PALMA™

DEVELOPMENT

SERENIA DISTRICT

AT JUMEIRAH ISLANDS



BALANCE BEYOND FORM

EAST RESIDENCE 2

2

EXCEPTIONAL
URBAN LIVING

WWW.SERENIADISTRICT.COM / EASTRESIDENCE2

DESIGN LANGUAGE

Developed in collaboration with Nikken Sekkei; Japanese-inspired simplicity and proportion carried through the District

---

Wood element expressed through materials palette and lighting tone to deliver a warm, cosy and restorative living space




EAST
RESIDENCE 2
25
Floors
2,3 & 4
Bedroom Apartments
122-498 m²
Ranges from 1,316 to 5,364 sq.ft
EAST RESIDENCE 2



EAST RESIDENCE 2

ABOUT EAST RESIDENCE 2

A warmly-oriented tower at the heart of Serenia District. Set back from roads on all sides and angled for 360-degree panoramas across Jumeirah Islands, Emirates Living and the Dubai skyline.

Part of Serenia District and located in a prime location in Jumeirah Islands, the project offers excellent connectivity and a true integrated community experience.

VIEWS AND ORIENTATION

Thoughtful architecture offers wraparound outlooks for uninterrupted lake and skyline views.

Quiet central plot within the Serenia District masterplan, away from periphery roads.



ANCHOR FEATURES AVAILABLE TO RESIDENTS

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

---

Retail and F&B at your doorstep, curated for everyday convenience

---

Fully equipped podium with an expansive set of amenities overlooking the Serenity Lake

---

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



EAST RESIDENCE 2



EAST RESIDENCE 2

AMENITIES HIGHLIGHT

Indoor swimming pool

Half basket-ball court

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2 padel courts

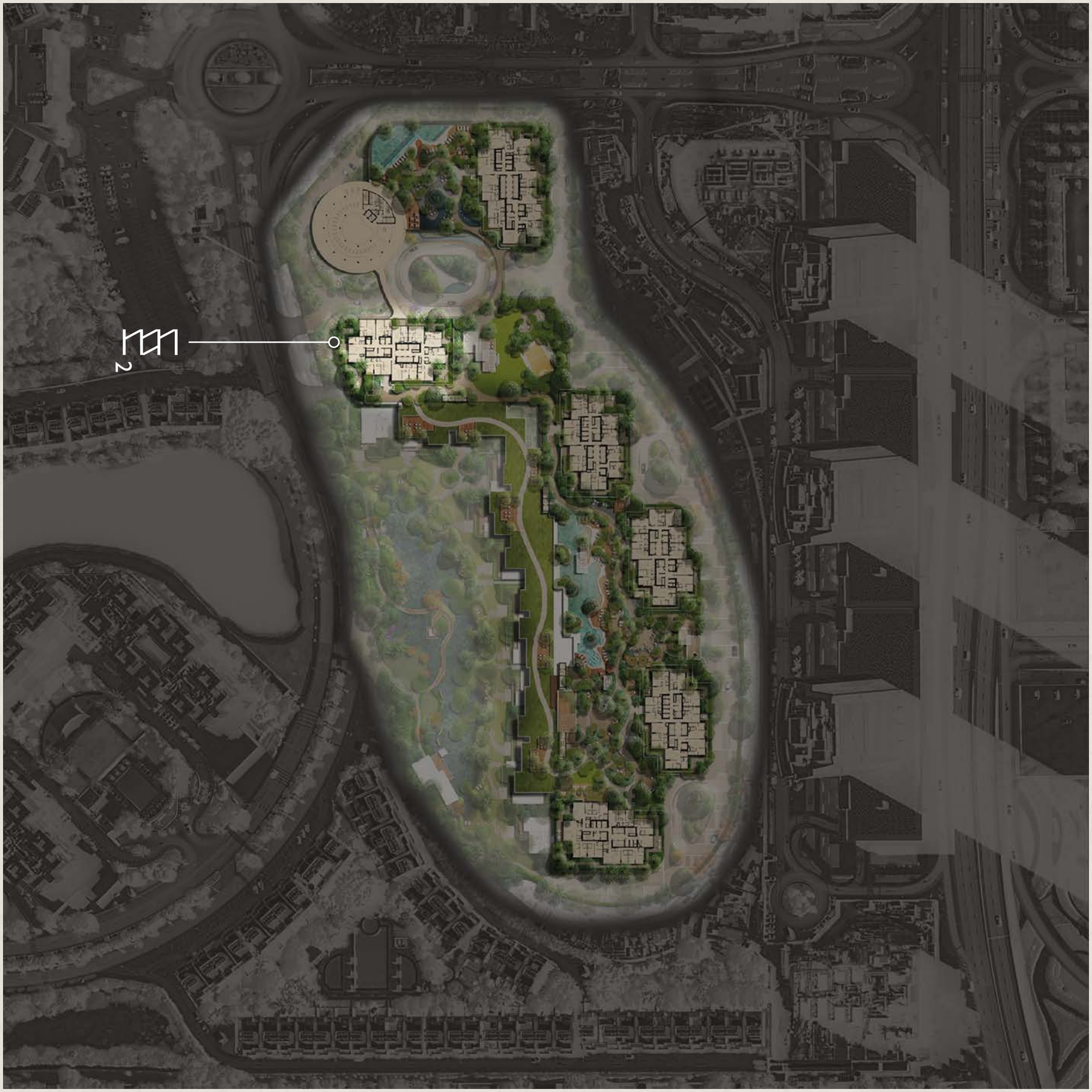


EAST RESIDENCE 2

COMMUNITY & LIFESTYLE

Palma Development has spent two decades shaping lively, well-managed neighbourhoods across Dubai. That know-how anchors Serenia District, where the philosophy of community living is designed in from day one. Designed for residents to thrive with curated amenities and daily conveniences that help creating connections and feeling at ease.




2

FLOOR PLANS

EVEN FLOORS

PALMA™
DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 2

Even | Full floor

Internal area
9,123 sq.ft (848 sq.m)

Terrace area
1,044 sq.ft (97 sq.m)

Total area
10,167 sq.ft (945 sq.m)

FLOOR COMPOSITION

Total 5 units/floor

2 Bedroom
2 Units

3 Bedroom
2 Units

4 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.

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SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 2

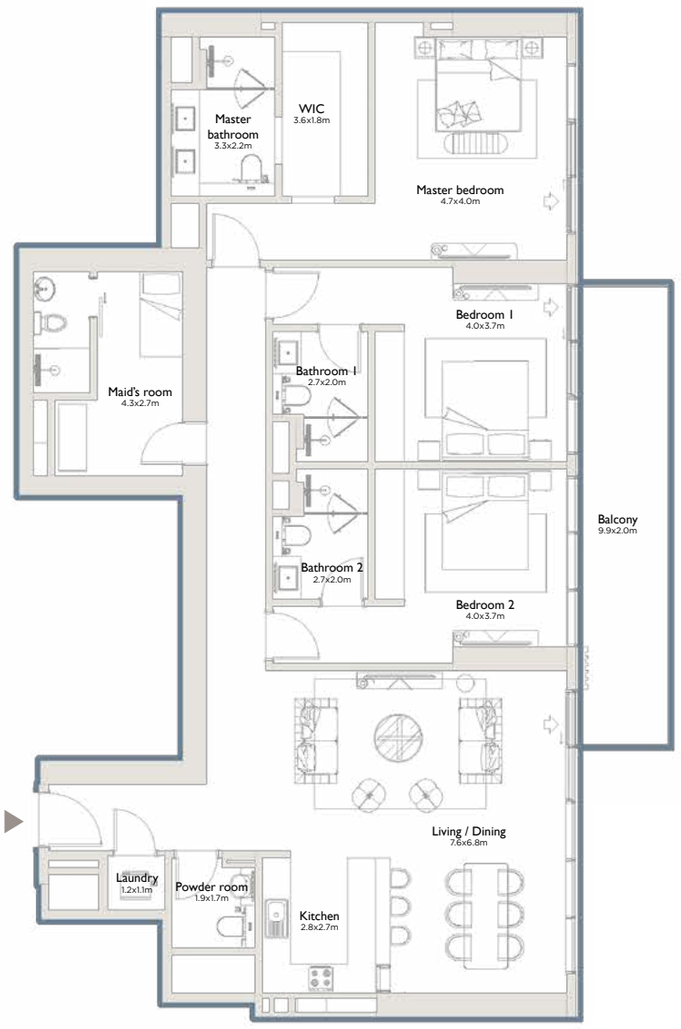
Type 01A | Three bedrooms

Internal area
2,035 sq.ft (189 sq.m)

