



COMO

• RESIDENCES •

The Palm

NAKHEEL

The future belongs to those who can imagine it, design it,
and execute it. It isn't something you await, but rather
create."

*His Highness Sheikh Mohammed Bin Rashid Al Maktoum,
Vice President and Prime Minister of the UAE and Ruler of Dubai*





THE VISION



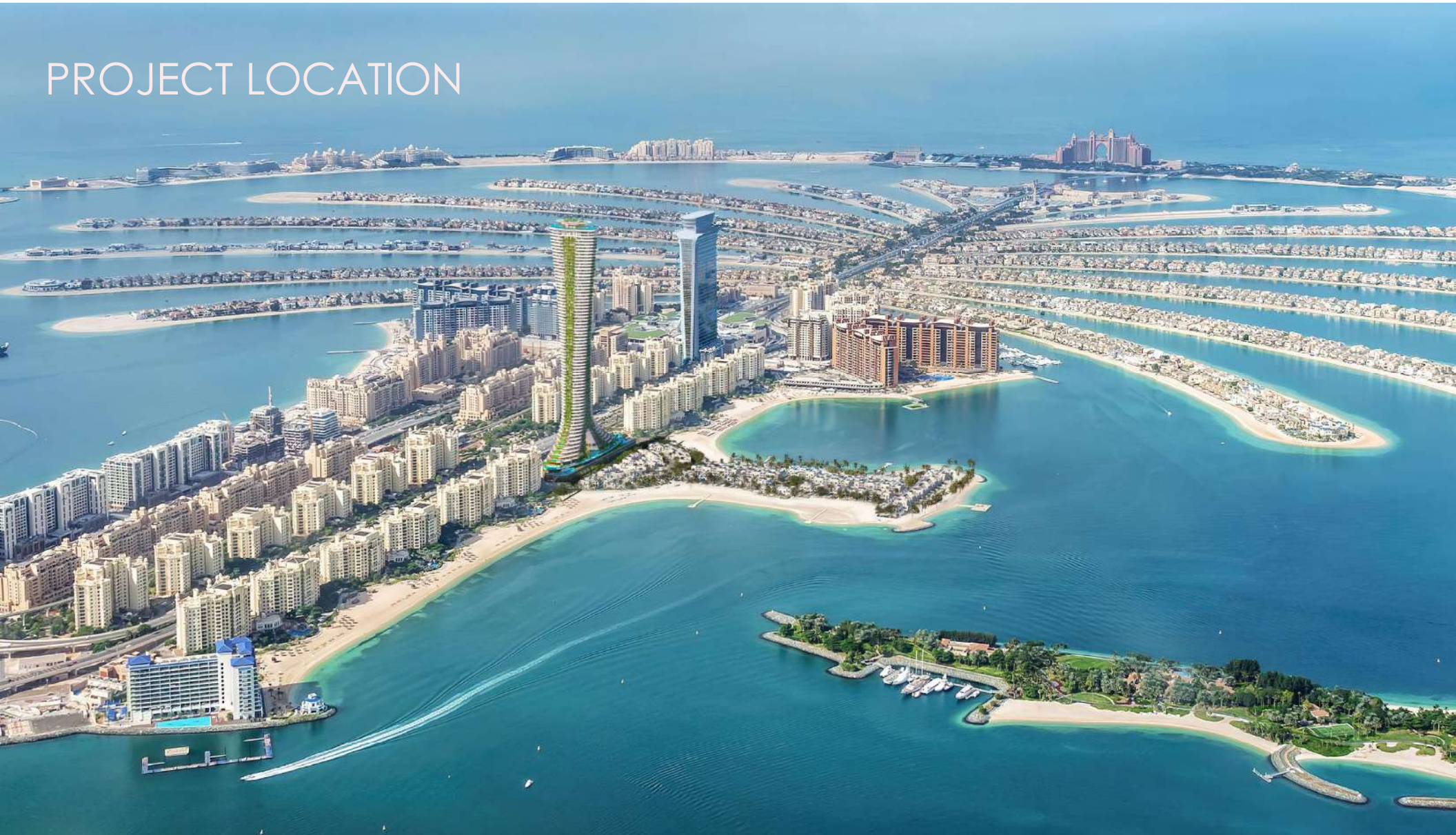
Como Residences is a new signature
landmark on the Dubai skyline.

It effortlessly combines a sophisticated
lifestyle with seaside living.

The architecture celebrates the natural
beauty and harmony of the sea, sand and
the sky.

