CÔTIER HOUSE2

D U B A I I S L A N D S





IMTIAZ

WELCOME TO Côtier House 2

Côtier House 2 is a project deeply close to our hearts. It is a property that embodies the essence of Imtiaz Developments—a seamless blend of artistry, refinement, and an unparalleled living experience. As our most premium endeavour, it is the result of a true labour of love, meticulously crafted from land selection to every design detail.

Our vision is to transform Dubai Islands into a world-class waterfront destination, inspired by the sea's timeless allure and the elegance of marina living. Côtier House 2 offers the best of both worlds—tranquil sea views paired with Dubai's iconic skyline—delivering bespoke, sophisticated residences for those who seek the extraordinary.

Côtier House 2 is more than just a development; it is a work of art that we are proud to offer to those who seek the extraordinary.

Thank you for being part of our journey.

Masih Imtiaz CEO, Imtiaz Developments



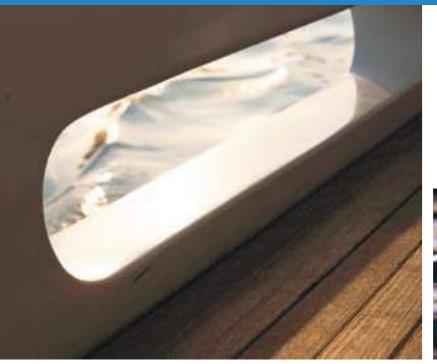


DESIGNEDFROM





The architectural concept of Côtier House 2 is an ode to the ocean—its undulating waves, the calming sea breeze, and the way light refracts and sparkles across the water's surface. The result is a property of design excellence, evoking the distinct sense of belonging thatonly a true 'home' can provide







Distinctive ocean-inspired curves.

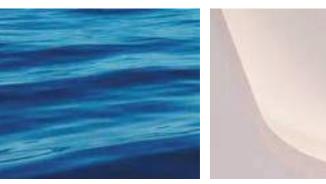








A feeling of belonging that only 'home' can provide.



WELCOME TO

DUBAI ISLANDS

The city's most eclectic shoreline

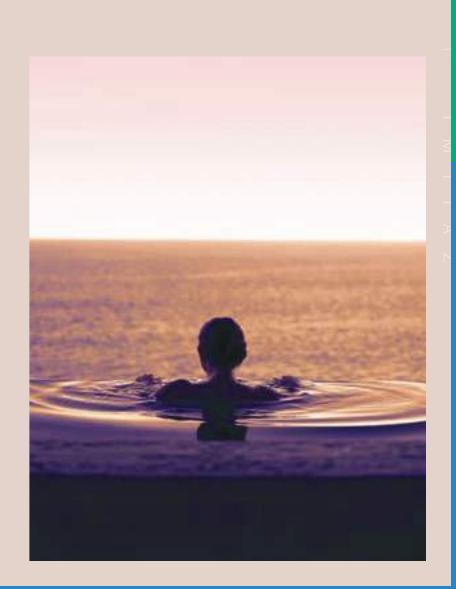






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To live on Dubai Islands is to be at the heart of a new marina-front icon.



SECLUDED, YET CONNECTED

Côtier House 2 makes you feel distant from the bustle of the city, but in this prime location, you are, in fact, just minutes from Dubai's most central business, travel and entertainment hubs.

