Villa For Sale on Palm Island Jebal Ali

Palm Cove Townhouse

PA-KJ-3b-01

FOR SALE direct from the owner

Located N Frond.

Private beach access
End of terrace unit
South facing sea view
Swimming pool and Jacuzzi
Multi-purpose hall containing kitchen and Barbecue Facilities
Resort style landscaping
High ratio of grassy promenades to built-up area
Two car garage with two external parking spaces
Each cluster has its own distinctive architectural style inspired by the Byzantine era, Dubai Heritage, Arabic fusion and classic old world Arabic
Contemporary interior

Completion 2011.

Bedrooms: 4

Total built up area: 3,800 sq ft./ 325.00 sq meters

Original Price 1,870,000 AED

For sale: 5,610,000. Pay now only 4,301,000. Construction has started.

All inclusive with only 30% paid. No advance instalment.

No agent's commission to pay you buy direct from the owner. We act only as the power of attorney for our client.

Guaranteed hassle free sale with a price that will not change after a sale is agreed.

The Malcolm Group International
Dubai Tel/Fax: +971-(0)4 3374 5041
Dubai Mobile: +971-(0)50 656 8948
London Tel: (rings in Dubai): +44-(0)208-150-6767
Toronto Tel:(rings in Dubai) +1-(647)-477-6743
Email: clive@ThePalm.net
www.ThePalmDubai.com

For the best selection of luxury apartments and villas on the Palm Islands of Dubai, for the most up to date news and information about the property market, for unparalleled customer service and for the inside track on new launches, click first on www.ThePalmDubai.com

24/10/2008

NAKHEEL

16th August, 2008

Clive Malcolm Geisler
P.O.Box:92 FC144
Dubai,United Arab Emirates

Dear Sir / Madam,

Subject: Palm Cove Townhouse Allocation on Palm Jebel Ali

We are writing to inform you of exciting new developments relating to your Palm Cove Townhouse on Palm Jebel Ali.

Exclusive to each Palm Cove Townhouse community is a spacious section of waterfront with private beach access. Changes in Nakheel's Master plan, as a result of extensions made to the fronds, have resulted in relocation of a number of town homes as marked in the brochure. These changes have facilitated easier access from each Townhouse directly to the beachfront. In addition, upgrades and other aspects of the design features will allow the vista of the Arabian Gulf to be framed to its best advantage.

Each Cove will have its own swimming pool and Jacuzzi, along with a multi-purpose hall containing kitchen and barbecue facilities. The resort-style landscaping surrounding the Palm Cove communities allows for a high ratio of grassy promenades to built-up area.

Each cluster of homes boast its own distinctive architectural style, inspired variously by the Byzantine era, Dubai Heritage, Arabic Fusion and classic Old World Arabic. Interiors are contemporary in style, and have been designed with high quality finishes and fittings in mind. Every Palm Cove Townhouse has a double garage along with two external parking spaces.

The land reclamation work for the Canal Cove sites is nearing completion with final compaction and engineering test scheduled for August and September. By November we expect to be undertaking the initial construction works for the Canal Cove sites with the expected completion of the first properties in 2011.

We will be in touch again shortly with more expansive details which will include floor plans, examples of interiors, landscaping and other information pertaining to your new home on Palm Jebel Ali. In the meantime, attached to this letter is your Palm Cove location guide. The property code(s) within this letter will allow you to examine in more detail the location of your allocated Townhouse along with front and back elevations of the building clusters.

On the basis of your existing reservation agreement, your Townhouse location is : **KJ-3b-01.**

NAKHEEL

To give you a better understanding of the property code and location, we request you to refer to the below table. The enclosed brochure(s) show the Cove plan numbers marked in a clockwise manner on the cluster layout plan pertaining to your new location.

