



PALLADIUM

DEVELOPMENT

We are not just builders,
we are creators of new
destinations

Harmoniously combining
architectural beauty, modern
technology, and a unique living
experience

BOUTIQUE
DEVELOPER *for a*
new GENERATION

Attention to detail is at the heart
of our philosophy: true exclusivity
lies in the details



PHILOSOPHY &
APPROACH

INVESTMENT ADVANTAGE

Our goal is to unlock the full investment potential of each project while delivering long-term value. Prime locations, high liquidity, and stable returns define our strategy

From the outset, we follow global trends and craft tailored investment solutions for both individual and institutional clients



ARCHITECTURE *where*
DREAMS *take* SHAPE





Architecture & Design

In collaboration with leading international studios and brands

Investment Value

Focused on capital growth, rental yield, and liquidity

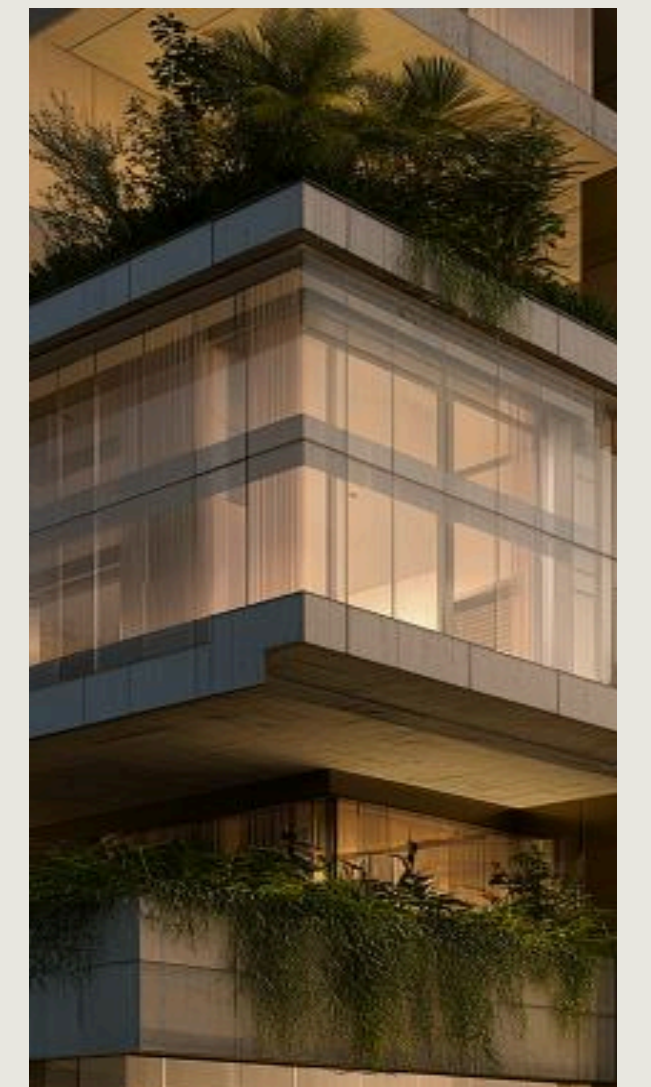
KEY ACCENTS

Prime Locations

Across Dubai's most desirable, future-shaping districts

Long-Term Vision

Designed for enduring value and stability in changing market conditions



PROJECTS

[1] REGENT YACHT

[2] CORALIS
GRAND RESIDENCES

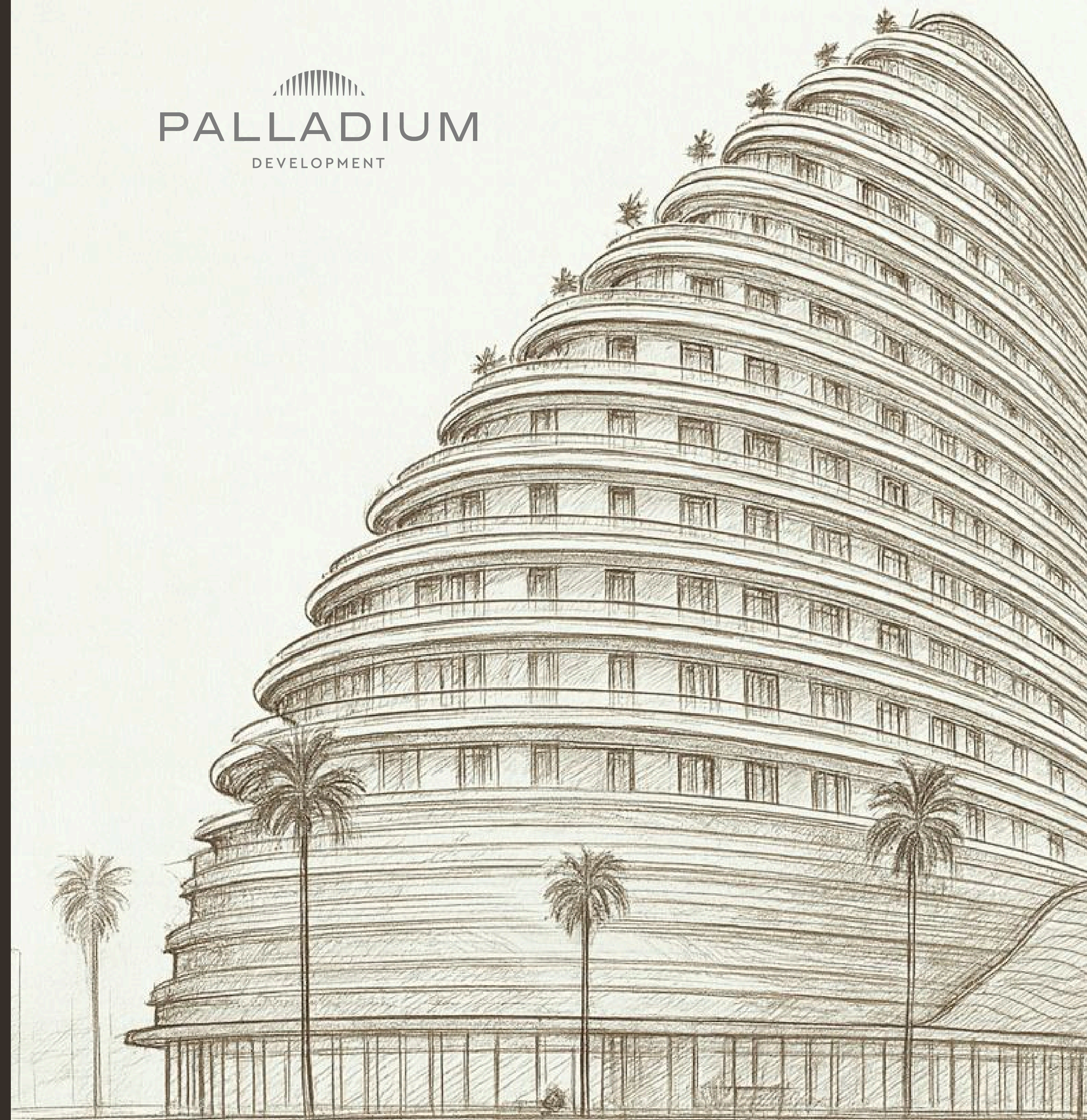
[3] MAGNOLIA
HOTEL APARTMENTS

[4] THE CRUISE
HOTEL

[5] AMAZONIA
AL JADDAF WATERFRONT

[6] GRANDALA
AL SATWA DOWNTOWN


PALLADIUM
DEVELOPMENT



We partner with leading international hospitality and lifestyle brands to create unique properties that set new standards for quality and design in Dubai

Each project reflects our vision of modern urban living and long-term value

Through strategic collaborations and creative vision, we develop signature destinations that offer exclusive experiences, global recognition, and enduring investment value

