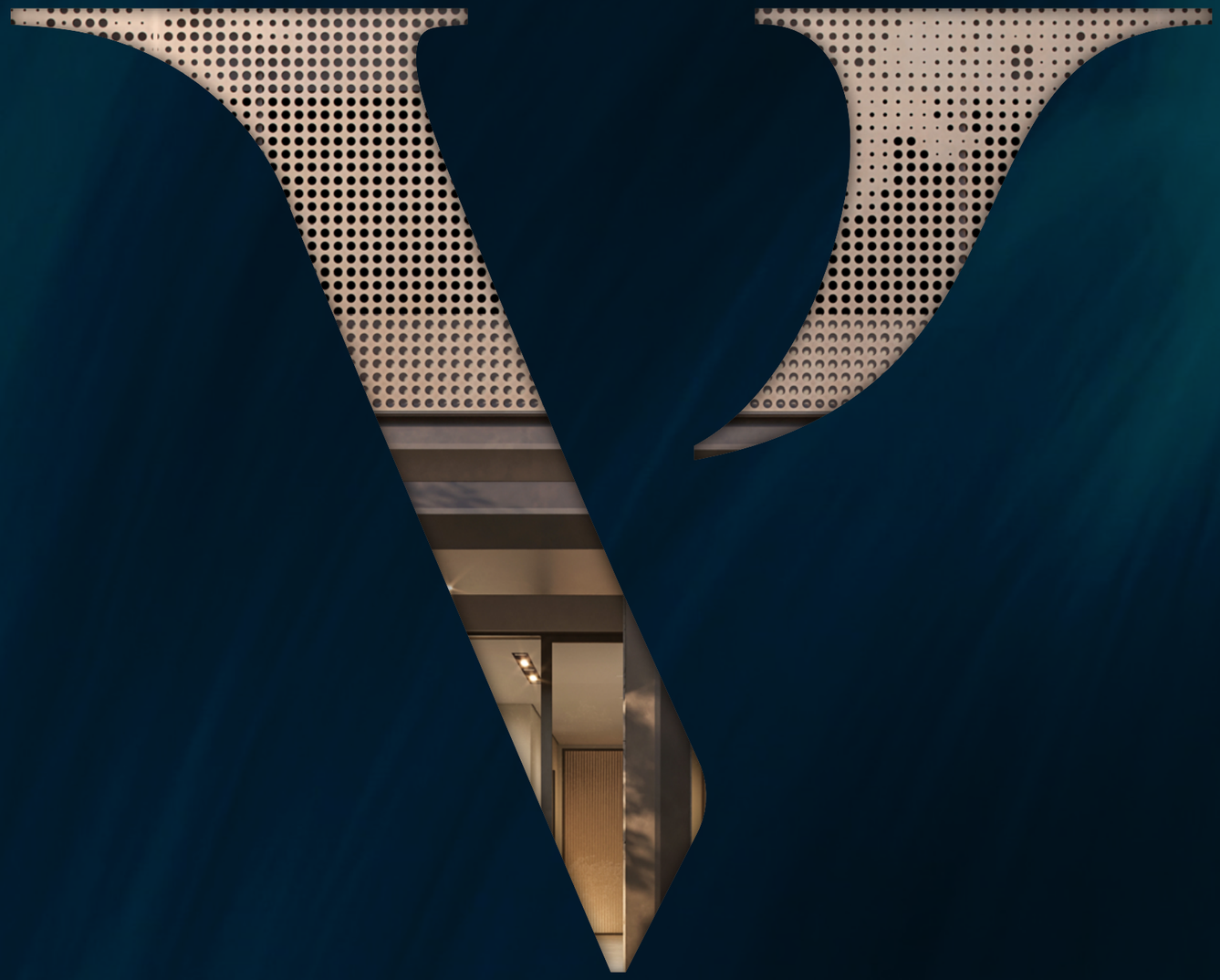


VILLEA

WEST

Brochure


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Where City Life Unfolds

A development by

PALMRIDGE


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WELCOME TO VILLEA WEST

Built with Intention.

