PALM JEBEL ALI

VILLA

BLUE HORIZON

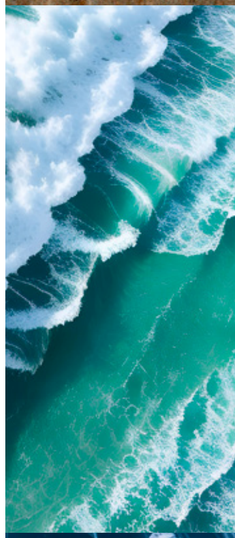
THE BEACH COLLECTION

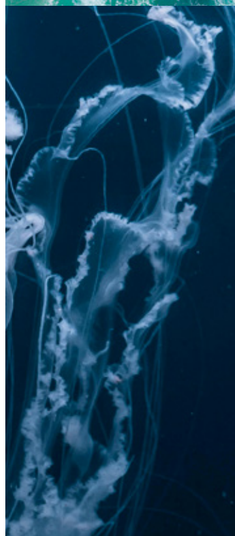
INSPIRED BY
PALM JEBEL ALI

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

Beachfront living at its finest — P. 8
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BEACHFRONT LIVING AT ITS FINEST

SUN, SEA, SAND, & SOPHISTICATION

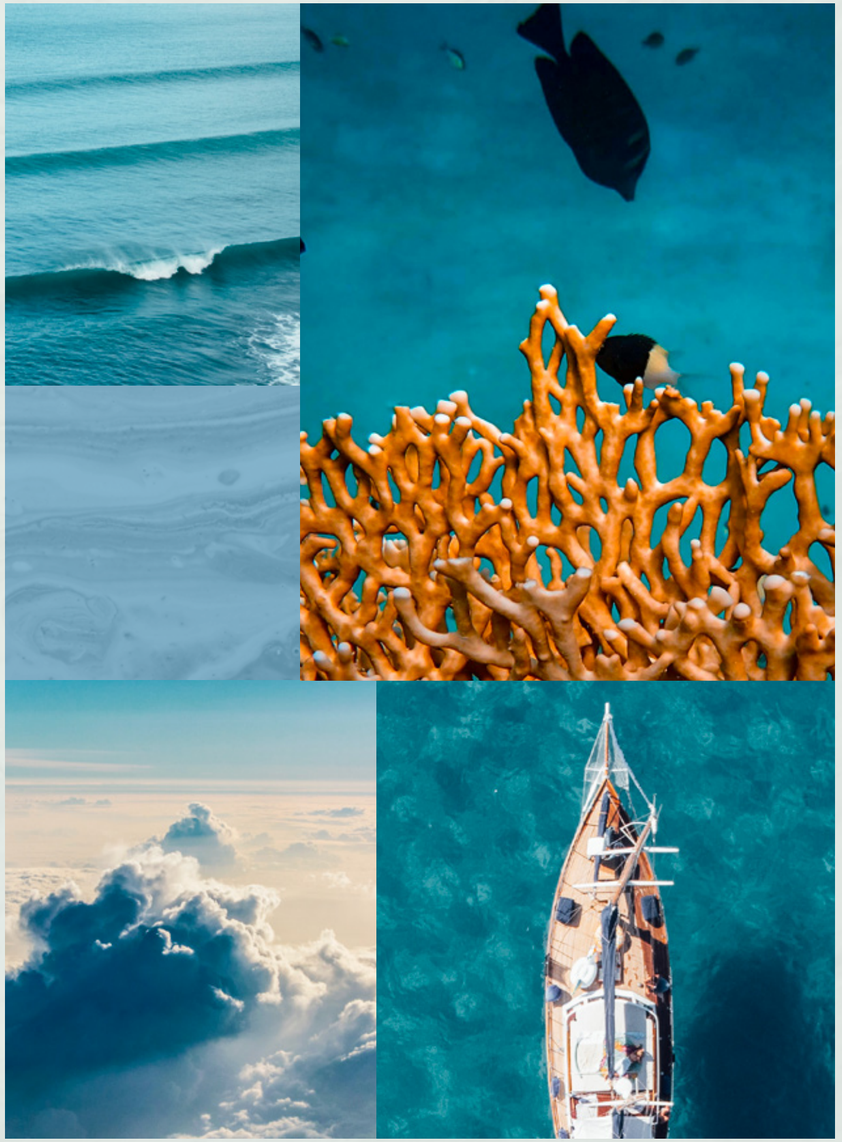
WAVES OF LUXURY, MOMENTS OF BLISS.

