



CÔTIER  
HOUSE 2

DUBAI ISLANDS

IMTIAZ



WELCOME TO Côtier House 2

Côtier House 2 is a project deeply close to our hearts.

It is a property that embodies the essence of Imtiaz Developments—a seamless blend of artistry, refinement, and an unparalleled living experience. As our most premium endeavour, it is the result of a true labour of love, meticulously crafted from land selection to every design detail.

Our vision is to transform Dubai Islands into a world-class waterfront destination, inspired by the sea's timeless allure and the elegance of marina living. Côtier House 2 offers the best of both worlds—tranquil sea views paired with Dubai's iconic skyline—delivering bespoke, sophisticated residences for those who seek the extraordinary.

Côtier House 2 is more than just a development; it is a work of art that we are proud to offer to those who seek the extraordinary.

Thank you for being part of our journey.

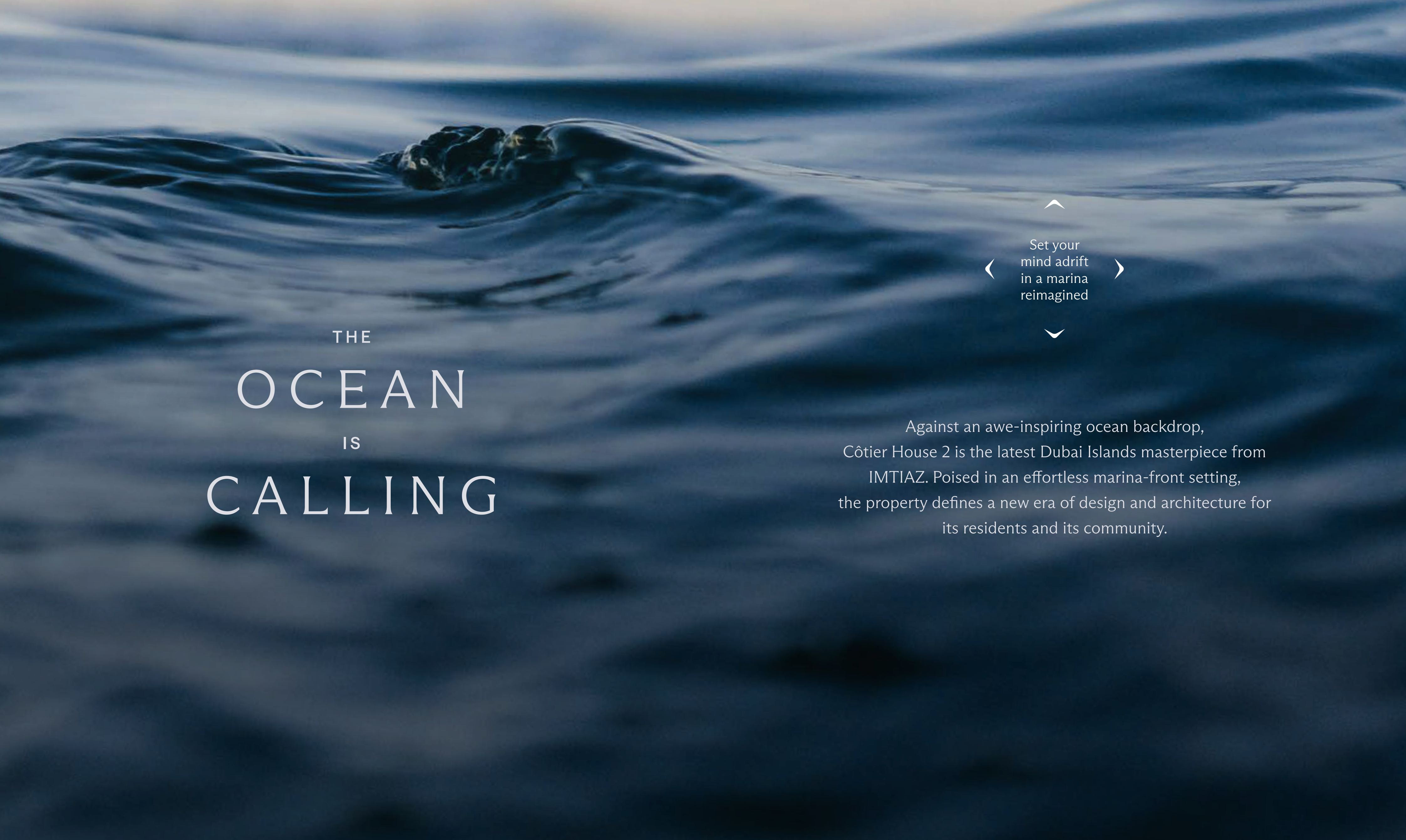


Masih Imtiaz  
CEO, Imtiaz Developments



CÔTIER



