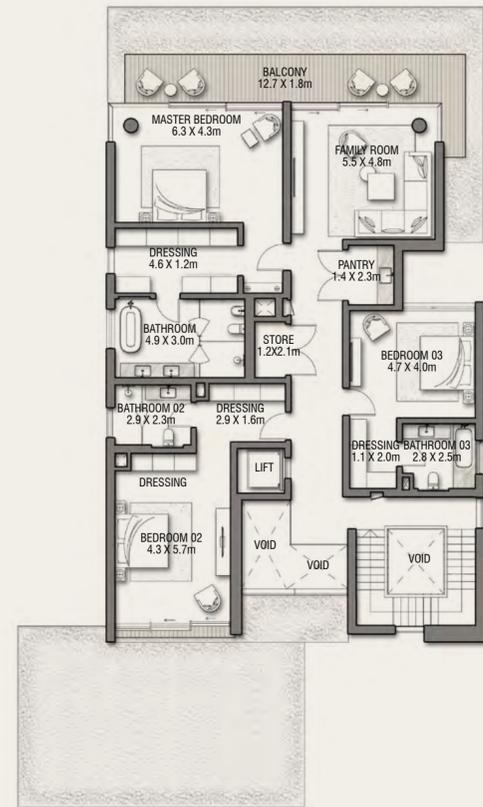




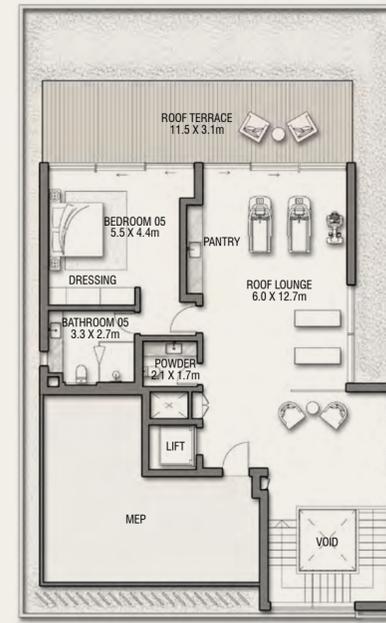
BEACH  
VILLA P



Ground Floor



First Floor



Second Floor

VILLA  
WAVE  
CREST

5-BEDROOMS  
FAMILY ROOM + ROOF LOUNGE  
AND TERRACE

G + 2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	257.80	2,774.94
Balcony/Terrace/Porch-GF	2.24	24.11
First Floor	247.81	2,667.40
Balcony/Terrace-FF	26.57	286.00
Second Floor	153.88	1,656.35
Balcony/Terrace-SF	36.49	392.78
Garage-Covered	49.58	533.67
Total Built-up Area	774.37	8,335.25
Garage with Pergola	0.0	0.0
Total Area	774.37	8,335.25
Plot Area	684.96 - 794.63	7373 - 8553

VILLA  
OCEAN WHISPER  
6-BEDROOM

“THE ARCHITECTURE MERGES MODERN DESIGN  
WITH ORGANIC ELEMENTS, CREATING A SERENE  
COASTAL AMBIANCE THAT BOTH EMBRACES  
NATURE AND ELEVATES EVERYDAY LIVING”

*SAOTA – Architect*





# A HOME EMBRACED BY THE SEA

At Ocean Whisper, the villa's expansive glazing bathes each room in natural sunlight while framing uninterrupted sea views. Residents are invited to experience a serene coastal ambiance where indoor and outdoor spaces seamlessly merge, offering a tranquil living experience.





# LIVING FLOWS NATURALLY

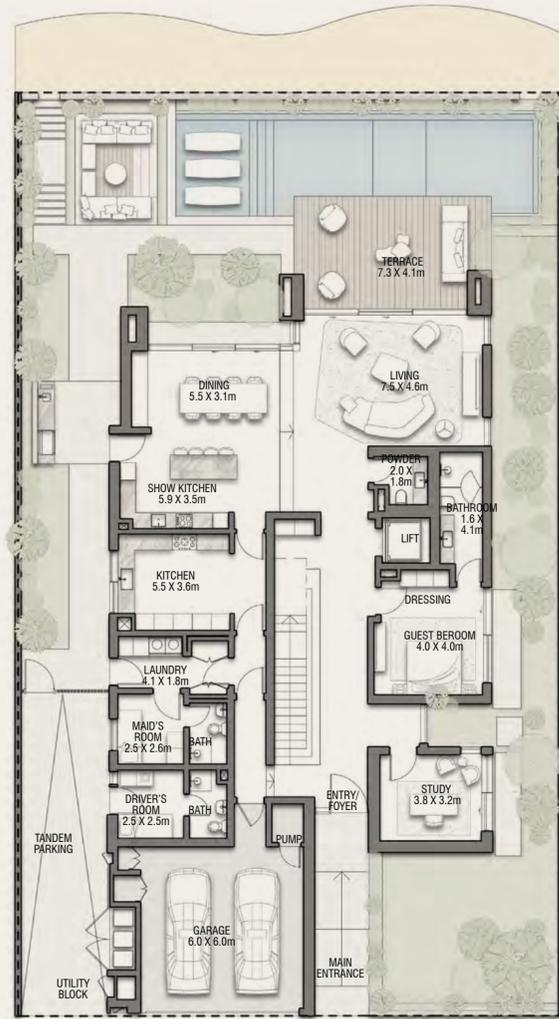
A floating staircase becomes the centrepiece, connecting levels while allowing light to dance across its sculptural form. Expansive interiors flow seamlessly into private gardens and shaded terraces, blurring the line between indoor and outdoor living. Designed for ease and intimacy, the spaces invite moments of quiet retreat as naturally as they host gatherings by the sea.



