

TILALMAX

PALM JUMEIRAH · FROND E · FULLY UPGRADED VILLA

A reimagined villa on Frond E

G+2 residence · Up to 7 bedrooms · Infinity pool & jacuzzi

ASKING PRICE

AED **75,000,000**

≈ USD 20.4M · ≈ EUR 17.9M

Up to 7
BEDROOMS

7,344 sq.ft
TOTAL BUA

7,996 sq.ft
PLOT

G+2
LEVELS

1,108 sq.ft
ROOF FLOOR

Infinity
POOL & JACUZZI

PALM JUMEIRAH · DUBAI

WWW.TILALMAX.COM

WHY THIS VILLA

Garden Villa plot, G+2 residence

01 G+2 on a Garden Villa plot

A new roof floor lifts the built-up area to 7,344 sq.ft, against 5,000 in a regular Garden Villa.

02 A larger plot

7,996 sq.ft, 18% more than a regular Garden Villa, with 3 m of land added.

03 Up to 7 bedrooms

Five ensuite bedrooms plus two convertible spaces, against four in a regular Garden Villa.

04 Infinity pool & jacuzzi

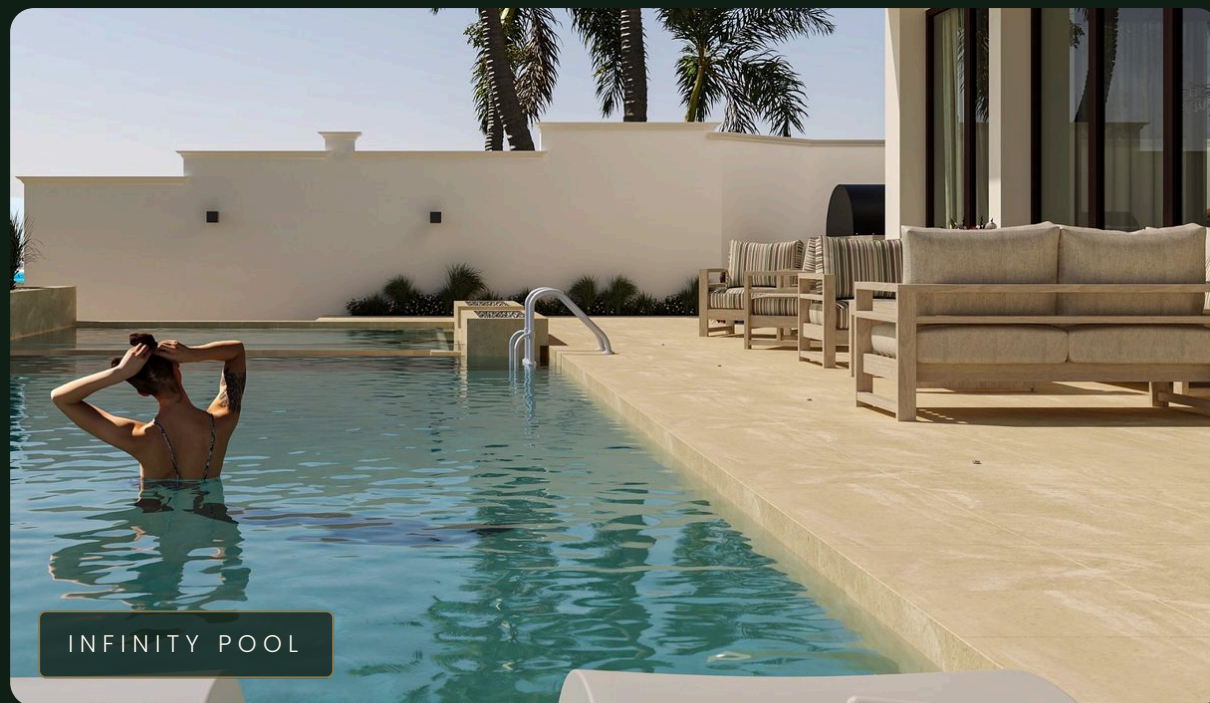
A large infinity pool and outdoor jacuzzi replace the standard skimmer pool.

05 Roof lounge & gym

1,108 sq.ft roof floor with an independent pantry and full bath.

06 Re-engineered throughout

New façade, upgraded MEP, Swift Pro elevator and solar power panels.