Villea West is Palmridge's vision for city living today: a considered collection of apartments built with purpose around how people want to live. Generous spaces, abundant natural light and views worth coming home to are matched by curated amenities that enhance every part of the day.

Contemporary design, clean lines and refined materials are chosen to remain relevant over time, while a facade inspired by the bougainvillea of Jumeirah Garden City brings nature and wellbeing to every level. Here, life has room to live, work, play, recover and grow, in a building crafted for enduring value.





Location Matters.

CENTRAL BY ADDRESS. NEIGHBOURLY BY NATURE.

Set in Jumeirah Garden City, Villea West places you at the heart of Dubai, with DIFC, Downtown, Business Bay, City Walk and Jumeirah Beach close by and Sheikh Zayed Road moments away.

It brings two moods together in one address: the energy of a connected urban hub and the calm of a private retreat. A lush podium water garden and a rooftop wellness deck offer rest from the city, while shared lounges, workspaces and social spaces keep every day sociable.


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A Full Life, in Perfect Balance.

A morning swim at J1. Meetings in DIFC. Lunch at City Walk, shopping at The Dubai Mall, dinner with the Burj Khalifa lit up above. And home, minutes from all of it.

Life at Villea West moves at the pace of the city, with the business district, the beach and Dubai's best tables and boutiques all close at hand. Spend less time getting there and more time on what matters: a longer lunch, an earlier swim, an evening that doesn't end with a drive home.

All of the city. None of the rush.

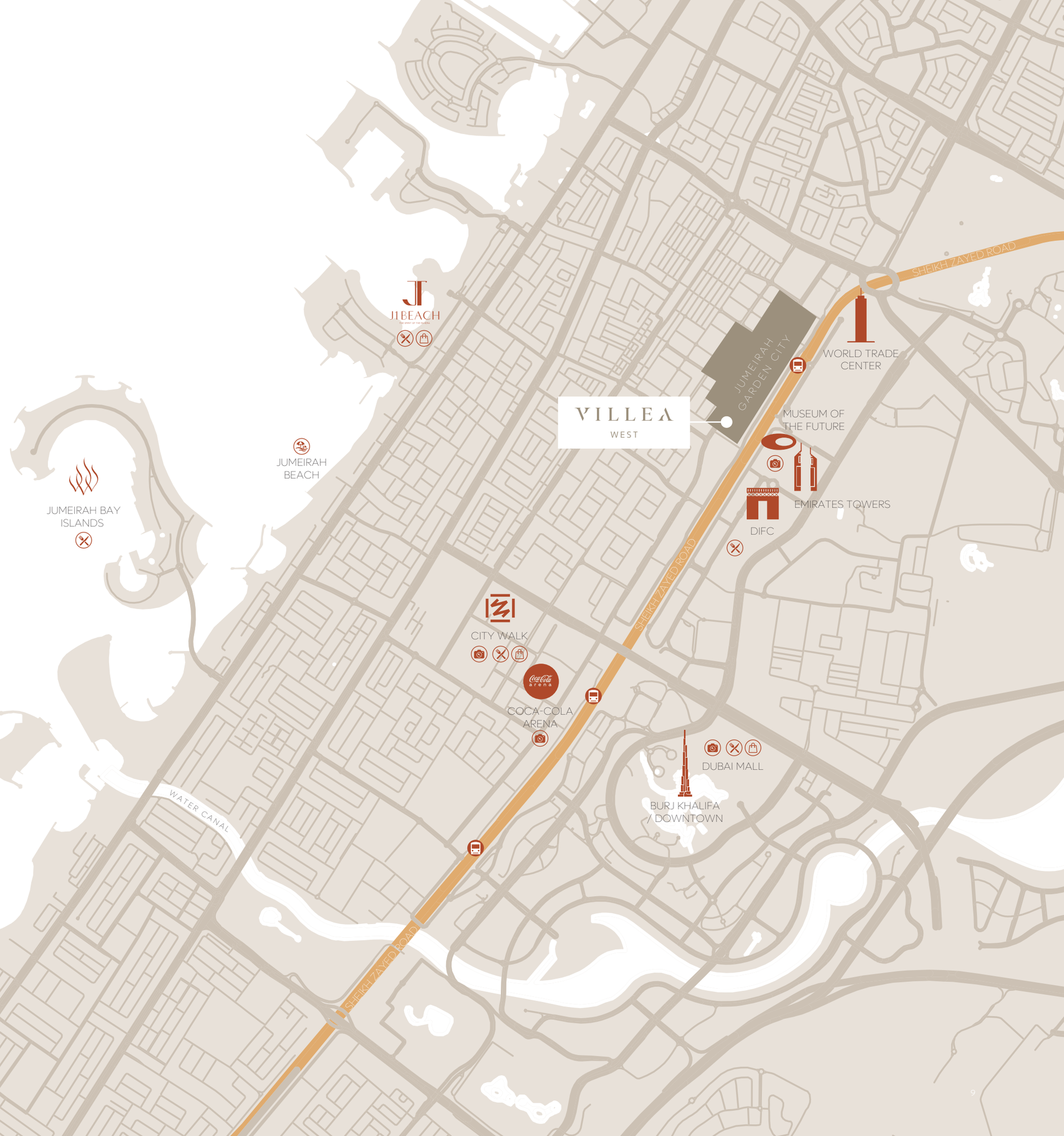
Connected to Everything That Matters.