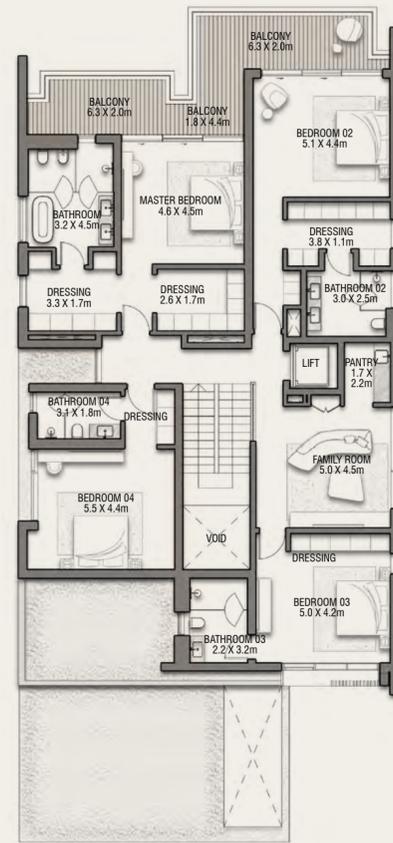




BEACH  
VILLA Q



Ground Floor



First Floor



Second Floor

VILLA  
OCEAN  
WHISPER

6-BEDROOMS  
FAMILY ROOM + STUDY ROOM +  
ROOF LOUNGE AND TERRACE

G + 2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	258.19	2,779.13
Balcony/Terrace/Porch-GF	2.94	31.65
First Floor	260.06	2,799.26
Balcony/Terrace-FF	32.91	354.24
Second Floor	123.26	1,326.76
Balcony/Terrace-SF	45.60	490.83
Garage-Covered	50.01	538.30
Total Built-up Area	772.97	8,320.17
Garage with Pergola	0.0	0.0
Total Area	772.97	8,320.17
Plot Area	684.96 - 794.63	7373 - 8553

VILLA  
BLUEJAY  
6-BEDROOM

“THE VILLA EMBRACES THE BEAUTY OF NATURE  
WHILE CREATING AN EXTRAORDINARY LIVING  
EXPERIENCE THROUGH THE INTEGRATION OF  
LIGHT AND LANDSCAPE”

*SAOTA – Architect*





## DRAWN TO THE LIGHT

At Bluejay, a central courtyard brings sunlight deep into the heart of the home, creating spaces that feel open yet intimate. Expansive glass and thoughtfully designed layouts connect interiors with the outdoors, framing views of the sea, palms, and sky. Natural materials and refined details add warmth and tactility, shaping a home that balances sophistication with relaxed coastal living.



# A SANCTUARY FOR EVERY MOMENT



Inside Bluejay, warm finishes and natural textures create a sense of quiet sophistication. Sunlight softens across timber details and stone surfaces, enhancing the feeling of calm throughout.

Living spaces open naturally to terraces and courtyards, where ocean breeze and the rustle of palms complete the home's rhythm.

