

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

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

PART II

The developer's own brochure

Reproduced in full below, exactly as issued. Our read above is independent of it.