

DUBAI HARBOUR RESIDENCES

OWNED BY
SHAMAL

A DEVELOPMENT BY



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ABOUT SHAMAL HOLDING

Born in Dubai, Shamal Holding is a diversified investment firm that manages a unique portfolio of extraordinary investments, experiences and assets, across real estate, hospitality, and leisure. The real estate portfolio spans master communities, districts, residences, retail hubs, and commercial spaces, delivering unique developments such as Nad Al Sheba Gardens and Baccarat Hotel & Residences Dubai.

Shamal Holding owns some of Dubai's most unique and iconic leisure and entertainment destinations, making strategic investments that mirror the city's ambition, spirit, and energy. The firm is the owner of both Dubai Harbour and Dubai Harbour Residences.

ABOUT H & H

Founded in 2007, H&H has 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, such as the Four Seasons Hotel in Dubai, DIFC, and the Four Seasons Resort Dubai at Jumeirah Beach. The company's additional projects, include Alia Developments DIFC and Eden House.



ABOUT DUBAI HARBOUR

Dubai Harbour is an extraordinary seafront district, that combines residential, entertainment, and hospitality choices, along with comprehensive maritime facilities.

It is home to the region's largest marina, featuring up to 700 berths that can accommodate yachts up to 160m in length. It offers an exclusive area for superyachts, and a direct access to the open waters of the Arabian Gulf with no air draught limits.





ABOUT DUBAI HARBOUR RESIDENCES

Dubai Harbour Residences is a refined collection of beachfront residences. Situated in a prime position in the heart of Dubai Harbour, these exquisite homes benefit from exceptional lifestyle offerings.

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, residents will enjoy a wealth of remarkable experiences.

Comprising a wide range of apartments and penthouse suites across eight floors, Dubai Harbour Residences will feature generous layouts framing epic panoramic sea and city views, providing the backdrop for moments of congregation, celebration, and contemplation.

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 cityscapes.

BEACHFRONT
RESIDENCES,
REIMAGINED
AND REFINED

INSPIRED
ARCHITECTURE

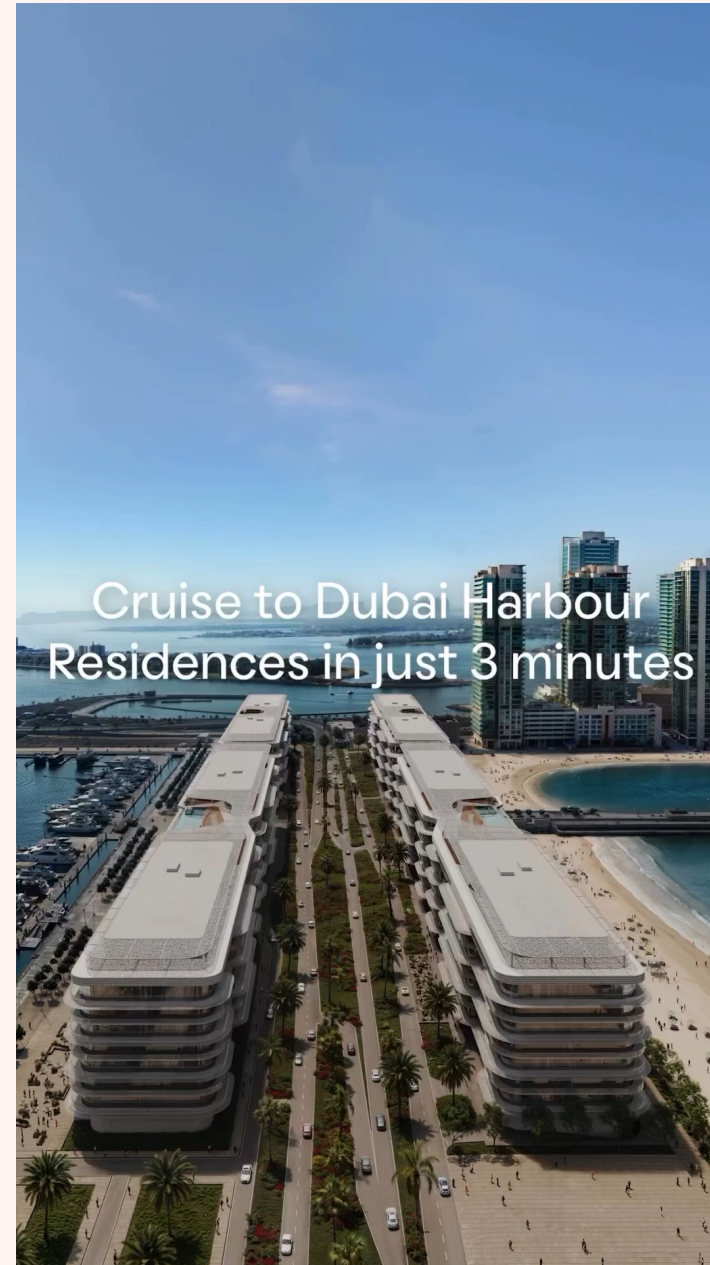
Designed by Nikken Sekkei, a prominent and internationally acclaimed architectural firm celebrated for its innovative approach to design.

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.

ACCESSIBILITY

The RTA has awarded a contract to construct a 1.5km bridge, which will have a capacity of 6,000 vehicles per hour in both directions.





*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.



