

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

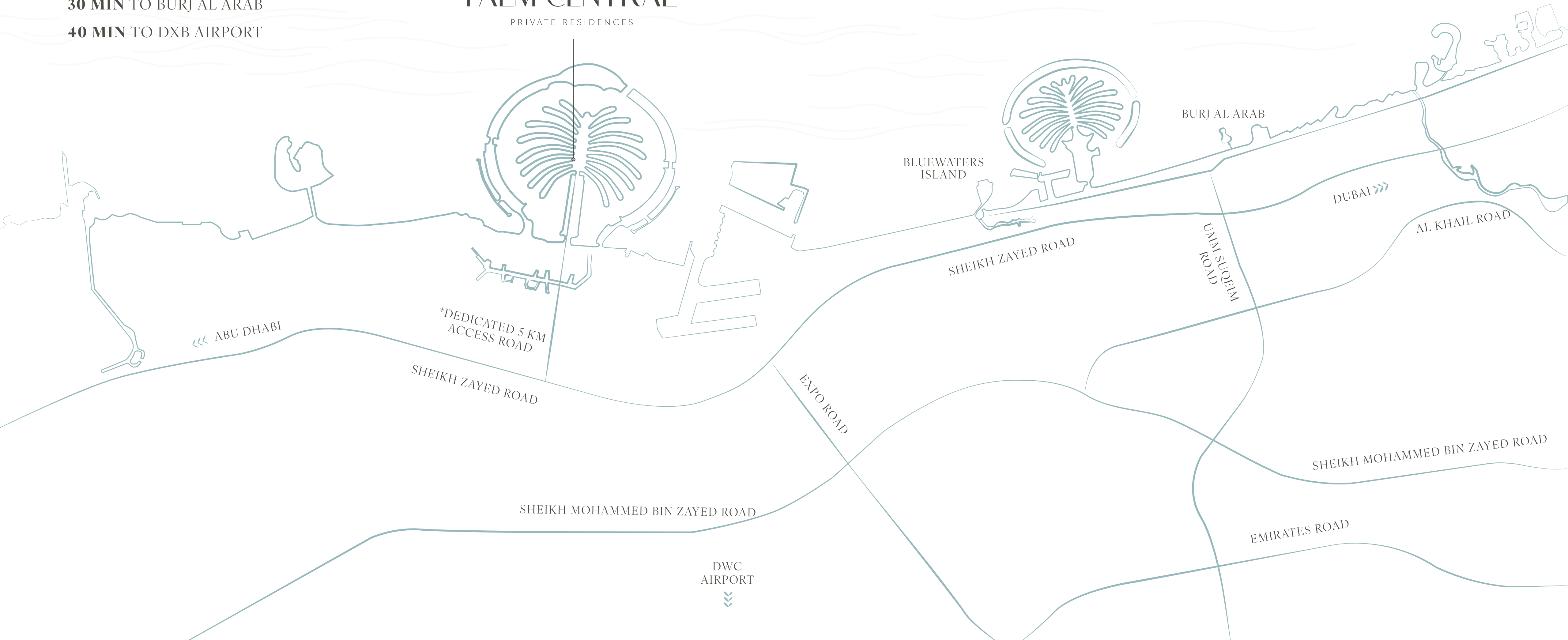
28 MIN TO PALM JUMEIRAH

30 MIN TO BURJ AL ARAB

40 MIN TO DXB AIRPORT

PALM CENTRAL

PRIVATE RESIDENCES



PALM CENTRAL

PRIVATE RESIDENCES

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



COMMUNITY PARK



MASTERPLAN

A

PALM CENTRAL
PRIVATE RESIDENCES



B



C



EXCLUSIVE PALM DESTINATION

- Located on Palm Jebel Ali — one of only two Palm islands in the world & twice the size of Palm Jumeirah
- Prime location on the left-side frond, 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 5–6% 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 Jumeriah





