

PALM  
JEBEL ALI

D E S T I N A T I O N

NAKHEEL

“ WE REALISE WHAT WE HAVE  
ACHIEVED IS GROUND - BREAKING  
BY ALL STANDARDS ; WE ALSO  
APPRECIATE THAT WE ARE STILL AT  
THE BEGINNING OF THE JOURNEY  
AND THAT THE ROAD IS LONG ” .

H.H Sheikh Mohammed bin Rashid Al Maktoum  
UAE VICE-PRESIDENT, PRIME MINISTER, AND RULER OF DUBAI

Dubai is the ultimate destination for architectural innovation and excellence. The emirate harnesses the beauty and power of its natural environment, creating aspirational mega-developments where citizens, residents, and visitors can live, work, and play in harmony.

Palm Jebel Ali is the absolute pinnacle of these elements coming together to create an aspirational

destination within a destination in Dubai. This is the eighth wonder of the world; this is one of a kind.

Palm Jebel Ali will exemplify what Dubai has achieved and continues to achieve with the creation of homes and communities that are at one with the surrounding elements of sand, water and nature.

This is your home. This is Palm Jebel Ali.

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NAKHEEL

\ Shaping The Future

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THE MASTER DEVELOPER

\ 1

# N A K H E E L

\ Shaping The Future

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## OUR STORY

# DUBAI'S MASTER DEVELOPER

AT NAKHEEL, WE STRIVE TO BUILD A BETTER TOMORROW.

In the future, cities will unlock our potential rather than people unlocking the potential of cities. Through an endless pursuit of perfection at **Nakheel**, we envision projects that had once seemed impossible.

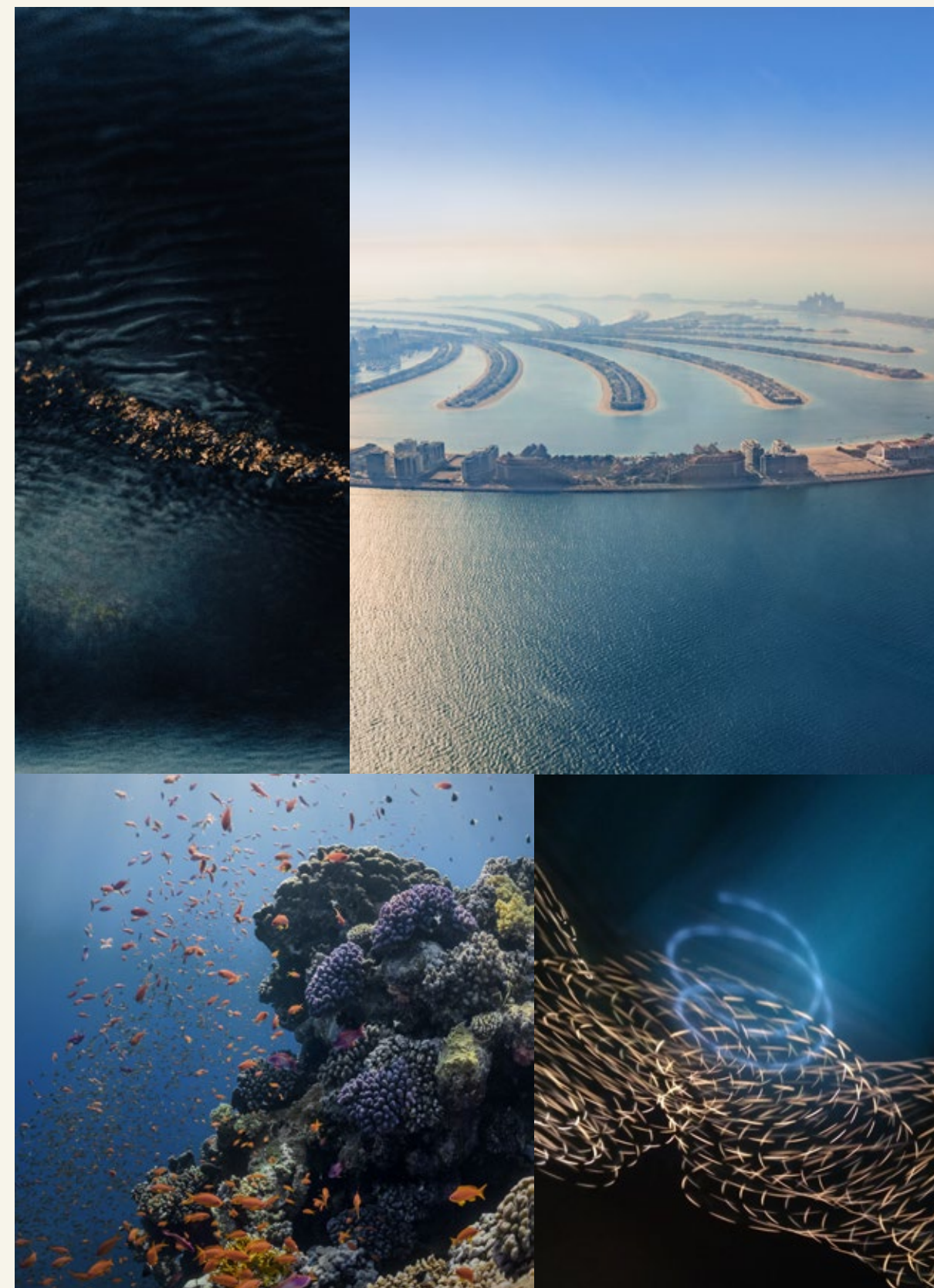
**We create new worlds to build new happiness** – happiness to leave behind, something that will inspire those who come after us.

We are seekers – the visionaries brave enough to see beyond land and water to build land in the water. We are creators – we transform land and water into vibrant new cities for diverse lifestyles. We are contributors – playing a major role in the realisation of the Dubai 2040 Urban Master Plan. We are storytellers – we foresee the dreams and the needs of all those who choose Dubai as a home or a destination. We are philosophers – replacing the bustle of the city with tranquillity and peace. We are artists – a masterpiece of a master plan

is crafted over time, built on the accumulated learnings of time itself. And most importantly, we are master developers – we recognise the need to expand possibilities to apply the pursuit of perfection and excellence in engineering and design.

**Quality, for us, means more than committing to an advertising slogan. In our hearts, our measure of success is people's happiness and prosperity. We're not just building a city. With every day, every moment, every step and every detail, we are building a better tomorrow.**

Based in Dubai and with an iconic portfolio that spans the residential, hospitality and leisure sectors, we are world-renowned for creating innovative projects that have transformed the skyline of Dubai. Palm Jebel Ali is our most ambitious project to date.



## NAKHEEL





We have successfully transformed land and water  
into **dynamic cities** - adding more  
than 300 kilometres to the coastline of Dubai.



300+ KM  
TO THE COASTLINE



15,000 HECTARES  
OF DEVELOPMENT



RENOWNED LEISURE  
& HOSPITALITY  
DESTINATIONS

WE STRIVE TO CREATE VIBRANT COMMUNITIES  
WHERE PEOPLE THRIVE.

Our award-winning developments and prestigious communities provide everything necessary for residents to live a well-rounded and healthy lifestyle. Comfortable homes, leisure amenities, and entertainment offerings come together to create coveted residential destinations.



Our portfolio includes celebrated residential projects such as Palm Jumeirah, Jumeirah Islands, and Dubai Islands.

We continue to push our limits to achieve what was once thought to be impossible.