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

EXTERIOR
DESIGN

DUBAI HARBOUR RESIDENCES



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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

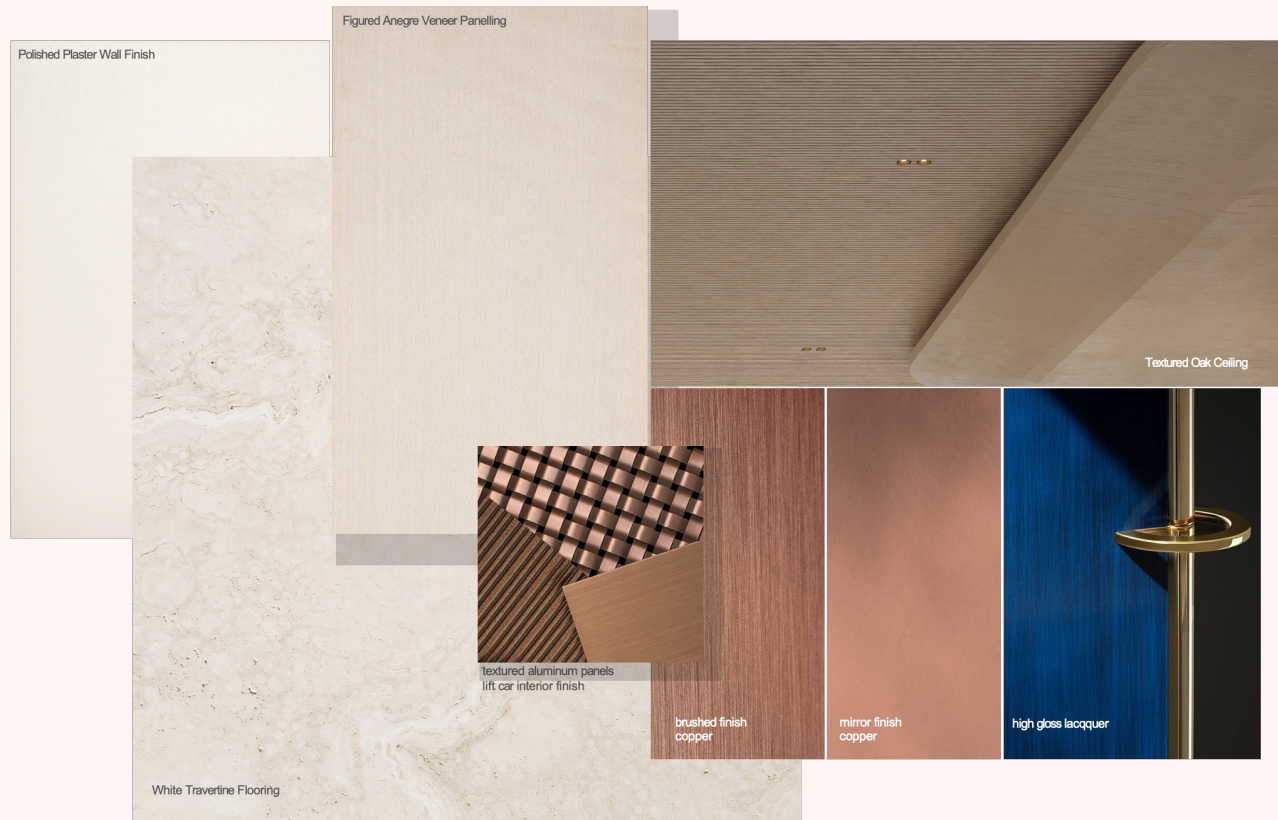
Parking
Staff washroom
Staff pantry
Drivers' lounge
Drivers' washroom

COMMUNITY BENEFITS

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



DUBAI HARBOUR RESIDENCES

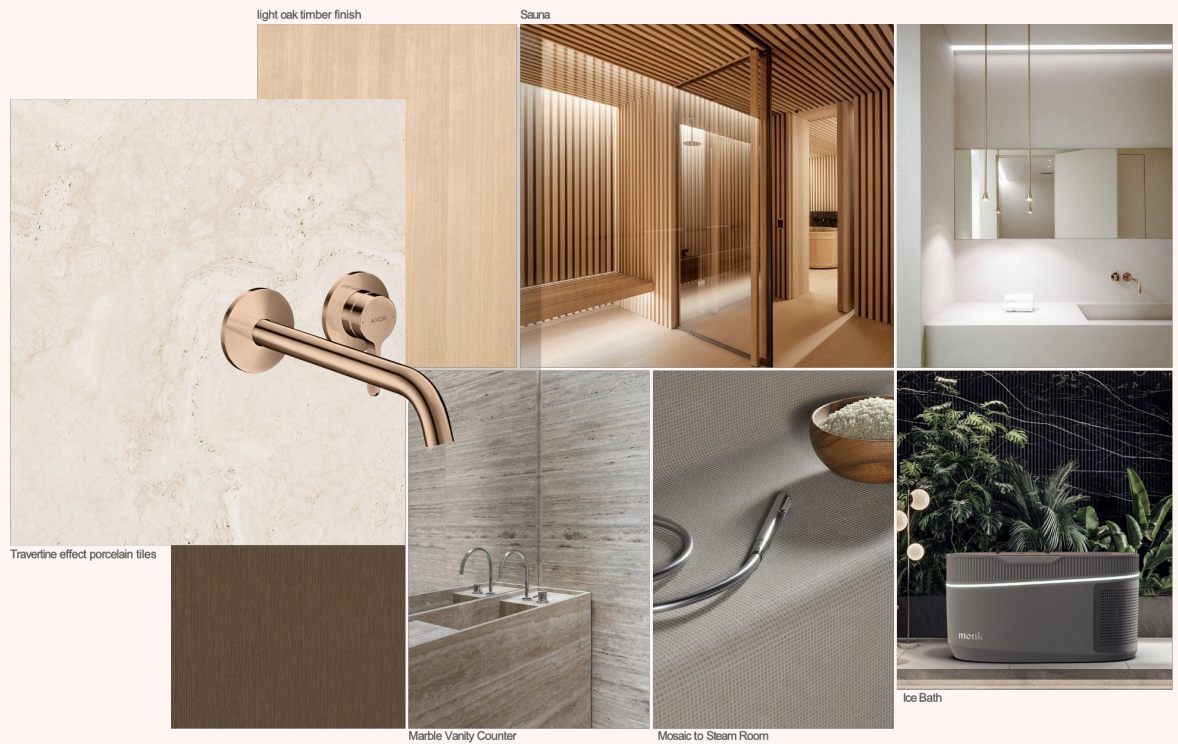


DUBAI HARBOUR RESIDENCES





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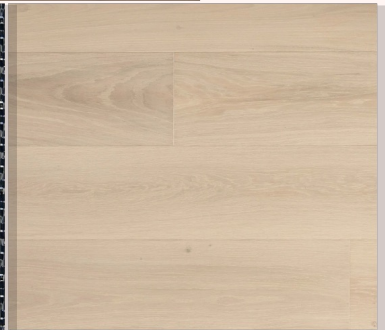
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Drinks station Towel Drop