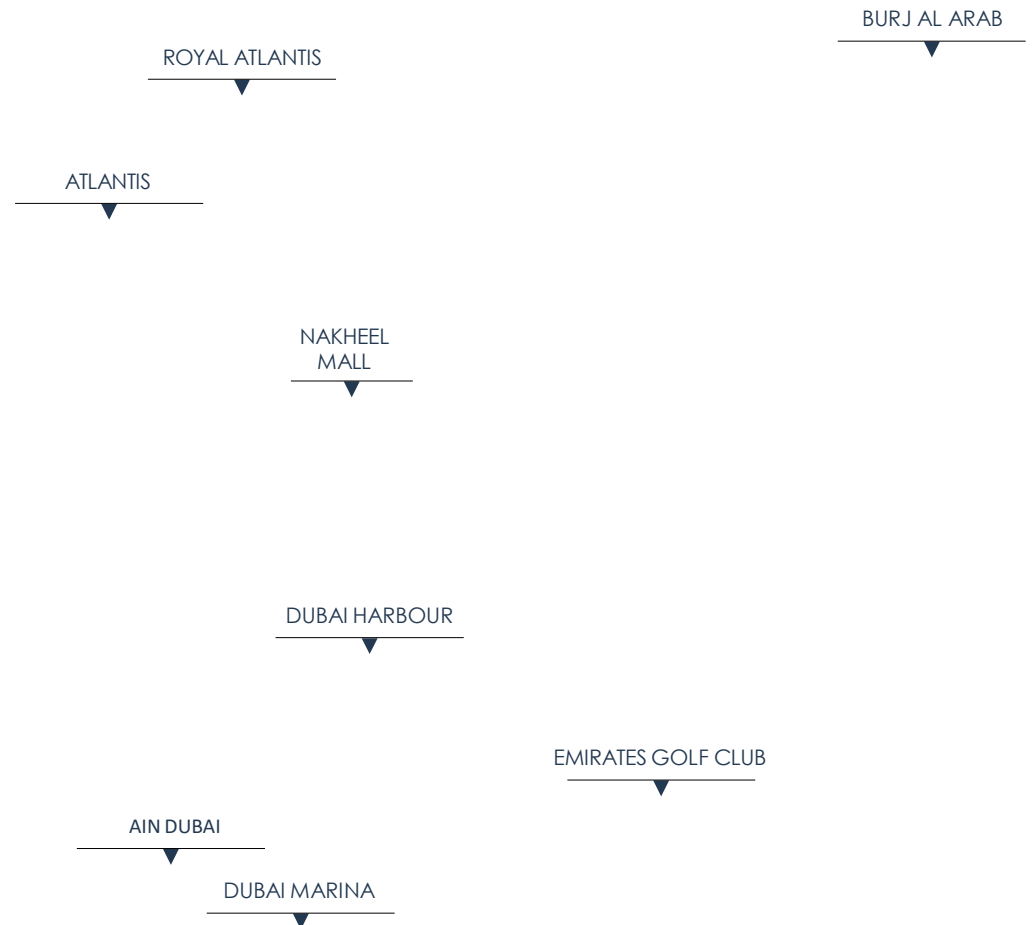


PROJECT LOCATION



SITE LOCATION

- The project's surroundings include the world famous Burj Al Arab, Nakheel Mall, Royal Atlantis and the Atlantis Hotel, Dubai Harbour and the Dubai Marina.
- The plot is located on the north-eastern side of the Palm Jumeirah Trunk.
- The development will benefit from spectacular views. The views to the east will include the Burj Al Arab and the Burj Khalifa.
- In a northwestern direction residents will enjoy spectacular views of the Palm Fronds, framed by the Atlantis Hotel and the Arabian Gulf as a backdrop.
- To the west, the development will enjoy benefits of the Dubai Marina and Ain Dubai.





ARCHITECTURE & DESIGN

NAKHEEL







Dubai's latest 300 m landmark, is the tallest tower on Palm Jumeriah.

Como Residences takes the shape of an organic seashell, rising towards the sky.

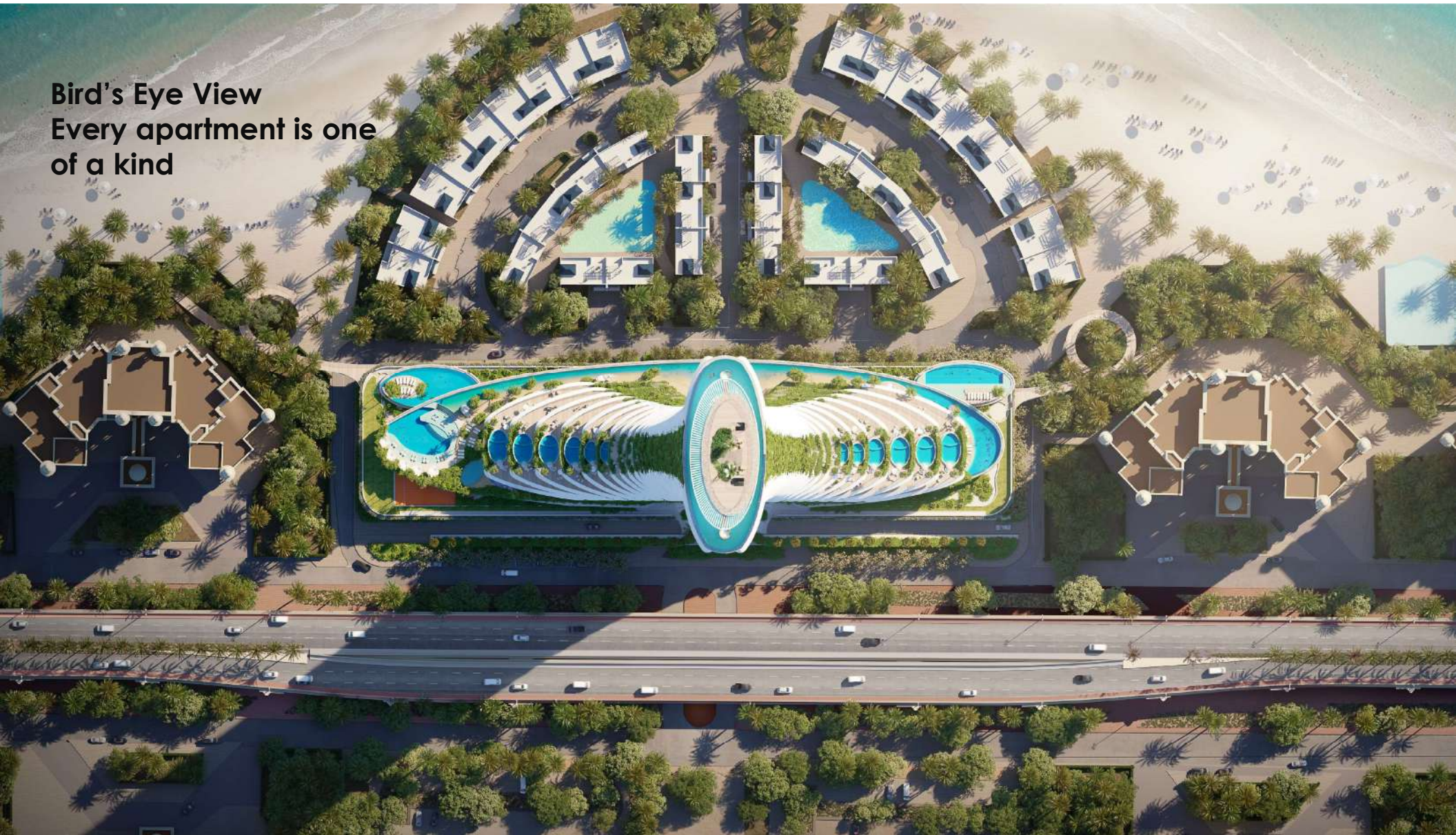
This artwork is inspired by the gentle waves of the sea and sinuous curves left in the sand.