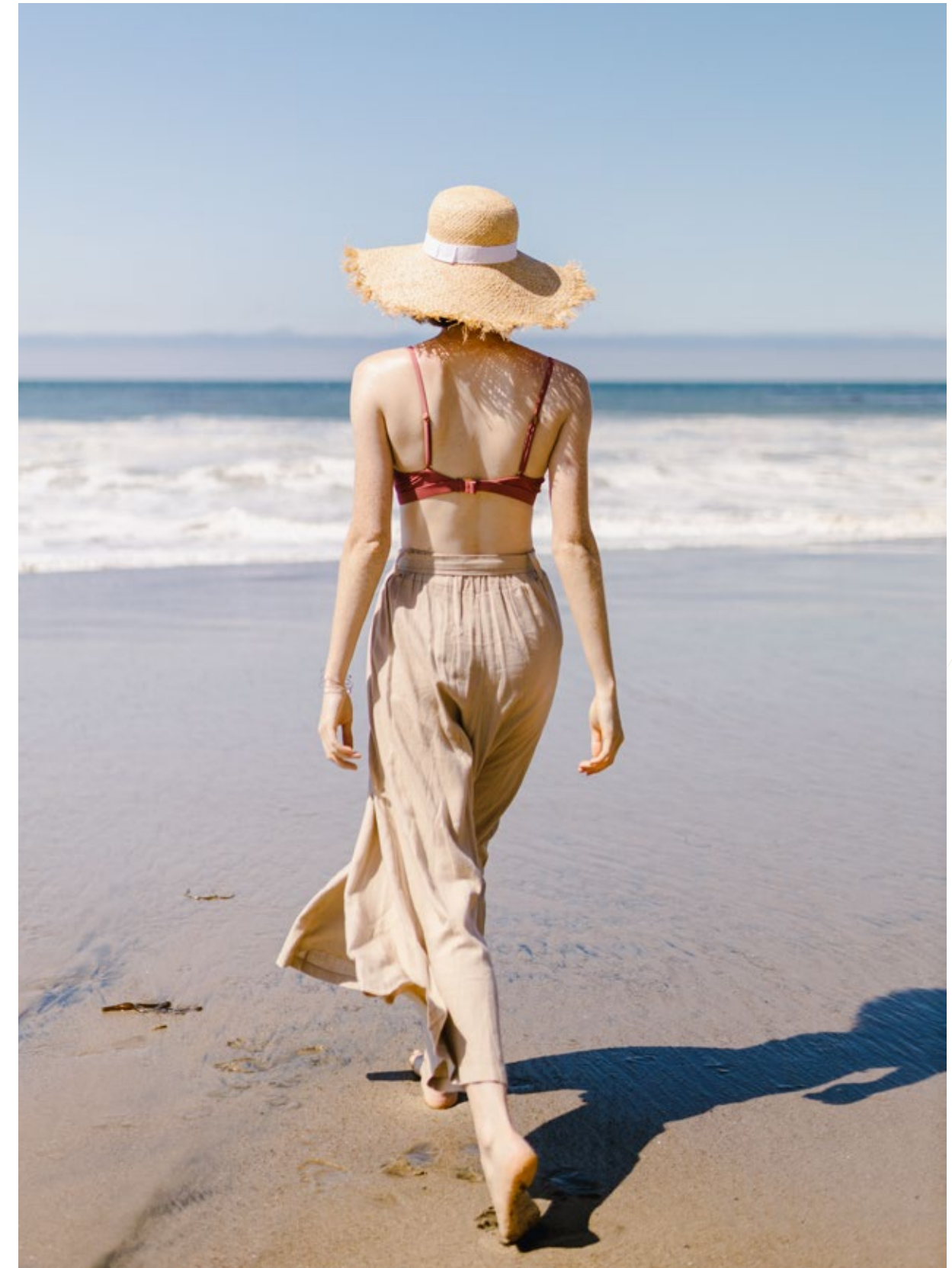
#### OUR VALUES

## BUILDING HAPPINESS AND PROSPERITY

#### WE CREATE WORLDS WHERE COMMUNITIES THRIVE.

At Nakheel, we are building a new future for generations to come and a new model of development. We build cities that inspire physical activity, the pleasure of connection and healthy living and thinking.

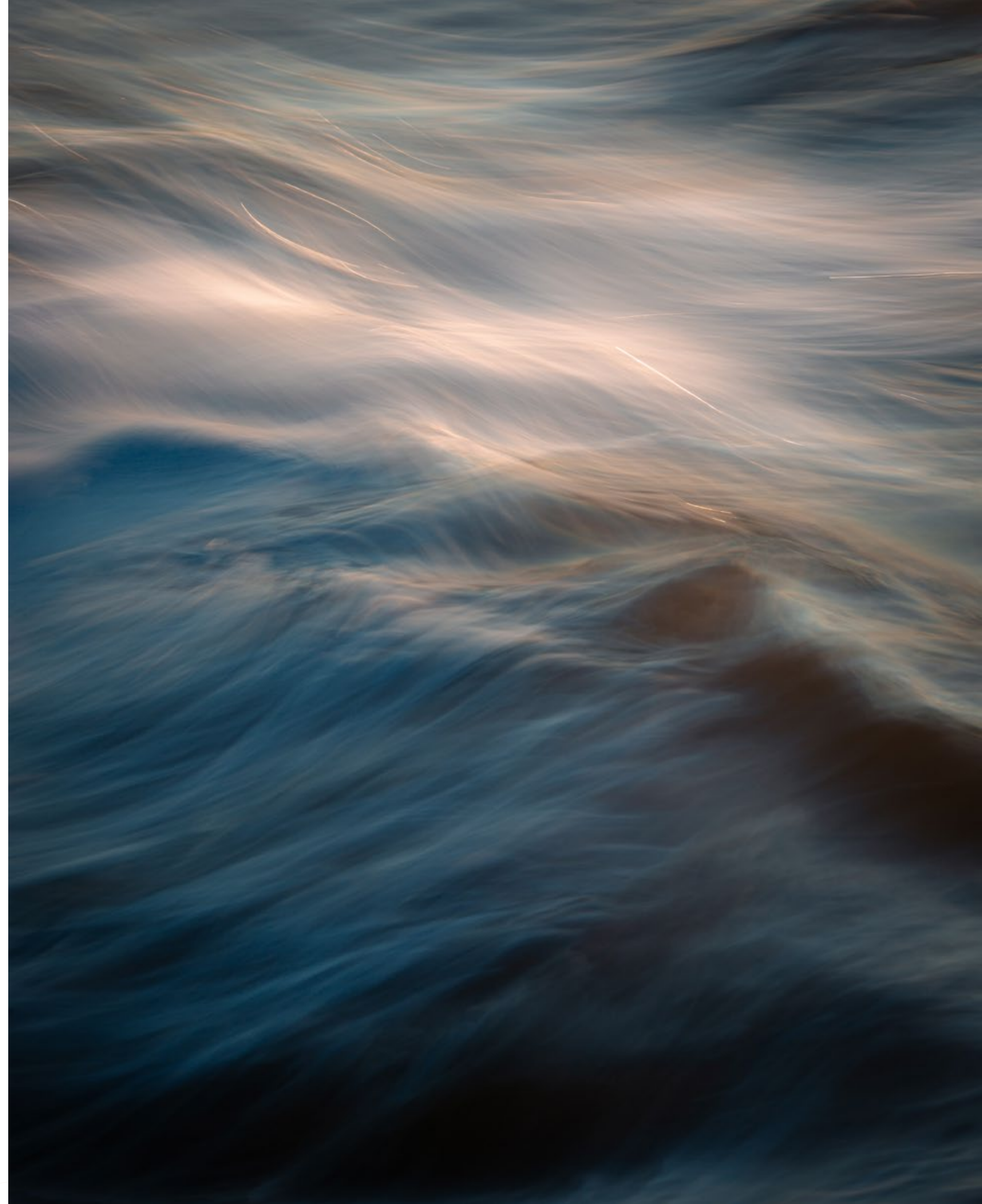
Our search is for perfection in equilibrium. In its pursuit, we have learnt that it's not just about the harmony of engineering and design elements; it's a balance that builds happiness and prosperity.



In our pursuit of perfection, we have gained a vast wealth of knowledge and experience in delivering destinations of the highest standard.

SUSTAINABLE CITIES - BUILT TO LAST.

Ambitious, captivating and creative projects are our speciality. Projects to elevate everyday moments. In creating Palm Jebel Ali, this has been our ultimate goal.







OUR VISION

# REALISING DUBAI'S SPIRIT OF AMBITION AND DETERMINATION

CEMENTING DUBAI'S POSITION ON THE WORLD  
STAGE AS A LEADING GLOBAL DESTINATION.

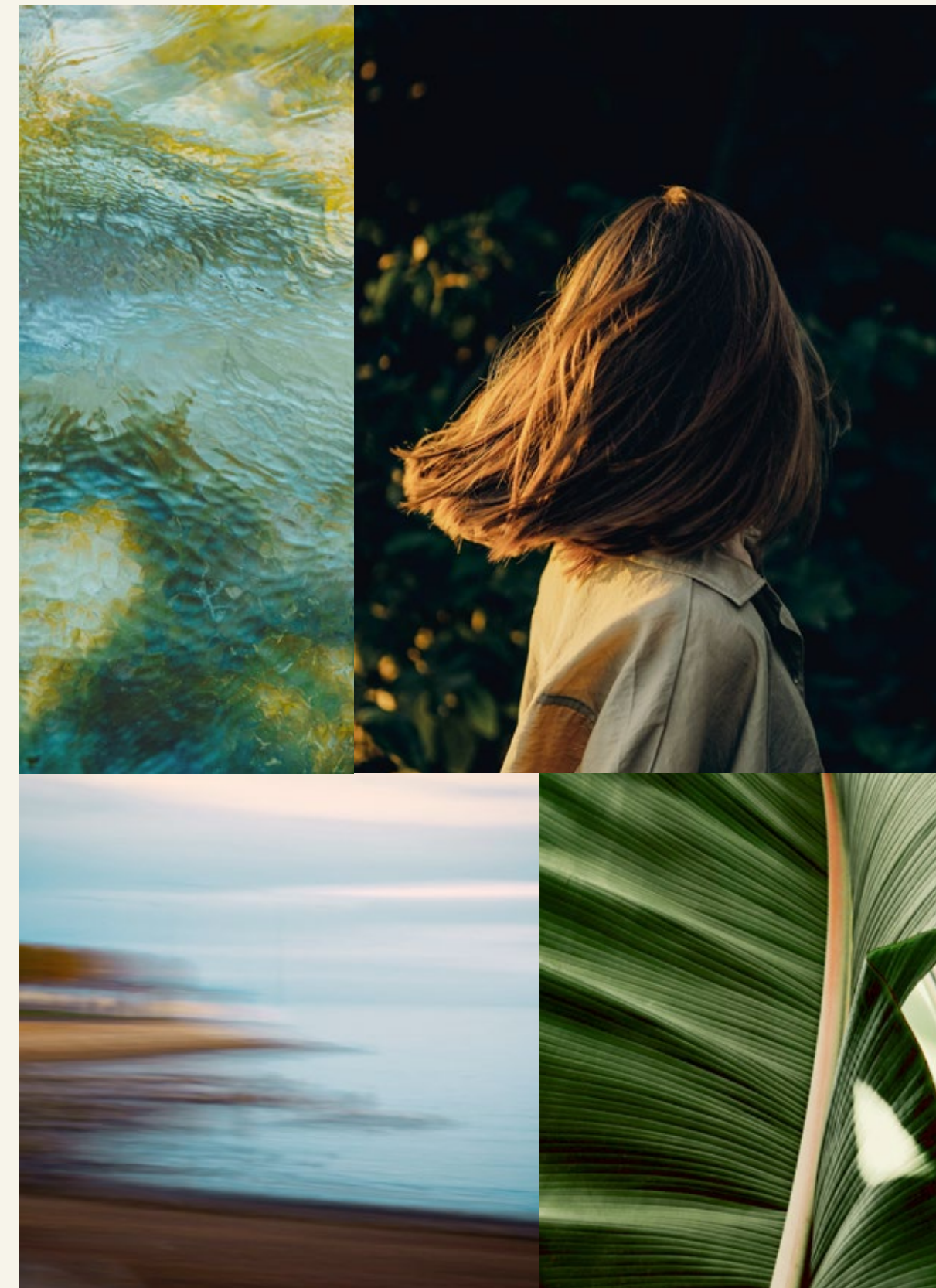
Dubai is the city of transformation, the city where dreams become possible. Under inspirational leadership and with an ambitious vision, Dubai continues to lead the way towards the future, making significant strides in the fields of sustainability and technology. This city pursues a new form of development – driven by the 2040 Urban Master Plan.

