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Press Release

Nakheel unveils Palm Springs, a new sustainable community beside Palm Jebel Ali

- *3.8 million sq m masterplan for almost 50,000 residents offers a mix of villas, townhouses and apartments*
- *Palm Springs awarded LEED for Communities Platinum Precertification, becoming the first Nakheel community to achieve this milestone*
- *Country Club, Sports Club, two schools and a hospital planned across 15 neighbourhoods, connected by more than 35 km of walking, jogging and cycling routes*

Dubai, UAE; 10 November 2026: Nakheel, a member of Dubai Holding Real Estate, has unveiled Palm Springs, a 3.8 million sq m residential masterplan adjacent to Palm Jebel Ali in southern Dubai. Planned for almost 50,000 residents, the community will bring together homes, education, healthcare, sport, and leisure facilities across 15 neighbourhoods.

Palm Springs has been awarded LEED for Communities Platinum Precertification, supporting Nakheel's commitment to creating sustainable destinations. Its planned community infrastructure is designed to support a substantial residential destination within Dubai's southern growth corridor, with connections to Sheikh Zayed Road and Al Maktoum International Airport.

Khalid Al Malik, Chief Executive Officer of Dubai Holding Real Estate, said: "Palm Springs reflects our long-term confidence in southern Dubai and its role in the city's future. With Palm Jebel Ali nearby, our focus is on creating a community that brings homes and supporting infrastructure together from the outset. This is how we approach Dubai's next phase of growth: planning for generations, with lasting value at the heart of the masterplan."

The community's planned leisure facilities include a dedicated Country Club and Sports Club, alongside recreational, fitness and play facilities. Retail destinations and cultural venues, complemented by cultural programming, are also planned to create places for residents to meet and spend time beyond their homes.

Two schools, a hospital and six mosques are included in the masterplan, placing education, healthcare and essential community services alongside residential neighbourhoods. Together, these facilities are intended to support family life as the district develops.

The masterplan includes approximately 593,000 sq m of planned open space, including a central park and landscaped areas. More than 35 km of cycling, jogging and walking routes are planned to link the neighbourhoods with parks, retail and leisure destinations. Shaded corridors and climate-responsive landscaping are designed to support everyday outdoor movement, while green areas are intended to support the wellbeing of residents and visitors.

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The masterplan is designed to use resources efficiently and sustainably, with the latest water, energy, and waste solutions integrated through the community to help lower carbon emissions. Palm Springs also features climate-sensitive infrastructure and landscaping, with an emphasis on energy efficiency and environmental performance that align with its LEED for Communities Platinum Precertification.

Palm Springs comes as southern Dubai takes on a growing role in the city's development, supported by investment in Al Maktoum International Airport and Expo City Dubai. Its position beside Palm Jebel Ali places it within this wider pattern of residential and economic growth.

Access the Palm Springs villa video here and the townhouse video here. Click here to download HD Images

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About Dubai Holding Real Estate

Dubai Holding Real Estate is the region's leading integrated master developer within Dubai Holding's diversified portfolio. With over 30 years of collective development experience, it combines the heritage and innovation of Nakheel, Meraas and Dubai Properties to shape Dubai's urban landscape and coastline through iconic destinations that reinforce the emirate's status as a global hub for real estate investment.

Its portfolio is home to nearly 1.6 million residents across Dubai's most sought-after locations, delivering value through master planning, development, strategic land sales and asset management, in alignment with the Dubai 2040 Urban Master Plan to support sustainable, long-term growth.

Nakheel delivers visionary waterfront landmarks and master-planned communities, including Palm Jumeirah and the forthcoming Palm Jebel Ali, designed to meet Dubai's future urban and population needs. Nakheel also incorporates Meydan's prestigious communities, such as Mohammed Bin Rashid Al Maktoum City and District One.

Meraas creates uniquely design-led destinations that blend architecture, creativity, and lifestyle, including the Bvlgari Residences, Bluewaters, Central Park at City Walk, Port de La Mer, The Acres, Cherrywoods and Villa Amalfi.

Dubai Properties specialises in family-focused communities that emphasise accessibility and top-tier amenities, with landmark developments including Jumeirah Beach Residence (JBR), Business Bay, and Dubailand.

Each development is designed for enduring appeal and strong market fundamentals, combining quality, sustainable infrastructure and community-focused amenities to create long-term value for residents, partners and investors.

Dubai Holding is a diversified global investment company with investments in more than 30 countries and a combined workforce of more than 45,000 people. Established in 2004, Dubai Holding reaches millions of Dubai residents and visitors through its extensive portfolio of over AED 500 billion worth of assets that support the diversification and sustainable growth of Dubai's economy across 10 key sectors, including real estate, hospitality, entertainment, retail, media and investments.

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