



PALM JEBEL ALI

REPORT BY VENTURES ONSITE

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1. Palm Jebel Ali — Overview

1. Overview

Palm Jebel Ali (PJA), spanning 13.4 sq km—twice the size of Palm Jumeirah—will add 110 km of coastline and accommodate 35,000 families in luxury beachside residences.

The project will feature over 80 hotels, resorts and extensive leisure amenities, enhancing Dubai's tourism and residential offerings.



**A New Benchmark
for Waterfront
Living**

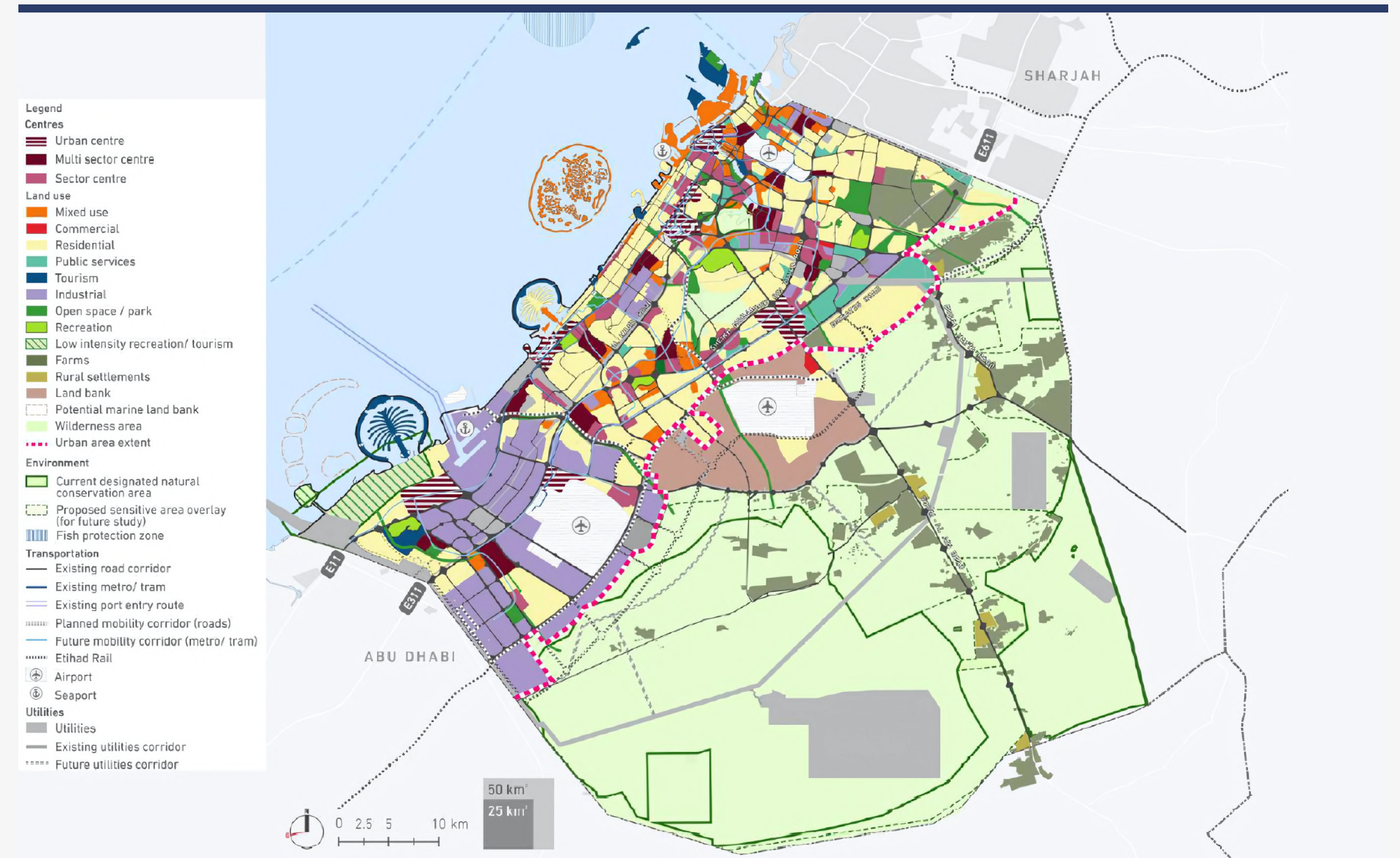


**Driving Dubai's 2040
Urban Future**



1.1. Dubai 2040 Urban Master Plan دبي 2040 DUBAI

Palm Jebel Ali aligns with the Dubai 2040 Urban Master Plan by expanding beach destinations, promoting sustainable development, enhancing infrastructure and supporting population growth.



2. Palm Jebel Ali — Location

2. Location

Palm Jebel Ali is easily accessible via Sheikh Zayed Road (E11), situated between Port Jebel Ali and the Jebel Ali Marine Sanctuary.

It is less than 25 minutes from Dubai Marina, under 30 minutes from Dubai South and close to the expanding Al Maktoum International Airport, a.k.a Dubai World Central (DWC).



3. Palm Jebel Ali — Master Plan

3. Master Plan

Palm Jebel Ali features a distinctive palm-shaped design, with each district thoughtfully planned to offer a unique lifestyle experience.

Spanning over 13.4 km of land, it offers 110 km of coastline and 91 km of beachfront.

