PALMA™
DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Discover East Residence 3 at Serenia District


23
floors
1 & 2
bedroom apartments
80 to 149 m²
ranges from 875 to 1,605 sq.ft
EAST
RESIDENCE 3

EAST
RESIDENCE 3

Vibrant by Design

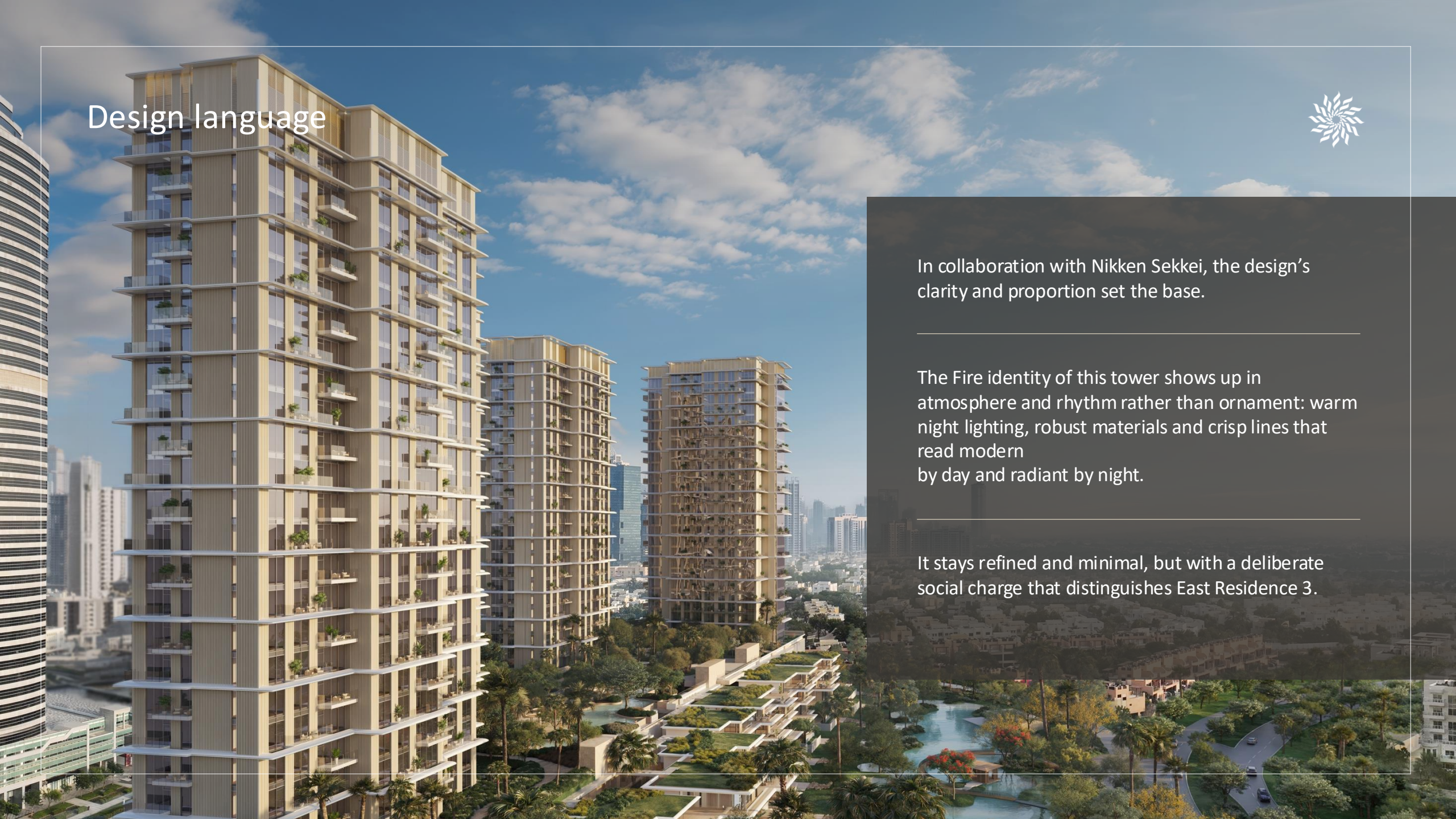
East Residence 3 sits on Serenia District’s lively edge: lakeside calm to the front over Jumeirah Islands, urban sparkle to the back towards JLT.

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.



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.


CEREAL
CEREAL




BODY OF ART




LINEN
BODY OF ART


STONE
BODY OF ART



PALMA™
DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

JLT / Marina / JBR

06
One Bedroom

07
Two Bedroom

08
Two Bedroom

05
One Bedroom

Uptown

Emirates Living



04
Two Bedroom

03
Two Bedroom

02
Two Bedroom

01
Two Bedroom

Jumeirah Islands



KEY PLAN

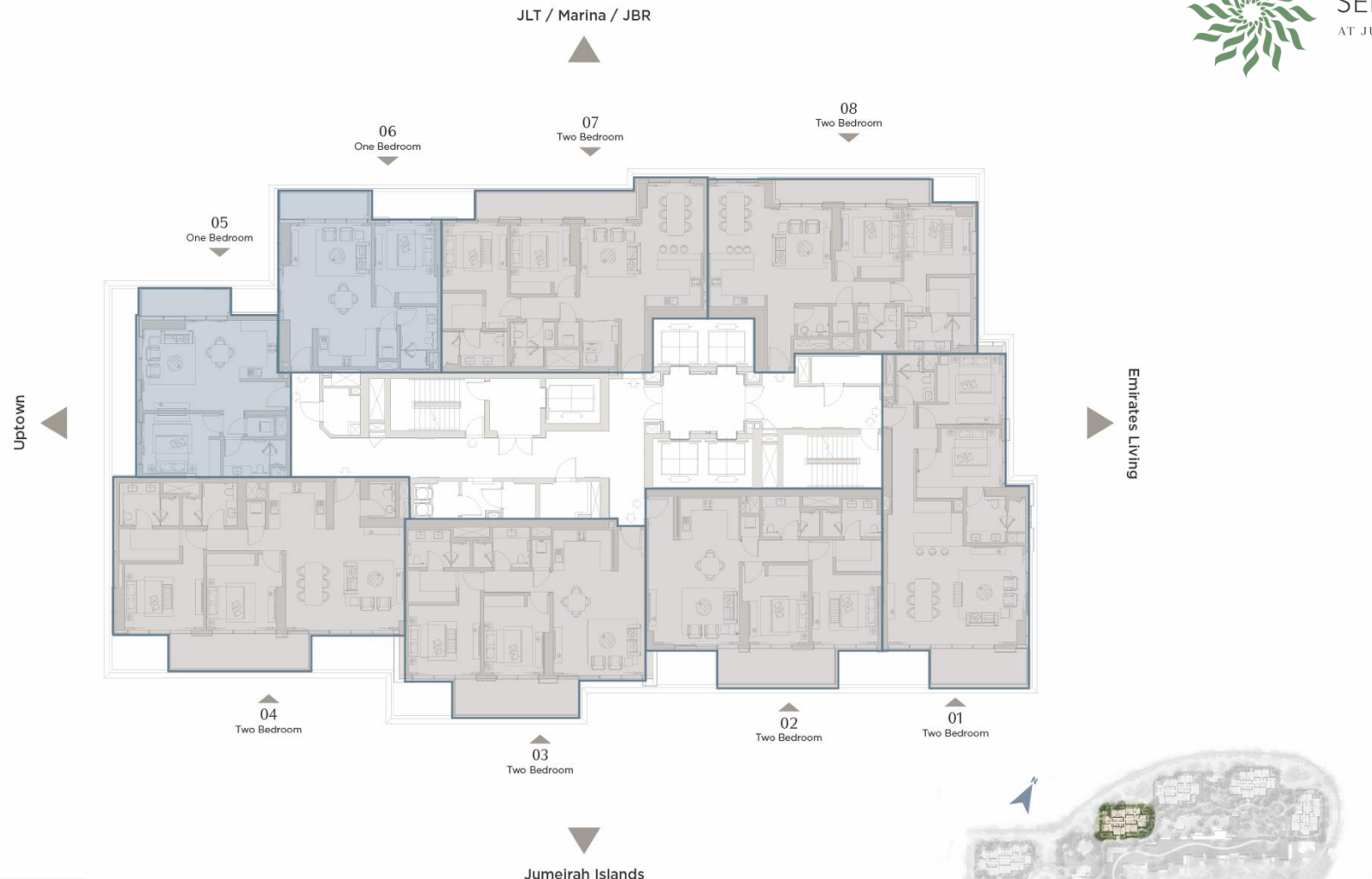
EAST RESIDENCE 3

EVEN FLOORS

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SERENIA DISTRICT
AT JUMEIRAH ISLANDS



