

JEBEL ALI

Palm Springs

By Nakheel | Dubai

3-bedroom Aliso townhouse (G+1) from

AED 3,800,000

Expected handover

Q4 2030

Freehold | 3-bedroom Aliso townhouse (G+1) / 4-bedroom Aliso townhouse (G+1) / 4-bedroom Aliso townhouse (G+2) / 4-bedroom Rancho villa (G+2) / 5-bedroom Rancho villa (G+2)

Prepared 10 November 2026 | remington.ae

PROJECT AT A GLANCE

A clear beginning.

Nakheel is developing Palm Springs in Jebel Ali, near Sheikh Zayed Road and inland from Palm Jebel Ali. The project brings Aliso townhouses and Rancho villas into a neighbourhood planned around Canyon Park.

From AED 3,800,000	Expected handover Q4 2030
Ownership Freehold	Status Pre-Launch

Pre-Launch | Jebel Ali, Dubai

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Explore the project online

PROJECT AT A GLANCE

Project at a glance

Aliso townhouses and Rancho villas

Aliso townhouses have private gardens and a choice of three or four bedrooms. Four-bedroom buyers can compare a two-storey layout with a three-storey layout. Rancho villas have four or five bedrooms, with larger typical plots and living areas that open to gardens and courtyards. Ask us to check which outdoor features come with the specific home you're considering.

Prepare your Palm Springs EOI

An enquiry with us starts the preparation. Nakheel's formal process requires a signed EOI form and an application reference. We'll confirm the steps for your selected home, including the applicable deposit and any refund or allocation terms, before you pay.

Prepare my EOI on WhatsApp

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
3-bedroom Aliso townhouse (G+1)	2,328.6 sq ft	AED 3,800,000
4-bedroom Aliso townhouse (G+1)	2,672.0 sq ft	AED 4,600,000
4-bedroom Aliso townhouse (G+2)	3,115.4 sq ft	AED 5,200,000
4-bedroom Rancho villa (G+2)	4,041.4 sq ft	AED 7,000,000

Request a current unit shortlist



Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation. 5 published plan sheets.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
5-bedroom Rancho villa (G+2)	4,921.4 sq ft	AED 8,900,000

Request a current unit shortlist

Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation. 5 published plan sheets.

PAYMENT STRUCTURE

A clear plan for your purchase.

Payment	Milestone	Timing
10%	Down payment	On booking
10%	First instalment	April 2027
10%	Second instalment	September 2027
10%	Third instalment	February 2028
10%	Fourth instalment	July 2028
5%	Fifth instalment	December 2028
5%	Sixth instalment	May 2029
40%	Handover instalment	Q4 2030

Expected handover

Q4 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

The 4-bedroom Aliso comes in two- and three-storey layouts. The Rancho villas offer more indoor space and larger typical plots. If you are choosing between them, we can compare plot position, outdoor space and total purchase price once Nakheel releases the available homes.

60% | Before handover, including 10% on booking 40% | On handover

LIFESTYLE & AMENITIES

A place for everyday living.



- Canyon Park with walking paths, gardens, streams and open lawns
- Silver Spur Racquet Club with courts, a gym and a swimming pool
- Thousand Palms Country Club with a beach-style pool, gym and dining
- Children’s pools, splash areas and playgrounds

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

LOCATION & COMMUNITY

Connected to Jebel Ali.

Jebel Ali, Dubai

Palm Springs is in mainland Jebel Ali. Sheikh Zayed Road provides access towards central Dubai and Abu Dhabi. Palm Jebel Ali and Al Maktoum International Airport are separate destinations in the wider area. Nakheel is developing Palm Springs in Jebel Ali, near Sheikh Zayed Road and inland from Palm Jebel Ali. The project brings Aliso townhouses and Rancho villas into a neighbourhood planned around

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



LOCATION & CONNECTIVITY

Location & connectivity

Canyon Park.

PROJECT GALLERY

See the project in detail.