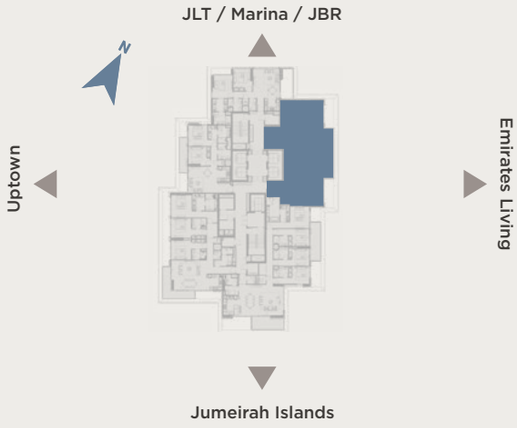
Terrace area
213 sq.ft (20 sq.m)

Total area
2,248 sq.ft (209 sq.m)

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



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SERENIA DISTRICT
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EAST RESIDENCE 2

Type 02A | **Four bedrooms**

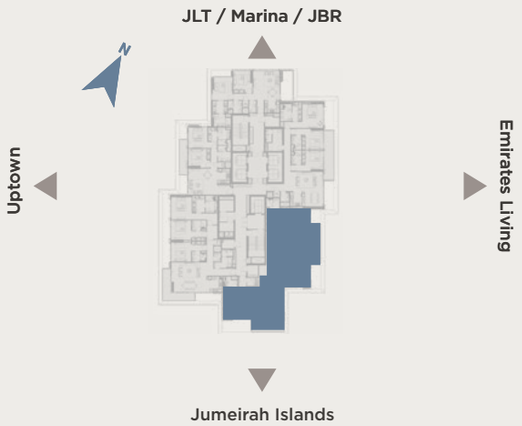
Internal area
2,486 sq.ft (231 sq.m)

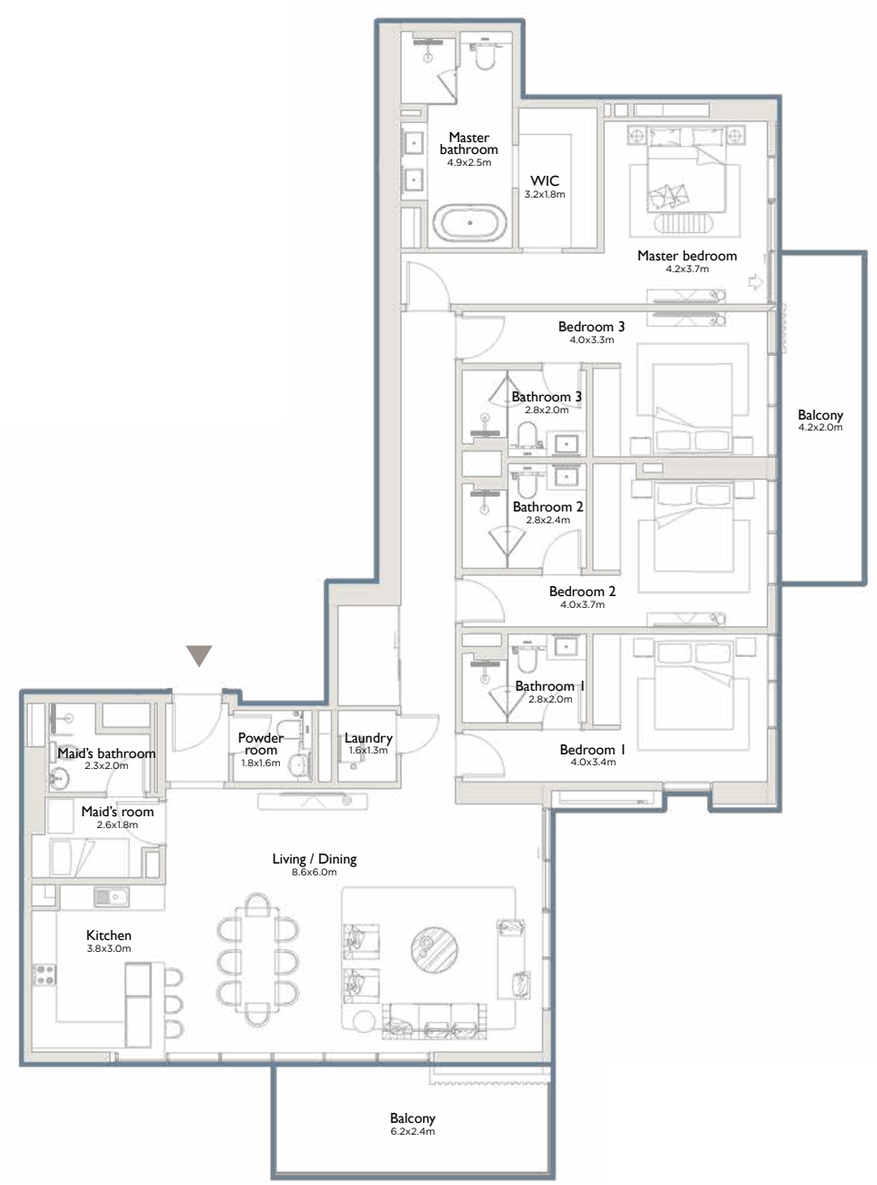
Terrace area
349 sq.ft (32 sq.m)

Total area
2,835 sq.ft (263 sq.m)

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

KEY PLAN





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EAST RESIDENCE 2

Type 03A | Three bedrooms

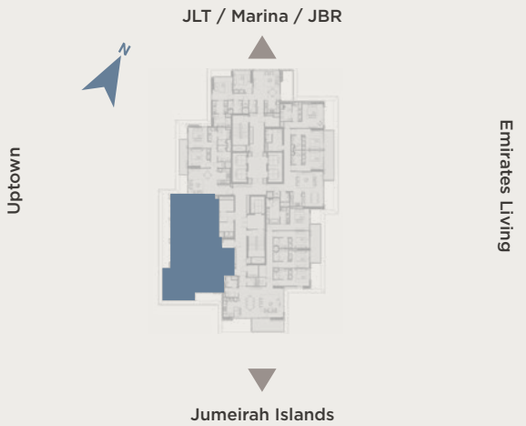
Internal area
2,120 sq.ft (197 sq.m)

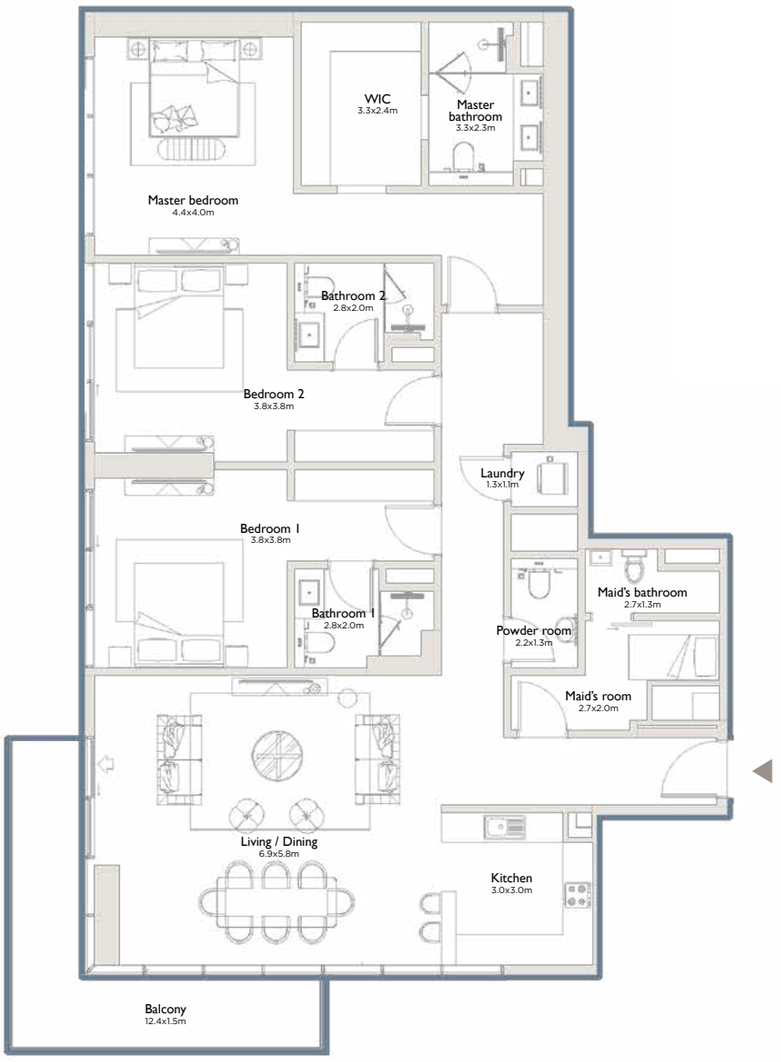
Terrace area
186 sq.ft (17 sq.m)