THE UPGRADE

From G+1 to G+2

Shifting from a traditional aesthetic to a sophisticated, modern design, this G+1 villa has evolved into a luxurious G+2 residence, built on the strategic use of the full permissible built-up area.

7,996 sq.ft

PLOT AREA

7,344 sq.ft

BUILT-UP AREA

+18%

PLOT VS REGULAR

Up to 7

BEDROOMS

	REGULAR	THIS VILLA
Plot area	6,700 sq.ft	7,996 sq.ft
Built-up area	5,000 sq.ft	7,344 sq.ft
Levels	G+1	G+2 + roof floor
Bedrooms	4	5 ensuite + 2 convertible
Pool	Small skimmer pool	Infinity pool & jacuzzi

UPGRADED VILLA · 3D

GROUND FLOOR

Living & entertaining

1

SHOW KITCHEN

1

DIRTY KITCHEN

2

STAFF BEDROOMS



OPEN-PLAN LIVING



LIVING ROOM



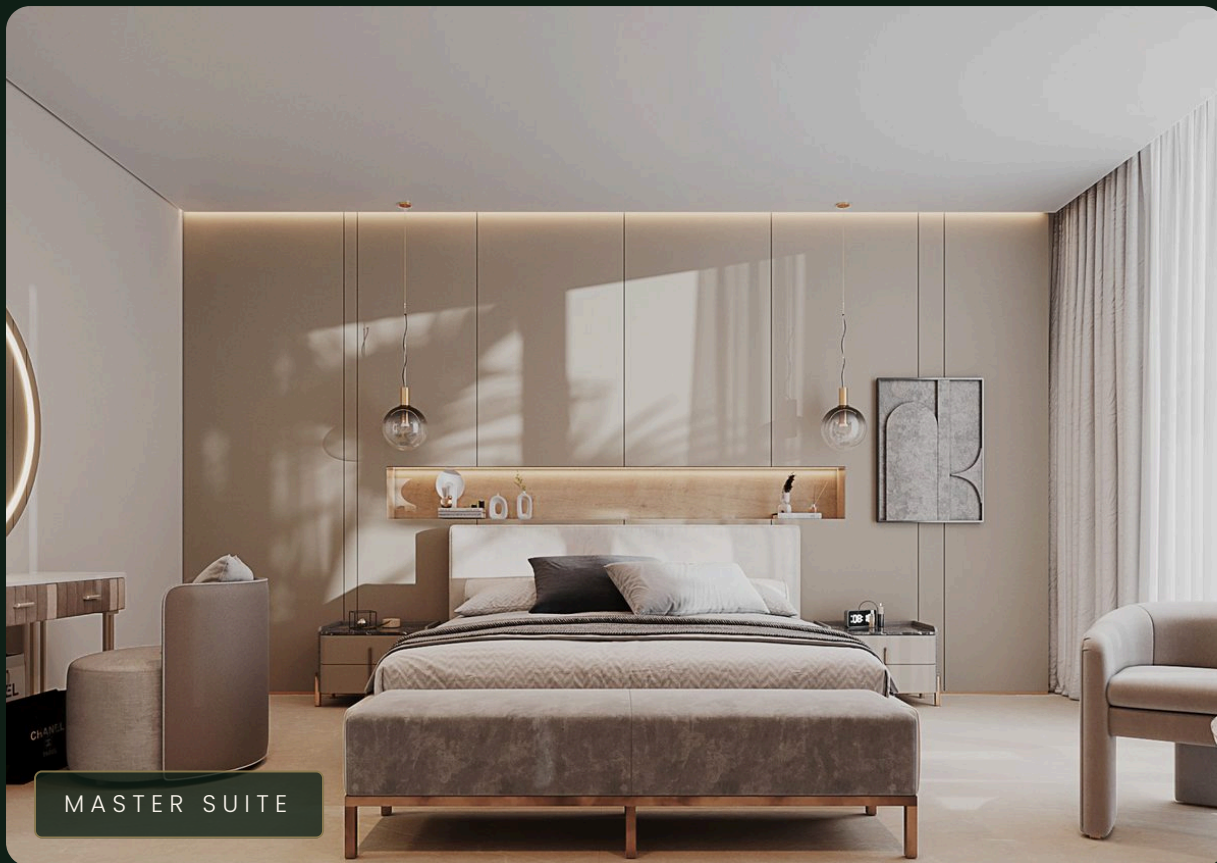
SHOW KITCHEN



FLOATING STAIRCASE



ENTRANCE LOBBY



MASTER SUITE



BEDROOM



BEDROOM

FIRST FLOOR

Bedrooms & suites

Provision for seven bedrooms, against four in a regular Garden Villa. Every principal bedroom has its own ensuite bathroom.

