



PALMA™  
DEVELOPMENT



SERENIA DISTRICT  
AT JUMEIRAH ISLANDS

BALANCE  
BEYOND FORM



EAST  
RESIDENCE  
2





## 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

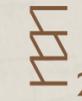
2, 3 & 4  
Bedroom Apartments

122-255 m<sup>2</sup>  
Ranges from 122.26 to 263.36 sqm

EAST RESIDENCE 2



SERENIA DISTRICT  
AT JUMEIRAH ISLANDS



## 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.

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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.

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

EAST RESIDENCE 2





## 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

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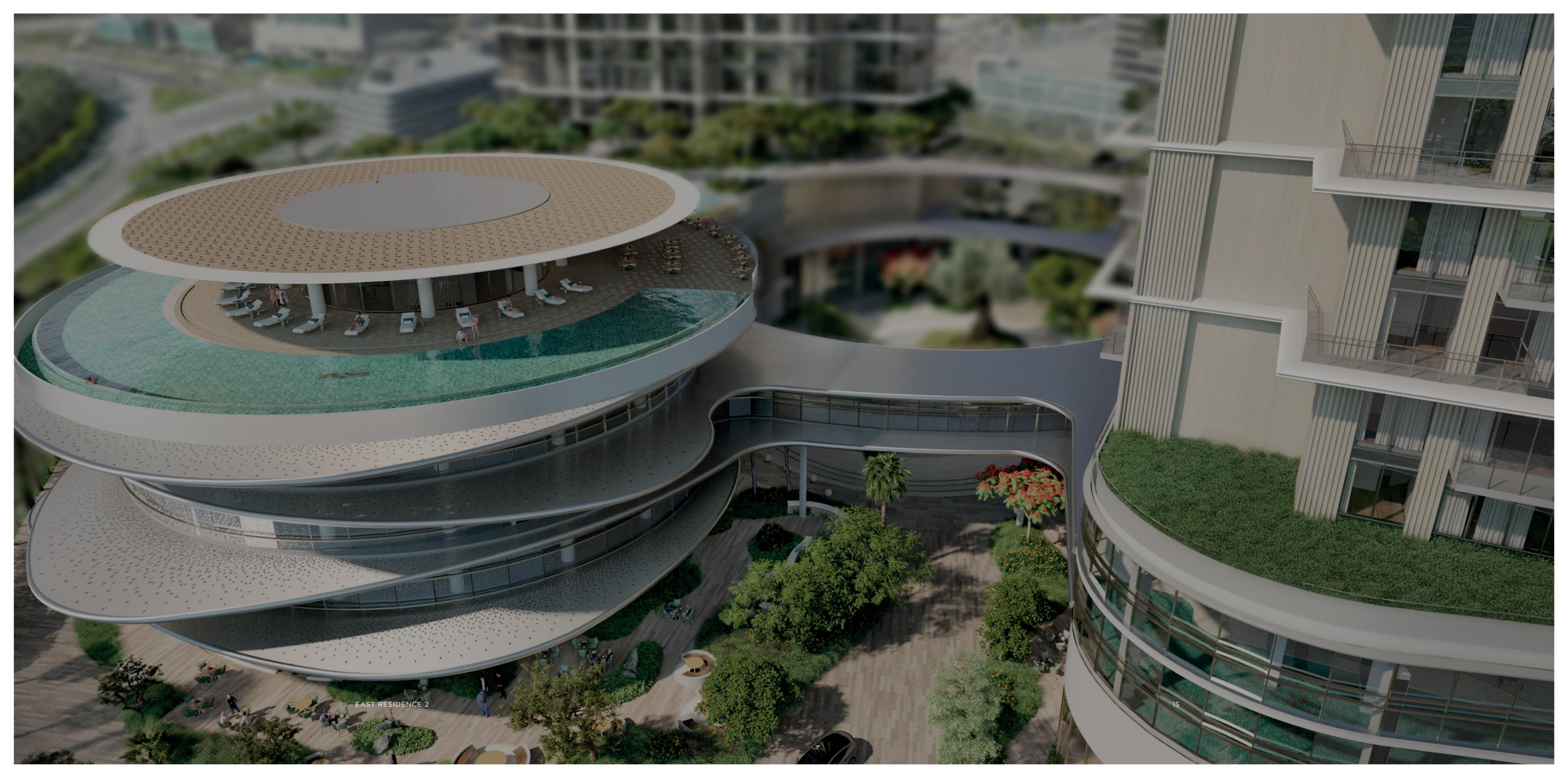
Retail and F&B at your doorstep, curated for everyday convenience