10 Minutes

from Gold Souq Metro Station

24 Minutes

from Dubai World Trade Centre 20 Minutes

from Dubai International Airport

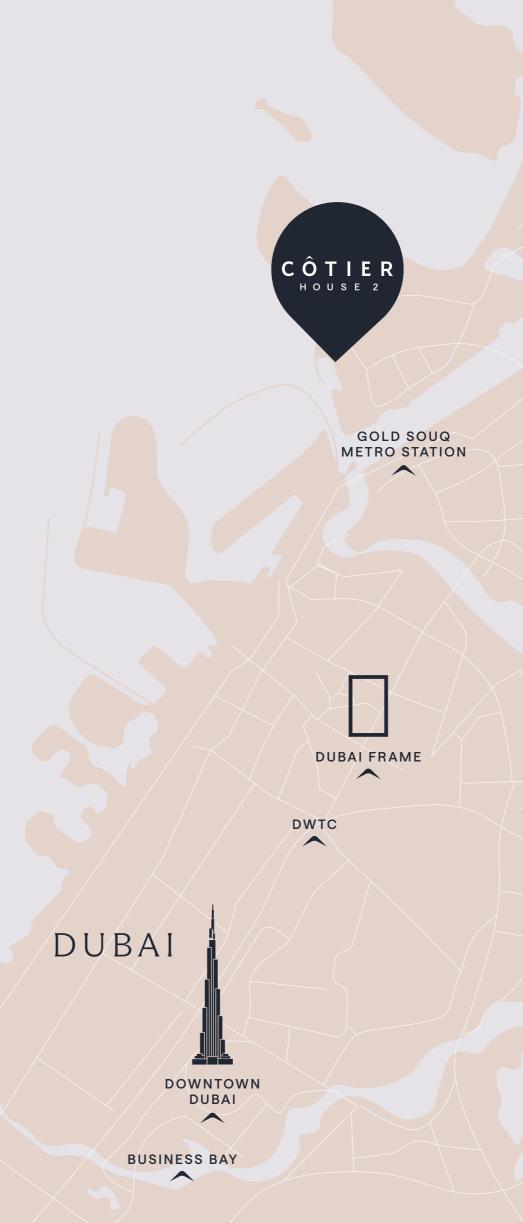
24 Minutes

from Downtown Dubai 20 Minutes

from The Dubai Frame

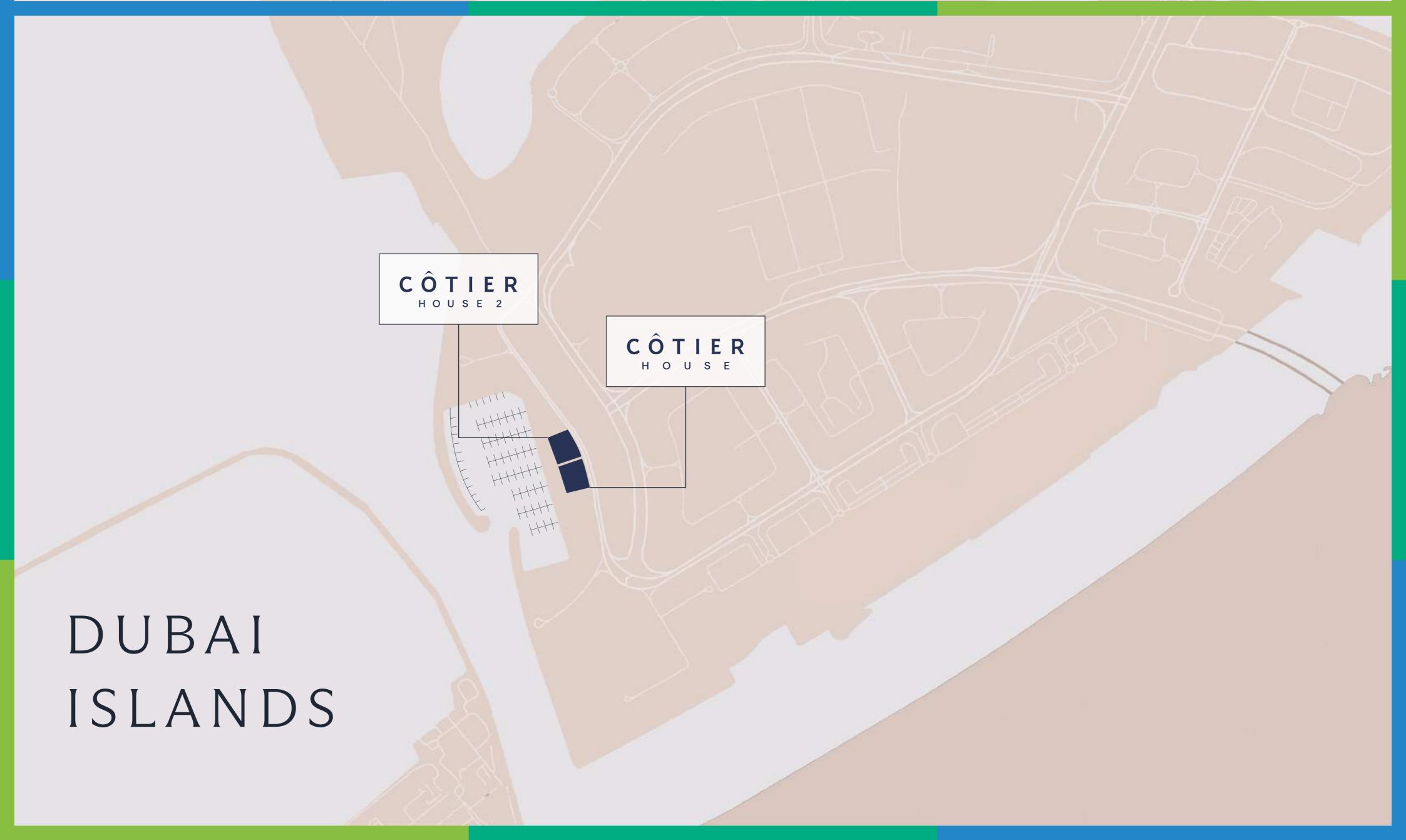
33 Minutes

from Business Bay



INTERNATIONAL AIRPORT





HOTELS & RESORTS

A total of 86 resorts and hotels across Islands A, B, C, and D.







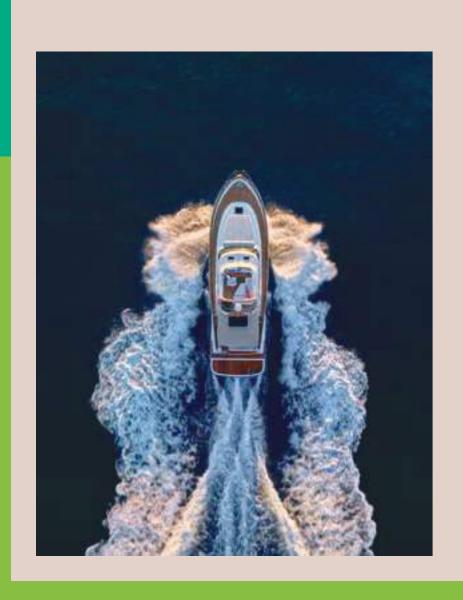
BEACH ACCESS

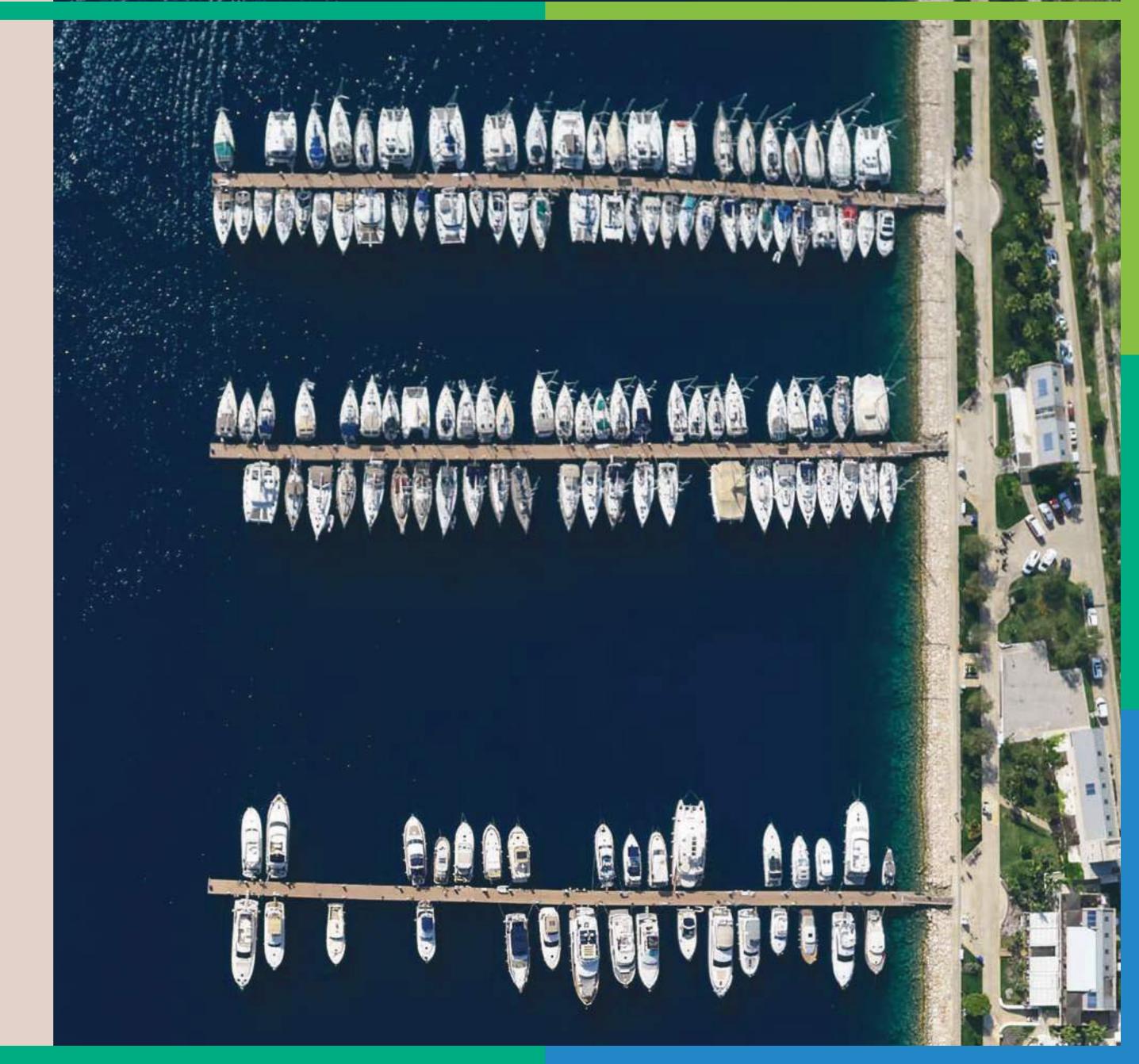
21-kilometre beach with Blue Flag Global Accreditation.



