## DUBAI HARBOUR RESIDENCES

OWNED BY SHAMAL
A DEVELOPMENT BY H&H

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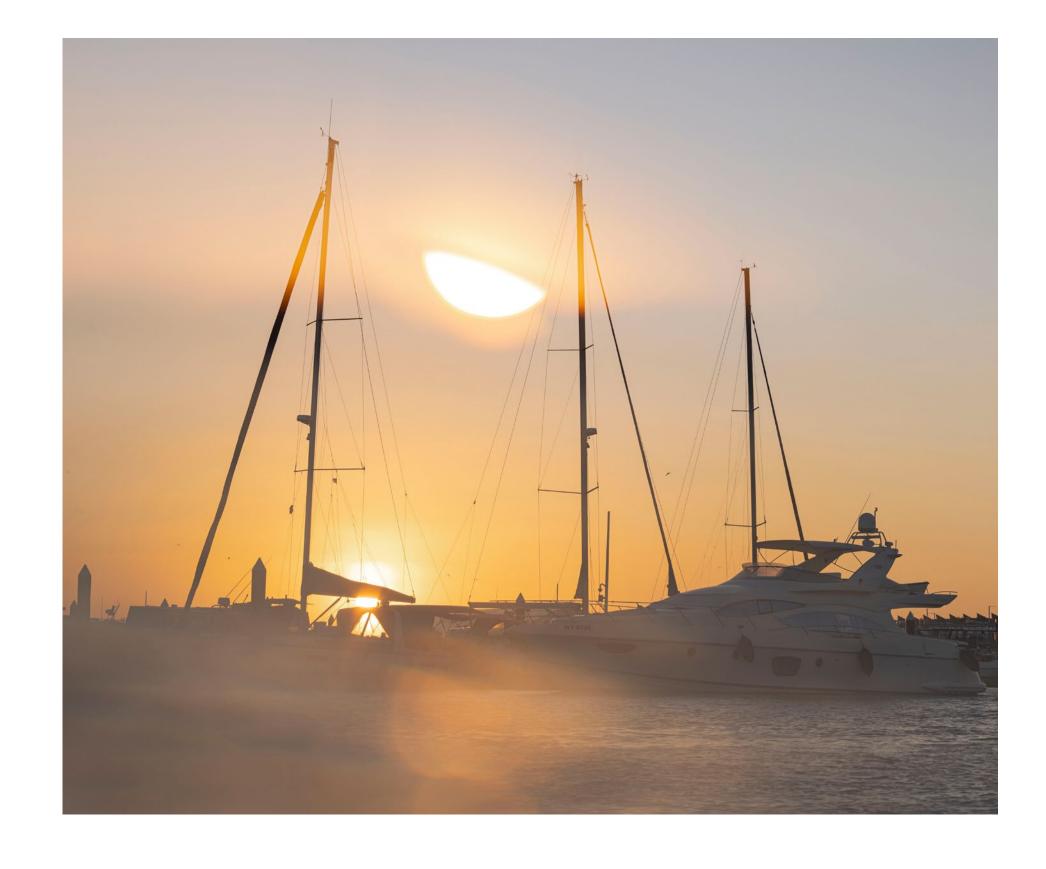
## BEACHFRONT LIVING LIKE NEVER BEFORE

#### A SYMPHONY OF COAST AND CULTURE

Dubai Harbour Residences is a refined collection of beachfront residences, carefully crafted with the joys of hosting and superior liveability in mind. Situated in a prime position in the heart of Dubai Harbour, these exquisite homes benefit from the exceptional lifestyle offerings of their carefully curated district, Dubai Harbour.



