DUBAI LISTING

NAKHEEL · GATEWAY TO PALM JEBEL ALI

# Palm Springs *Project Briefing*

3 to 4-bedroom Aliso townhouses · 4 to 5-bedroom Rancho villas · 60/40 payment plan · Handover October 2030


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PROJECT BRIEFING

# PALM SPRINGS

NAKHEEL

# LOCATION

14 MIN TO PALM JEBEL ALI
20 MIN TO BLUEWATERS ISLAND
23 MIN TO DWC AIRPORT
25 MIN TO PALM JUMEIRAH
30 MIN TO BURJ AL ARAB





# KEY HIGHLIGHTS

## NATURE-LED MASTERPLAN

- 382-hectare masterplan, with 30%+ of open space and 35 km of cycling / jogging tracks
- Nature-rich, walkable community, with waterways, gardens and green corridors, connected by the Central Spine and Sunset Avenue
- Adjacent to Jebel Ali coast and natural reserve, reinforcing the masterplan's distinctive landscape character
- Future prime mixed-use destination, positioned within Dubai 2040's designated core urban area, with integrated offices & retail

## RESORT-STYLE COMMUNITY

- Two signature lifestyle clubs:
  - Thousand Palms Country Club: Community's social heart, with sand beach pool, wellness center, lounge, event lawn and restaurants
  - Silver Spur Racquet Club: Active sports destination with racquet courts, gym, fitness studios, kids and lap pools
- Expansive Canyon Park & immersive outdoor experiences, including sensory gardens, nature center, adventure oasis & play parks
- Integrated community, with schools, mosques, hospital & shopping centers embedded within the masterplan

## STRATEGIC GATEWAY LOCATION

- Gateway to Palm Jebel Ali, at the heart of Dubai's expanding southern growth corridor
- Next to planned Metro station as an extension of the red line, with close proximity to Etihad Rail's Al Yalayis station
- Adjacent to Sheikh Zayed Road & Al Maktoum Airport Street; approximately 20 minutes away from Al Maktoum International Airport
- 50–60 minutes to Yas Island, Abu Dhabi's leading global entertainment destination

## STRONG APPRECIATION POTENTIAL

- Early-entry opportunity into a major new destination, with the first release of ~500 premium villas & townhouses at an attractive 60:40 payment plan
- ~50% price appreciation for adjacent Palm Jebel Ali villas from 2025 to 2026 launch, reflecting the upside potential for Palm Springs
- DHRE's southern corridor villa communities have delivered strong 75–128% price appreciation since 2022, vs 65% for the overall market
- Overall villa pricing remains resilient, delivering 12% growth in Q1–Q3 from 2025 to 2026, with recent launches in Dubai South achieving the strongest absorption across locations

