

WEST CRESCENT, PALM JUMEIRAH, DUBAI

Ondine Residences, Palm Jumeirah

Three twelve-storey buildings on a private curved beach on the West Crescent of Palm Jumeirah.

PRICE FROM	AREA	BEDROOMS
1 690 000 $	88–873 m²	1–4

PROPERTY · RESIDENTIAL COMPLEX

Where the terraces meet the Gulf

A gated beachfront community of three twelve-storey buildings with 192 freehold residences, from one-bedroom homes of 88 m² to the 873 m² Presidential Residence. Lagoon pools, a beach club, a marina and an indoor spa sit on the grounds. Off-plan, handover Q4 2029; prices from $1,690,000.

PRICE FROM	AREA	BEDROOMS
1 690 000 $	88–873 m²	1–4

FLOORS	YEAR
3 buildings	2029
12 floors each	handover



LOCATION

West Crescent, Palm Jumeirah

The West Crescent of Palm Jumeirah, facing west over the Arabian Gulf. Dubai Marina is 15 minutes away, Downtown Dubai 30, DXB airport 35; shops 10 minutes, schools 20. Palm Jumeirah beach clubs, Dubai Marina and JBR are nearby.



TO THE SEA
private beachfront, direct walk onto the sand

TO THE CENTRE
Downtown Dubai 30 min, Dubai Marina 15 min

AIRPORT
DXB 35 min

SCHOOL
20 min

SHOPS
10 min

VIEW
Arabian Gulf, from upper floors
Dubai Marina skyline

KEY HIGHLIGHTS

Why this property



Own private beach

A curved white-sand beach that belongs to the community, with a direct walk from the buildings onto the sand and a beach club with cabanas and daybeds.

West Crescent PALM JUMEIRAH



Terraces to the water

The terraces step down towards the Gulf, so almost every residence has a deep outdoor room; floor-to-ceiling glazing opens fully onto it.

3.2 m CEILING HEIGHT



Marina for residents

A small marina behind the breakwater with berths for residents' yachts, so the boat is moored below the home rather than across town.



Spa, hammam, cinema

Indoor pool and spa, a stone hammam, a panoramic gym, a restaurant, a private cinema, a library and a rooftop sky lounge, all inside the gates.



Sunset over the Gulf

The buildings face west, so sunset falls straight across the water; from the upper floors the view reaches the Dubai Marina skyline.

15 min TO DUBAI MARINA



Freehold with payment plan

Freehold title open to foreign buyers: 10% on booking, 50% during construction, 40% on handover in Q4 2029. Gross rental yield of about 5–6%.

