



# SUNSET BAY

DUBAI ISLANDS

IMTIAZ





# A LIFE PAINTED IN SUNSETS

Welcome to Sunset Bay by Imtiaz, a residence promising a lifestyle as captivating as its namesake. Here, life flows effortlessly from the brilliance of dawn to the serenity of dusk.

Begin your mornings by the water, savour life at an unhurried pace in an apartment crafted for you, with the world's best amenities within reach. And as the sun dips below the horizon, let the hues of sunset welcome you home.





# SUNSET BAY





# AN ICON OF COASTAL ELEGANCE

Sunset Bay embodies the spirit of modern coastal living, a masterpiece of architecture that harmoniously blends elegance with coastal charm.

Featuring sweeping terraces, airy balconies, and expansive views, the building is crafted to celebrate the beauty of its natural setting. Each element, from its striking façade to the rooftop retreat, is designed to bring the calm of the coast into everyday life, creating an elevated experience by the water.







THE SKY  
UNFOLDS  
IN  
COLOURS  
DEEP







WHERE GOLD  
AND CRIMSON  
GENTLY SWEEP





# SUNSET BAY

REFLECTIONS  
BY THE SEA



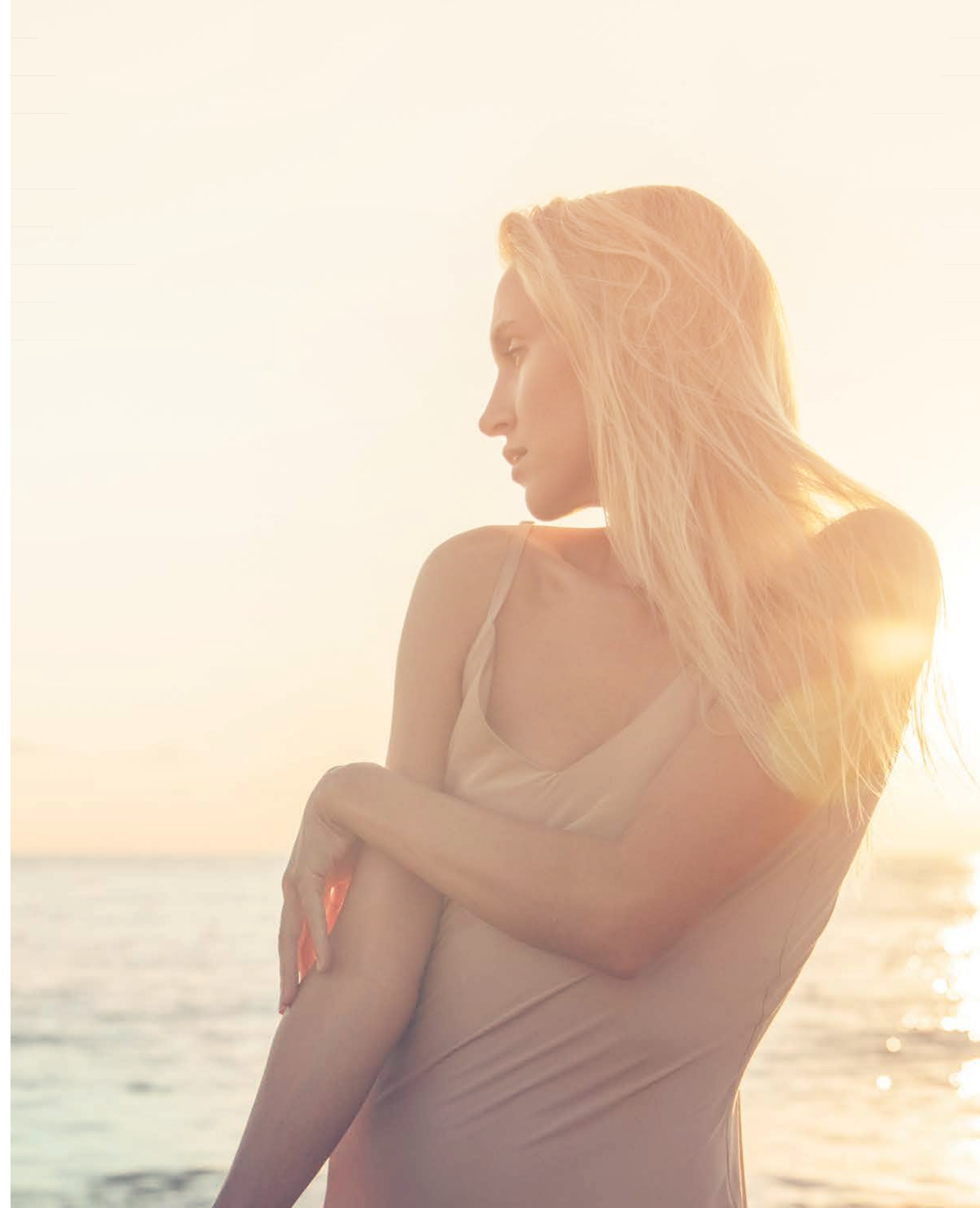


IN THIS  
LIGHT,  
A PROMISE  
GROWS





A HOME  
WHERE  
CALM  
AND  
COMFORT  
FLOW





# FRAMED BY SKY AND ENDLESSSEA















LIVING ROOM





LIVING ROOM





BEDROOM



# THE PENTHOUSE EXPERIENCE







PENTHOUSE - LIVING ROOM





PENTHOUSE - KITCHEN AREA





PENTHOUSE - MASTER BEDROOM



# FAMILY FRIENDLY AMENITIES

OUTDOOR DINING / BBQ AREA

PRIVATE TERRACE

MEETING AREA

WATER FEATURE

PING PONG TABLE

CLUBHOUSE

GYM







# ROOFTOP AMENITIES

—— OUTDOOR DINING / BBQ AREA

—— SEATING ZONE

—— MEETING AREA

—— OUTDOOR CINEMA

—— WATER LOUNGES

—— OUTDOOR SHOWER

—— FLOATING ISLANDS

—— JACUZZI

—— SUNKEN LOUNGE

—— KIDS' PLAYGROUND

—— PING PONG TABLE

—— OUTDOOR YOGA



# UNIT TYPES AND SIZES

## APARTMENTS

1 Bedroom - 32 Units

2 Bedrooms - 32 Units

3 Bedroom Penthouse + 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







# 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



# CONFIGURATION



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



# IMTIAZ

A JOURNEY TO PERFECTION

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