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

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



EAST RESIDENCE 2

15



EAST RESIDENCE 2



## AMENITIES HIGHLIGHT

Indoor swimming pool



Half basket-ball court



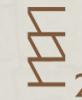
2 padel courts



## 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.





## EAST RESIDENCE 2 PAYMENT PLAN

60% / 40%

10%

**1st Instalment**  
Immediate

10%

**2nd Instalment**  
After 30 Days

10%

**3rd Instalment**  
01 June 2026

10%

**4th Instalment**  
01 January 2027

10%

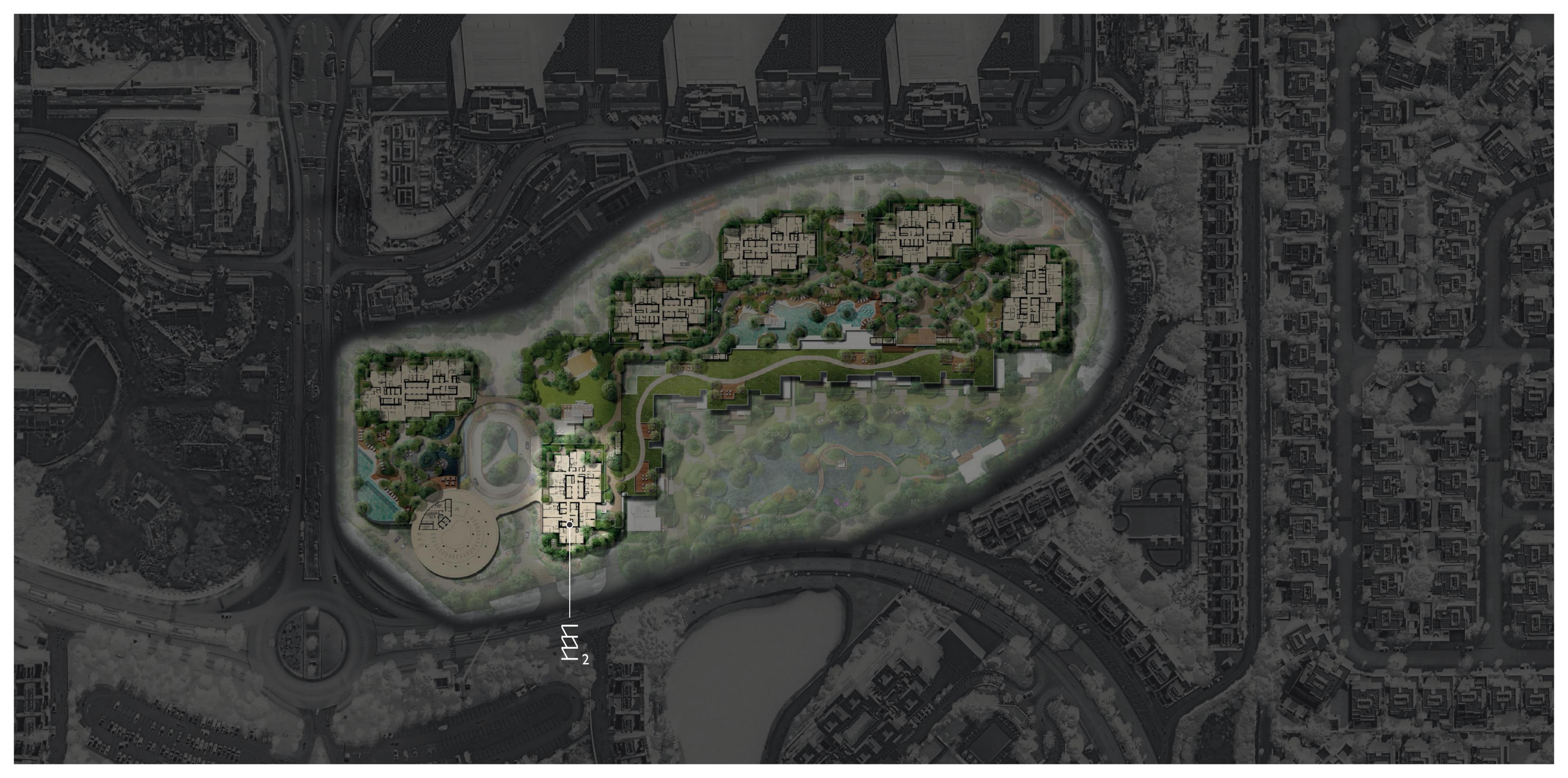
**5th Instalment**  
01 January 2028

10%

**6th Instalment**  
01 January 2029

40%

**Final Instalment**  
30 June 2030



1/1  
2

MAN  
2

## FLOOR PLANS



EVEN FLOORS

### 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)

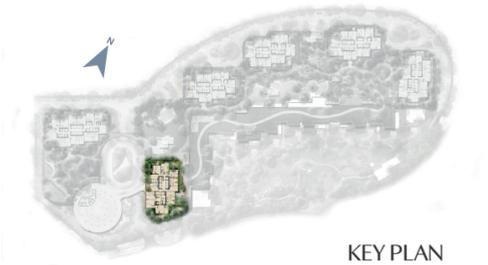
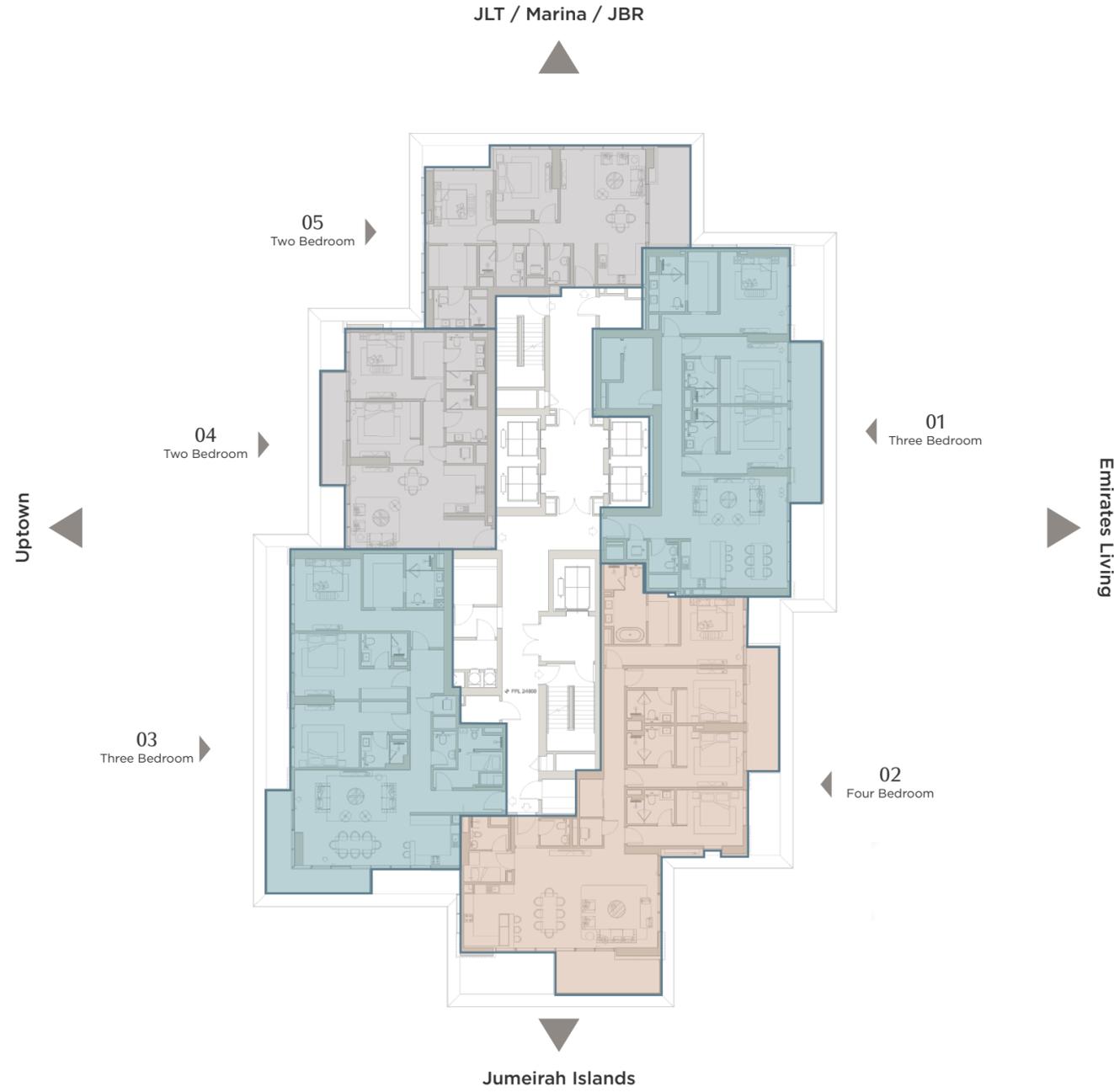
### FLOOR COMPOSITION

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.

### EAST RESIDENCE 2

Type 01A | Three bedrooms

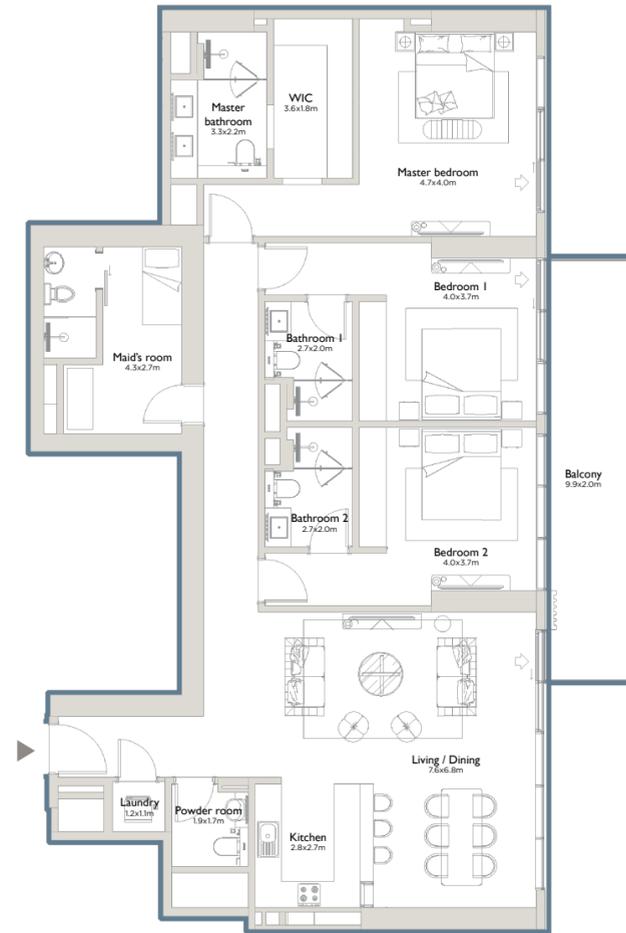
**Internal area**  
2,035 sq.ft (189 sq.m)