YOUR INVITATION TO OWN, EXPLORE, AND ENJOY THE EXCEPTIONAL

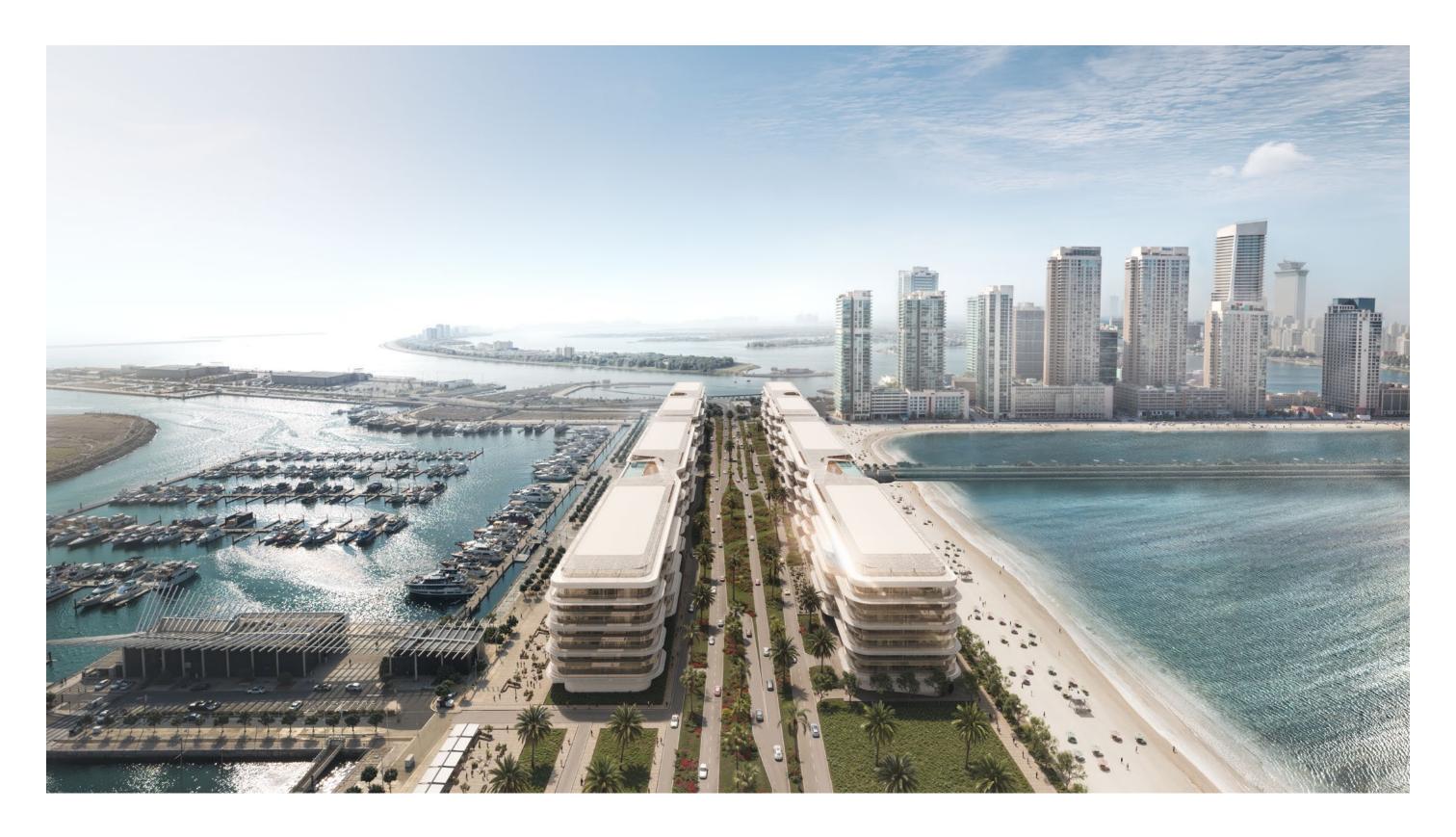


## THE HEART OF THE HARBOUR

#### EMBRACE THE BEST OF BOTH WORLDS

Located in Dubai Harbour, residents enjoy unrivalled proximity to the beachfront while being immersed in city living. Where culture and the pristine sands converge, there is easy access to all that you may need or desire.

Here, you will live among refined places of leisure, a bustling marina, and the sand and sea of the Arabian Gulf. A central boulevard, waterfront promenades, and Dubai Harbour's celebrated leisure offerings combine to create a destination beyond comparison.



\*The new bridge will reduce the travel time from Sheikh Zayed Road to Dubai Harbour from 12 to 3 minutes, offering free flowing access to and from Sheikh Zayed Road.

The Dubai Harbour Residences sits just over 30km from both Dubai International Airport and Dubai World Central Airport.



