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 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.


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.

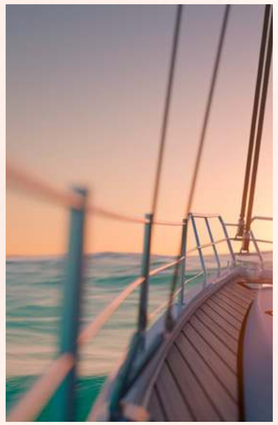




MARINAS

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.



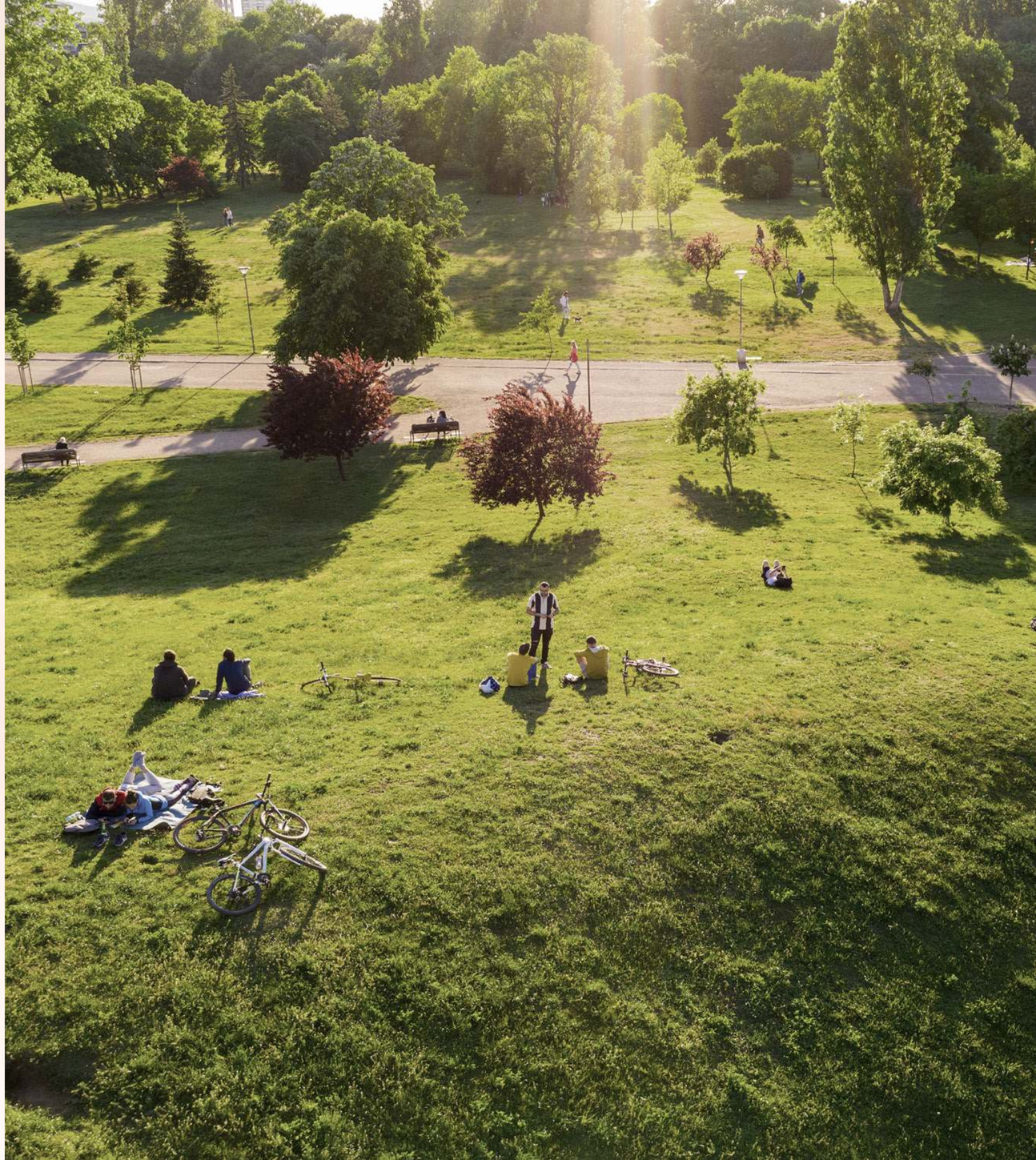


PARKS & *OPEN SPACES*

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.