A full-page background image showing a person swimming in the ocean. A shark fin is visible above the water's surface, creating a sense of tension and danger. The water is dark blue with white foam from the swimmer's strokes.

# THE OCEAN IS CALLING

Set your  
mind adrift  
in a marina  
reimagined

Against an awe-inspiring ocean backdrop,  
Côtier House 2 is the latest Dubai Islands masterpiece from  
IMTIAZ. Poised in an effortless marina-front setting,  
the property defines a new era of design and architecture for  
its residents and its community.







DESIGNED FROM

A NEW

PERSPECTIVE



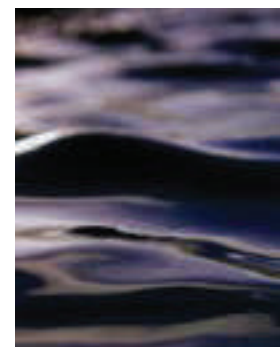
Live in  
synergy  
with every  
detail



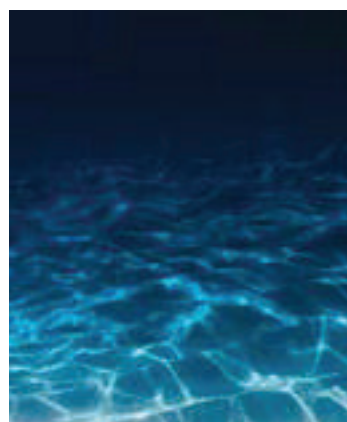


The architectural concept of Côtier House 2 is an ode to the ocean—its undulating waves, the calming sea breeze, and the way light refracts and sparkles across the water’s surface. The result is a property of design excellence, evoking the distinct sense of belonging that only a true ‘home’ can provide

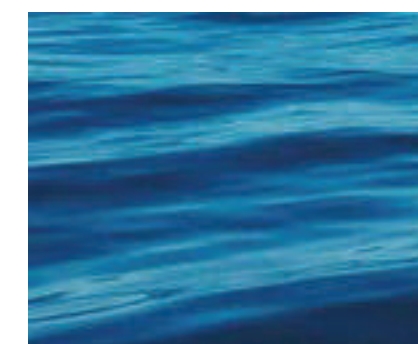




›  
Distinctive  
ocean-inspired  
curves.



›  
A feeling of belonging  
that only 'home'  
can provide.