- 02 SKYDIVE DUBAI
- 03 PALM JUMEIRAH
- 04 BLUEWATERS ISLAND
- 05 BURJ AL ARAB
- 06 JBR BEACH

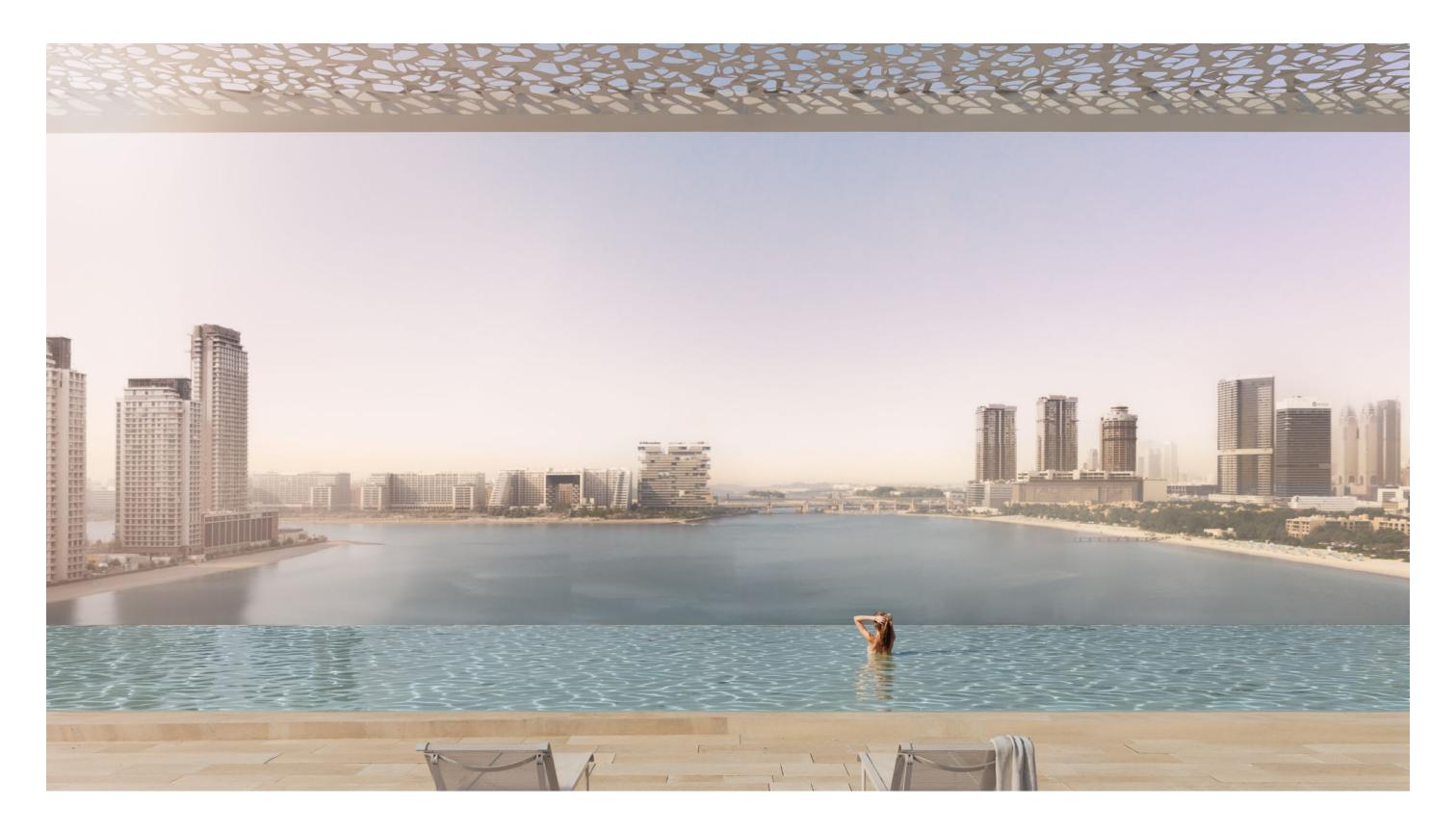


## AT ONE WITH THE SEA AND CITY

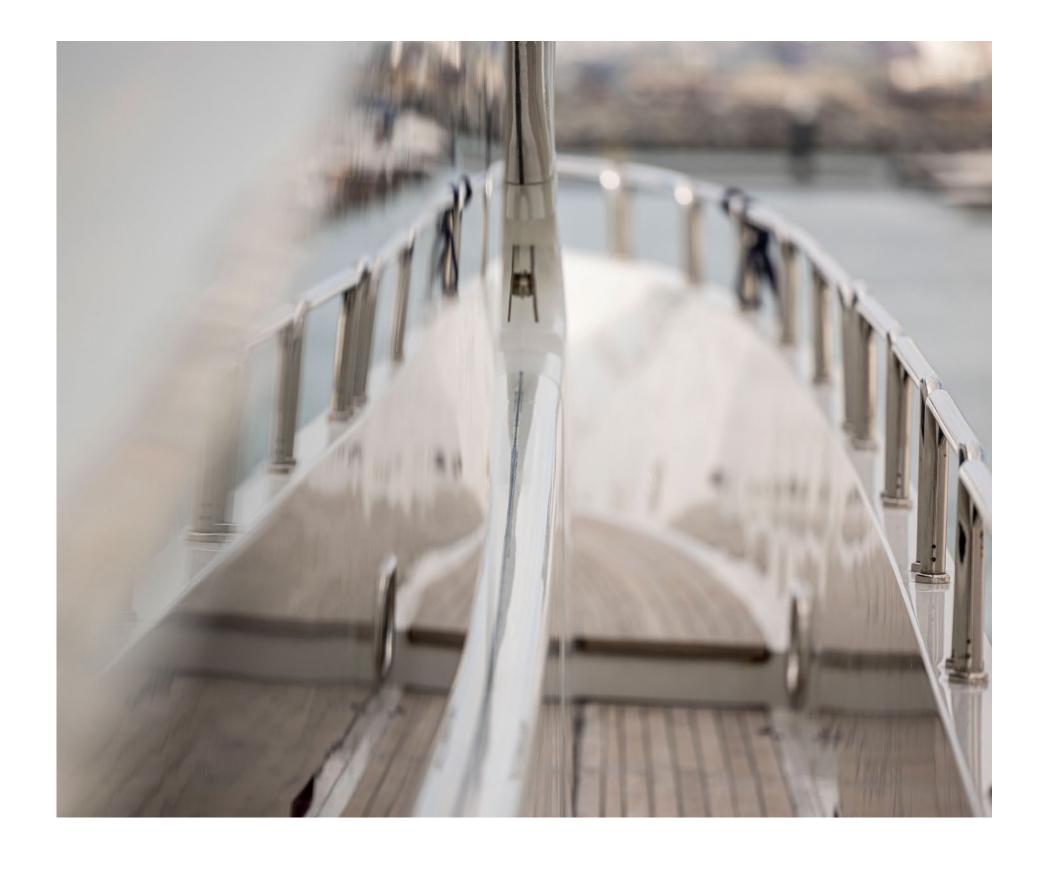
#### A SEA STATE OF BEING

Life at Dubai Harbour Residences reflects the freedom of the open seas and the enchanting rhythm of the marina. Residents enjoy sunrise walks on sandy shores, boundless adventures on ocean waters, and social gatherings enriched by gentle breezes.

At home among award-winning marinas, a private beach, and a newly built bridge that will provide direct and free flowing access to and from Sheikh Zayed Road, you will enjoy a wealth of remarkable experiences that unfold on land and at sea.



