PROJECT BRIEFING



PALM CENTRAL

PRIVATE RESIDENCES

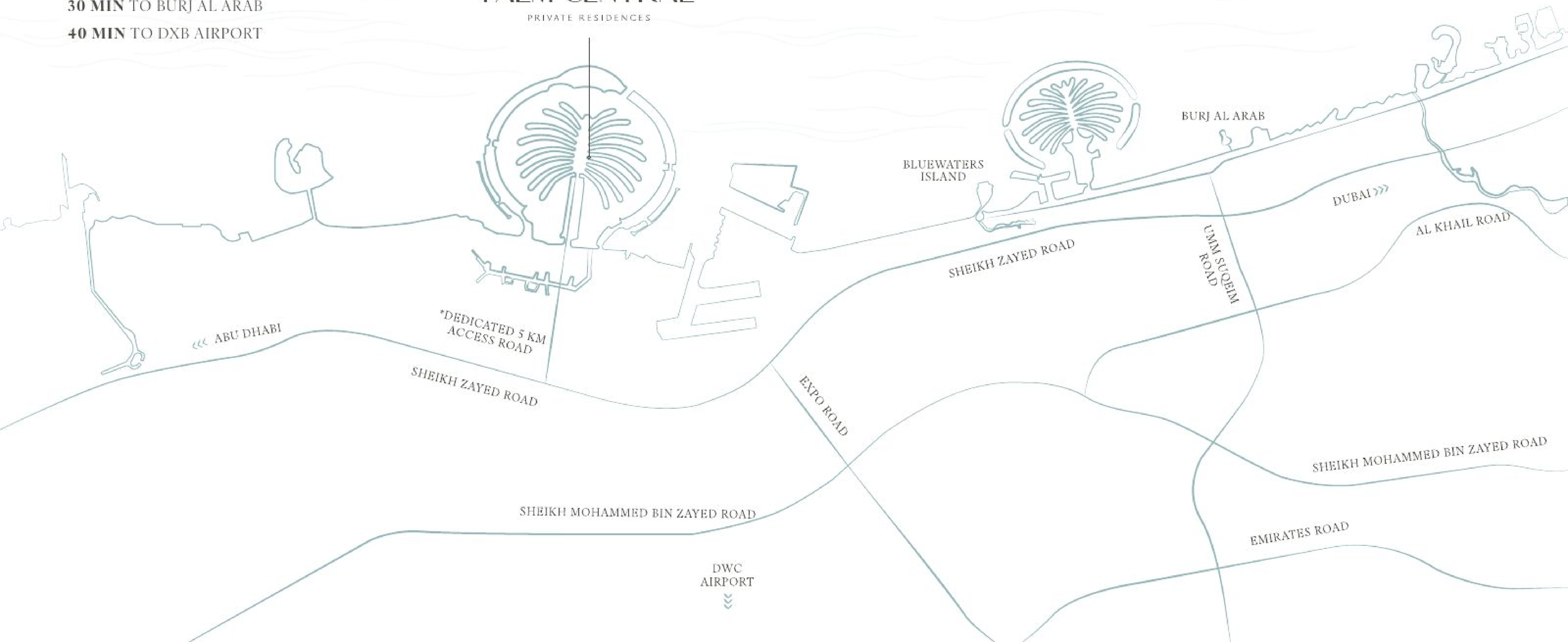
NAKHEEL | PALM JEBEL ALI





LOCATION

23 MIN TO BLUEWATERS ISLAND
25 MIN TO DWC AIRPORT
27 MIN TO MALL OF THE EMIRATES
28 MIN TO PALM JUMEIRAH
30 MIN TO BURJ AL ARAB
40 MIN TO DXB AIRPORT




PALM CENTRAL
PRIVATE RESIDENCES
1. Community Centre & Mosque
2. Sports & Wellness Centre
3. Park
1
1
2
3