KEY PLAN

EAST RESIDENCE 3

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Jumeirah Islands



KEY PLAN

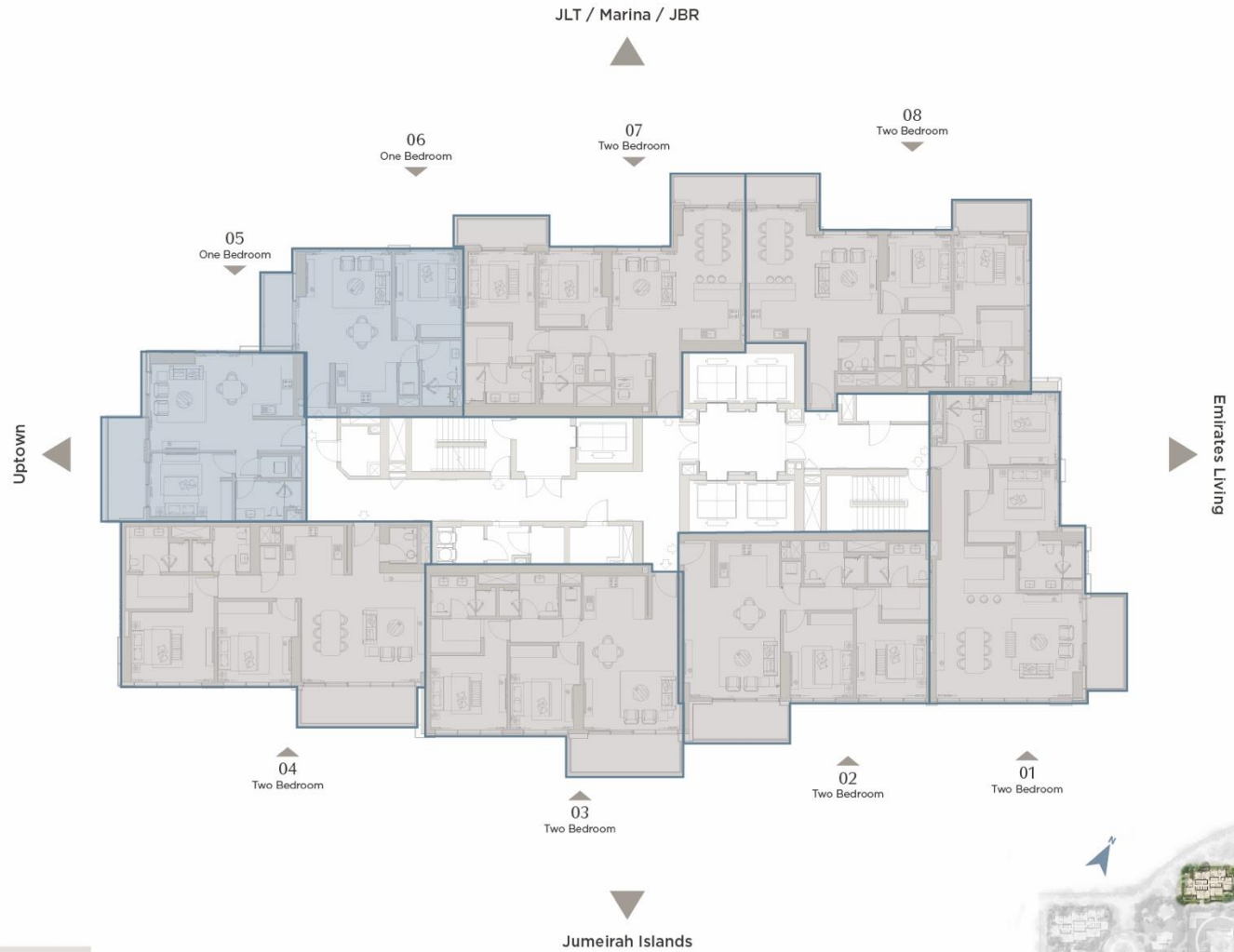
EAST RESIDENCE 3

ODD FLOORS

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DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS





KEY PLAN

EAST RESIDENCE 3

ODD FLOORS

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SERENIA DISTRICT
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JLT / Marina / JBR

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One Bedroom

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Uptown

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Jumeirah Islands



KEY PLAN

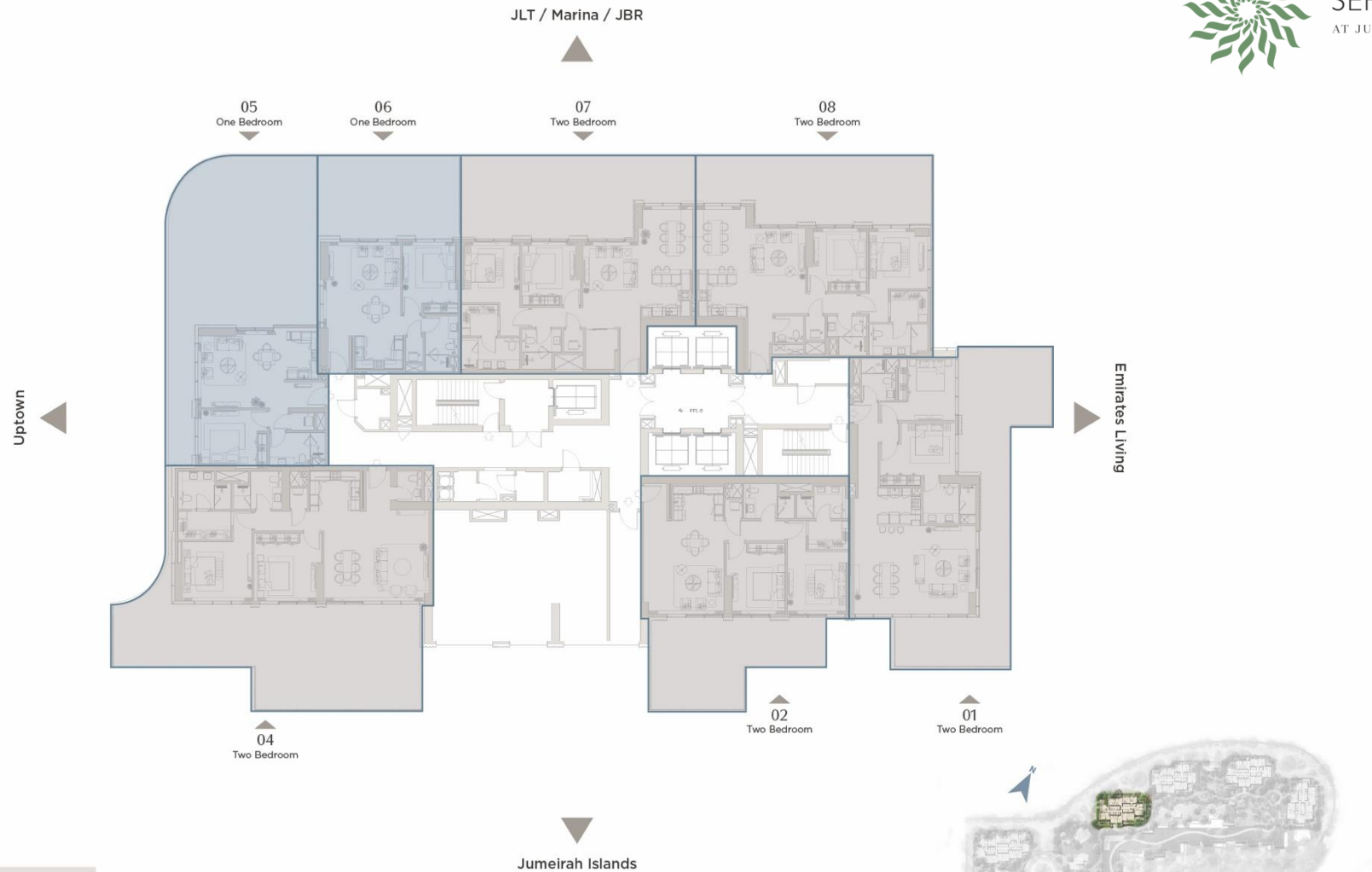
EAST RESIDENCE 3

PODIUM FLOOR

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SERENIA DISTRICT
AT JUMEIRAH ISLANDS



EAST RESIDENCE 3

PODIUM FLOOR

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EAST
RESIDENCE 3

Payment Plan

60% / 40%

10%	10%	10%	10%
1st Instalment Immediate	2nd Instalment After 30 days	3rd Instalment 01 June 2027	4th Instalment 01 January 2028

10%	10%	40%
5th Instalment 01 June 2028	6th Instalment 01 June 2029	Final Instalment 30 June 2030

*The payment schedule provided is indicative and subject to change without prior notice at the sole discretion of the developer.