Dubai will be the smartest city with the most advanced technology. It will feature the best of contemporary urbanism practices: the number of public beaches will be increased, healthy lifestyle through greener spaces, hospitality and tourist activities will flourish, and vibrant residential communities will bloom. **Every effort of urban master planning aspires towards a new future for all those who choose it as a destination or their home.**

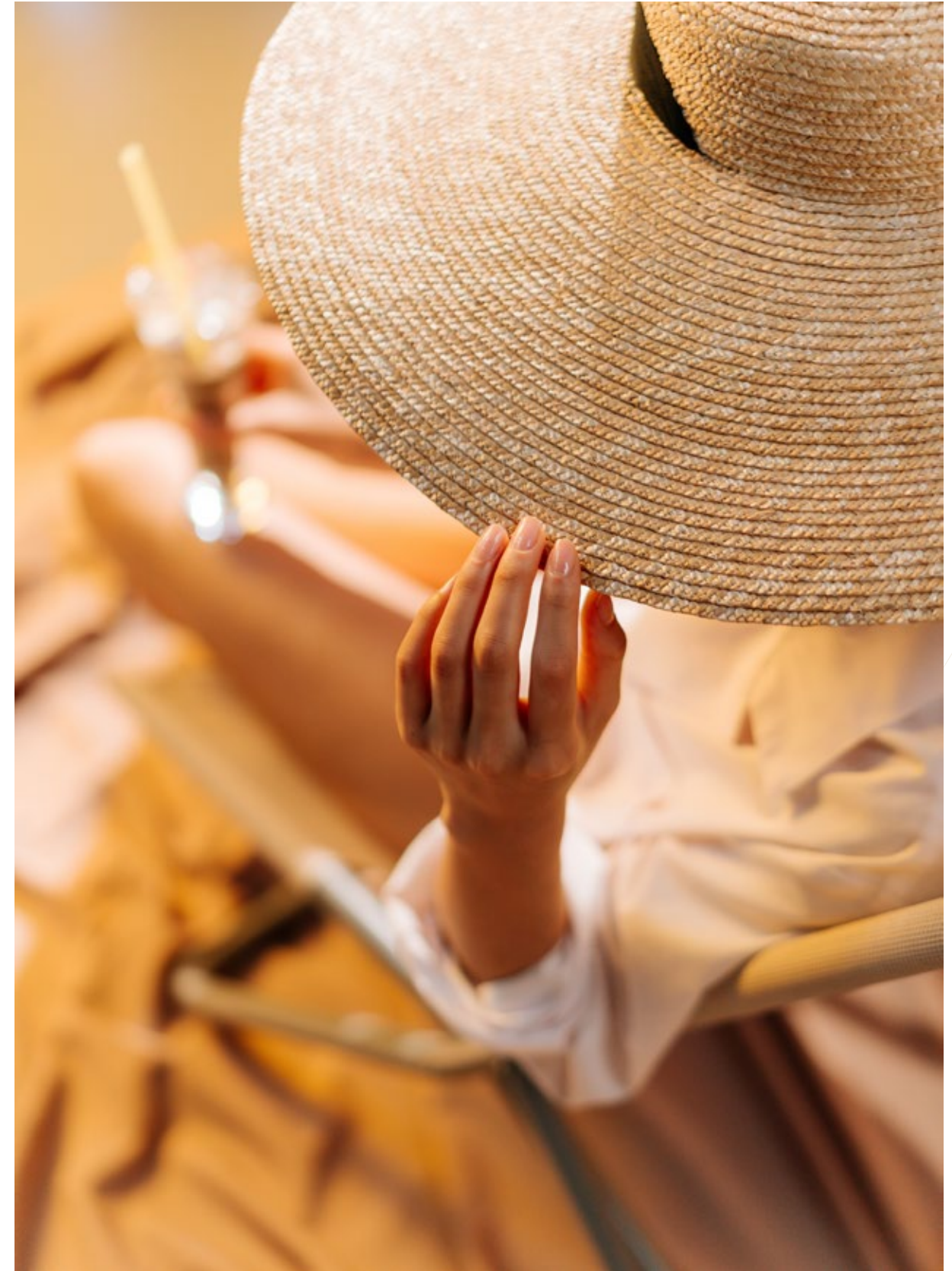
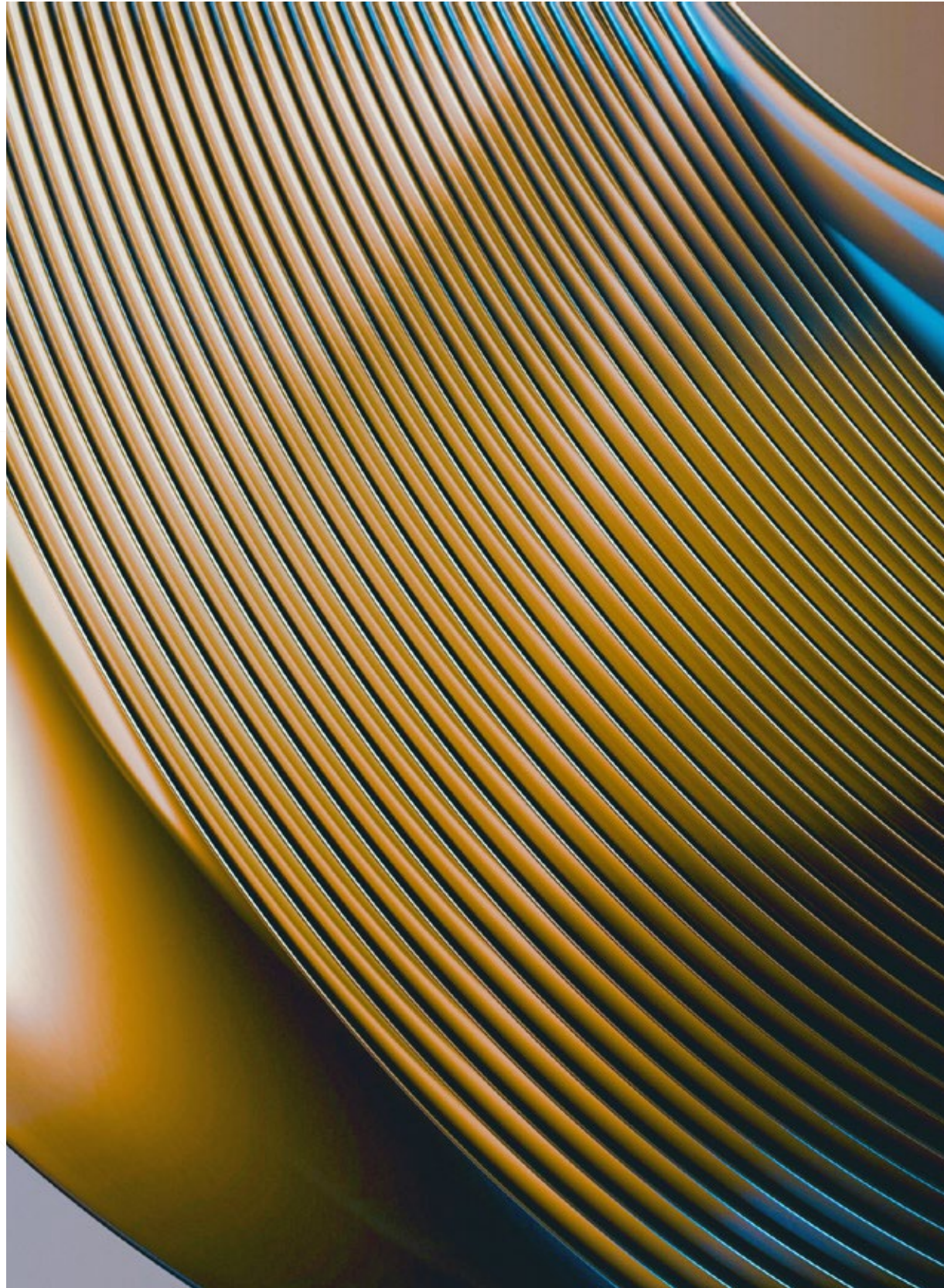
Palm Jebel Ali is the feature destination of Dubai's developing Southern Urban Centre and is aligned with the key outcomes of the Dubai 2040 Urban Master Plan.