A LIFE EMBRACED BY NATURE AND ENRICHED BY WATERFRONT CULTURE



## BEACHFRONT RESIDENCES, REIMAGINED AND REFINED

#### INSPIRED ARCHITECTURE

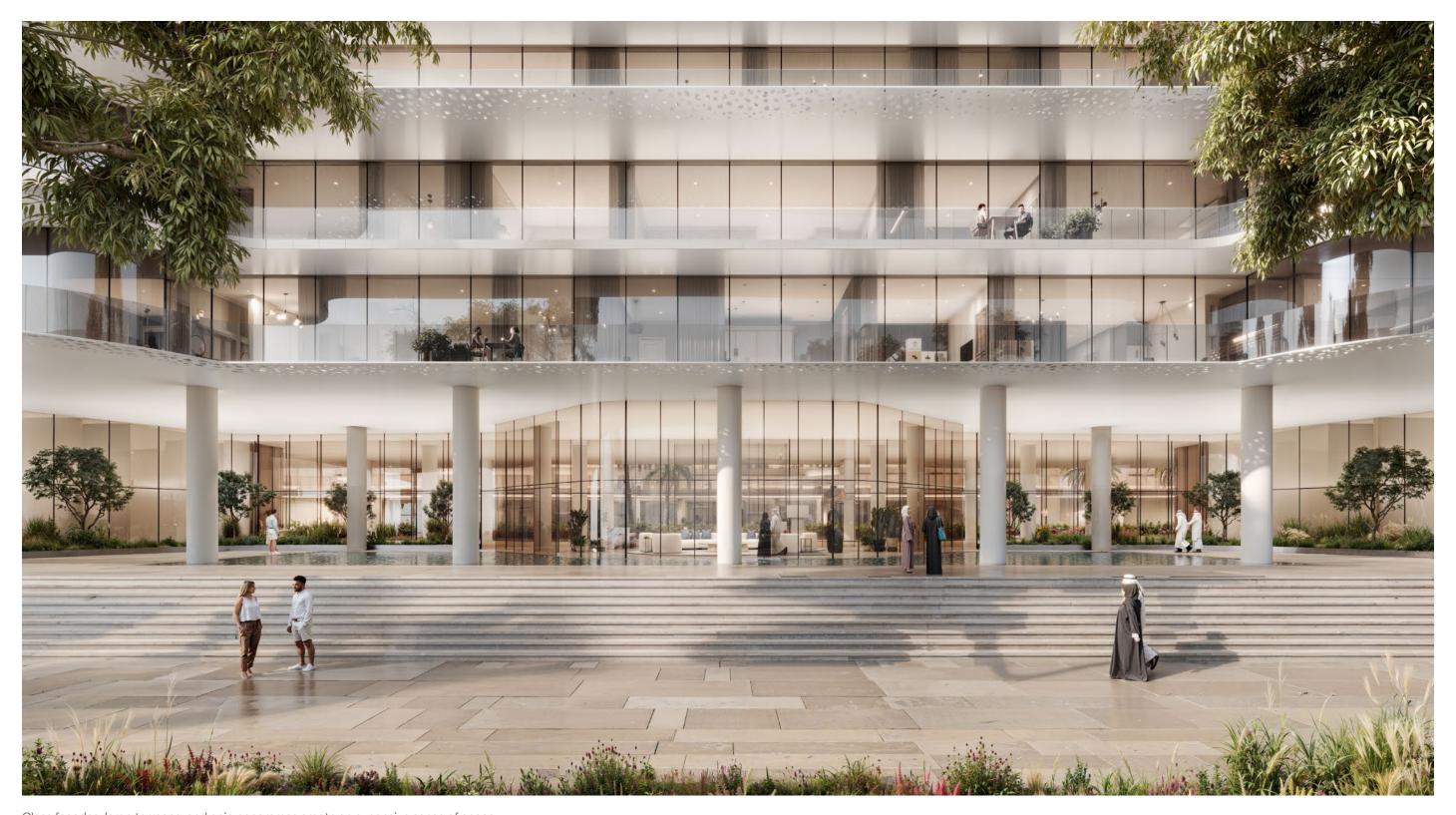
Internationally acclaimed architects, Nikken Sekkei, present these exclusive residences, designed to support moments of congregation, celebration, and contemplation.

Intelligently oriented to provide incredible views in every direction, these beachfront homes are the result of a deep respect for design, a sophisticated eye for detail, and an understanding of the desires of those who harbour an affinity for the sea.

There are 345 units spanning across one, two, three, and four-bedroom apartments, including penthouses.



Dubai Harbour Residences provides instant access to the beach



Glass façades, large terraces, and epic panoramas create an expansive sense of space



## IMPECCABLY DESIGNED SPACES FOR HOSTING AND RELAXING

#### INTERIORS THAT ELEVATE

These refined residences feature generous layouts, high ceilings, and large terraces designed to be enjoyed year-round.

Each home features nautical colour palettes, rich in deep blues and crisp whites, and impeccable textures and finishings. These exquisite elements are bathed in natural light and accompanied by panoramic sea- and city-scapes.