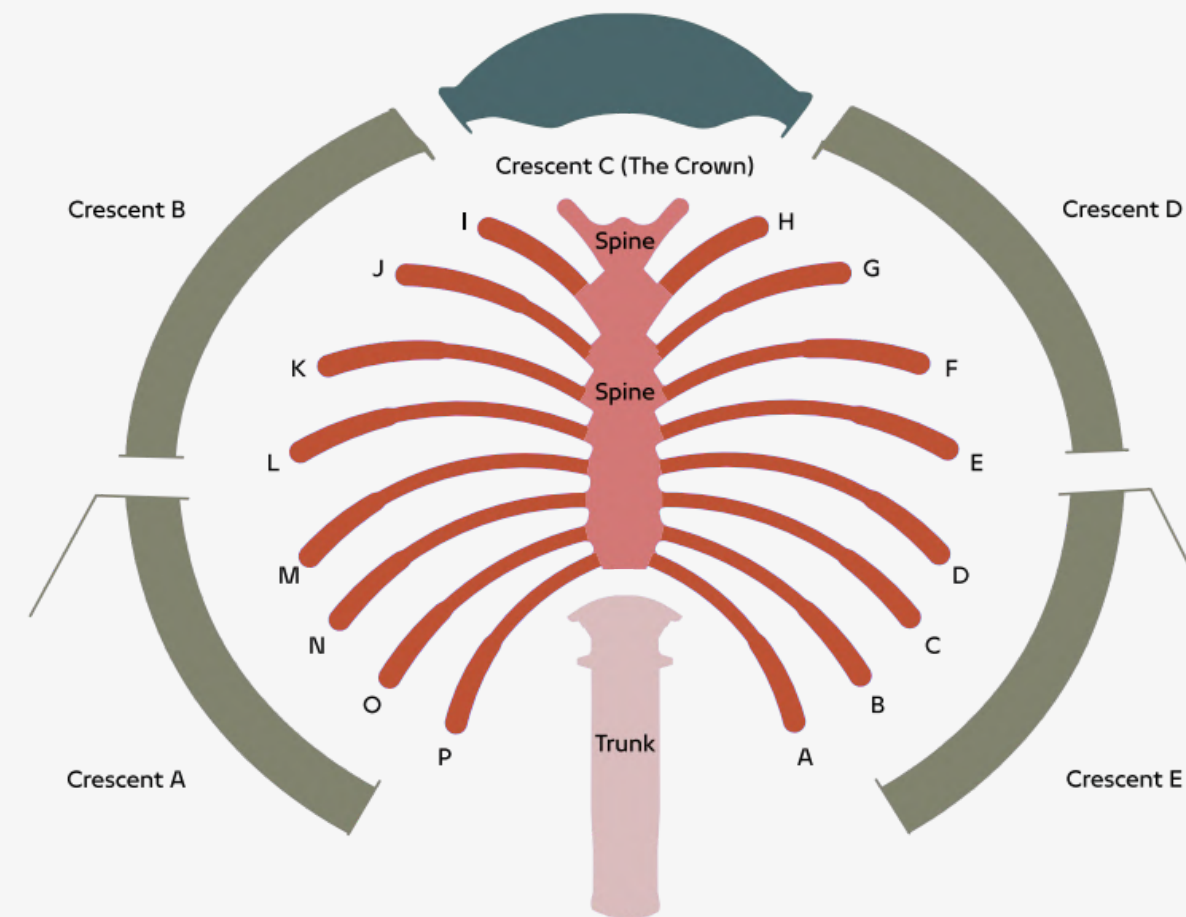
The master plan includes over 80 hotels and resorts, signature yacht clubs and 2,002 premium villas (5 to 7 bedrooms) on expansive plots, ensuring exceptional privacy.



3. Master Plan

Palm Jebel Ali master plan includes:

- The Crescents
 - Crescent A
 - Crescent B
 - Crescent C (The Crown)
 - Crescent D
 - Crescent E
- The Spine
- The Trunk
- The Fronds (A — P)



3.1. Master Plan — The Crescents

The 5 Crescents combine eco-luxury resorts, family-friendly beaches, marinas and extensive leisure amenities, offering a dynamic blend of relaxation, community living and upscale coastal experiences.

Land Area: 610 hectares

Residential Units: ~20,000 units

Gross Floor Area (GFA): 5.9m sq m

Capacity: ~72,000 residents

The Crescents will feature:

- Town Centre (Crescents A and E)
- Sunset Waterfront Promenade (Crescents B and D)
- Family Resort (Crescent B)
- Eco-Resort (Crescent D)



3.1. Master Plan — The Crescents — The Crown

The Crown (Crescent C) serves as Palm Jebel Ali's entertainment and cultural hub, featuring luxury hotels, fine dining, iconic landmarks and Dubai's first integrated casino resort, offering world-class experiences for residents and visitors.

The Crown will feature:

- Iconic Tower
- Celebration Village
- Gateway Tower



3.2. Master Plan — The Spine

The Spine offers expansive green spaces, luxury wellness resorts, fitness centers, jogging trails and community parks—providing a serene, resort-style environment dedicated to health, relaxation and privacy.

Land Area: 146 hectares

Residential Units: ~2,400 units

Gross Floor Area (GFA): 540k sq m

Capacity: ~10,500 residents

The Spine will feature:

- Signature Wellness Resort
- Sports and Wellness Club
- District Park
- Community Centers



3.3. Master Plan — The Trunk

The Trunk is PJA's cosmopolitan lifestyle hub featuring luxury shopping, fine dining, vibrant nightlife, exclusive beach clubs and expansive parks—offering a balanced blend of urban energy and seaside relaxation, with improved connectivity and a focus on community-friendly spaces.

