



Once you have gazed in longing through your window, past the mainsails and masts and decks to your yacht moored close by, you will truly understand. That a Marina Residences Townhouse gives you something no other home can - the promise of adventure.

AN EXHILARATING LIFE







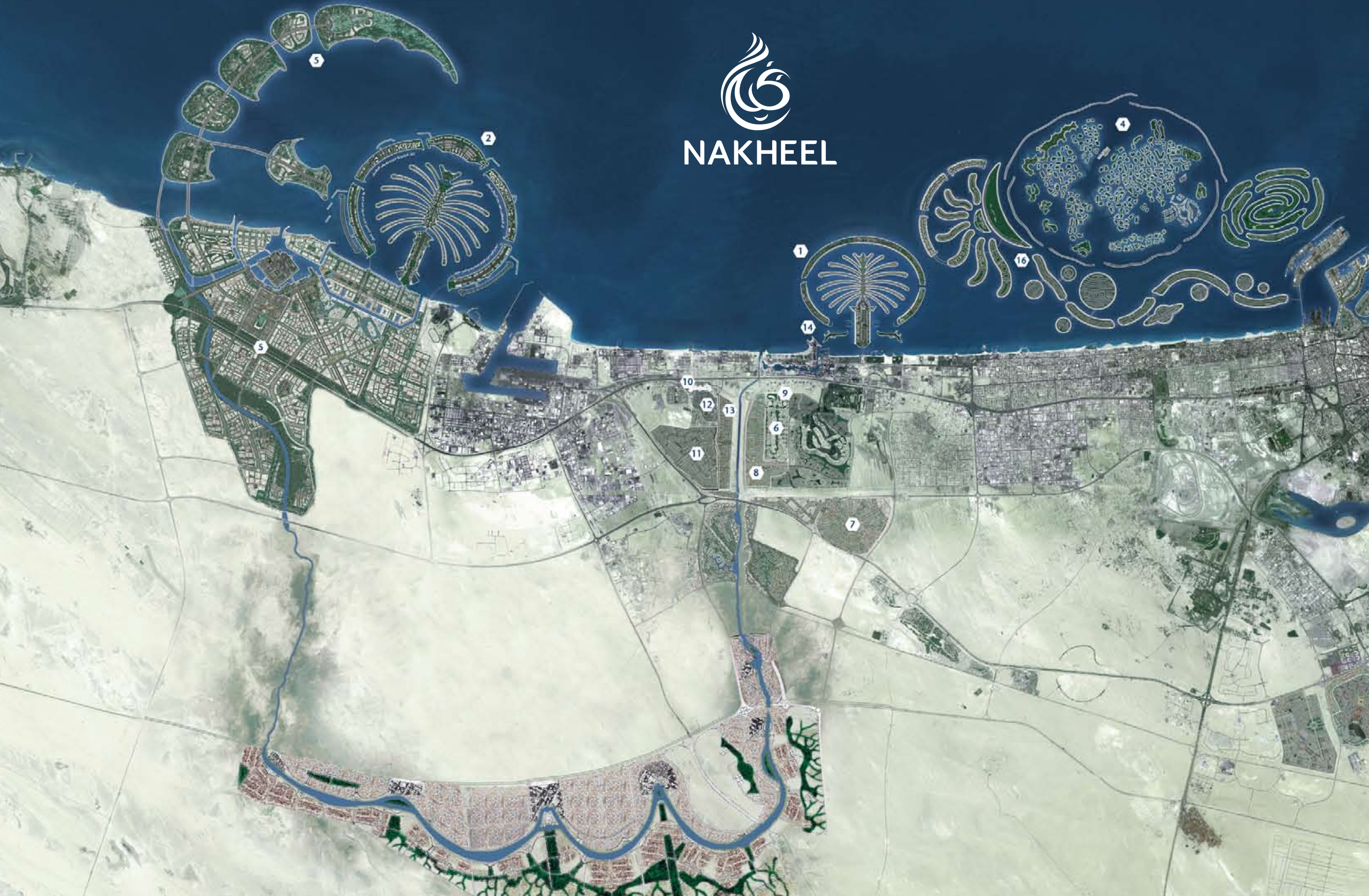


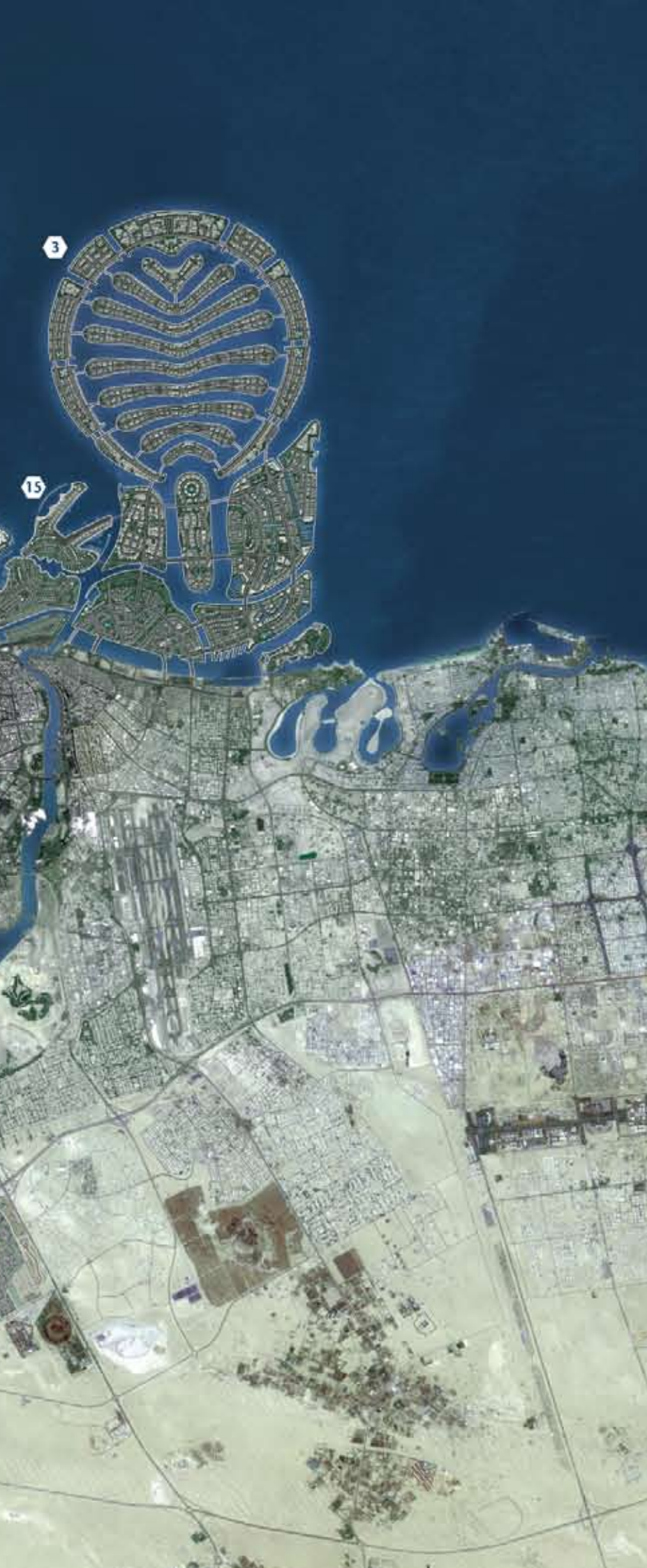


Nakheel is the force turning the vision of Dubai into reality. When complete, projects such as the Palm Trilogy, the World and Waterfront will add more than 600 miles of beachfront to the Dubai coastline and cover over 2 billion sq ft. Nakheel's 3,000 employees are delivering US\$80 billion of iconic developments, driving thought leadership, pioneering innovation and creating a legacy for generations to come.

