
THE
PALM
CROWN
NAKHEEL

0 INTRODUCTION P. 3

1 LIFESTYLE & LOCATION P. 4

2 THE PROJECT
CROWN VIEW VILLAS P. 8

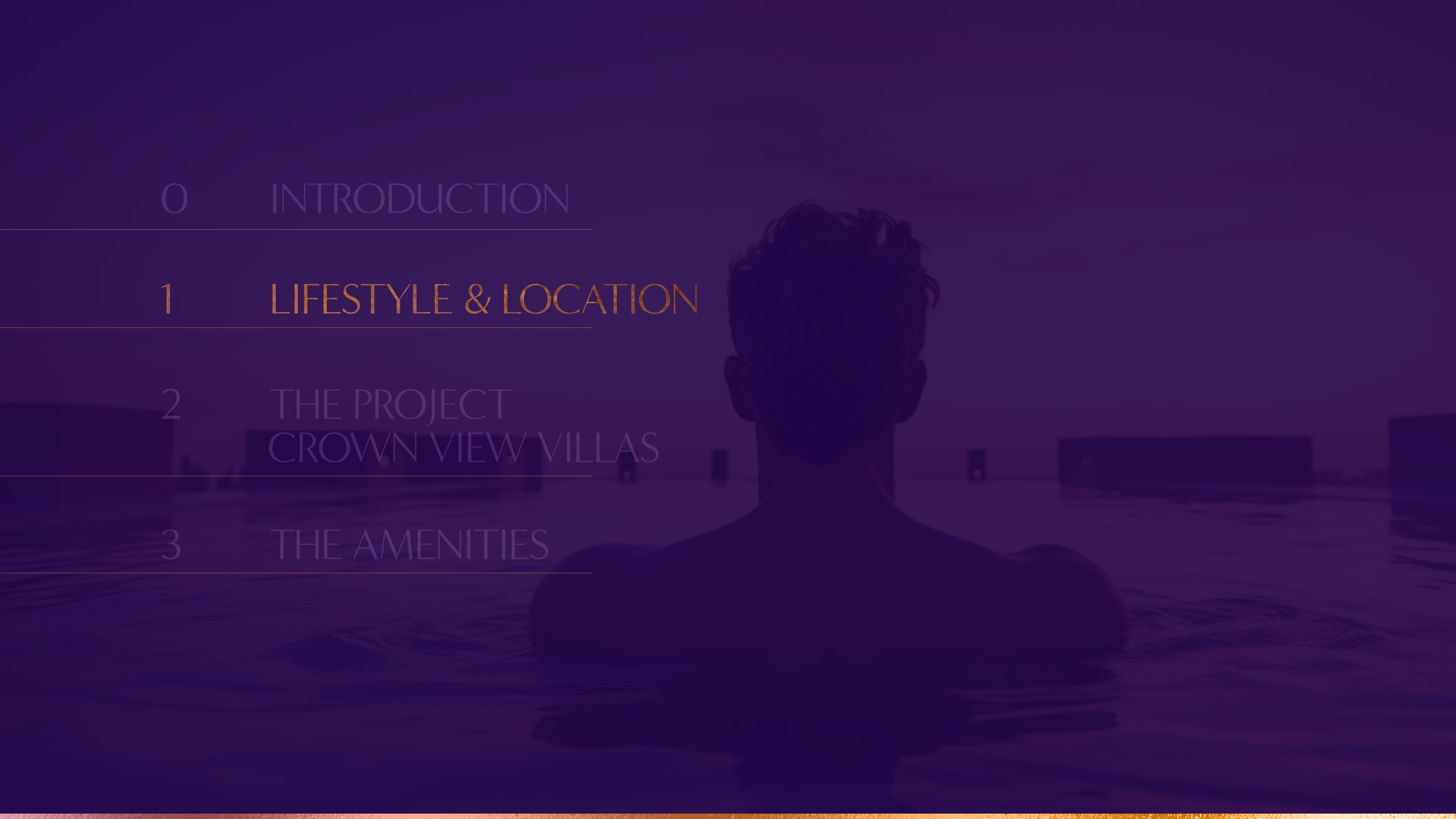
3 THE AMENITIES P. 53

LIVE IN LUXURY BATHED IN THE VIBRANT GLOW OF AN ARABIAN SUNSET.

Imagine coming home from the dynamic city to resort-style beachfront living with private access to pristine sand illuminated by resplendent sunsets that can only be viewed from The Palm Crown.







0 INTRODUCTION

1 LIFESTYLE & LOCATION

2 THE PROJECT
CROWN VIEW VILLAS

3 THE AMENITIES





CHOOSE YOUR BREATHTAKING PERSPECTIVE

A PRESTIGIOUS LOCATION CROWNING PALM JUMEIRAH

Be captivated by an explosion of vibrant Dubai hues that can only be appreciated from The Palm Crown, a site of innovative waterfront affluence on the Palm's prime spot.

