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OFF PLAN

The Residences At The Dubai Beach Edition

Location: Dubai Harbour, Dubai

Starting From: AED 8,690,000

Permit No: 2

The Residences At The Dubai Beach Edition

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Shamal Holding	**Apartments**	**Q4 2029**	**50/50**	**Off Plan**

ABOUT THE PROJECT

The Residences at The Dubai Beach EDITION is an exceptional collection of branded beachfront homes at **Dubai Harbour**, bringing the distinctive EDITION lifestyle to one of Dubai's most desirable coastal locations. Developed by H&H as part of Shamal Holding's Dubai Harbour destination and associated with Marriott International's EDITION brand, the project combines private beachfront living, world-class design and hotel-inspired service within an intimate low-rise setting.

Unlike Dubai's many high-rise waterfront developments, The Residences at The Dubai Beach EDITION has been conceived as a collection of four interconnected low-rise buildings containing just 165 private residences. The architecture is by internationally renowned **RSHP**, while interiors are designed by **Rockwell Group**, creating a sophisticated relationship between contemporary architecture, natural light and the surrounding waterfront.

The residential collection consists of expansive **two-, three- and four-bedroom homes**. Current published inventory begins at approximately 1,954 sq. ft. for two-bedroom residences, while three-bedroom layouts extend beyond 3,400 sq. ft. At the upper end of the collection, exceptional four-bedroom homes reach approximately 8,504 sq. ft., providing the proportions expected of Dubai's ultra-prime residential market.

Interiors are designed to create a seamless connection between home and sea. Floor-to-ceiling glazing fills the residences with natural light while framing uninterrupted views across the Arabian Gulf and Dubai Harbour. Carefully selected materials, high-end appliances and integrated technology complement the

architecture, creating homes that feel sophisticated without losing the relaxed character of beachfront living.

One of the project's defining advantages is its **exclusive private beach**. The official developer positions The Dubai Beach EDITION as the only EDITION globally with its own private beach, giving residents direct access to an experience rarely available within such a central Dubai waterfront location.

The lifestyle offering extends well beyond the shoreline. Residents are set to enjoy dedicated pools, private landscaped gardens, wellness and yoga facilities, spa environments, a sophisticated residents' lounge and dedicated social spaces. Family facilities include indoor and outdoor children's areas, while gaming spaces and a boardroom broaden the offering for both leisure and business.

The residences form part of the wider **Dubai Beach EDITION Hotel and Residences**, allowing owners to experience the privacy of a private home alongside the service culture associated with a luxury hospitality brand. The adjoining EDITION hotel adds another dimension to the destination, with the overall development designed as a cohesive beachfront resort rather than a conventional residential complex.

Location is equally compelling. **Dubai Harbour** sits between Dubai Marina and Palm Jumeirah, positioning residents close to some of Dubai's most established waterfront attractions. JBR, Bluewaters Island, Dubai Marina and Palm Jumeirah are all within convenient reach, while Sheikh Zayed Road provides connections towards Downtown Dubai, DIFC and Dubai International Airport.

For end-users, The Residences at The Dubai Beach EDITION offers a rare combination of substantial living spaces, genuine private-beach access, internationally recognized design and hospitality-led services. Its low-rise format creates a sense of privacy and exclusivity that distinguishes it from the surrounding high-rise skyline.

For investors and second-home buyers considering **luxury residences for sale in Dubai Harbour**, the project combines several characteristics associated with Dubai's ultra-prime market: beachfront scarcity, branded hospitality, limited inventory, expansive floor plans and proximity to Dubai Marina and Palm Jumeirah.

Overall, **The Residences at The Dubai Beach EDITION Dubai** represents a highly distinctive interpretation of branded beachfront living, bringing together EDITION's hospitality identity, exceptional design and one of Dubai Harbour's most privileged coastal settings.

Why Buy The Residences at The Dubai Beach EDITION Through A1 Properties?
With a limited collection of highly individual residences, property selection at The Dubai Beach EDITION requires careful comparison. A1 Properties can help buyers assess available and resale opportunities according to layout, size, building, floor, orientation, sea and harbour views, price per square foot and payment structure.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance to investors and end-users navigating Dubai's luxury and branded-residence market. Investors can assess acquisition pricing, individual residence positioning, potential rental considerations and future resale

opportunities, while end-users can focus on privacy, living space, views, outdoor areas and long-term suitability.

Our advisors can provide end-to-end support covering property selection, negotiation, reservation, documentation, financing assistance and ownership transfer. Following completion, A1 Properties can also assist owners with leasing and future resale, providing continuity throughout the property's ownership cycle.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

5%	45%	50%
Down Payment	During Construction	On Handover

Generated by A1 Properties. Information is subject to change. For the latest availability and pricing, please contact our team.