SKY POOL -71st Floor
The highest pool on Palm Jumeriah





Bird's Eye View
Every apartment is one
of a kind





THE INTERIORS

NAKHEEL

4-meter height



Level 5 Duplex – Terrace
Residences





Exclusivity is assured
with a limited 76
Residences

2 - Bedroom
3 - Bedroom
4 - Bedroom
5 - Bedroom
6 - Bedroom
7 - Bedroom

Residences are
located over 69
Floors



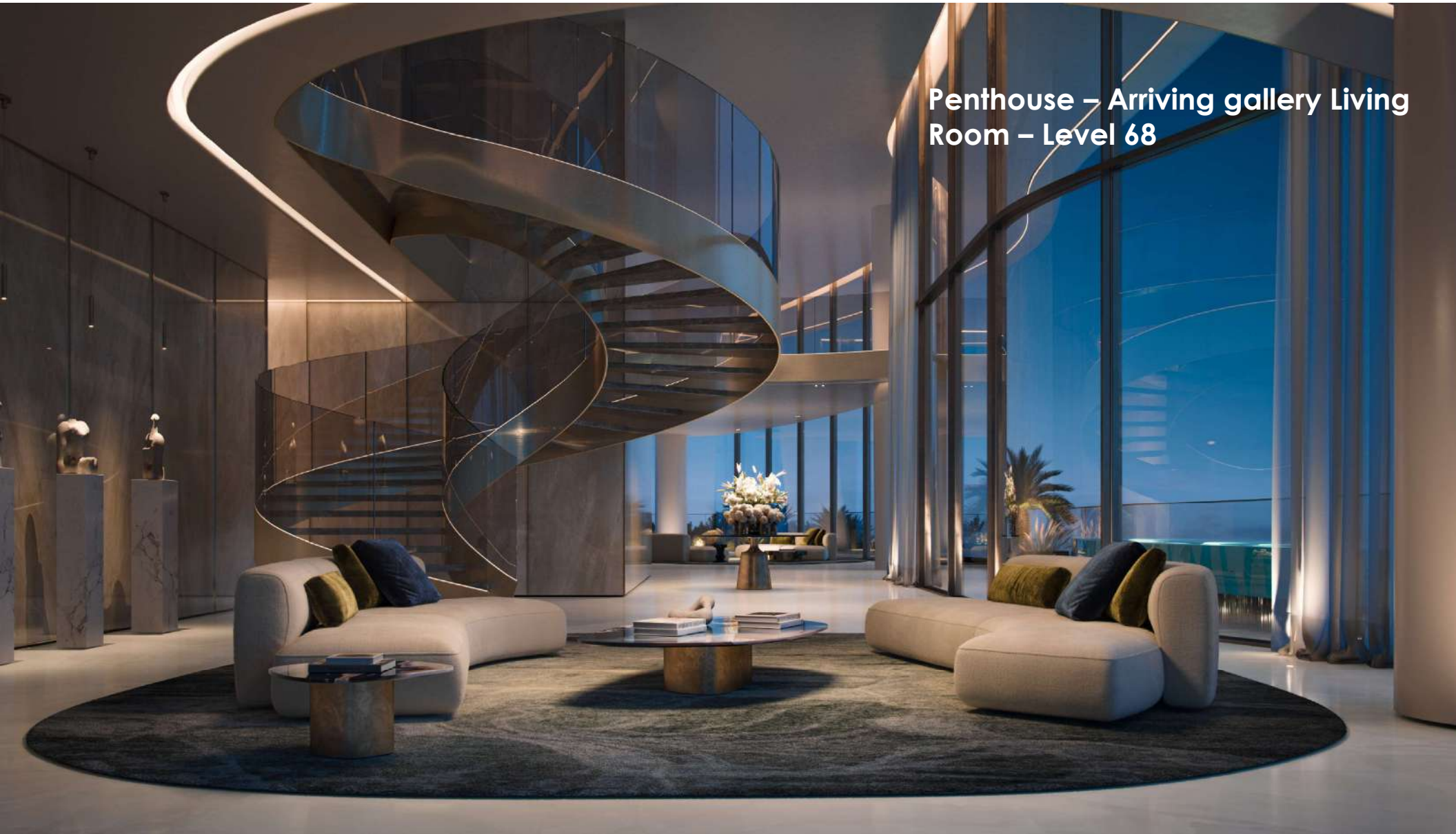
Luxury Italian
finishes with
bespoke kitchens,
wardrobes and
branded
appliances





