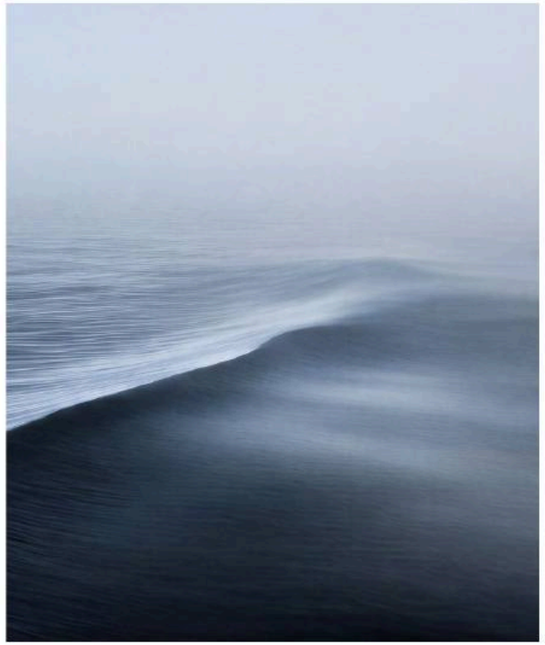
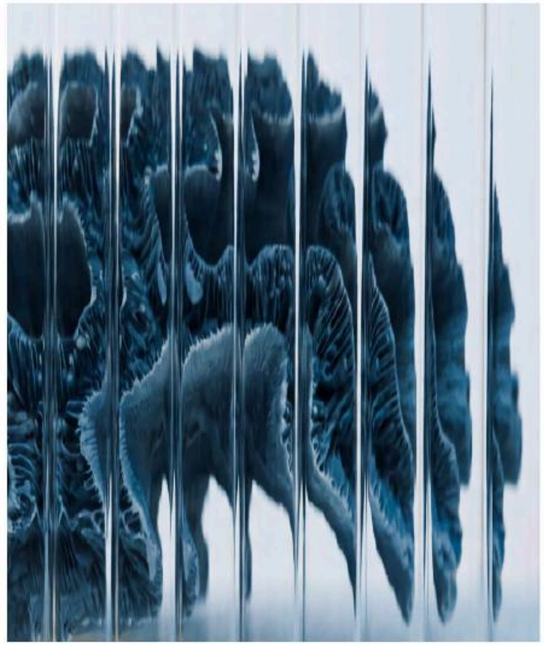