Land Area: 187 hectares

Residential Units: ~9,200 units

Gross Floor Area (GFA): 2.1m sq m

Capacity: ~33,500 residents

The Trunk will feature:

- Sunset Beach Promenade
- Signature Yacht Club
- Family Beach Club
- Iconic Tower with 360° Panoramic Views
- Leisure Park
- Lifestyle Mall
- Beach Clubs



3.4. Master Plan — The Fronds

The Fronds offer PJA's most exclusive residential experience, featuring private beach frontage, sea and skyline views, lush landscapes, pocket parks and 16 distinctive villa options.

8 Fronds flank The Spine on each side.

Land Area: 389 hectares

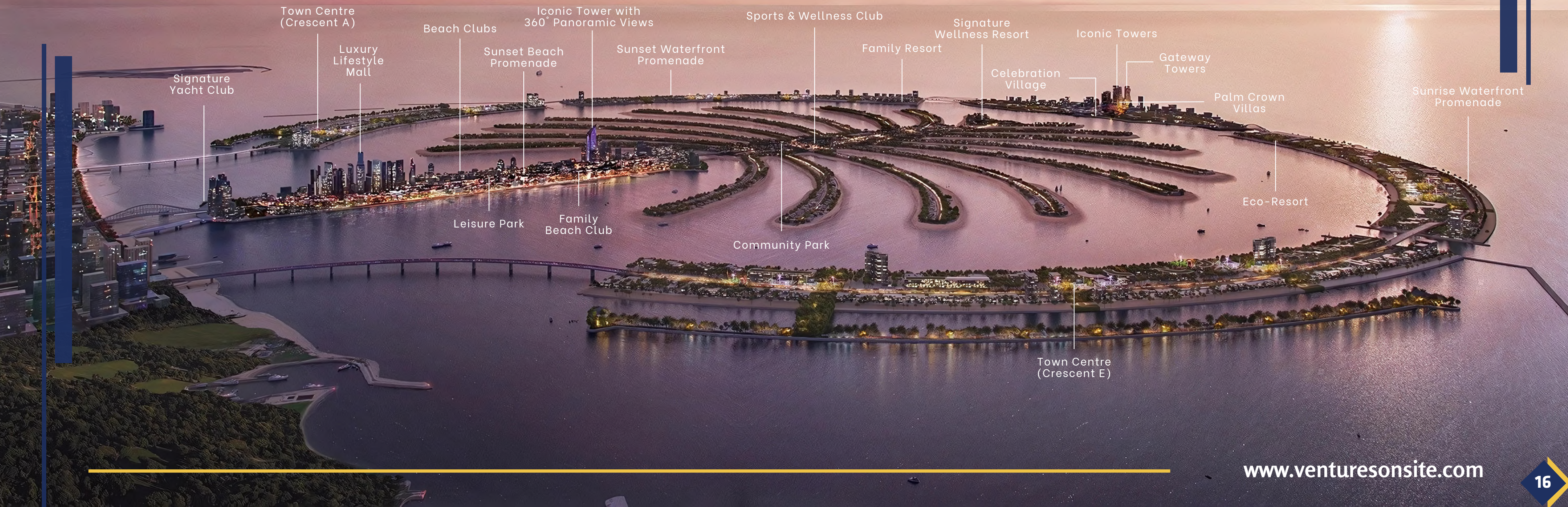
Residential Units: ~2,012 units

Gross Floor Area (GFA): 1.7m sq m

Capacity: ~10,500 residents



3.5. Palm Jebel Ali Detailed Master Plan



4. Palm Jebel Ali — Property Type

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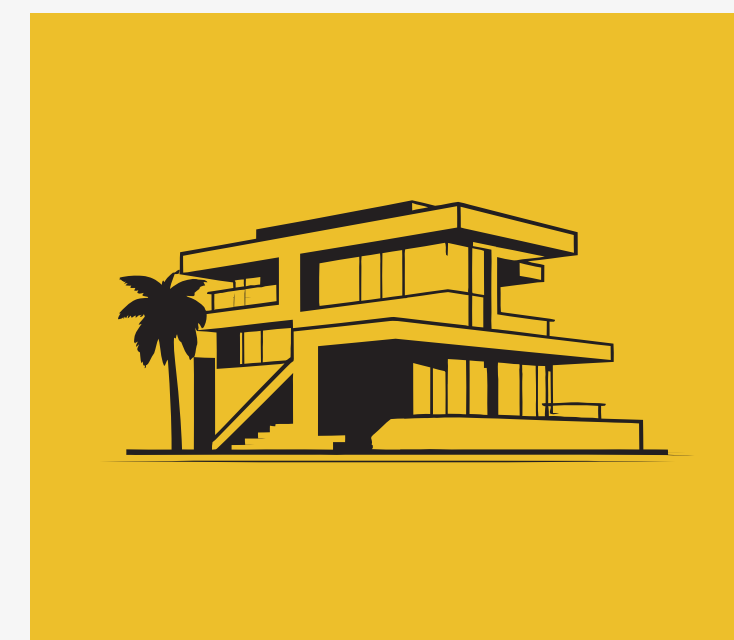
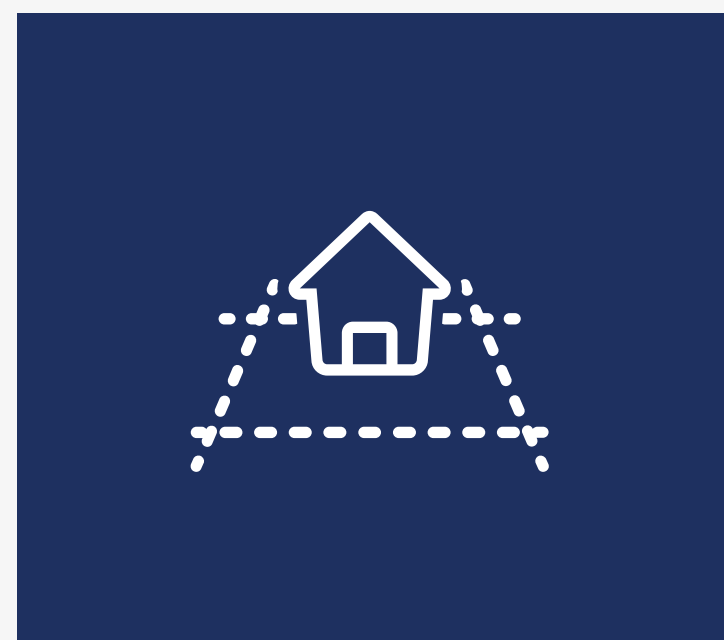
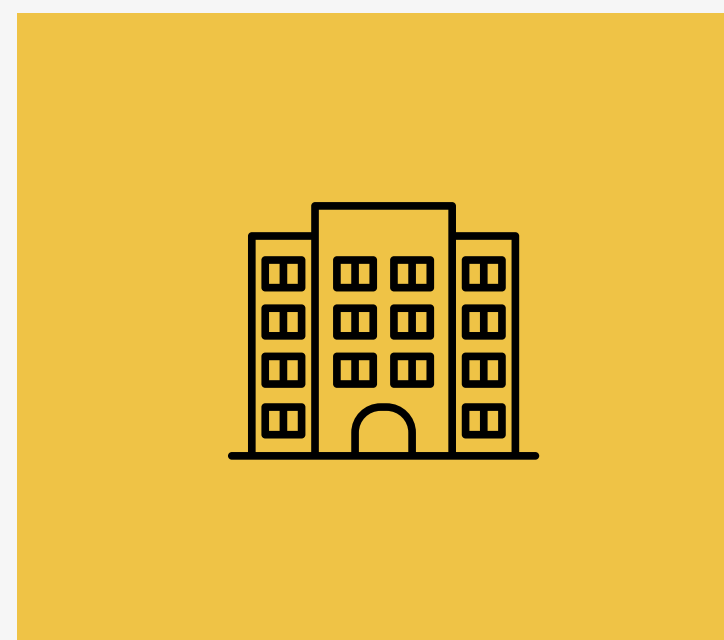
Palm Jebel Ali offers a diverse range of properties catering to a wide variety of budgets, lifestyles and preferences.

The property type includes:

- Mansions
- Apartments
- Townhouses
- Villas
- Plots

As of now, only villas and plots are available for sale.

Mansions, apartments and townhouses are yet to be launched.



Palm Jebel Ali drove Dubai's record April property sales (USD17 billion), contributing 19% of total value despite under 2% of off-plan sales volume —highlighting strong demand for premium, future-focused communities.

