



PALMA™  
DEVELOPMENT



SERENIA DISTRICT  
AT JUMEIRAH ISLANDS



WEST  
RESIDENCE

EXCEPTIONAL URBAN LIVING

[SERENIADISTRICT.COM](http://SERENIADISTRICT.COM)



46  
Floors

419  
Units

 WEST  
RESIDENCE

WEST RESIDENCE

5



Prime location in Jumeirah Islands, offering breathtaking views and excellent connectivity

Japanese-inspired design crafted by renowned architect Nikken Sekkei

WEST RESIDENCE





Exclusive Serenia Signature Clubhouse

WEST RESIDENCE



Expansive 100,000 sq. ft. community hub fostering social engagement

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Four levels of premium amenities, featuring one of Dubai's largest residential gyms

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Four stunning pools, including an infinity pool, an indoor pool, a lap pool and shallow pool

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Unique and vibrant retail concepts for an enhanced living experience

# WEST RESIDENCE LAUNCH PAYMENT PLAN

**60% / 40%**



**10%**

**Deposit (First Installment)**  
Immediate

**10%**

**2nd Installment**  
30 Days

**10%**

**3rd Installment**  
June 2025

**10%**

**4th Installment**  
January 2026

**10%**

**5th Installment**  
January 2027

**10%**

**6th Installment**  
June 2027

**40%**

**Final Installment**  
December 2028







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DEVELOPMENT



**SERENIA DISTRICT**  
AT JUMEIRAH ISLANDS

**WEST RESIDENCE**

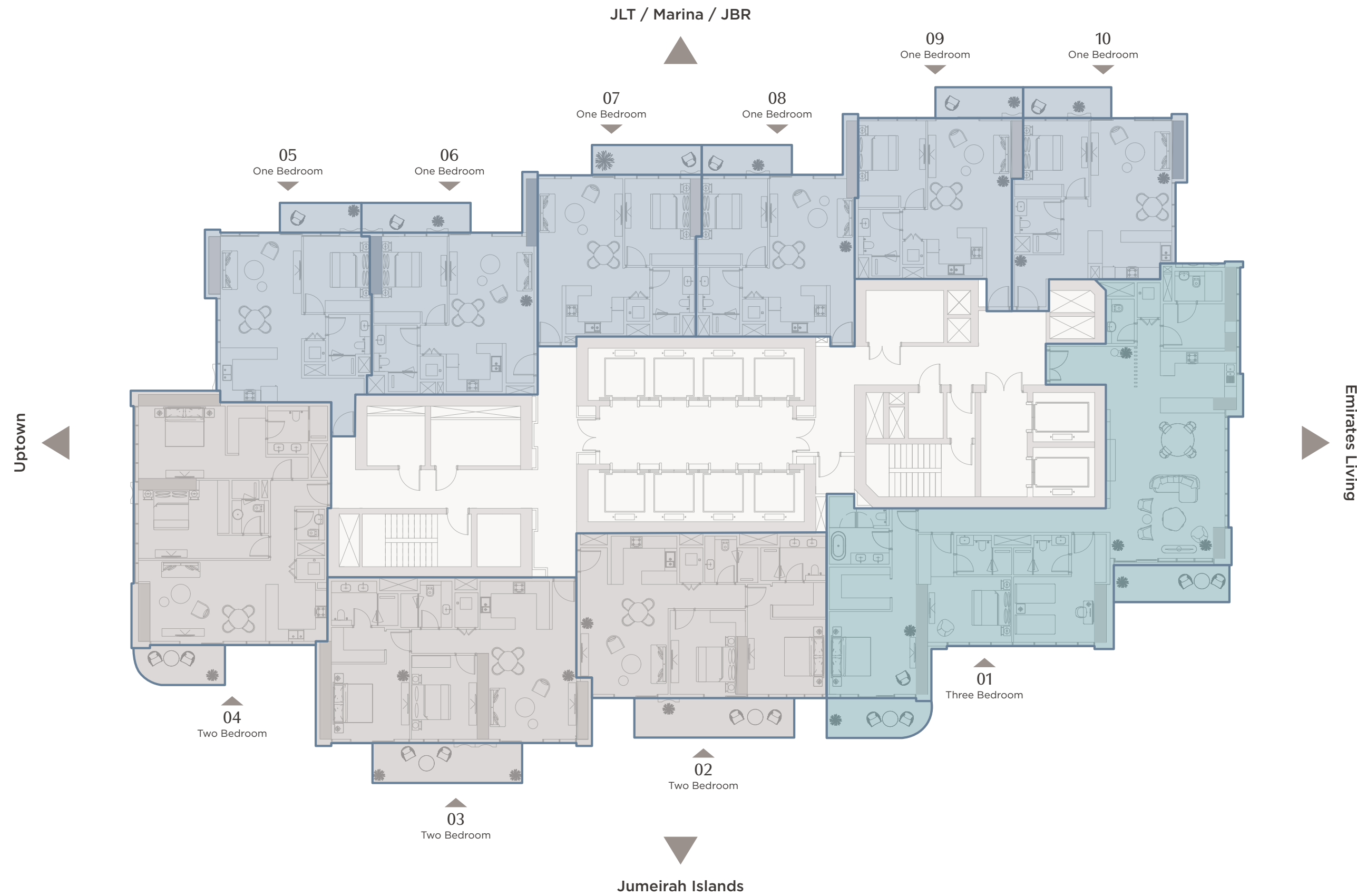
Even | Full floor

- Total internal area  
10,690 sq.ft (993 sq.m)
- Total terrace area  
1,226 sq.ft (114 sq.m)
- Total area  
11,916 sq.ft (1,107 sq.m)

**FLOOR COMPOSITION**

Total 10 units/floor

- 1 Bedroom  
6 Units
- 2 Bedroom  
3 Units
- 3 Bedroom  
1 Unit



KEY PLAN

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floor in the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are for representation only. The length and width of the balcony varies depending on which floor and which orientation the unit is located.

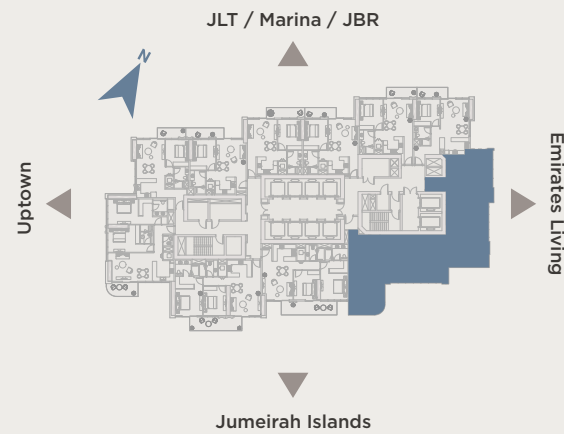
### WEST RESIDENCE

#### Type 01A | Three bedrooms

- Internal area**  
2,390 sq.ft (222 sq.m)
- Terrace area**  
241 sq.ft (22 sq.m)
- Total area**  
2,631 sq.ft (244 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

#### KEY PLAN



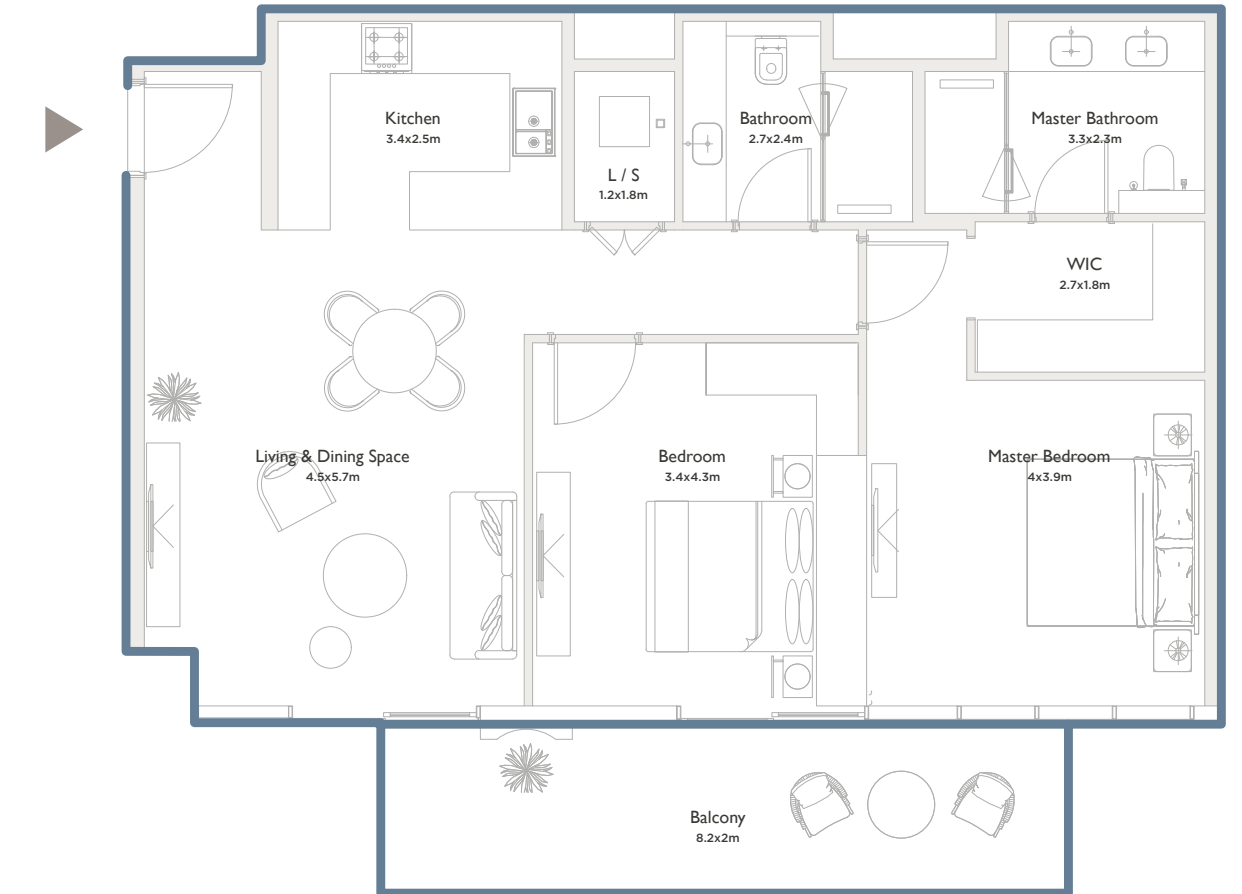
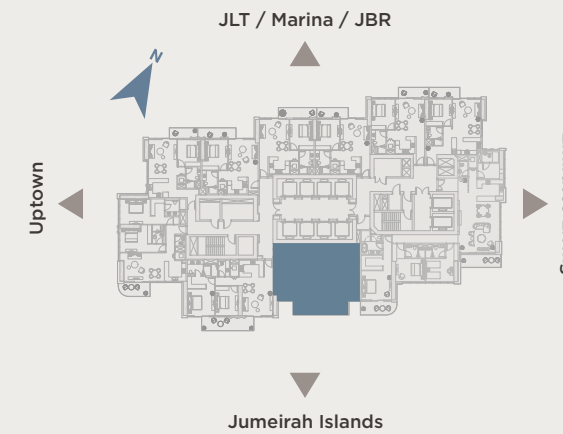
### WEST RESIDENCE