MARINAS

A total of 9 marinas, including 6 on Island A.







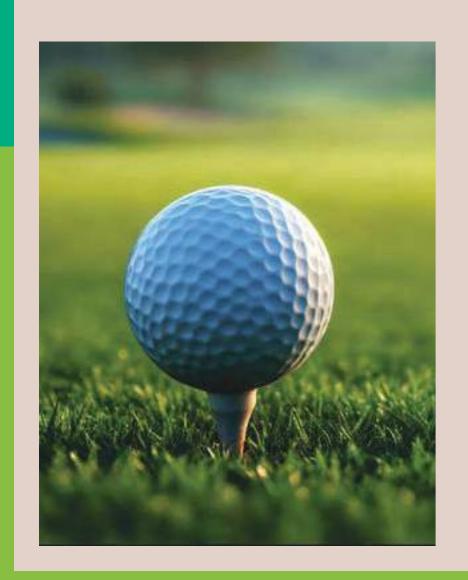
MALLS

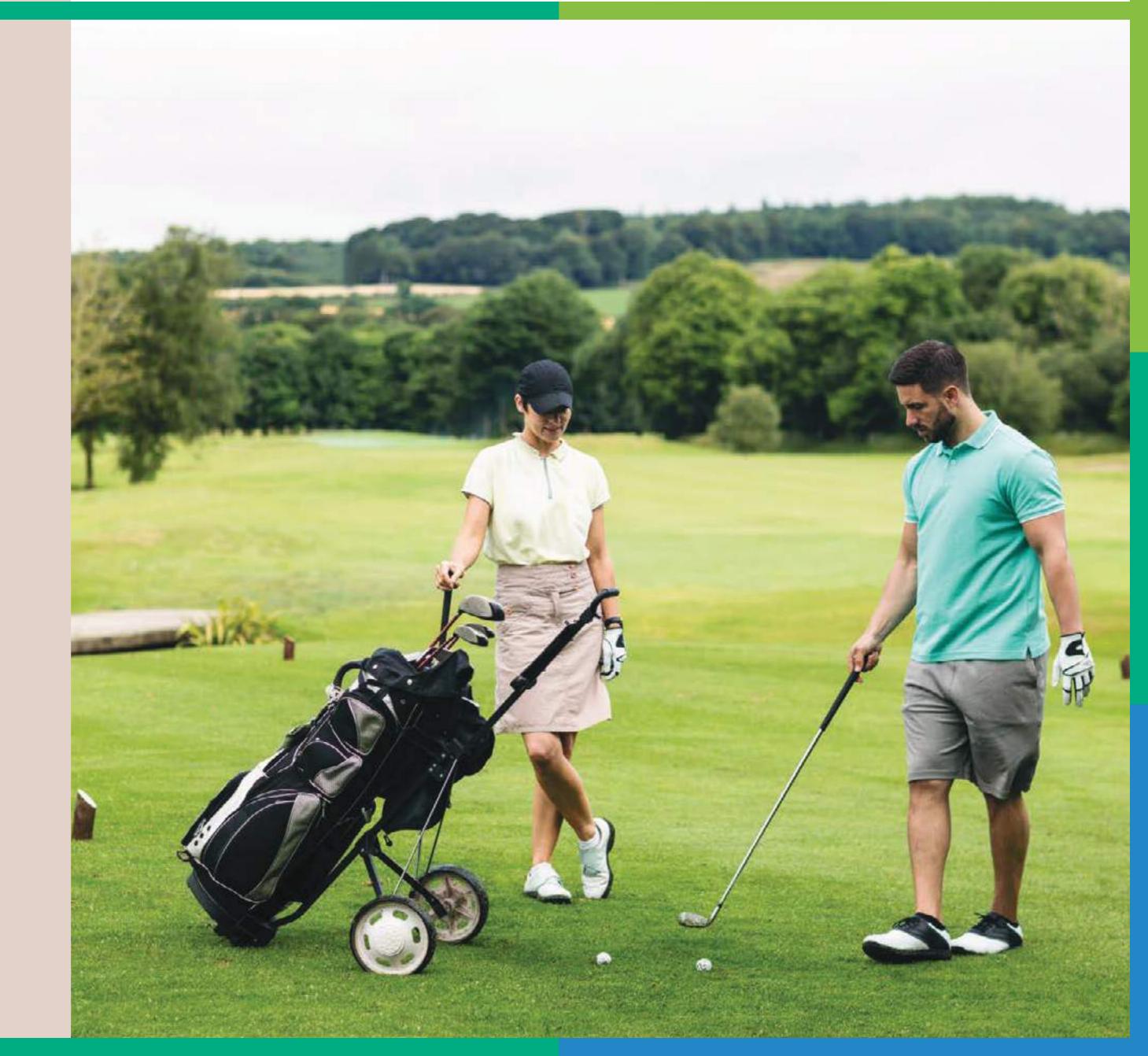
Located on Island A, the mall is designed for retail and entertainment.



GOLF COURSES

An 18-hole golf course on Island C & a 9-hole golf course on Island D.







