

PALM JEBEL ALI — FROND F

Palm Jebel Ali

By Nakheel | Frond F, Palm Jebel Ali, Dubai

Starting price

AED 29,340,000

Expected handover

January 2030

Beach villa · 5 bedrooms / Beach villa · 6 bedrooms / Coral villa · 6 bedrooms / Coral villa · 7 bedrooms

Prepared 10 November 2026 | remington.ae

PROJECT AT A GLANCE

A clear beginning.

A limited release of 44 beachfront villas on Palm Jebel Ali's Frond F. Compare four Beach Collection and six Coral Collection designs, prices by bedroom type, the 20/50/30 payment schedule and expected January 2030 handover.

From AED
29,340,000

Expected handover
January 2030

Status
Under Construction

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Project video 2 | English
Project video 3 | English

Under Construction | Frond F, Palm Jebel Ali, Dubai

Explore the project online

Watch the project video

PROJECT AT A GLANCE

Project at a glance

Ten designs across two beachfront collections

Frond F brings together 44 villas in ten designs. The Beach Collection comprises five- and six-bedroom homes of approximately 7,500–8,500 sq ft. The Coral Collection comprises six- and seven-bedroom homes of approximately 11,500–12,500 sq ft. These are collection-level size ranges; confirm the plan and saleable area of any villa under consideration.

The Beach Collection

Cyan Sky, Villa I: a six-bedroom NAGA design with a cubic shoreline form, broad glazing and horizon-facing terraces. Wave Crest, Villa P: a five-bedroom LW design with layered glass, wood and stone and beachfront gardens. Ocean Whisper, Villa Q: a six-bedroom SAOTA design distinguished by glazing, a floating stair, gardens and shaded terraces. Bluejay, Villa R: a six-bedroom SAOTA design organised around a daylight-filled central courtyard.

The Coral Collection

Coral Dune, Villa I: a six-bedroom NAGA design with a curved beach-facing façade, privacy louvers and a double-height entry. Sunset Mirage, Villa M: a six-bedroom NAGA design with latticed screens and projecting bedroom terraces. Amber Reef, Villa R: a seven-bedroom SAOTA design with horizontal lines, glazing, shaded beachfront space and garden/pool areas. Red Aurora, Villa C: a seven-bedroom SAOTA design with an upper leisure deck adaptable for a lounge, gym or open-air training. Redwood, Villa G: a six-bedroom LW design planned around oceanfront entertaining, greenery and water views. Porcelain Roses, Villa D: a seven-bedroom LOCI design balancing stone and glazing with a flexible rooftop lounge.

Project at a glance

What to check before reserving

Ask for the dated unit-specific price list, floor plan, saleable area, plot position and payment schedule. The four starting prices shown here are supplied launch guidance, not a live availability quote. In particular, the stated Beach Collection five-bedroom starting price is higher than the six-bedroom starting price; compare the exact villas rather than assuming a price ladder by bedroom count.

Schools to consider from Palm Jebel Ali

Families considering Frond F should plan for a car-based school run. These established schools are off the island, not facilities within Frond F. Driving routes checked from the general Palm Jebel Ali map location on 20 September 2026 give the following road distances:

The Winchester School – Dubai Branch, Jebel Ali First: UK curriculum, FS 1–Year 13; approximately 26.2 km by road.

Delhi Private School, Jebel Ali First: Indian curriculum, pre-primary–Grade 12; approximately 26.8 km by road.

Greenfield International School, Dubai Investment Park First: International Baccalaureate, early childhood–Grade 12; approximately 33.2 km by road.

KHDA lists all three as Very Good in the 2023–2024 inspection cycle. Distances start at the broad Palm Jebel Ali map point, not a particular villa or the Frond F gate; routes and school-hour traffic can change as the island develops. Check the actual weekday school run, admissions and current fees before choosing a home. For a wider curriculum and rating comparison, read **Remington Properties' guide to KHDA-rated Dubai schools**.

Explore **Nakheel projects in Dubai** covered by Remington Properties.