5–6% GROSS YIELD

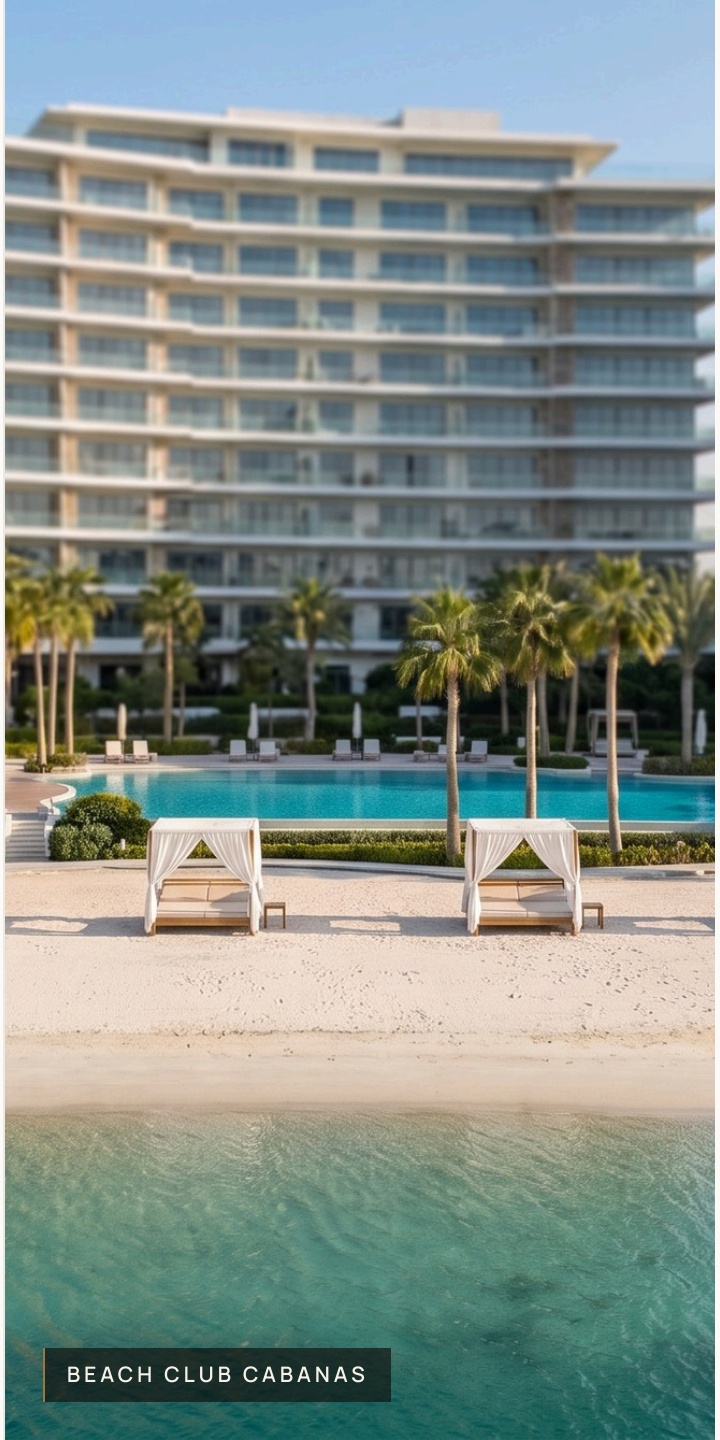
LIFESTYLE

A day on the beach

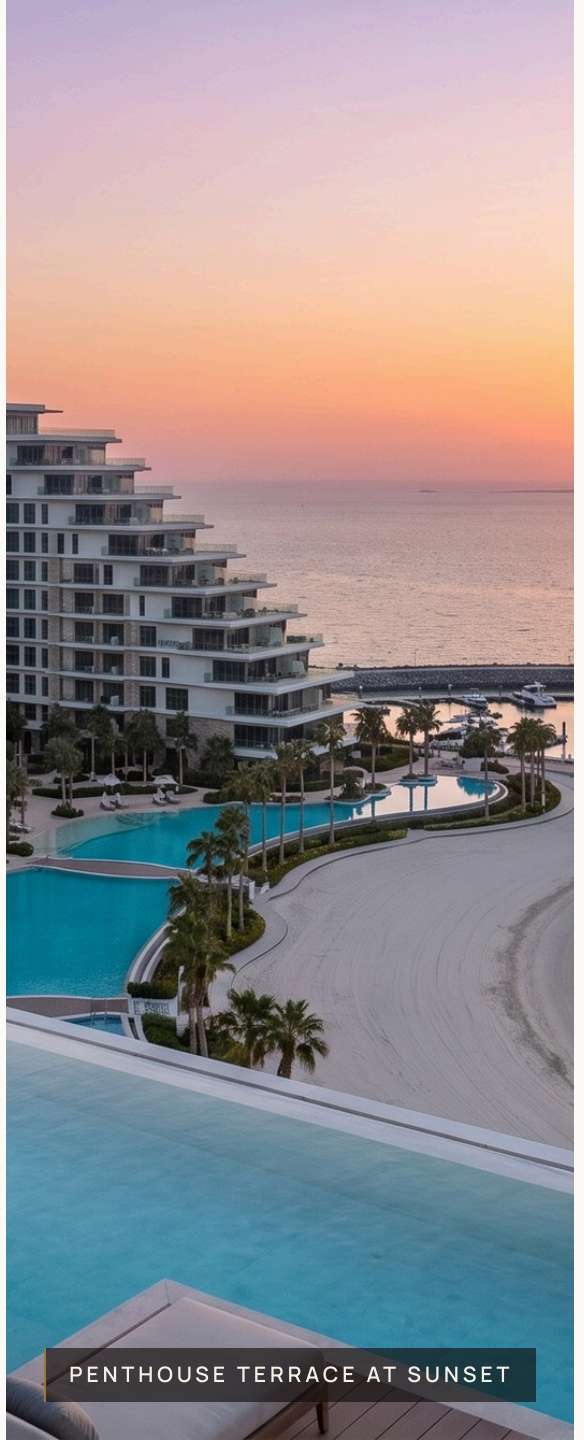
Morning in the panoramic gym, a swim in the lagoon pool, lunch at the restaurant, then the daybeds of the beach club. Sunset falls across the water onto the terrace, and the sky lounge stays open after dark.