Stunning 360-degree
views of Dubai's
famous Landmarks

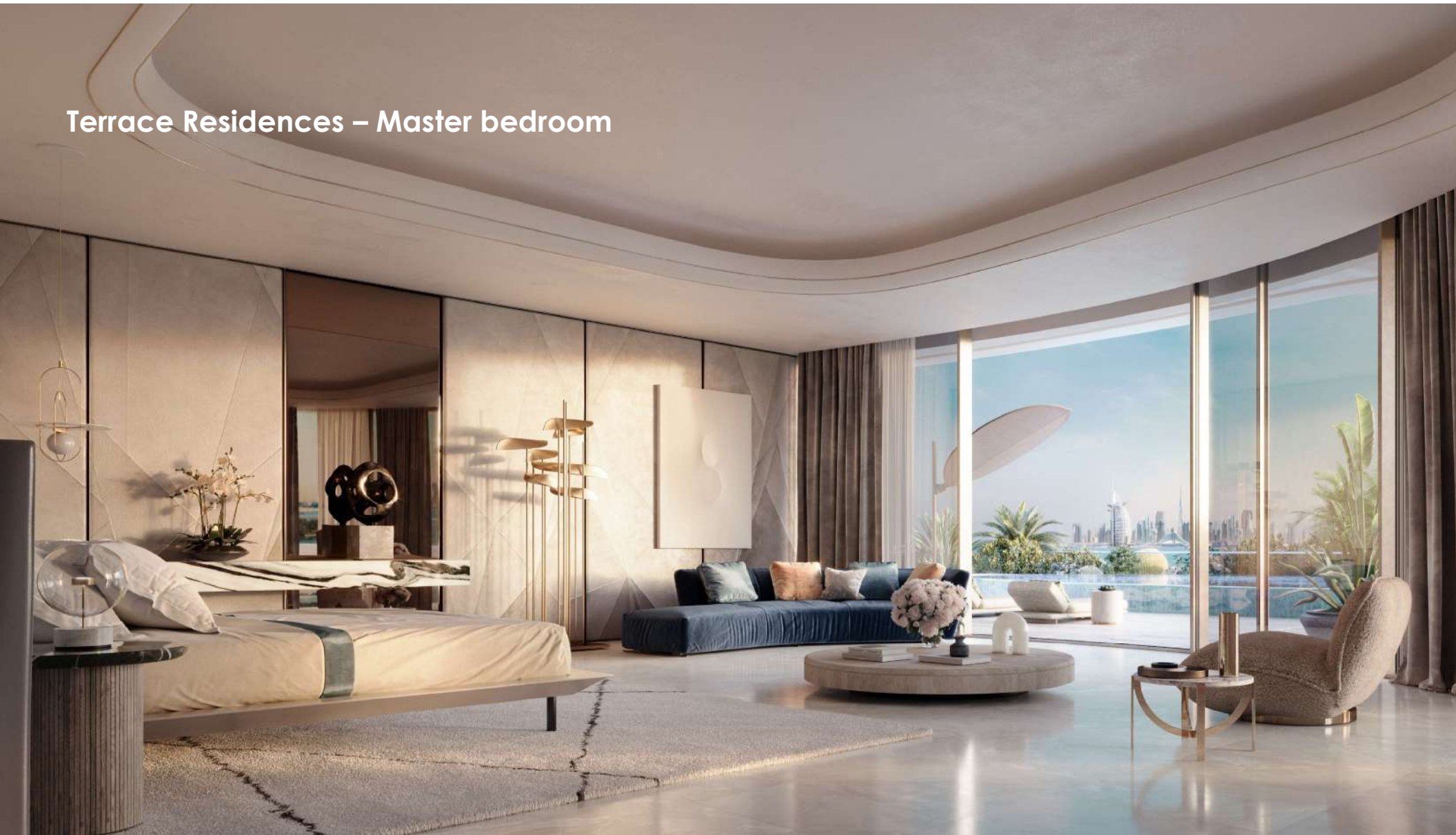
Penthouse – Arriving gallery Living
Room – Level 68