Nakheel's Frond F release comprises 44 beachfront villas in ten Beach and Coral Collection designs, with supplied starting prices from AED 29,340,000, a 20/50/30 payment structure and expected January 2030 handover.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
Beach villa · 5 bedrooms	Approx. 7,500–8,500 sq ft collection range	From AED 30,810,000
Beach villa · 6 bedrooms	Approx. 7,500–8,500 sq ft collection range	From AED 29,340,000
Coral villa · 6 bedrooms	Approx. 11,500–12,500 sq ft collection range	From AED 47,900,000
Coral villa · 7 bedrooms	Approx. 11,500–12,500 sq ft collection range	From AED 49,390,000

Request a current unit shortlist



Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation. 10 published plan sheets.

PAYMENT STRUCTURE

A clear plan for your purchase.

Payment	Milestone	Timing
20%	Down payment	September 2026
5%	1st instalment	February 2027
5%	2nd instalment	June 2027
10%	3rd instalment	October 2027
5%	4th instalment	February 2028
5%	5th instalment	June 2028
5%	6th instalment	October 2028
5%	7th instalment	February 2029
5%	8th instalment	June 2029
5%	9th instalment	October 2029
30%	10th instalment	January 2030

Expected handover

January 2030
Payment dates and construction milestones remain subject to the developer's current reservation documents.

Before you reserve

Request the current unit quote, complete instalment schedule, reservation conditions and itemised purchase costs.

PAYMENT & COMMERCIAL TERMS

Payment & commercial terms

A new beachfront villa with direct beach access is an uncommon opportunity in Dubai. Nakheel presents this 44-villa Frond F release as one of the final chances to acquire a new beachfront home on Palm Jebel Ali's fronds. That limited supply makes the project worth examining, but it is not a promise of financial performance. Compare the exact plot, beach access, villa design, approved floor area, current price and purchase terms before deciding; no rental yield or capital-growth outcome is represented.

LIFESTYLE & AMENITIES

A place for everyday living.



- Direct beach access
- Beach-facing villa designs
- Views towards the beachfront
- Private frond setting

Illustrative project amenities. Final specifications are subject to the developer’s sales documents.

LOCATION & COMMUNITY

Connected to Palm Jebel Ali — Frond F.

Palm Jebel Ali — Frond F, Dubai

A limited 44-villa Frond F release offers direct beach access, four Beach Collection designs and six larger Coral Collection designs. The ten floor plans allow a type-by-type comparison rather than a single generic villa specification. Frond F is a beachfront address within Nakheel's Palm Jebel Ali destination. Palm Jebel Ali's wider plans include walkable streets, pocket parks, waterfront leisure

Indicative driving times. Actual journeys depend on traffic and route.



LOCATION & CONNECTIVITY

Location & connectivity

and hospitality; these destination elements are not presented as completed Frond F facilities.

PROJECT GALLERY

See the project in detail.



Sea view exterior at Coral Collection - Redwood Villa G, Frond F



Aerial view of fronds with Dubai skyline



Bathroom interior at Coral Collection - Sunset Mirage Villa M, Frond F



Dining and kitchen interior at Beach Collection - Cyan Sky Villa I, Frond F

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Sea view exterior at Beach Collection - Bluejay Villa R, Frond F