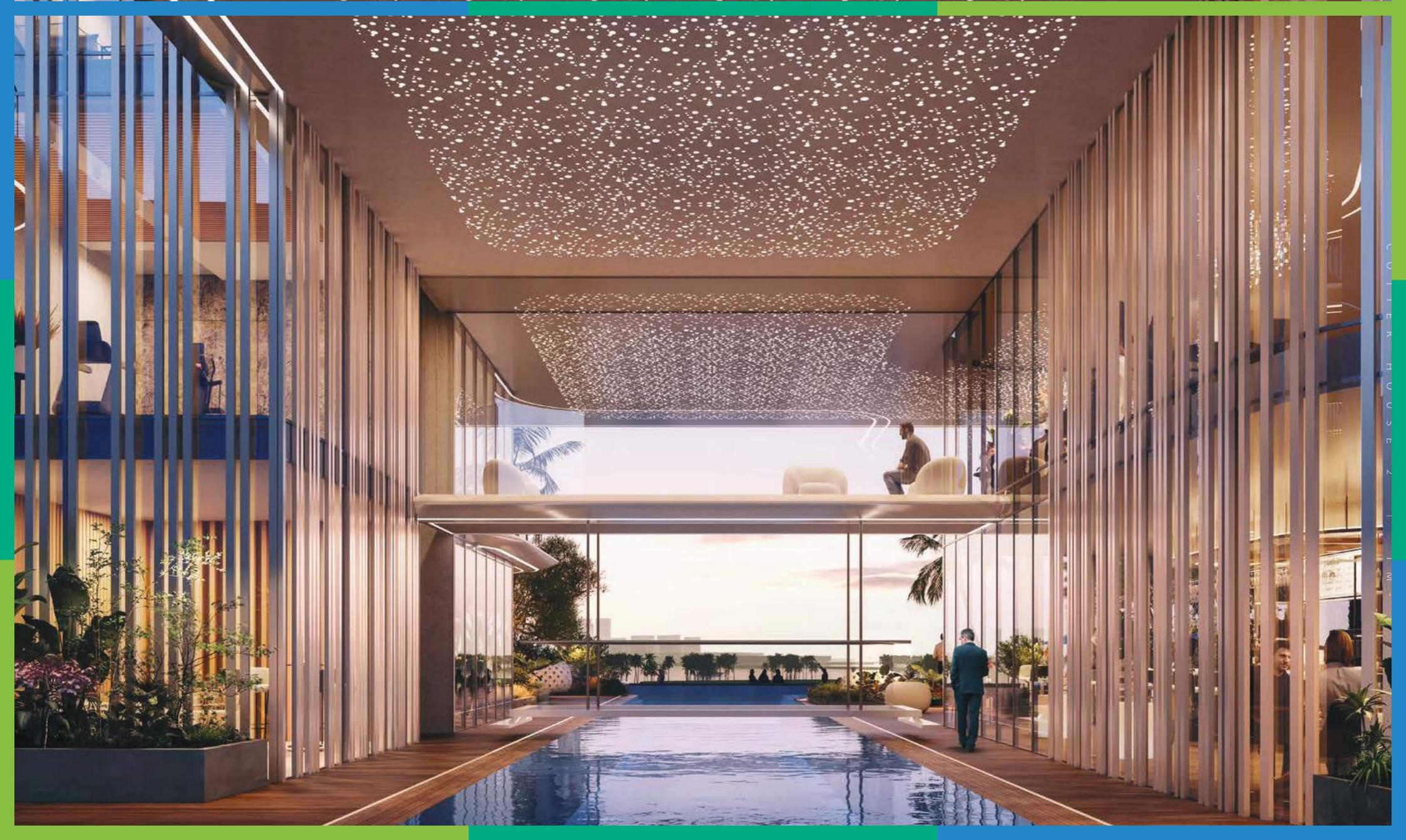


LIFESTYLE
EXPRESSED BY

LOCATION

LIVE STEPS FROM THE OCEAN









NEIGHBOURHOOD

MARINA-SIDE BLISS



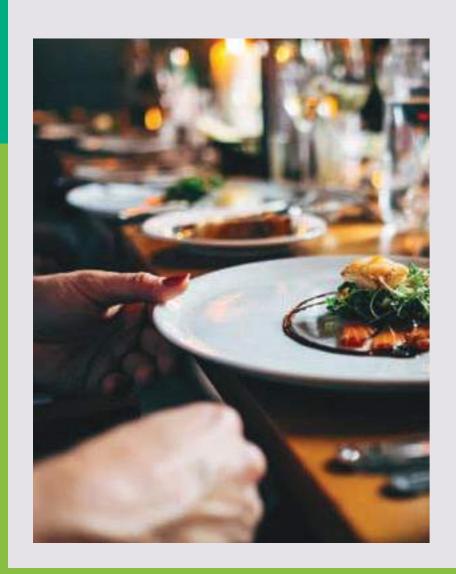


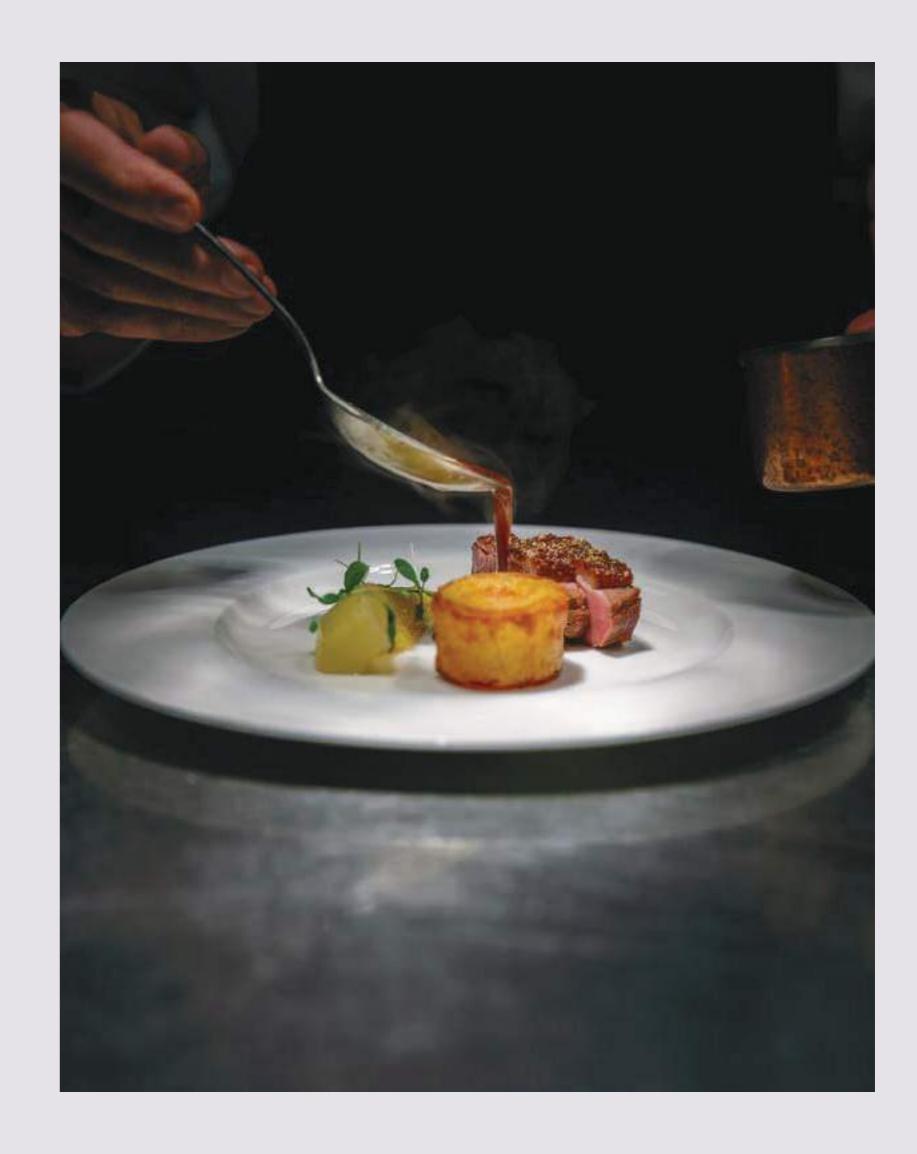


YOURS TO DISCOVER



EXPERIENCE
A RESORT-LIKE
ATMOSPHERE,
DEDICATED
TO YOUR
LEISURE AND
WELL-BEING.