Light Oak Timber Panelling



Gym Floor Finishes

DUBAI HARBOUR RESIDENCES

interactive wall



acoustic wall



slide



interactive wall



climbing wall

DUBAI HARBOUR RESIDENCES

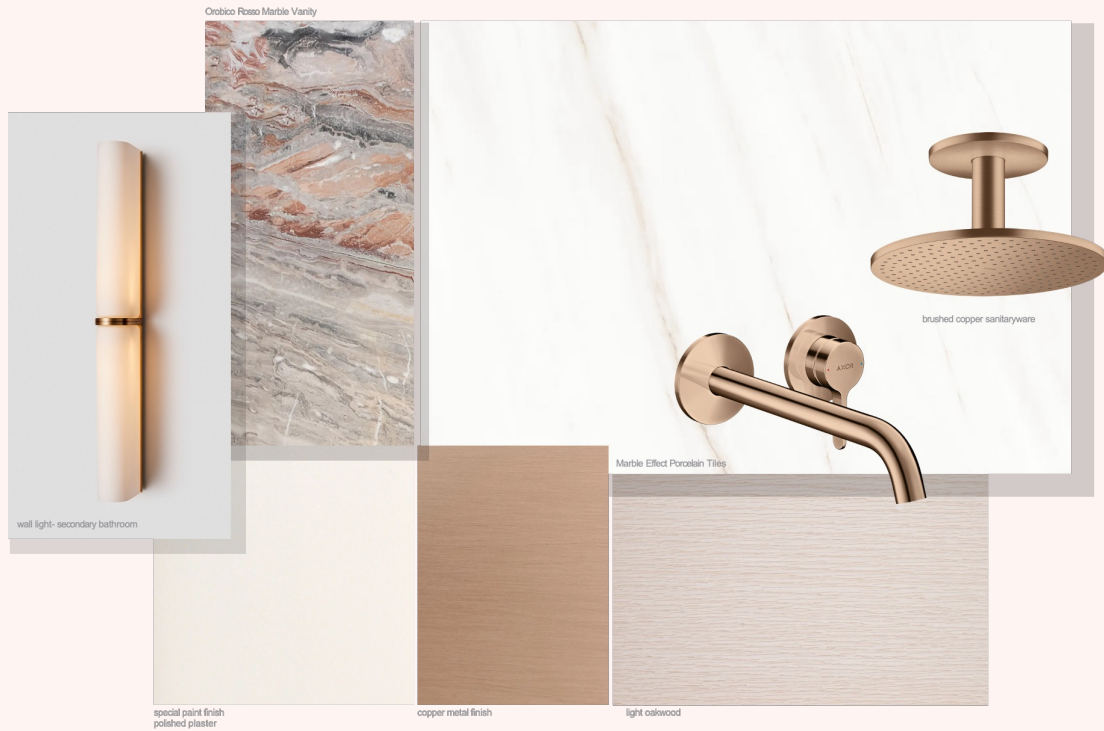
INTERIOR DESIGN



DUBAI HARBOUR RESIDENCES



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natural oak timber paneling

polished plaster

white travertine



Christopher Delcourt Sofa



Atelier Fevrier Rug



textured light oak wood laminate



brushed finish bronze



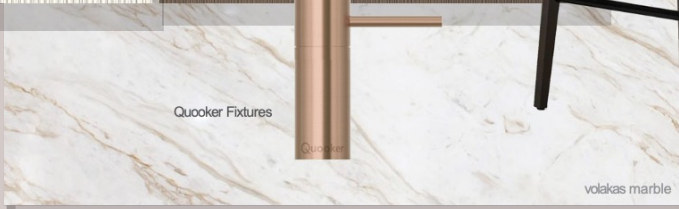
Listone Giordano Montblanc



oak wood laminate



Quooker Fixtures



volekas marble

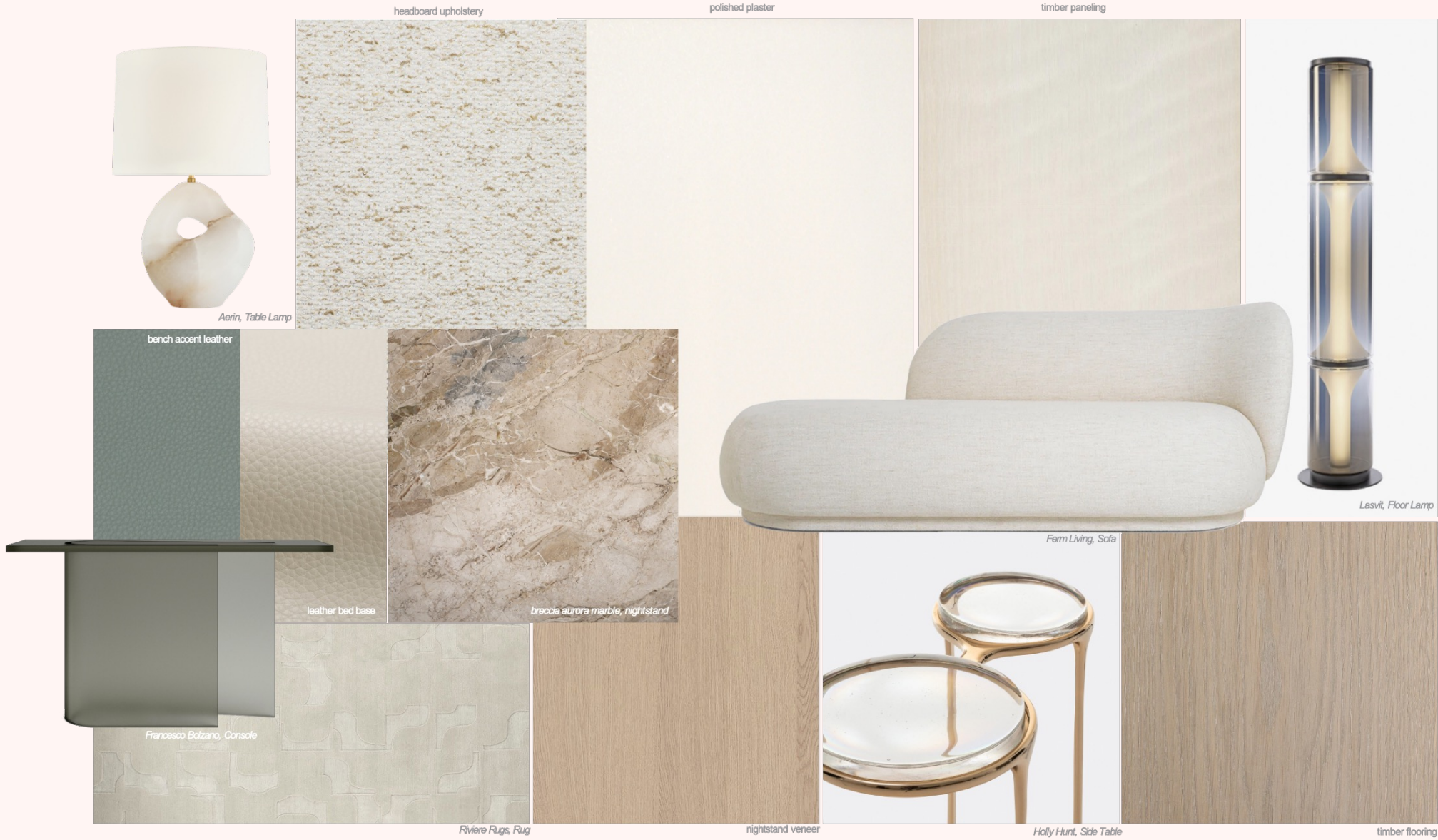


Christopher Delcourt Barstool





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headboard upholstery

polished plaster

timber paneling



Aerin, Table Lamp



Lasvit, Floor Lamp



Ferm Living, Sofa



bench accent leather



leather bed base



breccia aurora marble, nightstand



Francesco Bolzano, Console



Riviere Fugs, Rug



nightstand veneer



Holly Hunt, Side Table

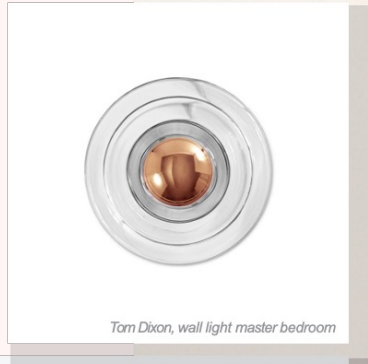


timber flooring



DUBAI HARBOUR RESIDENCES

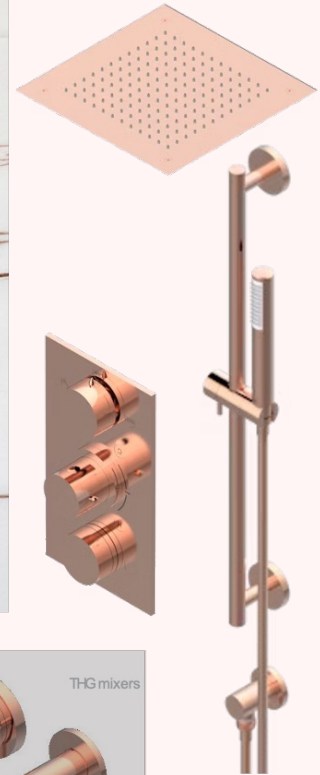
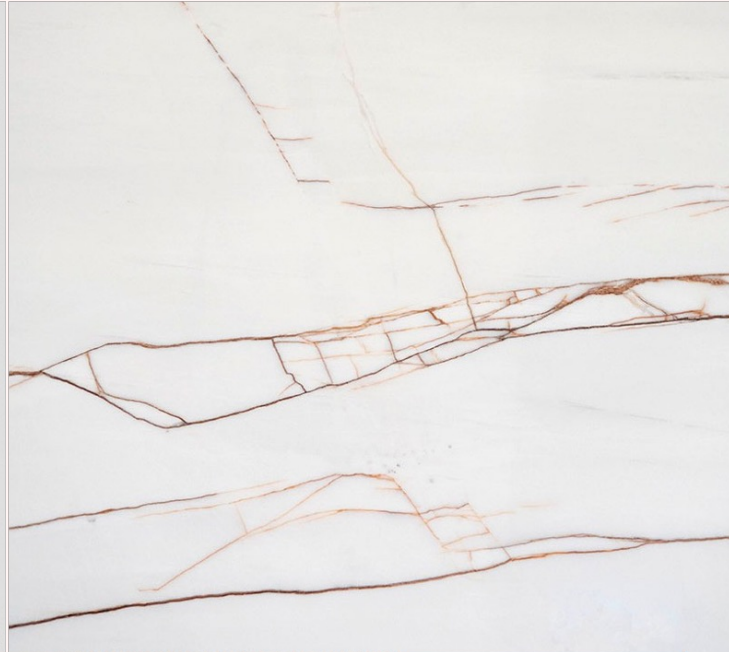