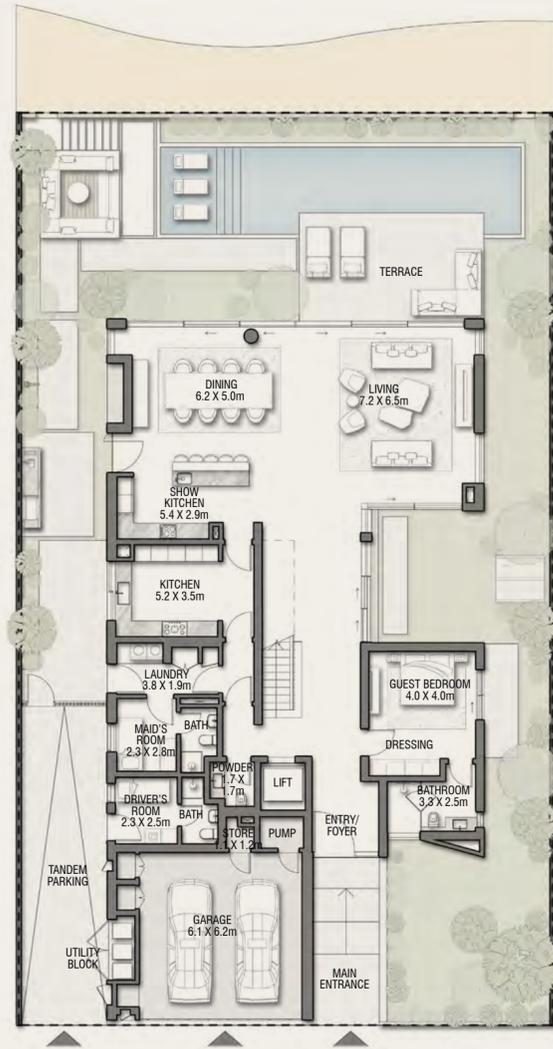




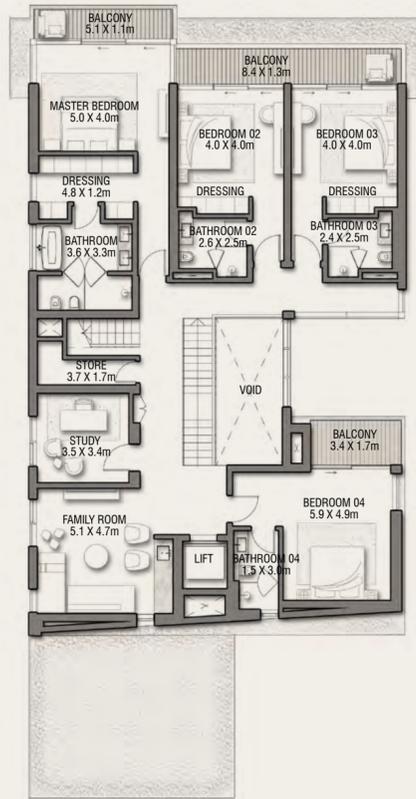




BEACH  
VILLA R



Ground Floor



First Floor



Second Floor

VILLA  
BLUEJAY

6-BEDROOMS  
FAMILY ROOM + ROOF LOUNGE  
AND TERRACE

G + 2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	250.39	2,695.18
Balcony/Terrace/Porch-GF	0.0	0.0
First Floor	250.66	2,698.08
Balcony/Terrace-FF	22.79	245.31
Second Floor	147.64	1,589.18
Balcony/Terrace-SF	48.22	519.04
Garage-Covered	50.41	542.61
Total Built-up Area	770.11	8,289.4
Garage with Pergola	0.0	0.0
Total Area	770.11	8,289.4
Plot Area	684.96 - 794.63	7373 - 8553

# THE CORAL COLLECTION

A MASTERPIECE OF  
FORM, LIGHT, AND SPACE

The Coral Collection presents ultra-premium villas set on expansive grounds with flourishing gardens and a profound sense of privacy. Designed in collaboration with world-class architects, each residence is distinctive and rich in detail, combining natural light, refined materials, and direct beachfront access. The result is a rare and remarkable expression of coastal luxury.

# BESPOKE BY LAVISH DESIGN

Positioned on the outer edges of the fronds, these exclusive villas combine uninterrupted sea views with expansive layouts, additional bedrooms, and exceptional privacy. Each residence is uniquely designed, a bespoke home defined by individuality and coastal refinement.



VILLA  
CORAL DUNE  
6-BEDROOM

“THE DESIGN LETS THE LANDSCAPE SPEAK,  
ITS VISTAS, CONTOURS, AND THE SHIFTING  
BRILLIANCE ACROSS THE COAST INVITE YOU TO  
MOVE AND TO TRULY EXPERIENCE THE HOME”

*Naga Architects – Architect*





# BEAUTY ANCHORED IN THE LANDSCAPE



The striking beach façade combines graceful curves with expansive windows that frame panoramic views, while dynamic geometric louvers create both privacy and artistry.

Shifting with the sun, they cast ever-changing patterns of light and shadow, transforming the villa into a living sculpture where nature and design converge with finesse.









## ISLAND LIVING, REDEFINED

A grand double-height entrance welcomes you in. Open-plan interiors flow into outdoors, cementing the villa's relationship with the shoreline. Private terraces and tranquil pocket gardens extend from the living spaces, elevating daily living with a sense of calm and balance.



