



PRIMO

1. A CURATED COLLECTION

THE
BEACH VILLAS

Serenity By The Sea

In a beach villa, a happy tomorrow arrives every day, every single dawn.

Beachfront living at its finest	—	n. 6
An iconic neighbourhood	—	n. 15
Introducing the Beach Collection	—	n. 20

2. LIVE IN THE MASTERPIECE

OWN A PIECE
OF HISTORY

The Beach Collection	—	n. 28
Villa Acquamarina	—	n. 34

A CURATED COLLECTION

THE
B E A C H
VILLAS



Serenity By The Sea

Beachfront living at its finest	06
An iconic neighbourhood	15
Introducing the Beach Collection	20

— BEACHFRONT LIVING AT ITS FINEST

SUN, SEA, SAND, & SOPHISTICATION

EDEN HAS A NEW ADDRESS.

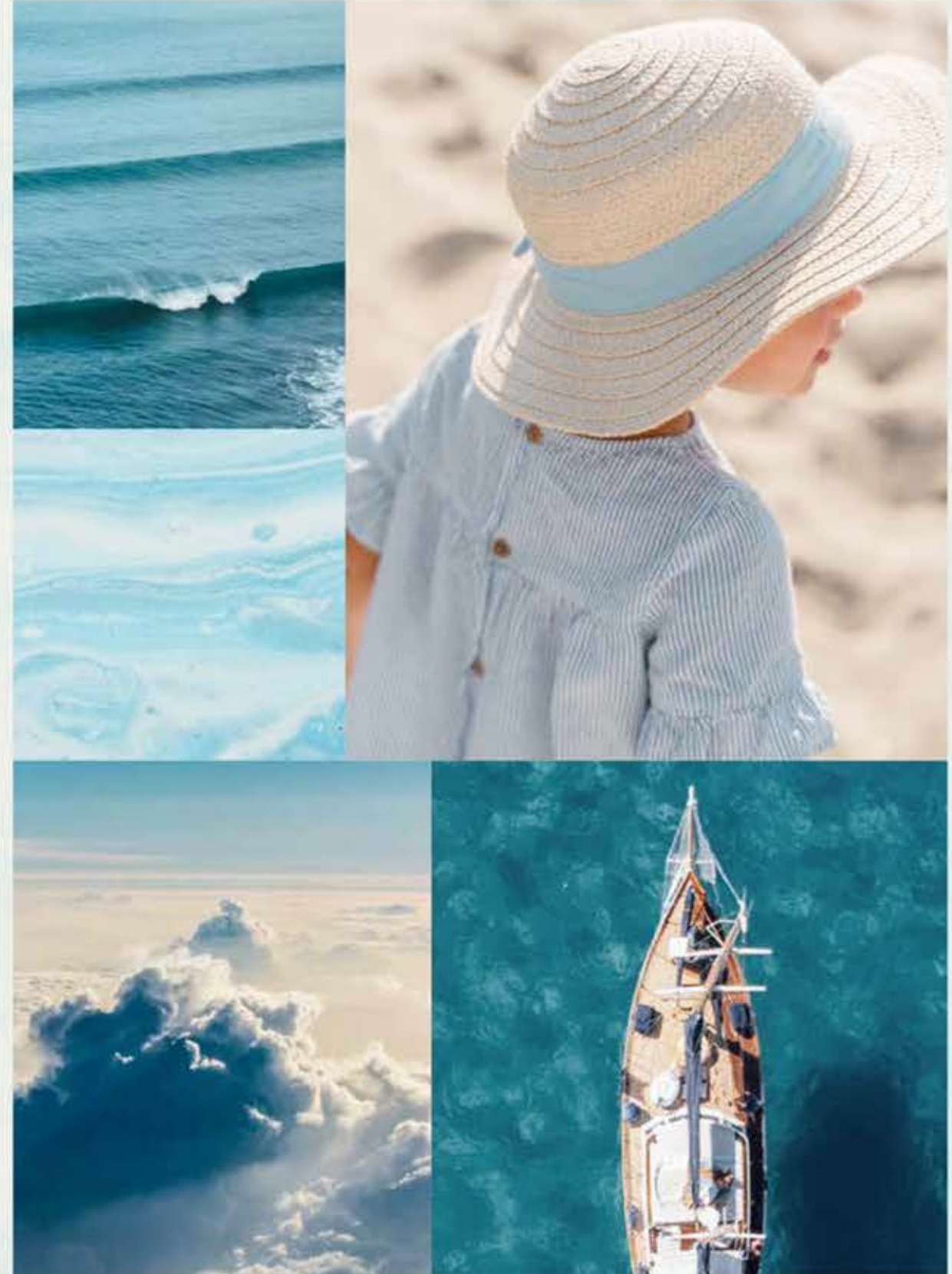
Welcome to Palm Jebel Ali, a world-class lifestyle destination meticulously designed and impeccably curated, providing unrivalled luxury living to its residents.



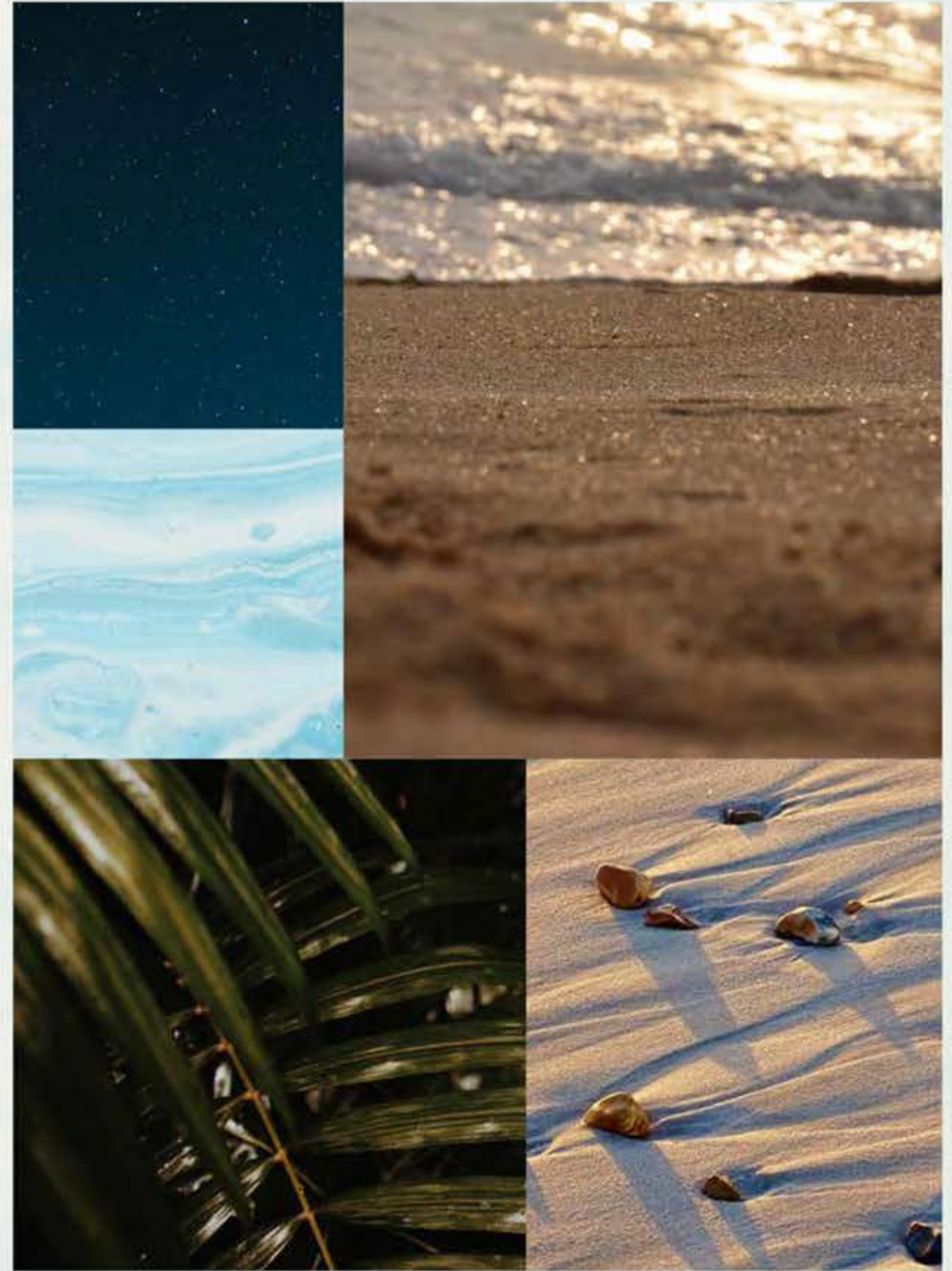
Live a life of serenity and comfort in Dubai's most coveted district, a true kaleidoscope born out of colourful greenery, azure waters, and pristine white sands.

LIVE IN HARMONY WITH NATURE, BETWEEN THE CITY AND THE SKY.

Palm Jebel Ali rises from the sea to form a perfect paradisiacal archipelago. This masterpiece of luxury living offers a unique perspective on Dubai's skyline from a haven of tranquillity to boasting the longest coastline of any destination in Dubai. Palm Jebel Ali is located minutes away from the energy of the city, with excellent connectivity via Sheikh Zayed Road (E11) to other Dubai destinations or to Abu Dhabi. Palm Jebel Ali will be the feature destination of Dubai's rapidly developing southern urban centre. Spectacular properties and five-star amenities are skilfully woven together to create a highly desirable residential destination.



THE
FRONDS
BEACH COLLECTION





— FLOURISHING GREEN FRONDS

AN ICONIC NEIGHBOURHOOD

ARTFULLY DESIGNED, PRIVATE
NEIGHBOURHOODS FOR SOPHISTICATED
CITY LIVING.

Each exclusive frond forms its own thoughtfully planned private neighbourhood. Discover elegant streets painted in varying shades of green. Lush, layered flora merges with carefully curated foliage to create a perfectly harmonious residential landscape directly on the beachfront.

The frond community focuses on offering an active lifestyle, with wide walkable streets allowing pedestrians and bikers to access the beach through pocketed parks. The frond streetscape offers an intensely lush and fragrant landscape providing adequate shade coverage, with designated tree corridors alternating with street lighting and an additional layer of planting buffer to complete this idyllic verdant oasis.





Savour the refined, tropical atmosphere that surrounds you as you step out from your serene garden onto the sandy beach that lies at your doorstep. Enjoy the calming sounds of the waves and the openness of the sea for moments of pure relaxation.

