PALM JEBEL ALI

VILLA

COBALT

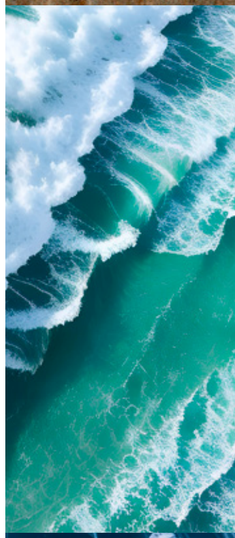
THE BEACH COLLECTION

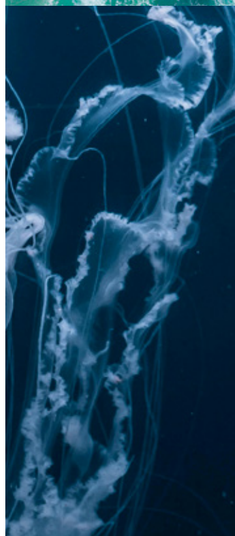
INSPIRED BY
PALM JEBEL ALI

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.

Index

1. A CURATED COLLECTION

THE BEACH VILLAS

Serenity By The Sea

In a beach villa, a happy tomorrow arrives every day, every single dawn.

Beachfront living at its finest — P. 8
An iconic neighbourhood — P. 17
Introducing the Beach Collection — P. 22

2. LIVE IN THE MASTERPIECE

OWN A PIECE OF HISTORY

The Beach Collection — P. 30
Villa Cobalt — P. 36

A CURATED COLLECTION

THE

BEACH

VILLAS

1

Serenity By The Sea

Beachfront living at its finest — P. 8
An iconic neighbourhood — P. 17
Introducing the Beach Collection — P. 22

BEACHFRONT LIVING AT ITS FINEST

SUN, SEA, SAND, & SOPHISTICATION

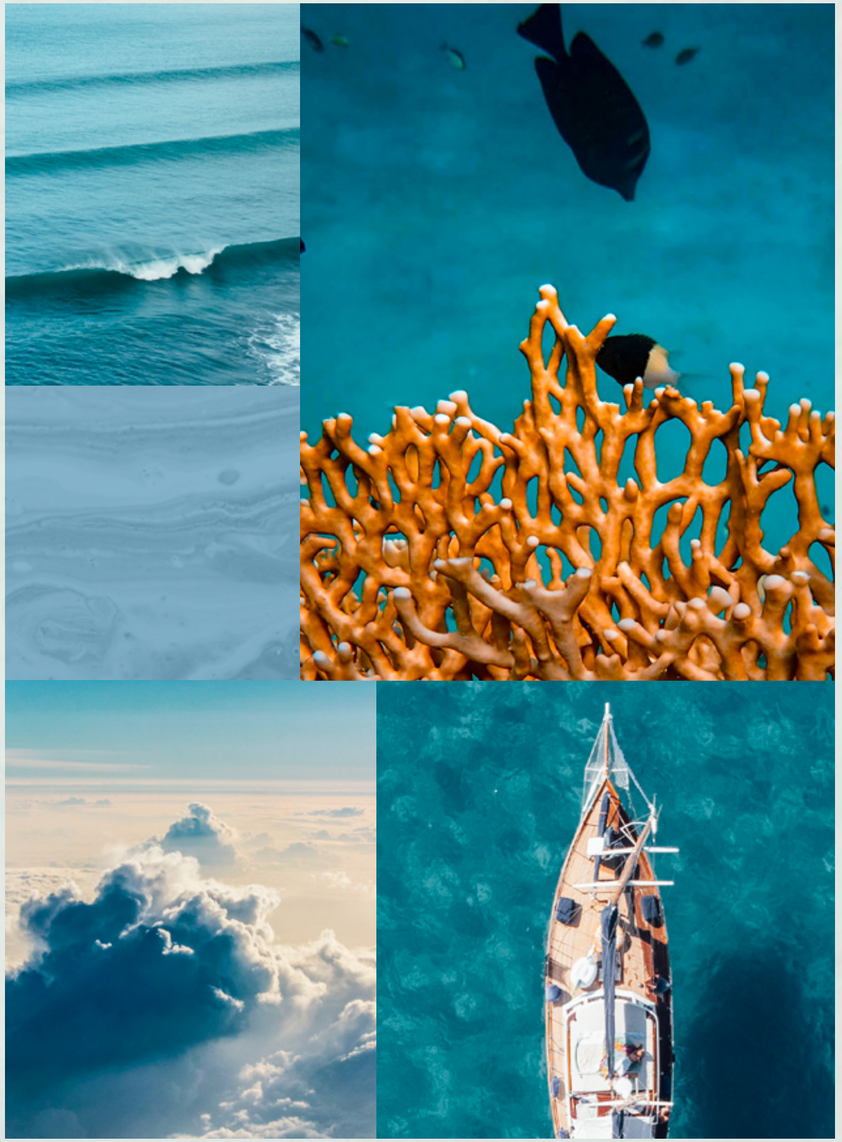
WAVES OF LUXURY, MOMENTS OF BLISS.