THE BEACH COLLECTION
NAKHEEL | PALM JEBEL ALI



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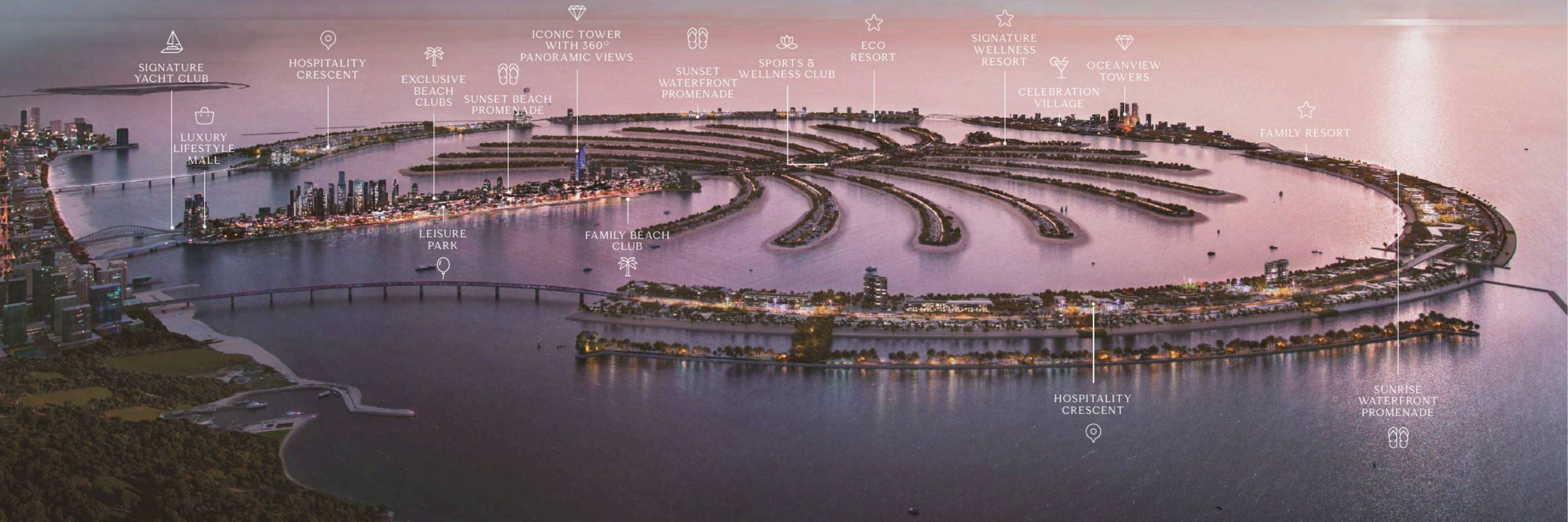
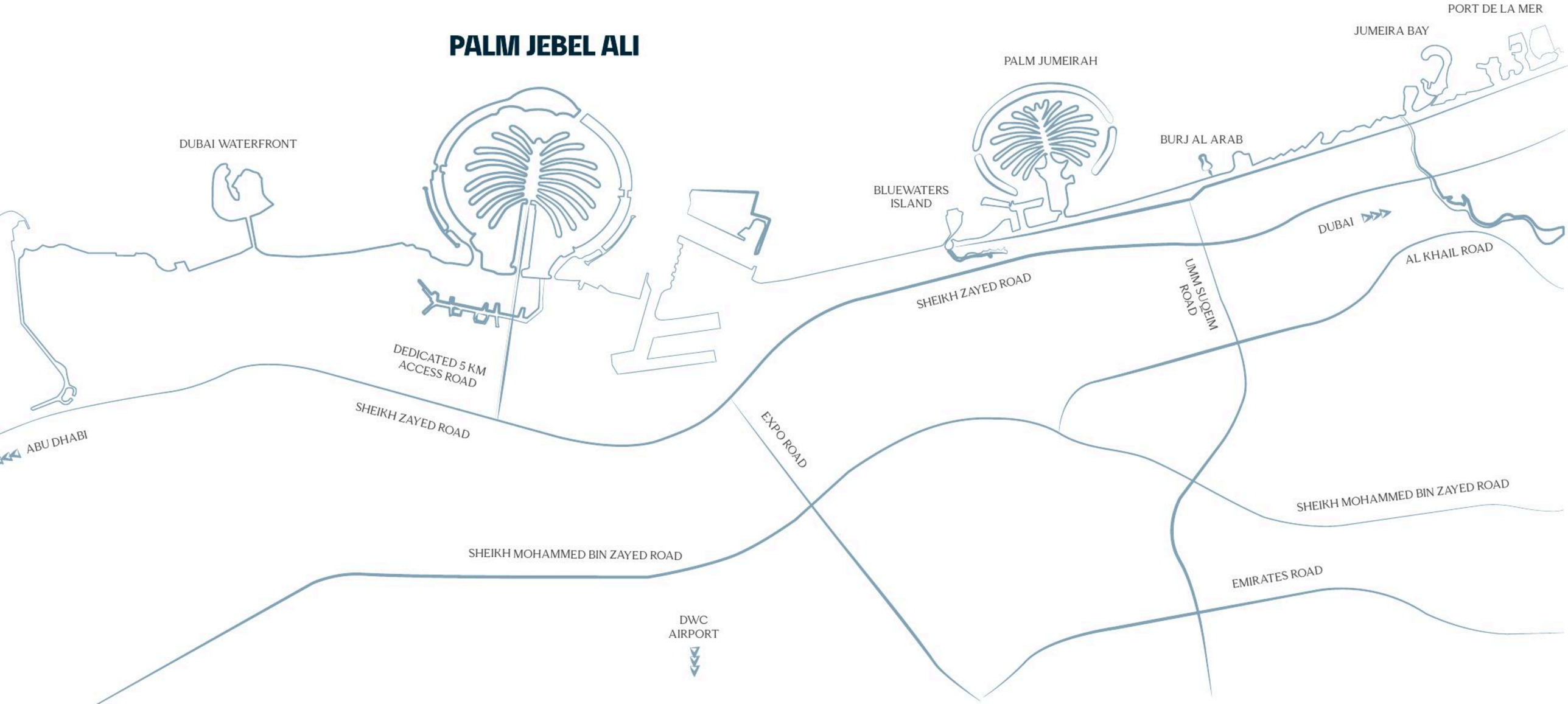
PALM JEBEL ALI

Palm Jebel Ali rises gracefully from the shimmering waters of the Arabian Gulf, an extraordinary 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


PALM JEBEL ALI
PORT DE LA MER
JUMEIRA BAY
PALM JUMEIRAH
DUBAI WATERFRONT
BURJ AL ARAB
BLUEWATERS ISLAND
DUBAI
AL KHAIL ROAD
SHEIKH ZAYED ROAD
UMM SUQEIM ROAD
DEDICATED 5 KM ACCESS ROAD
SHEIKH ZAYED ROAD
ABU DHABI
EXPO ROAD
SHEIKH MOHAMMED BIN ZAYED ROAD
SHEIKH MOHAMMED BIN ZAYED ROAD
EMIRATES ROAD
DWC AIRPORT