#### Type 02A | Two bedrooms

- Internal area**  
1,162 sq.ft (108 sq.m)
- Terrace area**  
188 sq.ft (17 sq.m)
- Total area**  
1,350 sq.ft (125 sq.m)




Type A - Even floors | Type B - Odd floors | Type C - Garden

#### KEY PLAN



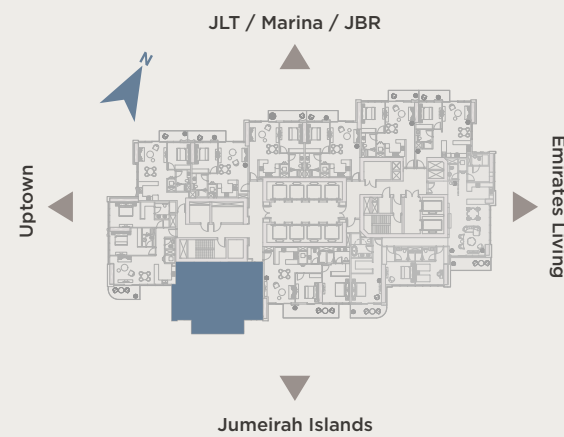
**WEST RESIDENCE**

**Type 03A | Two bedrooms**

-  **Internal area**  
1,201 sq.ft (112 sq.m)
-  **Terrace area**  
177 sq.ft (16 sq.m)
-  **Total area**  
1,378 sq.ft (128 sq.m)




Type A - Even floors | Type B - Odd floors | Type C - Garden

**KEY PLAN**



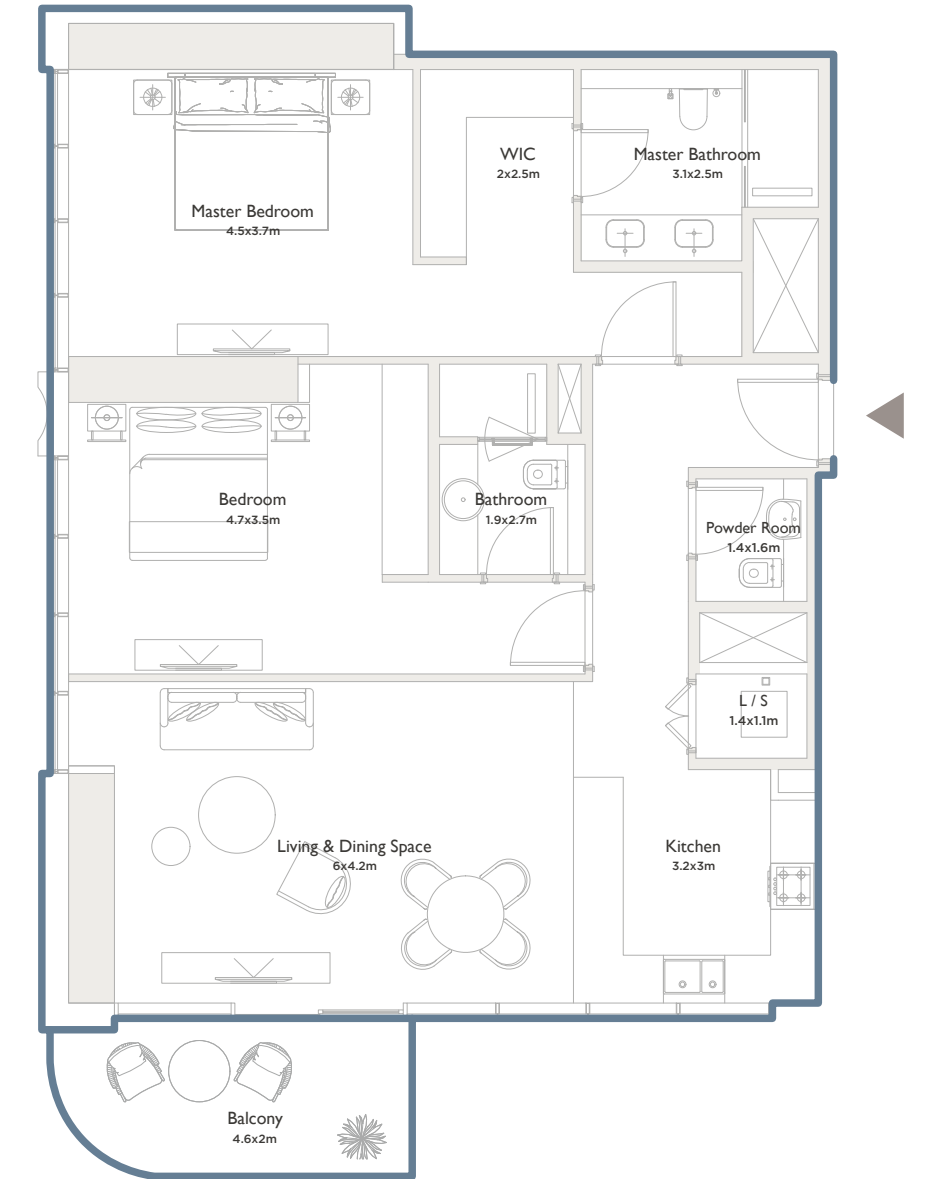
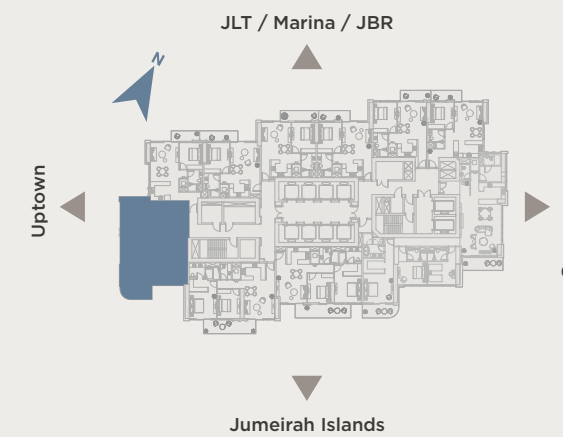
**WEST RESIDENCE**

**Type 04A | Two bedrooms**

-  **Internal area**  
1,315 sq.ft (122 sq.m)
-  **Terrace area**  
101 sq.ft (9 sq.m)
-  **Total area**  
1,416 sq.ft (131 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

**KEY PLAN**



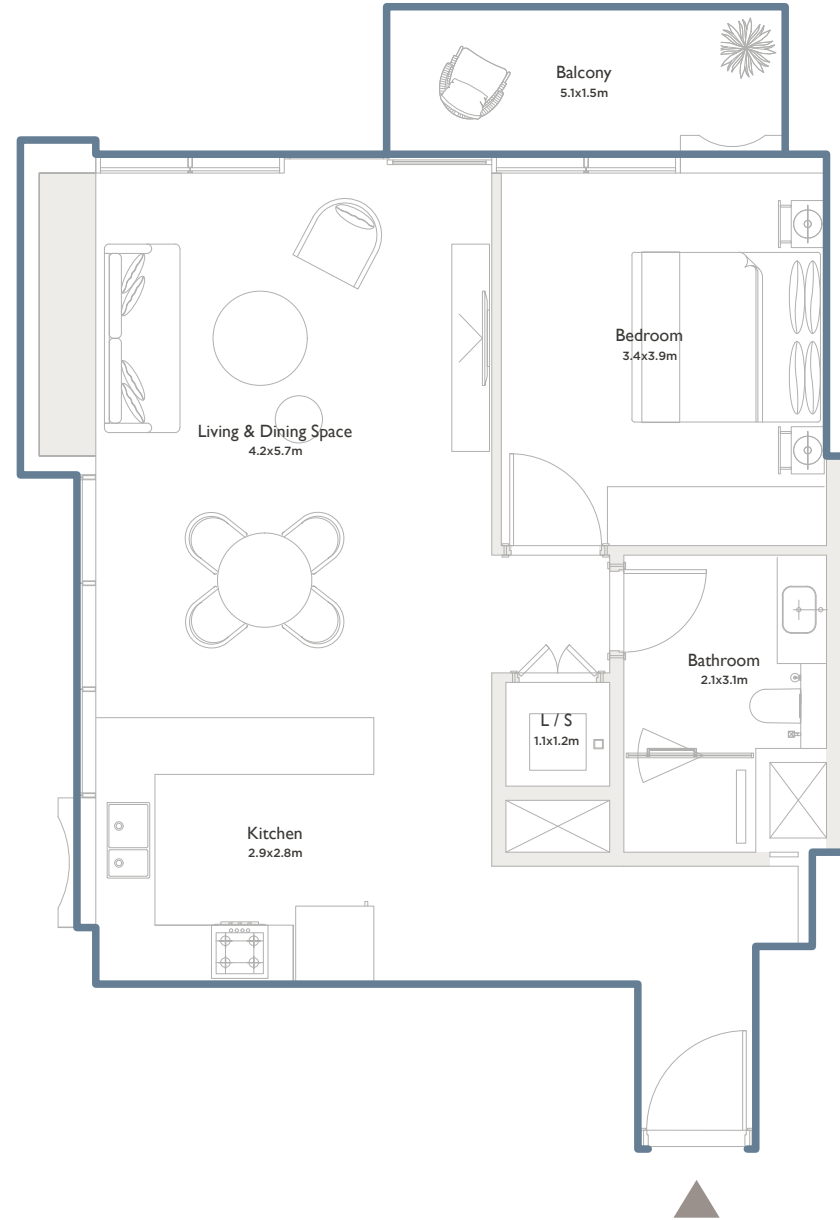
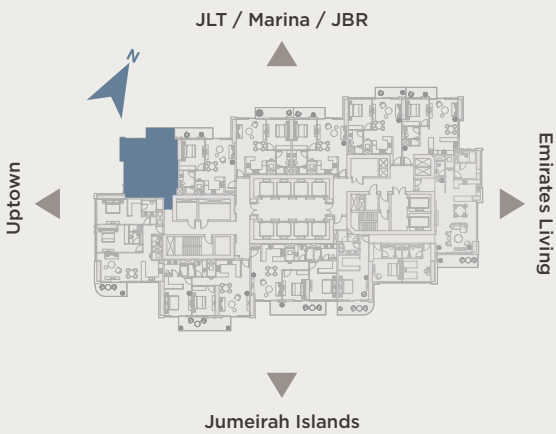
**WEST RESIDENCE**

**Type 05A | One bedroom**

- Internal area**  
806 sq.ft (75 sq.m)
- Terrace area**  
89 sq.ft (8 sq.m)
- Total area**  
895 sq.ft (83 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