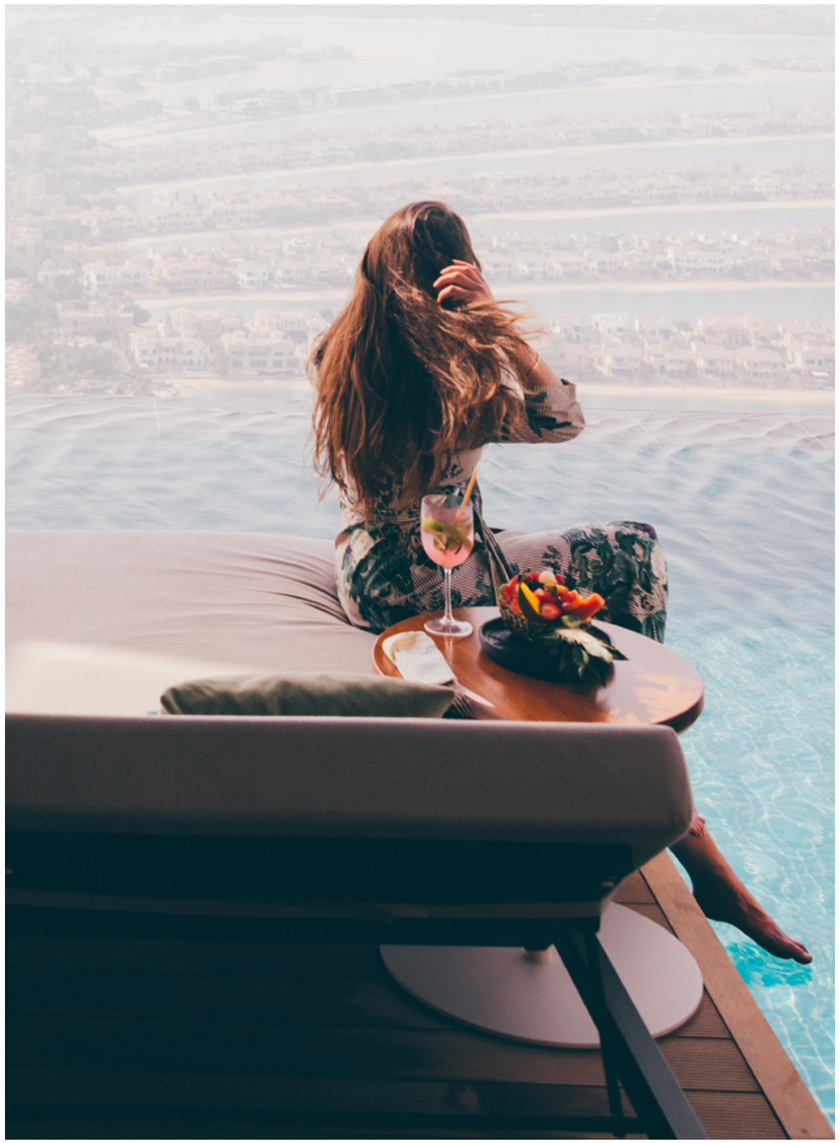
Welcome to Palm Jebel Ali, a world-class lifestyle destination where every detail is meticulously designed to inspire. Impeccably curated, this haven offers unrivalled luxury living, enriching the lives of its residents through every experience.

