



SUNSET BAY

CHANNEL PARTNER BRIEFING

IMTIAZ

WHY IMTIAZ?

30+ Years of Expertise:

With nearly three decades of regional presence through our construction division, we've built a legacy grounded in quality and integrity.

10+ Years in Dubai:

A decade of delivering successful projects and earning the trust of clients in one of the world's most vibrant real estate markets.

18 Projects:

A proven track record with 16 projects, each reflecting our commitment to detail and client-centered design.

Fully Furnished, Ready-to-Move Units:

High-quality, thoughtfully designed apartments that offer the ultimate convenience and a modern, elegant living experience.

High Standards & Quality Assurance:

Unwavering dedication to excellence in construction, finishes, and craftsmanship.

Exceptional Value for Money:

Offering a balance of quality and affordability, providing both great investment potential and premium living.



SUNSET BAY

Beach Walk Grand offers a lifestyle like no other. Nestled within the captivating Dubai Islands, this exclusive destination places you just moments from the beach, where the vast ocean becomes your daily view.

Investing in Dubai Islands provides an unparalleled opportunity for both elegant living and smart financial growth. With a wide variety of waterfront residences, diverse housing options, and world-class amenities, it promises a refined lifestyle experience.

Project Details:

Launch date : **November, 2024**
Handover date : **Q4, 2026**
Location : **Dubai Islands**



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



WHY DUBAI ISLANDS

- Islands lifestyle is number one in the world
- First water front golf destination
- Culture and Heritage
- Premium tourist destination (Holiday Homes)
- Close to the city



