

SUNSET BAY

AT DUBAI ISLANDS

IMTIAZ

YOUR
GATEWAY
TO *ISLAND*
LIVING

AT DUBAI ISLANDS

Beyond the gates, a life
framed by pristine
shores and effortless
elegance awaits.





DUBAI ISLANDS



EXPERIENCE
DUBAI ISLANDS

An island vision brought to life, where thoughtful living meets the calm embrace of the sea.

TIMELESS COASTAL *HARMONY*

Set across serene waters, Dubai Islands is a coastal sanctuary seamlessly connected to the city's vibrant pulse. Offering direct beach access, this visionary destination harmonizes seaside tranquility with urban energy. With opulent resorts, waterfront promenades, and world-class entertainment, Dubai Islands promises a lifestyle that redefines Island living.





DUBAI CREEK HARBOR

DOWNTOWN DUBAI

DUBAI INTERNATIONAL AIRPORT

PORT RASHID

ISLAND A

ISLAND D

ISLAND B

ISLAND E

ISLAND C

Dubai Islands represents an innovative development in line with the Dubai 2040 Urban Master Plan, focusing on crafting sustainable communities that bolster connectivity, tourism, and quality of life. This initiative also seeks to drive economic development and uphold environmental protection.

A romantic scene of a man and a woman embracing on the deck of a boat. They are silhouetted against a bright, low sun on the horizon, creating a warm, golden glow. The boat's railing and deck are visible, and the ocean extends to the horizon. The overall mood is serene and intimate.

SERENE WHISPERS



SUNSET
BAY

LOCATION OVERVIEW

Infinity Bridge:	5 min
Waterfront Market:	5 min
Nearest Metro Station:	8 min
Al Mamzar Beach:	8 min
Dubai International Airport:	12 min
The Elite English School:	12 min
Cruise Terminal:	15 min
La Mer Beach:	15 min
Jumeirah Public Beach:	20 min
Dubai Frame:	20 min
Downtown Dubai:	24 min
Dubai Mall:	24 min

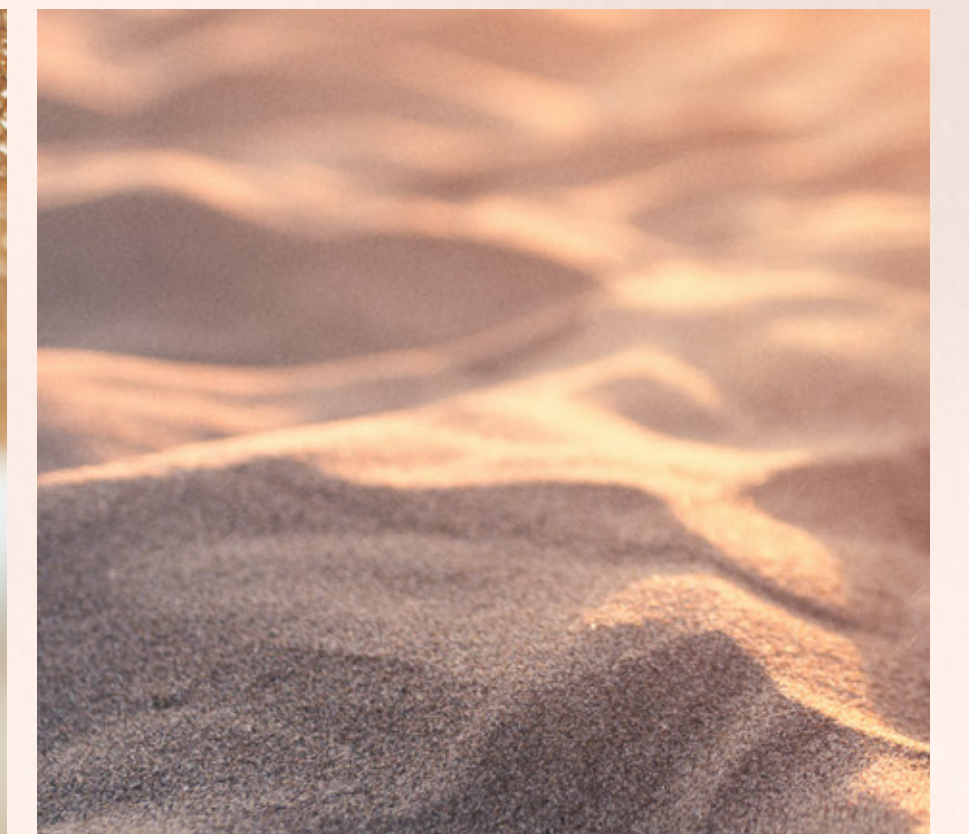






BEACH ACCESS

21 kilometers of pristine coastline, certified with Blue Flag Global Accreditation.