MASTERPLAN

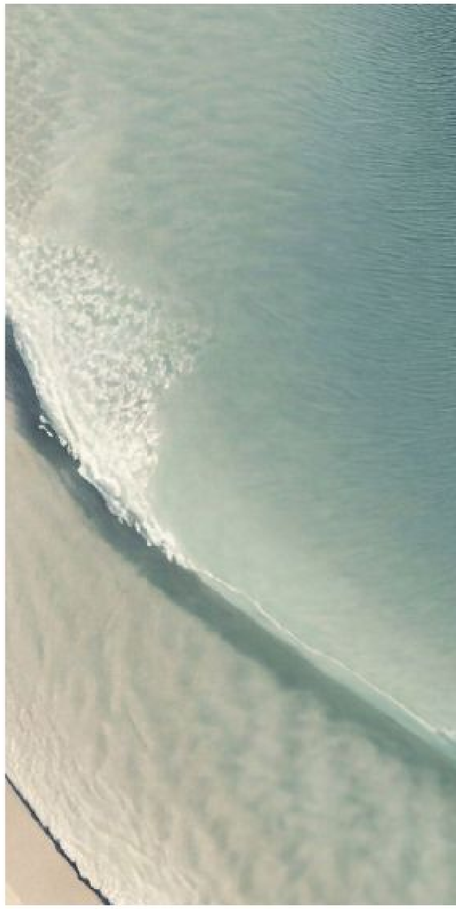


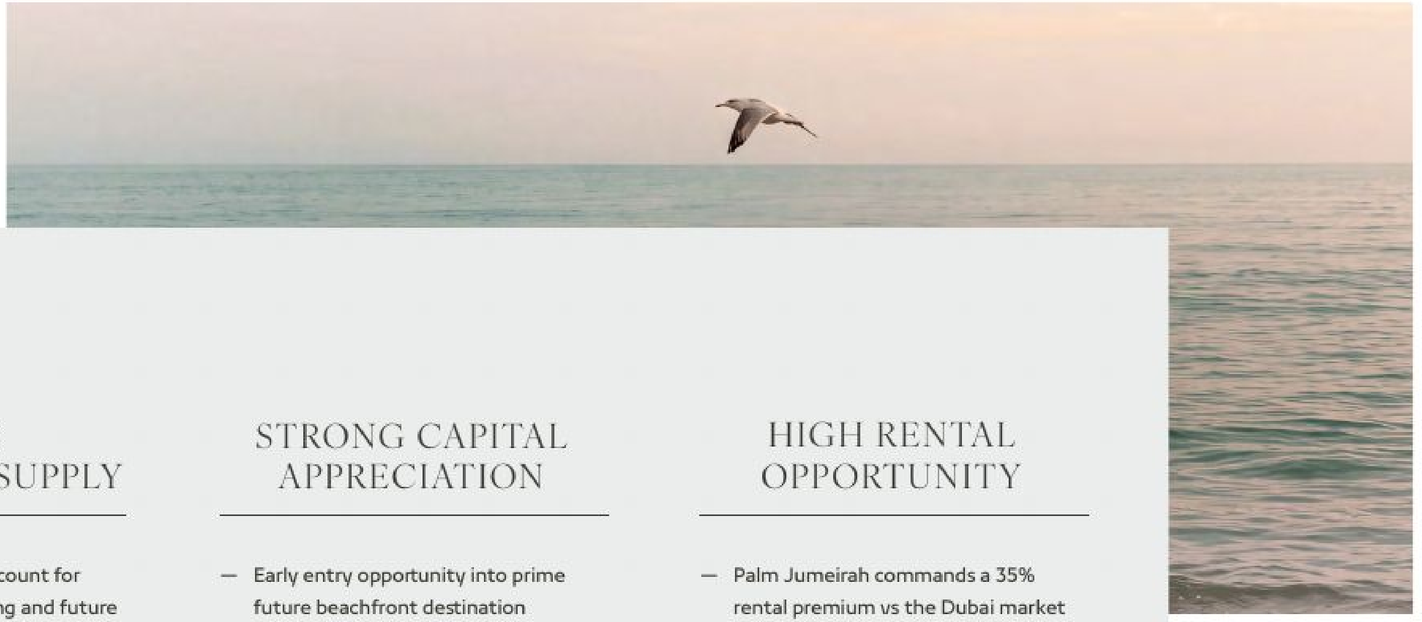
MASTERPLAN



DESIGN HIGHLIGHTS

- 216 contemporary, resort-style homes across 3 elegant buildings at the centre of the island
- Situated between Fronds C and D, the stepped architecture opens each home to uninterrupted views of Palm Jebel Ali
- The project consists of 1- to 5-bedroom apartments
- Select 3-, 4- and 5-bedroom apartments open onto large terraces, seamlessly blending indoor and outdoor living
- Duplex townhouses include private terraces and double-height living areas, providing greater openness and connection to nature
- All key units offer panoramic sea views overlooking the cove, enhancing the sense of privacy and exclusivity
- The arrival and amenity spaces are crafted to feel contemporary yet sophisticated, with carefully selected finishes that enhance comfort bringing warmth and hospitality throughout
- The landscape is carefully designed to evoke the essence of private resort living, blending natural beauty tranquillity and exclusivity





EXCLUSIVE PALM DESTINATION

- Located on Palm Jebel Ali, one of only two Palm islands in the world and twice the size of Palm Jumeirah
- Prime location offering open-water sea views & private beach access
- Luxury amenities including infinity pool, beach deck & fitness zones
- Direct access to Sheikh Zayed Road via a dedicated 5KM highway

SCARCE BEACHFRONT SUPPLY

- Beachfront properties account for only 5% of Dubai's existing and future residential supply over the next 5 years, with fewer than 50K units in total
- Limited supply creates long-term scarcity and strong value protection for beachfront assets

STRONG CAPITAL APPRECIATION

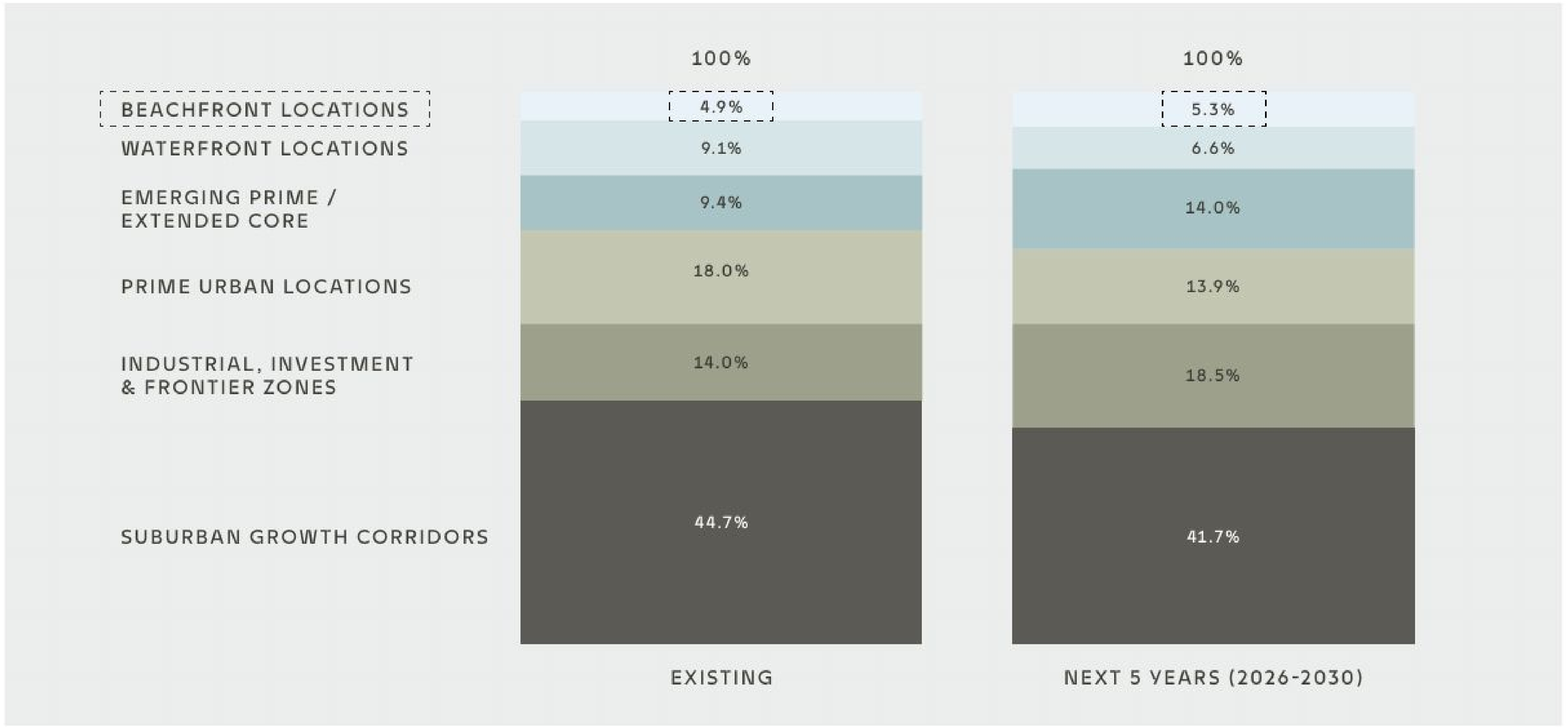
- Early entry opportunity into prime future beachfront destination
- Palm Jebel Ali villa prices have achieved a 15% CAGR over the past 4 years, with 30% growth in the last year alone, underscoring the strong appreciation potential of Palm Central