NEW CHAPTERS BEGIN AT THE SHORE



Breathtaking
Sunset Views



21 KM
Beachfront



86 Resorts &
Hotels

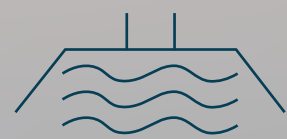


9 Marinas



2 Golf Courses

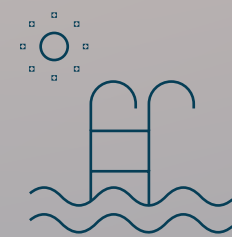
AMENITIES & FACILITIES



PRIVATE
POOLS



ZEN
GARDEN



INFINITY
POOL



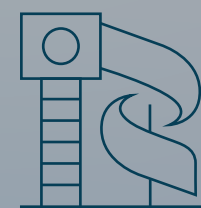
BBQ
AREA



OUTDOOR
YOGA RETREAT



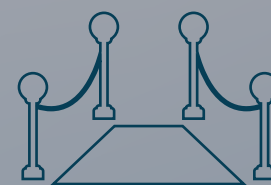
CLUB
ROOM



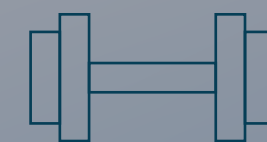
KIDS
PLAY AREA



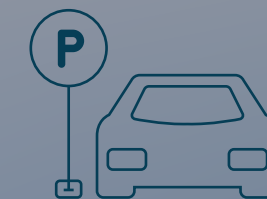
ROOFTOP
GARDEN



24/7
SECURITY



INDOOR &
OUTDOOR GYM



EXTRA VISITOR
PARKING

BRAND & FEATURES



2 MIN WALK
TO THE BEACH



OPPOSITE
THE MALL



FULLY FURNISHED
WITH CUSTOM FURNITURE



ELECTRIC VEHICLE
RECHARGE STATION

Miele

GESSI®


Villeroy & Boch
1748

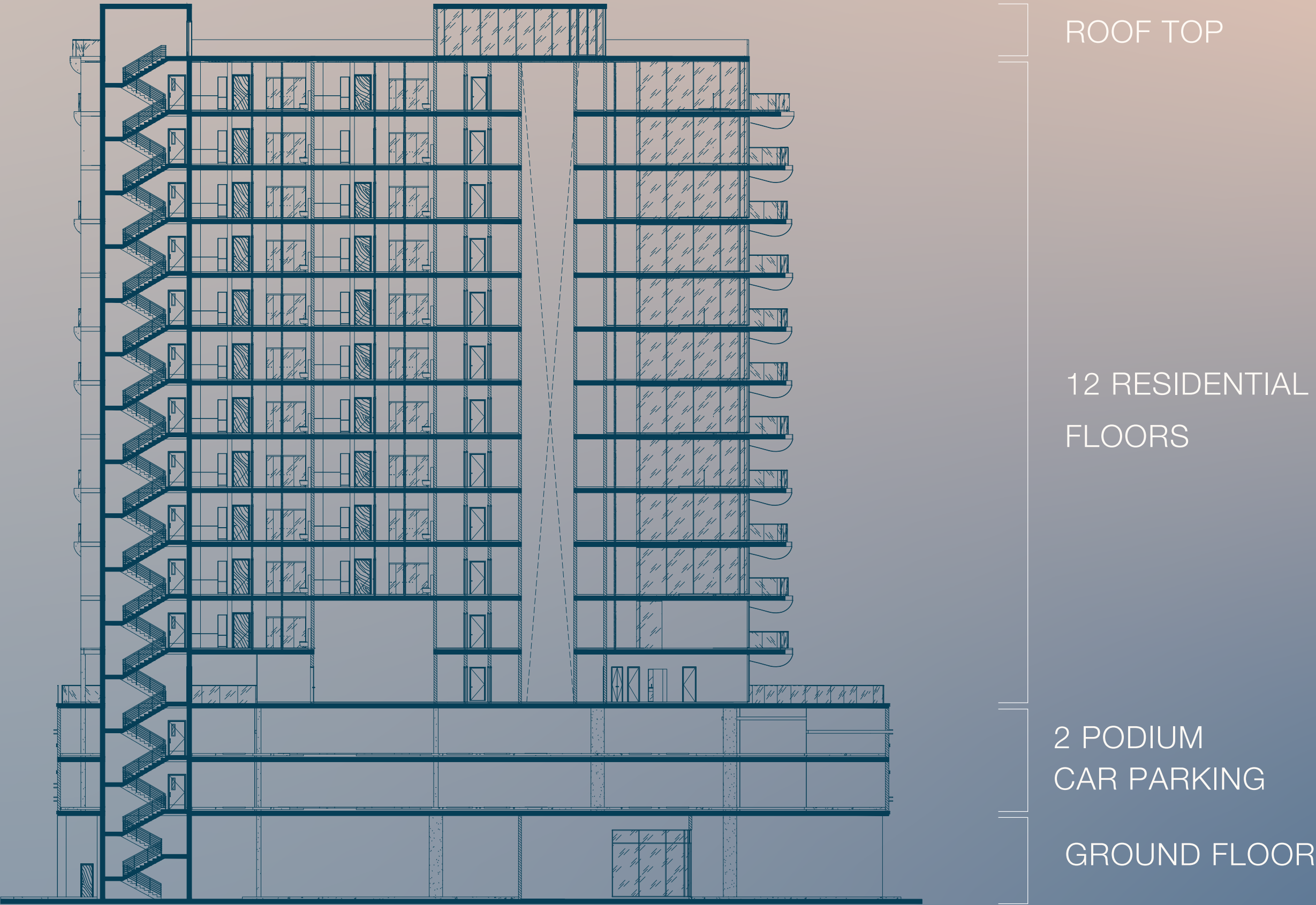
alexa


UNIT TYPES AND SIZES



Units Available	No. of Units	Size Range Sq. ft	
		Minimum	Maximum
1 Bedroom	54	850	1,252
2 Bedroom	54	1100	1,588
3 Bedroom Penthouse	4	3600	3,900