MARINAS

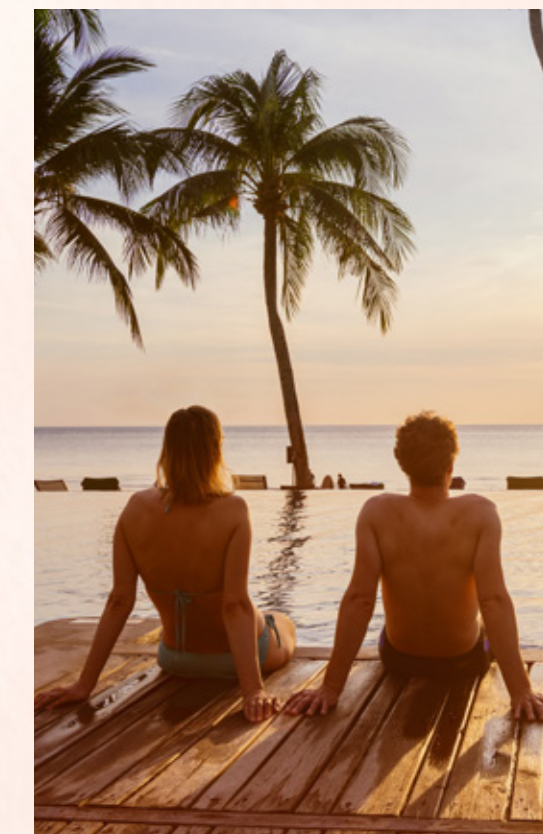
9 exceptional marinas, including 6 on Island A, offering seamless access to endless sea adventures.





HOTELS & RESORTS

Unwind along beaches with 86 world-class hotels and resorts that define comfort.



SHOPPING MALL

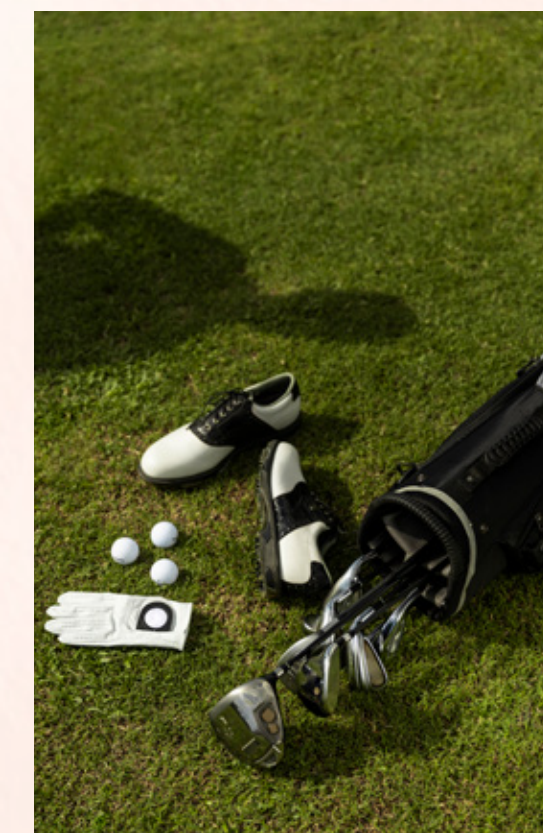
The grand mall on Island A offers an exciting blend of retail and entertainment, elevating your shopping experience.