Total area
2,306 sq.ft (214 sq.m)

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

KEY PLAN





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EAST RESIDENCE 2

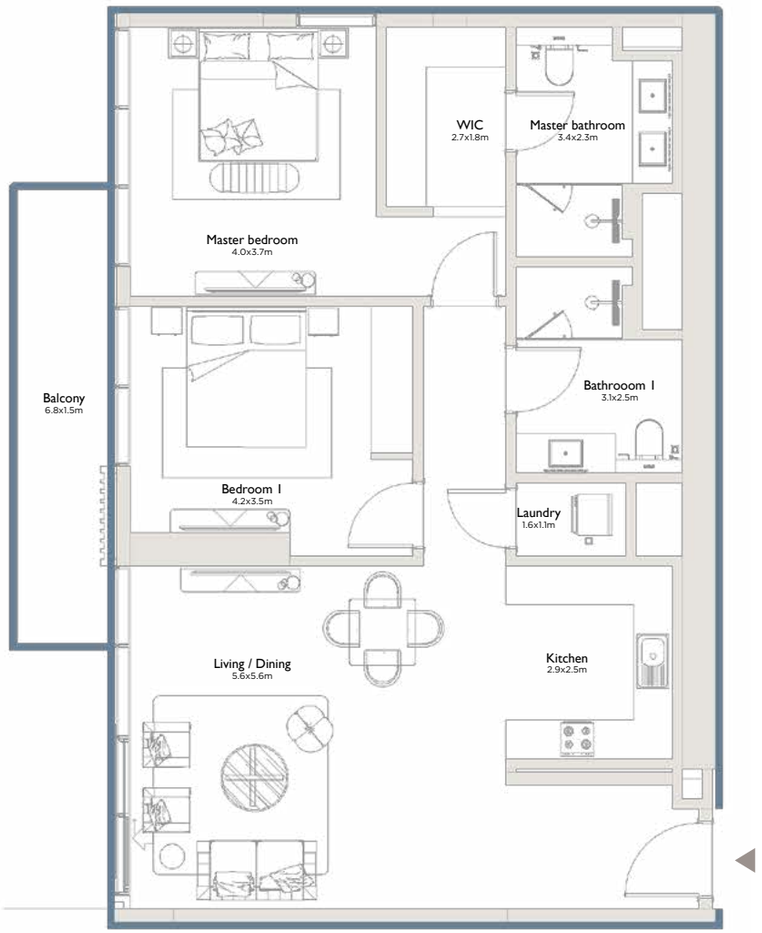
Type 04A | Two bedrooms

Internal area
1,232 sq.ft (114 sq.m)

Terrace area
120 sq.ft (11 sq.m)

Total area
1,352 sq.ft (125 sq.m)

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



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EAST RESIDENCE 2

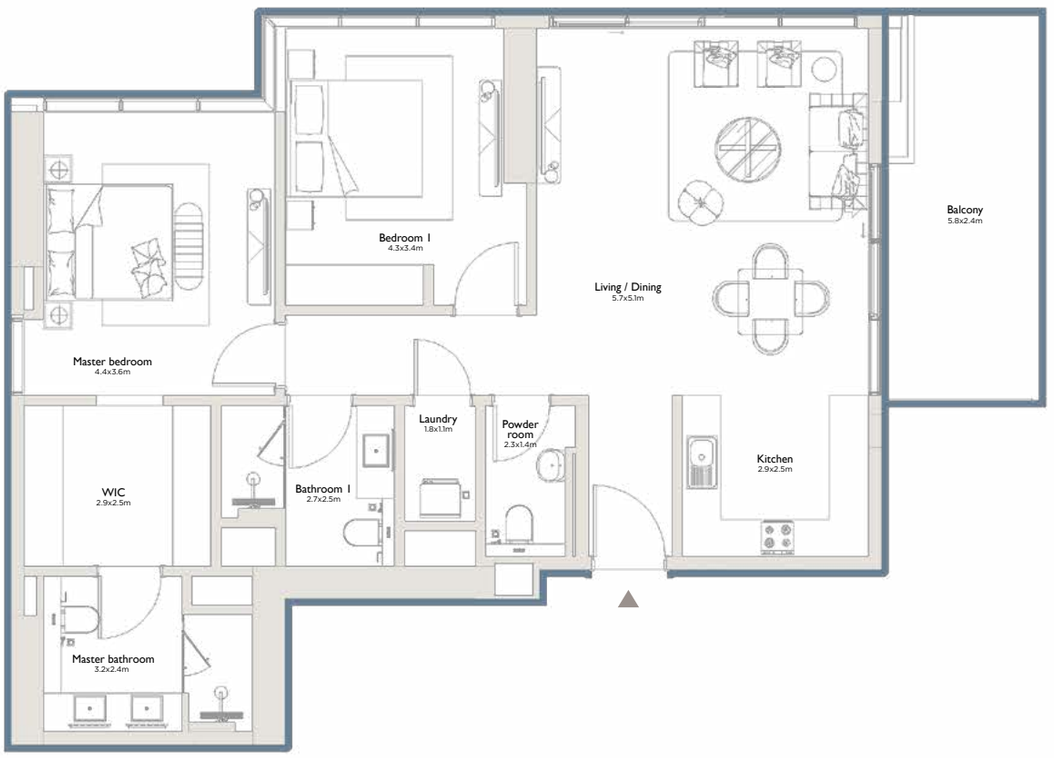
Type 05A | Two bedrooms

Internal area
1,249 sq.ft (116 sq.m)

Terrace area
176 sq.ft (16 sq.m)

Total area
1,429 sq.ft (133 sq.m)

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



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ODD FLOORS

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SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 2

Odd | Full floor

Internal area
9,116 sq.ft (847 sq.m)

Terrace area
919 sq.ft (85 sq.m)

Total area
10,035 sq.ft (932 sq.m)