Terrace Residences



Terrace Residences – Master bedroom



Tower Residences – Ensuite bathroom



Terrace Residences





AMENITIES

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Private Sandy Beach Pool



Extensive & Lush
Landscape Areas

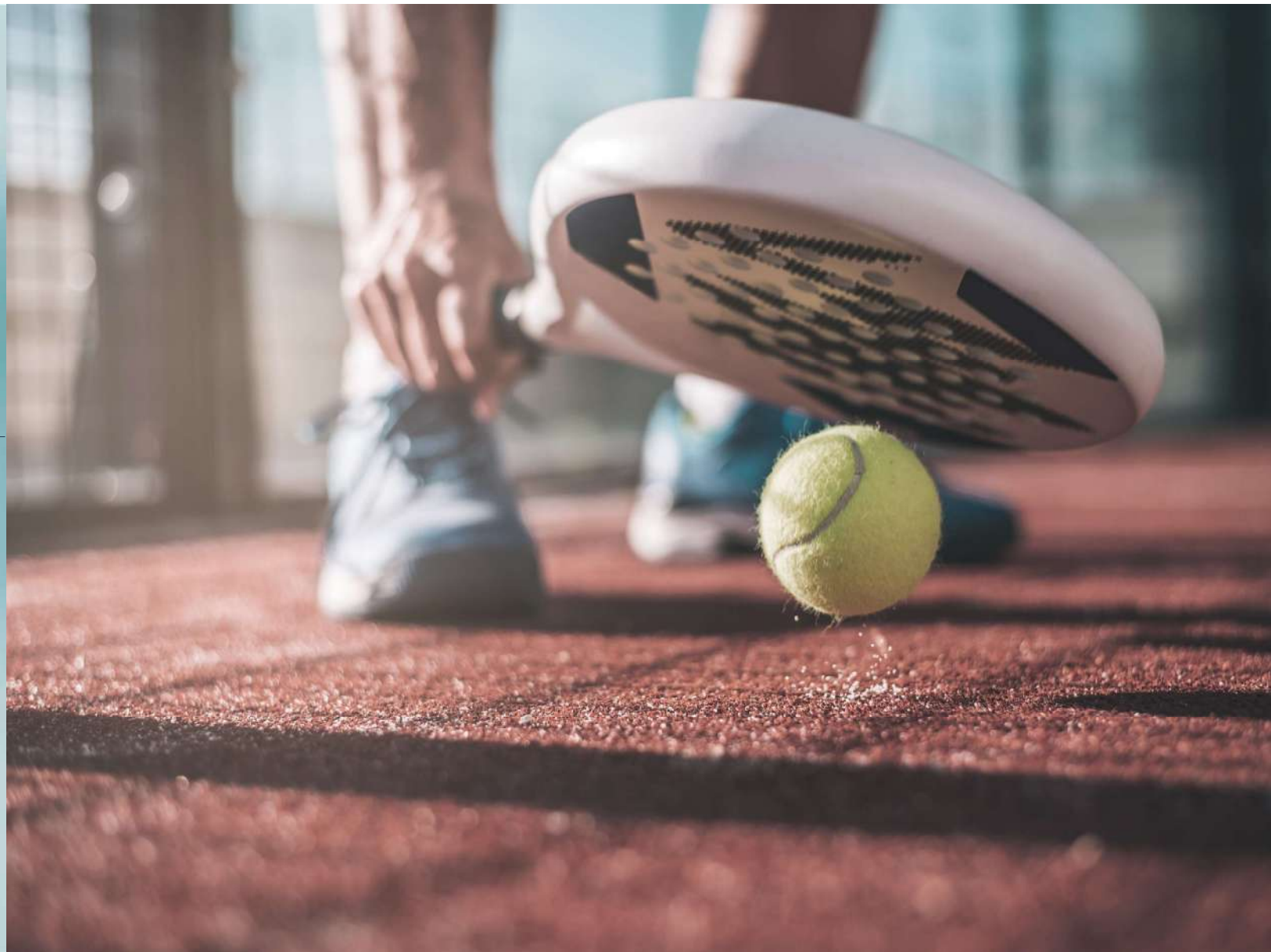


Rooftop Infinity
Pool with Stunning
360-degree Views &
Lounge





Paddle Courts,
Squash Courts &
Running Track





Gymnasium, Spa &
Wellness Centre