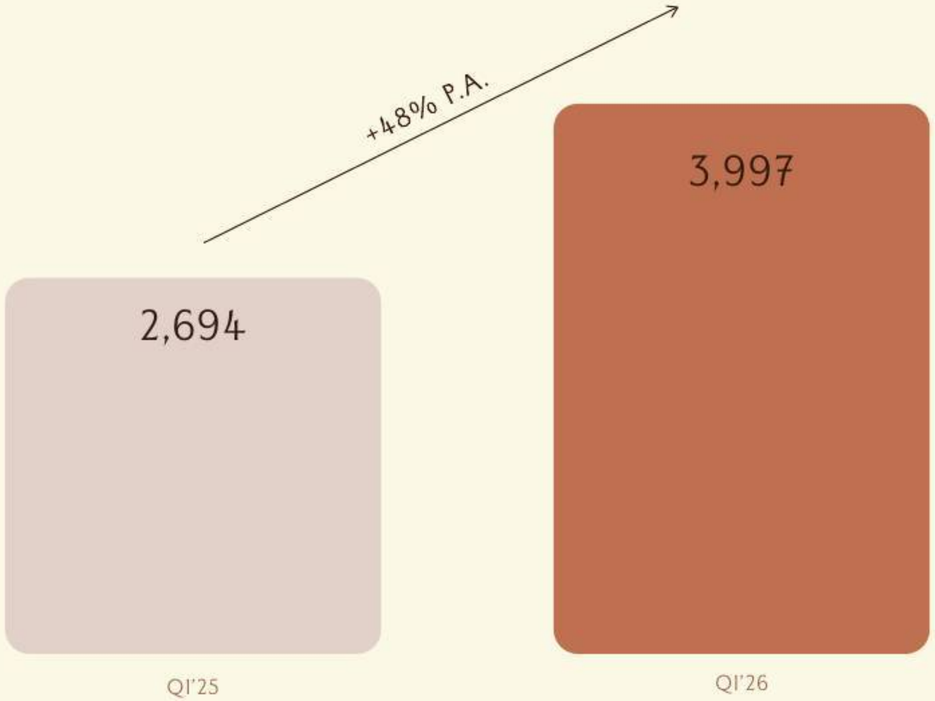
## LARGER PLOTS, BETTER VALUE

- Larger plots with lower density vs comparable Tier 1 development, at similar price per sq ft

# STRONG APPRECIATION POTENTIAL

**PALM JEBEL ALI** VILLA PRICING

AED PER SQ FT (PRIMARY SALES)




Villa prices in adjacent Palm Jebel Ali have increased ~50% in one year, reflecting strong appreciation potential for Palm Springs

**DHRE SOUTH CORRIDOR VILLA COMMUNITIES** PRICE APPRECIATION

AED PER SQ FT (ALL SALES)




DHRE's south corridor villa communities have delivered strong 75–128% price appreciation over last 4 years

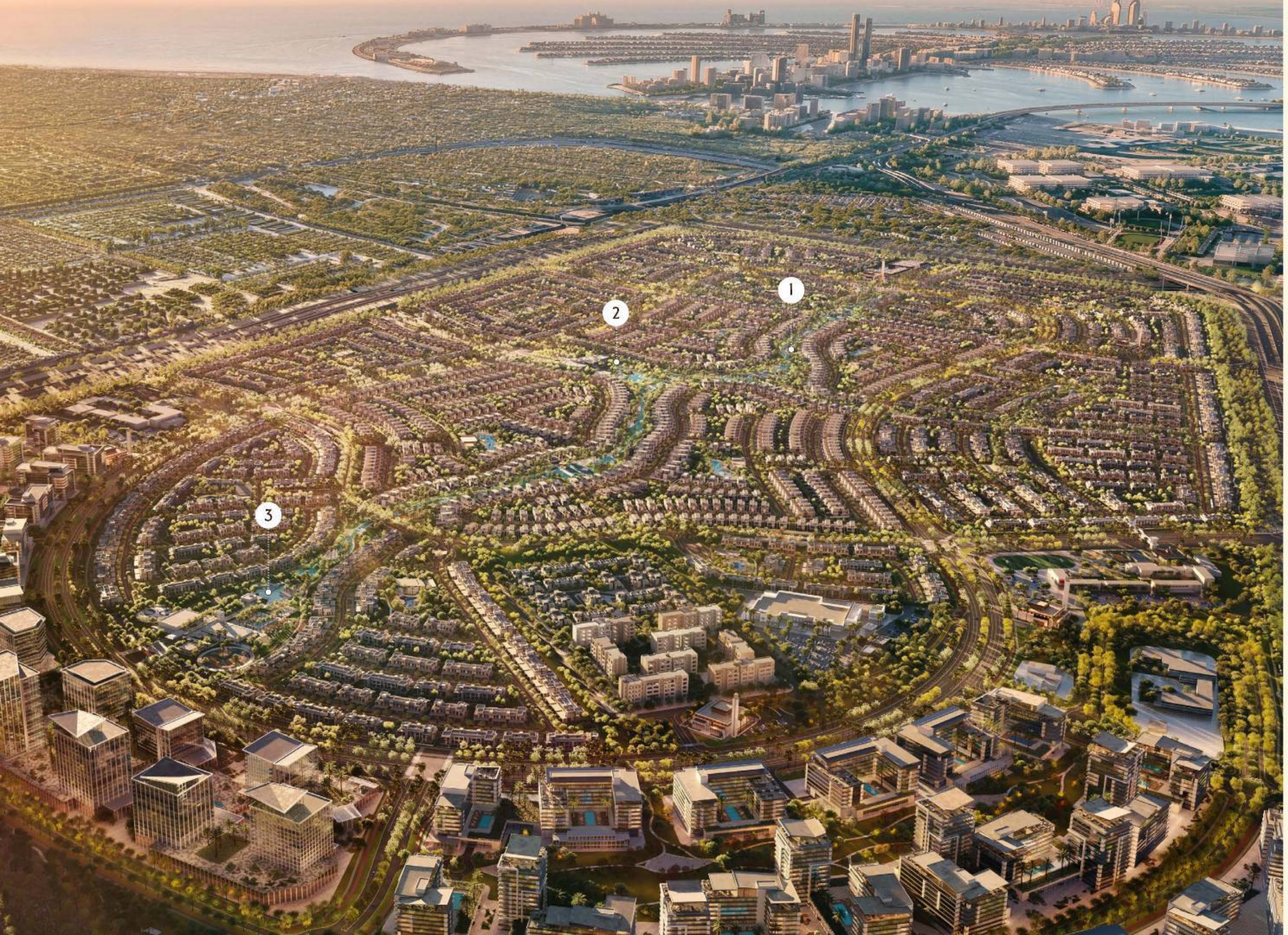
# LARGER PLOTS, LOWER DENSITY, BETTER VALUE