CONFIGURATION



G + 2 PODIUM CAR PARKING + 12 RESIDENTIAL FLOORS + RF RESIDENTIAL



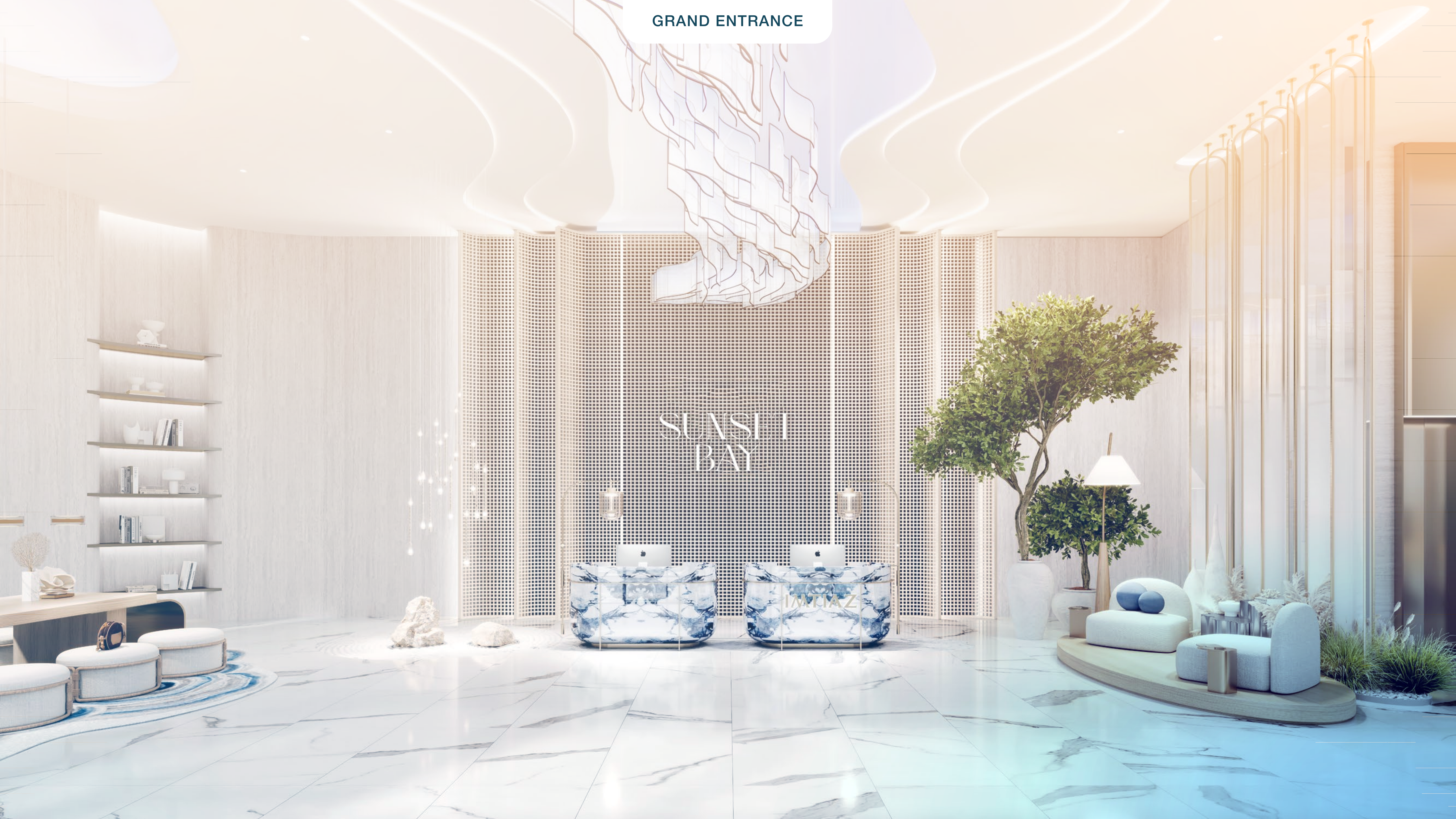




