



NAKHEEL

PALM  
BEACH  
TOWERS



# PALM BEACH TOWER 3

LOCATION: PALM JUMEIRAH COMPLETED: Q1 2026

The Palm Beach Towers will be a beautiful waterfront living & leisure complex, featuring three high-rise buildings consisting of one commercial tower, one service tower and one residential. The third tower offers the ultimate collection of sophisticated 1-3 bedroom fully furnished apartments by B&B Italia, while its upper floors (47-51) also house full floor units available for purchase. The whole complex will have an abundance of retail, dining and health and fitness facilities, including parks, pools, and sports courts.

## FACILITIES

- SWIMMING POOLS
- LANSCAPED PARK
- GYM
- OUTDOOR FITNESS AREAS
- RETAIL
- RESTAURANTS
- RUNNING TRACK
- PRIVATE BEACH CLUB
- MONRAIL
- BBQ AREAS

## SIZES & PRICES

1 BR - FROM 1,100 SQFT	FROM AED 2,000,000
2 BR - 1,420 SQFT TO 1,700 SQFT	FROM AED 4,000,000
3 BR - 2,160 SQFT TO 2,700 SQFT	FROM AED 6,000,000
4 BR - 3,000 SQFT TO 3,300 SQFT	FROM AED 10,500,000
5 BR PH - FROM 9,000 SQFT	FROM AED 30,000,000
FULL FLOOR - 14,800 SQFT	FROM AED 60,000,000

## LOCAL AMENITIES / INFRASTRUCTURE

- SUPERMARKETS:** On-site, Spinneys Golden Mile, Waitrose, All Day Fresh
- MEDICAL FACILITIES:** Dubai London Clinic- Nakheel Mall, Al Das Medical Clinic
- PUBLIC TRANSPORT:** On-site, Palm Jumeirah Monorail Station
- RETAIL/F&B:** On-site, Golden Mile, Nakheel Mall, The Point
- SCHOOLS/NURSERIES:** Asya's Nursery, Redwood Montessori Nursery, Dubai College, GEMs Wellington International School
- PETROL STATION:** ENOC 1060
- LANDMARKS:** Dubai Harbour, Dubai Marina, Palm Jumeirah, The Point

## LOCATION FACTORS

- PALM BEACH TOWERS SITS RIGHT AT THE ENTRANCE OF THE PALM JUMEIRAH
- LOCATED ON TOP OF THE PALM MONORAIL
- DIRECT ACCESS TO THE SHEIKH ZAYED ROAD
- 5 MINUTES TO DUBAI MARINA
- CLOSE TO THE GOLDEN MILE
- NAKHEEL MALL IS THE LOCAL SHOPPING DESTINATION
- DIRECT ACCESS TO THE BEACH ROAD
- INCREDIBLE VIEWS OF THE PALM, THE SEA, DUBAI SKYLINE, AIN DUBAI
- 30 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DOWNTOWN DUBAI
- PLENTY OF HOTELS & RESORTS IN CLOSE PROXIMITY
- THE PALM IS ACCESSIBLE FROM ALL PARTS OF THE CITY
- EXCELLENT ENTERTAINMENT AND FINE DINING OPTIONS NEARBY



+7 969 179 97 79



Residences have been designed and fully furnished by B&B Italia. Interiors have been designed with light colours, with light flooring throughout and marble kitchen counter-tops and bathrooms. The light designs perfectly compliment the floor-to-ceiling-windows. The architects of the waterfront development is WS Atkins & Partners.

## PITCH POINTS / WHY BUY?

- ANOTHER HIGHLY ANTICIPATED PROJECT BY NAKHEEL
- FREEHOLD COMPLEX
- EXCELLENT LOCATION AT THE ENTRANCE OF THE PALM
- UNINTERRUPTED VIEWS OF THE SEA AND THE PALM
- WORLD RENOWNED DEVELOPER
- SOME OF THE BEST VIEWS IN THE WHOLE OF DUBAI
- EXCELLENT ROI POTENTIAL
- WITHIN CLOSE PROXIMITY TO MANY AMENITIES AND ENTERTAINMENT OPTIONS, BOTH ON THE PALM AND IN DUBAI MARINA
- MIXED-USE COMPLEX – OFFICE, SERVICE & RESIDENTIAL BUILDING
- 14-STOREY PARKING AREA
- PALM JUMEIRAH WAS WITHIN THE TOP 3 MOST POPULAR PLACES TO BUY PROPERTY IN DUBAI

**PAYMENT PLAN:** 60/40 (15% deposit +4% DLD fee)

**ROI:** 6.1% (Residences on Palm Jumeirah)

## DEVELOPER OVERVIEW

NAKHEEL IS A WORLD-LEADING MASTER DEVELOPER, DELIVERING DEVELOPMENTS ACROSS HUNDREDS OF SEAFRONT HOMES, RESORTS, HOTELS AND ATTRACTIONS. THE COMPANY IS ONE OF THE BIGGEST DEVELOPERS IN THE REGION, HOUSING NEARLY 300,000 PEOPLE WITH MASTER DEVELOPMENTS ACROSS DUBAI INCLUDING PALM JUMEIRAH, THE WORLD, JUMEIRAH ISLANDS, JUMEIRAH PARK, JUMEIRAH VILLAGE, THE GARDENS, AND MANY MORE.

## THINGS TO KNOW

SERVICE CHARGE:	AED 22 PER SQFT
ALLOCATED PARKING:	YES (14-storey podium parking)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

## IN CLOSE PROXIMITY

- 850m NURSERY
- 1km SUPERMARKET
- 1.8km NAKHEEL MALL
- 2.9km MEDICAL CLINIC
- 6.3km DUBAI MARINA
- 6.6km SCHOOL
- 4.8km PETROL STATION
- 4.8km SHEIKH ZAYED ROAD



## KEY FEATURES

- FULLY FURNISHED BY B&B ITALIA
- 3 HIGH-RISE MIXED-USE BUILDINGS
- FLOOR-TO-CEILING WINDOWS
- 360 DEGREE VIEWS OF THE ARABIAN GULF
- SPACIOUS MULTI-PURPOSE ROOM FOR ALL RESIDENTS TO ENJOY
- DIRECT ACCESS TO A PRIVATE BEACH CLUB
- LANDSCAPED PODIUM DECK
- 8,600 SQFT OF RETAIL SPACE
- PLENTY OF AMENITIES AND FACILITIES ON-SITE