PALMA™
DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

VIBRANT
BY DESIGN

EAST
RESIDENCE
3

EAST 3

EXCEPTIONAL
URBAN LIVING

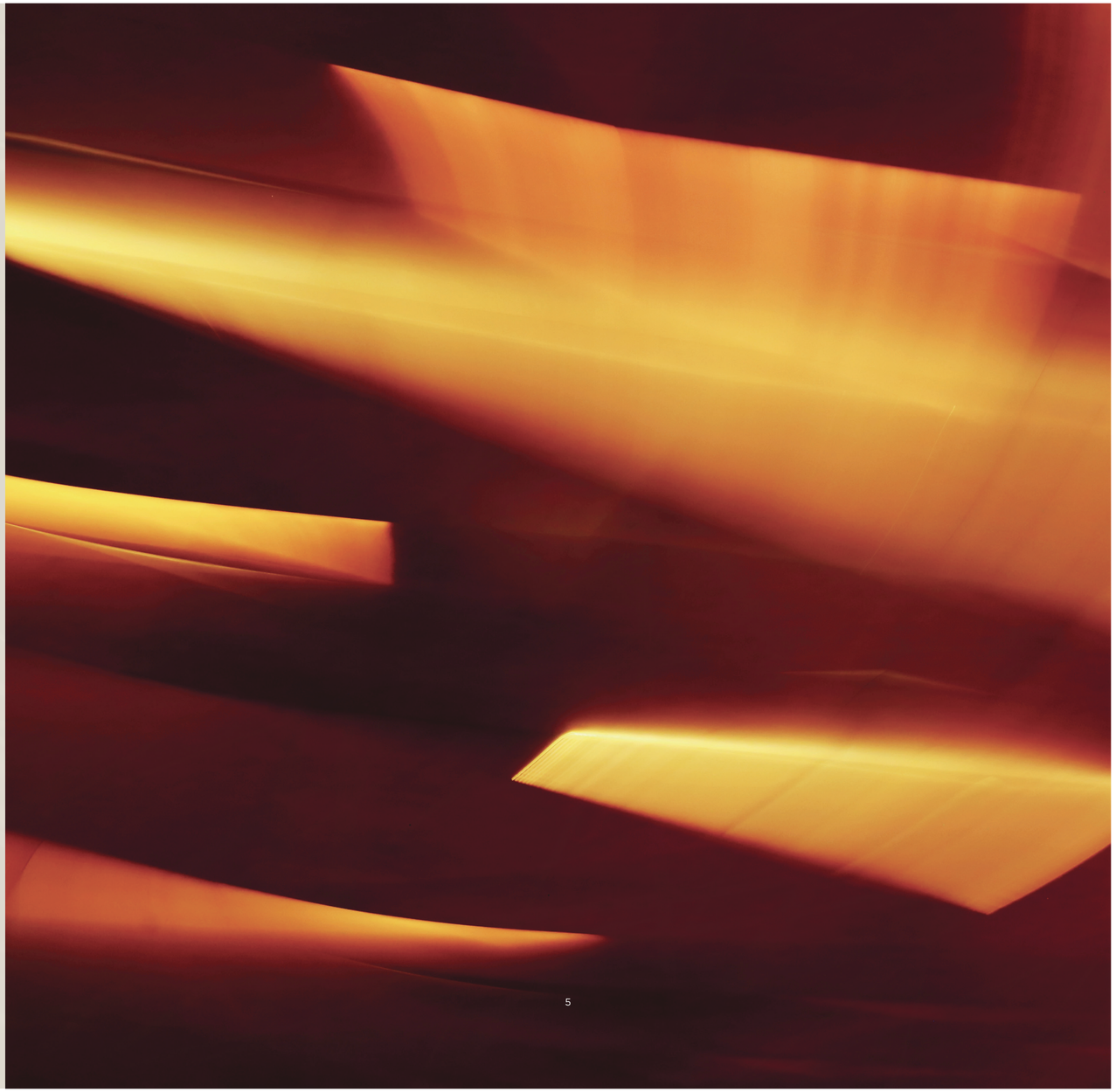
SERENIADISTRICT.COM / EASTRESIDENCE3

DESIGN LANGUAGE

In collaboration with Nikken Sekkei, the design's clarity and proportion set the base.

The Fire identity of this tower shows up in atmosphere and rhythm rather than ornament: warm night lighting, robust materials and crisp lines that read modern by day and radiant by night.

It stays refined and minimal, but with a deliberate social charge that distinguishes East Residence 3.




EAST
RESIDENCE 3
22
Floors
1 & 2
Bedroom Apartments
80 to 149 m²
Ranges from 875 to 1,605 sq.ft



EAST RESIDENCE 3

ABOUT EAST RESIDENCE 3

East Residence 3 sits on Serenia District's lively edge: lakeside calm to the front over Jumeirah Islands, urban sparkle to the back towards JLT.

Designed by Nikken Sekkei, it carries Serenia District's clean, Japanese-informed discipline, then layers a warmer, more social character in the podium and common areas.

The result is a tower tuned for daily momentum and evening glow, within a walkable, socially oriented community.

VIEWS AND ORIENTATION

Primary views to Jumeirah Islands' lakes; secondary outlook to JLT for city vibrancy and lights.

Thoughtful design optimises corner living rooms and broad panoramic views.





ANCHOR FEATURES AVAILABLE TO RESIDENTS

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

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 3



AMENITIES HIGHLIGHT

A focused sports and recreation zone anchored by a Multi-Use Games Area (MUGA court) along with shaded structures with an active lawn for semi-passive activities and a dedicated BBQ space.

Set alongside the Clubhouse and pools, it supports daily outdoor training and social time, matching East Residence 3's Fire identity with energy from morning to evening.

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 3 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%