polished plaster



Tom Dixon, wall light master bedroom



Articolo, wall light secondary bathrooms



Emmanuel Levet Stenne, stool



Agape Design, freestanding bath tub

light oakwood

textured oakwood

copper metal finish



THG mixers

DUBAI HARBOUR RESIDENCES



UNITS MIX & PRICES

SUMMARY

BUILDING	UNIT TYPE	VIEW	AVERAGE SIZE	AVERAGE PRICE	AVERAGE RATE
A	1	Sea View	1,062	5,335,994	5,024
		Boulevard View	1,059	4,154,165	3,896
	2	Sea View	2,120	9,698,162	4,575
		Boulevard View	2,134	7,620,413	3,550
	3	Sea View	2,630	11,616,033	4,416
		Boulevard View	2,638	9,071,465	3,420
	4	Sea View	5,016	23,649,108	4,715
	B	1	Sea View	1,061	5,637,186
Boulevard View			1,060	4,190,130	3,954
2		Sea View	2,120	10,345,135	4,881
		Boulevard View	2,133	7,750,310	3,634
3		Sea View	2,633	12,431,452	4,721
		Boulevard View	2,638	9,251,276	3,507
4		Sea View	5,019	22,511,035	4,486
4 PH		Sea View	8,075	39,992,994	4,952
C	1	Sea View	1,063	5,647,225	5,310
		Boulevard View	1,062	4,196,684	3,952
	2	Sea View	2,122	10,351,218	4,879
		Boulevard View	2,190	8,081,415	3,689
	3	Sea View	2,911	13,134,752	4,554
		Boulevard View	2,646	9,177,894	3,469
	4	Sea View	4,876	22,906,752	4,712
	4 PH	Sea View	8,233	40,639,714	4,936