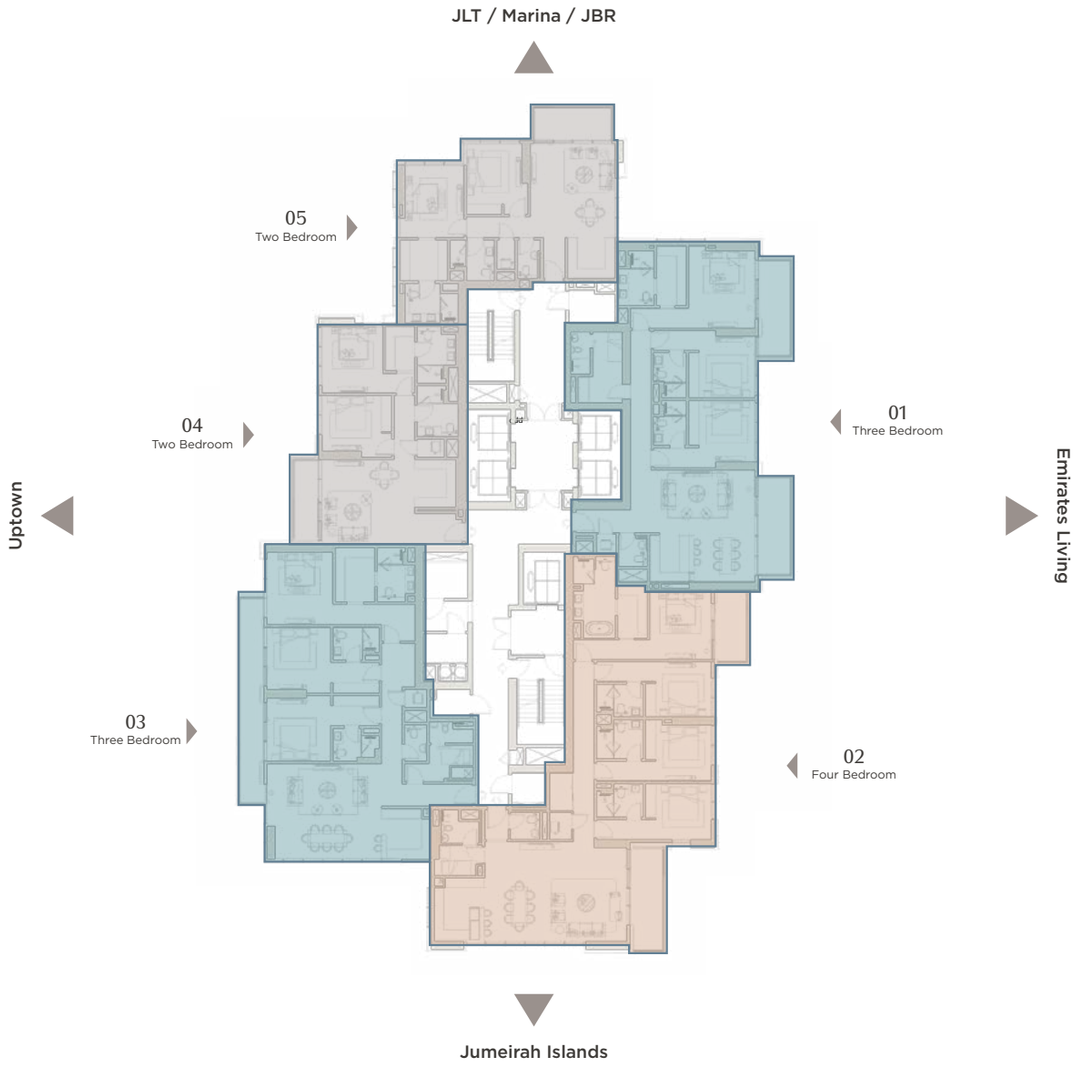
FLOOR COMPOSITION

Total 5 units/floor

2 Bedroom
2 Units

3 Bedroom
2 Units

4 Bedroom
1 Unit





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EAST RESIDENCE 2

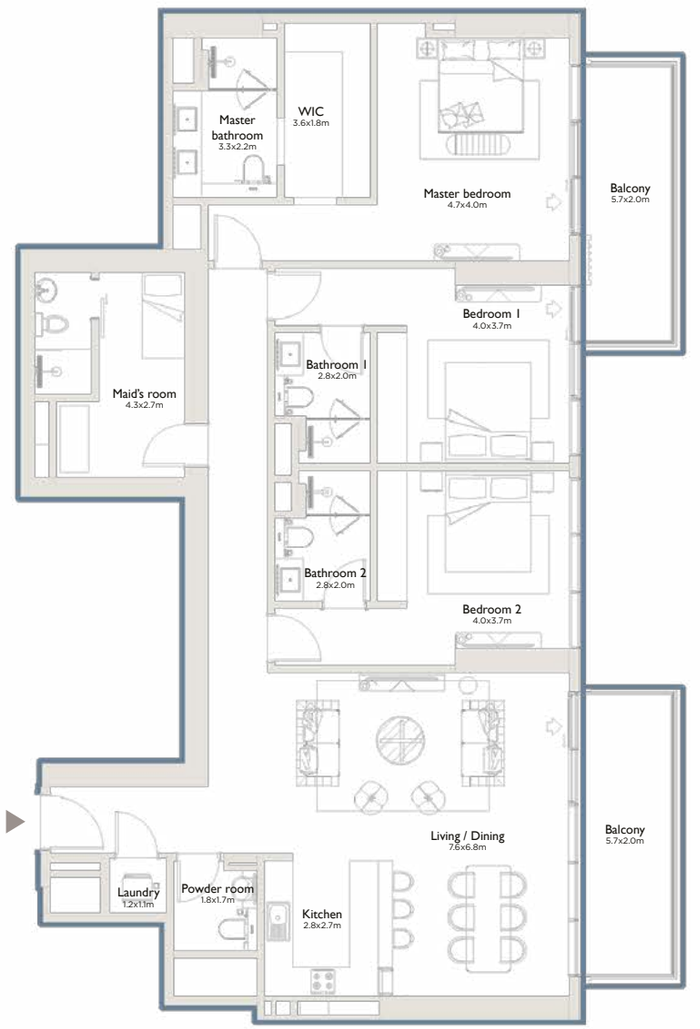
Type 01B | Three bedrooms

Internal area
2,031 sq.ft (189 sq.m)

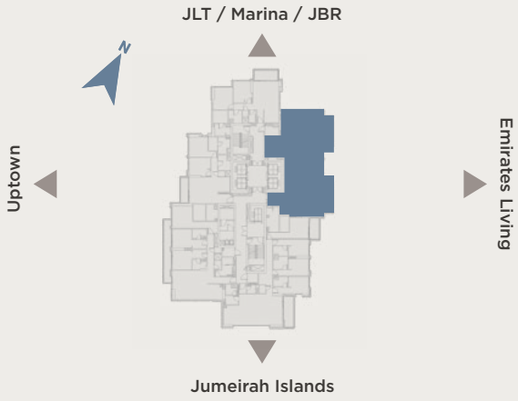
Terrace area
260 sq.ft (24 sq.m)

Total area
2,291 sq.ft (213 sq.m)

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



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EAST RESIDENCE 2

Type 02B | Four bedrooms

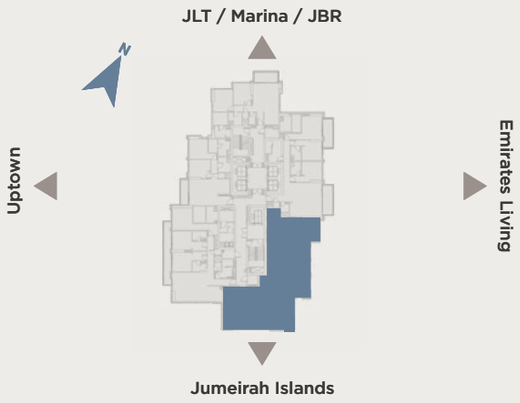
Internal area
2,490 sq.ft (231 sq.m)

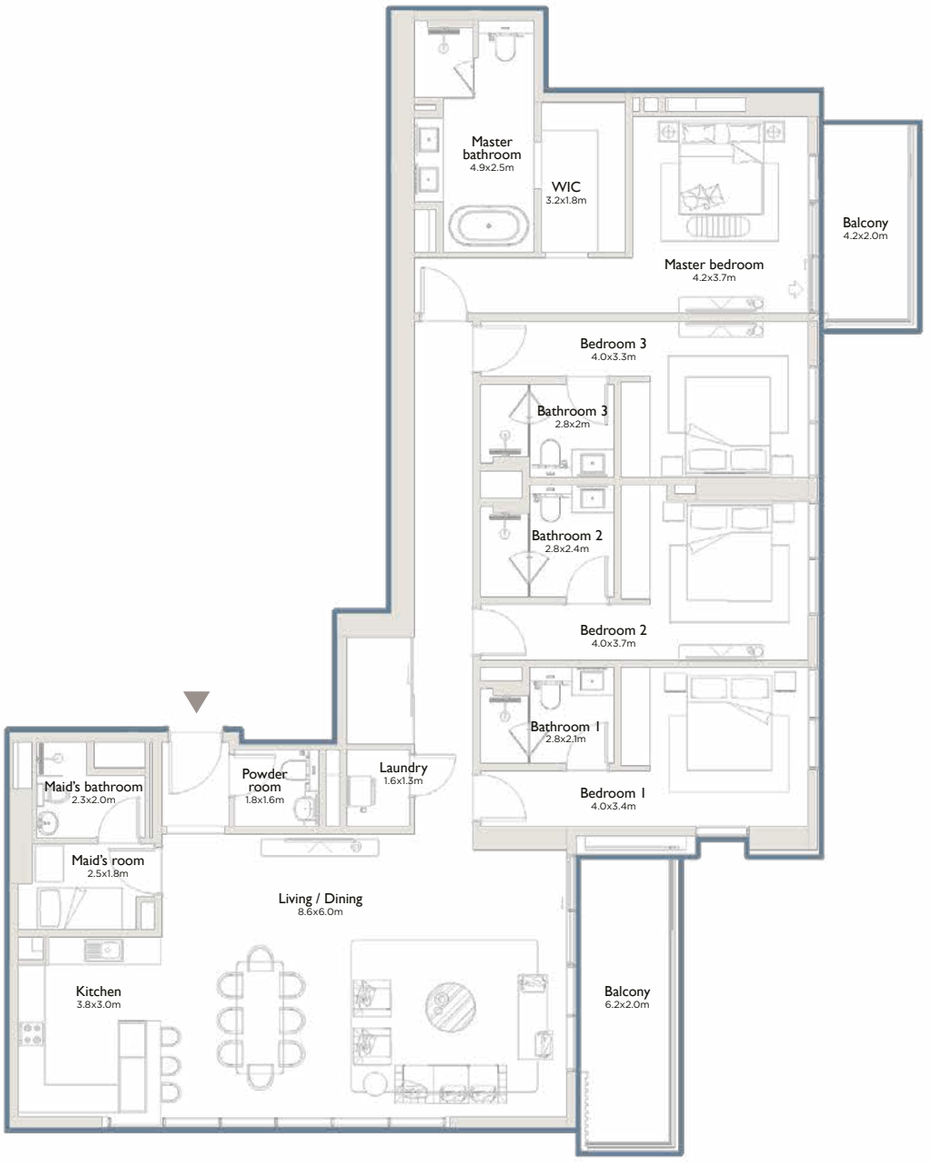
Terrace area
252 sq.ft (23 sq.m)