1

13

13

9

11

5

10

12

13

3

2

4

7

6

8

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





















CLUBHOUSE



GYM



GYM



YOGA STUDIO



GAMES ROOM



4-BEDROOM | BALCONY



3-BEDROOM | BALCONY



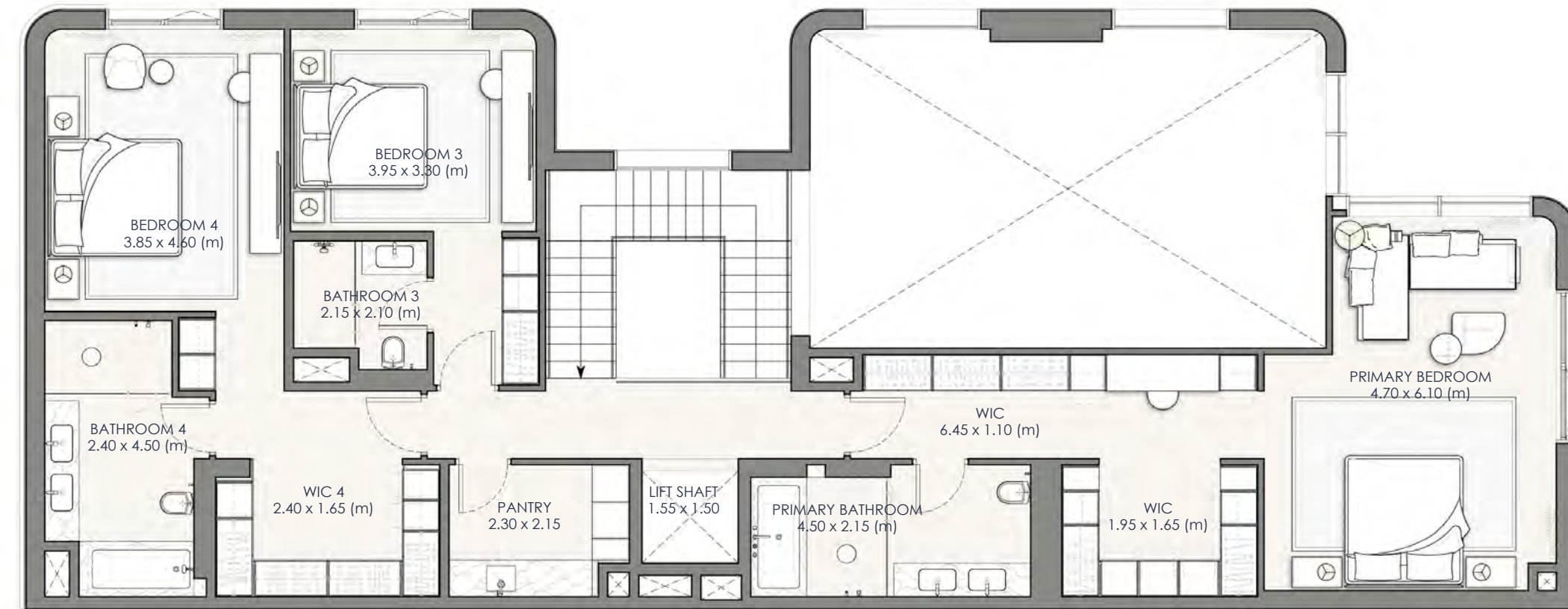
Townhouse

Type B

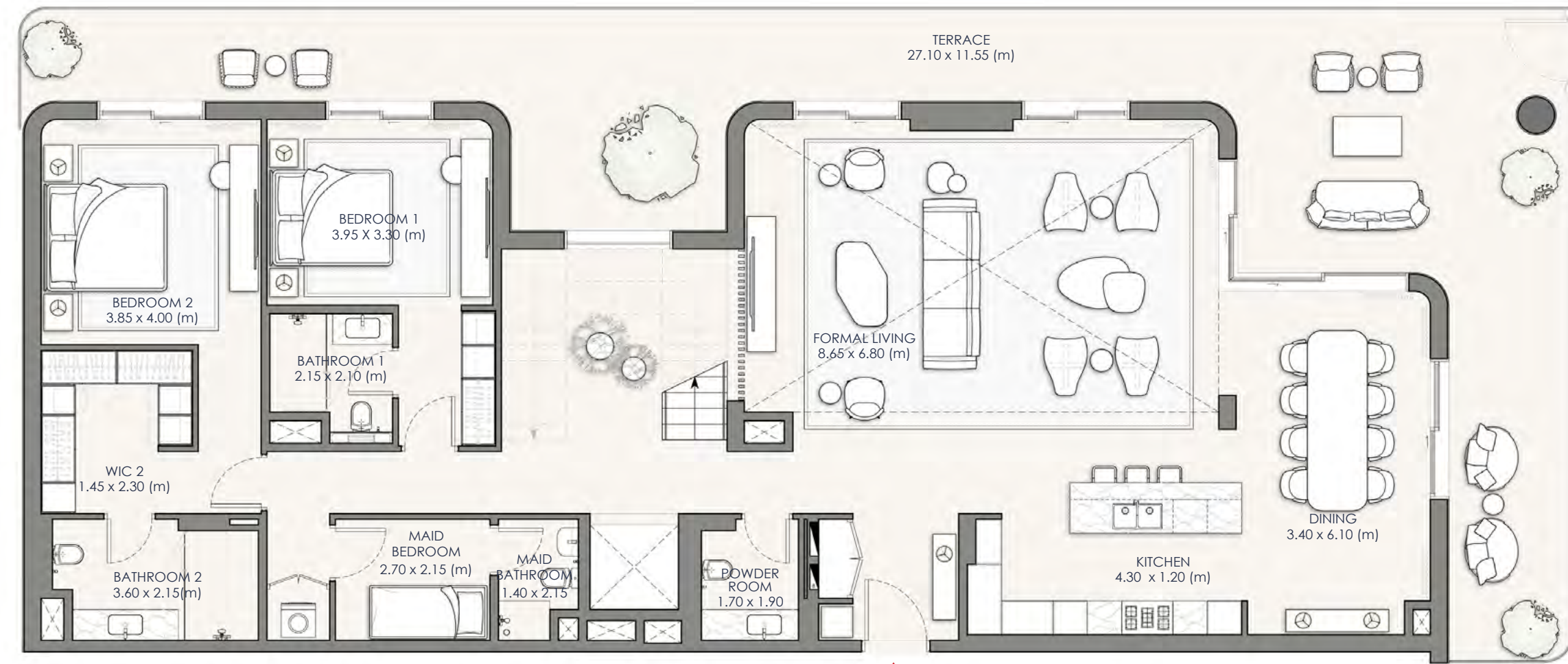
PALM CENTRAL
PRIVATE RESIDENCES



UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
B.G.01, C.G.01	374.70	4,033.23	93.63	1,007.82	468.33	5,041.06



UPPER FLOOR



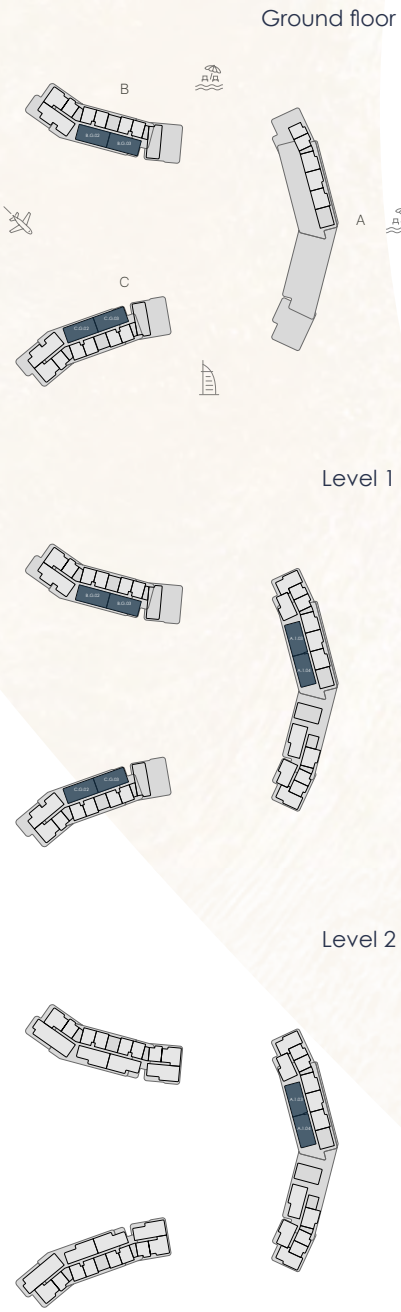
LOWER FLOOR

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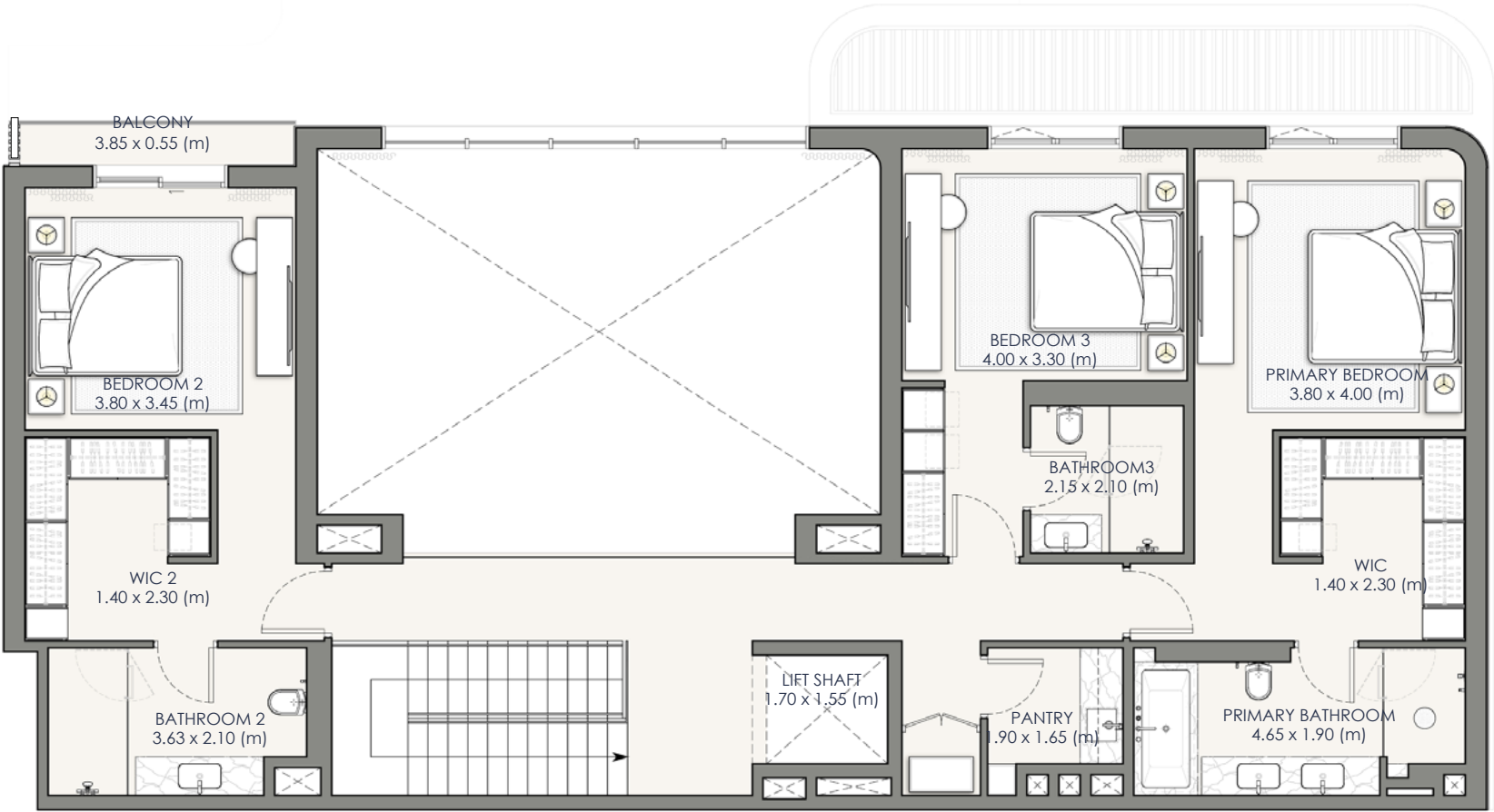
NAKHEEL | PALM JEBEL ALI