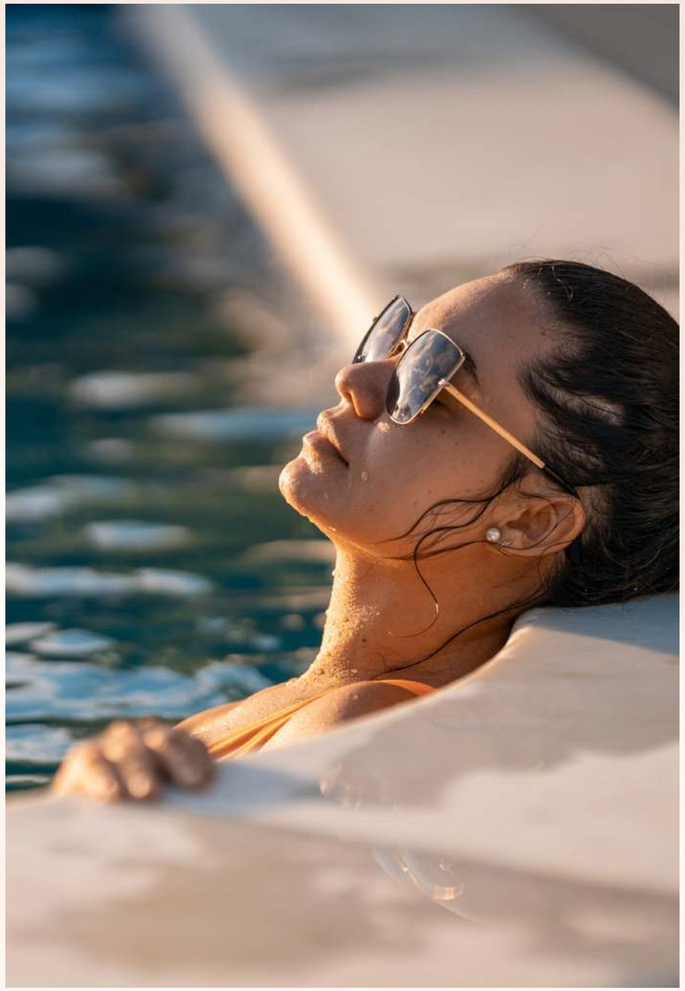
Seamless finishes and timeless materials embody elegance, fusing modern design with enduring craftsmanship.



ROOFTOP *INFINITY POOL*

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

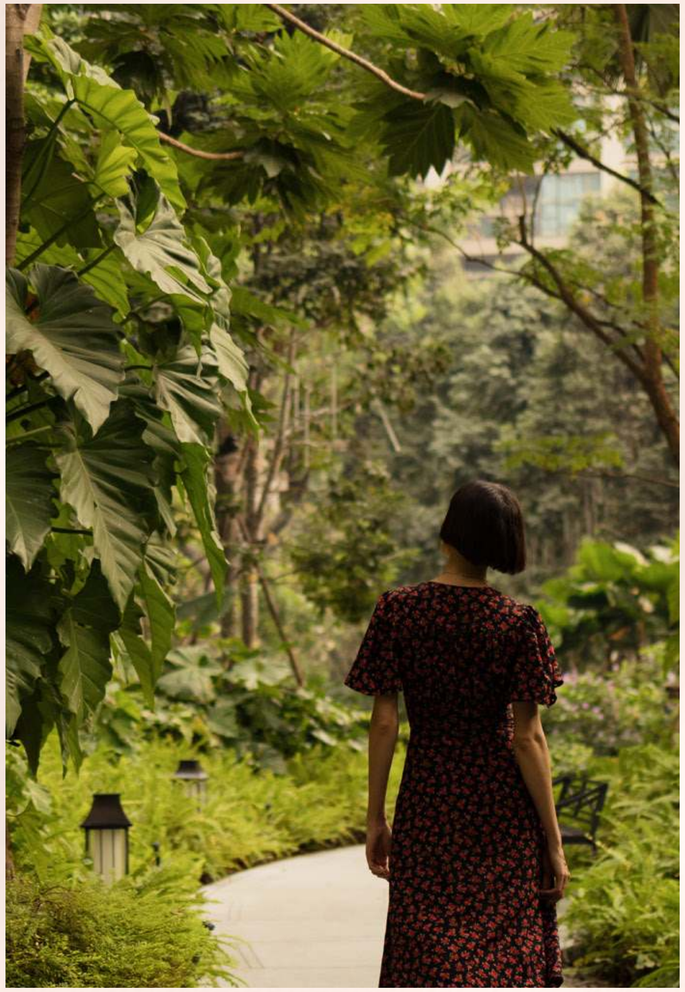




Sunlit serenity, private moments,
and a poolside escape like no other.

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





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



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

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.



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.



GYM

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



ROOF TOP

8 RESIDENTIAL FLOORS

2 PODIUM CAR PARKING

GROUND FLOOR

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

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