The Palm Crown is the crowning glory of Dubai's iconic Palm, nestled at the top of the 'fronds' and connected to the enthralling heart of Dubai by the 'trunk'.



THE PALM CROWN

Crown View Villas



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CROWN VIEW VILLAS

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THE CROWN VILLAS, WHERE ELEGANT INDIVIDUALITY MEETS THE SHORE

PURCHASE A BEACHFRONT PLOT OF LAND

Owning a Crown View Villa presents an exciting prospect that distinguishes The Palm Crown as a world leader in tailor-made luxury.

Select your exclusive plot of beachfront land that will enable you to extend your home across pristine sand to the water’s edge. A cherished haven amid the Palm’s affluent grandeur.

Choose one of 18 sought after plots with a generous size of approximately 45 m x 34 m and an average GFA of 1,175 sqm.

THE PALM CROWN OFFERS THREE UNIQUE SCENARIOS TO CHOOSE FROM

CHOOSE YOUR PLOT LOCATION

1 DESIGN YOUR VILLA PLOT GUIDED BY DCR

- Develop your home with your architect (guided by the Development Control Regulations).

2 CHOOSE AMONG FOUR EXCLUSIVE VILLA DESIGN

- Choose from among 4 exclusive villa typologies (includes exterior and interior finishing design).

3 CUSTOMISE YOUR INTERIOR MOOD

FULLY FITTED INTERIORS or SHELL & CORE

1

1. DESIGN YOUR VILLA PLOT GUIDED BY DCR

CREATE YOUR OWN HOME

AFTER HANDPICKING YOUR PLOT OF LAND, DESIGN AND BUILD YOUR HOME.

MAKE AN INDELIBLE STATEMENT UPON THE SHORES OF YOUR PRIVATE BEACHFRONT

Let the sunset inspire your lifestyle vision and create your dream. A document containing the developement control regulations will guide your architect to ensure the villa is intelligently designed to meet quality and sustainability standards, to blend in harmoniously with the beachfront ambience while maintaining privacy.





This proposal offers an unparalleled privilege where personalisation reigns supreme. Free your creativity and design your own expansive beach-facing windows to frame sunset views that float over the water.

Incorporate luminous terraces to enhance the indoor-outdoor flavour and outdoor environment and choose interiors to ignite your senses and express your exclusive individuality.

The ideas are yours to cultivate and develop.



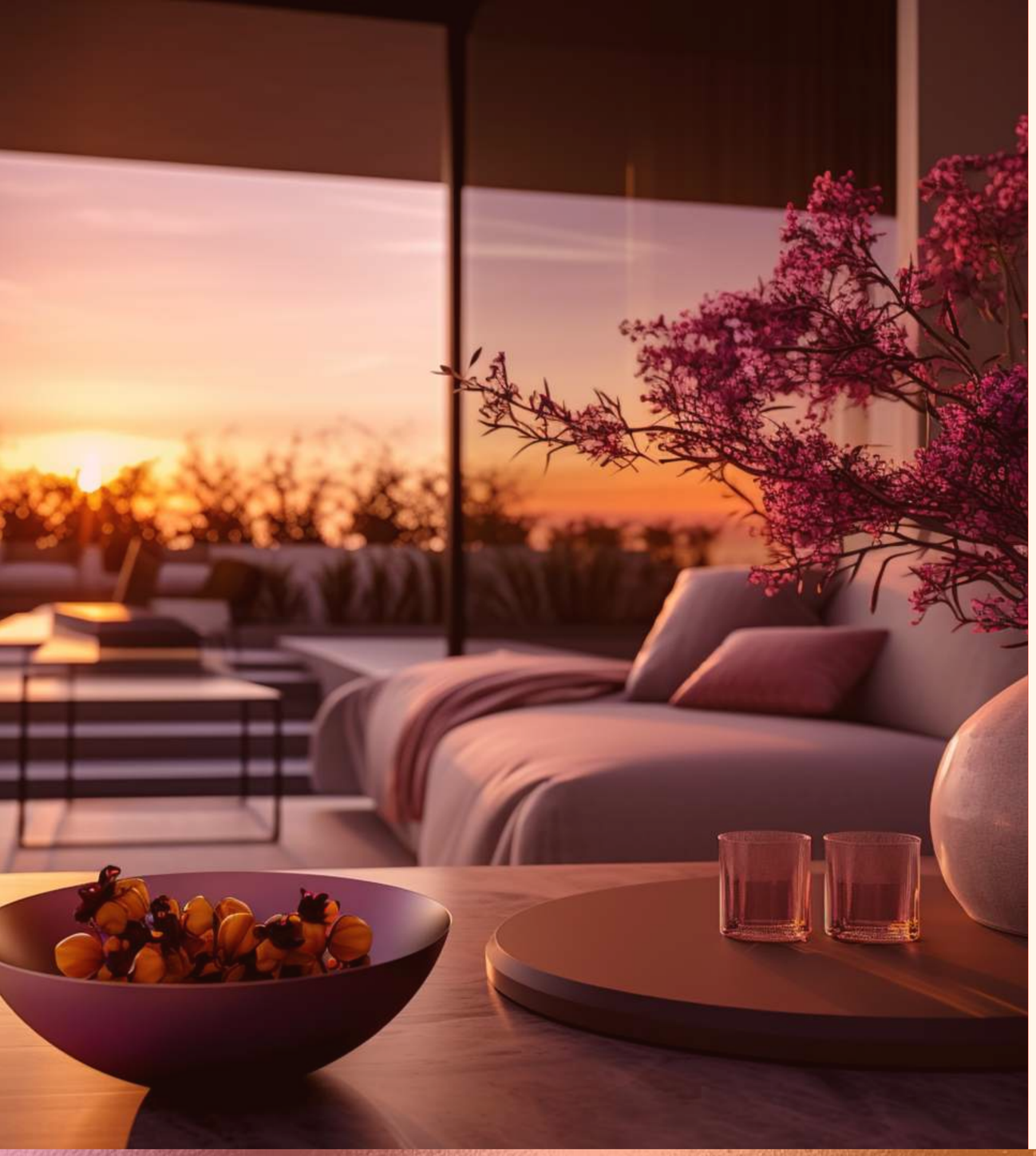
2. CHOOSE AMONG FOUR EXCLUSIVE VILLA DESIGN