WHERE VISION INSPIRES HUMANITY

Nakheel





- | | | |
|-----------------------|----------------------|-----------------------------|
| 1 Palm Jumeirah | 9 Palm Deira | 17 Dubai Promenade |
| 2 Jumeirah Islands | 10 The World | 18 Mina Rashid |
| 3 The Gardens | 11 Waterfront | 19 Palm Mall, Palm Deira |
| 4 Discovery Gardens | 12 Jumeirah Village | 20 Palm Mall, Palm Jumeirah |
| 5 International City | 13 Jumeirah Park | 21 Great Mall Dubai |
| 6 Dragon Mart Complex | 14 Jumeirah Heights | 22 India Mart |
| 7 Ibn Battuta Mall | 15 Al Furjan | 23 The Universe |
| 8 Palm Jebel Ali | 16 Jebel Ali Village | |
- Completed
● In Progress
● Conceptual Design



Dubai continues to redefine the standard for luxury with the world's leading five-star hotels, including the world's only seven-star hotel, a vast array of prestigious lifestyle brands, and a truly astonishing range of marquee real estate developments.

It is the ideal playground for sunbathers and water sports enthusiasts alike, with miles of white sandy beaches and year-round sunshine. And Dubai is considered the Gulf's golfing capital, hosting European tour events on a host of premier courses.

You can also indulge in some of the world's most prestigious retail attractions with some of the world's largest shopping malls featuring all the leading brands. Home to a yearly shopping festival, the Emirate draws record-breaking numbers of international visitors to experience a genuine retail extravaganza.

However, what truly makes Dubai the world's fastest growing city and one of the world's largest trading centers is the progressive business-friendly infrastructure, strategic geographic location and broad scope of entrepreneurial opportunities in technology, media, construction, education, retail and services.

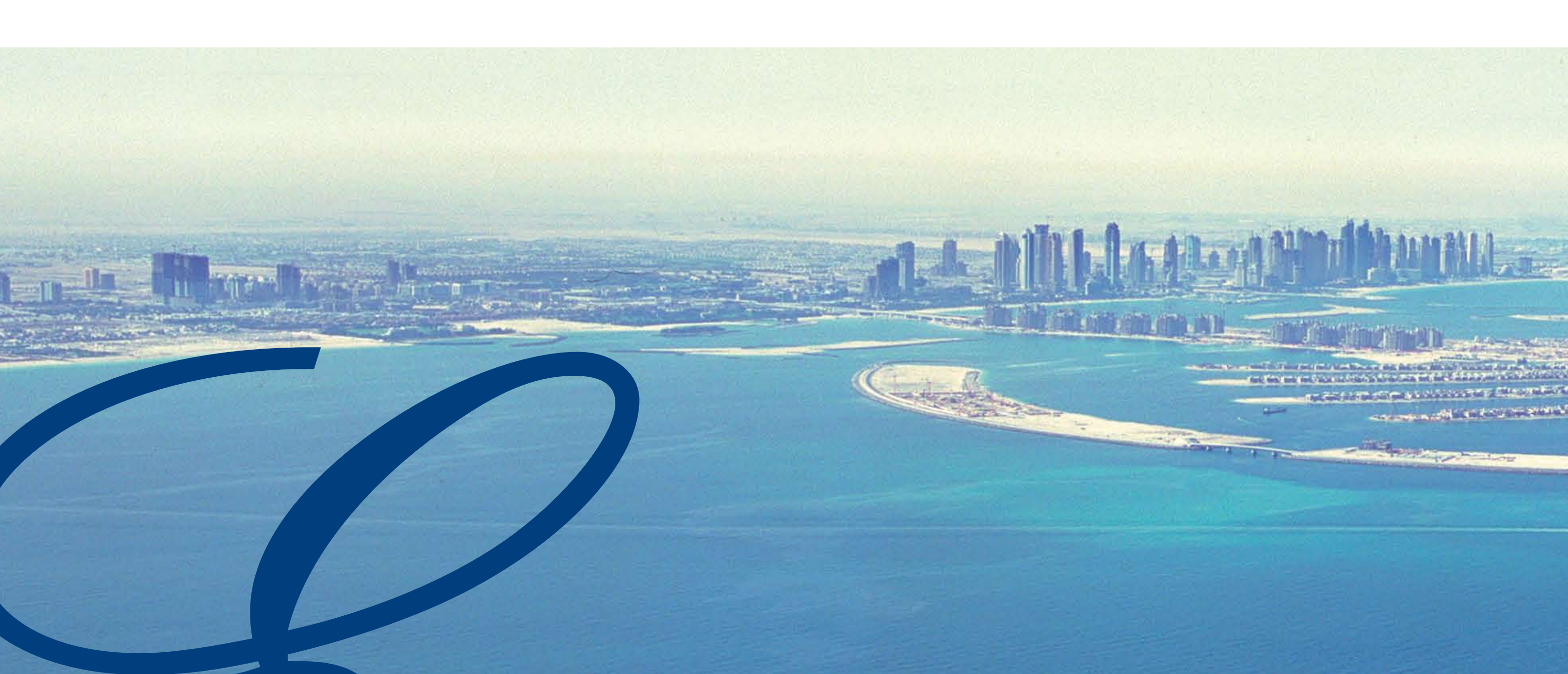
Award-winning hotels. pristine beaches. premier shopping experiences. it is easy to see why dubai has become the leading travel destination in the middle east region.

