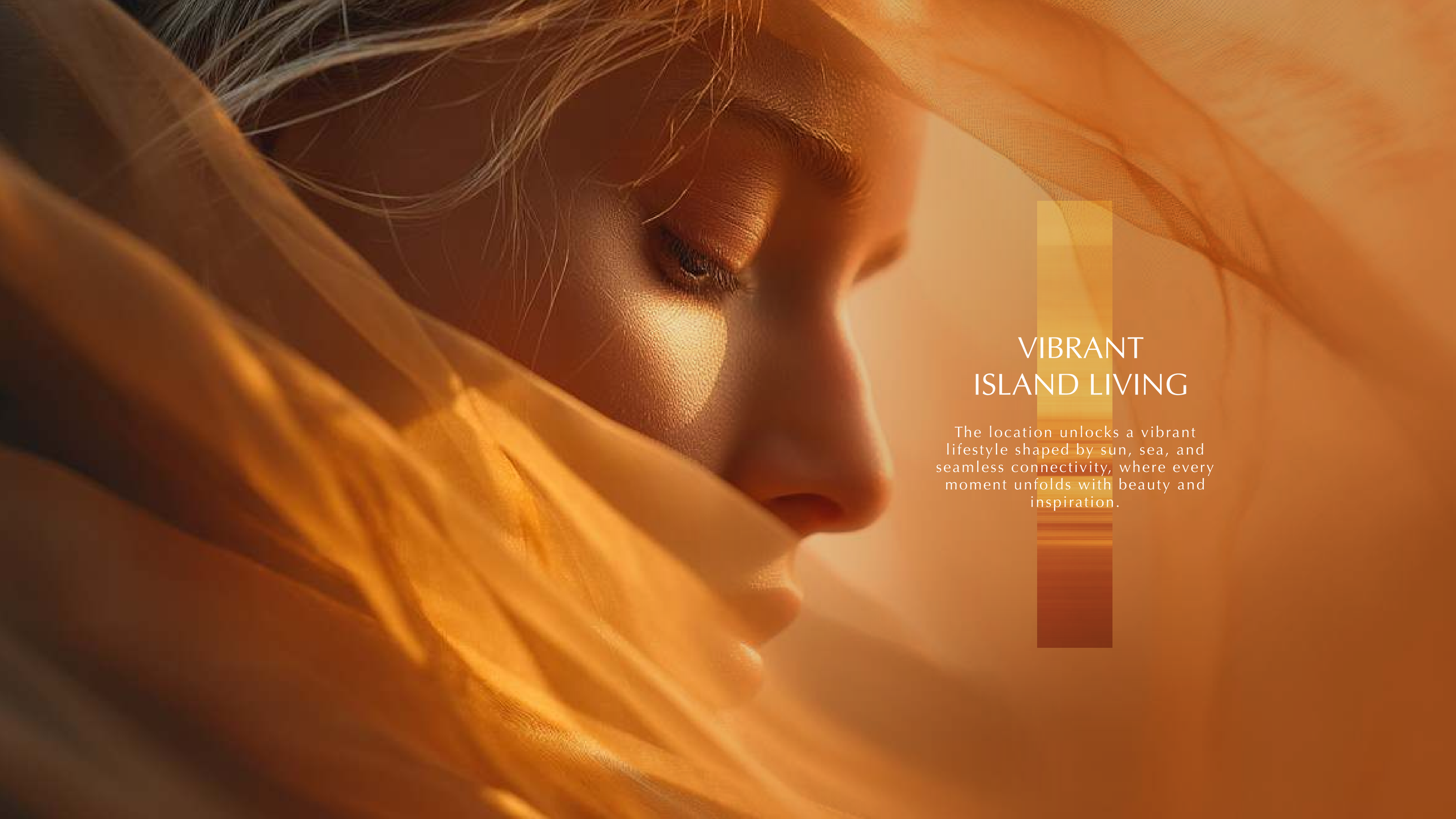
SUNSET BAY
GRAND

IMTIAZ


FLOW. DISCOVER. LIVE.
It’s more than a home; it’s a destination where serenity, style, and the rhythm of the island come together in perfect harmony.