HIGH RENTAL OPPORTUNITY

- Palm Jumeirah commands a 35% rental premium vs the Dubai market (AED 172 vs. AED 128 psf p.a.) and has delivered stronger rental CAGR (14% vs. 11%)
- Palm Central is well-positioned to capture similar rental premiums and growth as Palm Jumeirah

SCARCE BEACHFRONT SUPPLY

DUBAI APARTMENT SUPPLY - EXISTING & UPCOMING (% OF UNITS)





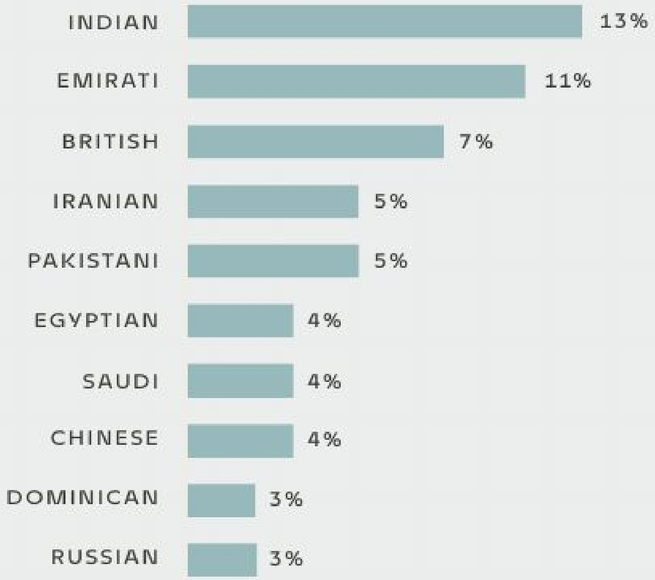
Only 5% of Dubai's existing and upcoming apartment supply is beachfront, creating long-term scarcity and strengthening Palm Central's value proposition



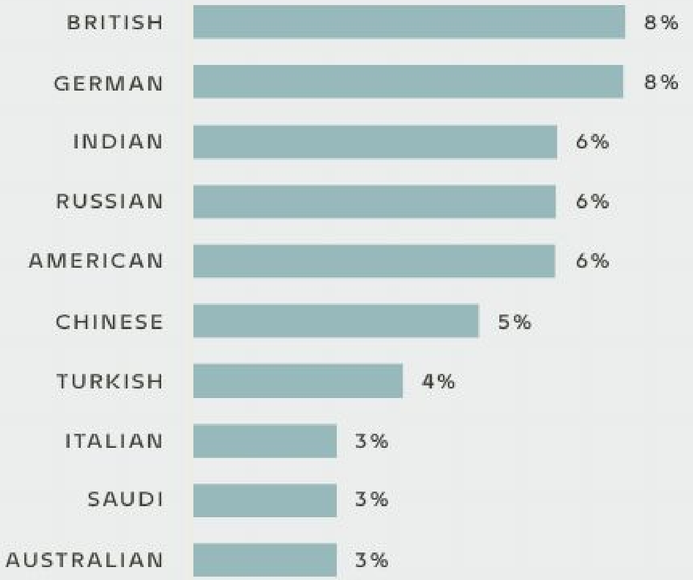
RESIDENCY & NATIONALITY MIX

PALM CENTRAL – PREVIOUS LAUNCHES (% OF CUSTOMERS)[1]

RESIDENTS (52%)



NON-RESIDENTS (48%)

