



PALMA™
DEVELOPMENT



SERENIA DISTRICT
AT JUMEIRAH ISLANDS

BALANCE BEYOND FORM



EAST
RESIDENCE
2



DESIGN LANGUAGE

Developed in collaboration with Nikken Sekkei; Japanese-inspired simplicity and proportion carried through the District

Wood element expressed through materials palette and lighting tone to deliver a warm, cosy and restorative living space

An aerial photograph of a modern residential development in Dubai. The central focus is 'East Residence 2', a cluster of five tall, cylindrical towers with a light-colored facade and prominent balconies. These towers are situated within a landscaped area featuring green lawns, palm trees, and a winding path. In the foreground, there are lower-rise buildings, including a large circular structure and a swimming pool. The background is filled with a dense urban skyline under a clear blue sky with light clouds.

 EAST
RESIDENCE 2

25
Floors

2,3 & 4
Bedroom Apartments

122-255 m²
Ranges from 122.26 to 263.36 sqm

EAST RESIDENCE 2



SERENIA DISTRICT
AT JUMEIRAH ISLANDS



EAST RESIDENCE 2



ABOUT EAST RESIDENCE 2

A warmly-oriented tower at the heart of Serenia District. Set back from roads on all sides and angled for 360-degree panoramas across Jumeirah Islands, Emirates Living and the Dubai skyline.

Part of Serenia District and located in a prime location in Jumeirah Islands, the project offers excellent connectivity and a true integrated community experience.



VIEWS AND ORIENTATION

Thoughtful architecture offers wraparound outlooks for uninterrupted lake and skyline views.

Quiet central plot within the Serenia District masterplan, away from periphery roads.

EAST RESIDENCE 2





ANCHOR FEATURES AVAILABLE TO RESIDENTS

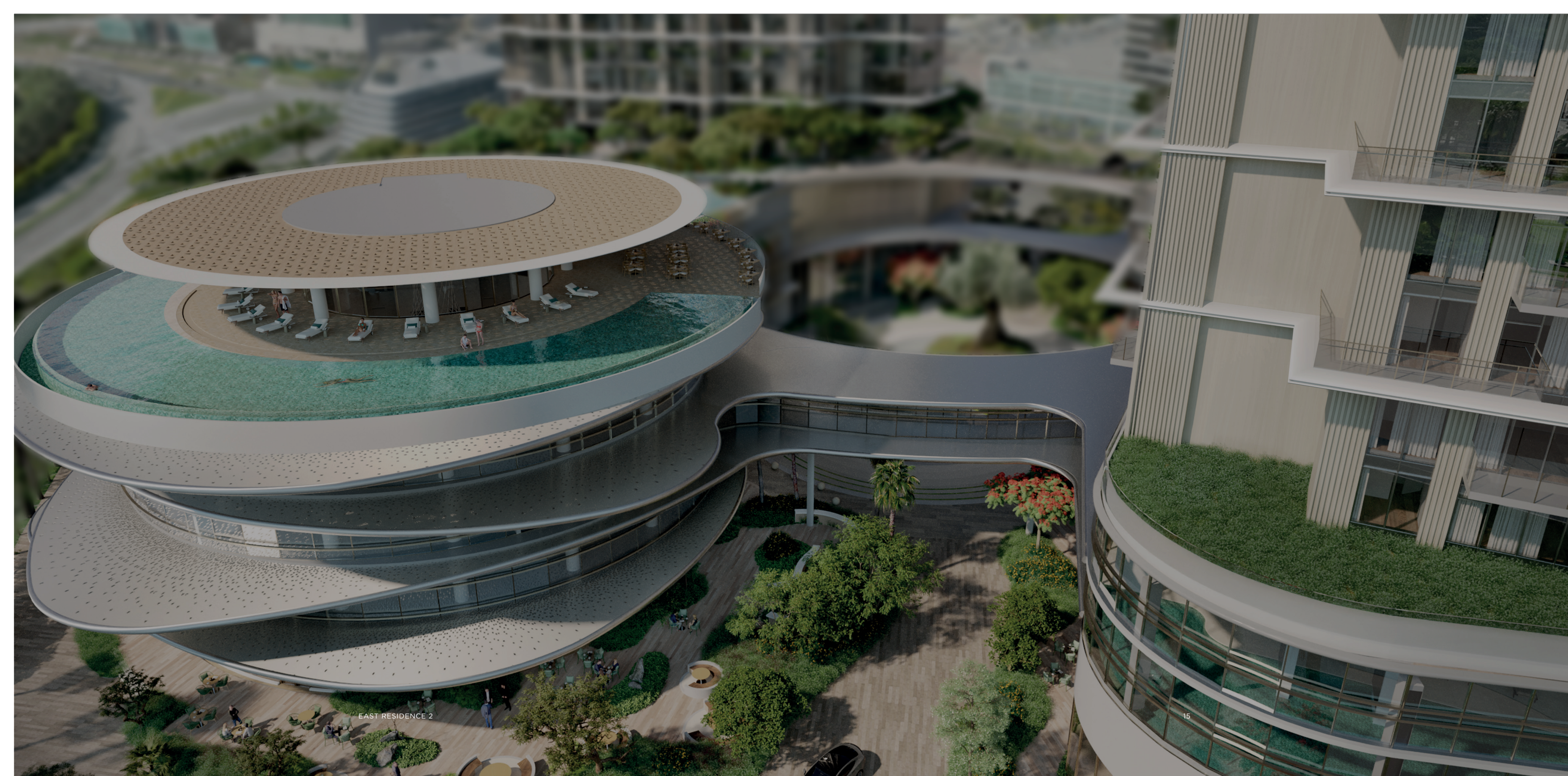
Expansive 100,000 sq.ft. community hub fostering social engagement

Four levels of premium amenities, featuring one of Dubai's largest residential gyms

Retail and F&B at your doorstep, curated for everyday convenience

Fully equipped podium with an expansive set of amenities overlooking the Serenity Lake

Four stunning pools, including an infinity pool, an indoor pool, a lap pool, and a shallow pool



EAST RESIDENCE 2



2

AMENITIES HIGHLIGHT

Indoor swimming pool

Half basket-ball court

2 padel courts



COMMUNITY & LIFESTYLE

Palma Development has spent two decades shaping lively, well-managed neighbourhoods across Dubai. That know-how anchors Serenia District, where the philosophy of community living is designed in from day one. Designed for residents to thrive with curated amenities and daily conveniences that help creating connections and feeling at ease.

EAST RESIDENCE 2





EAST RESIDENCE 2 PAYMENT PLAN
60% / 40%

10%	10%	10%
1st Instalment Immediate	2nd Instalment After 30 Days	3rd Instalment 01 June 2026
10%	10%	10%
4th Instalment 01 January 2027	5th Instalment 01 January 2028	6th Instalment 01 January 2029
	40%	
	Final Instalment 30 June 2030	



M2

UN₂

FLOOR PLANS



EVEN FLOORS

EAST
RESIDENCE 2

Even | Full floor

- **Internal area**
9,123 sq.ft (848 sq.m)
- **Terrace area**
1,044 sq.ft (97 sq.m)
- **Total area**
10,167 sq.ft (945 sq.m)

FLOOR COMPOSITION

Total 5 units/floor

- **2 Bedroom**
2 Units
- **3 Bedroom**
2 Units
- **4 Bedroom**
1 Unit

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floor in the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are for representation only. The length and width of the balcony varies depending on which floor and which orientation the unit is located.