PROVIDING LIFESTYLE AND INVESTMENT OPPORTUNITIES OF THE HIGHEST STANDARD.

New beaches and new districts come together to create one vibrant community. Palm Jebel Ali will be Dubai's most aspirational address.









THE MASTERPIECE

\ 2

PALM  
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\ The Ultimate Destination

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THE PROJECT

# MASTERPIECE IN THE MAKING

THE PINNACLE OF DUBAI LUXURY LIVING.

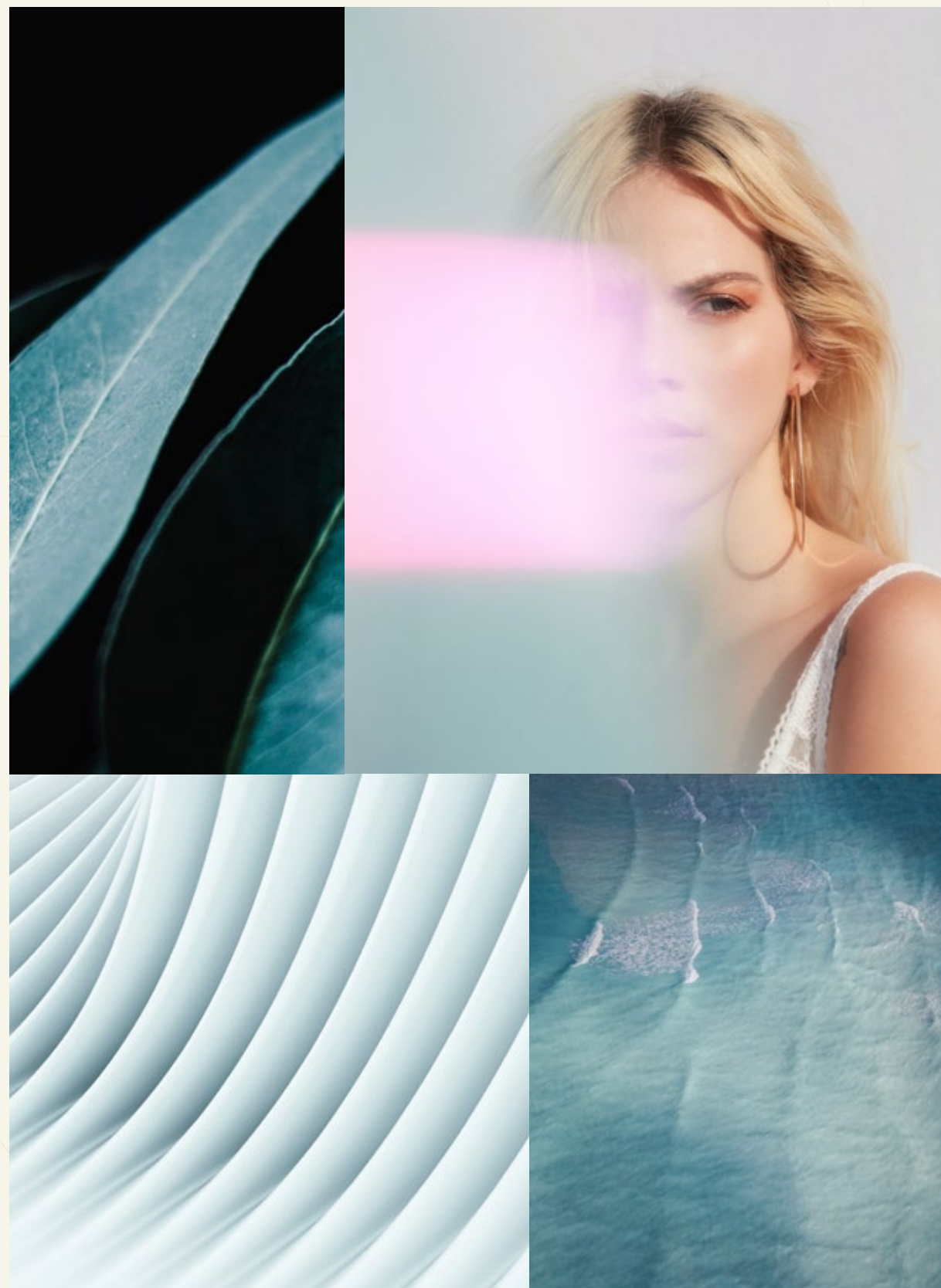
This ground-breaking feat of engineering, which has captivated the world, rises from the glistening waters of the Arabian Sea to form paradisiacal islands. This remarkable waterfront development, located off the coast of Dubai, will become the city's ultimate celebration of design excellence & innovation.

The magnitude of Palm Jebel Ali cannot be overstated. This spectacular reclamation project captures the enterprising and innovative spirit of Dubai. It is an integral part of the future vision for Dubai to realise this multi-use destination, which will exemplify all aspects of the Dubai 2040 Urban Master Plan.









In Palm Jebel Ali, green living blends seamlessly with azure skies to create **exclusive neighbourhoods** where lifestyle amenities, ultra-luxurious homes, hotels, and entertainment venues unite on golden sands.

A TRUE RESIDENTIAL MASTERPIECE THAT GOES ABOVE AND BEYOND.

This iconic project is a true masterpiece of design that will redefine the meaning of luxury living. Palm Jebel Ali focuses predominantly on residential amenities and homes, but will also feature more than eighty hotels and resorts.

It has been designed with meticulous detail and with firm regard to the environment, climate, and its precious waterfront setting.



A PERFECT PARADISIACAL  
ARCHIPELAGO



10,500,000 SQM  
OF DEVELOPMENT



80+  
RESORTS & HOTELS

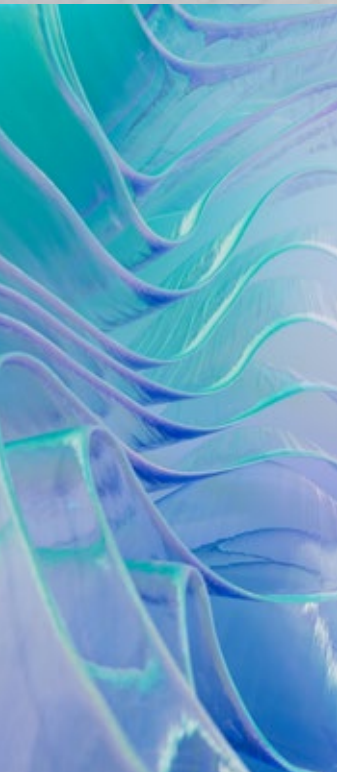












#### THE PROJECT

# A COSMOPOLITAN PARADISE

THE PERFECT COMBINATION OF SEA, SAND,  
STYLE AND SOPHISTICATION.

You can experience the energy of a smart city through its beautiful outdoor spaces and top-notch amenities while enjoying the fresh air, clean water, stunning sunrises, and golden beaches. Perfection percolates into the precious details so that a vibrant community can thrive within the elegance of a beautiful and uniquely cosmopolitan city.









Palm Jebel Ali is energetic and magnetic. A place where everyday moments become extraordinary, with endless opportunities at your fingertips.



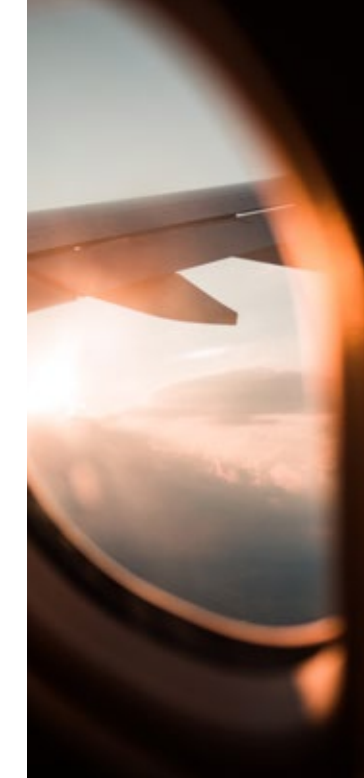


## THE PROJECT

# LIVE BETWEEN THE CITY AND THE SKY

A PARADISIACAL ARCHIPELAGO WITH THE  
WORLD AT ITS DOOR.

With everything at hand to live a full and balanced lifestyle, you won't need to leave the islands. Palm Jebel Ali is perfectly positioned between Port Jebel Ali and the Jebel Ali Marine Sanctuary. This exceptional location is well connected to other areas of Dubai via the Sheikh Zayed Road (E11) and the Al Maktoum Airport, reachable in just under 20 minutes.





- |   |                       |    |                    |    |                         |
|---|-----------------------|----|--------------------|----|-------------------------|
| 1 | Jebel Ali Hills       | 6  | Downtown Jebel Ali | 11 | Palm Jumeirah           |
| 2 | Dubai Parks & Resorts | 7  | Expo 2020 District | 12 | Jumeirah Village Circle |
| 3 | JA Resort & Golf Club | 8  | Ibn Battuta        | 13 | Downtown Dubai          |
| 4 | Dubai World Central   | 9  | Jumeirah Islands   |    |                         |
| 5 | Al Maktoum Airport    | 10 | Dubai Marina       |    |                         |

**PALM  
JEBEL ALI**



THE JOURNEY

# PIONEERING PERFECTION

FROM MASTERPLAN TO MASTERPIECE, PALM  
JEBEL ALI IS A JOURNEY TO PERFECTION.

Palm Jebel Ali is the ultimate celebration of engineering and design excellence, championed by Nakheel.