Townhouse

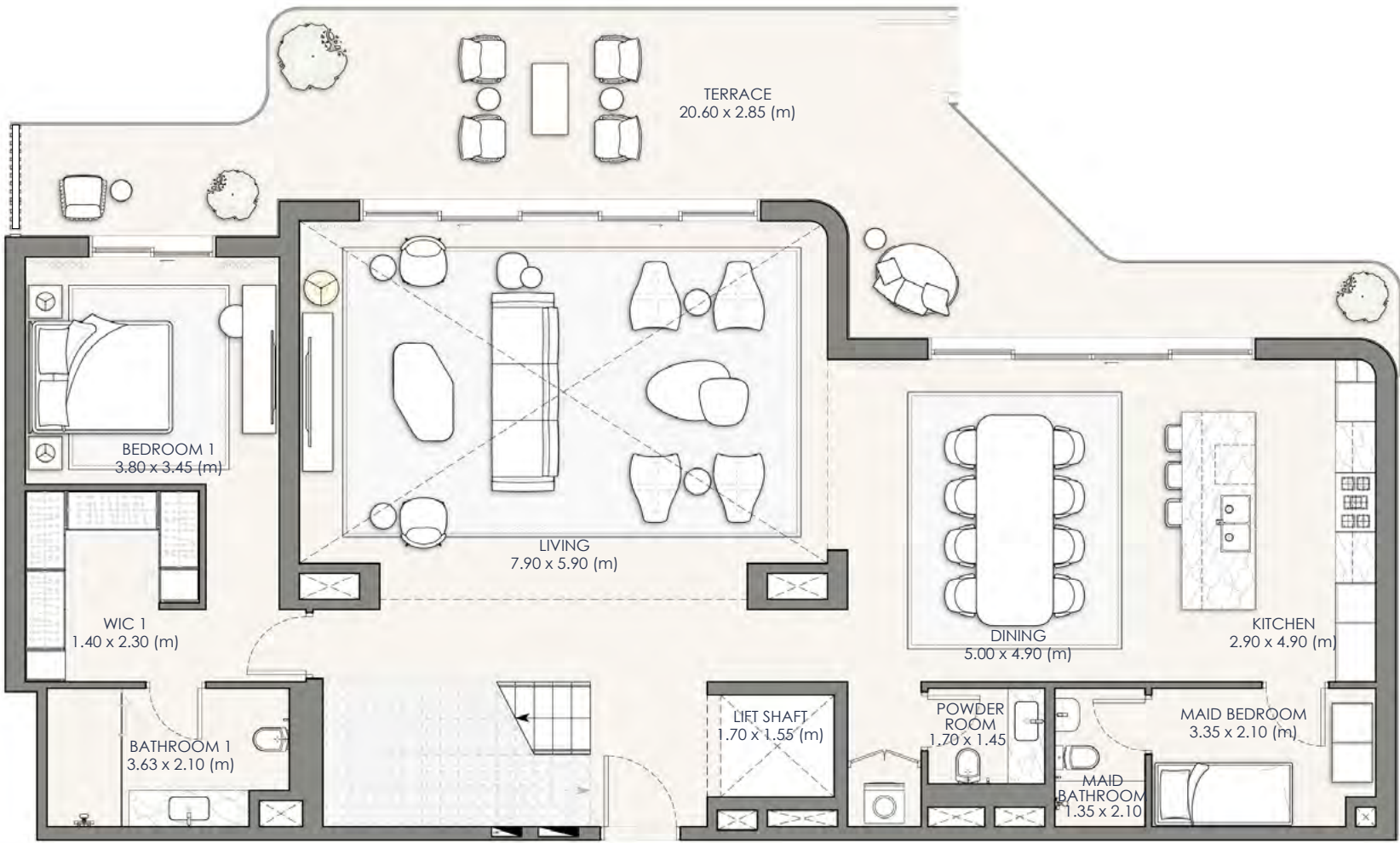
Type A



UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
B.G.02, B.G.03, C.G.02, C.G.03	312.19	3,360.38	58.45	629.15	370.64	3989.54
A.103, A.104	312.3	3,361.57	58.52	629.90	370.82	3,991.47



UPPER FLOOR



LOWER FLOOR

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5-BEDROOM TOWNHOUSE | LIVING ROOM