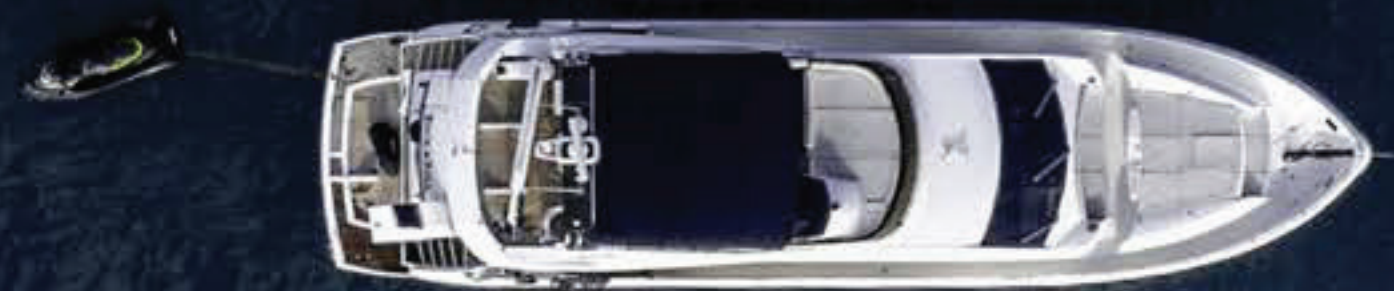


WELCOME TO

# DUBAI ISLANDS



The city's most  
eclectic shoreline







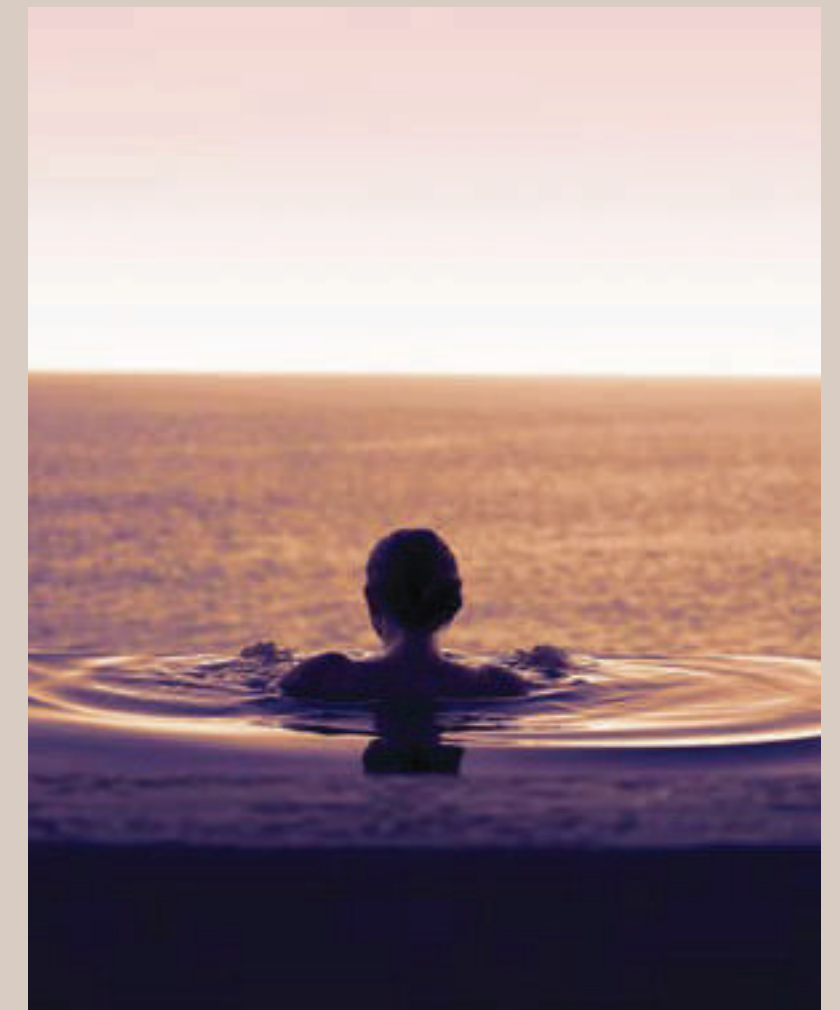
Home to Côtier House 2, Dubai Islands is the rare blend of natural coastline and bustling metropolis. Ideally positioned along the shores of the Arabian Gulf, Dubai Islands offers access to marina-side living, pristine beaches and lush green spaces.







To live on Dubai Islands is to be at the heart of a new marina-front icon.





# SECLUDED, YET CONNECTED

Côtier House 2 makes you feel distant from the bustle of the city, but in this prime location, you are, in fact, just minutes from Dubai's most central business, travel and entertainment hubs.

|                                                     |                                                        |                                            |
|-----------------------------------------------------|--------------------------------------------------------|--------------------------------------------|
| 10 Minutes<br>▼<br>from Gold Souq<br>Metro Station  | 20 Minutes<br>▼<br>from Dubai<br>International Airport | 20 Minutes<br>▼<br>from<br>The Dubai Frame |
| 24 Minutes<br>▼<br>from Dubai<br>World Trade Centre | 24 Minutes<br>▼<br>from<br>Downtown Dubai              | 33 Minutes<br>▼<br>from<br>Business Bay    |