At Nakheel, we strive for perfection – to improve on what has been built before and inspire the world by pursuing projects that had once seemed impossible. Palm Jebel Ali is the reflection of our journey to create a true masterpiece – and this takes time, effort, and dedication. Palm Jebel Ali has been crafted to become a beloved landmark of our generation and the next. It is a celebration of this journey – the journey of an entire nation that will change the cityscape of Dubai.





The scale of Palm Jebel Ali is almost too impossible to fathom. It's a perfect paradisiacal archipelago so vast it can be seen from space.



THE KEY VALUES

# PALM JEBEL ALI IS EXCELLENCE

Palm Jebel Ali is true excellence in every aspect of its design. This is the pinnacle of Dubai luxury living. In creating this project, we have carefully considered each detail with the aim of creating the most magnificent destination of the highest standard. It offers the highest quality of living to each of its residents and is set to become Dubai's most sought-after address.

In choosing Palm Jebel Ali as your home, you are choosing the highest level of excellence.





THE KEY VALUES

# P A L M J E B E L   A L I   I S S U S T A I N A B I L I T Y

Palm Jebel Ali is a city-scale waterfront development expertly crafted by one generation for the next. It will continue to inspire and delight its visitors well into the future. The project has been created with careful regard to the local natural environment and waterfront, built to stand the test of time.

In choosing Palm Jebel Ali as your home, you are choosing sustainability and a timeless appeal.





THE KEY VALUES

# PALM JEBEL ALI IS INNOVATION

Palm Jebel Ali is cutting-edge in engineering, design, and intelligent infrastructure. This incredible reclamation project is a man-made masterpiece. Residential and entertainment districts spring from land and water. It is an idyllic futuristic destination with spectacular views, an abundance of greenery, and impressive smart technology.

In choosing Palm Jebel Ali as your home, you are choosing the latest and most advanced innovations.



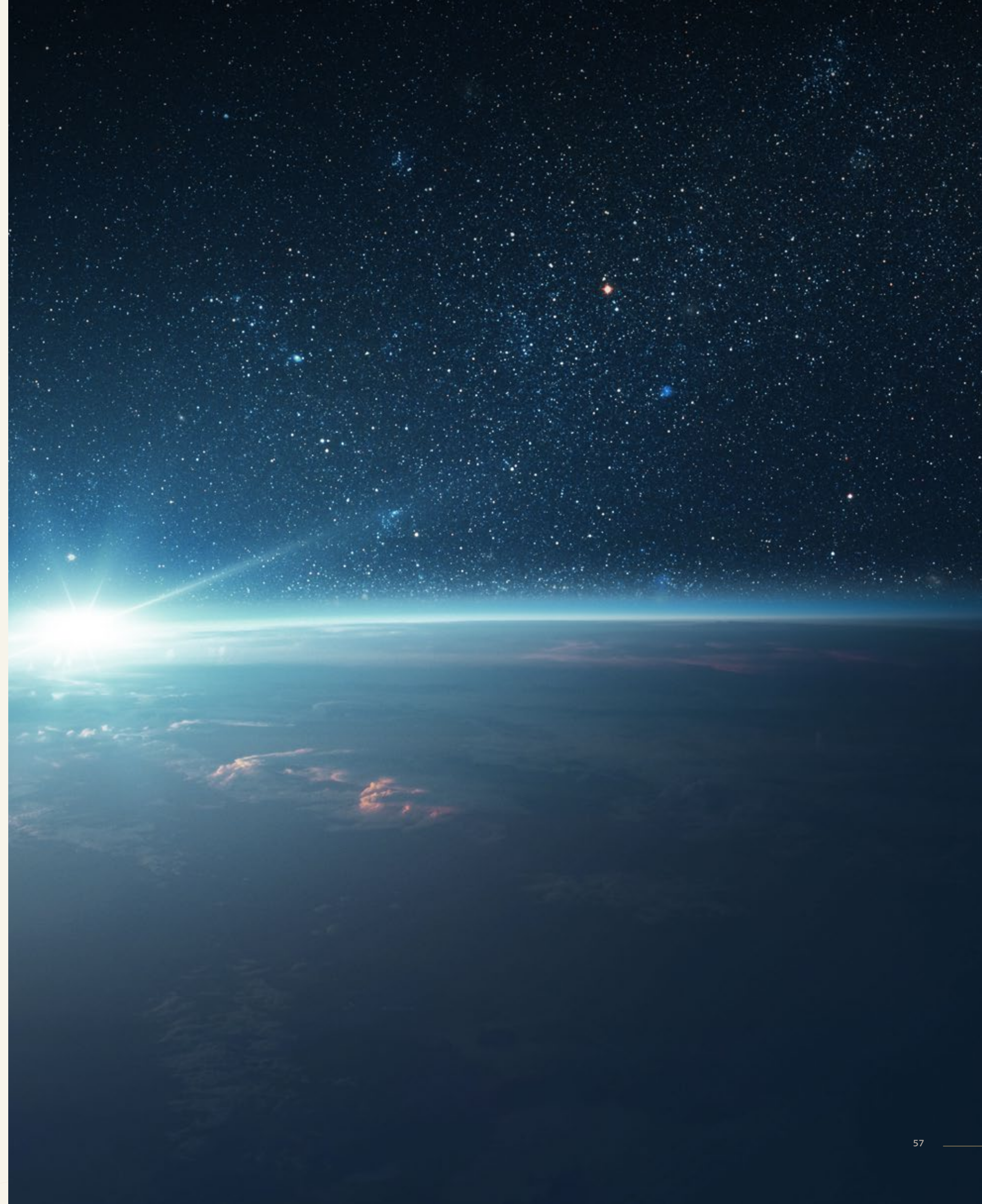


THE KEY VALUES

# P A L M J E B E L A L I I S E X C E P T I O N A L

Palm Jebel Ali is a life lived on an epic scale. It is a unique destination, which will attract admirers from all corners of the globe with its spectacular amenities and beautiful streetscapes. An exclusive destination of pure luxury, which will impress and delight. A sophisticated destination beyond compare, where everyday life is elevated. An unprecedented destination for the world.

In choosing Palm Jebel Ali as your home, you are choosing an exceptional lifestyle beyond compare.





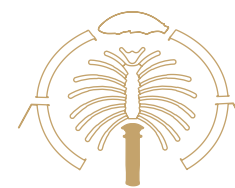
THE MASTERPLAN

A PERFECT  
PARADISIACAL  
ARCHIPELAGO

A KALEIDOSCOPE OF COLOURFUL  
COMMUNITIES AND DISTRICTS.

Palm Jebel Ali's palm-shaped islands make up this magnificent archipelago that is composed of two central islands, formed by the Trunk, the Spine, and sixteen Fronds, with five Crescent islands framing the perimeter. Each island forms part of a dynamic district with its own unique personality.



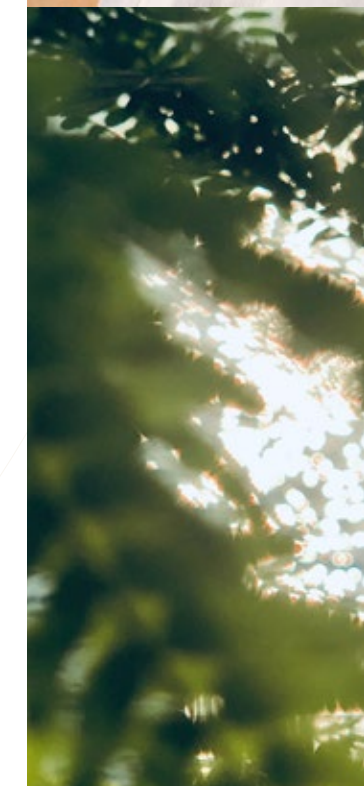


A PERFECT PARADISIACAL ARCHIPELAGO

## THE TRUNK

SOCIAL. HIP. ENERGETIC.