Sea view exterior at Beach Collection - Bluejay Villa R, Frond F



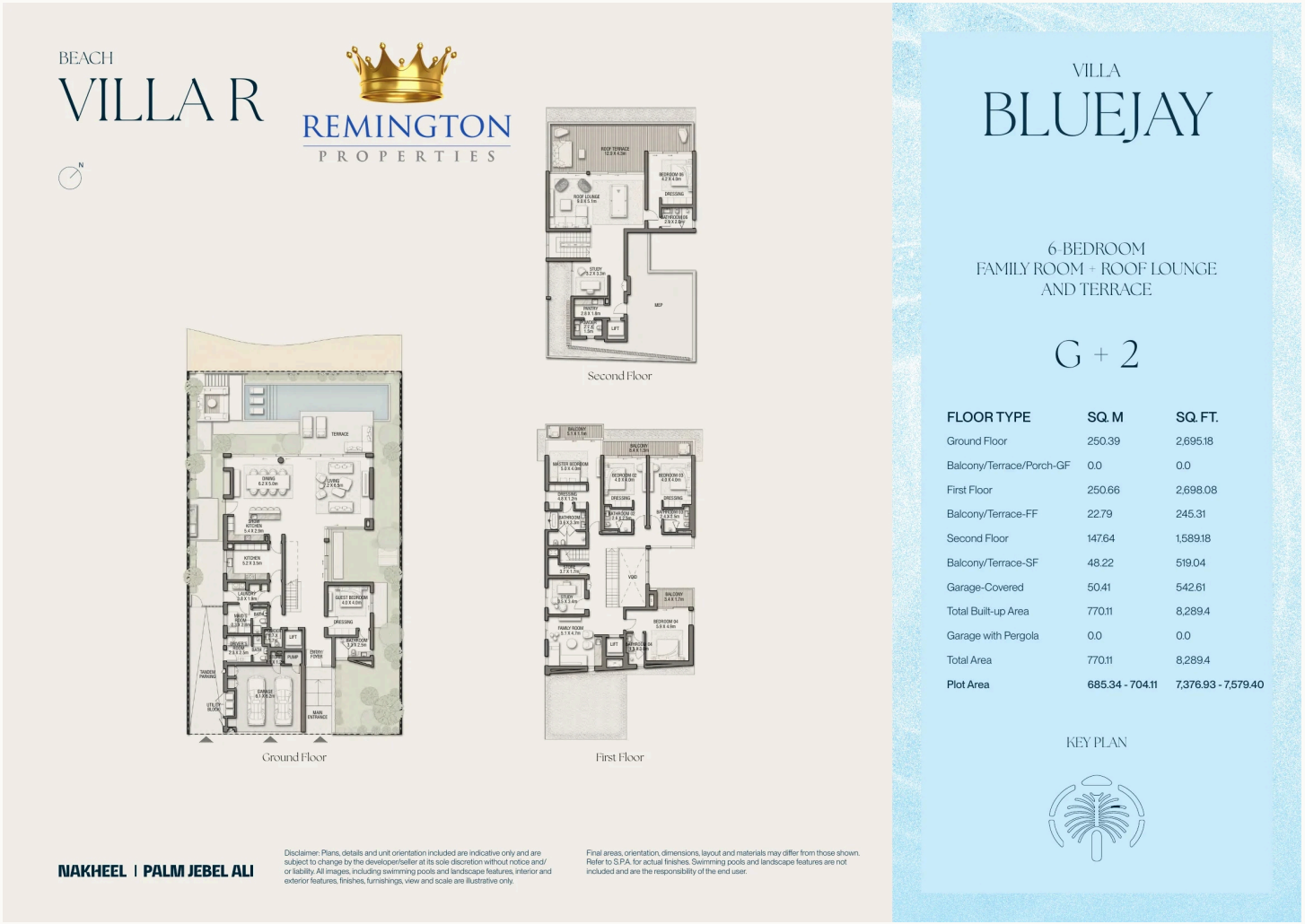
Sea view exterior at Coral Collection - Red Aurora Villa C, Frond F



Sea view exterior at Coral Collection - Amber Reef Villa R, Frond F

Illustrative project images. Open an image to view it in full.