Villa Exteriors Beside Palm-Lined Street



Townhouse Row and Covered Parking at Dusk



Pool and Landscaped Gardens



Kitchen with Central Island

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

PROJECT GALLERY

See the project in detail.



Bathroom with Vanity and Mirror



Dining Area and Kitchen Opening to a Garden



Wooden Play Structures in a Landscaped Park



Poolside Loungers Near a Feature Tower

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

Three-Bedroom





TYPICAL PLOT AREA

202.3 m² / 2,178.03 sq ft

UNIT AREA

216.3 m² / 2,328.6 sq ft

REMINGTON PROPERTIES

DEVELOPER

NAKHEEL

Palm Springs

3-Bedroom Townhouse

ALISO MID UNIT

Ground and first floors

Typical layout

Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including swimming pools and landscape features, interior and exterior features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated. Swimming pools and landscape features are not included and are the responsibility of the end user.

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

Four-Bedroom





KEY PLAN

TYPICAL PLOT AREA
303.7 m² / 3,268.7 sq ft

UNIT AREA
248.2 m² / 2,672.0 sq ft

REMINGTON PROPERTIES

DEVELOPER

NAKHEEL

Palm Springs

4-Bedroom Townhouse

TYPE 1 · CORNER UNIT

Ground and first floors

Typical layout

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and are the responsibility of the end user.