**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

#### KEY PLAN



### EAST RESIDENCE 2

Type 02A | Four bedrooms

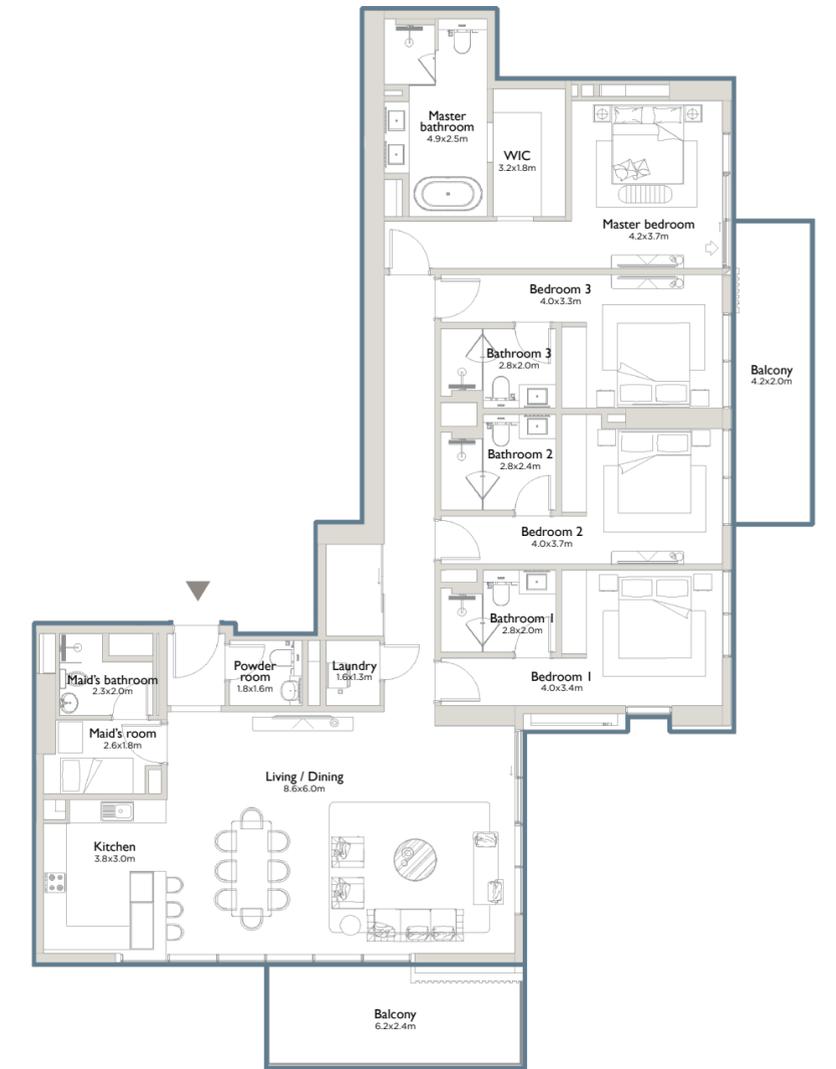
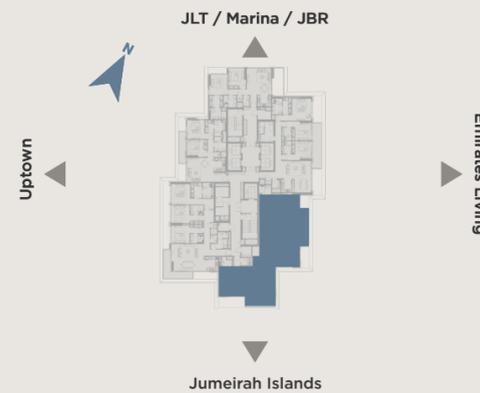
**Internal area**  
2,486 sq.ft (231 sq.m)