Property Code	**KJ-3b-01**
Cove Location	Cove N
3b	4 Bedroom
01	Townhouse number

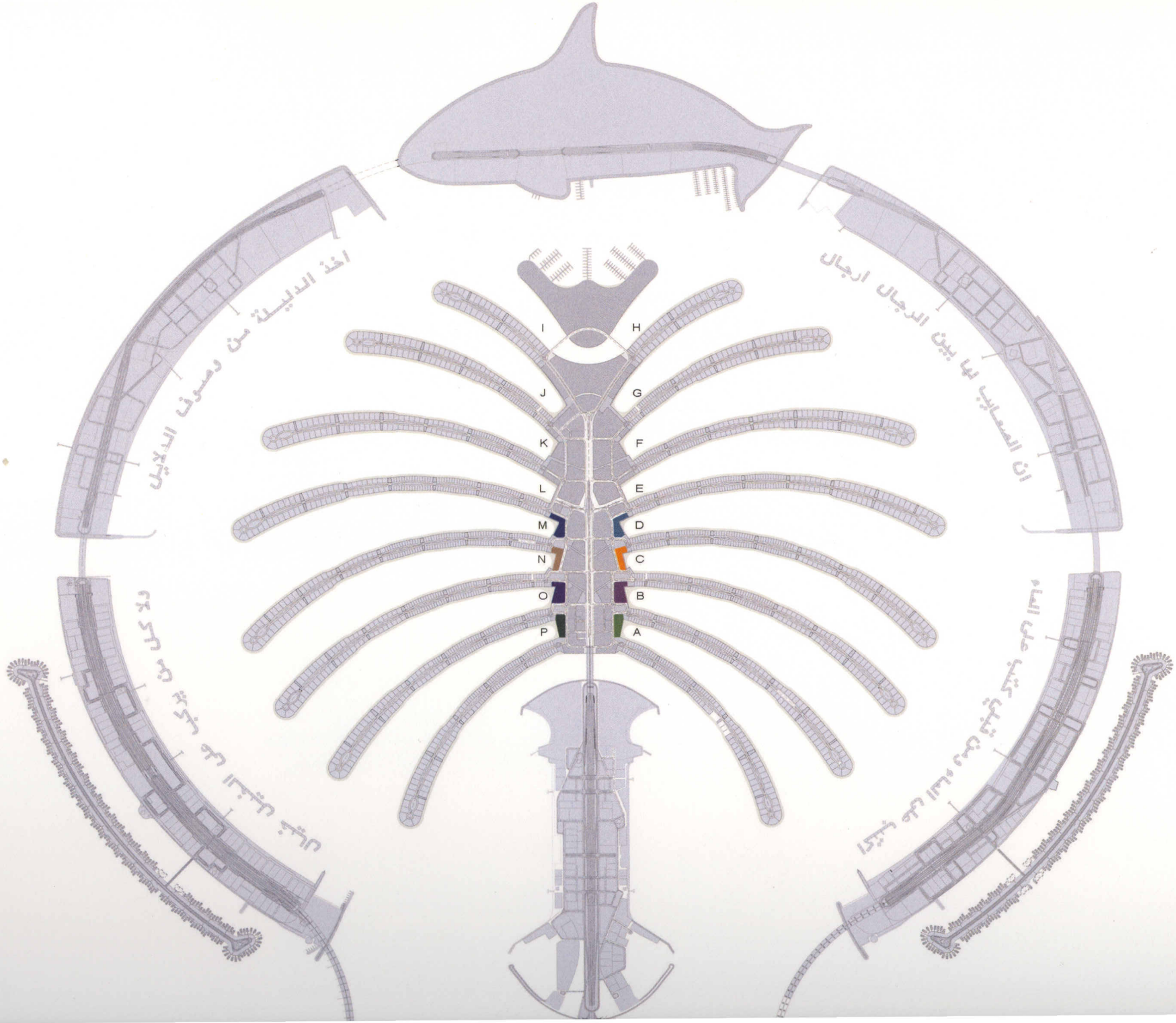
We are also pleased to inform you that payment schedule for the project has been finalized. The 2nd instalment for the property is now due on 1st November 2008 and we would appreciate you settling the 20% instalment by this date. The new payment schedule and the payment instructions have been attached for your reference.