DUBAI CREEK HARBOR

DOWNTOWN DUBAI

DUBAI INTERNATIONAL AIRPORT

PORT RASHID

ISLAND A

ISLAND D

ISLAND B

ISLAND E

ISLAND C

# EXPERIENCE DUBAI ISLANDS

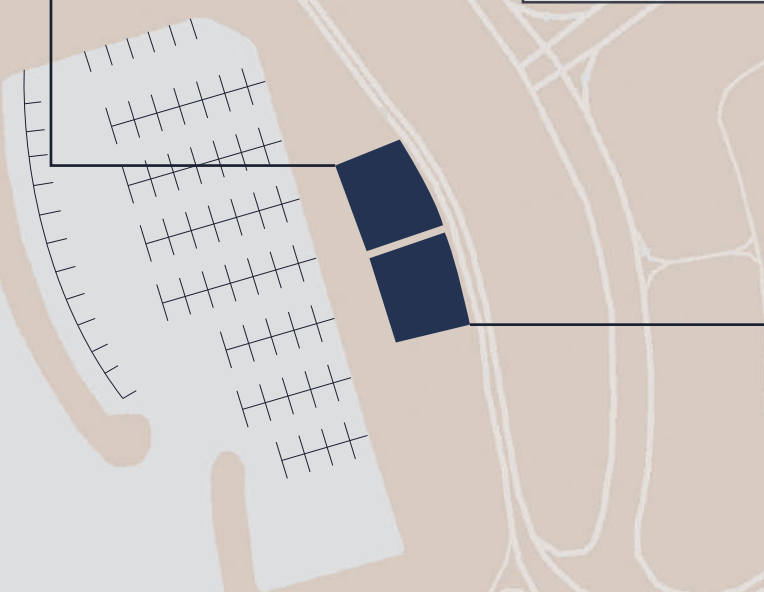
Dubai Islands represents an innovative development in line with the Dubai 2040 Urban Master Plan, focusing on crafting sustainable communities that bolster connectivity, tourism, and quality of life. This initiative also seeks to drive economic development and uphold environmental protection.



# DUBAI ISLANDS

CÔTIER  
HOUSE 2

CÔTIER  
HOUSE





# HOTELS & RESORTS

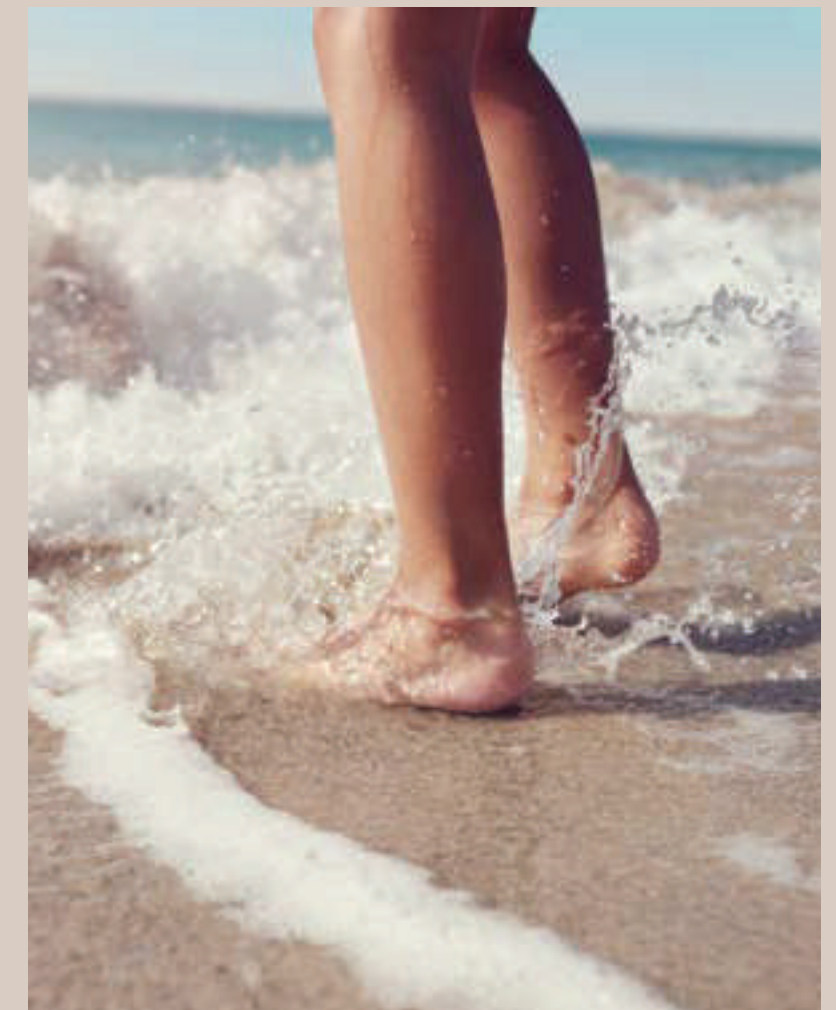
A total of 86 resorts and hotels across  
Islands A, B, C, and D.