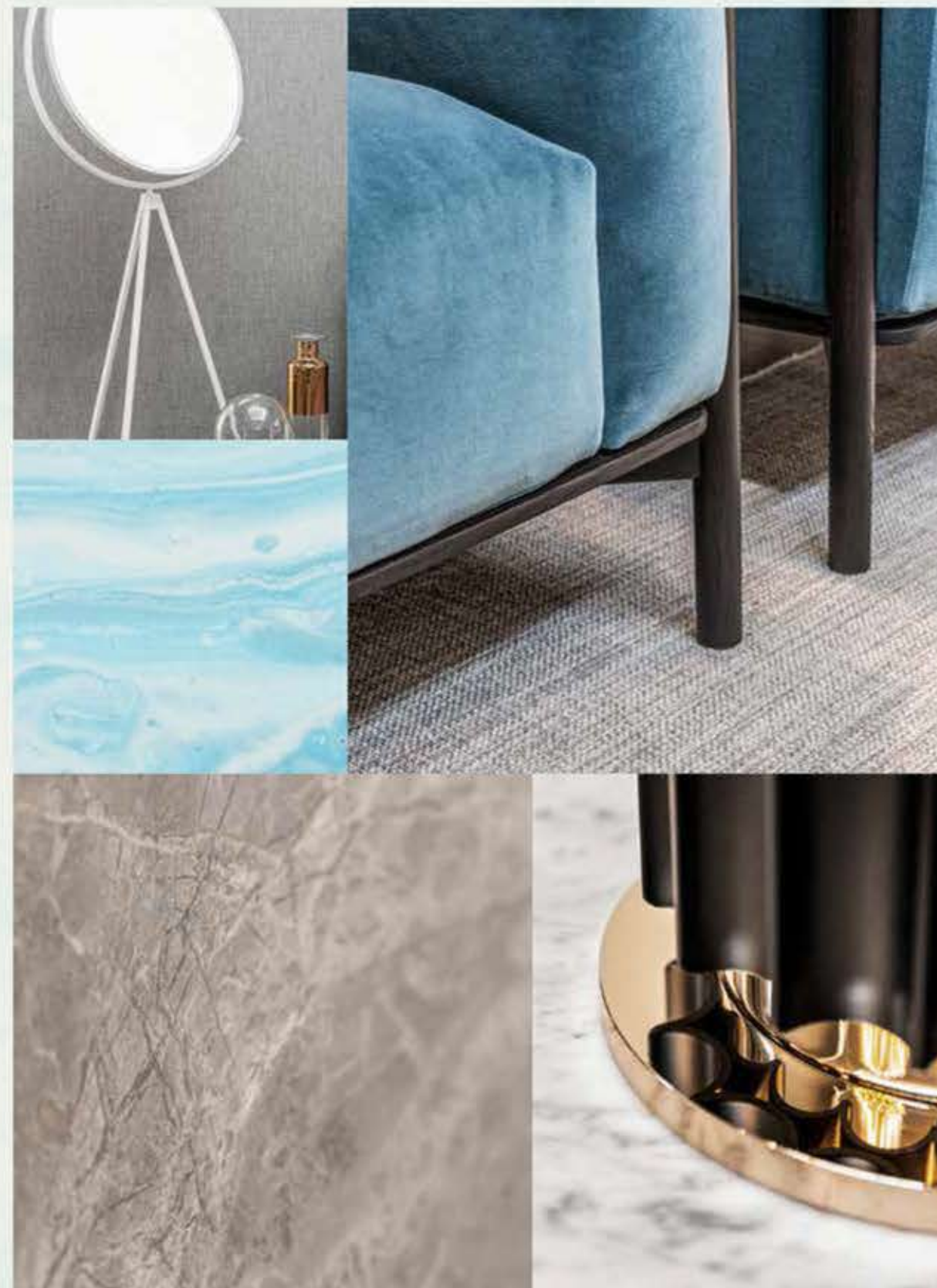


— INTRODUCING THE BEACH COLLECTION

CRAFTED WITH CARE

SOPHISTICATED STYLE AND PERFECT POISE:
DISCOVER THE BLISSFUL [BEACH COLLECTION](#).

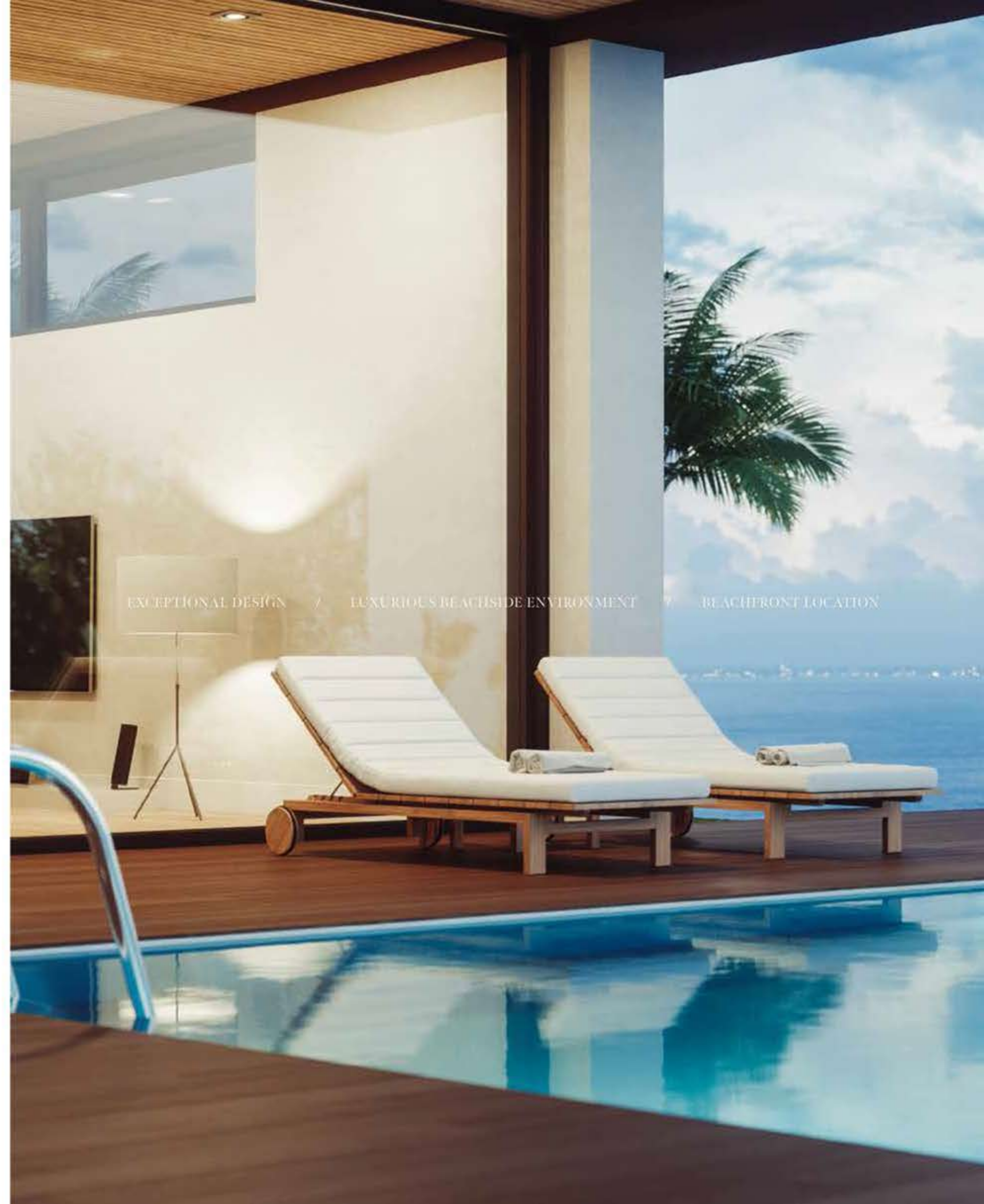
An inspired collection nestled in an idyllic setting.
Relax as you listen to the sounds of calming water
from the comfort of your enchanting beachfront
terrace.



Exceptional design, a breathtaking beachfront location, and the tranquillity of an exclusive, private neighbourhood.

HOMES DESIGNED WITH STYLISH FLAIR.

The Beach Collection is for those who seek a home with a distinctly creative, contemporary design. Discover the wide range of unique architectural designs developed to accommodate a variety of lifestyles with thoughtful spacious layouts that ensure seamless indoor-outdoor living, designed to maximise views of the sea and integrate a feeling of outdoor and indoor harmony. Contemporary architecture achieves a timeless appeal. Villa finishes are unique to each villa, complementing its design and enhancing its key features.



EXCEPTIONAL DESIGN

LUXURIOUS BEACHSIDE ENVIRONMENT

BEACHFRONT LOCATION

LIVE IN A MASTERPIECE

OWN A PIECE OF

HISTORY

2



Eight Unique Beach Villas

The Beach Collection — p.29
Villa Acquamanna — p.34

THE BEACH COLLECTION

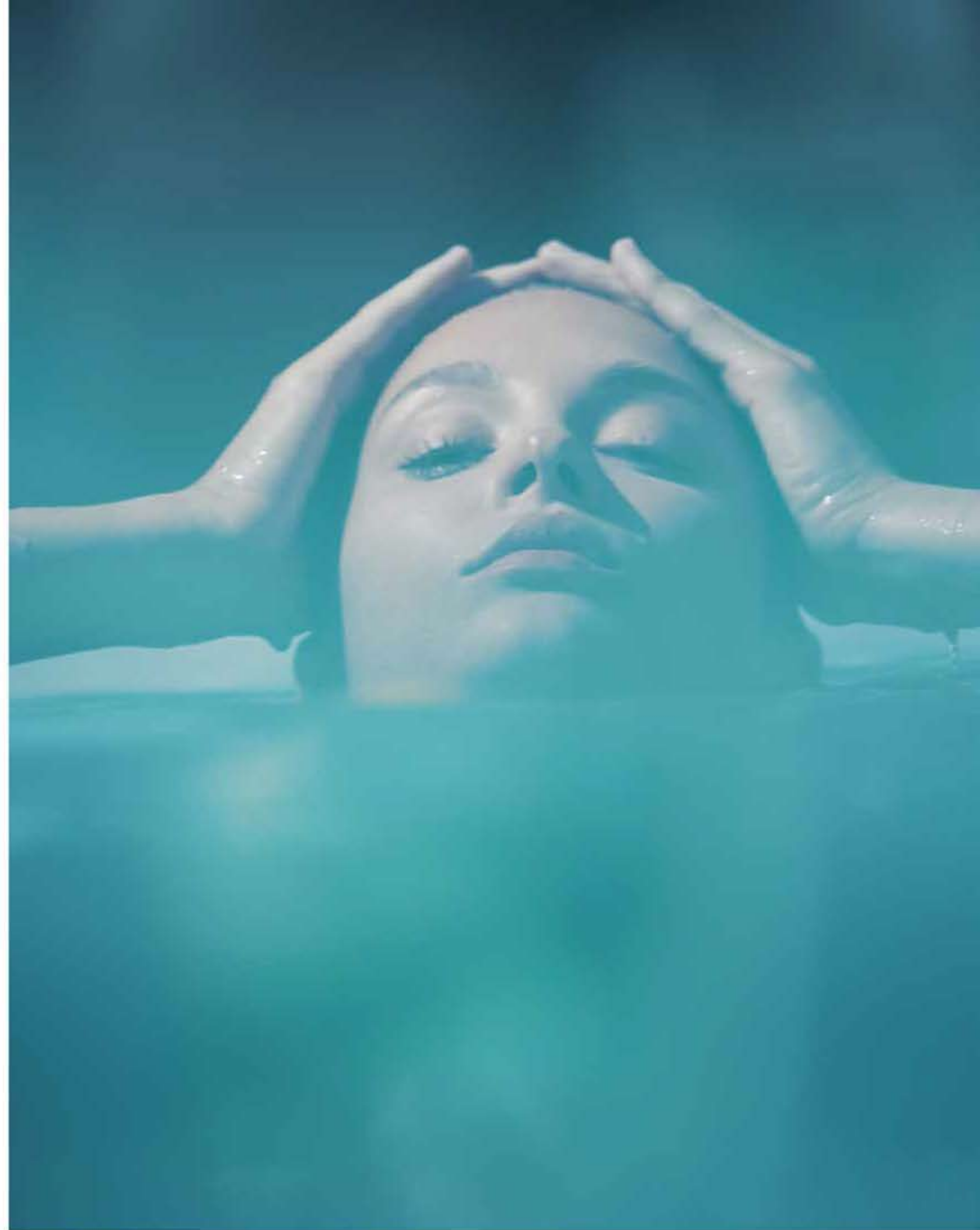
WELCOMING WATERFRONT RESIDENCES

THE CONTEMPORARY COMPOSITION OF EACH STATEMENT VILLA HAS BEEN METICULOUSLY DESIGNED:

Imagine living an exclusive waterfront experience. Every day, every morning and every evening, watching and listening to the sea with its waves, its sinuous movements, its sparkling surface: the perfect blend, creating a harmonious landscape.

A gorgeous living space, up to six generous bedrooms with private ensuite bathrooms, lush greenery and colourful plants, the careful design of every detail, and - overall - the feeling of a continuous and open relationship between the indoors and outdoors.

