

# PALM JEBEL ALI

LAND SALES

NAKHEEL

# Palm Jebel Ali - Villa Plots

## Overview



**13.4**  
Million Sq.M.  
of land



**110**  
Kilometres  
of coastline



**80+**  
Hotels &  
Resorts along  
tourism destinations



**90**  
Kilometres  
of beachfront

### 6 Fronds

Fronde K to P

### 138 Plots

120 Residential Villa Plots  
18 Tip Plots

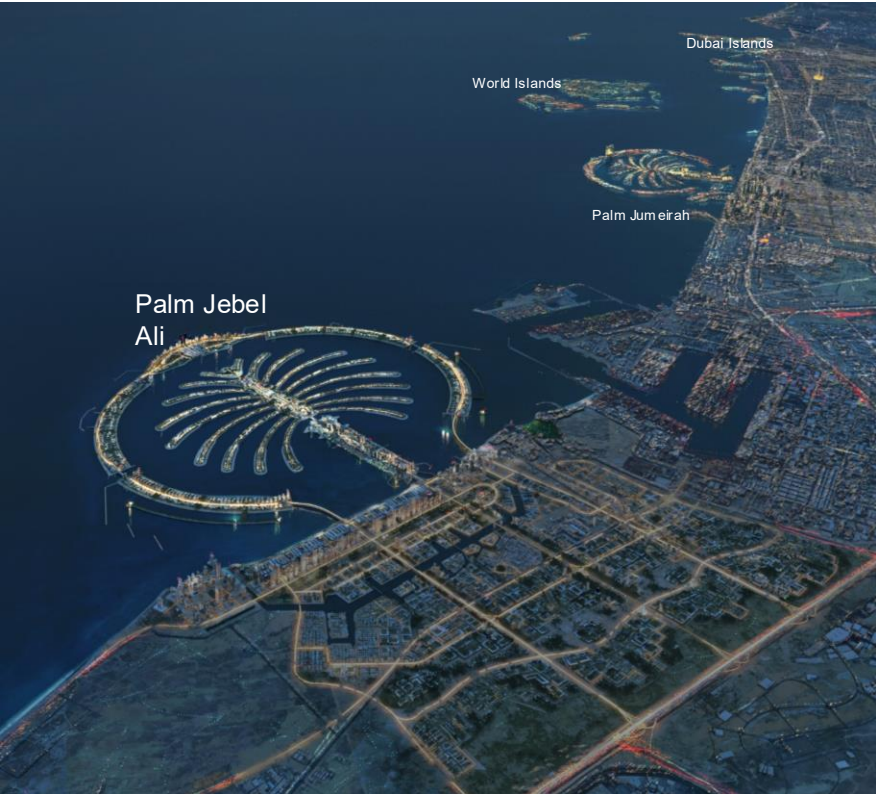
**22,500 – 27,600 Sq.Ft.**

Average Plot Area

### Freehold

Limited Customisable Plots

## Masterplan



This masterpiece of luxury living offers a unique perspective on Dubai's skyline from a haven of tranquillity to boasting the longest coastline of any destination in Dubai. Palm Jebel Ali is located minutes away from the energy of the city, with excellent connectivity via Sheikh Zayed Road (E11) to other Dubai destinations or to Abu Dhabi.





# Plot Specifications

## Details

Plot Number	PJA-FRL-VP-142
Plot Area (Sq.Ft.)	23,928
GFA (Sq.Ft.)	13,993
FAR	0.6
Land Use	Residential - Villa
Height	G+2
Title Transfer	Upon 100% Payment
Access Date	-

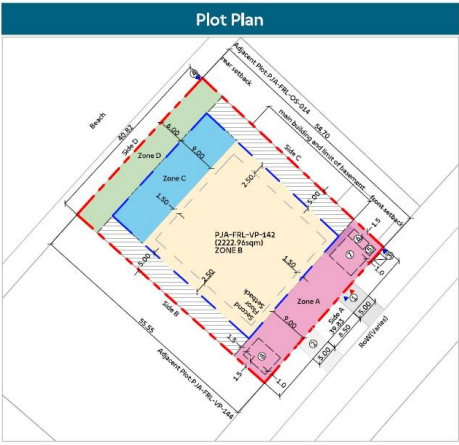
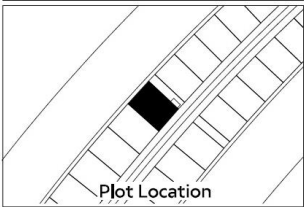
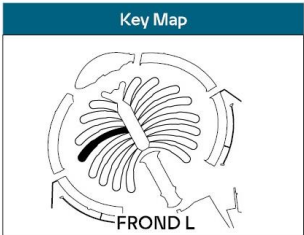
## Commercial Terms

Sale Value (AED)	48,000,000
Sale Rate (PSF GFA)	3,430.30
DLF Fees	2% paid by Seller 2% paid by Buyer
Payment Terms	4 Year Payment Plan

Instalment #	Due Date	Percentage
1	Booking Date	20%
2	15-Oct-25	10%
3	15-Apr-26	10%
4	15-Oct-26	10%
5	15-Apr-27	10%
6	15-Oct-27	10%
7	15-Apr-28	10%
8	15-Oct-28	10%
9	15-May-29	10%