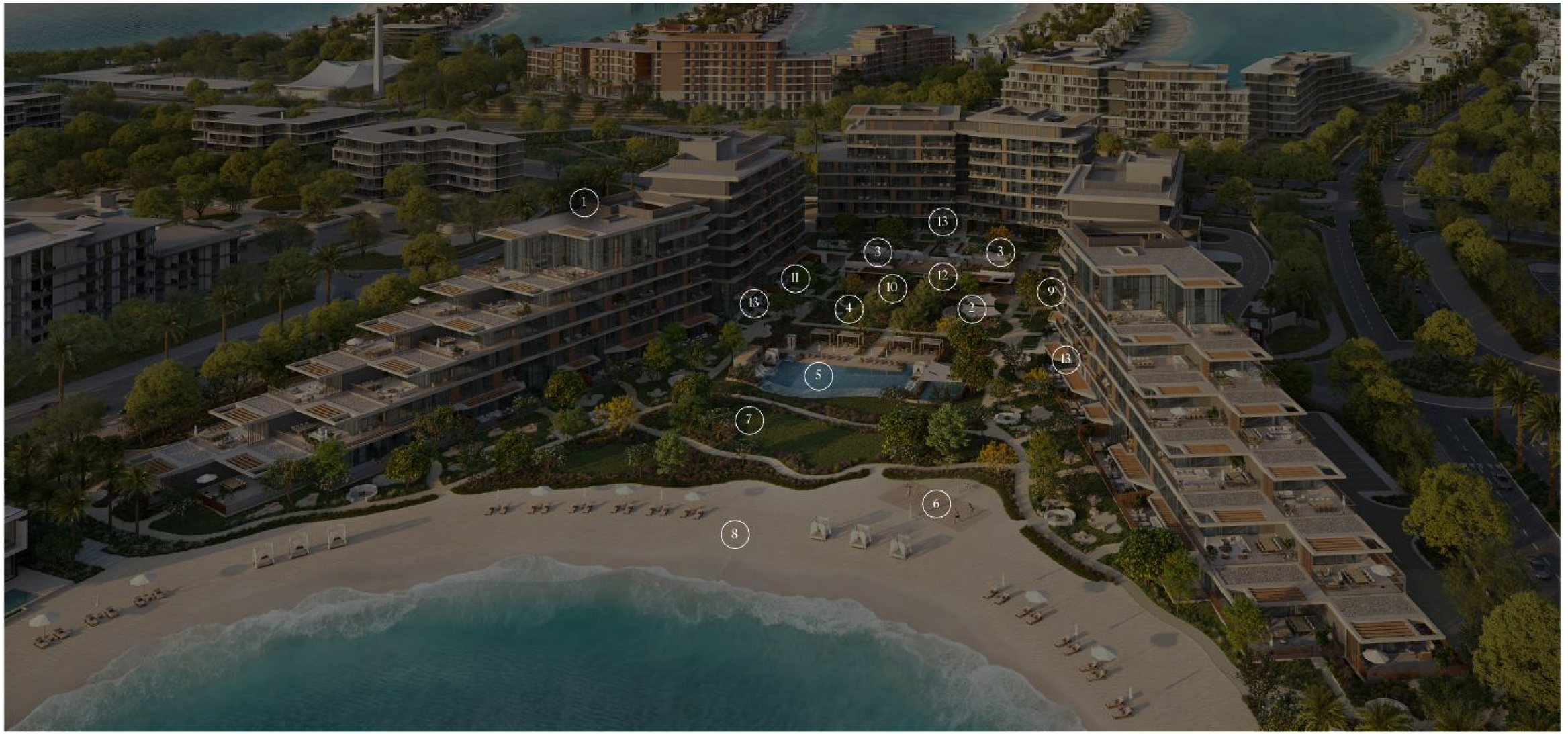


Balanced resident and non-resident customer mix, with Indians and Emiratis leading among residents, and British and German customers leading among non-residents

1. Includes individual customers only

CONSIDERED SPACES





OUTDOOR AMENITIES

1. Padel Court
2. Outdoor Kids' Play Area
3. Outdoor BBQ
4. Outdoor Fitness Zone
5. Infinity Pool
6. Beach Volleyball
7. Event Lawn
8. Beach

INDOOR AMENITIES

9. Indoor Kids' Play Area
10. Clubhouse
11. Games Room
12. Gym with Fitness Studio
13. Lobby Lounge

PRIVATE TERRACES OPEN TO SWEEPING WATERFRONT VIEWS, PLACING THE SEA AT THE HEART OF THE RESIDENTIAL EXPERIENCE.



A PRIVATE BEACHFRONT RESERVED FOR LEISURE, RECREATION AND DAYS BY THE WATER.



STEPPED ARCHITECTURE MAXIMISES WATERFRONT VIEWS AND STRENGTHENS EACH HOME'S CONNECTION TO ITS COASTAL SETTING.



AN INFINITY POOL OVERLOOKING THE COVE OFFERS A TRANQUIL SETTING FOR RELAXATION.



DIRECT BEACH ACCESS CREATES A SEAMLESS CONNECTION BETWEEN THE RESIDENCES AND THE SHORELINE.





LANDSCAPED OUTDOOR SPACES BRING TOGETHER RELAXATION, RECREATION AND WATERFRONT LIVING.



CONTEMPORARY BUILT FORM AND LAYERED PLANTING DEFINE A RESIDENTIAL ARRIVAL.



THREE REFINED LOBBIES CREATE A WELCOMING SENSE OF ARRIVAL.



A LANDSCAPED PODIUM TERRACE OFFERS INVITING GATHERING AREAS WITH VIEWS ACROSS THE WATER.



A FULLY EQUIPPED GYM AND FITNESS STUDIO SUPPORT EVERYDAY TRAINING AND WELLBEING.



THE DEDICATED YOGA STUDIO SUPPORTS MOVEMENT AND MINDFUL PRACTICE.



AN ENGAGING PLAY AREA GIVES YOUNGER RESIDENTS ROOM TO EXPLORE AND PLAY.



A CONTEMPORARY GAMES ROOM BRINGS RECREATION AND SOCIALISING TOGETHER IN A RELAXED ENVIRONMENT.



THE CLUBHOUSE OFFERS A VERSATILE BACKDROP FOR WORK, CONVERSATION OR INFORMAL GATHERINGS.



WELLNESS, RECREATION AND SOCIAL AMENITIES COME TOGETHER TO ENRICH EVERYDAY LIVING.