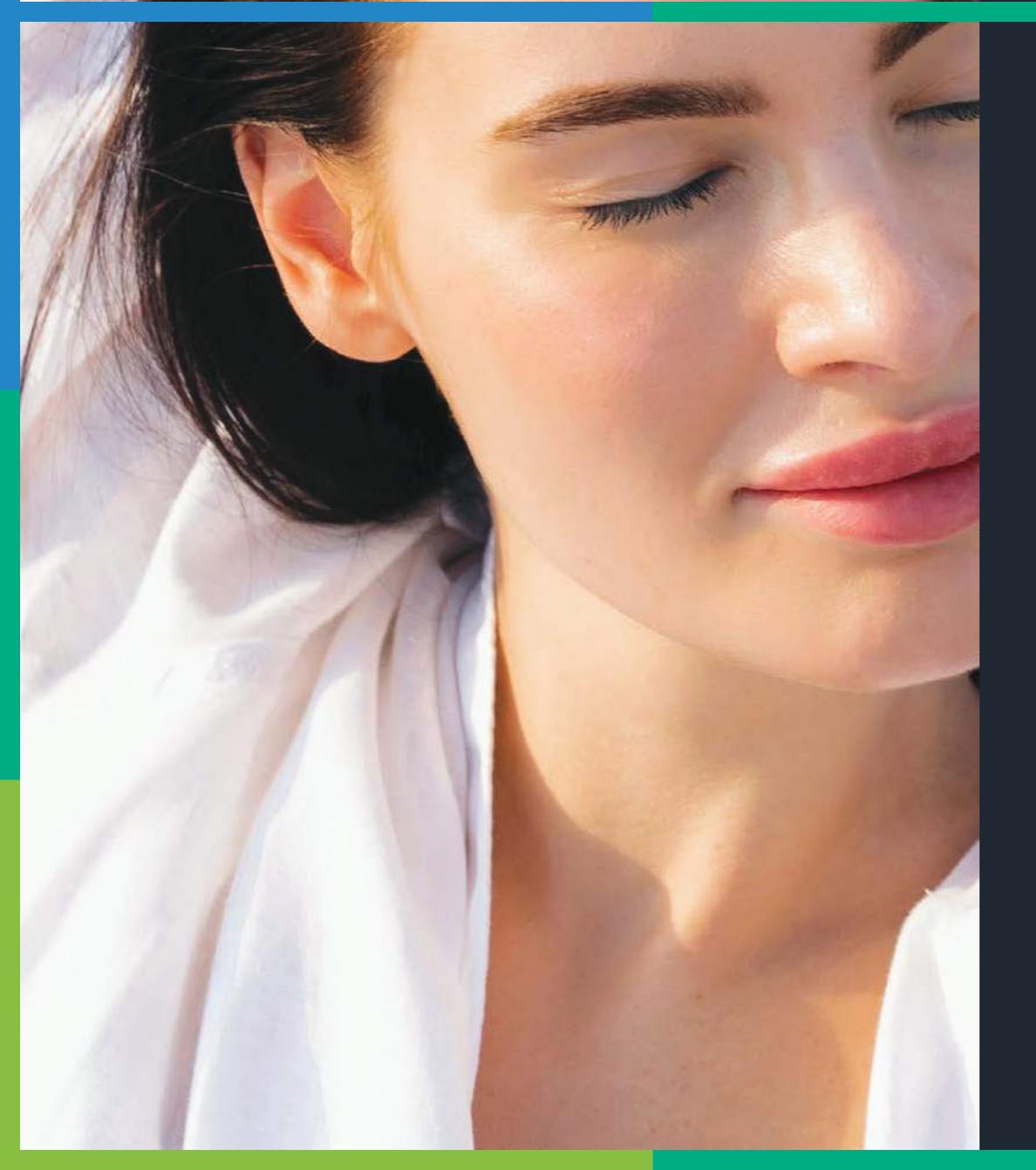












REVITALISE

RECHARGE

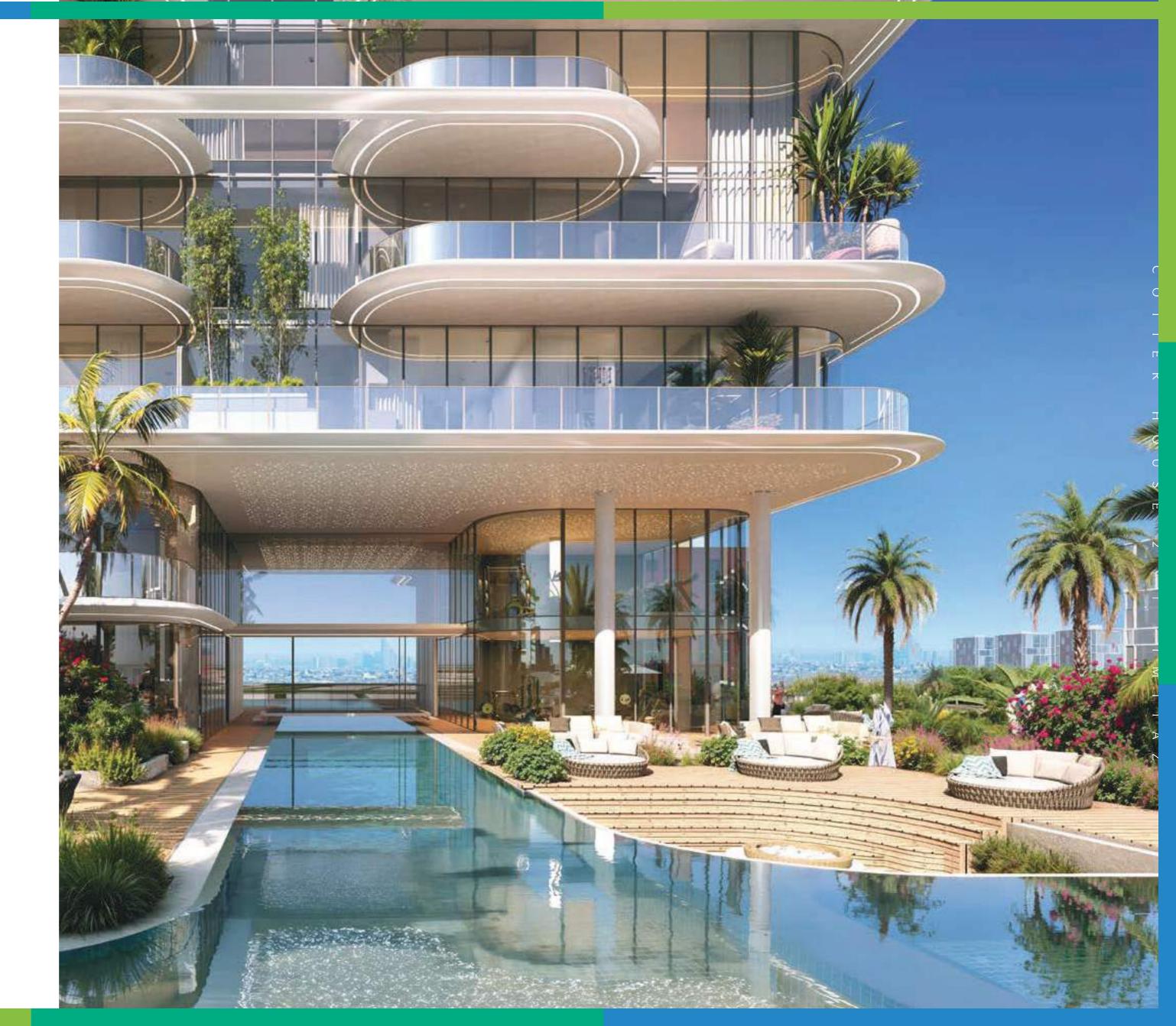
REIMAGINE

Cherish every moment of your marina lifestyle

The beauty of Côtier House 2 is found not only in the contemporary flow of its architecture and the plush refinement of its interiors, beauty is a further extended to the senses, emotions, and experiences that enrich the lives and everyday moments of its residents.

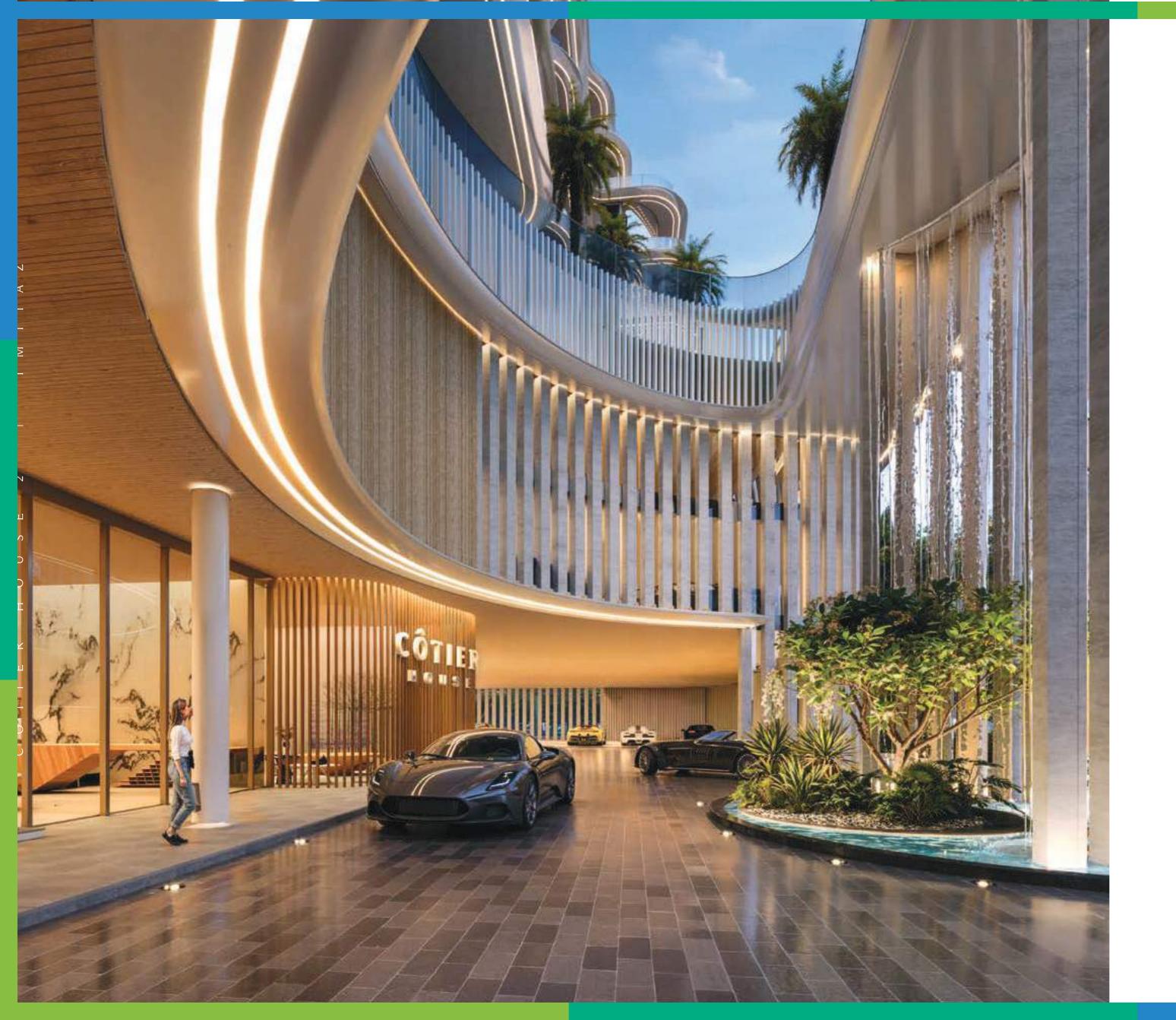
SWIMMING POOLS