BRANDED

RESIDENCES & HOSPITALITY

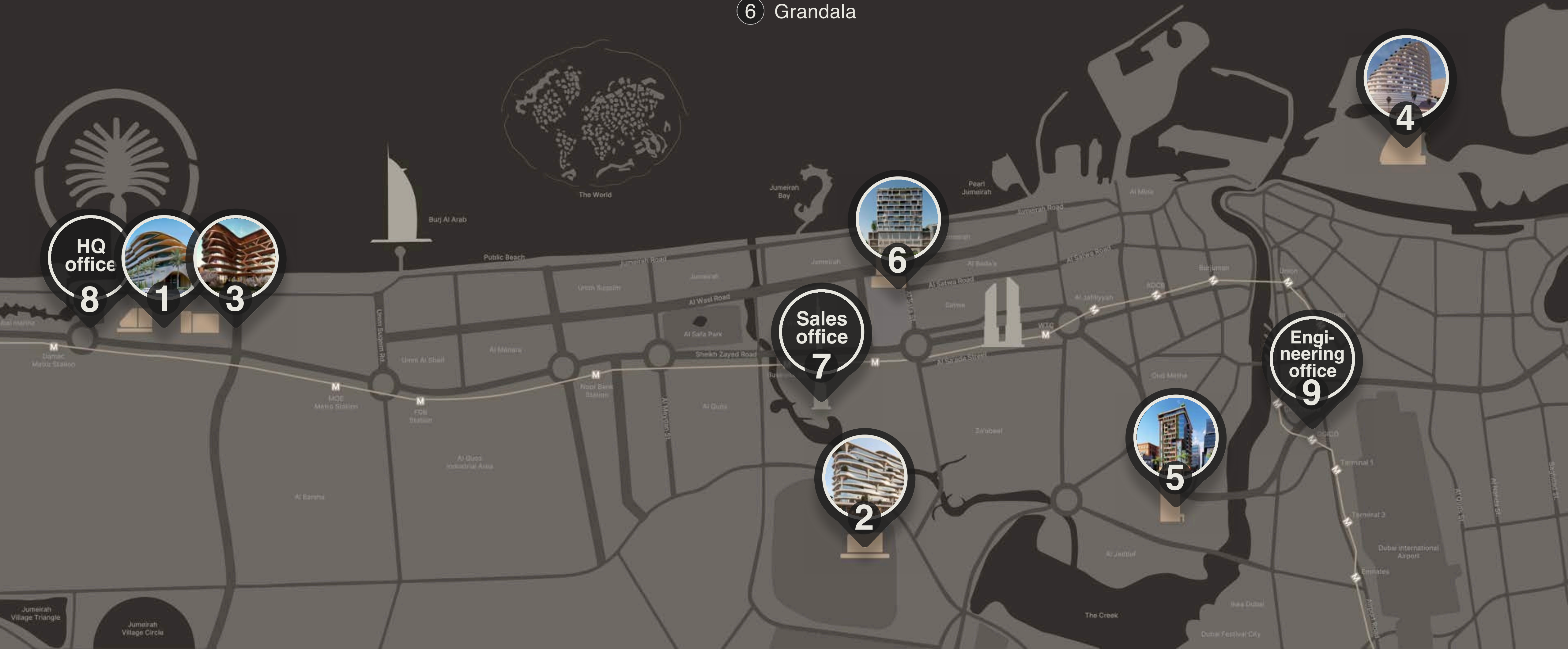
In a world of uniform buildings, we create places with character and soul. Our boutique approach shapes environments that are not just lived in, but truly loved and desired

We craft projects from the ground up — from raw land to a recognizable brand, defining the quality and narrative that shape a property for generations



PROJECTS

- ① Regent Yacht
- ② Coralis Grand Residences
- ③ Magnolia Hotel Apartments
- ④ The Cruise Hotel
- ⑤ Amazonia Al Jaddaf waterfront
- ⑥ Grandala
- ⑦ Our Sales office (Opus Tower)
- ⑧ Our HQ office (Media City)
- ⑨ Engineering office