# BEACH ACCESS

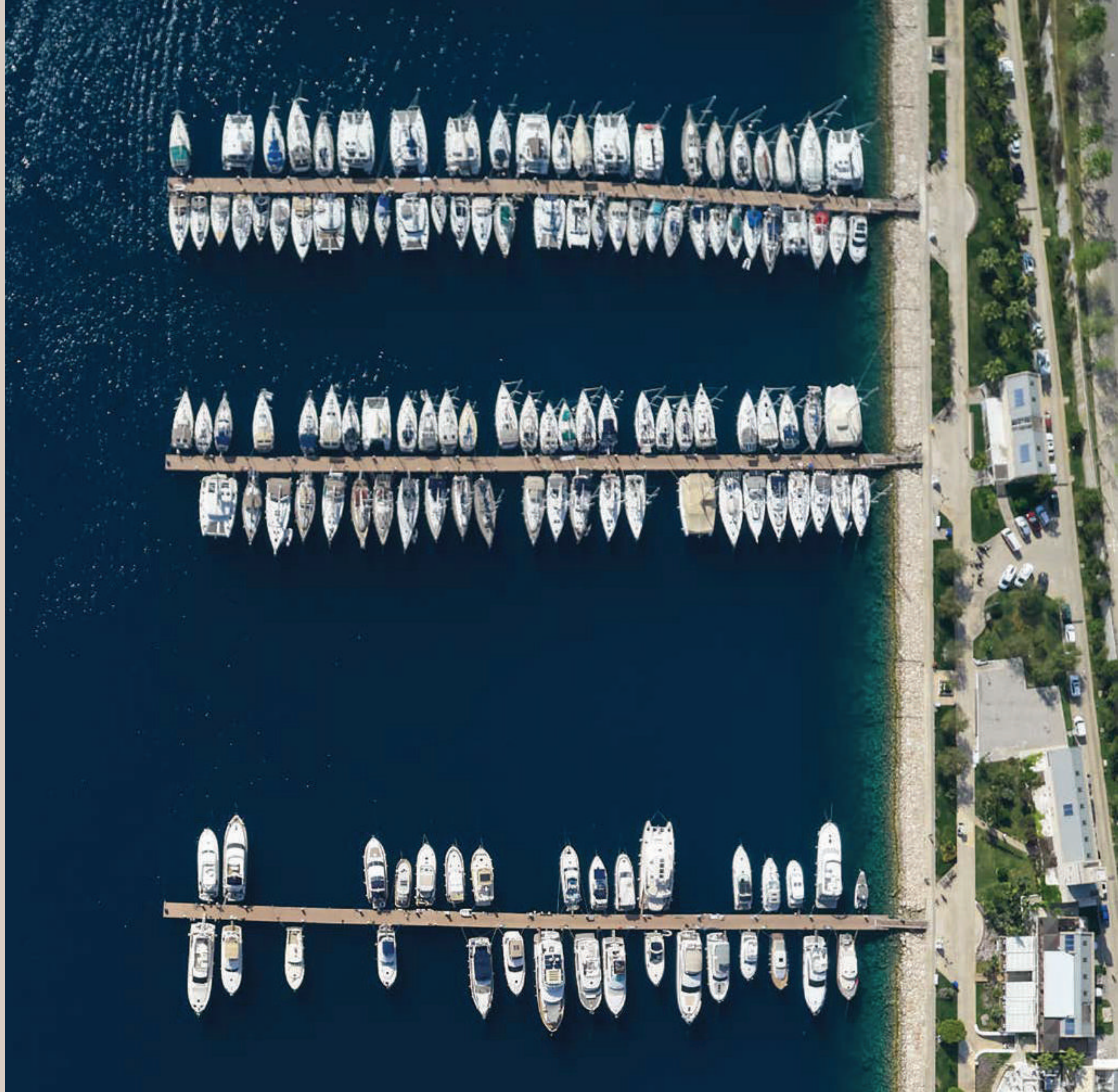
21-kilometre beach with Blue Flag  
Global Accreditation.