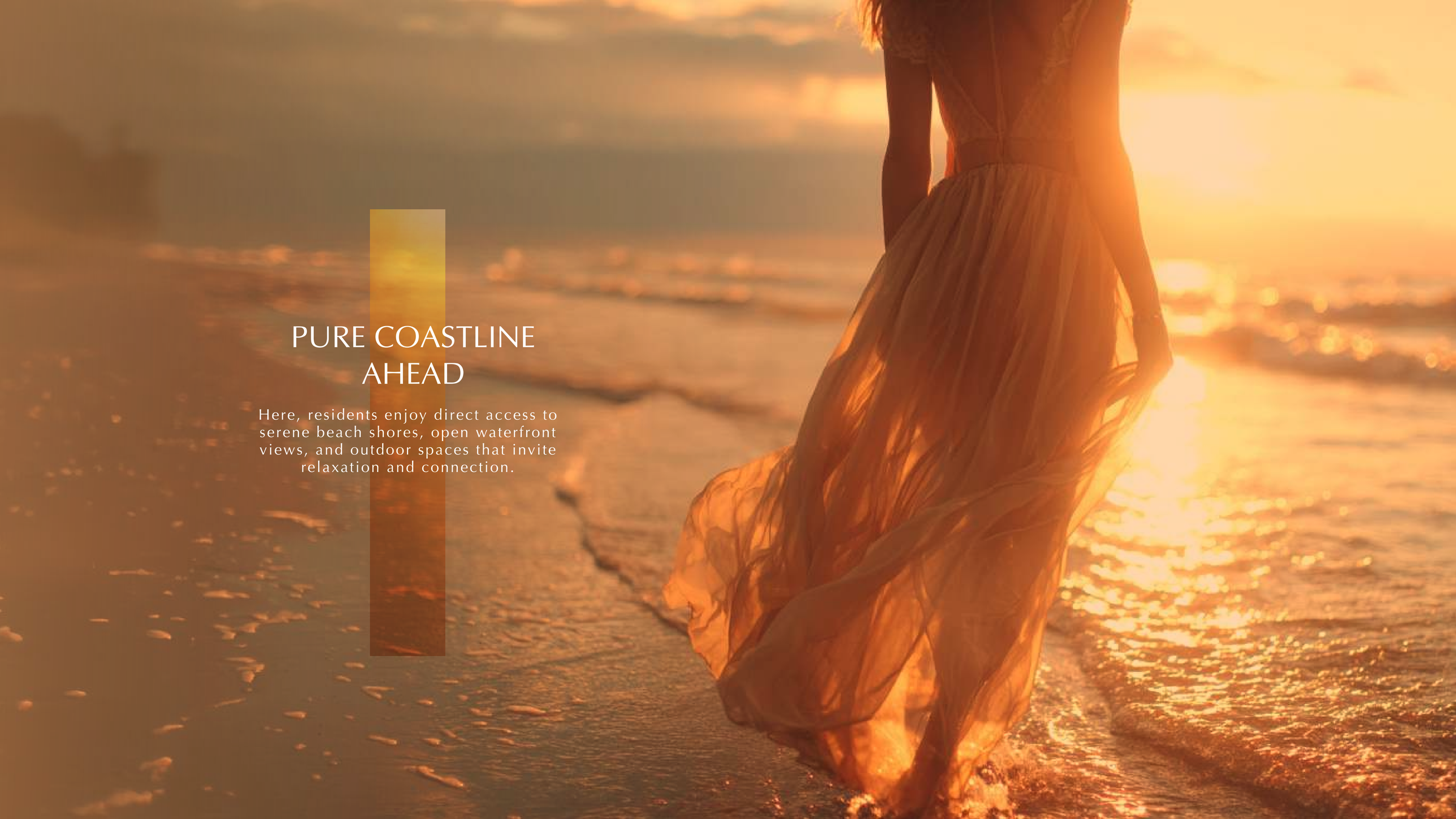
VIBRANT ISLAND LIVING

The location unlocks a vibrant lifestyle shaped by sun, sea, and seamless connectivity, where every moment unfolds with beauty and inspiration.