Plan sheet 1

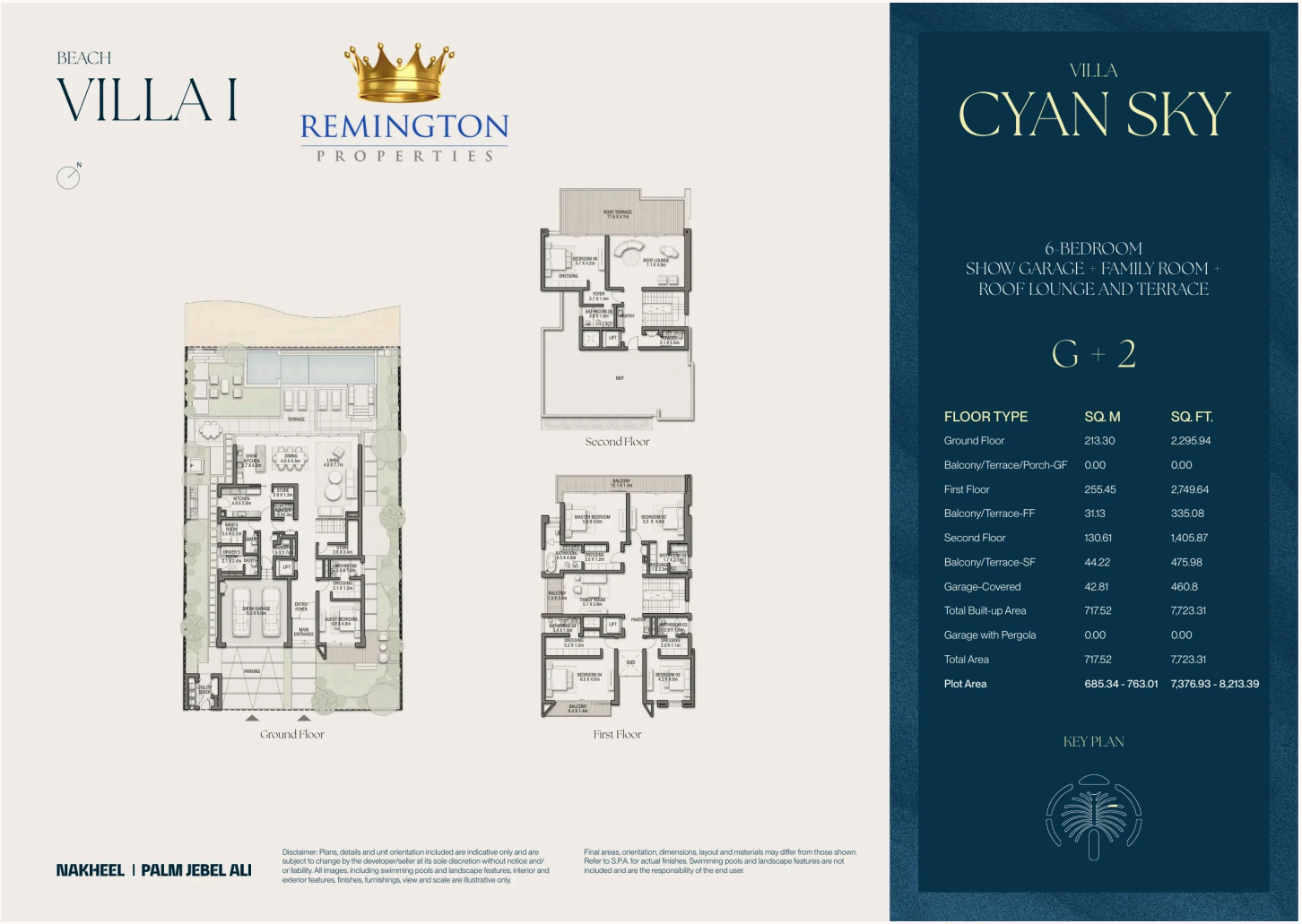


FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	250.39	2,695.18
Balcony/Terrace/Porch-GF	0.0	0.0
First Floor	250.66	2,698.08
Balcony/Terrace-FF	22.79	245.31
Second Floor	147.64	1,589.18
Balcony/Terrace-SF	48.22	519.04
Garage-Covered	50.41	542.61
Total Built-up Area	770.11	8,289.4
Garage with Pergola	0.0	0.0
Total Area	770.11	8,289.4
Plot Area	**685.34 - 704.11**	**7,376.93 - 7,579.40**

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 2



FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	213.30	2,295.94
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	255.45	2,749.64
Balcony/Terrace-FF	31.13	335.08
Second Floor	130.61	1,405.87
Balcony/Terrace-SF	44.22	475.98
Garage-Covered	42.81	460.8
Total Built-up Area	717.52	7,723.31
Garage with Pergola	0.00	0.00
Total Area	717.52	7,723.31
Plot Area	**685.34 - 763.01**	**7,376.93 - 8,213.39**