5-BEDROOM TOWNHOUSE | LIVING ROOM

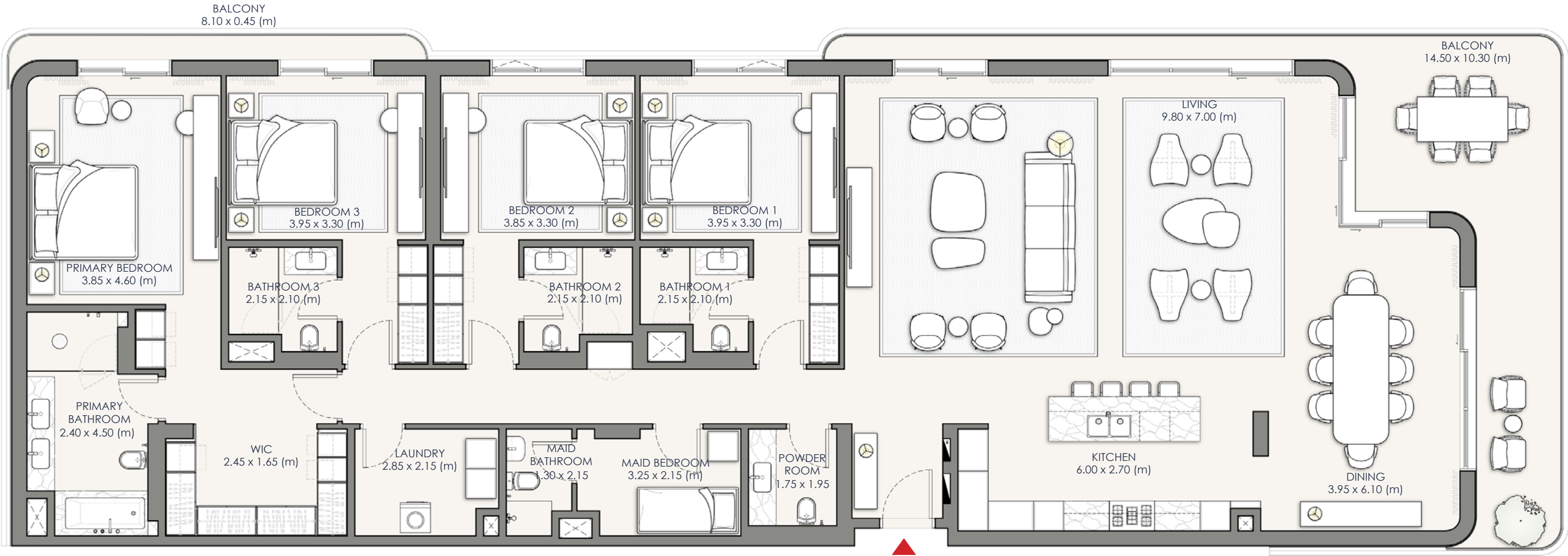
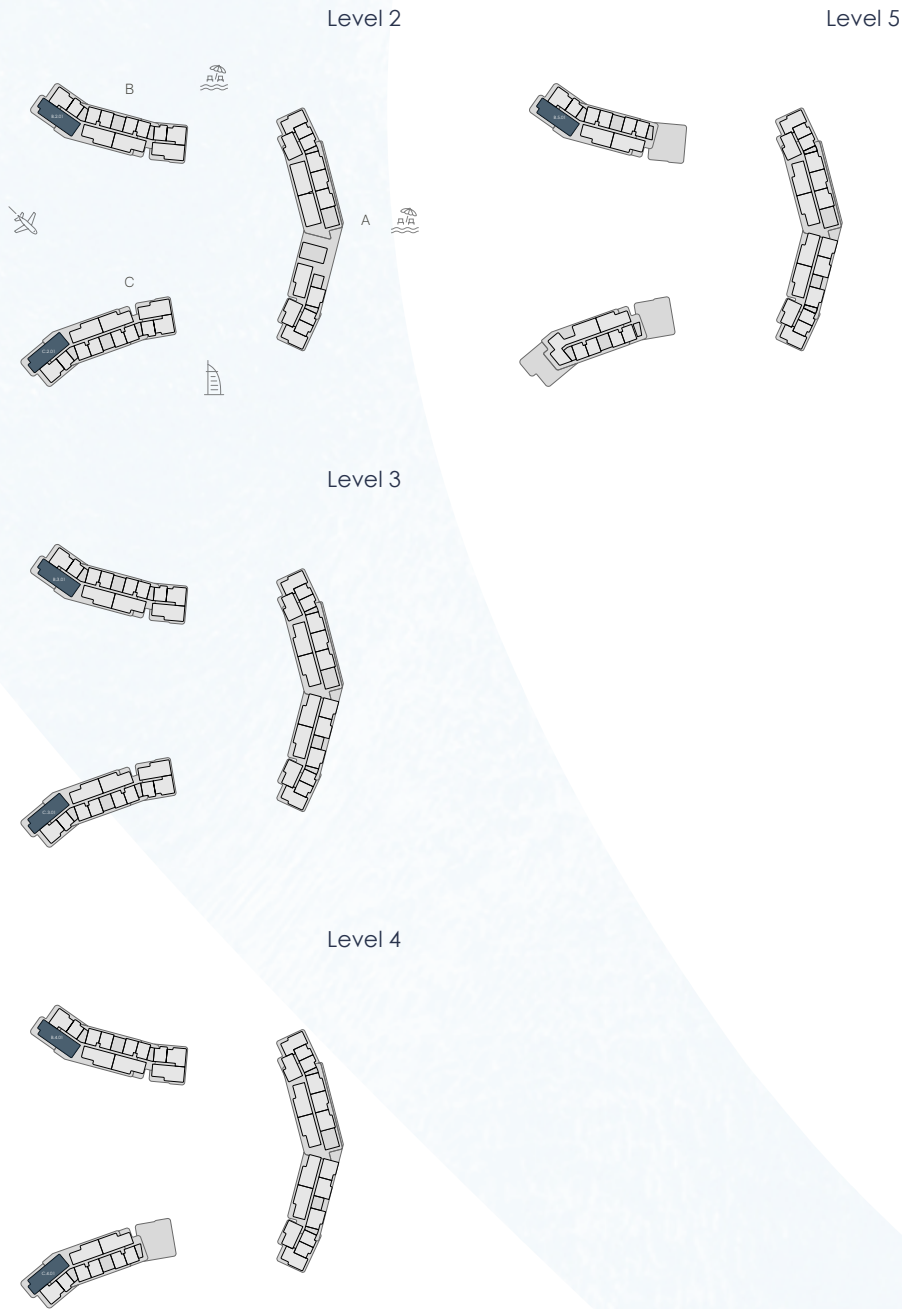


5-BEDROOM TOWNHOUSE | TERRACE



4-Bedroom

Type A1



UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
B.2.01, B.3.01, B.4.01, B.5.01, C.2.01, C.3.01, C.4.01	259.73	2,795.71	42.26	454.88	301.99	3,250.59

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4-BEDROOM | LIVING, DINING AND KITCHEN