# MARINAS

A total of 9 marinas, including  
6 on Island A.

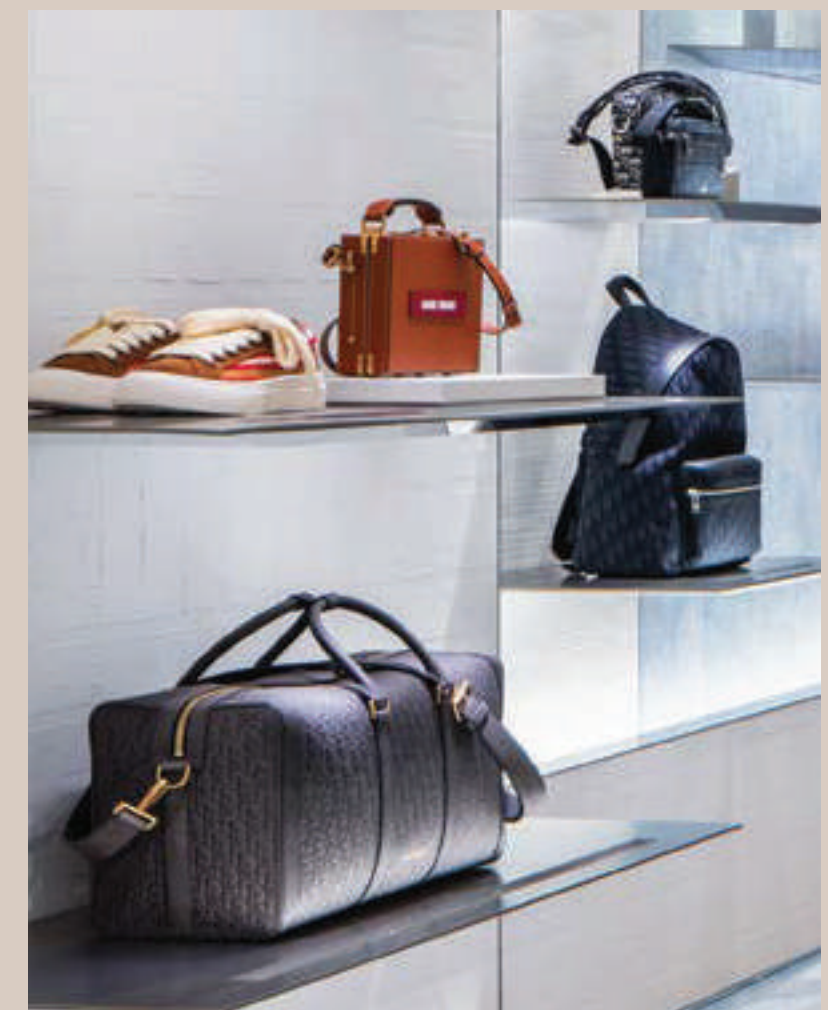






# MALLS

Located on Island A, the mall is designed for retail and entertainment.





# GOLF COURSES

An 18-hole golf course on Island C  
& a 9-hole golf course on Island D.











A  
LIFESTYLE  
EXPRESSED BY  
LOCATION



An aerial photograph of a coastline. The left side of the image shows a dark, textured expanse of water. On the right, a lighter, sandy beach is visible, with white, foamy waves crashing against the shore. The text is overlaid on the dark water area.

LIVE  
STEPS  
FROM  
THE  
OCEAN













POSITIONING

EFFORTLESS  
AND ELEGANT









NEIGHBOURHOOD

# MARINA-SIDE BLISS







ITAKI

CÔTIER HOUSE 2 | IMTIAZ





EXPERIENCES

YOURS TO  
DISCOVER





EXPERIENCE  
A RESORT-LIKE  
ATMOSPHERE,  
DEDICATED  
TO YOUR  
LEISURE AND  
WELL-BEING.







LIFESTYLE

# ELEGANCE IN ABUNDANCE









REVITALISE



RECHARGE



REIMAGINE

Cherish every moment  
of your marina lifestyle

The beauty of Côtier House 2 is found not only in the contemporary flow of its architecture and the plush refinement of its interiors, beauty is a further extended to the senses, emotions, and experiences that enrich the lives and everyday moments of its residents.