HQ office
8

1

3

Sales office
7

2

6

5

Engineering office
9

4



EACH OF OUR
HOTELS *is a breath*
of beauty EMBODIED IN SPACE



REGENT  Dubai Internet City
YACHT



A RARE HOSPITALITY OFFERING IN DUBAI'S TECH HUB

Surrounded by leading global IT headquarters and top universities

EFFORTLESS CONNECTIVITY

To Dubai's prime business, leisure, and wellness destinations

UNMATCHED RENTAL DEMAND

High, year-round occupancy ensures strong and reliable returns

YACHT-INSPIRED ARCHITECTURE

A unique design defined by luxury and a striking visual identity

A modern branded complex in the business heart of Dubai, combining the prestige of an international brand, yacht-inspired architecture, and a high level of comfort



CORALIS GRAND RESIDENCES

📍 Meydan

LUXURY CANAL-FRONT RESIDENCES IN MEYDAN RIVIERA

A growing Mega Retail Hub that will attract foot traffic, tenant demand, and long-term value growth

PANORAMIC CANAL VIEWS AND EXCEPTIONAL CONNECTIVITY

Minutes from Downtown and Design District, with quick access to Dubai, Sharjah, and Abu Dhabi

ELEVATED LIFESTYLE AMENITIES

25-metre infinity pool, sky villas with private pools and dedicated elevators, and exceptional finishes throughout

STANDOUT LIVING EXPERIENCE

A premium, design-led project in a central district dominated by mid-tier stock, with limited direct competition

An iconic canal-front development inspired by the forms of the sea and coral, created in partnership with a leading international brand



MAGNOLIA *apartments* HOTEL

📍 Dubai Internet City





AMID THE CITY'S LEARNING AND WORK HUBS

Located within walking distance of five universities and the headquarters of major IT companies

CONNECTED TO KEY DESTINATIONS

Just minutes from Palm Jumeirah, Dubai Marina, and Knowledge Village

CONSISTENT YEAR-ROUND DEMAND

A prime address in one of Dubai's most dynamic business and academic districts

FIRST RESIDENTIAL-STYLE HOTEL EXPERIENCE

Designed for students, young professionals, and modern urban travellers

*An innovative hybrid of hotel and apartment living
managed by an international operator.
The project combines comfort, advanced technology,
and functional design to reflect a modern urban lifestyle*

the CRUISE HOTEL

📍 Dubai Islands



ICONIC BEACHFRONT LOCATION

Situated on the main shoreline of Dubai Islands, offering panoramic sea views and an authentic resort experience

FIVE-STAR INTERNATIONAL HOSPITALITY

Managed by a global hotel brand, delivering world-class service and operational excellence

CRUISE-INSPIRED ARCHITECTURE

A sculptural, yacht-like design that creates a distinctive skyline presence and instant visual recognition

STRONG INVESTMENT FUNDAMENTALS

High-demand leisure destination supporting robust occupancy, and long-term value growth





AMAZONIA  Al Jaddaf
AL JADDAF
WATERFRONT



STANDOUT WATERFRONT RESIDENCE IN JADDAF

Nature-inspired, “the Venice of Dubai,” combining smart urban living with elegant design and the tranquillity of Dubai Creek

PRIME CREEKSIDE LOCATION

With direct access to Downtown Dubai, Healthcare City, and Dubai International Airport

A DISTRICT WITH STRONG INVESTMENT APPEAL

Jaddaf Waterfront is emerging as a prime destination offering steady demand and long-term value growth

AMAZON RIVER INSPIRED ARCHITECTURE

Where cascading water and gardens bring the spirit of the Amazon into modern living