KEY PLAN

 **EAST
RESIDENCE 2**

Type 01A | Three bedrooms

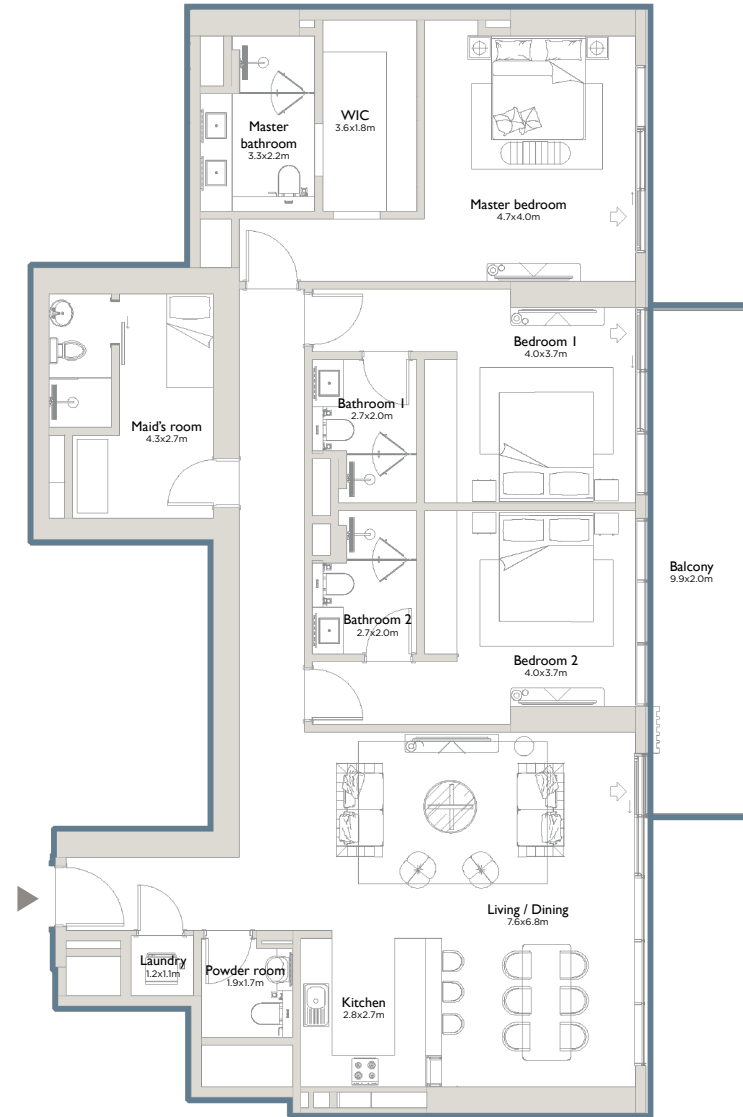
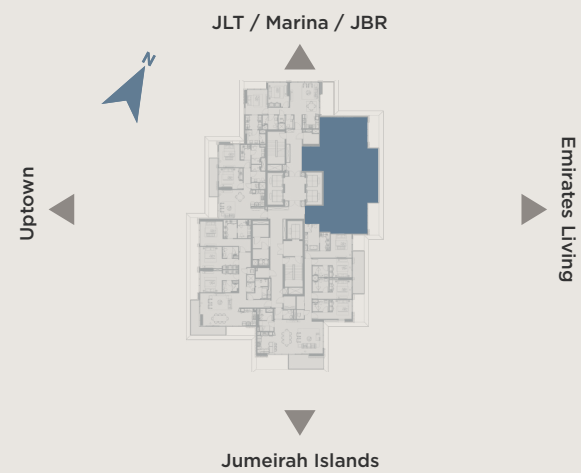
 **Internal area**
2,035 sq.ft (189 sq.m)

 **Terrace area**
213 sq.ft (20 sq.m)

 **Total area**
2,248 sq.ft (209 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

KEY PLAN



 **EAST
RESIDENCE 2**

Type 02A | Four bedrooms

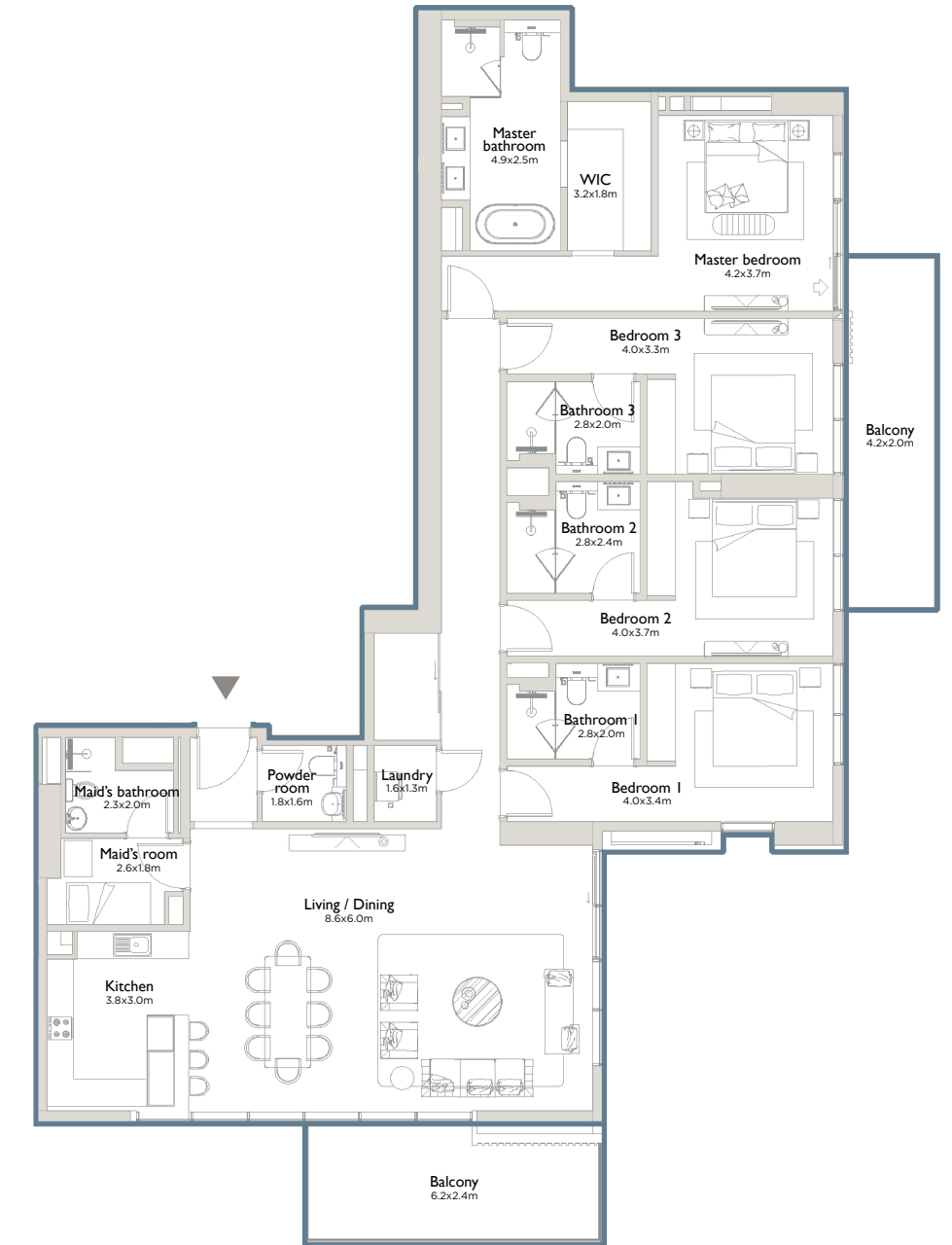
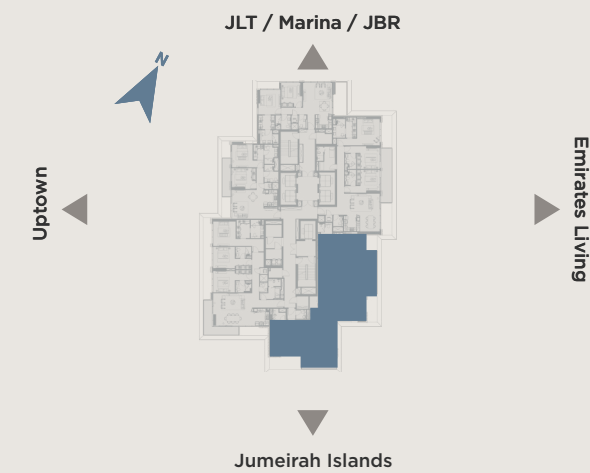
 **Internal area**
2,486 sq.ft (231 sq.m)