Reception lobby area



Lift lobby area



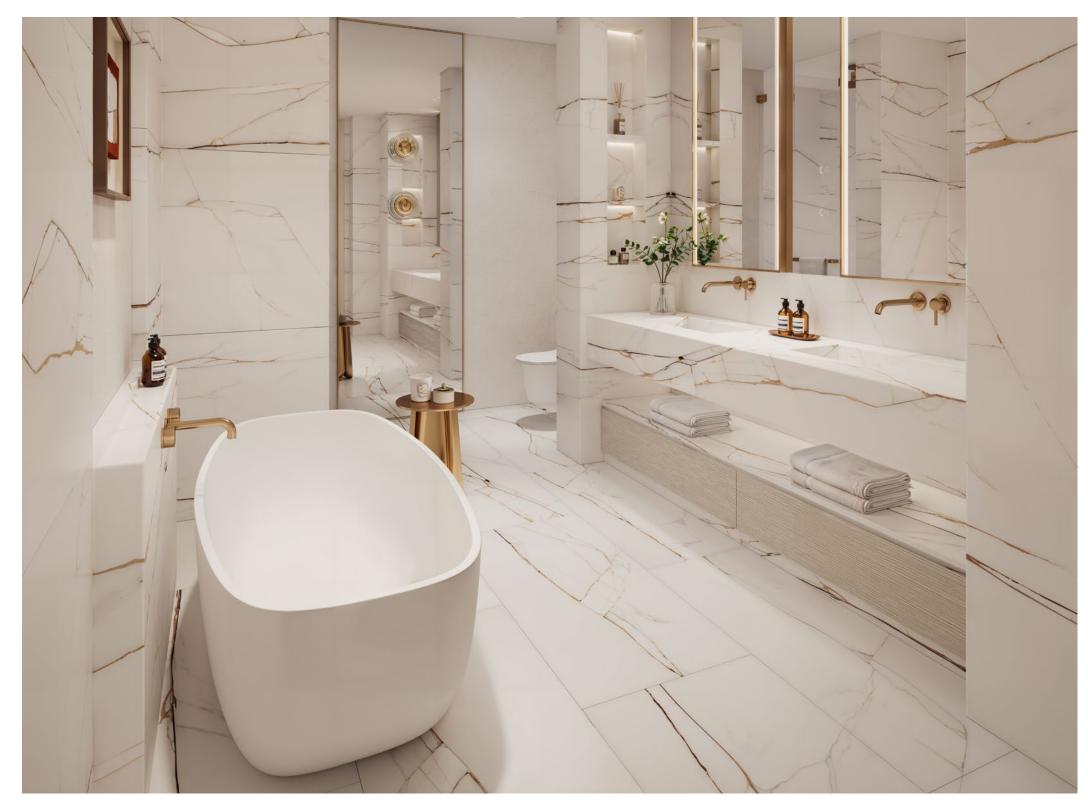
City view dining and living



A space to indulge in moments of relaxation and comfort



Panoramic bedroom views of the sands, sea, and city



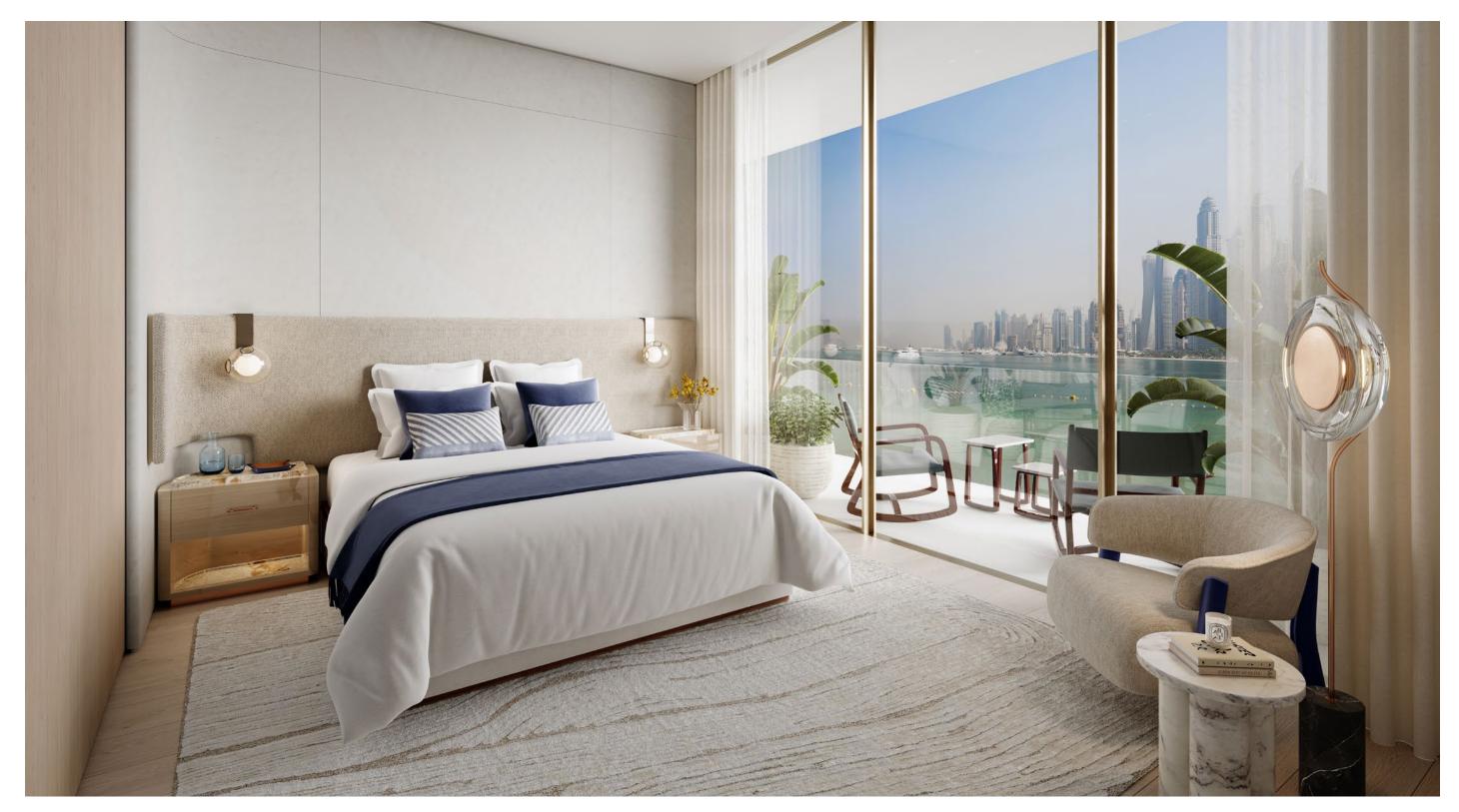
Bathrooms adorned with impeccable textures and fine finishes