SHAPED BY TRANSPARENCY

Architectural lines meet natural illumination to create homes of enduring grace—spaces that feel as inspiring as the view beyond



PURE COASTLINE AHEAD

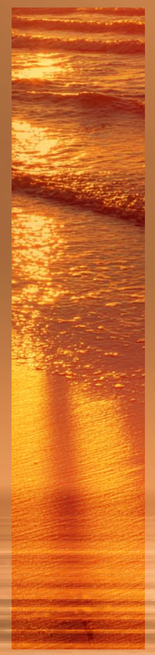
Here, residents enjoy direct access to serene beach shores, open waterfront views, and outdoor spaces that invite relaxation and connection.

AN ADDRESS BENEATH THE SKY

Overlooking endless waters and city silhouettes, Sunset Bay Grand is like a private sanctuary in the sky, with lush green pockets and shaded cabanas.



A DESIGN MASTERPIECE



Sunset Bay Grand offers more than sea views; it frames light, captures vistas, and reflects a lifestyle shaped by clarity, intention, and what truly matters.



DRENCHED IN THE SUNLIGHT

A residence illuminated by golden light from dawn to dusk, features expansive windows and a coastal orientation, ensuring that every home receives ample sunlight.

ON THE STUNNING DUBAI ISLANDS

Sunset Bay Grand by Imtiaz sits along the serene shores of Dubai Islands, offering peaceful island living with effortless city access.



JUST 15 MINUTES AWAY

Perfectly positioned on Dubai Islands, Sunset Bay Grand allows seamless access to the city's cultural and business heart. Dubai's vibrant pulse is always within reach, from the Museum of the Future to Downtown Dubai, DIFC, Opera Gallery, and The Arts Club.