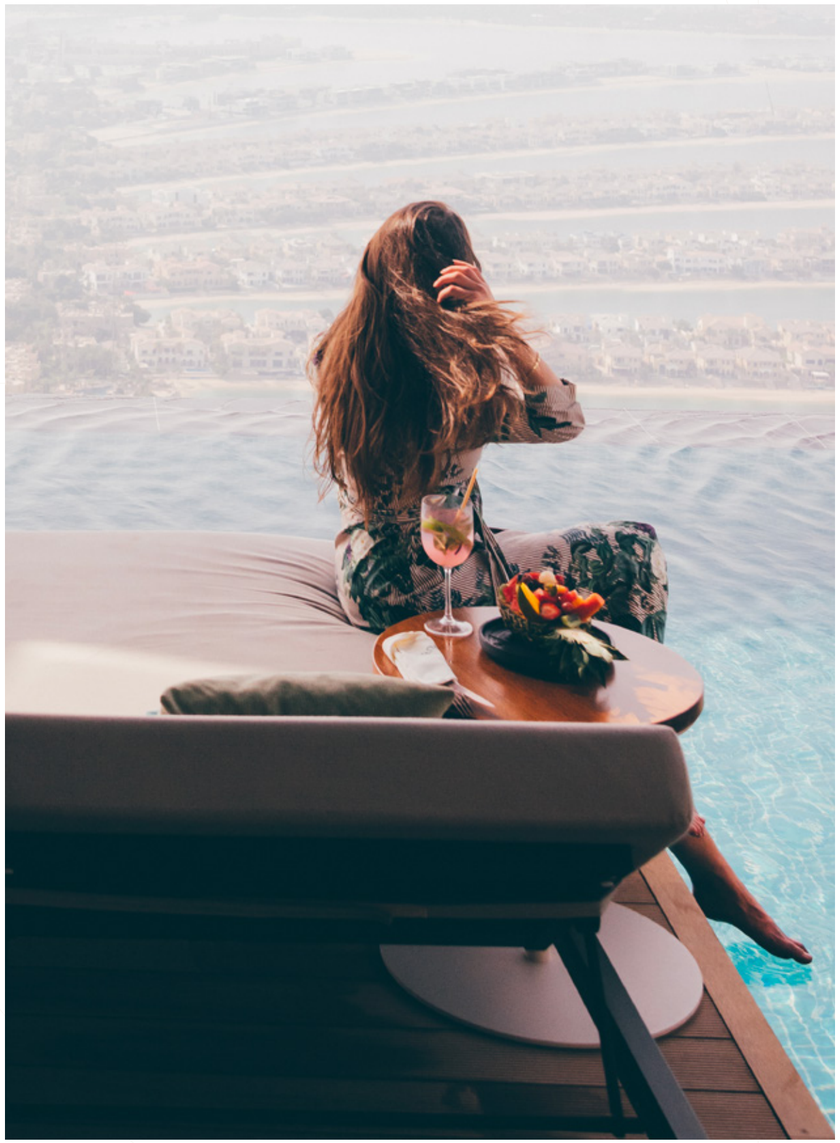
Welcome to Palm Jebel Ali, a world-class lifestyle destination where every detail is meticulously designed to inspire. Impeccably curated, this haven offers unrivalled luxury living, enriching the lives of its residents through every experience.