Children's Wet and Dry Play Areas





Resident's Café Lounge
Located on Level P3



Business Centre
c/w Conferencing
Equipment &
Meeting Rooms

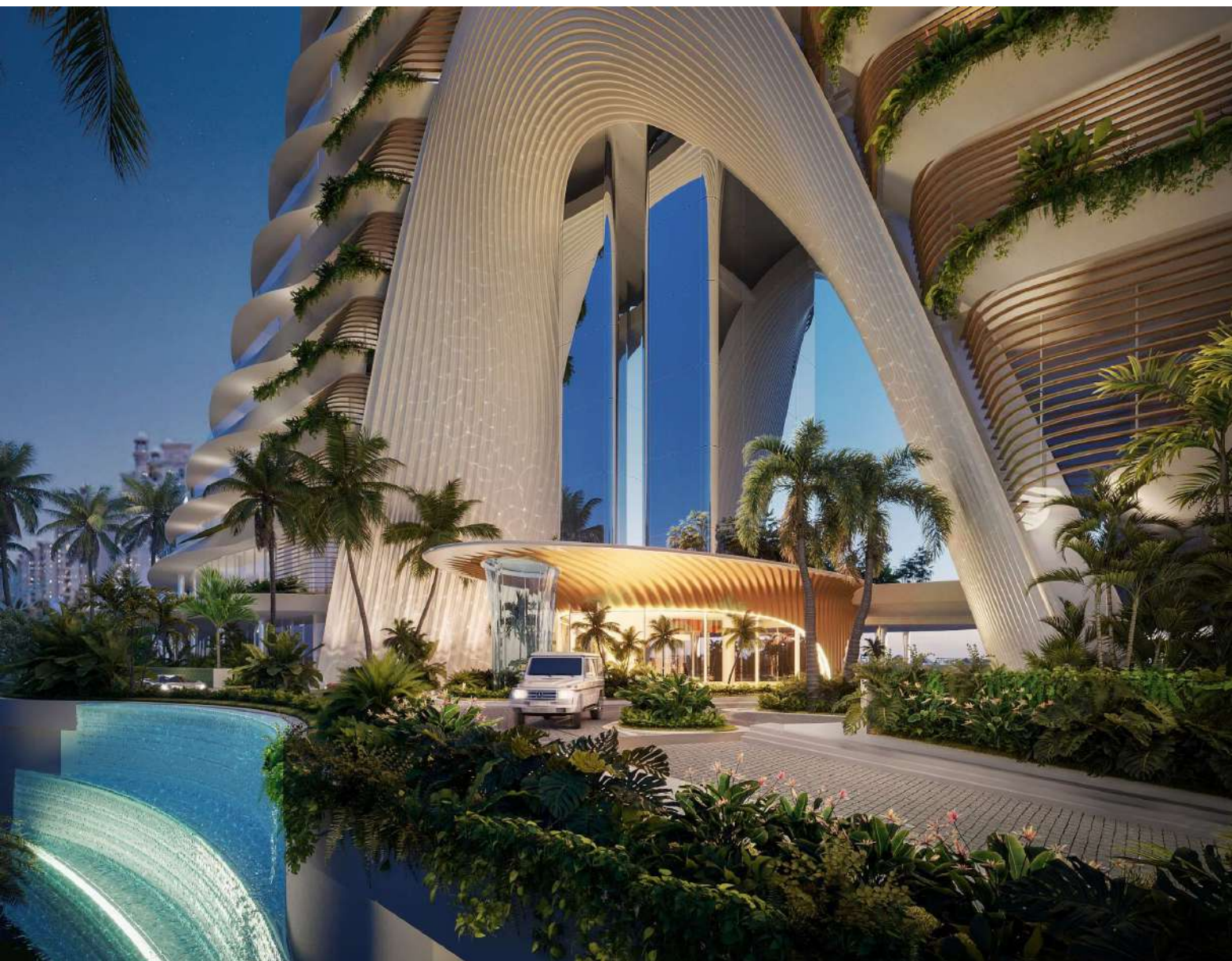




Independent Drivers
Quarters



Generous Parking Provisions



Concierge
Service



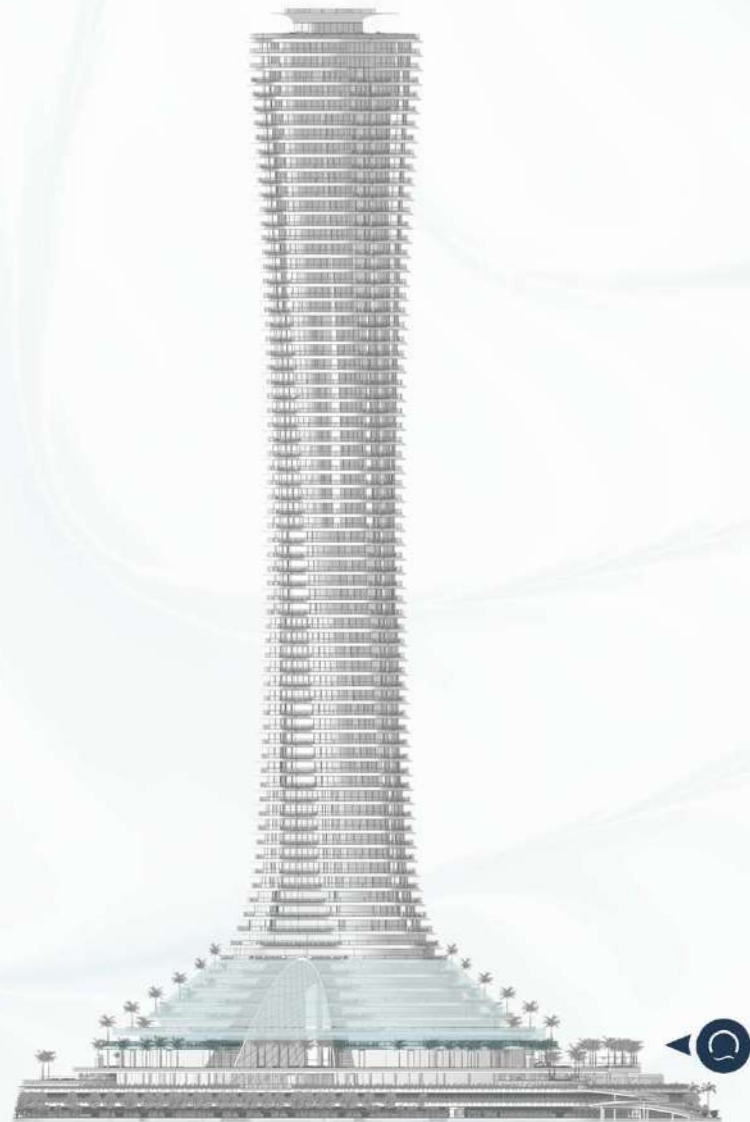
TOWER ZONING

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TERRACE RESIDENCES
LEVELS 1-6
4 – 7 BEDROOMS
SIZE RANGE: 11,400 - 19,600 SQFT