4.1. Property Type — Villas

Two main villa types are available for sale at Palm Jebel Ali:

- The Beach Collection
- The Coral Collection

The **Beach Collection** offers 3-storey, 5 — 6 bedrooms villas:

- | | |
|------------------------------|-------------------------------|
| 1. Blue Horizon (6 bedrooms) | 5. Aquamarine (6 bedrooms) |
| 2. Provence (5 bedrooms) | 6. Tropical Mist (6 bedrooms) |
| 3. Indigo Ocean (5 bedrooms) | 7. Azure Blue (5 bedrooms) |
| 4. Sapphire (6 bedrooms) | 8. Mediterranean (5 bedrooms) |

The **Coral Collection** offers 7 bedrooms villas:

- | | |
|-------------------|------------------|
| 1. Hibiscus | 5. Cranberry Sky |
| 2. Coral Living | 6. Terracotta |
| 3. Red Aurora | 7. Redwood |
| 4. Porcelain Rose | 8. Ruby Sunset |



4.1. Property Type — Villas Key Features

Beach and Coral Villas key features include:

- 16 layouts, contemporary design
- Indoor-outdoor connectivity
- Floor-to-ceiling glazing
- Luxury finishes
- Beachfront access
- Feature staircase
- Custom elevator
- 4–6 car parking
- Ground floor guest suite
- Beach-facing master bedroom
- First-floor family rooms
- Second-floor lounge & deck with beach views
- Chef's & show kitchen
- Pool & outdoor shower connections



4.1. Palm Jebel Ali Villas Location Map



4.2. Property Type — Villa Plots

Palm Jebel Ali offers two types of premium villa plots.