THE RESIDENCES



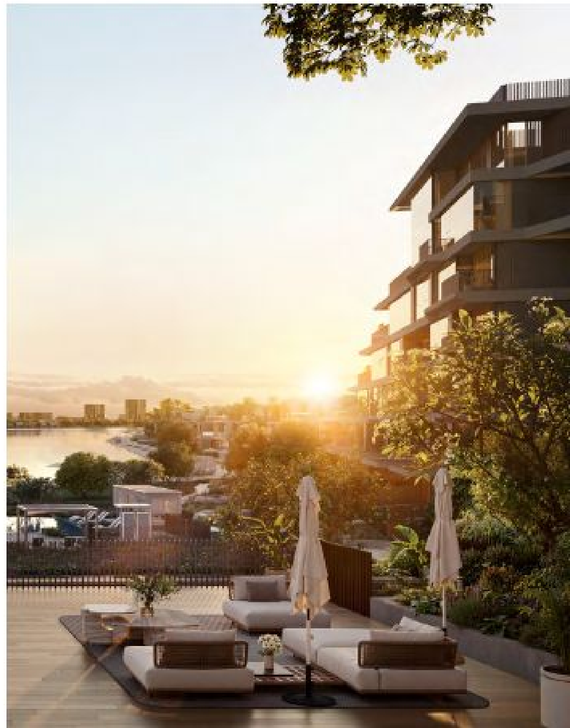


UNIT MIX & TYPOLOGIES

Building A = B+G+7+R | Building B = B+G+7+R | Building C = B+G+7+R

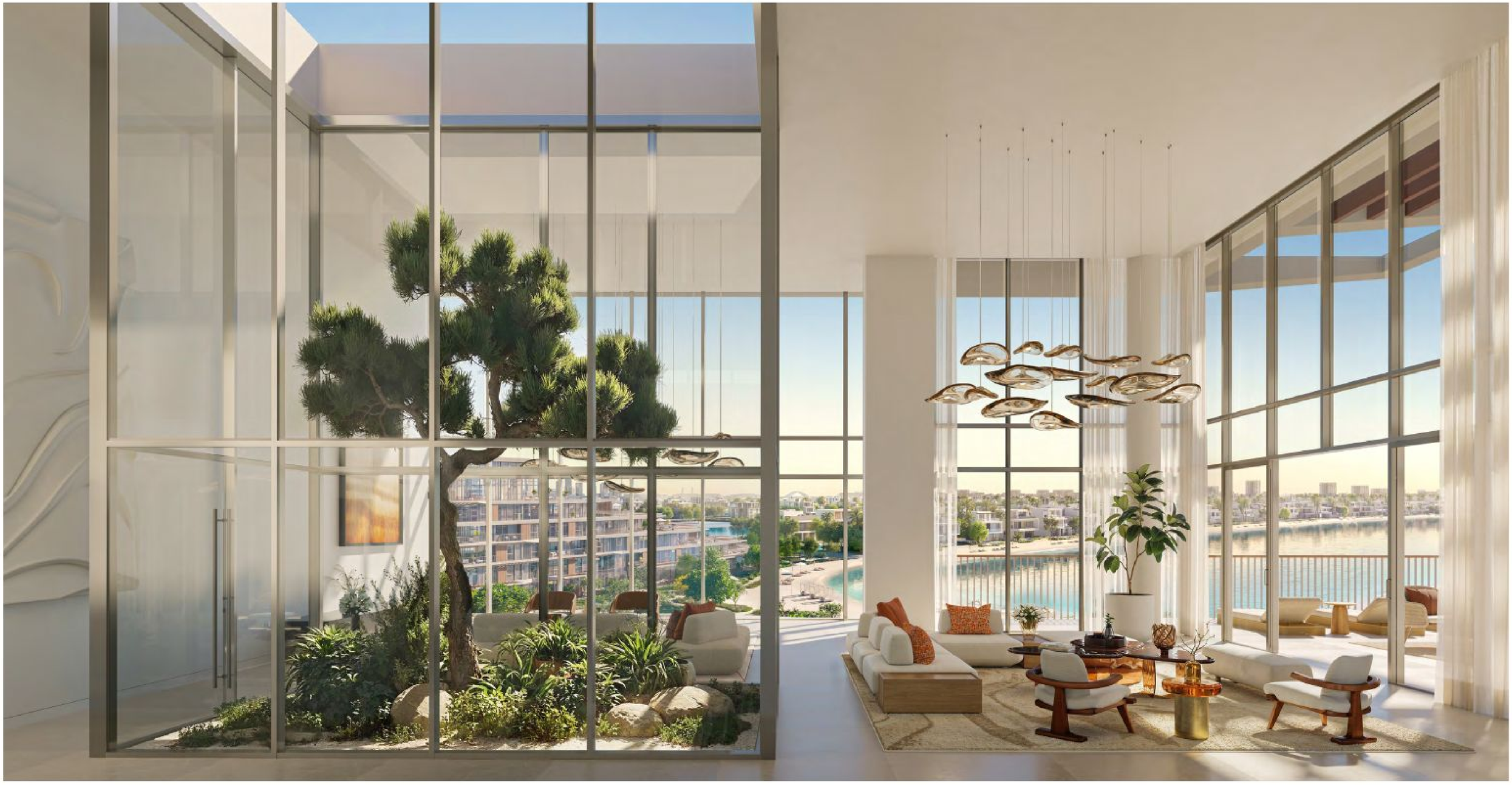
216 Residential Units
1- to 5-Bedroom Units | 4-Bedroom Townhouses | 5-Bedroom Penthouses

UNIT TYPE	AVERAGE AREA SQFT
1-BEDROOM	799 SQFT
2-BEDROOM	1,255 SQFT
2-BEDROOM + MAID	1,549 SQFT
3-BEDROOM	2,360 SQFT
4-BEDROOM	4,052 SQFT
4-BEDROOM TOWNHOUSE	4,018 SQFT
5-BEDROOM	4,802 SQFT
PENTHOUSE	9,682 SQFT





5-BEDROOM PENTHOUSE | LIVING ROOM









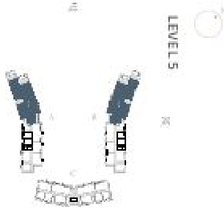


PENTHOUSE

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
B.5.08	633.38	6,817.65	266.14	2,864.71	899.52	9,682.35

PENTHOUSE (MIRRORED)

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
A.5.08	633.64	6,820.44	266.17	2,865.03	899.81	9,685.47



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PALM CENTRAL

PRIVATE RESIDENCES

TOWNHOUSE

TYPE TH A



UPPER LEVEL



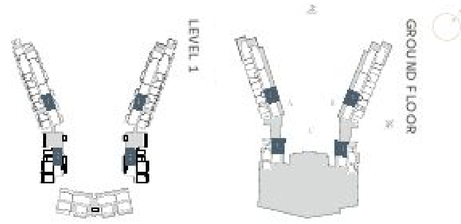
LOWER LEVEL

TOWNHOUSE TYPE TH A

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA		
	SQM	SQFT	SQM	SQFT		SQM	SQFT
B.G.03, B.G.05	276.95	2,981.06	73.25	788.45	MIN	351.31	3,781.47
	278.30	2,995.60	74.36	800.40	MAX	351.55	3,784.05

TOWNHOUSE TYPE TH A (MIRRORED)

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA		
	SQM	SQFT	SQM	SQFT		SQM	SQFT
A.G.03, A.G.05	276.95	2,981.06	73.25	788.45	MIN	351.31	3,781.47
	278.30	2,995.60	74.36	800.40	MAX	351.55	3,784.05