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 3

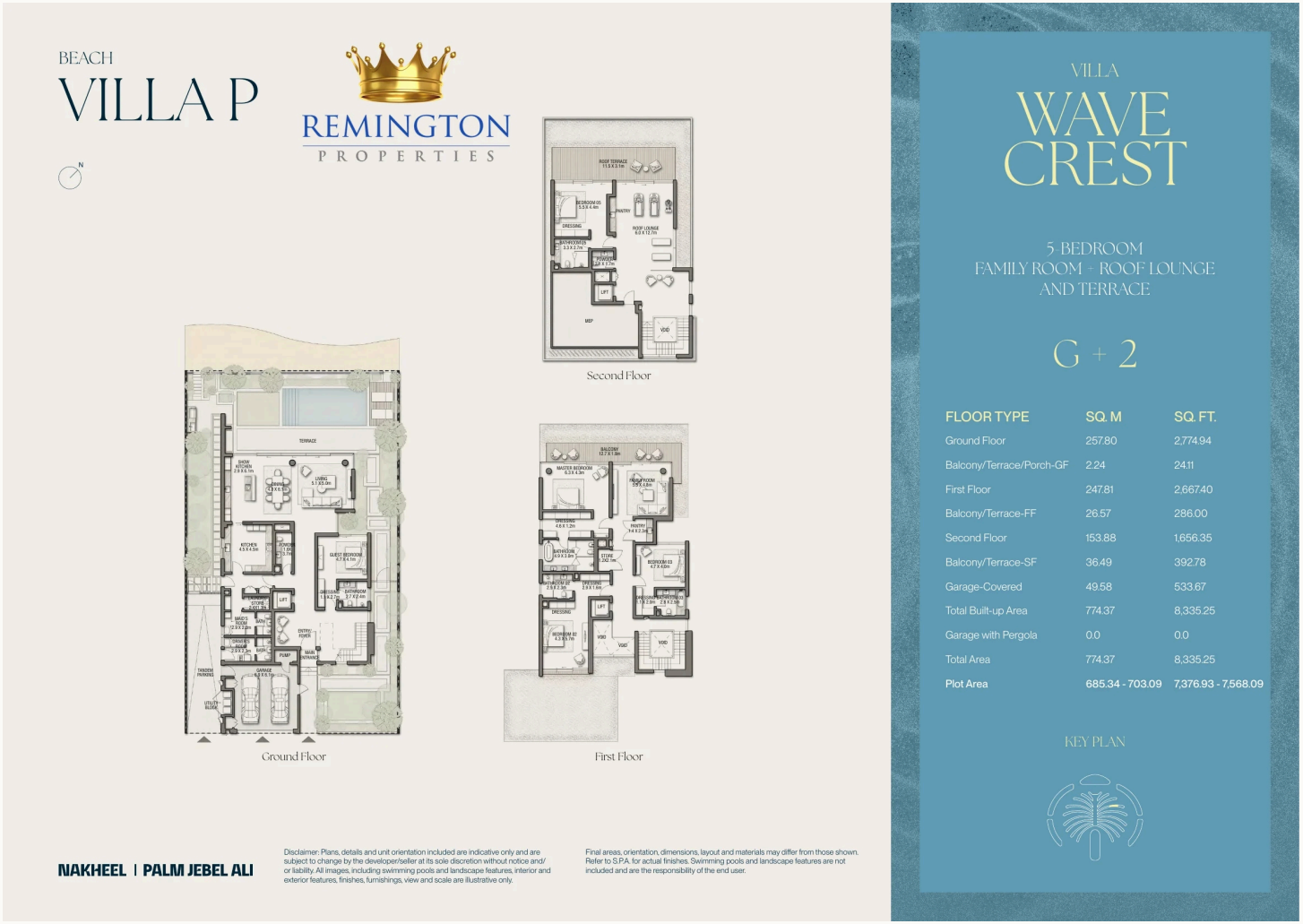


FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	258.19	2,779.13
Balcony/Terrace/Porch-GF	2.94	31.65
First Floor	260.06	2,799.26
Balcony/Terrace-FF	32.91	354.24
Second Floor	123.26	1,326.76
Balcony/Terrace-SF	45.60	490.83
Garage-Covered	50.01	538.30
Total Built-up Area	772.97	8,320.17
Garage with Pergola	0.0	0.0
Total Area	772.97	8,320.17
Plot Area	685.34 - 777.22	7,376.93 - 8,366.34

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 4



FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	257.80	2,774.94
Balcony/Terrace/Porch-GF	2.24	24.11
First Floor	247.81	2,667.40
Balcony/Terrace-FF	26.57	286.00
Second Floor	153.88	1,656.35
Balcony/Terrace-SF	36.49	392.78
Garage-Covered	49.58	533.67
Total Built-up Area	774.37	8,335.25
Garage with Pergola	0.0	0.0
Total Area	774.37	8,335.25
Plot Area	**685.34 - 703.09**	**7,376.93 - 7,568.09**