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SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Even | Full floor

Total internal area
9,356 sq.ft (869 sq.m)

Total terrace area
1,006 sq.ft (94 sq.m)

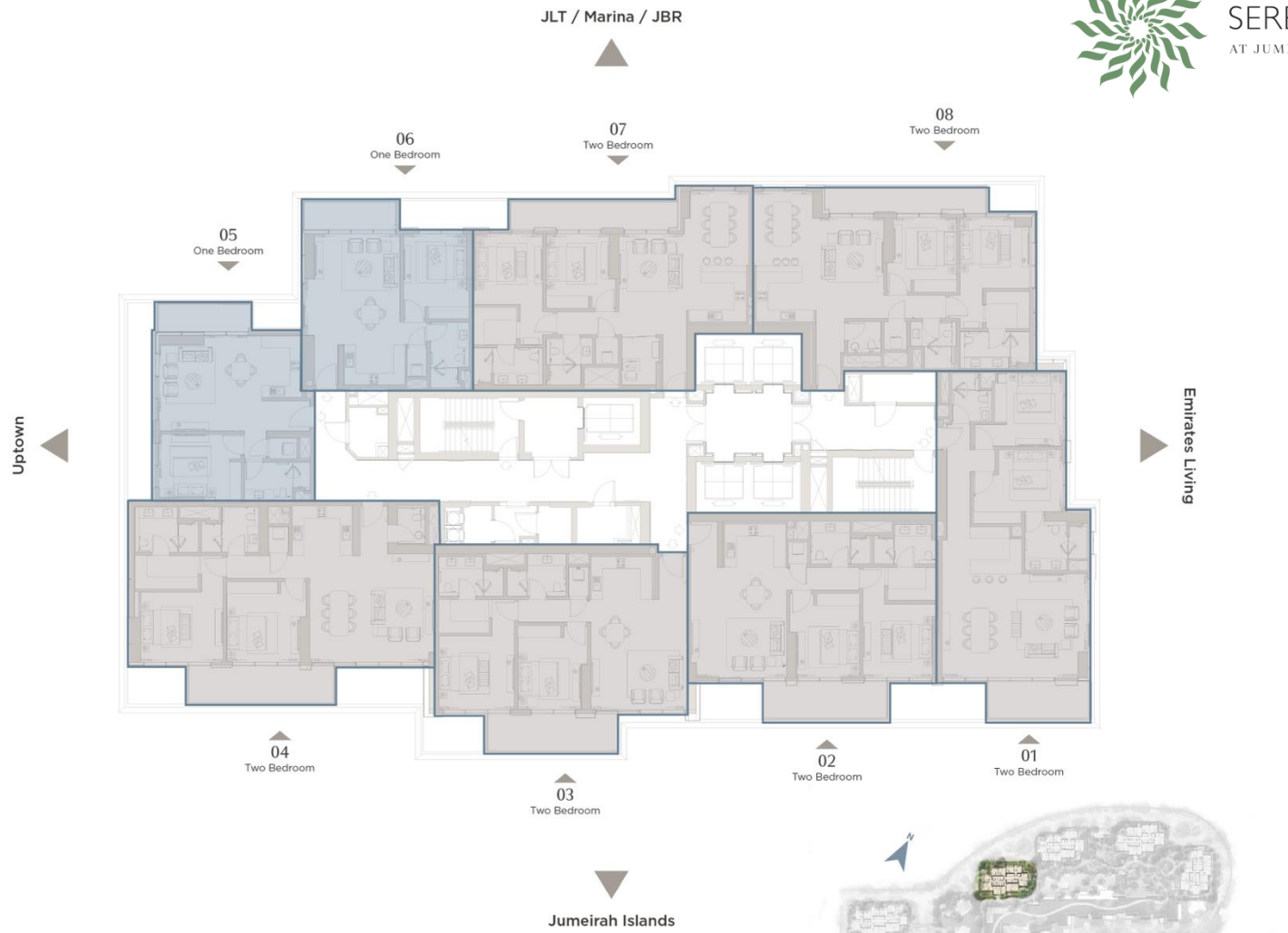
Total area
10,362 sq.ft (963 sq.m)

FLOOR COMPOSITION

Total 8 units/floor

1 Bedroom
2 Units

2 Bedroom
6 Units



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DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Type 01A | Two bedrooms

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

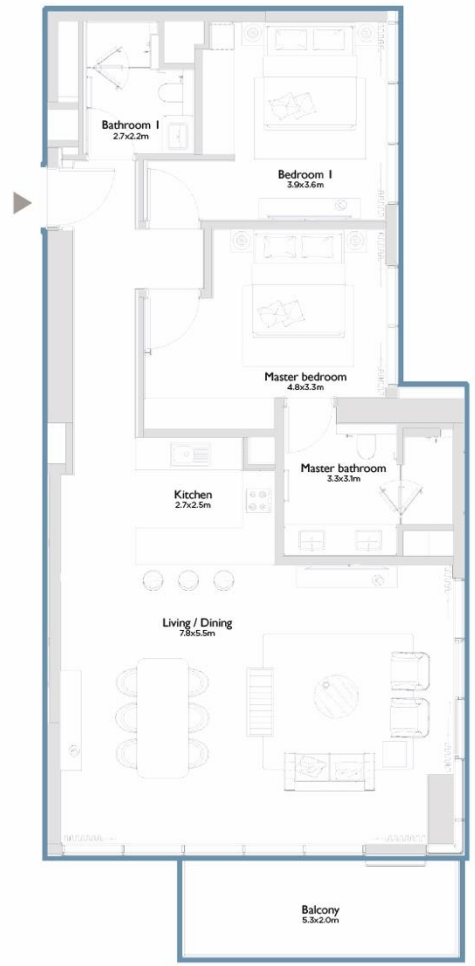
Terrace area
115 sq.ft (11 sq.m)

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

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

KEY PLAN





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DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Type 02A | Two bedrooms

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

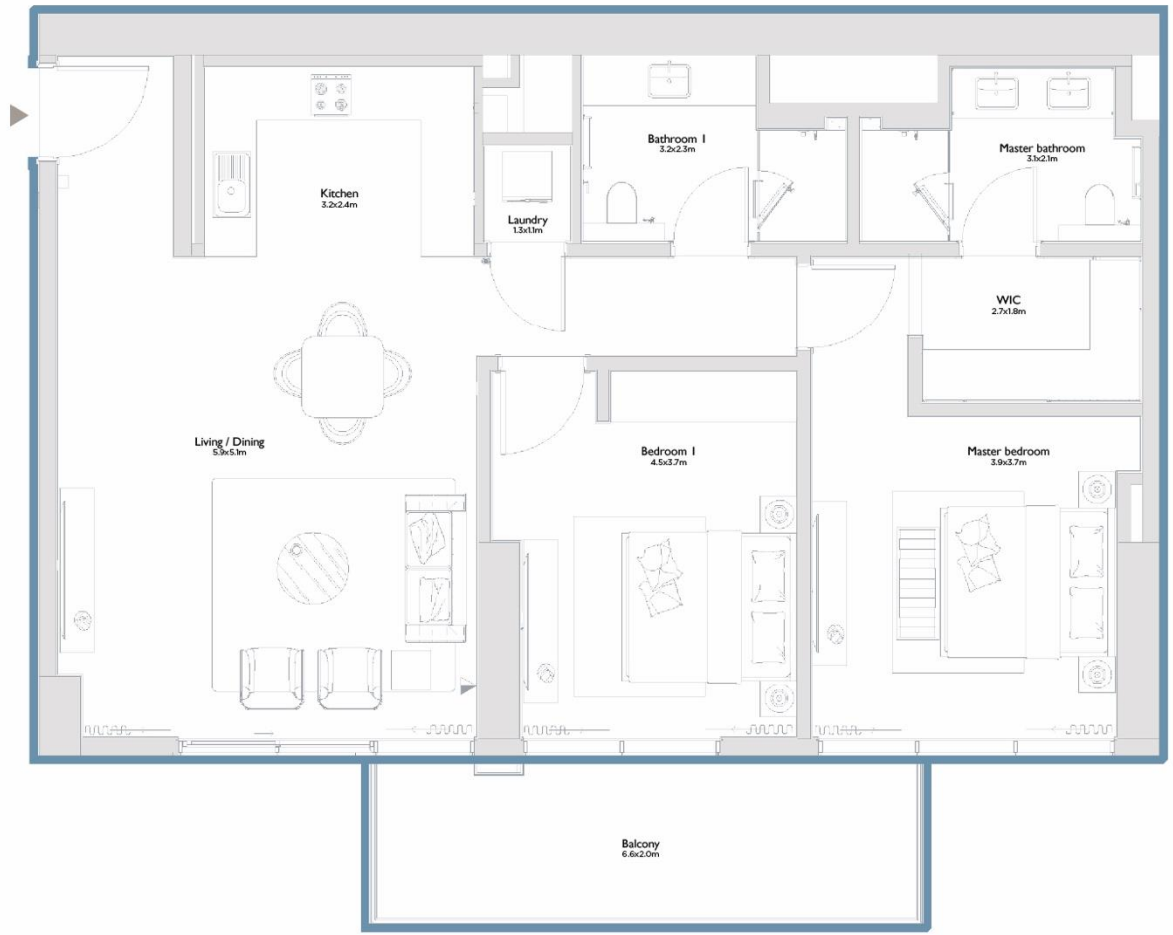
Terrace area
154 sq.ft (14 sq.m)