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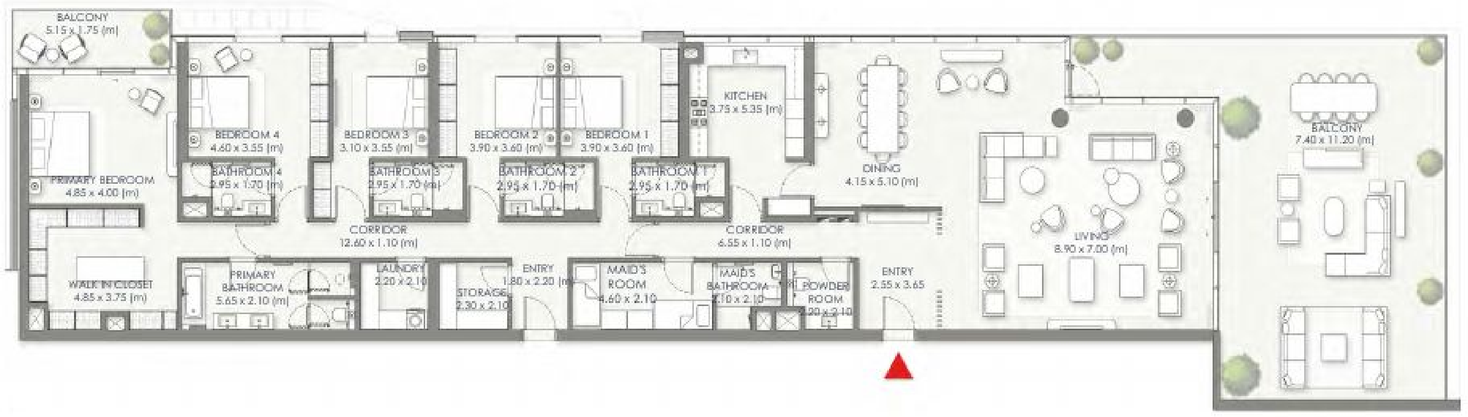
PALM CENTRAL

PRIVATE RESIDENCES

5-BEDROOM

TYPE 5A

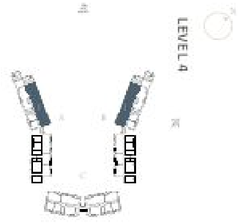


5-BEDROOM TYPE 5A

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
B.4.08	342.23	3,683.73	103.92	1,118.59	446.15	4,802.32

5-BEDROOM TYPE 5A (MIRRORED)

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
A.4.08	342.23	3,683.73	103.92	1,118.59	446.15	4,802.32



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PALM CENTRAL

PRIVATE RESIDENCES

4-BEDROOM

TYPE 4A

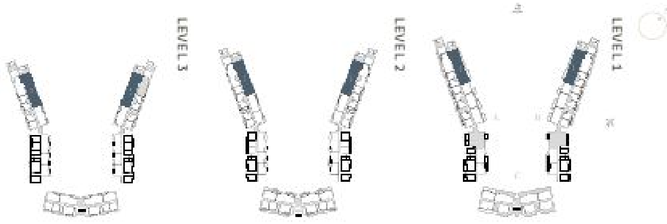


4-BEDROOM TYPE 4A

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA		
	SQM	SQFT	SQM	SQFT		SQM	SQFT
B.1.04, B.2.10, B.3.09	258.87	2,786.45	101.33	1,090.70	MIN	360.24	3,877.59
	258.96	2,787.42	101.71	1,094.80	MAX	360.67	3,882.22

4-BEDROOM TYPE 4A (MIRRORED)

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA		
	SQM	SQFT	SQM	SQFT		SQM	SQFT
A.1.04, A.2.10, A.3.09	258.87	2,786.45	101.33	1,090.70	MIN	360.24	3,877.59
	258.96	2,787.42	101.71	1,094.80	MAX	360.67	3,882.22



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3-BEDROOM | LIVING & DINING ROOM





3-BEDROOM | MASTER BEDROOM





PALM CENTRAL

PRIVATE RESIDENCES

3-BEDROOM+

TYPE 3A+

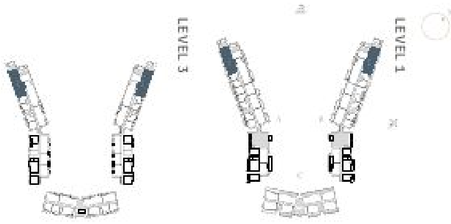


3-BEDROOM TYPE 3A+

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA		
	SQM	SQFT	SQM	SQFT		SQM	SQFT
A.1.05, A.3.10	196.04	2,110.16	77.83	837.75	MIN	273.89	2,948.13
	196.09	2,110.70	77.85	837.96	MAX	273.92	2,948.45

3-BEDROOM TYPE 3A+ (MIRRORED)

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA		
	SQM	SQFT	SQM	SQFT		SQM	SQFT
B.1.05, B.3.10	196.04	2,110.16	77.83	837.75	MIN	273.89	2,948.13
	196.09	2,110.70	77.85	837.96	MAX	273.92	2,948.45



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PRIVATE RESIDENCES

3-BEDROOM

TYPE 3D-A

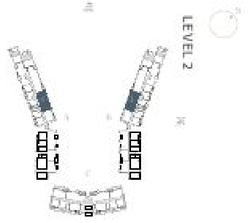


3-BEDROOM TYPE 3D-A

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
A.2.09	173.34	1,865.82	21.20	228.19	194.54	2,094.01

3-BEDROOM TYPE 3D-A (MIRRORED)

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
B.2.09	173.34	1,865.82	21.20	228.19	194.54	2,094.01



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PALM CENTRAL

PRIVATE RESIDENCES

2-BEDROOM+

TYPE 2G+

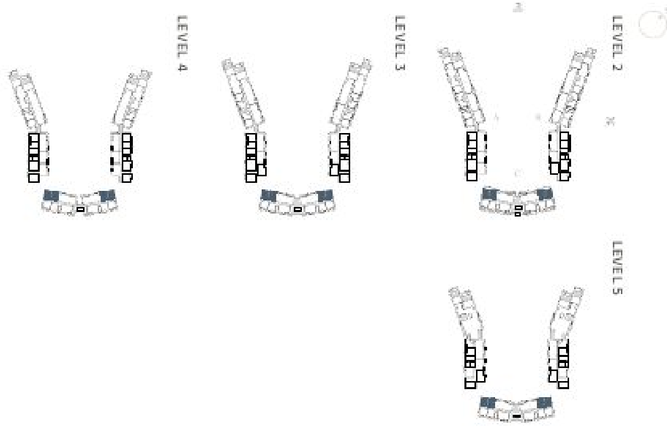


2-BEDROOM TYPE 2G+

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA		
	SQM	SQFT	SQM	SQFT		SQM	SQFT
C.2.09, C.3.09, C.4.09, C.5.09	125.90	1,355.18	9.38	100.97	MIN	135.28	1,456.14
	125.94	1,355.61	9.38	100.97	MAX	135.32	1,456.57