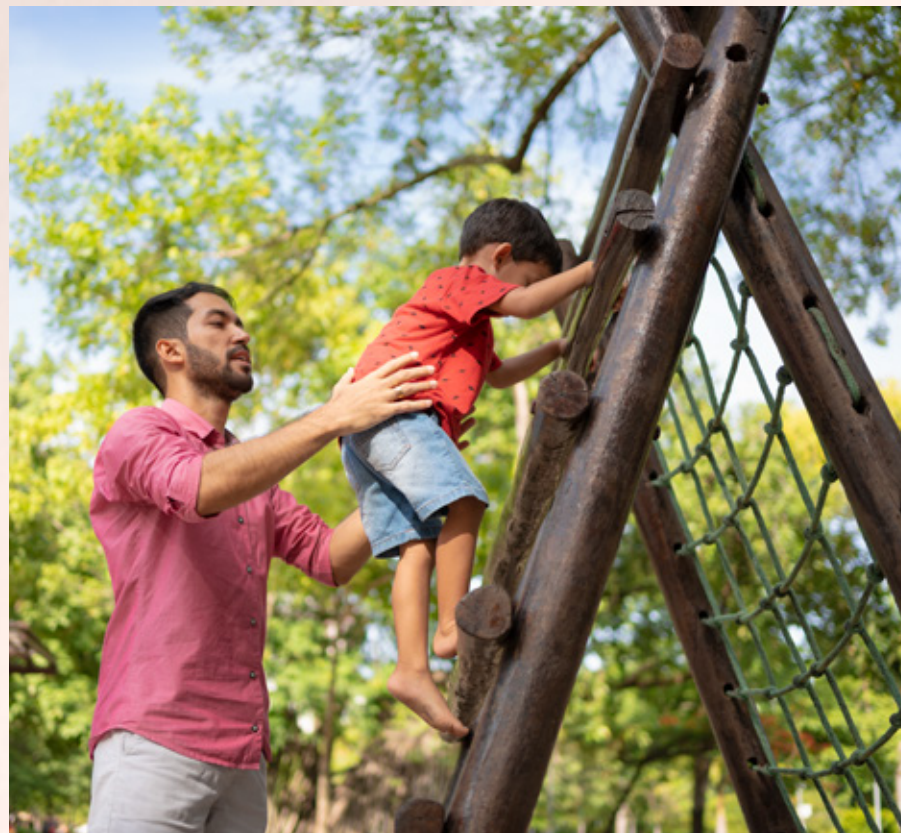
GOLF COURSES

18-hole and 9-hole courses nearby, offer incredible golfing experience with spectacular views.



PARKS & *OPEN SPACES*

1.98 million square meters of picturesque landscapes, thoughtfully designed for serenity, connection, and unforgettable moments.





IDYLLIC *LOCATION*



Breathtaking
Sunset Views



9 Marinas



21 km
Beachfront



86 Resorts &
Hotels



2 Golf Courses



STUPENDOUS *VIEWS*

Every space is designed to capture the beauty of Dubai Islands, offering serene vistas and a rare living experience.