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.

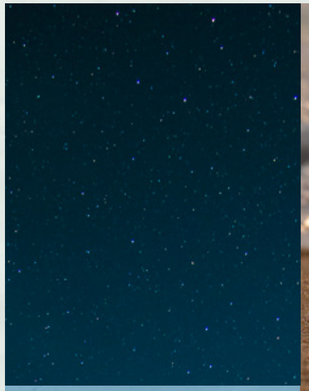
Palm Jebel Ali rises from the sea, not just as a luxury archipelago, but as a sanctuary of inspiration. Offering unparalleled views of Dubai's skyline, this masterpiece of living boasts the longest coastline in the city. Just minutes from Dubai's center and seamlessly connected via Sheikh Zayed Road (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.

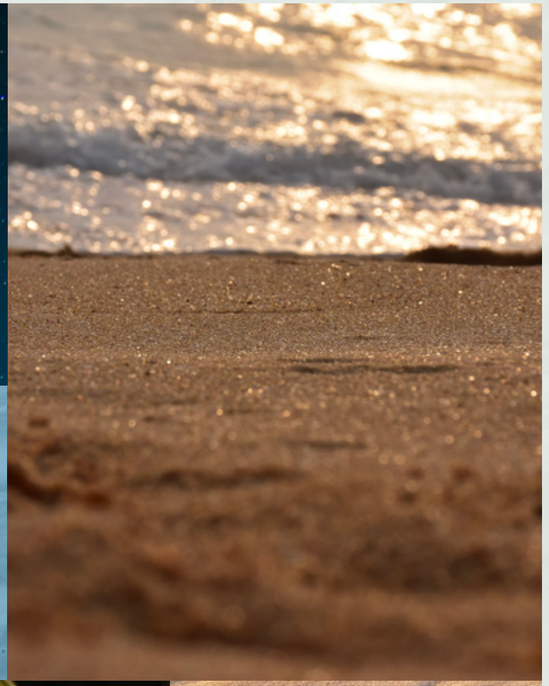


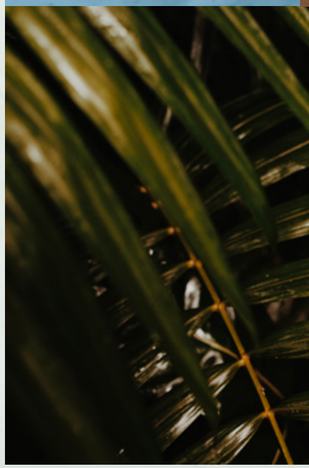


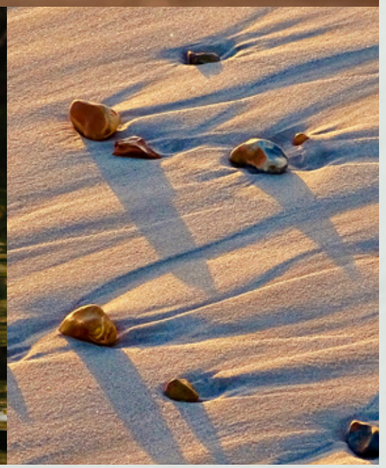
THE FRONDS

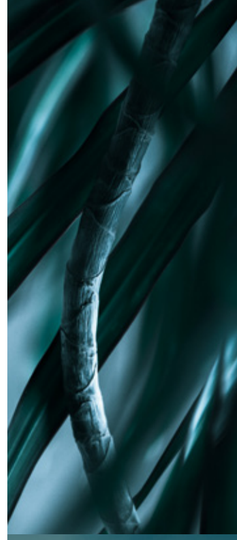
BEACH COLLECTION











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.