**KEY PLAN**



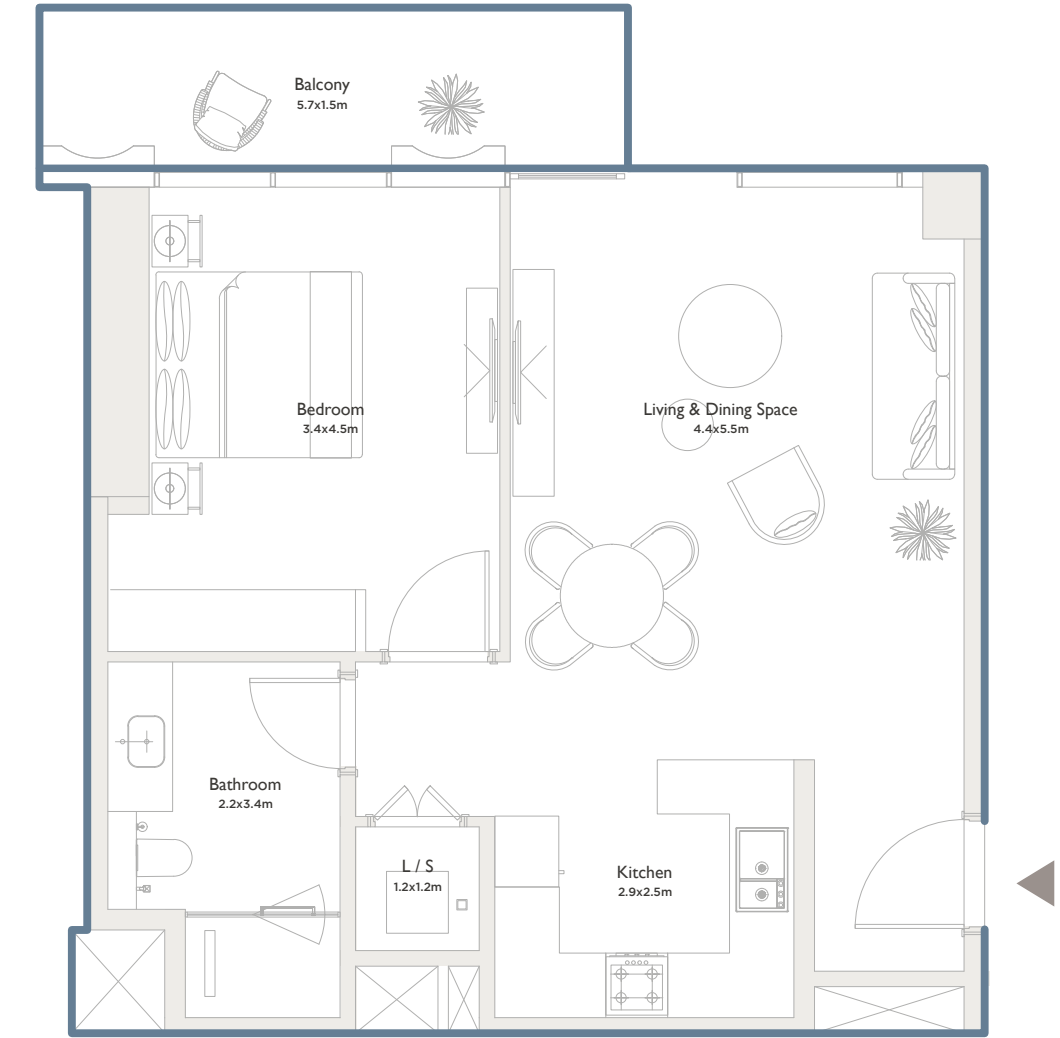
**WEST RESIDENCE**

**Type 06A | One bedroom**

- Internal area**  
751 sq.ft (70 sq.m)
- Terrace area**  
90 sq.ft (8 sq.m)
- Total area**  
841 sq.ft (78 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

**KEY PLAN**



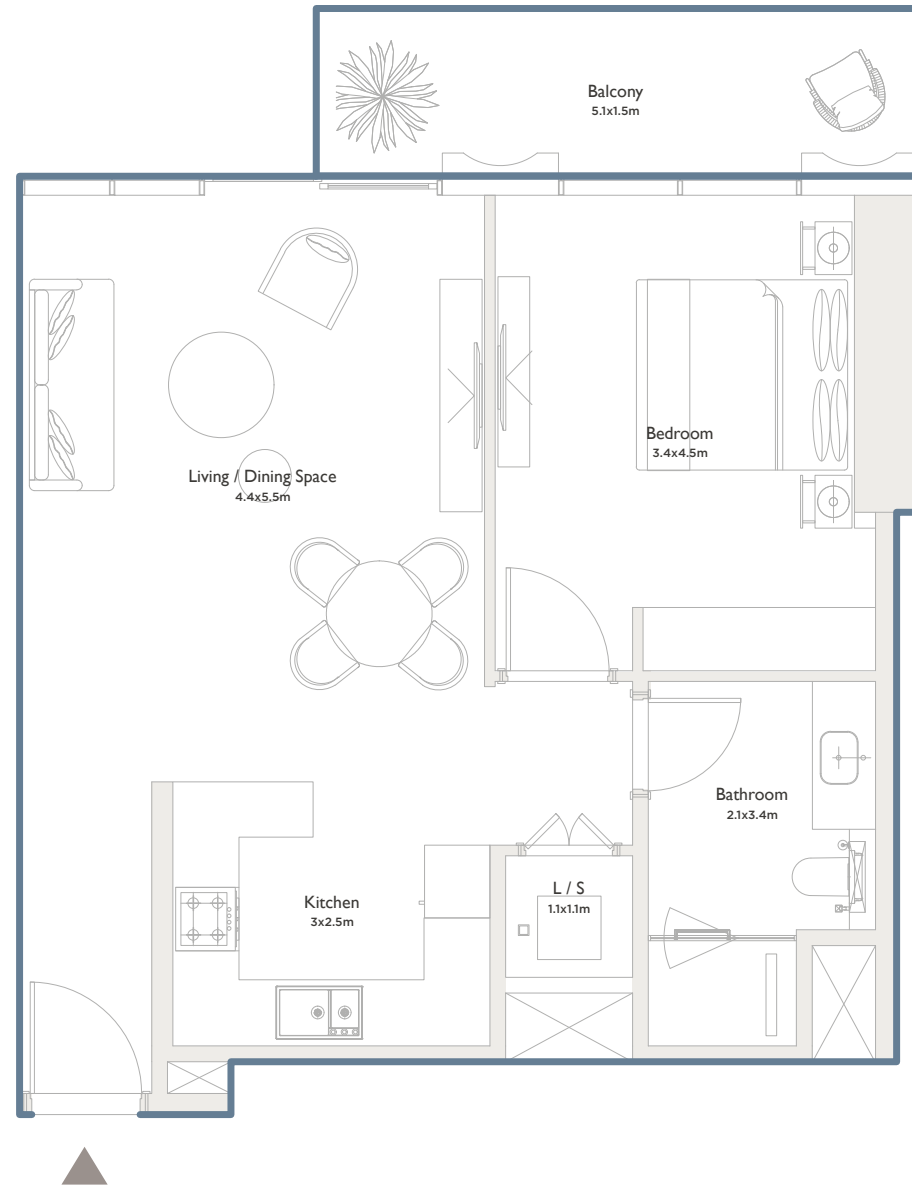
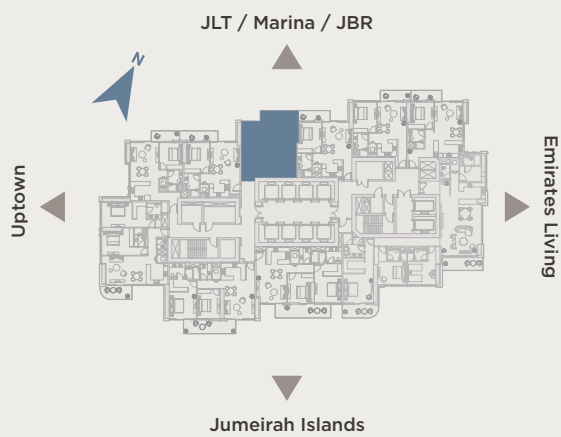
**WEST RESIDENCE**

**Type 07A | One bedroom**

- Internal area**  
758 sq.ft (70 sq.m)
- Terrace area**  
94 sq.ft (9 sq.m)
- Total area**  
852 sq.ft (79 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

**KEY PLAN**



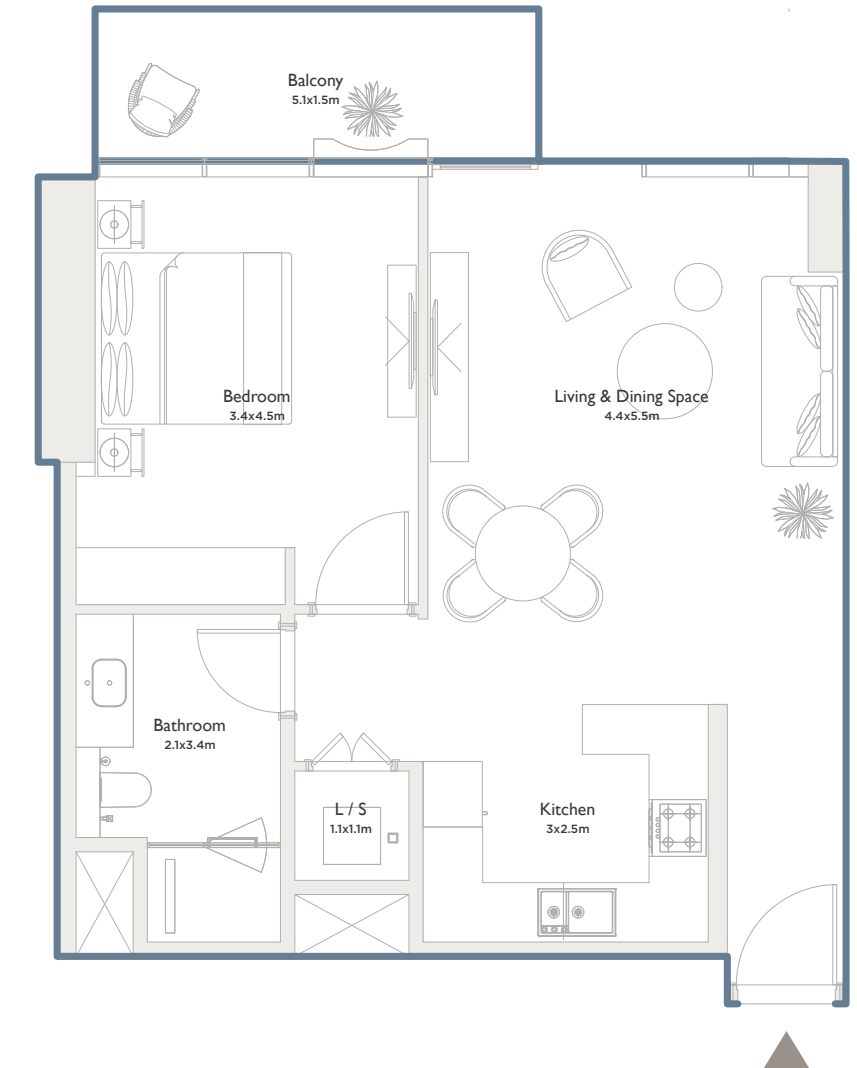
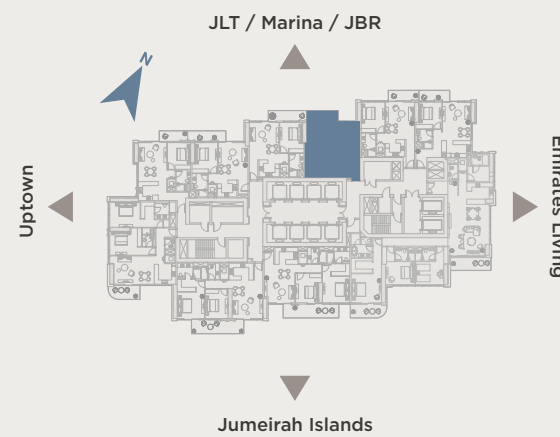
**WEST RESIDENCE**