**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



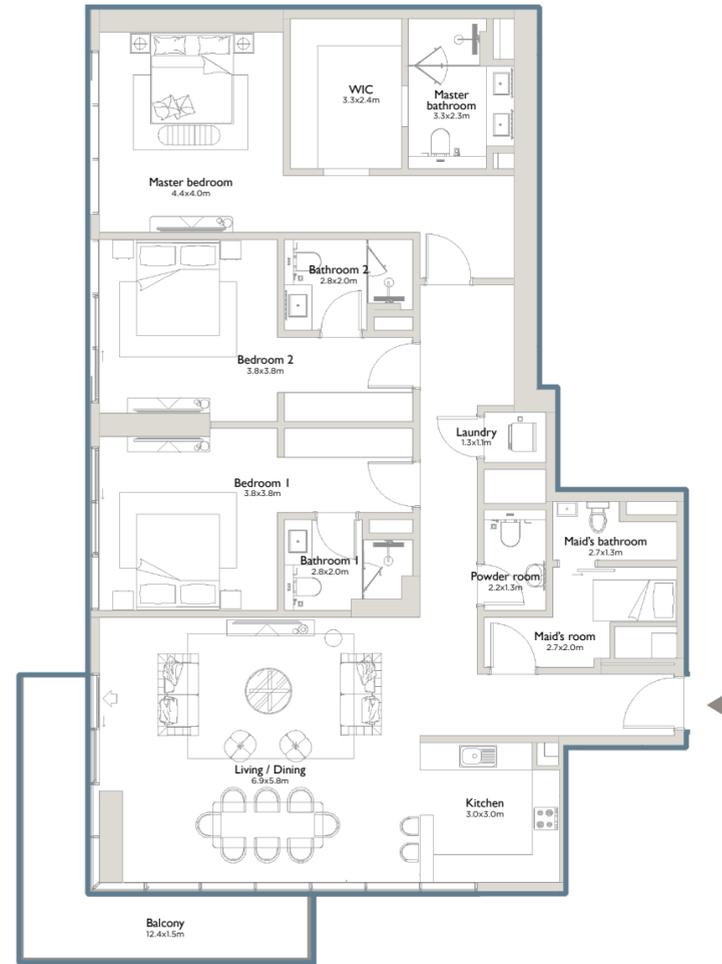
**EAST RESIDENCE 2**

**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**



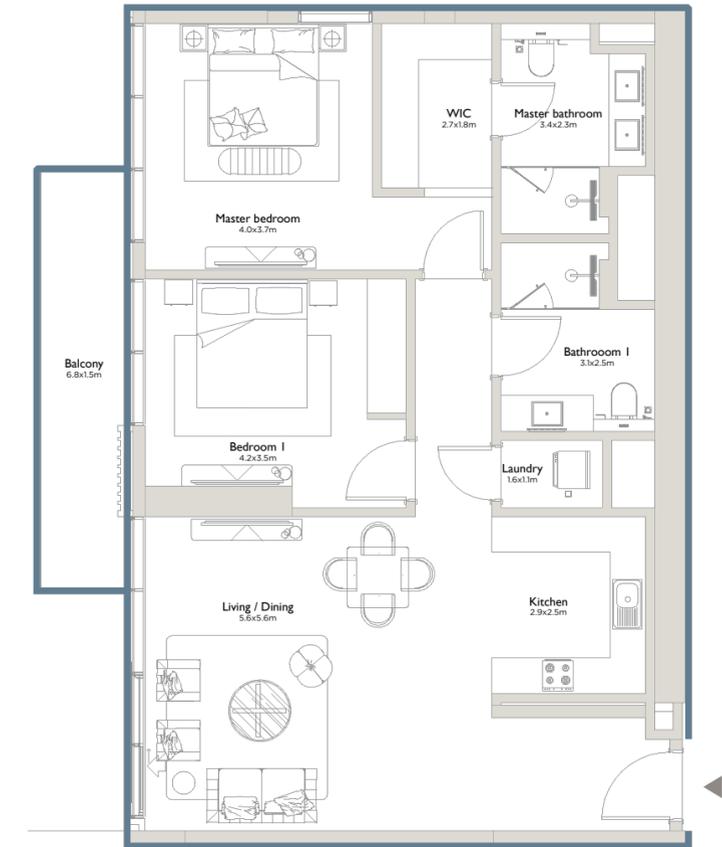
**EAST RESIDENCE 2**

**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

**KEY PLAN**



**EAST RESIDENCE 2**

Type 05A | Two bedrooms

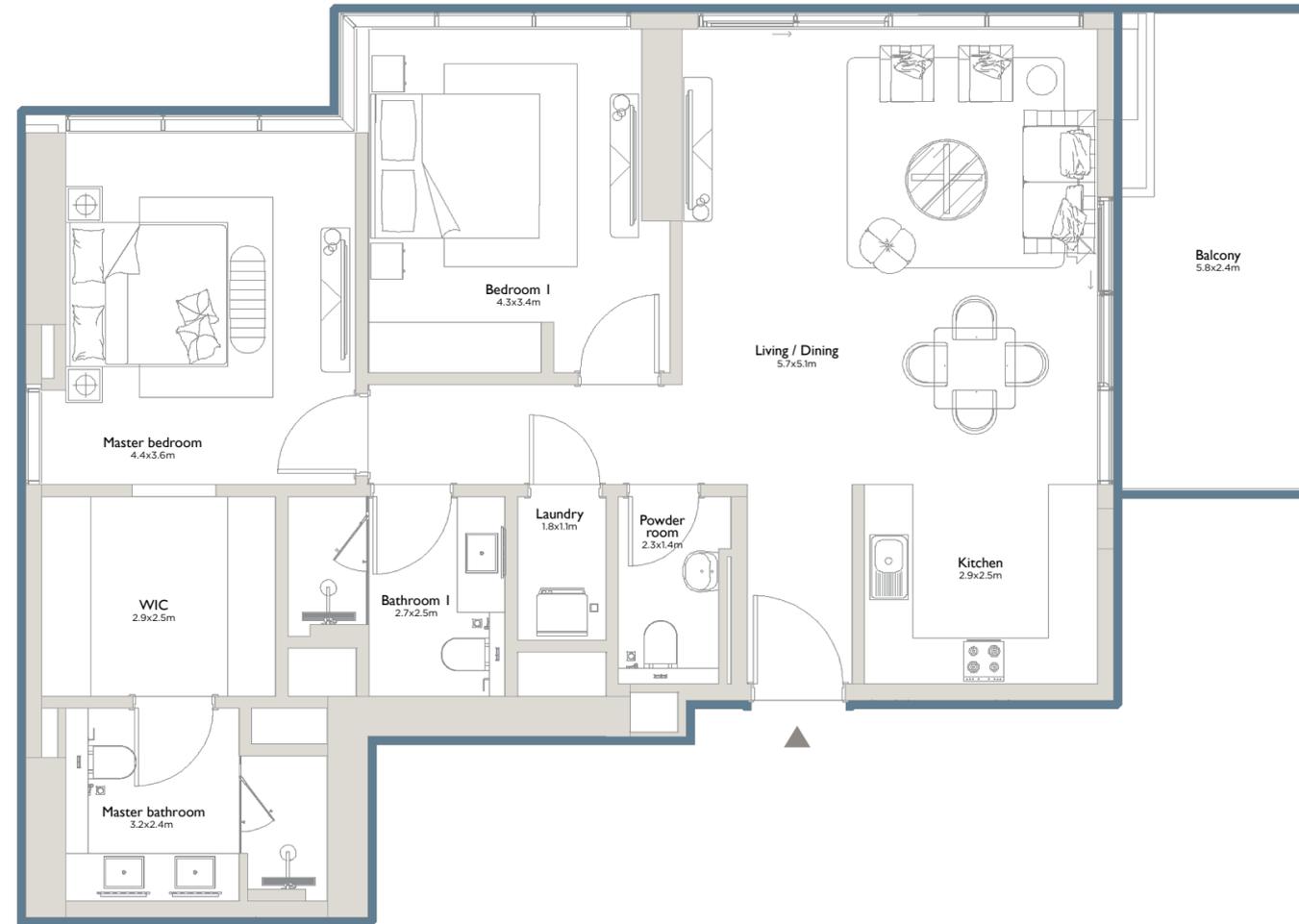
Internal area  
1,249 sq.ft (116 sq.m)

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

**KEY PLAN**





ODD FLOORS

### 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



KEY PLAN

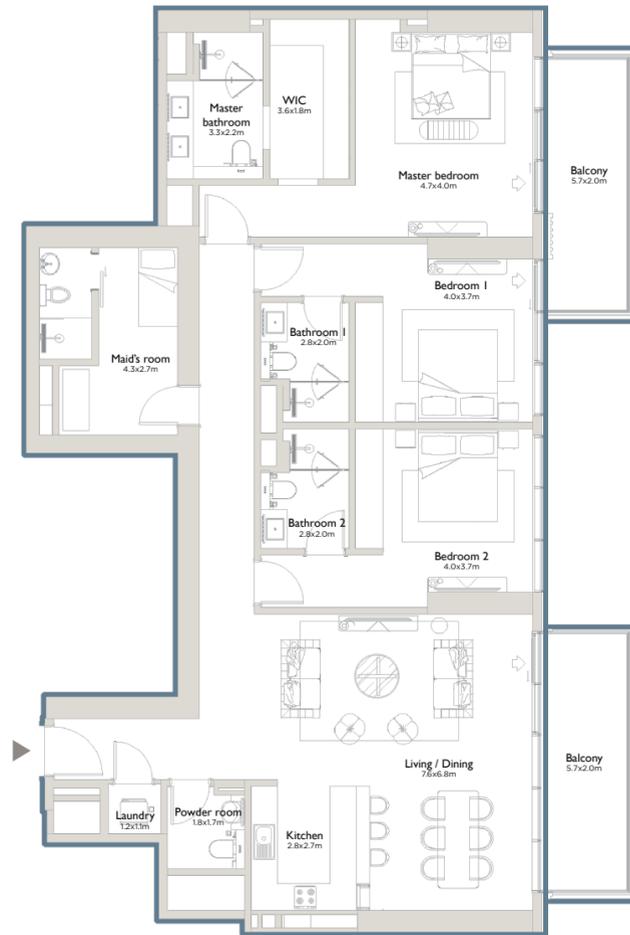
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### EAST RESIDENCE 2