SELECT ONE OF FOUR VILLA DESIGNS

LIVE AN ARCHITECTURALLY CRAFTED EXPERIENCE

After selecting your plot of land, choose one of four villas intelligently designed to capture the epitome of living at the crown of the Palm. Each villa has distinctive characteristics that present a different beachfront mood.





Four exquisite villas await your selection.
Each one is 3 storeys high and embraces natural light and harmonious indoor-outdoor flow.

Villas are completely fitted out including a standard kitchen, bathrooms, cabinets etc ready for you or your interior designer’s touch to make your unique sunset statement through personalised furnishings.

CROWN VIEW
VILLA 1

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

	SQM	SQFT
TOTAL BUILT-UP AREA	1,115.53	12,007.46




T7





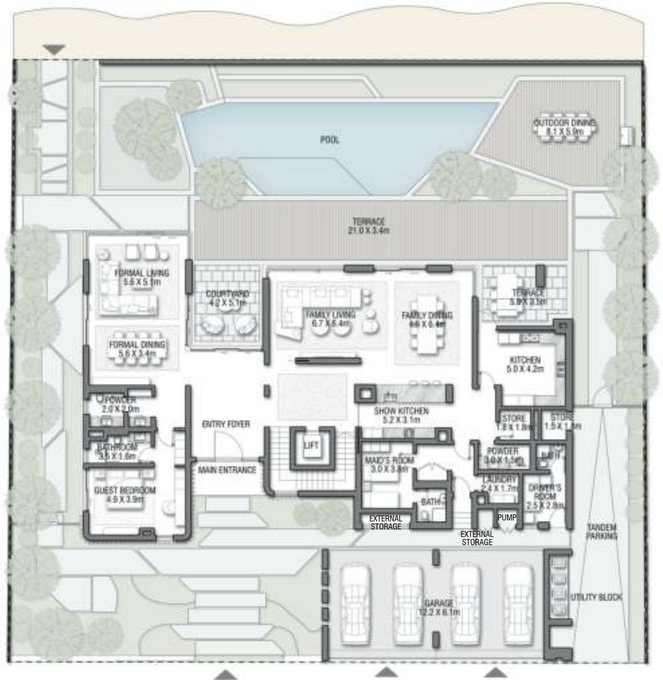
Key features of this beautiful villa are the abundance of glass to indulge in the captivating views. The architecture is fluid and elegant with glass balustrades sweeping along the terraces following the architectural style.

The magnificence of the entrance is enhanced by the grand foyer that overlooks the backyard. A spacious guest suite is positioned at the front of the house, complete with independent access for enhanced privacy. The master bedroom features a dual aspect lounge, a perfect private sanctuary. This luxury experience is further accentuated by the roof lounge overlooking the sunset view.