**Type 08A | One bedroom**

- Internal area**  
755 sq.ft (70 sq.m)
- Terrace area**  
87 sq.ft (8 sq.m)
- Total area**  
842 sq.ft (78 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

**KEY PLAN**

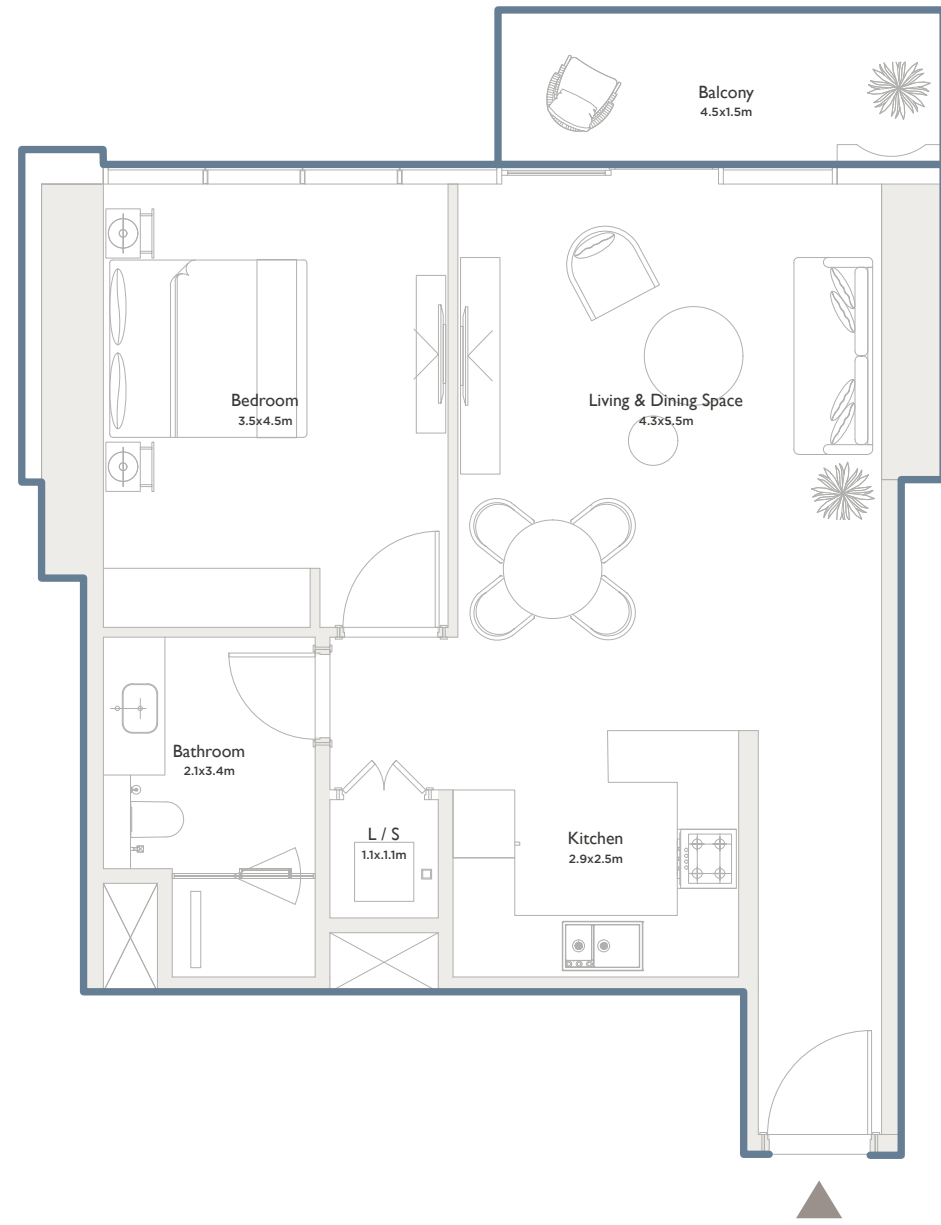


**WEST RESIDENCE**

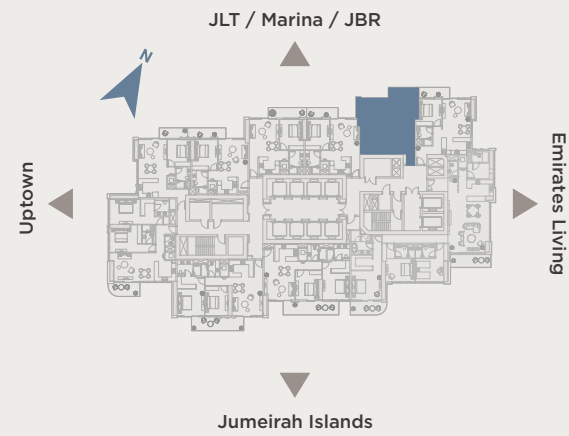
**Type 09A | One bedroom**

- Internal area**  
765 sq.ft (71 sq.m)
- Terrace area**  
69 sq.ft (6 sq.m)
- Total area**  
834 sq.ft (77 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden



**KEY PLAN**

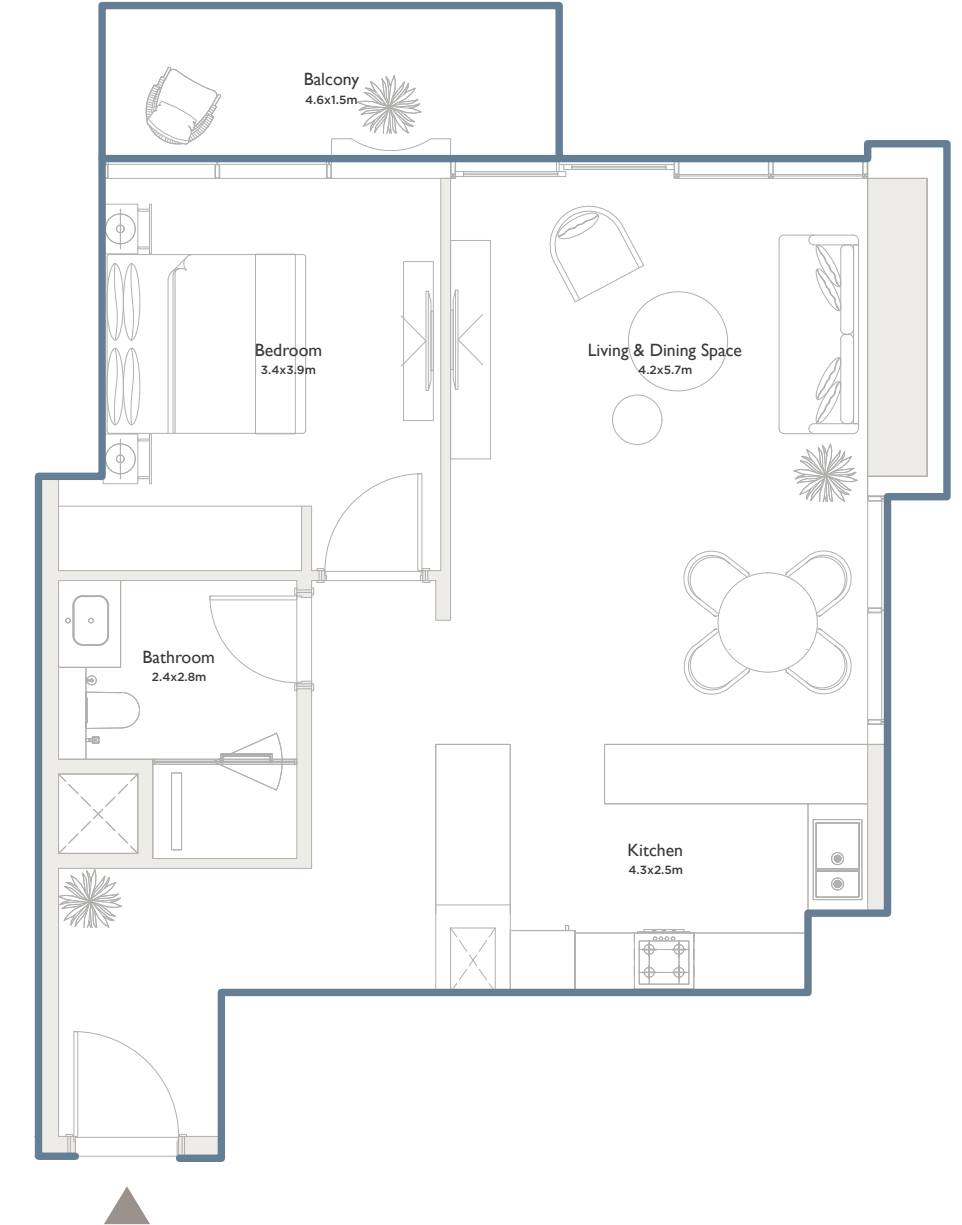


**WEST RESIDENCE**

**Type 10A | One bedroom**

- Internal area**  
787 sq.ft (73 sq.m)
- Terrace area**  
91 sq.ft (8 sq.m)
- Total area**  
878 sq.ft (81 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden



**KEY PLAN**







**PALMA™**  
DEVELOPMENT



**SERENIA DISTRICT**  
AT JUMEIRAH ISLANDS

**WEST RESIDENCE**

Odd | Full floor

Total internal area  
10,687 sq.ft (993 sq.m)

Total terrace area  
1,145 sq.ft (106 sq.m)

Total area  
11,832 sq.ft (1,099 sq.m)