SUMMARY

APARTMENTS' UNIQUENESS

- Generous layouts
- Smart home automation
- Longitudinal connected design (every element has a view)
- Every apartment's section has access to balconies
- All apartments come with ensuite bedrooms
- All apartments have guest toilets
- All apartments have floor-to-ceiling panoramic windows (3.1M net)
- Perfectly sized terraces (averaging 20%)
- Spacious standing showers
- Uniqueness of unit types Vs. the entire market
 - 1 Bed: full sea view
 - 2 Bed: maid's suite + laundry room
 - 3 Bed: extra storage room + walk-in closet
 - 4 Bed: family lounge, study room + show & service kitchen

TYPICAL FLOORPLAN

1 BEDROOM – TYPE 1

Floor 1 to 7

HIGHLIGHTS

1 Bedroom
1 Bathroom
Powder room
Balcony

INTERNAL AREA

77 m² / 829 ft²

EXTERNAL AREA

21 m² / 226 ft²

TOTAL AREA

98 m² / 1055 ft²

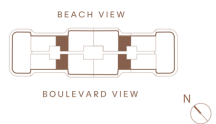
PRICE RANGE

Sea View:
From: 5,094,346 AED (4,796 psf)
To: 5,884,783 AED (5,535 psf)

Boulevard View:
From: 3,922,359 AED (3,668 psf)
To: 4,431,132 AED (4,175 psf)

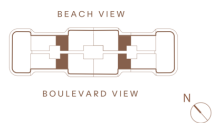
KEY PLAN

Building A



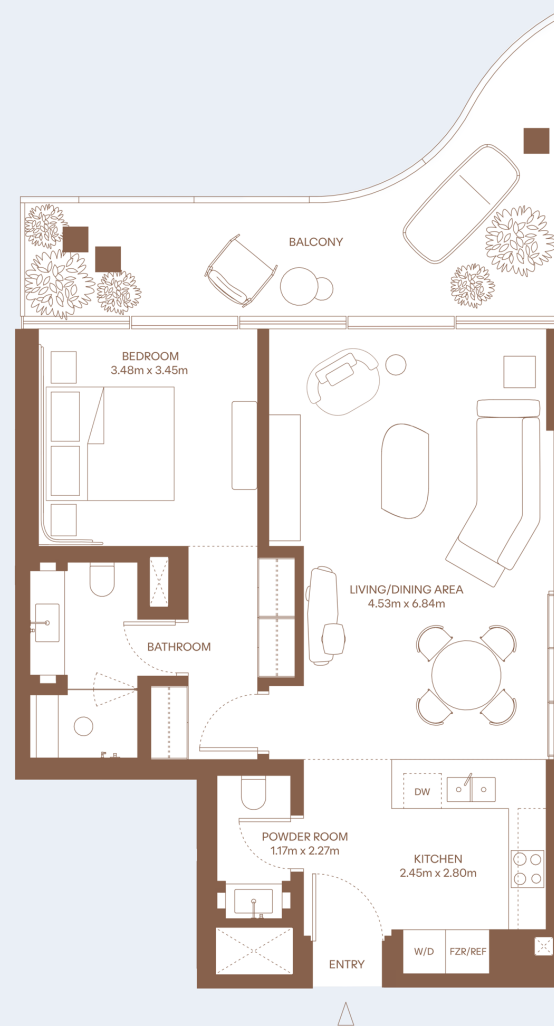
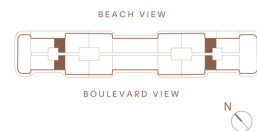
KEY PLAN

Building B



KEY PLAN

Building C



1 BEDROOM
TYPE 1
FLOOR 1 TO 7

TYPICAL FLOORPLAN

2 BEDROOM – TYPE 1

Floor 1 to 7

HIGHLIGHTS

2 Bedrooms
2 Bathrooms
Powder room
Balcony

INTERNAL AREA

160 m² / 1722 ft²

EXTERNAL AREA

37 m² / 398 ft²

TOTAL AREA

197 m² / 2120 ft²

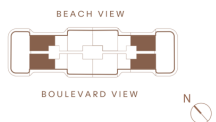
PRICE RANGE

Sea View:
From: 9,260,961 AED (4,368 psf)
To: 10,782,366 AED (5,086 psf)

Boulevard View:
From: 7,201,046 AED (3,342 psf)
To: 8,186,235 AED (3,839 psf)