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet *5*

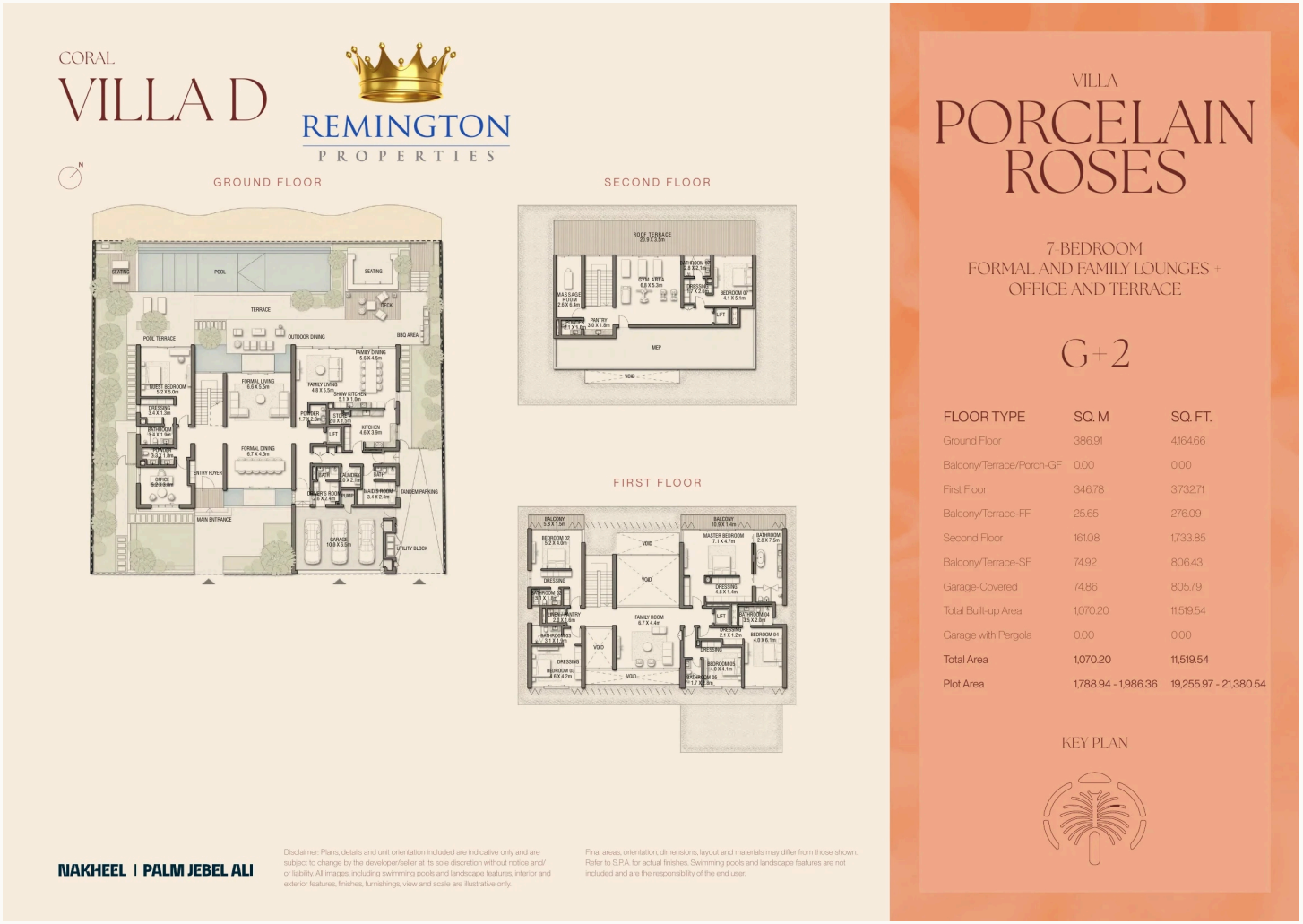


FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	389.29	4,190.28
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	361.10	3,886.85
Balcony/Terrace-FF	45.98	494.92
Second Floor	151.68	1,632.67
Balcony/Terrace-SF	50.47	543.25
Garage-Covered	85.69	922.36
Total Built-up Area	1,084.21	11,670.34
Garage with Pergola	0.00	0.00
Total Area	1,084.21	11,670.34
Plot Area	1,695.13 - 2,038.64	18,246.31 - 21,943.82