THE VILLAS

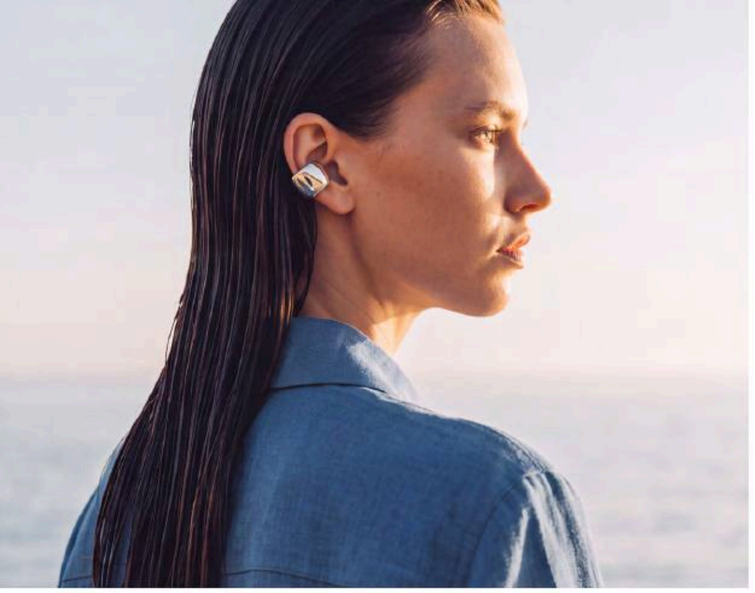




Along the shores of Palm Jebel Ali, the villa collection presents a distinctive expression of coastal living. Inspired by the horizon, each residence brings together contemporary architecture, generous proportions and a close connection to the waterfront. Thoughtfully designed for modern life, these private homes offer an enduring sense of elegance.




