

# PALM CENTRAL

PRIVATE RESIDENCES

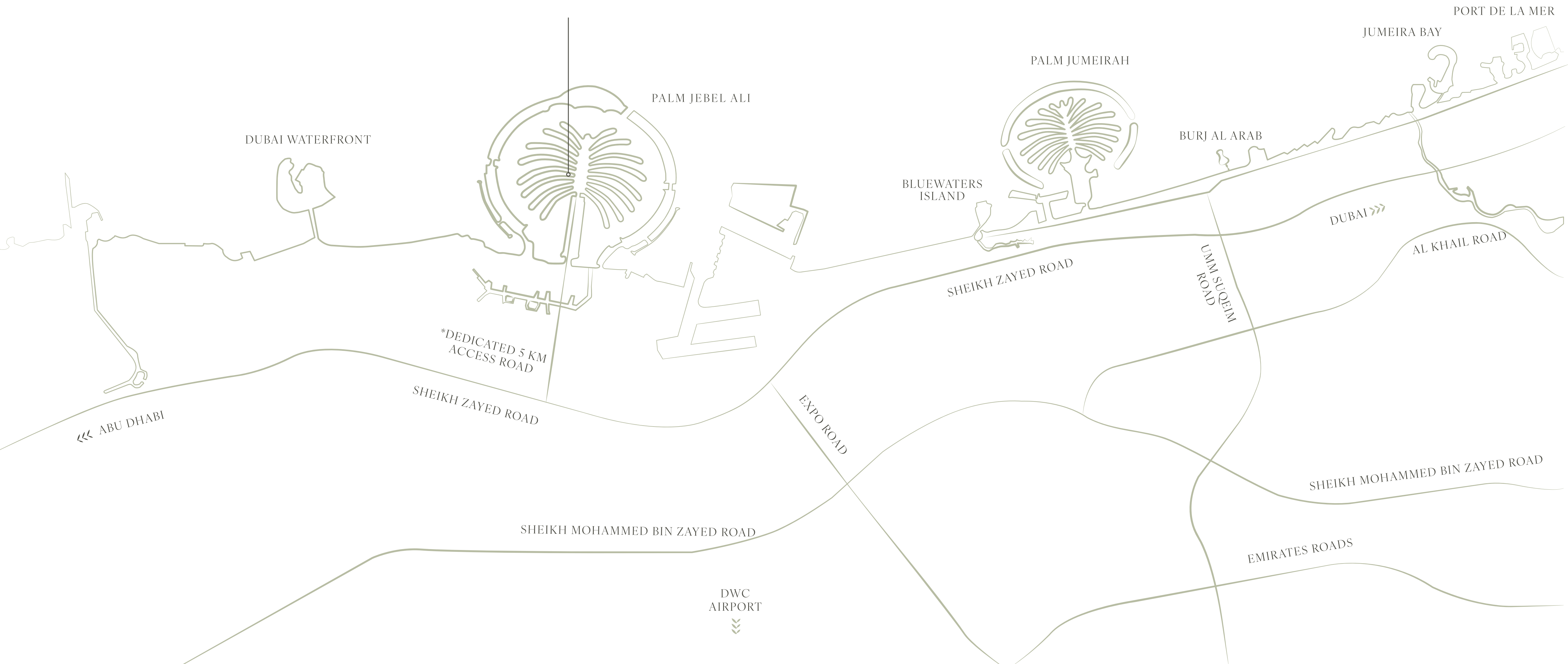
**NAKHEEL | PALM JEBEL ALI**



# LOCATION

## PALM CENTRAL

PRIVATE RESIDENCES



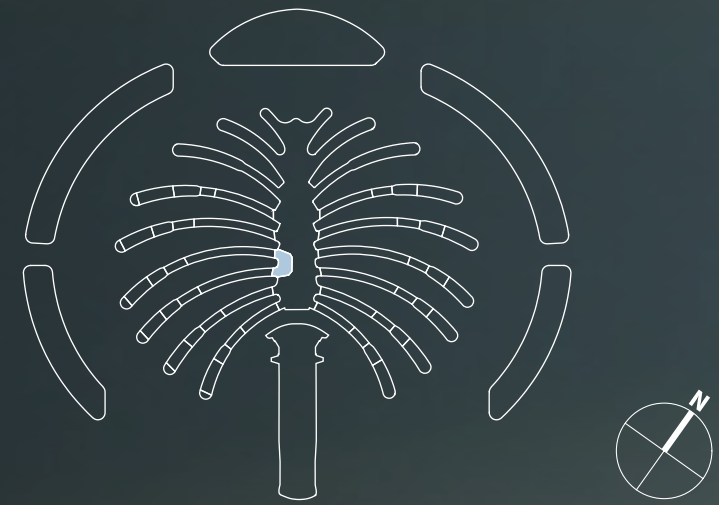
# MASTERPLAN



FROND M

FROND N

# PALM CENTRAL MASTERPLAN



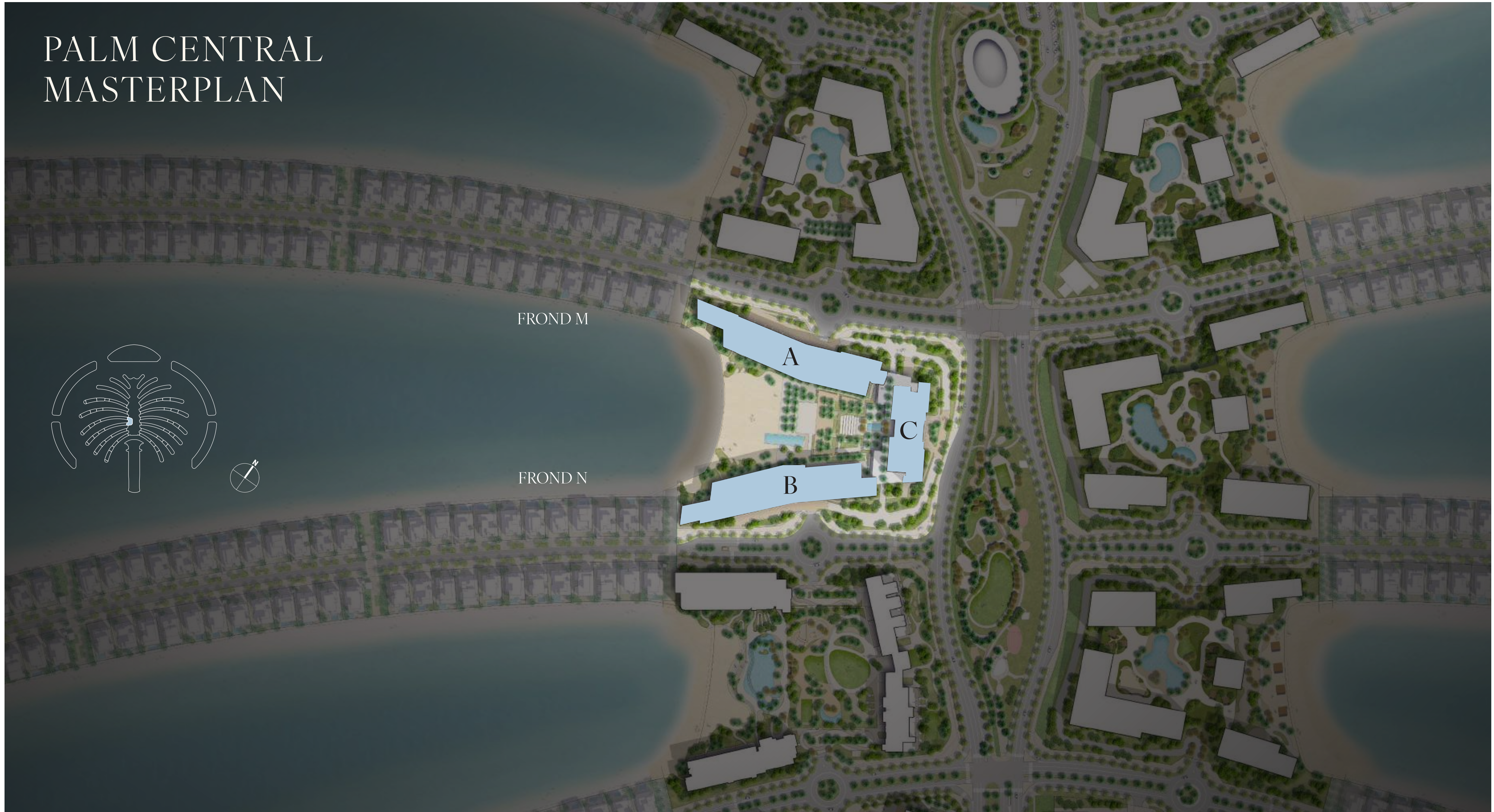
FROND M

FROND N

A

B

C



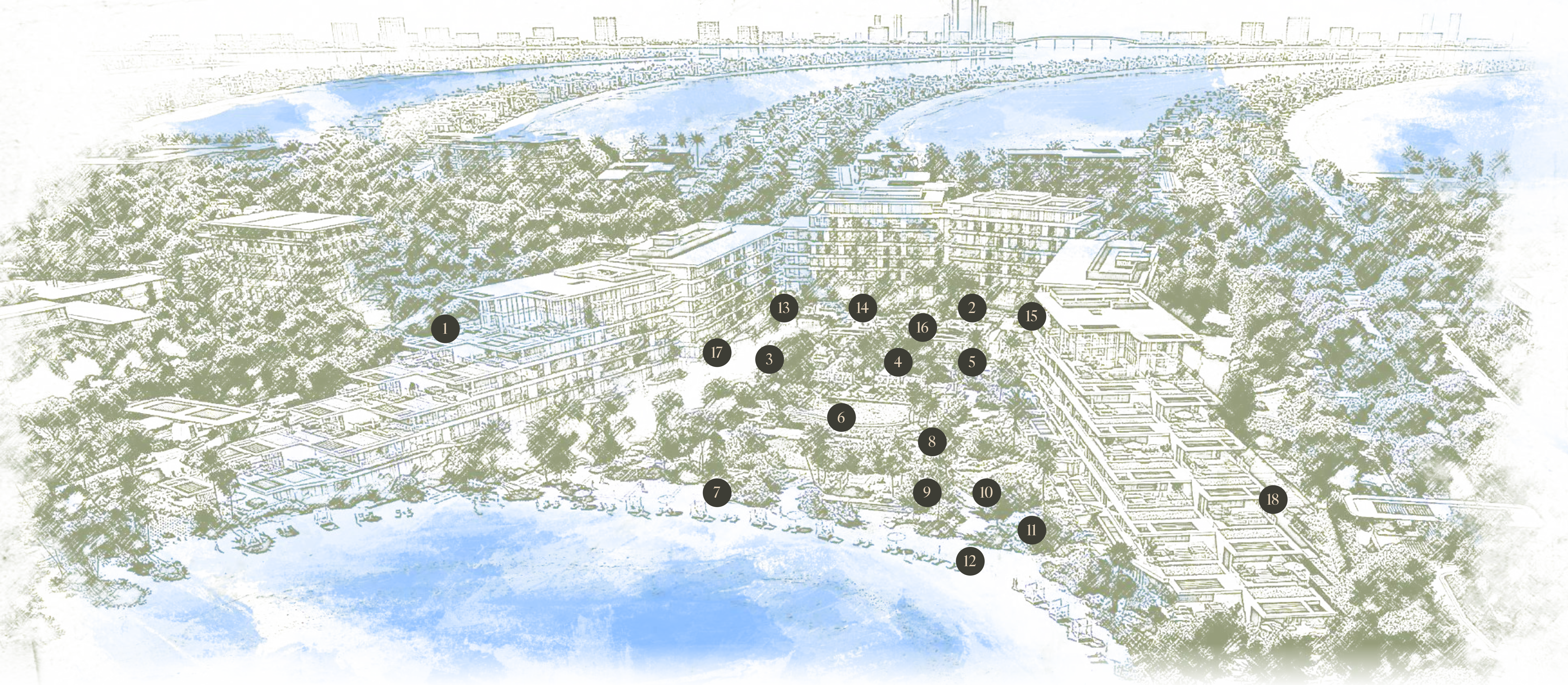
# PALM CENTRAL

PRIVATE RESIDENCES



Rising gracefully from the Arabian Gulf, Palm Jebel Ali is an exquisite island realm just off the coast of Dubai. A city-scale destination where lush landscapes meet azure waters, it brings together refined residences, world-class hotels, and exceptional lifestyle experiences along pristine waterfronts.

1. Community Centre & Mosque
2. Sports & Wellness Centre
3. Park



### OUTDOOR AMENITIES

- 1. Padel Court
- 2. Outdoor Co-working
- 3. Outdoor Kids' Play Area
- 4. Outdoor Dining
- 5. Outdoor Fitness Zone
- 6. Infinity Pool with Jacuzzi

- 7. Beach Volleyball
- 8. Event Lawn
- 9. Beach Sunken Seating
- 10. Beach Deck Seating
- 11. Beach Cinema
- 12. Beach Lounge

### INDOOR AMENITIES

- 13. Indoor Kids' Play Area
- 14. Multi-purpose Room
- 15. Game Room
- 16. Gym with Fitness Studio
- 17. Lobby Lounge
- 18. Private Garages

# DESIGN HIGHLIGHTS

## PENTHOUSE UNITS

Feature double-height living rooms, expansive private terraces, and private swimming pools, offering a luxurious and spacious living experience.

## PRIME 3- AND 4-BEDROOM APARTMENTS

Designed with telescopic sliding doors that open onto private terraces, seamlessly blending indoor and outdoor living.

## DUPLEX TOWNHOUSES

Include private gardens and double-height living areas, providing a sense of openness and connection to nature.