Moments from the city's business district and its finest lifestyle destinations, Villea West is perfectly placed for a life in balance: work, leisure, wellness and everyday comfort, all within easy reach.

- Shopping Area
- Dining Spot
- Popular Beach
- Entertainment

MAIN LANDMARKS

City Walk - 5 min
Coca Cola Arena - 5 min
DIFC - 10 min
Museum of the Future - 10 min
Burj Khalifa / Downtown - 10 min
World Trade Centre - 10 min
J1 Beach - 10 min
Dubai International Airport - 10 min
Emirates Towers Metro Station - 12 min
Emirates Towers - 15 min
Jumeirah Bay Island - 20 min
Palm Jumeirah - 20 min
Kite Beach - 20 min
Burj Al Arab / Marsa Al Arab - 20 min





Skyline View.

Occupying a prime, front-row position in Jumeirah Garden City, Villea West looks out across the low-rise streets of the neighbourhood to the towers of Downtown, with the Burj Khalifa at the centre of the view.

From the rooftop wellness deck, that view belongs to every resident, not only those on the highest floors.
Generously sized, amenity-rich homes at the heart of Dubai: a rare combination, built for enduring value.



Room for Every Side of Life.

Five ways to live, one address.

Live. Wake to natural light and a skyline view, in a contemporary home, fully furnished and ready to enjoy.

Work. Take calls from home, then head to the work hub when you need a meeting room or a change of scene.

Play. Film nights in the cinema room and weekend barbecues on the podium.

Recover. Train, stretch and swim on the rooftop, then reset with the sauna and cold plunge.

Grow. Record a podcast, start something new and be part of a community that grows with you.

Lobby Lounge, Grab & Go Coffee Bar

Just inside the front door, the lounge is the building's living room: the place to meet friends, welcome guests or catch up with neighbours. Sculptural contemporary furniture, statement art and warm timber set a relaxed, welcoming mood, with the garden just beyond the glass. Grab a coffee on your way out, or stay a while.

Residents' Lounge & Work Hub

An indoor-outdoor space with two moods: a shared workspace when you need to focus, and a relaxed lounge when you want to unwind, any time of day. Sliding glass opens onto a secluded terrace, surrounded by greenery.



The Water Garden

Set on the podium, the water garden winds through lush, layered planting, a rare natural retreat in the heart of the city. Stepping stones lead to a terrace and lawn, with spaces to lounge, socialise and dine together. Soft textures and gentle water invite you to pause, unwind or simply sit outside.