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.

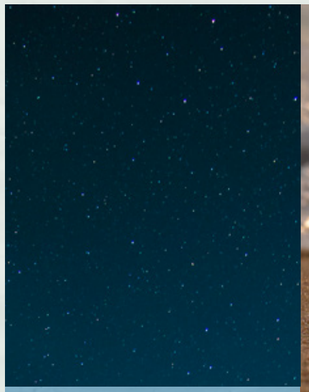
Palm Jebel Ali rises from the sea, not just as a luxury archipelago, but as a sanctuary of inspiration. Offering unparalleled views of Dubai's skyline, this masterpiece of living boasts the longest coastline in the city. Just minutes from Dubai's center and seamlessly connected via Sheikh Zayed Road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

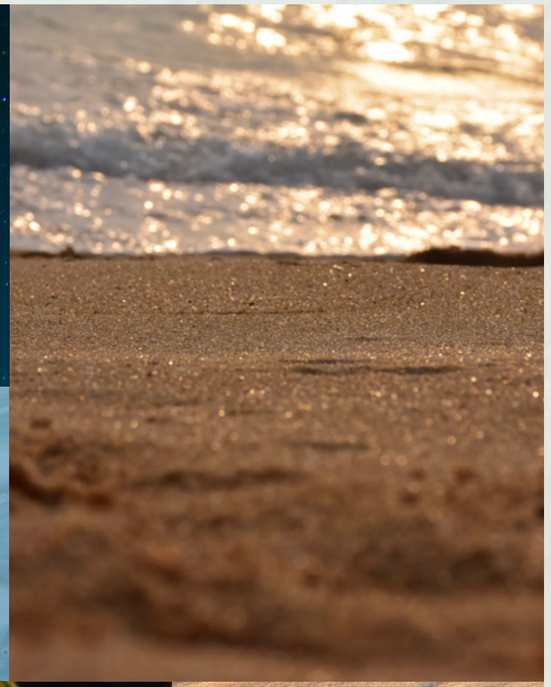


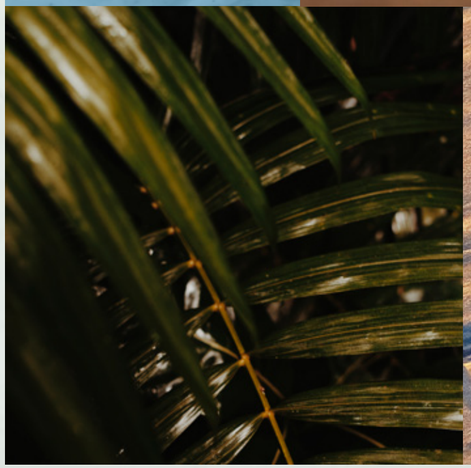


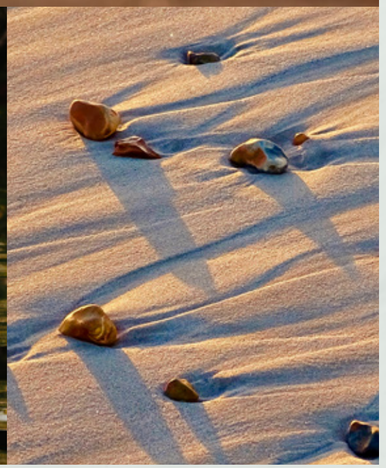
THE FRONDS

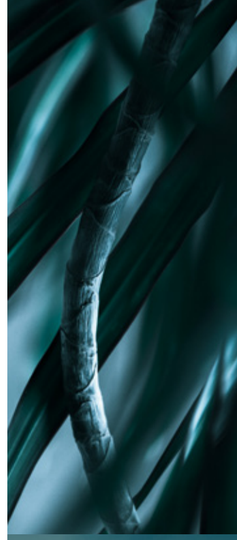
BEACH COLLECTION











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.