Dining and living area



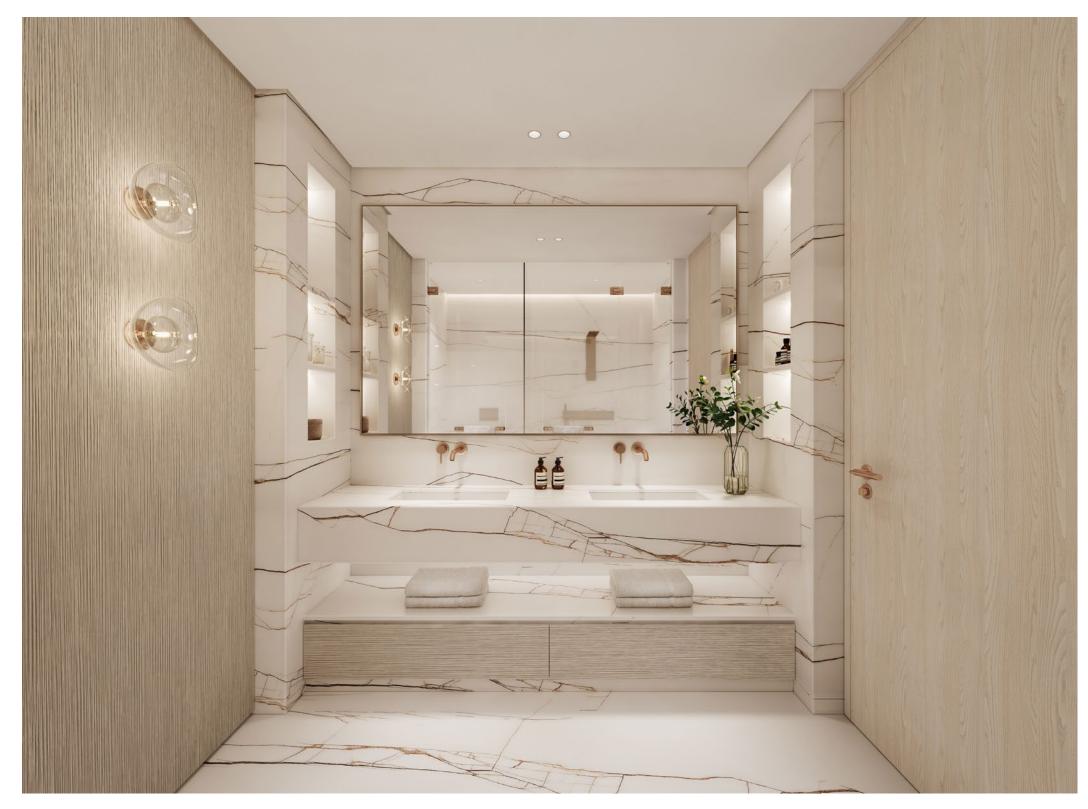
Living area



Primary bedroom



Secondary bedroom

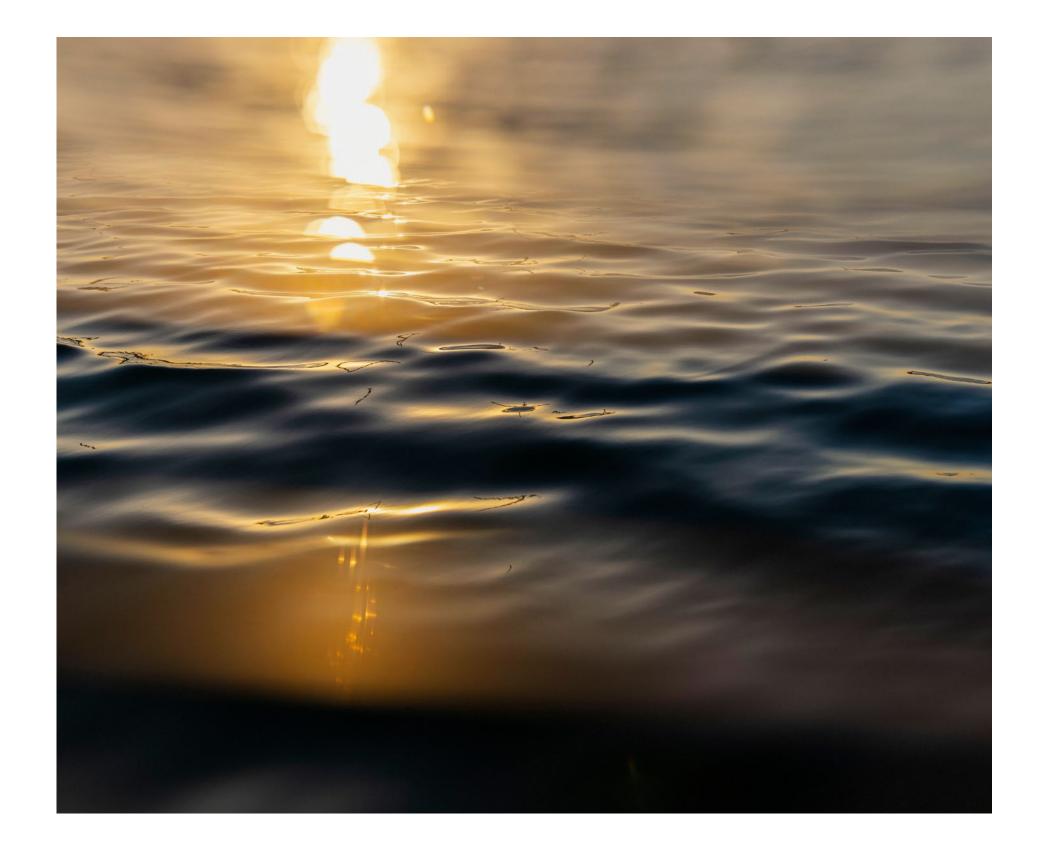


Primary bathroom



Secondary bathroom

WHERE THE SUN AND SHORES ARE YOURS TO SAVOUR



# LUXURY AMENITIES AND SERVICES FOR SUPERIOR LIVEABILITY

#### EFFORTLESS BY DESIGN

From an array of wellness options to dedicated family spaces and personal services, Dubai Harbour Residences elevates this rare beachfront experience.