- 1 Master suite with ensuite bath and closet
- 4 Bedrooms with ensuite bathrooms
- 2 Convertible bedroom spaces

ROOF & OUTDOOR

Roof lounge, infinity pool

An additional floor for fitness and entertaining above,
and a resort-style pool terrace below.

01 Roof floor, 1,108 sq.ft

Gym and lounge with an independent pantry and full bath.

02 Roof terrace

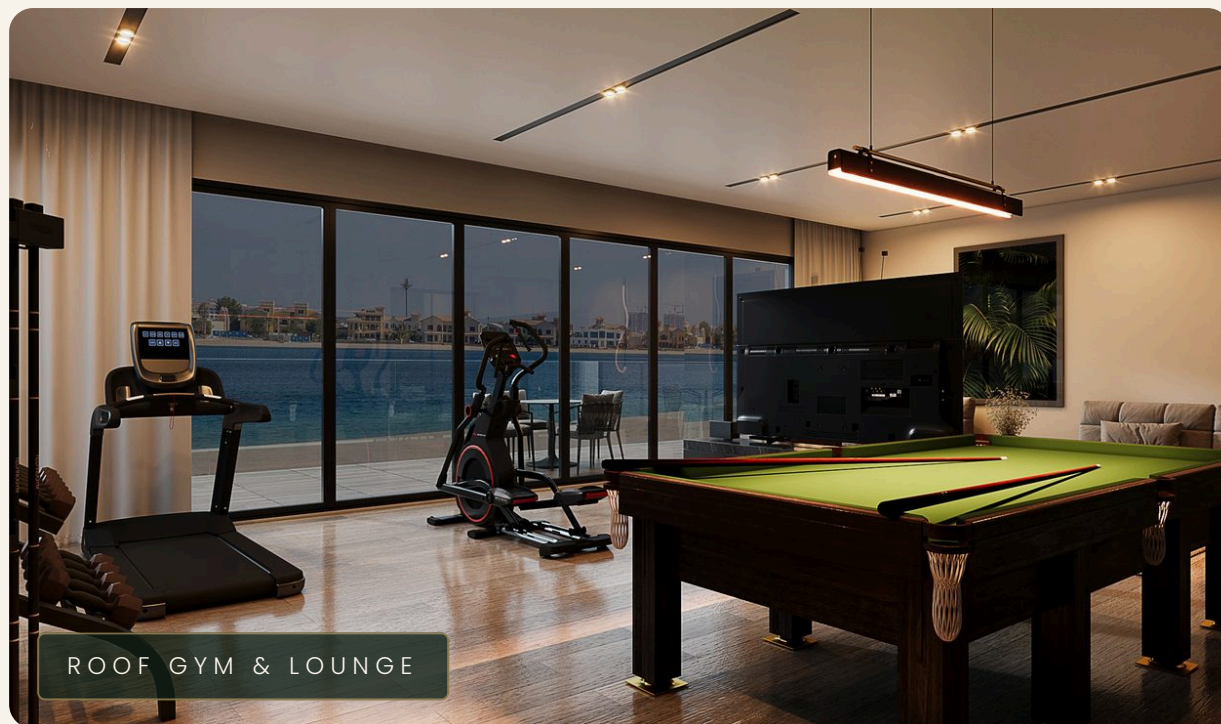
Open-air seating facing the water.

03 Infinity pool & jacuzzi

Framed by a stone terrace and planters.

04 Solar power panels

Installed on the new roof level.