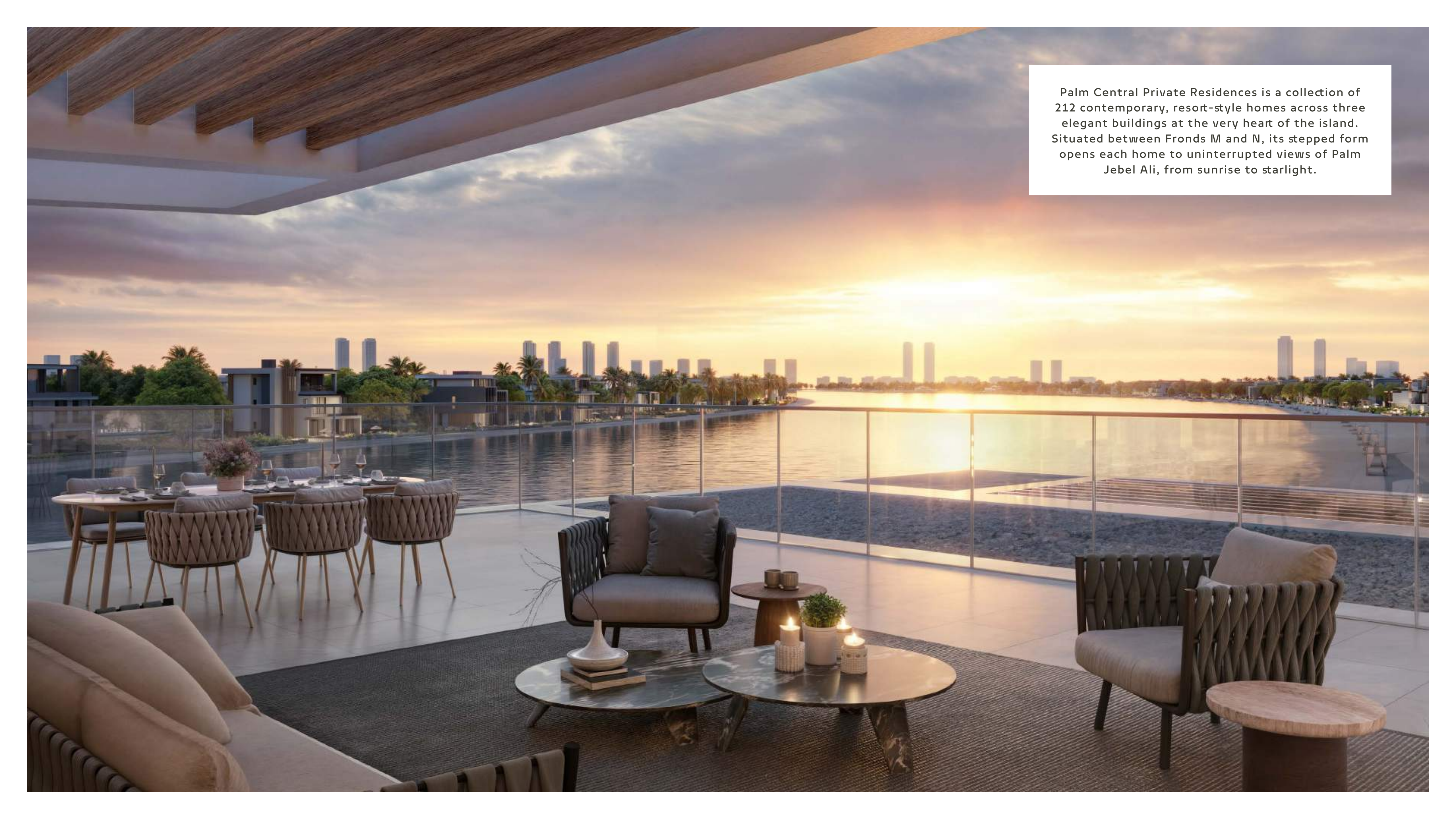
## DESIGN HIGHLIGHTS

### VIEWS

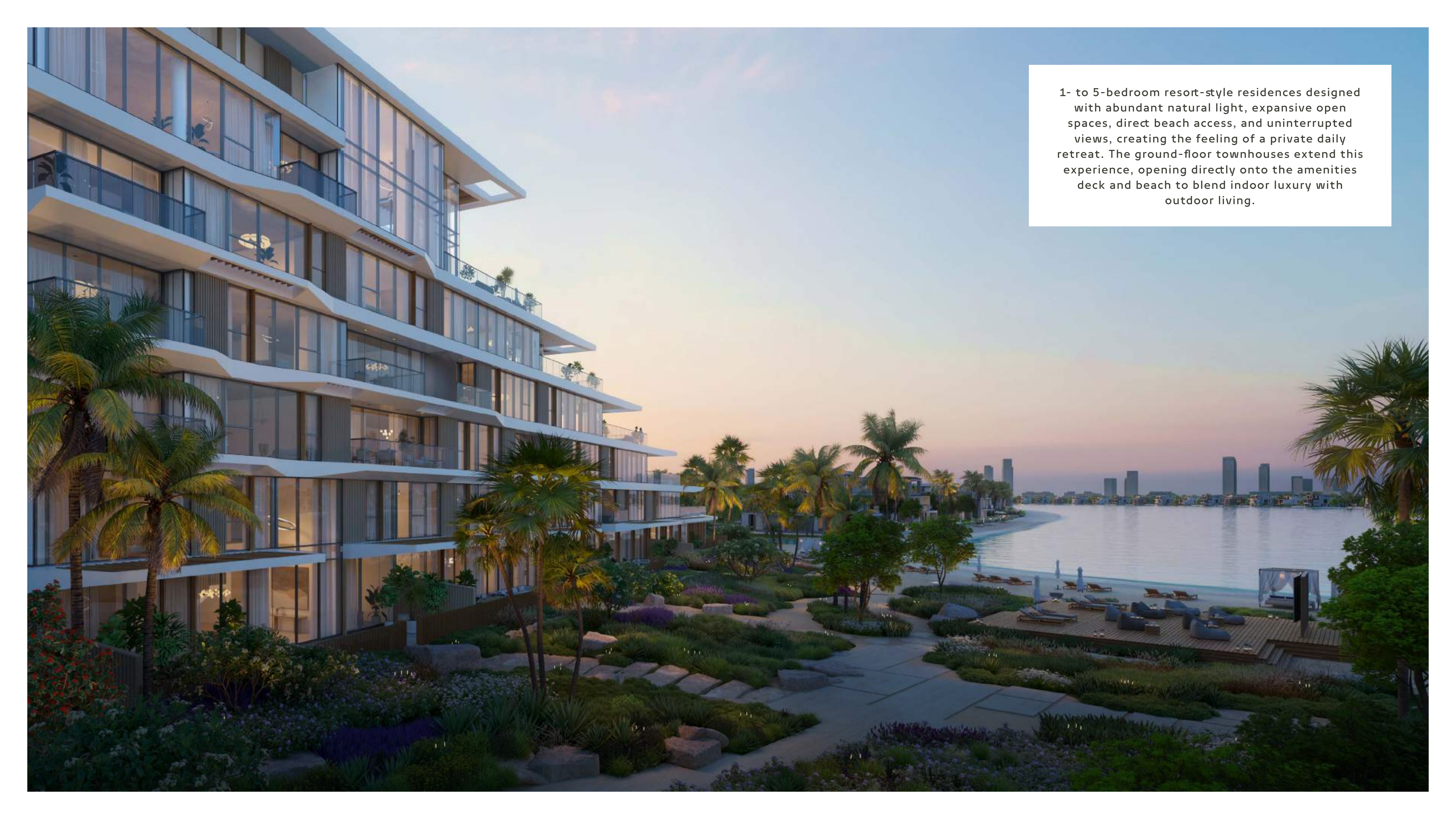
All key units offer uninterrupted views overlooking the Cove, enhancing the sense of privacy and distinction.

The arrival and amenity spaces are designed to feel contemporary yet sophisticated, with carefully selected finishes that enhance comfort and create a sense of hospitality throughout.

The landscape is carefully crafted to evoke the essence of private resort living, blending natural beauty with a sense of tranquility and exclusivity.

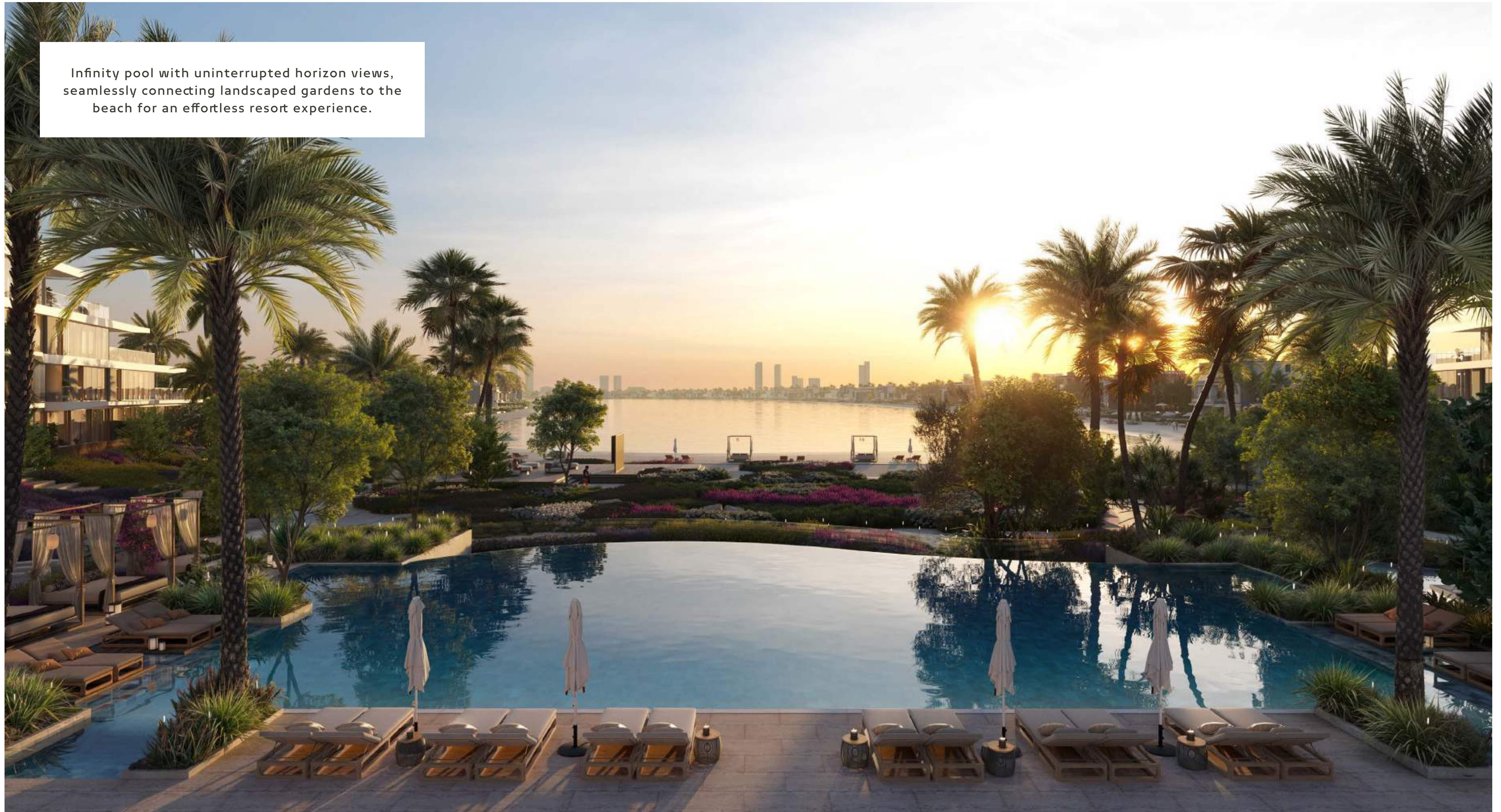
A wide-angle photograph of a modern outdoor terrace during sunset. The terrace features a dining table with four chairs on the left and a lounge area with two armchairs and two coffee tables on the right. The terrace is enclosed by a glass railing. In the background, a city skyline is visible across a body of water, with the sun setting behind the buildings, creating a warm, golden glow. The sky is filled with soft, colorful clouds. The overall atmosphere is serene and luxurious.

Palm Central Private Residences is a collection of 212 contemporary, resort-style homes across three elegant buildings at the very heart of the island. Situated between Fronds M and N, its stepped form opens each home to uninterrupted views of Palm Jebel Ali, from sunrise to starlight.

An architectural rendering of a modern, multi-story residential complex at dusk. The building features large glass windows and balconies with glass railings. The ground floor consists of townhouses that open up to a landscaped area with palm trees, a paved walkway, and a wooden deck with lounge furniture. In the background, a body of water is visible, along with a city skyline under a twilight sky.

1- to 5-bedroom resort-style residences designed with abundant natural light, expansive open spaces, direct beach access, and uninterrupted views, creating the feeling of a private daily retreat. The ground-floor townhouses extend this experience, opening directly onto the amenities deck and beach to blend indoor luxury with outdoor living.

Infinity pool with uninterrupted horizon views,  
seamlessly connecting landscaped gardens to the  
beach for an effortless resort experience.

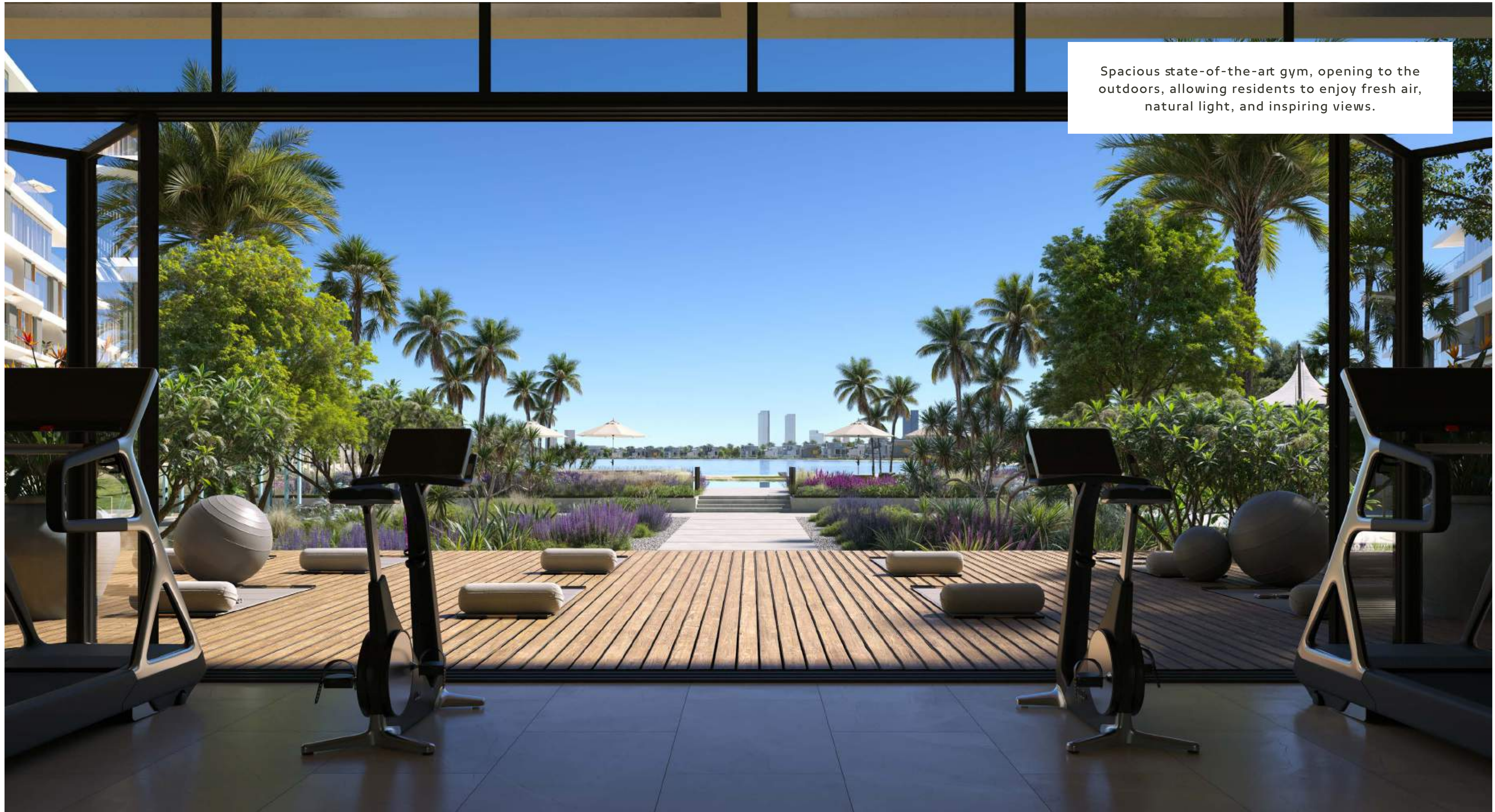






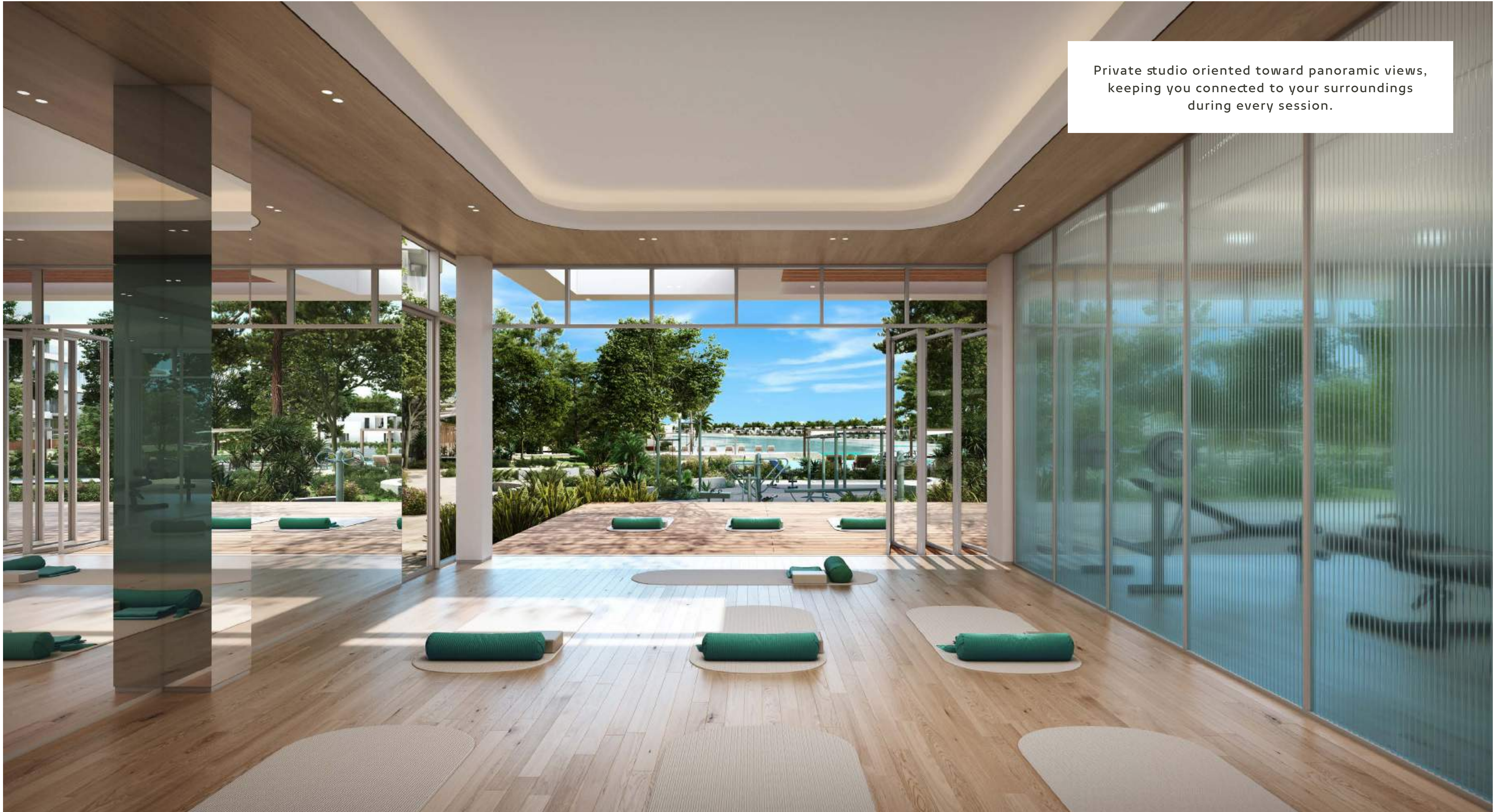
The beach, curated activities, lush landscaping, and premium amenities, seamlessly integrated to create a true resort-style living experience.

Spacious state-of-the-art gym, opening to the outdoors, allowing residents to enjoy fresh air, natural light, and inspiring views.



