

Sales Offer



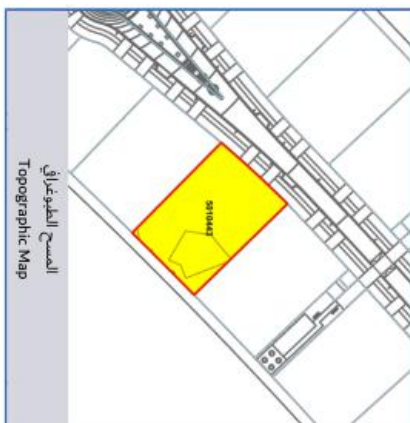
Project	Unit	Height	GFA (Sq ft)	Selling Price (AED)
Palm Jebel Ali - Frond K	PJA-FRK-VP-129	G+2	19,375	67,000,000
Palm Jebel Ali - Frond M	PJA-FRM-VP-160	G+2	19,375	75,000,000
Palm Jebel Ali - Frond P	PJA-FRP-VP-106	G+2	19,375	68,000,000
Palm Jebel Ali - Frond P	PJA-FRP-VP-102	G+2	19,375	63,000,000

- * Applicable fees to Dubai Land Department of the property net price + AED 3,150 Oqood fee
- * Prices and availability are subject to change without notice

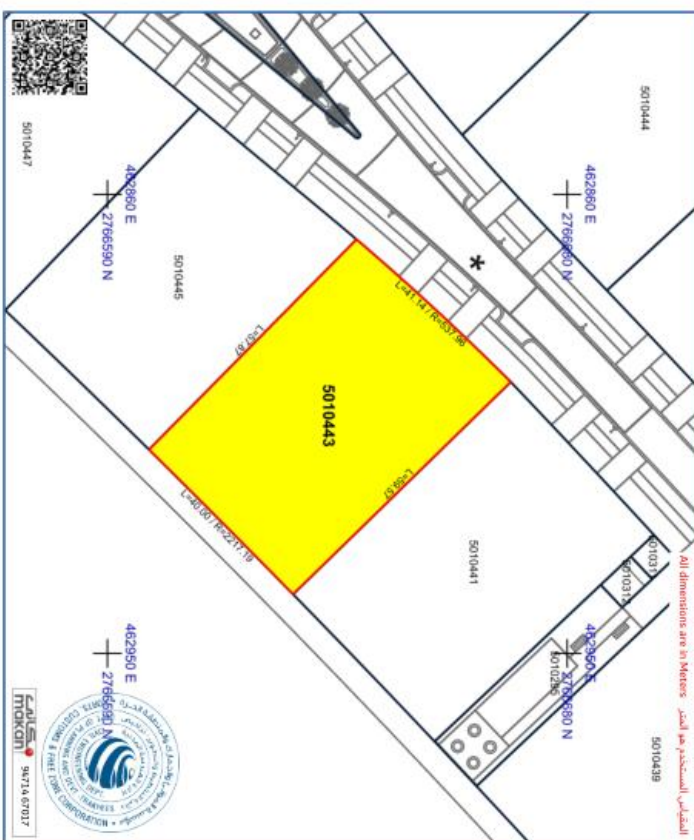
Palm Jebel Ali - Frond K	Height	G+2	Plot Area (Sq ft)	25,716
PJA-FRK-VP-129	Selling Price (AED)	67,000,000	GFA (Sq ft)	19,375
	Unit Type	PLOT	BUA (Sq ft)	26,910

Standard Payment Plan

#	Milestone	%	Date	Amount (AED)
1	Not Applicable	20.00%	15 Nov 2025	13,400,000
2	Not Applicable	10.00%	15 Apr 2026	6,700,000
3	Not Applicable	10.00%	15 Oct 2026	6,700,000
4	Not Applicable	10.00%	15 Apr 2027	6,700,000
5	Not Applicable	10.00%	15 Oct 2027	6,700,000
6	Not Applicable	10.00%	15 Apr 2028	6,700,000
7	Not Applicable	10.00%	15 Oct 2028	6,700,000
8	Not Applicable	10.00%	15 Apr 2029	6,700,000
9	One Hundred (100%) percent of construction	10.00%	15 Nov 2029	6,700,000
Purchase Price				67,000,000