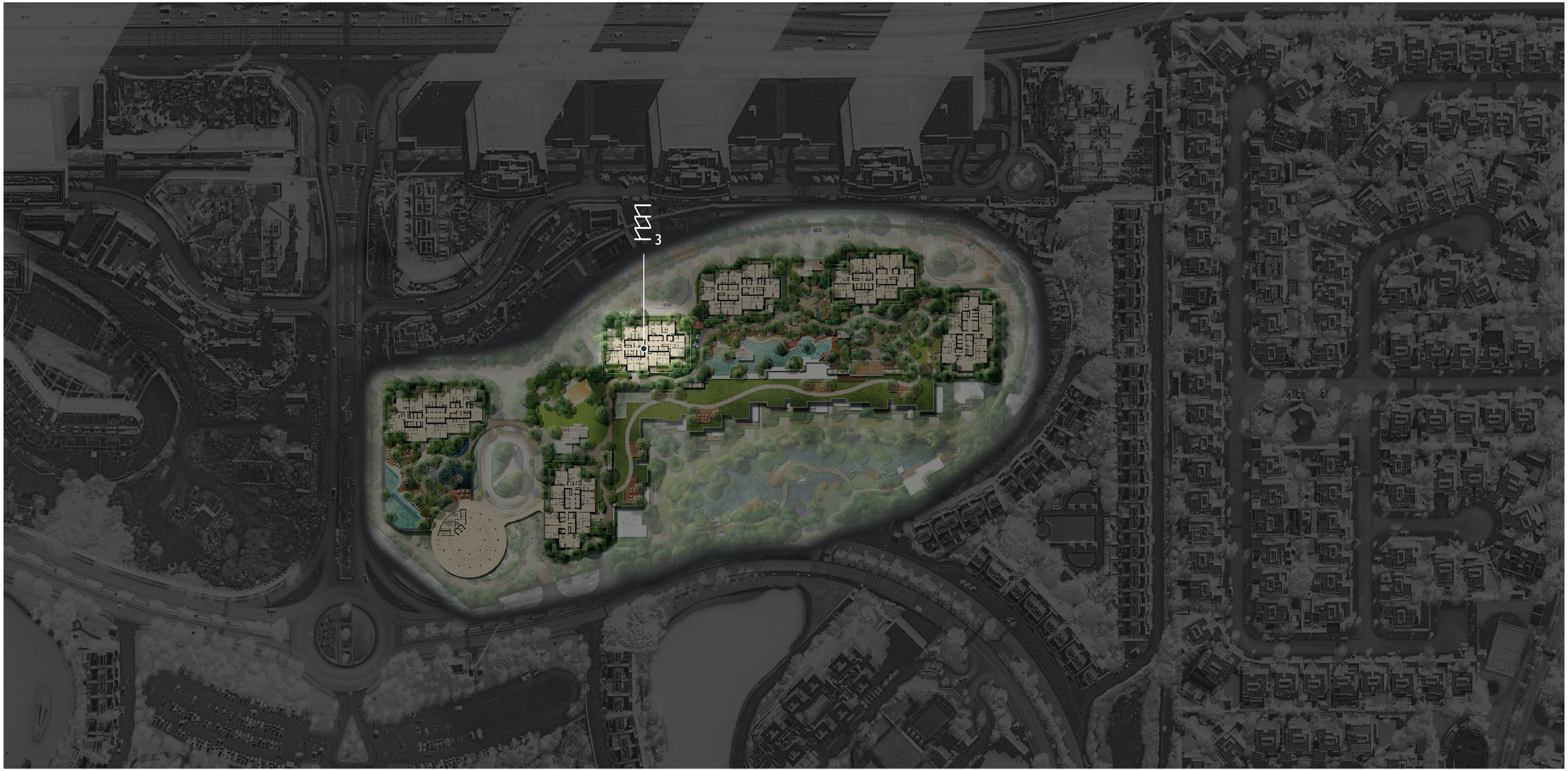
5th Instalment
01 January 2028

10%

6th Instalment
01 January 2029

40%

Final Instalment
30 June 2030


3

FLOOR PLANS

EVEN FLOORS

PALMA™
DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Even | **Full floor**

Internal area
9,356 sq.ft (869 sq.m)

Terrace area
1,006 sq.ft (94 sq.m)

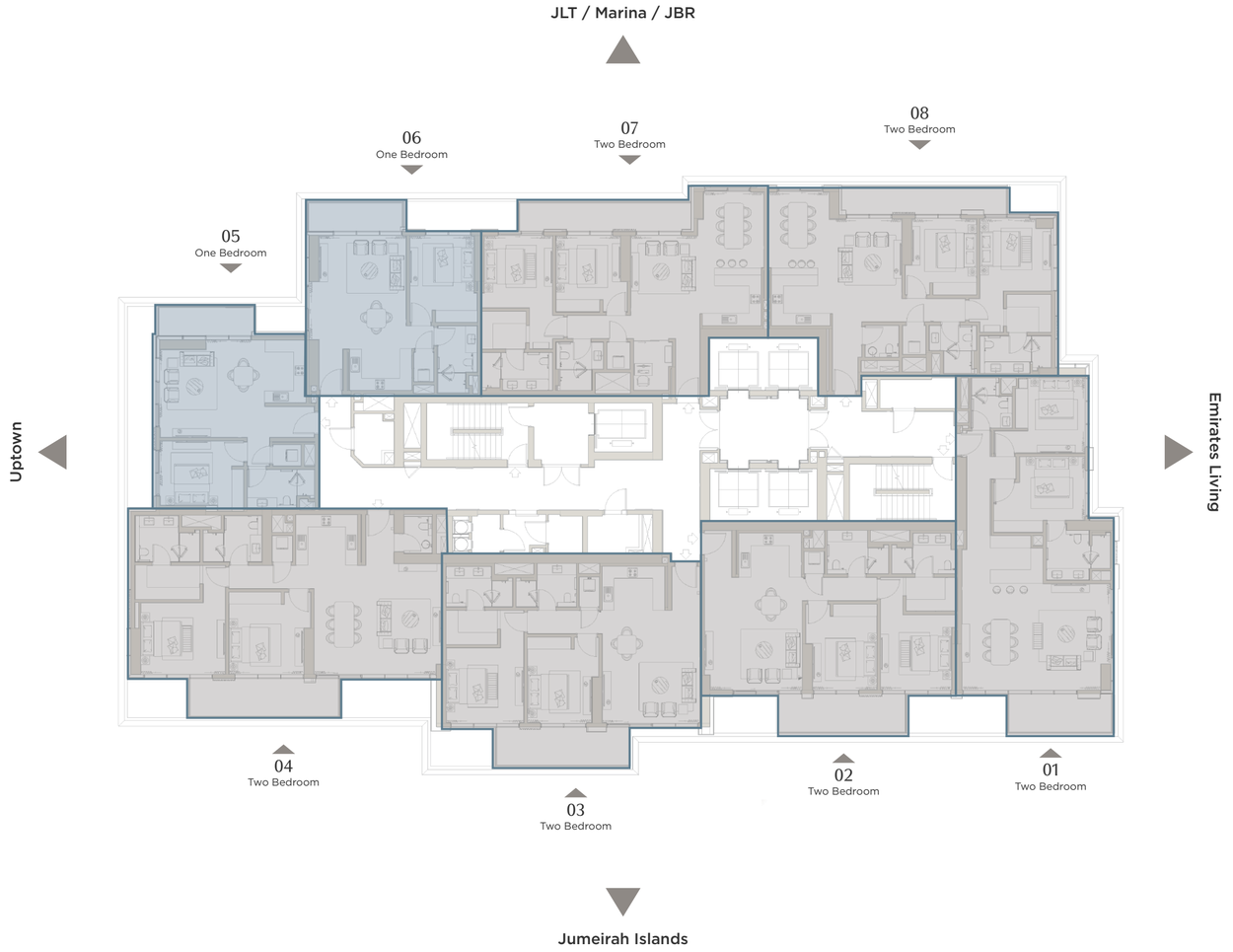
Total area
10,362 sq.ft (963 sq.m)

FLOOR COMPOSITION

Total 8 units/floor

1 Bedroom
2 Units

2 Bedroom
6 Units





KEY PLAN

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PALMA™
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SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

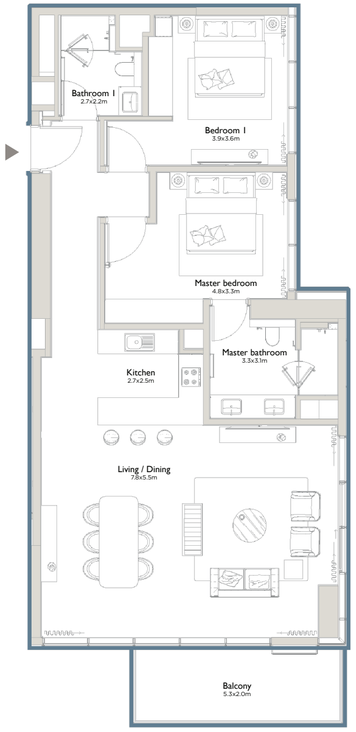
Type 01A | Two bedrooms

Internal area
1,280 sq.ft (119 sq.m)

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

Total area
1,395 sq.ft (130 sq.m)