THE VILLAS
THE BEACH COLLECTION





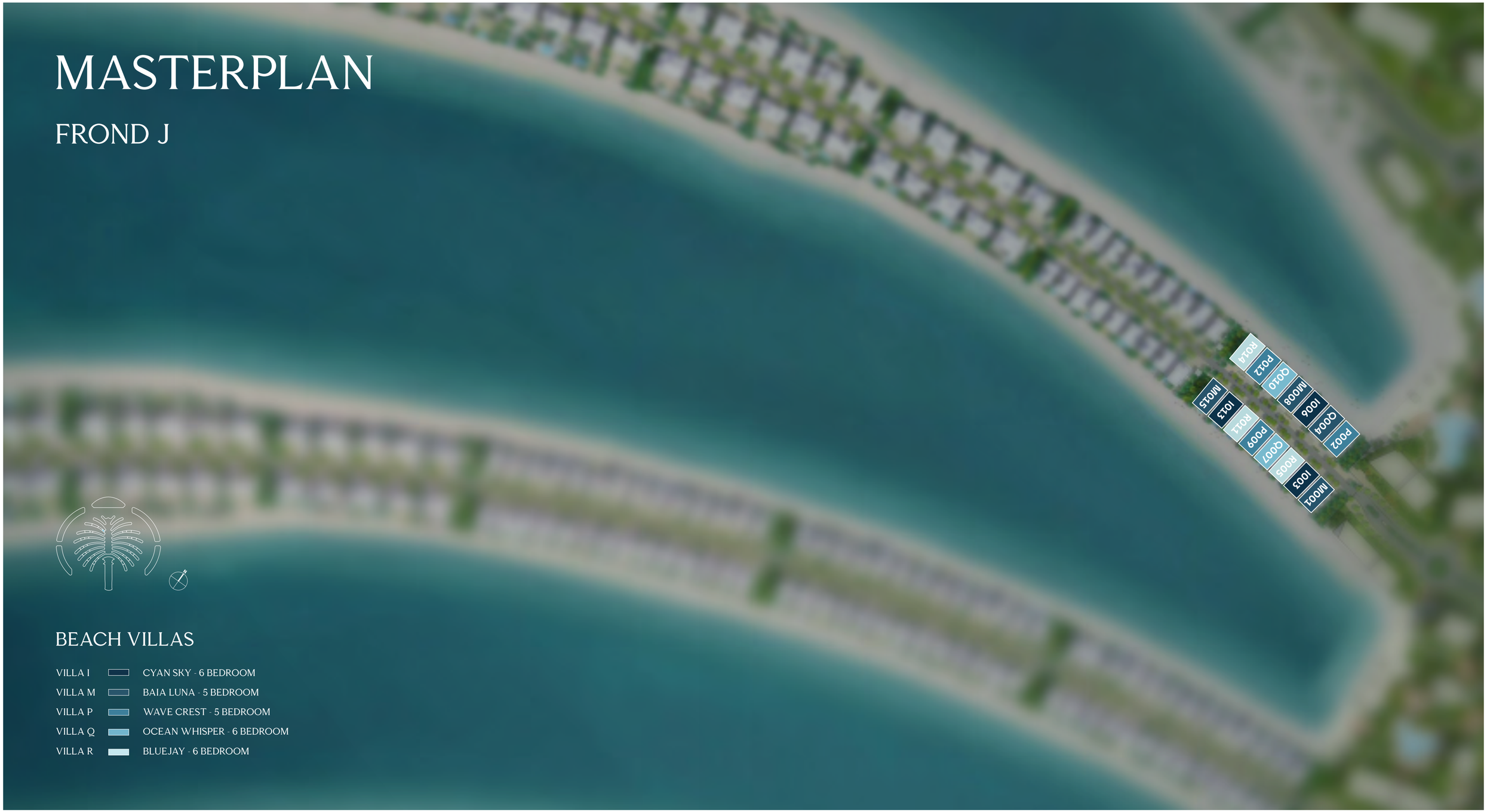


DISCOVER SEASIDE SERENITY

Each villa transcends the notion of home, creating 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.

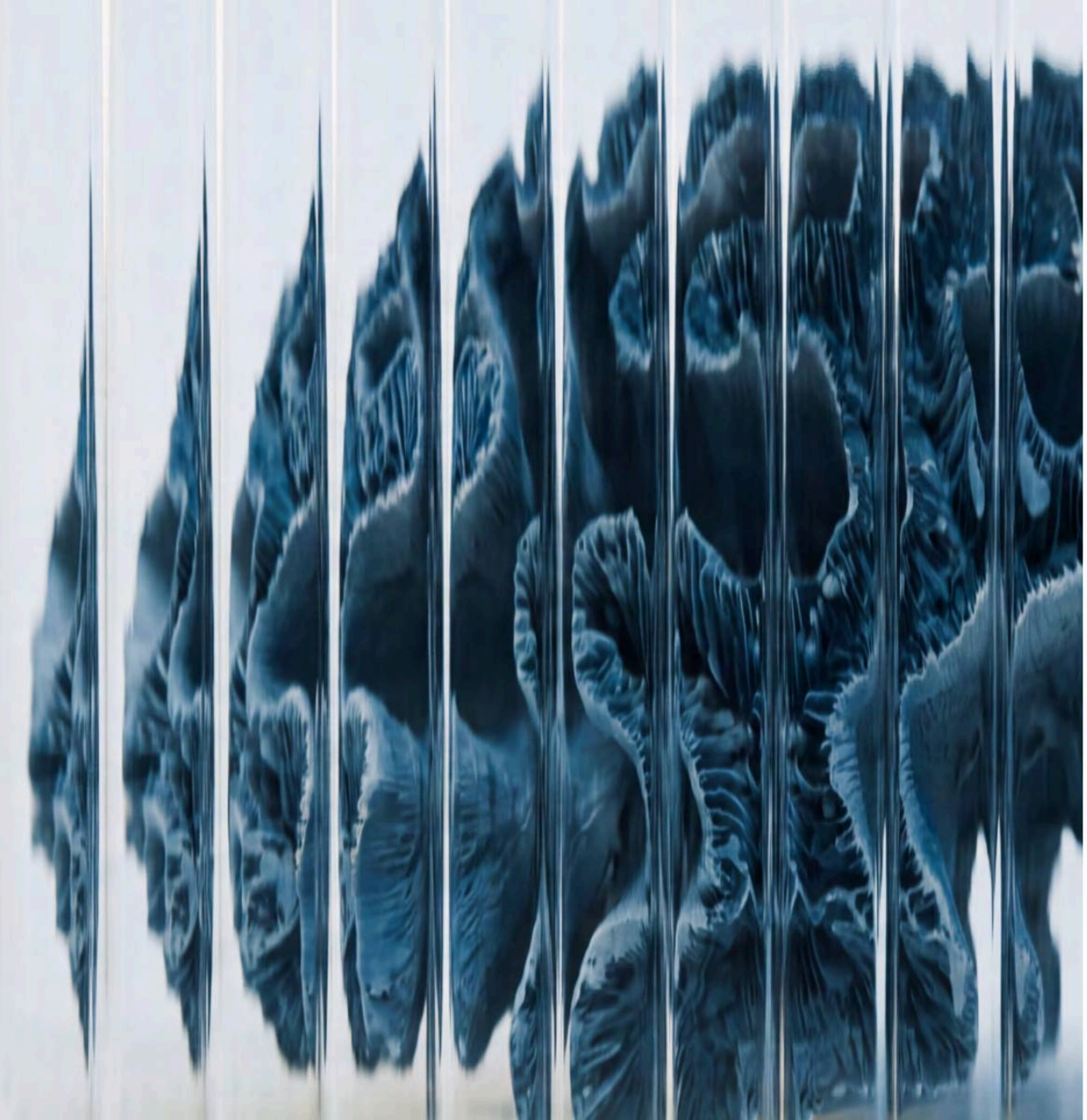
MASTERPLAN

FROND J



BEACH VILLAS

VILLA I		CYAN SKY - 6 BEDROOM
VILLA M		BAIA LUNA - 5 BEDROOM
VILLA P		WAVE CREST - 5 BEDROOM
VILLA Q		OCEAN WHISPER - 6 BEDROOM
VILLA R		BLUEJAY - 6 BEDROOM