Outdoor Kitchen & BBQ

Shaded seating among the planting and a dedicated barbecue area bring life outdoors, whether it's dinner with friends, a weekend gathering or a sunset get-together, all a few steps from your front door.

Cinema & Gaming Room

A soft-lit room for private screenings and shared evenings. Plush seating, warm acoustics and discreet technology suit a film night as well as a gaming session with friends.

The Rooftop Wellness Deck with Infinity Pool.

At the top of Villea West, the wellness deck brings together an infinity pool, cold plunge, gym and yoga studio, set against the Dubai skyline and the Burj Khalifa. Swim at sunrise, train in the afternoon and gather as the city lights come on, with an open view ahead that is planned to stay that way.

State of the Art Gym

Fully fitted with the latest Technogym equipment, the gym looks out across the infinity pool to the skyline, wrapped in glass and greenery. Train with the city ahead of you and the pool deck just steps away.

Gym & Yoga Studio

A space to breathe, find balance and be still. Soft, earthy tones and filtered light set a calm mood for every practice, from gentle flow to aerial yoga, while visiting instructors bring regular masterclasses to the mat.

Hot & Cold Recovery

A sauna and cold plunge pools for recovery after a workout, with separate male and female changing rooms.

Podcast Studio

A fully equipped, soundproofed studio for creators, collaborators and storytellers. With acoustic detailing, warm lighting and intuitive equipment, it is a rare amenity for a building of this scale: a place where ideas find their voice.

Generous by Design

FULLY FURNISHED HOMES WITH
ROOM TO BREATHE.

165

With our studios starting from 460 sq.ft, our residents deserve to enjoy a home that is both spacious and well designed.

64

One-bedroom apartments from 729 sq ft, with a separate bedroom and open living, for couples and anyone working from home.

3.2m

ceilings in every home, with floor-to-ceiling windows that fill each room with light.

Contemporary and timeless, every home arrives fully furnished and fitted with appliances, from the day you get the keys.

Across eight residential floors, light-filled interiors open onto deep balconies. Light oak joinery, Calacatta style engineered stone counter tops and warm wood effect flooring set a calm, natural tone, with practical storage in every home and additional resident storage on every floor.

Specification

- Kitchen: White Calacatta style engineered counter tops; fully integrated Siemens (all similar) appliances.
- Bathroom: subway-tiled walls; brushed nickel fittings throughout.
- Throughout: bespoke light oak joinery, including fitted wardrobes, dressers and shelving; warm wood effect style flooring.

Studio Apartments

From 460 to 590 sq. ft.
Four layouts

Carefully designed spaces that divide sleeping from living, our studios offer clever storage solutions with custom-made joinery and light filled spaces.











One-Bedroom Apartments

From 729 to 840 sq. ft.
Three layouts

Spacious and beautifully appointed, our One Bedroom residences offer a contemporary retreat with clean lines, custom-made joinery and enough space for hosting friends.



Design Led.
Detail Driven.

The Team Behind Villea West.

PALMRIDGE

Palmridge is the premium development arm of Emirates National Investment, created to deliver the Group's flagship residences. Its approach is simple: architecturally distinctive, design-led homes, built to the highest standards and crafted for enduring value. Villea West is its first development, and once complete, it will be managed by the Group's own facilities management team.

Emirates National Investment

Emirates National Investment is a Dubai-based group with more than four decades of history. Alongside Palmridge, its businesses include a family office, residential leasing, facilities management and investments across diverse sectors and major institutions. It has delivered more than 2,500 homes and landmark developments such as Churchill Towers in Business Bay, helping to shape Dubai's urban landscape.

W–B
WOODS BAGOT

Woods Bagot is an award-winning global architecture practice, known for its human-centred approach to design. Its work in Dubai includes Six Senses Residences, Jumeirah Al Naseem and Dubai Design District.



A development by

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