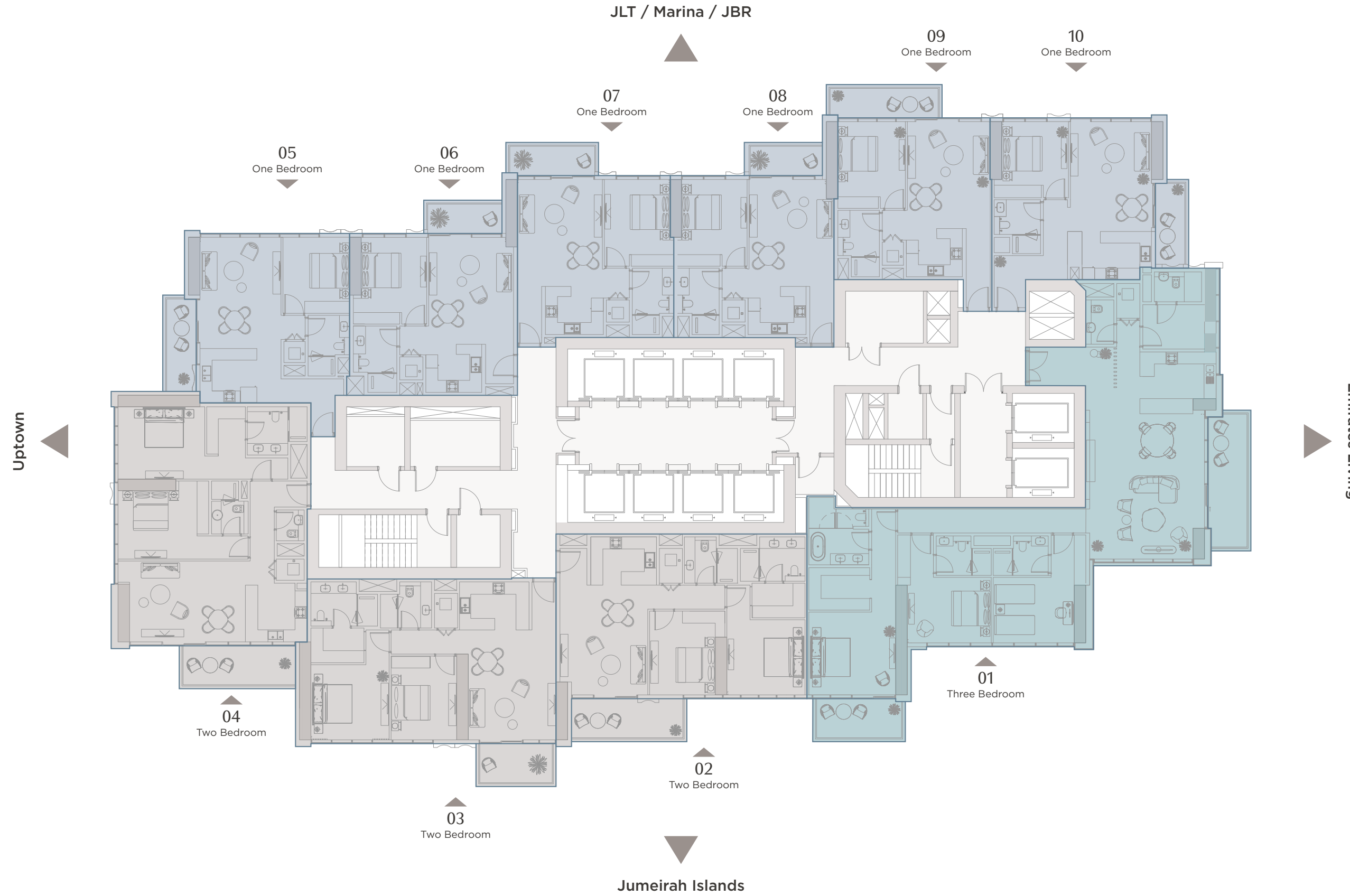
**FLOOR COMPOSITION**

Total 10 units/floor

1 Bedroom  
6 Units

2 Bedroom  
3 Units

3 Bedroom  
1 Unit



KEY PLAN

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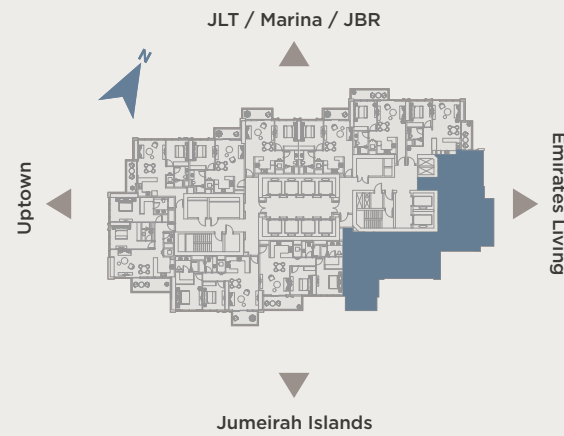
### WEST RESIDENCE

#### Type 01B | Three bedrooms

- Internal area**  
2,388 sq.ft (222 sq.m)
- Terrace area**  
262 sq.ft (24 sq.m)
- Total area**  
2,650 sq.ft (246 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

#### KEY PLAN



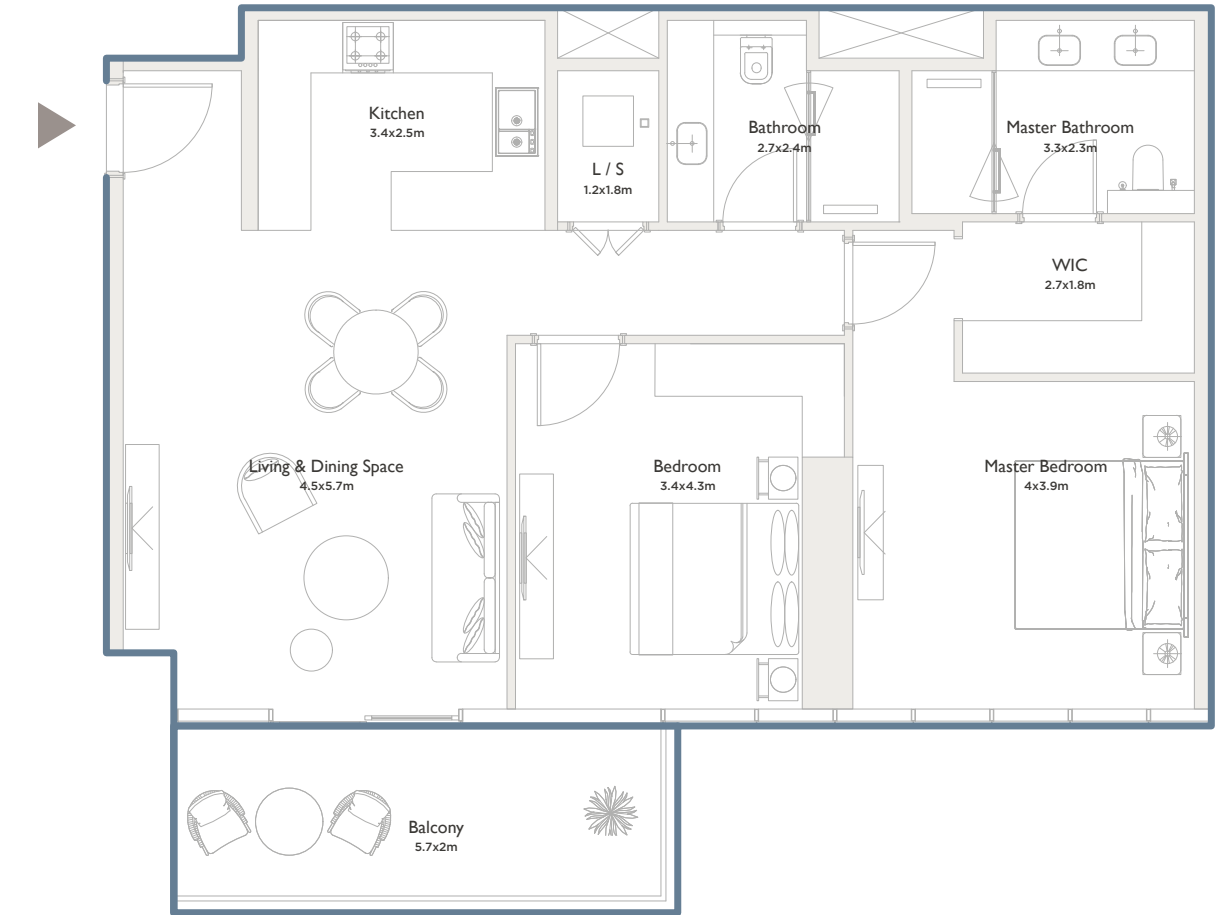
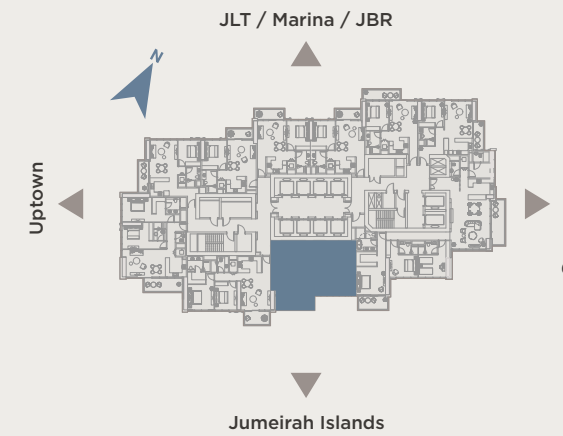
### WEST RESIDENCE

#### Type 02B | Two bedrooms

- Internal area**  
1,161 sq.ft (108 sq.m)
- Terrace area**  
142 sq.ft (13 sq.m)
- Total area**  
1,303 sq.ft (121 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

#### KEY PLAN



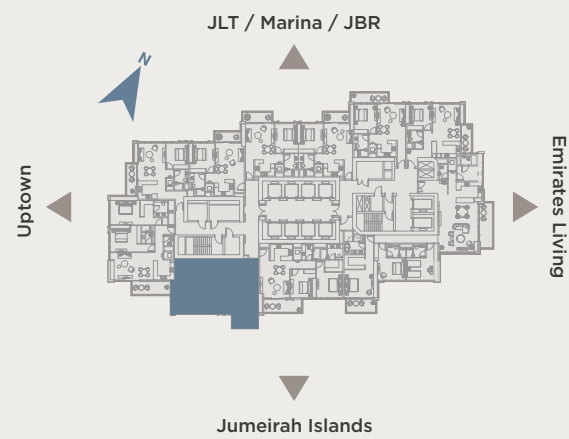
WEST RESIDENCE

Type 03B | Two bedrooms

- Internal area  
1,202 sq.ft (112 sq.m)
- Terrace area  
102 sq.ft (9 sq.m)
- Total area  
1,304 sq.ft (121 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