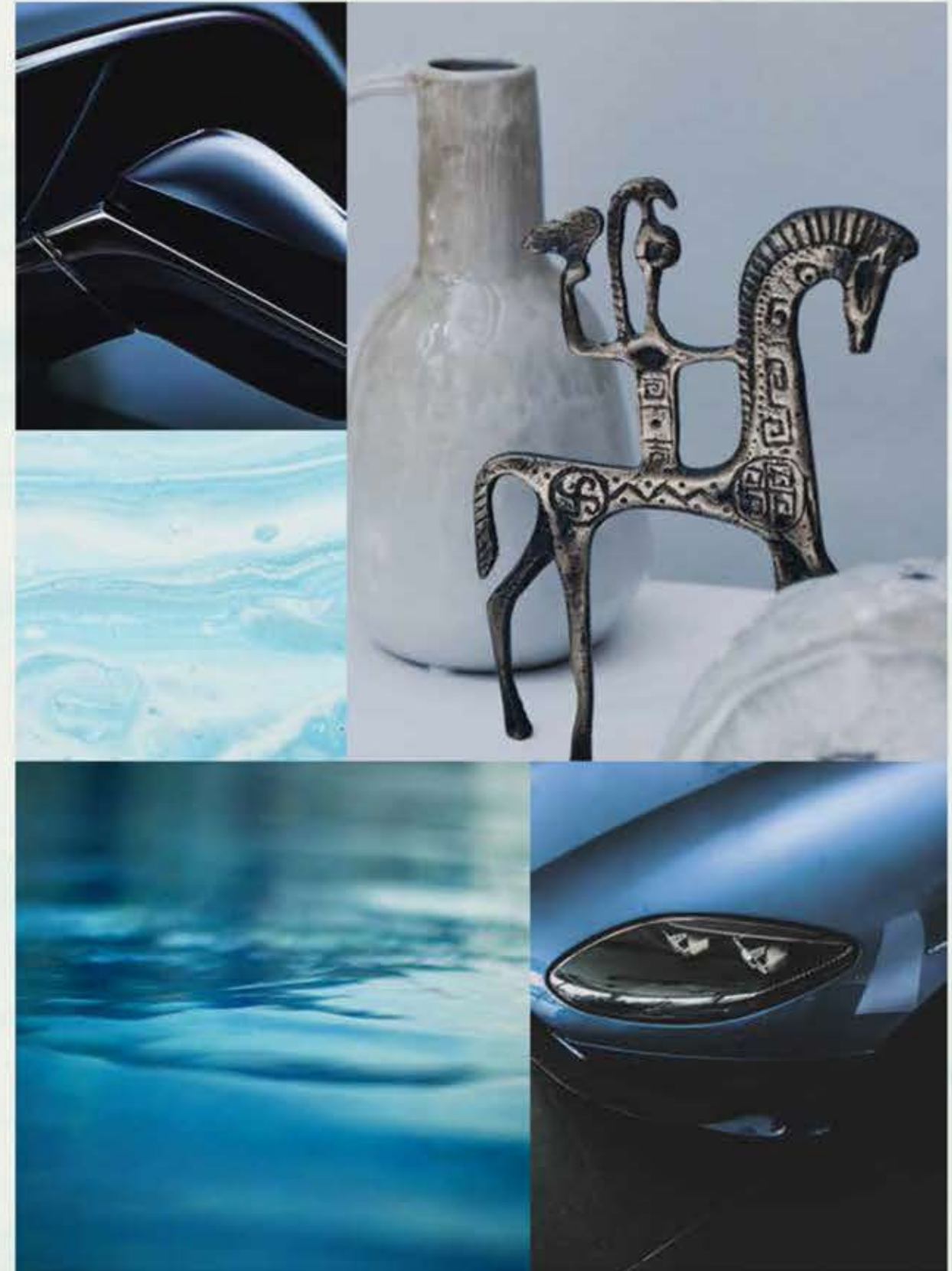
In the Beach Villas, everyday life is a natural expression of harmony and perfection.



Located on the exclusive fronds, each residence enjoys **direct beach connectivity** in this serene, private neighbourhood.

TRUE LUXURY LIVING REFLECTS
YOUR OWN DESIRES.

Choose an elegant home of the highest quality and enjoy an unrivalled lifestyle. Each villa will be unique and bespoke to realise individual needs and personal balance. We build happiness and prosperity for all our residents.





BEACH CONNECTIVITY / SERENE / PRIVATE

VILLA
A C Q U A M A R I N A

Six-Bedroom Property

"We took on a luxurious minimalist approach
when designing this project."

WHITESPACE - ARCHITECT

VILLA ACQUAMARINA

A P R E C I O U S ,
S T A T E L Y H O M E

AN ILLUMINATED, MINIMALIST RESIDENCE
THAT SPARKLES LIKE A PRECIOUS STONE SET
BY THE SEA.

This exceptional residence is for those who seek a
sumptuous home with a refined aesthetic and a
stately presence.

Picture precious jewels that shine brilliantly in the
light, and the dazzling waters of the ever-changing
sea sparkling under the glowing sun. This home
glitters like a precious gemstone as it sits high
above the waves, providing a luxurious beachfront
lifestyle to its residents.



"Maximising the views was critical in designing these luxury villas, best illuminating the spaces utilising natural daylight."

WHITESPACE - ARCHITECT





IN THIS IDEAL WATERFRONT SETTING, THE BEACHFRONT GARDEN BECOMES THE HEART OF THE HOME. SPEND HOURS RELAXING UNDER GLORIOUS SUNSHINE WHILST GAZING OVER THE GLISTENING BLUE SEA.

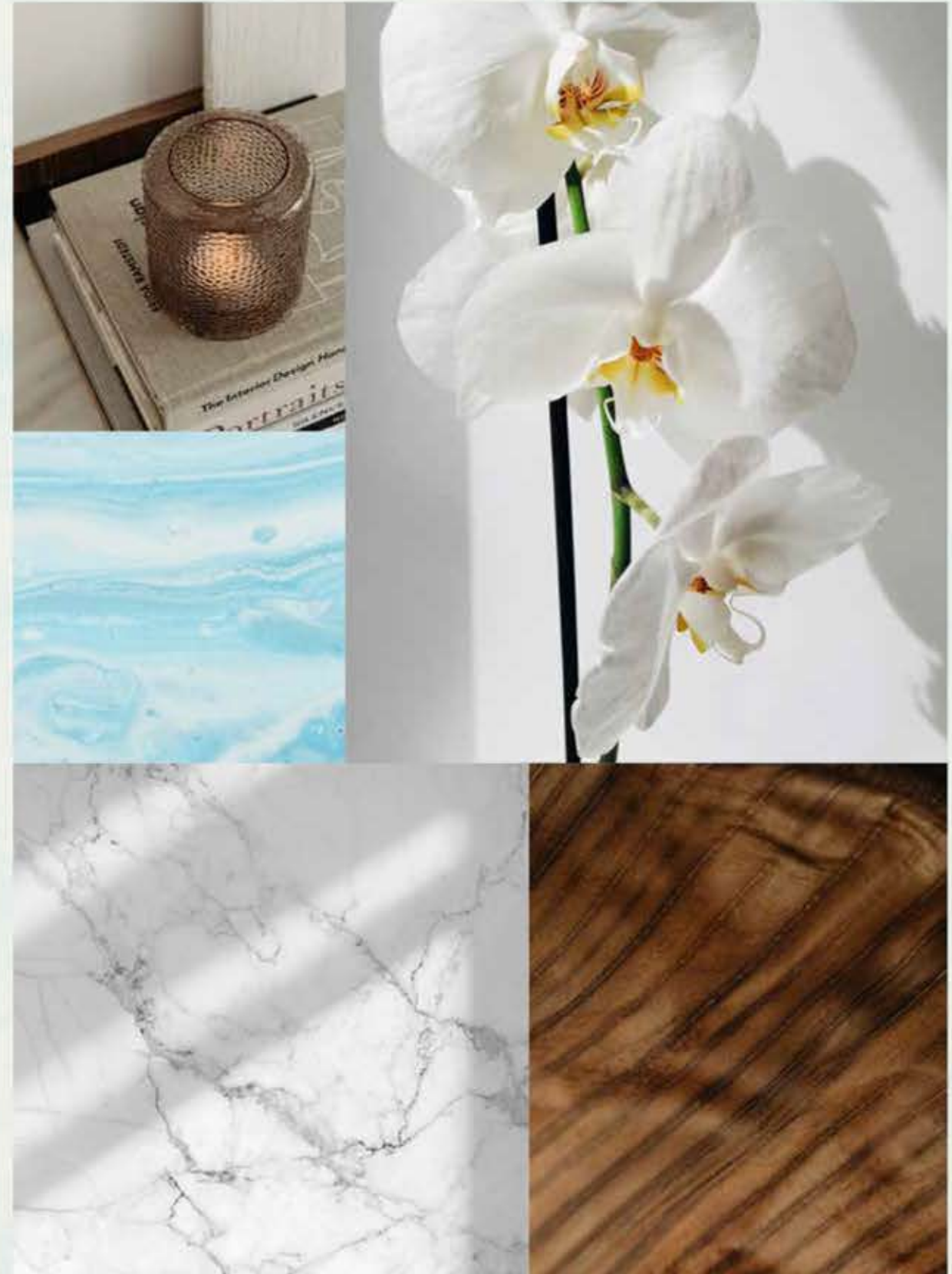
Admire the structured façade before passing through the beautiful double-height foyer, where a dramatic experience of light and air awaits you.



This refined residence invites **nature** indoors with natural materials and seamless indoor-outdoor space.

SURROUND YOURSELF WITH NATURE.

This sublime home connects the illuminated interiors with the beautiful outdoors at every opportunity. This results in enhanced natural light, fresh air, and an elevated feeling of openness and relaxation. Like the natural, sparkling aquamarine gemstone, this home inspires happiness and serenity and provides a sense of calm and tranquility.



In the spacious rooftop lounge, crystalline water views surround you at every turn. Enjoy the perfect panorama of this luxurious setting in complete comfort.





THE FORMAL LIVING ROOM IS SEAMLESSLY CONNECTED TO THE LUSH GARDEN AND FABULOUS KITCHEN. HOST GLITTERING GATHERINGS AGAINST THE BACKDROP OF THE PURE, CRYSTAL-CLEAR WATERS.

Precious natural materials embellish the interiors of the show kitchen, whilst the extensive floor-to-ceiling glazing brings the outdoors inside so that every moment is enriched with natural sunlight.