DOWNTOWN DUBAI

DIFC

DUBAI MALL

OPERA GALLERY

متحف المستقبل
MUSEUM OF THE FUTURE

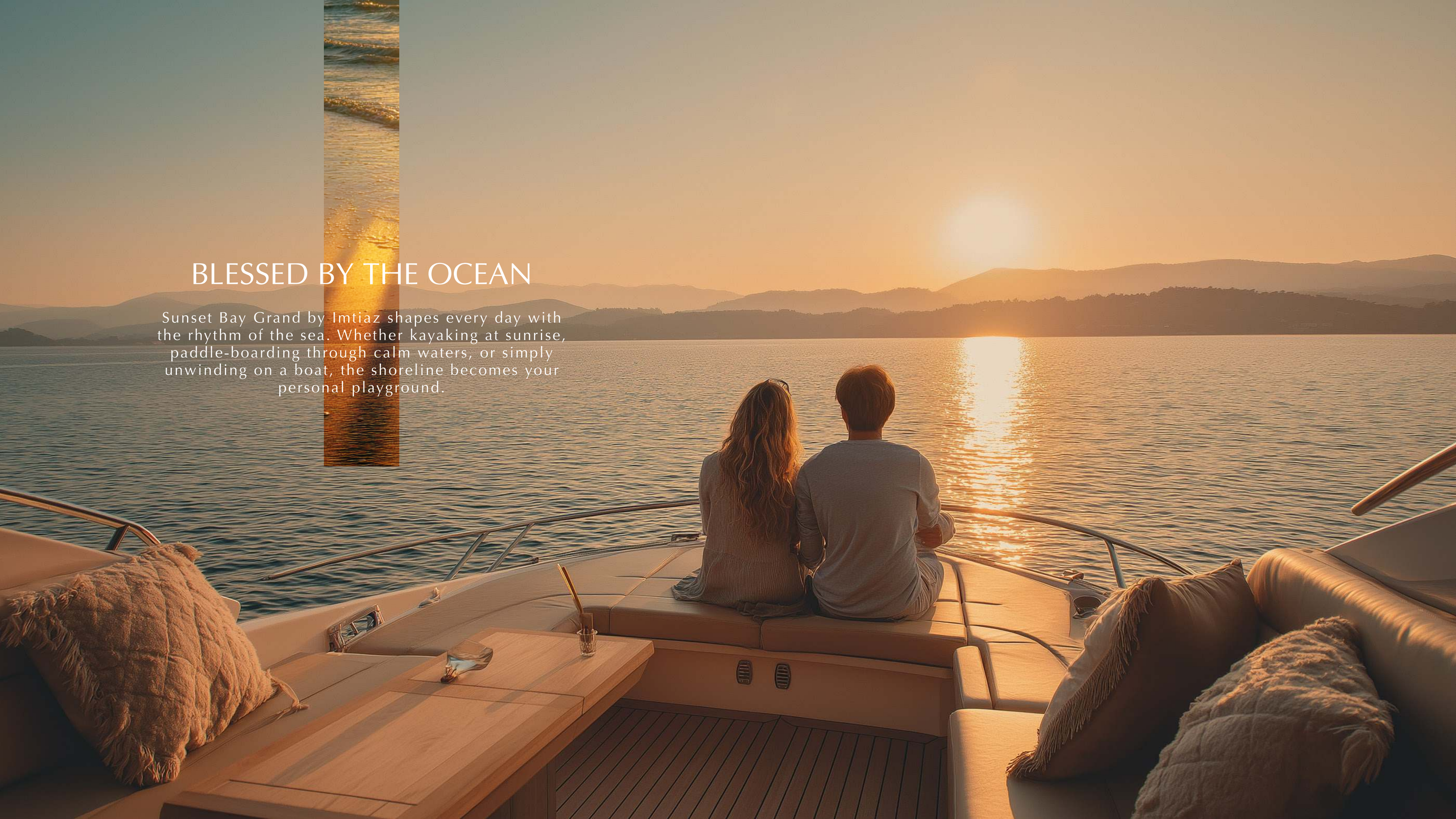
THE ARTS CLUB
DUBAI

Emirates Golf Federation

CIPRIANI
DOLCI

J1BEACH
THE SPIRIT OF THE RIVIERA





BLESSED BY THE OCEAN

Sunset Bay Grand by Imtiaz shapes every day with the rhythm of the sea. Whether kayaking at sunrise, paddle-boarding through calm waters, or simply unwinding on a boat, the shoreline becomes your personal playground.



SUN & VIEWS ANALYSIS

AN ADDRESS OF DISTINCTION

Sunset Bay Grand offers unmatched access to pristine beaches, open waterfronts, and future leisure destinations.



OVERVIEW

1
BEDROOM
APARTMENT

2
BEDROOM
APARTMENT

3
BEDROOM
DUPLEX

Sunset Bay Grand offers fully furnished 1-2 bedroom apartments and exclusive 3-bedroom duplexes. Set within a G+2P+10+R configuration, the building blends smart design with comfort, space, and coastal sophistication.



TRANQUILL PRIVATE SPACES

Sunset Bay Grand features elegant façades, private balconies, and sunlit interiors that bring natural light and open views into everyday life.