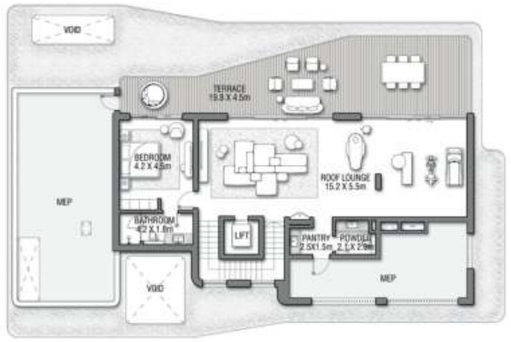




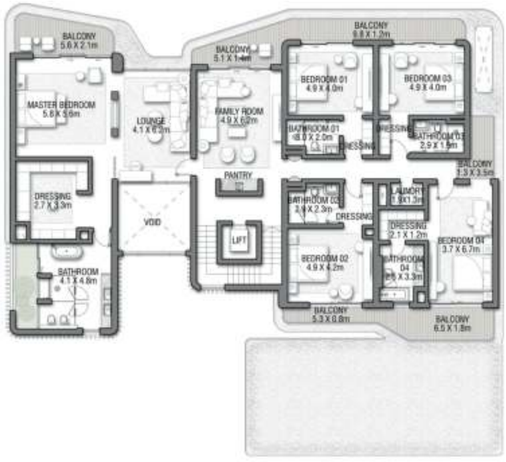




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

CROWN VIEW VILLA 1

G + 2

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

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	353.21	3,801.92
Balcony / Terrace / Porch-GF	20.94	225.40
First Floor Area	347.64	3,741.97
Balcony / Terrace - First Floor	74.18	798.47
Second Floor Area	157.93	1,699.94
Balcony / Terrace - Second Floor	75.18	809.23
Garage - Covered	86.45	930.54
TOTAL BUILT-UP AREA	1,115.53	12,007.46
Garage with Pergola	0.0	0.0
TOTAL AREA	1,115.53	12,007.46

Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary and are subject to change without notice. The developer reserves the right to make revisions. Built-Up Area is measured in accordance with Dubai Land Department standards. Plans, artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. Landscape shown is indicative and not provided by the developer. Pool layout and configuration shown on floor plans are for general illustrative purposes only and are not provided by the developer.