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



KEY PLAN



EAST RESIDENCE 3

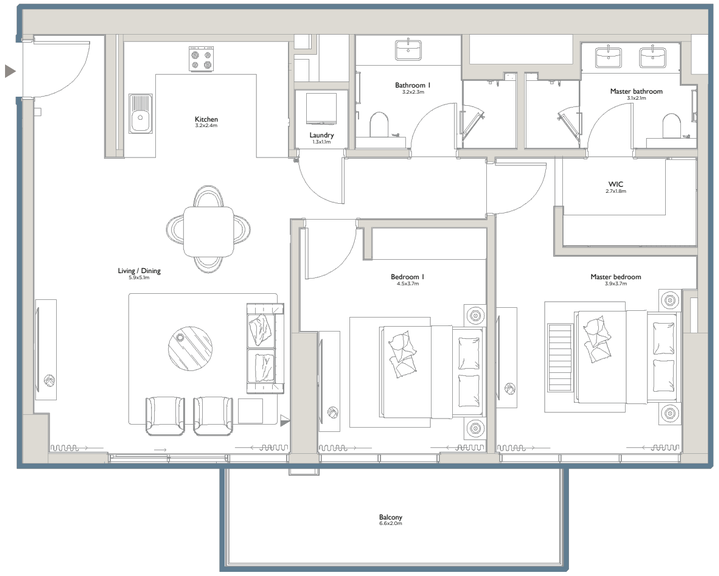
Type 02A | Two bedrooms

Internal area
1,210 sq.ft (112 sq.m)

Terrace area
154 sq.ft (14 sq.m)

Total area
1,364 sq.ft (127 sq.m)

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



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SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

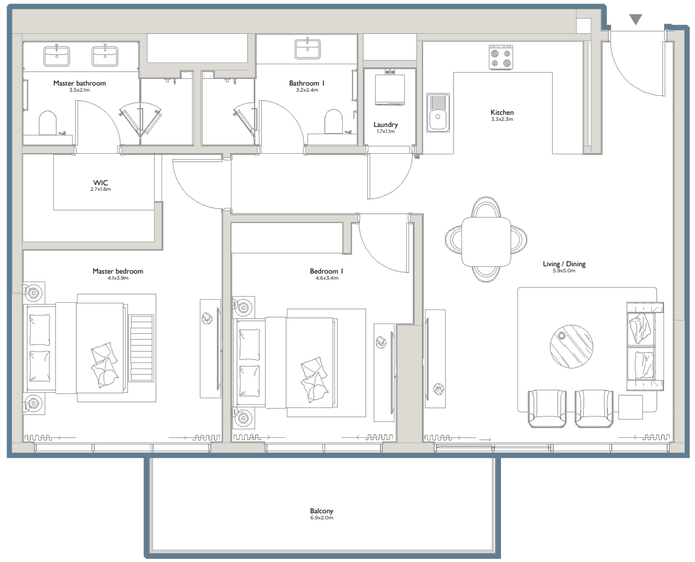
Type 03A | Two bedrooms

Internal area
1,237 sq.ft (115 sq.m)

Terrace area
148 sq.ft (14 sq.m)

Total area
1,385 sq.ft (129 sq.m)

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



KEY PLAN



EAST RESIDENCE 3

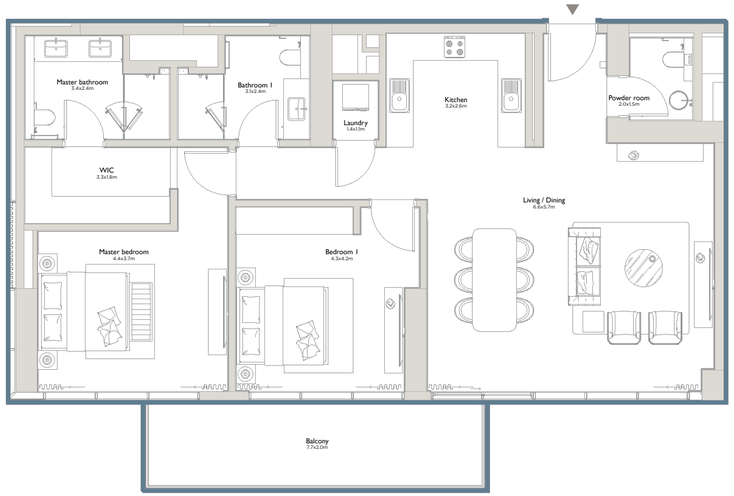
Type 04A | Two bedrooms

Internal area
1,449 sq.ft (135 sq.m)

Terrace area
160 sq.ft (15 sq.m)

Total area
1,609 sq.ft (150 sq.m)

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



KEY PLAN



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SERENIA DISTRICT
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EAST RESIDENCE 3

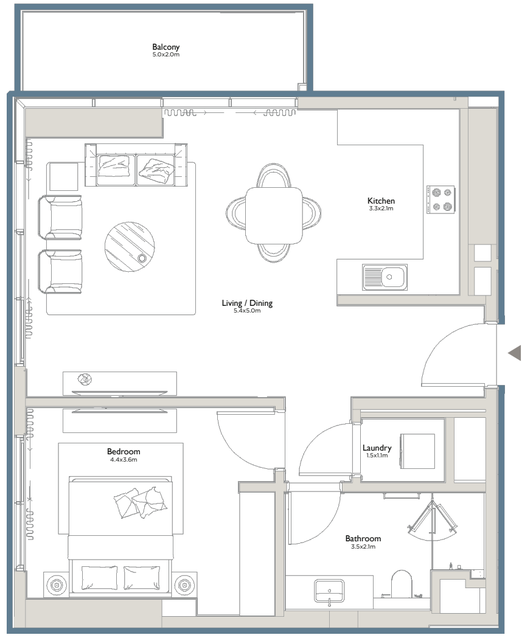
Type 05A | One bedroom

Internal area
774 sq.ft (72 sq.m)

Terrace area
96 sq.ft (9 sq.m)

Total area
870 sq.ft (81 sq.m)

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



KEY PLAN



EAST RESIDENCE 3

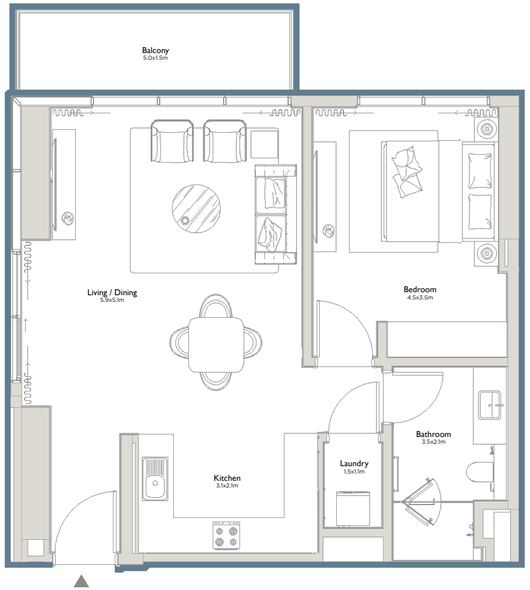
Type 06A | One bedroom

Internal area
777 sq.ft (72 sq.m)

Terrace area
78 sq.ft (7 sq.m)

