



ELLINGTON PALM COLLECTION
PALM JUMEIRAH , DUBAI, UAE

PALM JUMERIAH



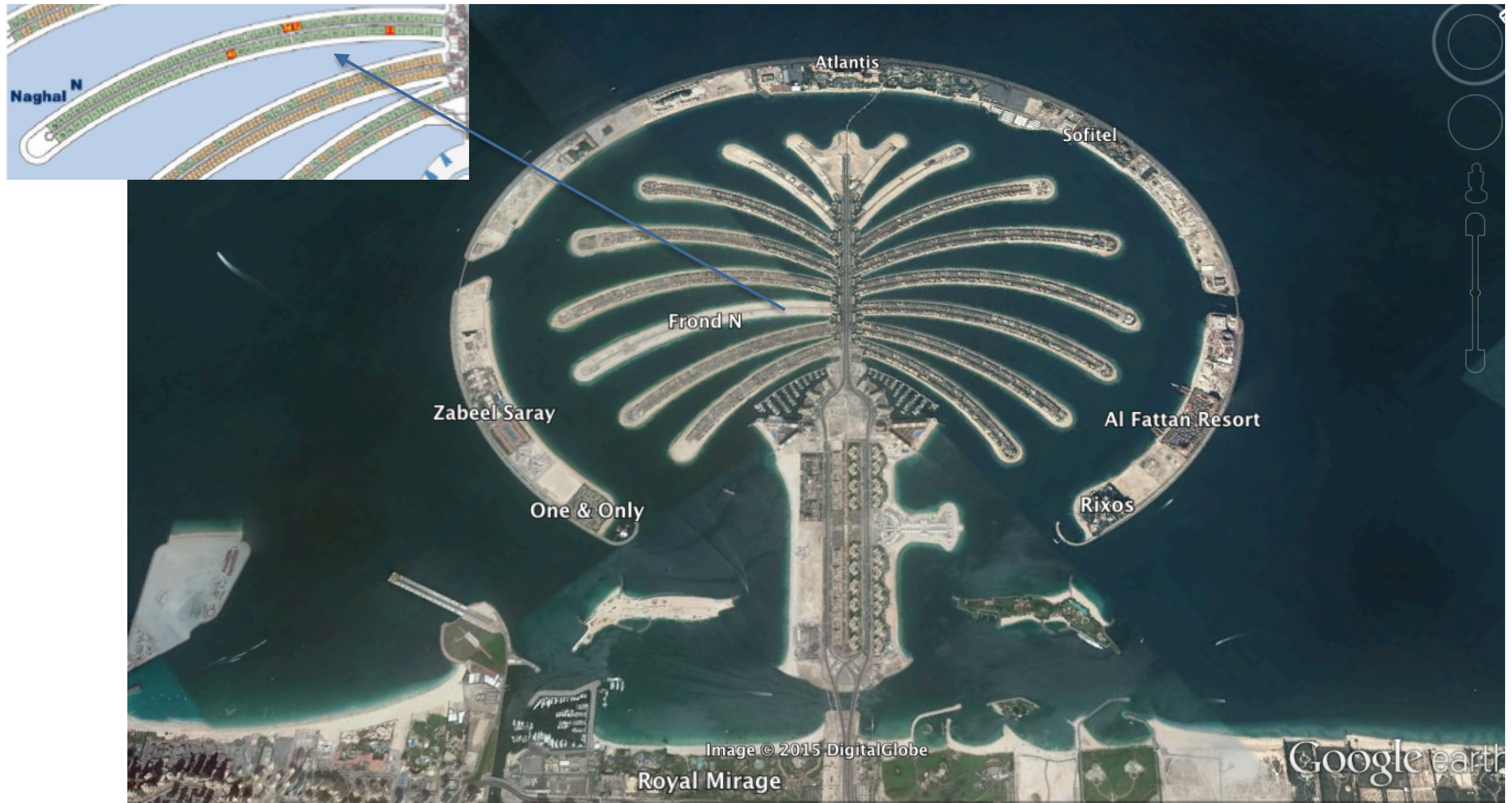
- World's largest man-made island and is comprised of two km long trunk, a crown made up of 17 fronds and a surrounding crescent.
- Widely-regarded as the most prestigious address in the city of Dubai, consisting of villas, townhouses, apartments, offices and some of the finest hotels.
- **Master Developer:** Nakheel
- **Location:** Jumeirah Coastal Area
- **Access:** Direct access off Sheikh Zayed Road (Southbound towards Jebel Ali) and Al Sufouh Road
- 20 to 25 minute drive to Downtown Dubai, 10 minute drive to The Greens / Dubai Internet City, 15 minute drive to Mall of the Emirates and Dubai Marina.
- **Current Villa Prices:**
 - 3 BR: AED 9 million
 - 4 BR: AED 13 million
 - 5 BR: AED 21.8 million
 - 6 BR: AED 25 million