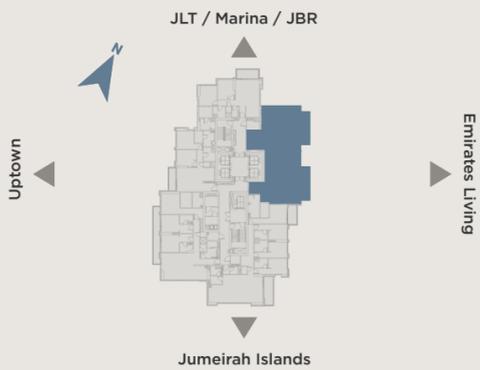
#### Type 01B | Three bedrooms

- 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



### KEY PLAN

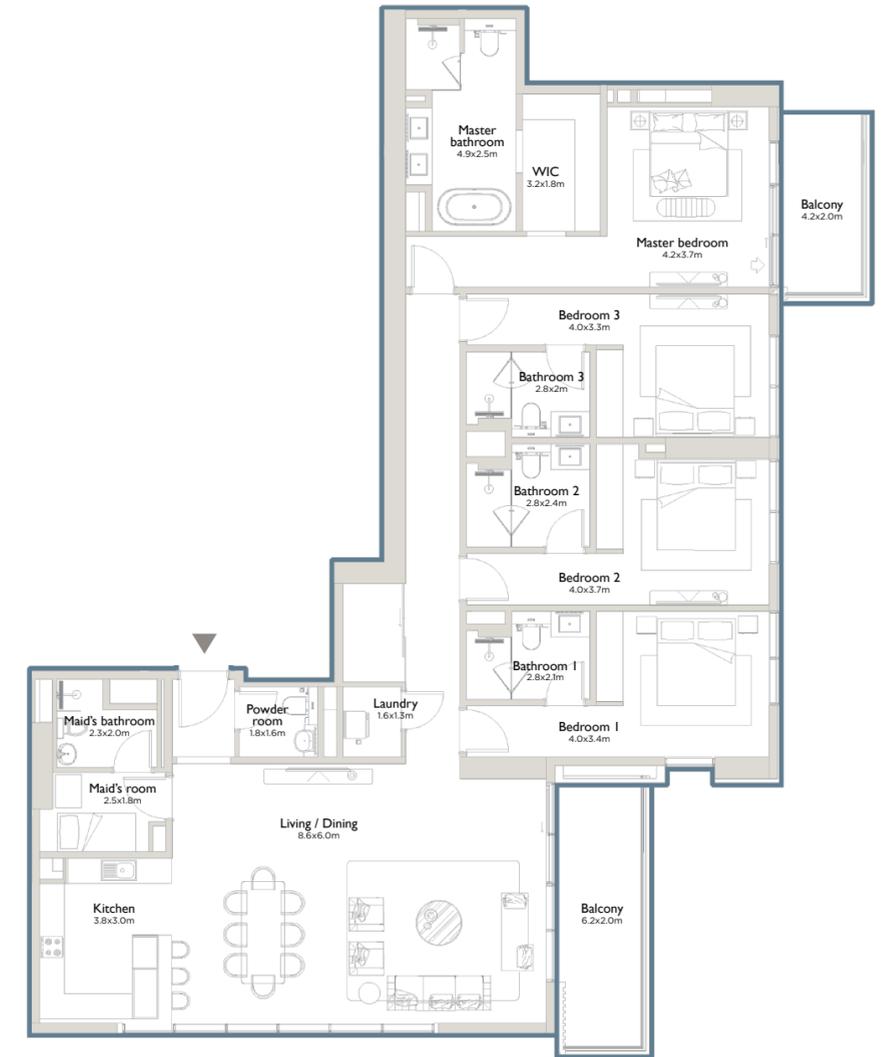


### EAST RESIDENCE 2

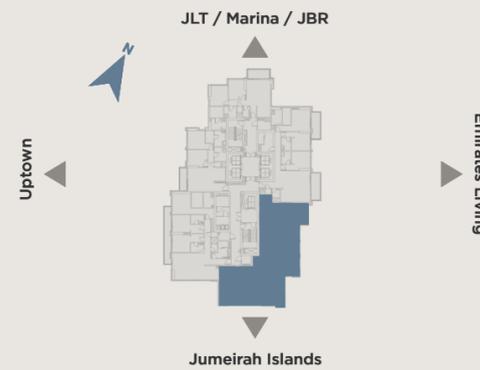
#### Type 02B | Four bedrooms

- 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



### KEY PLAN



**EAST  
RESIDENCE 2**

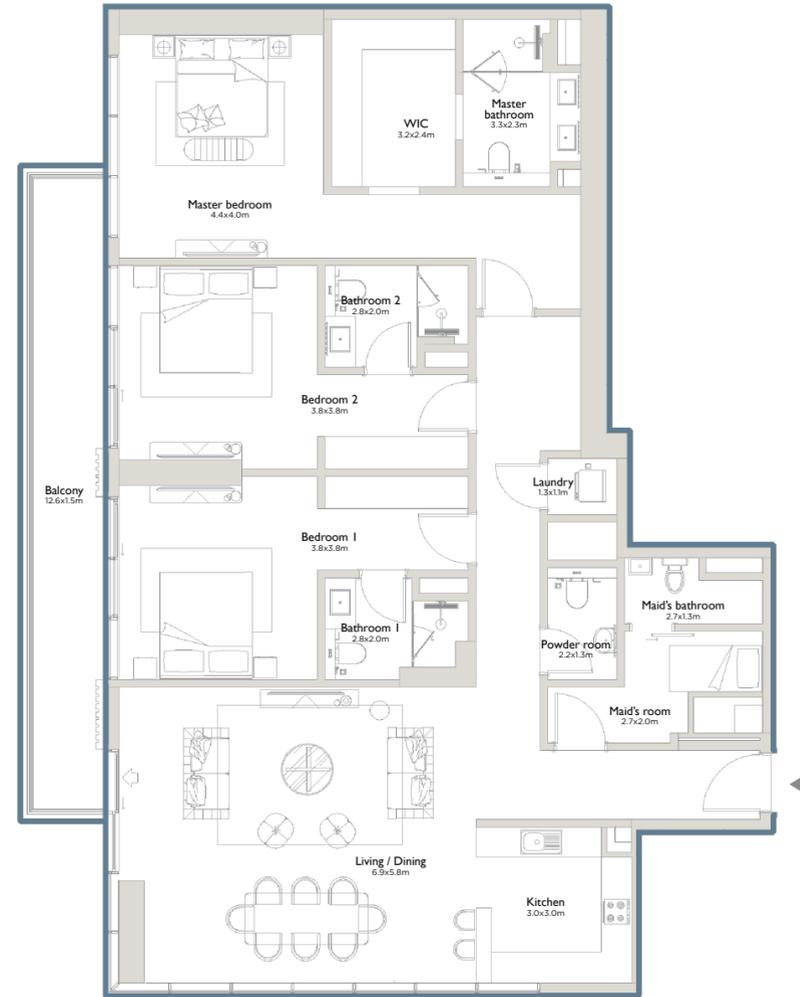
Type 03B | Three bedrooms

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

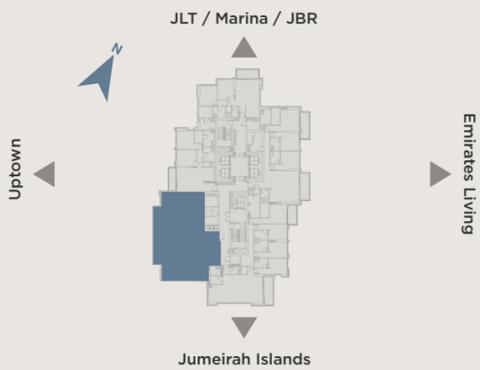
Terrace area  
212 sq.ft (20 sq.m)