2-BEDROOM TYPE 2G+ (MIRRORED)

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA		
	SQM	SQFT	SQM	SQFT		SQM	SQFT
C.2.02, C.3.02, C.4.02, C.5.02	125.90	1,355.18	9.38	100.97	MIN	135.28	1,456.14
	125.94	1,355.61	9.38	100.97	MAX	135.32	1,456.57



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PALM CENTRAL

PRIVATE RESIDENCES

2-BEDROOM

TYPE 2E

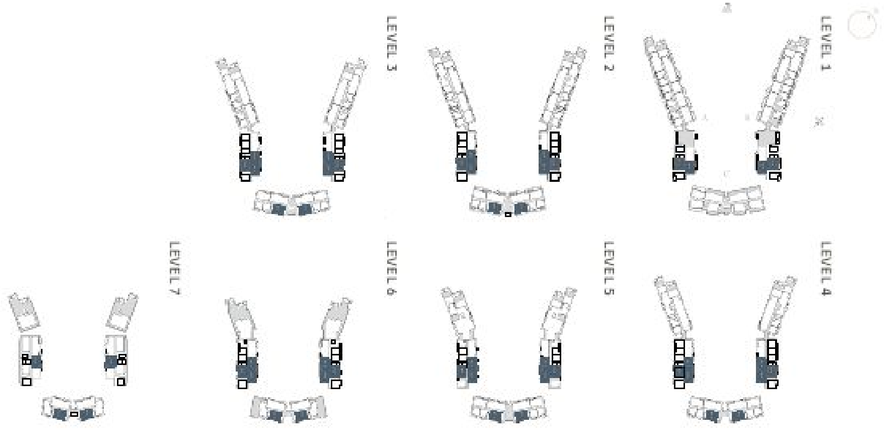


2-BEDROOM TYPE 2E

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA		
	SQM	SQFT	SQM	SQFT		SQM	SQFT
A.1.03, A.2.05, A.3.05, A.4.05, A.5.05, A.6.05, B.1.01, B.2.03, B.2.06, B.3.03, B.3.06, B.4.03, B.4.06, B.5.03, B.5.06, B.6.03, B.6.06, B.7.01, C.2.06, C.3.06, C.4.06, C.5.06, C.6.04, C.7.04	105.76	1,138.39	8.13	87.51	MIN	113.89	1,225.90
	106.10	1,142.05	8.76	94.29	MAX	114.86	1,236.34

2-BEDROOM TYPE 2E (MIRRORED)

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA		
	SQM	SQFT	SQM	SQFT		SQM	SQFT
A.1.01, A.2.03, A.2.06, A.3.03, A.3.06, A.4.03, A.4.06, A.5.03, A.5.06, A.6.03, A.6.06, A.7.01, B.1.03, B.2.05, B.3.05, B.4.05, B.5.05, B.6.05 C.2.05, C.3.05, C.4.05, C.5.05, C.6.03, C.7.03	105.76	1,138.39	8.13	87.51	MIN	113.89	1,225.90
	106.10	1,142.05	8.76	94.29	MAX	114.86	1,236.34



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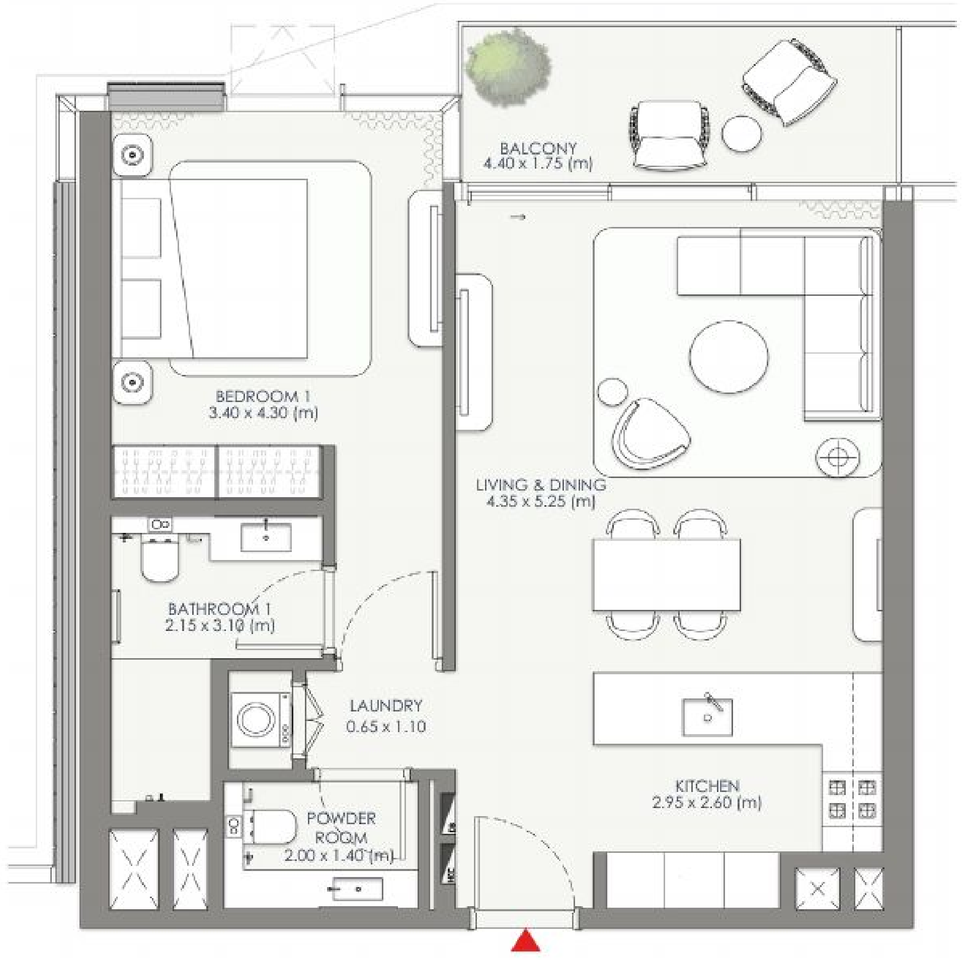
PALM CENTRAL

