

## The Community

Dubai Creek Harbour is a unique waterfront enclave where contemporary luxury, serene nature, and creativity come together. With striking architecture, scenic water views, and the serene Ras Al Khor Wildlife Reserve, it offers a dynamic blend of culture, commerce, and tranquillity — shaping the future of urban living.

## Why Albero?

- ◆ Calm Escape: Surround yourself with lush landscapes and breathtaking creek, city, and golf course views

◆ Effortless Connectivity: Strategically located for easy access to business centres, leisure spots, and essential amenities
- ◆ Serene Spaces: Comfort and privacy in peaceful 1 to 3 bedroom apartments and townhouses

◆ Contemporary Elegance: Grand architecture with high glazing, façade lighting, and lush landscaping
- ◆ Wellness & Bliss: Infinity pools, BBQ + Picnic Areas, Gym + Outdoor Fitness, Play Ground, Yoga, Community Park, Sports Park

◆ Luxury Living: Spacious interiors with earthy tones, high - ceiling lobbies, sleek kitchens, premium appliances, and bathrooms with contemporary vanities for everyday relaxation



## Location and Views

- ◆ Conveniently situated near key destinations like Downtown Dubai, Dubai Int'l Airport, and Al Maktoum Int'l Airport

◆ Stunning views of lush landscapes, creek, city, and golf course views
- ◆ Abundant landscapes, calm spaces, and community spirit foster a sustainable lifestyle

◆ Scenic waterfront, tranquil parks, and dynamic retail, with canal and golf course vistas

Instalment	Payment Percentage	Date
Down Payment	10%	APR 2025
1st Instalment	10%	JUN 2025
2nd Instalment	10%	JAN 2026
3rd Instalment	10%	JUN 2026
4th Instalment 20% Construction Completion	10%	MAR 2027
5th Instalment 40% Construction Completion	10%	NOV 2027
6th Instalment 60% Construction Completion	10%	MAY 2028
7th Instalment 80% Construction Completion	10%	DEC 2028
8th Instalment 100% Construction Completion	20%	SEP 2029

Apartments	Units	Min. BUA (sq. ft.)	Max.BUA (sq. ft.)	Starting Price (in AED Mn)
1-Bedroom	211	754	776	1.81 Mn
2-Bedroom	210	1,177	1,455	2.71 Mn
3-Bedroom	52	1,848	1,848	4.11 Mn
3-Bedroom Townhouse	6	4,080	4,166	6.95 Mn

## Facts

- ◆ Total Units: 479 total



## Residential Units

- ◆ A selection of 1 to 3 bedroom apartments or 3 bedroom townhouses, offering a perfect blend of comfort and privacy.
- ◆ Experience spacious living with earthy tones and grand high - ceiling lobbies. Inside, sleek kitchens, premium appliances, and spa - like bathrooms enhance everyday comfort.

## Amenities



- ◆ Infinity Pool

◆ Kids Pool + Splash Zone

◆ Common Ground
- ◆ BBQ + Picnic Areas

◆ Gym + Outdoor Fitness

◆ Play Ground

## The Developer

EMAAR'S REVENUE FOR 2024 – AED 35.5 Bn

With a proven track-record in delivery, Emaar has delivered approximately 118,400+ 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.