	الملاحظات Remarks
Residential (Villa)	
(Refer to Trailhees Regulations & Dubai Building Code in parallel with the master developer's DCR)	
(Refer to Trailhees Regulations & Dubai Building Code in parallel with the master developer's DCR)	
G+2	
(Refer to Trailhees Regulations & Dubai Building Code in parallel with the master developer's DCR)	
- This Site Plan will not be accepted for any building permit process/submission until Final Master Plan is approved	
- The Owner and Possessor name mentioned on this site plan will not be changed/amended to the new owner/possessor until Final Master Plan is Approved	
- Developer must comply with the requirements of Dubai 2040 Urban Master Plan	
1. The Plot is subject to the Master Community Declaration and Development Control Regulations of Palm Jabel Ali	
2. Infrastructure in Palm Jabel Ali is not jointly owned property and is the sole property of Palm Jabel Ali Co. LLC. Infrastructure encompasses the following:	
a. The roads, turns, crescental corridors, pavement edges, drainage sewers, island separating the road, arch bridges and drainage systems and their relevant parts.	
b. Lakes, pools, canals, parks, fountains, water features and other watercourse including and all relevant equipment;	
c. Green borders, public areas and playgrounds;	
d. Wires, cables, pipelines, drainage sewers, canals, machinery and equipment utilized for providing units or common parts with utilities; and	
e. Installations of extending or providing services for the utilities considered as allocated for common usage by the unit owners and occupants	
الرجاء الرجوع الى القوانين المعمول بها في دبي والامتثال لها مع المخطط النهائي للموقع / الرجوع الى اللوائح التنظيمية لمدينة دبي للإعمار والتطوير والمواظبة عليها. يجب ألا يتم تغيير المعلومات الواردة في هذا المخطط أو الترخيص قبل إتمام عملية البيع.	
The plot planning information is valid as long as it does not contradict with Trailhees/Developer planning regulations. The client/buyer/developer should verify this information and the concerned area prior to purchasing, selling or leasing.	
ارتفاع البناء Building Height	
تغطية المساحة للبناء Plot Coverage	

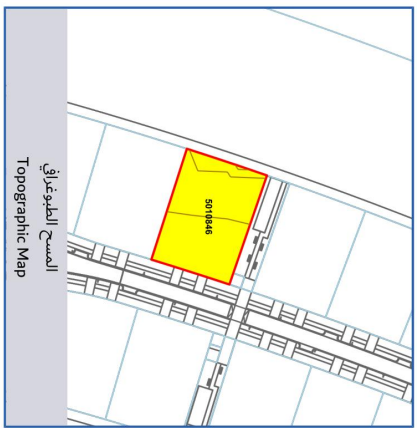
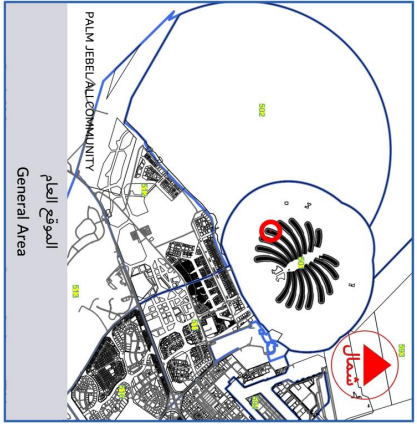