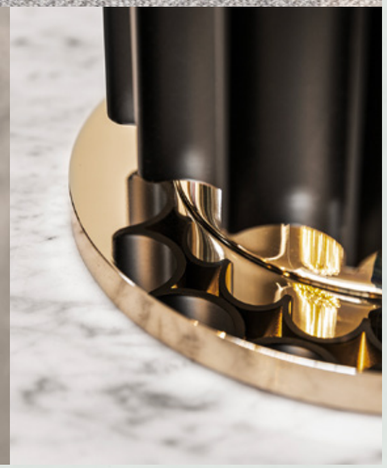
Savour the tropical atmosphere that envelops you as you step from your serene garden onto the sandy beach just beyond your doorstep. Let the soothing sound of the waves and the vast openness of the sea spark moments of pure relaxation and ignite a sense of renewal.

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.

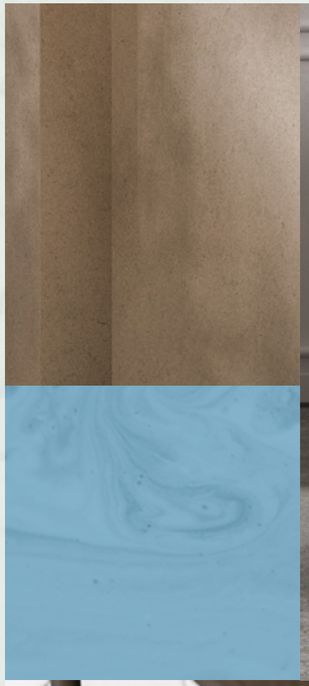


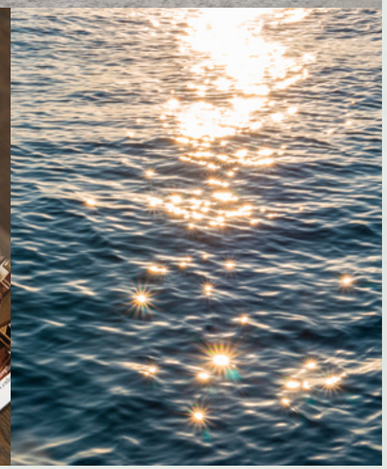
Exceptional design, a breathtaking beachfront location, and the exclusivity of a private neighbourhood, all crafted to impress.

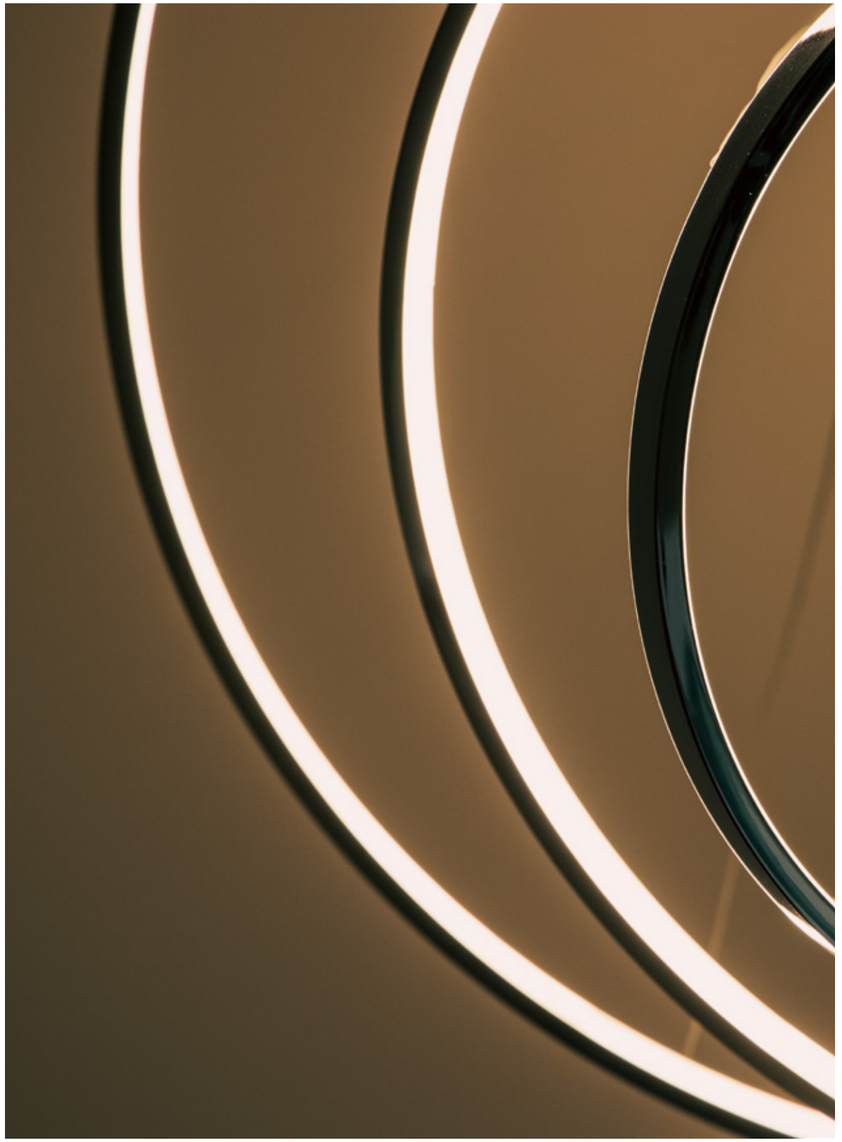
HOMES DESIGNED WITH STYLISH FLAIR.