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

VILLA CYAN SKY



VILLA CYAN SKY

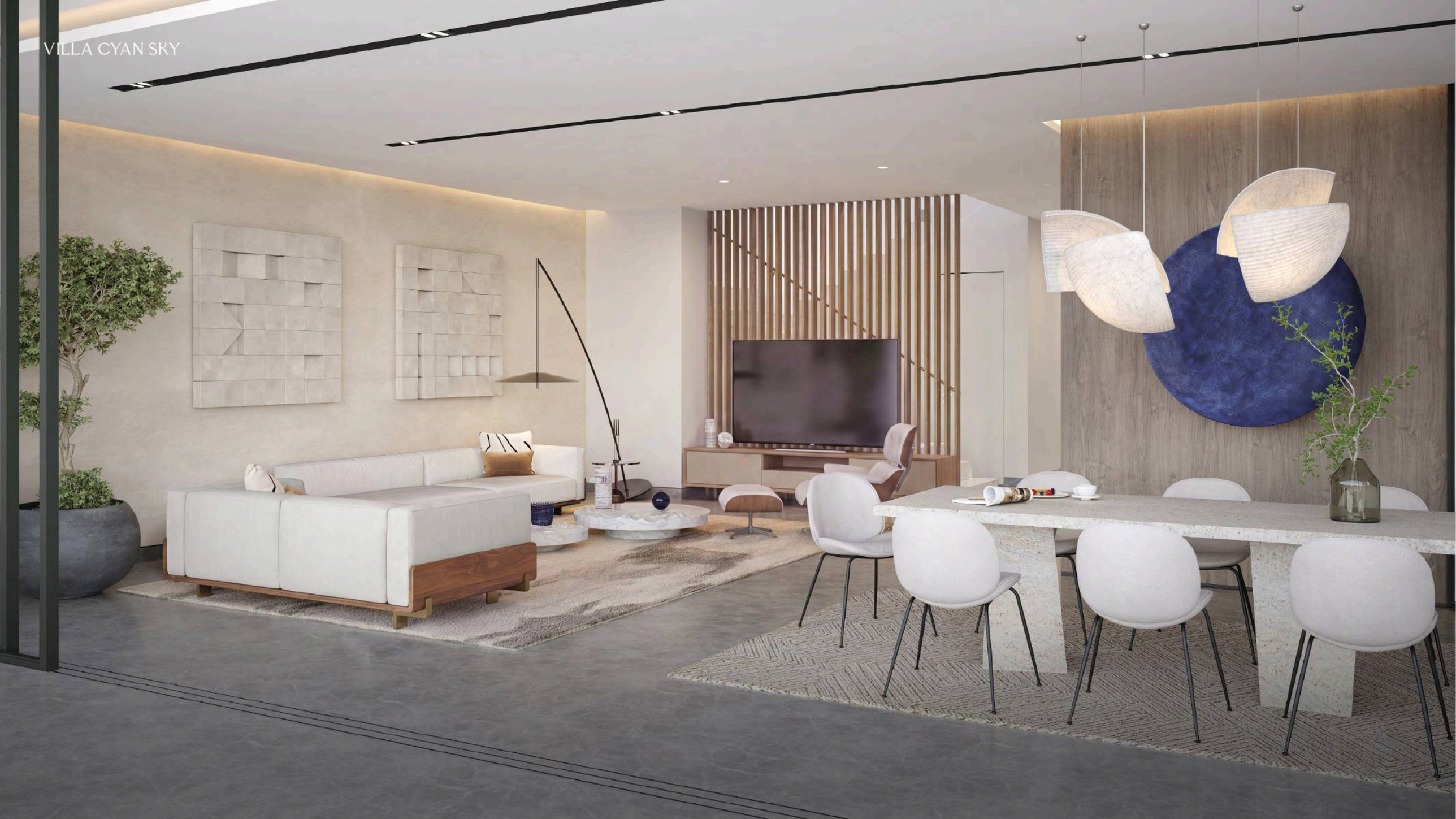


WHERE THE OCEAN FEELS LIKE HOME



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, soaring proportions and an abundance of daylight lend the interiors an airy, open character. A restrained palette of soft hues and elegant finishes complements the villa's geometric design, while horizon-facing terraces offer uninterrupted vistas and an inviting extension of the main living areas.