 **Terrace area**
349 sq.ft (32 sq.m)

 **Total area**
2,835 sq.ft (263 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

KEY PLAN



 **EAST
RESIDENCE 2**

Type 03A | **Three bedrooms**

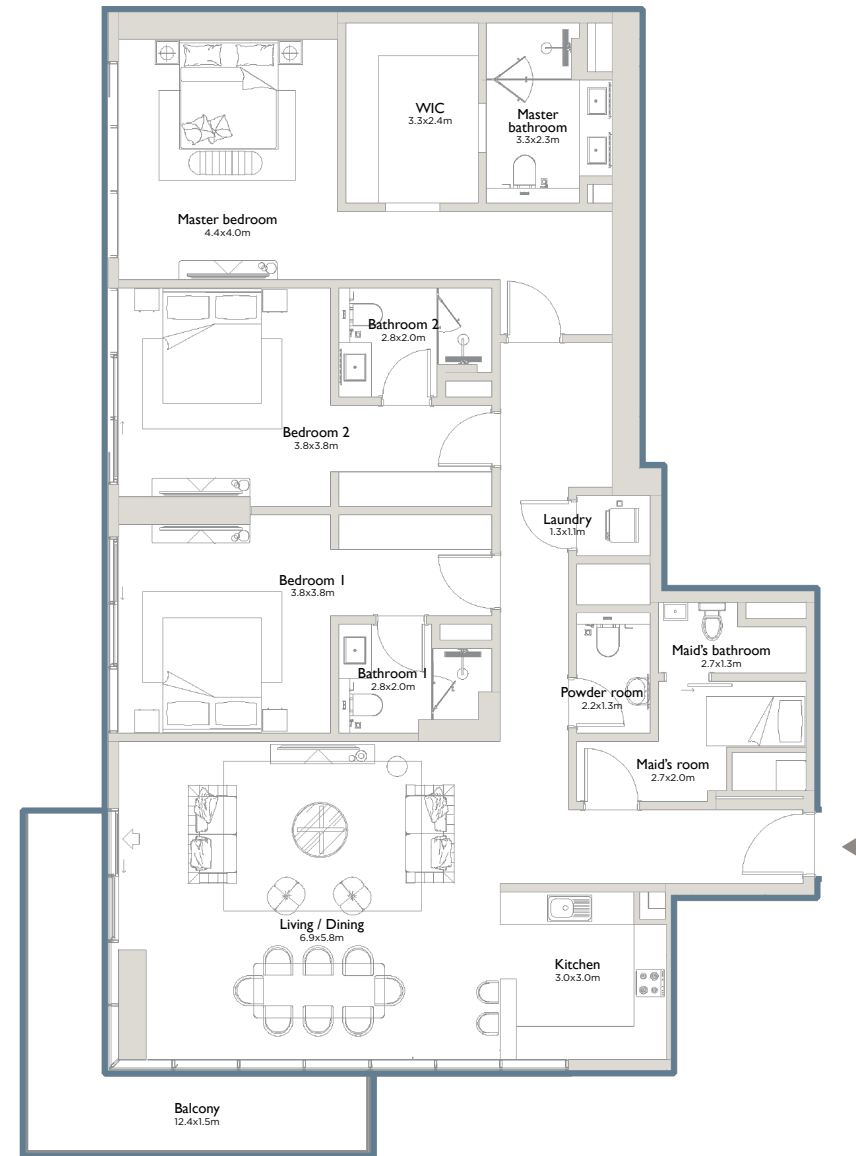
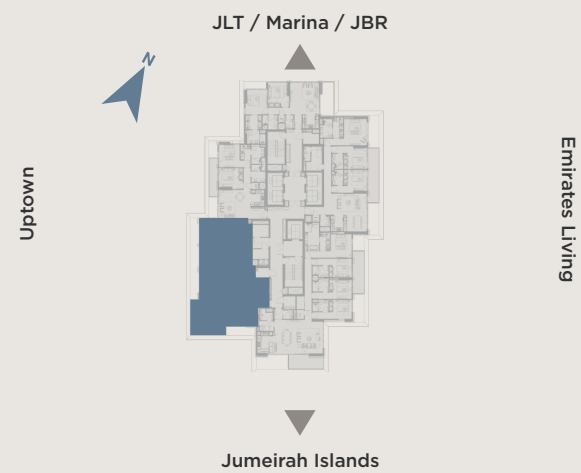
 **Internal area**
2,120 sq.ft (197 sq.m)

 **Terrace area**
186 sq.ft (17 sq.m)

 **Total area**
2,306 sq.ft (214 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

KEY PLAN



 **EAST
RESIDENCE 2**

Type 04A | **Two bedrooms**

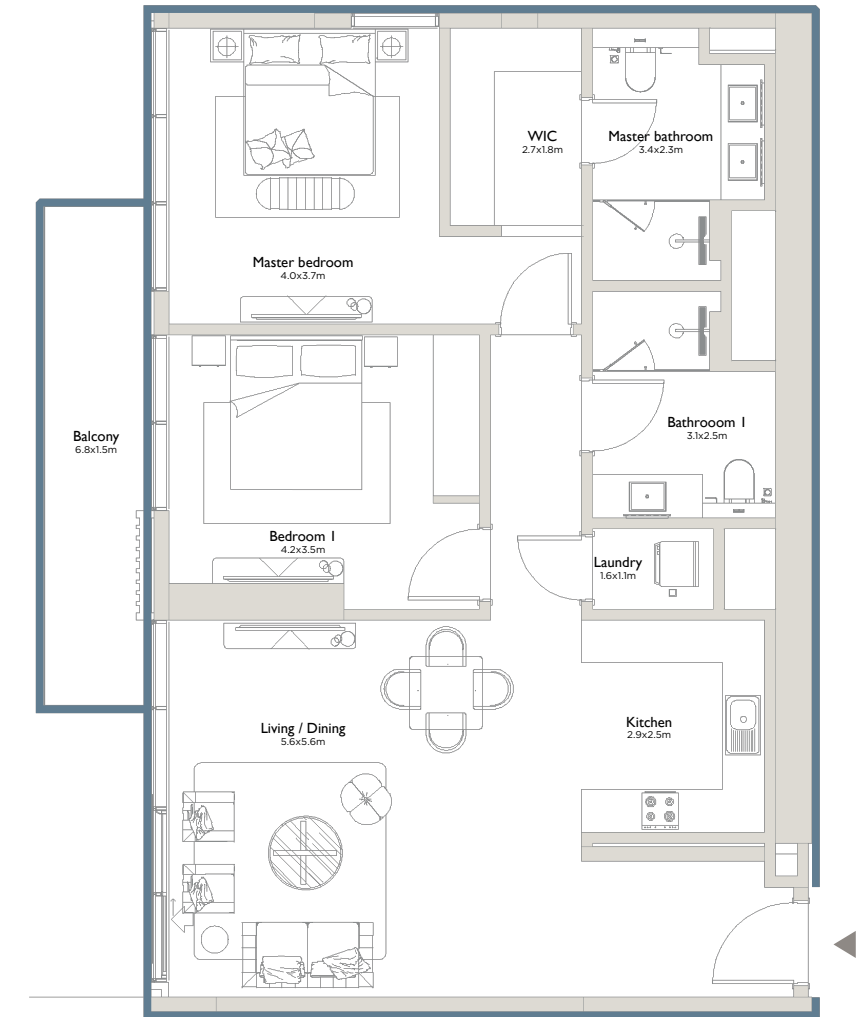
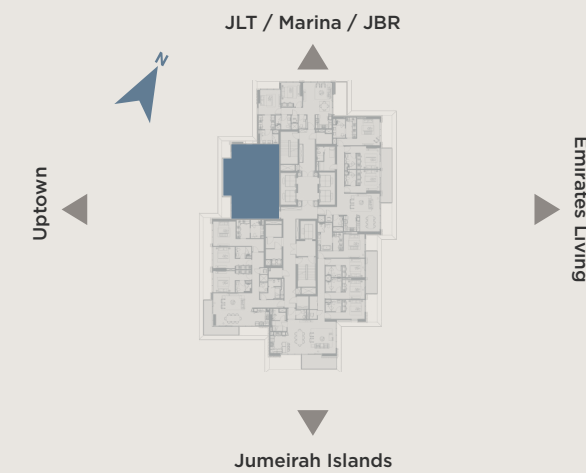
 **Internal area**
1,232 sq.ft (114 sq.m)

 **Terrace area**
120 sq.ft (11 sq.m)

 **Total area**
1,352 sq.ft (125 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

KEY PLAN



EAST
RESIDENCE 2

Type 05A | Two bedrooms



Internal area
1,249 sq.ft (116 sq.m)



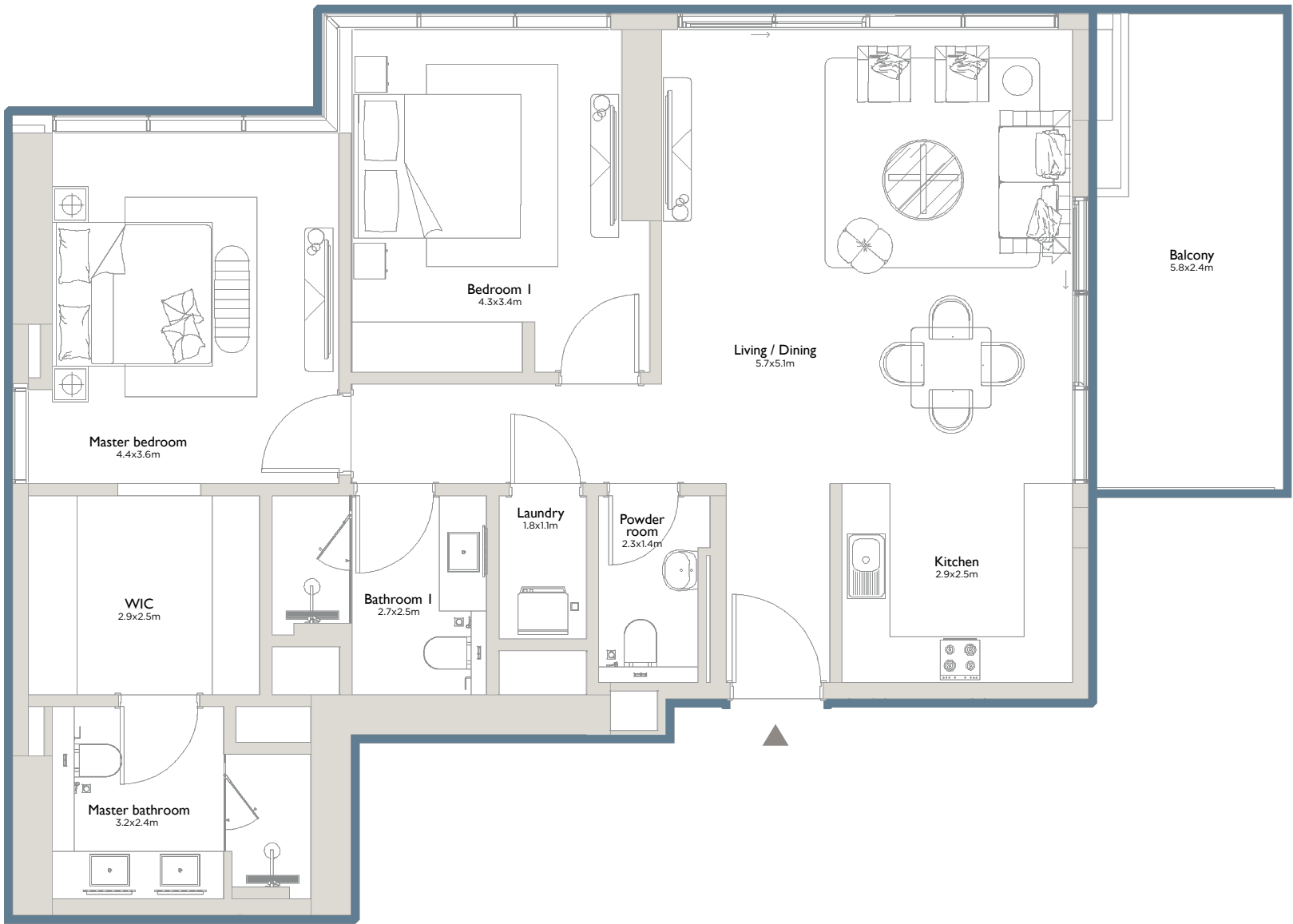
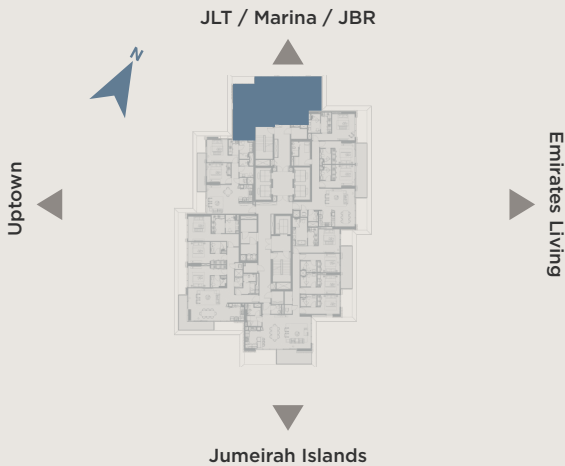
Terrace area
176 sq.ft (16 sq.m)