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.







LIVE IN A MASTERPIECE

OWN A PIECE OF

HISTORY

Ten Unique Beach Villas

The Beach Collection — P. 30
Villa Cobalt — P. 36

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.

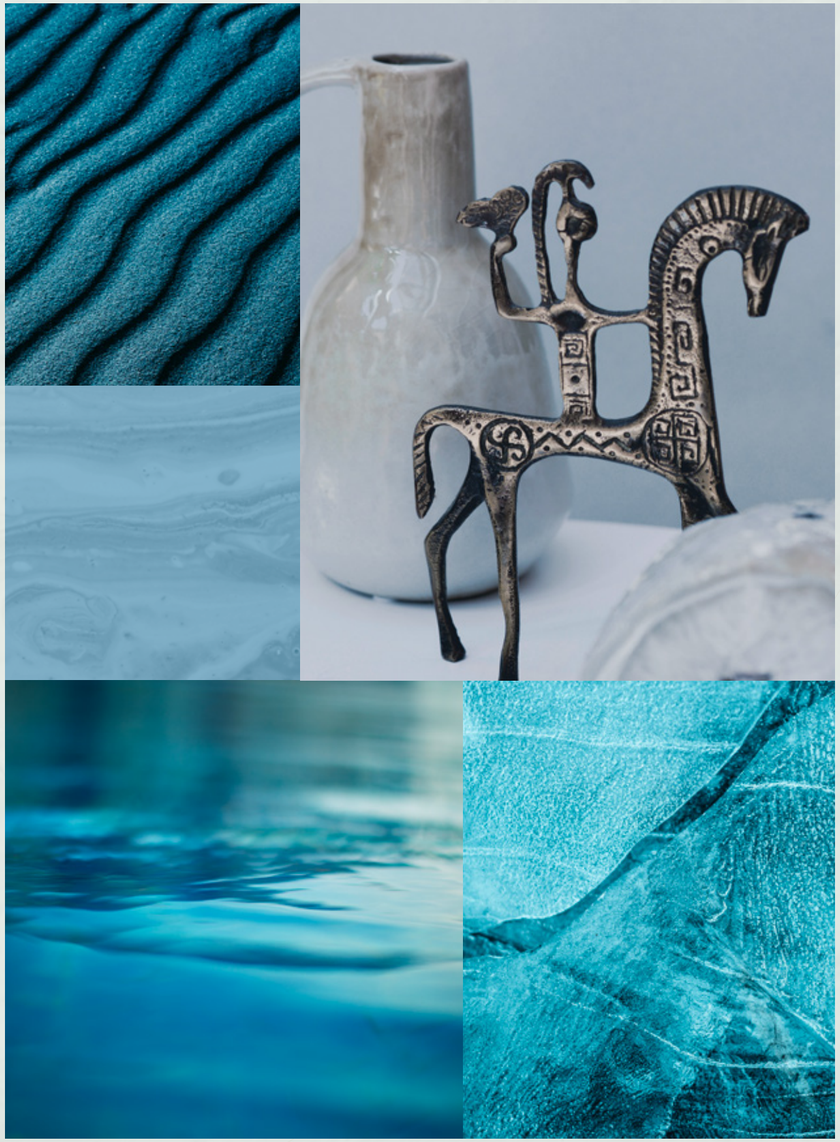
With up to six spacious bedrooms, private ensuite bathrooms, lush greenery, and vibrant plants, each villa is a masterpiece where every detail has been carefully designed. The seamless connection between indoors and outdoors invites you to live in perfect harmony with your surroundings.