WHO IT'S FOR

Beachfront buyers, foreign freehold investors and yacht owners



BEACH CLUB CABANAS



PENTHOUSE TERRACE AT SUNSET



TERRACE WITH PLUNGE POOL

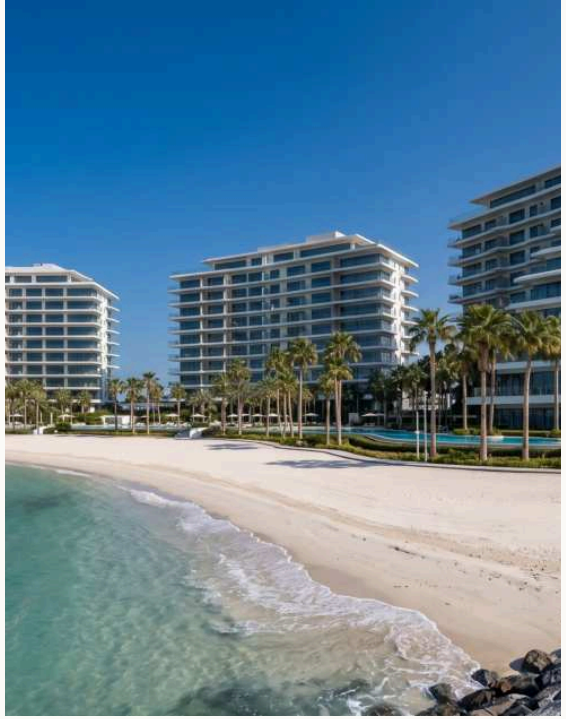
01

Three buildings on the beach

Three stepped twelve-storey buildings on a private peninsula, from the sea, the beach and the arrival court.

- Peninsula from above
- Lit buildings at dusk
- Three buildings from the water
- Buildings from the beach
- Complex at golden hour
- Stepped terraces close up
- Arrival porte-cochère











THREE BUILDINGS ON THE BEACH

Lobby facing the pool

ONDINE RESIDENCES, PALM JUMEIRAH

02

Marina and the Gulf

Yacht berths behind the breakwater and open water in front of the beach.





- Marina beside the beach
- Yacht approaching the beach
- Yacht at the berth

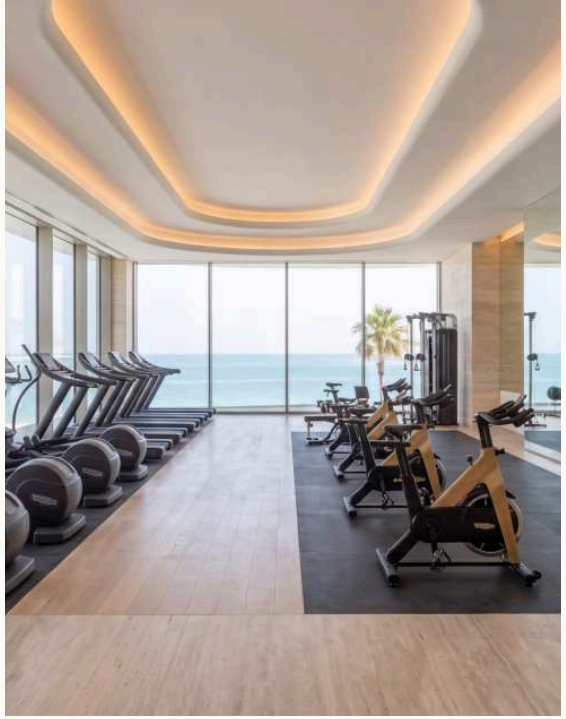
03

Beach club, pools and spa

Lagoon pools, a beach club, an indoor pool, gym, hammam, restaurant, sky lounge, cinema and library.