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

Four-Bedroom





KEY PLAN

TYPICAL PLOT AREA
319.1 m² / 3,434.8 sq ft

UNIT AREA
289.4 m² / 3,115.4 sq ft

REMINGTON PROPERTIES

DEVELOPER

NAKHEEL

Palm Springs

4-Bedroom Townhouse

TYPE 2 · CORNER UNIT

Ground, first and second floors

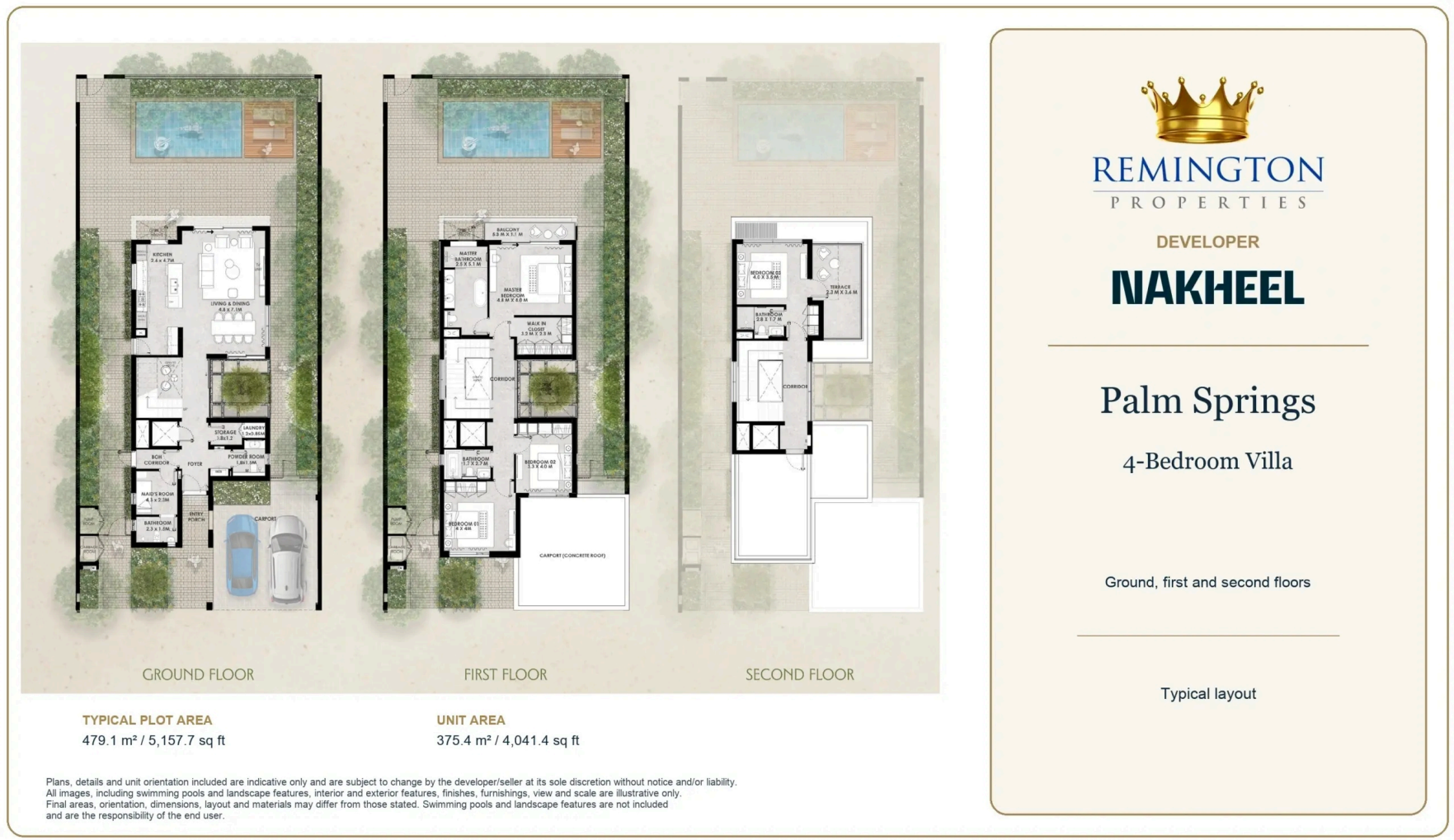
Typical layout

Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including swimming pools and landscape features, interior and exterior features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated. Swimming pools and landscape features are not included and are the responsibility of the end user.