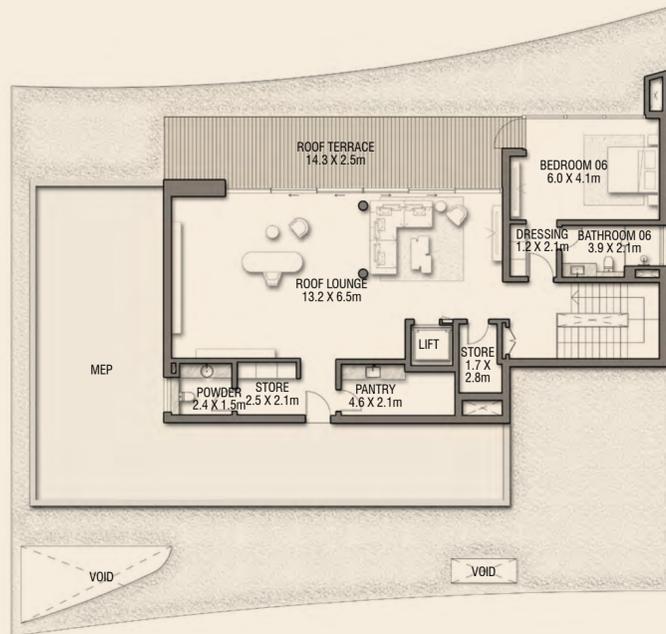


# CORAL VILLA I

GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



# VILLA CORAL DUNE

6-BEDROOMS  
FORMAL AND FAMILY LOUNGES  
+ STUDY + ROOF LOUNGE AND TERRACE

G+2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	342.18	3,683.19
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	358.84	3,862.52
Balcony/Terrace-FF	83.80	902.02
Second Floor	191.83	2,064.84
Balcony/Terrace-SF	38.54	414.84
Garage-Covered	65.75	707.73
Total Built-up Area	1,080.94	11,635.14
Garage with Pergola	0.00	0.00
<b>Total Area</b>	<b>1,080.94</b>	<b>11,635.14</b>
Plot Area	1555.63 - 2038.65	16745 - 21944

VILLA  
SUNSET MIRAGE  
6-BEDROOM

“IN SUNSET MIRAGE, LIGHT AND SHADOW SHAPE THE FEELING OF EACH SPACE, WHILE TEXTURES AND PROPORTIONS ARE CAREFULLY ORCHESTRATED TO CREATE CALM, INTIMATE ENVIRONMENTS”

*Naga Architects - Architect*





# SPACES ALIVE WITH NATURE



Latticed screens preserve privacy while allowing natural light and gentle breezes to move through the home. Throughout the day, shifting patterns of light and shadow move across the interiors, creating a living interplay of texture and tone against the calm expanse of the sea.





# LIFE IN PERFECT ALIGNMENT

Built in a minimalist architectural style, an elevated foyer frames panoramic sea views, leading into open-plan interiors. Upstairs, bedrooms with projecting terraces overlook the shoreline, while spacious bathrooms offer a sense of calm and retreat.









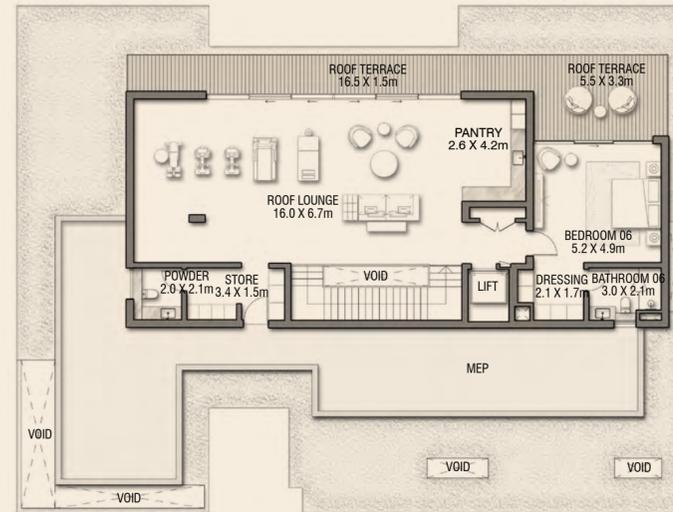
CORAL  
VILLA M



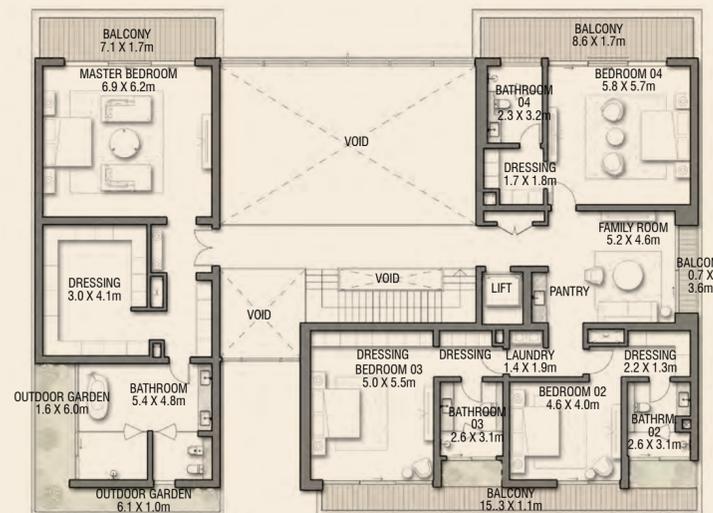
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