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

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

KEY PLAN





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DEVELOPMENT

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

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SERENIA DISTRICT
AT JUMEIRAH ISLANDS

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

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SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Type 05A | One bedroom

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

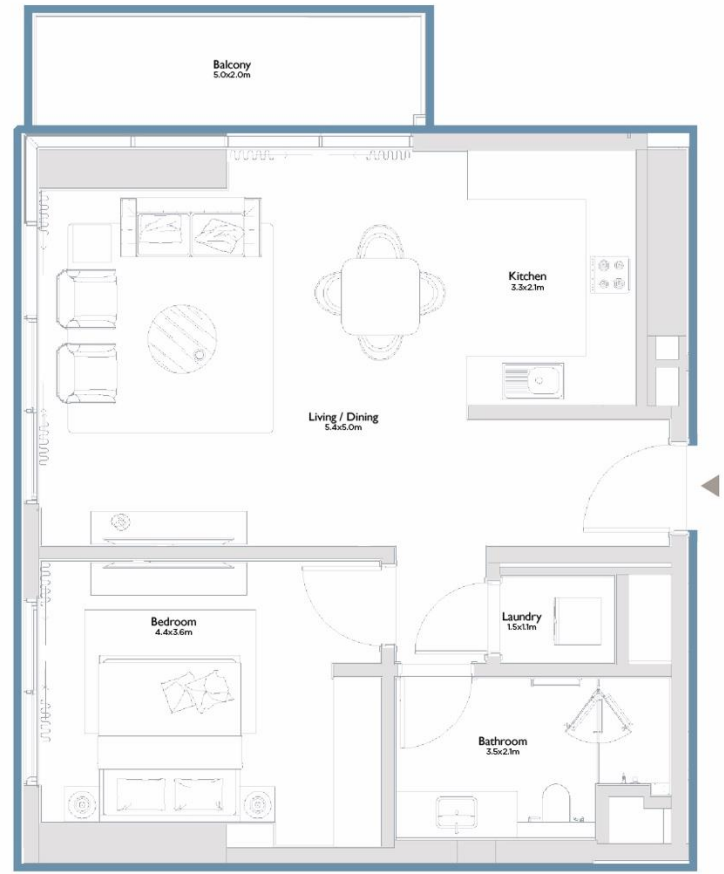
Terrace area
96 sq.ft (9 sq.m)

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

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

KEY PLAN





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DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Type 06A | One bedroom

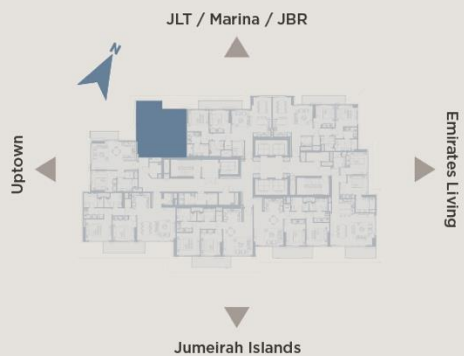
Internal area
777 sq.ft (72 sq.m)

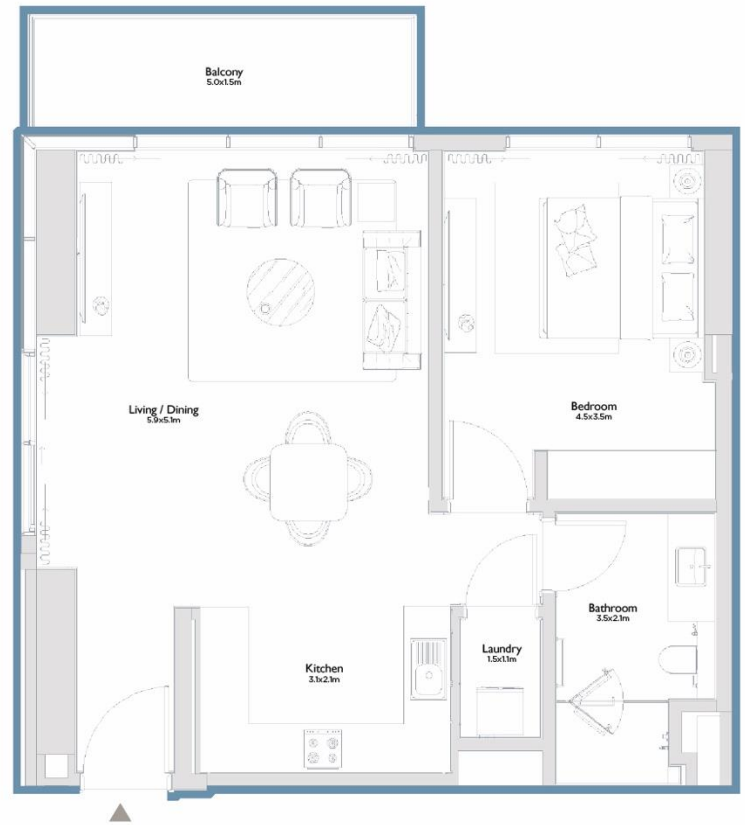
Terrace area
78 sq.ft (7 sq.m)

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
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Type 07A | Two bedrooms

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

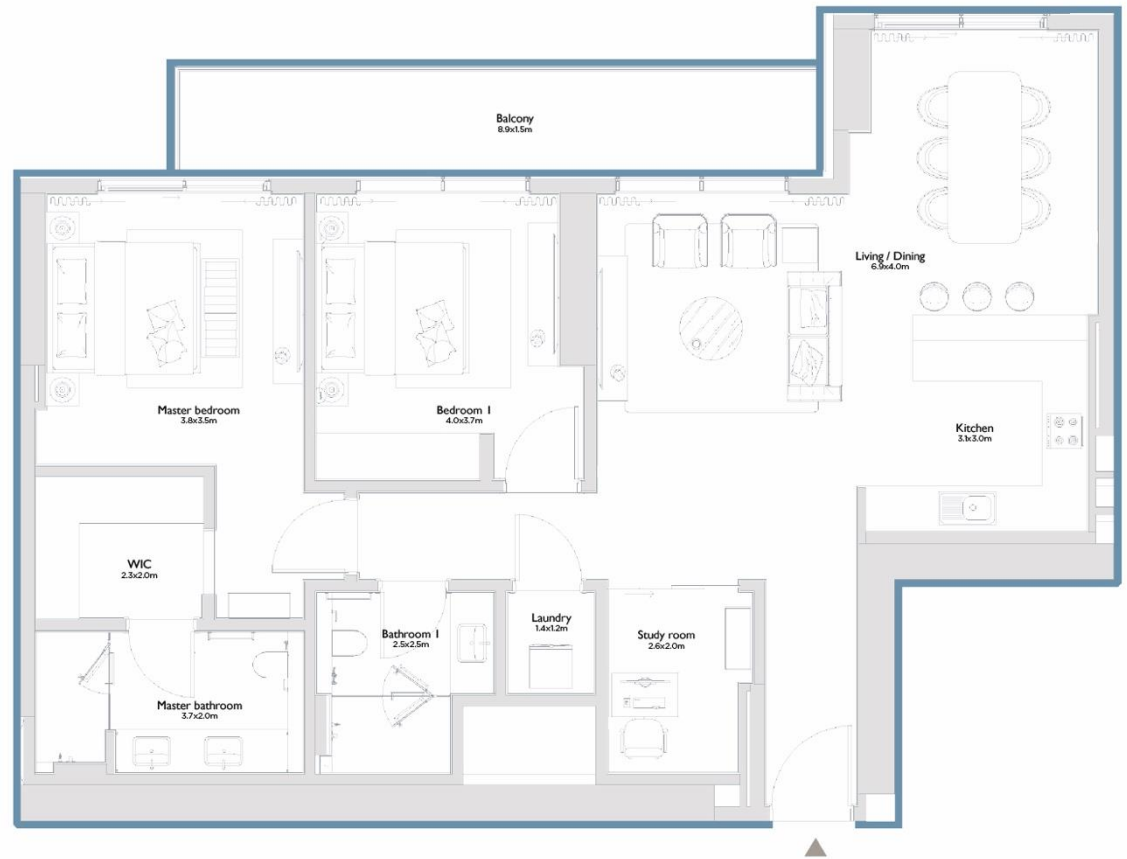
Terrace area
128 sq.ft (12 sq.m)

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

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

KEY PLAN





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DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Type 08A | Two bedrooms