## Affection Plan

### Premium 1 Villa-Palm Jebel Ali -Development Control Regulation



### Legend

Plot Boundary

Buildable Envelope

Buildable envelope (2nd floor)  
(50% of first floor roof area)

No Build Zone

Zone A (Front Setback)

Zone B (Main Building)

Zone C (Building Area)

Zone D (Landscape Area)

Possible Garage Expansion

Optional Driveway

Main Driveway

Utility Intake Zone

Vehicular Access

Pedestrian Access

① Main Entrance

② Optional Egress

③ Service Entrance\*

④ Beach Entrance\*

⑤ Service Block\*

⑥ Guard House\*

⑦ Enclosed Garage\*

⑧ Shaded Parking\*

\*Note: These locations are indicative. Refer to the DCG document for other options and details.

### Indicative Cross Section

### Indicative Massing

### General Requirements

A. The DCGs to be read in conjunction with the DCGs and in case of any discrepancy, the Developer will decide on the document that will override.

B. Images and diagrams are for illustrative purposes. The design proposals should comply with the parameters and guidelines.

C. The plot owner must ensure compliance with the DCGs and obtain a design NOC from the Master Developer, prior to securing statutory approvals.

D. The plot owner is responsible for obtaining all authority approvals and for compliance with all regulatory procedures.

E. Parking requirements to be based on villa designs and approved by Master Developer and Trakhees. The minimum number of parking spaces to be provided is 6.

These guidelines should be read in conjunction with the latest Design Control Guidelines (DCGs) document, provided by the Master Developer.

### Infrastructure Requirements

F. Vehicular access shall conform to the location of the provided plot driveway as shown on design guideline sheets allocated to each plot, any changes are subject to Master Developer approval.

G. All DCGBA fees shall be borne by the plot owner.

H. Plot owner shall not exceed the allocated utility loads assigned to each plot and comply with the connection locations provided by Master Developer.

I. It is the plot developer's responsibility to ensure coordination and connection between internal plot design levels and external levels.

J. Developer shall utilize telecom and sewerage connections as provided by the Master Developer.

### Energy Conditions

K. 100% of the interior and exterior lighting is LED.

L. The building Energy Condition to be complied with Dubai Building Code (DBC).

M. Solar panels for all water heaters.

N. Solar panels for heating Swimming Pools.

O. Solar panels for all external LED lighting.

### Plot Requirements

P. The maximum plot coverage includes all buildings, expansion areas and the ground projections of floors above.

Disclaimer:  
All massing, dimensions and drawings are appropriate and conditions surrounding the site plan are subject to change without notice. Actual dimensions and area may vary from the plan. The developer reserves the right to make revisions to the plan prior to the issuance of the final affection plan. There may minor variations and chamfers to the plans to accommodate utilities.



Development Regulations		Villa Coverage	
Plot Code	PJA-FRL-VP-142	Basement (Maximum)	Building (Maximum)
Land Use	Residential - Villa	50% of total plot area	50% of total plot area
Area	2222.96 SQ.M	Allowed Units	
Maximum GFA	1300.00 SQ.M	Max. No. Units Allowed	1
Maximum Total Height	15.30m (From Road Edge Level)	Average Unit Size	Refer to the listed GFA
Floors	G+2	Infrastructure Details	
Setbacks		Max. Power Load (kW )	227.54
Refer to Sketch	Ground & First Floor	Second Floor	Avg. Potable Water Demand (c.bm / day)
Setback From	Plot Boundary	Zone B Boundary	2.7
Side A	9.00m	1.50 m	Avg. Sewage Flow (c.bm / day)
Side B	5.00m	2.50 m	1.87
Side C	5.00m	2.50 m	Traffic Trip Generation (vph)
Side D	6.00m	1.50 m	6
		Utility demand mentioned in the above table are based on the latest land-use plan and subject to the authorities approval.	
		Any changes in the allocated utility demand is subject to master developer approval and applicable fees.	

### General Conditions & Guidelines

**Area Definition**  
Floor Area Ratio (FAR) is the GFA divided by the Plot Area.  
B is the maximum permissible area that is calculated by multiplying the total plot area by the FAR.  
Maximum permissible area is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls, including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces.  
The maximum permissible area excludes: car parking and vehicular circulation, 3- All utilities required by authorities and service providers, 3- Escape staircases, 4- Shafts, 5- Garbage rooms, 6- Uncovered/unenclosed terraces and balconies, 7- All plant equipment and services areas on roof, 8- Telecom installations, and 9- Prayer room and ablution areas.

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### Plot Zoning, Coverage and Maximum Heights

Zone	Max Coverage	Max Height	Use
A	40%	3.5m	Enclosed Garage
		3.5m	Shaded Parking
		3.5m	Guard House
B	100%	15m	Main Building
		100%	1 Level Basement (optional)
		100%	1 Level Ground Floor
		100%	1 Level First Floor
C	40% coverage of Side D total building envelope length.	per DCGs	1 Level Second Floor
		2 Levels	Building Area
		3.5m	Pergolas

Two vehicles access to Villa is subject to RTA Approval.

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