THE
RESIDENCES AT
THE DUBAI BEACH
EDITION®
LIMITED-EDITION LIVING

LIVE OCEANFRONT & CENTRE

Introducing the only EDITION in the world with its own private beach. An extension of the Dubai Beach EDITION hotel, The Residences offer the rare experience of living in a resort. The Residences at the Dubai Beach EDITION bring together EDITION's signature design sensibility and cultural depth, in a truly private and distinctive setting. Located between the waterfronts of Dubai Harbour and its own private beach, The Residences offer refined living in the resort within the vibrant rhythm of modern Dubai.

LIFE IN PERFECT VIEW

The Residences at The Dubai Beach EDITION comprise four low-rise towers totalling 165 luxurious full-service 2-to-4-bedroom homes from 134 to 223 square metres, with ceiling heights ranging from 3 to 4 metres.

With The Dubai Beach EDITION and Residences, Architectural Digest AD100 Hall of Fame interior design firm Rockwell Group continue their legacy of immersive brand design having previously designed The New York EDITION and The Riviera Maya EDITION at Kanai.

The Residences at The Dubai Beach EDITION is the only EDITION in the world with its own private beach.

Optimally situated at the Dubai Harbour, each tower totals a height of only 50 metres, climbing across 9 floors with a radial form designed to optimise privacy, promoting natural light and panoramic views to the adjacent beach, yacht club, and the harbour.

Generous ground floor residences enjoy private landscaped gardens with plunge pools, while half-floor top-floor penthouses enjoy wraparound private landscaped terraces, and 16 meter length private pools.

The Dubai Beach EDITION resort-hotel features 189 guest rooms and suites offering sophisticated personalised service across a diverse curation of day life to nightlife events, cultural activations and restorative amenities. The hospitality-infused residences are managed and expertly operated by EDITION.

Designed by Pritzker Prize-winning architecture practice RSHP, the family of four pavilion-style towers takes influence from EDITION's design signatures and intelligently balances transitions of seamless indoor to outdoor living with a form responsive to the climate and as a statement of world-class design elegance.

Distinct architectural features include elegant full-height panoramic glazing, graceful, landscaped setbacks spiralling up the tower, and a resilient exterior of natural timber and stone cladding and anodised metal finishes.

The location's unique natural character and architectural design is enhanced through superior lateral and vertical landscape design, curated to frame a curated narrative of social and private day life and nightlife amenities and beach club.

In close proximity to The Dubai Beach EDITION will be a newly constructed bridge enabling direct and free flowing vehicle access to and from Sheikh Zayed Road, with effortless access to Dubai's districts and destinations, including world-famous attractions such as the Burj Al Arab and Ain Dubai.

ELEGANCE WITH A UNIQUE EDGE

Conceived by Ian Schrager in partnership with Marriott International, EDITION redefined hospitality by blending boutique intimacy, refined design, and cultural resonance with exceptional quality and heartfelt service.
Every EDITION property is designed to give guests a curated taste of the locale, to deliver a highly personal and memorable experience.

A COAST OF YOUR OWN

The Residences at The Dubai Beach EDITION are graciously scaled and meticulously appointed, featuring floor-to-ceiling windows that showcase breathtaking sunrise-to-sunset views. Thoughtfully curated interiors, high-end appliances, and state-of-the-art technology create a seamless blend of luxury and comfort.

Dedicated Entrance Foyer
Living Area
Dining Area
Kitchen with Island
Enclosed Kitchens
Primary Bedroom
Secondary Bedrooms
Walk-In and Built-In Closets
Powder Room
Primary Bathroom
Secondary Bathrooms
Landscaped Outdoor Terrace
Maid-Room

AMENITIES

Lobby
Semi-private Elevators to Private Residential Foyer
Pool
Lap Pool
Family Pool
State-of-the-art Gym
Spa & Yoga Room
Private Gardens
Kids' Room
Children's Play Area
Lounge
Boardroom
Games
Dedicated Parking
Direct Access to Marina Promenade

SERVICES

The dedicated staff at EDITION Residences can assist with a variety of personal arrangements at an owner's request.