TO THE FASTEST GROWING CITY IN THE WORLD

welcome







*sphere*ience

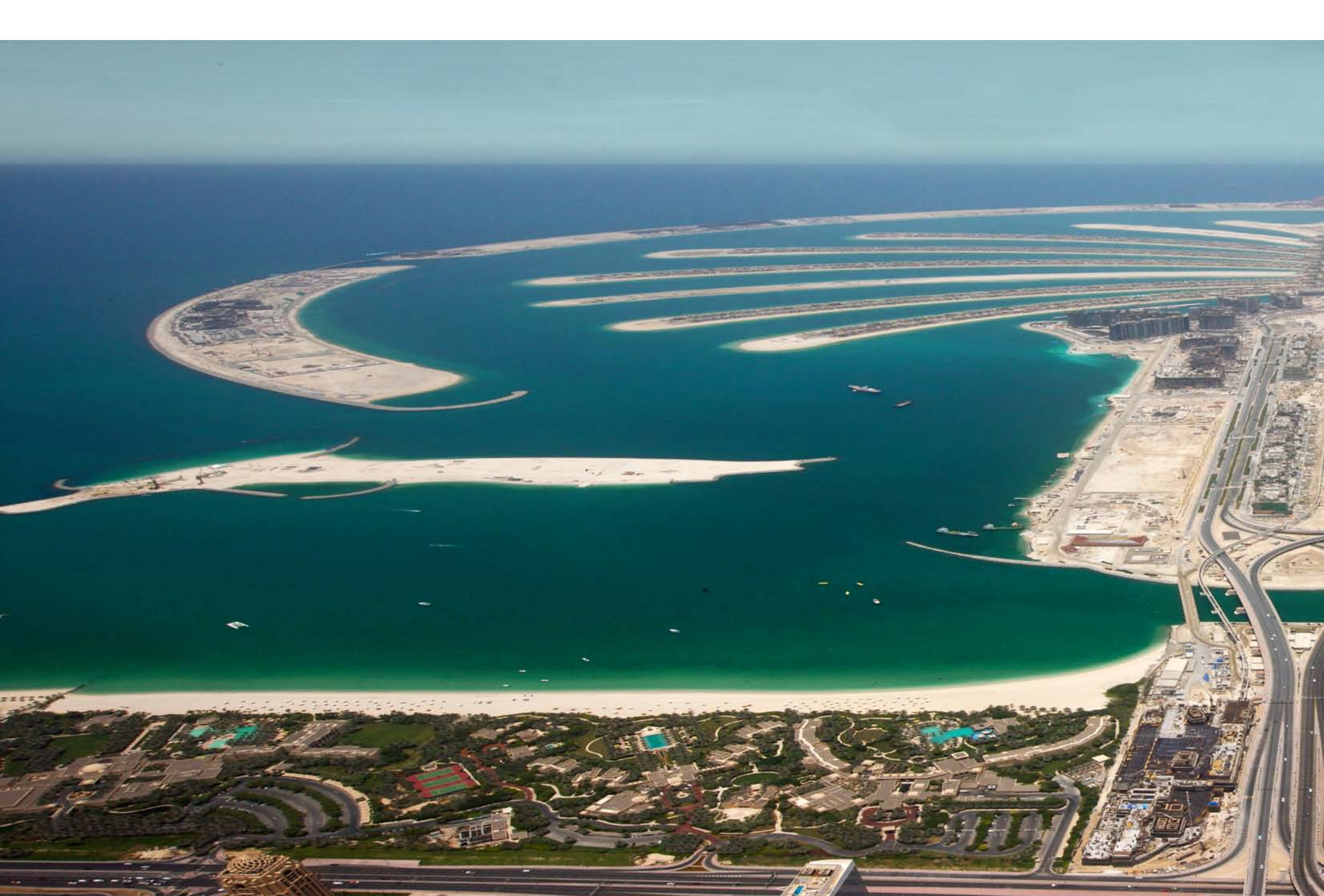
A UNIQUE GEOGRAPHIC ICON



Nakheel's Palm Jumeirah symbolises a prospering nation and Dubai's incredible growth, energy and ambition. First in Nakheel's trilogy, Palm Jumeirah is recognised as the iconic 'original' of the extraordinary Palm developments.

Since 2001, a huge 560 hectares of land have been reclaimed and are currently being developed. Palm Jumeirah now expands over 16 fronds, maximizing beach frontage for some of the most luxurious villas in the world.

A comprehensive road network and six-lane submerged tunnel connects the Trunk to the Crescent. The dedicated efforts of the world's leading developers, architects and engineers have brought this spectacular destination to life. Palm Jumeirah certainly raises the sheer pleasure of extravagant living to new heights.





Spectacular beachfront living is the ethos of Palm Jumeirah and the prime example of this can be found on the Fronds. International architects have created beautifully designed homes in a range of unique styles.

Set along the shore are Signature villas, Garden Homes and Canal Cove Townhomes, while at the centre of the Trunk, are the stunning Marina Residences with luxurious penthouses boasting magnificent ocean views. State-of-the-art technology and 24 hour security patrols ensure you total peace of mind. And with cafes, restaurants, marinas and a multitude of leisure activities within walking distance, Palm living is pure indulgence.

The Trunk will also host the prestigious Trump International Hotel and Tower, Palm Mall – home of the famed Cirque du Soleil – and the Golden Mile. With lush gardens and park areas, luxurious shopping, alfresco and fine dining experiences, and an amazing view of the QE2, the Trunk promises to be a unique, must-see destination.

The Crescent not only provides a breakwater to the Trunk and Fronds but will be a world-class destination in its own right, featuring signature hotels and resorts including Atlantis and the Kempinski Hotel Emerald Palace.

Connecting the Crescent to the Trunk is an under-sea tunnel and the Palm Monorail, which allows residents and visitors easy access to a whole range of entertainment facilities all over Palm Jumeirah.

Your guests will be captivated and your family will become a part of extraordinary life on Palm Jumeirah.