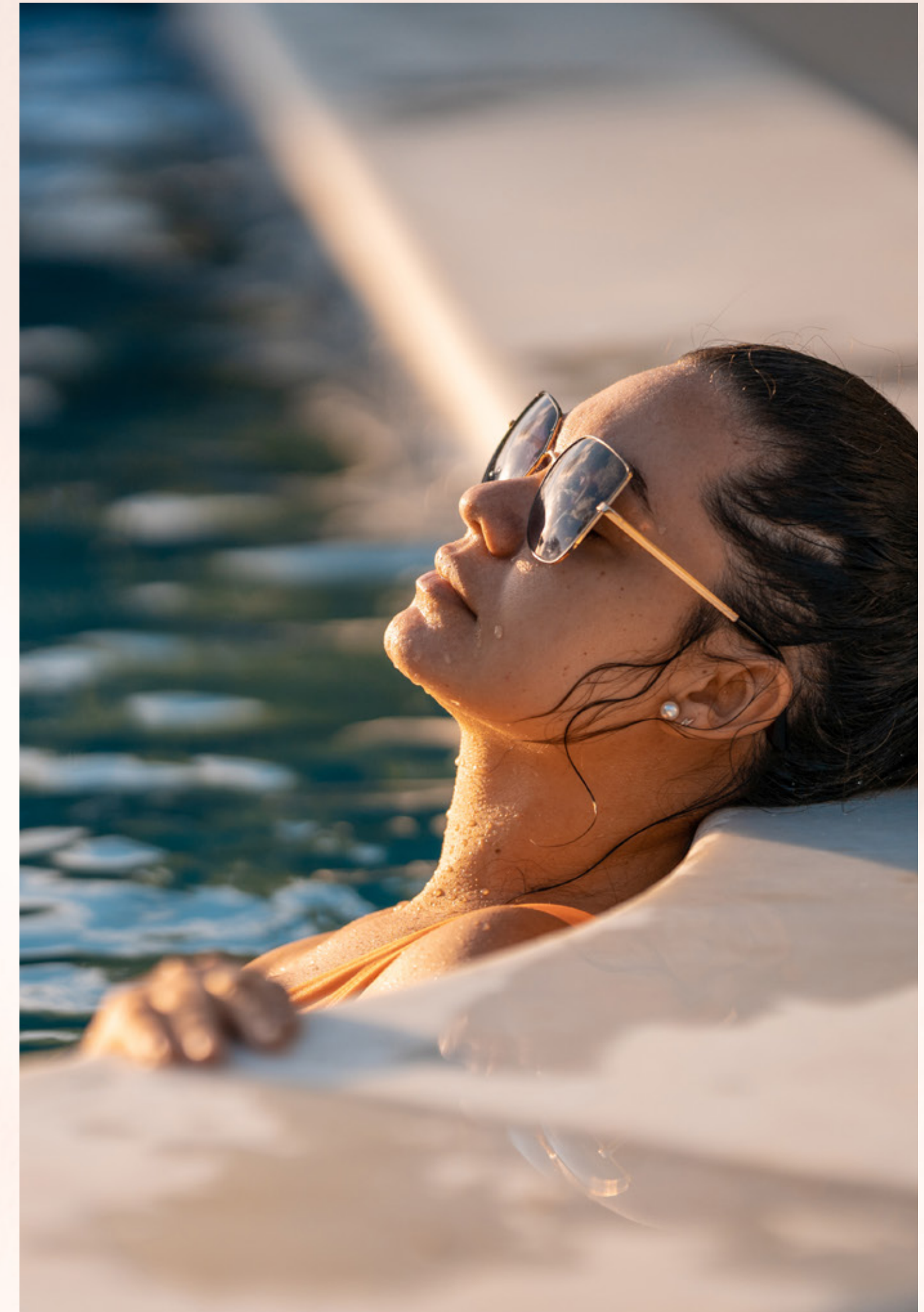


Seamless finishes and timeless materials embody elegance, fusing modern design with enduring craftsmanship.



ROOFTOP *INFINITY* POOL

Live unforgettable moments by the ever-flowing rooftop infinity pool, a sanctuary designed for ultimate relaxation and timeless elegance.