Rooftop infinity pools with sweeping vistas provide moments that inspire and replenish. A fitness centre and gym, wellness facilities, adults' swimming pool, kids' play area, and separate kids' swimming pool exemplify a commitment to supporting life's many needs and moments.

Rooted in luxury hospitality, this exclusive collection of amenities supports an effortless existence and invites all who reside at Dubai Harbour Residences to thrive.

#### **AMENITIES**

#### **ENTRANCE LOBBY** AT GROUND FLOOR

Reception area Lobby seating area Lift lobby Mail room

#### FITNESS/GYM

Reception counter Exercise area Yoga studio Drink station and towel drop-off

Male and female changing rooms: Lockers Vanity counters Shower room with drying area Sauna Steam room Toilets

#### WELLNESS

Treatment room Hairdressing facilities Manicure and pedicure salon Changing rooms with showers

#### SWIMMING POOL

Adults' swimming pool Kids' swimming pool Seating area and lounge Showers Separate male and female changing rooms Outdoor dining area

#### KIDS' PLAY AREA

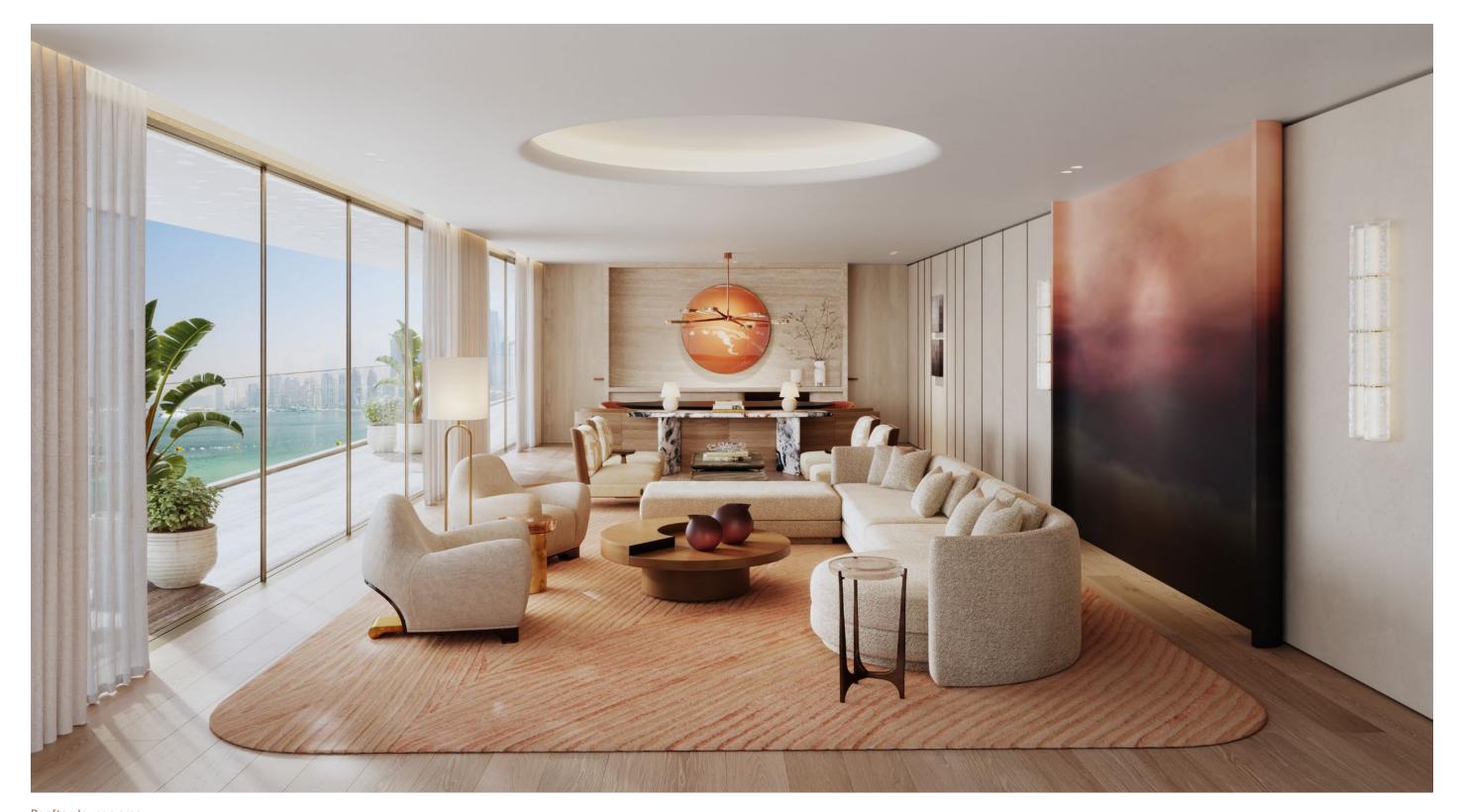
Recreation and TV area Learning area Washrooms Baby changing room