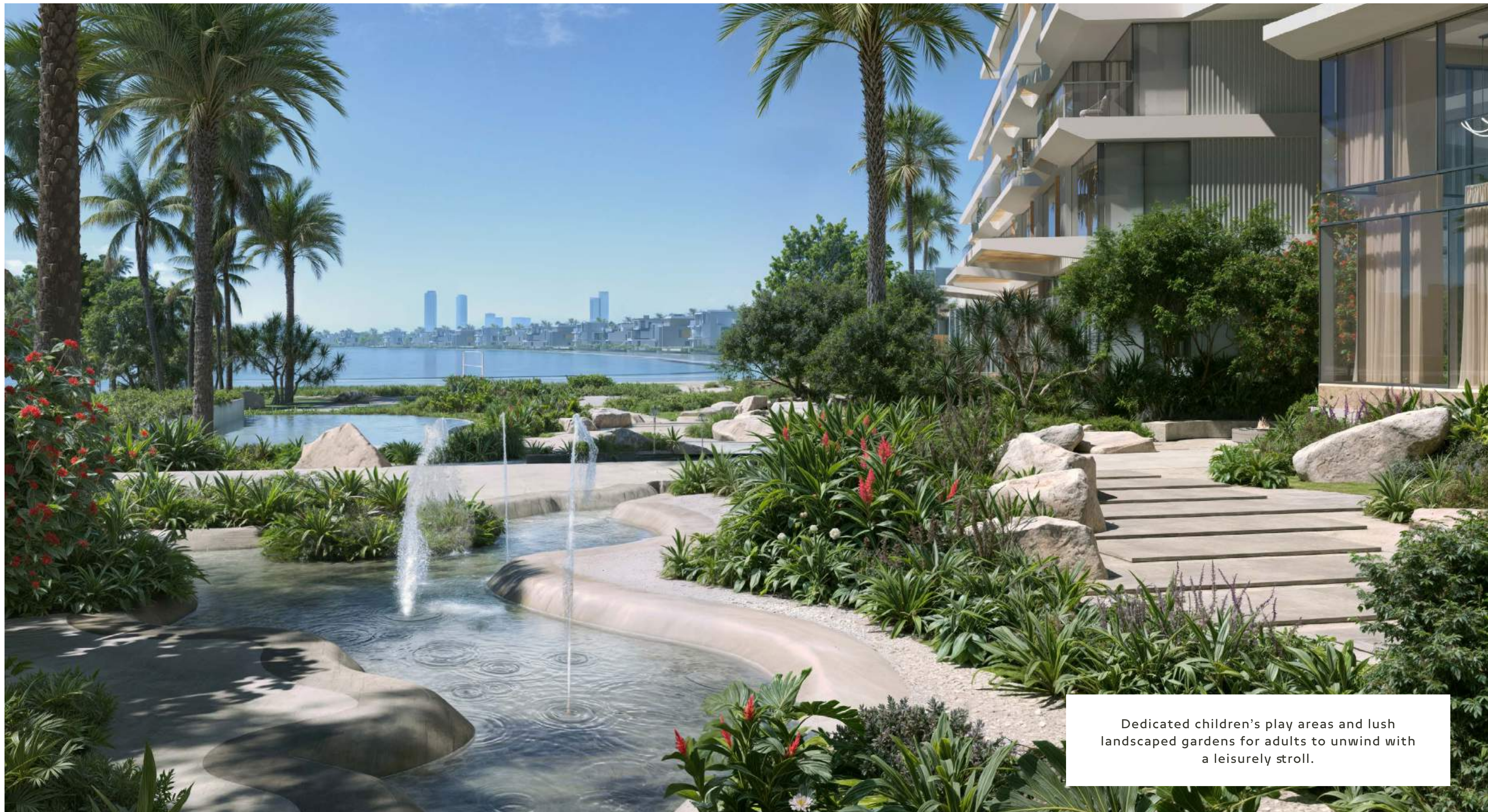


Private studio oriented toward panoramic views,  
keeping you connected to your surroundings  
during every session.



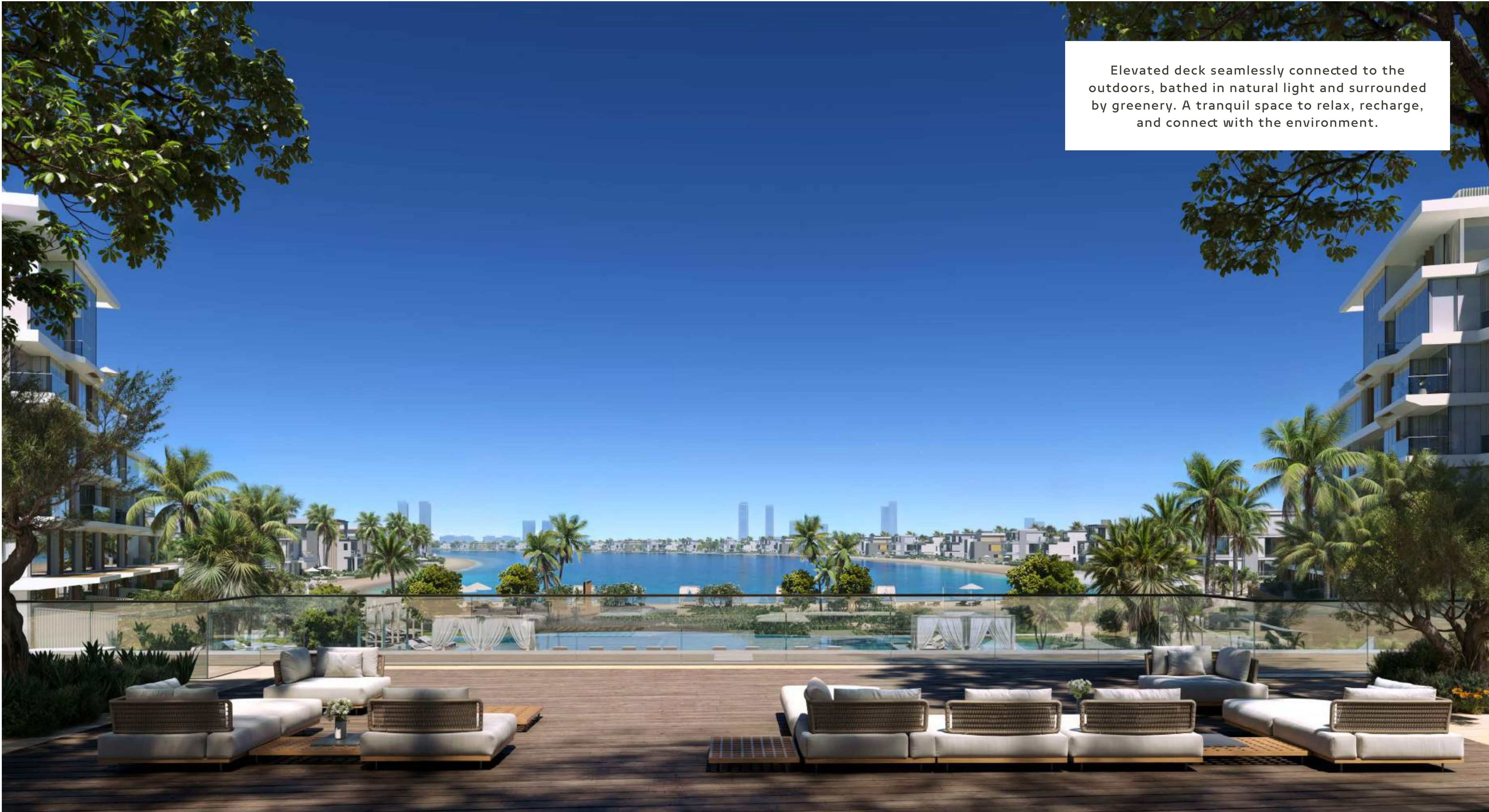
A welcoming lobby featuring an external terrace that connects directly to the lush landscape and beach views.





Dedicated children's play areas and lush landscaped gardens for adults to unwind with a leisurely stroll.

Elevated deck seamlessly connected to the outdoors, bathed in natural light and surrounded by greenery. A tranquil space to relax, recharge, and connect with the environment.



Exclusive Club Lounge offering a refined space to relax, work, or entertain, thoughtfully designed with warm finishes, natural light, and panoramic views, blending comfort and sophistication for quiet moments or private gatherings.



An elegant lobby that sets the tone for the residence, welcoming residents with refined materials, natural textures, and soft light. Its double-height volume and curated finishes create an atmosphere of understated elegance, complemented by three exclusive lounges to unwind, socialize, or entertain.



Indoor Kids Club offering a safe and vibrant space for children to play, learn, and socialize. Thoughtfully designed with engaging activity zones, bright interiors, and playful finishes, creating an enriching environment that sparks creativity while parents enjoy peace of mind.



Games Room providing a stylish and entertaining retreat for residents of all ages, equipped with a variety of games and designed with vibrant, modern finishes, offering the perfect space to socialize, unwind, and enjoy leisure time in a relaxed, playful setting.





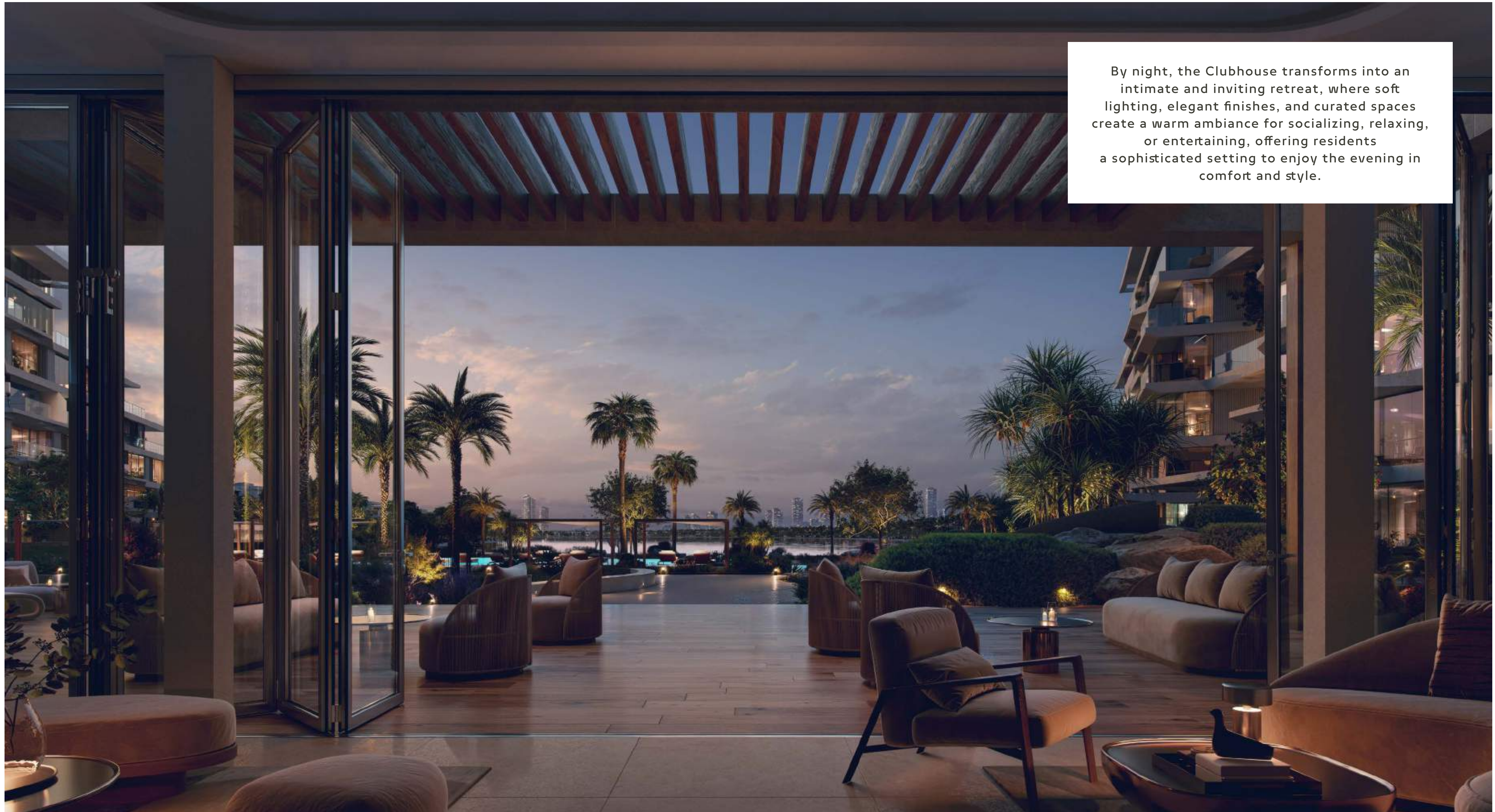
Drop-off area offering a seamless and elegant arrival experience, combining functionality with refined design. Landscaped surroundings, covered access, and thoughtful detailing ensure residents and guests are welcomed in comfort and style, setting the tone for the exceptional lifestyle within Palm Central Private Residences.




At Palm Central Private Residences, architecture and nature perfectly intertwined, with each apartment opening onto lush landscaped gardens that lead directly to the beach. A private retreat where indoor comfort, panoramic views, and the tranquility of the outdoors come together in seamless harmony.



By night, the Clubhouse transforms into an intimate and inviting retreat, where soft lighting, elegant finishes, and curated spaces create a warm ambiance for socializing, relaxing, or entertaining, offering residents a sophisticated setting to enjoy the evening in comfort and style.



A modern, multi-story building with a glass facade is illuminated at night. The building's interior lights are visible through the windows, and the balconies are lit up. In the foreground, a large, rectangular swimming pool is filled with clear blue water, reflecting the ambient light. The pool is surrounded by a paved deck with several lounge chairs and white patio umbrellas. The area is landscaped with various plants, including palm trees and flowering shrubs. In the background, a city skyline is visible across a body of water, with several tall buildings lit up. The sky is dark, suggesting it is nighttime.

After dark, the pool becomes a serene oasis, its clean lines and lush surroundings softly illuminated. Residents can unwind beneath subtle lighting, enjoying a tranquil atmosphere and uninterrupted horizon views — the perfect evening escape.

From the beach at night, the architecture of Palm Central Private Residences is strikingly illuminated, highlighting its elegant stepped form and horizontal lines. Subtle lighting accentuates the design as it reflects off the water, creating a captivating silhouette that blends seamlessly with the natural surroundings.



Residents enjoying beach activities or relaxing in their private retreat, with each apartment offering panoramic views that frame the sun, sand, and horizon in perfect harmony.









TYPICAL *RESIDENCES*



The living room opens seamlessly onto the terrace, creating a continuous flow between indoor and outdoor spaces. This design extends the living area into the open air, offering panoramic views and a heightened sense of space and connection to the surroundings.



3-BEDROOM | DINING AND LIVING ROOM



Featuring expansive sliding windows that open onto the balcony, the design blurs the boundary between indoors and out. Natural light fills the space, framing views of the lush landscaped amenities and enhancing the overall sense of openness and connection.

3-BEDROOM | DINING AND LIVING ROOM



3-BEDROOM | DINING AND LIVING ROOM

Balcony overlooking lush landscaped amenities, offering a private outdoor space to relax, unwind, and enjoy the serene surroundings. A seamless extension of the living area, connecting residents to the greenery below.



3-BEDROOM | BALCONY



3-BEDROOM | BALCONY



A private terrace offering expansive, unobstructed views of the beach and horizon, thoughtfully designed as a secluded retreat to relax, entertain, or enjoy the outdoors in complete privacy.

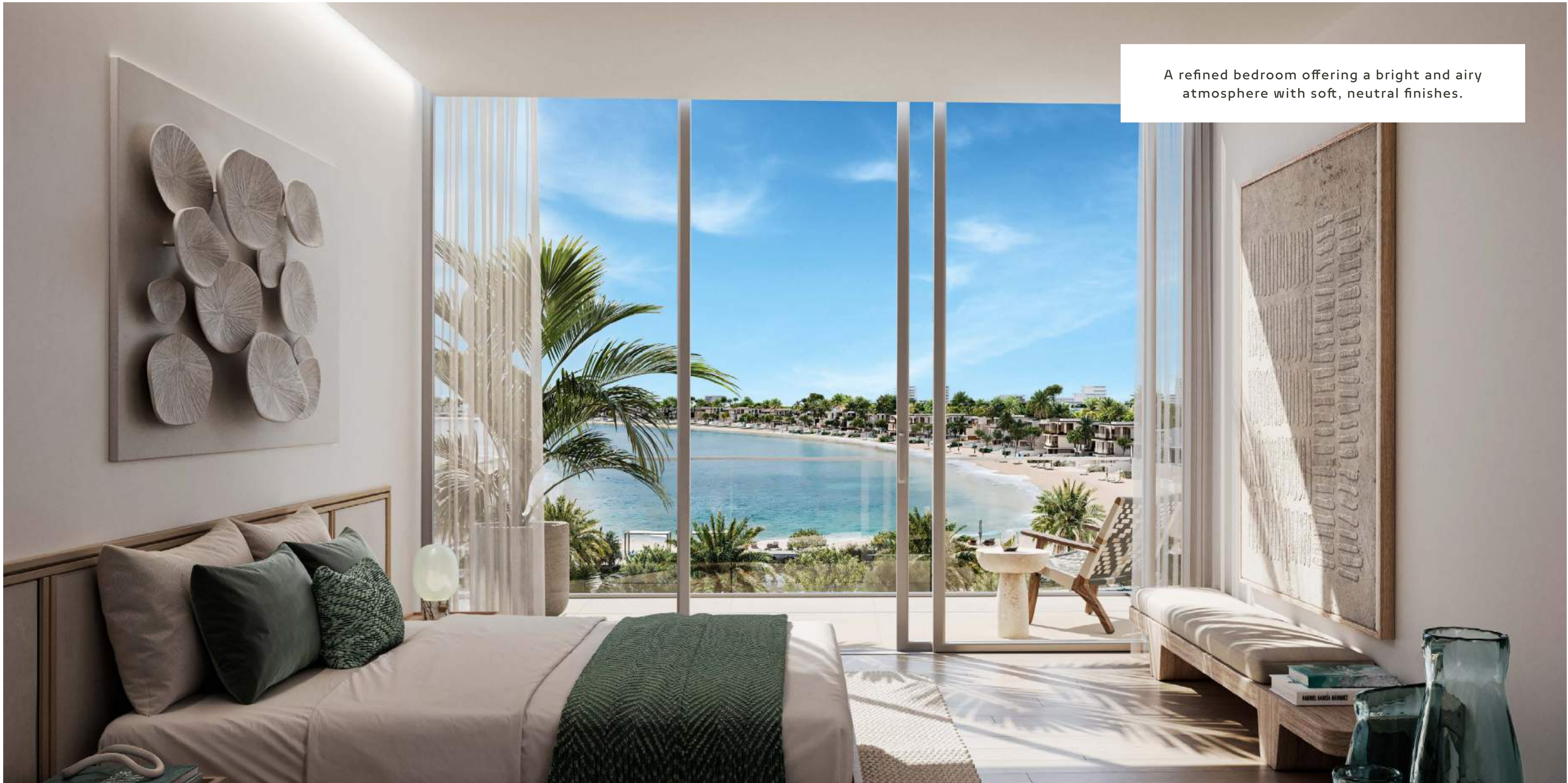
3-BEDROOM | TERRACE

A contemporary kitchen thoughtfully designed for functionality and style, featuring spacious layout, high-quality finishes, and integrated appliances. Open to the living and dining areas, creating a seamless flow for cooking, entertaining, and daily living.