Total area
855 sq.ft (79 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 3

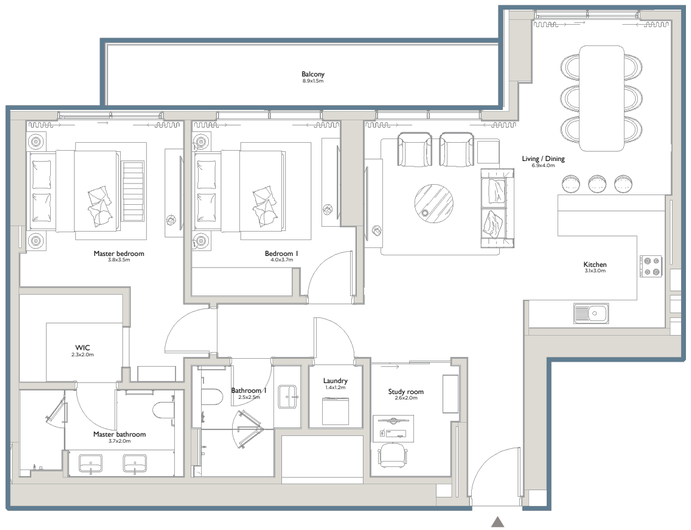
Type 07A | Two bedrooms

Internal area
1,329 sq.ft (124 sq.m)

Terrace area
128 sq.ft (12 sq.m)

Total area
1,457 sq.ft (136 sq.m)

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



KEY PLAN



EAST RESIDENCE 3

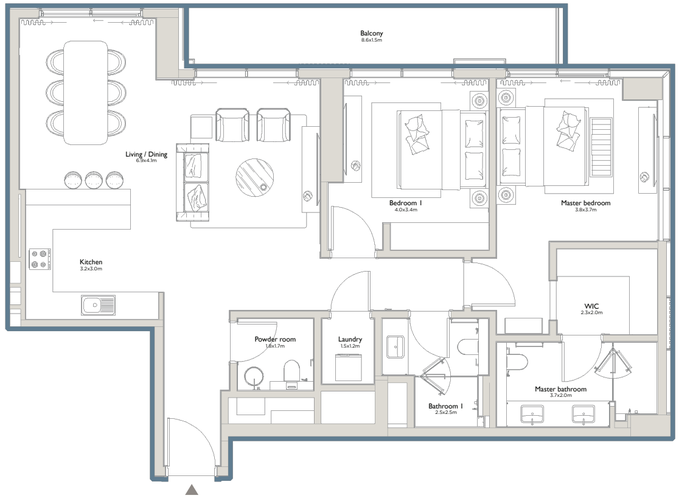
Type 08A | Two bedrooms

Internal area
1,302 sq.ft (121 sq.m)

Terrace area
127 sq.ft (12 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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EAST RESIDENCE 3

Odd | **Full floor**

Internal area
9,365 sq.ft (870 sq.m)

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

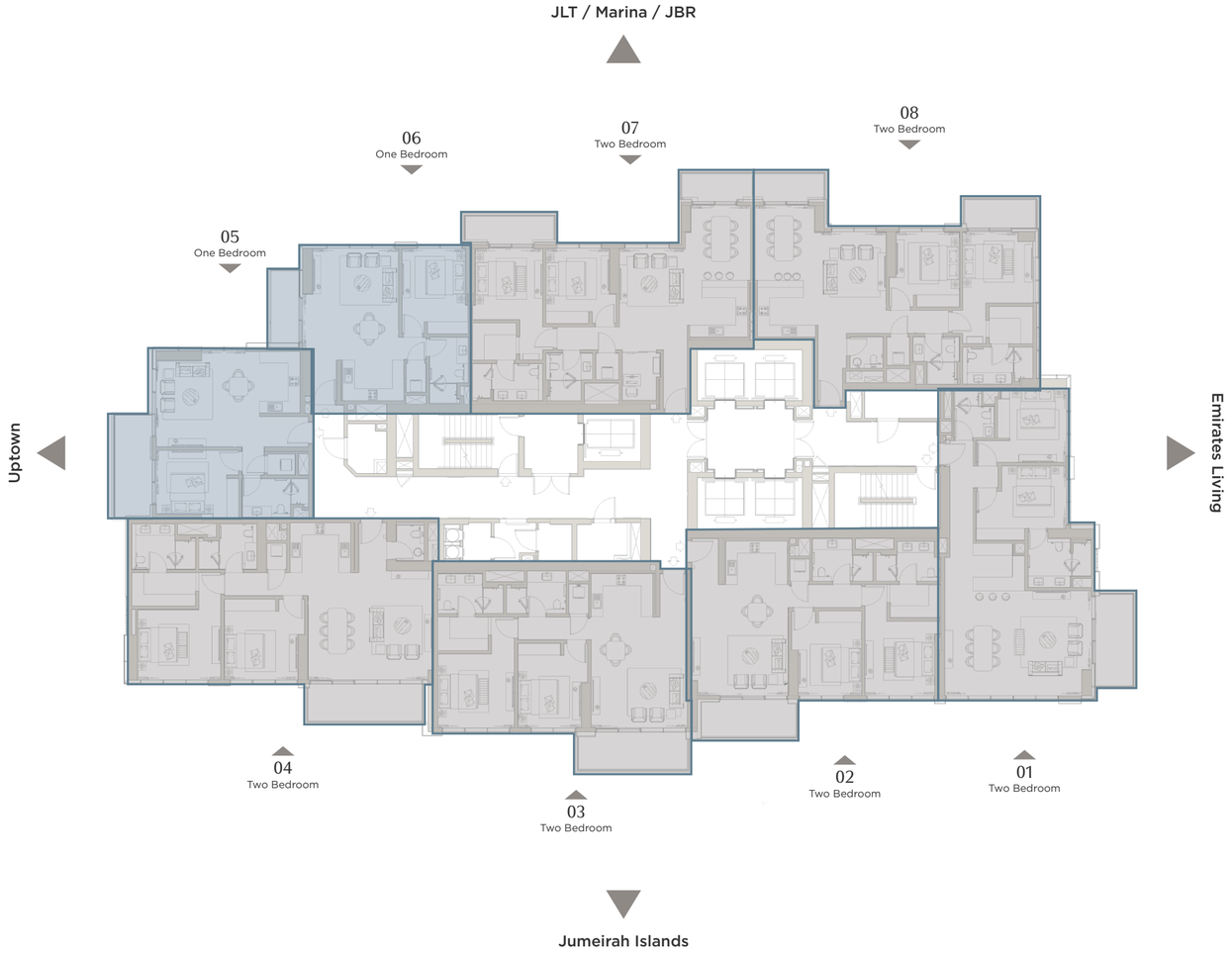
Total area
10,283 sq.ft (955 sq.m)

FLOOR COMPOSITION

Total 8 units/floor

1 Bedroom
2 Units

2 Bedroom
6 Units





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EAST RESIDENCE 3

Type 01B | Two bedrooms

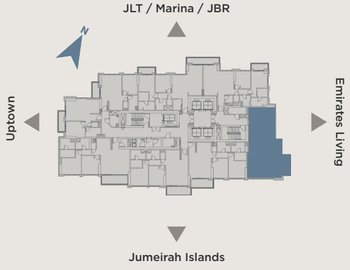
Internal area
1,288 sq.ft (120 sq.m)