Please scan QR code for online validation of Ship Plan		ملاحظة: يرجى مسح الرمز QR للتحقق عبر الإنترنت من خطة السفينة		تاريخ الإصدار	
For Drawings and Plot Coordinates Contact V.A. Khan Engineering Division (Planning Section). All Units are in Meters. The Owner/Passenger Will be Responsible For The Chocking Or Relocation of Services Found Within The Plot. All Works In Conform With Trademan Building Regulations & Design Guidelines. Approved DCR is At Related Services Authorities.		للملاحظات: للتواصل بشأن المخططات ومختصات النقاط اتصل بـ V.A. Khan Engineering Division (قسم التخطيط). جميع الوحدات بالمتري. المالك/الراكب مسؤول عن التثبيت أو إعادة توجيه الخدمات الموجودة داخل الموقع. جميع الأعمال تتوافق مع لوائح البناء لمهنة التجار. الموافقة على DCR موجودة لدى الجهات المختصة بالخدمات ذات الصلة.		ملاحظات	
PJA-FRK-VP-129		رقم المخطط Developer Plot No.		ملاحظات Remarks	
THE PALM - JABEL ALI CO. (L.L.C)		NAKHEEL		المطور Developer	
THE PALM - JABEL ALI CO. (L.L.C)		المالك Owner		14-11-2023	
THE PALM - JABEL ALI CO. (L.L.C)		المالك OWNER		حيازة المالك Owner Title	
POSSESSOR		حائز POSSESSOR		حائز POSSESSOR	
228811 SQ. M		المساحة Total Area		مساحة Area	
N75		الاتجاه Scale		الاتجاه Access Side	
Valid for 2 years only from the date of Issue		Valid for 2 years only from the date of Issue		Valid for 2 years only from the date of Issue	
ملك PRIVATE		ملك PRIVATE		ملك PRIVATE	

Palm Jebel Ali - Frond M	Height	G+2	Plot Area (Sq ft)	27,516
PJA-FRM-VP-160	Selling Price (AED)	75,000,000	GFA (Sq ft)	19,375
	Unit Type	PLOT	BUA (Sq ft)	26,910

Standard Payment Plan

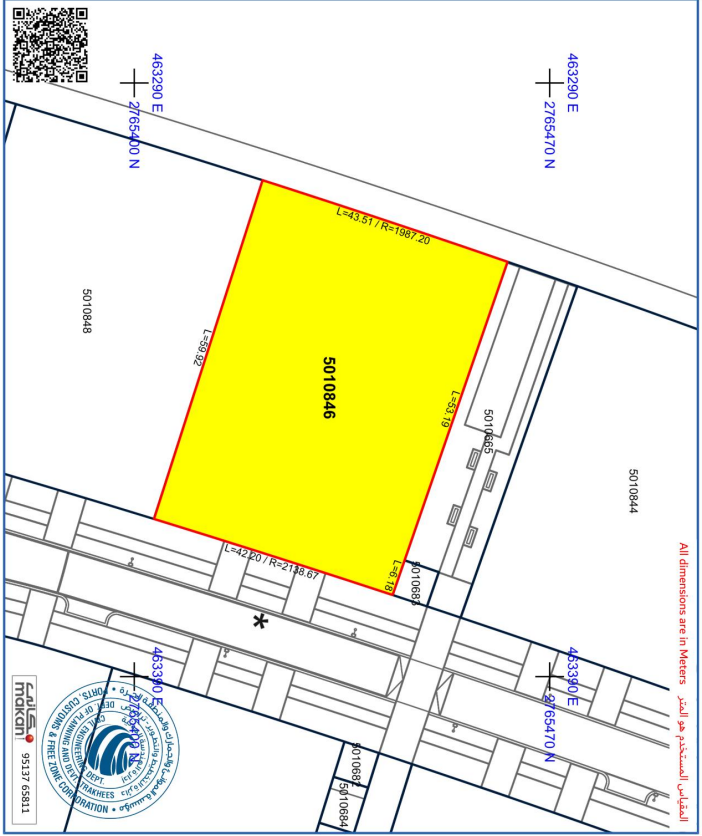
#	Milestone	%	Date	Amount (AED)
1	Not Applicable	20.00%	15 Nov 2025	15,000,000
2	Not Applicable	10.00%	15 Apr 2026	7,500,000
3	Not Applicable	10.00%	15 Oct 2026	7,500,000
4	Not Applicable	10.00%	15 Apr 2027	7,500,000
5	Not Applicable	10.00%	15 Oct 2027	7,500,000
6	Not Applicable	10.00%	15 Apr 2028	7,500,000
7	Not Applicable	10.00%	15 Oct 2028	7,500,000
8	Not Applicable	10.00%	15 Apr 2029	7,500,000
9	One Hundred (100%) percent of construction	10.00%	15 Nov 2029	7,500,000
Purchase Price				75,000,000