LOCATION



- 4 plots located on Frond N
- Plots: N11, N32, N34 and N45





MAIN FAÇADE

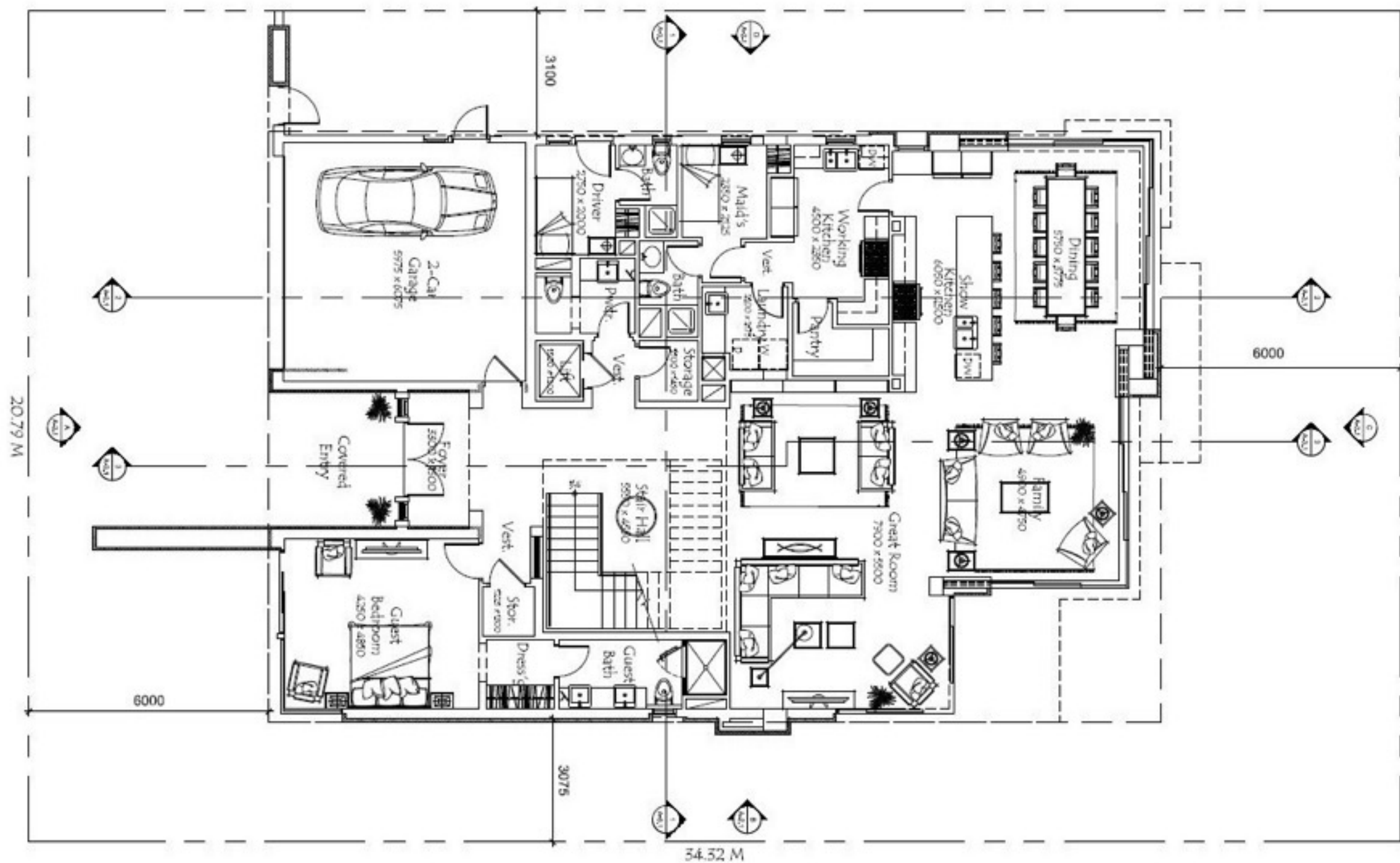




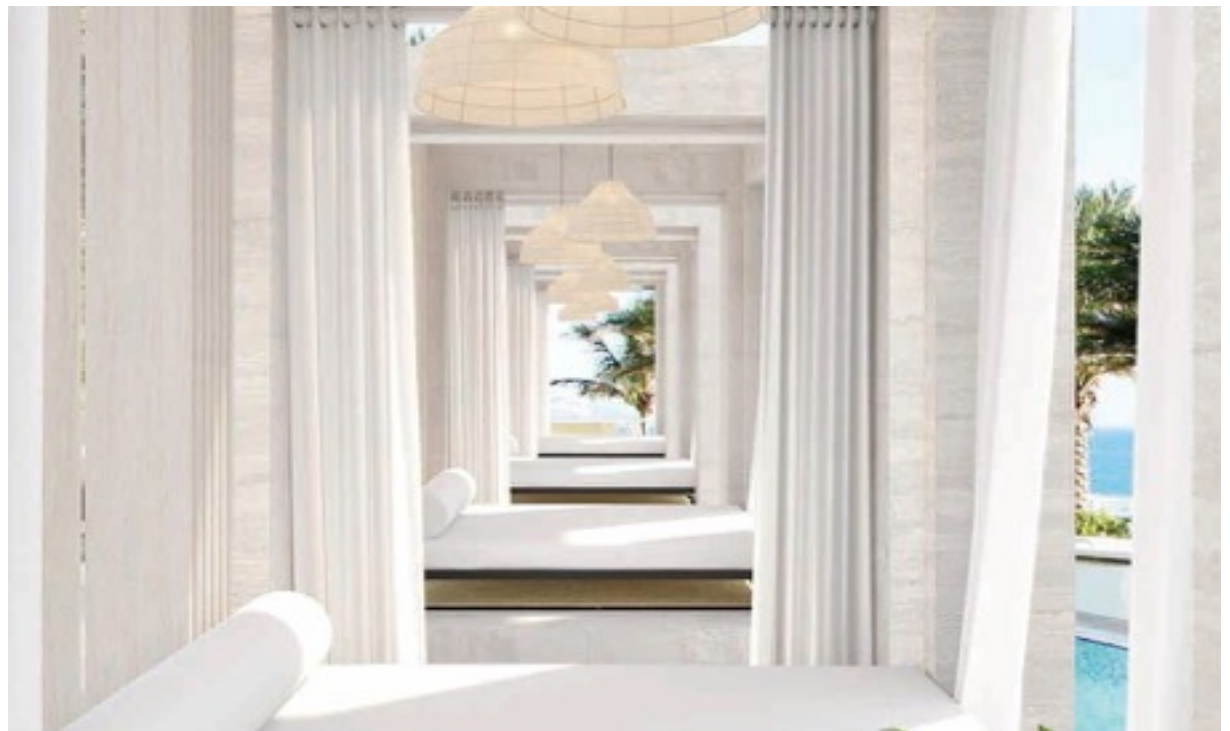
POOL AREA



TYPICAL FLOOR PLANS (GROUND)









35sqm Pool (approx. 12m length / Teak decking / integrated seating, BBQ, Bar area.



Seating/Bar/BBQ area



Sun-deck area



- **Plot Areas:**

- N11: 7,633.22 sq. ft
- N32: 7,736.45 sq. ft
- N34: 7,736.45 sq. ft - **SOLD**
- N45: 7,633.22 sq. ft - **SOLD**

- **GFA:**

- N11: 6,463.72 sq. ft
- N32: 6,463.72 sq. ft
- N34: 6,442.19 sq. ft - **SOLD**
- N45: 6,463.72 sq. ft - **SOLD**

- **Building Configuration:** G + 1

- **Construction Timeline:**

- 18 month program

- **Amenities and Features:**

- Grand Entrance
- Generous balconies
- Spacious Garage
- Premium stone flooring
- Professional-standard stainless steel appliances
- Recessed lighting fixtures throughout
- 1.5m x 1.2m elevator
- Full-length swimming pool
- Barbecue Area
- Sun Deck Area
- Feature Staircase

- **Project team:**

- Architect – MDR
- Interiors – Pallavi Dean
- Landscape – South
- Main Contractor – To be confirmed



THANK YOU