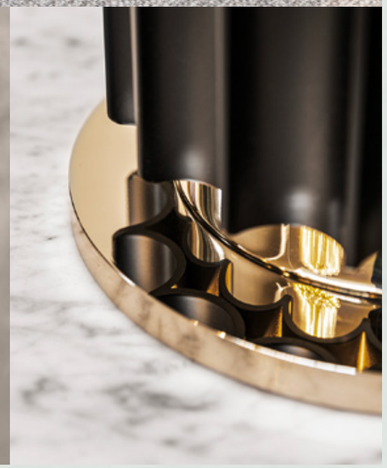
Savour the tropical atmosphere that envelops you as you step from your serene garden onto the sandy beach just beyond your doorstep. Let the soothing sound of the waves and the vast openness of the sea spark moments of pure relaxation and ignite a sense of renewal.

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.

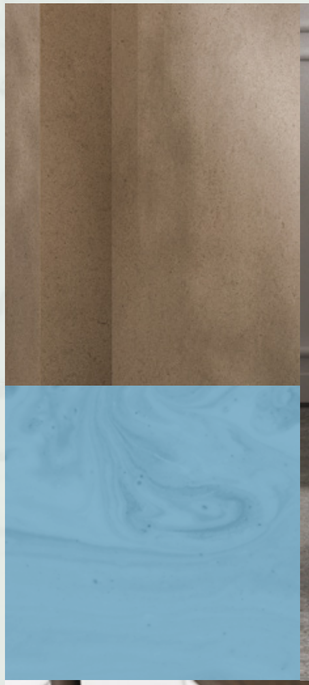


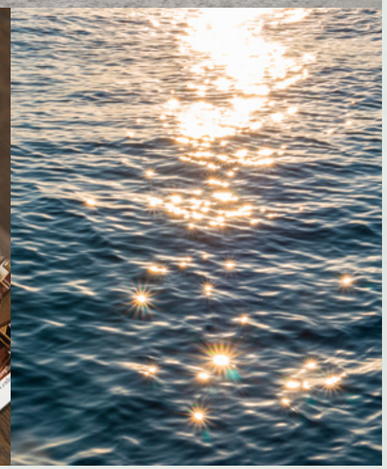
Exceptional design, a breathtaking beachfront location, and the exclusivity of a private neighbourhood, all crafted to impress.

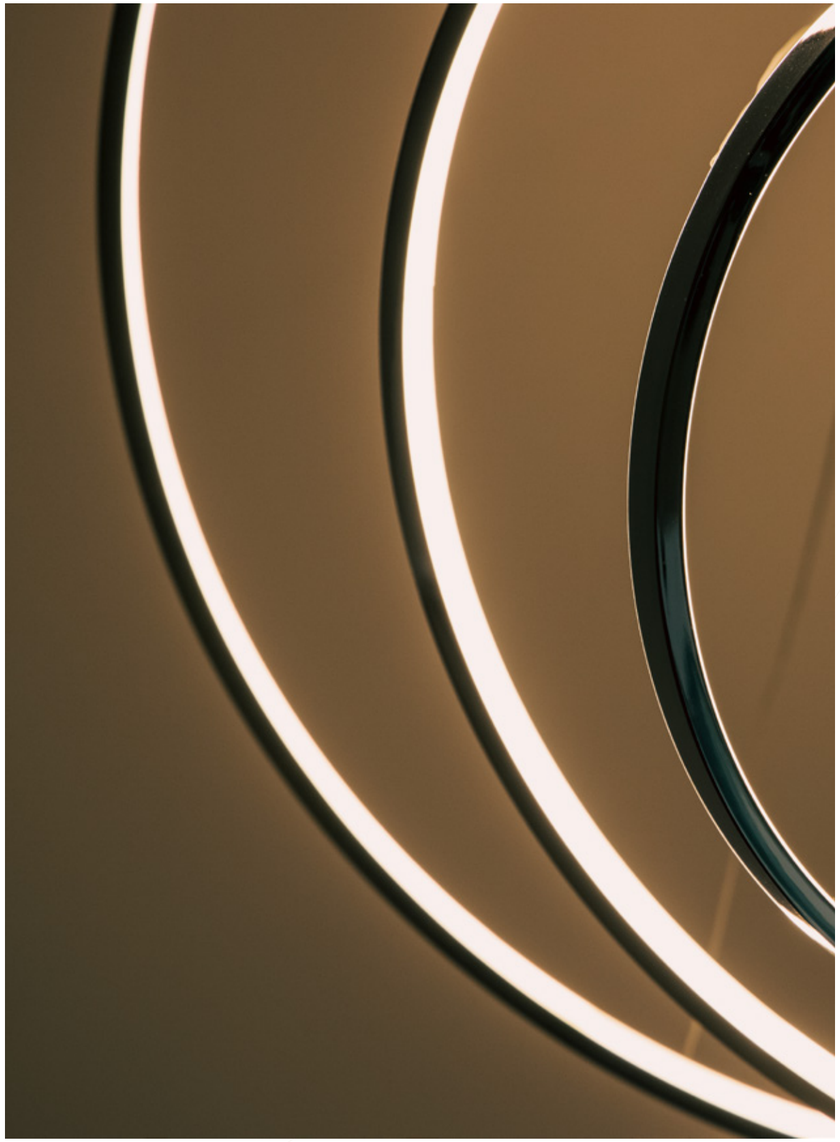
HOMES DESIGNED WITH STYLISH FLAIR.