- Premium I Plots
- Premium II Plots

Location: Fronds L, M, N, O and P

Structure: B+G+2 allowed, max height 15 m, 50% plot coverage

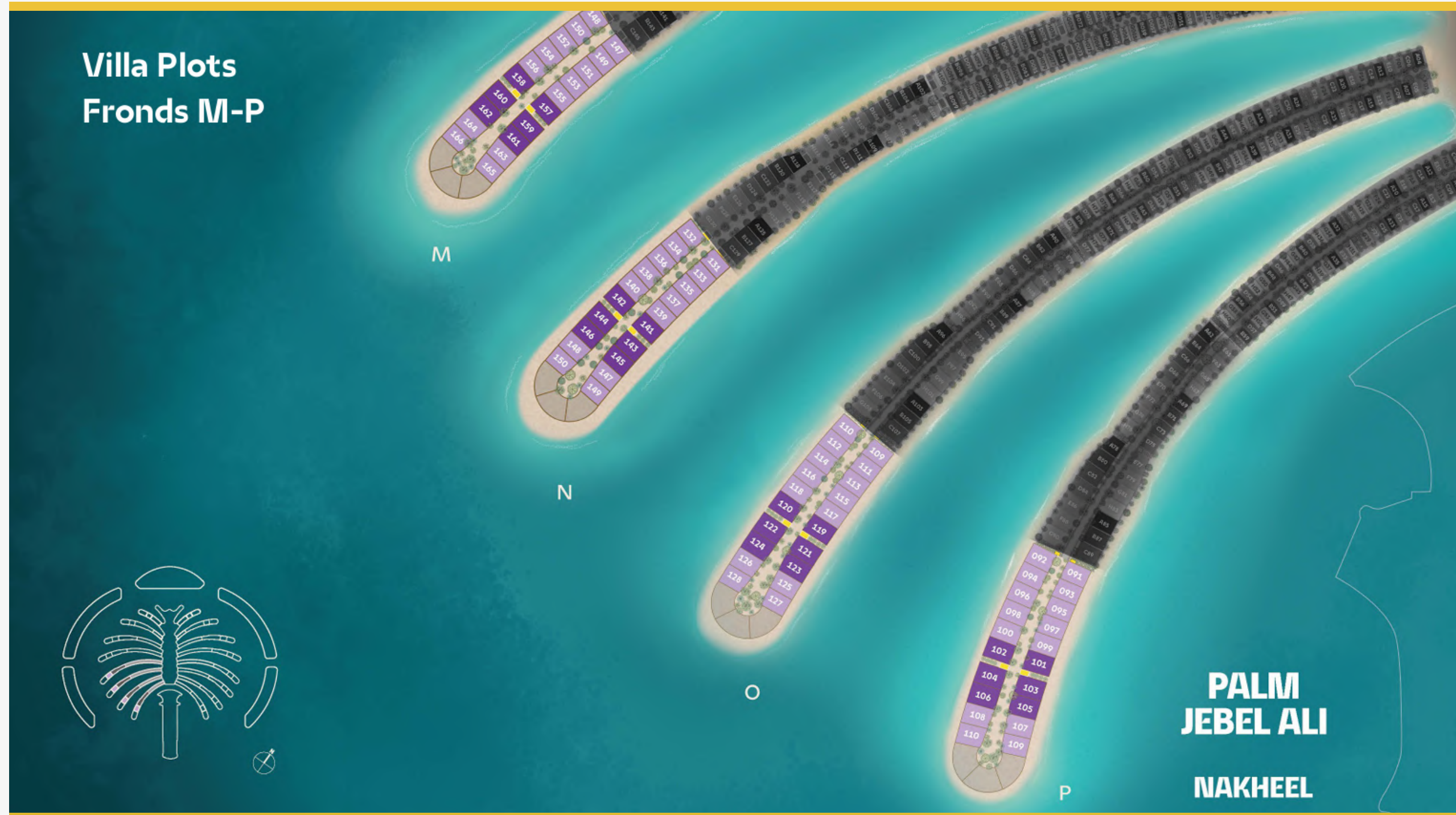
Beach Access: Private beachfront for each plot

Handover: Expected late 2027–early 2028

Payment Plan: 20% on booking, 60% during construction, 20% on handover

Villa Plots	Total Plots	Avg. Plot Size (sq. ft.)	Avg. GFA (sq. ft.)	Avg. FAR (sq. ft.)	Starting Price (AED)	Key Features
Premium I	56	23,900	13,900	0.60	40 million	Direct beach frontage, custom villa design, unobstructed views
Premium II	24	26,000	19,000	0.74	50 million	Premium tip locations, larger GFA, panoramic sea views

4.2. Palm Jebel Ali Villa Plots Location Map



5. Palm Jebel Ali — Development Status

5. Palm Jebel Ali — Development Status

5,000

USD Million

Total Project
Value (Est.)

3,566

USD Million

Announced Projects
(Construction + Planned)

1,434

USD Million

Projects Yet to be
Announced

Under-construction

Project Status

6%

Construction %

Source: Ventures Onsite (as of June 2025)

Construction Progress Updates

Fronds K—P:

Deep and shallow infrastructure in progress
Foundation and concrete frame construction ongoing

Fronds A—F:

Infrastructure work ongoing
ground improvement works completed



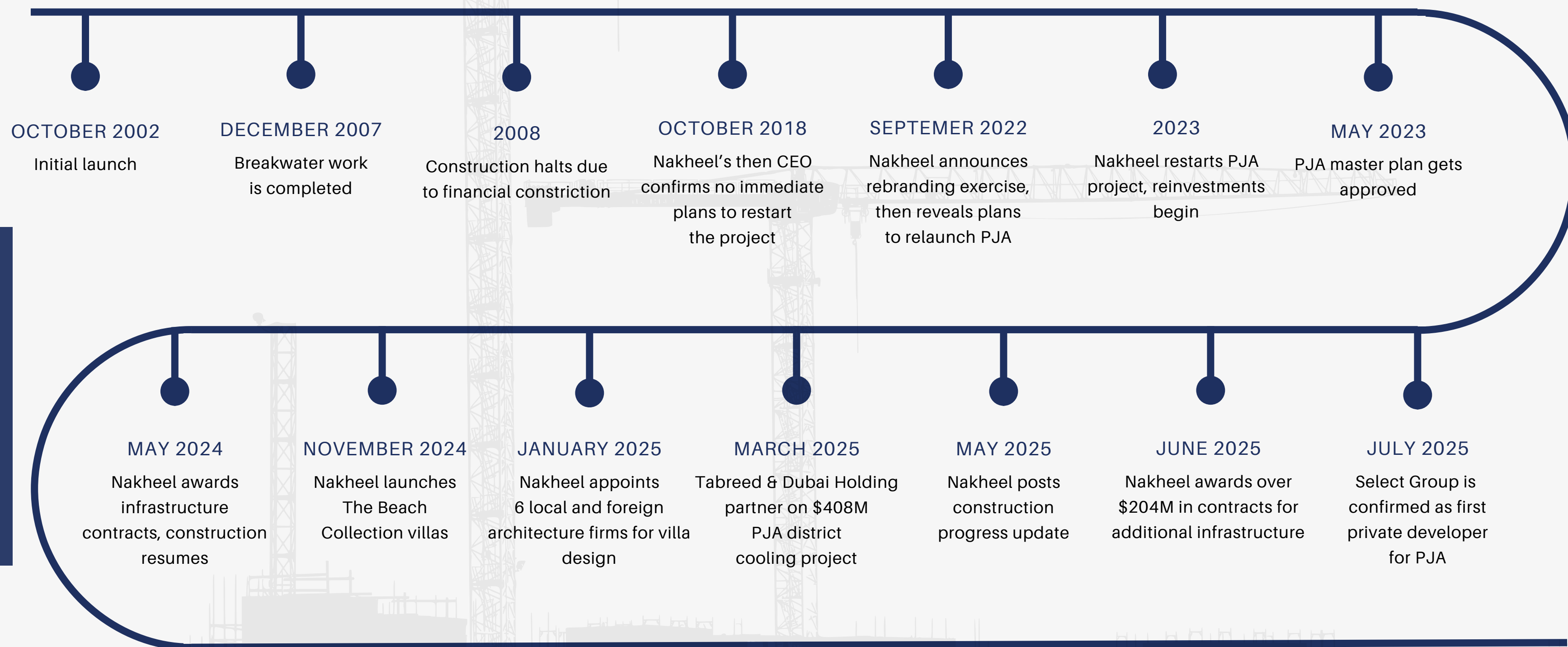
Source: Nakheel (as of May 2025)

5.1. Palm Jebel Ali — Development Schedule

Years	2024	2025				2026				2027			
Quarters	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Palm Jebel Ali													
Palm Jebel Ali - Marine and Infrastructure Works													
Palm Jebel Ali - Frond P													
Palm Jebel Ali - Frond O													
Palm Jebel Ali - Frond N													
Palm Jebel Ali - Frond M													
Palm Jebel Ali - Frond L													
Palm Jebel Ali - Frond K													
Palm Jebel Ali - Frond I													
Palm Jebel Ali - Palm Crown													
Palm Jebel Ali - Frond J													
Palm Jebel Ali - Frond A													
Palm Jebel Ali - Frond B													
Palm Jebel Ali - Frond C													
Palm Jebel Ali - Frond D													
Palm Jebel Ali - Frond E													
Palm Jebel Ali - Frond F													
Palm Jebel Ali - Frond G													
Palm Jebel Ali - Frond H													
Palm Jebel Ali - Cove Residences													

