

OFF-PLAN · DUBAI

Palm Central

Built by **Nakheel** · independent analysis by Atif Bin Arif. The developer's numbers, read straight.

DEVELOPER RENDER TO FOLLOW — WE DON'T FAKE IMAGERY

Golden Visa eligible — priced from above the AED 2M investment threshold (10-year residency).

STARTING FROM	RANGE	TOTAL UNITS	SIZES QUOTED	HANDOVER
AED 2.5M	1–5 BR + Mansions	Not disclosed	Net	Aug 2029

PROJECT DETAILS

Developer	Nakheel	Community	Palm Central, Palm Jebel Ali
Emirate	Dubai	Property types	Apartment, Townhouse, Penthouse
Total units	Not disclosed	Area basis	Net
Handover	Aug 2029	Payment plan	20% down / 50% during construction / 30% on handover
Data source	Developer brochure, extracted 27 Jul 2026		

THE HARD MATH — EVERY UNIT

Nothing summarised. The developer's full unit matrix, exactly as quoted.

PRODUCT	NET SQFT	STARTING	AED/SQFT*	UNITS
1 Bedroom 1-bed	843	2.5M	2,966	—
2 Bedroom 2-bed	1,364	4.2M	3,123	—
3 Bedroom 3-bed	2,057	7.5M	3,651	—
4 Bedroom 4-bed	3,884	12.6M	3,249	—
5 Bedroom 5-bed	4,813	17.5M	3,653	—
Townhouse Townhouse	3,785	14.1M	3,746	—
Penthouse Penthouse	9,797	31.8M	3,247	—

* AED/sqft on **Net**, the metric the developer quotes — net/usable area is smaller, so real net price/sqft is higher. Prices "starting from", AED.

WHAT IT REALLY COSTS — ENTRY UNIT (AED 2.5M)

Developer price	AED 2,500,000	Budget ~4–5% over the sticker in government & registration costs alone. Add a 2% agency fee and any mortgage costs if you finance. The "from" price is never the cheque you write.
DLD transfer fee (4%)	AED 100,000	
Registration & admin	≈ AED 5,250	
All-in, before mortgage	≈ AED 2,605,250	

WHAT THE DEVELOPER DIDN'T DISCLOSE

Shown honestly — ask for these in writing.

— Service charge (AED/sqft)	— Total unit count	— Gross / built-up area (net sellable area shown)
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LIFE HERE

What you're actually buying into

Private beach access

Infinity pool

State-of-the-art gym

Club lounge

Community centre & mosque

Park

Padel & basketball courts

Beach volleyball

Outdoor cinema

Event lawn

Book a Free Second Opinion

15-min deal triage · no cost

Full Dossier — with developer brochure

This analysis + the original brochure