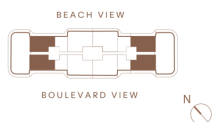
KEY PLAN

Building A



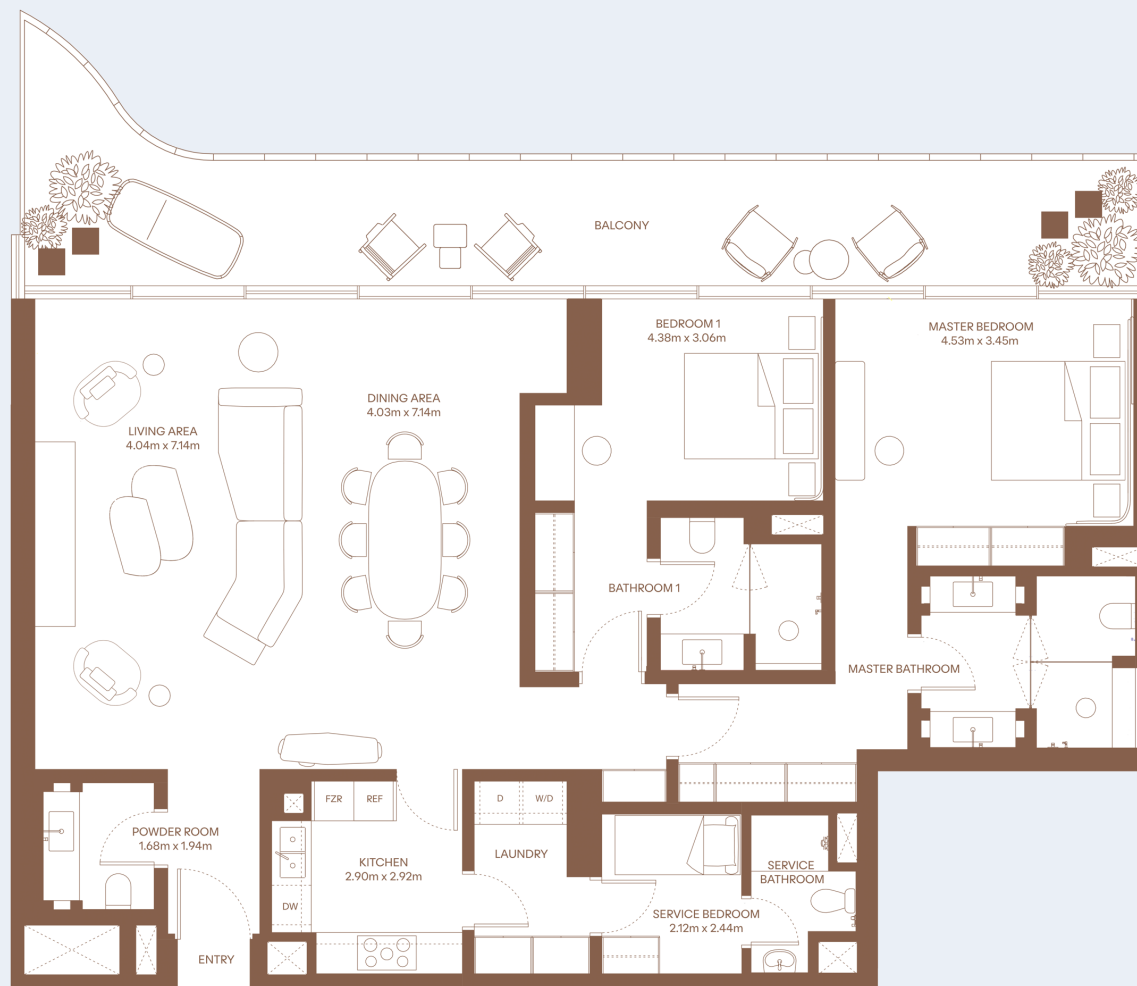
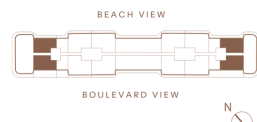
KEY PLAN

Building B



KEY PLAN

Building C



2 BEDROOM
TYPE 1
FLOOR 1 TO 7

TYPICAL FLOORPLAN

3 BEDROOM – TYPE 2

Floor 1 to 7

HIGHLIGHTS

- 3 Bedrooms
- 3 Bathrooms
- Powder room
- Balcony

INTERNAL AREA

209 m² / 2250 ft²

EXTERNAL AREA

36 m² / 388 ft²

TOTAL AREA

245 m² / 2638 ft²

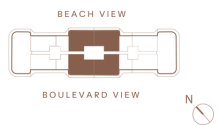
PRICE RANGE

Sea View:
From: 11,077,883 AED (4,217 psf)
To: 12,951,261 AED (4,919 psf)

Boulevard View:
From: 8,578,313 AED (3,220 psf)
To: 9,771,666 AED (3,705 psf)

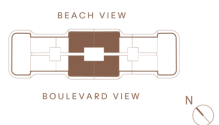
KEY PLAN

Building A



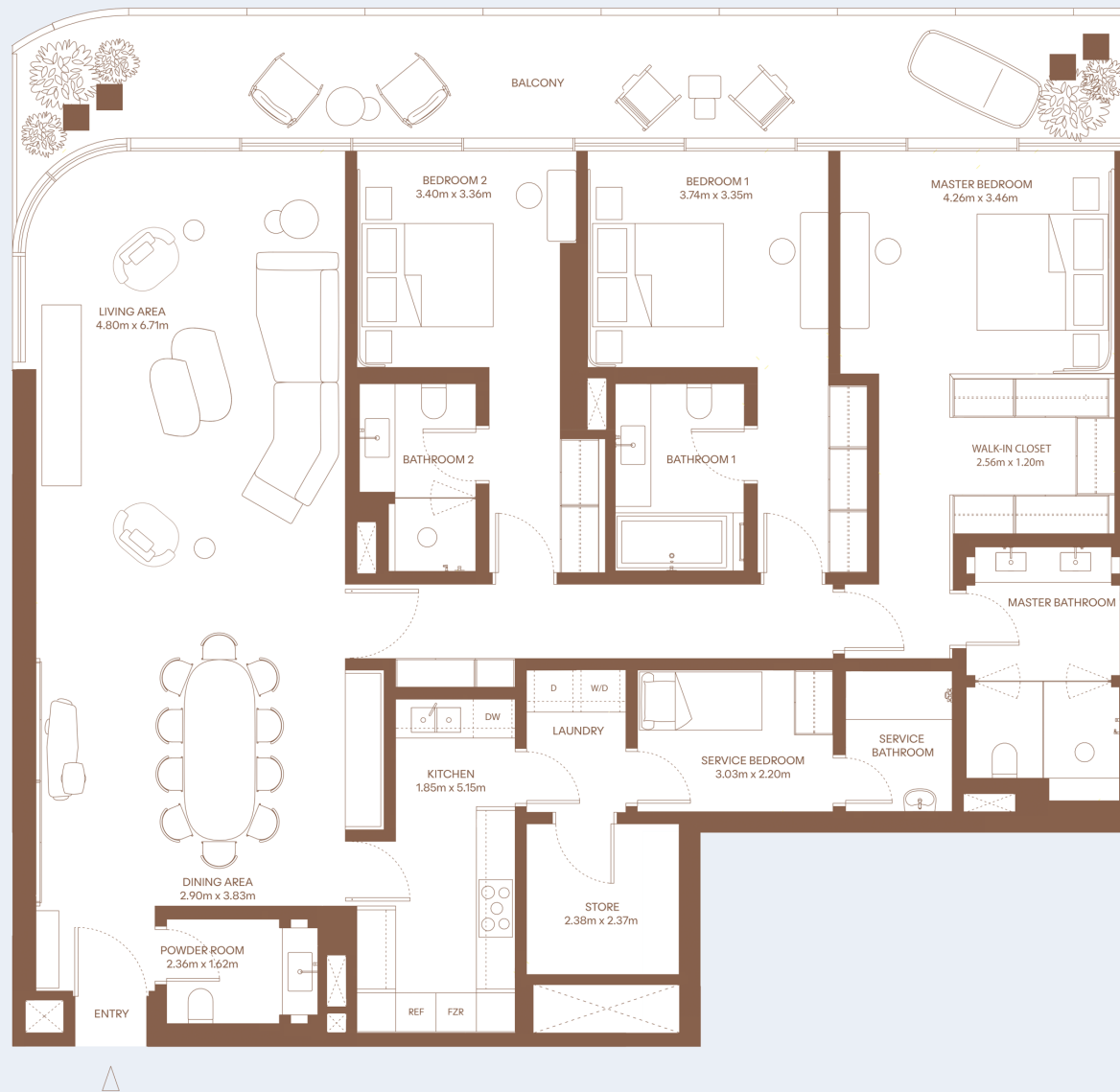
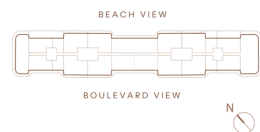
KEY PLAN