VILLA CYAN SKY





BEACH VILLA I



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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VILLA CYAN SKY

6-BEDROOM
GARAGE + FAMILY ROOM
ROOF LOUNGE AND TERRACE

G+2

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	212.36	2,285.82
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	255.49	2,750.07
Balcony/Terrace-FF	31.12	334.97
Second Floor	130.61	1,405.87
Balcony/Terrace-SF	44.22	475.98
Garage-Covered	43.76	471.03
Total Built-up Area	717.56	7,723.75
Garage with Pergola	0.00	0.00
Total Area	717.56	7,723.75
Plot Area	685.91 - 713.70	7,383.06 - 7,682.19

KEY PLAN





VILLA WAVE CREST

5-BEDROOM

"Sophisticated detailing and layering of façades are prevalent, offering elegant proportions"

LW Design – Architect

VILLA WAVE CREST







LIVING IN TUNE WITH THE OCEAN

Wave Crest is distinguished by its balanced proportions and layered façade, where architectural detailing creates depth and visual interest. A rich combination of timber, stone and regionally inspired materials lends the residence a warm, sophisticated character, complemented by sweeping outlooks across the Arabian Gulf.





EXCEPTIONAL LIVING, EVERY DAY

The interiors favour an understated approach to luxury, with inviting lounges, spacious dining areas and finishes that bring texture and character to each room. Beyond the main living spaces, landscaped beachfront gardens provide a private setting for outdoor dining, entertaining and enjoying the waterfront.

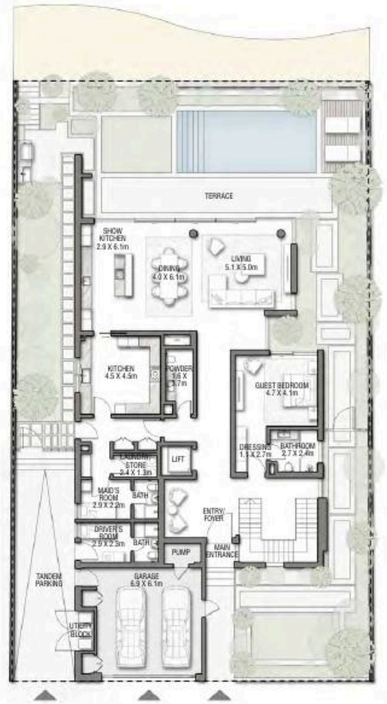








BEACH VILLA P



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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VILLA WAVE CREST

5-BEDROOM
FAMILY ROOM + ROOF LOUNGE
AND TERRACE

G+2

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	261.06	2,810.03
Balcony/Terrace/Porch-GF	2.28	24.54
First Floor	247.53	2,664.39
Balcony/Terrace-FF	26.61	286.43
Second Floor	153.55	1,652.80
Balcony/Terrace-SF	36.47	392.56
Garage-Covered	46.32	498.58
Total Built-up Area	773.82	8,329.33
Garage with Pergola	0.00	0.00
Total Area	773.82	8,329.33
Plot Area	686.00 - 705.24	7,384.03 - 7,591.13

KEY PLAN





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

VILLA BAIA LUNA



VILLA BAIA LUNA



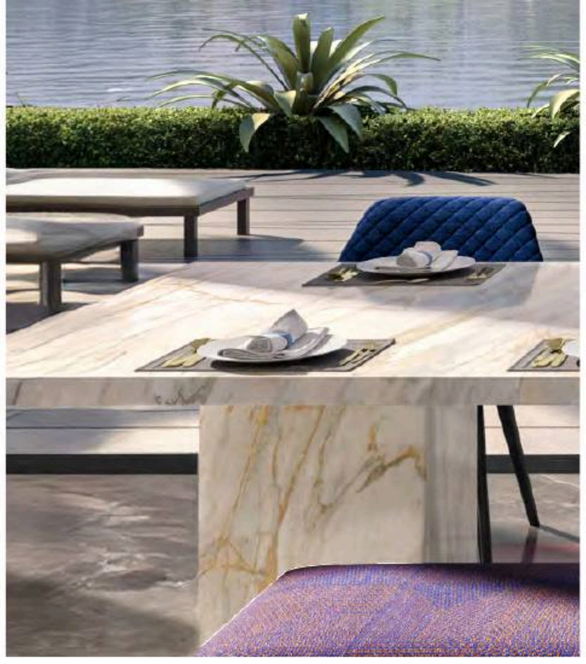


DEFINING MODERN ELEGANCE

Baia Luna presents a refined interpretation of modern architecture, characterised by sharp angular profiles, crisp white slab edges and clean horizontal lines. The interplay of solid surfaces and transparent façades gives the residence a strong visual identity, with wide openings capturing the surrounding seascape.







