



YOU ARE A GUIDE TO THE
WORLD OF LUXURY

 www.svrealstate.agency

 [svrealstate_agency](https://t.me/svrealstate_agency)

 [svrealstate_agency](https://wa.me/svrealstate_agency)

 svrealstate@agency

 +9 909 999 99 99

A full-page background image showing a sunset over a body of water. The sun is a bright white circle in the upper center, surrounded by a soft orange and yellow glow. The sky transitions from orange at the horizon to a pale blue at the top. The water in the foreground is dark blue with gentle, horizontal ripples that reflect the colors of the sky and the sun.

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*

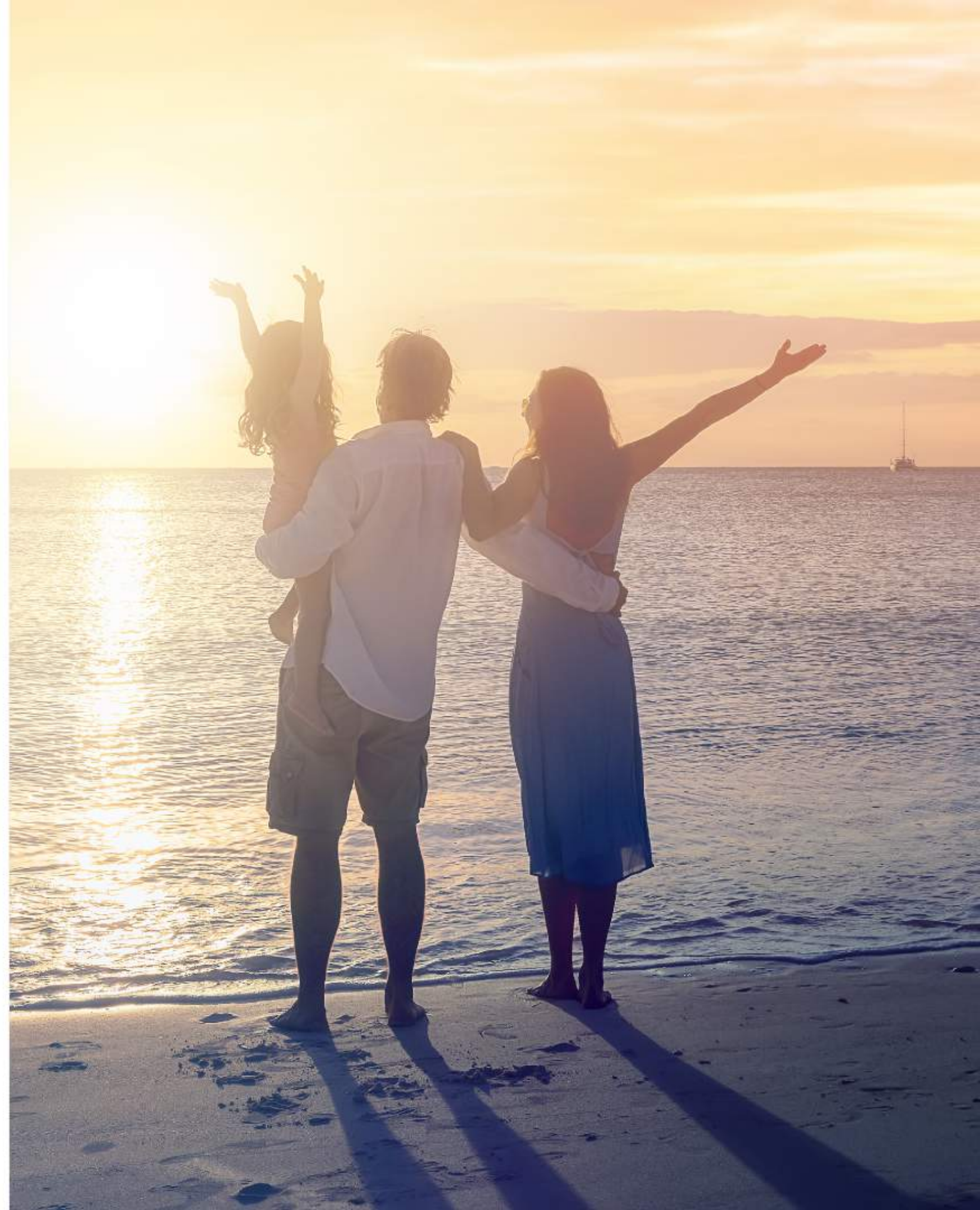
Sunset Bay embodies the spirit of modern coastal living, a masterpiece of architecture that harmoniously blends elegance with coastal charm.