VILLA  
SUNSET  
MIRAGE

6-BEDROOMS  
FORMAL AND FAMILY LOUNGES  
+ OFFICE + ROOF LOUNGE AND TERRACE

G+2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	367.08	3,951.22
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	351.64	3,785.02
Balcony/Terrace-FF	65.24	702.24
Second Floor	194.46	2,093.15
Balcony/Terrace-SF	45.72	492.13
Garage-Covered	62.93	677.37
Total Built-up Area	1,087.07	11,701.12
Garage with Pergola	0.00	0.00
Total Area	1,087.07	11,701.12
Plot Area	1555.63 - 2038.65	16745 - 21944







# SHAPED BY THE SHORELINE



Inspired by nature's power, the villa is designed to uplift. Its striking façade opens to interiors where sunlight, fresh breezes, and panoramic sea views define

the atmosphere. Fine natural materials and luxurious finishes balance elegance with flexibility, creating a tranquil enclave that feels both sophisticated and thoughtful.













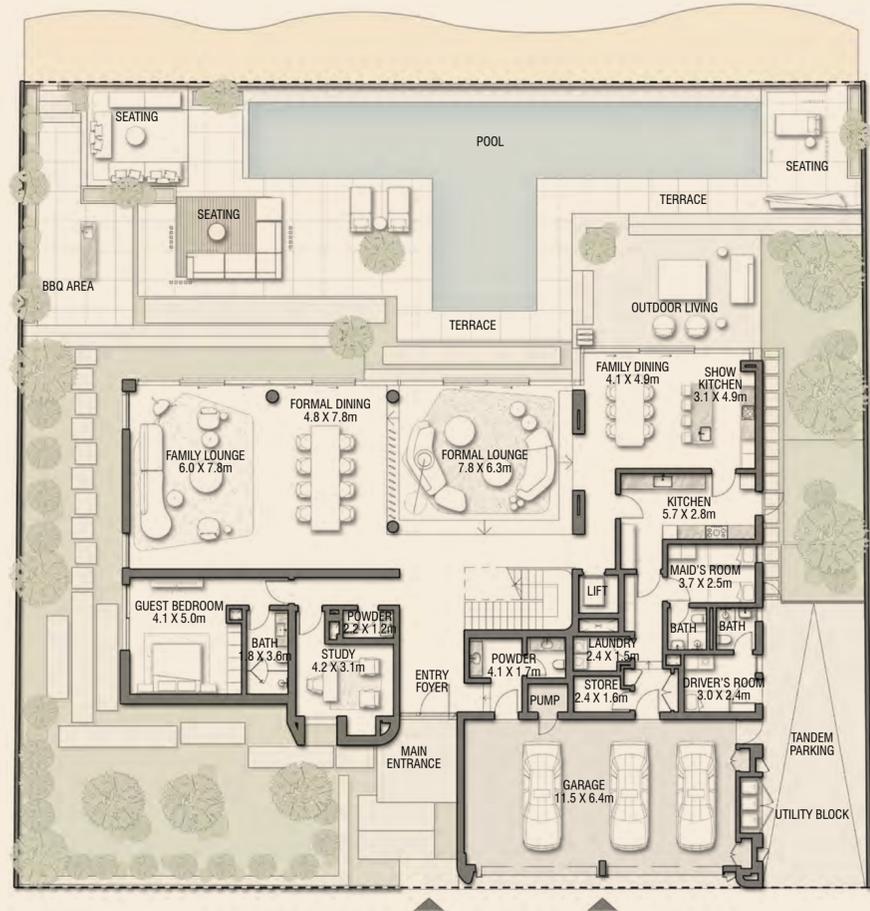
## LIVING IN OPEN LUXURY

Expansive outdoor spaces embrace the seaside setting, while a versatile leisure deck on the upper floor offers flowing ocean views. Whether as a private lounge or a gym that flows into open-air training terraces, this is a home where luxury and well-being can exist in perfect harmony.

