



FACTSHEET

SUNSET BAY 3

AT DUBAI ISLANDS

FS
REAL ESTATE
STAY AHEAD, INVEST SMART

db
DUBRICKS
POSSIBILITIES ARE LIMITLESS

IMTIAZ

PROJECT OVERVIEW

Name:

Sunset Bay 3

Location:

Dubai Islands

Developer:

IMTIAZ Developments

Project type:

Residential

ABOUT *SUNSET BAY 3*

Sunset Bay 3 by Imtiaz, nestled within the captivating Dubai Islands. This exclusive destination places you just moments from the beach, where vast ocean views and the beauty of each sunrise and sunset define your days. Each element from its striking façade to the rooftop retreat—is designed to bring the serenity of the coast into everyday life, creating an elevated experience by the water.



An aerial photograph of a coastal development at sunset. The foreground shows a paved promenade with palm trees and a modern building with large glass windows. The middle ground is a large marina filled with numerous boats docked at wooden piers. In the background, a city skyline is visible across the water under a hazy, orange-tinted sky.

AN ICON OF *COASTAL ELEGANCE*

9 MARINAS

BREATHTAKING SUNSET VIEWS

86 RESORTS & HOTELS

2 GOLF COURSES

21 KM BEACHFRONT

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

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 |



PAYMENT *PLAN*

| | | | |
|---|--|---|---|
| ① 20% MARCH, 2025 ON BOOKING | ② 5% 15 TH JUNE, 2025 | ③ 5% 15 TH OCTOBER, 2025 | ④ 10% 15 TH FEBRUARY, 2026 |
| ⑤ 10% 15 TH JUNE, 2026 | ⑥ 10% 15 TH OCTOBER, 2026 | ⑦ 40% FEBRUARY, 2027 ON COMPLETION | |

UNIT *DETAILS*

| Units Available | No. of Units | Size Range Sq. ft | |
|-----------------|--------------|-------------------|---------|
| | | Minimum | Maximum |
| 1 Bedroom | 30 | 943.92 | 1047 |
| 2 Bedroom | 32 | 1347.64 | 2193.39 |
| 3 Bedroom | 1 | 2058.06 | 2058.06 |

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AT DUBAI ISLANDS

FOR MORE INFORMATION PLEASE CONTACT



REAL ESTATE

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IMTIAZ

A JOURNEY TO PERFECTION