- Lagoon pools and beach
- Lagoon pool at water level
- Pool edge over the beach
- Beach club cabanas
- Indoor pool facing the beach
- Gym facing the sea
- Stone hammam under dome







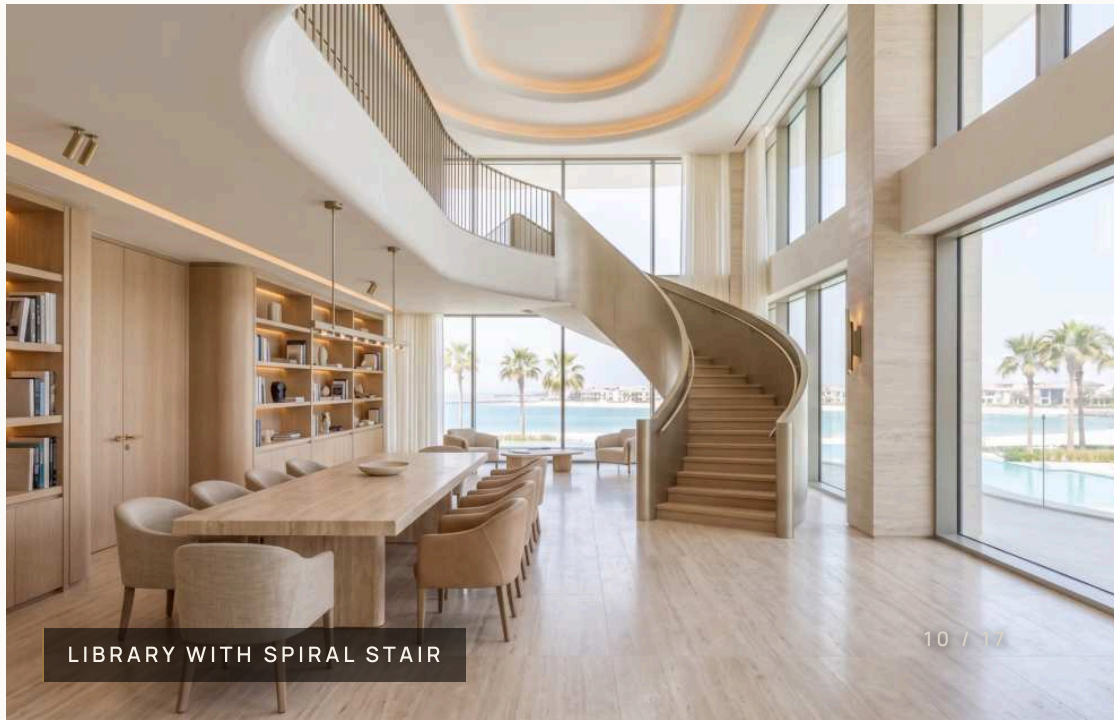




SKY LOUNGE WITH ONYX BAR



PRIVATE CINEMA



LIBRARY WITH SPIRAL STAIR

04

Residences and penthouses

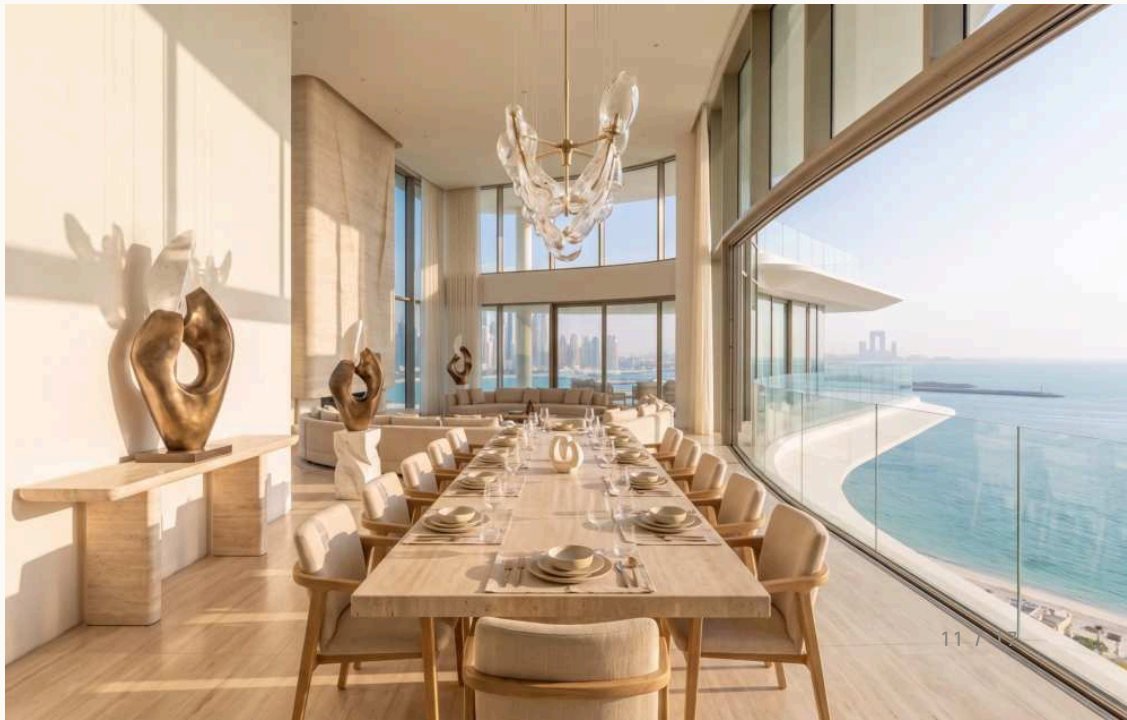
Travertine, light oak and full-height glazing onto curved terraces, up to the double-height Presidential Residence.

- Living room onto terrace
- Kitchen with travertine island
- Bedroom with curved balcony
- Terrace with plunge pool
- Double-height living room
- Dining table for twelve
- Presidential master bedroom











PRESIDENTIAL MASTER BEDROOM



STONE TUB BY THE WINDOW



DOUBLE-HEIGHT TRAVERTINE BATHROOM

EQUIPMENT

Engineering and finishes

CLIMATE	Central district cooling	WATER	Central
INTERNET	Fibre	SMART HOME	Lighting, climate and access by app
POOL	lagoon pools in the gardens, indoor pool, private plunge pools on terraces of larger upper-floor homes		
SPA	indoor spa, traditional stone hammam	LIFT	Yes, in every building
PARKING	Underground, 1–4 spaces by residence size	FINISH	Designer
FURNITURE	Unfurnished	KITCHEN AND APPLIANCES	Travertine island, built-in premium appliances