The Fronds, Trunk and Crescent form the impressive island of Palm Jumeirah, each with its own unique developments and wonderful attributes.

The



LIFESTYLE







Marina



THE ULTIMATE IN WATERFRONT LIVING

Residences

Marina Residences on Palm Jumeirah offers you magnificent panoramic marina and island views spanning the Arabian Gulf and Dubai coastline.

At the doorstep of each Marina Residence tower is Anchor Marina, one of Dubai's largest marinas, with berths for over 700 vessels. Here you will experience the ultimate in waterfront living with exclusive access to the marina's well-appointed clubhouse and world class boating, marine and entertainment facilities.

Enhancing your marina lifestyle still further are new marinas on either side of the Palm Jumeirah Trunk. Among the luxurious facilities you will discover are a grand upland clubhouse for Palm Jumeirah's main yacht club as well as the marina head offices and a capitainerie.

The marinas are designed and managed by Island Global Yachting (IGY), the world's leading marina company. With many extraordinary projects under management and in development worldwide, IGY has elevated marina design, development, management and mega-yacht facilities to a five-star level, a standard previously unheard of in this sector.







Lifestyle

It is only when you relax on your balcony high above the city below, surrounded by clean, azure waters, year-round sunshine and expansive waterfront views that you can fully appreciate high-rise living on Palm Jumeirah.

At the tip of the Trunk of Palm Jumeirah, the six Marina Residences towers fan out in a half circle - with each complex rising in a distinctive 'V' shape - giving you stunning views of the ocean and the incredible Palm Jumeirah from virtually any aspect.

You will discover fascinating architecture that combines the arabesque forms and the earthy shades and hues of the old world with the very latest in design, seen in the landscaped podiums the six towers rest upon as well as the thoughtful layout of each apartment.

Owning a residence on Palm Jumeirah makes you part of the world's most iconic and valuable real estate development – a development that has attracted the world's attention by its sheer scale, beauty and innovation. A home on Palm Jumeirah will become a personal legacy for generations to come.

Horizons of seemingly endless blue. Magnificent Arabian-inspired architecture. Your own place in the very heart of a true geographic icon. Marina Residences offers you a truly exclusive living experience.

AVAILABLE FOR VERY FEW, YET DESIRED BY SO MANY











It's first light. You pull open the curtains, open wide your windows, and right in front of you - as you gaze out to the masts and hulls and decks across the pier - your yacht awaits.

The feeling is exhilarating. Because your Marina Residences Townhouse gives you something no other home in Dubai can – the promise of adventure.

With your very own marina berth, right outside your front door, yours will be a new lifestyle rich in experiences, with an elegant home in a perfect location during the week and the vast blue ocean to call home over the weekend.

And what a perfect location. Deep in the heart of one of the world's true geographic icons surrounded by the sea, lush greenery, and a host of invigorating leisure activities, your home is close to not only the activities around the Palm, but also to the entire city.

To live by the sea. To feel the ocean breeze and the kiss of the sun. To enjoy the pitch and yaw of the seafaring life. This is the ideal life for the sea lover and the lifestyle open to you at your Marina Residences Townhouse.

Embrace
THE NAUTICAL LIFE

gettyimages





Bedrooms	5	
Bathrooms	6.5	
Internal Area	822 m ²	8,849 ft ²
Terraces & Balconies	125 m ²	1,343 ft ²
Enclosed Garage & Service Spaces	52 m ²	565 ft ²
Total Area	947 m ²	10,193 ft ²
Swimming Pool 5m x 10m		