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

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



**KEY PLAN**



**EAST  
RESIDENCE 2**

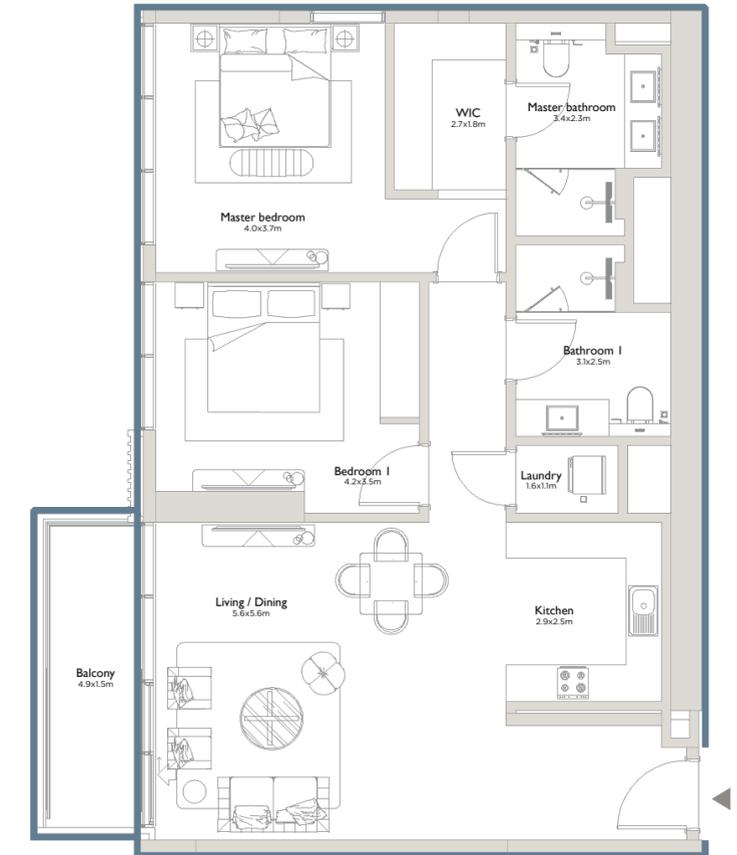
Type 04B | Two bedrooms

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



**KEY PLAN**



**EAST RESIDENCE 2**

Type 05B | Two bedrooms

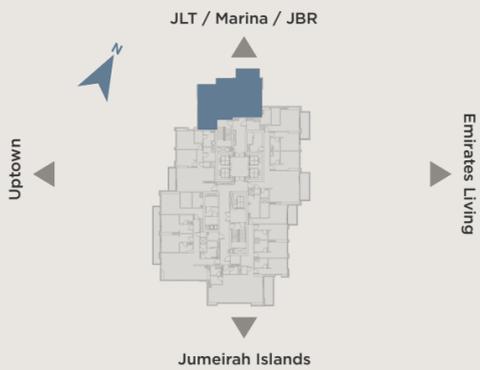
**Internal area**  
1,251 sq.ft (116 sq.m)

**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

**KEY PLAN**



PODIUM - GARDEN

### 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)

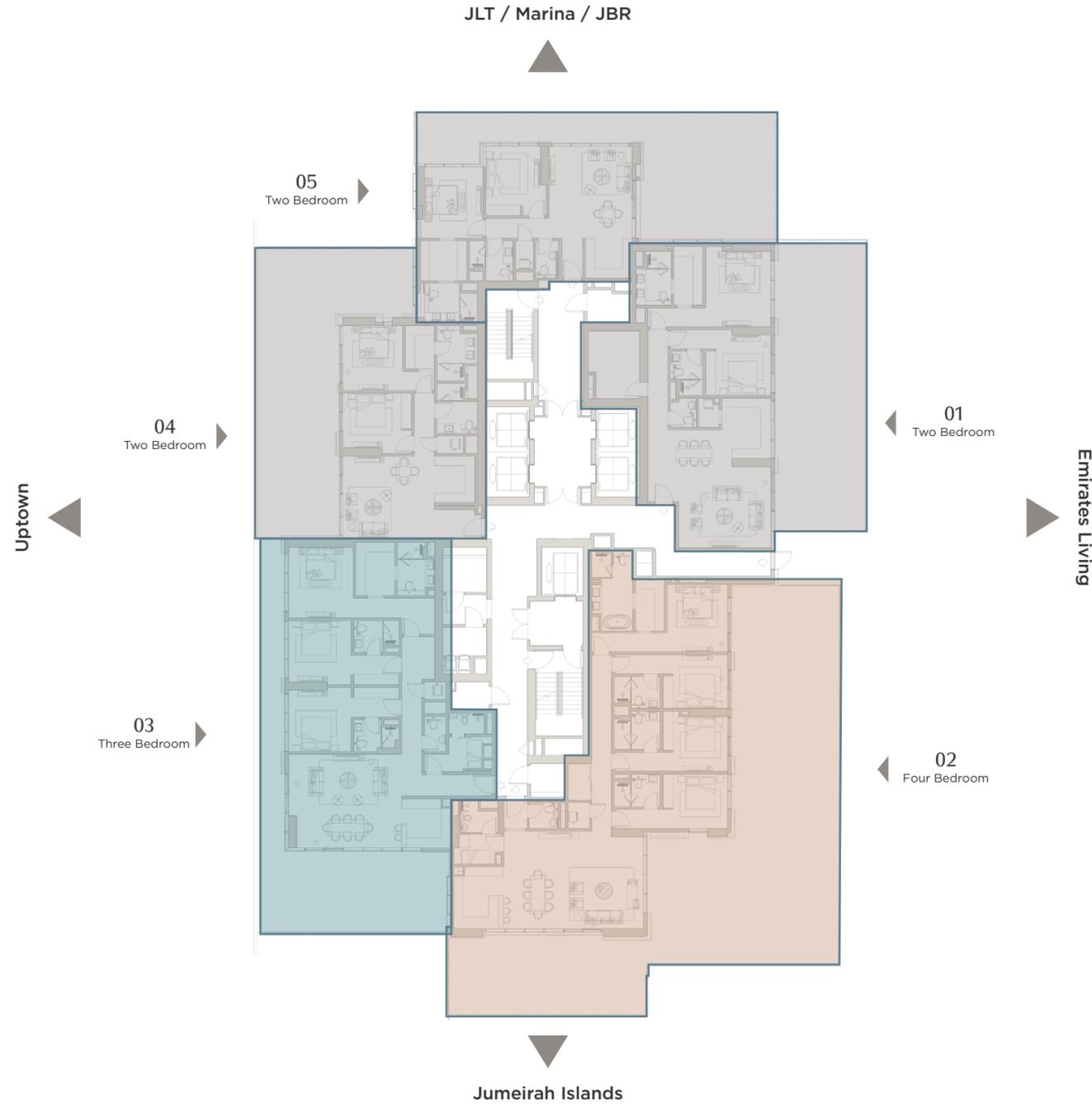
### FLOOR COMPOSITION

Total 5 units/floor

 2 Bedroom  
3 Units

 3 Bedroom  
1 Units

 4 Bedroom  
1 Unit



KEY PLAN

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### EAST RESIDENCE 2

Type 01C | Two bedrooms

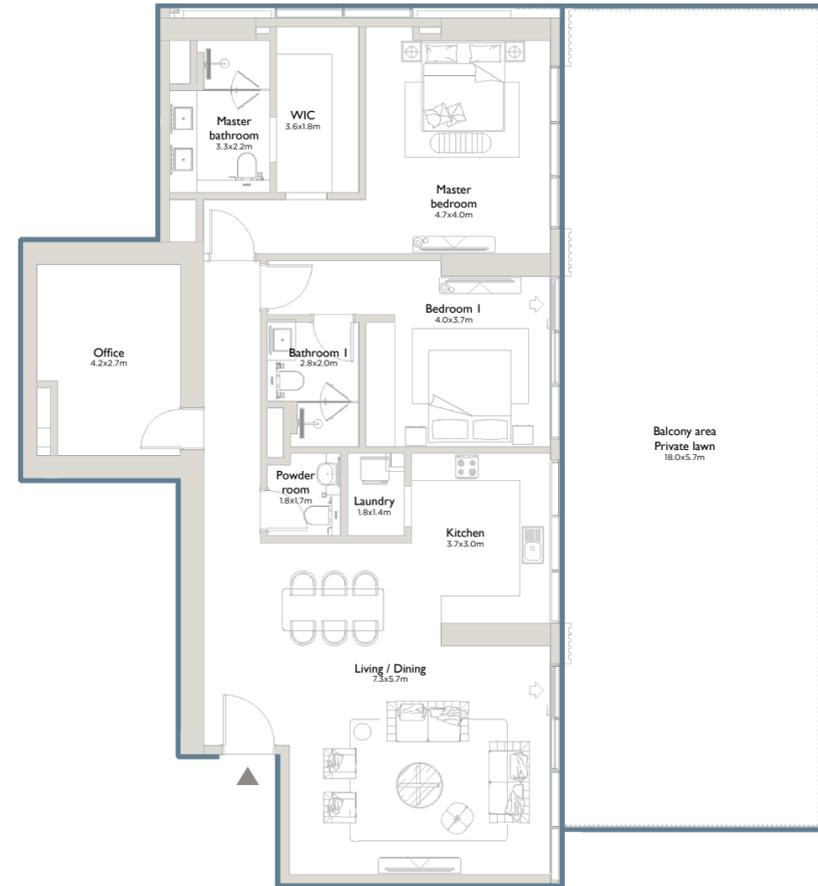
Internal area  
1,734 sq.ft (161 sq.m)