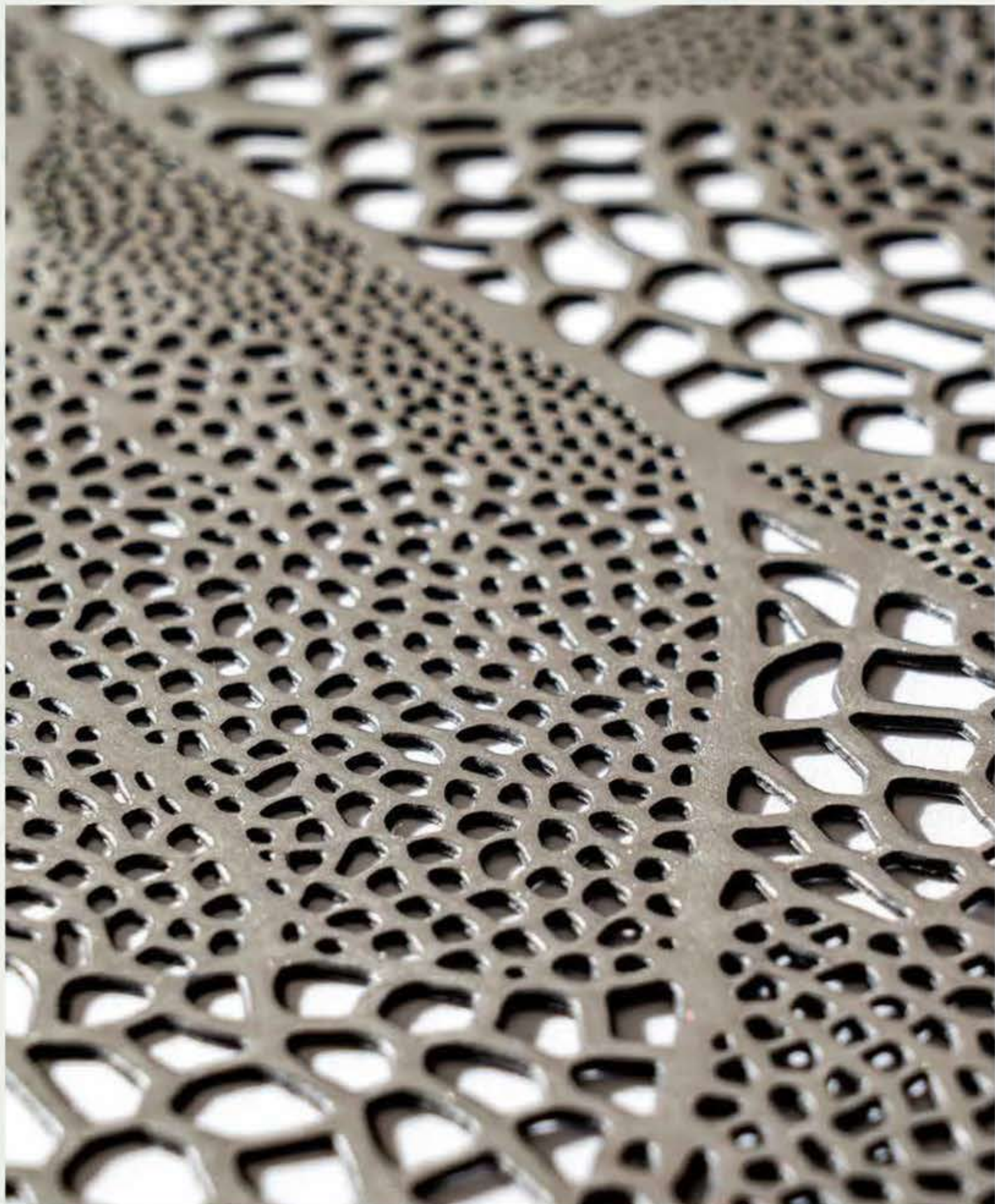
One unique feature of this home is the comfortable and striking double-height lounge, which faces onto an intimate green courtyard. Relax in this private, jewel-like space while feeling the calming effects of the natural elements.



The exceptional master suite includes a private balcony with exquisite water views.

Imagine that you are looking out over a private marina as you wake up to glorious sunlight and refreshing sea air each morning.





With a focus on meticulous detailing and the finest of finishes, this villa represents an exceptional lifestyle.

A HOME CRAFTED FOR WELLNESS.

This is a home crafted in perfect harmony with nature. From framed open views, to outdoor courtyards, and private space, an inviting and positive atmosphere is created for all who walk through its doors.

The master bathroom will become your personal sanctuary.

Spend time practising self-care surrounded by sumptuous materials and crystalline aquamarine views.





GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

VILLA

ACQUAMARINA

Beach Villas Collection

G + 2

6 BEDROOMS + FORMAL AND FAMILY LOUNGES
+ ROOF LOUNGE AND TERRACE

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	245.30	2,640.39
Balcony / Terrace / Porch - CF	4.95	53.28
First Floor Area	229.40	2,469.24
Balcony / Terrace - First Floor	38.07	409.78
Second Floor Area	114.00	1,227.09
Balcony / Terrace - Second Floor	51.59	555.31
Garage - Covered	48.37	520.65
TOTAL BUILT-UP AREA	731.68	7,875.74
Garage with Pergola	0.0	0.0
TOTAL AREA	731.68	7,875.74



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VILLA
AZURE
BLUE

Five-Bedroom Property

"We wanted to create a sophisticated, minimalist and timeless home. The architectural details, layered textures and feature marbles have helped achieve the level of exclusiveness needed for this project."

LW DESIGN GROUP - ARCHITECT

VILLA AZURE BLUE

A LUXURIOUS
BLANK CANVAS THAT
GLISTENS IN THE SUN

THIS EXCLUSIVE SEAFRONT RESIDENCE
SHINES LIKE THE BRILLIANT WATERS OF THE
CÔTE D'AZUR.

In this grand home, you will feel as though you are living high on the hills above Monaco or St. Tropez, overlooking the glittering blue sea of the Côte d'Azur. Soak up the sophisticated and glamorous atmosphere of the Riviera from this resort-inspired, minimalist villa with breathtaking water views. Make your mark on this streamlined home, where you will have the opportunity to add your own creative flair.



"The layout is very functional and harmonic, and the indoor spaces merge with the outdoor in a seamless flow. The quality of living is particularly enhanced by the light and connection with nature, with an emphasis on water views from all primary rooms."

LW DESIGN GROUP - ARCHITECT





The elegant and neutral colour palette, which continues throughout this luminous home, creates an effortlessly sophisticated, refined ambience.

True luxury is the perfect balance of simplicity, creativity and high quality.

ARTISTRY AT ITS FINEST.

A life lived in this sublime villa is elevated to the next level. Sumptuous materials in muted tones decorate each room in a refined manner. Feel as though you are aboard a pristine yacht, sailing along the azure seas of the Riviera.

This is the ideal environment for adding your own personal touch, whether through vibrant pieces of fine art or delicate furniture.



Host a glamorous soiree with friends and family in this impeccable environment, where guests can move seamlessly between the flourishing garden and the lavish interiors. Sweeping water views paint the backdrop of every moment a breathtaking azure blue.



The flexibility offered by the open-plan space is ideal for contemporary living.

Each room is filled with an enhanced feeling of light and air.





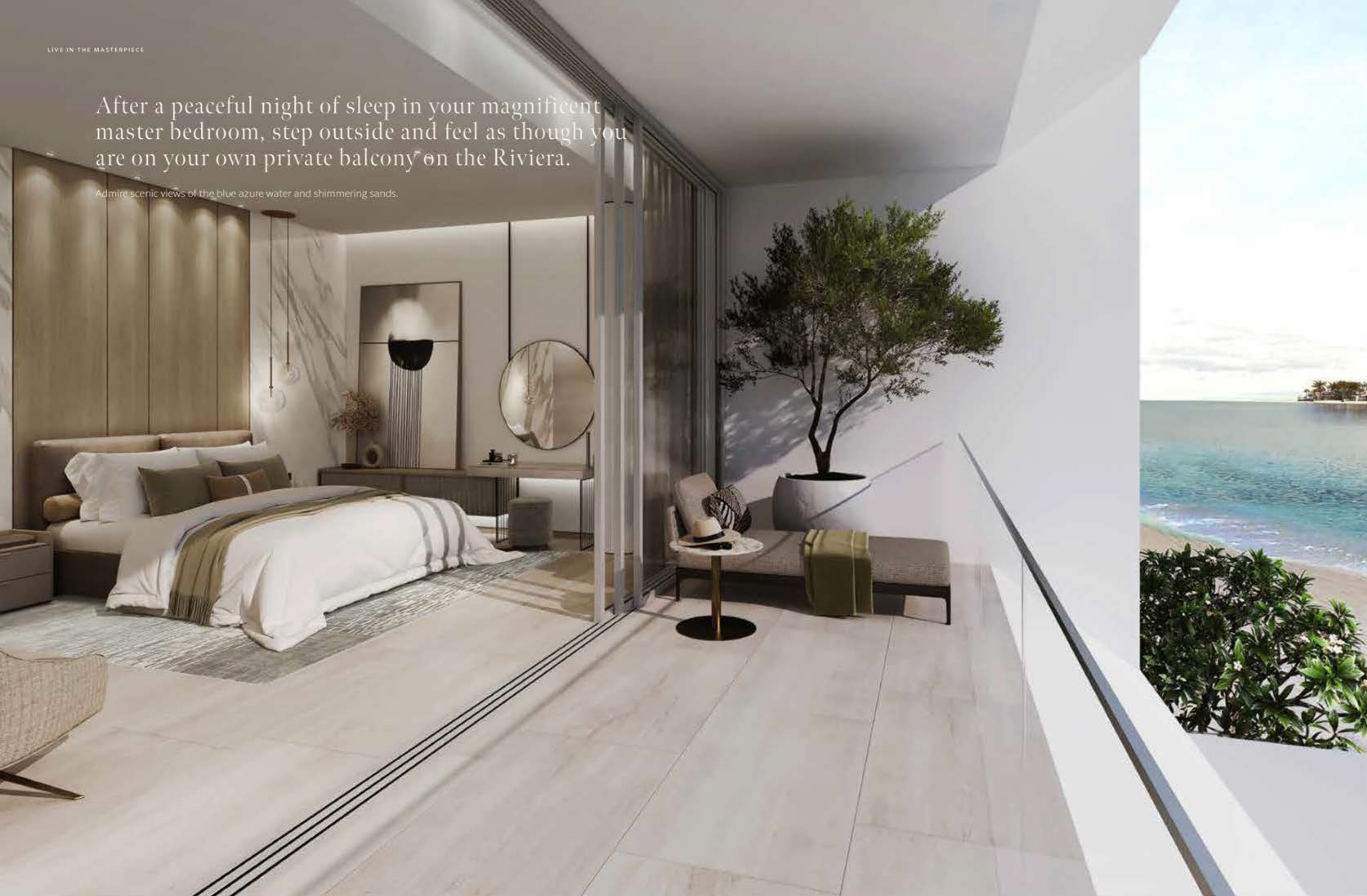
ENVISAGE SERENE EVENINGS SPENT WATCHING THE GLITTERING BLUE WAVES AS THEY DANCE IN THE DISTANCE, OR COSY NIGHTS RELAXING BENEATH THE STARS. EACH MOMENT FEELS LIKE A PERFECT HOLIDAY IN THIS BEAUTIFUL BEACHFRONT RESIDENCE.

The captivating statement staircase, located at the heart of this home, becomes a gallery space for your art collection. Choose to display a spectacular sculpture in this exquisite marble setting.



After a peaceful night of sleep in your magnificent master bedroom, step outside and feel as though you are on your own private balcony on the Riviera.

Admire scenic views of the blue azure water and shimmering sands.





Enjoy a chic, luxurious **lifestyle** in this fabulous seafront home with European design influence.

STYLE & PANACHE.

The elegance of this home cannot be overstated. It is made for those who enjoy classic luxury. Add your own touches to the immaculately decorated neutral spaces as your personal style takes centre stage.

Relax in this radiant environment where every moment is imbued with serenity, calm and a breathless sense of wonder.

This is your personal retreat. The lavishly detailed
bathrooms offer you a spa-like experience.

Feel as though you are staying in a luxury hotel every day.





GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

VILLA

AZURE BLUE

Beach Villas Collection

G + 2

5 BEDROOMS + FAMILY ROOM
+ ROOF LOUNGE AND TERRACE

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	258.14	2,778.60
Balcony / Terrace / Porch-GF	2.07	22.28
First Floor Area	246.67	2,655.13
Balcony / Terrace - First Floor	39.94	429.91
Second Floor Area	153.55	1,652.80
Balcony / Terrace - Second Floor	34.60	372.43
Garage - Covered	48.61	523.23
TOTAL BUILT-UP AREA	783.58	8,434.38
Garage with Pergola	0.0	0.0
TOTAL AREA	783.58	8,434.38



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VILLA
BLUE
HORIZON

Six-Bedroom Property

"You would be greeted by the beach every morning, and that by itself is a great motivation to start your day."

NAGA - ARCHITECT

VILLA BLUE HORIZON

A BRIGHT
BEACHFRONT HAVEN

A CALMING HOME BY THE WATER,
EMBELLISHED WITH STATEMENT DETAILS.