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

COBALT

Six-Bedroom Property

"The layout of the space is designed to give the residents a chance to see the outstanding views at every opportunity possible."

LW DESIGN – ARCHITECT

VILLA COBALT

BEAUTY IS IN THE CONTRASTS

A UNIQUE COMPOSITION OF WOOD, STONE AND GLASS AND DARK AND LIGHT TONES.

Welcoming you to a world where architecture feels like it's breathing.
The cantilevered first-floor facade, wrapped in natural wood, appears to float in midair—creating not just a visual marvel but a rhythmic dance between light and shade as the day unfolds.
As you approach, the carefully cut stone walls frame the home with elegance, offering a sense of privacy while drawing you closer to its serene presence. It's more than just a home; it's a place where design speaks in whispers, and you find yourself part of something that feels endless, bound to the landscape in perfect harmony.

The front and back facades are united in their symmetry of the design of the first floor and integration of landscaped balconies.

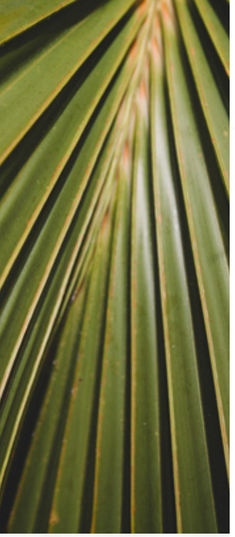
The villa is characterised by the extended roof canopy that adds an element of drama to the entrance.

An indoor-outdoor lifestyle flows with ease in this exclusive beachfront villa.

NATURAL DETAILS

Interiors of wood and stone in natural colours are bathed in sunlight that floods in from windows inviting you to participate in the natural environment that starts from within your home. Feel embraced by the beach air as you admire the stunning vistas from morning til dusk.

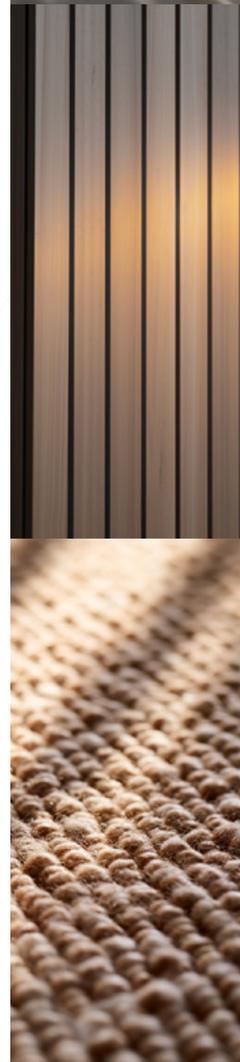
DINE IN STYLE WHILE THE LIGHT DANCES ON THE WATER CREATING THE ILLUSION OF A PRIVATE PAINTING THAT MOVES WITH THE WAVES.



The spacious, garden-fringed terrace with private roof lounge provides a cosy space for indulging in creative hobbies, exercising, relaxing or socialising amidst sweeping views.