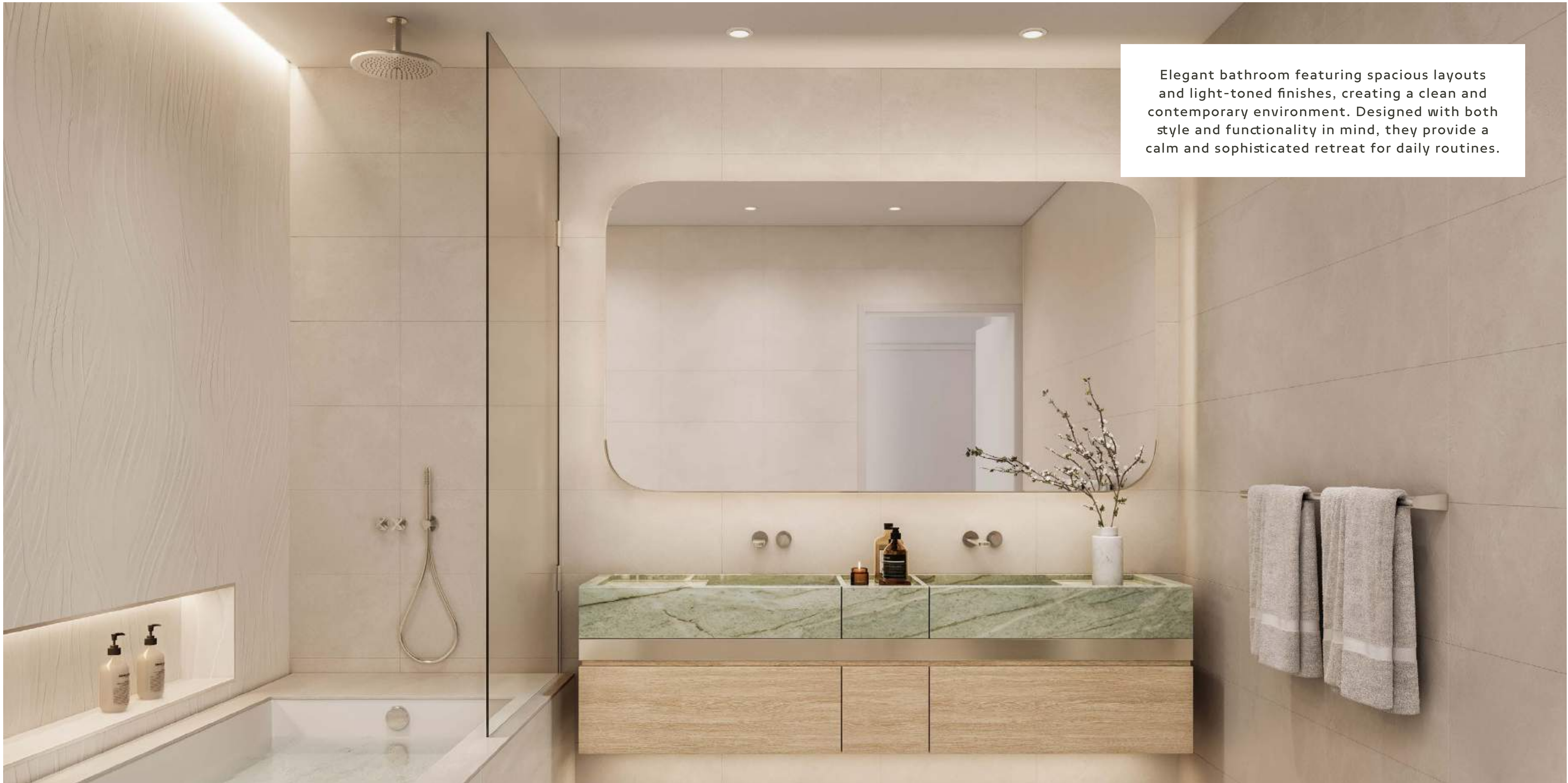


3-BEDROOM | KITCHEN

A refined bedroom offering a bright and airy atmosphere with soft, neutral finishes.



3-BEDROOM | MASTER BEDROOM



Elegant bathroom featuring spacious layouts and light-toned finishes, creating a clean and contemporary environment. Designed with both style and functionality in mind, they provide a calm and sophisticated retreat for daily routines.

3-BEDROOM | BATHROOM



PRIME *RESIDENCES*



Living and dining areas featuring floor-to-ceiling glazing that fills the interiors with natural light and frames uninterrupted views of the beach, horizon, and landscaped surroundings.

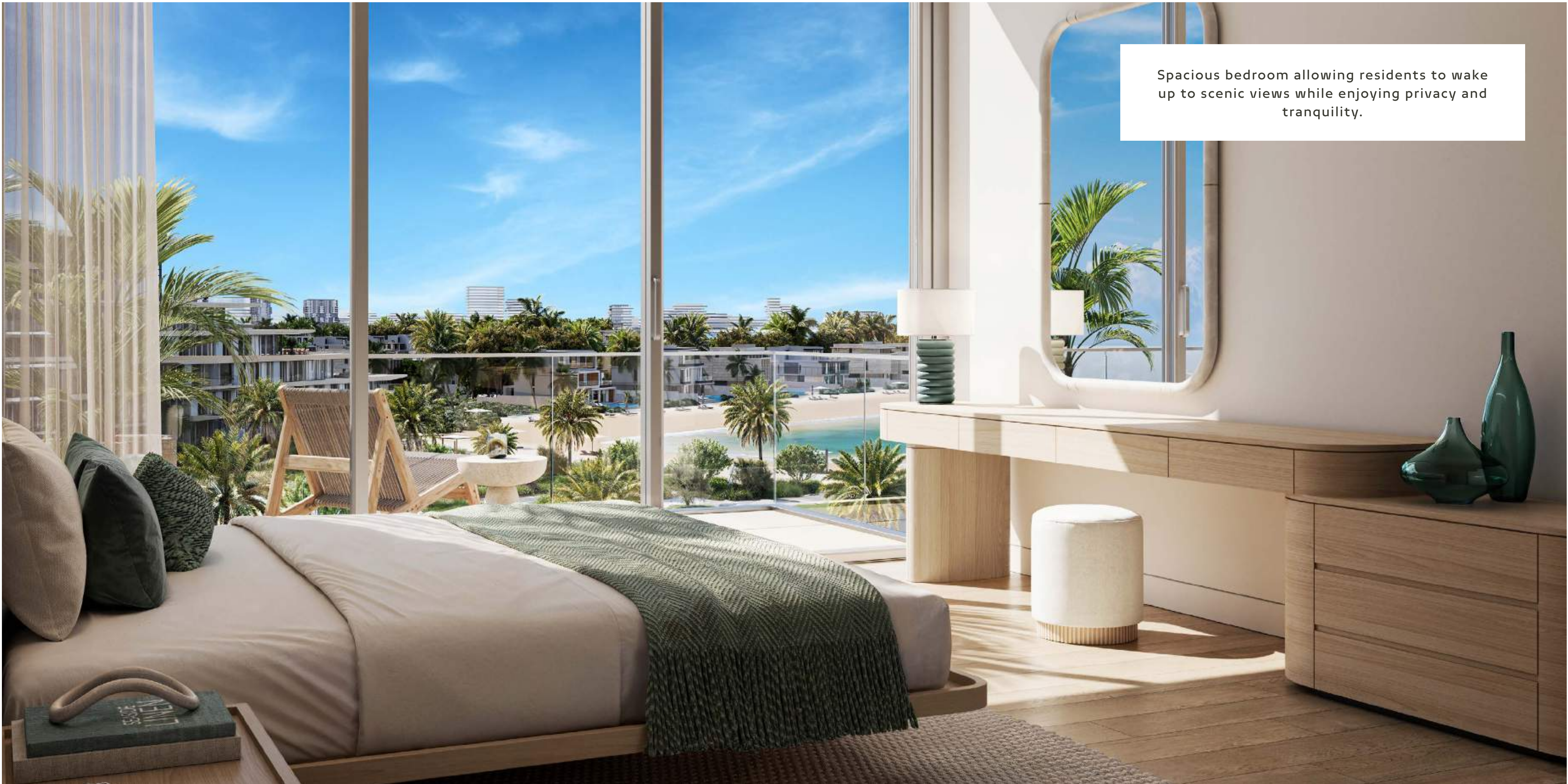


4-BEDROOM | DINING AND LIVING ROOM

Seamlessly connected to the outdoors,  
enhancing the sense of openness and creating  
a bright, inviting space for daily living  
and entertaining.



4-BEDROOM | LIVING ROOM



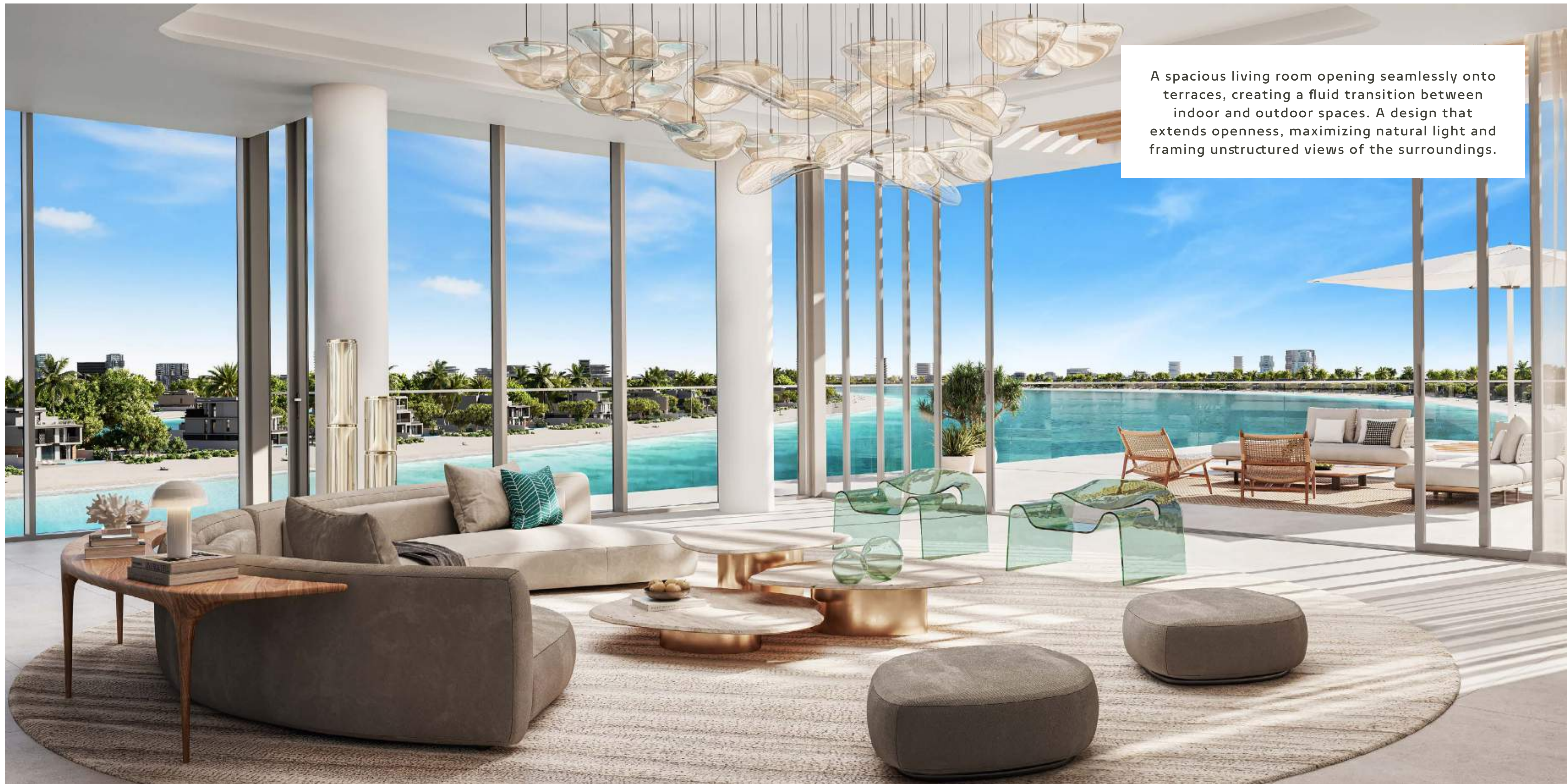
Spacious bedroom allowing residents to wake up to scenic views while enjoying privacy and tranquility.

4-BEDROOM | MASTER BEDROOM

A refined bathroom featuring spacious layouts and light-toned finishes, creating a clean, airy, and contemporary feel.