CROWN VIEW
VILLA 2

7 BEDROOMS + FORMAL
AND FAMILY LOUNGES +
OFFICE + ROOF LOUNGE
AND TERRACE

	SQM	SQFT
TOTAL BUILT-UP AREA	1,042.56	11,222.02

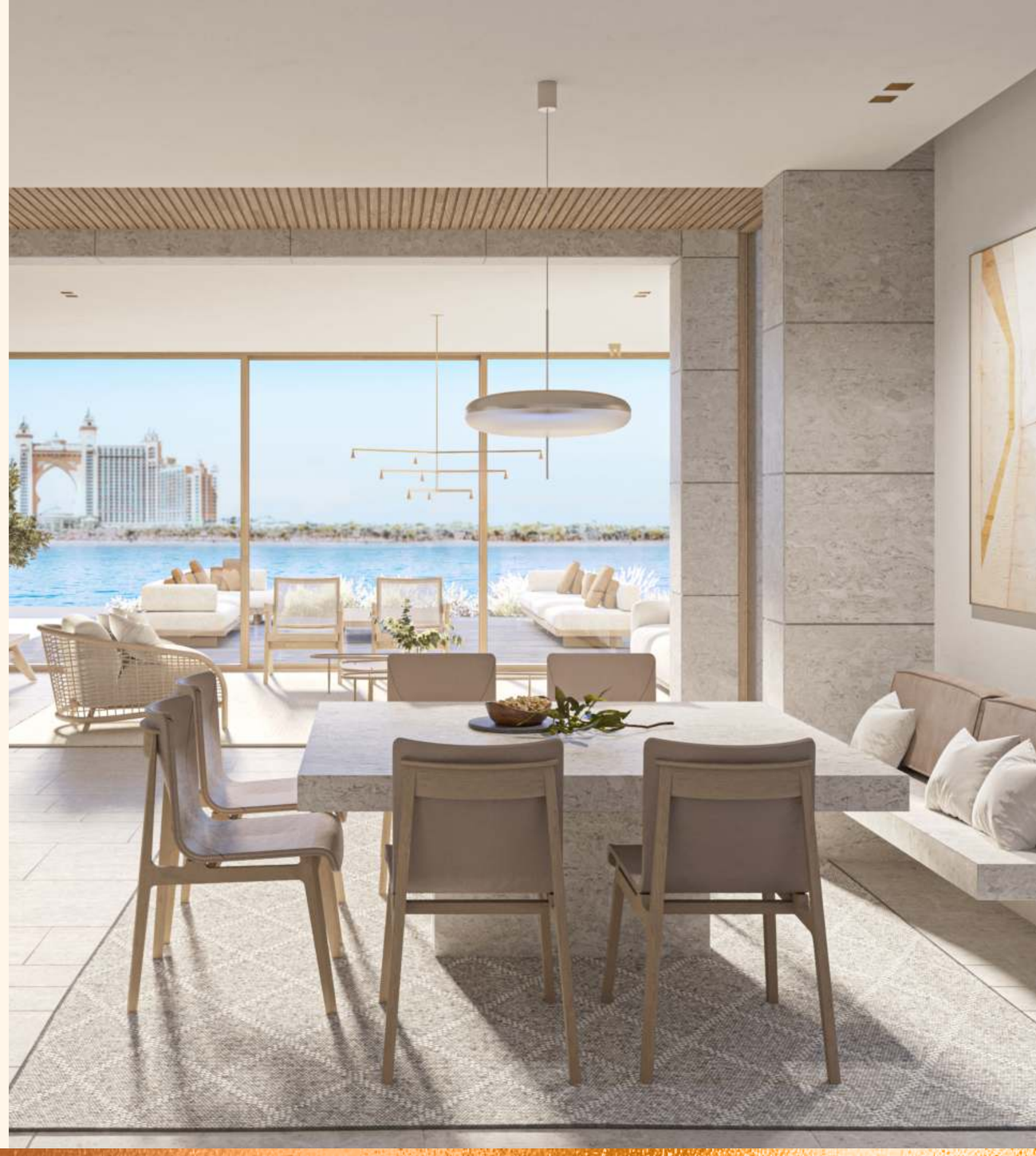






This contemporary villa, while inspired by local traditional architecture, is modernised by the wood-like screens on the façade. The architectural language emphasises the framing of views from inside out and vice versa.
These frames are designed as a series of irregularly stacked volumes that offer a sequence of serene and private terraces.

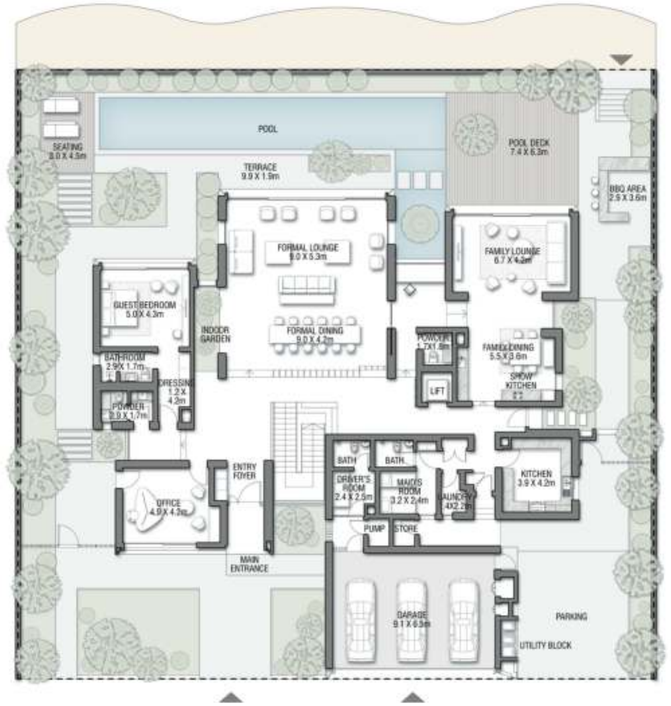
The interior finishes complement the architecture with the use of natural wood to add warmth and enhance the cosy ambience.







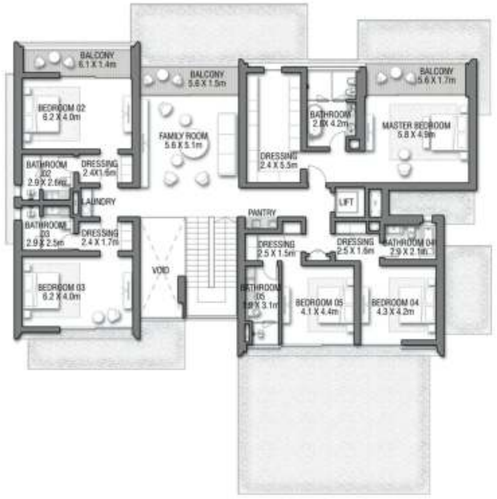




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

CROWN VIEW VILLA 2

G + 2

7 BEDROOMS + FORMAL AND FAMILY LOUNGES + OFFICE + ROOF LOUNGE AND TERRACE

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	421.51	4,537.10
Balcony / Terrace / Porch-GF	7.24	77.93
First Floor Area	328.33	3,534.11
Balcony / Terrace - First Floor	26.35	283.63
Second Floor Area	138.29	1,488.54
Balcony / Terrace - Second Floor	35.84	385.78
Garage - Covered	85.00	914.93
TOTAL BUILT-UP AREA	1,042.56	11,222.02
Garage with Pergola	0.0	0.0
TOTAL AREA	1,042.56	11,222.02