First residential building in downtown Dubai with automatic parking

GRANDALA AL SATWA Al Satwa DOWNTOWN



A HOSPITALITY-INFUSED RESIDENTIAL ADDRESS

Located in Jumeirah Garden City, one of Dubai's most prestigious locations

PRIME CENTRAL LOCATION

Just off Sheikh Zayed Road, minutes from Downtown, City Walk and Jumeirah Beach

HIGH INVESTMENT APPEAL

Driven by central-city scarcity and steady demand for serviced residences

ARCHITECTURAL PEDIGREE

Designed by the architect behind the JW Marriott Marquis, complemented by hotel-style amenities



H.E. KHALID *Chairman and co-founder* MOHAMMAD IBRAHIM AL MIDFA



Khalid Mohammad Ibrahim Al Midfa is known for delivering certified, high-performance building systems across some of the region's most demanding assets. Throughout the GCC, he has contributed to major developments including Abu Dhabi International Airport (Expansion), New Doha International Airport, Muscat

International Airport, Cleveland Clinic Abu Dhabi, UAE University, Qatar Gate, and Bahrain's Al-Dur Desalination Plant. He has led early deployments of building-integrated photovoltaics (BIPV), hydrogen-based energy systems, advanced power management, and fire-rated architectural solutions

He builds cross-border partnerships with leading European manufacturers to bring certified, cutting-edge solutions to the Middle East. He is best characterised as a strategic integrator aligning global engineering innovation with regional development to deliver safe, sustainable, future-ready assets

YUSUF *founder* AL MULLA *CEO*



Even before the United Arab Emirates was established, Mr. Yusuf's grandfather, Mr. Taher Al Aidarous, was among the first architects and engineers at Dubai municipality. In 1974 he founded one of the emirate's first engineering, architecture and consultancy firms, "Al Aidarous Engineers & consultancy" in Dubai

He played a significant role in shaping the civil infrastructure of Old Dubai and served as the master developer of its first residential community, Al Rashidiya. This landmark project was commissioned personally by the office of the late His Highness Sheikh Rashid Bin Saeed Al Maktoum

Continuing his grandfather's legacy, Mr. Yusuf has gone on to develop projects both independently and in partnership with various companies, participating in multi-billion-dirham developments locally and internationally. In 2022, Palladium Development acquired Mr. Yusuf's development and construction companies, making them an integral part of the Palladium Group

“ Continuing my grandfather's legacy, Taher Al Aidarous, former chief architect and engineer at Dubai Municipality, as I contribute to the development of my country ”

Yusuf Al Mulla

OUR TEAM



Nikolay Panferov

Chief Financial Officer

Development is not only about growth — it's about contributing to Dubai's economy, reputation, and sustainable future



Murad Al Taher

Chief Operations Officer

Our goal is to combine global standards with local values, creating projects that leave a lasting legacy for future generations



Ahmad Sultan

Head of Sales and Marketing

We don't build property. We build generational wealth. Every decision must strengthen value, manage risk, and stand the test of time



Evgeny Kogan

Business Development Director

Dubai is following a path similar to Singapore and Hong Kong. When I look at its future, I am confident it is exceptionally strong

STAPLE *in Dubai* *real* ESTATE *history*

The Beginning

In the late 1960s and early 1970s, Al Aidarous Engineers & Consultancy, among the emirate's first engineering firms, was founded in Dubai