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

#### KEY PLAN



### EAST RESIDENCE 2

Type 02C | Four bedrooms

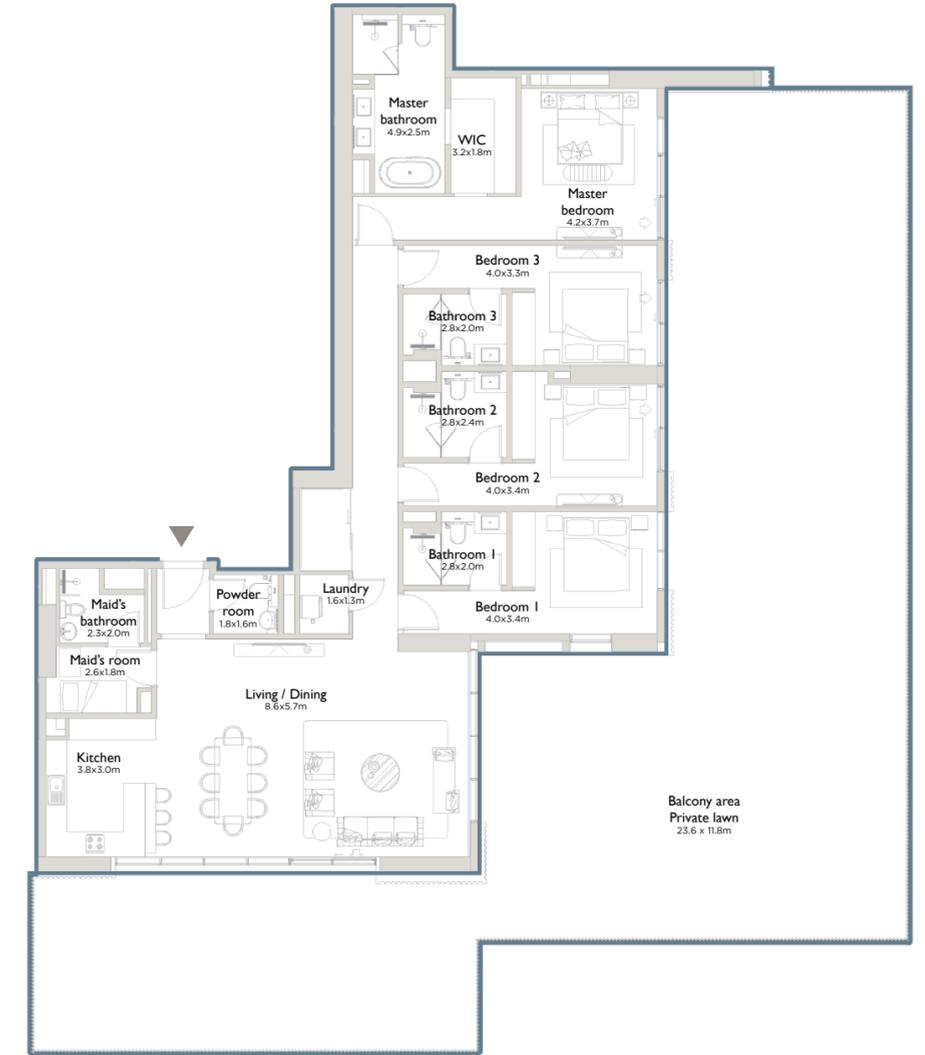
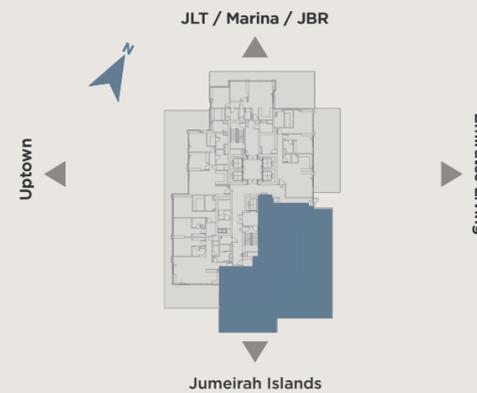
Internal area  
2,487 sq.ft (231 sq.m)

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



### EAST RESIDENCE 2

Type 03C | Three bedrooms

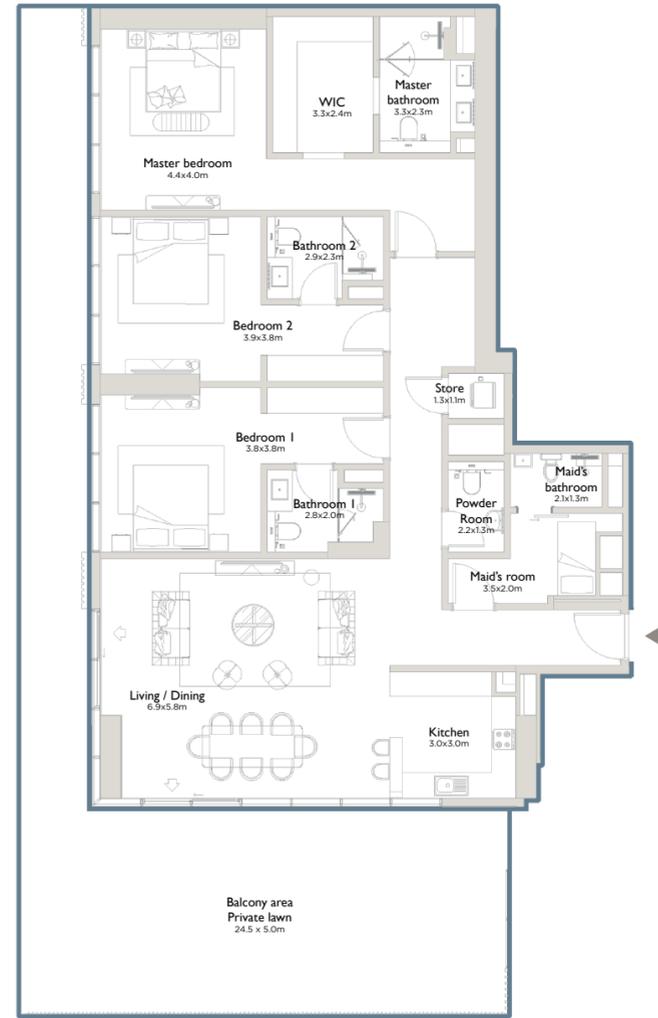
Internal area  
2,118 sq.ft (197 sq.m)

