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OFF PLAN

The Bristol

Location: Emaar Beachfront, Dubai

Starting From: AED 3,660,000

Permit No: 2

The Bristol

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Apartments**	**—**	**80/20**	**Off Plan**

ABOUT THE PROJECT

The Bristol Luxury Hotels & Resorts by Emaar is an ultra-luxury beachfront development at **Emaar Beachfront in Dubai Harbour**, bringing together private branded residences, hospitality-inspired services and direct access to one of Dubai's most prestigious coastal destinations.

Conceived as a refined waterfront address, The Bristol is designed for buyers seeking the privacy of a premium residence combined with the service, amenities and atmosphere associated with a luxury resort. Its location at Emaar Beachfront places residents between the Arabian Gulf and Dubai Marina, creating panoramic perspectives across the sea, Palm Jumeirah and Dubai's iconic coastal skyline.

The development rises approximately **44 storeys**, with a contemporary architectural profile designed around its waterfront position. Extensive glazing, broad terraces and carefully articulated façades maximise the connection between the residences and their surroundings.

The Bristol offers a carefully curated collection of **1, 2, 3, 4 and 5-bedroom residences**, ranging from premium apartments to significantly larger signature homes.

Residences begin from approximately **825 sq. ft.**, providing generous proportions for the project's 1-bedroom category. These homes are designed for professionals, couples, international buyers and second-home owners seeking a premium beachfront property within an Emaar master community.

Two-bedroom residences provide larger living and entertaining environments, while 3-bedroom homes introduce more substantial family-oriented layouts. Private balconies and terraces extend the interiors

outdoors, creating opportunities to enjoy the development's coastal setting.

The larger **4 and 5-bedroom residences** occupy the upper end of The Bristol's residential collection and are designed for buyers seeking considerably greater scale, privacy and exclusivity.

At the top end of the development, signature residences extend to approximately **6,063 sq. ft.**, placing The Bristol firmly within Dubai's ultra-prime residential market. These larger homes combine expansive interiors with generous terraces and elevated waterfront views.

The interiors are designed around understated contemporary luxury. Carefully selected materials, sophisticated neutral palettes and premium finishes create elegant environments that allow the views and natural light to remain central to the residential experience.

Floor-to-ceiling windows frame the surrounding seascape, while open-plan living and dining spaces provide generous environments for everyday living and entertaining.

Private terraces are a defining element of many residences, strengthening the relationship between indoor and outdoor living. Depending on orientation and floor level, homes can benefit from views towards the **Arabian Gulf, Palm Jumeirah, Dubai Marina and Dubai Harbour**.

The Bristol's branded hospitality concept extends beyond the residences themselves. The project is designed to provide residents with a level of service more closely associated with luxury hotels and resorts than conventional apartment buildings.

Residents can enjoy a sophisticated collection of **swimming pools, landscaped relaxation spaces, fitness facilities, wellness environments and private social areas**.

A resort-style pool environment creates a central space for relaxation, while dedicated children's facilities make the development suitable for families as well as individual owners and couples.

Wellness forms an important component of the lifestyle proposition. Residents have access to premium fitness facilities and dedicated spaces designed for relaxation and personal wellbeing.

Elegant residents' lounges and social environments provide additional places for entertaining, informal meetings and relaxation outside the private residences.

One of the strongest advantages of The Bristol is its access to the beachfront lifestyle of **Emaar Beachfront**. Residents can enjoy proximity to private beaches and waterfront promenades, allowing swimming, walking and outdoor recreation to become part of everyday life.

Emaar Beachfront itself forms part of **Dubai Harbour**, one of Dubai's most prominent coastal master developments. The district occupies a strategic position between **Dubai Marina and Palm Jumeirah**, placing residents close to some of the city's most established luxury hospitality, dining and entertainment destinations.

The location provides convenient access towards **Dubai Marina, JBR, Bluewaters Island and Palm Jumeirah**, while Sheikh Zayed Road connects residents with Downtown Dubai, Business Bay and DIFC.

Dubai Harbour's marina infrastructure further strengthens the project's positioning for yacht owners and buyers interested in Dubai's maritime lifestyle. The surrounding district includes extensive berthing facilities alongside hospitality, cruise and leisure infrastructure.

For international buyers, The Bristol offers a combination of beachfront ownership, Emaar development quality and access to a globally recognised Dubai location.

The development is particularly relevant to buyers seeking a second home or holiday residence. Its coastal setting, premium services and proximity to Dubai Marina and Palm Jumeirah create a lifestyle proposition that can appeal to both permanent residents and international owners spending part of the year in Dubai.

From an investment perspective, The Bristol occupies the premium end of the Emaar Beachfront market. Its combination of limited inventory, beachfront positioning, larger residence formats and hospitality-inspired services differentiates it from conventional residential towers.

One-bedroom residences provide the lowest acquisition threshold within the development and may appeal to executives, couples and international tenants seeking a premium coastal address.

Two and 3-bedroom residences broaden the potential rental and resale audience towards couples and families, while the larger 4 and 5-bedroom properties target a more specialised ultra-luxury buyer segment.

For premium waterfront properties, individual unit characteristics can materially influence long-term positioning. Floor level, orientation, view corridor, terrace size and internal layout are therefore particularly important considerations when selecting a residence at The Bristol.

For end-users, the development provides the opportunity to combine a private beachfront home with resort-style services and extensive leisure facilities. Residents can experience the atmosphere of a luxury coastal retreat while remaining within Dubai's established urban environment.

The Bristol also benefits from Emaar's wider role in the development of Emaar Beachfront. The surrounding destination incorporates multiple residential towers, landscaped public spaces, retail and hospitality components within a coordinated masterplan.

With completion targeted for **Q3 2029**, The Bristol is positioned as a significant new addition to Dubai's premium beachfront residential market and one of the more exclusive residential offerings within Emaar Beachfront.

Why Buy The Bristol Through A1 Properties?
Buying a residence at **The Bristol through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available residences according to exact square footage, floor level, orientation, sea and Palm Jumeirah views, terrace configuration, layout, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's luxury, beachfront and off-plan property market, helping buyers evaluate The Bristol against other opportunities across Emaar Beachfront, Dubai Harbour, Palm Jumeirah and Dubai's wider ultra-prime coastal

market.

For investors, our advisors can assess entry pricing, floor and view premiums, unit scarcity, surrounding luxury supply, rental positioning and potential resale opportunities. 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

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