EVERY CORNER DESIGNED TO INSPIRE

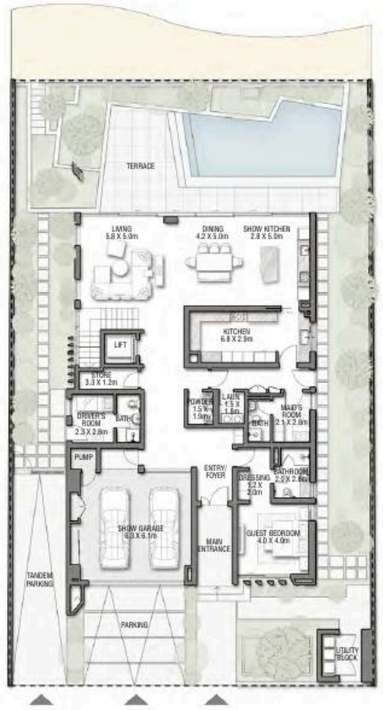
An impressive double-height foyer establishes a grand sense of arrival, leading into a residence where design and individuality take centre stage. A dedicated car gallery provides a distinctive showcase, while rich timber panelling lends depth to the formal lounge and home office. Outdoor terraces complete the arrangement, offering additional settings for relaxation and entertaining.



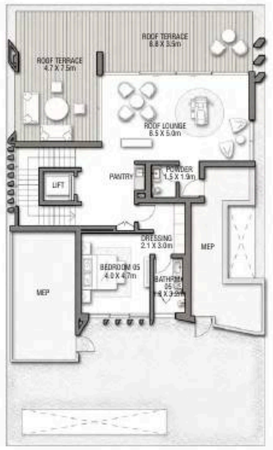




BEACH VILLA M



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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VILLA BAIA LUNA

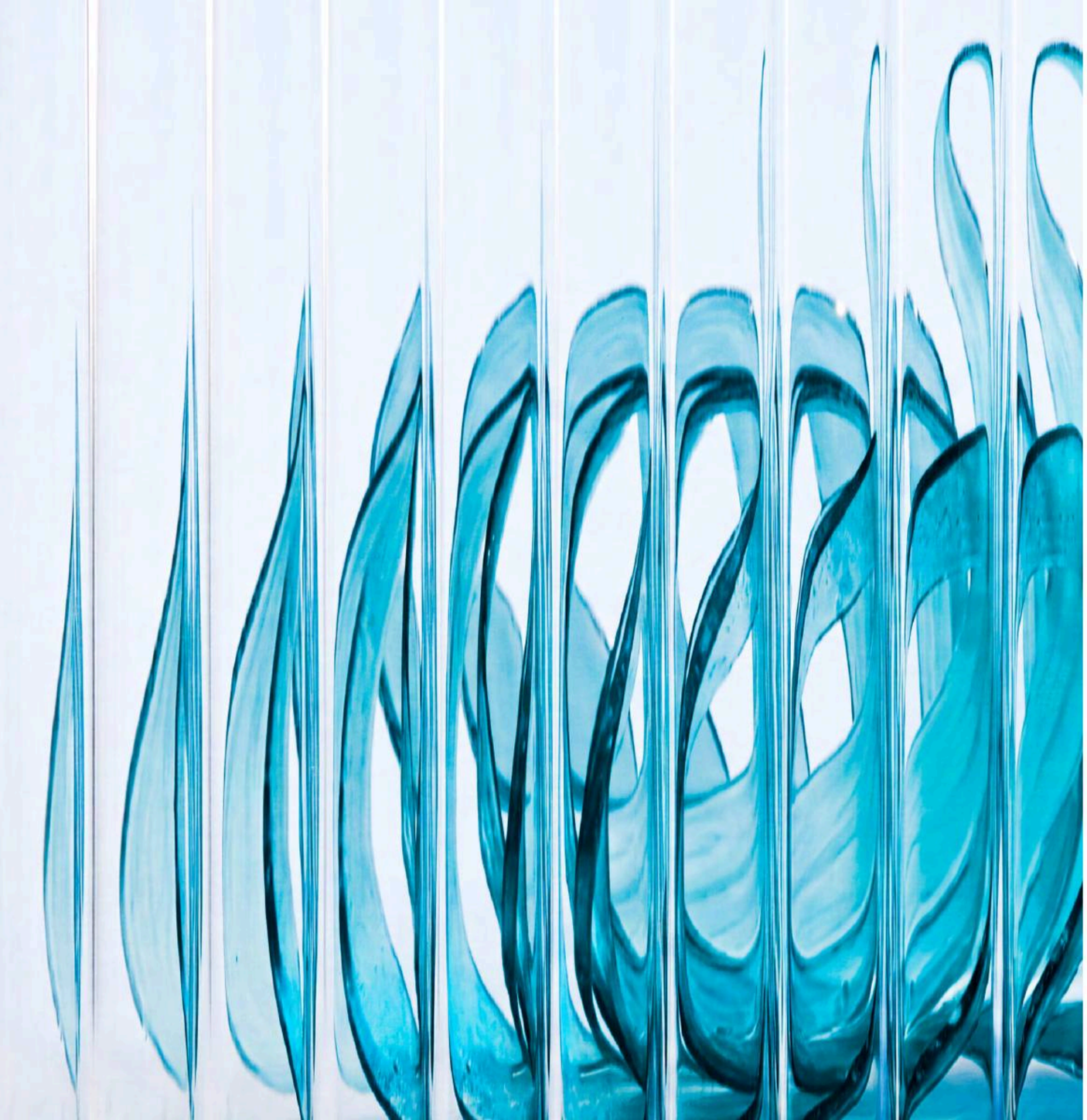
5-BEDROOM
FAMILY ROOM + SHOW GARAGE
ROOF LOUNGE AND TERRACE