## SIZE AND FAR COMPARISON

| | | Palm Springs | Comparable Tier 1 Development (Dubai South/ DIP) |
|---|---|---|---|
| Avg Plot Sizes (sq ft) | 3 BR Townhouse | 2,178 | 1,574 |
| | 4 BR Townhouse | 3,269 | 2,871 |
| | 4 BR Villa | 5,158 | |
| | 5 BR Villa | 6,065 | 5,395 |
| Avg Sellable Area (sq ft) | 3 BR Townhouse | 2,326 | 2,176 |
| | 4 BR Townhouse | 2,672 | 2,472 |
| | 4 BR Villa | 4,041 | |
| | 5 BR Villa | 4,921 | 5,047 |
| FAR – Floor Area Ratio (Sellable Area/ Plot Size) | 3 BR Townhouse | **1.07** | **1.38** |
| | 4 BR Townhouse | **0.82** | **0.86** |
| | 4 BR Villa | **0.78** | |
| | 5 BR Villa | **0.81** | **0.94** |

Larger plots with lower density vs comparable Tier 1 development,
at similar price per sq ft


LIFESTYLE




1. CANYON PARK
2. THOUSAND PALMS COUNTRY CLUB
3. SILVER SPUR RACQUET CLUB

# ONE COMMUNITY, TWO WAYS OF LIVING




- 4- TO 5-BEDROOM RANCHO VILLAS
- 3- TO 4-BEDROOM ALISO TOWNHOUSES



# CANYON PARK


NATURE CENTER
PALM SPRINGS



Landscaped pathways wind through lush greenery, creating a natural setting for walking, exploring and enjoying time outdoors.



Meandering waterways flow through the landscape, bringing a sense of calm and connection to the surrounding greenery.



# THOUSAND PALMS COUNTRY CLUB



Set within a beautifully landscaped setting, Thousand Palms Country Club brings leisure, wellness and social experiences together.



Thousand Palms Country Club | Courtyard



Poolside cabanas and loungers invite long, unhurried afternoons by the water.



Thousand Palms Country Club | Lounge Area



A sandy beach edge brings an easy, resort-inspired feel to days spent by the water.



Thousand Palms Country Club | Pool




A relaxed dining setting creates a natural place to come together over lunch, dinner or something in between.

