



# 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*



A high-angle, architectural rendering of a modern residential building. The building features multiple levels with curved balconies and balconies with glass railings. The balconies are furnished with lounge chairs, tables, and potted plants. A woman is sitting on a balcony in the foreground, and other people are visible on balconies further up. The building is set against a backdrop of a city skyline, a body of water with several boats, and a clear blue sky. The overall atmosphere is bright and sunny.

IN THIS  
*LIGHT,*  
A PROMISE  
*GROWS*





A HOME  
WHERE  
CALM  
AND  
COMFORT  
FLOW





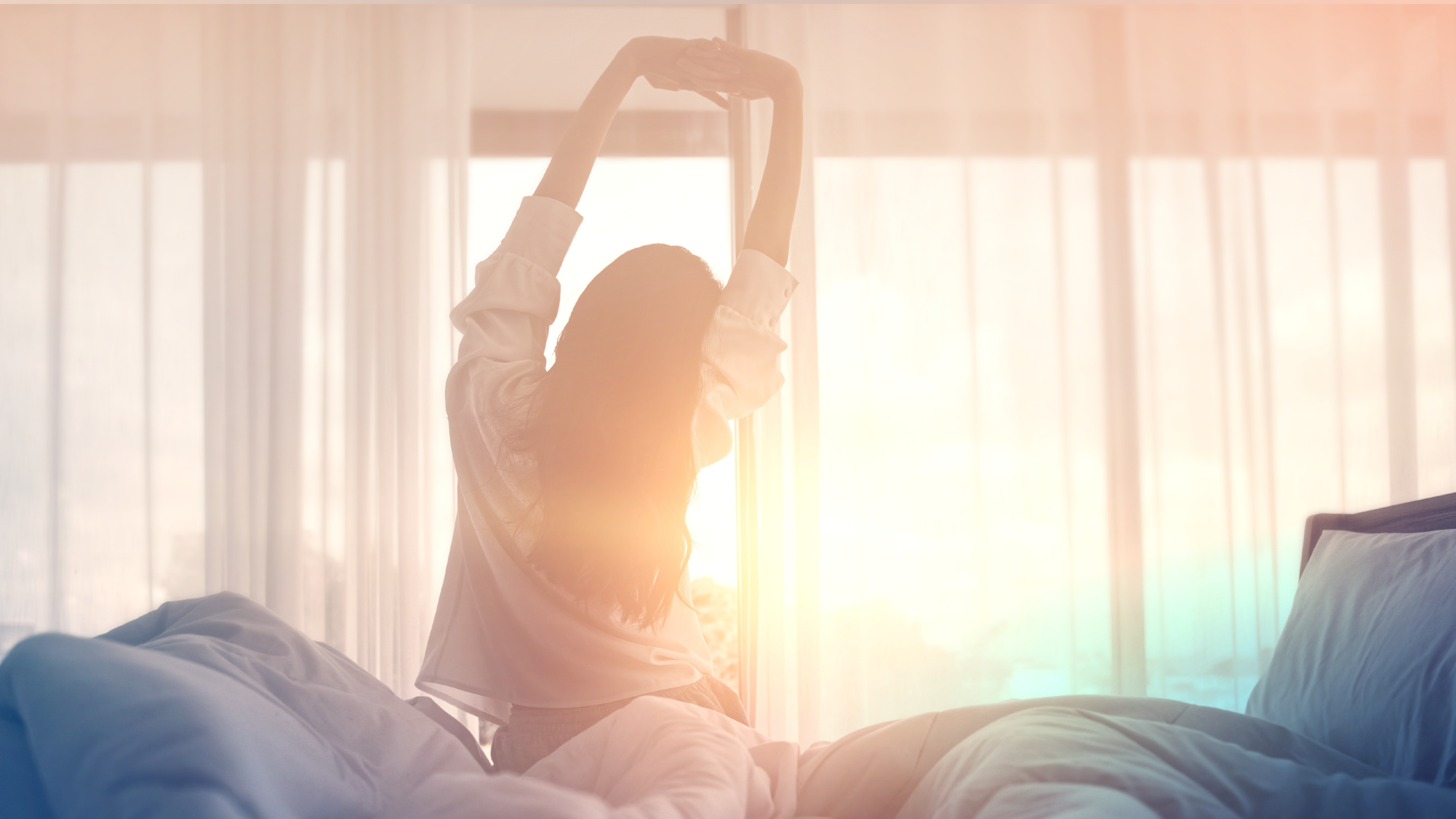
FRAMED BY SKY  
AND ENDLESS SEA















LIVING ROOM





LIVING ROOM





BEDROOM



THE  
*DUPLEX*  
*EXPERIENCE*







DUPLEX - LIVING ROOM





DUPLEX - KITCHEN AREA





DUPLEX - 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





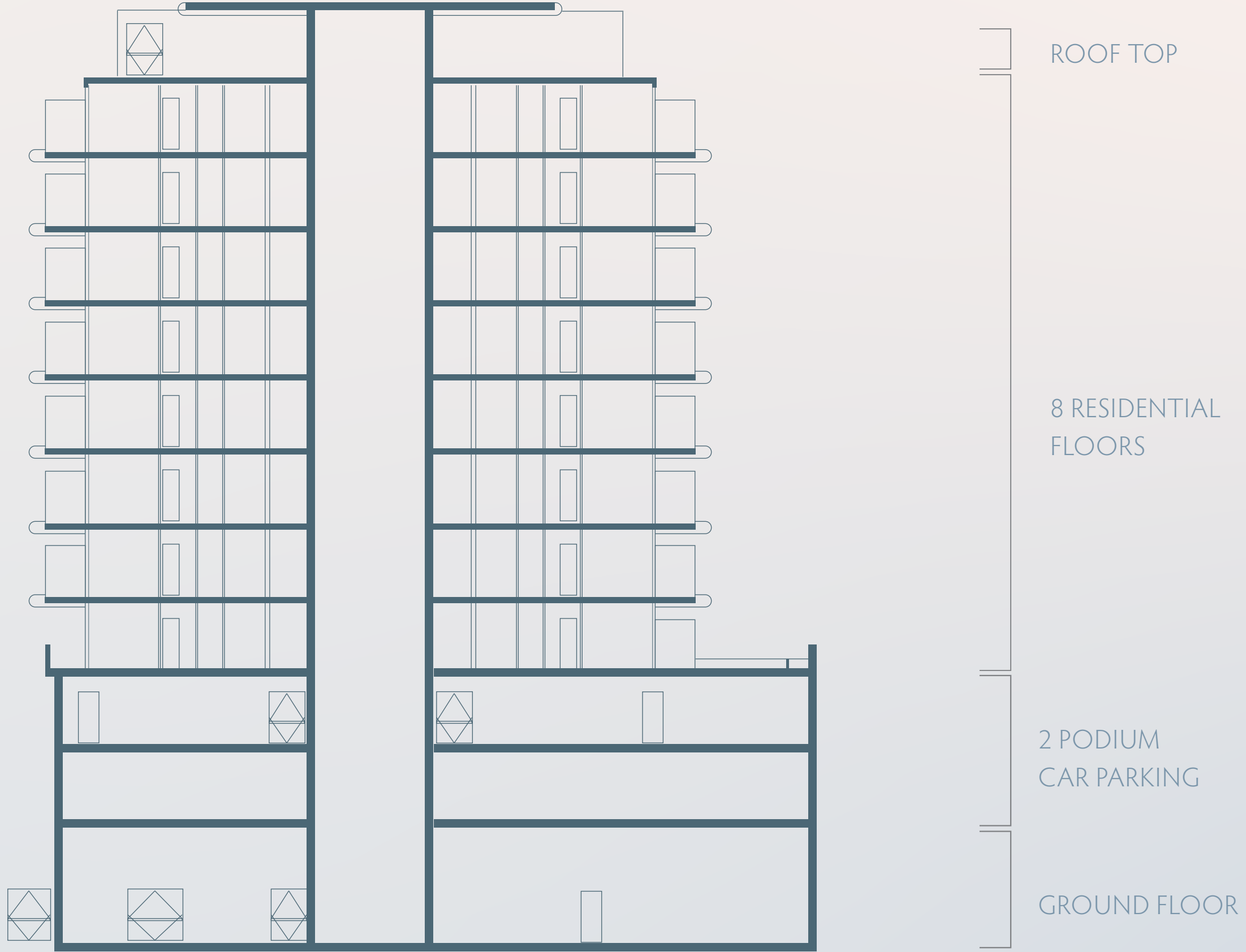


# LOCATION OVERVIEW

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

[imtiaz.ae](http://imtiaz.ae) | [info@imtiaz.ae](mailto:info@imtiaz.ae)

800 IMTIAZ (468429)