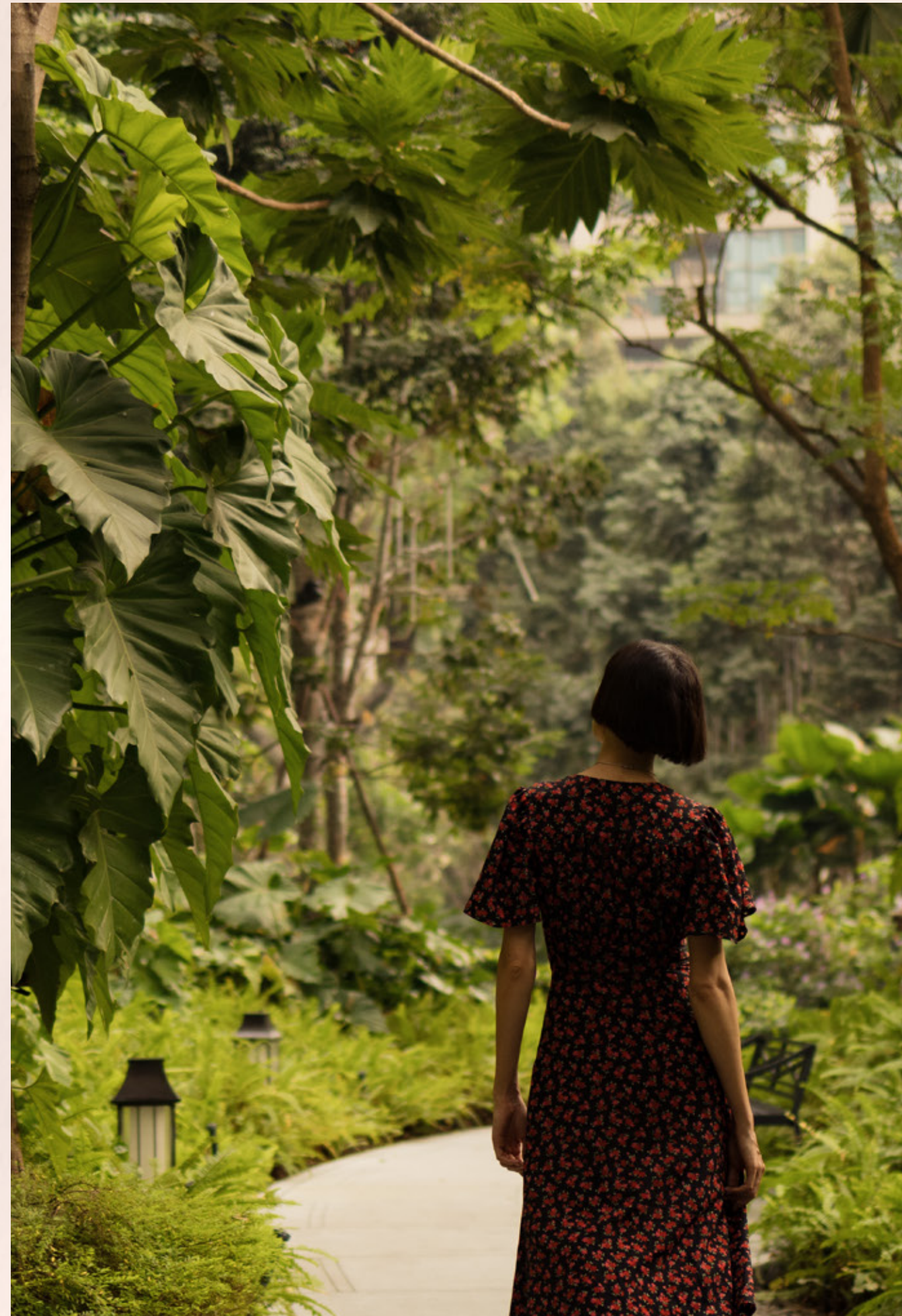


Sunlit serenity, private moments,
and a poolside escape like no other.



URBAN WOODS

A retreat where every moment feels connected to the nature.



Immerse yourself in lush greenery and serene pathways, seamlessly blending nature and modern living.





WORLD-CLASS *AMENITIES*

Outdoor Dining / Bbq Area

Seating Zone

Meeting Area

Outdoor Cinema

Water Lounges

Outdoor Shower

Floating Islands

Jacuzzi

Sunken Lounge

Kids' Playground

Outdoor Yoga

Outdoor Dining / BBQ Area

Private Terrace

Meeting Area

Water Feature

Ping Pong Table

Clubhouse

Gym





SUNSETTIDE

IMTAZ

LOBBY

GRACEFUL WELCOME

Step into a foyer that redefines timeless elegance. With its extraordinary design and artful details, it serves as a graceful prelude to the exceptional spaces beyond.



The sitting lounge invites you to unwind in utmost comfort with a harmonious balance of style and repose, perfect for moments of reflection or connection.



BLISSFUL DAWNS



IMTIAZ
DEVELOPMENTS

LIVING ROOM

GOURMET HAVEN

Dining space designed for refined living, seamlessly blending modern functionality with timeless design aesthetics.



Illuminated spaces for seamless organization and bold display.



BEDROOM

Unwind with placid ocean views, opulent interiors, and mellow textures, creating an inviting space for pure relaxation.



A sleek wardrobe offering refined design, ample storage, and effortless organization.



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DEVELOPMENTS

CLUB HOUSE

LIVING SPACE

A sunlit haven where sea breezes whisper, books and laughter mingle, and every corner invites quiet or joy.



An inviting space where indoor games bring joy and connection, blending style with the spirit of togetherness.



FITNESS
IS NOT A DESTINATION
IT IS A WAY OF LIFE

MODERN GYMNASIUM

A meticulously designed fitness space blending cutting-edge equipment with panoramic views, inspiring a balance of strength and composure in every workout.



Step into a dedicated strength and training zone equipped with premium gear, tailored to energize and elevate your fitness journey.

UNIT TYPES *AND SIZES*

APARTMENTS

1 Bedroom - 32 Units

2 Bedrooms - 32 Units

3 Bedroom Duplex + Maid's Room - 2 Units

SIZE RANGE

From 950 sq. ft to 1270 sq. ft.

From 1350 sq. st. to 2690 sq. ft.

From 2090 sq. ft to 2370 sq. ft



CONFIGURATION



G + 2 PODIUM CAR PARKING + 8 RESIDENTIAL FLOORS + RF RESIDENTIAL

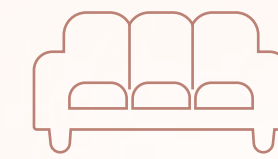
BRANDED *FEATURES*



5 MIN WALK
TO THE BEACH



NEAR TO
THE MALL



FULLY FURNISHED
WITH CUSTOM FURNITURE



ELECTRIC VEHICLE
RECHARGE STATION

Miele

GESSI[®]


Villeroy & Boch
1748

alexa


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