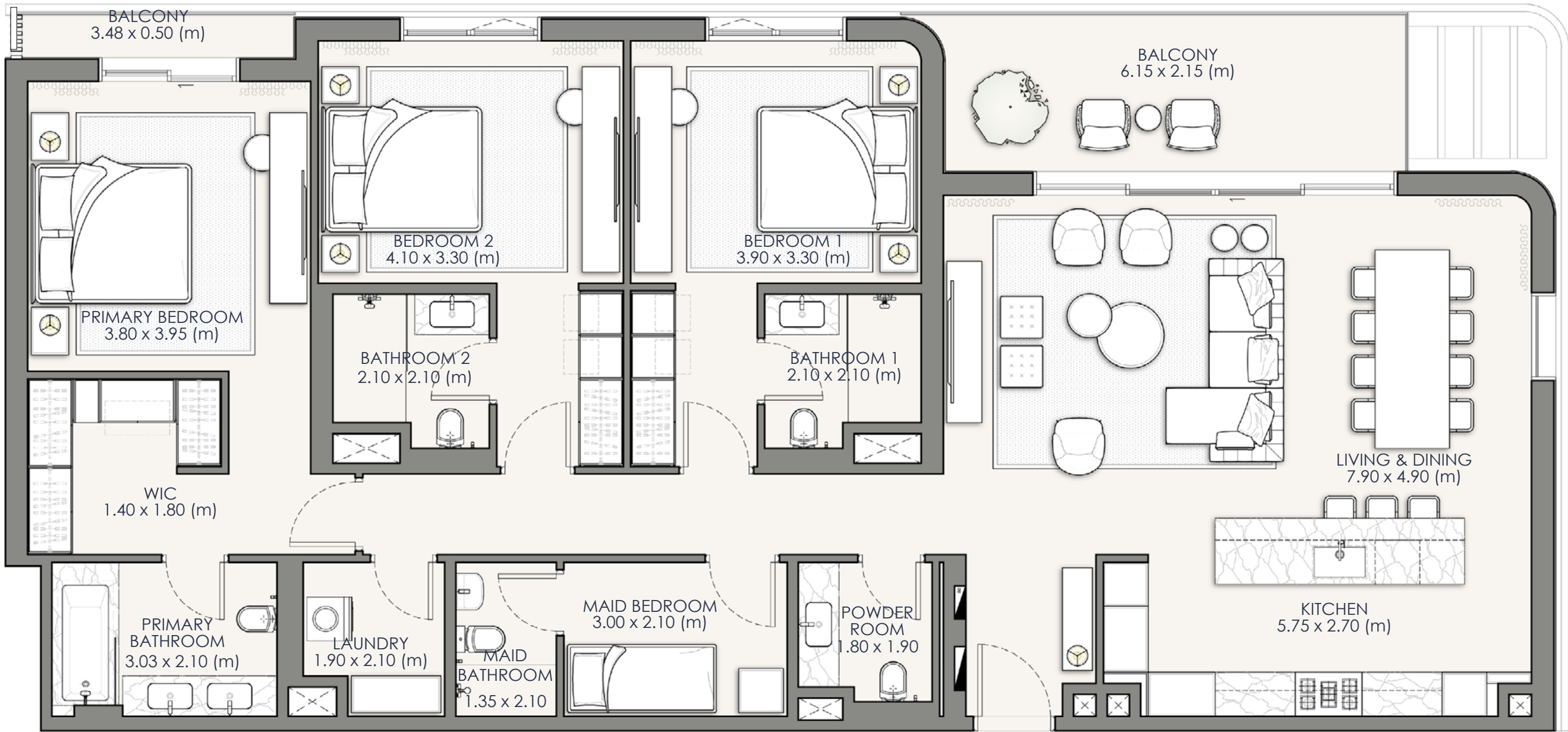


4-BEDROOM | MASTER BATHROOM



3-Bedroom

Type A1



UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
B.2.03, B.3.03, B.4.03, B.5.03, C.2.03, C.3.03, C.4.03	169.96	1,829.43	18.14	195.26	188.10	2,024.69
A.3.03, A.3.04, A.4.03, A.4.04, A.5.03, A.5.04, A.6.02, B.2.02, B.3.02, B.4.02, B.5.02, C.2.02, C.3.02, C.4.02	169.96	1,829.43	18.48	198.92	188.44	2,028.35

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3-BEDROOM | LIVING AND DINING ROOM