A grand infinity pool extends the full width of the property's lower levels. A scene of unbridled tranquility that immerses guests in complete calm. Côtier House 2's full collection of swimming pools includes spaces to accommodate adults, families and children.



A FIRST-LINE MARINA FACING PROPERTY, WITH STUNNING VIEWS AND INTERCONNECTED PROMENADES.



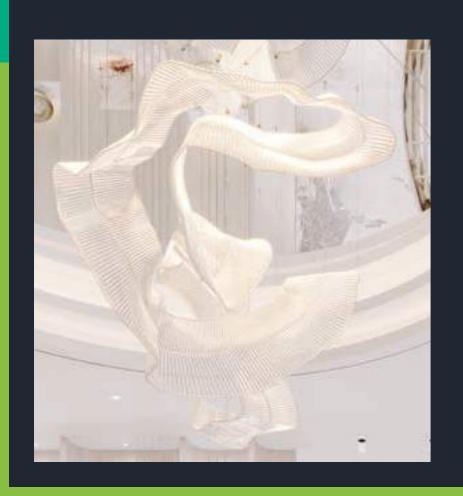


ENTRANCE LOBBY

A hotel style arrival welcomes guests to Côtier House 2, introducing them to enchanting interiors and soft furnishings—a curated formulation of texture, colour, and natural light.