Building B



KEY PLAN

Building C



3 BEDROOM
TYPE 2
FLOOR 1 TO 7

TYPICAL FLOORPLAN

4 BEDROOM – TYPE 1

Floor 1 to 7

HIGHLIGHTS

- 4 Bedrooms
- 4 Bathrooms
- 2 Powder rooms
- Balcony

INTERNAL AREA

353 m² / 3800 ft²

EXTERNAL AREA

68 m² / 732 ft²

TOTAL AREA

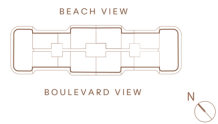
421 m² / 4532 ft²

PRICE RANGE

Sea View:
From: 21,248,391 AED (4,689 psf)
To: 23,256,317 AED (5,132 psf)

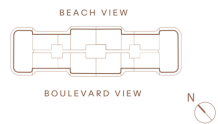
KEY PLAN

Building A



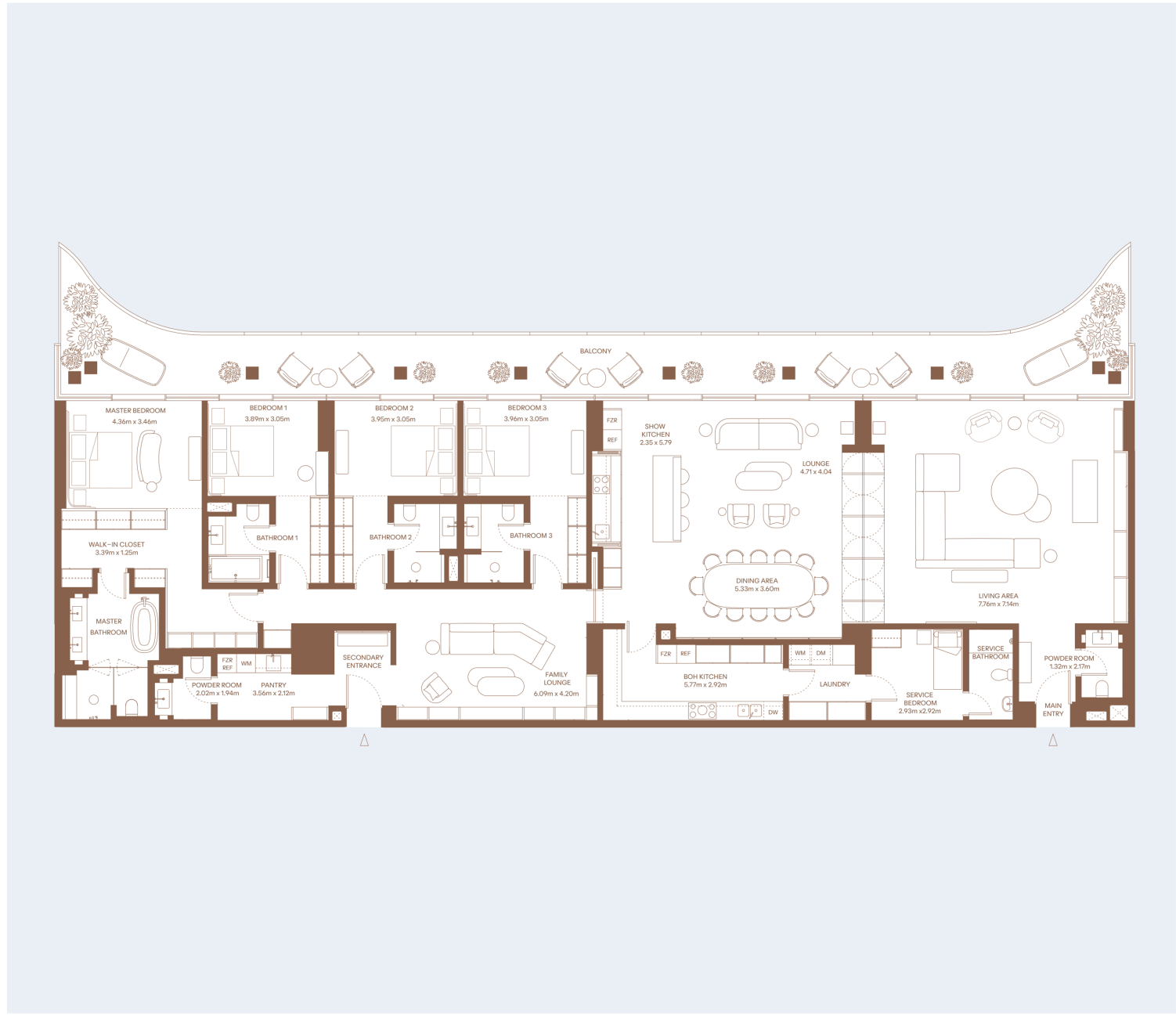
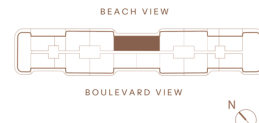
KEY PLAN