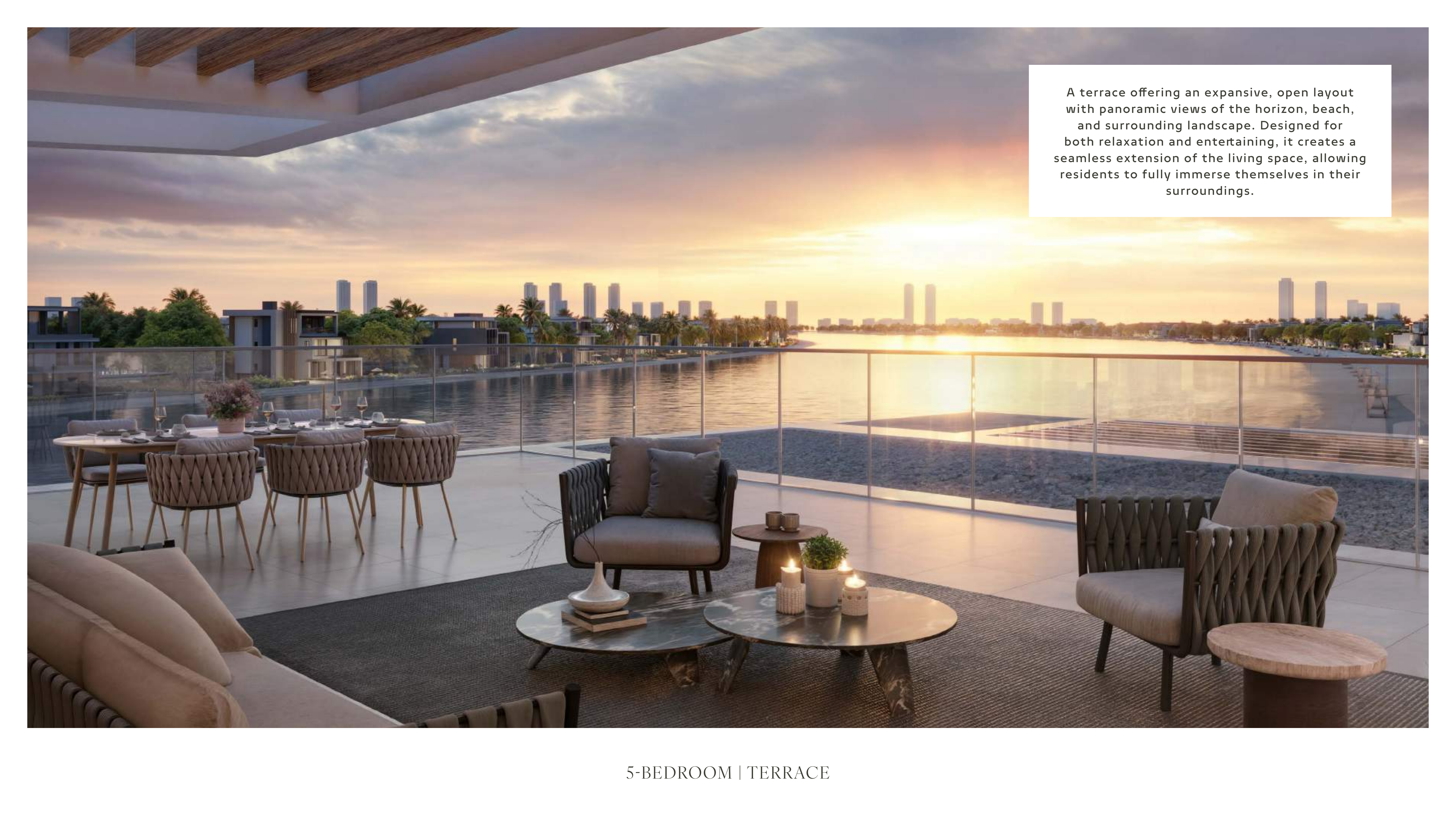


4-BEDROOM | BATHROOM



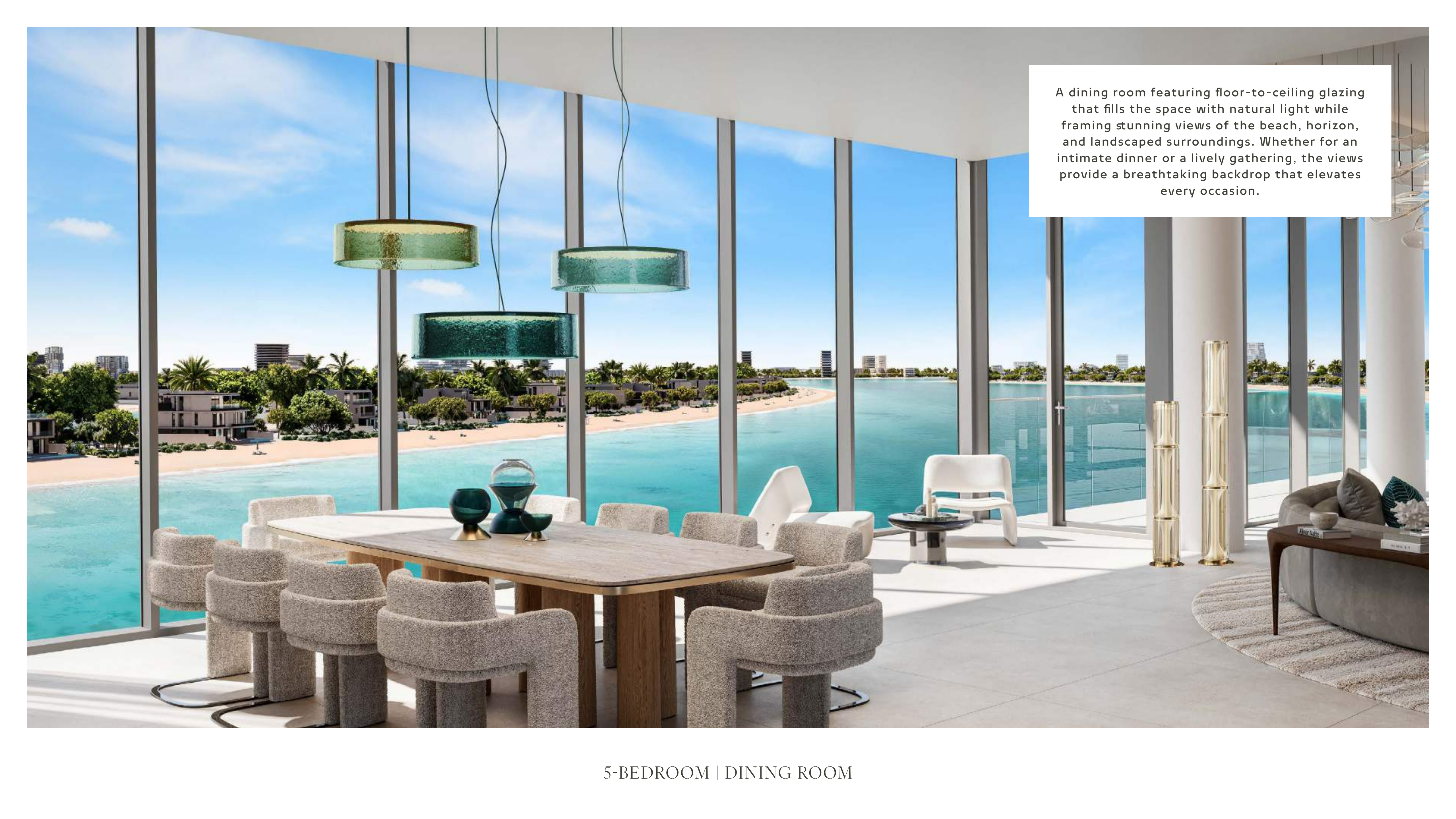
A spacious living room opening seamlessly onto terraces, creating a fluid transition between indoor and outdoor spaces. A design that extends openness, maximizing natural light and framing unstructured views of the surroundings.

5-BEDROOM | LIVING ROOM AND TERRACE

A wide-angle photograph of a modern terrace during sunset. The terrace features a dining table with four chairs on the left and a lounge area with two armchairs and a coffee table on the right. The terrace is enclosed by a glass railing and overlooks a large body of water with a city skyline in the background. The sky is filled with soft, golden light from the setting sun.

A terrace offering an expansive, open layout with panoramic views of the horizon, beach, and surrounding landscape. Designed for both relaxation and entertaining, it creates a seamless extension of the living space, allowing residents to fully immerse themselves in their surroundings.

5-BEDROOM | TERRACE




A dining room featuring floor-to-ceiling glazing that fills the space with natural light while framing stunning views of the beach, horizon, and landscaped surroundings. Whether for an intimate dinner or a lively gathering, the views provide a breathtaking backdrop that elevates every occasion.

5-BEDROOM | DINING ROOM



*TOWNHOUSES*





Ground-floor townhouses thoughtfully designed to balance privacy with a seamless connection to the outdoors. Contemporary architecture ensuring a distinct identity while providing direct access to landscaped gardens and the beach, blending intimate living with the surrounding natural beauty.



Townhouses offering a seamless connection to the outdoors, with direct access to landscaped gardens and the beach. A design that allows residents to move effortlessly between indoor comfort and the natural surroundings, enhancing a sense of freedom and openness.

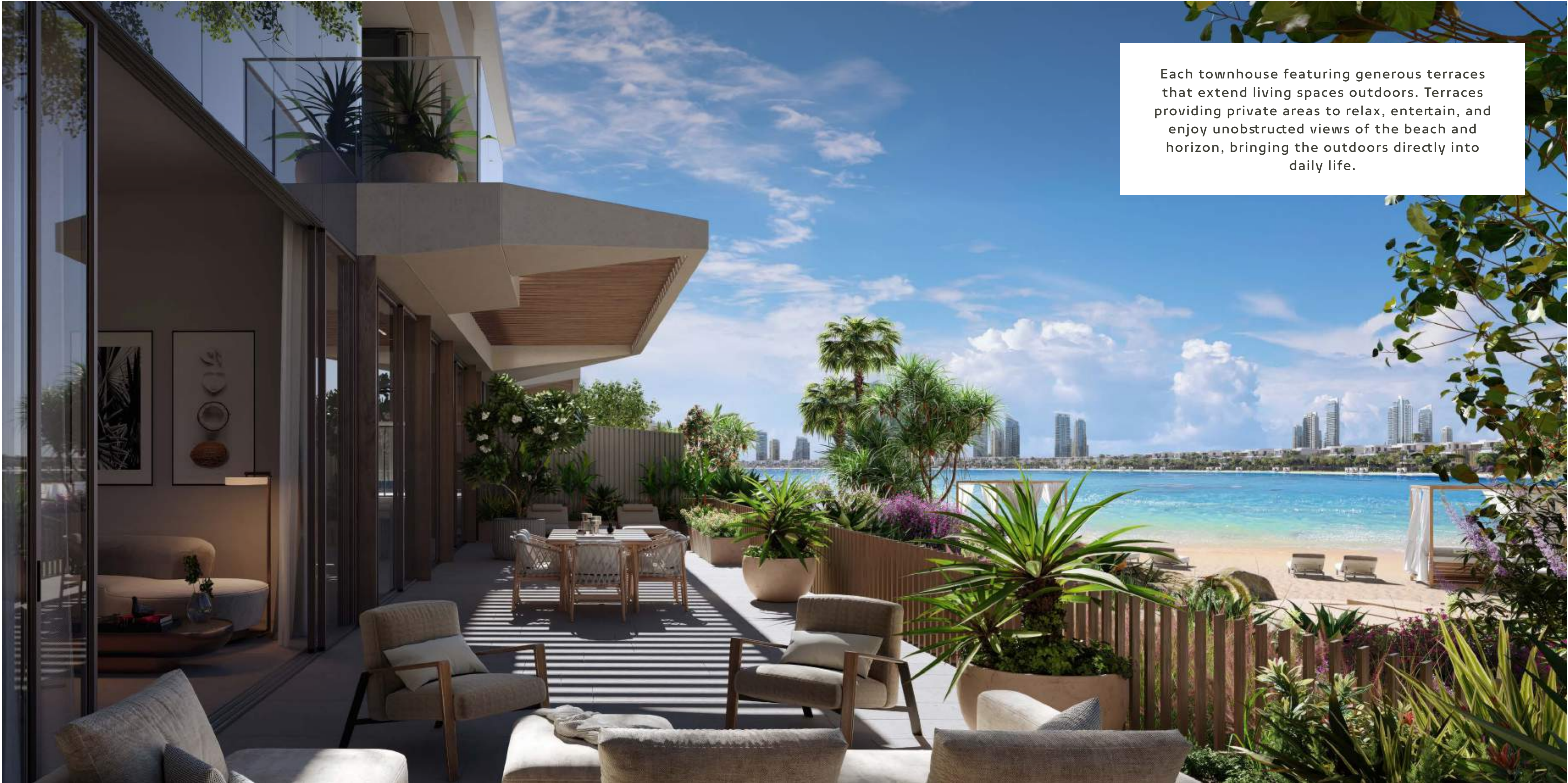
TOWNHOUSE | LIVING ROOM AND TERRACE



Interiors featuring soaring double-height spaces that amplify light and openness, creating a dramatic sense of scale. Volumes adding elegance to the living areas while framing views of the beach and horizon, blending architectural drama with coastal serenity.

TOWNHOUSE | LIVING ROOM AND TERRACE

Each townhouse featuring generous terraces that extend living spaces outdoors. Terraces providing private areas to relax, entertain, and enjoy unobstructed views of the beach and horizon, bringing the outdoors directly into daily life.



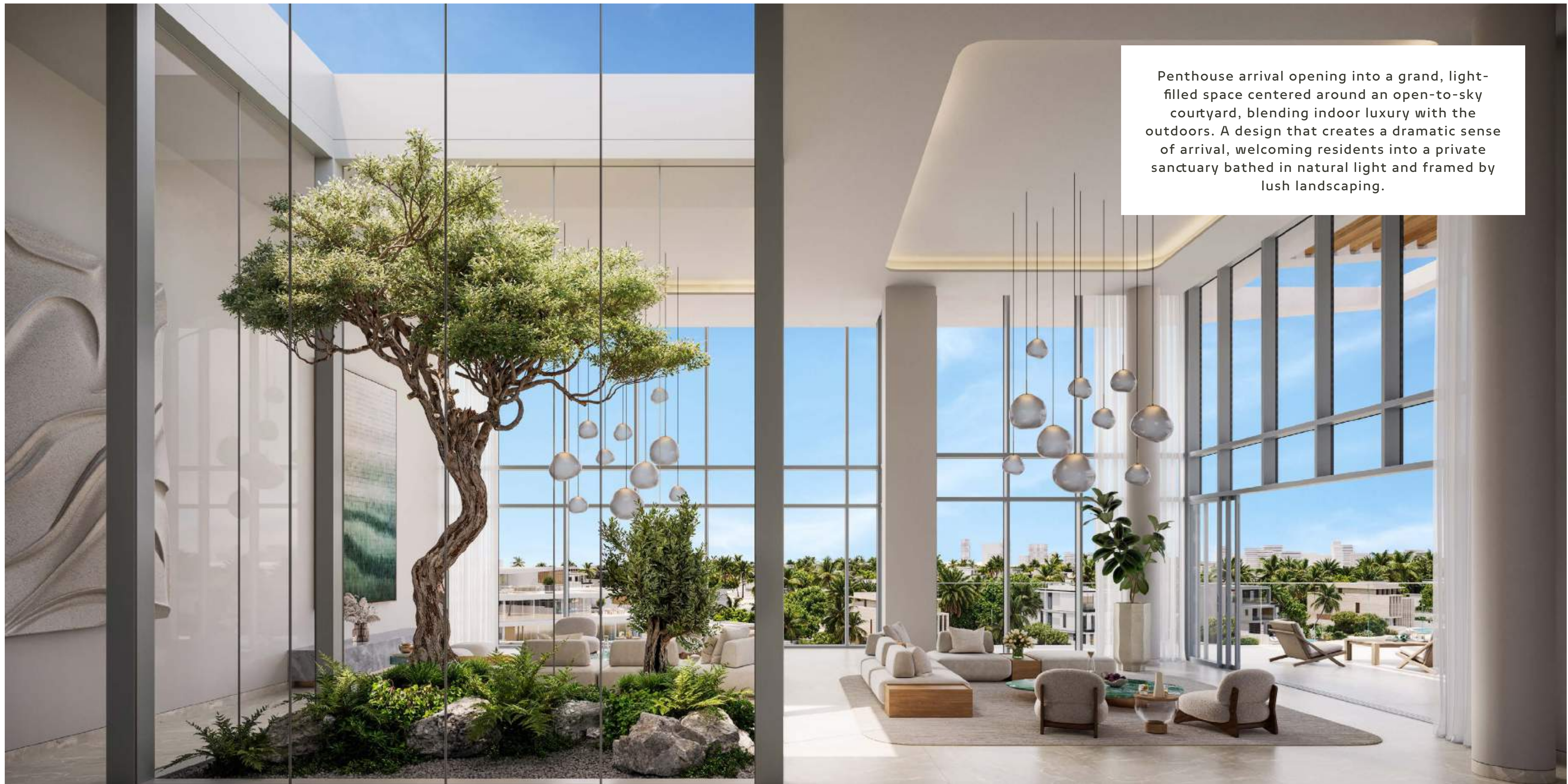
TOWNHOUSE | TERRACE



*PENTHOUSES*

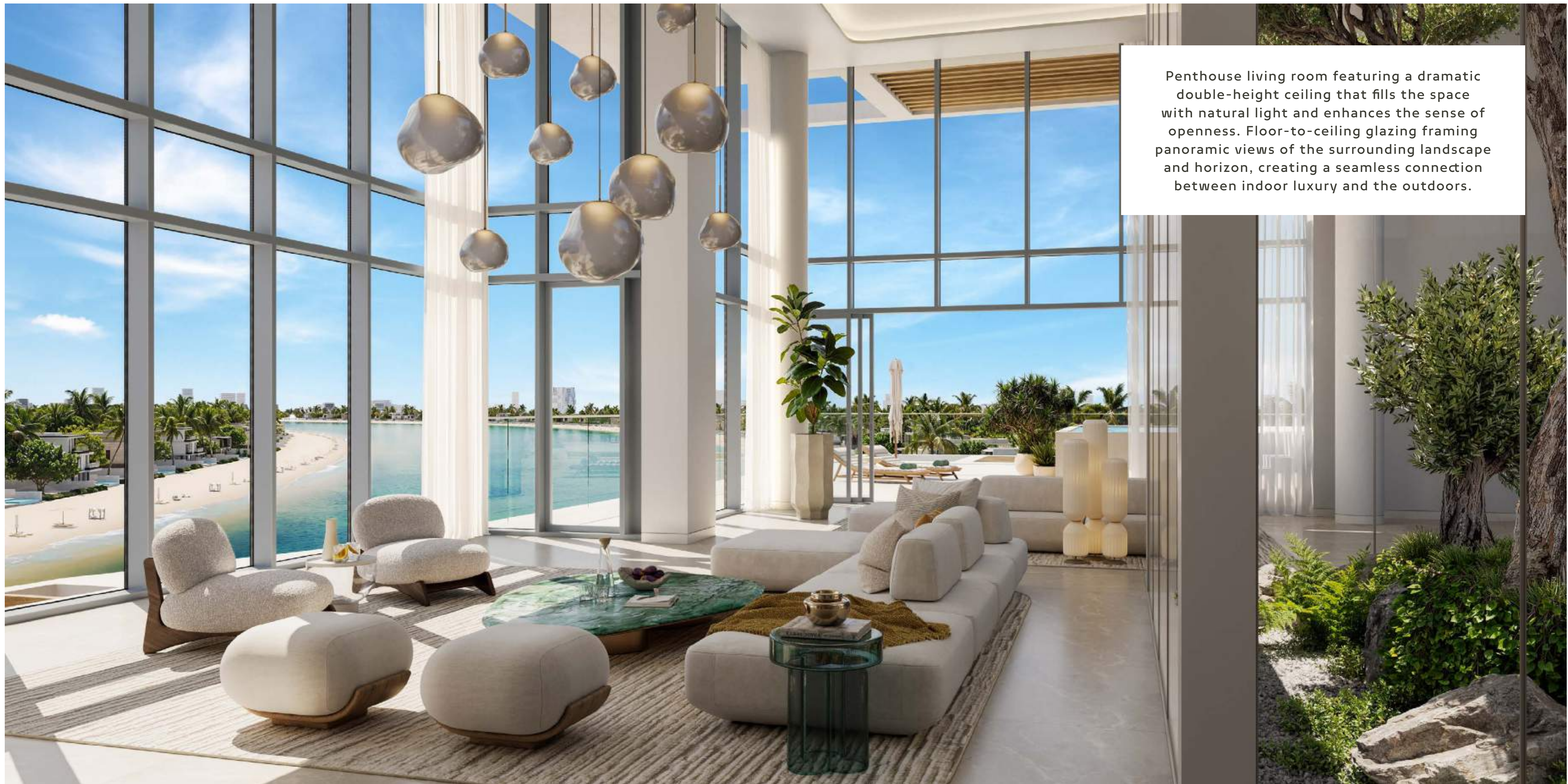






Penthouse arrival opening into a grand, light-filled space centered around an open-to-sky courtyard, blending indoor luxury with the outdoors. A design that creates a dramatic sense of arrival, welcoming residents into a private sanctuary bathed in natural light and framed by lush landscaping.

