# 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.



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*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

# 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



# TEAM

## 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 and 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.

WWW.SHAMALHOLDING.COM

## H&H DEVELOPMENT

H&H Development, 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 cutting–edge design.

The development of the Four Seasons Hotel Dubai in DIFC, and Four Seasons Resort Dubai at Jumeirah Beach, two premium landmarks in the city's hospitality sector, exemplifies H&H's approach to crafting opulent experiences. The company's further projects, including Alia Developments DIFC and Eden House, also exhibit H&H's commitment to excellence in development.

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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