Total area
1,429 sq.ft (133 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

KEY PLAN



ODD FLOORS

EAST
RESIDENCE 2

Odd | Full floor



Internal area
9,116 sq.ft (847 sq.m)



Terrace area
919 sq.ft (85 sq.m)



Total area
10,035 sq.ft (932 sq.m)

FLOOR COMPOSITION

Total 5 units/floor



2 Bedroom
2 Units



3 Bedroom
2 Units



4 Bedroom
1 Unit



KEY PLAN

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floor in the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are for representation only. The length and width of the balcony varies depending on which floor and which orientation the unit is located.

EAST

RESIDENCE 2

Type 01B | Three bedrooms



Internal area

2,031 sq.ft (189 sq.m)



Terrace area

260 sq.ft (24 sq.m)

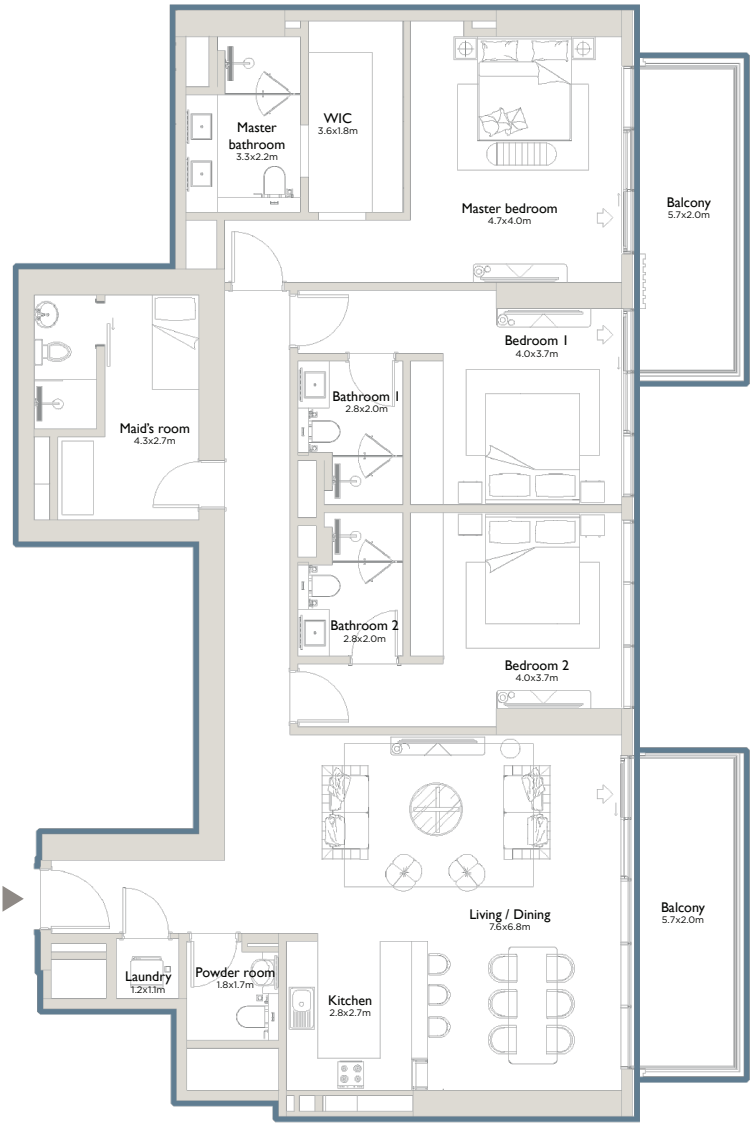
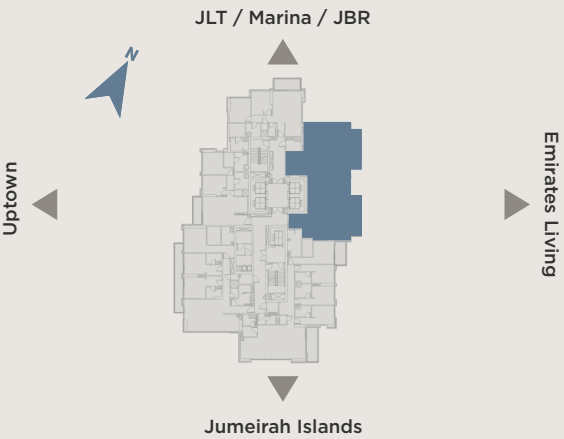


Total area

2,291 sq.ft (213 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

KEY PLAN



EAST

RESIDENCE 2

Type 02B | Four bedrooms



Internal area

2,490 sq.ft (231 sq.m)



Terrace area

252 sq.ft (23 sq.m)

