

OFF-PLAN · DUBAI

Palm Jebel Ali

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 18.1M	5–6 BR	Not disclosed	BUA	Nov 2028

PROJECT DETAILS

Developer	Nakheel	Community	Palm Jebel Ali
Emirate	Dubai	Property types	Beach Villa, Coral Villa
Total units	Not disclosed	Area basis	BUA (built-up)
Handover	Nov 2028	Payment plan	20% down / 60% during construction / 20% 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	BUA SQFT	PLOT SQFT	STARTING	AED/SQFT*	UNITS
Beach Villa — 6 Bedroom 6-bed	7,308	7,308–8,465	18.1M	2,477	—
Beach Villa — 5 Bedroom 5-bed	7,940	13,087–21,504	0	0	—

* AED/sqft on BUA (built-up), 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 0)

Developer price	AED 0
DLD transfer fee (4%)	AED 0
Registration & admin	≈ AED 5,250
All-in, before mortgage	≈ AED 5,250

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.

WHAT THE DEVELOPER DIDN'T DISCLOSE

Shown honestly — ask for these in writing.

- Per-villa pricing (only a starting price is published)
- Coral Collection sizes & pricing
- Service charge (AED/sqft)
- Net (usable) area
- Total unit count

LIFE HERE

What you're actually buying into

Private beaches

Community centre

Community park

Wellness & sports facilities

Landscaped fronds

Beachfront promenades

- 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.