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

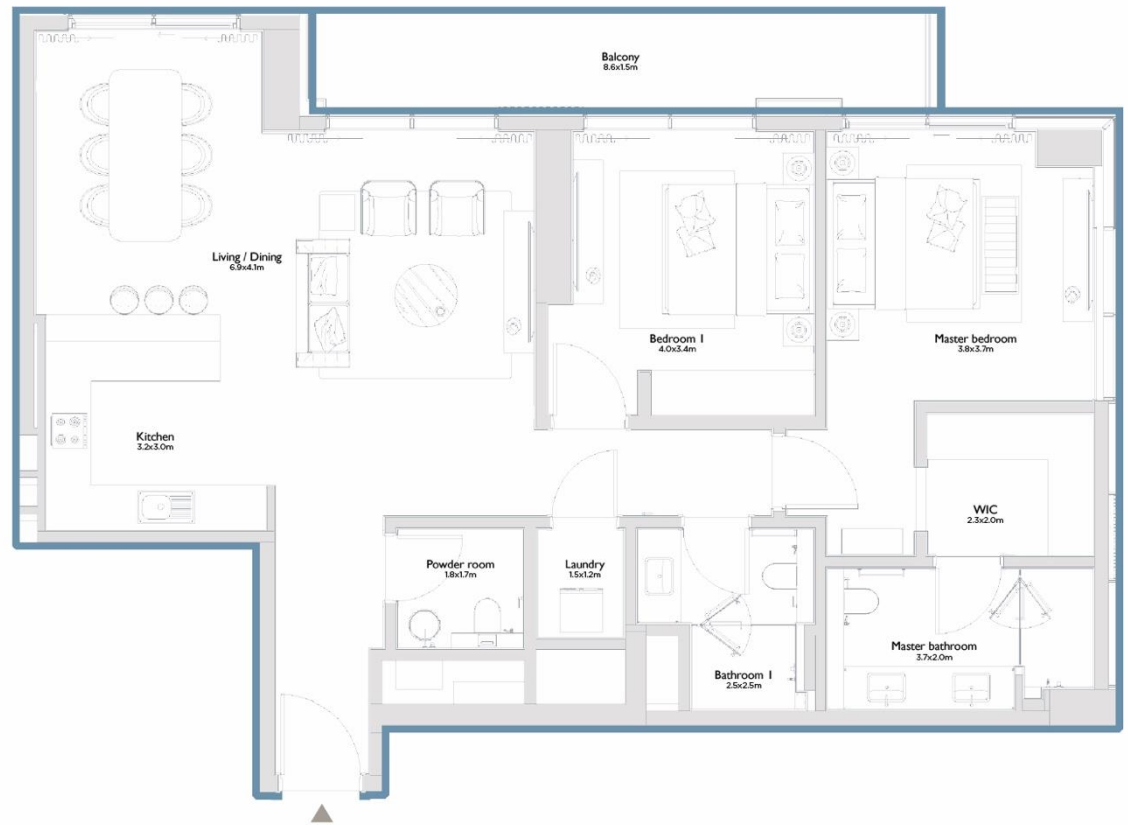
Terrace area
127 sq.ft (12 sq.m)

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

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

KEY PLAN





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SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Odd | **Full floor**

Total internal area
9,365 sq.ft (870 sq.m)

Total terrace area
918 sq.ft (85 sq.m)

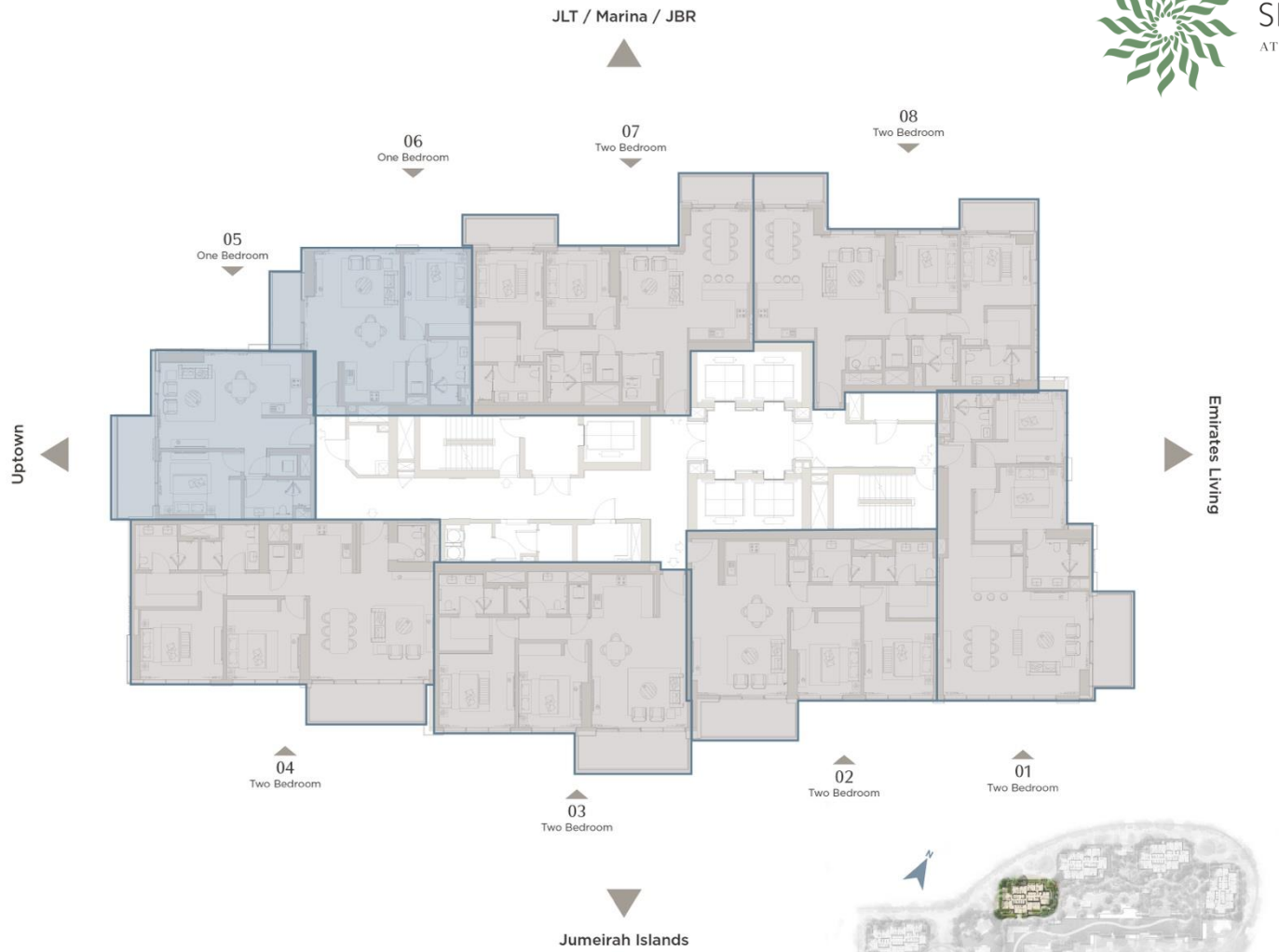
Total area
10,283 sq.ft (955 sq.m)

FLOOR COMPOSITION

Total 8 units/floor

1 Bedroom
2 Units

2 Bedroom
6 Units



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DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Type 01B | Two bedrooms

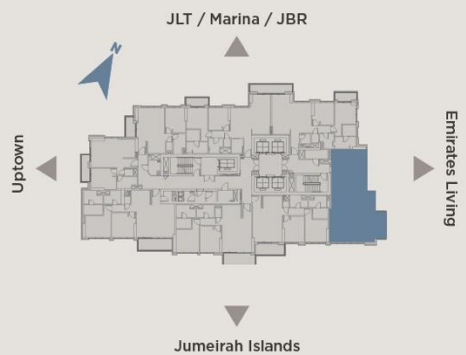
Internal area
1,288 sq.ft (120 sq.m)

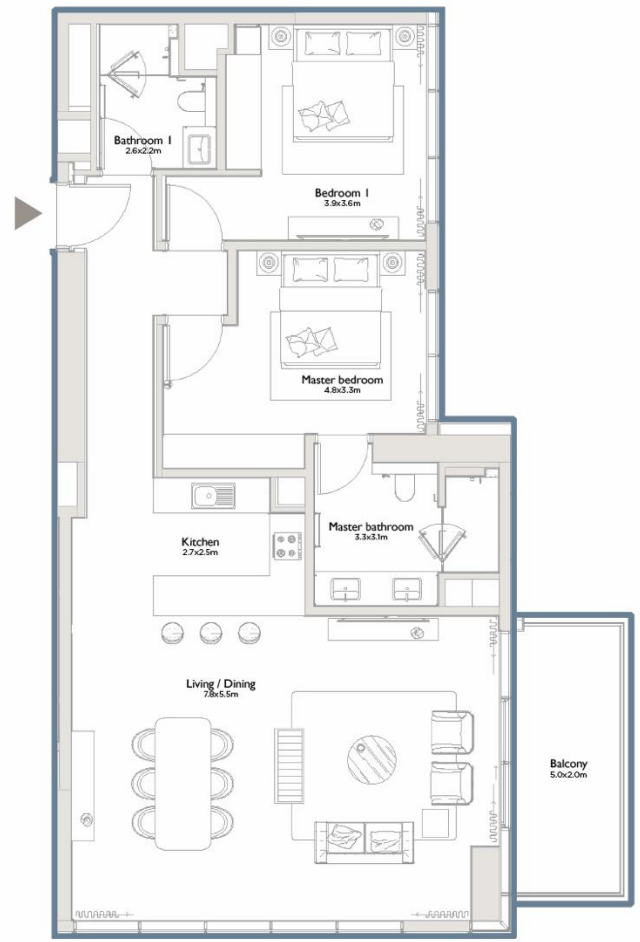
Terrace area
103 sq.ft (10 sq.m)