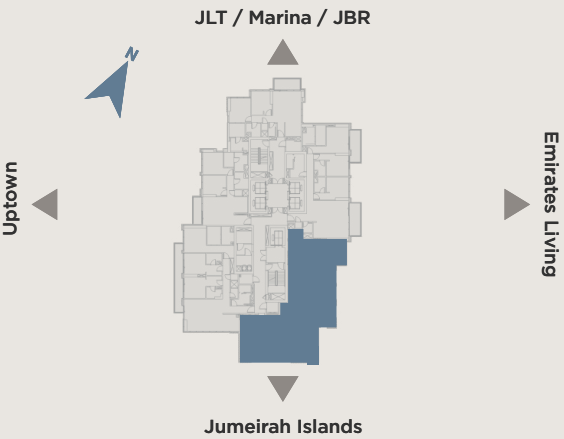


Total area

2,742 sq.ft (255 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

KEY PLAN



EAST RESIDENCE 2

Type 03B | Three bedrooms

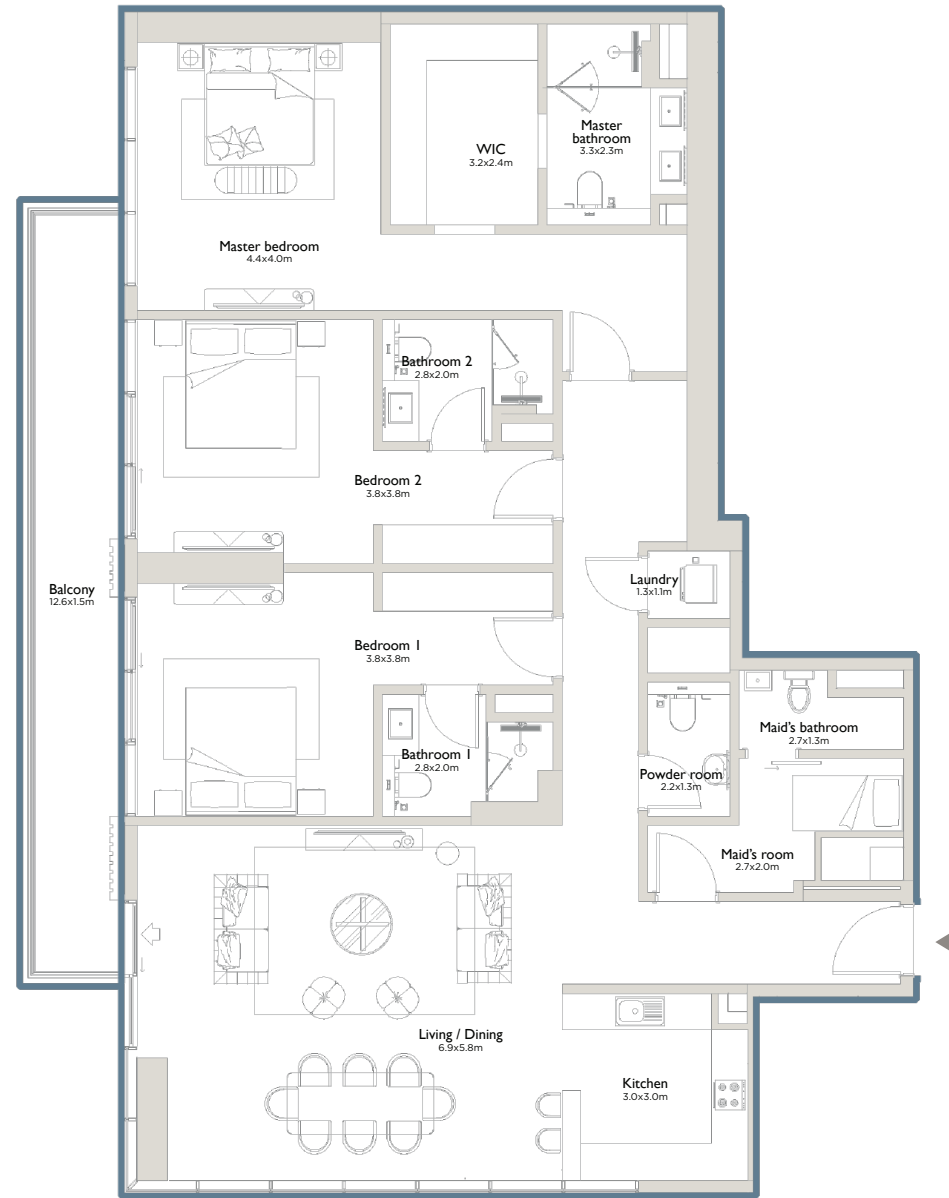
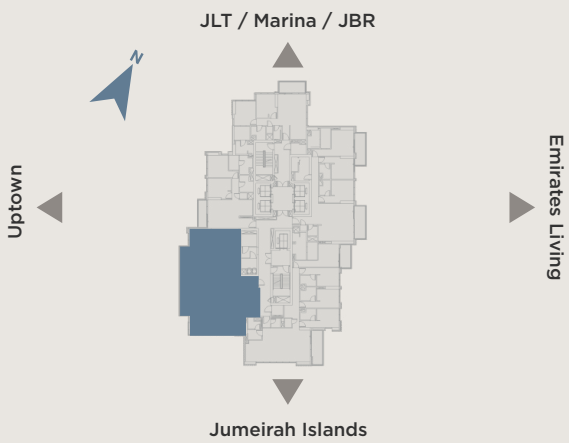
 **Internal area**
2,119 sq.ft (197 sq.m)

 **Terrace area**
212 sq.ft (20 sq.m)

 **Total area**
2,331 sq.ft (217 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

KEY PLAN



EAST RESIDENCE 2

Type 04B | Two bedrooms

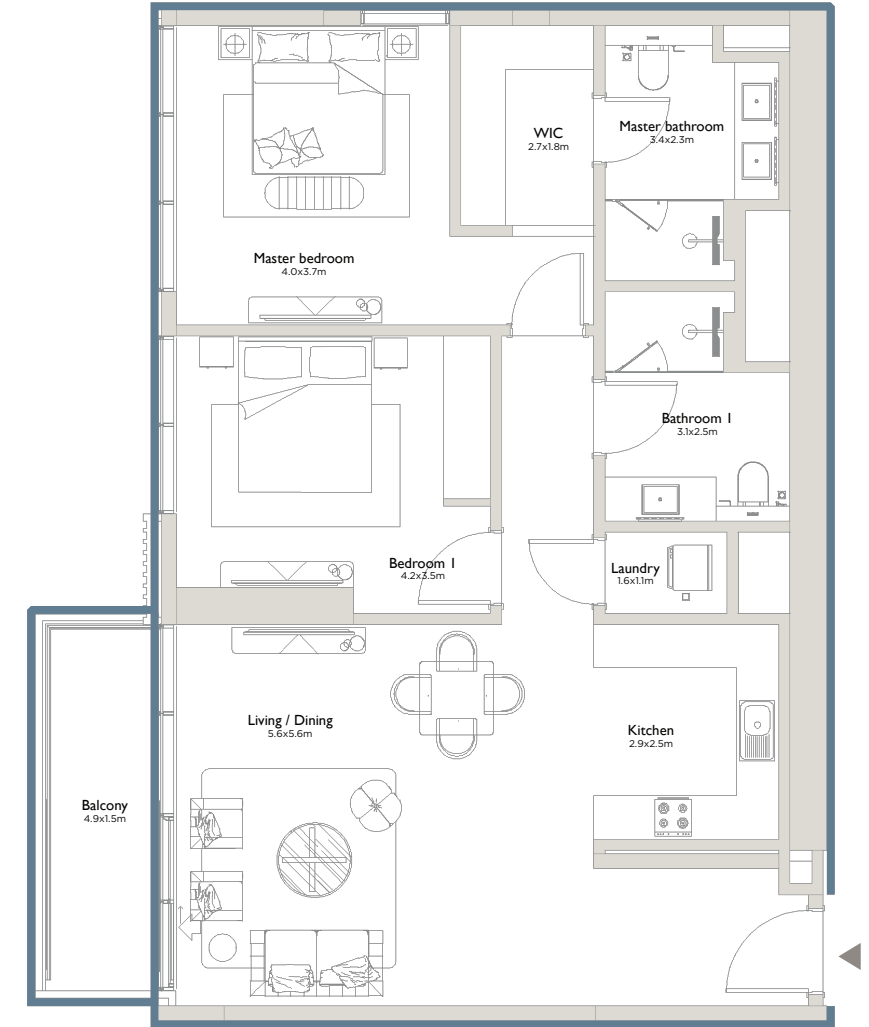
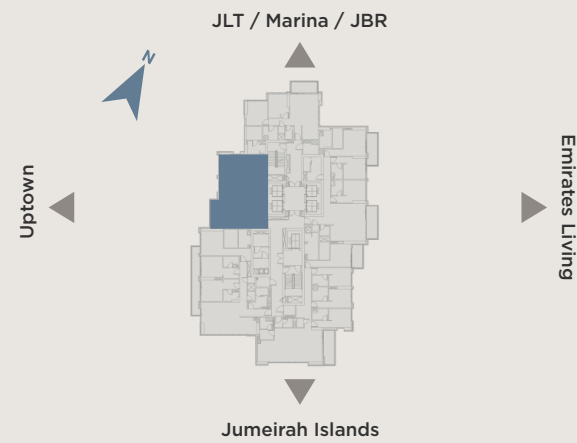
 **Internal area**
1,225 sq.ft (114 sq.m)

 **Terrace area**
91 sq.ft (8 sq.m)

 **Total area**
1,316 sq.ft (122 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

KEY PLAN



EAST
RESIDENCE 2

Type 05B | Two bedrooms



Internal area
1,251 sq.ft (116 sq.m)



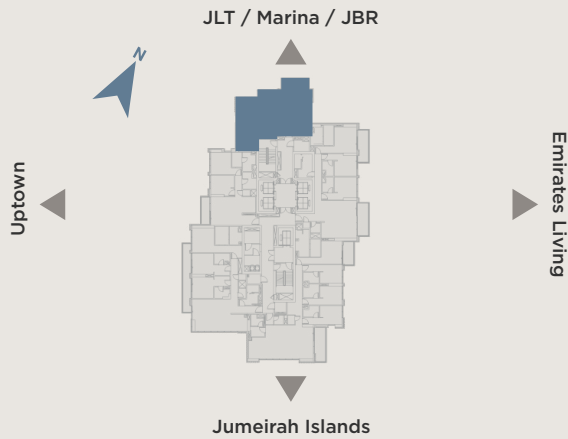
Terrace area
105 sq.ft (10 sq.m)



Total area
1,356 sq.ft (126 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