A unique layout that includes a dramatic feature staircase.

Staring at a blue horizon every day means embracing a calm and sensory way of life. Looking through the floor-to-ceiling windows, you can experience the elements around you coming together in perfect harmony. Looking out at the waterfront through special arabesque screens is enough to feel the blue embrace of the sky and the water. To be part of something infinite.



"The architecture had to be designed in a way to both provide a sense of luxury and create a comfortable, relaxing lifestyle".

NAGA - ARCHITECT





THE DESIGN INCORPORATES MORE TRADITIONAL ELEMENTS, SUCH AS MASHRABIYA-INSPIRED, ARABESQUE SCREENS PAIRED WITH EXTENSIVE FLOOR-TO-CEILING GLAZING.

The distinct material difference between the ground and upper floors results in a truly striking façade.

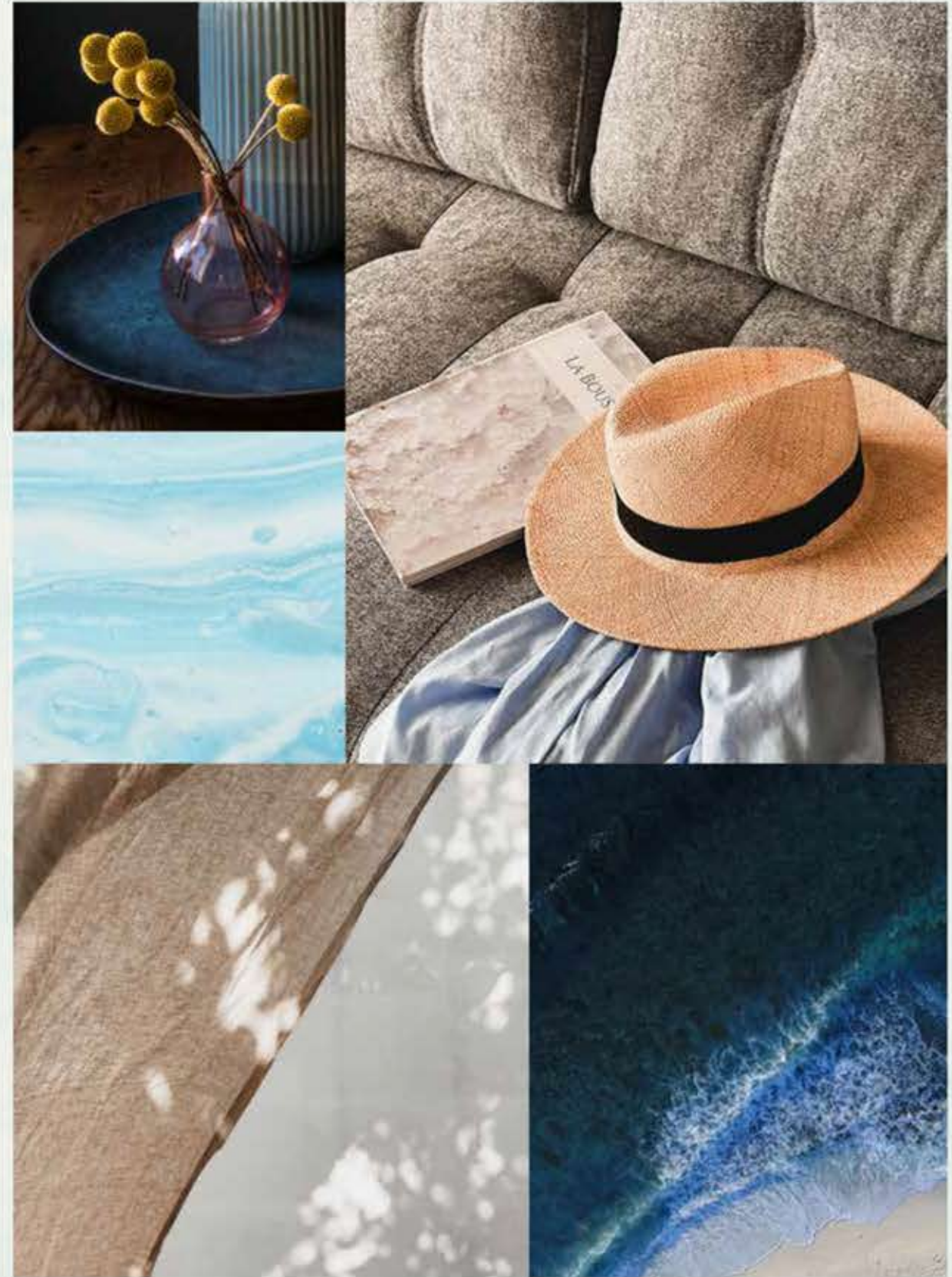
A versatile garage area has been included at the front of the property for enhanced flexibility and comfort.



In this bright, blissful home, a variety of luxurious textures and finishes come together.

A CONTEMPORARY BEACHSIDE ATMOSPHERE.

This property seamlessly blends comfort and luxury. With stunning, open-plan living, a dining room framed by floor-to-ceiling windows, a private family lounge on the first floor, and a flexible rooftop terrace, this home offers an abundance of comfortable lounge spaces that are complemented by statement design details, sea views and an abundance of outdoor spaces.



Gaze out at glittering blue water and white sands as you relax in the peace and tranquillity of home.





FROM THE FLOATING FEATURE STAIRCASE OVERLOOKING THE PRIVATE SIDE COURTYARD, YOU WILL BE ABLE TO OBSERVE THE SEA AS IF FROM THE DECK OF YOUR SHIP.

The opulent living and dining room is the perfect location to embrace the infinite blue of the horizon with family and friends.



A multipurpose rooftop lounge, which leads to a breathtaking terrace, crowns this beautiful villa.





Each space has been designed to enhance your daily life. Delicate details and fine finishes complete this magnificent home.

A HARMONIOUS ENVIRONMENT.

As you enter this spectacular home, enjoy a framed view of the seafront beyond. This home makes the most of its spectacular setting, creating an inviting and uplifting atmosphere with natural influences throughout.

Every morning starts with your wellbeing rituals right here in this nature-inspired sanctuary, where natural materials are harnessed to be in perfect harmony with the environment outside.





GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

VILLA

BLUE HORIZON

Beach Villas Collection

G + 2

6 BEDROOMS + FAMILY ROOM
+ ROOF LOUNGE AND TERRACE

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	206.74	2,225.33
Balcony / Terrace / Porch - CF	4.08	43.92
First Floor Area	244.64	2,633.28
Balcony / Terrace - First Floor	17.67	190.20
Second Floor Area	116.18	1,250.55
Balcony / Terrace - Second Floor	50.08	539.06
Garage - Covered	40.29	433.68
TOTAL BUILT-UP AREA	679.68	7,316.01
Garage with Pergola	0.0	0.0
TOTAL AREA	679.68	7,316.01



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VILLA
INDIGO
OCEAN

Five-Bedroom Property

"Open plans and open spaces make the villa
more flexible and luxurious."

WHITESPACE - ARCHITECT

VILLA INDIGO OCEAN

OCEANS
OF ELEGANCE

THIS BREATHTAKING WATERFRONT VILLA
HAS A CONTEMPORARY ELEGANT AESTHETIC
WITH GREAT APPEAL.

Tailored lines, extensive glazing and tiered volumes
come together in this resort-inspired residence.
Dream of the openness and the dynamism of the
vast blue ocean with its great depth and its never-
ending possibilities. It is enchanting and ever-
changing, natural and mysterious. It is a source of
constant inspiration.

As we gaze at views of the deep blue, salty
seascape and listen to the graceful ebb and flow of
the waves, we feel a great sensation of relaxation
and peace as we are surrounded by nature.

"The dream living destination, where sun, beach,
sea, and community are all in one."

WHITESPACE - ARCHITECT





THE ELEGANT, FLOOR-TO-CEILING WINDOWS SEEN ON EACH FLOOR CREATE AN ENHANCED SENSE OF OPEN SPACE. THE WINDOWS INVITE PURE, NATURAL LIGHT INSIDE AND PROVIDE BREATHTAKING VIEWS OF THE CALM, BLUE WATERS.

This is your private tropical oasis on the sparkling golden sands of a paradise island.

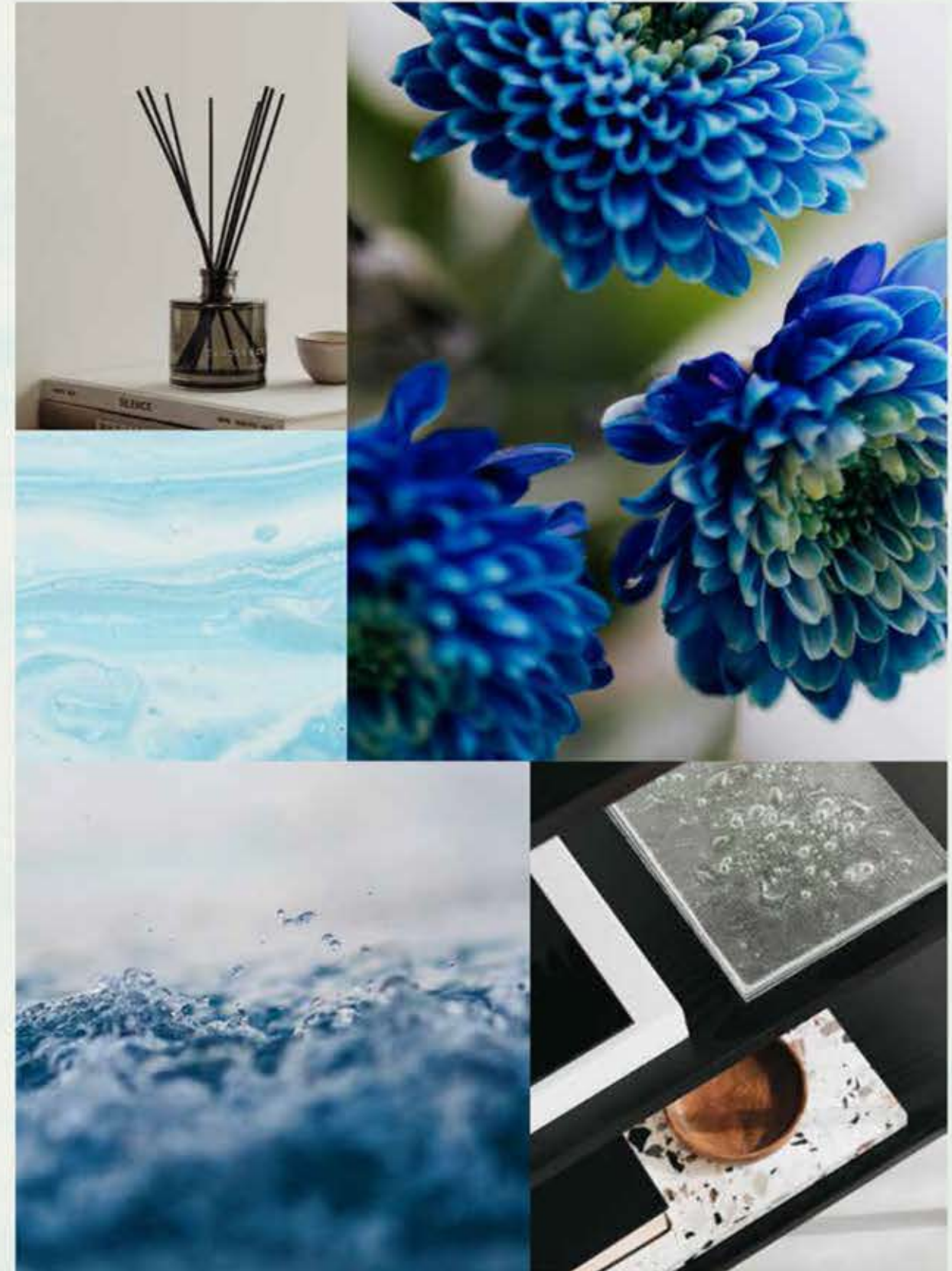


This is a dream home surrounded by the glistening sea, dazzling sunlight and glittering sands.