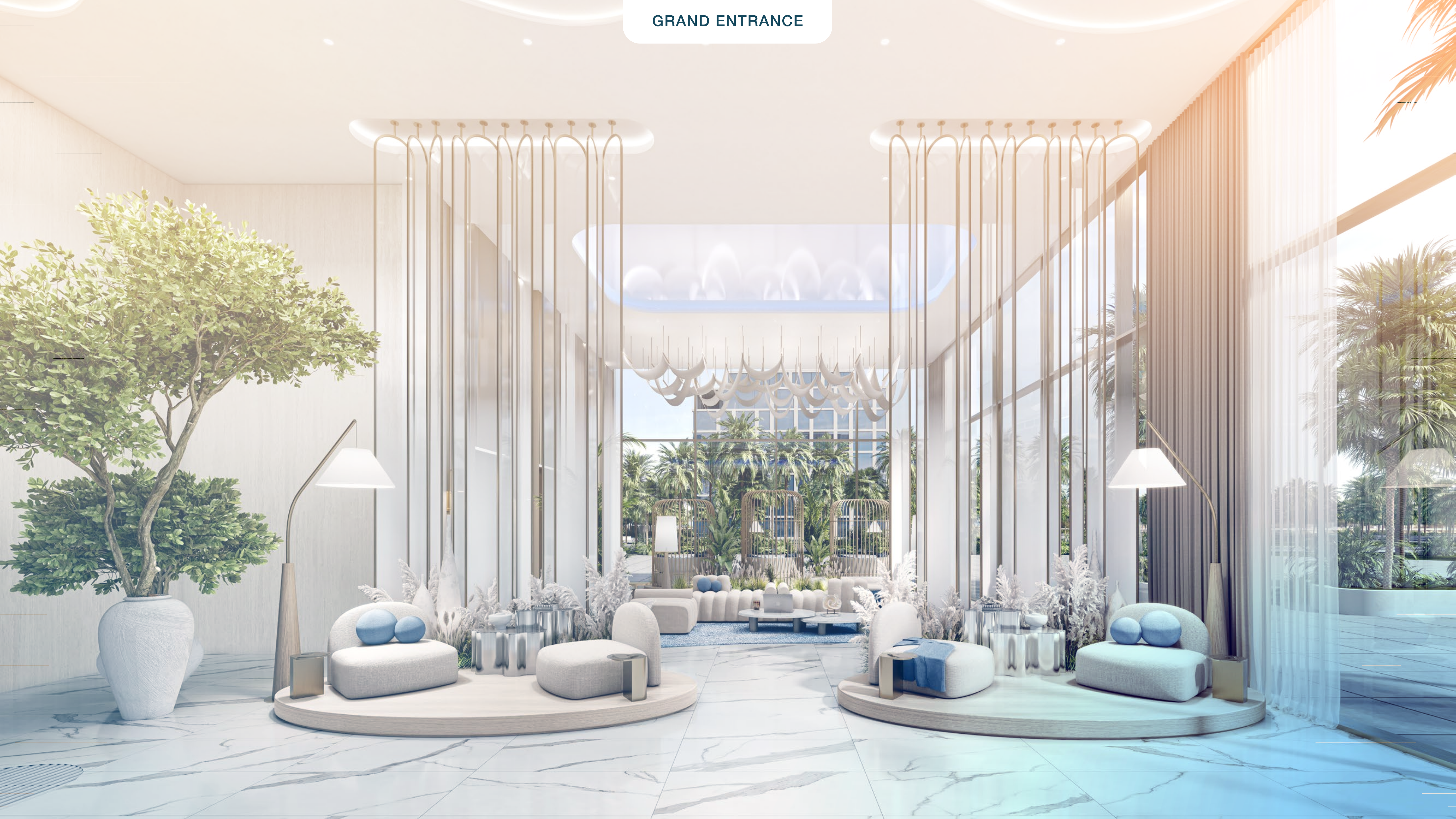
*WHERE SUNLIT SHORES MEET
MODERN LUXURY*