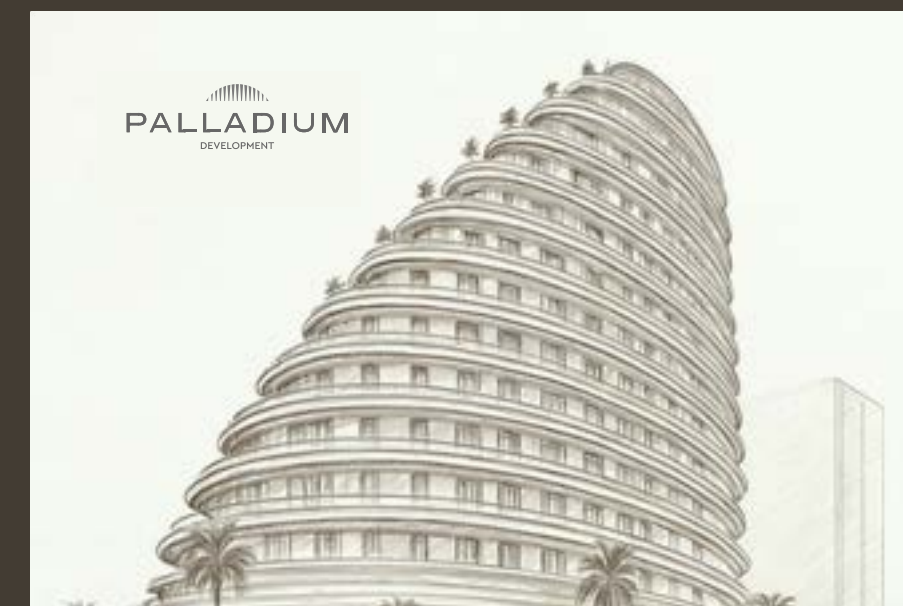
Legacy

The company shaped Old Dubai's civil infrastructure and developed the Al Rashidiya project, the Emirate's first residential community



New Perspectives

In the 2020s, Yusuf partnered with Palladium Group. The company has evolved from a local enterprise into an emerging international brand