Total area
2,742 sq.ft (255 sq.m)

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

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SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 2

Type 03B | Three bedrooms

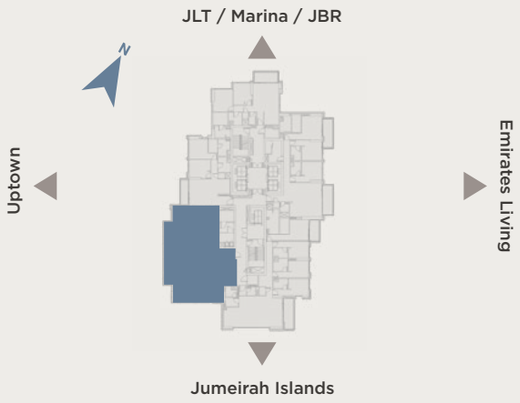
Internal area
2,119 sq.ft (197 sq.m)

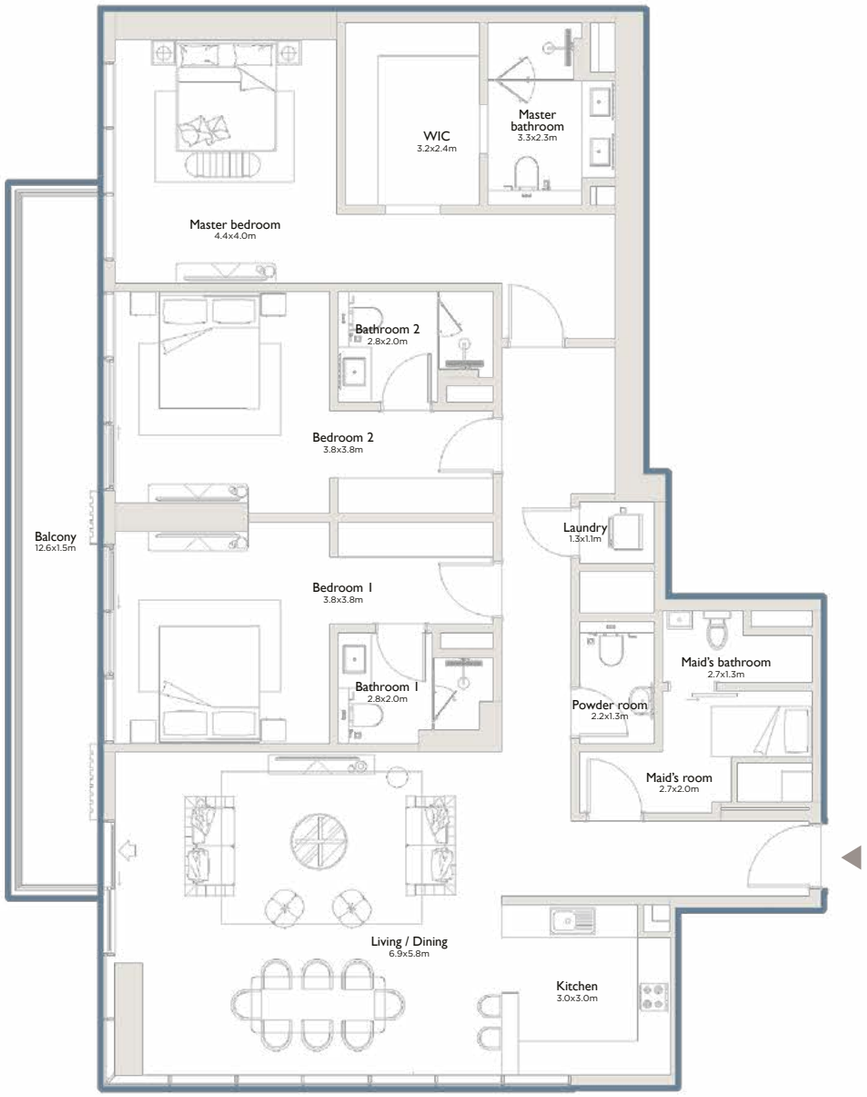
Terrace area
212 sq.ft (20 sq.m)

Total area
2,331 sq.ft (217 sq.m)

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

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EAST RESIDENCE 2

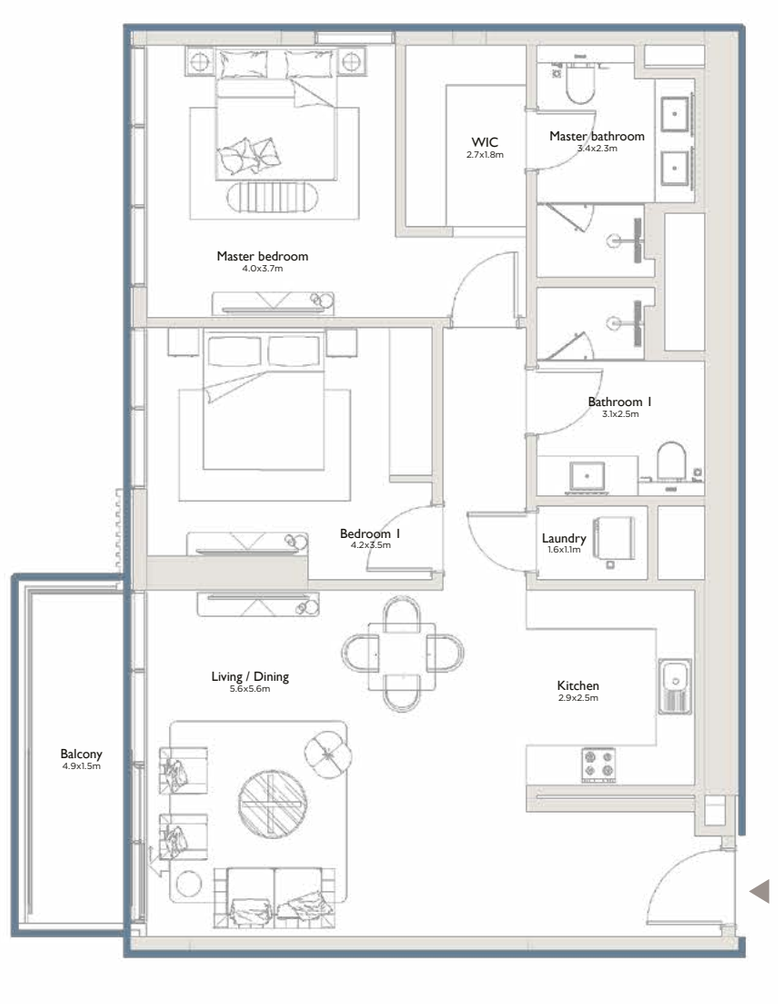
Type 04B | Two bedrooms

Internal area
1,225 sq.ft (114 sq.m)

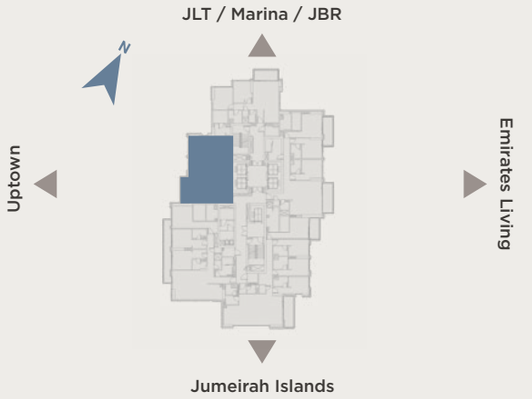
Terrace area
91 sq.ft (8 sq.m)

Total area
1,316 sq.ft (122 sq.m)