RECONNECT WITH NATURE.

This exclusive property boasts a number of outdoor living areas, including the spectacular beach garden, the many private balconies, and the spacious roof terrace.

Soak up the peace and serenity of this magnificent waterfront location as you breathe in the salty-sweet sea breeze. This is your blissful beachfront home on the sands of the sparkling shore.



The heart of this home is the beautiful, open-plan living space which faces the dazzling deep blue sea and pristine sands. The opulent colour of the glistening waves will enrich every moment you spend in this space.





BUILD MEMORABLE FAMILY MOMENTS UNITED AROUND THE SHOW KITCHEN'S
MAGNIFICENT FEATURE ISLAND.
ENJOY LIVING SURROUNDED BY AN OCEAN OF ELEGANCE.

On the first floor, the private family room is the ideal space for lounging at any time of day.

As the water-coloured sky slowly fades to a deep indigo blue, this cosy space becomes even more inviting.



The versatile roof lounge is ideal for several uses - adapt the space to suit your needs. Look out onto the roof terrace with the deep blue sea as your backdrop as you exercise, relax or play.



The majestic master suite, complete with a spacious walk-in wardrobe and beautiful master bathroom, is a peaceful oasis of bliss with prime views overlooking this striking, natural setting.





In this exceptional beachfront property, each final detail has been meticulously crafted to offer quality levels of luxury and comfort to its residents.

LUXURIOUS FINISHES THROUGHOUT

The villa has a glorious water view throughout. Rich natural materials have been selected and integrated into the design to create perfect harmony between the landscape and the water-based setting. You will never tire of the constantly changing display of dazzling waves and dramatic sunshine views.

The spacious master bathroom is lit by both natural light and atmospheric lighting.

Feel uplifted as you practice peaceful moments of self-care in this sumptuous, natural environment.



Each bathroom is finished to perfection with impeccable detail and the finest fixtures and fittings.

Feel surrounded by a sea of calm as you prepare for the day ahead in this elegant space. Blissful beachfront living awaits you here.





GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

VILLA

INDIGO OCEAN

Beach Villas Collection

G + 2

5 BEDROOMS + FAMILY ROOM
+ ROOF LOUNGE AND TERRACE

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	247.74	2,666.65
Balcony / Terrace / Porch - CF	16.23	174.70
First Floor Area	227.13	2,444.81
Balcony / Terrace - First Floor	43.22	465.22
Second Floor Area	114.85	1,236.24
Balcony / Terrace - Second Floor	37.33	401.82
Garage - Covered	45.82	493.20
TOTAL BUILT-UP AREA	732.32	7,882.63
Garage with Pergola	0.0	0.0
TOTAL AREA	732.32	7,882.63



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VILLA

MEDITERRANEAN

Five-Bedroom Property

In this sublime beachfront villa, you will feel as though you are living in an elegant Italian or French villa on the coast of the Mediterranean.

VILLA MEDITERRANEAN

SEAMLESS SCULPTURAL SPACES

WHERE THE DAZZLING SUNLIGHT OF THE BLUE MEDITERRANEAN SHINES THROUGH.

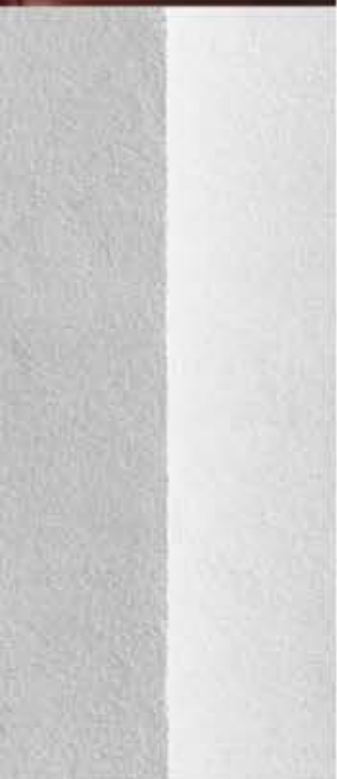
As you wake up to spectacular views over the glistening waves, pristine white sands, and glowing sunshine, dream of all the wonderful scents and sounds of the Mediterranean: from lemon and sweet lavender to the breeze of the sea and fresh pine trees.

Feel as though you are on a never-ending holiday while relaxing in this spectacular beachfront villa.



Spend peaceful evenings unwinding on the outdoor terrace under the stars. This is a dream home that blends sophisticated style with relaxed beachfront living.





The façade of this striking home is composed of bold, contemporary shapes that come together like a modern art sculpture.

A dramatic double-height entrance opens towards a double-volume skylight, allowing natural daylight to fill the villa.

Find yourself spending **more time in nature** as the interior spaces lead seamlessly outdoors.

A BRIGHT COASTAL VILLA.

Spend quiet mornings relaxing in the delicate sunlight, wading through the waves. As the sun rises and you are surrounded by the beauty of this natural setting, you will feel as though you are on your own private Mediterranean island.



Extensive glass panels fill each room with an abundance of natural light. Look out onto the horizon and let the calming blue sea fill you with serenity.





SLEEK NATURAL MATERIALS, EXQUISITE ARTISTRY AND REFINED DETAILS.
THIS IS THE HOME OF DESIGN EXCELLENCE.

Looking out at the vibrant blue sea and magnificent green palms, you will feel a perfect sense of peace and tranquillity.

From the entertainment rooms to the cosy family spaces, this home has the ideal place for every moment.



The well-appointed rooftop lounge, with its spectacular terrace, makes for the perfect game room. Entertain family and friends against the impressive backdrop of the glittering blue sea.

The magnificent master bedroom combines elegance with modern luxury. The generous walk-in wardrobe is the ideal space for displaying your style and treasured accessories.



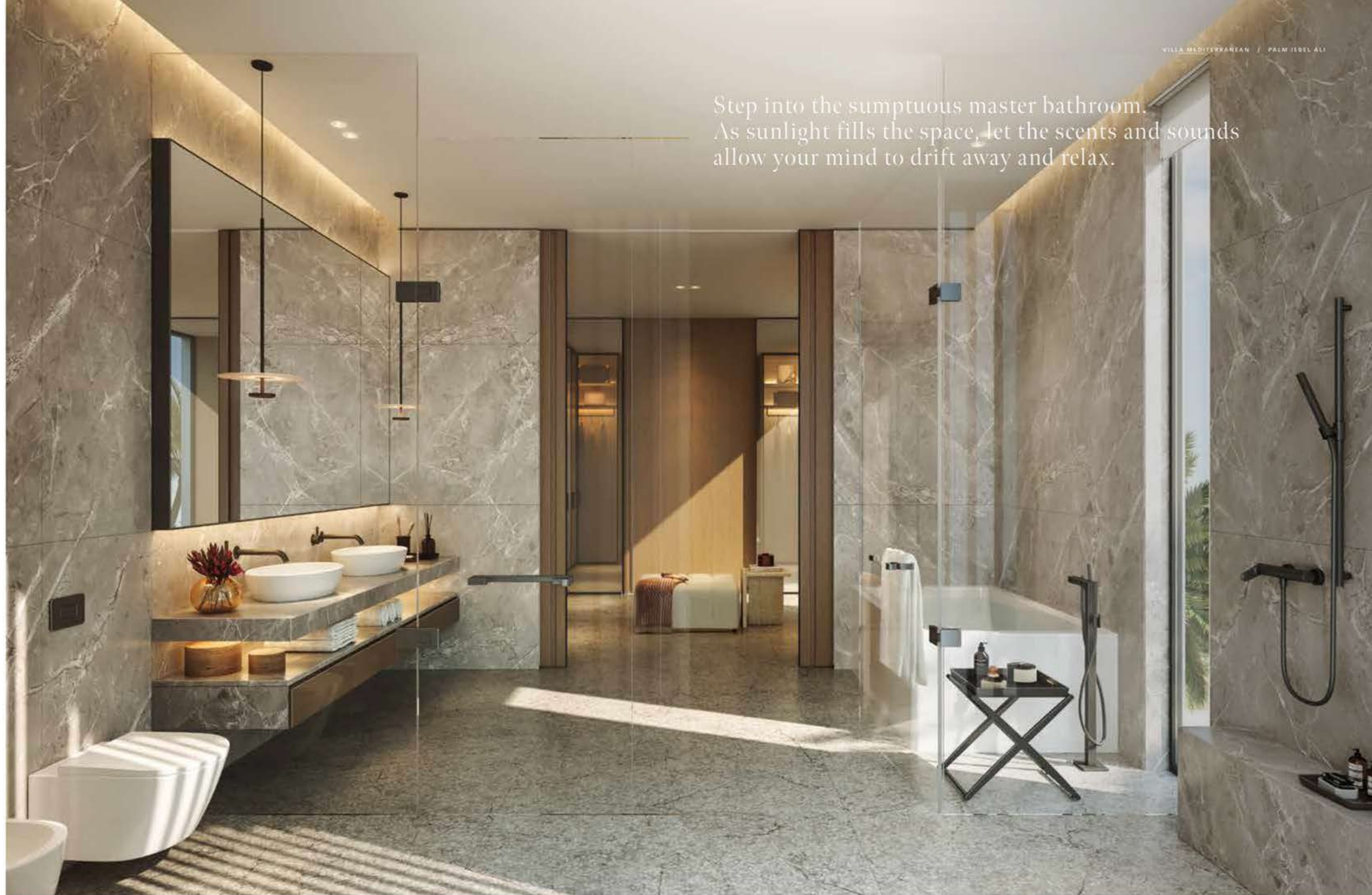


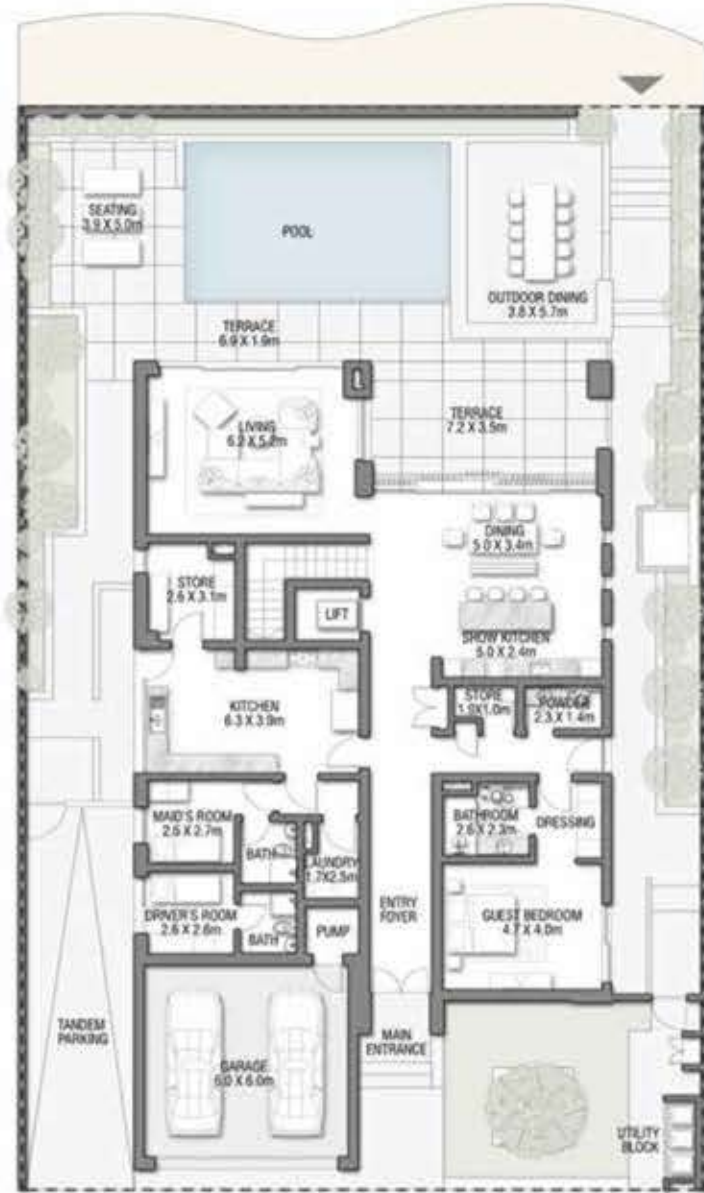
This elegant home is definitely designed for those with a penchant for **design and high style.**

ELEGANCE AT EVERY TURN.