SECURITY	gated community		

INVESTMENT

The property as an investment

YIELD	≈ 5–6% gross	OCCUPANCY	60–65%
AVERAGE RATE	650 $	PAYBACK	≈ 18 years

Figures as stated by the owner; they are confirmed by documents at the transaction.



PRICE FROM

1 690 000 $

ONDINE RESIDENCES, PALM JUMEIRAH

TERMS

Residences and prices

1 BEDROOM
88–107 m² · from 1 690 000 $

2 BEDROOMS
139–172 m² · from 2 700 000 $

3 BEDROOMS
223–279 m² · from 4 490 000 $

4 BEDROOMS
353–427 m² · from 7 620 000 $

PENTHOUSES
from 697 m² · from 17 700 000 $

PRESIDENTIAL RESIDENCE
873 m² · 23 140 000 $

OWNERSHIP TYPE
Freehold

ENCUMBRANCES
No

MORTGAGE
payment plan: 10% on booking, 50% during construction, 40% on handover

NEGOTIABLE
Price is firm

COMMISSION
No commission

TRANSACTION COSTS
≈ 4% Dubai Land Department fee plus registration



ONDINE RESIDENCES, PALM JUMEIRAH

HONESTLY

What's worth knowing in advance

01 Off-plan, handover only in Q4 2029; no service charge, parking or technical details given

02 Sales gallery by appointment, daily 10:00–18:00



HOW THE VIEWING WORKS

Visit the sales gallery

01 Payment plan 10/50/40, handover Q4 2029.

02 Contact Estate Luma, we reply within the hour.

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