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

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

KEY PLAN





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SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Type 02B | Two bedrooms

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

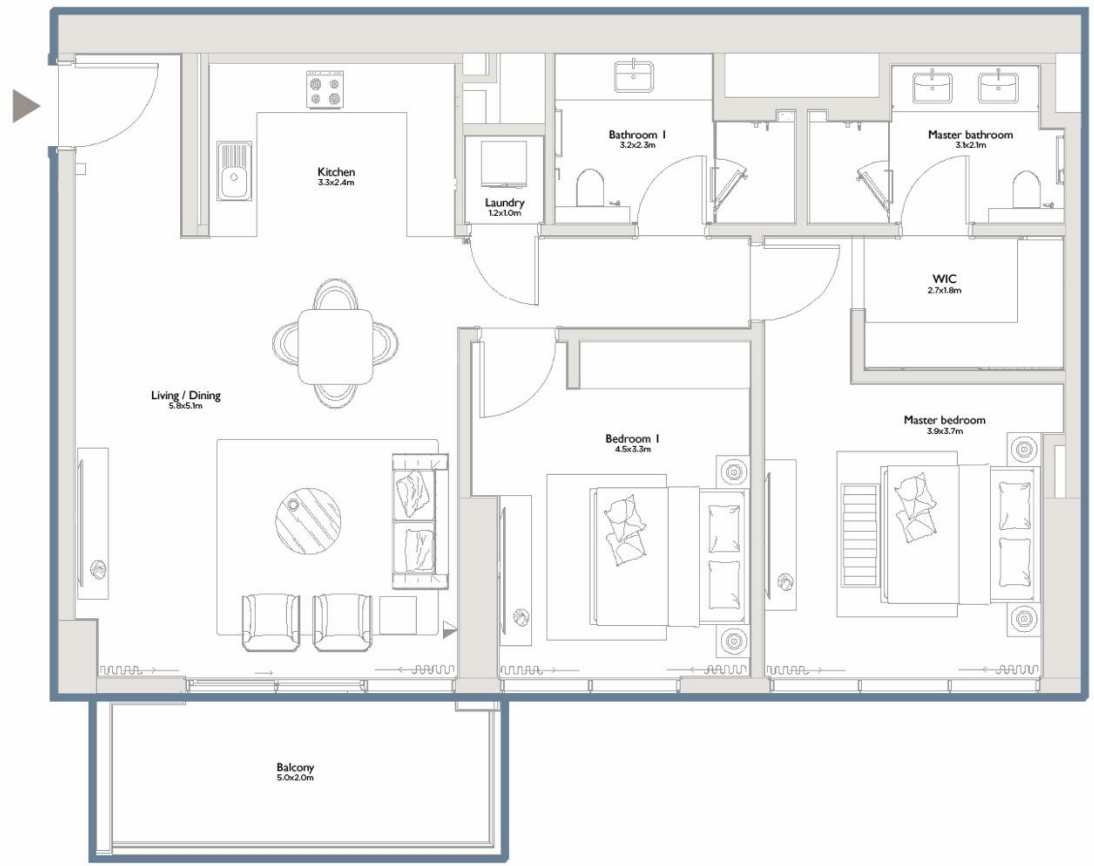
Terrace area
125 sq.ft (12 sq.m)

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

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

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DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Type 03B | Two bedrooms

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

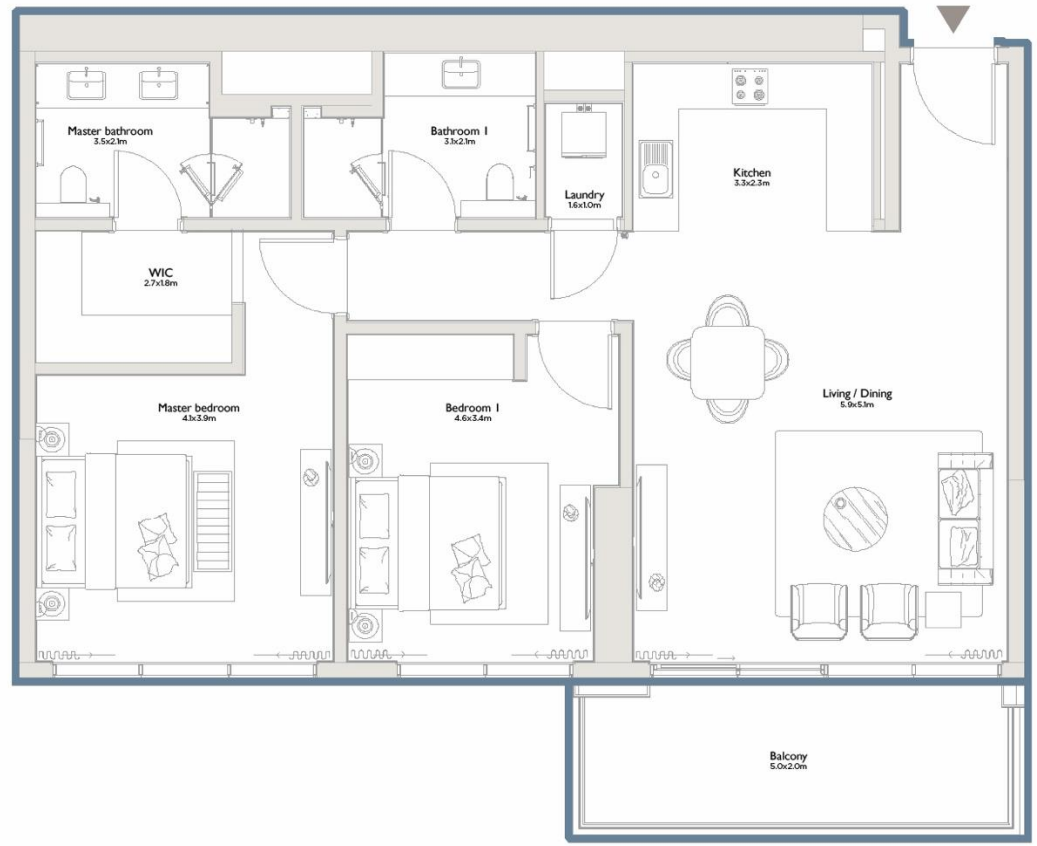
Terrace area
125 sq.ft (12 sq.m)

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

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

KEY PLAN





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DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Type 04B | Two bedrooms

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

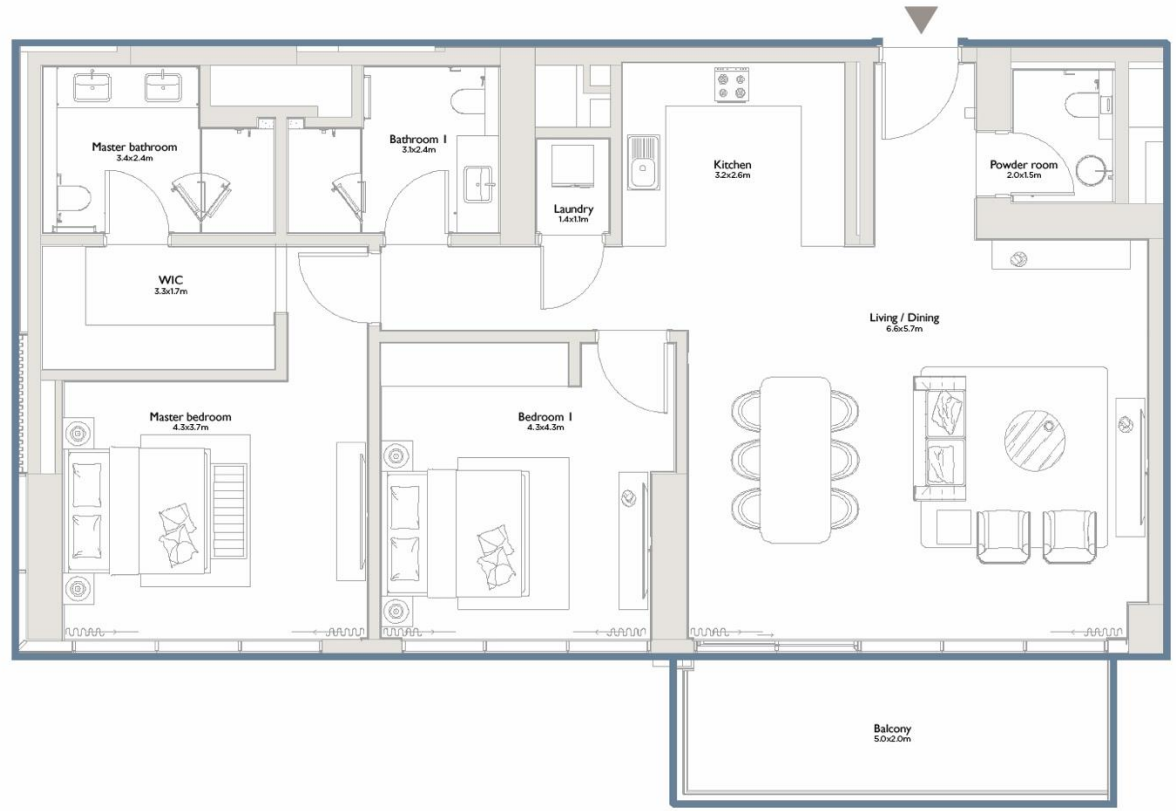
Terrace area
143 sq.ft (13 sq.m)