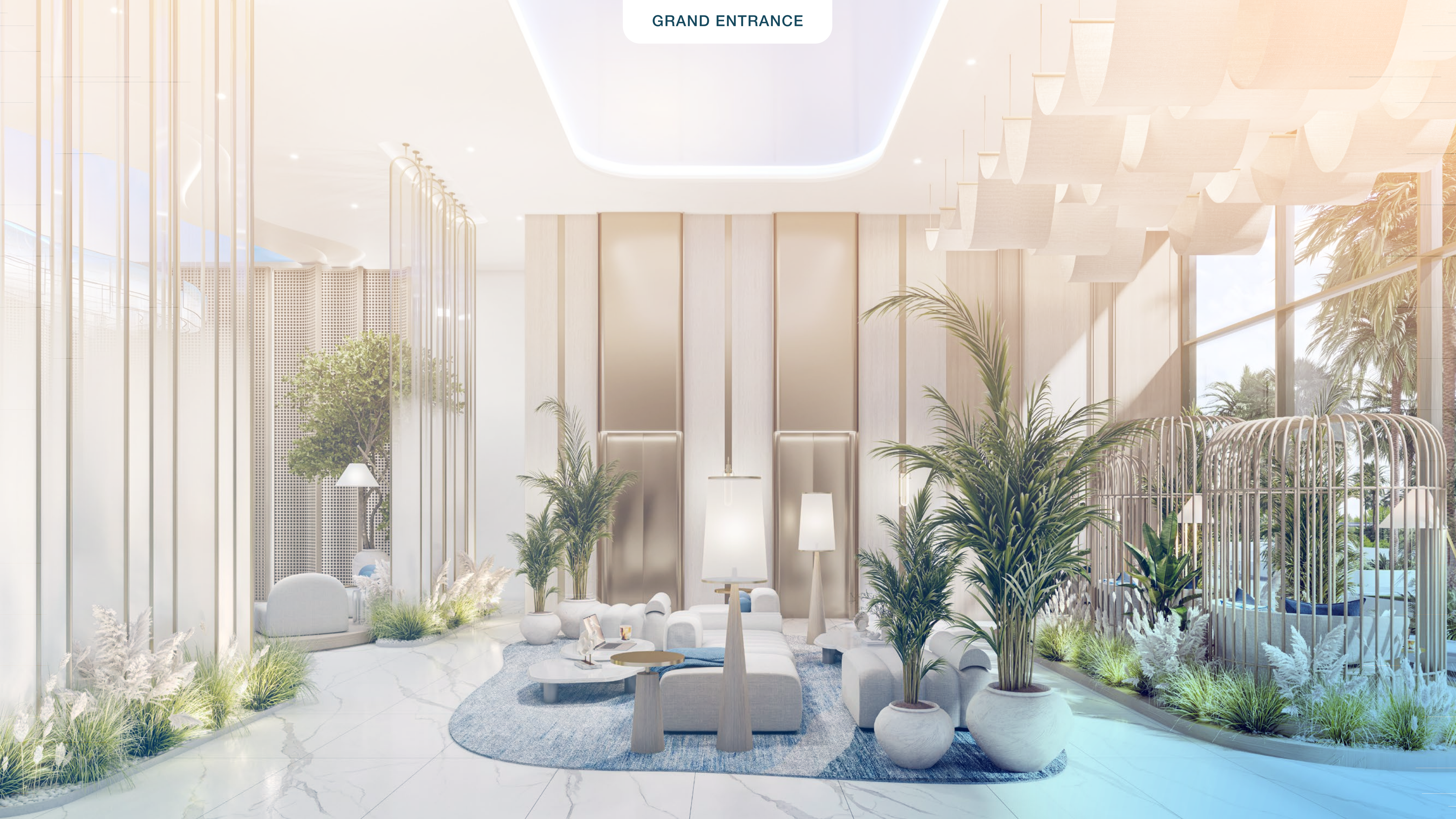
GRAND ENTRANCE



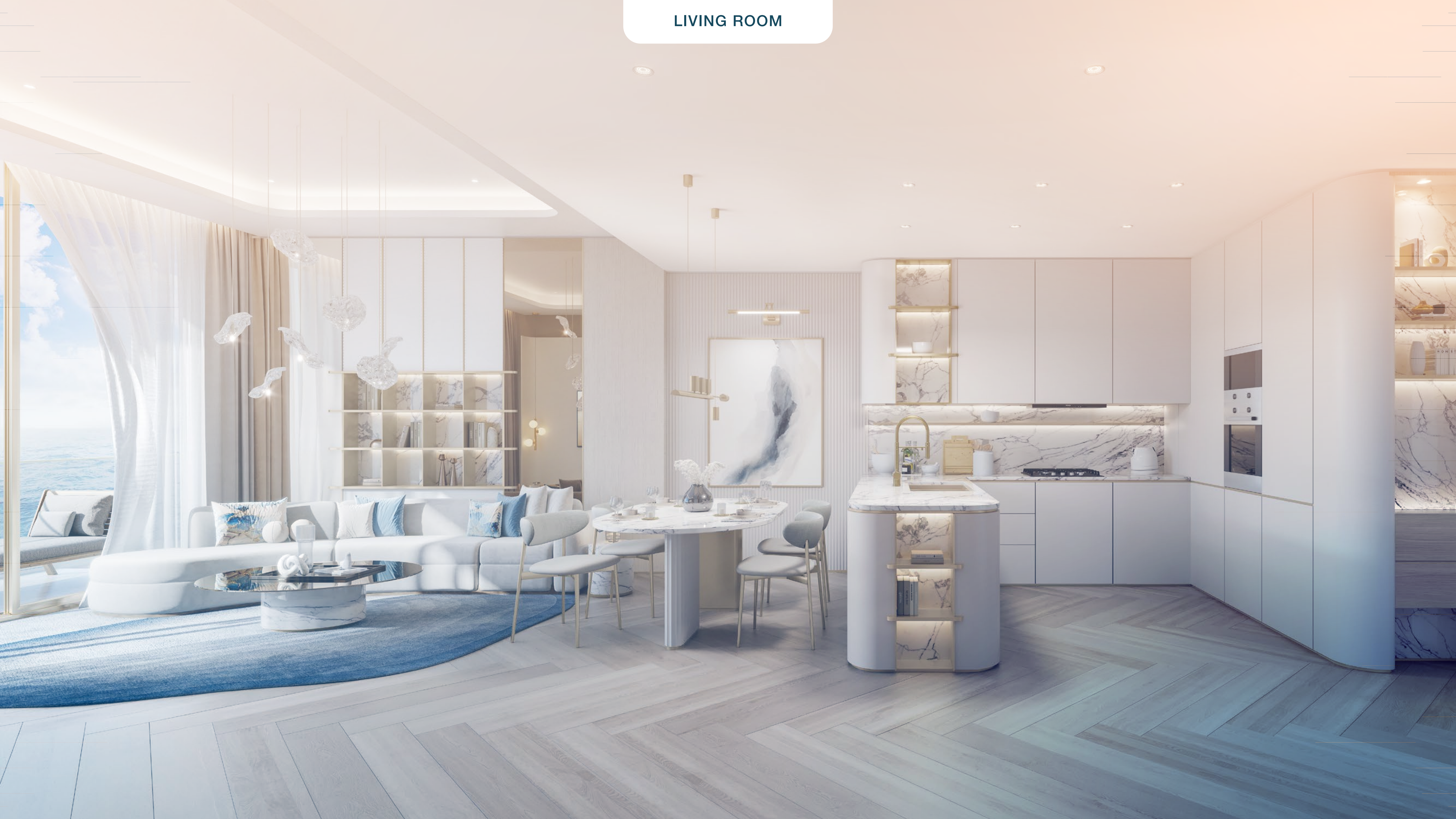
GRAND ENTRANCE



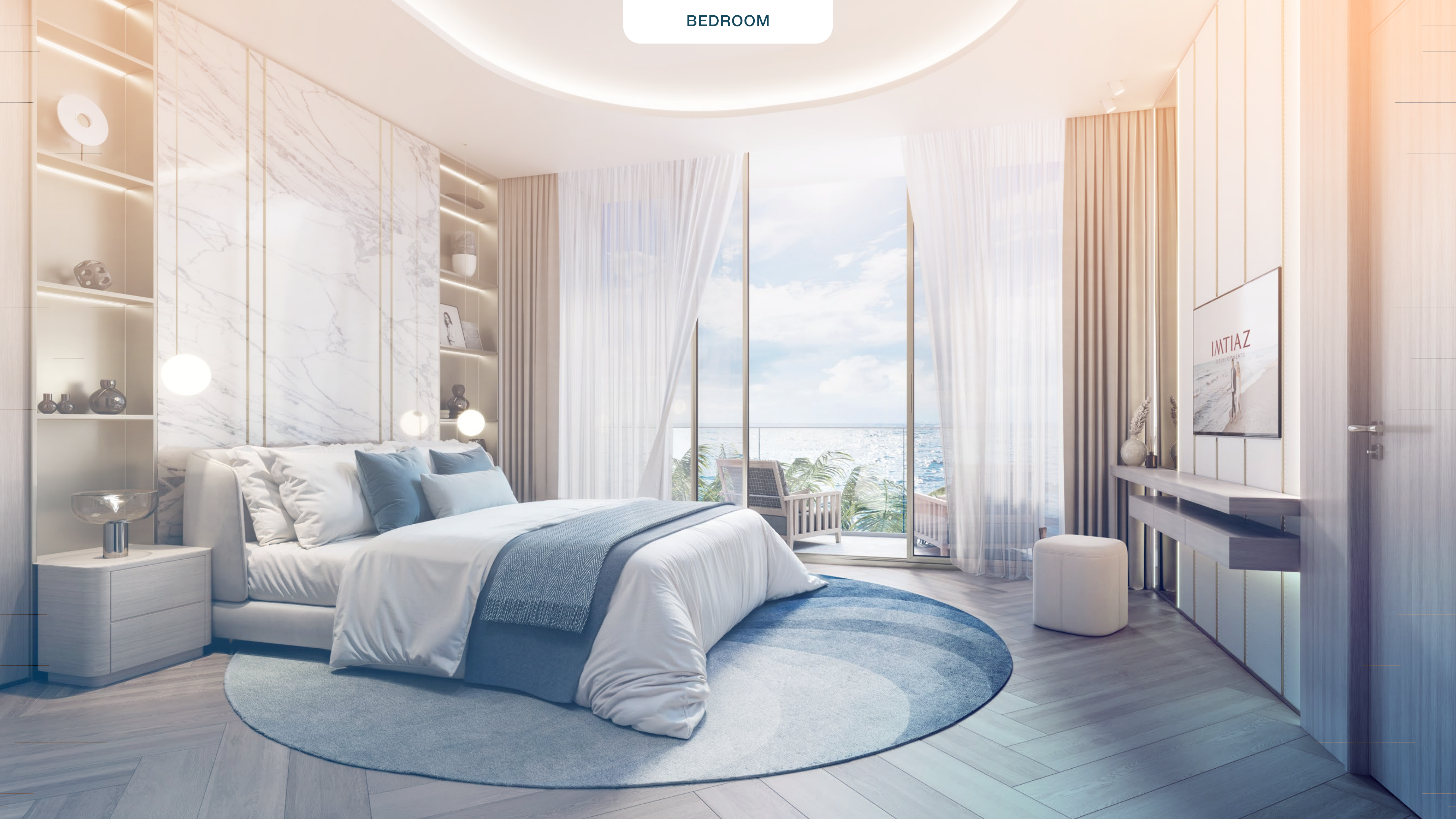
GRAND ENTRANCE



LIVING ROOM



BEDROOM





BEDROOM CLOSET:

Ample storage with sleek finishes, organised shelving, and built-in lighting, combining functionality and style effortlessly.