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

2

OWN A PIECE OF

HISTORY

Ten Unique Beach Villas

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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.

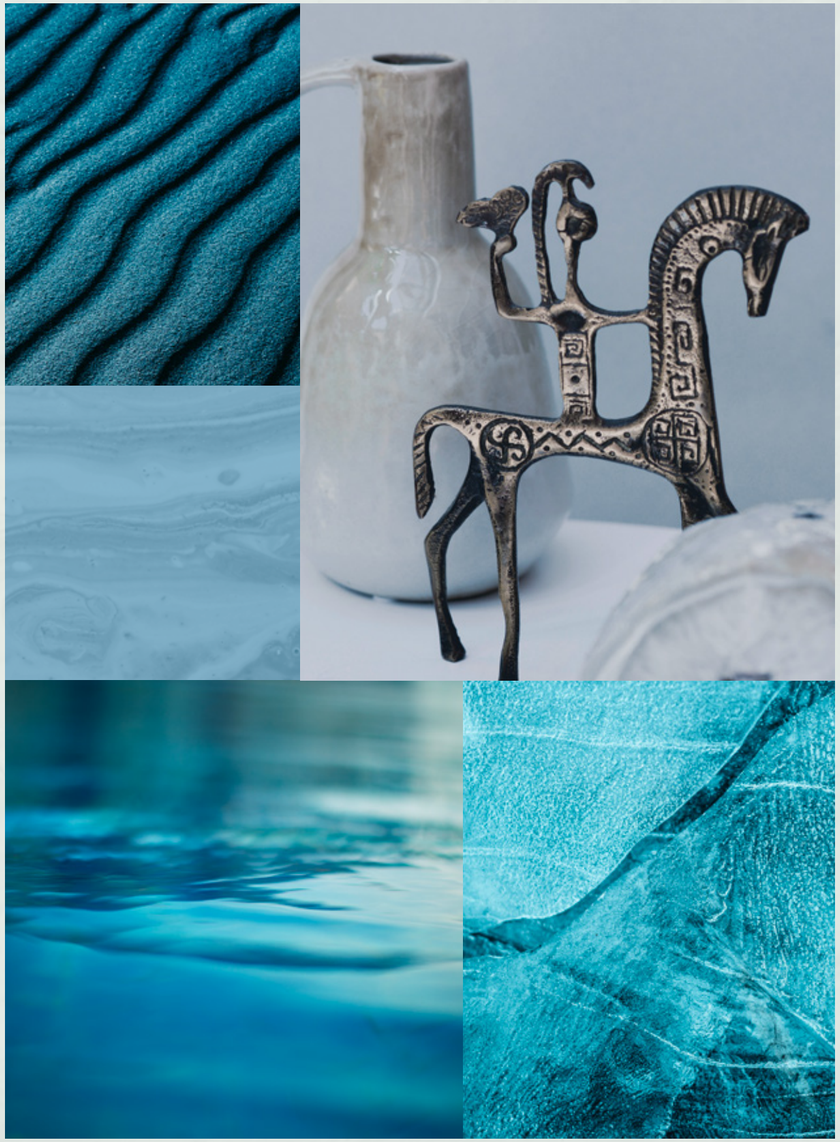
With up to six spacious bedrooms, private ensuite bathrooms, lush greenery, and vibrant plants, each villa is a masterpiece where every detail has been carefully designed. The seamless connection between indoors and outdoors invites you to live in perfect harmony with your surroundings.