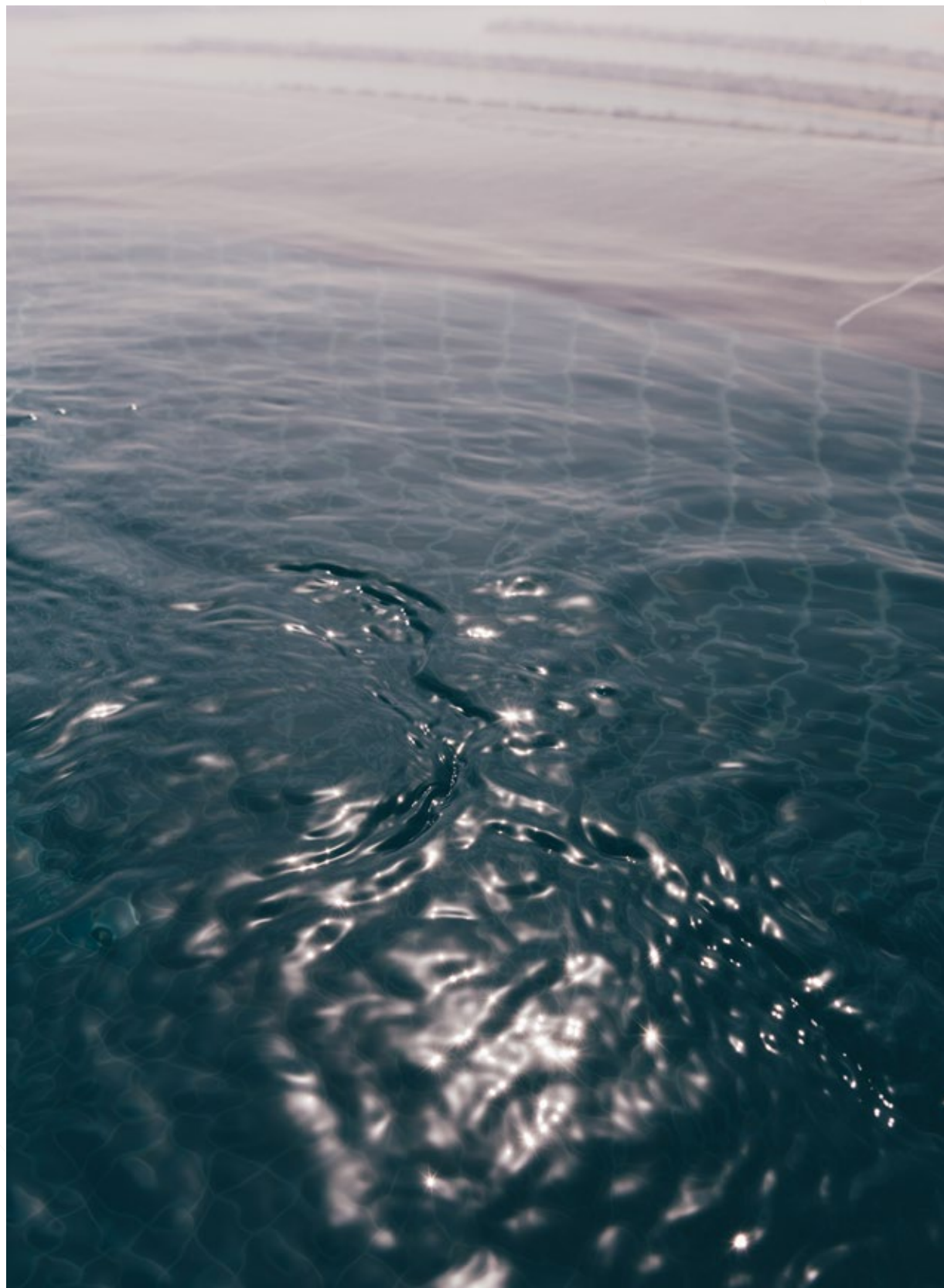
A mixed-use environment, where elegant restaurants, bars, apartments, and villas in the sky happily coexist. The stunning homes with private amenities enjoy framed views, waterfront connectivity, and vibrant, integrated greenery throughout.

















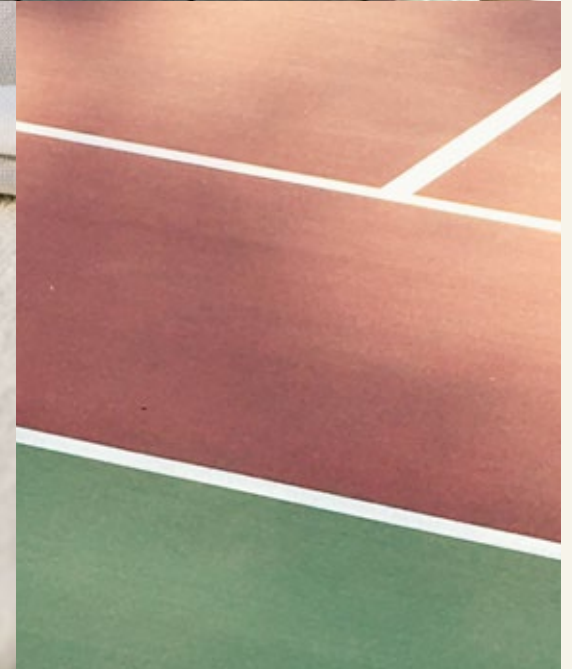
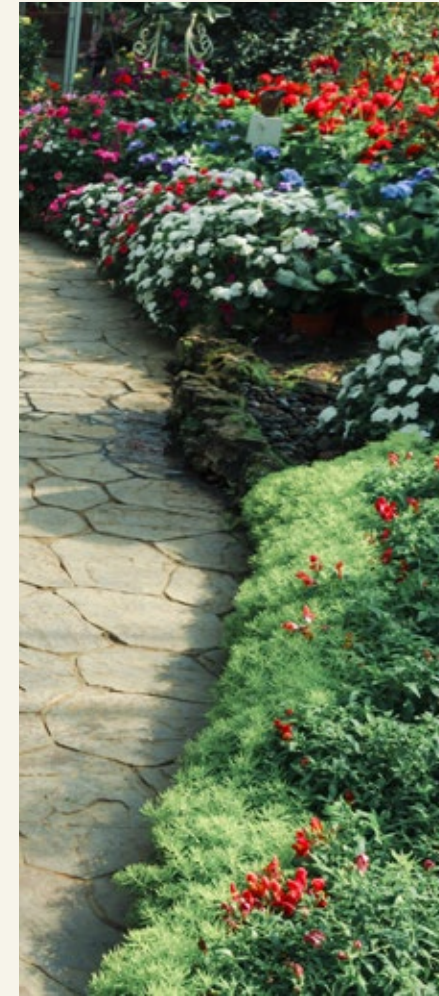


A PERFECT PARADISIACAL ARCHIPELAGO

## THE SPINE

RELAXED. COMMUNAL. WELLNESS ORIENTED.

Sophisticated, resort-style living, in homes designed with vibrant poolside gardens and extended vistas. Discover an abundance of communal leisure areas that encourage a healthy and social indoor-outdoor lifestyle. Relax and soak up the tropical atmosphere.



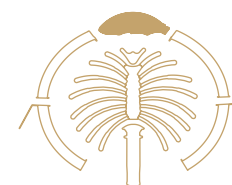
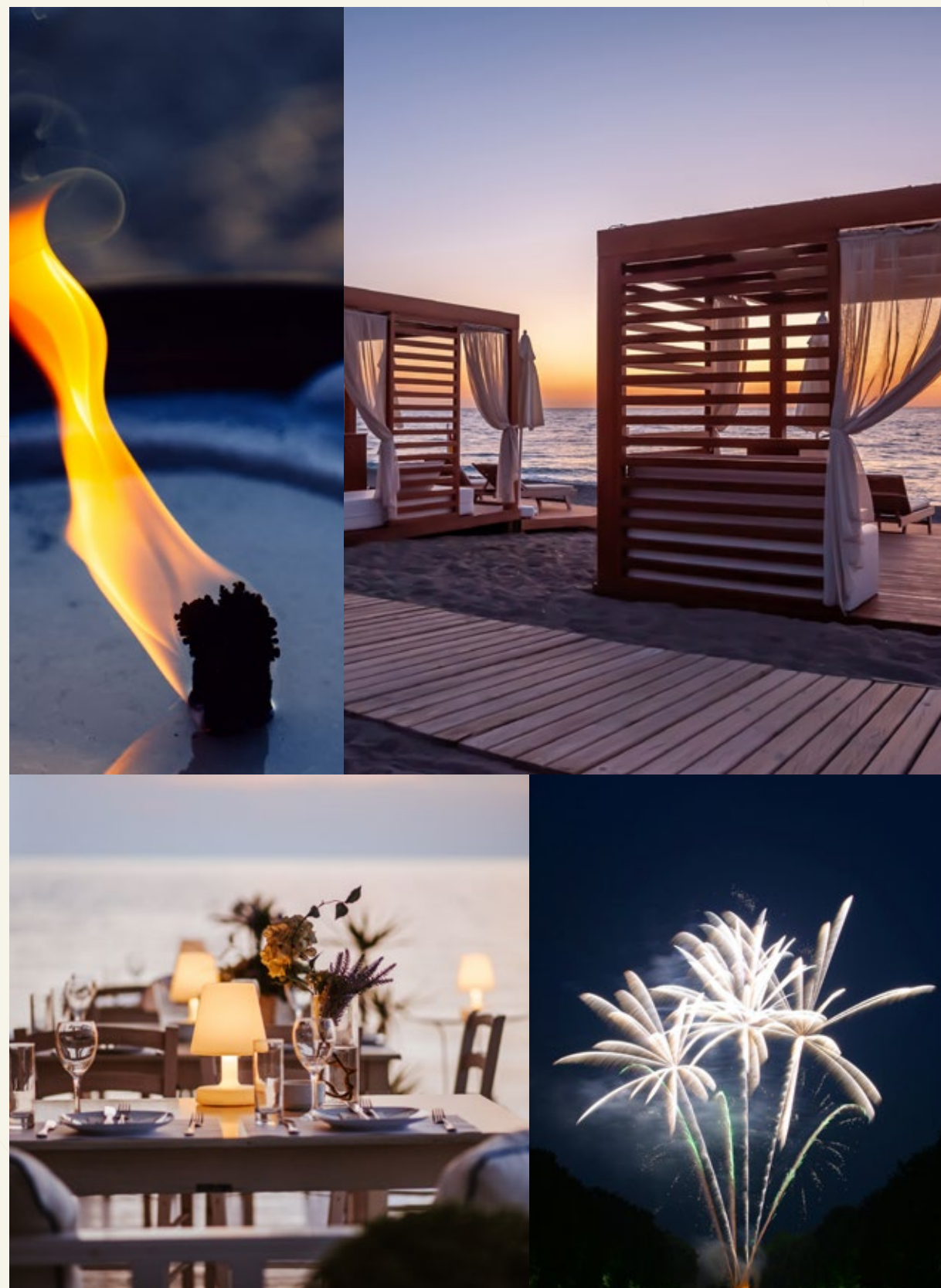