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



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EAST RESIDENCE 2

Type 05B | Two bedrooms

Internal area
1,251 sq.ft (116 sq.m)

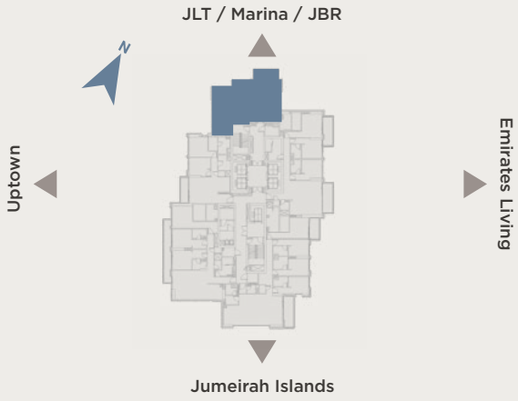
Terrace area
105 sq.ft (10 sq.m)

Total area
1,356 sq.ft (126 sq.m)

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



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SERENIA DISTRICT

AT JUMEIRAH ISLANDS

PODIUM - GARDEN

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DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 2

Podium | Full floor

Internal area
8,808 sq.ft (818 sq.m)

Terrace area
7,449 sq.ft (692 sq.m)

Total area
16,257 sq.ft (1,510 sq.m)

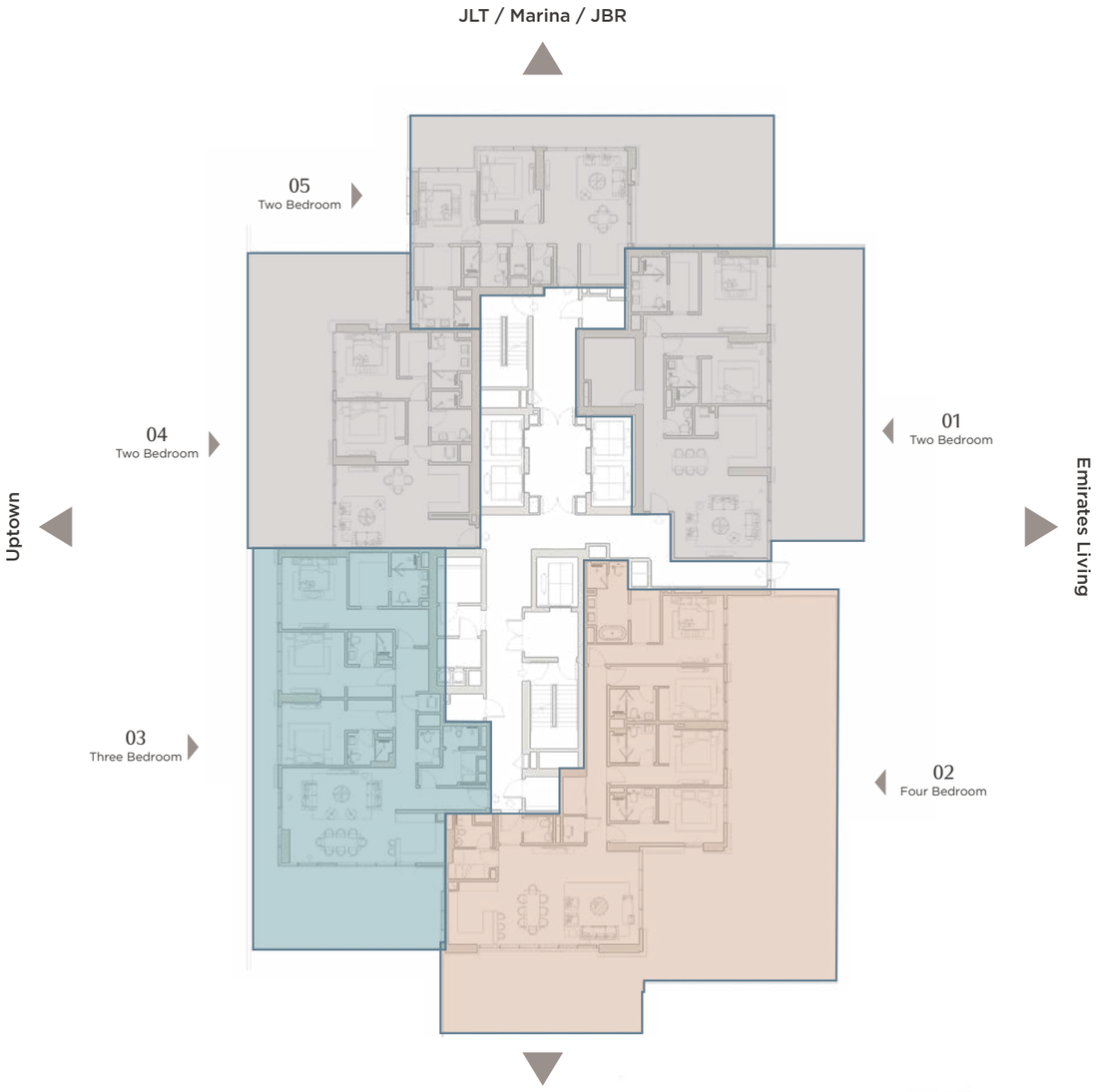
FLOOR COMPOSITION

Total 5 units/floor

2 Bedroom
3 Units

3 Bedroom
1 Units

4 Bedroom
1 Unit





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EAST RESIDENCE 2

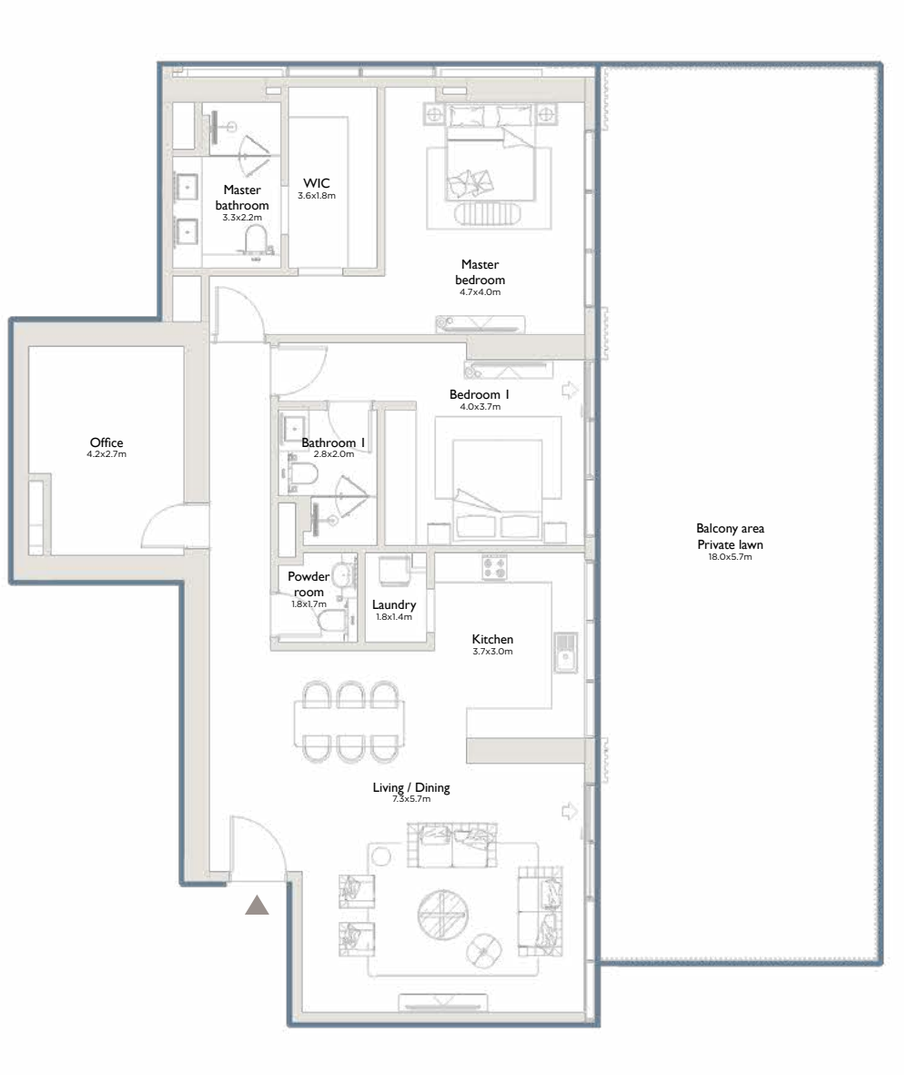
Type 01C | Two bedrooms

Internal area
1,734 sq.ft (161 sq.m)