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 6



FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	386.91	4,164.66
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	346.78	3,732.71
Balcony/Terrace-FF	25.65	276.09
Second Floor	161.08	1,733.85
Balcony/Terrace-SF	74.92	806.43
Garage-Covered	74.86	805.79
Total Built-up Area	1,070.20	11,519.54
Garage with Pergola	0.00	0.00
Total Area	1,070.20	11,519.54
Plot Area	1,788.94 - 1,986.36	19,255.97 - 21,380.54

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 7



FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	343.72	3,699.77
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	373.63	4,021.72
Balcony/Terrace-FF	36.79	396.00
Second Floor	210.18	2,262.36
Balcony/Terrace-SF	70.07	754.23
Garage-Covered	81.38	875.97
Total Built-up Area	1,115.77	12,010.05
Garage with Pergola	0.00	0.00
Total Area	1,115.77	12,010.05
Plot Area	1,723.66 - 1,914.52	18,553.30 - 20,607.80

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 8



FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	342.18	3,683.19
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	358.84	3,862.52
Balcony/Terrace-FF	83.80	902.02
Second Floor	191.83	2,064.84
Balcony/Terrace-SF	38.54	414.84
Garage-Covered	65.75	707.73
Total Built-up Area	1,080.94	11,635.14
Garage with Pergola	0.00	0.00
Total Area	1,080.94	11,635.14
Plot Area	1,756.61 - 1,973.81	18,908.40 - 21,245.67

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 9



FLOOR TYPE	SQ. M	SQ. FT.
Ground Floor	367.08	3,951.22
Balcony/Terrace/Porch-GF	0.00	0.00
First Floor	351.64	3,785.02
Balcony/Terrace-FF	65.24	702.24
Second Floor	194.46	2,093.15
Balcony/Terrace-SF	45.72	492.13
Garage-Covered	62.93	677.37
Total Built-up Area	1,087.07	11,701.12
Garage with Pergola	0.00	0.00
Total Area	1,087.07	11,701.12
Plot Area	1,637.13 - 2,012.92	17,621.90 - 21,666.86

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 10



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

ABOUT THE DEVELOPER

The team behind the project.

Nakheel

Established in 2000

Nakheel is a member of Dubai Holding Real Estate and a master developer behind Dubai waterfront and island destinations. This page compares the Nakheel projects covered by Remington Properties, including Palm Jebel Ali, Dubai Islands and Palm Jumeirah; it is not Nakheel's complete portfolio.

Selected projects

- Palm Jumeirah
- Dubai Islands
- Jumeirah Islands

Visit the developer website

GLOBAL INTRODUCTIONS

Introduce an investor.

Introduce a prospective UAE property buyer, with their permission. We handle advice and the transaction. Referral eligibility and signed agreement terms apply; fees are paid after completion of an eligible purchase.

Explore Global Introductions

Introduction programme

YOUR QUESTIONS ANSWERED

Questions before you reserve.

What is Palm Jebel Ali Frond F by Nakheel?

Frond F is a limited release of 44 beachfront villas within Nakheel's Palm Jebel Ali development in Dubai. It brings together the Beach Collection and Coral Collection across ten architectural designs. The villas sit along the shoreline with direct beach access; the exact plot, outlook and specification should be checked for the individual home you are considering.

How many villas and architectural designs are in Palm Jebel Ali Frond F?

Nakheel announced 44 villas in ten designs for Frond F. Four designs belong to the Beach Collection and six to the Coral Collection. The limited release describes the overall project, not a live count of available homes. Ask for a dated availability schedule before selecting a design or plot.

What is the difference between the Beach and Coral Collections on Palm Jebel Ali Frond F?

