

# SUNSET BAY 3

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.







# DUBAIS ISLANDS





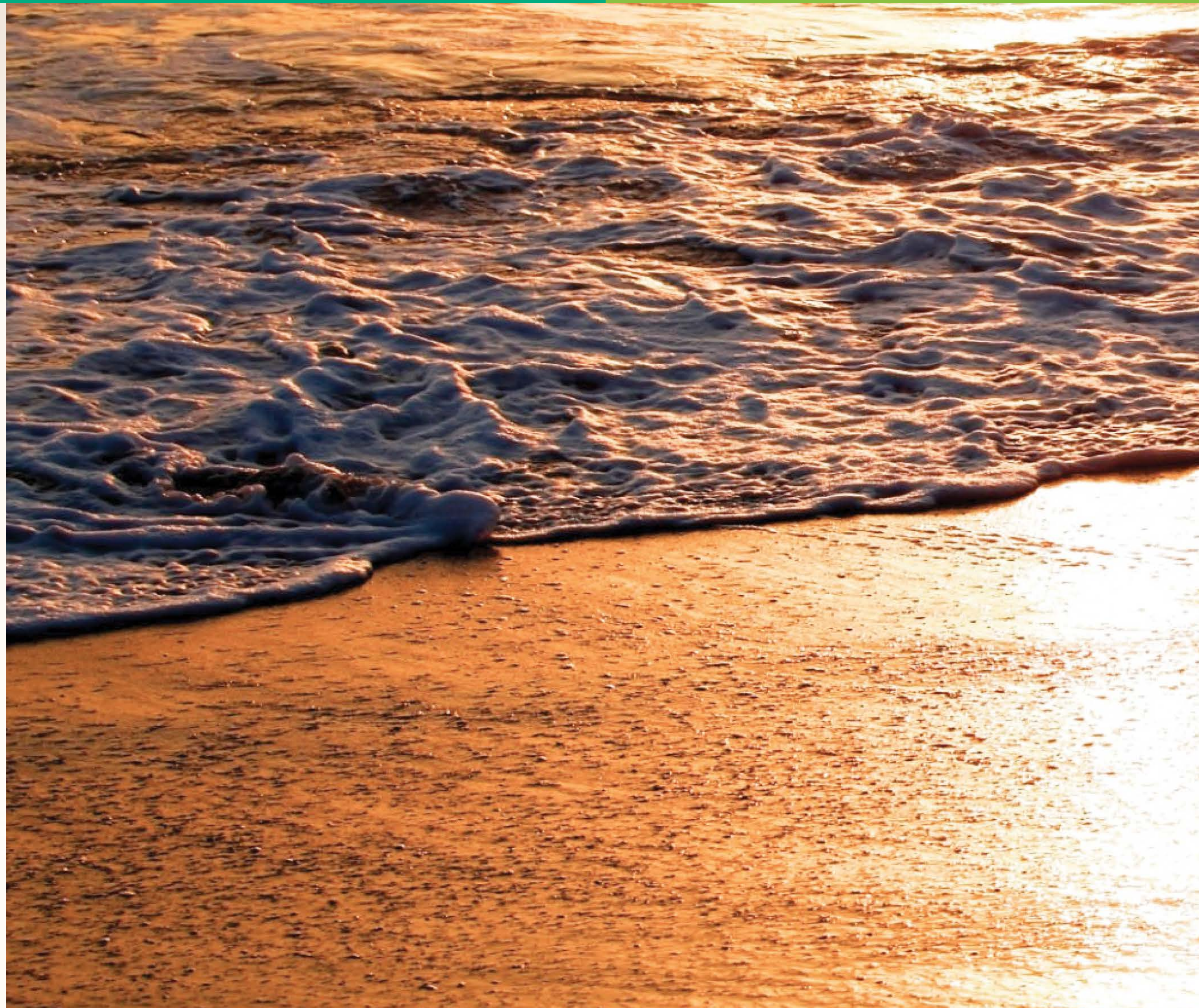
# EXPERIENCE *DUBAI ISLANDS*

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.