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CROWN VIEW
VILLA 3

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

	SQM	SQFT
TOTAL BUILT-UP AREA	1,130.20	12,165.37









THE PALM CROWN — THE PROJECT

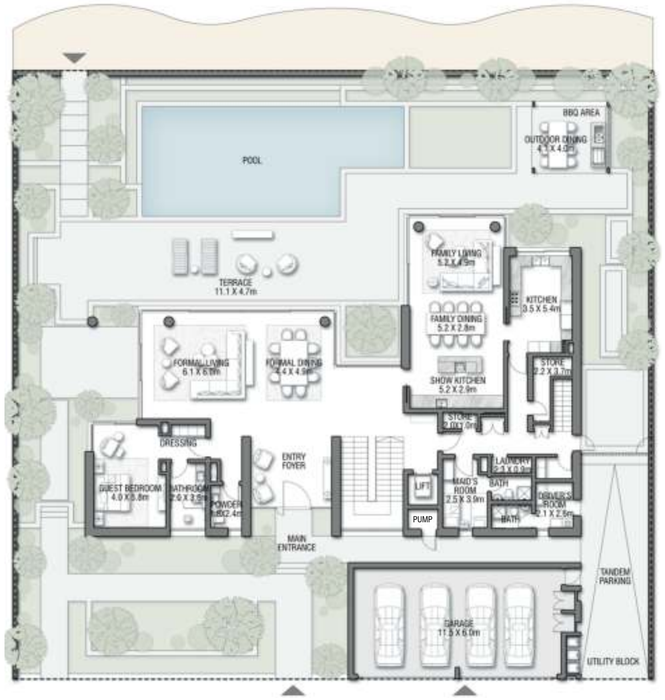


The villa design emphasises the horizontal plane to maximise views across the water. The façade includes intricate arabesque screens to enhance shade and privacy. In addition, the layering of different textures of unfinished stone with fresh timber tones to create an impactful essence of raw tranquillity.

Superb flow from spacious rooms extending out to exclusive outdoor space highlights the nature-inspired design. Sandy beach tones complete the coastal feel.







GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

CROWN VIEW VILLA 3

G + 2

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

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	343.78	3,700.42
Balcony / Terrace / Porch-GF	6.44	69.32
First Floor Area	373.82	4,023.76
Balcony / Terrace - First Floor	36.75	395.57
Second Floor Area	209.40	2,253.96
Balcony / Terrace - Second Floor	78.29	842.71
Garage - Covered	81.72	879.63
TOTAL BUILT-UP AREA	1,130.20	12,165.37
Garage with Pergola	0.0	0.0
TOTAL AREA	1,130.20	12,165.37

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CROWN VIEW
VILLA 4

7 BEDROOMS + FORMAL AND
FAMILY LOUNGES + LIBRARY
+ MEDIA ROOM + ROOF
LOUNGE AND TERRACE

	SQM	SQFT
TOTAL BUILT-UP AREA	1,129.28	12,155.47




11



A key feature of this elegant villa is the contemporary façade, complete with wood-like panels. The effect is clean, polished, and perfectly in tune with its natural setting.

You are welcomed by a soaring, double-height foyer which provides a perfectly bright and airy space. The refined simplicity of vertical lines of wooden fixtures in the rooms create sophisticated spaces. The roof lounge exudes exclusivity with incredible views extending out across the water.