PENTHOUSE | LIVING ROOM AND COURTYARD



Penthouse living room featuring a dramatic double-height ceiling that fills the space with natural light and enhances the sense of openness. Floor-to-ceiling glazing framing panoramic views of the surrounding landscape and horizon, creating a seamless connection between indoor luxury and the outdoors.

PENTHOUSE | LIVING ROOM AND TERRACE



PENTHOUSE | LIVING ROOM AND TERRACE

The Penthouse terrace offers expansive outdoor spaces with unparalleled panoramic views of the Palm skyline, beach, and horizon. Designed for ultimate privacy, creating a secluded retreat where residents can relax, entertain, and fully immerse themselves in the breathtaking surroundings.

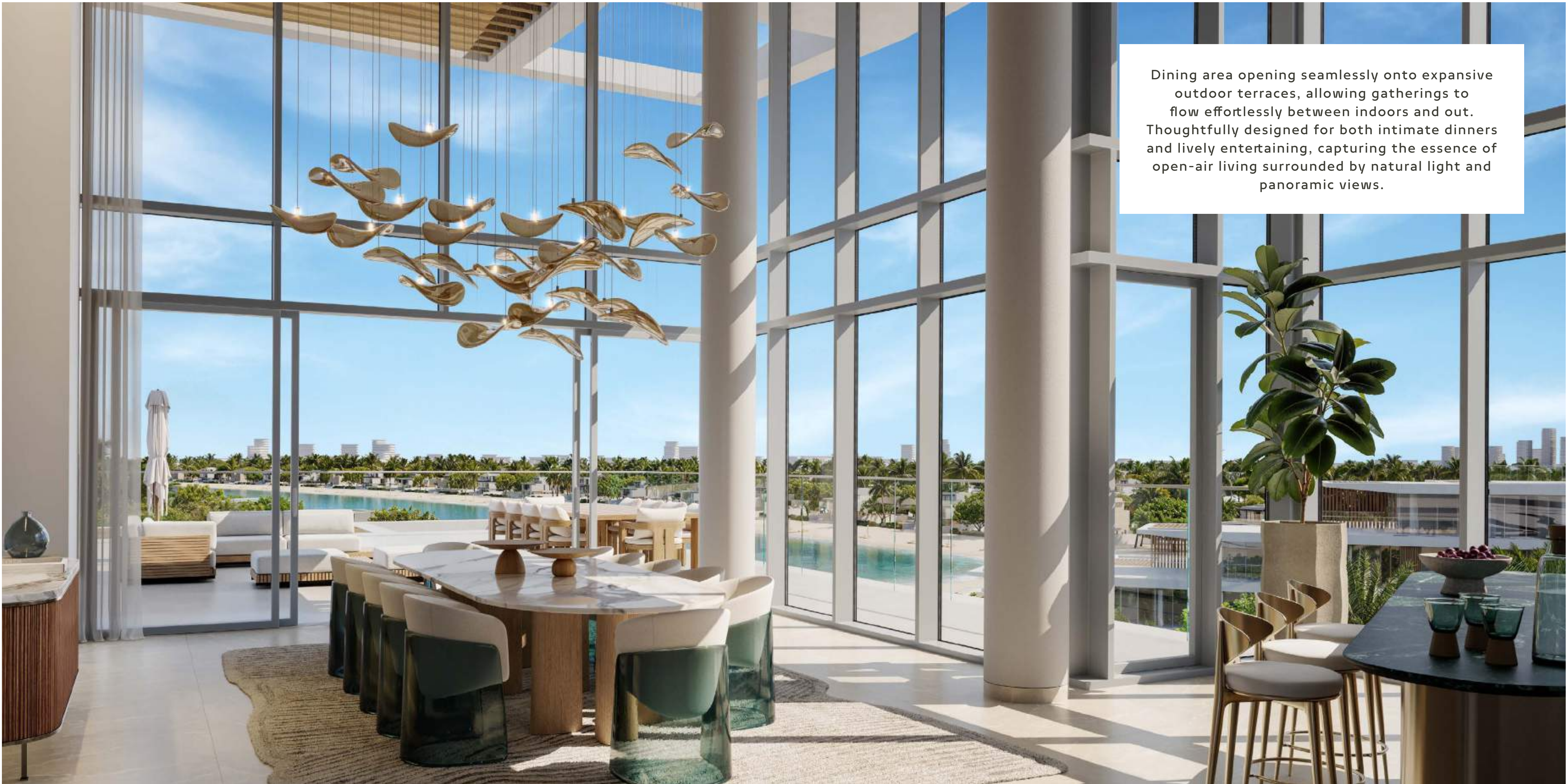


PENTHOUSE | TERRACE

Exclusive private pools providing the penthouse with the ultimate sense of privacy and luxury, perfect for relaxation, entertaining, or simply enjoying the horizon in tranquility.



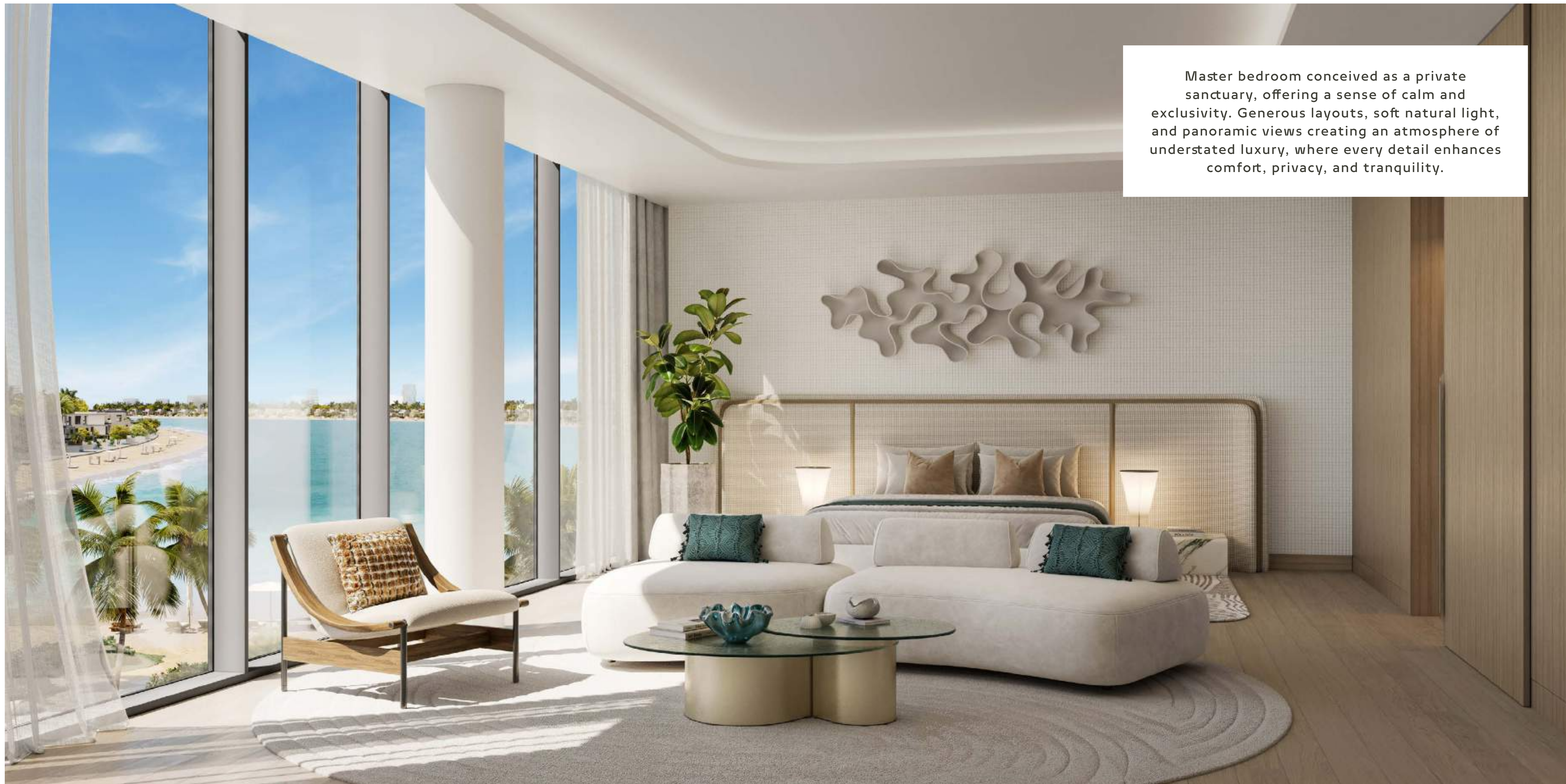
PENTHOUSE | TERRACE AND SWIMMING POOL



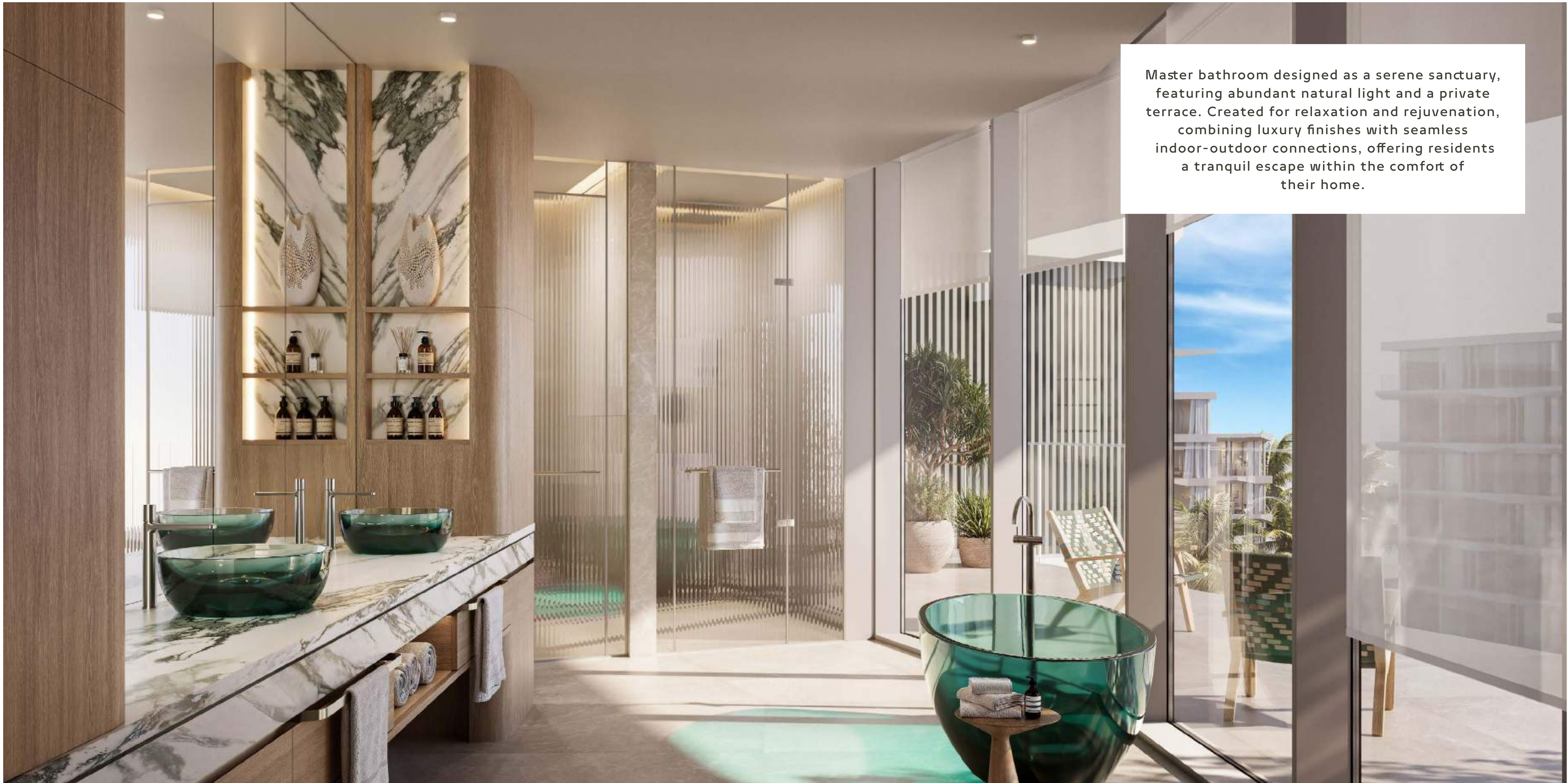
Dining area opening seamlessly onto expansive outdoor terraces, allowing gatherings to flow effortlessly between indoors and out. Thoughtfully designed for both intimate dinners and lively entertaining, capturing the essence of open-air living surrounded by natural light and panoramic views.

PENTHOUSE | DINING ROOM

Master bedroom conceived as a private sanctuary, offering a sense of calm and exclusivity. Generous layouts, soft natural light, and panoramic views creating an atmosphere of understated luxury, where every detail enhances comfort, privacy, and tranquility.



PENTHOUSE | MASTER BEDROOM



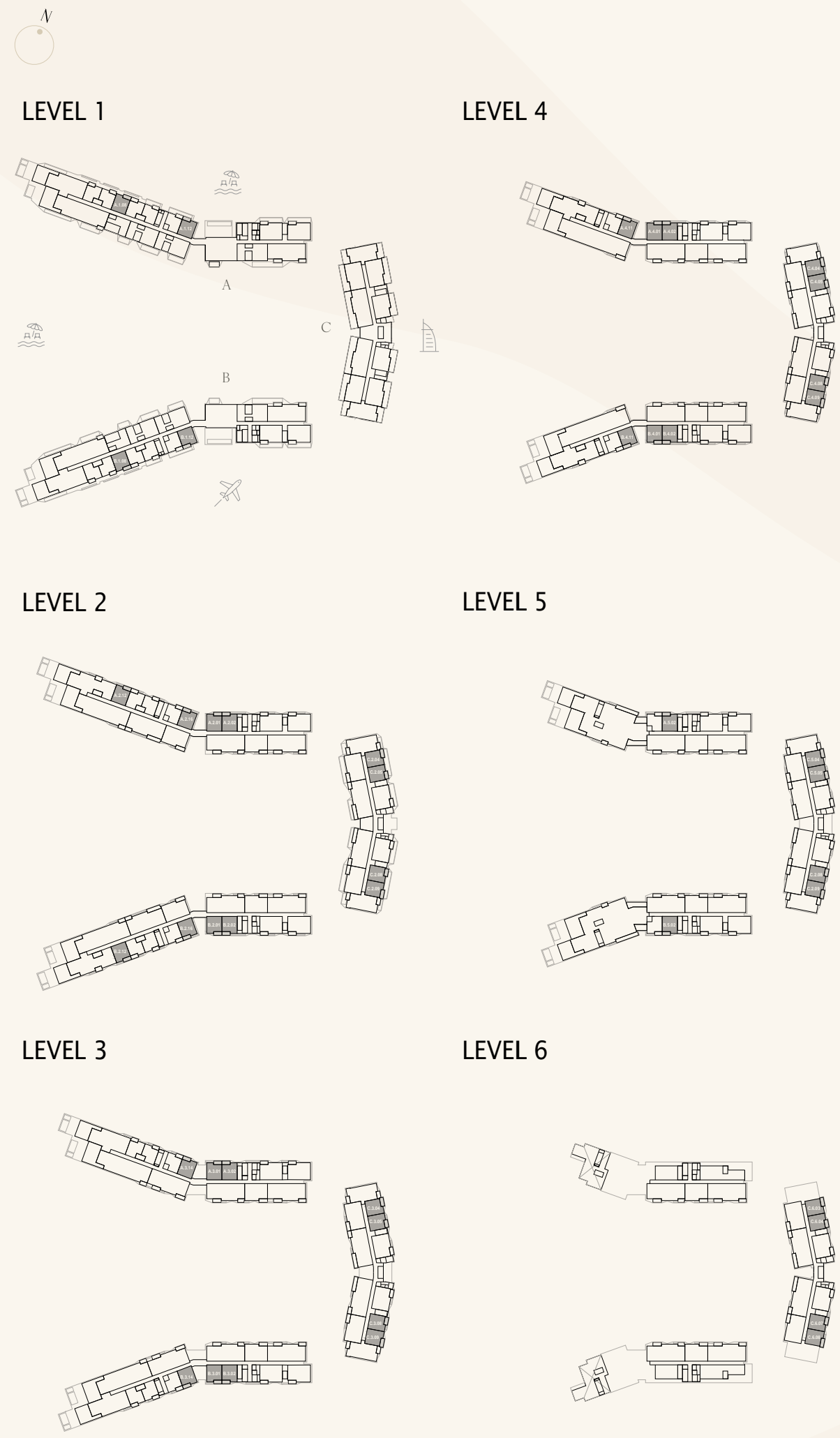
Master bathroom designed as a serene sanctuary, featuring abundant natural light and a private terrace. Created for relaxation and rejuvenation, combining luxury finishes with seamless indoor-outdoor connections, offering residents a tranquil escape within the comfort of their home.

PENTHOUSE | BATHROOM

Separate his-and-hers wardrobes, each thoughtfully designed with generous storage and spacious layouts.