Residential (Villa)	الاستعمال Land Use
(Refer to Trahees Regulations & Dubai Building Code in parallel with the master developer's DCR)	المواقف Parking
(Refer to Trahees Regulations & Dubai Building Code in parallel with the master developer's DCR)	الارتداد Setback
G+2	ارتفاع المبنى Building Height
(Refer to Trahees Regulations & Dubai Building Code in parallel with the master developer's DCR)	تغطية قطعة الأرض Plot Coverage
The Site Plan will not be accepted for any building permit process/ submission until Final Master Plan is approved The Owner and Possessor name mentioned on this site plan will not be changes/ amended to the new owner/ possessor until Final Master Plan is Approved Developer must comply with the requirements of Dubai 2040 Urban Master Plan 1. The Plot is subject to the Master Community Declaration and Development Control Regulations of Palm Jebel Ali 2. Infrastructure in Palm Jebel Ali is not jointly owned property and is the sole property of Palm Jebel Ali Co. LLC. Infrastructure encompasses the following: a. The roads, turns, crossroad, corridor, pavement edges, drainage sewers, island separating the road, arch bridges and drainage systems and their relevant parts. b. Lakes, pools, canals, parks, fountains, water features and other watercourse including and all relevant equipment. c. Green bodies, public areas and playgrounds. d. Wires, cables, pipelines, drainage sewers, canals, machinery and equipment utilized for providing units or common parts with utilities, and e. Instrumentations of extending or providing services for the utilities considered as allocated for common usage by the unit owners and occupants	
ملاحظات Remarks	

Site Plan is electronically signed and no signature is required

Prepared by : AZD



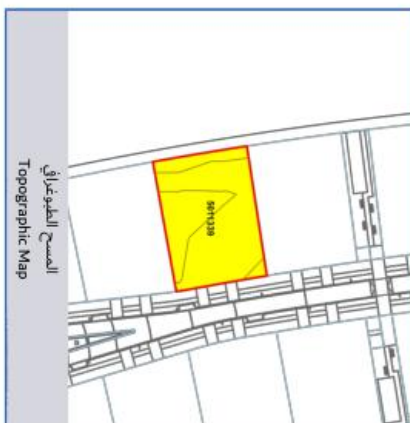
Please scan QR code for online validation of Site Plan For Dimensions and Plot Coordinates Contact Trahees Civil Engineering Division (Planning Section). All Units are in Meters. The Lessor/Possessor Will be Responsible For The Checking Or Publication of Services Found Within The Plot. All Works To Comply With Trahees Building Regulations & Design Guidelines. Approved DCR & All Related Services Authorities.		ملحقات Remarks	
PJA-FRM-VP-160	رقم المخطط Developer Plot No.	المخطط Developer	تاريخ الإصدار Issue Date
	المالك Owner	حائز POSSESSOR	21-11-2023
THE PALM - JABEL ALI CO. (LLC)			21-11-2023
THE PALM - JABEL ALI CO. (LLC)			21-11-2023
2956.25 SQ. M.	المساحة الكلية Total Area	NTS	مقياس الرسم Scale
			معدل الانحدار Access Side
			Valid for 2 years only from the date of issue
			المساحة Validity
			ملك PRIVATE