KEY PLAN



PODIUM - GARDEN

EAST
RESIDENCE 2

Podium | Full floor

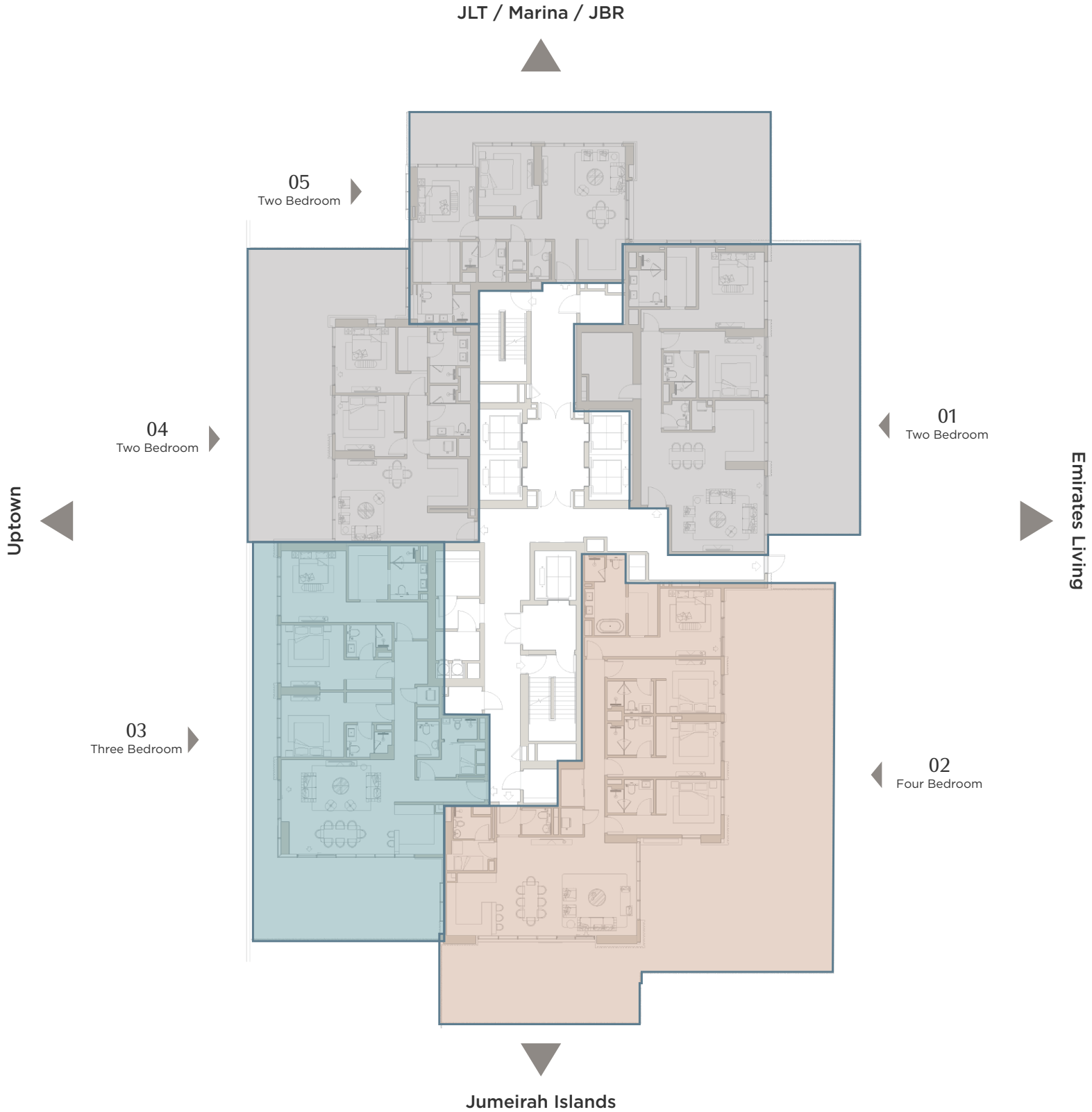
- **Internal area**
8,808 sq.ft (818 sq.m)
- **Terrace area**
7,449 sq.ft (692 sq.m)
- **Total area**
16,257 sq.ft (1,510 sq.m)

FLOOR COMPOSITION

Total 5 units/floor

- **2 Bedroom**
3 Units
- **3 Bedroom**
1 Units
- **4 Bedroom**
1 Unit

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floor in the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are for representation only. The length and width of the balcony varies depending on which floor and which orientation the unit is located.



KEY PLAN

EAST
RESIDENCE 2

Type 01C | Two bedrooms



Internal area
1,734 sq.ft (161 sq.m)



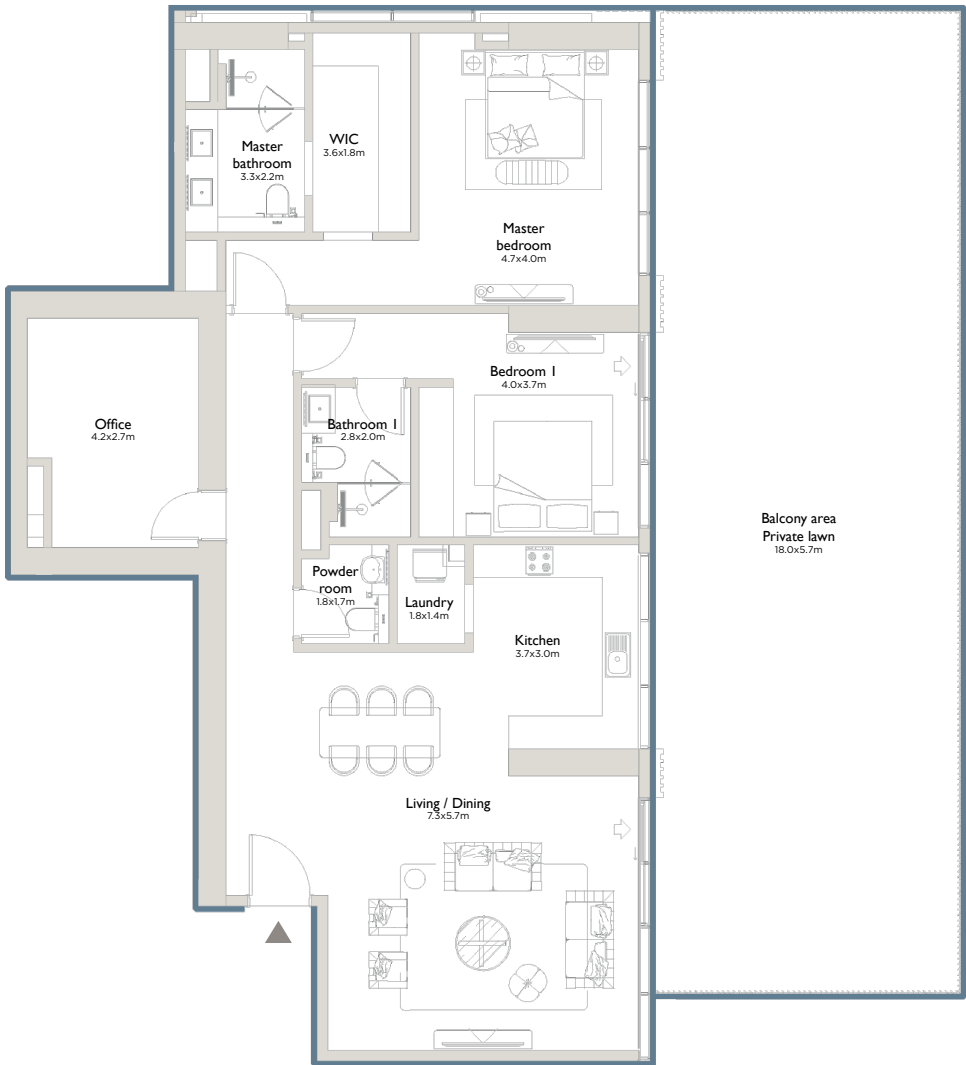
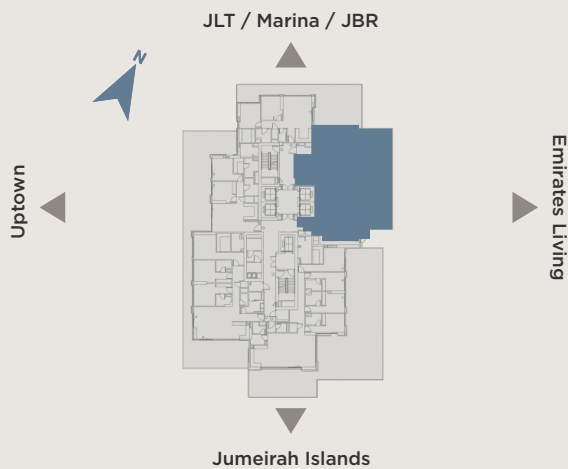
Terrace area
1,119 sq.ft (104 sq.m)



Total area
2,853 sq.ft (265 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

KEY PLAN



EAST
RESIDENCE 2

Type 02C | Four bedrooms



Internal area
2,487 sq.ft (231 sq.m)