Every element in this captivating home, from the meticulous detailing to the ravishing materials, has been created for those who appreciate elegant design. The impressive master wardrobe is the ultimate statement for those who adore the world of fashion. Spend your time preparing in style for an evening of fine dining.

Step into the sumptuous master bathroom.
As sunlight fills the space, let the scents and sounds
allow your mind to drift away and relax.





GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	239.47	2,577.63
Balcony / Terrace / Porch - GF	0.0	0.0
First Floor Area	237.56	2,557.07
Balcony / Terrace - First Floor	18.08	194.61
Second Floor Area	136.07	1,464.65
Balcony / Terrace - Second Floor	82.83	891.57
Garage - Covered	44.60	480.07
TOTAL BUILT-UP AREA	758.61	8,165.61
Garage with Pergola	0.0	0.0
TOTAL AREA	758.61	8,165.61



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VILLA
PROVENCE

Five-Bedroom Property

"The layout of the space is designed to give the residents a chance to see the outstanding views at every opportunity possible."

LW DESIGN - ARCHITECT

VILLA PROVENCE

A STRIKING
CONTRAST

THIS OPULENT SEAFRONT VILLA IS
COMPOSED OF DARK AND LIGHT
CONTRASTING SHADES.

The result is a truly spectacular and unique villa with true indoor-outdoor connectivity. The contrasting colour palette continues from the external façade into the interiors.

Every emotion in Provence comes from a contrast of shades. In this villa, the balance of design is achieved through the contrast of dark and light. Here, not just every detail but every movement, step and thought flow together as though part of a harmonious melody.





The entry space harmonises with double volume; the impression is of entering a temple. A temple of balance.

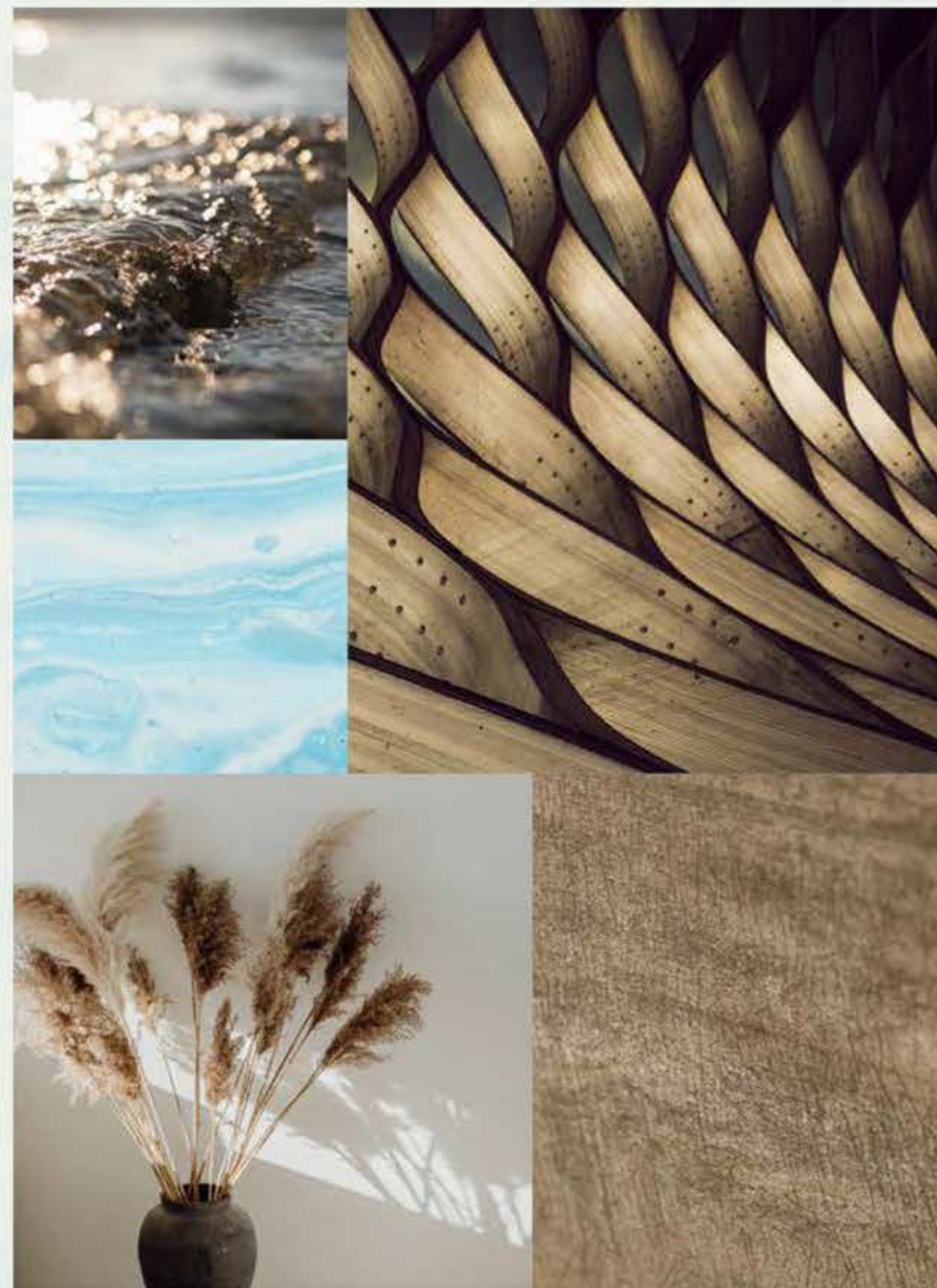
The restrained façade of this striking villa features a strong contrast between its dark wall panels and the white horizontal bands that separate each floor. The villa is characterised by the extended roof canopy that adds an element of drama to the entrance.



This **luxury** beachfront villa is ideal for an indoor-outdoor lifestyle.

BOLD DETAILS.

In this spectacular home, the waterfront setting is embraced. Light, air and a salty-sweet sea breeze are invited into the home with spaces that effortlessly flow from the inside to the outside. Luxurious natural materials complete the scene. The flow, the harmony, the choreography of happiness.







THIS SOPHISTICATED OPEN-PLAN SPACE IS FILLED WITH NATURAL LIGHT FROM THE FLOOR-TO-CEILING GLASS, ENHANCING THE SPACE WITH UNLIMITED SEA VIEWS.



On the second floor, a private roof lounge allows immediate access to the stunning roof terrace, displaying sweeping views of the dazzling seafront below.



THE MAJESTIC DOUBLE-VOLUME ENTRY SPACE DEFINES THE GRANDEUR OF THE VILLA LEADING TO THE FEATURE STATEMENT STAIRCASE LOCATED IN THE MAIN FOYER.

THE PRIVATE GUEST SUITE, POSITIONED AT THE FRONT OF THE PROPERTY, OPENING DIRECTLY TO THE FRONT GARDEN, ALLOWS IT TO SERVE AS A QUIET HOME OFFICE FOR ENHANCED PRIVACY.

The master bedroom also enjoys extended sea views and an indoor-outdoor ambience.

An impressive walk-in wardrobe and master bathroom complete this luxurious master suite.





From sunrise to sunset, this distinguished property will shine at any time of day.

A TRUE STATEMENT PROPERTY WITH FINE
DETAILING THROUGHOUT.

Exquisite natural materials blend with rich textures
to create warm and inviting spaces throughout this
beachfront home.

The spacious master bathroom is the height of luxury, complete with a dual basin design.

Just like the stars, the moon and the sun - this villa shines.





GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	260.96	2,808.95
Balcony / Terrace / Porch - CF	0.0	0.0
First Floor Area	236.54	2,546.10
Balcony / Terrace - First Floor	44.72	481.36
Second Floor Area	133.16	1,433.32
Balcony / Terrace - Second Floor	49.58	533.67
Garage - Covered	48.17	518.50
TOTAL BUILT-UP AREA	773.13	8,321.90
Garage with Pergola	0.0	0.0
TOTAL AREA	773.13	8,321.90



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VILLA
SAPPHIRE

Six-Bedroom Property

Experience the joy of living in this refined villa, where every moment of every day is precious.

VILLA SAPPHIRE

AN URBAN
SANCTUARY

SLEEK AND SOPHISTICATED - A GRACEFUL
RETREAT.

This stand-out home is ideal for those with a bold, contemporary taste in architecture and design. Sapphire is one of the most precious and recognised gems in nature. Many legends are tied to this blue stone. Sapphire is known for being the gem of inner peace and deep wisdom; most importantly, it symbolises absolute purity. This villa, with its upper volume that seems to float over its base, appears like an urban temple. Reflecting on glass surfaces, the blue sky and the blue sea will become a part of everyday living. Inspiring in every moment.



“The creation of a vibrant composition between vertical screens and accentuated horizontal slab edges gives the villa its unique feel.”

SAOTA - ARCHITECT





THE PROPERTY MAKES THE MOST OF ITS SEAMLESS INTEGRATION BETWEEN THE OUTDOORS AND THE INDOORS
WITH THE MAXIMISATION OF THE VIEWS AND THE DAZZLING SEA BEYOND.
LIVE WITHIN THE DUALITY OF THE INSPIRATION OF SAPPHIRE: SEA AND SKY.

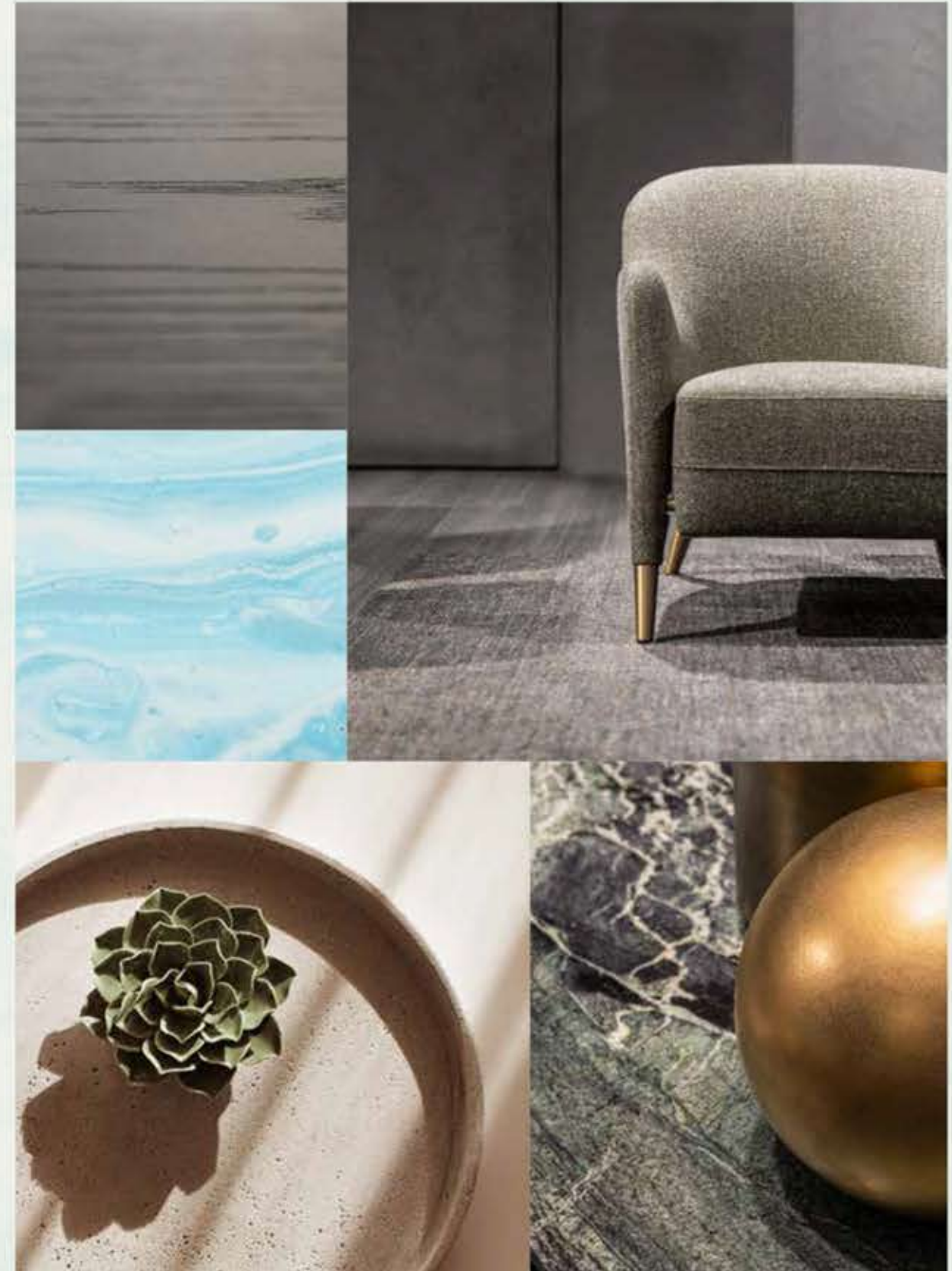
The façade includes clean lines and vertical screens, which give a sleek and contemporary appearance to the front of the property.