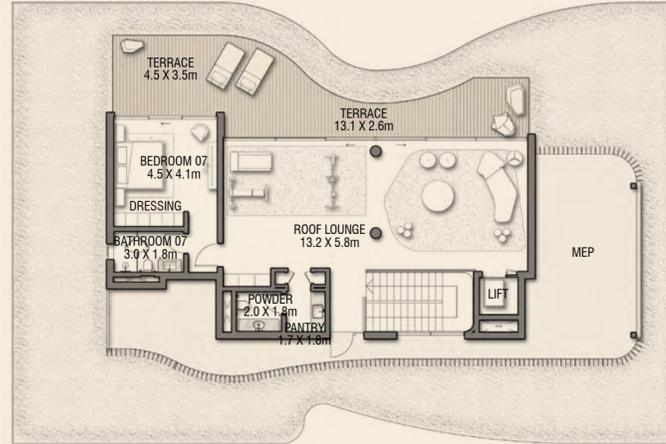
CORAL  
VILLA C



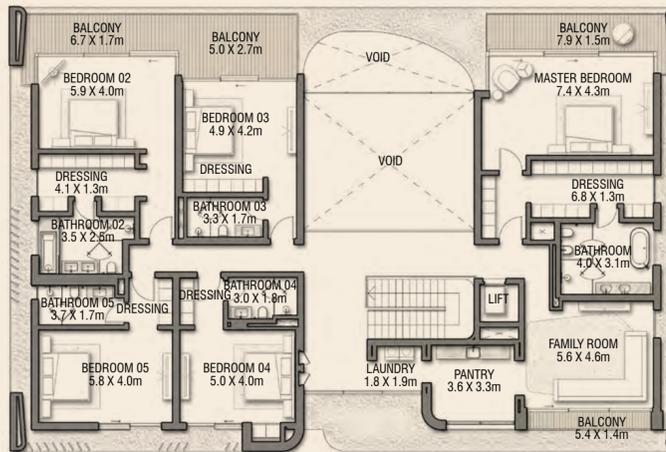
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



VILLA  
RED  
AURORA

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

G+2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	389.29	4,190.28
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	361.10	3,886.85
Balcony/Terrace-FF	45.98	494.92
Second Floor	151.68	1,632.67
Balcony/Terrace-SF	50.47	543.25
Garage-Covered	85.69	922.36
Total Built-up Area	1,084.21	11,670.34
Garage with Pergola	0.00	0.00
Total Area	1,084.21	11,670.34
Plot Area	1555.63 - 2038.65	16745 - 21944







# YOUR PRIVATE OCEANFRONT OASIS

Inspired by nature, this villa offers a refuge of calm, surrounded by flourishing greenery and sweeping sea views. Designed for entertaining, the open spaces flow seamlessly from garden to oceanfront, where sweeping vistas create the perfect setting for gatherings that move gracefully from day to night.







# A SANCTUARY OF GRACE

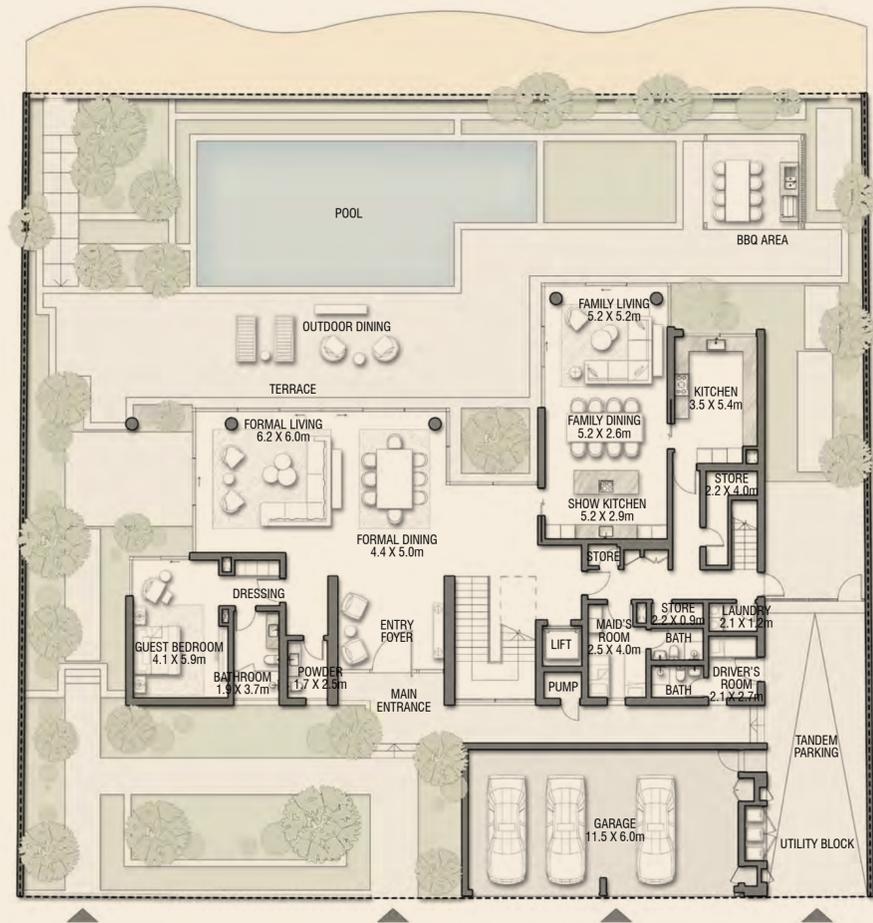


The master suite is a private retreat where spaciousness and serenity meet. Here, the sound of waves and radiant water views bring a constant sense of peace and renewal.