FLOOR PLANS

Frond E Villa

5

ENSUITE

2

CONVERTIBLE

3

LEVELS

Plot area 7,996 sq.ft

Built-up area 7,344 sq.ft

Roof floor 1,108 sq.ft

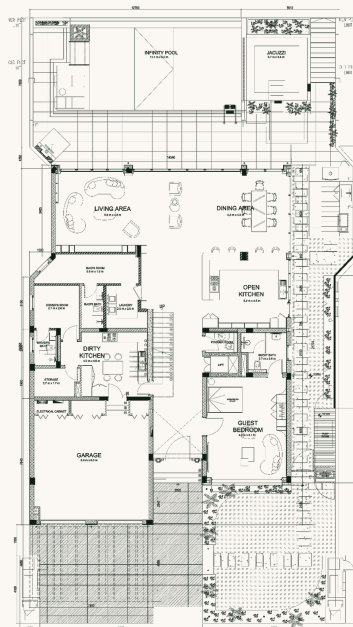
Regular Garden Villa BUA 5,000 sq.ft

Total BUA 7,344 sq.ft

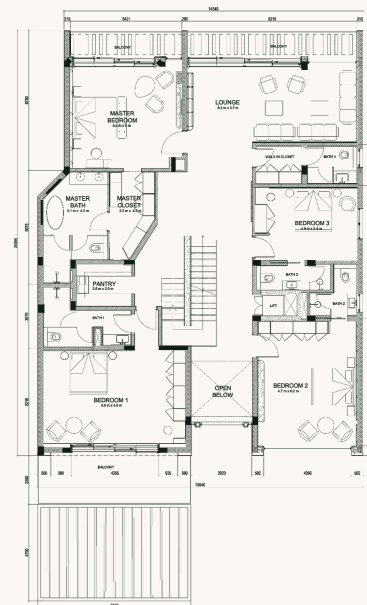
Ground: living, dining, open and dirty kitchens, guest bedroom, garage, infinity pool and jacuzzi.

First: master suite with bath and closet, three bedrooms, lounge, pantry.

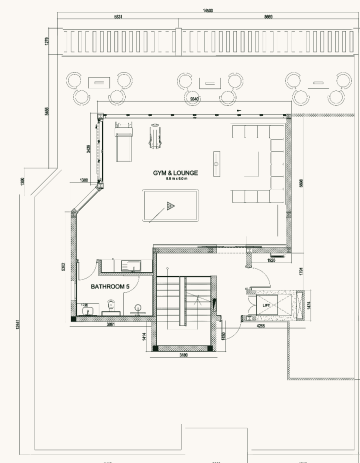
Roof: gym and lounge, full bath, lift, open terrace.



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

PROPERTY SPECIFICATIONS

Finished to a hotel standard

- | | | | |
|----|-----------------------------|----|-------------------------------|
| 01 | G+2 garden home | 02 | Complete façade change |
| 03 | Five ensuite bedrooms | 04 | One pantry per floor |
| 05 | Show & dirty kitchen | 06 | Roof lounge and gym |
| 07 | Infinity swimming pool | 08 | Outdoor jacuzzi |
| 09 | Swift Pro elevator | 10 | Upgraded MEP |
| 11 | Cortizo glazing system | 12 | Luxury marble flooring |
| 13 | VADA stone feature wall | 14 | Internal desert dry garden |
| 15 | Custom joinery | 16 | Corian countertops & vanities |
| 17 | Built-in kitchen appliances | 18 | Solar power panels |

BRAND COLLABORATIONS

Cortizo	Swift
Daikin	Romer
Siemens	Alfa Forni
Assa Abloy	Blum
Bagno Design	VADA Stone
Corian Design	Parklex Prodema
Ubiquiti	Sonance
HDL	Eelectron

PRICE & LOCATION

The numbers

ASKING PRICE

AED **75,000,000**

≈ AED 10,212 per sq.ft BUA

IN US DOLLARS

USD **≈ 20.4M**

At the 3.6725 AED peg

IN EUROS

EUR **≈ 17.9M**

At 4.18 AED, Sept 2026

Plot area	7,996 sq.ft
Built-up area	7,344 sq.ft
Bedrooms	Up to 7
Levels	G+2 with roof floor
Pool	Infinity pool & jacuzzi



Waterfront living on one of Dubai's most sought-after addresses, minutes from the Palm's beach clubs, hotels and Sheikh Zayed Road.

01 Golden Visa assistance

Support with the application from start to finish.

02 Resale & rental services

Post-handover resale or rental on your behalf.



Max · TilalMax

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Renders and plans are illustrative and subject to change. USD and EUR figures are indicative. Price and availability subject to change without notice.