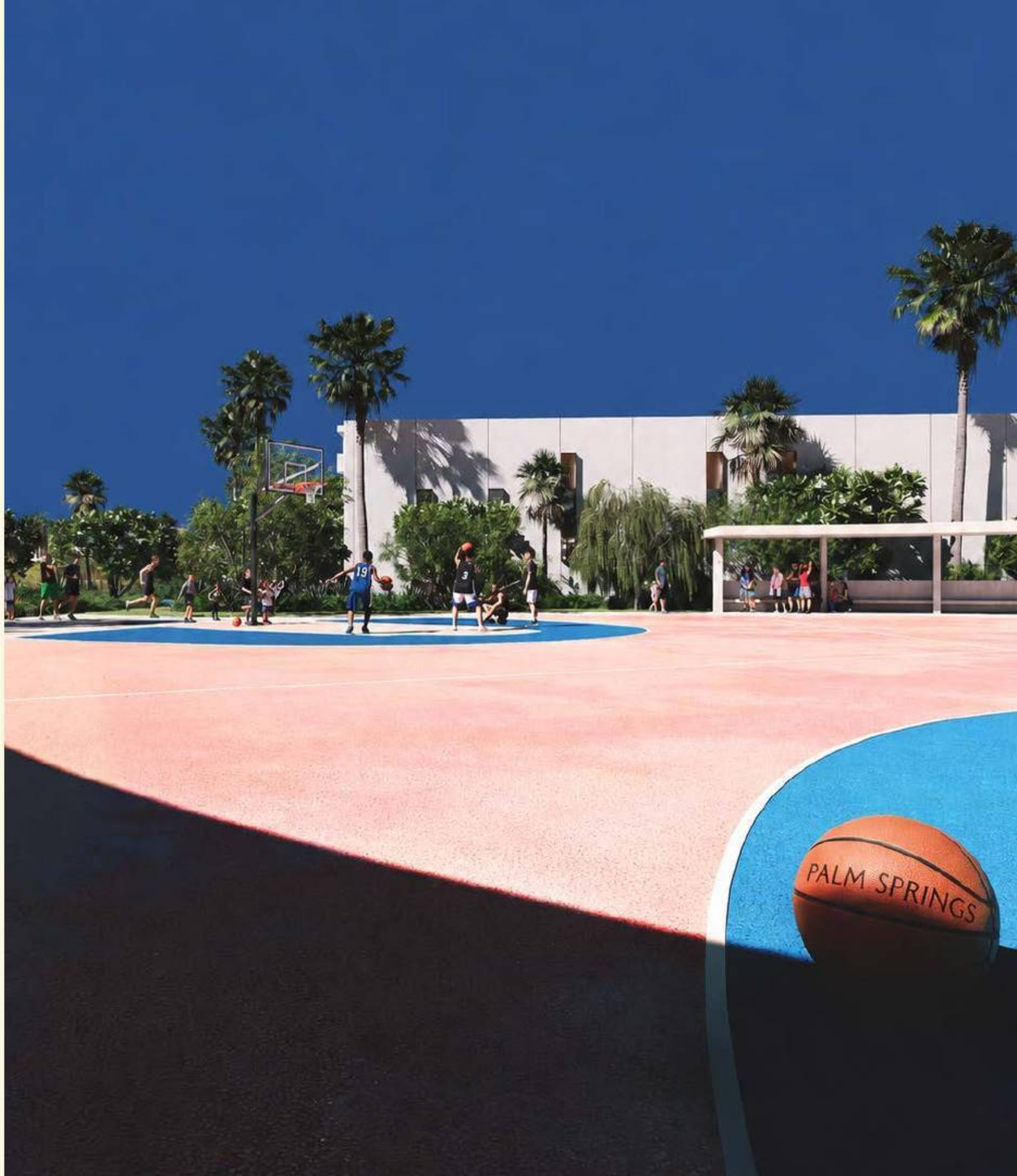


Thousand Palms Country Club | Restaurant



A dedicated play space gives younger residents room to explore, play and enjoy time of their own.

# SILVER SPUR RACQUET CLUB





A welcoming arrival introduces Silver Spur Racquet Club as a lively destination for sport, movement and leisure.