KEY PLAN



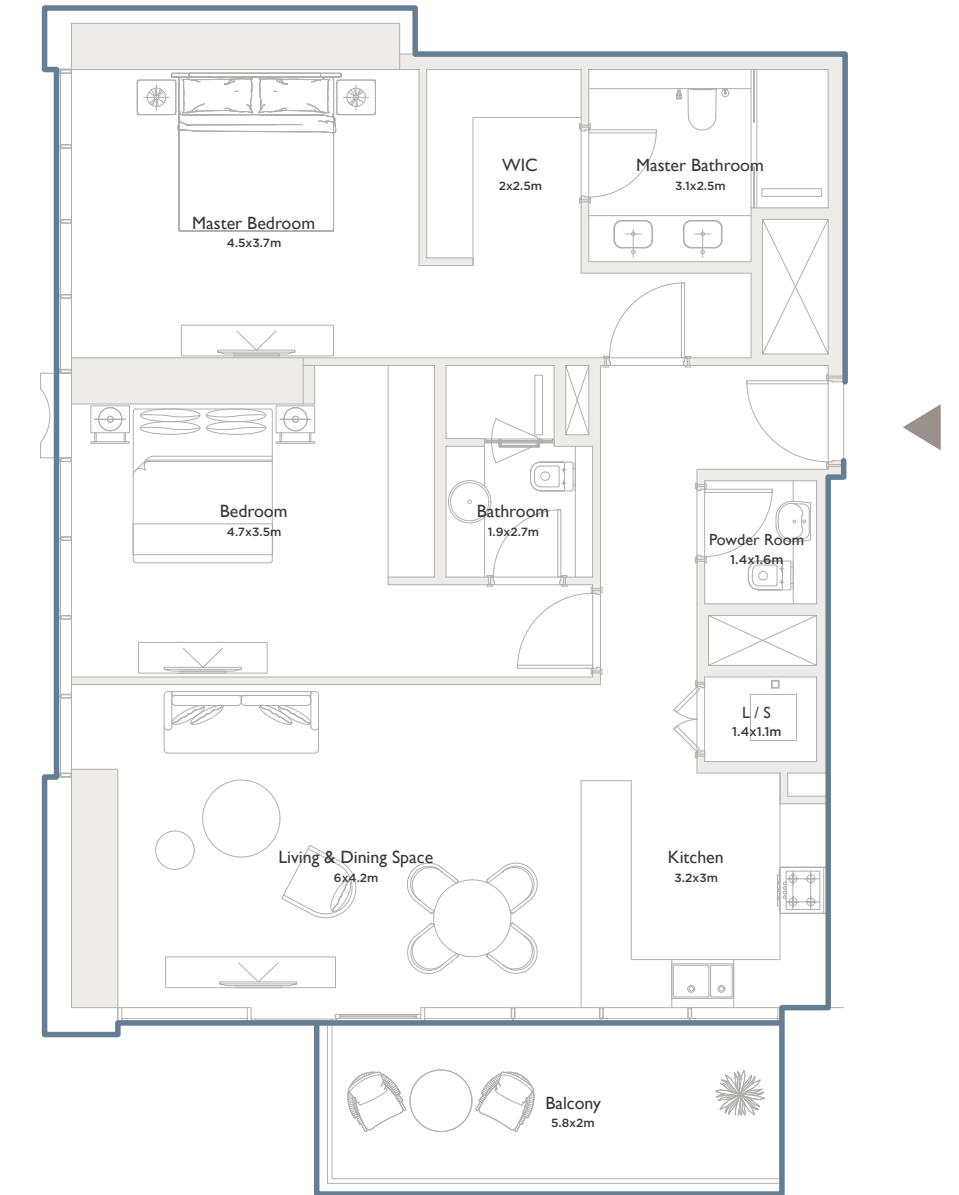
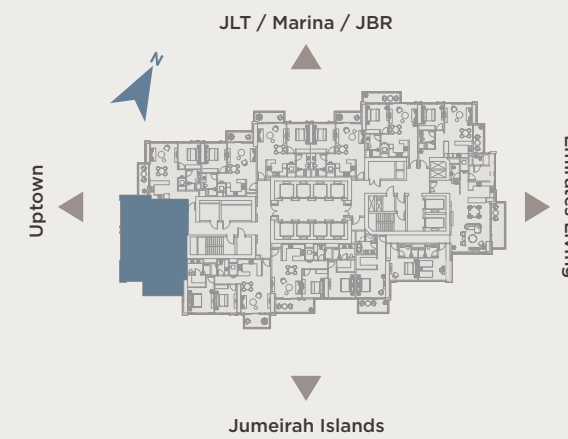
WEST RESIDENCE

Type 04B | Two bedrooms

- Internal area  
1,315 sq.ft (122 sq.m)
- Terrace area  
143 sq.ft (13 sq.m)
- Total area  
1,458 sq.ft (135 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

KEY PLAN



**WEST RESIDENCE**

**Type 05B | One bedroom**

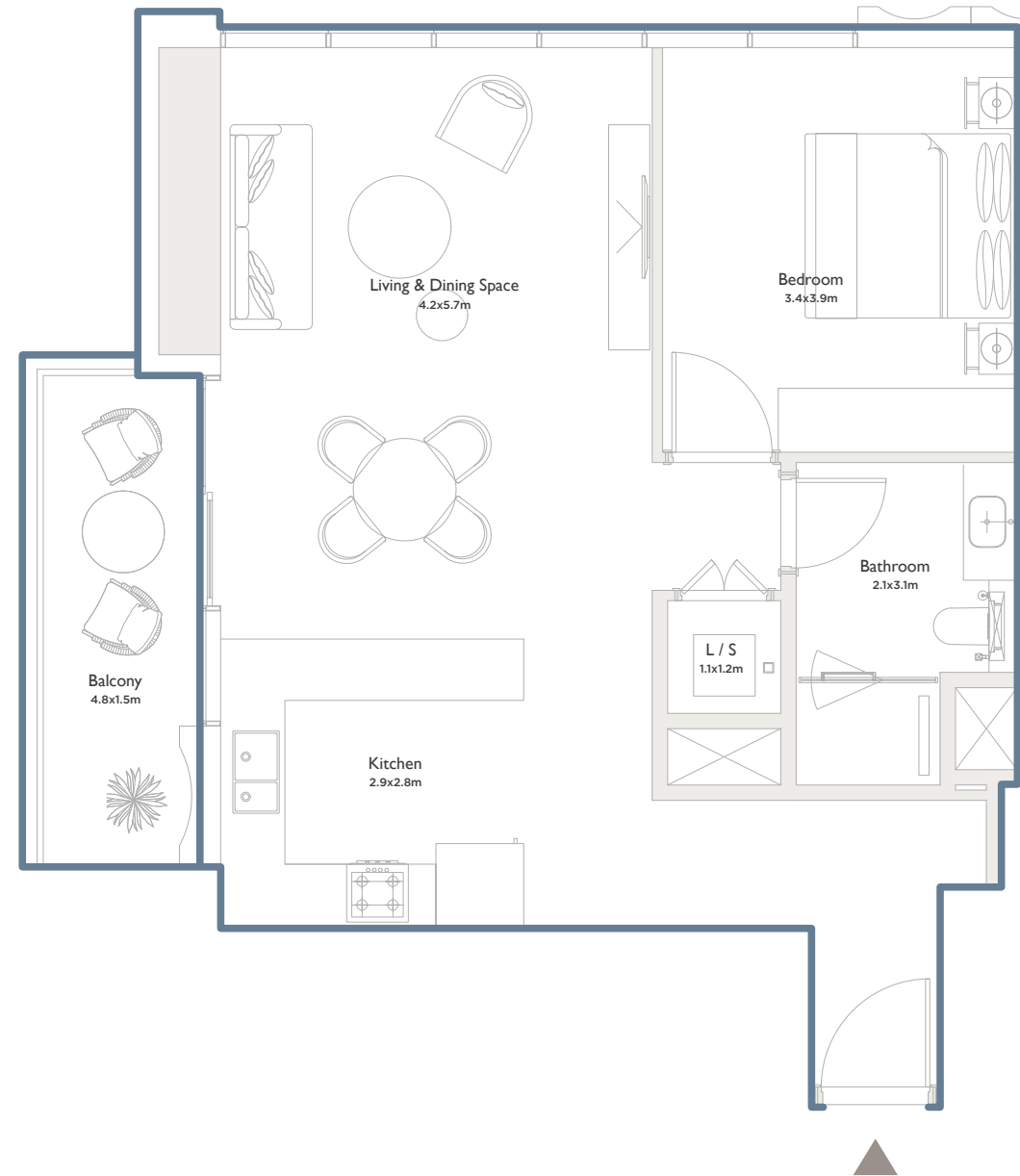
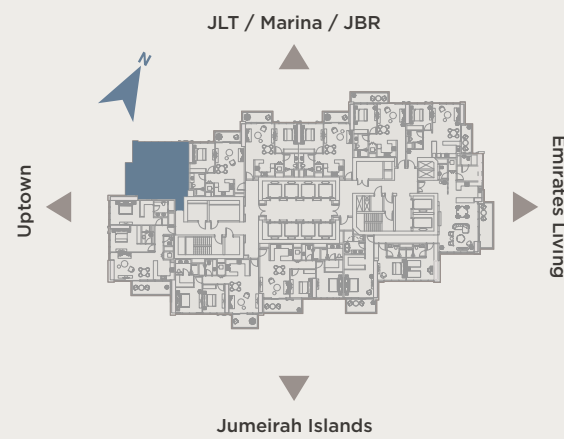
**Internal area**  
806 sq.ft (75 sq.m)