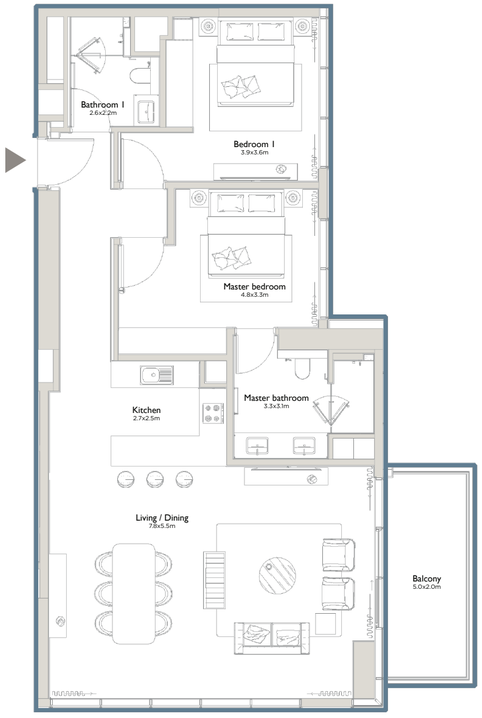
Terrace area
103 sq.ft (10 sq.m)

Total area
1,391 sq.ft (130 sq.m)

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

KEY PLAN





EAST RESIDENCE 3

Type 02B | Two bedrooms

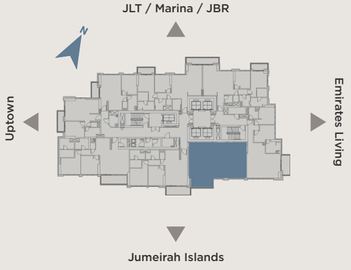
Internal area
1,212 sq.ft (113 sq.m)

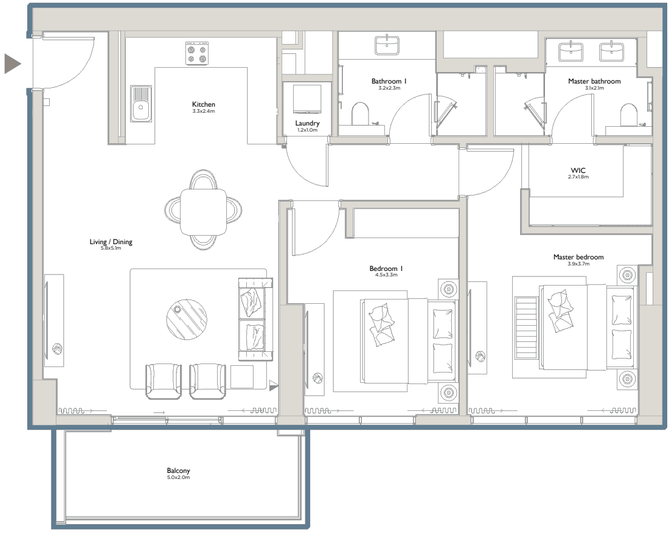
Terrace area
125 sq.ft (12 sq.m)

Total area
1,337 sq.ft (125 sq.m)

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

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EAST RESIDENCE 3

Type 03B | Two bedrooms

Internal area
1,237 sq.ft (115 sq.m)

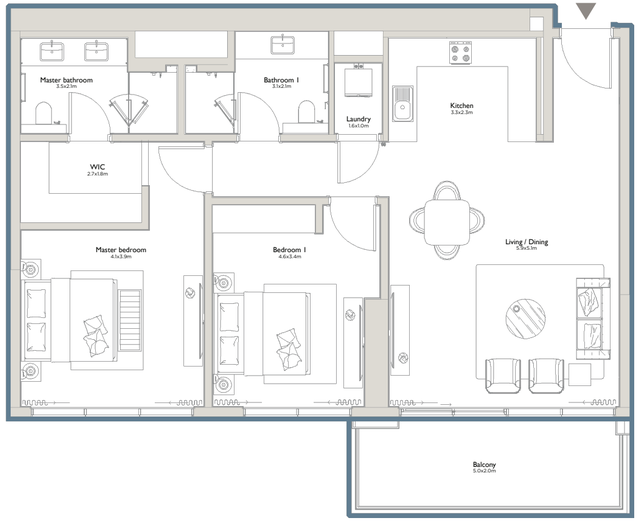
Terrace area
125 sq.ft (12 sq.m)

Total area
1,362 sq.ft (127 sq.m)

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

KEY PLAN





EAST RESIDENCE 3

Type 04B | Two bedrooms

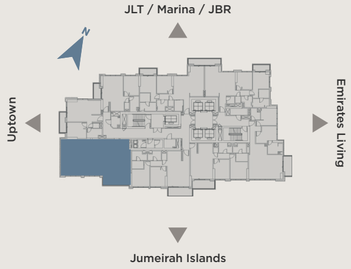
Internal area
1,449 sq.ft (135 sq.m)

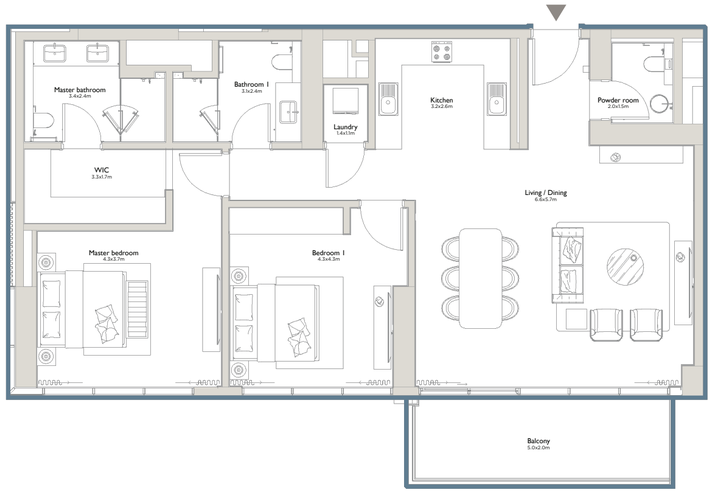
Terrace area
143 sq.ft (13 sq.m)

Total area
1,592 sq.ft (148 sq.m)

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

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SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

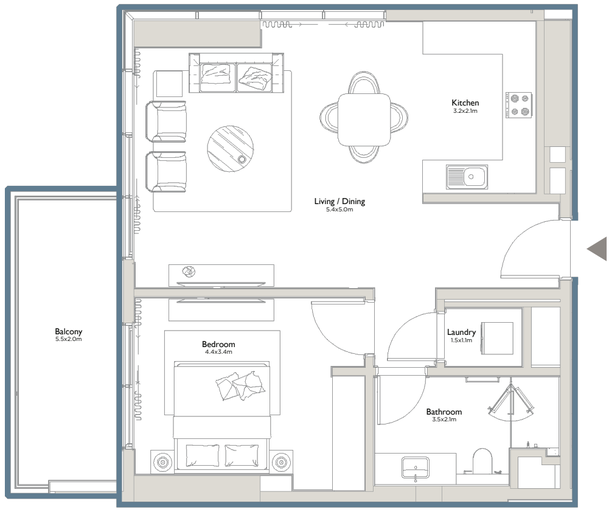
Type 05B | One bedroom

Internal area
770 sq.ft (72 sq.m)

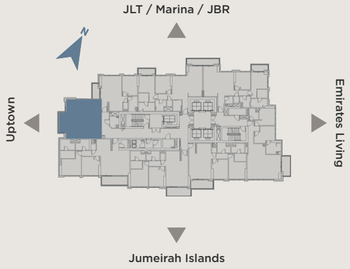
Terrace area
81 sq.ft (8 sq.m)

Total area
851 sq.ft (79 sq.m)