Silver Spur Racquet Club | Courtyard




Dedicated courts create a lively setting for everything from a casual match to a more competitive game.



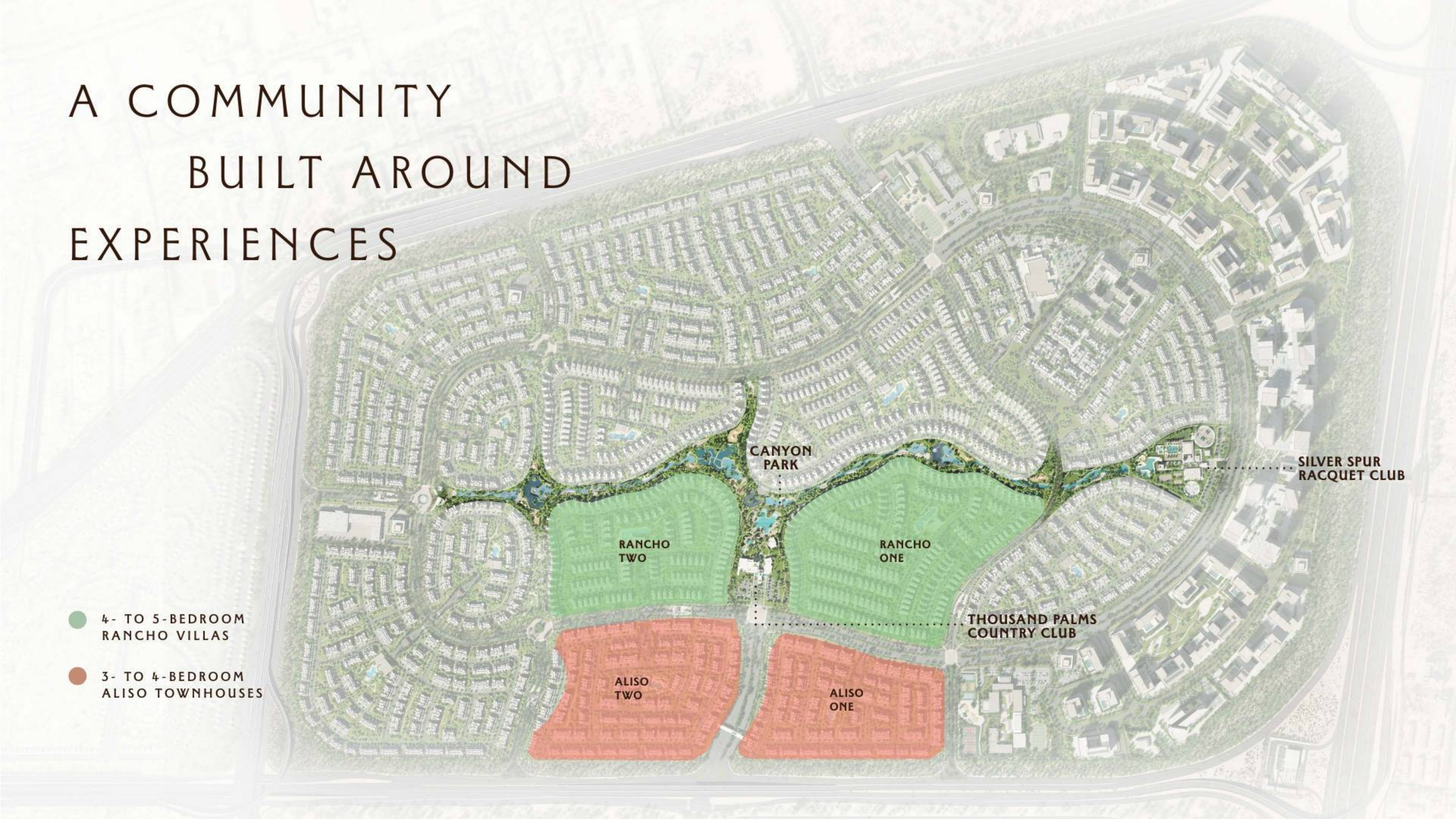
Silver Spur Racquet Club | Pool



A dedicated lap pool offers a refreshing setting for exercise, training or an unhurried swim.