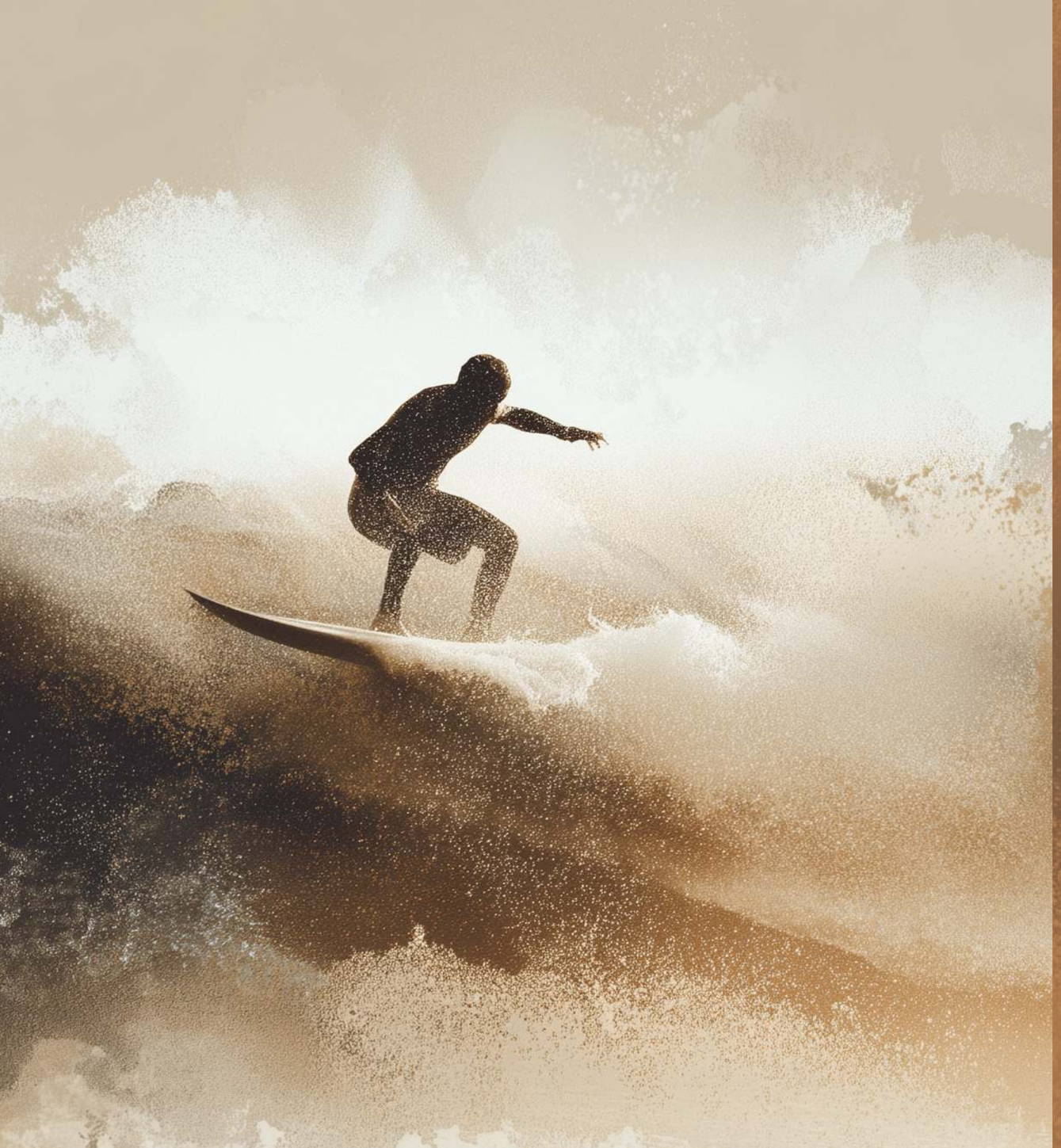
PEACE WITHIN REACH

A serene lifestyle awaits you, with private spaces, gentle shores, and calm surroundings perfect for those who value peace and proximity to the sea.

FLOATING WITHIN THE SKY

A rooftop glass-bottom sky pool and a family pool, offering refreshing moments with panoramic coastal and skyline views.





WORLD CLASS AMENITIES

- Gym
- Clubhouse
- Sky Pool
- Family Pool
- Outdoor Cinema
- Out door Seating Area
- BBQ Area
- Cabanas
- Sunken Seating
- Kids' Zone

This residence offers lavish amenities including rooftop cabanas, sunken seating, a sky pool, clubhouse, and double-height gym.



A DREAMY ATMOSPHERE

A double-height reception lobby with drop-off area, uninterrupted balcony views, and skyline-facing corner placement.


FREEDOM IN
EVERY BREEZE
Feel the ocean air, the wind in your hair, and the quiet freedom of living just steps from the sea.

INTERIORS LIKE NO OTHER

Uncover interiors shaped by refined taste and purposeful design.