PRIVATE RESIDENCES

1-BEDROOM

TYPE 1D

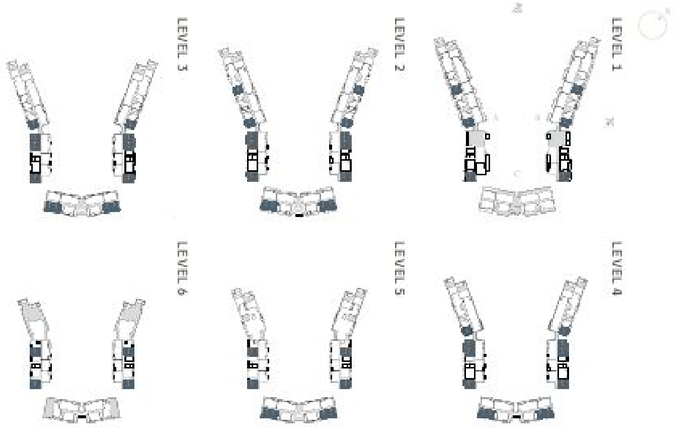


1-BEDROOM TYPE 1D

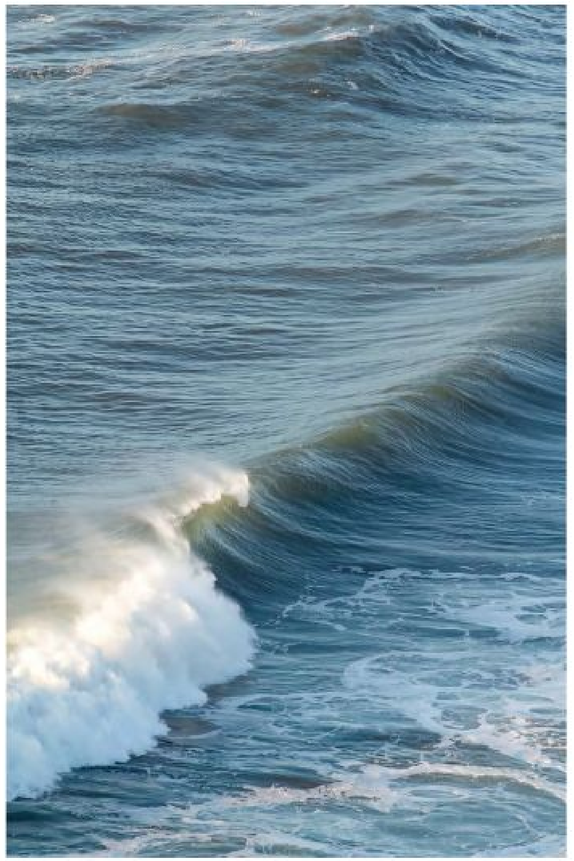
UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA		
	SQM	SQFT	SQM	SQFT		SQM	SQFT
A.1 .02, A.1.12, A.2.02, A.2.04, A.2.16, A.3.02, A.3.04, A.3.14, A.4.02, A.4.04, A.4.11, A.5.02, A.5.04, A.6.02, A.6.04, B.1 .08, B.2.01, B.2.12, B.3.01, B.4.01, C.2.04, C.2.08, C.3.04, C.3.08, C.4.04, C.4.08, C.5.04, C.5.08	68.59	738.30	7.87	84.71	MIN	76.46	823.01
	68.70	739.48	9.60	103.33	MAX	78.30	842.81

1-BEDROOM TYPE 1D (MIRRORED)

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA		
	SQM	SQFT	SQM	SQFT		SQM	SQFT
A.1 .08, A.2.01, A.2.12, A.3.01, A.4.01, B.1.02, B.1.12, B.2.02, B.2.04, B.2.16, B.3.02, B.3.04, B.3.14, B.4.02, B.4.04, B.4.11, B.5.02, B.5.04, B.6.02, B.6.04, C.2.03, C.2.07, C.3.03, C.3.07, C.4.03, C.4.07, C.5.03, C.5.07	68.59	738.30	7.87	84.71	MIN	76.46	823.01
	68.70	739.48	9.60	103.33	MAX	78.30	842.81



Disclaimer: All floor plans, visuals, measurements, dimensions, and drawings are approximate and provided for marketing and illustrative purposes only. Room sizes, layouts, orientations, fixtures, fittings, finishes, materials, and specifications, including windows, doors, balconies, built-in joinery, and solid façade panels, may vary depending on the unit location. These are based on concept designs and are subject to change during the development process at the sole discretion of the developer, without prior notice or liability. No guarantee or warranty is made regarding the accuracy or completeness of the information provided.



PALM CENTRAL

PRIVATE RESIDENCES

STARTING PRICES

2.5 MILLION
1 - Bedroom

4.4 MILLION
2 - Bedroom

5.4 MILLION
2 - Bedroom + Maid

*All prices are in AED

PAYMENT PLAN

20%
Down Payment on Booking

5%
April 2027

5%
September 2027

10%
February 2028

10%
July 2028

10%
December 2028

5%
April 2029

5%
August 2029

30%
October 2030

*Estimated construction completion: October 2030



NAKHEEL | PALM JEBEL ALI



PALM CENTRAL

PRIVATE RESIDENCES

STARTING PRICES

7.8 MILLION
3 - Bedroom

13.5 MILLION
4 - Bedroom

18.8 MILLION
5 - Bedroom

14.3 MILLION
Townhouse

35.2 MILLION
Penthouse

**All prices are in AED*

PAYMENT PLAN

20%
Down Payment on Booking

5%
April 2027

5%
September 2027

10%
February 2028

5%
July 2028

5%
December 2028

5%
April 2029

5%
August 2029

40%
October 2030

**Estimated construction completion: October 2030*



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