G+2

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	224.26	2,413.91
Balcony/Terrace/Porch-GF	9.11	98.06
First Floor	259.60	2,794.31
Balcony/Terrace-FF	22.37	240.79
Second Floor	127.72	1,374.77
Balcony/Terrace-SF	68.27	734.85
Garage-Covered	50.22	540.56
Total Built-up Area	761.55	8,197.24
Garage with Pergola	0.00	0.00
Total Area	761.55	8,197.24
Plot Area	684.91 - 707.95	7,372.30 - 7,620.30

KEY PLAN





VILLA
OCEAN WHISPER

6-BEDROOM

"The architecture merges modern design with organic elements, creating a serene coastal ambience that both embraces nature and elevates everyday living"

SAOTA – Architect

VILLA OCEAN WHISPER





A HOME EMBRACED BY THE SEA

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



VILLA OCEAN WHISPER







LIVING FLOWS NATURALLY

At the heart of the residence, a floating staircase introduces a sculptural focal point, its elegant form adding movement and definition to the interior. Beyond, generously proportioned reception areas lead to shaded terraces and private gardens, creating a versatile environment for both intimate gatherings and larger occasions.

VILLA OCEAN WHISPER

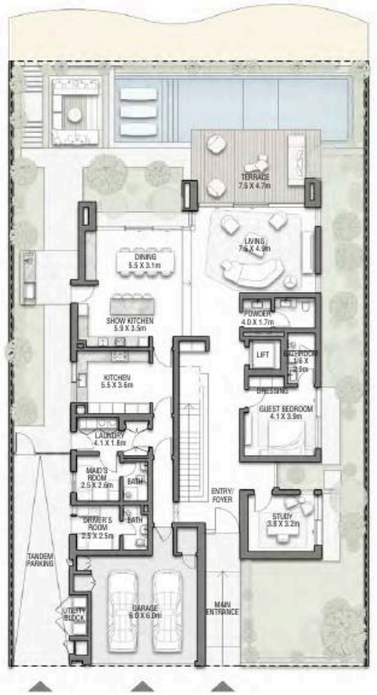




VILLA OCEAN WHISPER



BEACH VILLA Q



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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VILLA OCEAN WHISPER

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

G+2

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	258.21	2,779.35
Balcony/Terrace/Porch-GF	2.88	31.00
First Floor	260.93	2,808.63
Balcony/Terrace-FF	54.06	581.90
Second Floor	122.71	1,320.84
Balcony/Terrace-SF	46.15	496.75
Garage-Covered	50.10	539.27
Total Built-up Area	795.04	8,557.74
Garage with Pergola	0.00	0.00
Total Area	795.04	8,557.74
Plot Area	685.97 - 707.97	7,383.71 - 7,620.41

KEY PLAN





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

VILLA BLUEJAY





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 lifestyle.









A SANCTUARY FOR EVERY MOMENT

A sophisticated combination of timber and stone defines the interior palette, bringing richness and subtle contrast to the living spaces. Elegant finishes and considered detailing create a welcoming residential atmosphere, while adjoining courtyards and terraces provide secluded areas for relaxation, surrounded by lush planting.









BEACH VILLA R



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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VILLA BLUEJAY

6-BEDROOM
FAMILY ROOM + ROOF LOUNGE
AND TERRACE

G+2

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	250.34	2,694.64
Balcony/Terrace/Porch-GF	0.0	0.0
First Floor	250.35	2,694.74
Balcony/Terrace-FF	22.79	245.31
Second Floor	147.64	1,589.18
Balcony/Terrace-SF	48.22	519.04
Garage-Covered	50.46	543.15
Total Built-up Area	769.80	8,286.06
Garage with Pergola	0.00	0.00
Total Area	769.80	8,286.06
Plot Area	685.94 - 710.98	7,383.38 - 7,652.91

KEY PLAN

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.




NAKHEEL