PENTHOUSE | WARDROBE

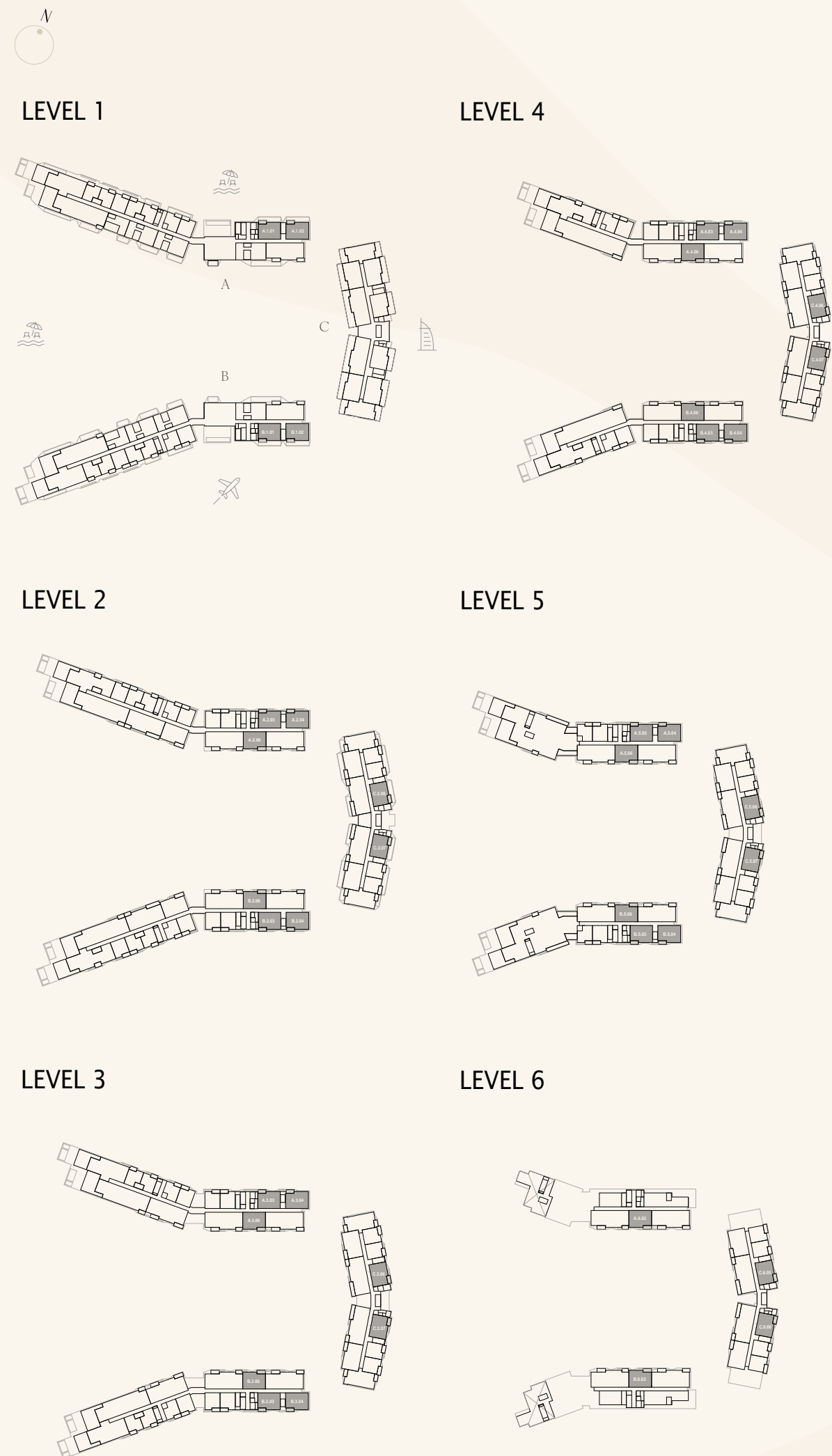
# 1-BEDROOM | TYPE D



UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
A.1.12, A.2.02, A.2.16, A.3.02, A.3.14, A.4.02, A.4.11, A.5.02 (M)	68.76	740.13	8.92	96.01	77.68	836.14
A.1.08, A.2.01, A.2.12, A.3.01, A.4.01						
B.1.08, B.2.01, B.2.12, B.3.01, B.4.01 (M)	68.76	740.13	8.92	96.01	77.68	836.14
B.1.12, B.2.02, B.2.16, B.3.02, B.3.14, B.4.02, B.4.11, B.5.02						
C.2.04, C.3.04, C.4.04, C.5.04, C.6.03 (M)	68.76	740.13	9.57	103.01	78.33	843.14
C.2.09, C.3.09, C.4.09, C.5.09, C.6.08						
C.2.08, C.3.08, C.4.08, C.5.08, C.6.07 (M)	68.76	740.13	8.27	89.02	77.03	829.14
C.2.05, C.3.05, C.4.05, C.5.05, C.6.04						

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# 2-BEDROOM | TYPE E



UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
A.1.01, A.2.03, A.3.03, A.4.03, A.5.03, A.5.04	106.30	1144.20	8.57	92.25	114.87	1236.45
A.1.02	106.44	1145.71	8.57	92.25	115.01	1237.96
A.2.04	106.41	1145.39	8.57	92.25	114.98	1237.63
A.2.06	106.30	1144.20	9.22	99.24	115.52	1243.45
A.3.04, A.4.04	106.54	1146.79	8.57	92.25	115.11	1239.03
A.3.06, A.4.06, A.5.06, A.6.02	106.44	1145.71	9.22	99.24	115.66	1244.95
C.2.06, C.3.06, C.4.06, C.5.06, C.6.05 (M)	106.18	1142.91	8.57	92.25	114.75	1235.16
C.2.07, C.3.07, C.4.07, C.5.07, C.6.06	106.03	1141.30	8.57	92.25	114.60	1233.54
B.1.01, B.2.03, B.3.03, B.4.03, B.5.03, B.5.04 (M)	106.30	1144.20	8.57	92.25	114.87	1236.45
B.1.02 (M)	106.44	1145.71	8.57	92.25	115.01	1237.96
B.2.04 (M)	106.41	1145.39	8.57	92.25	114.98	1237.63
B.2.06 (M)	106.30	1144.20	9.22	99.24	115.52	1243.45
B.3.04, B.4.04 (M)	106.54	1146.79	8.57	92.25	115.11	1239.03
B.3.06, B.4.06, B.5.06, B.6.02 (M)	106.44	1145.71	9.22	99.24	115.66	1244.95

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# 2-BEDROOM | TYPE G+

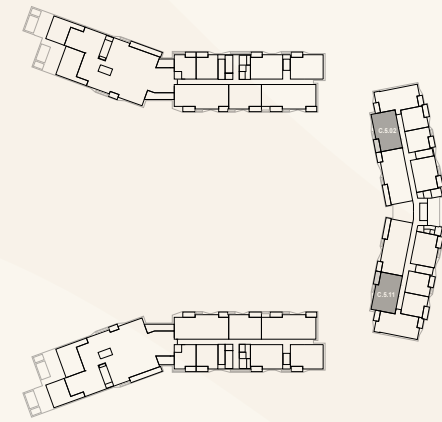
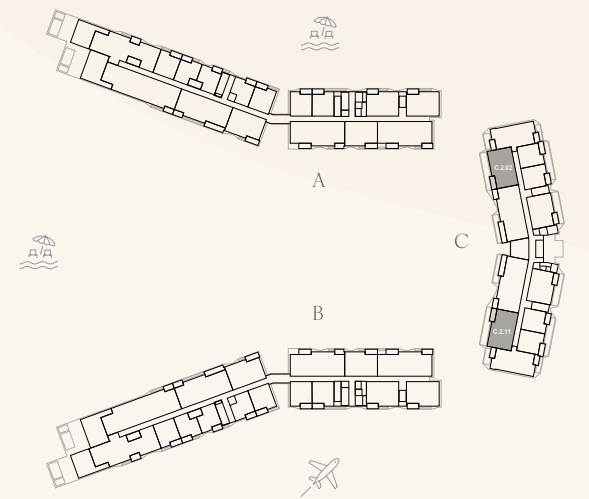
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PRIVATE RESIDENCES



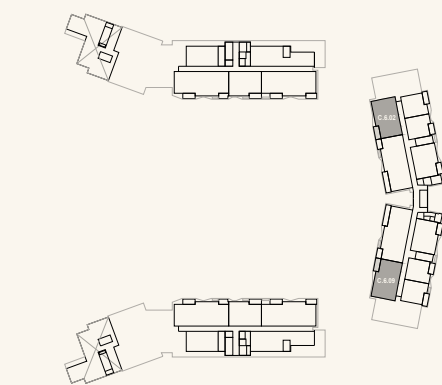
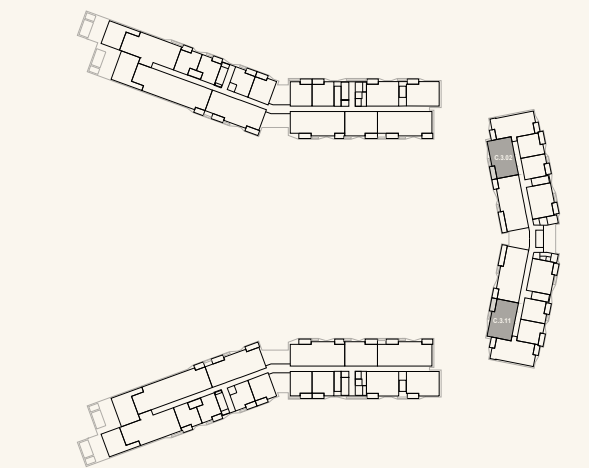
LEVEL 2

LEVEL 5

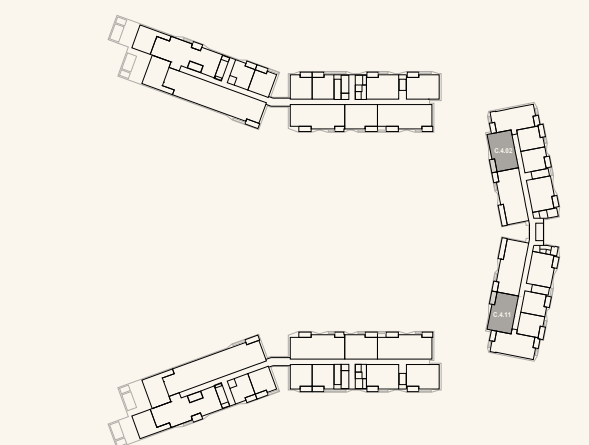


LEVEL 3

LEVEL 6



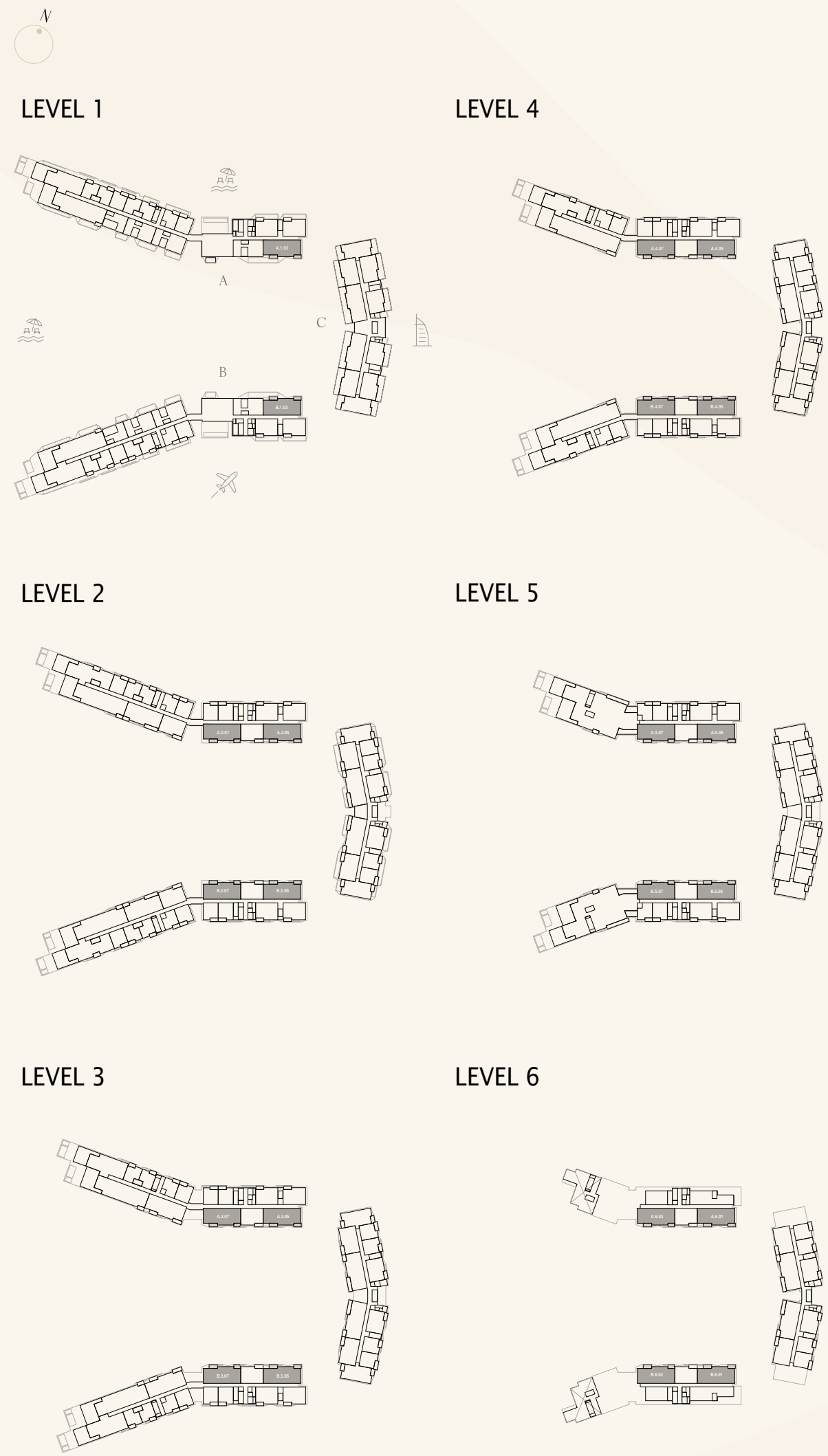
LEVEL 4



UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
C.2.11 (M)	126.42	1360.77	9.92	106.78	136.34	1467.55
C.2.02, C.3.02, C.4.02, C.5.02, C.6.02	126.41	1360.66	9.92	106.78	136.33	1467.44

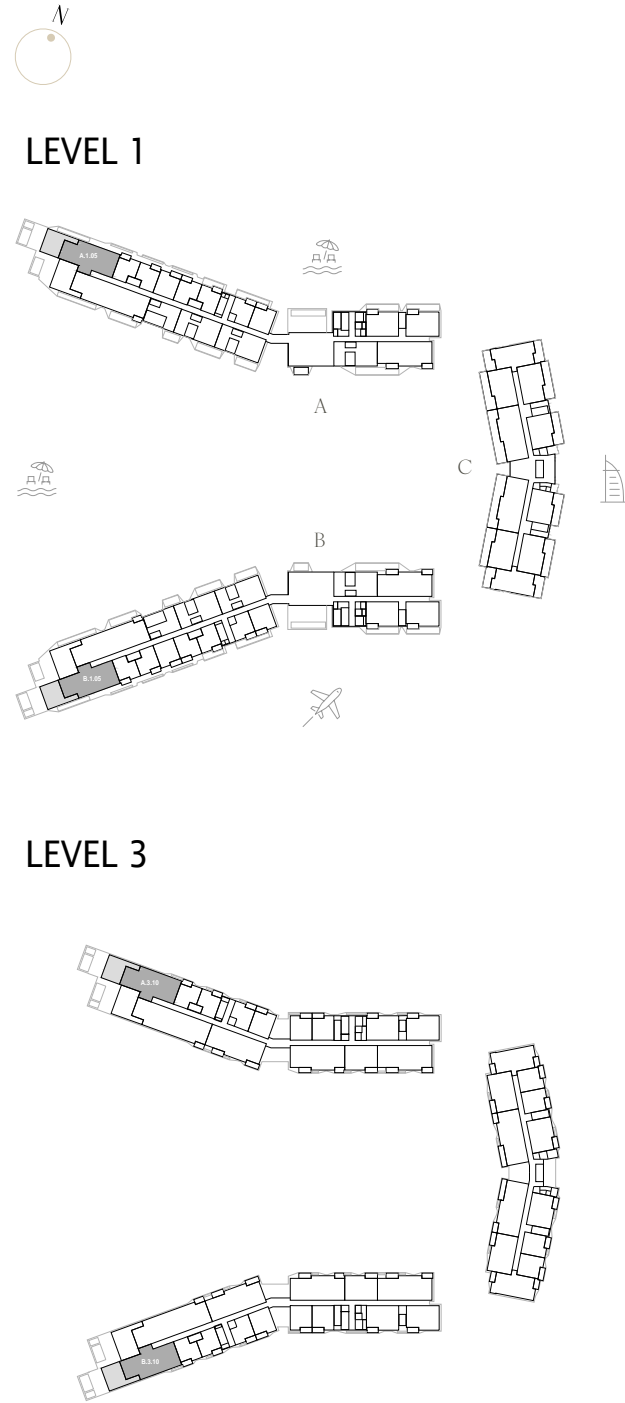
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# 3-BEDROOM | TYPE D - B