1st Floor

PLANS





Summary

OF INTERIOR FINISHES



ITEM	AREA	BRAND	DESCRIPTION	ORIGIN
FLOOR TILE SKIRTING TILE	Entrance,Living & Dining Area	Portobello	Porcelain Stone ware	Brazil
FLOOR TILE SKIRTING TILE	Kitchen	Cotto tiles - Rustic Collection	Homogeneous Tile	Thailand
FLOOR TILE SKIRTING TILE	General Bedrooms	Portobello	Porcelain Stoneware	Brazil
FLOOR & WALL	General Bathroom	Cotto tiles - Rustic Collection	Homogeneous Tile	Thailand
FLOOR	Master Bathroom and Powder room	Cotto Tiles - Sierra Series	Homogeneous Tile	Thailand
WALL	Master Bathroom and Powder room	Cotto tiles - Rustic Collection	Homogeneous Tile	Thailand
FLOOR WALL	Maid Room and Bathroom	Guocera	Ceramic Tile	Malaysia
FLOOR TILE SKIRTING TILE	Balcony	Niro Granite	Vitrified Porcelain Tile	Malaysia
PARQUET FLOORING & SKIRTING	Master Bedroom	LCL	Walnut Finish	Malaysia
IRONMONGERY	Internal Doors	Colombo Design	Brass Body, Matt Chrome Finish	Italy
	Entrance Door			
	Kitchen and Bedrooms	Estamp	Brushed Nickel Finish	Spain
	Bathrooms			
JOINERY	Doors	Per Design	Walnut Finish	U.A.E
	Wardrobes			
	Vanity Cabinets			
	Kitchen Cabinets	LCL	Moccapine Finish	Malaysia
LIGHTING	Entrance, Living, Dining, Bedrooms, Kitchen & Bathrooms	Polis	Halogen Downlight	Thailand/Germany
	Bathroom -Shower Balconies	Polis	Compact Fluroscent Downlight	Thailand/Germany
	Powder and Master Bathroom	Eglo	Wall Light	Austria
	Wardrobes and Reflected Ceiling	Cinmar	Cove Lighting	Holland
	Maid's Room	Antareo	Downlight	Spain
MOSAIC WALL TILE	Powder Room and Kitchen	Everstone	Glass mosaic	Australia
	Master and General Bathroom	Treff mosaici	Glass Mosaic	Italy
PAINTS	All Areas	Jotun	High Quality	U.A.E
SWITCHES	All Areas	GET Range	Brushed Stainless Steel	UK
VANITY AND CISTERN TOPS	General Bath	Silestone	Reconstituted Stone	Spain
	Master Bathroom and Powder Room			
THRESHOLDS	All Areas			
WORKTOP AND BAR TOP	Kitchen			
SANITARY ACCESSORIES	Powder room,Master Bath and General Bath	Sanibano	Chrome Finish	Spain
	Maid's Bathroom	RAK	White Finish	U.A.E
SANITARY WARE				
WASH BASIN AND WATER CLOSETS	Powder room, Master Bath and General Bath	Catalano	White Finish	Italy
	Maid Bathroom	RAK	White Finish	U.A.E
PUSH BUTTON AND CISTERN	Powder room,Master bath and General Bath	Porta	White Finish	Italy
SHOWERS	All Bathrooms	Porta	Chrome Finish	Italy
SINK	Kitchen	Teka	Polished Stainless Steel	Spain
SHOWER ENCLOSURES	Master & General Bath	Mirodec	Sand blasted Glass with Polished Edge	Lebanon
	Maid's Bath	RAK	Acrylic tray	U.A.E





**For further project specific information,
please contact Nakheel Customer Service on 04 390 3333**

**www.thepalm.ae/jumeirah
www.nakheel.com**

Disclaimer: Artistic renderings and images are for illustrative purposes only and are subject to change without notice. Drawings and dimensions are approximate and may vary from actual construction. Drawings are not to scale. The developer reserves the right to make minor amendments to the floor plans and finishes without notice. The perspective is an artist's interpretation only. The developer reserves the right to maintain and control ownership of all infrastructure and common areas developed by the Mater Developer, except the common property of the owners association as per new strata law. ('Law No. (27) of 2007 regarding ownership of Jointly Owned Property in the Emirate of Dubai').