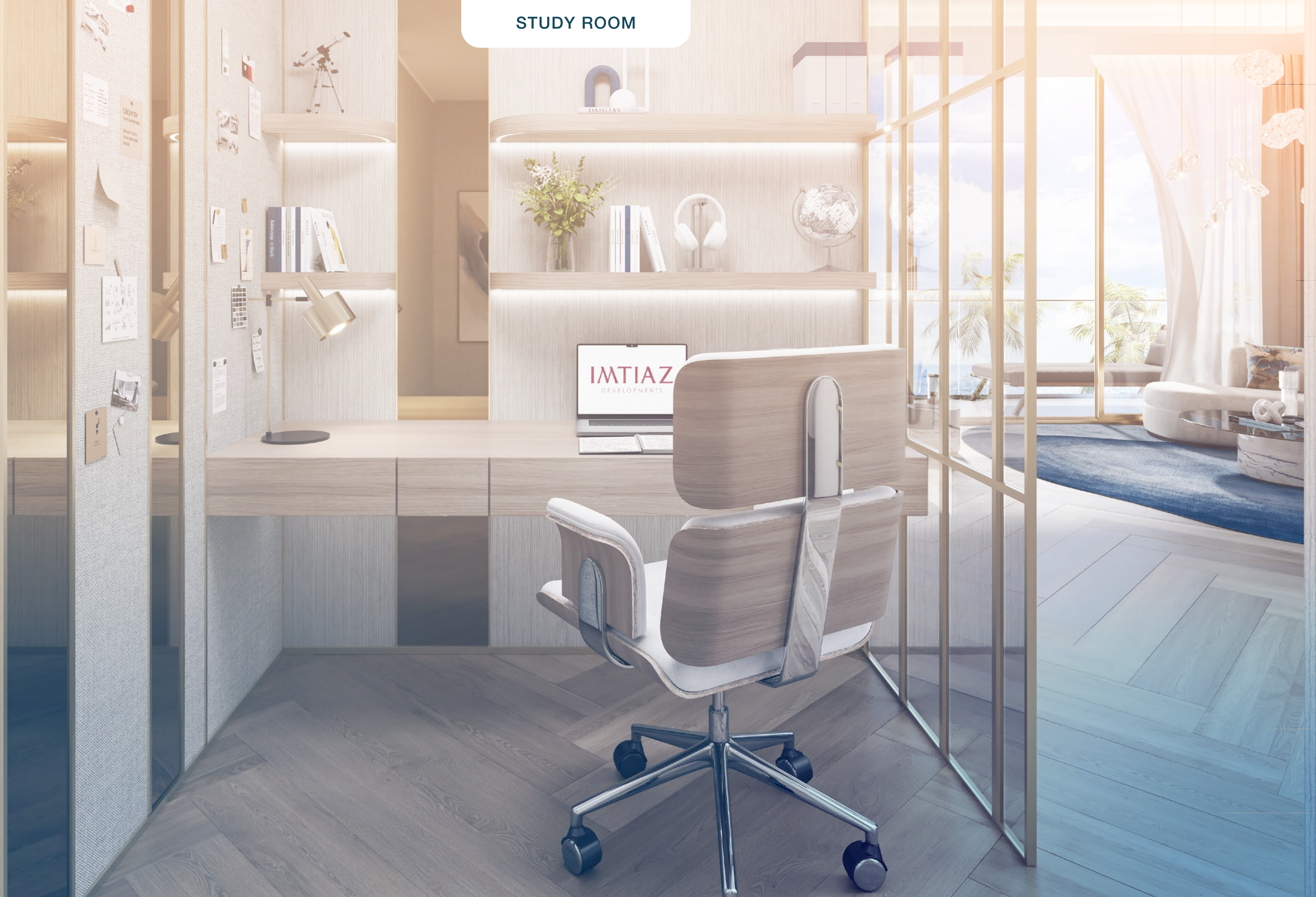


WELLNESS RETREAT:

Elegant fixtures, ambient lighting, and soothing tones, providing a serene space for relaxation and rejuvenation every day.