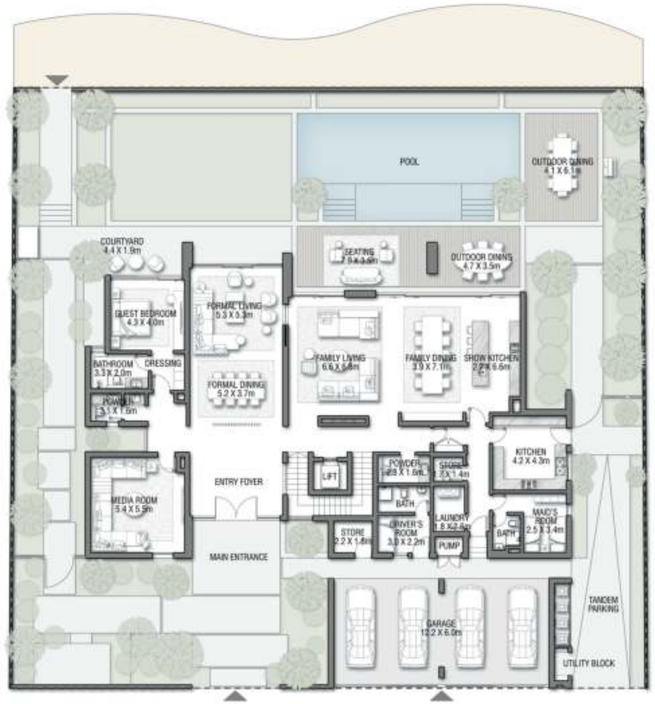


THE PALM CROWN — THE PROJECT





THE PALM CROWN | THE PROJECT



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

CROWN VIEW VILLA 4

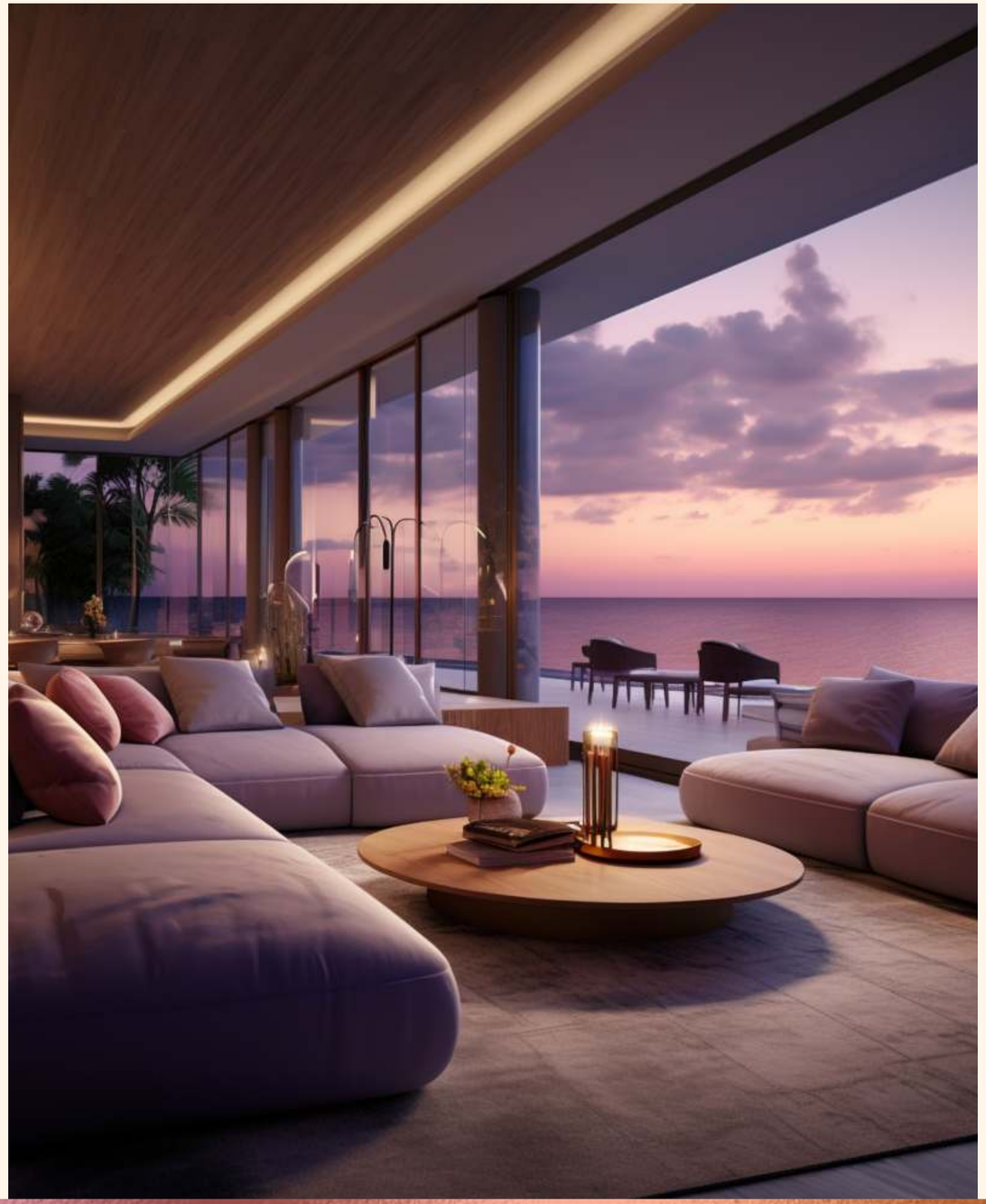
G + 2

7 BEDROOMS + FORMAL AND FAMILY LOUNGES + LIBRARY + MEDIA ROOM + ROOF LOUNGE AND TERRACE

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	381.38	4,105.14
Balcony / Terrace / Porch-GF	1.38	14.85
First Floor Area	362.65	3,903.53
Balcony / Terrace - First Floor	60.00	645.83
Second Floor Area	166.90	1,796.50
Balcony / Terrace - Second Floor	72.71	782.64
Garage - Covered	84.26	906.97
TOTAL BUILT-UP AREA	1,129.28	12,155.47
Garage with Pergola	0.0	0.0
TOTAL AREA	1,129.28	12,155.47

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3. CUSTOMISE YOUR INTERIOR MOOD



CREATE YOUR SIGNATURE INTERIOR COMFORT

After selecting your plot of land, choose one of the 4 villas exteriors and decide on the extent of your signature interior.