An aerial photograph of the Dubai Islands development, showing five artificial islands (A, B, C, D, E) in the Persian Gulf. The islands are connected by a network of bridges and causeways. Island A is the largest and most developed, featuring a dense urban layout with numerous buildings and green spaces. Islands B, C, D, and E are smaller and more sparsely developed, with some greenery and infrastructure visible. The surrounding water is a deep blue, and the Dubai skyline is visible in the background.

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.





SERENE WHISPERS





SUNSET BAY 3



# 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





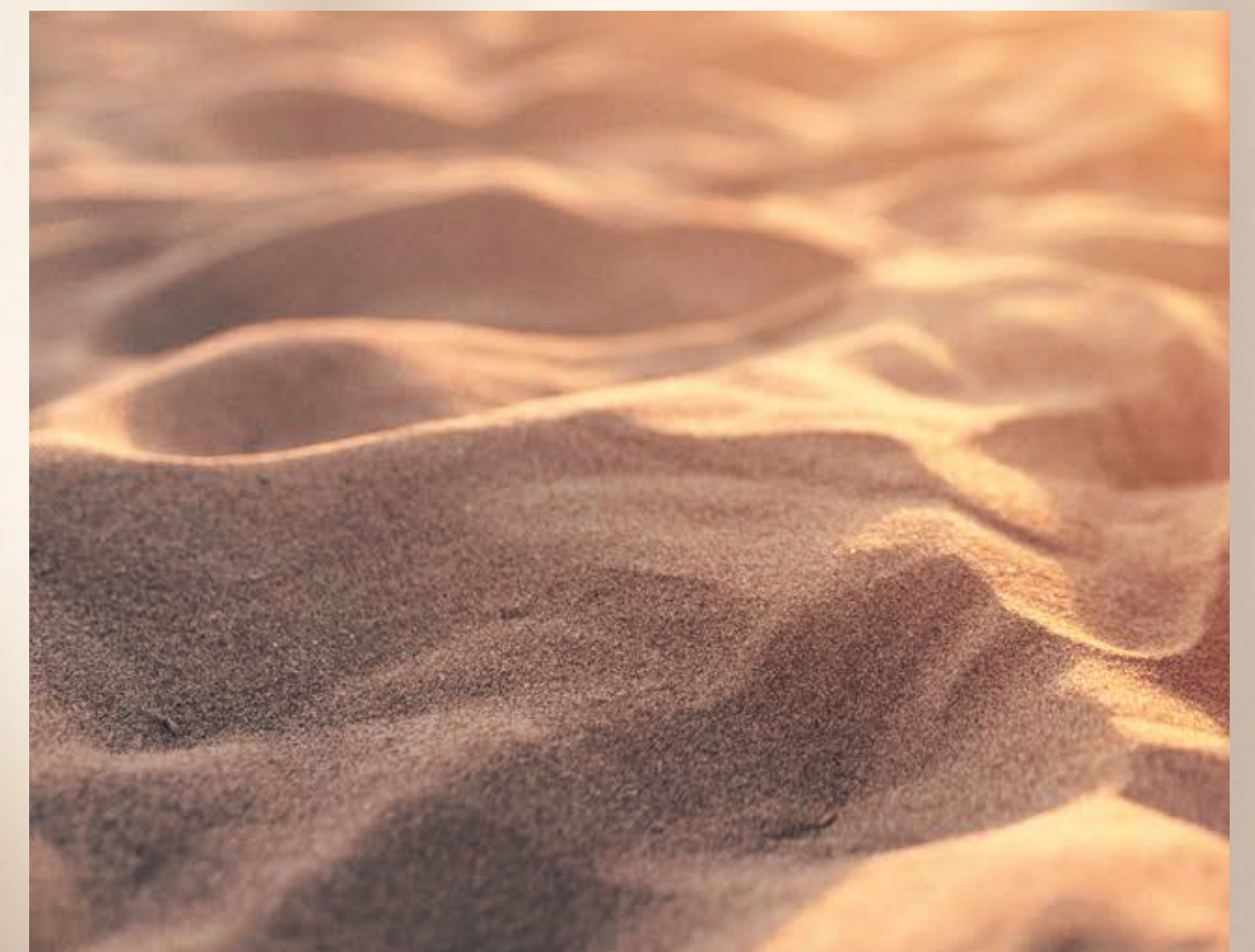






# BEACH *ACCESS*

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





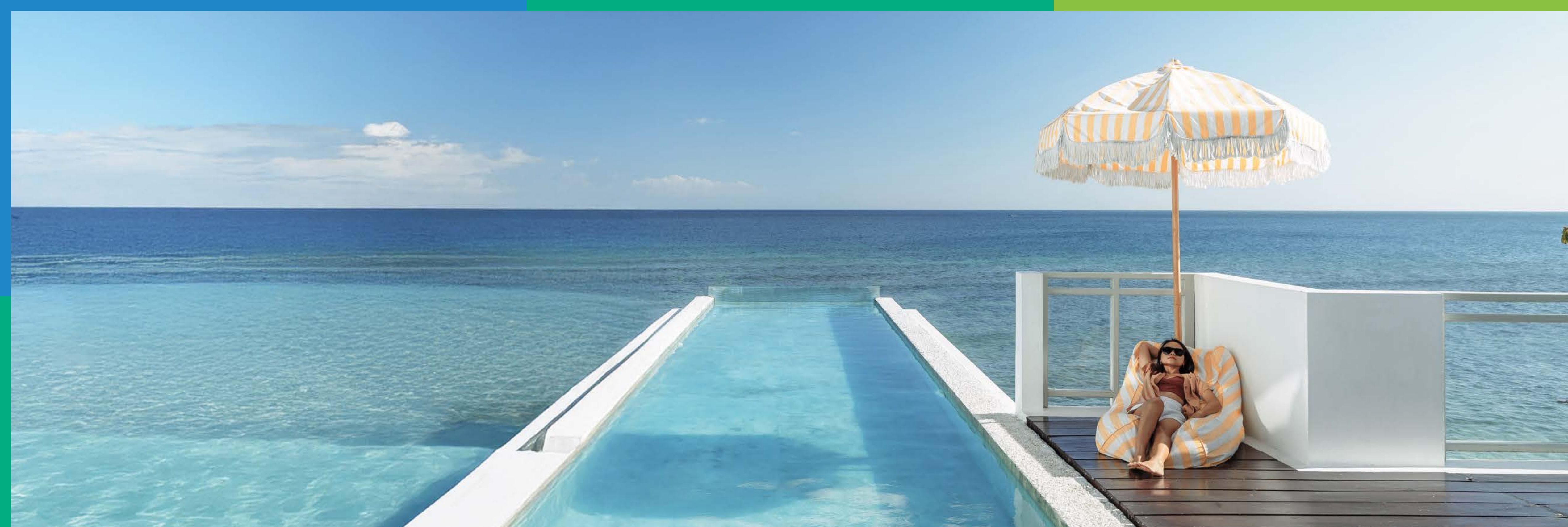


# MARINA

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 COURSE

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.