RESIDENCES

# A COMMUNITY BUILT AROUND EXPERIENCES



# RANCHO ONE, TWO AND ALISO ONE, TWO AT PALM SPRINGS

- 5-BEDROOM VILLAS
- 5-BEDROOM MIRROR VILLAS
- 4-BEDROOM VILLAS
- 4-BEDROOM MIRROR VILLAS
- 4-BEDROOM TOWNHOUSE 4B1
- 4-BEDROOM TOWNHOUSE 4B2
- 3-BEDROOM TOWNHOUSE



# PRICES

Starting From

**3.8M**
3-Bedroom Townhouse (G+1)

**4.6M**
4-Bedroom Townhouse (G+1)

**5.2M**
4-Bedroom Townhouse (G+2)

**7.0M**
4-Bedroom Villa (G+2)

**8.9M**
5-Bedroom Villa (G+2)

*All prices are in AED

# PAYMENT PLAN

10%
Down Payment
on Booking

10%
1ST Instalment
April 2027

10%
2ND Instalment
September 2027

10%
3RD Instalment
February 2028

10%
4TH Instalment
July 2028

5%
5TH Instalment
December 2028

5%
6TH Instalment
May 2029

40%
7TH Instalment
October 2030
(Handover)

*Estimated construction completion: October 2030

# DISTRICT COOLING

PALM SPRINGS VILLAS BENEFIT FROM DISTRICT COOLING, DESIGNED TO PROVIDE RELIABLE AND EFFICIENT TEMPERATURE CONTROL WHILE REDUCING THE NEED FOR MAJOR COOLING EQUIPMENT WITHIN THE PROPERTY

| BENEFIT | WHAT THIS MEANS FOR RESIDENTS |
|---|---|
| More usable rooftop space | With no large external cooling units required on the roof, more space can be available for terraces, landscaping, solar panels or other amenities |
| A quieter home environment | Fewer external cooling units mean less equipment-related noise, vibration and hot exhaust air around the villa |
| Reliable cooling | The district cooling system supports reliable cooling throughout the home, with individual fan-coil units operating independently so that an issue affecting one unit does not necessarily interrupt cooling across the entire villa |
| Less maintenance disruption | With fewer major cooling components at the villa, residents can benefit from reduced maintenance requirements and fewer disruptive equipment repairs |
| No major cooling equipment to replace | District cooling reduces the need for homeowners to maintain and eventually replace major standalone cooling equipment associated with traditional villa systems |
| Less refrigerant equipment around the villa | The central cooling system reduces the amount of refrigerant-based equipment required at the individual property |
| Less refrigerant equipment around the villa | District cooling provides a centralised approach to cooling that can support greater energy efficiency and a lower environmental impact |




# 4- TO 5- BEDROOM VILLAS

Designed with a generous sense of space, the 4- and 5-bedroom Rancho villas create an effortless setting for family life. Expansive living areas open onto private gardens, courtyards and pools, while en-suite bedrooms offer privacy and retreat throughout the home.

# 5-BEDROOM VILLA




GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

| | SQM | SQFT |
|---|---|---|
| TYPICAL PLOT AREA | 563.4 | 6,064.5 |
| UNIT AREA | 457.2 | 4,921.4 |

Disclaimer: Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including swimming pools and landscape features, interior and exterior features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated. Swimming pools and landscape features are not included and are the responsibility of the end user.