Banking group
Spain

Real estate part
of Palladium group
Dubai

IP office
San Francisco



Early 1970s

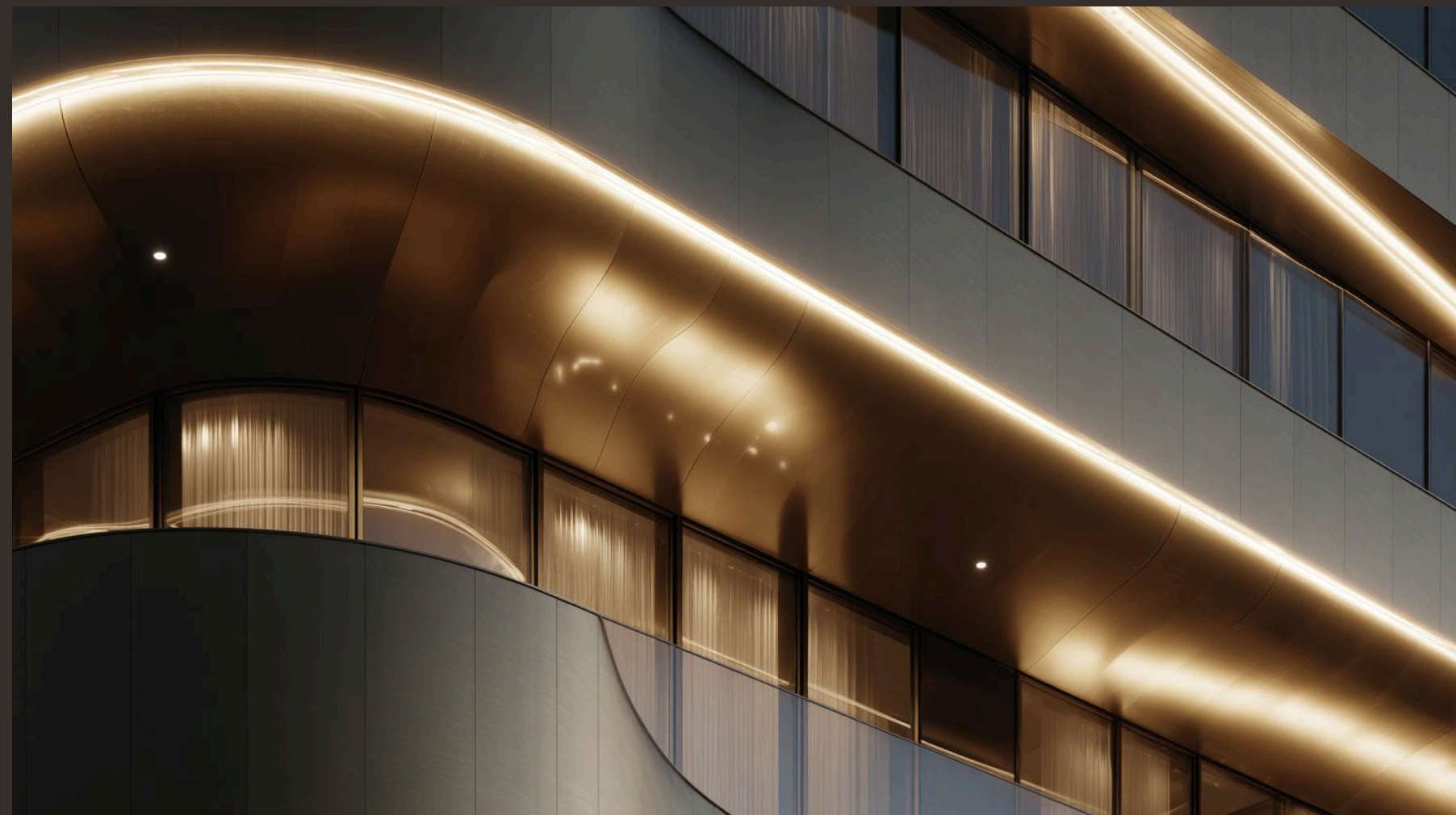
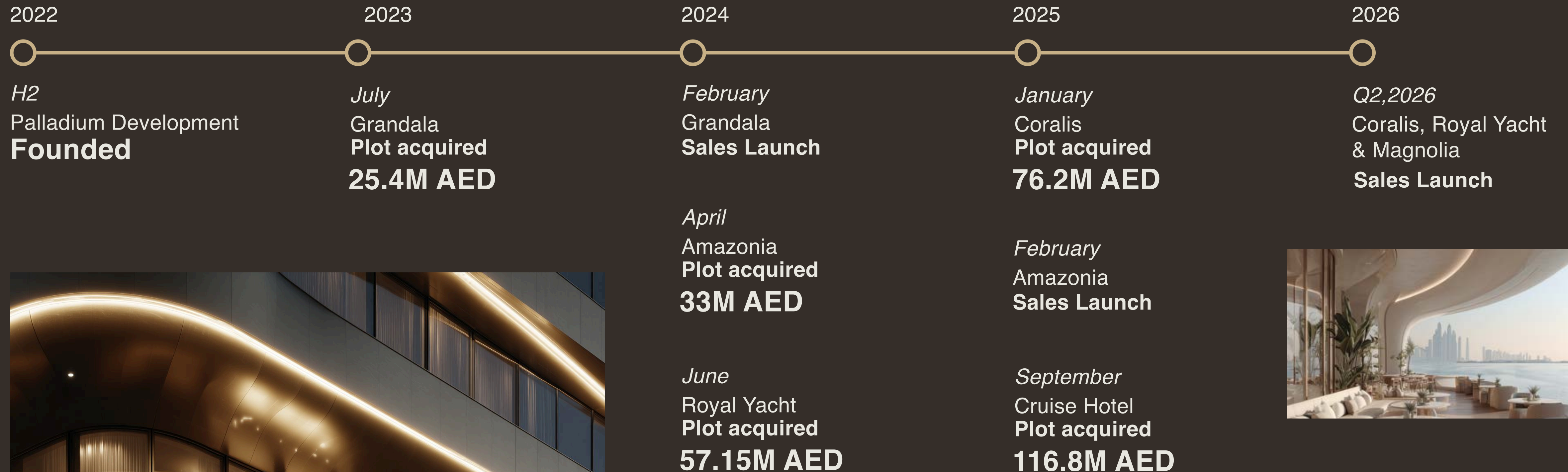
1980-s

2020-s

2025y



PALLADIUM *growth rate*



our FOOTPRINT

5 000+

group-wide clients

7%

starting at 7%
ROI annually

10+

projects delivered
and underway



CONTACT *us*
TODAY AND MOVE
closer TO YOUR
LUXURY *residence*