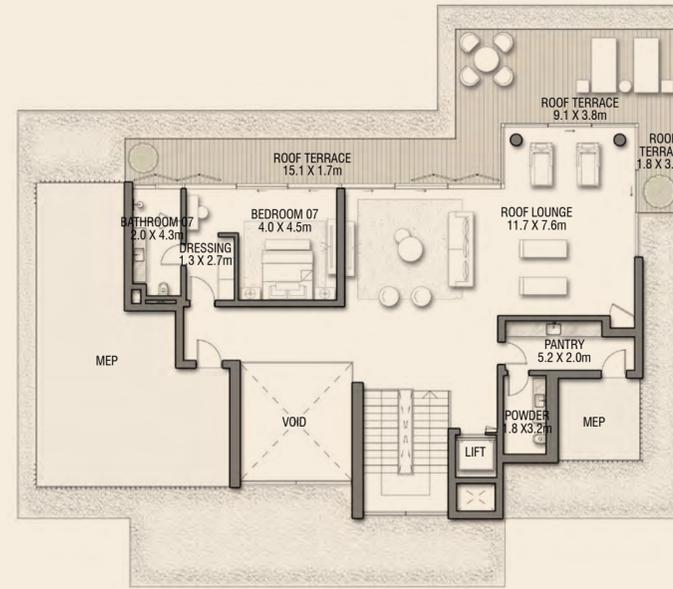


CORAL  
VILLA G

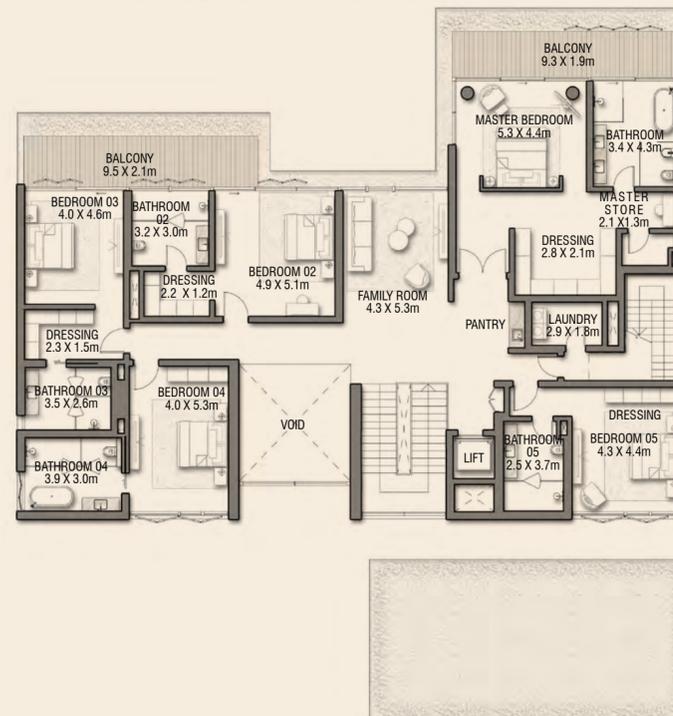
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



VILLA  
REDWOOD

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

G+2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	343.72	3,699.77
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	373.63	4,021.72
Balcony/Terrace-FF	36.79	396.00
Second Floor	210.18	2,262.36
Balcony/Terrace-SF	70.07	754.23
Garage-Covered	81.38	875.97
Total Built-up Area	1,115.77	12,010.05
Garage with Pergola	0.00	0.00
Total Area	1,115.77	12,010.05
Plot Area	1555.63 - 2038.65	16745 - 21944





# CULTURE SHAPES THE SPACE



This grand residence makes a statement. Timeless elegance expressed through natural stone, delicate details, and boundless glass. Formal living and dining spaces open to panoramic ocean views, while family areas overlook flourishing gardens, creating a home that balances sophistication with everyday comfort.





## ROOTED IN THE LAND

Above it all, a spacious rooftop lounge offers the perfect retreat. Whether envisioned as a private gym, a yoga studio, or a serene place to unwind, it is surrounded by fresh air and fluid water views.