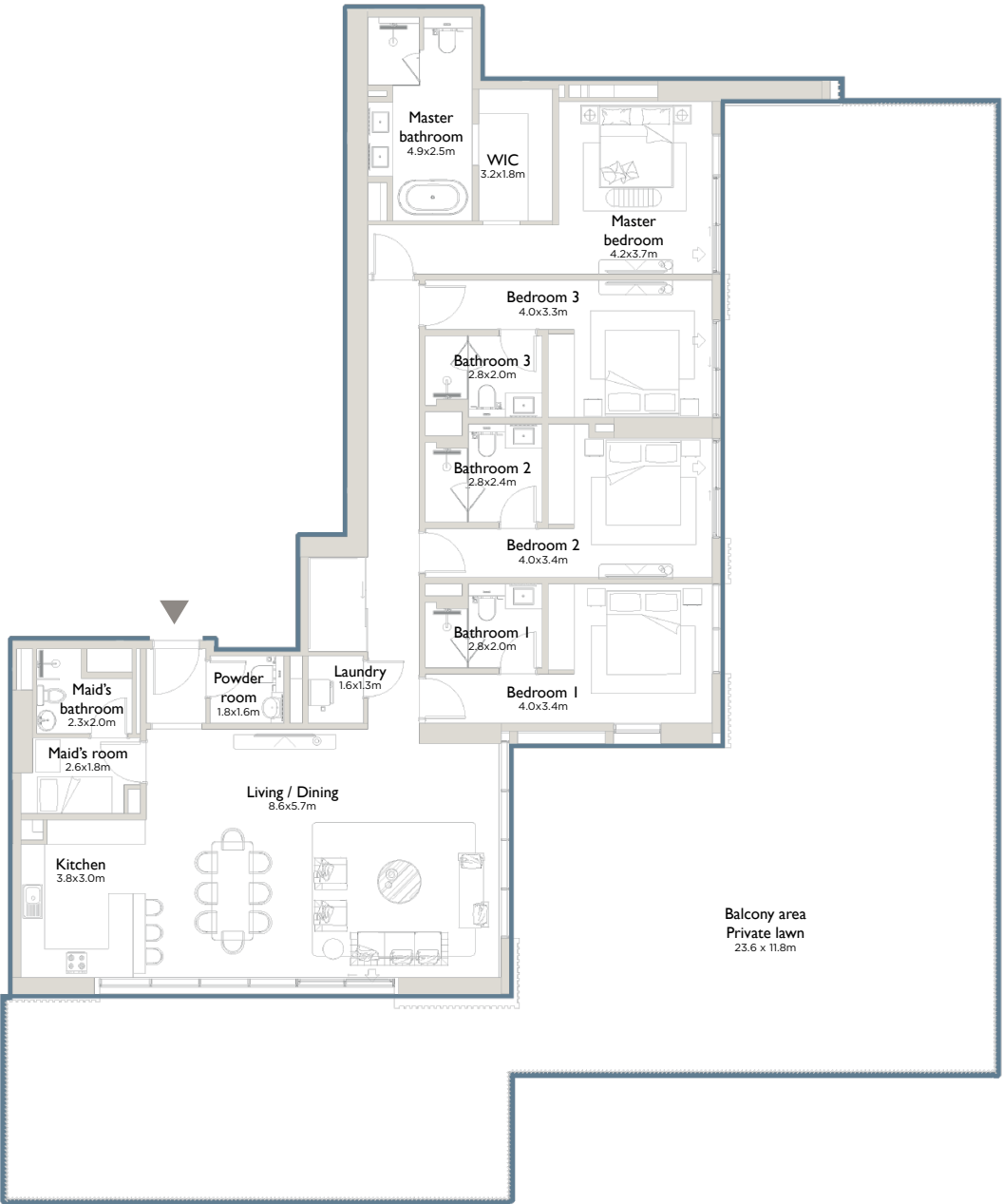
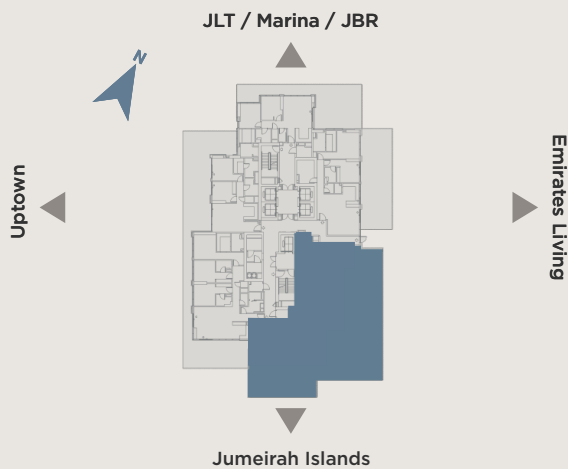
Terrace area
2,877 sq.ft (267 sq.m)



Total area
5,364 sq.ft (498 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

KEY PLAN



EAST RESIDENCE 2

Type 03C | **Three bedrooms**

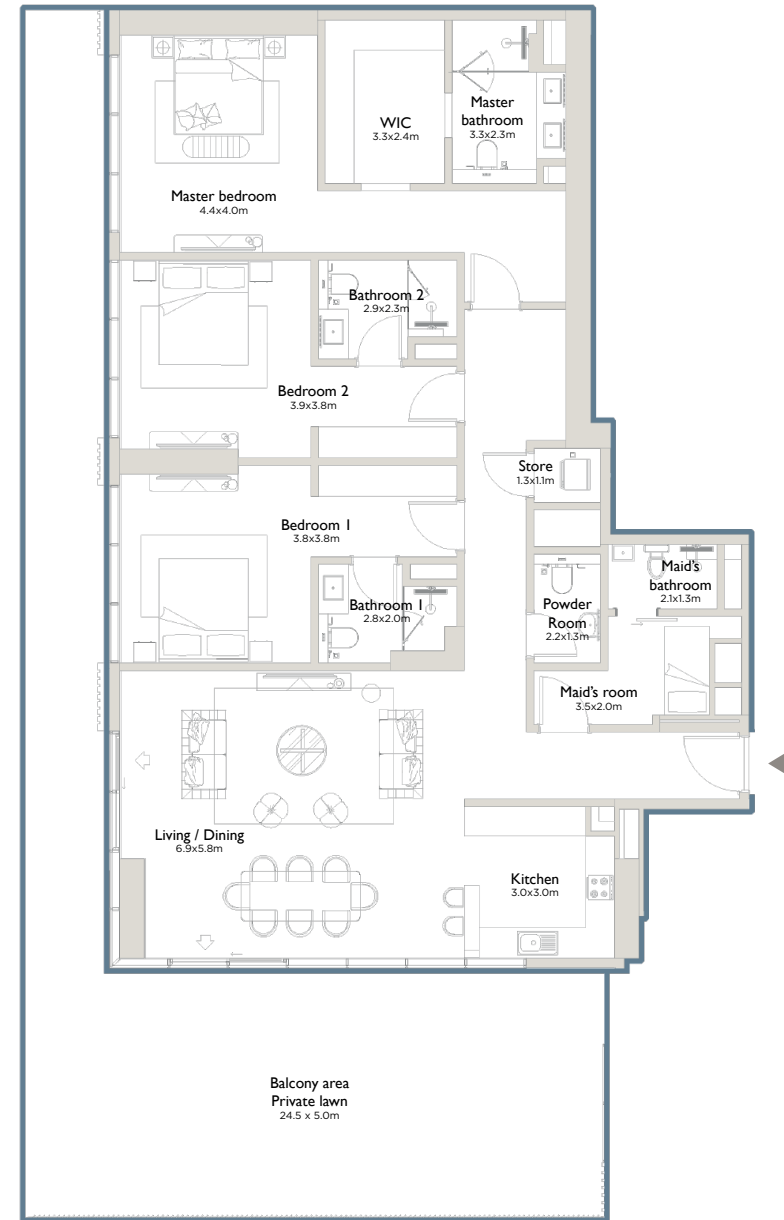
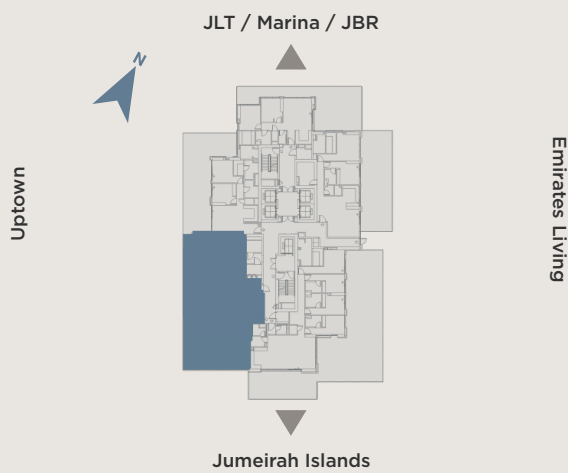
 **Internal area**
2,118 sq.ft (197 sq.m)