Every residence is fully furnished with custom-curated pieces that blend classiness with daily ease. Smart features, premium brands like Gessi, Bosch, Alexa, Villeroy & Boch, and elevated finishes offer a seamless balance of innovation.

GESSI® BOSCH Villeroy & Boch 1748 alexa

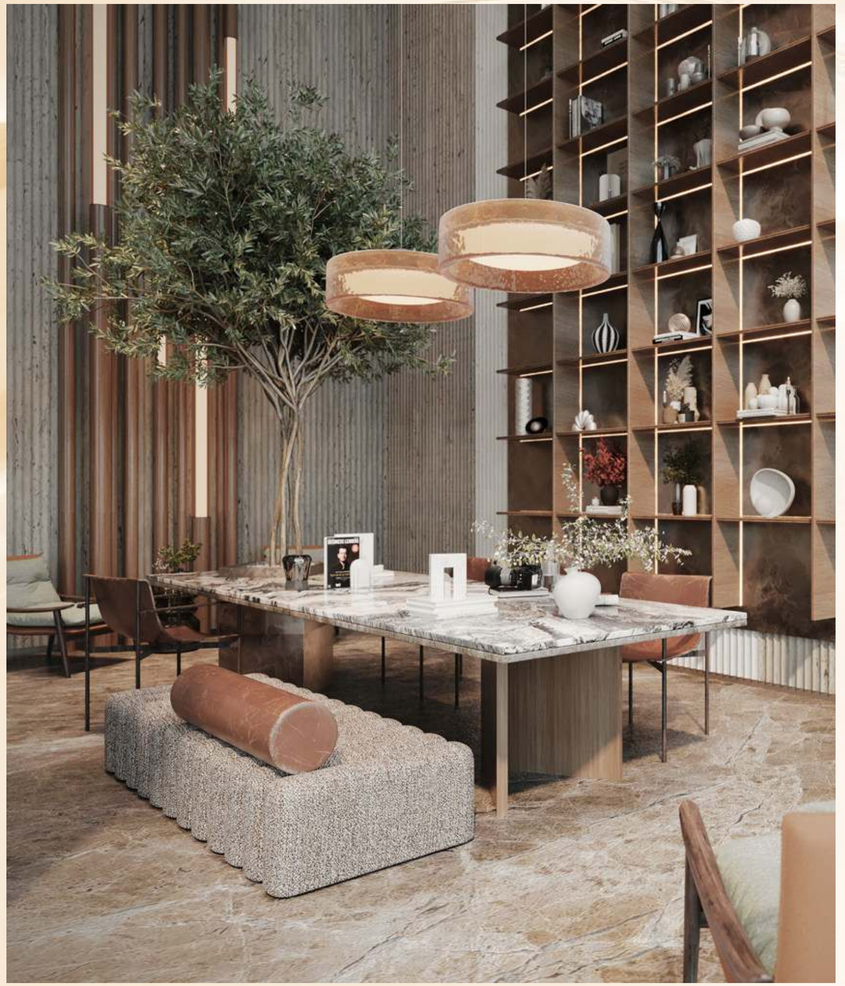


AN ENCHANTING FIRST IMPRESSION

From the moment you arrive, a calm sophistication welcomes you. The lobby soft materials, ambient lighting, and poised design set the tone for the refined living beyond.