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

BLUE HORIZON

Six-Bedroom Property

"You would be greeted by the beach every morning, and that by itself is a great motivation to start your day."

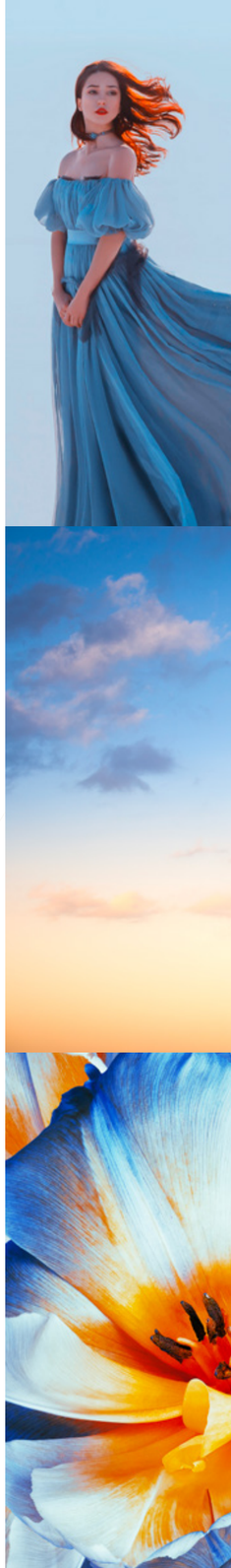
NAGA – ARCHITECT

A BRIGHT BEACHFRONT HAVEN

A CALMING HOME BY THE WATER, EMBELLISHED WITH STATEMENT DETAILS.

A unique layout that includes a dramatic feature staircase.

Staring at a blue horizon every day means embracing a calm and sensory way of life. Looking through the floor-to-ceiling windows, you can experience the elements around you coming together in perfect harmony. Looking out at the waterfront through special arabesque screens is enough to feel the blue embrace of the sky and the water. To be part of something infinite.



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

NAGA – ARCHITECT

THE DESIGN INCORPORATES MORE TRADITIONAL ELEMENTS, SUCH AS MASHRABIYA-INSPIRED, ARABESQUE SCREENS PAIRED WITH EXTENSIVE FLOOR-TO-CEILING GLAZING.

The distinct material difference between the ground and upper floors results in a truly striking façade.

A versatile garage area has been included at the front of the property for enhanced flexibility and comfort.

In this bright, blissful home, a variety of luxurious textures and finishes come together.

A CONTEMPORARY BEACHSIDE ATMOSPHERE.

This property seamlessly blends comfort and luxury. With stunning, open-plan living, a dining room framed by floor-to-ceiling windows, a private family lounge on the first floor, and a flexible rooftop terrace, this home offers an abundance of comfortable lounge spaces that are complemented by statement design details, sea views and an abundance of outdoor spaces.