Source: Ventures Onsite

5.2. Palm Jebel Ali — Project Timeline



6. Palm Jebel Ali — Key Projects

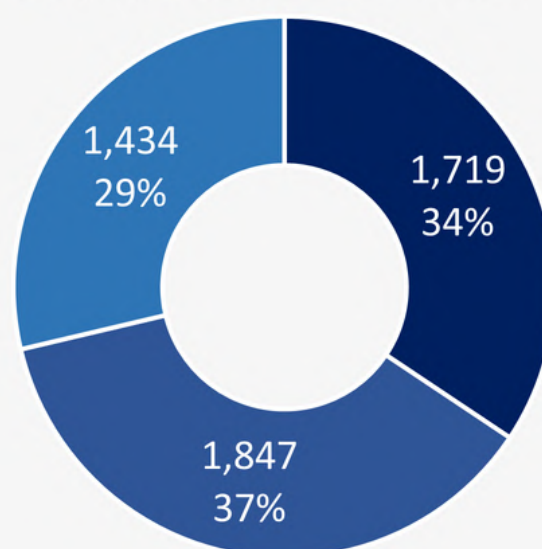
6. Palm Jebel Ali — Key Projects

Palm Jebel Ali Under-execution Projects

No.	Project	Contractor	Industry Type	Construction %	Est. Project Value (US\$ Mn)
1.	Palm Jebel Ali - Frond N	Shapoorji Pallonji & Co. Ltd.	Villas	19	300
2.	Palm Jebel Ali - Frond M	Shapoorji Pallonji & Co. Ltd.	Villas	19	300
3.	Palm Jebel Ali - Frond L	United Engineering Construction (UNEC)	Villas	19	290
4.	Palm Jebel Ali - Frond K	United Engineering Construction (UNEC)	Residential, Villas	26	230
5.	Palm Jebel Ali - Marine Works	Jan De Nul Dredging	Dredging & Reclamation	24	220.5
6.	Palm Jebel Ali - Frond O	Ginco General Contracting Co L.L.C. (GINCO Contracting)	Villas	19	200
7.	Palm Jebel Ali - Frond P	Ginco General Contracting Co L.L.C. (GINCO Contracting)	Villas	19	150
8.	Palm Jebel Ali - Al Hesah Street Roadway and Lighting Enhancements	Khansaheb Civil Engineering	Roads & Bridges	100	25
9.	Palm Jebel Ali - Public Access Road - DMS149338	Dutco Construction Company (DBB Contracting) L.L.C.	Roads & Bridges	91	3

Palm Jebel Ali Projects Value by Status

■ Ongoing ■ Planned ■ Yet to be Announced



Palm Jebel Ali Pre-execution Projects

No.	Project	Project Status	Consultant	Industry Type	Est. Project Value (US\$ Mn)
1.	Palm Jebel Ali - Frond D	Tender for Construction	Studio International Engineering Consultants (SIEC), Whitespace Architects (WSA), Dar Al-Handasah Consultants (Shair & Partners) - DAR	Residential, Villas	183.2
2.	Palm Jebel Ali - Frond C	Tender for Construction	Studio International Engineering Consultants (SIEC), Whitespace Architects (WSA), Dar Al-Handasah Consultants (Shair & Partners) - DAR	Residential, Villas	157.1
3.	Palm Jebel Ali - Frond E	Tender for Construction	Studio International Engineering Consultants (SIEC), Whitespace Architects (WSA), Dar Al-Handasah Consultants (Shair & Partners) - DAR	Residential, Villas	147.3
4.	Palm Jebel Ali - Frond J	Tender for Construction	Studio International Engineering Consultants (SIEC)	Residential, Villas	130
5.	Palm Jebel Ali - Frond F	Tender for Construction	Studio International Engineering Consultants (SIEC), Whitespace Architects (WSA), Dar Al-Handasah Consultants (Shair & Partners) - DAR	Residential, Villas	128.2
6.	Palm Jebel Ali - Frond B	Tender for Construction	Studio International Engineering Consultants (SIEC), Whitespace Architects (WSA), Dar Al-Handasah Consultants (Shair & Partners) - DAR	Residential, Villas	123.4
7.	Palm Jebel Ali - Frond G	Design	Studio International Engineering Consultants (SIEC), Whitespace Architects (WSA)	Residential, Villas	100
8.	Palm Jebel Ali - Frond A	Tender for Construction	Studio International Engineering Consultants (SIEC), Whitespace Architects (WSA), Dar Al-Handasah Consultants (Shair & Partners) - DAR	Residential, Villas	100
9.	Palm Jebel Ali - Frond H	Design	Studio International Engineering Consultants (SIEC), Whitespace Architects (WSA)	Residential, Villas	100
10.	Palm Jebel Ali - Frond I	Tender for Construction	Studio International Engineering Consultants (SIEC)	Residential, Villas	80

7. Palm Jebel Ali — Developers & Owners

7. Palm Jebel Ali — Developers and Owners

Nakheel, now part of **Dubai Holding***, is a leading Dubai-based master developer and driving force behind Palm Jebel Ali.

Renowned for iconic projects like Palm Jumeirah, Nakheel is shaping Palm Jebel Ali into a world-class, sustainable waterfront destination aligned with Dubai's 2040 Urban Master Plan.

NAKHEEL

NAKHEEL PORTFOLIO



Palm Jumeirah



Dubai Islands



World Islands



District One



International City

*Nakheel along with Meydan was merged in Dubai Holding in March 2024.

7. Palm Jebel Ali — Developers and Owners

NAKHEEL MANAGEMENT



Chairman

HH Sheikh Ahmed bin Saeed Al Maktoum, Chairman of Dubai Holding, has been a key driver of Dubai's economic growth for over 38 years. He leads major institutions including Emirates Airline, Dubai Airports and Emirates NBD, and holds senior government roles in economic strategy and policy. Educated in Political Science from the University of Denver, he is internationally recognized with numerous prestigious awards and honors.



CEO

Amit Kaushal has been the Group CEO of Dubai Holding since 2018, leading its global investments across real estate, hospitality and other key sectors. He has overseen major milestones including the listings of TECOM and Empower, the integration of Meraas and strategic partnerships with Brookfield, Aldar and Emaar. With a background in investment banking and degrees from Cambridge and Warwick, Amit also drives the Group's sustainability agenda and serves on several high-profile boards.