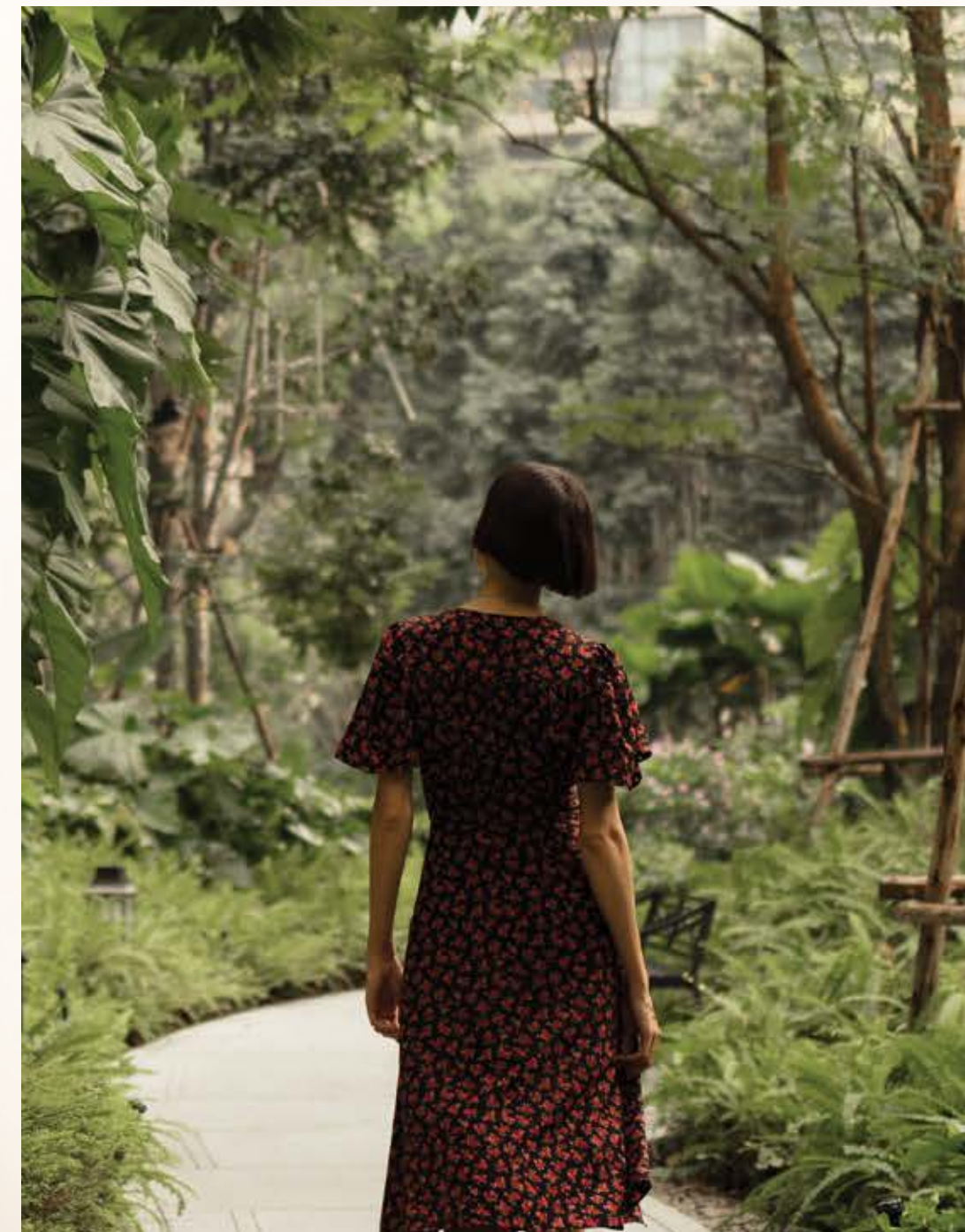






# URBAN *WOODS*

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

Water Lounges

Outdoor Shower

Floating Islands

Jacuzzi

Sunken Lounge

Kids' Playground

Outdoor Yoga

Private Terrace

Water Feature

Ping Pong Table

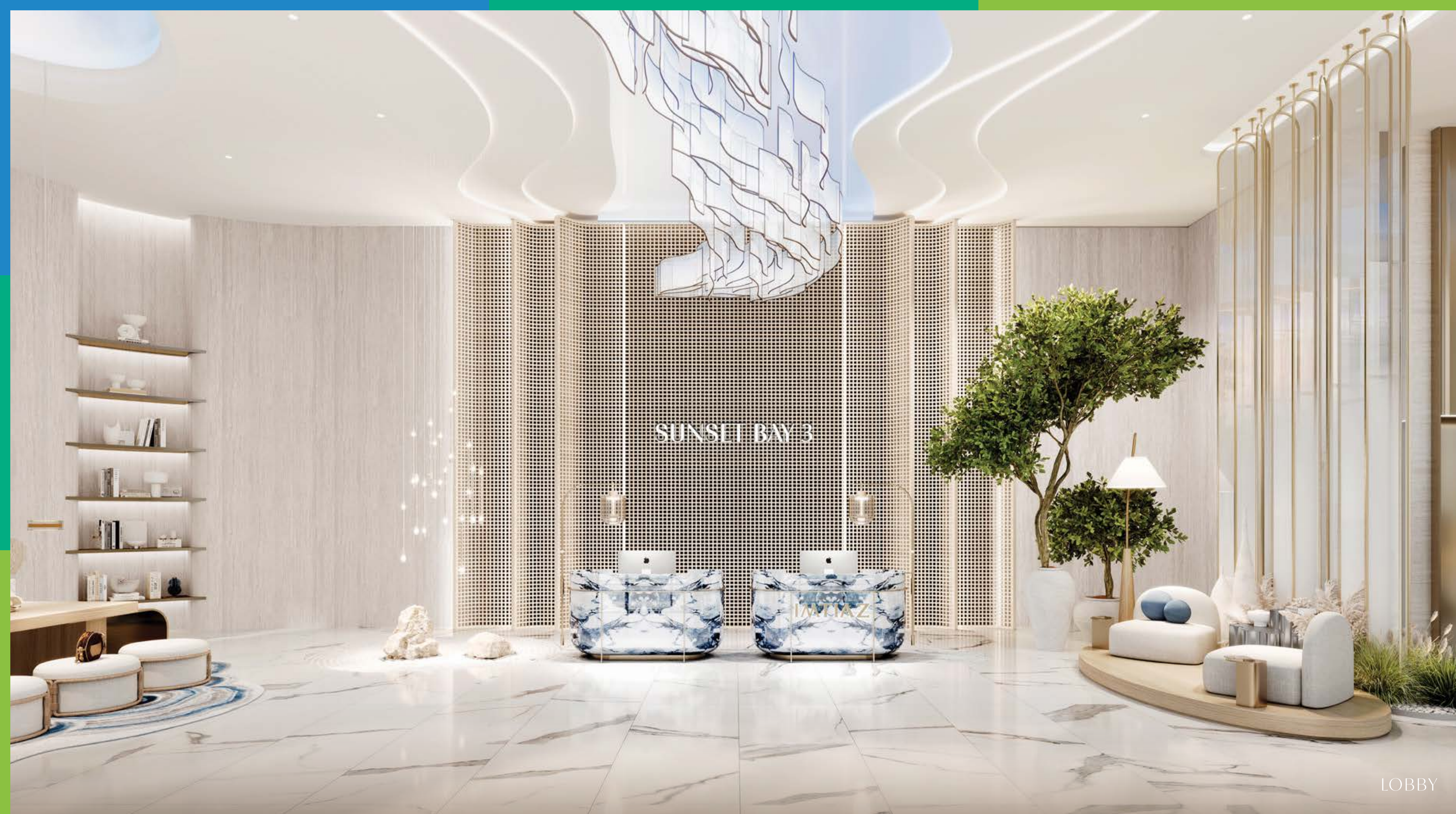
Clubhouse

Gym











# 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

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



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.





 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 - 30 Units

2 Bedrooms - 32 Units

3 Bedrooms - 1 Units

## SIZE RANGE

1 Bedroom - From 942 Sq. Ft. to 1047 Sq. Ft

2 Bedrooms - From 1347 Sq. Ft. to 2193 Sq. Ft

3 Bedrooms - From 2058 Sq. Ft. to 2058 Sq. Ft.



# CONFIGURATION



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



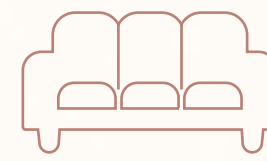
# BRANDED *FEATURES*



STEPS AWAY  
FROM THE BEACH



PROXIMITY TO  
PREMIER MALLS



FULLY FURNISHED  
WITH BESPOKE INTERIORS



EV CHARGING  
STATIONS



STEPS AWAY  
FROM THE PARK

**Miele**

**GESSI<sup>®</sup>**

  
**Villeroy & Boch**  
1748

**alexa**  




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## IMTIAZ

A JOURNEY TO PERFECTION