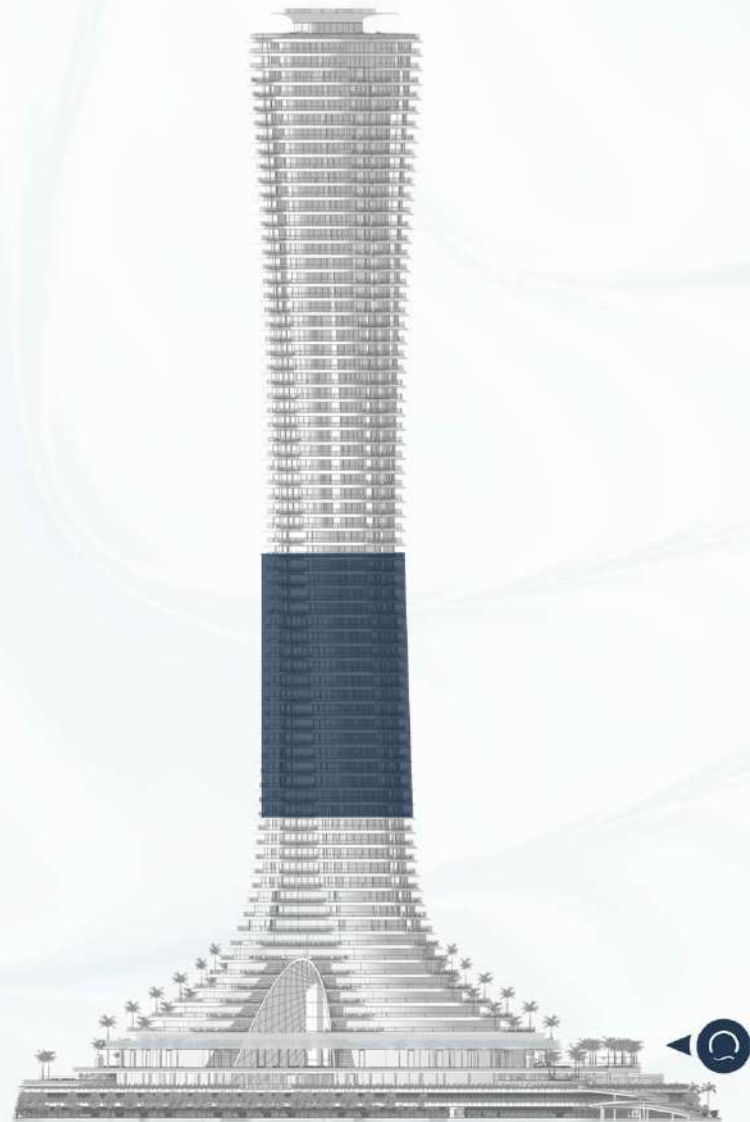
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TOWER RESIDENCES
LEVELS 9 - 18
2 - 5 BEDROOMS
SIZE RANGE: 4,500 - 7,700 SQFT



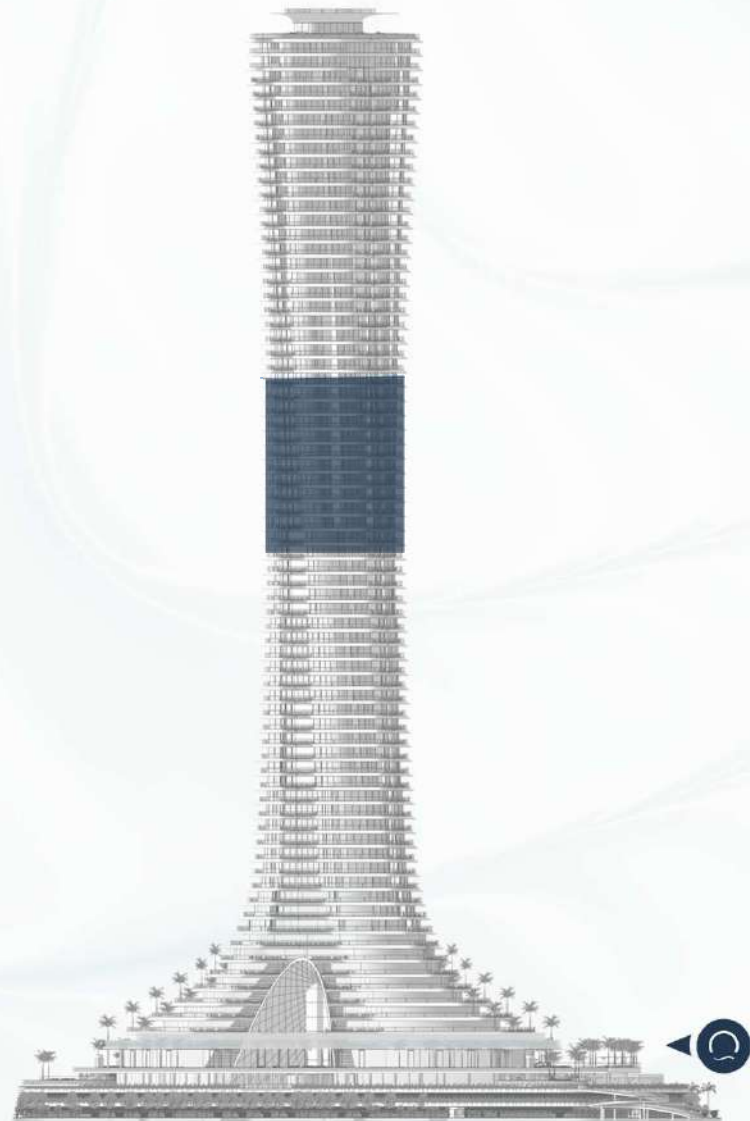
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TOWER RESIDENCES
LEVELS 19 - 36
3 - 4 BEDROOMS
SIZE RANGE: 9,300 - 10,200 SQFT



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TOWER RESIDENCES
LEVELS 37 - 49
4 BEDROOMS
SIZE RANGE: 9,300 – 9,500 SQFT