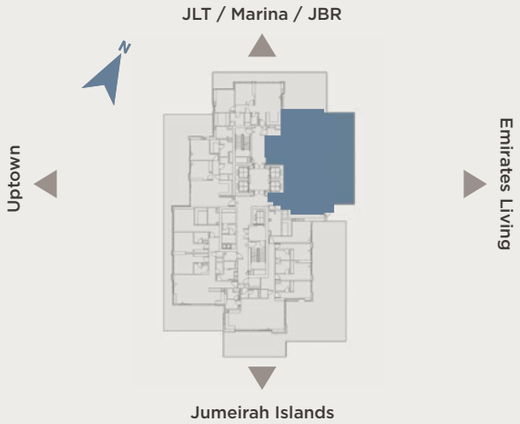
Terrace area
1,119 sq.ft (104 sq.m)

Total area
2,853 sq.ft (265 sq.m)

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



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EAST RESIDENCE 2

Type 02C | **Four bedrooms**

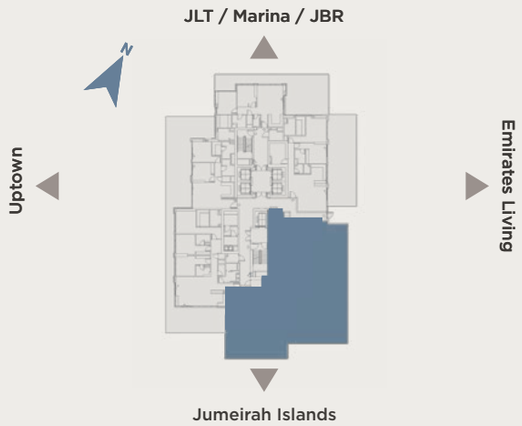
Internal area
2,487 sq.ft (231 sq.m)

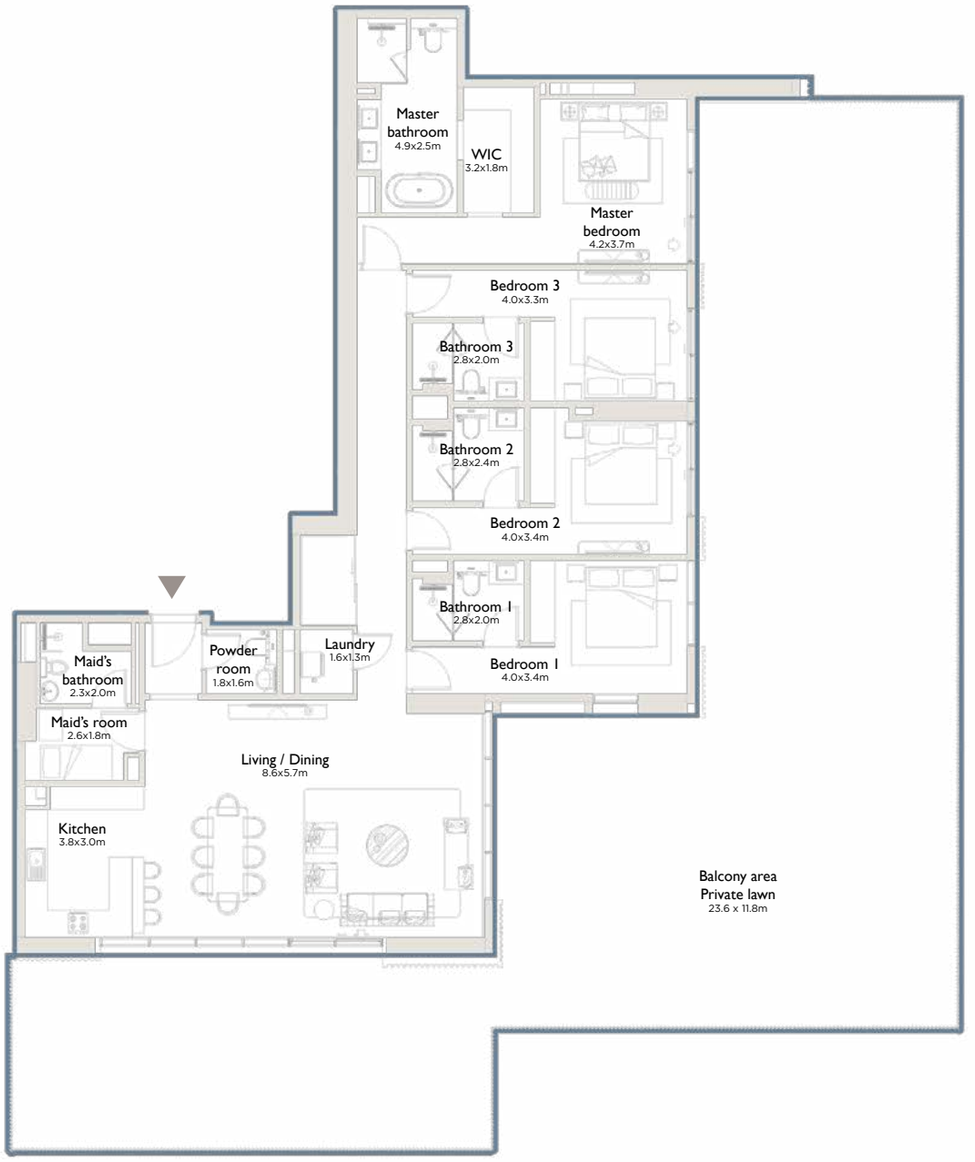
Terrace area
2,877 sq.ft (267 sq.m)

Total area
5,364 sq.ft (498 sq.m)

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

KEY PLAN





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EAST RESIDENCE 2

Type 03C | Three bedrooms

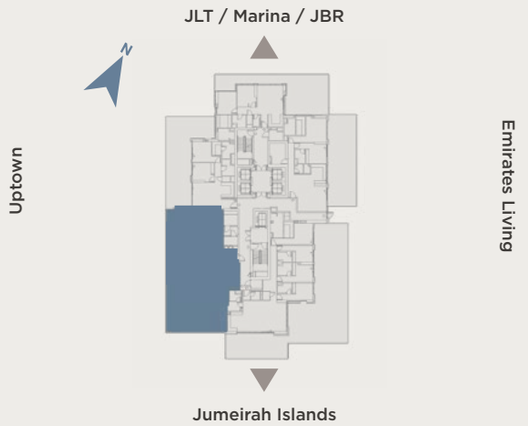
Internal area
2,118 sq.ft (197 sq.m)

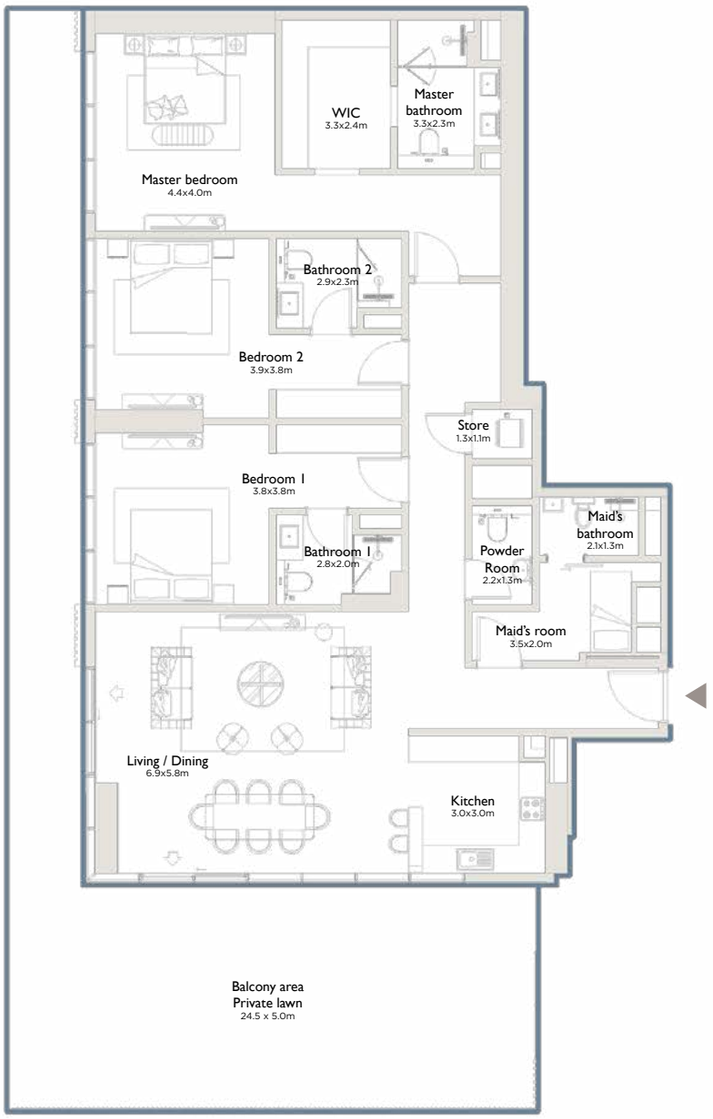
Terrace area
1,051 sq.ft (98 sq.m)