Building B



KEY PLAN

Building C



4 BEDROOM
TYPE 1
FLOOR 1 TO 7

TYPICAL FLOORPLAN

Penthouse Suite

Floor 8
02

HIGHLIGHTS

- 4 Bedrooms
- 4 Bathrooms
- Powder room
- Balcony

INTERNAL AREA

461 m² / 4962 ft²

EXTERNAL AREA

289 m² / 3111 ft²

TOTAL AREA

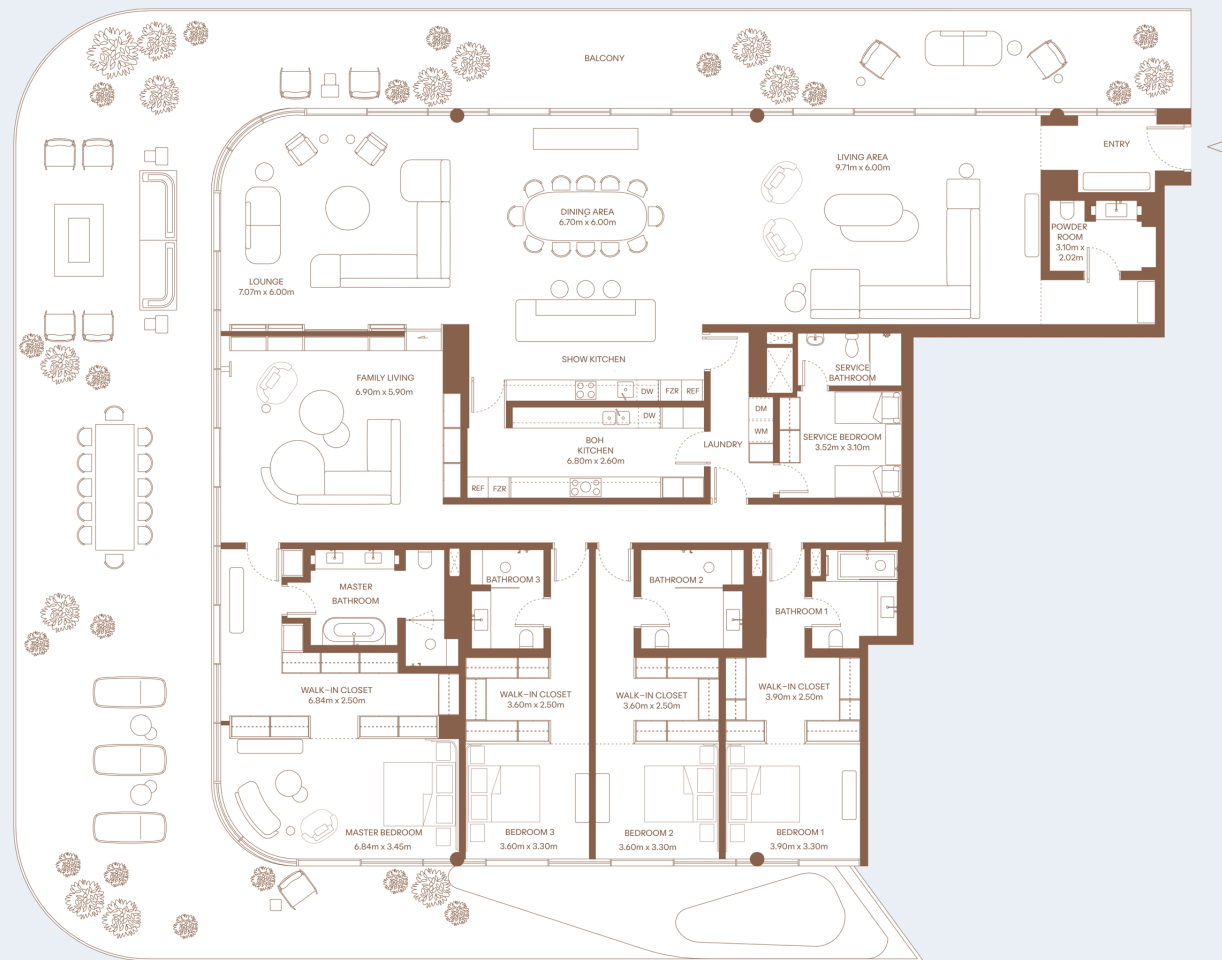
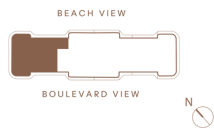
750 m² / 8073 ft²

PRICE

Sea View:
39,992,994 AED (4,952 psf)

KEY PLAN

Building B



PENTHOUSE SUITE
FLOOR 8

PAYMENT PLAN & BOOKING PROCESS

PAYMENT PLAN

MILESTONE	DATE	%	DURATION	
Booking	Oct 24	5%	–	
SPA	Nov 24	15%	1 month	4 % DLD
1st Installement	Oct 25	10%	12 months	
2nd Installement	Apr 26	10%	18 months	
3rd Installement	Oct 26	10%	24 months	
4th Installement	Apr 27	10%	30 months	Resale
Handover	Dec 27	40%	36 months	
		100%		

BOOKING PROCESS

1. Booking Request

- Buyer's full name / passport copy & national ID / phone, email & address (with the selected unit)

2. Booking Form

- Sales offer to be sent to Buyer together with Booking Form for signature (from both Agent & Buyer)

3. Deposit Payment

- 5% Manager Cheque for UAE residents or international transfer for overseas buyers
 - Residents: 24-hour blocking period for the cheque to be handed over
 - Overseas Buyers: 3-day blocking period for a third-party manager cheque to be handed over
- Indemnity letter to be signed by both buyer and issuer

4. KYC & AML

- Buyer to fill out KYC form and submit mandatory documents as per UAE laws

5. Acceptance

- SPA to be sent to Buyer for signature and the remaining 15% and 4% registration fees to be paid.

THANK YOU