The Beach Collection comprises five- and six-bedroom villas of approximately 7,500–8,500 sq ft at collection level. Coral comprises six- and seven-bedroom villas of approximately 11,500–12,500 sq ft. Those ranges are not a promise that every design has the same area. Compare the plan, saleable area, plot and price for each specific villa.

Which Beach Collection villa designs can I compare on Palm Jebel Ali Frond F?

The four Beach designs are Bluejay Villa R, Cyan Sky Villa I, Ocean Whisper Villa Q and Wave Crest Villa P. Bluejay, Cyan Sky and Ocean Whisper are presented as six-bedroom designs; Wave Crest is five-bedroom. Their architecture and room arrangements differ, so review each floor plan and image set rather than treating them as interchangeable villas.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

YOUR QUESTIONS ANSWERED

Questions before you reserve.

Which Coral Collection villa designs feature on Palm Jebel Ali Frond F?

The six Coral designs are Red Aurora Villa C, Porcelain Roses Villa D, Redwood Villa G, Coral Dune Villa I, Sunset Mirage Villa M and Amber Reef Villa R. Red Aurora, Porcelain Roses and Amber Reef are seven-bedroom designs; Redwood, Coral Dune and Sunset Mirage are six-bedroom. The plans on this page allow a design-by-design comparison.

What are the stated starting prices for Palm Jebel Ali Frond F villas?

The supplied launch prices are AED 30,810,000 for a five-bedroom Beach villa and AED 29,340,000 for a six-bedroom Beach villa. A six-bedroom Coral villa starts at AED 47,900,000 and a seven-bedroom Coral villa at AED 49,390,000. These are starting figures, not quotes for every plot; request the latest unit-specific price list and availability.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

YOUR QUESTIONS ANSWERED

Questions before you reserve.

Why does the five-bedroom Beach villa on Palm Jebel Ali Frond F have a higher stated starting price than the six-bedroom?

The prices supplied for this release put the five-bedroom Beach starting figure above the six-bedroom figure. We have not been given a unit-level price list that explains the difference, so it would be misleading to attribute it to plot size, outlook or finishes. Compare the dated prices and plans for the actual homes available before drawing a conclusion from bedroom count.

When is handover expected for Palm Jebel Ali Frond F?

The handover date supplied for this Frond F release is January 2030. This is distinct from Nakheel's broader Palm Jebel Ali programme, which includes villas on other fronds with different delivery timing. The binding date and any conditions are those in the signed sale agreement for the specific villa.

What is the Palm Jebel Ali Frond F payment plan?

The supplied plan is 20% down in September 2026, followed by nine construction-period instalments totalling 50% between February 2027 and October 2029, and a final 30% instalment in January 2030. One instalment in October 2027 is 10%; the other eight interim instalments are 5% each. Check the dates, amounts and payment triggers in Nakheel's unit-specific sales documents.

Do Palm Jebel Ali Frond F villas have beach access?

Nakheel describes this release as beachfront villas positioned along the shoreline with direct beach access. That is the relevant project-level feature. Access arrangements, plot boundaries, landscaping and any exclusive-use rights should be checked against the plan and legal documents for a particular home; photographs alone do not establish those details.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

YOUR QUESTIONS ANSWERED

Questions before you reserve.

Are the Palm Jebel Ali Frond F images and floor plans exact specifications?

The galleries and plans are useful for comparing the ten designs, but marketing imagery is illustrative and collection-wide size ranges do not establish a specific villa's saleable area. Before reserving, obtain the dated floor plan, plot location, area statement, finish schedule and sale agreement for the exact unit. Confirm which shown features are included in the purchase.

How can I compare availability across Palm Jebel Ali Frond F villa types?

Start with the preferred collection, bedroom count and design, then compare current plots within that type. Remington Properties can request the latest unit schedule and help you review price, saleable area, floor plan, beach orientation, payment dates and contract terms side by side. Availability and prices should be reconfirmed when you are ready to proceed.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

YOUR REMINGTON ADVISER

Remington Properties

Private Client Desk

Discuss your preferred home, budget and timeline. We will guide you through the available options and the next steps.

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Trakheesi Permit

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Prices and January 2030 timing are supplied launch information and may change. Images and plans are illustrative; exact availability, areas, specifications, payment dates and handover obligations are governed by Nakheel's current unit-specific documents and signed sale agreement.