A1 PROPERTIES
Adding value to living

info@a1properties.ae | www.a1properties.ae

OFF PLAN

Albero

Location: Dubai Creek Harbour, Dubai

Starting From: AED 1,810,000

Permit No: 2

Albero

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Apartments & Townhouses**	**Q3 2029**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Albero by Emaar Properties is a premium waterfront residential development in **Dubai Creek Harbour**, positioned within the new **Green Gate** district and designed around a combination of contemporary urban living, nature and waterfront connectivity. Offering a collection of 1, 2 and 3-bedroom apartments alongside spacious 3-bedroom townhouses, Albero introduces a refined residential experience within one of Emaar's most important master-planned communities.

The development rises prominently above Dubai Creek Harbour, combining contemporary high-rise architecture with landscaped podium areas and carefully designed communal spaces. Its architectural identity is defined by clean vertical lines, extensive glazing, private balconies and a light contemporary palette that complements the surrounding waterfront environment.

Albero offers **479 residences**, creating a diverse collection suitable for professionals, couples, families and property investors. The residential mix includes **1, 2 and 3-bedroom apartments as well as limited 3-bedroom townhouses**, providing buyers with options ranging from efficient city residences to significantly larger family homes.

Residences start from approximately **754 sq. ft.**, with the largest configurations extending to approximately **4,166 sq. ft.** This broad size range allows Albero to accommodate different lifestyle requirements while maintaining a consistent emphasis on contemporary design and comfortable living.

The 1-bedroom apartments provide well-planned living spaces suited to professionals, couples and investors seeking exposure to Dubai Creek Harbour. Two-bedroom residences introduce larger living and dining areas, additional bathrooms and more flexibility for couples and smaller families.

Three-bedroom apartments provide more substantial family accommodation, while the limited **3-bedroom townhouses** represent the most spacious residential offering within the project. These homes provide expansive interiors and enhanced outdoor living, creating an alternative for buyers seeking the space and privacy associated with a townhouse while remaining connected to the amenities of a premium residential development.

Interiors at Albero follow Emaar's contemporary design language, combining warm neutral tones, natural textures and refined finishes. Large windows introduce abundant daylight while strengthening the visual connection between the residences and their surrounding landscape.

Open-plan living and dining areas create flexible environments for everyday family life and entertaining. Contemporary kitchens are integrated into the residences with carefully selected cabinetry, surfaces and fittings, while private balconies and terraces extend the living spaces outdoors.

The project's relationship with nature is central to its identity. Albero is positioned within **Green Gate**, a district conceived around landscaped open spaces, pedestrian environments and access to the waterfront. This creates a residential setting that balances the density and convenience of city living with greenery and outdoor recreation.

Residents have access to a comprehensive collection of lifestyle amenities, including **adult and children's swimming pools, indoor and outdoor fitness facilities, landscaped gardens, children's play areas, multipurpose rooms and communal social spaces**.

Outdoor environments are designed to encourage active living, with landscaped pathways, recreational areas and spaces for residents to walk, exercise and relax. These facilities complement the broader parks, promenades and waterfront environments available throughout Dubai Creek Harbour.

Families benefit from dedicated children's facilities and generous outdoor spaces, while professionals can take advantage of fitness and social amenities without leaving the development. This combination supports Albero's positioning as both a long-term residential address and an investment property.

One of Albero's strongest advantages is its location within **Dubai Creek Harbour**, Emaar's major waterfront master development along Dubai Creek. The community combines residential towers, promenades, parks, retail destinations, restaurants and leisure facilities within a carefully planned urban environment.

Residents can enjoy convenient access to the **Creek Marina, waterfront promenade and extensive landscaped spaces**, creating opportunities for walking, dining and recreation close to home.

Dubai Creek Harbour also occupies a strategic position between central Dubai and Dubai International Airport. **Downtown Dubai, Burj Khalifa and Dubai Mall** are within convenient driving distance, while Dubai International Airport can be reached relatively quickly via the surrounding road network.

This location allows Albero residents to enjoy a quieter waterfront environment while maintaining connectivity to major employment and lifestyle destinations including **Downtown Dubai, Business Bay and DIFC**.

The continued development of Dubai Creek Harbour represents an important part of Albero's investment proposition. As additional residential phases, retail facilities, public spaces and infrastructure are completed, the community is continuing to evolve into a substantial waterfront district.

Emaar's role as master developer provides an additional layer of consistency across the destination, with residential buildings, landscaping and public areas designed as part of a wider long-term masterplan rather than as isolated developments.

For investors, Albero offers exposure to one of Dubai's major Emaar waterfront communities. One-bedroom apartments may appeal particularly to professionals and couples seeking modern accommodation near central Dubai, while 2 and 3-bedroom residences can address demand from families and tenants seeking larger homes.

The project's limited townhouse collection provides another point of differentiation. Larger residences with more substantial indoor and outdoor space may appeal to end-users and long-term owners seeking a premium family home within Dubai Creek Harbour.

For end-users, Albero combines modern Emaar residences, extensive amenities, waterfront surroundings and access to landscaped green spaces. Its location within Green Gate provides an environment designed to integrate nature with urban convenience, making the project suitable for buyers seeking a primary residence rather than purely an investment property.

With handover scheduled for **Q3 2029**, Albero gives buyers the opportunity to enter Dubai Creek Harbour during the community's continued development and potentially benefit from the completion of additional infrastructure and lifestyle destinations before delivery.

Why Buy Albero Through A1 Properties?
Buying a residence at **Albero through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available apartments and townhouses according to exact square footage, floor, orientation, views, layout, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential, waterfront and off-plan property market, helping buyers evaluate Albero against other opportunities across Dubai Creek Harbour and Emaar's wider portfolio.

For investors, our advisors can assess entry pricing, rental demand, unit selection, surrounding supply and potential resale positioning. End-users can receive tailored guidance according to residence size, floor plan, views, amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

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

PAYMENT PLAN

10%	70%	20%
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.