3-BEDROOM | MASTER BEDROOM

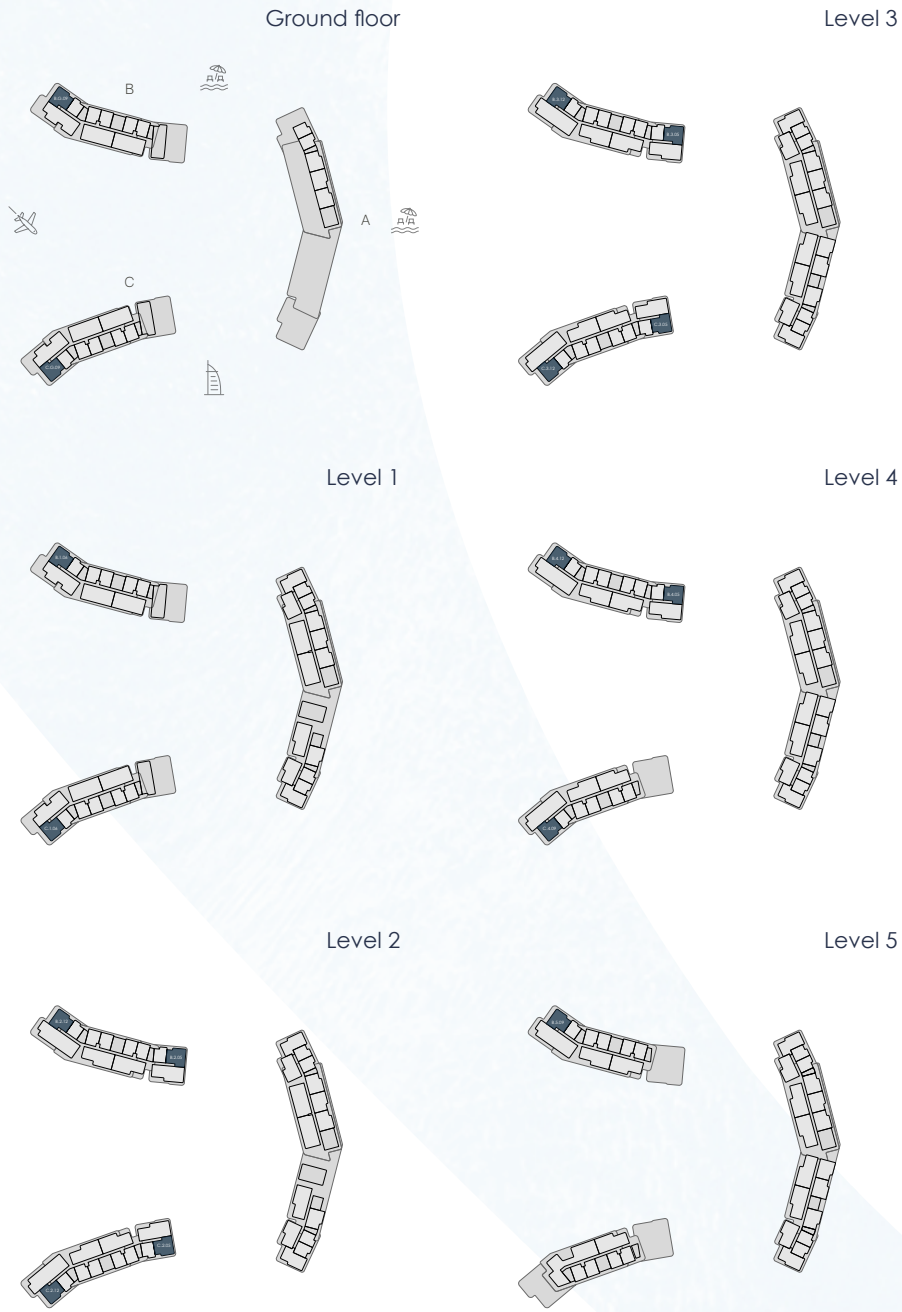


3-BEDROOM | MASTER BATHROOM

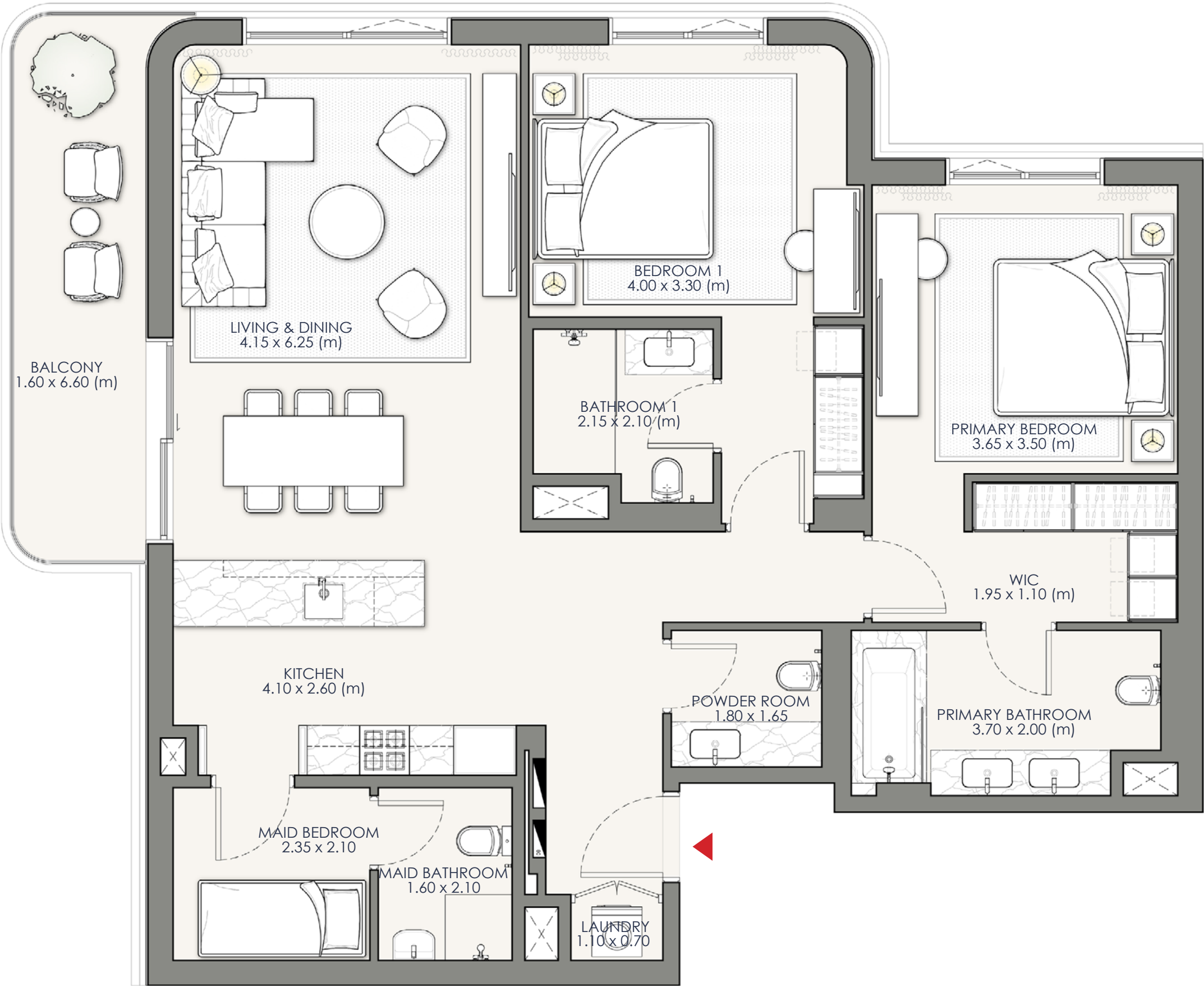


2-Bedroom + Maid

Type K1



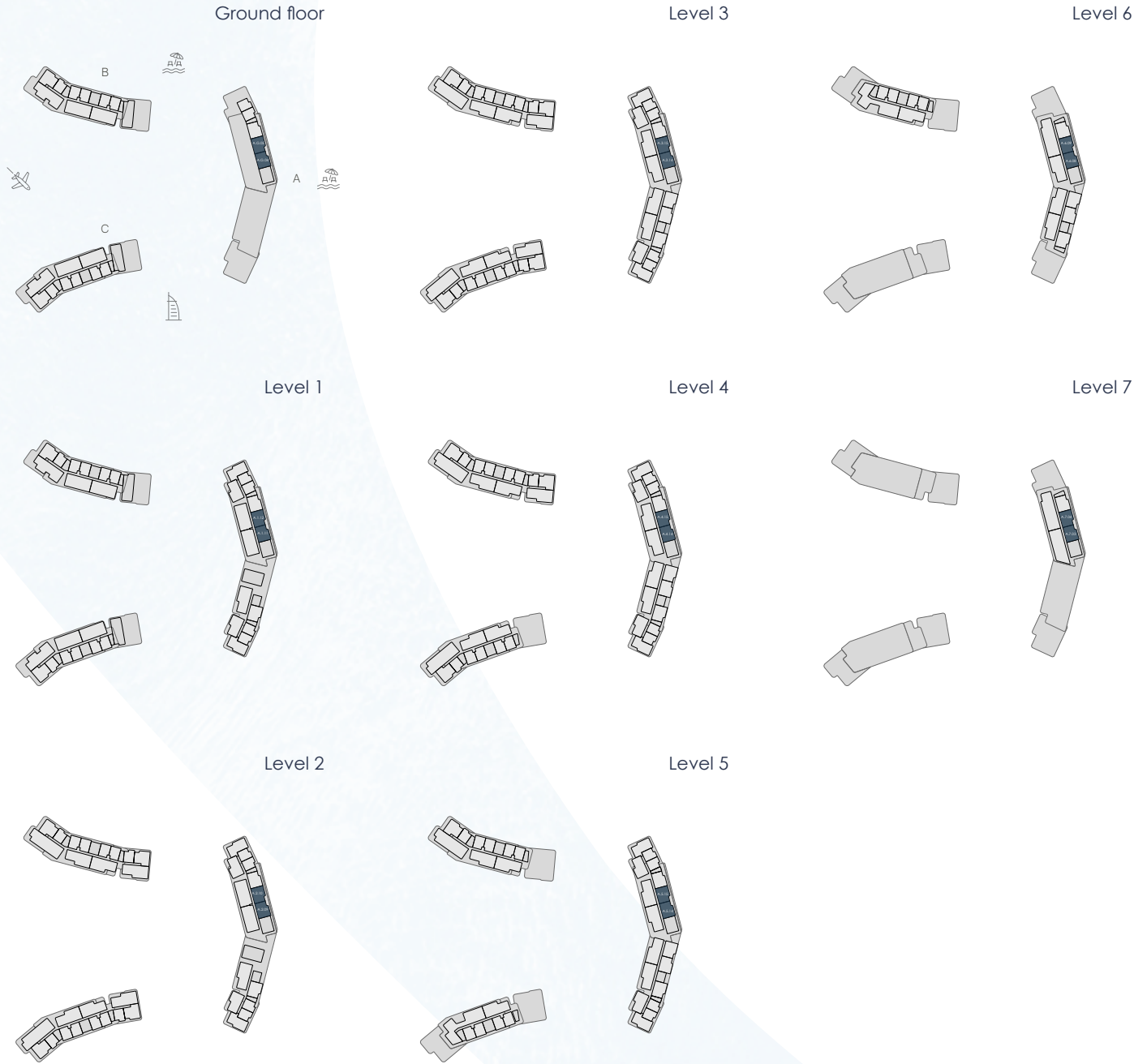
UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
B.106, C.106	11772	126713	1203	129.49	129.75	1396.62
B.212, B.312, B.412, B.509, C.212, C.312, C.409	11779	126788	1203	129.49	129.82	1397.37
B.G09, C.G.09	11784	1268.42	1203	129.49	129.87	1397.91
B.205, B.305, B.405, C.205, C.305	11750	1264.76	15.43	166.09	132.93	1430.85