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

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

KEY PLAN





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EAST RESIDENCE 3

Type 05B | One bedroom

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

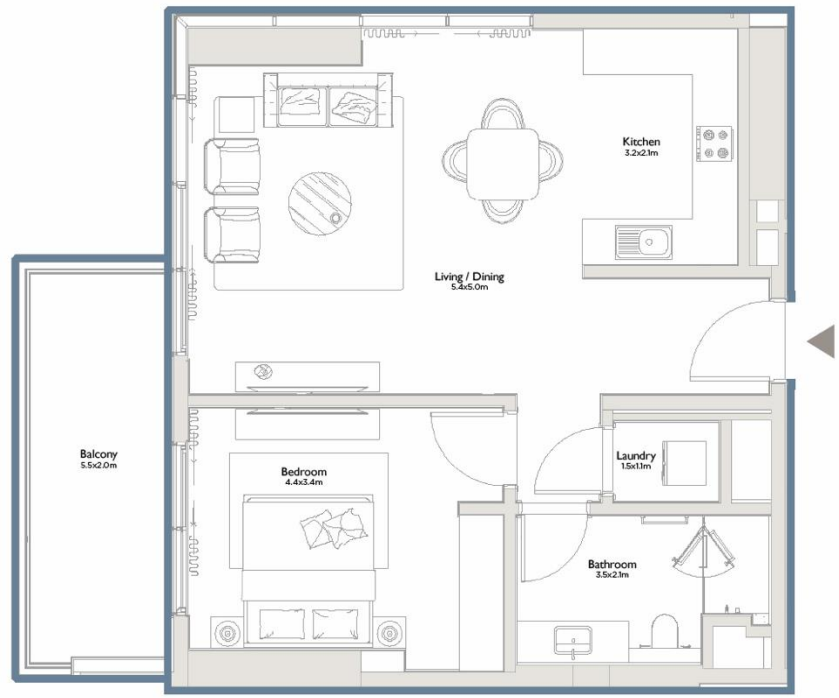
Terrace area
81 sq.ft (8 sq.m)

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

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

KEY PLAN





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SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Type 06B | One bedroom

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

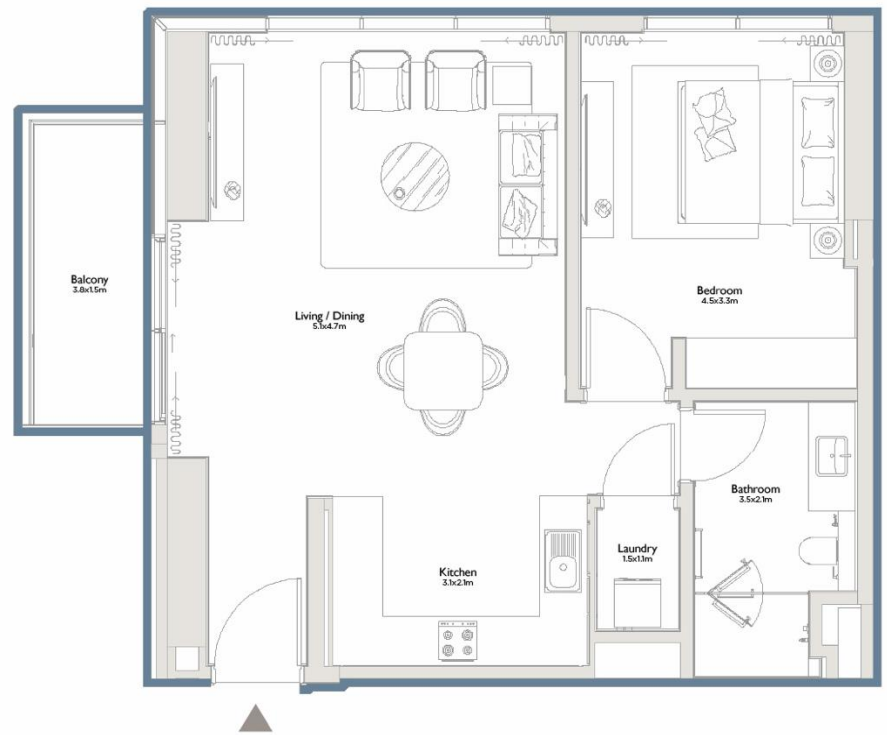
Terrace area
75 sq.ft (8 sq.m)

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

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

KEY PLAN





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PALMA™
DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

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





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PALMA™
DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Type 08B | Two bedrooms

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

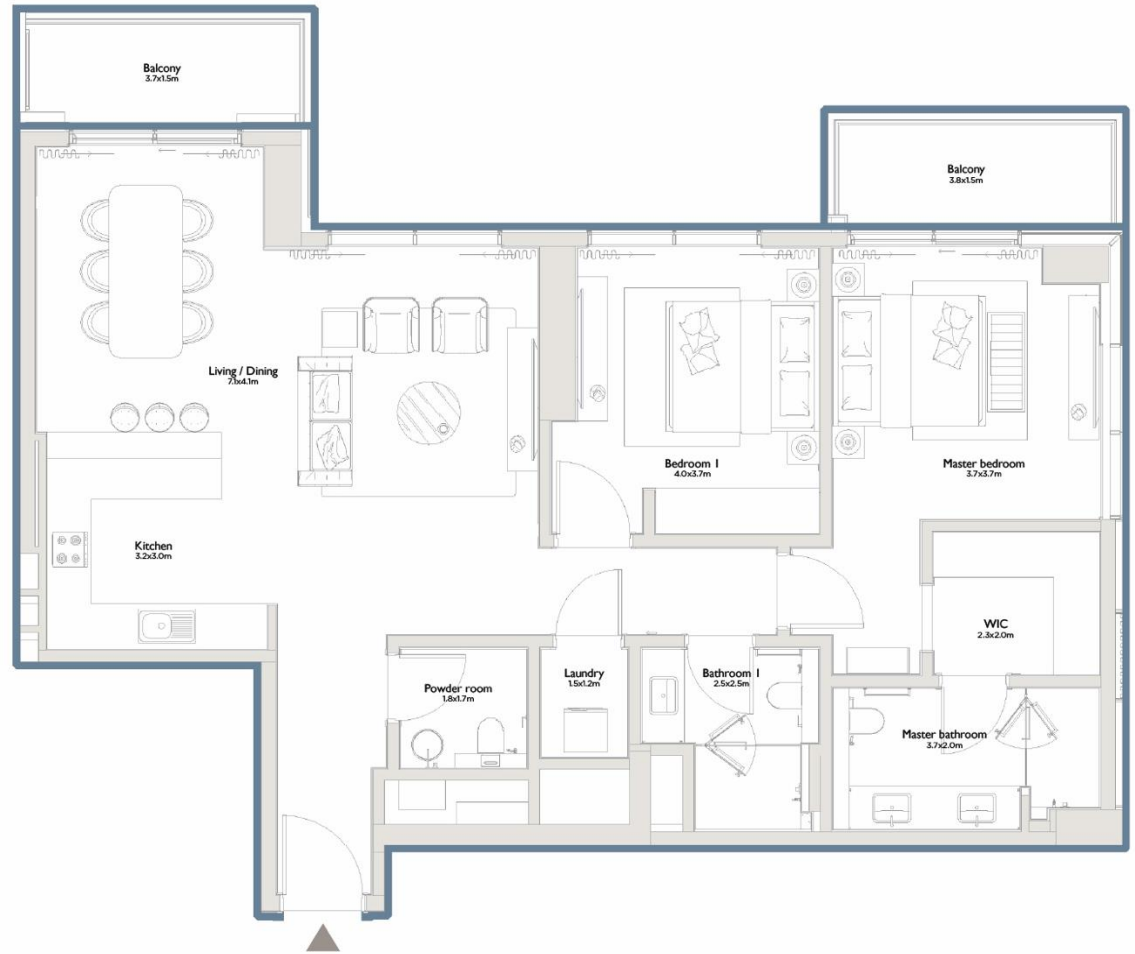
Terrace area
133 sq.ft (12 sq.m)

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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DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Podium | Full floor

Total internal area
8,119 sq.ft (754 sq.m)

Total 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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PALMA™
DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Type 01C | Two bedrooms