Gaze out at glittering blue water and white sands as you relax in the peace and tranquillity of home.

FROM THE FLOATING FEATURE STAIRCASE OVERLOOKING THE PRIVATE SIDE COURTYARD, YOU WILL BE ABLE TO OBSERVE THE SEA AS IF FROM THE DECK OF YOUR SHIP.

The opulent living and dining room is the perfect location to embrace the infinite blue of the horizon with family and friends.

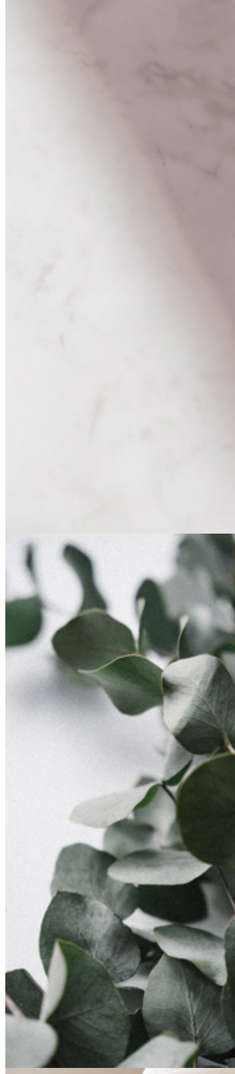
A multipurpose rooftop lounge, which leads to a breathtaking terrace, crowns this beautiful villa.

Each space has been designed to enhance your daily life. Delicate details and fine finishes complete this magnificent home.

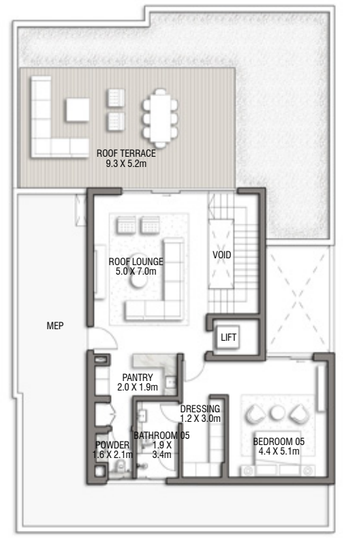
A HARMONIOUS ENVIRONMENT.

As you enter this spectacular home, enjoy a framed view of the seafront beyond. This home makes the most of its spectacular setting, creating an inviting and uplifting atmosphere with natural influences throughout.

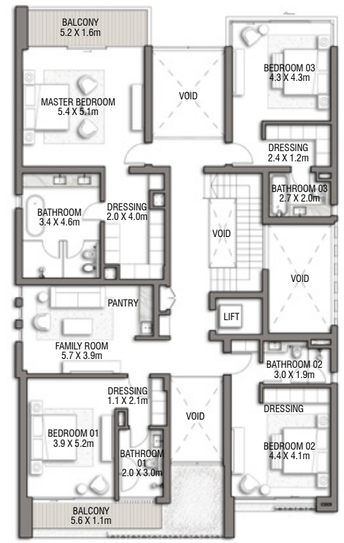
Every morning starts with your wellbeing rituals right here in this nature-inspired sanctuary, where natural materials are harnessed to be in perfect harmony with the environment outside.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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.

BEACH VILLAS COLLECTION

V I L L A

BLUE HORIZON

G + 2

6 BEDROOMS + FAMILY ROOM
+ ROOF LOUNGE AND TERRACE

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	206.43	2,221.99
Balcony / Terrace / Porch-GF	4.08	43.92
First Floor Area	243.72	2,623.38
Balcony / Terrace - First Floor	17.59	189.34
Second Floor Area	116.31	1,251.95
Balcony / Terrace - Second Floor	50.52	543.79
Garage - Covered	40.26	433.36
TOTAL BUILT-UP AREA	678.91	7,307.73
Garage with Pergola	0.0	0.0
TOTAL AREA	678.91	7,307.73

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THE BEACH COLLECTION

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