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



KEY PLAN



EAST RESIDENCE 3

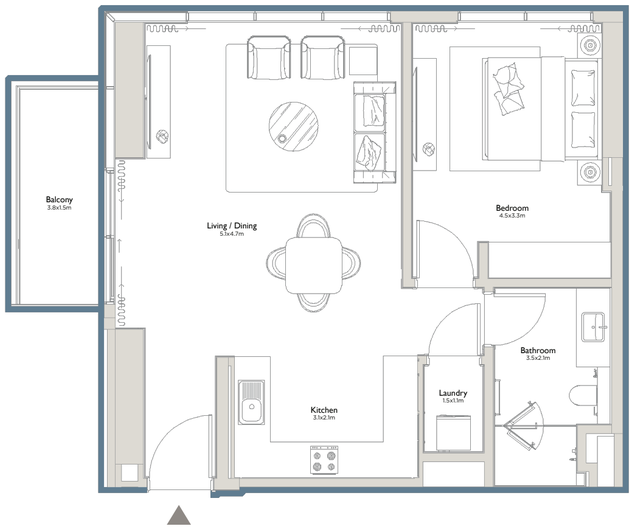
Type 06B | One bedroom

Internal area
777 sq.ft (72 sq.m)

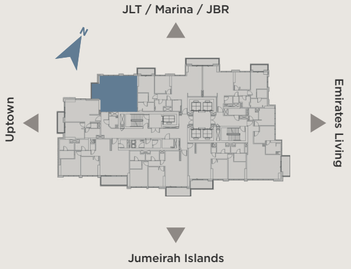
Terrace area
75 sq.ft (8 sq.m)

Total area
851 sq.ft (79 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 3

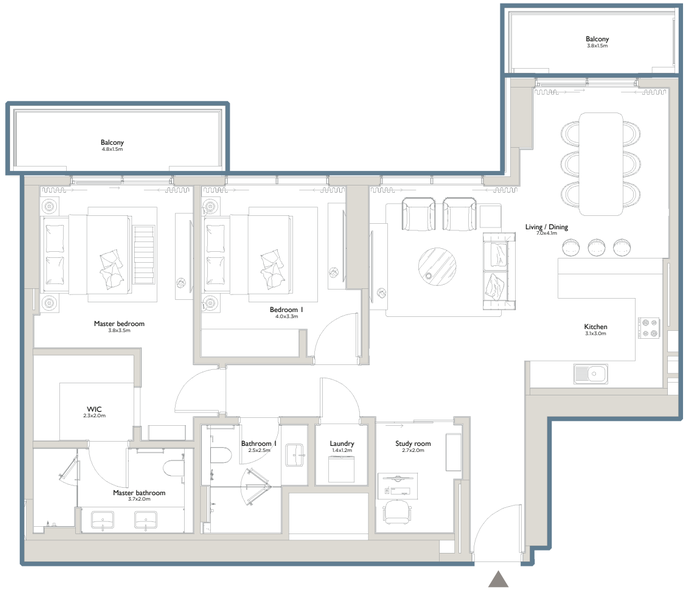
Type 07B | Two bedrooms

Internal area
1,331 sq.ft (124 sq.m)

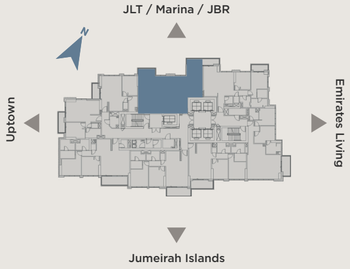
Terrace area
133 sq.ft (12 sq.m)

Total area
1,464 sq.ft (136 sq.m)

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



KEY PLAN



EAST RESIDENCE 3

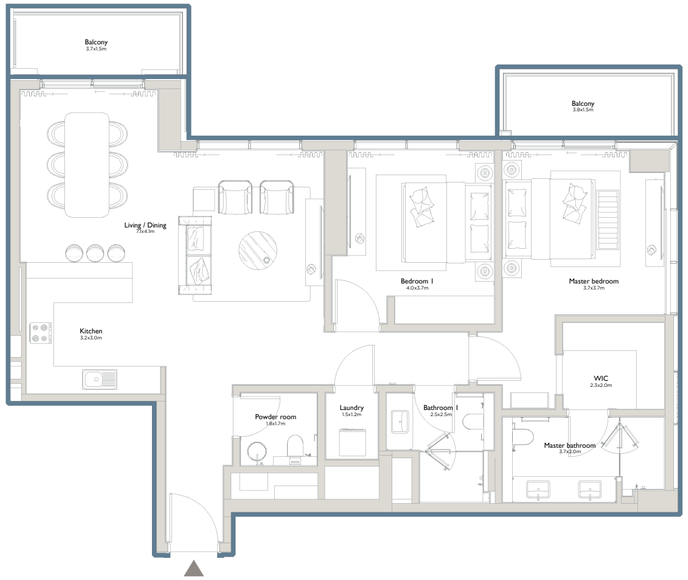
Type 08B | Two bedrooms

Internal area
1,303 sq.ft (121 sq.m)

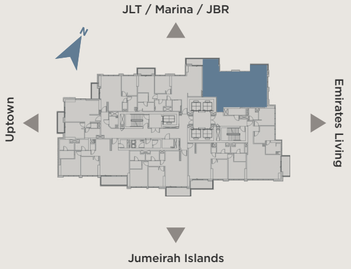
Terrace area
133 sq.ft (12 sq.m)

Total area
1,436 sq.ft (133 sq.m)

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



KEY PLAN



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PODIUM FLOORS

PALMA™
DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Podium | Full floor

Internal area
8,119 sq.ft (754 sq.m)

Terrace area
6,042 sq.ft (561 sq.m)

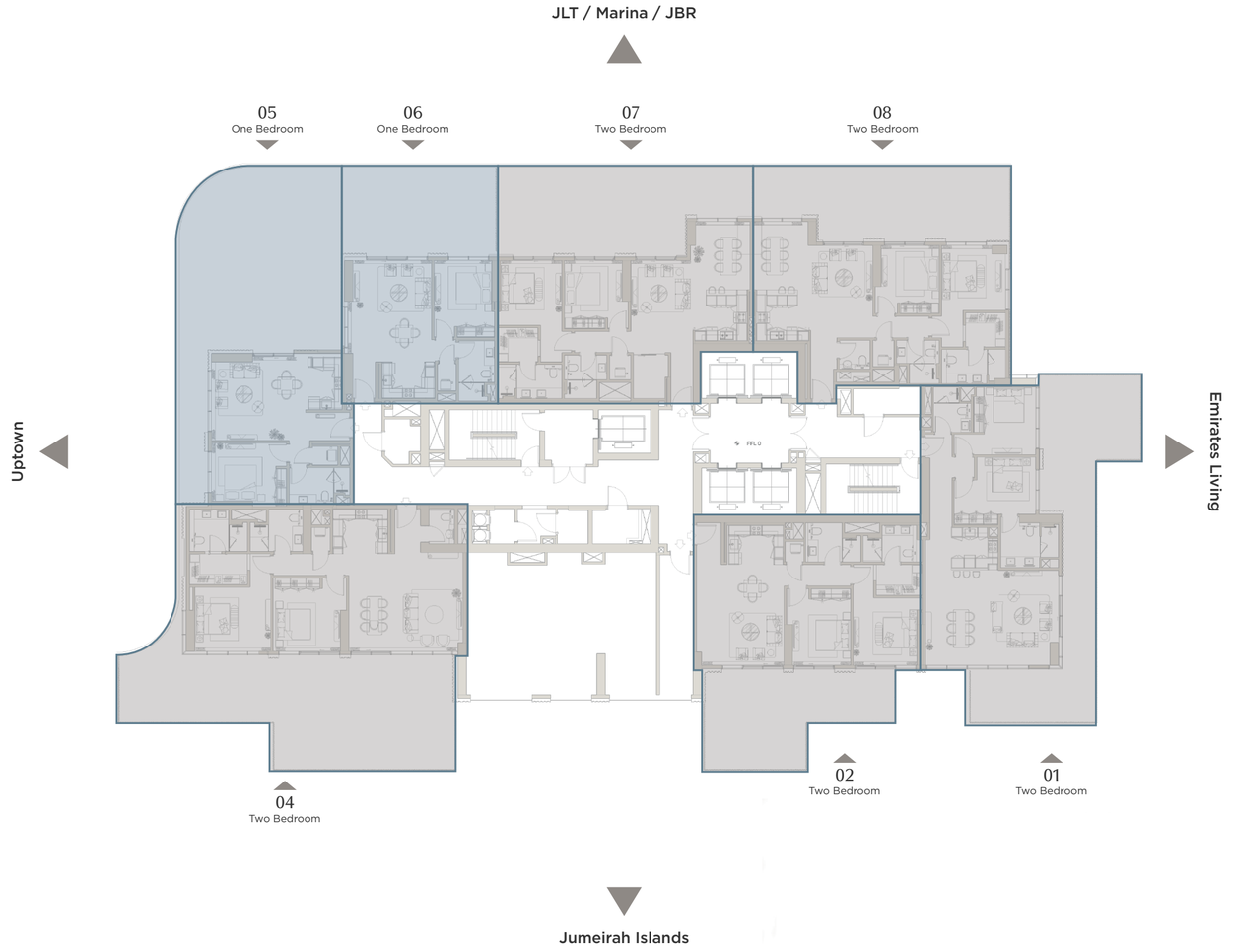
Total area
14,161 sq.ft (1,315 sq.m)