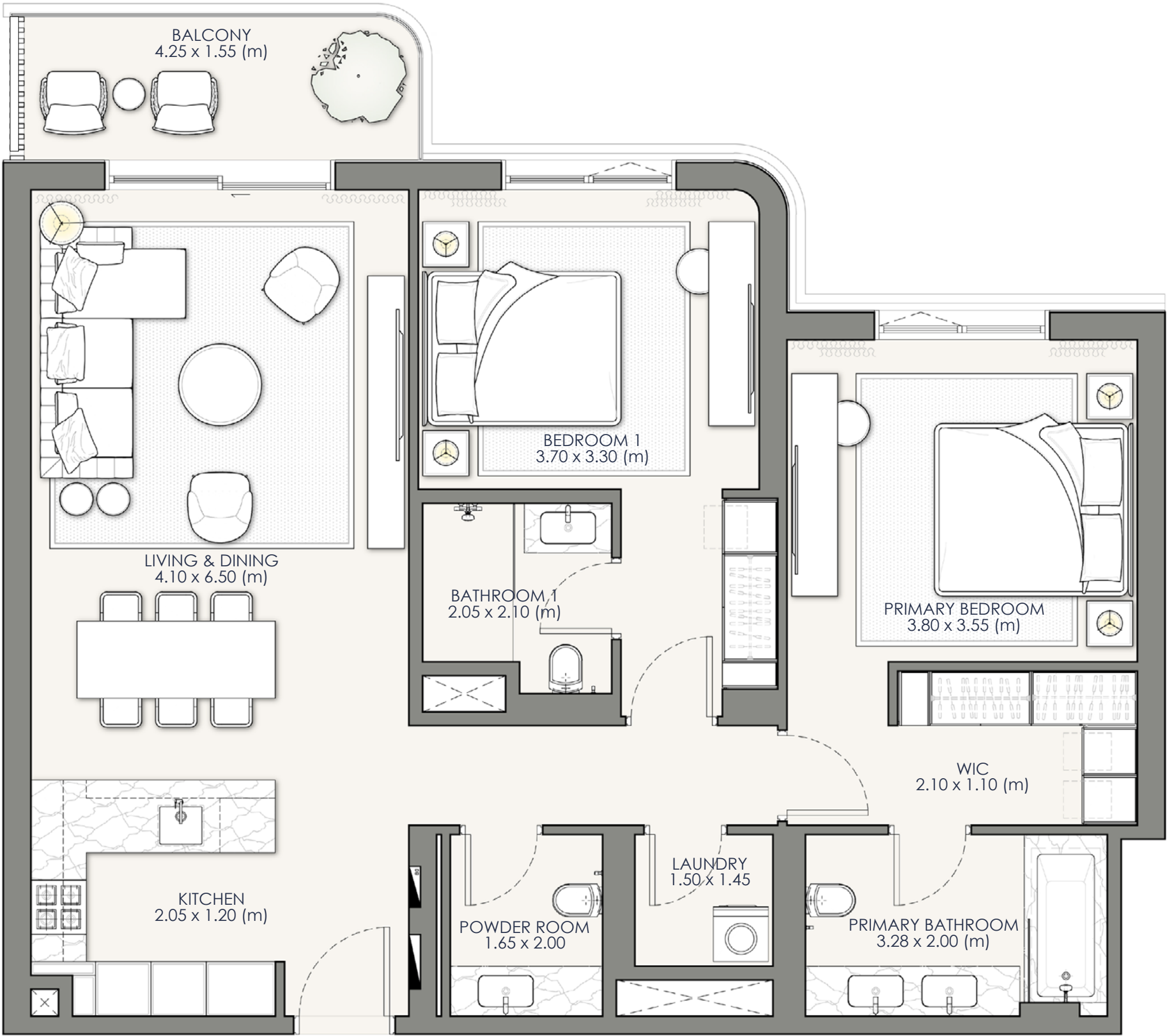
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2-Bedroom

Type A1



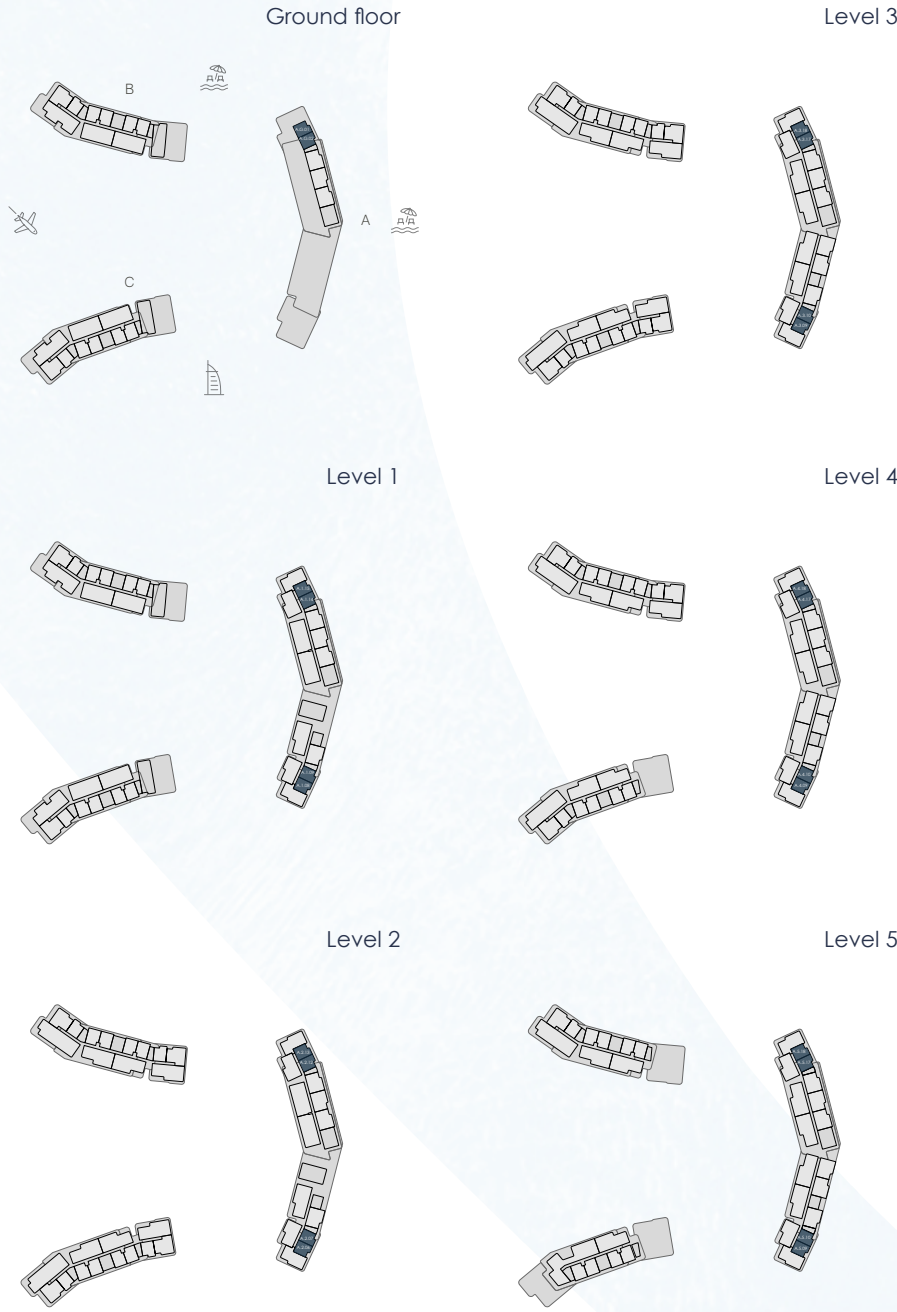
UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
AG04, A112, A210, A315, A415, A515, A609, A704	105.13	1131.61	790	85.03	113.03	1216.64
AG05, A111, A209, A314, A414, A514, A608, A703	105.13	1131.61	799	86.00	113.12	1217.61