# SWIMMING POOLS

A grand infinity pool extends the full width of the property's lower levels. A scene of unbridled tranquility that immerses guests in complete calm. Côtier House 2's full collection of swimming pools includes spaces to accommodate adults, families and children.





A FIRST-LINE MARINA  
FACING PROPERTY, WITH  
STUNNING VIEWS AND  
INTERCONNECTED PROMENADES.







## ENTRANCE LOBBY

A hotel style arrival welcomes guests to Côtier House 2, introducing them to enchanting interiors and soft furnishings—a curated formulation of texture, colour, and natural light.









Experience the perfect blend of elegance and functionality within the thoughtfully designed spaces at Côtier House 2. The lobby embodies seamless beauty and practicality, where every detail enhances comfort and timeless style.



| Main Lobby





CÔTIER  
HOUSE  
LIVING





## CLUB HOUSE

Situated at the heart of Côtier House 2, the Clubhouse is a unique communal space where residents can socialise and reconnect. It is ideal for hosting friends and family, as well as networking with like-minded residents.











## FITNESS

Côtier House 2 is a home dedicated to your well-being. With a state-of-the-art gym, residents have access to elevated workouts within moments of their homes.







EXPERIENCE THE HEIGHT  
OF REFINED LIVING IN A SPACIOUS  
3-BEDROOM PENTHOUSE,  
WHERE EVERY DETAIL  
EMBODIES TIMELESS ELEGANCE  
AND MODERN COMFORT







Discover the grandeur of 3-bedroom penthouses at Côtier House 2, where luxury meets versatility. Designed with precision, the expansive layouts and refined finishes create a harmonious balance of style, comfort, and practicality.















AN INVITATION TO ELEVATED LIVING  
IN A SPACIOUS 3-BEDROOM PENTHOUSE  
WITH BREATHTAKING VIEWS  
AND LUXURIOUS DESIGN.





In the exclusive 3-bedroom penthouses at Côtier House 2, every detail is a blend of elegance and purpose. Thoughtfully curated materials enhance seamless functionality and timeless sophistication within the expansive and open spaces.













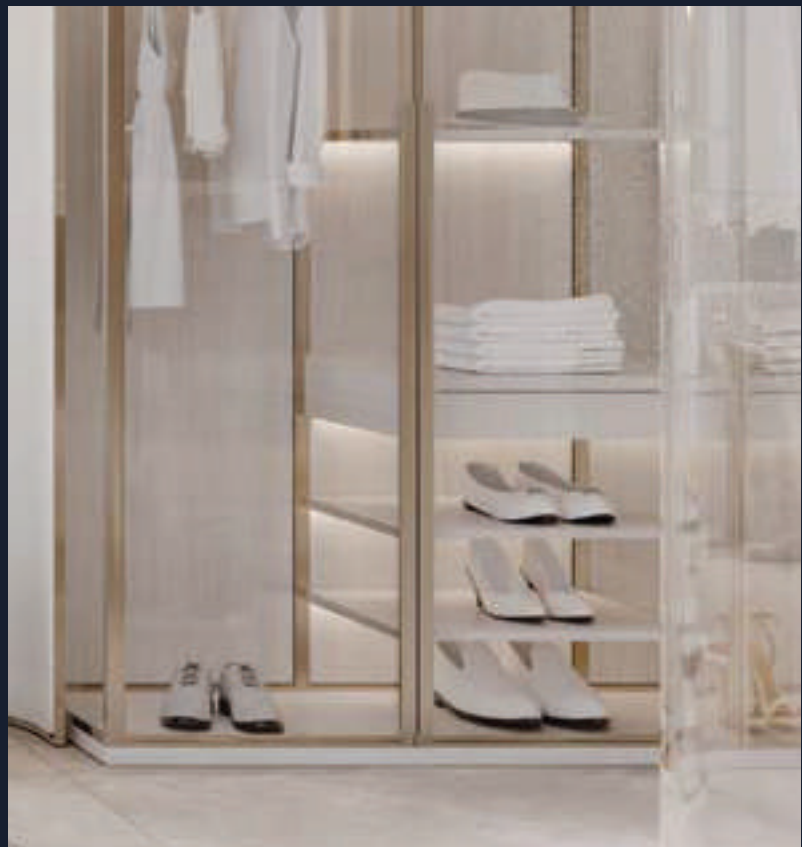


AN INVITATION TO  
LIGHT-FILLED  
SPACES AND  
BEAUTIFULLY CRAFTED  
FURNISHINGS





In the exclusive 1-bedroom residences at Côtier House 2, every detail embodies refined simplicity and purpose. Meticulously chosen finishes elevate the ambiance, blending modern functionality with timeless elegance in a beautifully intimate space