#### BASEMENT

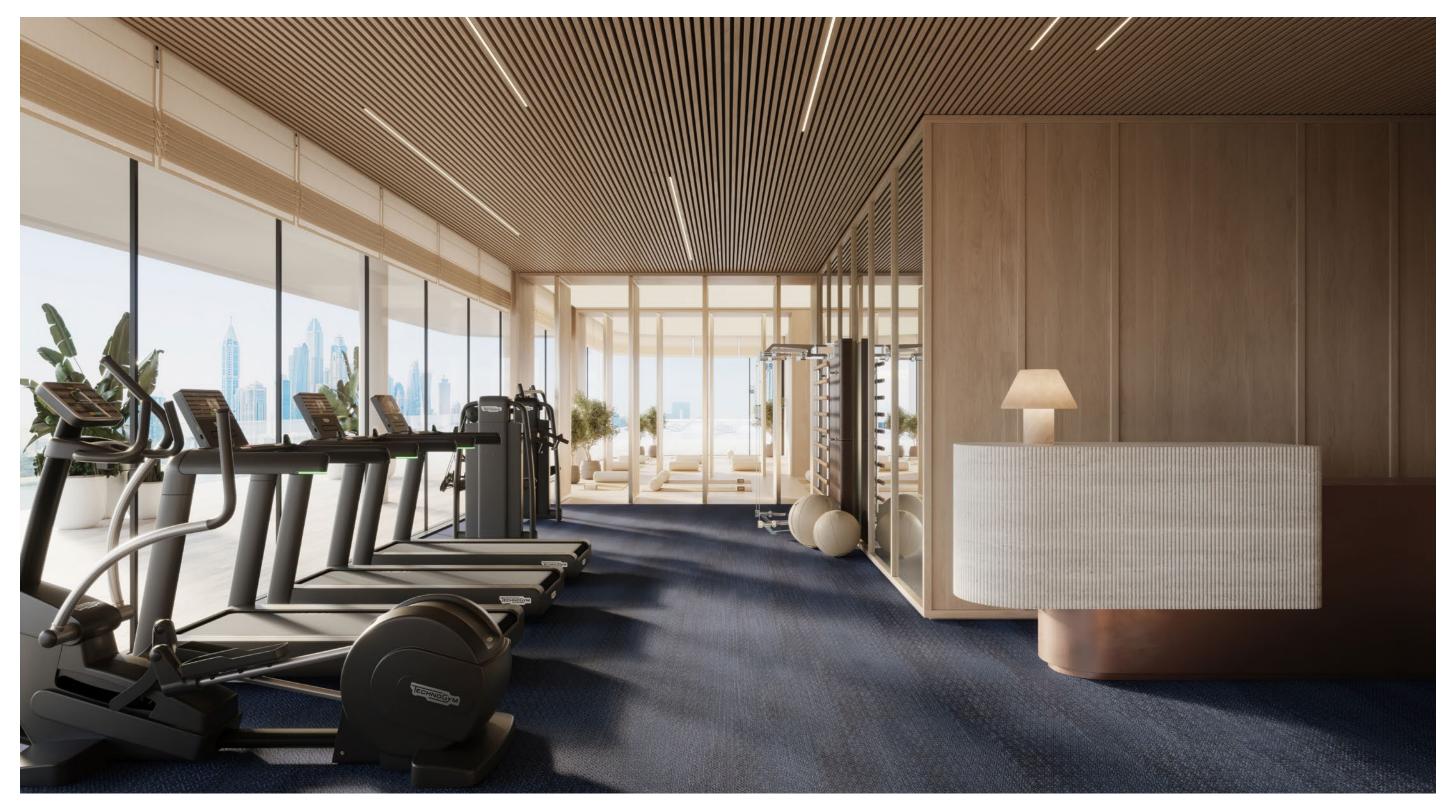
Parking Staff washroom Staff pantry Drivers' lounge Drivers' washroom

#### **COMMUNITY BENEFITS**

Multifunctional room Access to the marinas and beaches Walkable distance to restaurants, cafés and retail Private beach area with F&B Rooftop lounge area



Rooftop lounge area



Fitness/Gym



Treatment room



#### SHAMAL

Born in Dubai, built for the extraordinary. Shamal is a diversified investment firm that shapes exceptional opportunities through a distinctive portfolio of investments, experiences, and assets. Every venture we pursue reflects Dubai's bold ambition, dynamic spirit, and relentless energy.

Our real estate portfolio spans masterplanned communities, vibrant districts, iconic residences, retail destinations, and commercial spaces. We bring visionary developments to life—such as Dubai Harbour and Nad Al Sheba Gardens—unlocking potential and creating places with purpose.

In hospitality, we invest across the spectrum-from luxury to lifestyle to accessible experiences—partnering with world-class brands like Jumeirah Zabeel Saray, Hart Shoreditch Hotel London, Baccarat Hotel & Residences Dubai, SUSHISAMBA, and Five Guys.

We are also behind some of Dubai's most iconic leisure and adventure destinations. including Skydive Dubai, Deep Dive Dubai, XDubai (XLine, XPark by e&, XPark Jr, and Pump Track), and Inflight Dubai. Through these, we curate unforgettable experiences that place Dubai at the forefront of global adventure tourism.

WWW.SHAMAL.COM

#### H & H

H&H, founded in 2007, has since evolved into a prominent developer, asset manager, and investor in Dubai's real estate market with a rapidly expanding portfolio. The company specialises in offering customised, comprehensive turnkey developments, with a vision to transform modern living through projects that adhere to the highest standards of quality, backed by cuttingedge design.

The company's flagship projects, including the 'Eden House' all exhibit H&H's commitment to excellence in construction. The development of the Four Seasons Hotel, Dubai at International Financial Centre (DIFC), and the Four Seasons Resort Dubai at Jumeirah Beach, two premium landmarks in the city's hospitality sector, also exemplify H&H's approach to crafting opulent experiences. The company has three divisions – H&H Development, H&H Properties, and H&H Interiors – each providing clients with distinctive products and services.

WWW.H-H.AE

#### NIKKEN SEKKEI

A prominent and internationally acclaimed architectural firm celebrated for its innovative approach to design. Based in Dubai, it has designed residences, hotels, masterplans, and cultural institutions in Japan, China, Hong Kong, the Kingdom of Saudi Arabia, and the United Arab Emirates, most recently the extraordinary One Za'abeel.

WWW.NIKKEN.CO.JP

#### ENQUIRIES

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