The atmosphere of this spectacular home exudes both inviting warmth and refined elegance.

ENJOY REFINED LUXURY BY THE SEA.

This property boasts comfortable, open-plan spaces, which flow seamlessly from the interiors to the beautiful beachside garden. This increased flexibility makes each room feel even more spacious, while filling the interiors with an abundance of natural light and fresh air.



"The creation of an uninterrupted spatial flow between inside and out maximises the experience of space."

SAOTA - ARCHITECT





HOST SPECTACULAR DINNER PARTIES WITH FRIENDS IN THE SUMPTUOUS INDOOR DINING AREA OR UNDER THE STARS IN THE OUTDOOR DINING PAVILION.

The glamorous show kitchen, complete with a central island, is finished in a contemporary palette that includes darker timbers, grey tiles, and bronze inlays for a striking result.



Crowning this property is a sizeable versatile rooftop lounge, providing broad waterfront views and access to a wide rooftop terrace.



The grand master suite includes a private seafront balcony, dressing area and beautiful master bathroom.

Wake up to breathtaking sea views.





Quality craftsmanship, meticulous detail, and thoughtfully planned spaces come together in this magnificent home.

A PROPERTY CRAFTED FOR A CONTEMPORARY MODE OF LIVING.

This villa is complete with fine finishes at every turn and a rich composition of materials. The layout includes a well thought-out floor plan. One unique addition is the garden-facing study room with direct access to the front door, which could easily serve as a home office.

The sublime bathrooms are complete with statement details, contrasting materials, and atmospheric lighting.

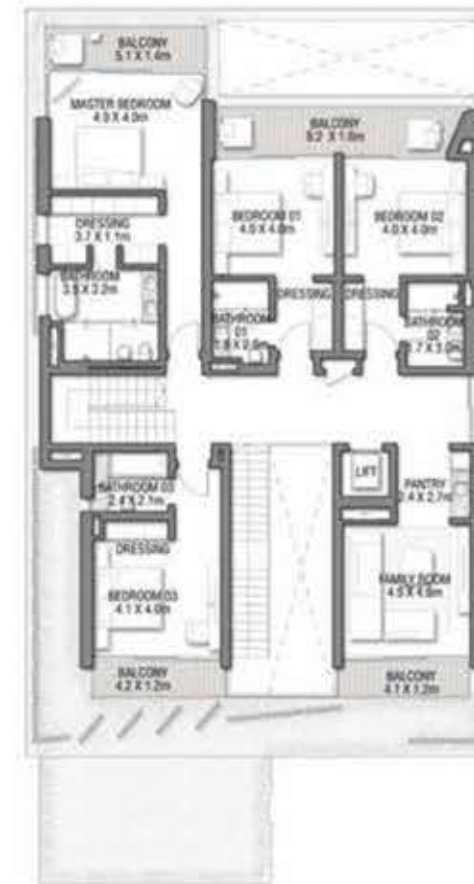




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

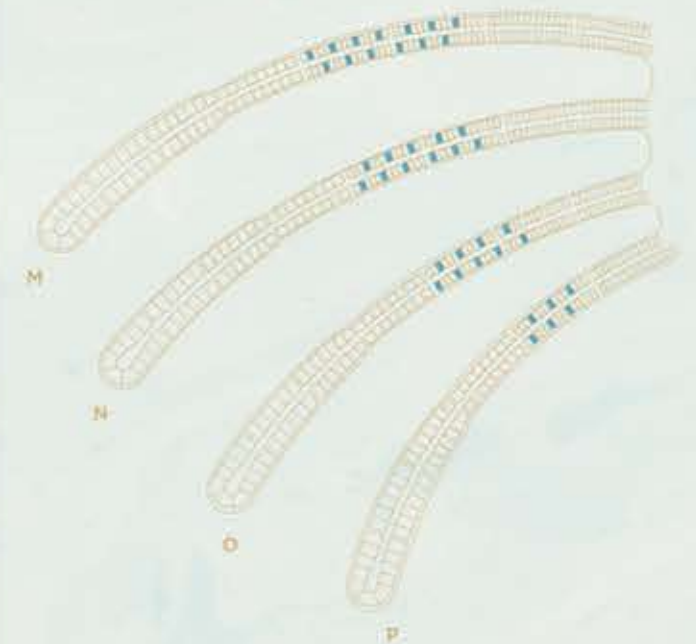
VILLA
SAPPHIRE

Beach Villas Collection

G + 2

6 BEDROOMS + FAMILY ROOM + STUDY
+ ROOF LOUNGE AND TERRACE

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	266.94	2,873.32
Balcony / Terrace / Porch - GF	0.0	0.0
First Floor Area	233.49	2,513.27
Balcony / Terrace - First Floor	35.11	377.92
Second Floor Area	104.46	1,124.40
Balcony / Terrace - Second Floor	29.63	318.93
Garage - Covered	48.29	519.79
TOTAL BUILT-UP AREA	717.92	7,727.63
Garage with Pergola	0.0	0.0
TOTAL AREA	717.92	7,727.63



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VILLA
TROPICAL
MIST

Six-Bedroom Property

"A natural oasis that engages Jabel Ali's coastal vistas,
where traditional materials meet contemporary living."

LOCI - ARCHITECT

VILLA TROPICAL MIST

A REFRESHING
APPROACH TO REFINED
BEACHFRONT LIVING.

WHERE CONTEMPORARY LIVING AND
TRADITIONAL DESIGN PRINCIPLES UNITE.

With an emphasis on locally sourced materials and enhanced shading measures, this villa displays extra sensitivity to its environment, offering extensive screening for privacy on the roadside while the seaside is mostly glazed to maximise natural light within. In this private tropical oasis, the ever-changing natural setting enlivens each day. From dramatic views over the dynamic sea to panoramic vistas of the breathtaking sky and thriving greenery, every day will bring a fresh scenic backdrop to your glorious beachfront garden for you to contemplate. This home is a fascinating discovery of the beauty of nature.



"The materiality of the villa is natural and locally adapted. The emphasis is on the creation of an impressive panoramic horizontal quality, focusing interior spaces towards the sea views from each level."

LOCI - ARCHITECT





THIS IS YOUR GARDEN, YOUR PERSONAL OASIS. SIT BACK AND RELAX UNDER THE DAZZLING SUN AS THE GLISTENING WAVES DANCE BEFORE YOU.

Returning home to this sophisticated façade, with its chic neutral tones, will forever be a delight.

It will become your tropical haven.



A perfect paradise surrounded by the natural elements.

A HOME IN HARMONY WITH NATURE.

This spectacular home, with its warm and inviting ambience, is where you will truly feel as if you are living on your own tropical paradise island.

The indoor world seamlessly connects to the natural setting through the use of exquisite natural materials and crafted outdoor spaces.



The warm natural materials, in lighter tones, brighten up the interiors and create an uplifting environment that is open and flexible.

This is the perfect setting for hosting friends or spending special moments with family.



The framed waterfront views are the highlight of every room. The sense of peace and serenity that the sea radiates is felt throughout this wonderful home.

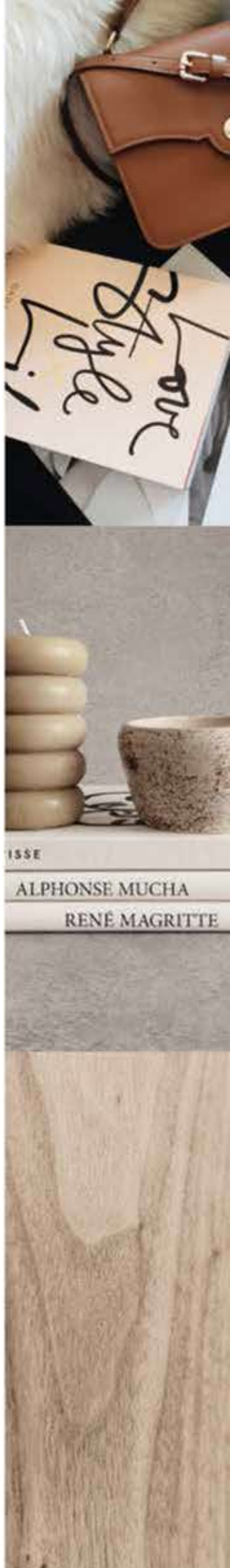




THE WELCOMING DOUBLE-HEIGHT FOYER IS A STATEMENT FEATURE. TAKE IN THE GORGEOUS VIEWS OF THE TROPICAL PALM TREES AND DAZZLING BLUE SEA THAT WILL ALWAYS GREET YOU ON ARRIVAL.

Wake up to brilliant sunlight, breath in the salty-sweet sea breeze, and step outside to admire the perfect panorama.

Feel a total sense of relaxation in your tropical paradise.



On the sumptuous rooftop, enjoy moments of deep relaxation. This contemporary open space is ideal for practising activities that focus on your wellness. Nature, as always, creates a soothing backdrop for your everyday life.





When contemporary design with natural flair meets traditional design values, an exceptional result is achieved.

A HOME TO EXPLORE

This home incorporates many natural elements into its design, from the garden filled with tropical palm trees to the spectacular sea views and landscaped spaces; this is a home where happiness blooms.

The traditional design elements, including features to create private and intimate spaces, are balanced with contemporary light-filled rooms. As you explore this home, a beautiful series of spaces will unfold before you.

After a morning spent on the beach, refresh and prepare for the day ahead in the exquisite sunlit bathrooms.

This is your private tropical oasis on the sparkling golden sands of a paradise island.





GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

VILLA

TROPICAL MIST

Beach Villas Collection

G + 2

6 BEDROOMS + FAMILY ROOM
+ ROOF LOUNGE AND TERRACE

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	249.34	2,683.87
Balcony / Terrace / Porch - GF	6.57	70.72
First Floor Area	242.72	2,612.62
Balcony / Terrace - First Floor	17.04	183.42
Second Floor Area	116.07	1,249.37
Balcony / Terrace - Second Floor	44.10	474.69
Garage - Covered	48.66	523.77
TOTAL BUILT-UP AREA	724.50	7,798.45
Garage with Pergola	0.0	0.0
TOTAL AREA	724.50	7,798.45



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THE BEACH COLLECTION

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