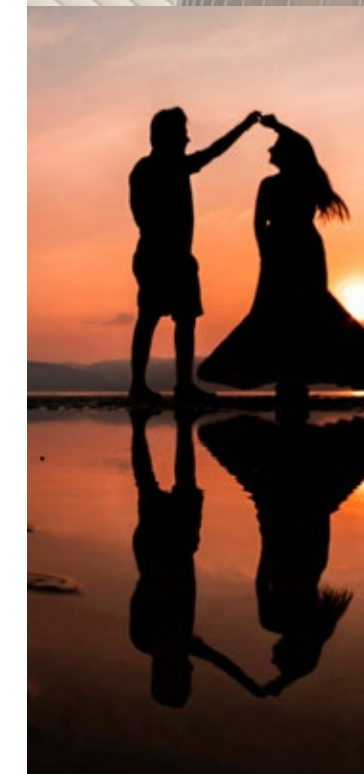
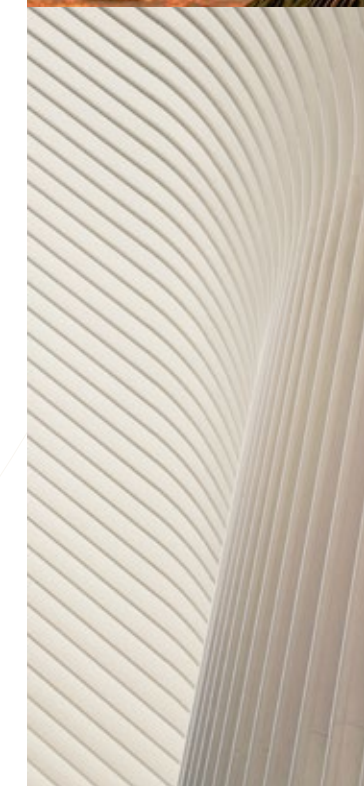
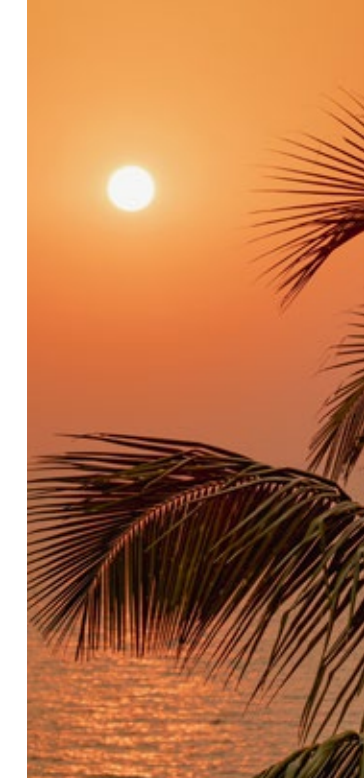


A PERFECT PARADISIACAL ARCHIPELAGO

## THE CROWN

CELEBRATORY. GRAND. DISTINCT.

This charismatic district is the focal point for communal festivities, where everyday moments become extraordinary. Discover unique beach concepts, elegant architecture, integrated greenery, and exclusive waterfront amenities.













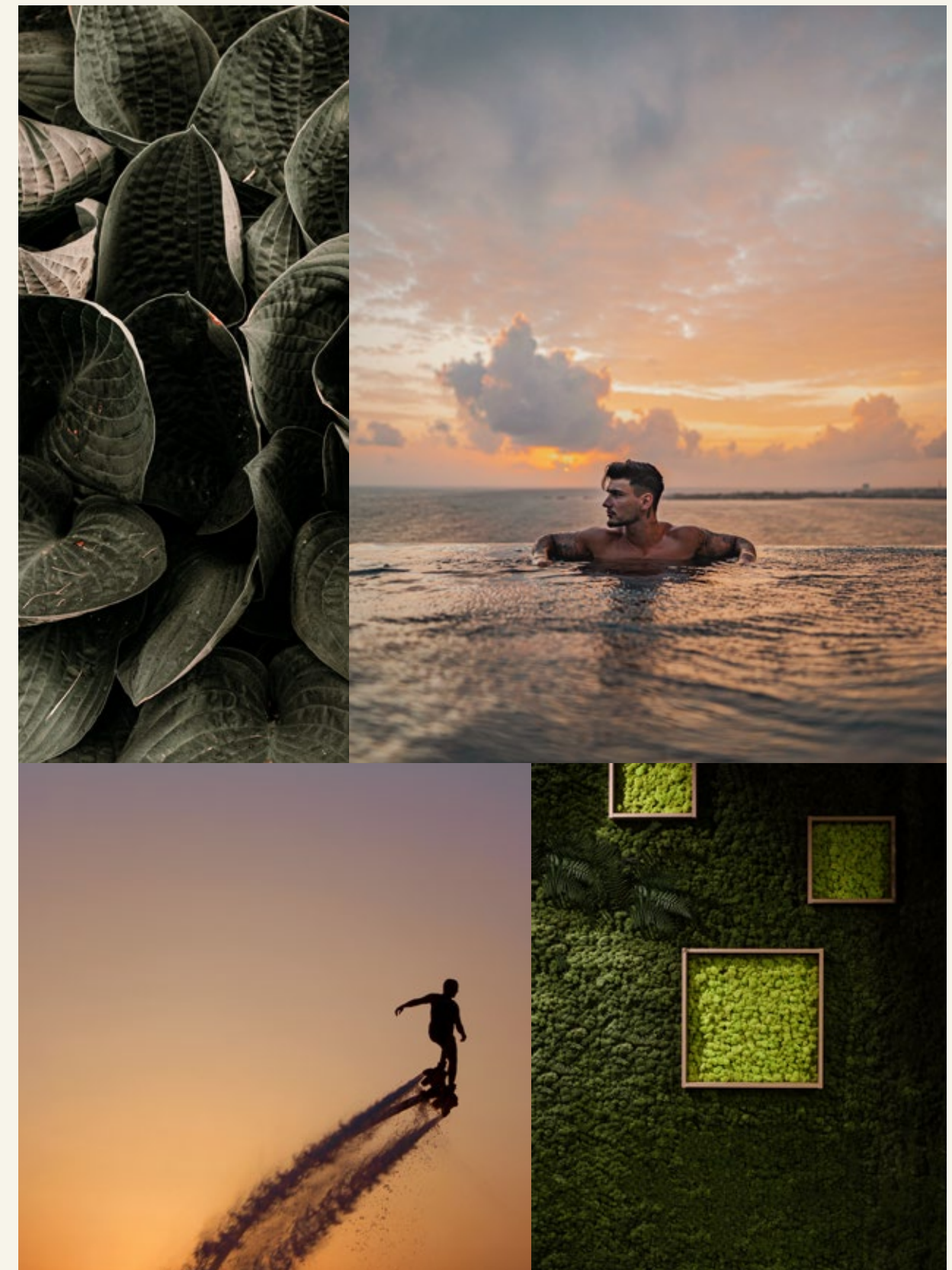


A PERFECT PARADISIACAL ARCHIPELAGO

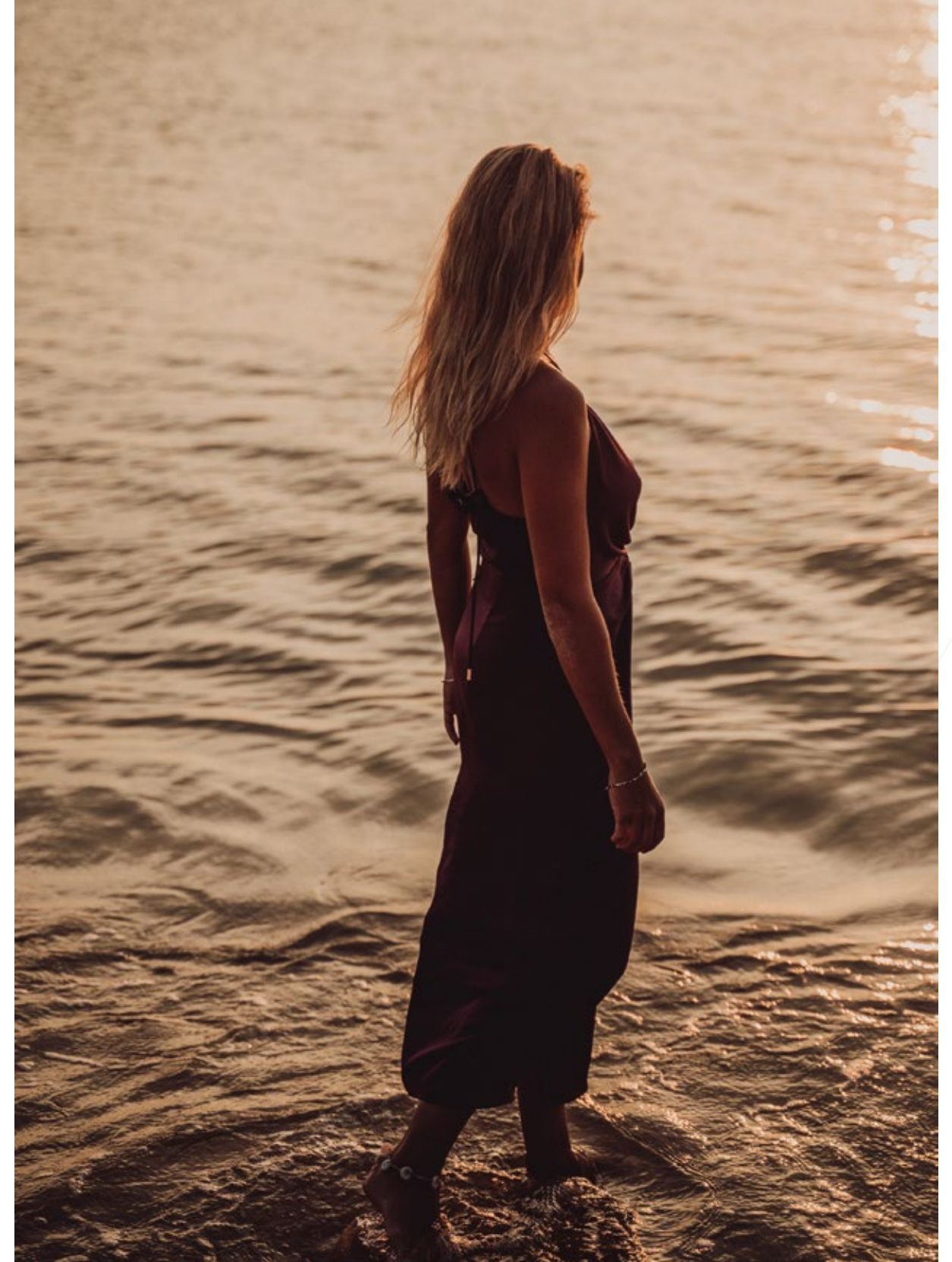
# THE CRESCENTS

RELAXED. RECREATIONAL. SCENIC.