هذا الخارطة العامة موحدة لإمارة دبي
 Dng Ref: PJA2023F596

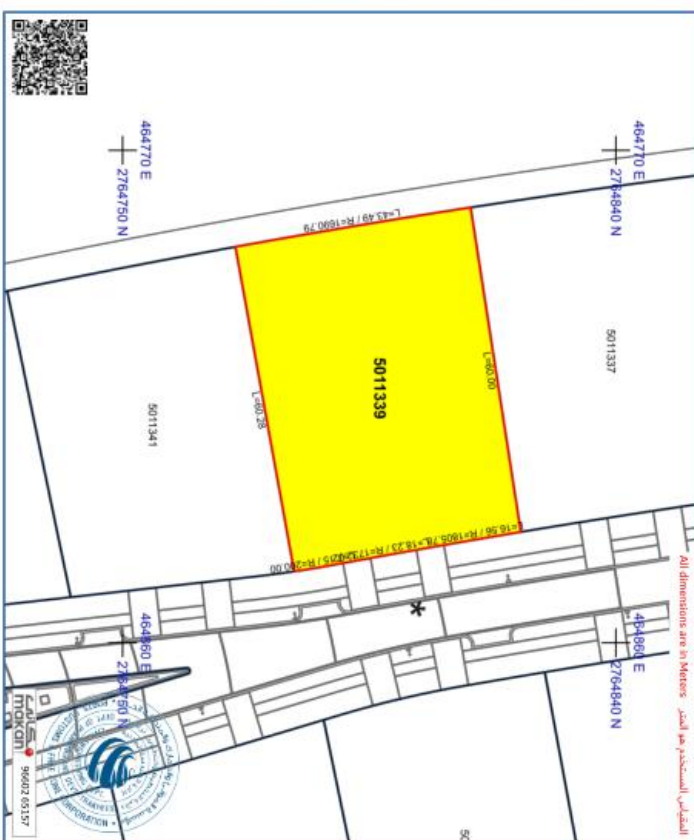
Palm Jebel Ali - Frond P	Height	G+2	Plot Area (Sq ft)	27,683
PJA-FRP-VP-106	Selling Price (AED)	68,000,000	GFA (Sq ft)	19,375
	Unit Type	PLOT	BUA (Sq ft)	26,910

Standard Payment Plan

#	Milestone	%	Date	Amount (AED)
1	Not Applicable	20.00%	15 Nov 2025	13,600,000
2	Not Applicable	10.00%	15 Apr 2026	6,800,000
3	Not Applicable	10.00%	15 Oct 2026	6,800,000
4	Not Applicable	10.00%	15 Apr 2027	6,800,000
5	Not Applicable	10.00%	15 Oct 2027	6,800,000
6	Not Applicable	10.00%	15 Apr 2028	6,800,000
7	Not Applicable	10.00%	15 Oct 2028	6,800,000
8	Not Applicable	10.00%	15 Apr 2029	6,800,000
9	One Hundred (100%) percent of construction	10.00%	15 Nov 2029	6,800,000
Purchase Price				68,000,000