FLOOR COMPOSITION

Total 8 units/floor

1 Bedroom
2 Units

2 Bedroom
5 Units





KEY PLAN

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EAST RESIDENCE 3

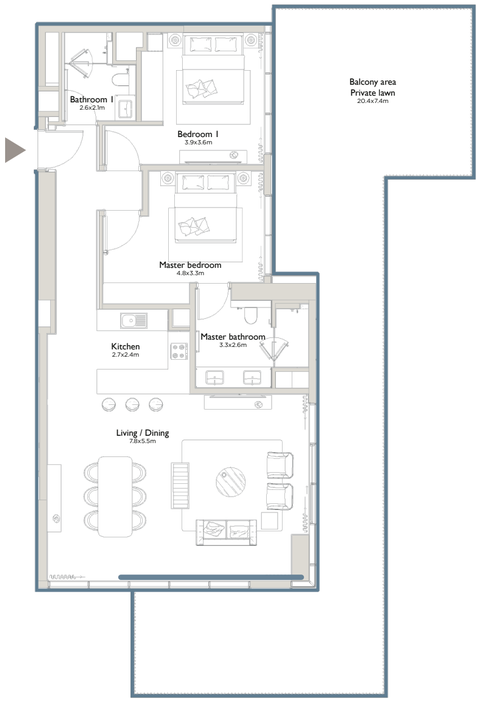
Type 01C | Two bedrooms

Internal area
1,283 sq.ft (119 sq.m)

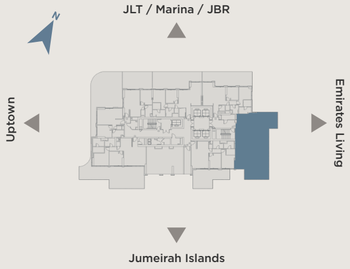
Terrace area
902 sq.ft (84 sq.m)

Total area
2,186 sq.ft (203 sq.m)

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



KEY PLAN



EAST RESIDENCE 3

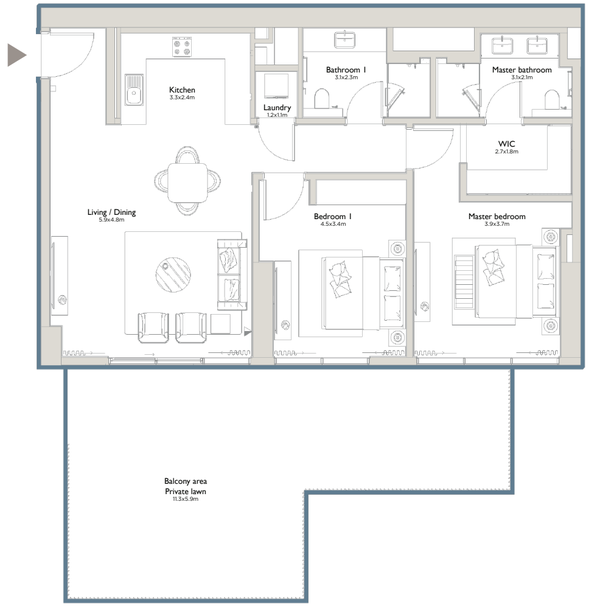
Type 02C | Two bedrooms

Internal area
1,207 sq.ft (112 sq.m)

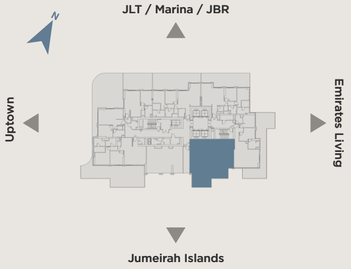
Terrace area
577 sq.ft (54 sq.m)

Total area
1,784 sq.ft (166 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 3

Type 04C | Two bedrooms

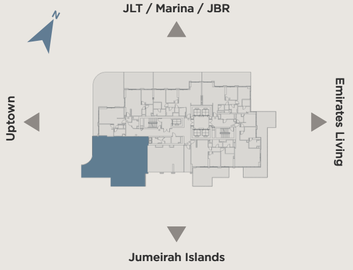
Internal area
1,449 sq.ft (135 sq.m)

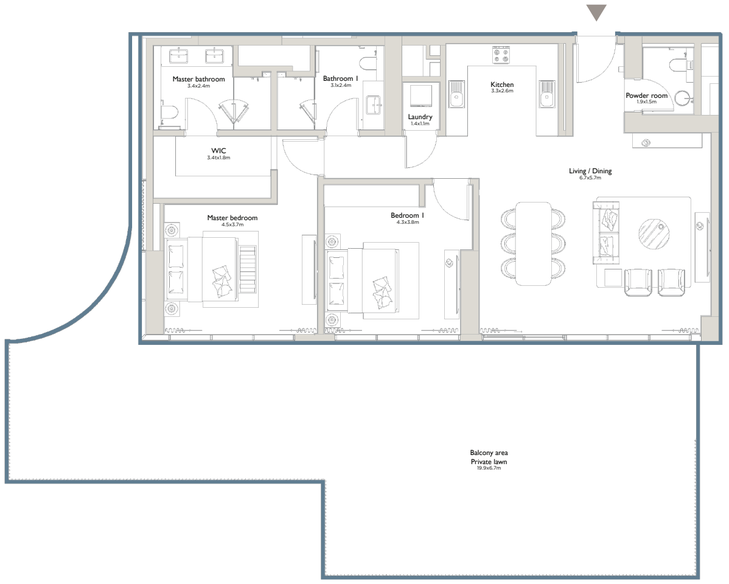
Terrace area
1,239 sq.ft (115 sq.m)

Total area
2,688 sq.ft (250 sq.m)