# 4-BEDROOM VILLA




GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

| | SQM | SQFT |
|---|---|---|
| TYPICAL PLOT AREA | 479.1 | 5,157.7 |
| UNIT AREA | 375.4 | 4,041.4 |

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5-Bedroom Villa


5-Bedroom Villa



5-Bedroom Villa




5-Bedroom Villa


5-Bedroom Villa


4-Bedroom Villa


4-Bedroom Villa


4-Bedroom Villa



Villa | Community Pool




5-Bedroom Villa | Living and Dining



5-Bedroom Villa | Living and Dining



5-Bedroom Villa | Kitchen



5-Bedroom Villa | Family Living Area



5-Bedroom Villa | Master Bedroom



5-Bedroom Villa | Master Bathroom



4-Bedroom Villa | Living and Dining



4-Bedroom Villa | Living and Dining



4-Bedroom Villa | Kitchen



4-Bedroom Villa | Master Bedroom



4-Bedroom Villa | Master Bathroom



# 3- TO 4- BEDROOM TOWNHOUSES

With a more intimate sense of space, the 3- and 4-bedroom Aliso townhouses offer a relaxed setting for everyday life. Private gardens draw the outdoors in, and walkable streets lead to nearby parks and the wider neighbourhood, so the best of the community is only ever a short stroll away.

# 4-BEDROOM TOWNHOUSE

## TYPE 2 | CORNER UNIT




GROUND FLOOR




FIRST FLOOR




SECOND FLOOR

| | SQM | SQFT |
|---|---|---|
| TYPICAL PLOT AREA | 319.1 | 3,434.8 |
| UNIT AREA | 289.4 | 3,115.4 |

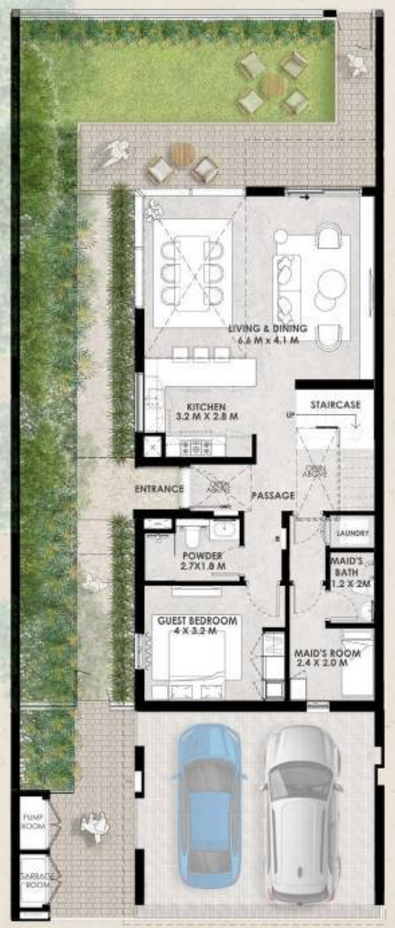


KEY PLAN

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# 4-BEDROOM TOWNHOUSE

## TYPE 1 | CORNER UNIT




GROUND FLOOR




FIRST FLOOR

| | SQM | SQFT |
|---|---|---|
| TYPICAL PLOT AREA | 303.7 | 3,268.7 |
| UNIT AREA | 248.2 | 2,672.0 |



KEY PLAN

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# 3-BEDROOM TOWNHOUSE

## MID UNIT




GROUND FLOOR




FIRST FLOOR

| | SQM | SQFT |
|---|---|---|
| TYPICAL PLOT AREA | 202.3 | 2,178.03 |
| UNIT AREA | 216.3 | 2,328.6 |



KEY PLAN

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4-Plex Townhouse



4-Plex Townhouse




4-Plex Townhouse



4-Plex Townhouse



4-Plex Townhouse



4-Plex Townhouse



4-Plex Townhouse




6-Plex Townhouse




6-Plex Townhouse



6-Plex Townhouse




6-Plex Townhouse



Townhouse | Community Pool



Townhouse | Living and Dining



Townhouse | Kitchen and Dining



Townhouse | Kitchen



Townhouse | Family Living Area



Townhouse | Master Bedroom



Townhouse | Master Bedroom



Townhouse | Master Bathroom




Townhouse | Living Room



Townhouse | Dining Area



Townhouse | Kitchen



Townhouse | Master Bedroom



Townhouse | Master Bathroom


NAKHEEL

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# Get the latest *price list and availability*

Unit selection, plot sizes and the 60/40 payment plan, explained clearly. Message me any time.


## Tarek Imad

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