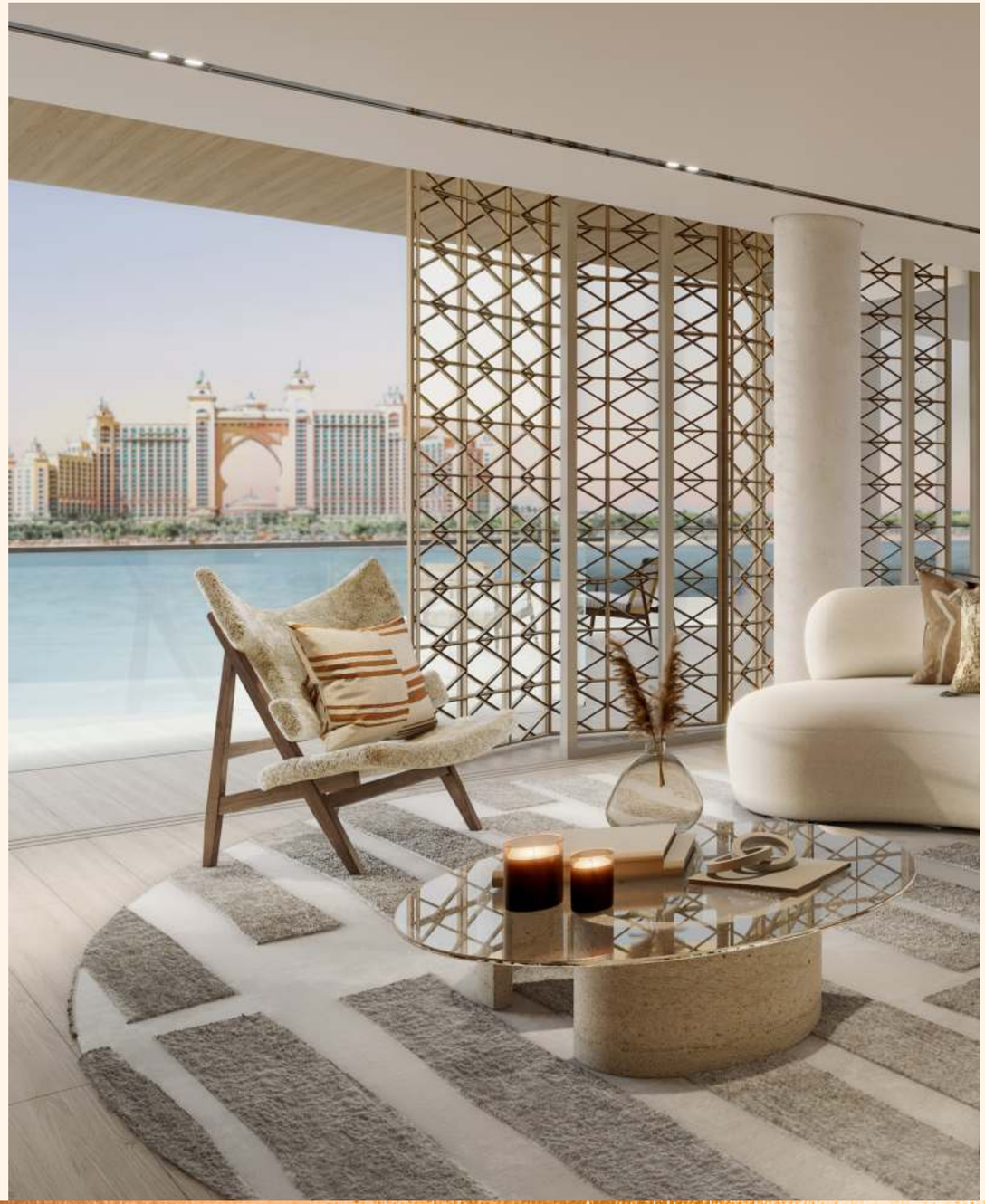
TWO ALTERNATIVE IDEAS TO COMPOSE YOUR CROWN VIEW VILLA

SELECT EITHER

A ‘SHELL AND CORE’ VERSION OF ONE OF THE FOUR CROWN VIEW VILLAS
where the exterior remains as described and you decide on your personal fit out. With the exterior villa design as your base, interpret your personality in your choice of flooring, finishings and sumptuous furnishings. A truly personified Crown View Villa.

OR

A FULLY FITTED OUT VERSION OF ONE OF THE FOUR CROWN VIEW VILLAS
that reflects your desires and personality. Following your indications to enhance your Crown View Villa with high quality features and sumptuous interior materials that enhance the coastal mood and embodies your essence.



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CROWN VIEW VILLAS

3 THE AMENITIES

BE PART OF A PRESTIGIOUS COMMUNITY

The utmost attention to detail has been taken to provide clubhouse amenities that won't leave any of your needs unmet. Exquisite dining, plush lounges, stylish décor, manicured grounds and impeccable entertainment and wellness experiences. This is a place reserved for the select few.

At your doorstep, the enviable pristine beachfront invites you to enjoy its entrancing beauty at any hour of the day. Whether it be a stroll along the fine sands practising mindfulness or a more energetic way to start your day, this is the perfect extension of your exclusive home.