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

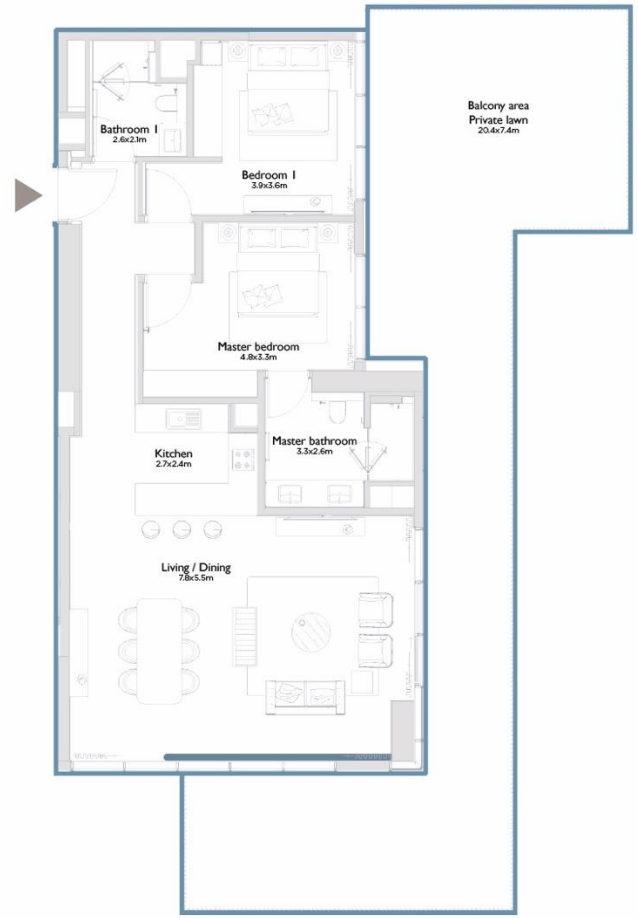
Terrace area
902 sq.ft (84 sq.m)

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

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

KEY PLAN





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SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Type 02C | Two bedrooms

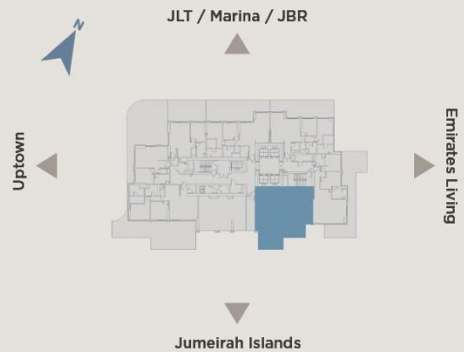
Internal area
1,207 sq.ft (112 sq.m)

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

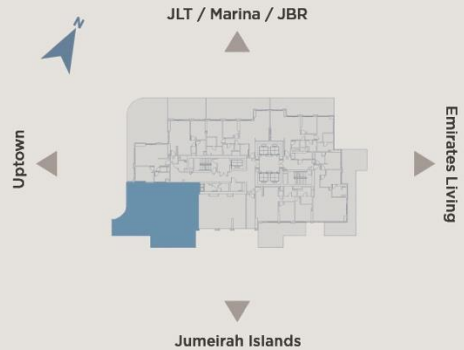
Internal area
1,449 sq.ft (135 sq.m)

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





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SERENIA DISTRICT
AT JUMEIRAH ISLANDS

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

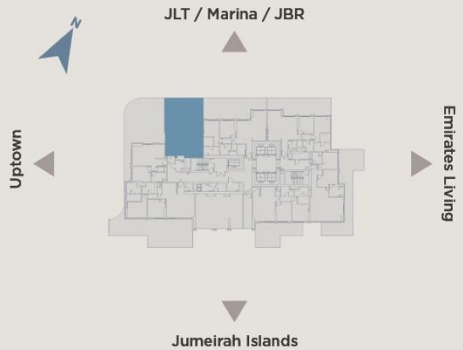
Internal area
777 sq.ft (72 sq.m)

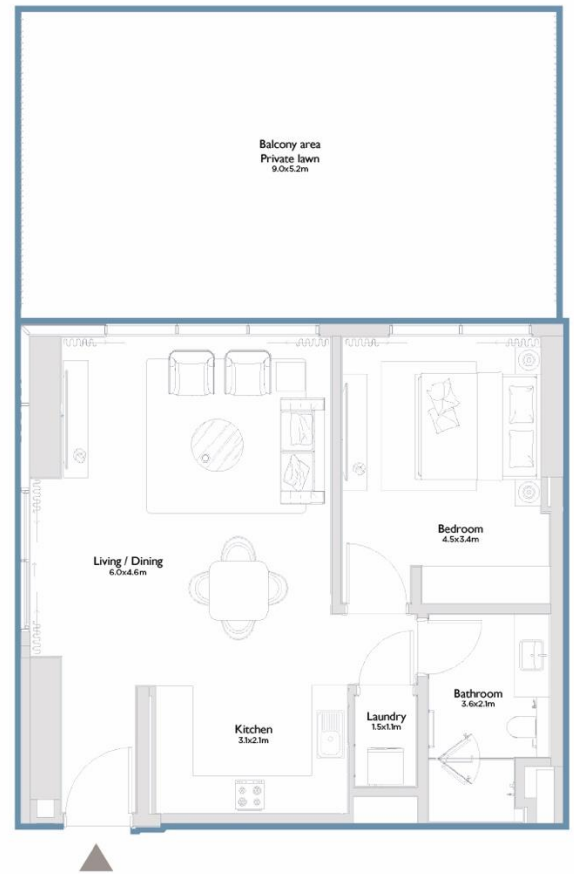
Terrace area
531 sq.ft (49 sq.m)

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

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

KEY PLAN





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DEVELOPMENT

SERENIA DISTRICT
AT JUMEIRAH ISLANDS

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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SERENIA DISTRICT
AT JUMEIRAH ISLANDS

EAST RESIDENCE 3

Type 08C | Two bedrooms

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

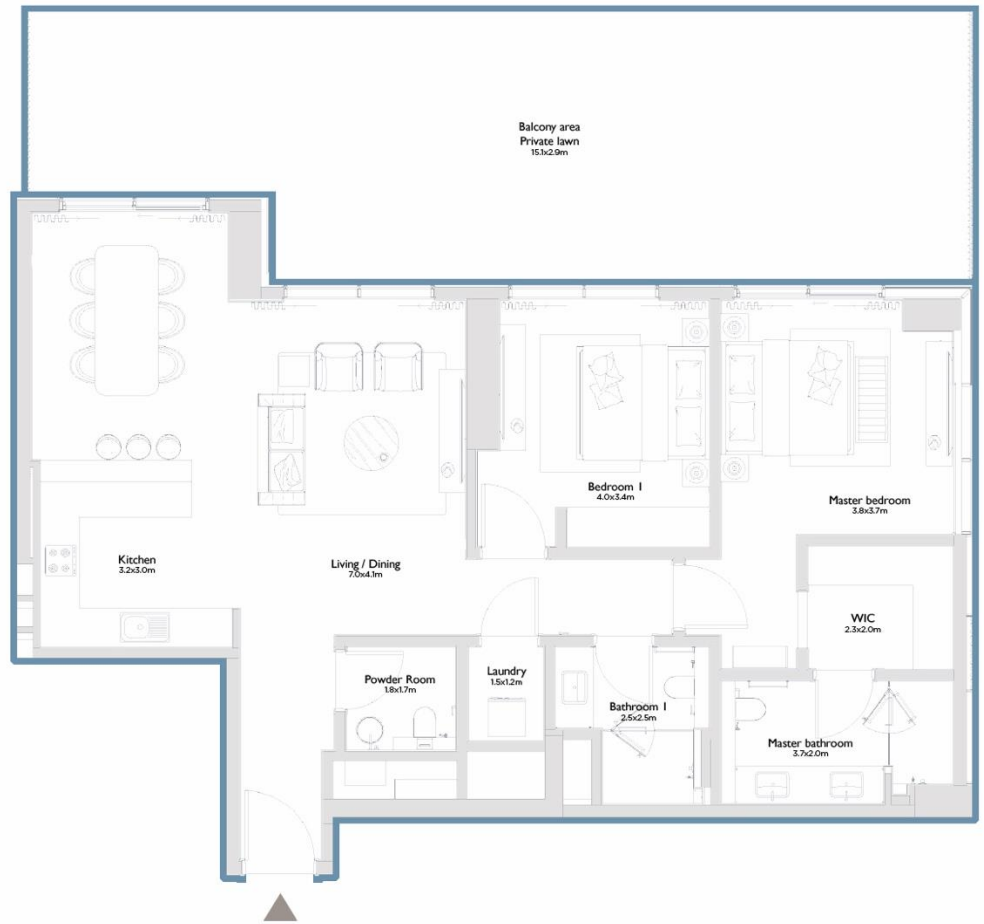
Terrace area
689 sq.ft (64 sq.m)

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

EXCEPTIONAL URBAN LIVING