The master bedroom also enjoys breathtaking sea views and an indoor-outdoor ambience. Wood finishes and the exterior wooden screens create an interesting dance of geometry and shade.

An impressive walk–in wardrobe and master bathroom complete this luxurious master suite.



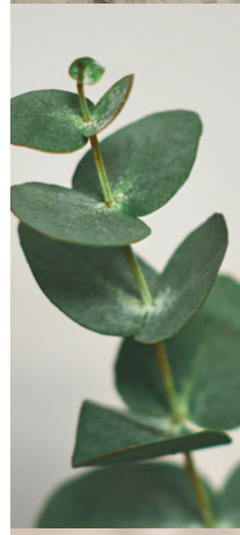
From sunrise to sunset, this statement property will impress throughout the day.

AN EXQUISITE BALANCE OF NATURE AND ARTFUL DESIGN

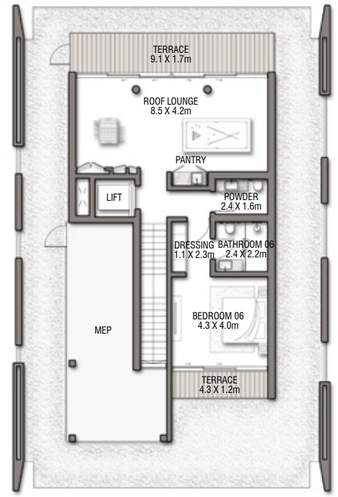
A grand double-height foyer initiates the unique experience creating a sense of grandeur and openness when walking into the villa. This leads seamlessly to the spacious L-shaped living space with breathtaking beach views. The natural open space of the top floor terrace provides a different perspective of these views from on high and, with its captivating blend of light and shade, provides an exclusive shaded retreat.

The spacious master bathroom is the height of luxury, complete with a dual basin design and refined finishings.

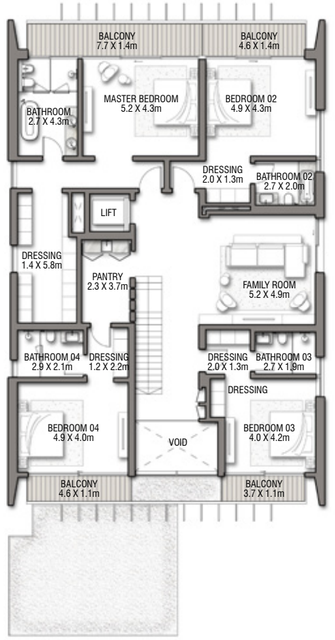
Sunlight creates interesting interior displays as it interacts with the exterior wooden shutters.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

BEACH VILLAS COLLECTION

V I L L A

COBALT

G + 2

6 BEDROOMS + FAMILY ROOM
+ ROOF LOUNGE AND TERRACE

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	237.03	2,551.37
Balcony / Terrace / Porch-GF	23.90	257.26
First Floor Area	250.24	2,693.56
Balcony / Terrace - First Floor	27.11	291.81
Second Floor Area	101.16	1,088.88
Balcony / Terrace - Second Floor	21.71	233.68
Garage - Covered	49.91	537.23
TOTAL BUILT-UP AREA	711.06	7,653.79
Garage with Pergola	0.0	0.0
TOTAL AREA	711.06	7,653.79

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.

INFO@NAKHEEL.COM

800 NAKHEEL

PALM
JEBEL ALI

NAKHEEL

THE BEACH COLLECTION

The publication is for illustrative purposes only. Some of the Images shown in the document were developed with computer graphics technology (photorealistic rendering) with reference to details for the façade and elevations, common areas, private areas and interiors of the villa, for the sole purpose of presenting a plan for future realization and/or the various, potential solutions following user customization. All furniture, decorative lighting and art are represented for marketing and rendering purposes only. For this reason, all information, descriptions, and images are purely indicative and subject to change. This document has no contractual value and is not binding on the investment company that owns the rights and information reported. The reproduction and the partial use of texts and images is forbidden without prior authorization.