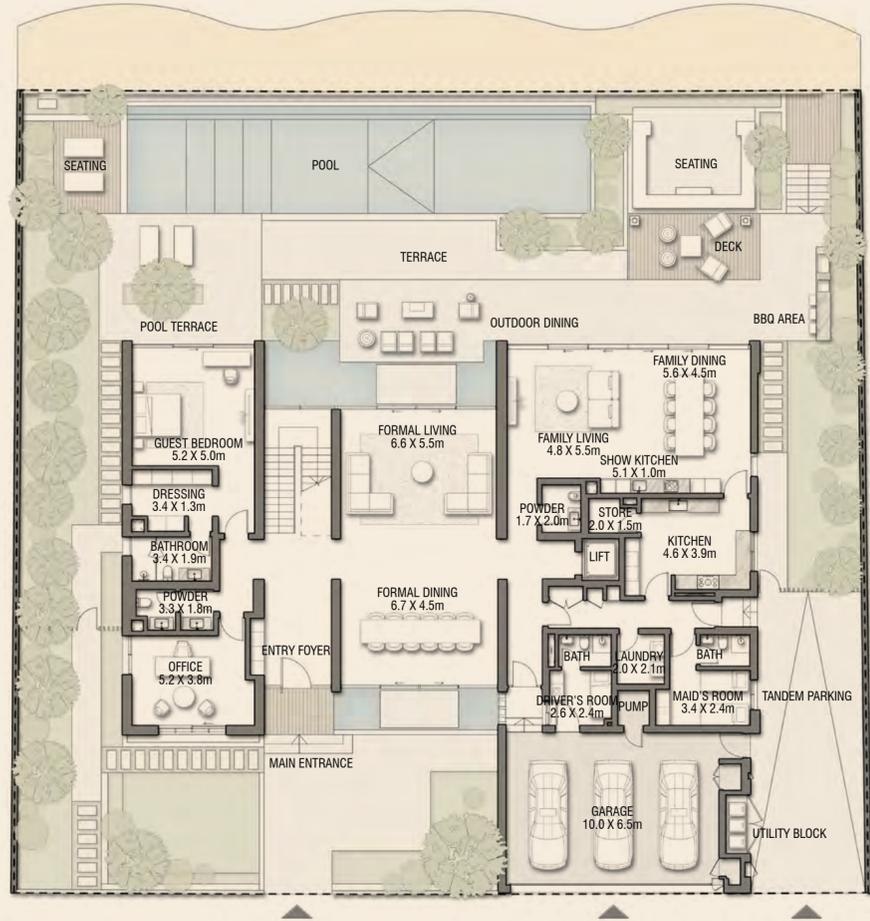




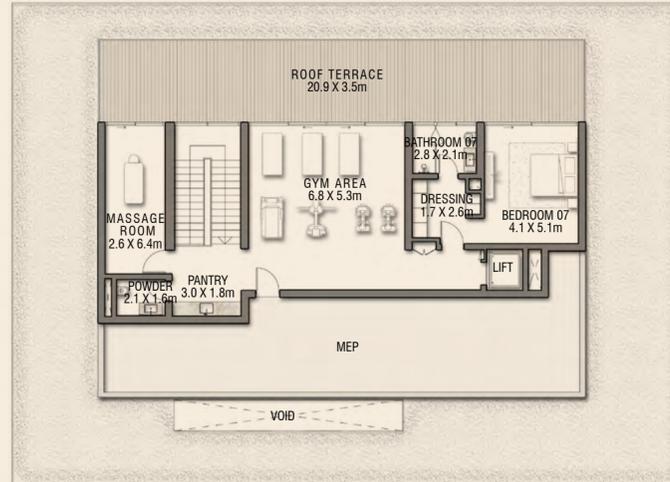
CORAL  
VILLA D



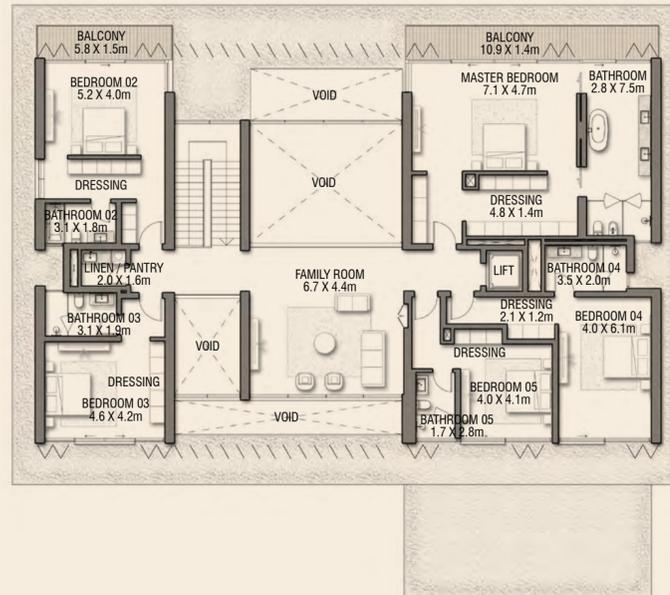
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



VILLA  
PORCELAIN  
ROSES

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

G+2

FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	386.91	4,164.66
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	346.78	3,732.71
Balcony/Terrace-FF	25.65	276.09
Second Floor	161.08	1,733.85
Balcony/Terrace-SF	74.92	806.43
Garage-Covered	74.86	805.79
Total Built-up Area	1,070.20	11,519.54
Garage with Pergola	0.00	0.00
Total Area	1,070.20	11,519.54
Plot Area	1555.63 - 2038.65	16745 - 21944

# NAKHEEL

Nakheel is one of Dubai's leading master developers, shaping the city's skyline and lifestyle through visionary residential communities. Its legacy includes landmark achievements such as Palm Jumeirah, Dubai Islands and Palm Jebel Ali, iconic developments that continue to set new benchmarks in innovation, design and quality.

With a focus on exceptional homes and vibrant, sustainable neighbourhoods, each Nakheel project is

thoughtfully designed to offer a harmonious balance of comfort, nature and well-being, featuring integrated green spaces, waterfront living and seamless access to world-class amenities.

Driven by a commitment to excellence and long-term value, Nakheel homes are crafted to enrich lives today and for generations to come.