Total area
3,169 sq.ft (295 sq.m)

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

KEY PLAN





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EAST RESIDENCE 2

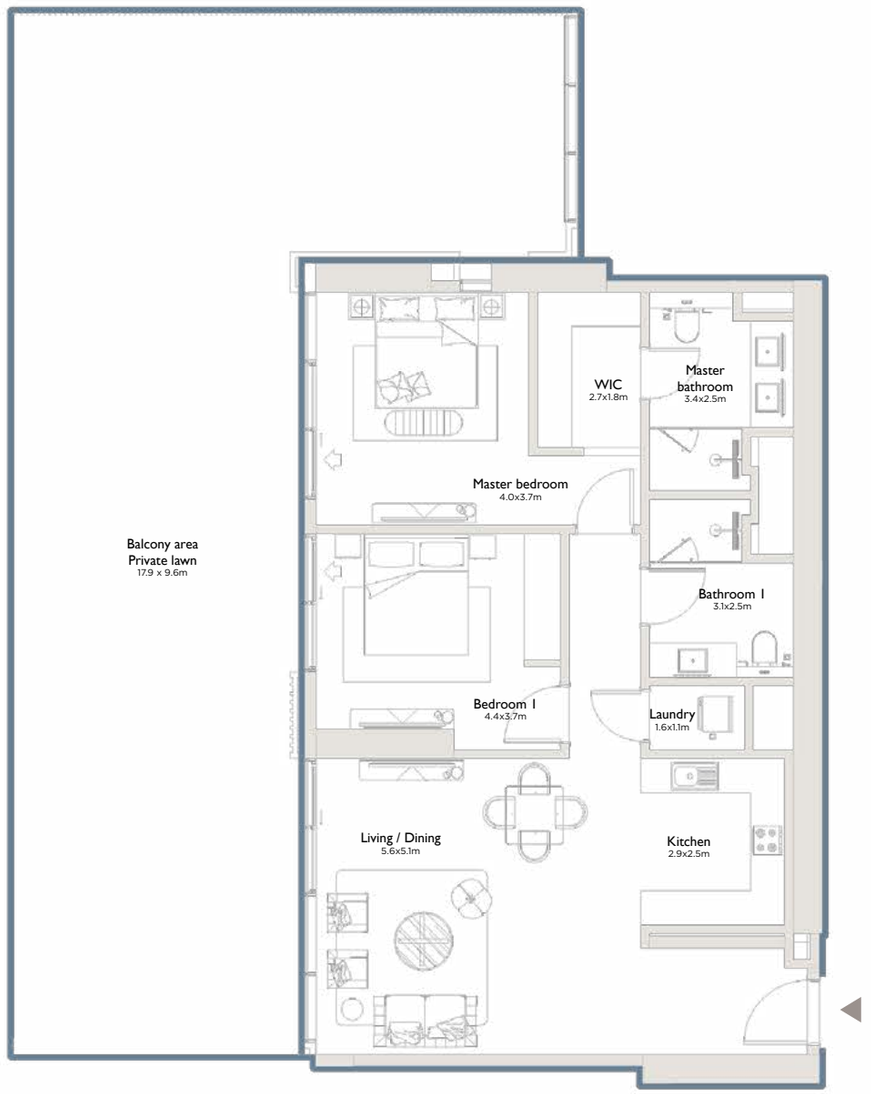
Type 04C | Two bedrooms

Internal area
1,220 sq.ft (113 sq.m)

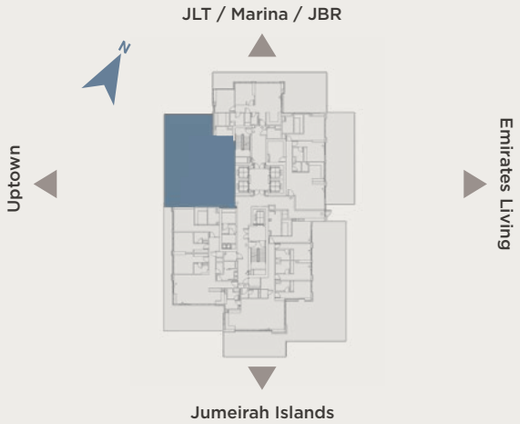
Terrace area
1,277 sq.ft (119 sq.m)

Total area
2,497 sq.ft (232 sq.m)

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



KEY PLAN



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SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 2

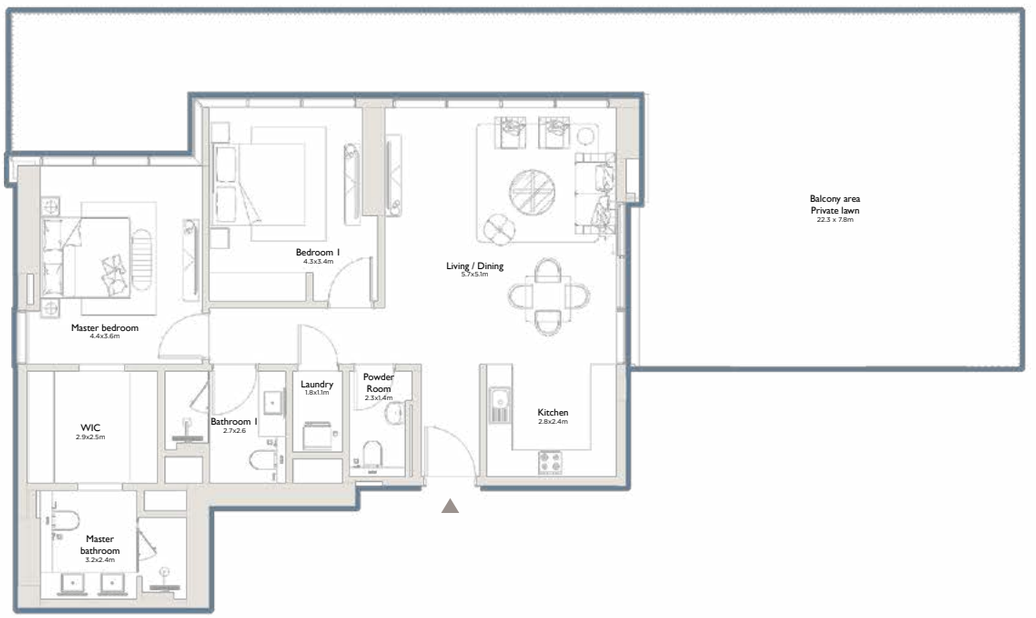
Type 05C | Two bedrooms

Internal area
1,249 sq.ft (116 sq.m)

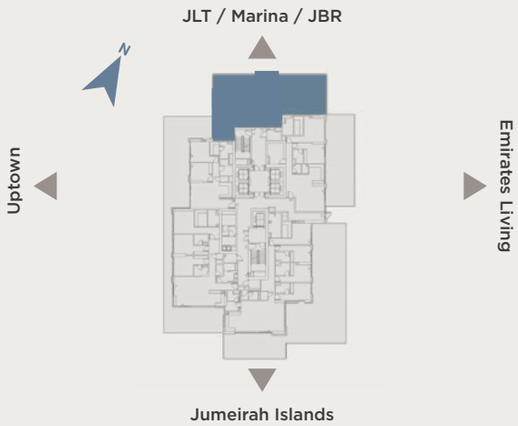
Terrace area
1,126 sq.ft (105 sq.m)

Total area
2,375 sq.ft (221 sq.m)

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



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.

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST
RESIDENCE 2

DRN - 1068

Serenia District - East

Project No. 4281 | Plot No. 5240

TAN - 0012004307008

Escrow Bank - Sharjah Islamic Bank

Expected completion date: 30 June 2030

www.sereniadistrict.com

PALMA™

DEVELOPMENT

FOR MORE INFORMATION, CONTACT THE DEVELOPER
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