We look forward to welcoming to your future home on Palm Jebel Ali. Should you require any further assistance, please do not hesitate to contact the Nakheel Customer Services on + 971 4 390 3333 or at info@nakheel.com

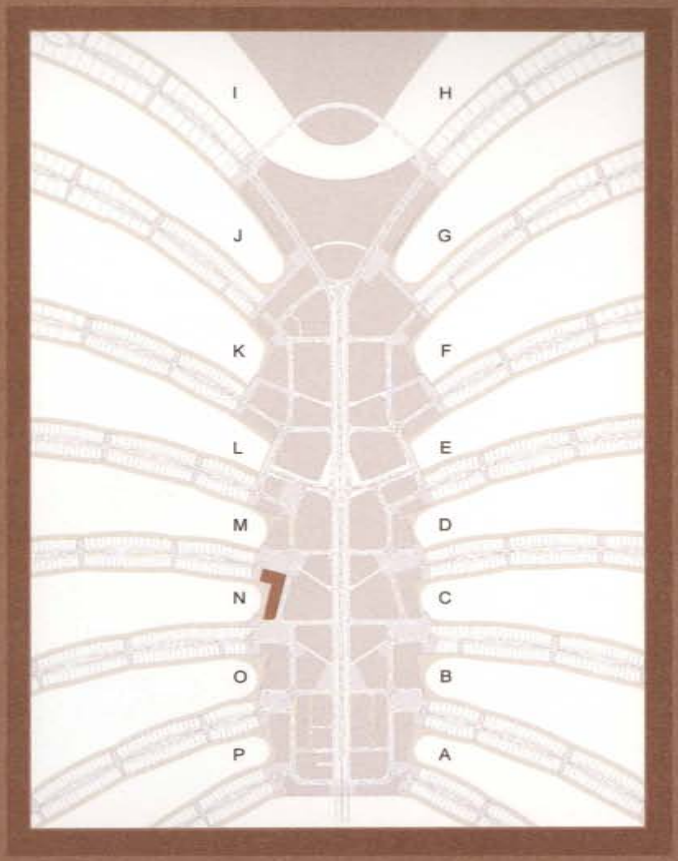
Yours sincerely,

For and on behalf of
Palm Jebel Ali

Nakheel Customer Services


I
H
J
G
K
F
L
E
M
D
N
C
O
B
P
A

COVE N COMMUNITY

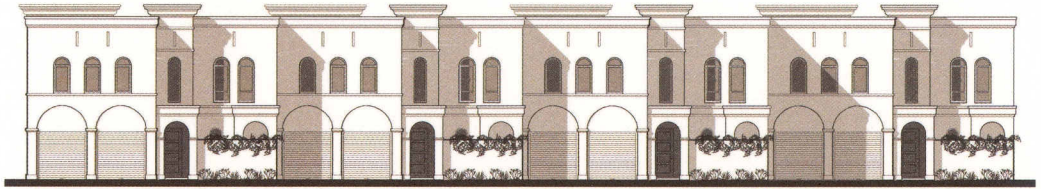


PROPERTY CODE & FLOOR PLAN KEY

PROPERTY CODE	Property No.
	XX- 0X-00
FLOOR PLAN REFERENCE SEE PALM COVE TOWNHOUSES BROCHURE	Type
	0000

Palm Jebel Ali

Disclaimer: Artistic rendering and images are for illustrative purposes only and are subject to change without notice.



LK-3b-02/1202	KJ-3b-06/1202	KJ-3b-06/1202	KJ-3b-01/1202

STREET ELEVATION

KJ-3b-01/1202	KJ-3b-06/1202	KJ-3b-06/1202	LK-3b-02/1202

BEACH ELEVATION

THE PALM

Payment Schedule for Town homes

Sr. No	Installments	Percentage	Date
1.	Booking deposit	10	On Booking
2.	2nd Installment	20	1St Nov,2008
3.	3rd Installment	20	1st May,2009
4.	4th Installment	20	1st Nov, 2009
5.	5th Installment	20	1St May, 2010
6.	6th Installment	10	On completion