Experience the perfect blend of elegance and functionality within the thoughtfully designed spaces at Côtier House 2. The lobby embodies seamless beauty and practicality, where every detail enhances comfort and timeless style.







CLUB HOUSE

Situated at the heart of Côtier House 2, the Clubhouse is a unique communal space where residents can socialise and reconnect. It is ideal for hosting friends and family, as well as networking with like-minded residents.







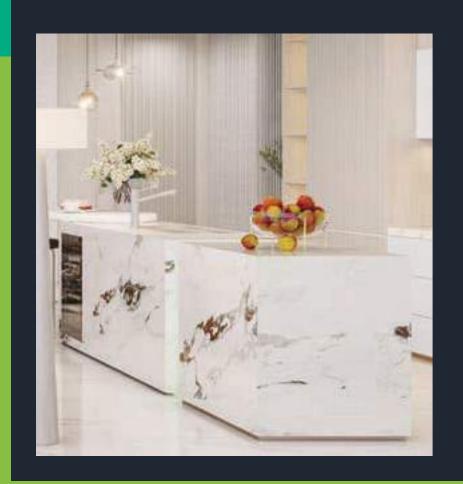
FITNESS

Côtier House 2 is a home dedicated to your well-being. With a state-of-the-art gym, residents have access to elevated workouts within moments of their homes.

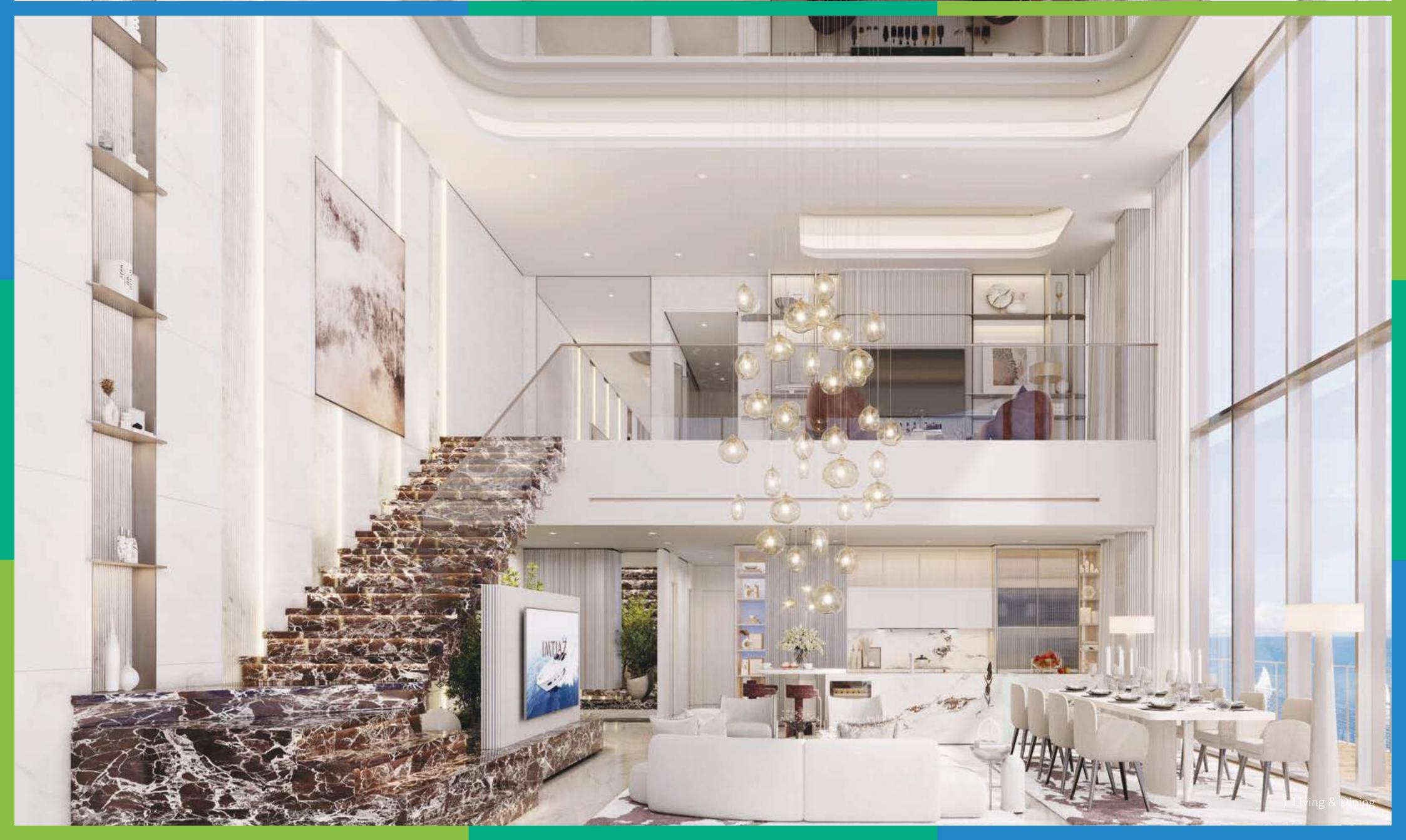




Discover the grandeur of 3-bedroom penthouses at Côtier House 2, where luxury meets versatility. Designed with precision, the expansive layouts and refined finishes create a harmonious balance of style, comfort, and practicality.



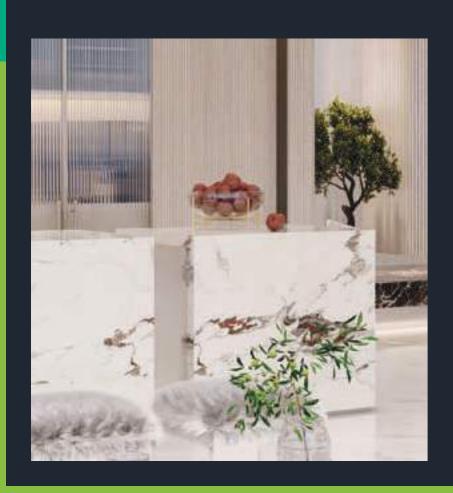








In the exclusive 3-bedroom penthouses at Côtier House 2, every detail is a blend of elegance and purpose. Thoughtfully curated materials enhance seamless functionality and timeless sophistication within the expansive and open spaces.