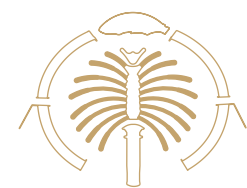
Blissful beachfront living in beautiful homes that combine sophisticated architecture with biophilic design. Live an authentic beachside lifestyle, complete with leisure activities and views over the Dubai Waterfront.









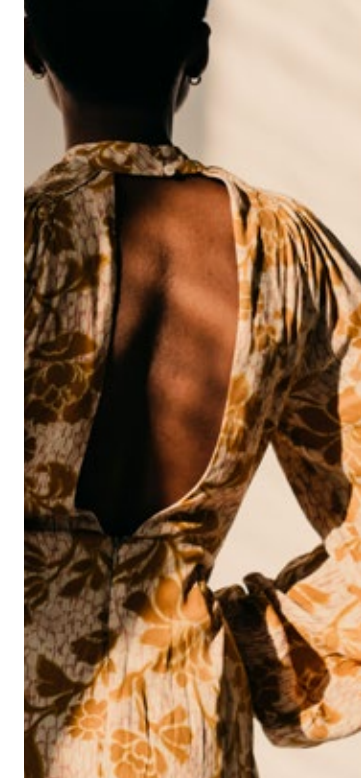


A PERFECT PARADISIACAL ARCHIPELAGO

## THE FRONDS

TRANQUIL. EXCLUSIVE. CONSIDERED.

Exclusive private neighbourhoods where Palm Jebel Ali's most luxurious beachfront villas are enveloped in flourishing greenery. The lush, thoughtfully planned streetscapes boast integrated security features, beach connectivity, and panoramic views.





# A Perfect Paradisiacal Archipelago.

## THE FLOURISHING FRONDS.

The fronds are the most exclusive districts of Palm Jebel Ali. Discover sublime beachfront villas lining the pristine white sands where, within just a few steps from your door, the private beach awaits. Each contemporary luxury home has been meticulously crafted to perfection, and residents will enjoy an exquisite indoor-outdoor lifestyle with beachside gardens that overlook the dazzling blue sea.



ABUNDANT GREENERY



ENHANCED PRIVACY



LAYERED DESIGN



BEACH CONNECTIVITY



BLENDED INDOOR-OUTDOOR LIVING



PANORAMIC VIEWS







— THE LIFESTYLE

# A LANDMARK OF LUXURY LIVING

FOR A LIFESTYLE BEYOND COMPARE.

A dazzling array of amenities that entertain and inspire. In this sublime resort-like destination, you will wake up to the beach at your doorstep and never tire of beautiful sunset views. Experience a full and balanced lifestyle that takes you from daytime water activities to fine dining at night, all without leaving the islands.



Leading Lifestyle Amenities:  
Discover a world-class lifestyle destination.



SIGNATURE  
YACHT CLUB

TOWN CENTRE  
(CRESCENT A)

LIFESTYLE MALL

BEACH CLUBS

SUNSET BEACH  
PROMENADE

LEISURE PARK

FAMILY  
BEACH CLUB

ICONIC TOWER WITH  
360° PANORAMIC VIEWS

SUNSET WATERFRONT  
PROMENADE

SPORTS  
& WELLNESS CLUB

FAMILY RESORT

SIGNATURE  
WELLNESS RESORT

CELEBRATION  
VILLAGE

GATEWAY  
TOWERS

ECO-RESORT

TOWN CENTRE  
(CRESCENT E)

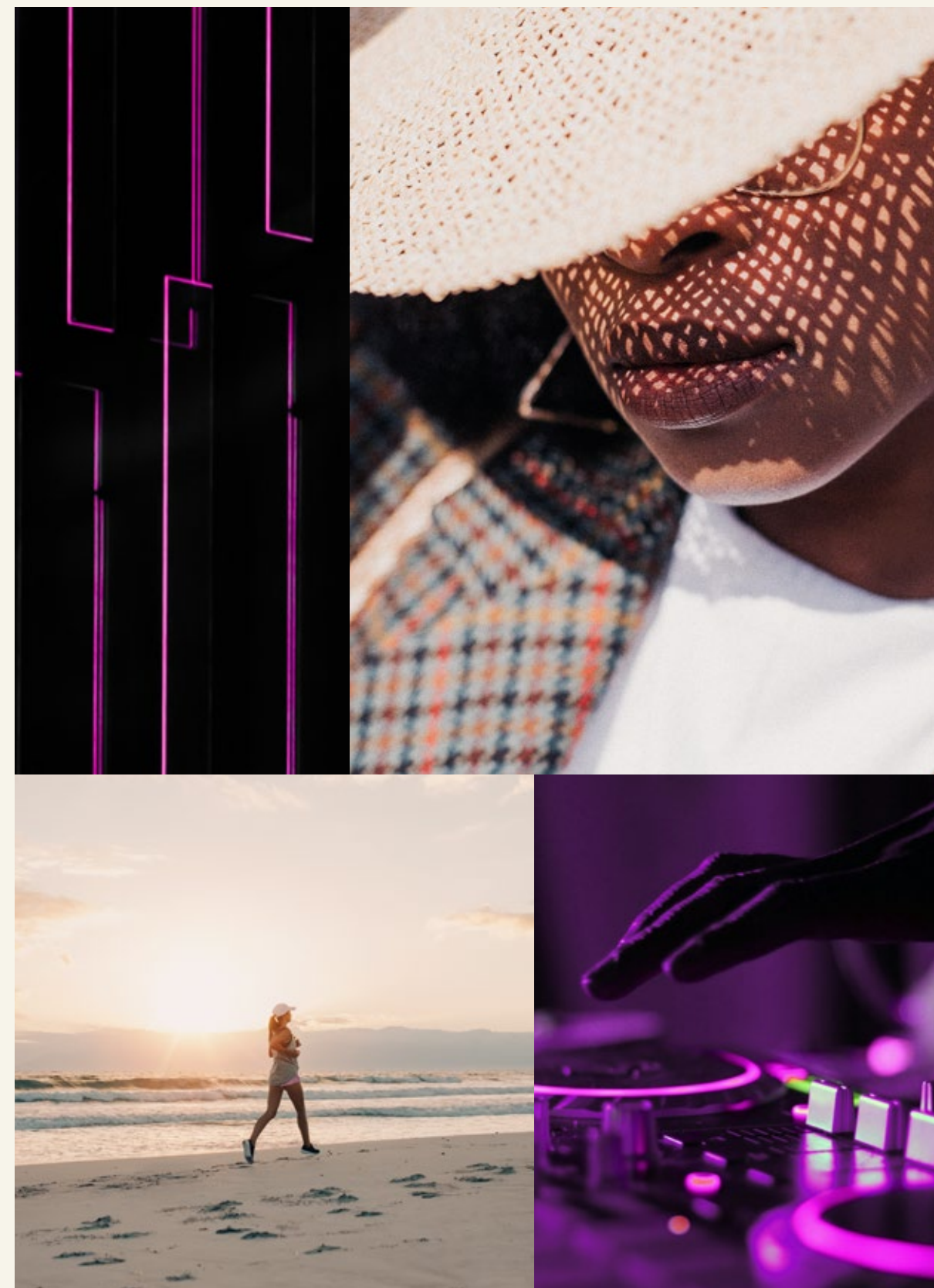
SUNRISE WATERFRONT  
PROMENADE



Palm Jebel Ali presents an exceptional contemporary lifestyle in the most beautiful setting.

EXPERIENCE THE PALM JEBEL ALI LIFESTYLE.

Enjoy peace, serenity and privacy as you relax from your magnificent home whilst looking out over the waves that glitter in the sunshine. Choose to spend your days at the beach clubs or resorts, exercising on the boardwalk, or browsing the shops at the mall. As the sun sets, you can choose to host a dazzling dinner party from the comfort of your home or enjoy an exquisite meal at a fine-dining restaurant. Palm Jebel Ali presents you with every opportunity to enjoy a balanced, healthy, and effortless lifestyle in style.





\ INFO@NAKHEEL.COM  
\ 800 NAKHEEL

D E S T I N A T I O N

**PALM  
JEBEL ALI  
NAKHEEL**