Porte-Cochere with Valet Parking
Access to Onvia, Marriott International's Owner Recognition Platform
Common Area Housekeeping & Maintenance
24-hour Concierge Services

RESIDENCE TYPES

2-bed: 101 units - 3-bed: 56 units - 4-bed: 8 units

ONVIA EXPERIENCES

Fully integrated and comprehensive platform designed by Marriott International with an array of benefits tailored specifically for residents.

Elite Status with Marriott Bonvoy™
Preferred Hotel Access with Onvia Stay
Preferred room rates at Marriott Luxury, Premium, and Select Brand Hotels
Special hotel amenities at participating properties

Preferred access to The Ritz-Carlton Yacht Collection
Food & Beverage exclusive offers
Wellness exclusive offers
Exclusive on-property and online retail offers

À LA CARTE SERVICES:*

In-Residence Dining/Catering
Event Planning
Laundry/Dry Cleaning

Personal Chef
Vacant Home Care

For more information please visit: onvia.marriott.com

*Additional à la carte general, engineering and housekeeping services would not be included in the association or strata assessments paid by the owners to their condominium or homeowners' association.

HOTEL HOSPITALITY

Residence owners enjoy priority access to all hotel facilities and amenities, available through The Dubai Beach EDITION.

Central Drop-Off & Valet Parking
Lobby & Lobby Bar
Speciality Restaurant & Bar
Private Beach
Beach Club & Bar
Sunbathing Lawn
All-Day Dining
Expansive Suite of Pools & Terraces
Collection of Gardens
Private Lounge
Art Installations

Events Ballroom
Outdoor Event Area
Indoor Gym
Treatment & Wellness Centre
Outdoor Gym & Padel Court
Private Villa & Gardens
Juice Bar
Sky Garden
Rooftop Bar
VIP Lounge
Nightclub

Residence owners also enjoy access to hotel services (including but not limited to):

24-hour concierge services
24-hour security service
Priority status for room reservations at residents' rates
Priority status on hotel restaurants and bar reservations
Special event planning

SALES CENTRE LOCATED AT GATE VILLAGE 8, DUBAI INTERNATIONAL FINANCIAL CENTRE, DUBAI, UAE
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OWNED BY

SHAMAL

Born in Dubai, built for the extraordinary. Shamal Holding is a diversified investment firm shaping 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 master-planned communities, vibrant districts, iconic residences, retail destinations, and commercial spaces. We bring visionary developments to life—such as Dubai Harbour, Naia Island Dubai, and Nad Al Sheba Gardens—unlocking potential and creating places with purpose.
As the owning company of Dubai Harbour, Shamal Holding is committed to investing its resources to ensure it evolves into an exceptional seafront district, an iconic destination that embodies our place-making philosophy and Dubai's global outlook.

A DEVELOPMENT BY

H&H Development is a prominent developer, asset manager, and investor in Dubai's real estate market with a rapidly expanding portfolio including branded partnerships with Four Seasons, Rosewood, AMAN, Janu, Baccarat, and in-house brand Eden.

DEVELOPMENT

Project Name: The Residences at The Dubai Beach EDITION
Owner: Shamal Holding
Developer: H&H Development
Location: Dubai Harbour
Ownership: Freehold
Number of Residences: 165
Type: Unfurnished
Floor to Ceiling Height: 3m - 4m
Building Height: Maximum of 50 metres

The Residences at The Dubai Beach EDITION are not owned, developed or sold by Marriott International, Inc. or its affiliates (“Marriott”). ED RESIDENCES L.L.C and HARBOUR PROPCO L.L.C, the project companies and subsidiaries of Shamal Holding L.L.C., use The EDITION trademarks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made herein.

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EDITION®

LIVE THE EDITION LIFESTYLE

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H&H

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