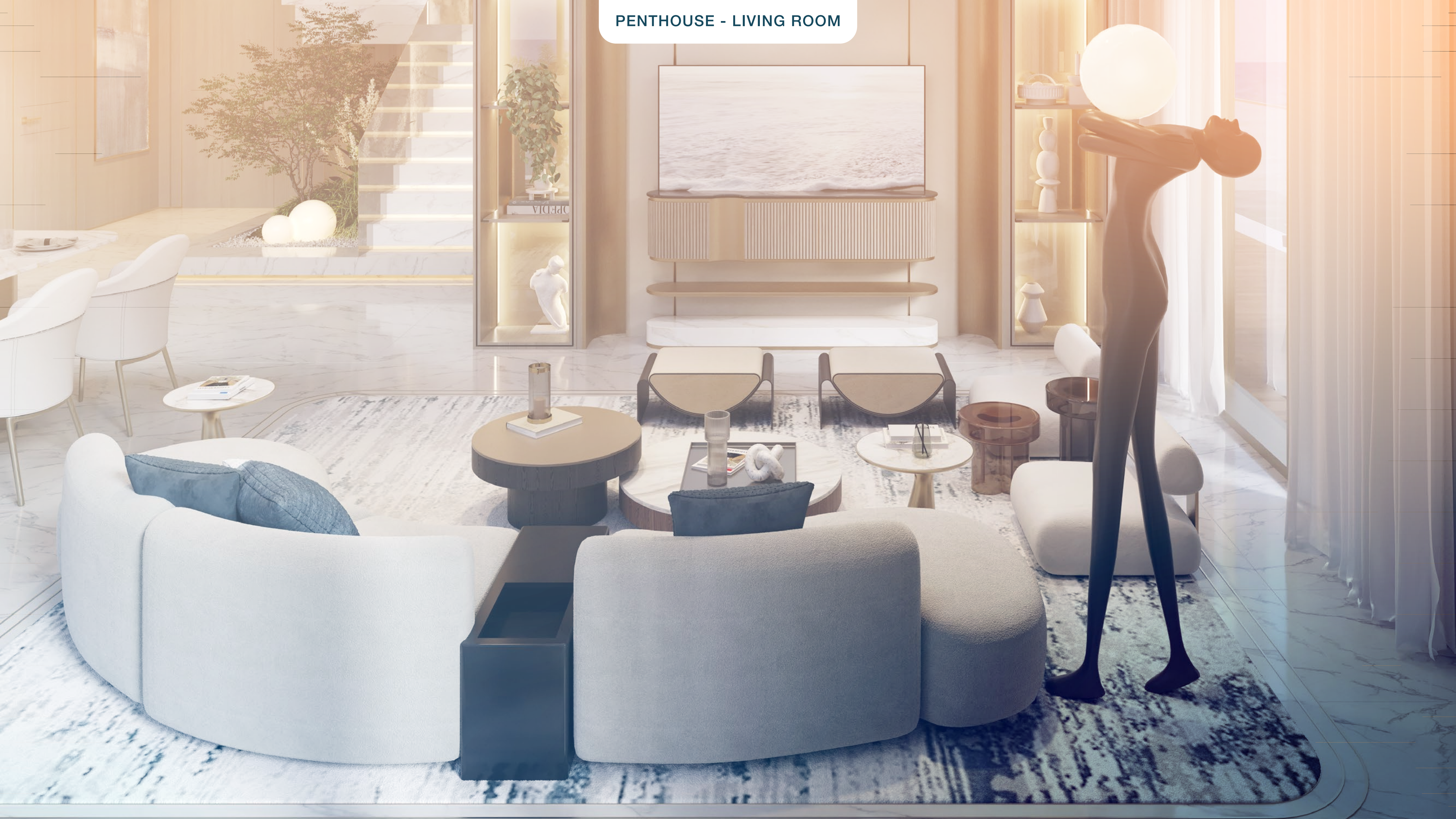
STUDY ROOM



PENTHOUSE - LIVING ROOM



PENTHOUSE - LIVING ROOM



PENTHOUSE - KITCHEN AREA



PENTHOUSE - KITCHEN AREA



PENTHOUSE - MASTER BEDROOM



PENTHOUSE - MASTER BEDROOM



CLUBHOUSE



CLUBHOUSE



INDOOR GYM



FITNESS
IS NOT A DESTINATION
IT IS A WAY OF LIFE

INDOOR GYM



PAYMENT PLAN

INSTALMENT	DATE	PAYMENT IN %
ON BOOKING	NOVEMBER, 2024	20%
1 ST	15 TH FEBRUARY, 2025	5%
2 ND	15 TH JUNE, 2025	5%
3 RD	15 TH NOVEMBER, 2025	10%
4 TH	15 TH MARCH, 2026	10%
5 TH	15 TH JULY, 2026	10%
ON COMPLETION	NOVEMBER, 2026	40%

ELEVATE YOUR EARNINGS WITH OUR COMMISSION PROGRAM!

Achieve sales milestones till
30th December, 2024 to avail Additional Rewards

SALES TARGET	CASH REWARDS
25 Millions AED	100,000 AED
50 Millions AED	300,000 AED
75 Millions AED	500,000 AED
100 Millions AED	1,000,000 AED

(this is Additional to Standard 5% Commission)