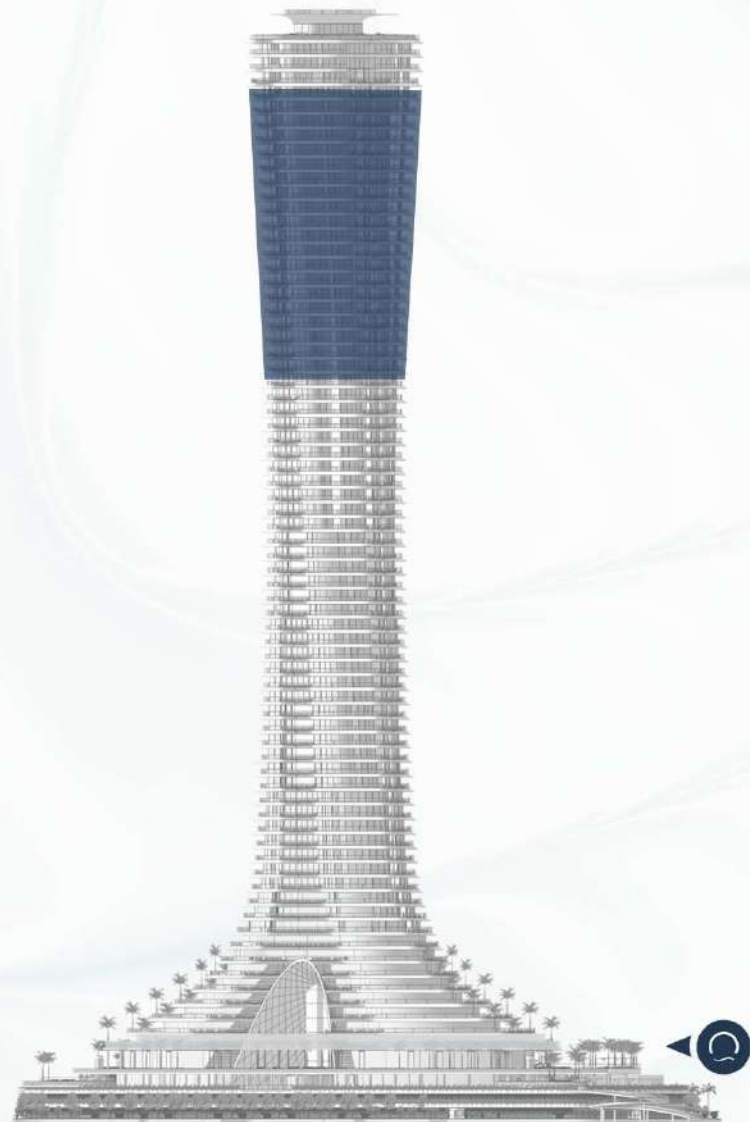
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TOWER RESIDENCES

LEVELS 52- 67

4 – 5 BEDROOMS

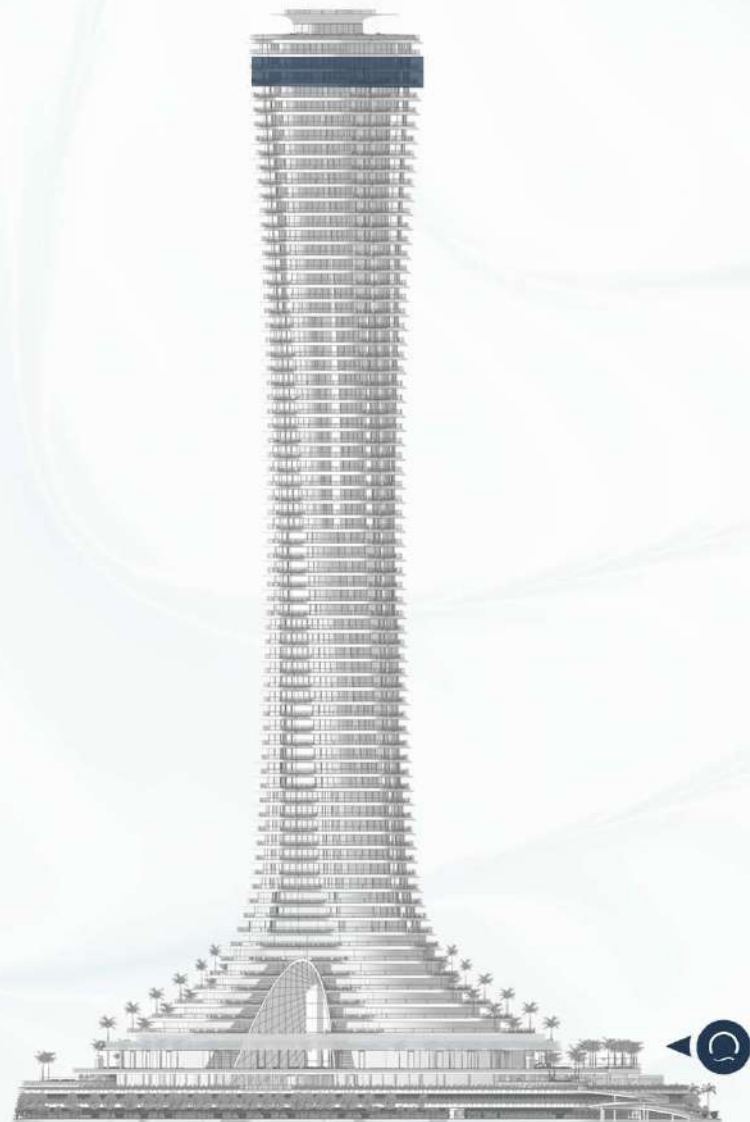
SIZE RANGE: 9,800 – 11,700 SQFT



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PENTHOUSE RESIDENCE
LEVELS 68 - 69
5 BEDROOMS
SIZE RANGE: 22,000 SQFT





PAYMENT PLAN

NAKHEEL

PAYMENT PLAN

Booking Amount	1st Instalment	2nd Instalment	3rd Instalment
20%	10%	10%	10%
Upon Booking	30-OCT-2023	30-APR-2024	30-OCT-2024
4th Instalment	5th Instalment	6th Instalment	Final Instalment
10%	10%	10%	20%
30-APR-2025	30-OCT-2025	30-APR-2026	ON HANDOVER

Expected handover: Q3 2027



COMMISSION RATE 4%

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PRICING

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THANK YOU



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