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

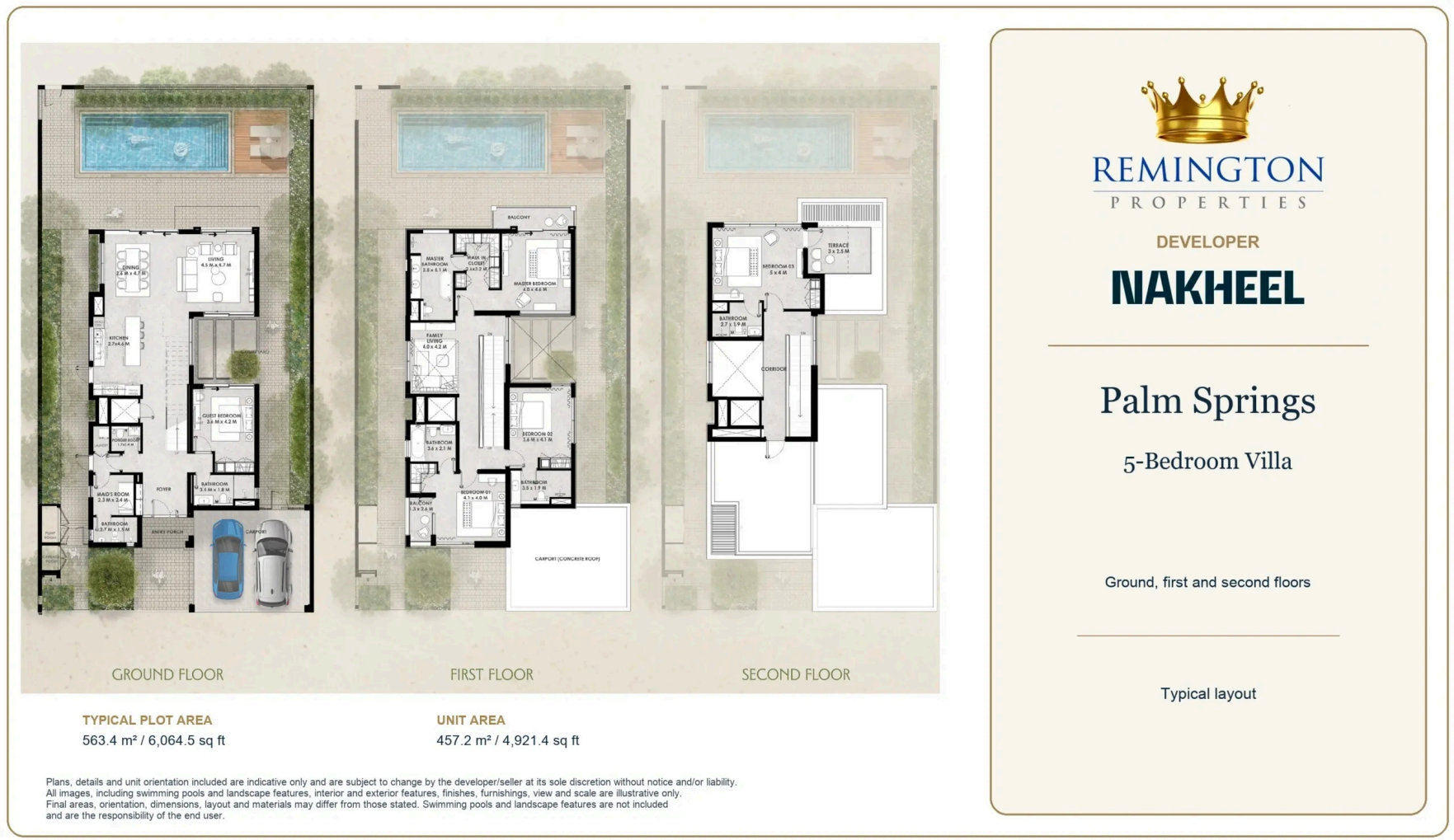
Four-Bedroom



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

Five-Bedroom



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.

Where is Palm Springs by Nakheel?

It is in mainland Jebel Ali, Dubai, near Sheikh Zayed Road.

What homes are planned at Palm Springs by Nakheel?

Aliso includes three- and four-bedroom townhouses. Rancho includes four- and five-bedroom villas.

How much do townhouses at Palm Springs by Nakheel start from?

Three-bedroom townhouses start at AED 3,800,000. Four-bedroom townhouses start at AED 4,600,000 for two storeys and AED 5,200,000 for three storeys.

How much do villas at Palm Springs by Nakheel start from?

Four-bedroom villas start at AED 7,000,000 and five-bedroom villas at AED 8,900,000.

How does the Palm Springs by Nakheel payment plan work?

Pay 10% at booking, a further 50% in six instalments before handover, and 40% at handover.

When is Palm Springs by Nakheel expected to hand over?

Handover is scheduled for Q4 2030 and remains subject to the purchase contract.

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.

When does Palm Springs by Nakheel open for EOI registration?

Registration opens on 10 November 2026 at 12 noon Dubai time.

How much is the EOI for Palm Springs by Nakheel?

The pre-launch EOI starts at AED 50,000. We'll confirm the amount for your chosen home and the written terms before you pay.

What amenities are planned at Palm Springs by Nakheel?

Canyon Park links gardens, paths and open lawns. The plans also include Thousand Palms Country Club and Silver Spur Racquet Club.

How can I prepare an EOI for Palm Springs by Nakheel?

Send Remington Properties your preferred home type and budget on WhatsApp. We'll confirm the terms and help prepare your formal application for Nakheel.

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.

Enquire on WhatsApp

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Remington Properties
Serving Dubai since 2005 | ORN 401
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Pre-launch prices, availability, areas and payment terms are subject to confirmation for the selected home. Handover is scheduled for Q4 2030. Renderings are illustrative. Check inclusions for private pools and landscaping. An EOI is subject to Nakheel's written terms and carries no guarantee of allocation.