Inside the collection of apartments, duplex suites, penthouses, and terrace houses at Côtier House 2, each impeccable detail combines the intuitive and the beautiful. Carefully selected material palettes create seamless functionality, usability, and practicality within the open layout of each home.



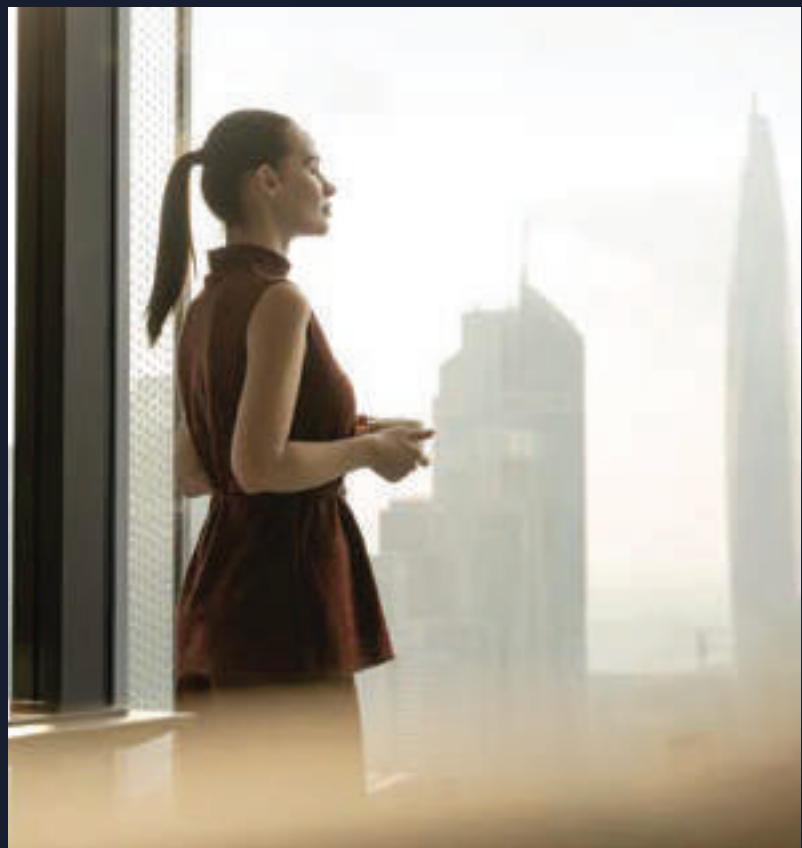








Panoramic floor-to-ceiling windows invite natural light to flow effortlessly, reflecting and diffusing across the interiors. Every space is thoughtfully designed to enhance brightness, highlighting the refined material palette and bespoke furnishings bathed in sunlight.











Experience the perfect blend of elegance and modernity in our spacious apartments. Designed to inspire, these residences offer seamless layouts, premium finishes, and thoughtful details that redefine luxury living. Privacy and comfort come standard, making every moment truly extraordinary.



| Bedroom





17:25





Smooth curves within intimate settings create a softness among the clean angular shapes that define our contemporary materials palette. Here, residents live in privacy and comfort down to every extraordinary detail.











Stretching wide with effortless grace, the balcony unveils an uninterrupted panorama of the sea—a sanctuary where elegance meets the infinite. Here, every moment is embraced by the soothing whispers of the waves and the boundless beauty of the horizon.









# BRANDED FEATURES

Côtier House 2 is home to the world's finest brands. Miele delivers precision-engineered kitchen appliances, Gessi offers Italian luxury in bathroom fixtures, Villeroy & Boch combines elegance with durability in sanitaryware, and Amazon Alexa provides effortless smart home control. Together, they elevate every detail of your living experience.

**Miele**

**GESSI®**

  
**Villeroy & Boch**  
1748

**alexa**