KEY CONTACT OFFICERS



Mr. Amit Kaushal
CEO



George Kalyvis
Director Demand
& Delivery



Muna Almuhairbi
Head of
Sustainability



Jonathan McNally
Senior Landscape
Architect



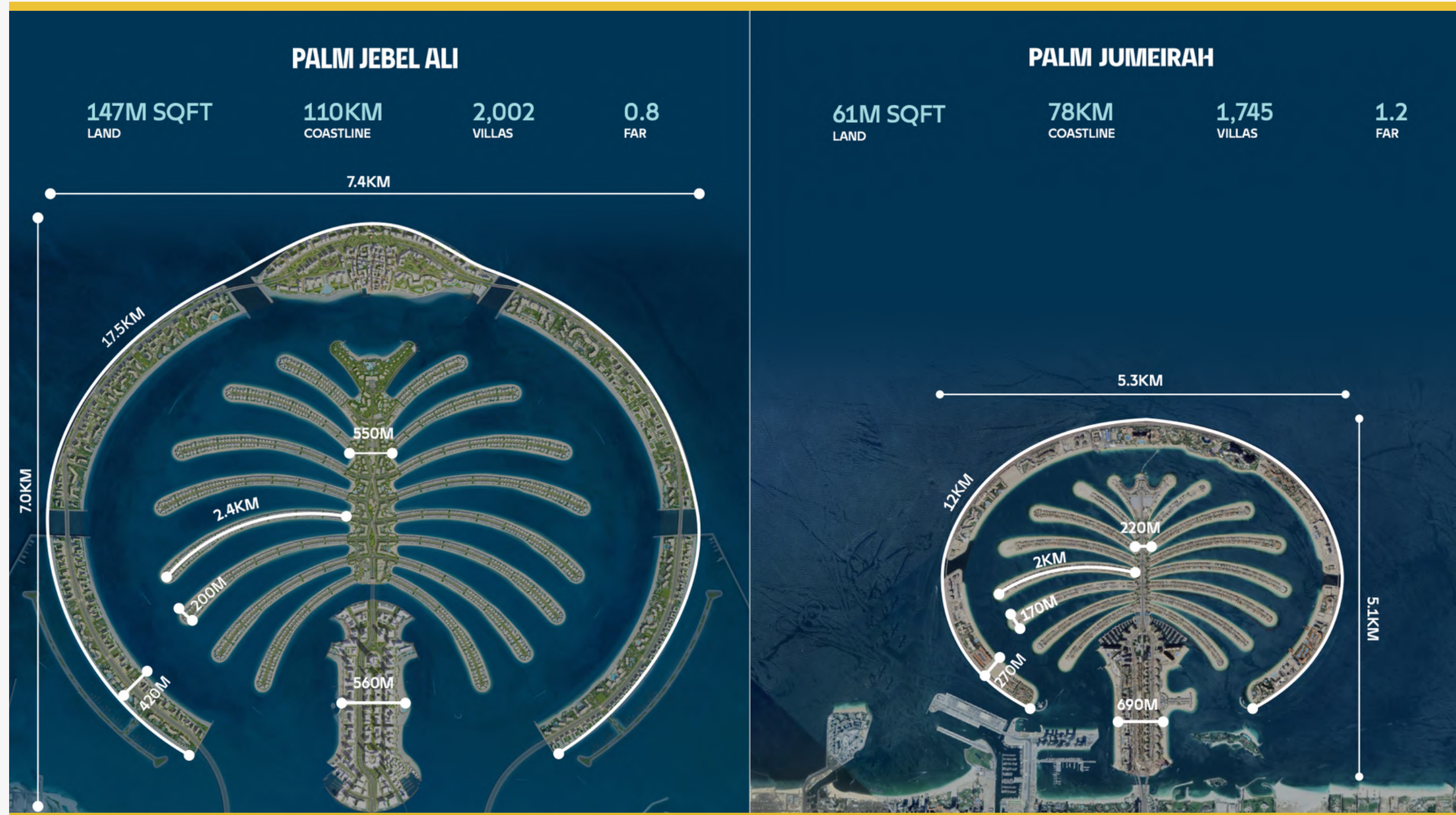
Boris Rusafov
Chief Technology
Officer

8. The Two Palms — Comparison

8. Palm Jebel Ali and Palm Jumeirah — Comparison

Feature	Palm Jebel Ali	Palm Jumeirah
Location	Southwest Dubai – between Port Jebel Ali and Jebel Ali Marine Sanctuary	Central Dubai – off Al Sufouh, near Dubai Marina and JBR
Launch Year	Relaunched in 2023 (originally announced in 2002)	Early 2000s
Development Status	Under-construction	Completely developed
Development Focus	Sustainable, wellness-focused villas, branded communities	Luxury living, resorts, high-rise apartments
Key Districts	Trunk, Spine, Crescent, Crown, Fronds	Trunk, Crescent, Fronds
Connectivity	Improved road access; close to Dubai South, Al Maktoum Airport	Direct monorail, road link via Sheikh Zayed Road
Residents (approx.)	250,000	78,000
Size	147 million sq. ft. (2x size of Palm Jumeirah)	61 million sq. ft.
Coastline	110 km	78 km
Beachfront Area	90 km	40 km
Distance between Fronds	100M – 400M	30M – 250M
Residential Units (Villas)	2,002	1,745
Palm Trunk Width	560M	690M
Palm Crescent Width	420M	270M
Distance from Frond to Crescent	630M	400M
Floor Area Ratio (FAR)	0.8	1.2

8. Palm Jebel Ali and Palm Jumeirah — Comparison





TRACKING MIDDLE EAST AND AFRICA (MEA)
CONSTRUCTION MARKET

CONTACT US



+971 4 3659918
600 520052



mail@venturesonsite.com



Ventures Middle East DMCC, Post Box No.
643708, Dubai, United Arab Emirates