**Terrace area**  
93 sq.ft (9 sq.m)

**Total area**  
899 sq.ft (84 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

**KEY PLAN**



**WEST RESIDENCE**

**Type 06B | One bedroom**

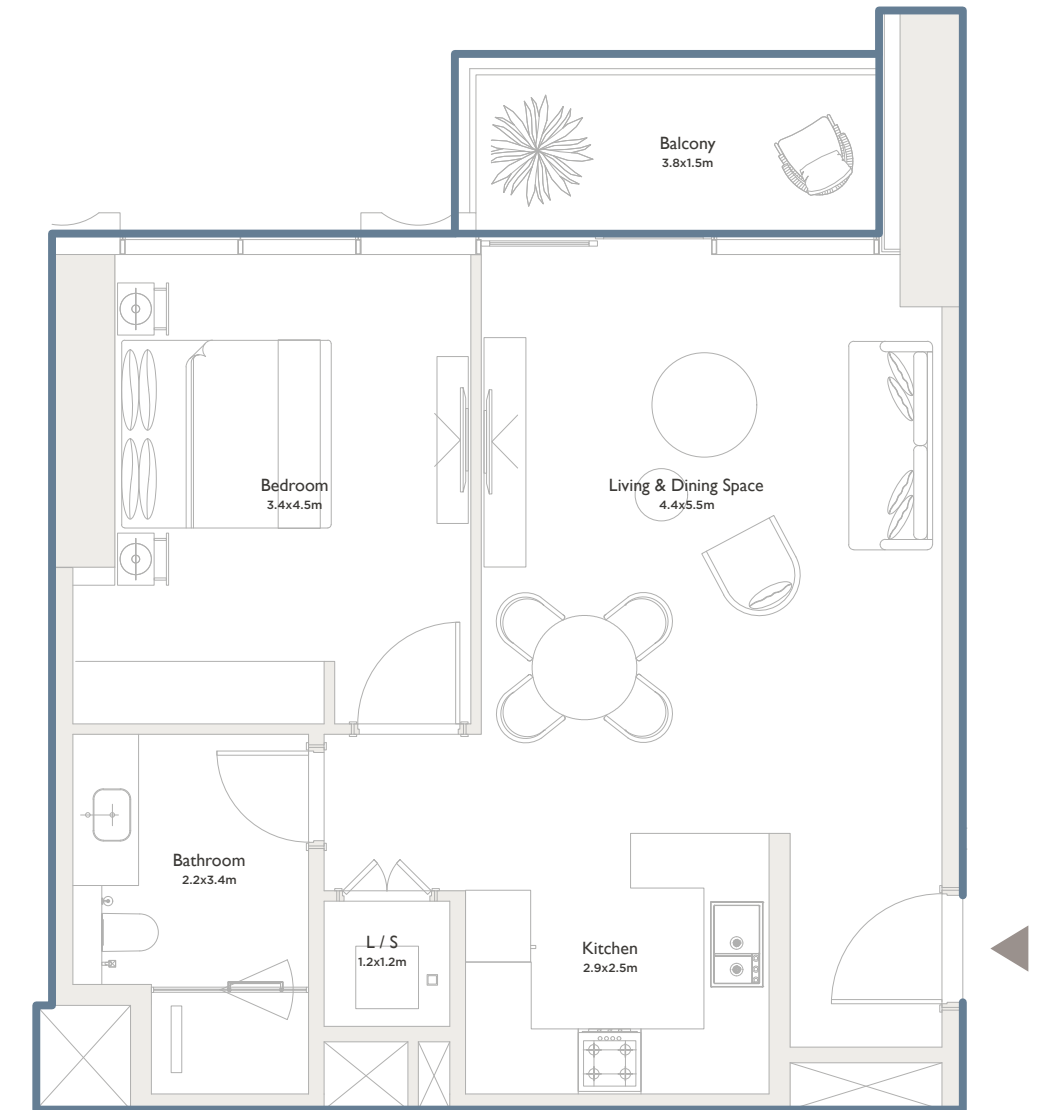
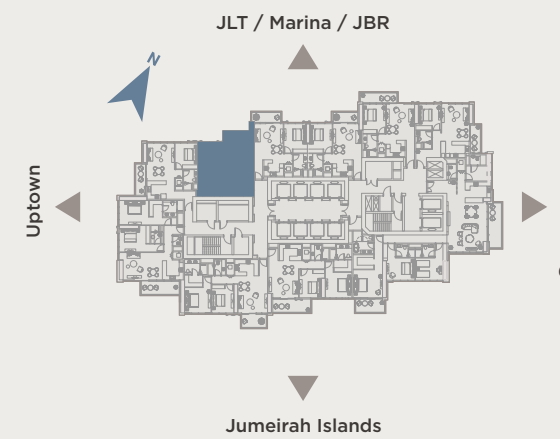
**Internal area**  
751 sq.ft (70 sq.m)

**Terrace area**  
74 sq.ft (7 sq.m)

**Total area**  
825 sq.ft (77 sq.m)




Type A - Even floors | Type B - Odd floors | Type C - Garden

**KEY PLAN**



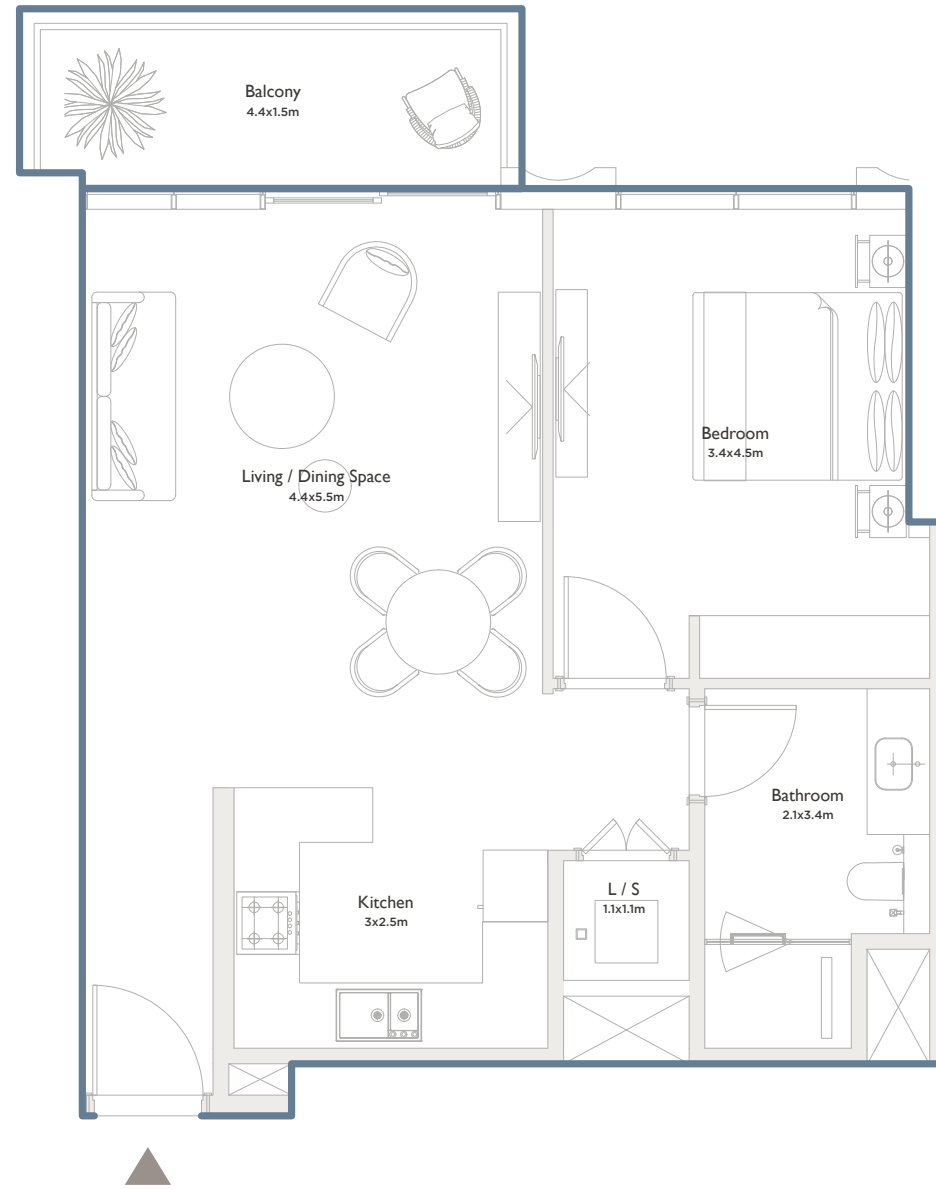
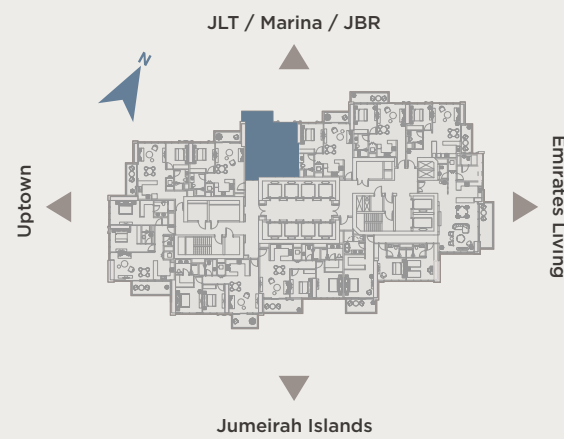
**WEST RESIDENCE**

**Type 07B | One bedroom**

-  **Internal area**  
759 sq.ft (70.5 sq.m)
-  **Terrace area**  
77 sq.ft (7 sq.m)
-  **Total area**  
836 sq.ft (77.5 sq.m)




Type A - Even floors | Type B - Odd floors | Type C - Garden

**KEY PLAN**



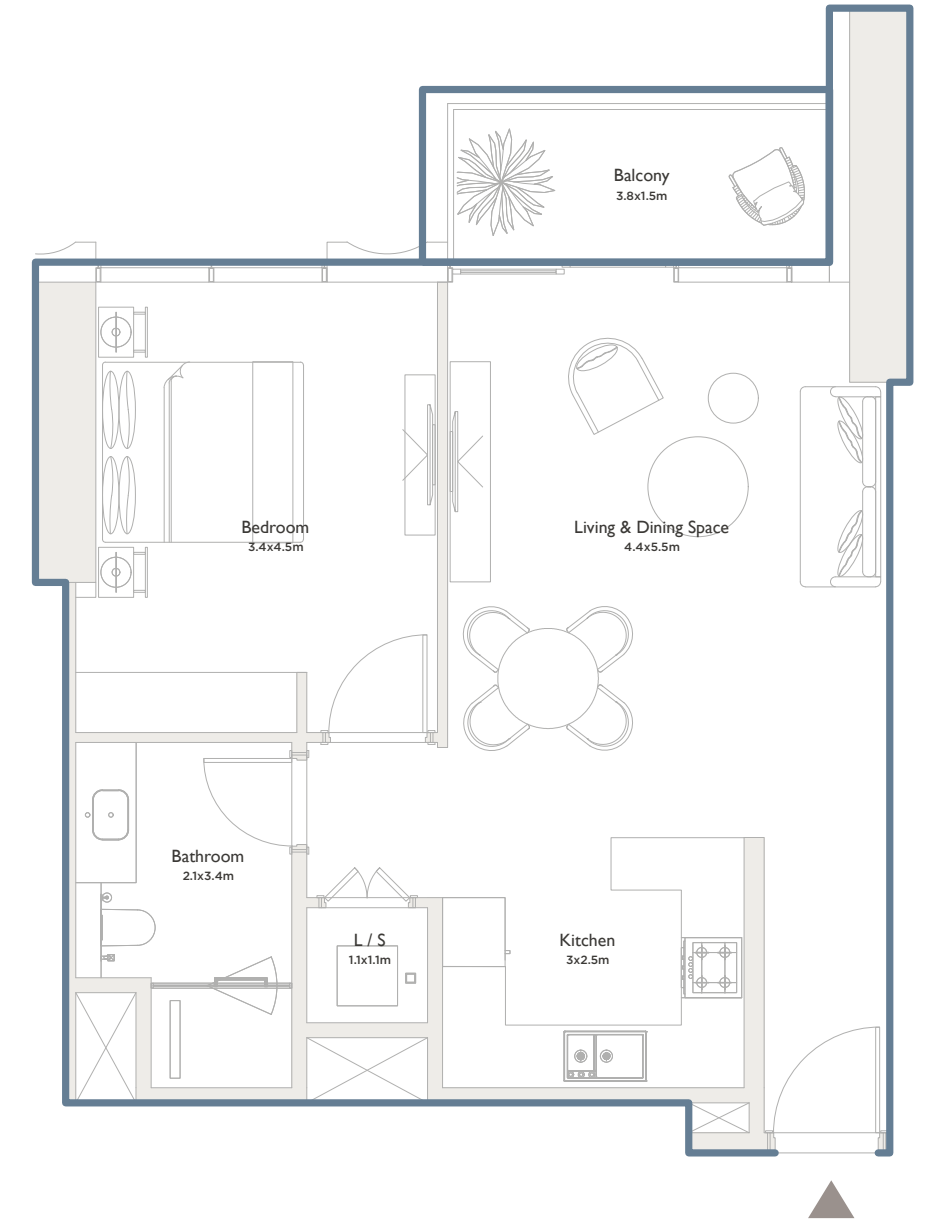
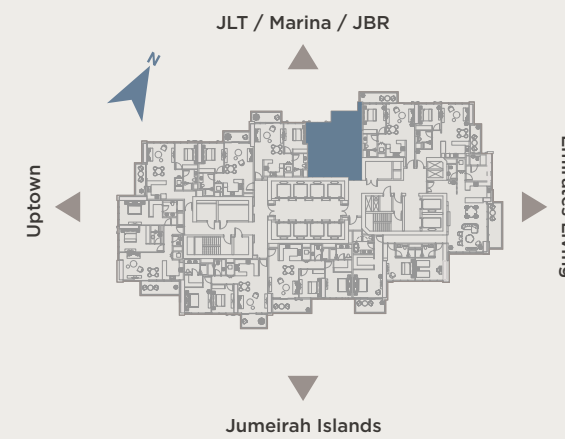
**WEST RESIDENCE**

