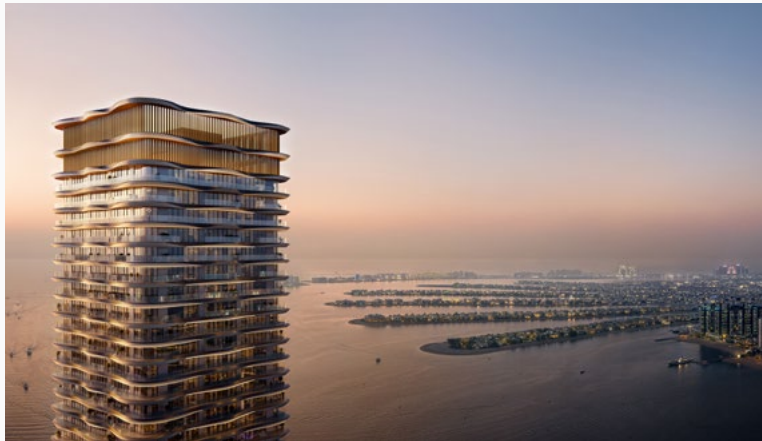


The Community

Come home to Dubai's most exclusive island, located within the new maritime center of the UAE, Dubai Harbor. Emaar Beachfront is a meticulously master-planned waterfront haven – a unique blend of cosmopolitan living, prime location and a luxury seaside lifestyle. Experience the art of opulent private seaside living at Emaar Beachfront.

Why invest in The Bristol?

- **Iconic Dubai Living:** A landmark tower with state-of-the-art design inspired from movement, flow and rhythm
- **Branded Luxury:** Luxury residences by The Bristol with high-end furnishings and interiors
- **Center of Everything:** Location which keeps you in the center of the pulse of this iconic city
- **Views that Mesmerize:** Uninterrupted seascape and cityscape views of Palm Jumeirah, Atlantis, Dubai Marina and Burj Al Arab
- **Private Paradise:** Direct access to promenade and pristine private beach
- **Resort-Living at Doorstep:** Amenities which exude exclusivity in every aspect while balancing serenity and excellence
- **World-class Experiences:** Infinity pools, spa, specialty restaurants, bowling alley, games room, cinema, state of the art gym and more
- **Timeless Elegance:** Choose from 1 to 4-Bedroom apartments or the astounding 5-Bedroom Penthouses



Location and Views

- Strategically located on Emaar Beachfront offering breathtaking panoramic views
- Perfectly positioned with easy access to all major areas of Dubai and International Airports
- Steps away from Dubai Harbour and Marina & Yacht Club, 5 mins to Dubai Marina, Direct access to Sheikh Zayed Road
- Minutes away from to Palm Jumeirah, JBR, JLT and Burj Al Arab

Residential Units

- One-to-four-bedroom branded apartments
- Exclusive five-bedroom penthouses with stunning views
- Well-planned layouts and tastefully designed interiors evoking luxury and timelessness
- Floor-to-ceiling windows welcome in natural light and provide views of the picturesque views.

Apartment	Units	Min. Area (sq. ft.)	Max. Area (sq. ft.)	Starting Price (in AED Mn)
1-Bedroom	58	825	835	3.66 Mn
2-Bedroom	100	1,459	1,546	6.36 Mn
3-Bedroom	51	1,912	2,074	10.38 Mn
4-Bedroom	14	2,501	2,617	14.45 Mn
5-Bedroom Penthouses	4	5,828	6,063	34 Mn



Payment Plan

Instalment	Payment Percentage	Date
Down Payment	10%	JAN 2025
1st Instalment	10%	MAR 2025
2nd Instalment	10%	AUG 2025
3rd Instalment	10%	MAR 2026
4th Instalment	10%	AUG 2026
5th Instalment 30% Construction Completion	10%	APR 2027
6th Instalment 50% Construction Completion	10%	NOV 2027
7th Instalment 80% Construction Completion	10%	AUG 2028
8th Instalment 100% Construction Completion	20%	SEP 2029



Amenities

- Infinity Pools & Deck
- Direct Beach Access
- Exclusive State-of-the-art gym
- Cinema & Bowling Alley
- Specialty Restaurants
- Spa & Wellness Facilities

The Developer

EMAAR'S REVENUE FOR 2023 –
AED 26.7 billion (US\$ 7.3 billion)

With a proven track-record in delivery, Emaar has delivered approximately 108,000 residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.