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

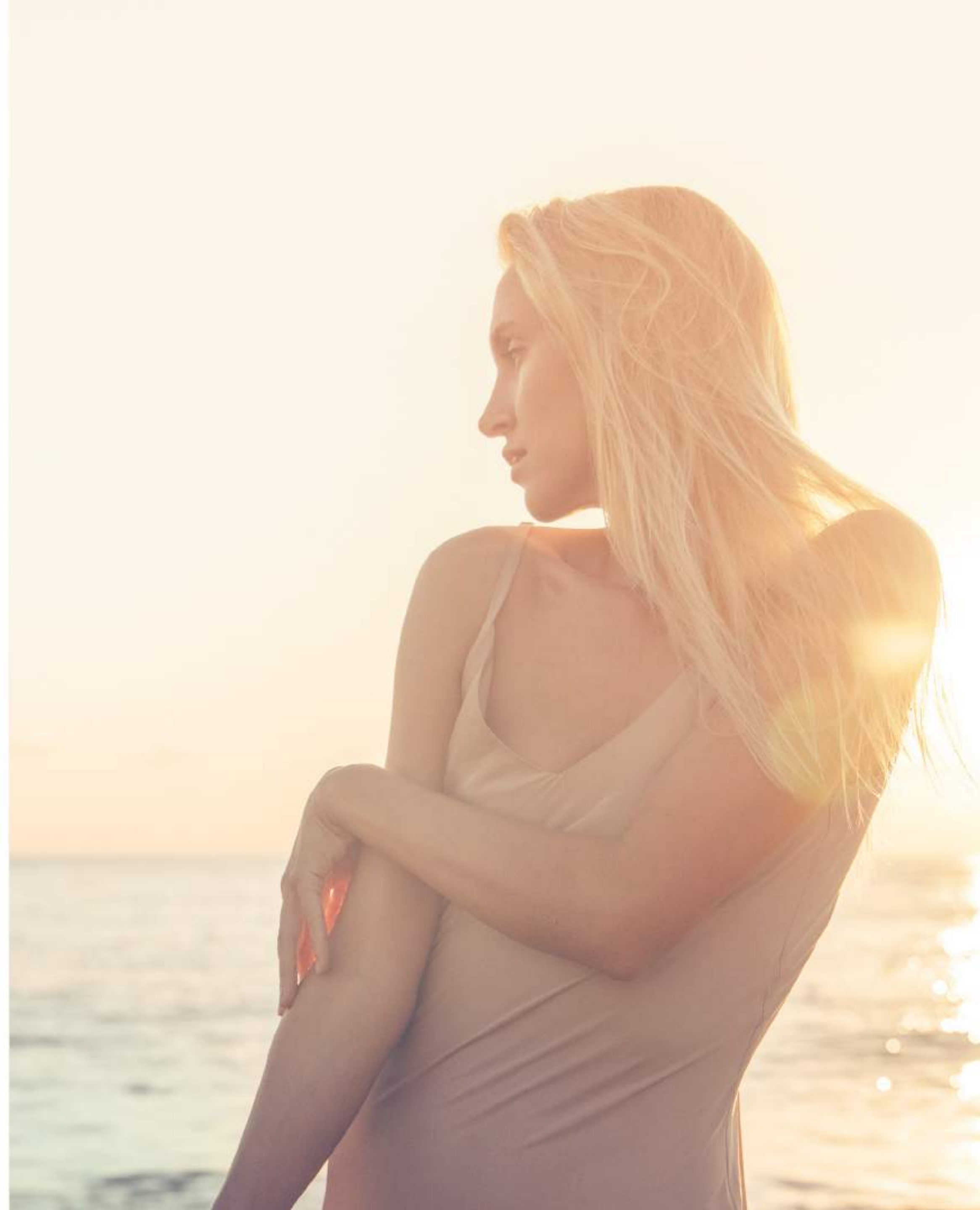
REFLECTIONS
BY THE SEA



IN THIS
LIGHT,
A PROMISE
GROWS



A HOME
WHERE
CALM
AND
COMFORT
FLOW



*FRAMED BY SKY
AND 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 | info@imtiaz.ae

800 IMTIAZ (468429)



THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION

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