	المساحة Land Use
(Refer to Traffic Regulations & Dubai Building Code in parallel with the master developer's DCR)	الوقوف Parking
(Refer to Traffic Regulations & Dubai Building Code in parallel with the master developer's DCR)	التراسل Sunback
G+2	ارتفاع المبنى Building Height
(Refer to Traffic Regulations & Dubai Building Code in parallel with the master developer's DCR)	تغطية المساحة المأوى Plot Coverage
- This Site Plan will not be accepted for any building permit process/submission until Final Master Plan is approved - The Owner and Possessor name mentioned on this site plan will not be change/amended to the new owner/Possessor until Final Master Plan is Approved - Developer must comply with the requirements of Dubai 2040 Urban Master Plan - This plot is within Conservation Area. (Jabal Al Nature Reserve, Ramsar).	
- The Plot is subject to the Master Community Declaration and Development Control Regulations of Palm Jabel Ali - Infrastructure in Palm Jabel Ali is not jointly owned property and is the sole property of Palm Jabel Ali Co. L.L.C. infrastructure encompasses the following: - The roads, turns, curbside, corridors, pavement edges, drainage sewers, island separating the road, arch bridges and drainage systems and their relevant parts. - Lakes, pools, canals, parks, fountains, water features and other watercourse including and all relevant equipment; - Green bodies, public areas and playgrounds; - Wires, cables, pipelines, drainage sewers, canals, machinery and equipment utilized for providing units or common parts with utilities; and - Installations of extending or providing services for the utilities considered as allocated for common usage by the unit owners and occupants لا يقبل هذا الموقع لأي عملية تصاريح بناء أو تقديم طلبات حتى يتم الموافقة على الخطة الرئيسية النهائية للموقع. يجب أن يتوافق اسم المالك والمستخدم المذكور في هذا الموقع مع الخطة الرئيسية النهائية للموقع ولا يمكن تغييرها / تعديلها حتى يتم الموافقة على الخطة الرئيسية النهائية للموقع. يجب أن تتوافق متطلبات التصميم مع متطلبات خطة دبي ٢٠٤٠ للمخطط الرئيسي للمدينة. هذا الموقع يقع ضمن منطقة المحافظة الطبيعية (جبال النخلة، رانسار). يخضع الموقع لإعلان المجتمع الرئيسي و لوائح التنمية والتحكم في التطوير لمحافظة جبل علي. ١- يخضع الموقع لإعلان المجتمع الرئيسي ولوائح التنمية والتحكم في التطوير لمحافظة جبل علي. ٢- البنية التحتية في جبل علي ليست ملكية مشتركة وأنها هي الملكية الحصرية لشركة نخلة جيل سي. إل. إل. سي. وتشمل البنية التحتية ما يلي: - الطرق، المنحنيات، الأرصفة، الممرات، حواف الطرق، أرصفة المشاة، جسور القوس، الجدران الفاصلة بين الطرق، الجسور والبنية التحتية ذات الصلة وأنظمة المياه وغيرها من العناصر ذات الصلة. - البحيرات، المساحات المائية، الحدائق، النوافير، ميزات المياه وغيرها من الممرات المائية بما في ذلك المعدات ذات الصلة؛ - مساحات خضراء، مناطق عامة ومساحات ألعاب للأطفال؛ - أسلاك، كابلات، خطوط الأنابيب، أنظمة الصرف الصحي، القنوات، الآليات والمعدات المستخدمة لتزويد الوحدات أو الأجزاء المشتركة بالخدمات والمرافق؛ و - التصاريح أو توفير الخدمات لمرافق المياه التي تعتبر مخصصة للاستخدام المشترك من قبل مالكي الوحدات والسكان.	ملاحظات Remarks

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Palm Jebel Ali - Frond P	Height	G+2	Plot Area (Sq ft)	26,228
PJA-FRP-VP-102	Selling Price (AED)	63,000,000	GFA (Sq ft)	19,375
	Unit Type	PLOT	BUA (Sq ft)	26,910

Standard Payment Plan

#	Milestone	%	Date	Amount (AED)
1	Not Applicable	20.00%	15 Nov 2025	12,600,000
2	Not Applicable	10.00%	15 Apr 2026	6,300,000
3	Not Applicable	10.00%	15 Oct 2026	6,300,000
4	Not Applicable	10.00%	15 Apr 2027	6,300,000
5	Not Applicable	10.00%	15 Oct 2027	6,300,000
6	Not Applicable	10.00%	15 Apr 2028	6,300,000
7	Not Applicable	10.00%	15 Oct 2028	6,300,000
8	Not Applicable	10.00%	15 Apr 2029	6,300,000
9	One Hundred (100%) percent of construction	10.00%	15 Nov 2029	6,300,000
Purchase Price				63,000,000

[illegible]