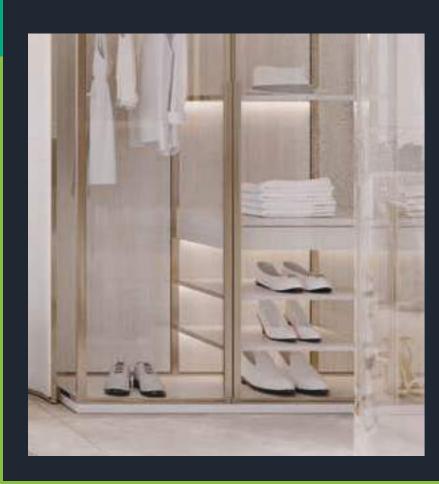
AN INVITATION TO LIGHT-FILLED SPACES AND BEAUTIFULLY CRAFTED FURNISHINGS

In the exclusive 1-bedroom residences at Côtier House 2, every detail embodies refined simplicity and purpose.

Meticulously chosen finishes elevate the ambiance, blending modern functionality

with timeless elegance in a beautifully

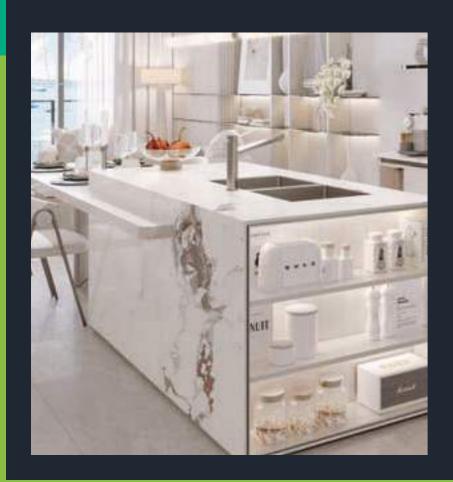
intimate space







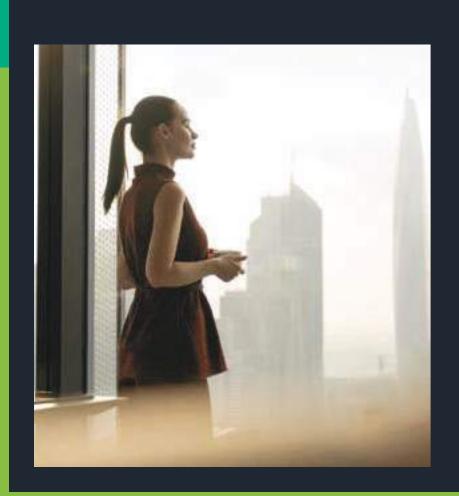
Inside the collection of apartments, duplex suites, penthouses, and terrace houses at Côtier House 2, each impeccable detail combines the intuitive and the beautiful. Carefully selected material palettes create seamless functionality, usability, and practicality within the open layout of each home.







Panoramic floor-to-ceiling windows invite natural light to flow effortlessly, reflecting and diffusing across the interiors. Every space is thoughtfully designed to enhance brightness, highlighting the refined material palette and bespoke furnishings bathed in

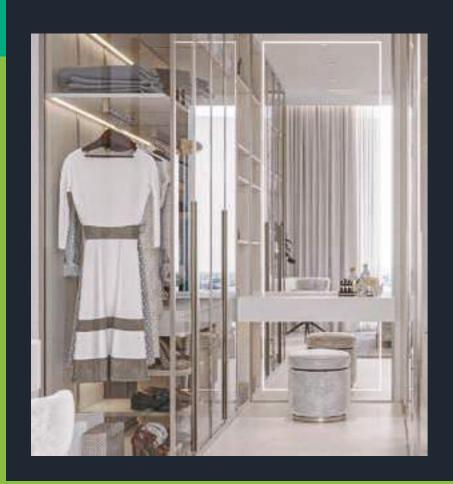


sunlight.





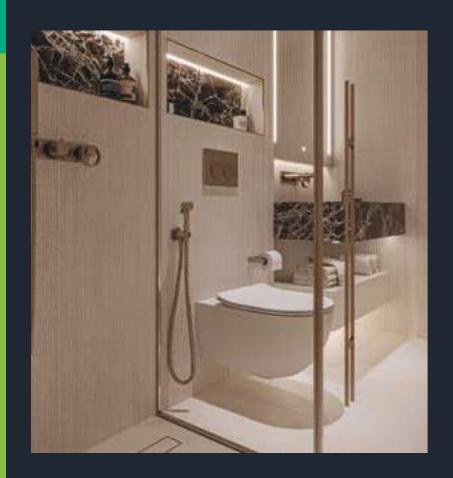
Experience the perfect blend of elegance and modernity in our spacious apartments. Designed to inspire, these residences offer seamless layouts, premium finishes, and thoughtful details that redefine luxury living. Privacy and comfort come standard, making every moment truly extraordinary.







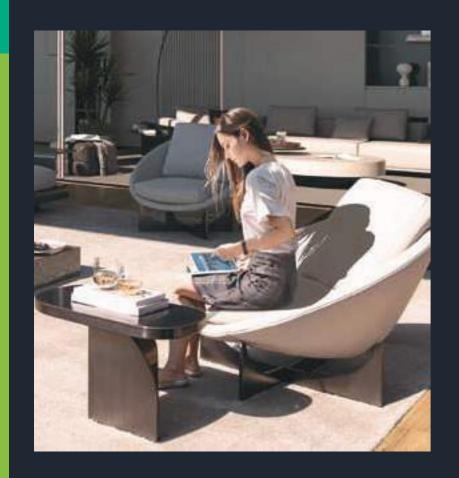
Smooth curves within intimate settings create a softness among the clean angular shapes that define our contemporary materials palette. Here, residents live in privacy and comfort down to every extraordinary detail.







Stretching wide with effortless grace, the balcony unveils an uninterrupted panorama of the sea—a sanctuary where elegance meets the infinite. Here, every moment is embraced by the soothing whispers of the waves and the boundless beauty of the horizon.







BRANDED FEATURES

Côtier House 2 is home to the world's finest brands. Miele delivers precision-engineered kitchen appliances, Gessi offers Italian luxury in bathroom fixtures, Villeroy & Boch combines elegance with durability in sanitaryware, and Amazon Alexa provides effortless smart home control. Together, they elevate every detail of your living experience.









IMTIAZ

WE ENVISION EVERY PROPERTY WE CREATE AS A NEW CANVAS, EACH FILLED WITH THE POTENTIAL TO BECOME A TIMELESS MASTERPIECE.

Each project is a transformative journey, meticulously crafted to achieve perfection. We reimagine landscapes, redefine skylines, and enhance the lives of residents and their communities. Guided by an uncompromising commitment to excellence, we create spaces that set new standards for what it means to feel at home—whether in Dubai or anywhere in the world.

CÔTIER

HOUSE 2

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