**Type 08B | One bedroom**

-  **Internal area**  
756 sq.ft (70 sq.m)
-  **Terrace area**  
74 sq.ft (7 sq.m)
-  **Total area**  
830 sq.ft (77 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

**KEY PLAN**



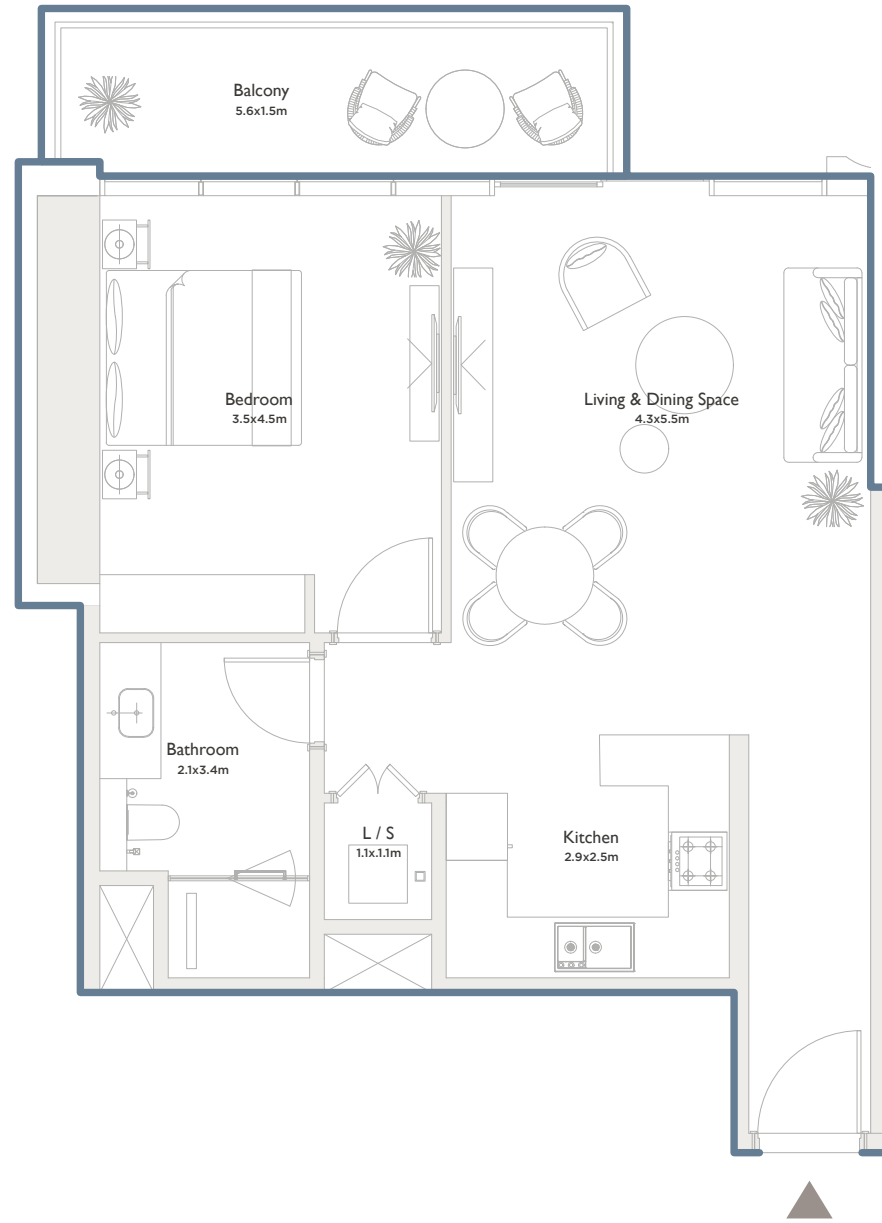
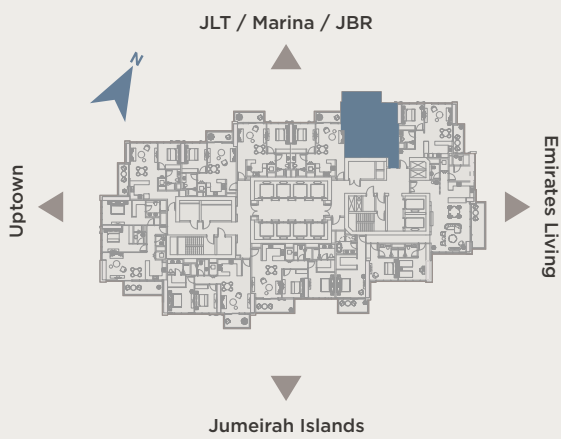
### WEST RESIDENCE

#### Type 09B | One bedroom

- Internal area  
762 sq.ft (71 sq.m)
- Terrace area  
101 sq.ft (9 sq.m)
- Total area  
863 sq.ft (80 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

#### KEY PLAN



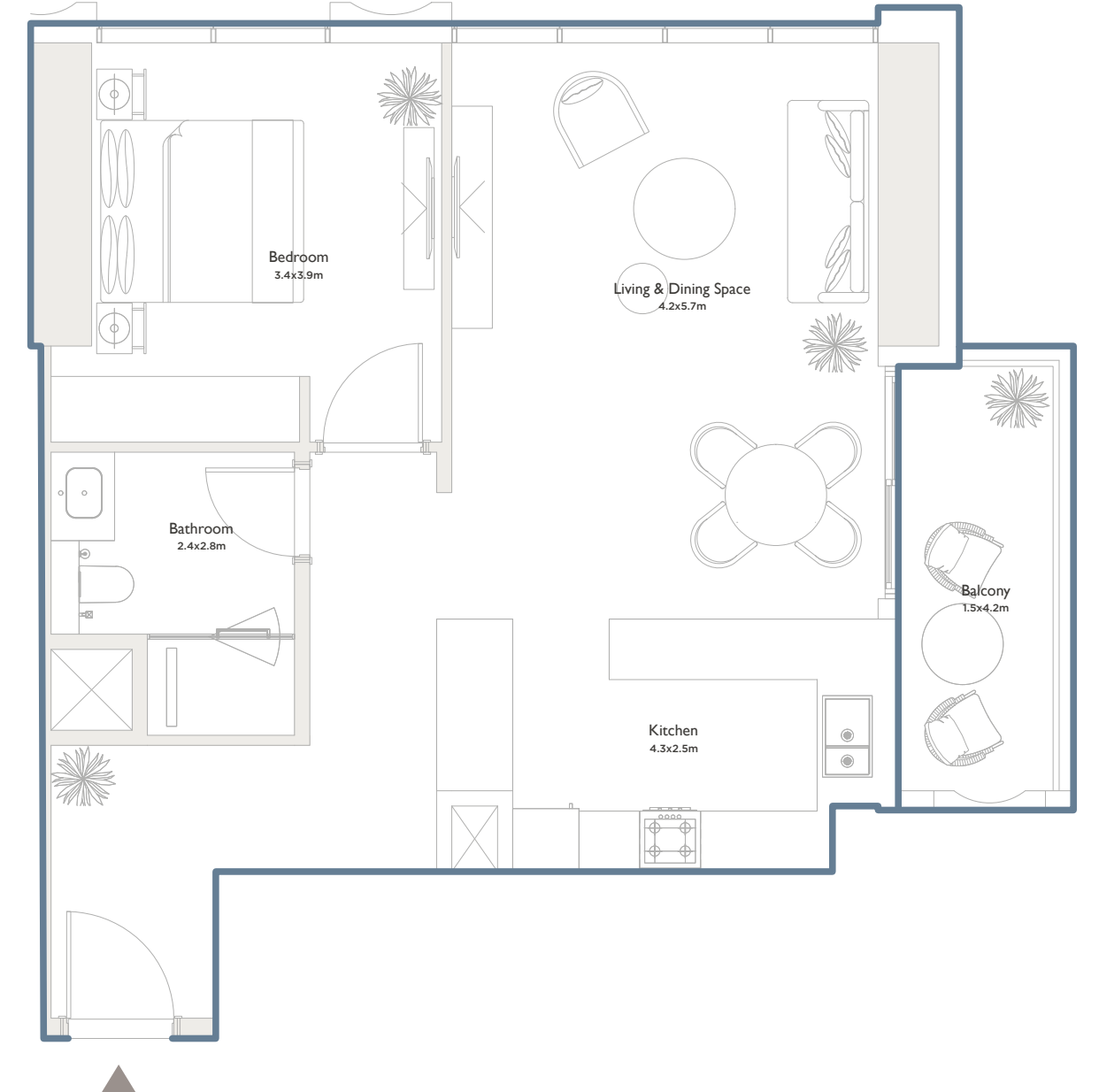
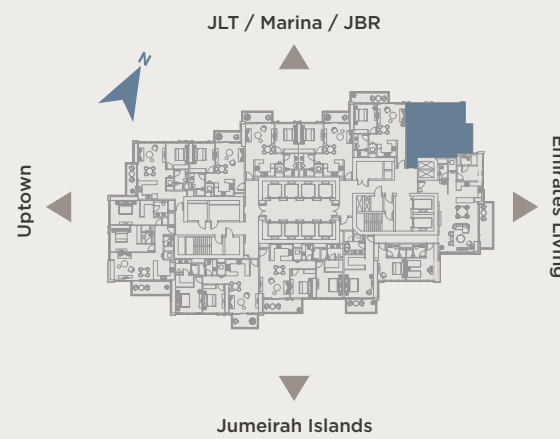
### WEST RESIDENCE

#### Type 10B | One bedroom

- Internal area  
787 sq.ft (73 sq.m)
- Terrace area  
78 sq.ft (7 sq.m)
- Total area  
865 sq.ft (80 sq.m)

Type A - Even floors | Type B - Odd floors | Type C - Garden

#### KEY PLAN





SERENIA DISTRICT  
AT JUMEIRAH ISLANDS



WEST  
RESIDENCE

DRN - 1068

Project No. 3408

TAN - 0012004307008

Escrow Bank - Sharjah Islamic Bank

Expected completion date: 31 December 2028



PALMA™

DEVELOPMENT

For More Information, Contact The Developer  
800-PALMA (72562) • PALMAHOLDING.COM  
serenia@palmaholding.com