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



### EAST RESIDENCE 2

Type 04C | Two bedrooms

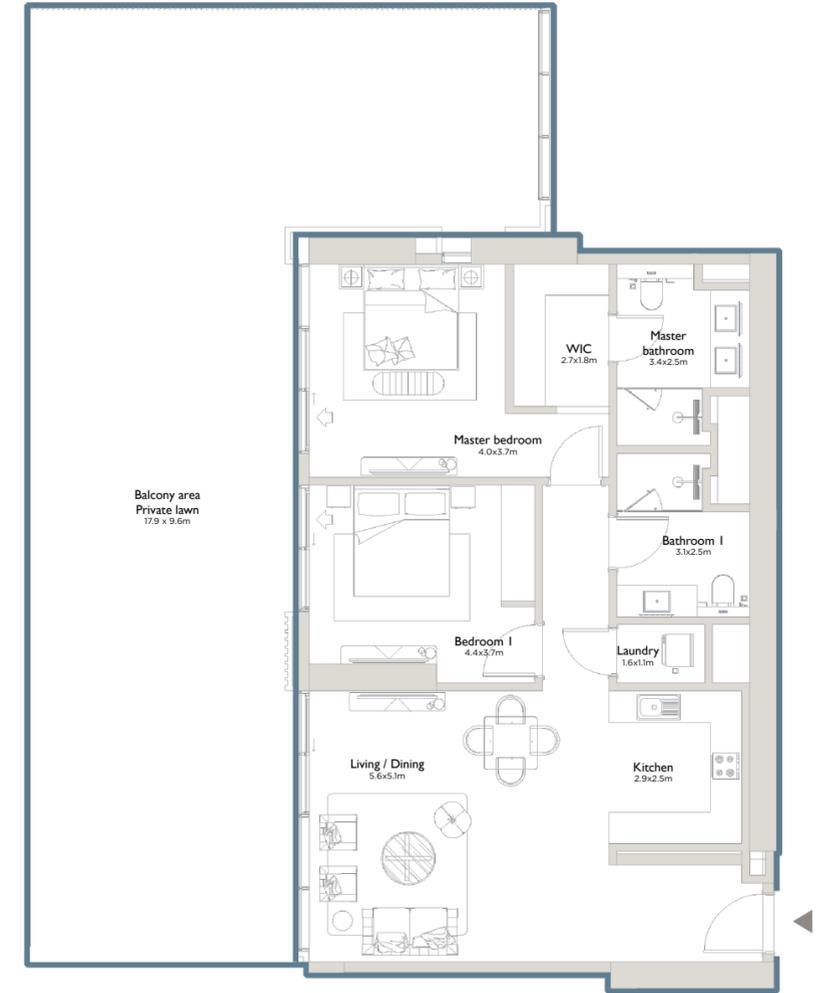
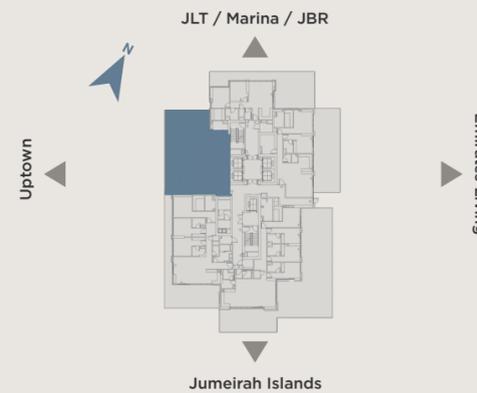
Internal area  
1,220 sq.ft (113 sq.m)

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



**EAST RESIDENCE 2**

Type 05C | Two bedrooms

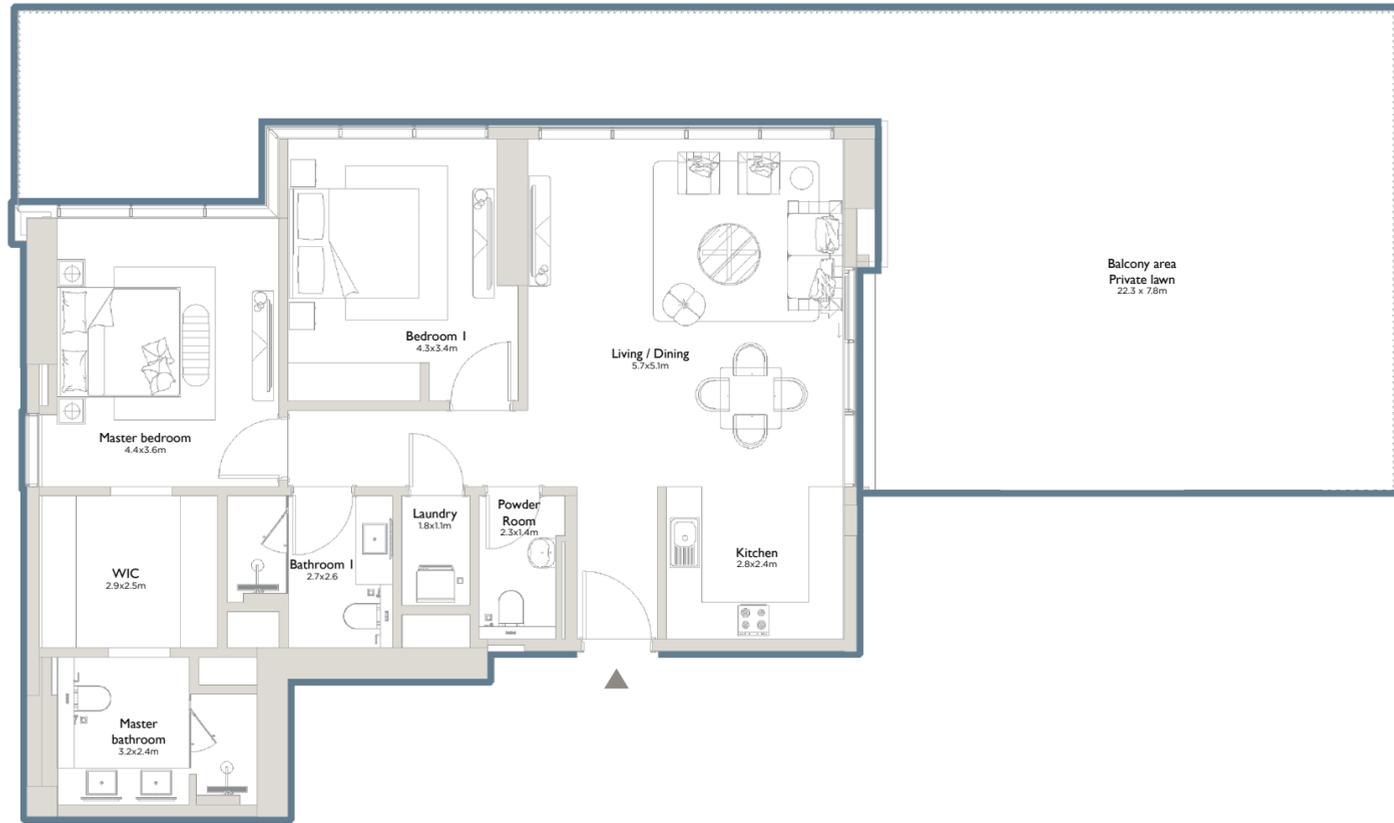
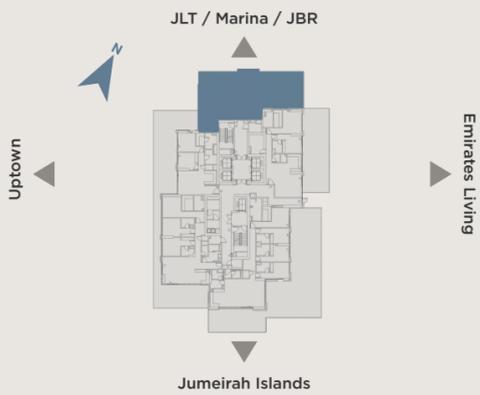
Internal area  
1,249 sq.ft (116 sq.m)

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**



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SERENIA DISTRICT  
AT JUMEIRAH ISLANDS



EAST  
RESIDENCE 2

DRN - 1068

Project No. 4281

TAN - 0012004307008

Escrow Bank - Sharjah Islamic Bank

Expected completion date: 30 June 2030

[www.sereniadistrict.com](http://www.sereniadistrict.com)



**PALMA™**

**DEVELOPMENT**

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