LOBBY





LOBBY



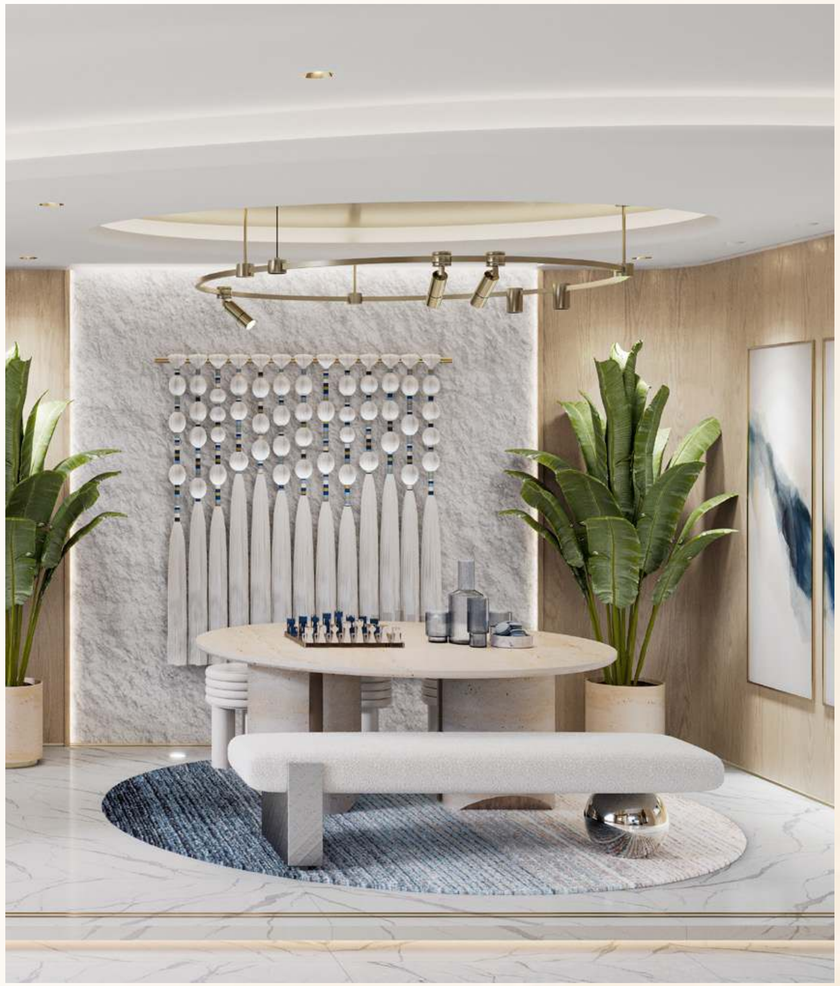
LOBBY



WHERE CONVERSATIONS FLOW

Sunset Bay Grand by Imtiaz is a social anchor, thoughtfully designed for connection and ease. Its warm textures and inviting lounges inspire shared moments and quiet conversations.


IMTIAZ
DEVELOPMENTS







CRAFTED FOR MODERN LIFE

The fully furnished interiors blend comfort and elegance, crafted to feel warm in a family-friendly environment.


IMTIAZ
DEVELOPMENTS


TECHNOGYM
03
04
05
06



BALANCE BEGINS HERE

Morning runs, paddle sessions, and sunrise yoga shape a lifestyle of natural energy and serene well-being.



LIVING ROOM






IMTIAZ
DEVELOPMENTS







WHERE SPACE FEELS PERSONAL

At Sunset Bay Grand by Imtiaz, elegance meets intention. Expansive ceilings, smart features, and refined furnishings create tailored sanctuaries.



A RESIDENCE ABOVE ALL

At the highest tier of Sunset Bay Grand, the 3-Bedroom Duplex offers a world apart. Thoughtfully crafted with flowing interiors and a seamless connection to the skyline, it’s where privacy meets pure openness.



DUPLEX LIVING ROOM







DUPLEX KITCHEN AREA

WHERE DREAMS FIND SPACE

Expansive windows, natural hues, and flowing layouts bring the outdoors in. Each bedroom invites stillness and reflection—a personal haven elevated by the rhythm of light and air.







CRAFTED TO THE FINEST DETAIL

The master bathroom at Sunset Bay Grand transforms daily rituals into moments of calm. Expansive layouts, soft lighting, and purified finishes create a spa-like retreat.



FOR THOSE WHO MOVE FORWARD

Sunset Bay Grand is where calm seas and purposeful design come together for those who seek clarity, progress, and inspired living.

IMTIAZ

A JOURNEY TO PERFECTION

imtiaz.ae | info@imtiaz.ae

800 IMTIAZ (468429)