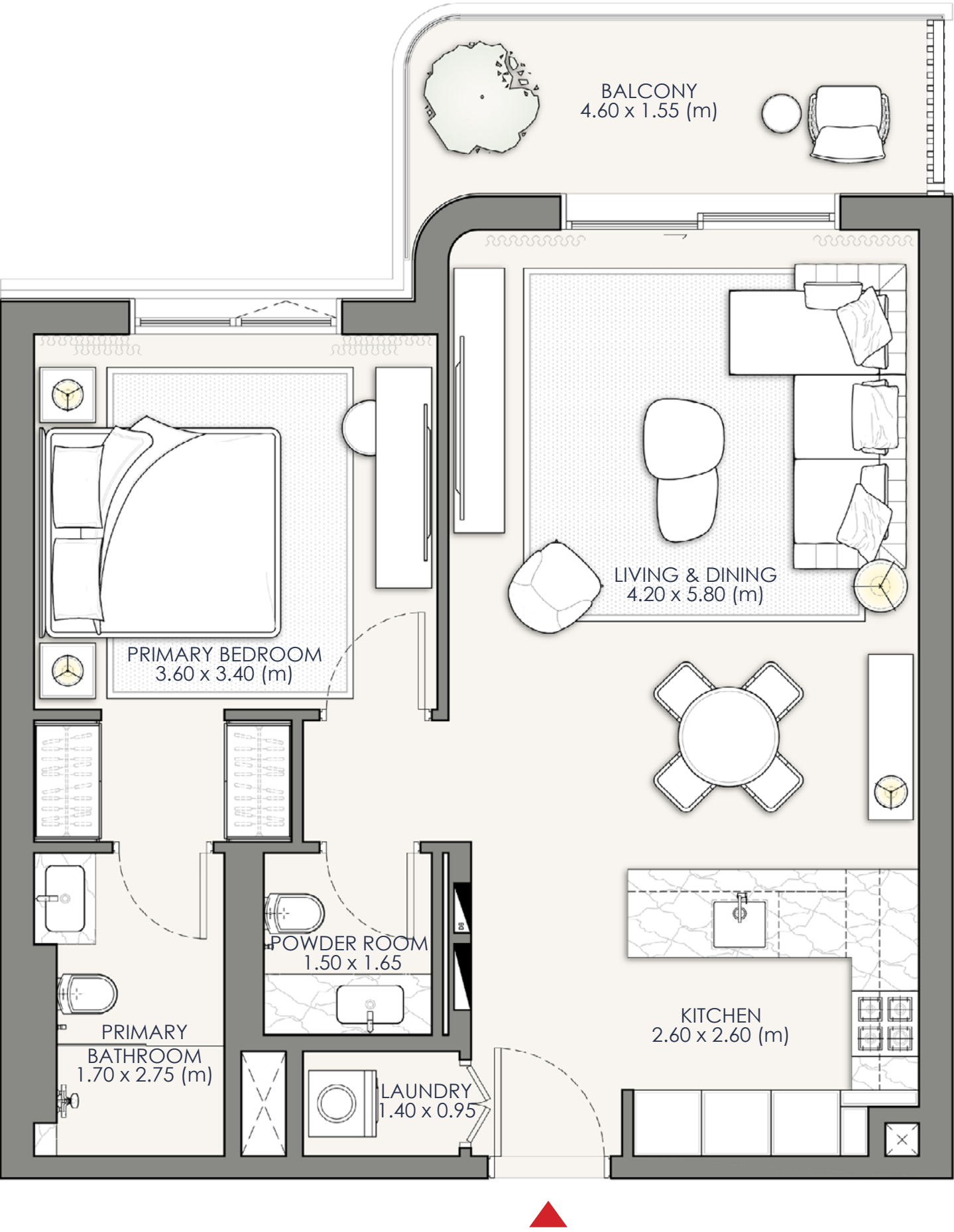
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1-Bedroom

Type A1



UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
A.1.15, A.2.13, A.3.18, A.4.18, A.5.18	66.15	712.03	8.66	93.22	74.81	805.25
A.G.02, A.1.08, A.1.09, A.1.14, A.2.06, A.2.07, A.2.12, A.3.09, A.3.10, A.3.17, A.4.09, A.4.10, A.4.17, A.5.09, A.5.10, A.5.17	66.25	713.11	8.66	93.22	74.91	806.32
A.G.01	66.35	714.19	8.66	93.22	75.01	807.40



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BUILDING CHARACTERISTICS

Building A = B+G+7+R | Building B = B+G+6+R | Building C = B+G+5+R

220 Residential Units

UNIT TYPE	AVERAGE AREA SQFT
1-BEDROOM	827 SQ.FT.
2-BEDROOM	1,215 SQ.FT.
2-BEDROOM + MAID	1,466 SQ.FT.
3-BEDROOM	2,039 SQ.FT.
4-BEDROOM	3,269 SQ.FT.
4-BEDROOM TOWNHOUSE	3,990 SQ.FT.
5-BEDROOM TOWNHOUSE	5,041 SQ.FT.

STARTING PRICES

2.7 MILLION

1 - Bedroom

4.3 MILLION

2 - Bedroom

4.9 MILLION

2 - Bedroom + Maid

**All prices are in AED*

PAYMENT PLAN

20%	5%	5%
Down Payment On Booking	November 2026	April 2027
10%	10%	10%
September 2027	February 2028	July 2028
5%	5%	30%
November 2028	March 2029	September 2030

**Estimated construction completion: September 2030*

PALM CENTRAL

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STARTING PRICES

7.5 MILLION

3 - Bedroom

12.4 MILLION

4 - Bedroom

14.9 MILLION

Townhouse

**All prices are in AED*

NAKHEEL | PALM JEBEL ALI

PAYMENT PLAN

20%	5%	5%
Down Payment On Booking	November 2026	April 2027
10%	5%	5%
September 2027	February 2028	July 2028
5%	5%	40%
November 2028	March 2029	September 2030

**Estimated construction completion: September 2030*



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