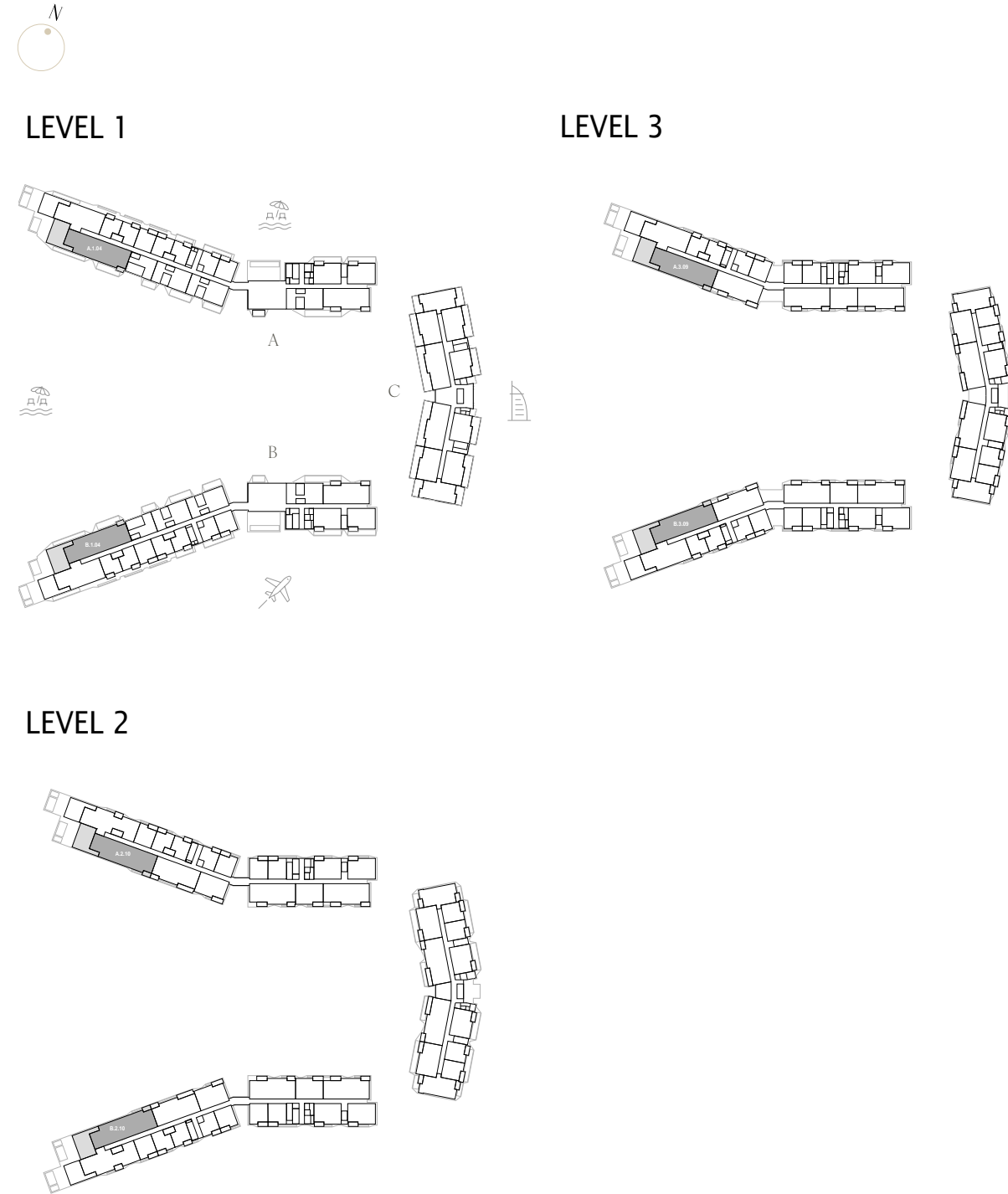


UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
A.1.03, A.2.05, A.3.05, A.4.05, A.5.05, A.6.01	173.62	1868.83	17.45	187.83	191.07	2056.66
A.2.07, A.3.07, A.4.07, A.5.07, A.6.03	173.62	1868.83	16.47	177.28	190.09	2046.11
B.1.03, B.2.05, B.3.05, B.4.05, B.5.05, B.6.01 (M)	173.62	1868.83	17.45	187.83	191.07	2056.66
B.2.07, B.3.07, B.4.07, B.5.07, B.6.03 (M)	173.62	1868.83	16.47	177.28	190.09	2046.11

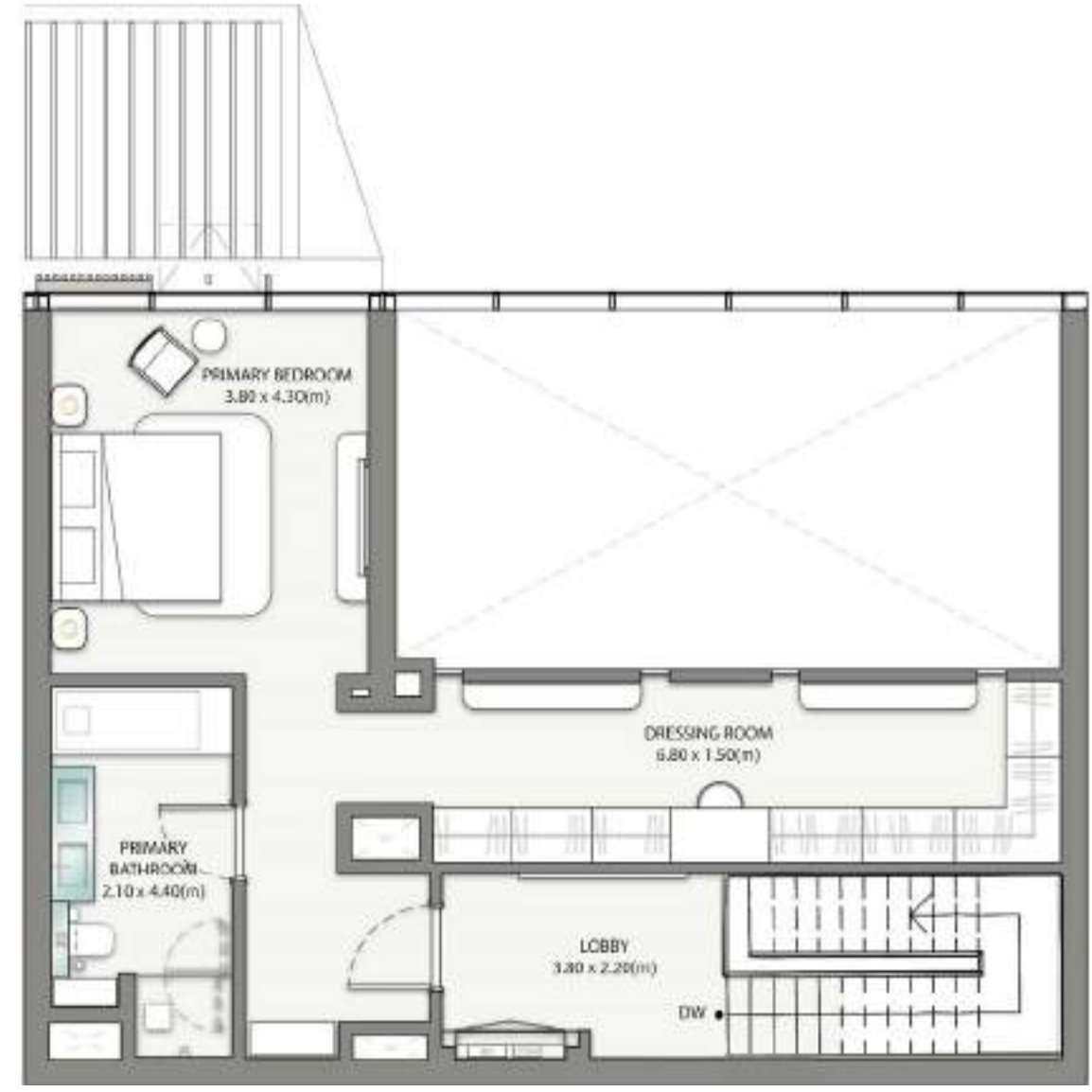
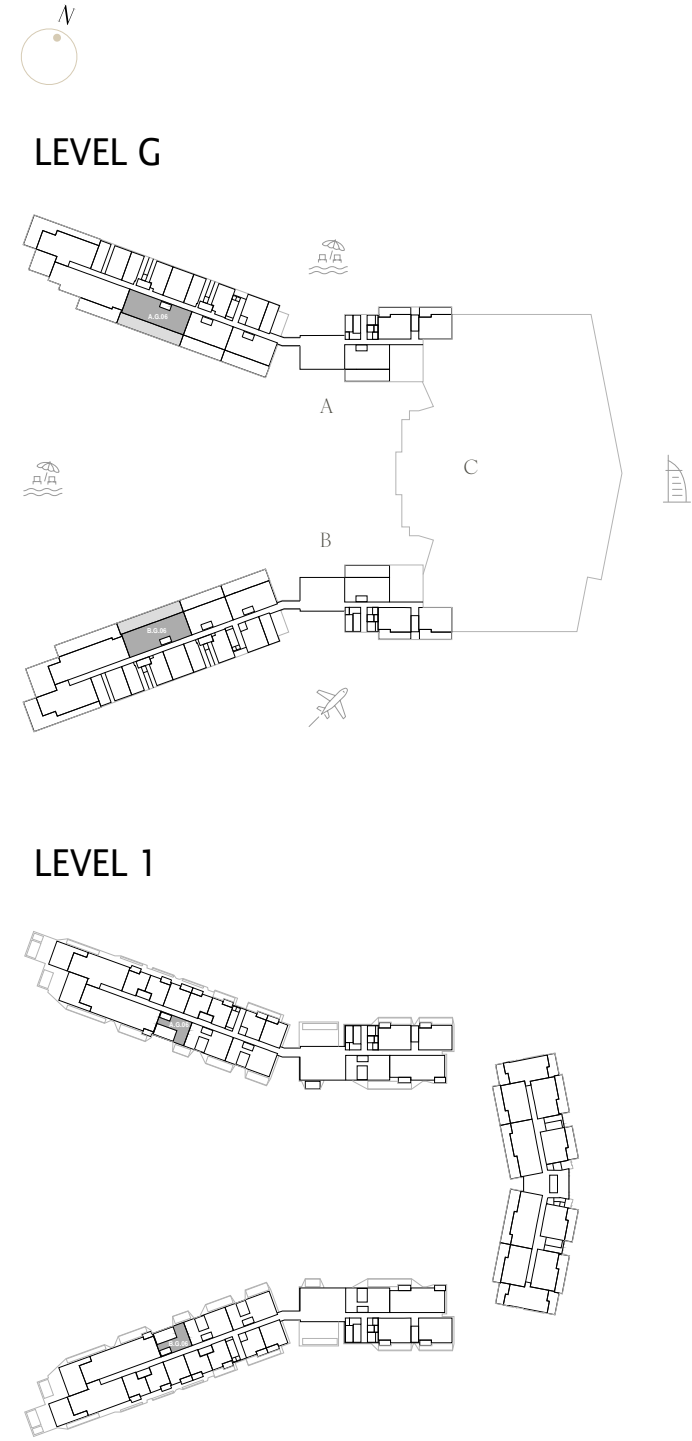
Disclaimer: Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated.



UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
A.1.05	195.95	2109.19	78.17	841.41	274.12	2950.60
A.3.10	196.00	2109.72	78.17	841.41	274.17	2951.14
B.1.05 (M)	195.95	2109.19	78.17	841.41	274.12	2950.60
B.3.10 (M)	196.00	2109.72	78.17	841.41	274.17	2951.14



UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
A.1.04	258.80	2785.70	101.69	1094.58	360.49	3880.28
A.2.1, A.3.09	258.80	2785.70	102.02	1098.13	360.82	3883.83
B.1.04 (M)	258.80	2785.70	101.69	1094.58	360.49	3880.28
B.2.10, B.3.09 (M)	258.80	2785.70	102.02	1098.13	360.82	3883.83



LEVEL I



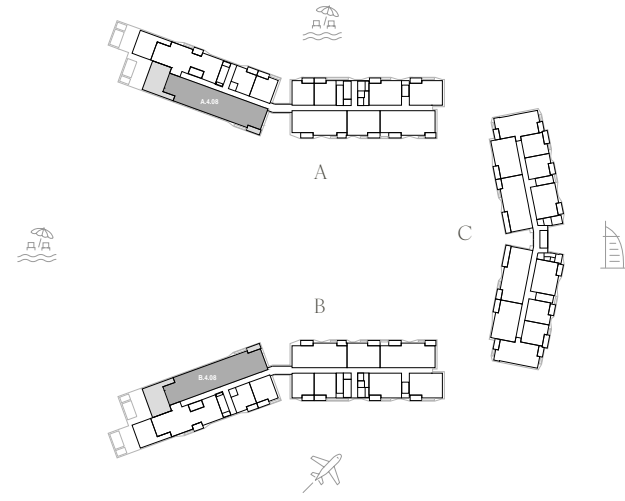
LEVEL G

UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
A.G.06	301.84	3248.98	111.09	1195.76	412.93	4444.74
B.G.06 (M)	301.84	3248.98	111.09	1195.76	412.93	4444.74

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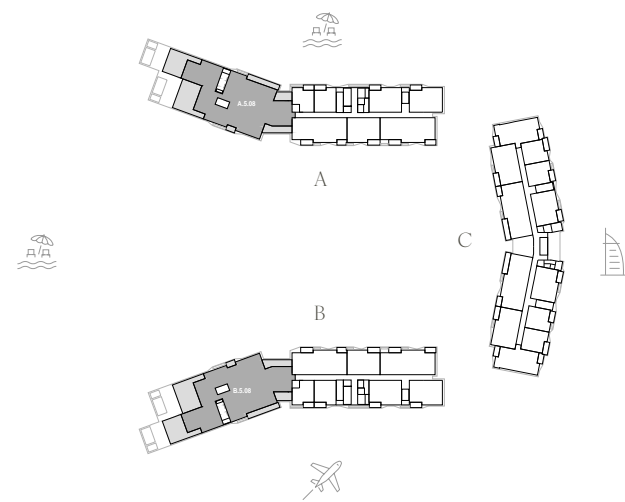
LEVEL 4



UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
A.4.08	342.26	3684.05	104.86	1128.70	447.12	4812.75
B.4.08 (M)	342.26	3684.05	104.86	1128.70	447.12	4812.75



LEVEL 5



UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
A.5.08	637.12	6857.90	273.00	2938.54	910.12	9796.44
B.5.08 (M)	637.12	6857.90	273.01	2938.65	910.13	9796.55

# BUILDING



# CHARACTERISTICS

## PALM CENTRAL PRIVATE RESIDENCES

Building A = B+G+6+R | Building B = B+G+6+R | Building C = B+G+6+R

212 Residential Units

1 to 5 Bedroom Units | 4 Bedroom Special Unit | 4 Bedroom Townhouse Units  
5 Bedroom Units | 5 Bedroom Penthouses

### INDOOR AMENITIES FOR RESIDENCES

Indoor Gym | Multifunctional Games Room | Kids Club | Clubhouse  
Sauna & Steam Room

### OUTDOOR AMENITIES FOR RESIDENCES

Fitness Zone | Children's Play Area | Infinity Pool | Jacuzzi and Kids Pool  
Beach Volleyball | Basketball & Padel Courts | Outdoor Cinema | Event Lawn

UNIT TYPE	UNIT QUANTITY	AVERAGE AREA SQM	AVERAGE AREA SQFT
1-BEDROOM	72	74 SQ.M.	801 SQ.FT.
2-BEDROOM	46	119 SQ.M.	1,279 SQ.FT.
2-BEDROOM + MAID	26	147 SQ.M.	1,578 SQ.FT.
3-BEDROOM	48	216 SQ.M.	2,321 SQ.FT.
4-BEDROOM TOWNHOUSE	8	373 SQ.M.	4,023 SQ.FT.
4-BEDROOM	8	380 SQ.M.	4,090 SQ.FT.
5-BEDROOM	2	447 SQ.M.	6,486 SQ.FT.
5-BEDROOM PENTHOUSES	2	910 SQ.M.	9,797 SQ.FT.
TOTAL	212		

# PALM JEBEL ALI

# PALM CENTRAL

PRIVATE RESIDENCES

## NAKHEEL

### STARTING PRICES

2.5 MILLION

1 - Bedroom

4.26 MILLION

2 - Bedroom

5.22 MILLION

2 - Bedroom With Maid

7.51 MILLION

3 - Bedroom

8.48 MILLION

3 - Bedroom Large

12.62 MILLION

4 - Bedroom

17.58 MILLION

5 - Bedroom

31.81 MILLION

Penthouse

14.18 MILLION

Townhouse

*\*All prices are in AED*

### PAYMENT PLAN

20%

Down Payment  
On Booking

5%

April 2026

5%

September 2026

10%

February 2027

10%

July 2027

10%

December 2027

5%

April 2028

5%

August 2028

30%

August 2029

*\*Estimated construction completion: August 2029*

# ONLINE REGISTRATION PROCESS

## DO'S

- ▶ Only use the link provided in the registration notification.
- ▶ Only register clients with genuine interest.
- ▶ Fill out your client's details where it states 'customer' and your personal details where it states 'broker'.
- ▶ To avoid delays at the booking stage, please ensure that your client's email address and mobile number are correct, and their name is exactly as it appears on their passport.
- ▶ Select the correct agency name.

## DON'TS

- ▶ Do not register your client before receiving the official registration notification.
- ▶ Registrations received before the official notification will be excluded.
- ▶ Do not fill in your email ID in the client's email ID field.
- ▶ Do not fill in your mobile number in the client's mobile number field.
- ▶ Do not register the same client more than once.
- ▶ Do not register inaccurate client names.
- ▶ Do not forge, alter or duplicate tokens. This will significantly reduce your chances of obtaining a unit and increase the possibility of being excluded from future launches.



**NAKHEEL**