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

KEY PLAN





EAST RESIDENCE 3

Type 05C | One bedroom

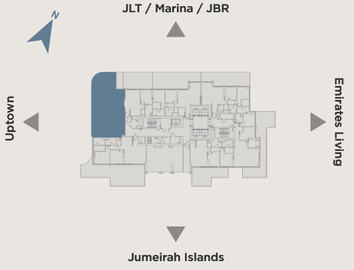
Internal area
772 sq.ft (72 sq.m)

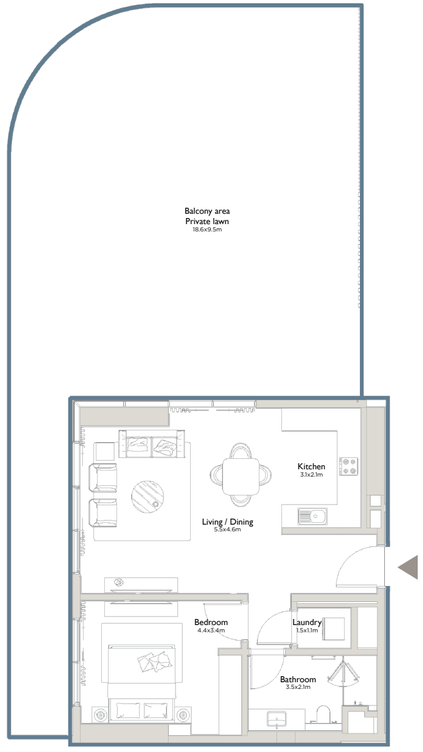
Terrace area
1,310 sq.ft (122 sq.m)

Total area
2,082 sq.ft (193 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 3

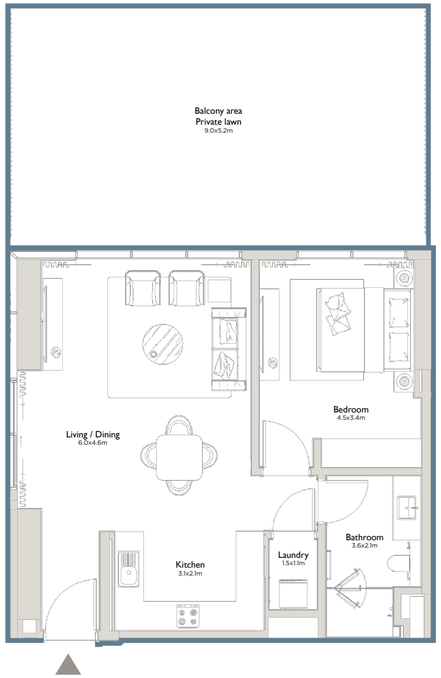
Type 06C | One bedroom

Internal area
777 sq.ft (72 sq.m)

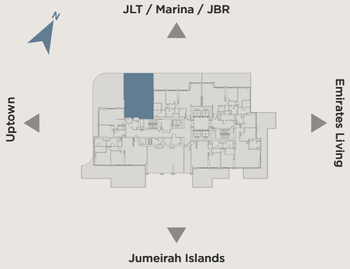
Terrace area
531 sq.ft (49 sq.m)

Total area
1,307 sq.ft (121 sq.m)

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



KEY PLAN



EAST RESIDENCE 3

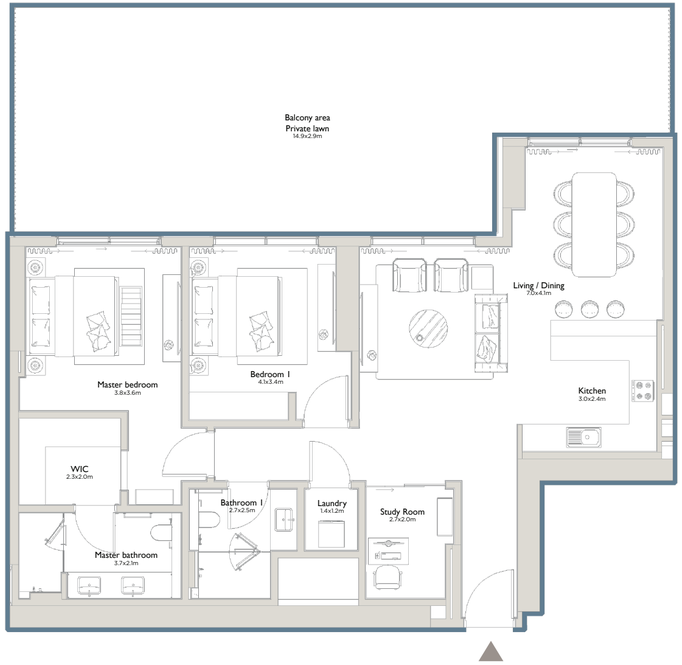
Type 07C | Two bedrooms

Internal area
1,329 sq.ft (124 sq.m)

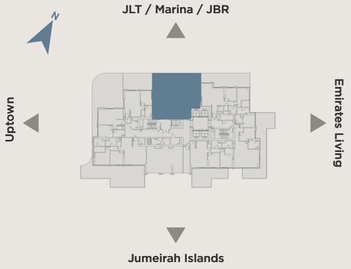
Terrace area
793 sq.ft (74 sq.m)

Total area
2,122 sq.ft (197 sq.m)

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



KEY PLAN



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EAST RESIDENCE 3

Type 08C | Two bedrooms

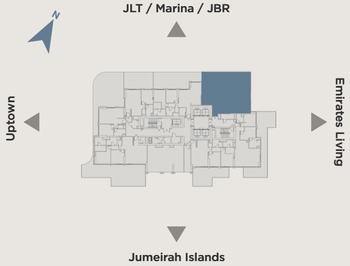
Internal area
1,302 sq.ft (121 sq.m)

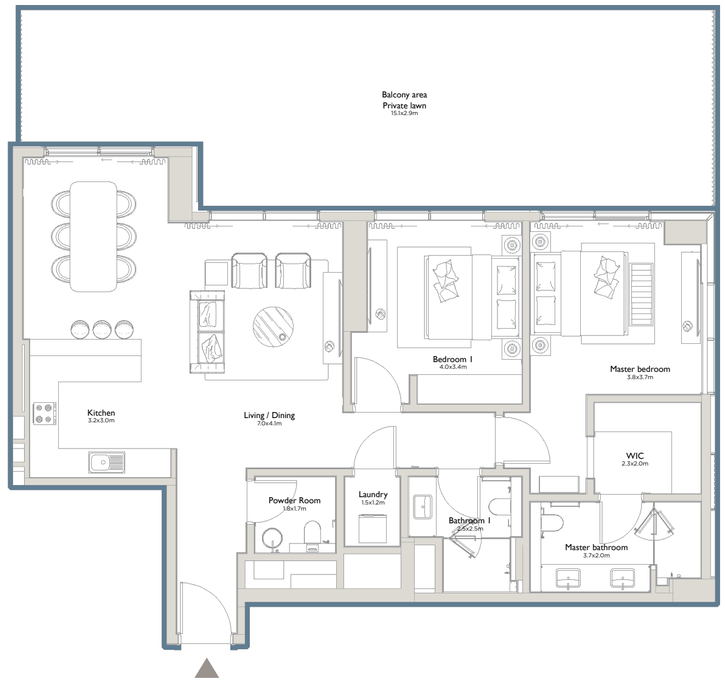
Terrace area
689 sq.ft (64 sq.m)

Total area
1,991 sq.ft (185 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 3

DRN - 1068

Project No. 4281

TAN - 0012004307008

Escrow Bank - Sharjah Islamic Bank

Expected completion date: 30 June 2030

www.sereniadistrict.com

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FOR MORE INFORMATION, CONTACT THE DEVELOPER
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