 **Terrace area**
1,051 sq.ft (98 sq.m)

 **Total area**
3,169 sq.ft (295 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

KEY PLAN



EAST RESIDENCE 2

Type 04C | **Two bedrooms**

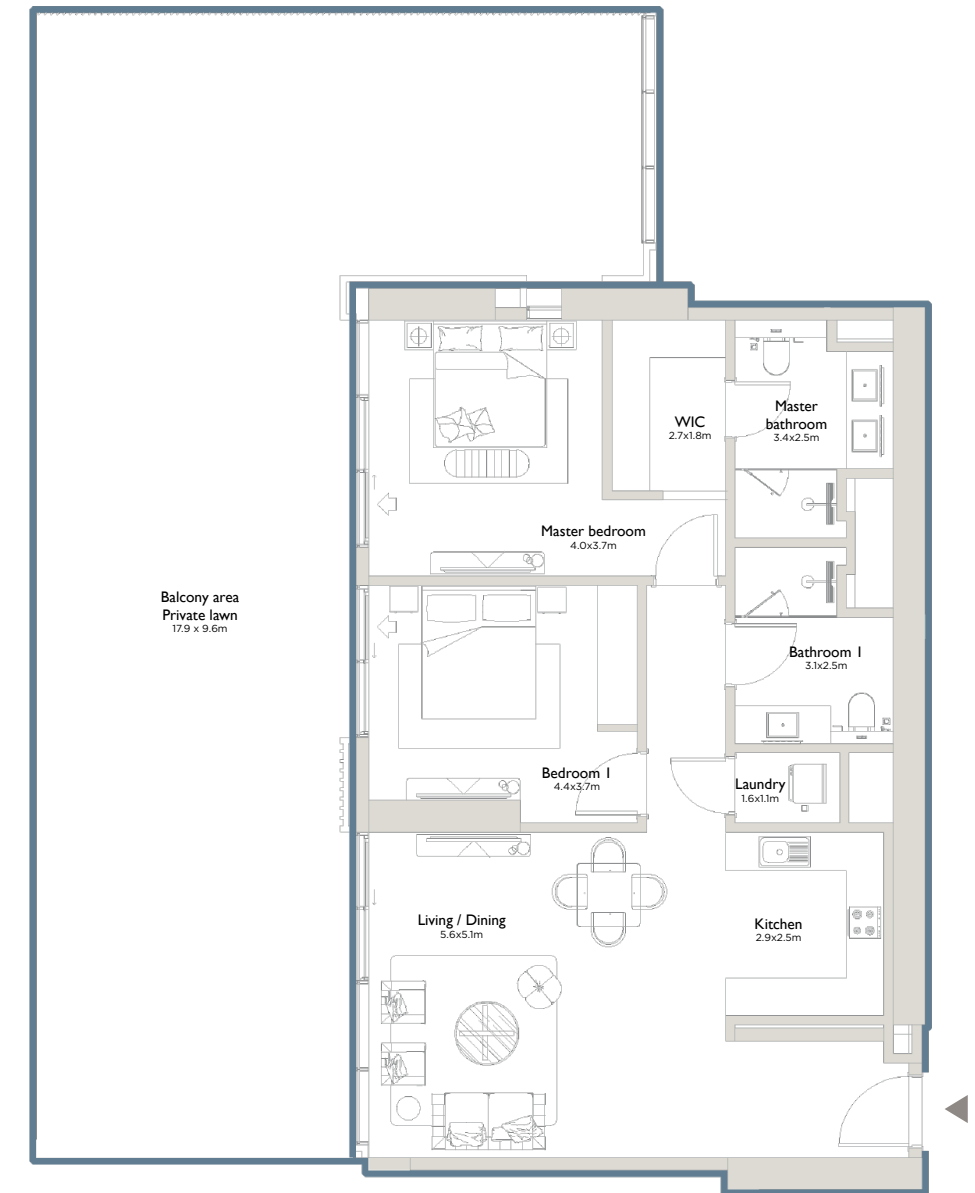
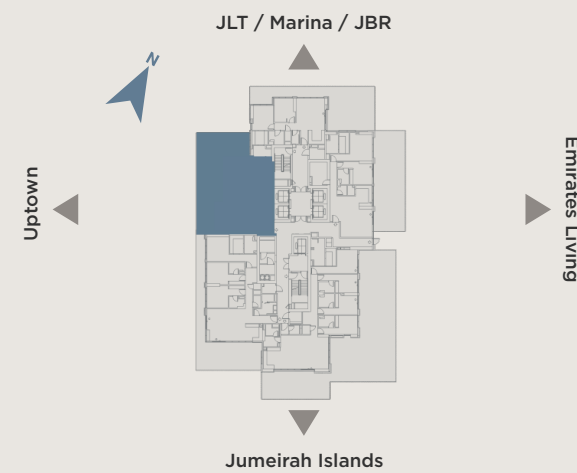
 **Internal area**
1,220 sq.ft (113 sq.m)

 **Terrace area**
1,277 sq.ft (119 sq.m)

 **Total area**
2,497 sq.ft (232 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

KEY PLAN



EAST
RESIDENCE 2

Type 05C | Two bedrooms



Internal area
1,249 sq.ft (116 sq.m)



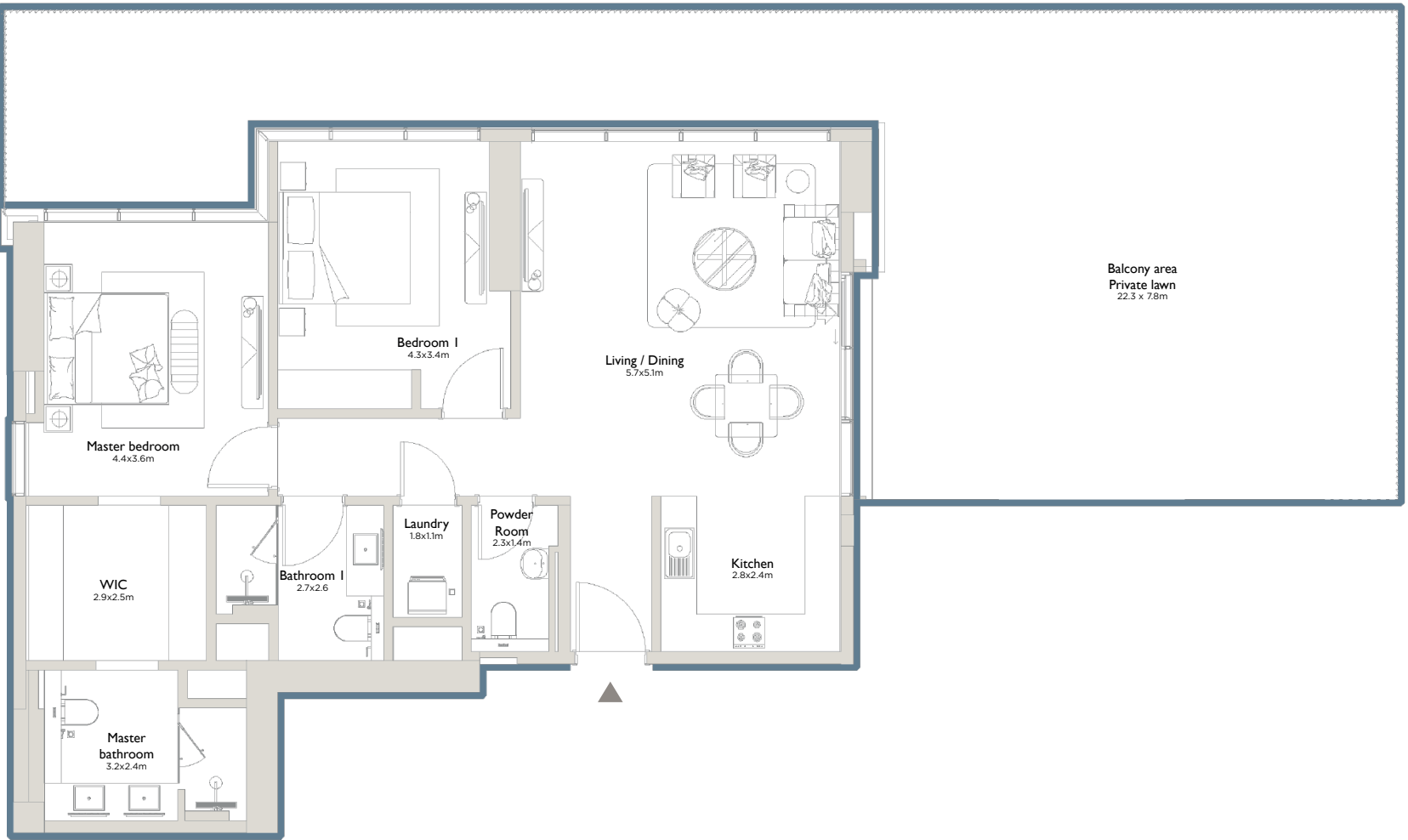
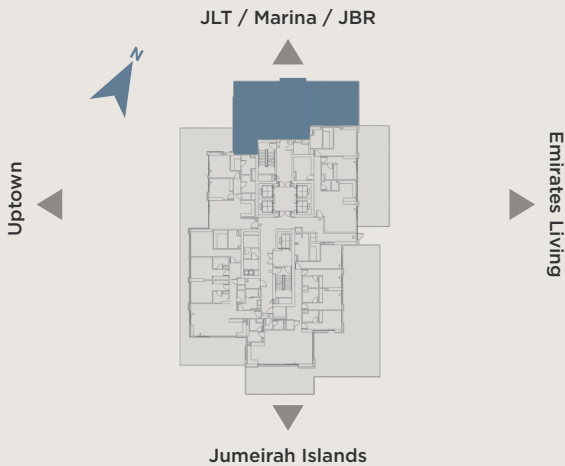
Terrace area
1,126 sq.ft (105 sq.m)



Total area
2,375 sq.ft (221 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

KEY PLAN





SERENIA DISTRICT
AT JUMEIRAH ISLANDS



EAST
RESIDENCE 2

DRN - 1068

Project No. 4281

TAN - 0012004307008

Escrow Bank - Sharjah Islamic Bank

Expected completion date: 30 June 2030

www.sereniadistrict.com



PALMA™

DEVELOPMENT

FOR MORE INFORMATION, CONTACT THE DEVELOPER
800-PALMA (72562) • WWW.PALMAHOLDING.COM
SERENIA@PALMAHOLDING.COM
WWW.SERENIADISTRICT.COM