

SUNSET BAY  
G R A N D

IMTIAZ



# FLOW. DISCOVER. LIVE.

It's more than a home; it's a destination where serenity, style, and the rhythm of the island come together in perfect harmony.



## VIBRANT ISLAND LIVING

The location unlocks a vibrant lifestyle shaped by sun, sea, and seamless connectivity, where every moment unfolds with beauty and inspiration.

# SHAPED BY TRANSPARENCY

Architectural lines meet natural illumination  
to create homes of enduring grace—spaces  
that feel as inspiring as the view beyond



A woman in a white dress is walking on a beach at sunset. The sun is low on the horizon, creating a warm, golden glow over the water and sand. The woman's dress is flowing in the breeze. The background shows the ocean waves and the sky with soft clouds.

## PURE COASTLINE AHEAD

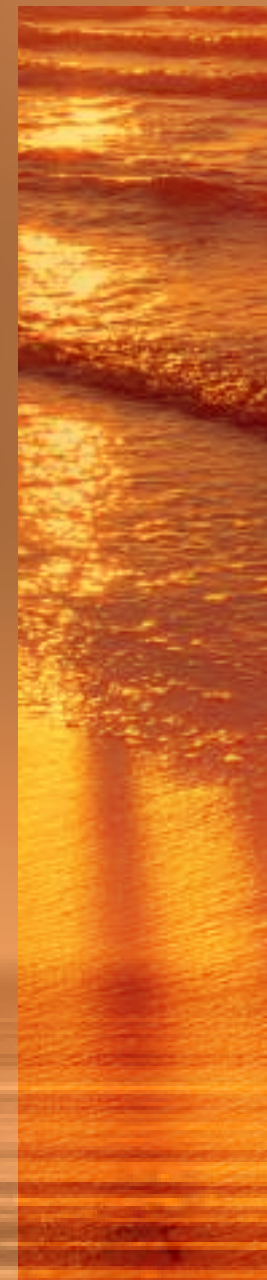
Here, residents enjoy direct access to serene beach shores, open waterfront views, and outdoor spaces that invite relaxation and connection.

# AN ADDRESS BENEATH THE SKY

Overlooking endless waters and city silhouettes, Sunset Bay Grand is like a private sanctuary in the sky, with lush green pockets and shaded cabanas.



# A DESIGN MASTERPIECE



Sunset Bay Grand offers more than sea views; it frames light, captures vistas, and reflects a lifestyle shaped by clarity, intention, and what truly matters.



## DRENCHED IN THE SUNLIGHT

A residence illuminated by golden light from dawn to dusk, features expansive windows and a coastal orientation, ensuring that every home receives ample sunlight.

# ON THE STUNNING DUBAI ISLANDS

Sunset Bay Grand by Imtiaz sits along the serene shores of Dubai Islands, offering peaceful island living with effortless city access.



# JUST 15 MINUTES AWAY

Perfectly positioned on Dubai Islands, Sunset Bay Grand allows seamless access to the city's cultural and business heart. Dubai's vibrant pulse is always within reach, from the Museum of the Future to Downtown Dubai, DIFC, Opera Gallery, and The Arts Club.



**DOWNTOWN  
DUBAI**

**DIFC**

**DUBAI MALL**

**OPERA GALLERY**

**متحف المستقبل  
MUSEUM OF THE FUTURE**

**THE ARTS CLUB  
DUBAI**



**CIPRIANI  
DOLCI**

**J1 BEACH  
THE SPIRIT OF THE RIVERA**

JUMEIRAH

Kite Beach

Jumeirah Public Beach

La Mer Beach

Jumeirah Mosque

**DUBAI**

Dubai Mall

Downtown Dubai

BURJ KHALIFA

DWTC

DIFC

Dubai Frame

Ras Al Khor Wildlife Sanctuary

Dubai Creek Golf & Yacht Club

**DUBAI INTERNATIONAL AIRPORT**

**DUBAI ISLANDS**

Al Mamzar Beach Park

**SUNSET BAY GRAND**

Mall by Nakheel

Waterfront Market

Hyatt Regency

Gold Souq Metro Station

CRUISE TERMINAL

**DEIRA**

DUBAI CREEK

SHEIKH ZAYED ROAD

AL KHALIL ROAD

AL AIN - DUBAI ROAD

SHEIKH MOHAMMED BIN ZAYED ROAD

A couple is seen from behind, sitting on a boat and looking out at a vast body of water during a sunset. The sun is low on the horizon, creating a bright, golden reflection on the water's surface. In the distance, a range of mountains is visible under a clear, warm sky. The boat's deck is made of light-colored wood, and there are several cushions and a blanket on board. A vertical strip of water with a reflection of the sun is visible on the left side of the image.

## BLESSED BY THE OCEAN

Sunset Bay Grand by Imtiaz shapes every day with the rhythm of the sea. Whether kayaking at sunrise, paddle-boarding through calm waters, or simply unwinding on a boat, the shoreline becomes your personal playground.



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SUMMER SUNRISE

SUMMER SUNSET

SUNSET BAY  
GRAND

WINTER SUNRISE

# SUN & VIEWS ANALYSIS

WINTER SUNSET

W

S

# AN ADDRESS OF DISTINCTION

Sunset Bay Grand offers unmatched access to pristine beaches, open waterfronts, and future leisure destinations.



# OVERVIEW

**1**

**BEDROOM**

APARTMENT

**2**

**BEDROOM**

APARTMENT

**3**

**BEDROOM**

DUPLEX

Sunset Bay Grand offers fully furnished 1-2 bedroom apartments and exclusive 3-bedroom duplexes. Set within a G+2P+10+R configuration, the building blends smart design with comfort, space, and coastal sophistication.



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## TRANQUILL PRIVATE SPACES

Sunset Bay Grand features elegant façades, private balconies, and sunlit interiors that bring natural light and open views into everyday life.



## PEACE WITHIN REACH

A serene lifestyle awaits you, with private spaces, gentle shores, and calm surroundings perfect for those who value peace and proximity to the sea.

# FLOATING WITHIN THE SKY

A rooftop glass-bottom sky pool and a family pool, offering refreshing moments with panoramic coastal and skyline views.





## WORLD CLASS AMENITIES



Gym



Clubhouse



Sky Pool



Family Pool



Outdoor Cinema



Out door Seating Area



BBQ Area



Cabanas



Sunken Seating



Kids' Zone

This residence offers lavish amenities including rooftop cabanas, sunken seating, a sky pool, clubhouse, and double-height gym.

# A DREAMY ATMOSPHERE

A double-height reception lobby with drop-off area, uninterrupted balcony views, and skyline-facing corner placement.



A woman with long, curly hair, seen from behind, is running on a sandy beach. She is wearing a white, off-the-shoulder, long-sleeved dress with a gathered waist and a thin belt. Her hair is blowing in the wind. The background shows the ocean with waves breaking, and several seagulls are flying in the sky. The lighting is warm and golden, suggesting a sunset or sunrise. The overall mood is one of freedom and tranquility.

FREEDOM IN  
EVERY BREEZE

Feel the ocean air, the wind in your hair, and the quiet freedom of living just steps from the sea.

# INTERIORS LIKE NO OTHER

Uncover interiors shaped by refined taste and purposeful design.

Every residence is fully furnished with custom-curated pieces that blend classiness with daily ease. Smart features, premium brands like Gessi, Bosch, Alexa, Villeroy & Boch, and elevated finishes offer a seamless balance of innovation.

**GESSI**<sup>®</sup>



**BOSCH**

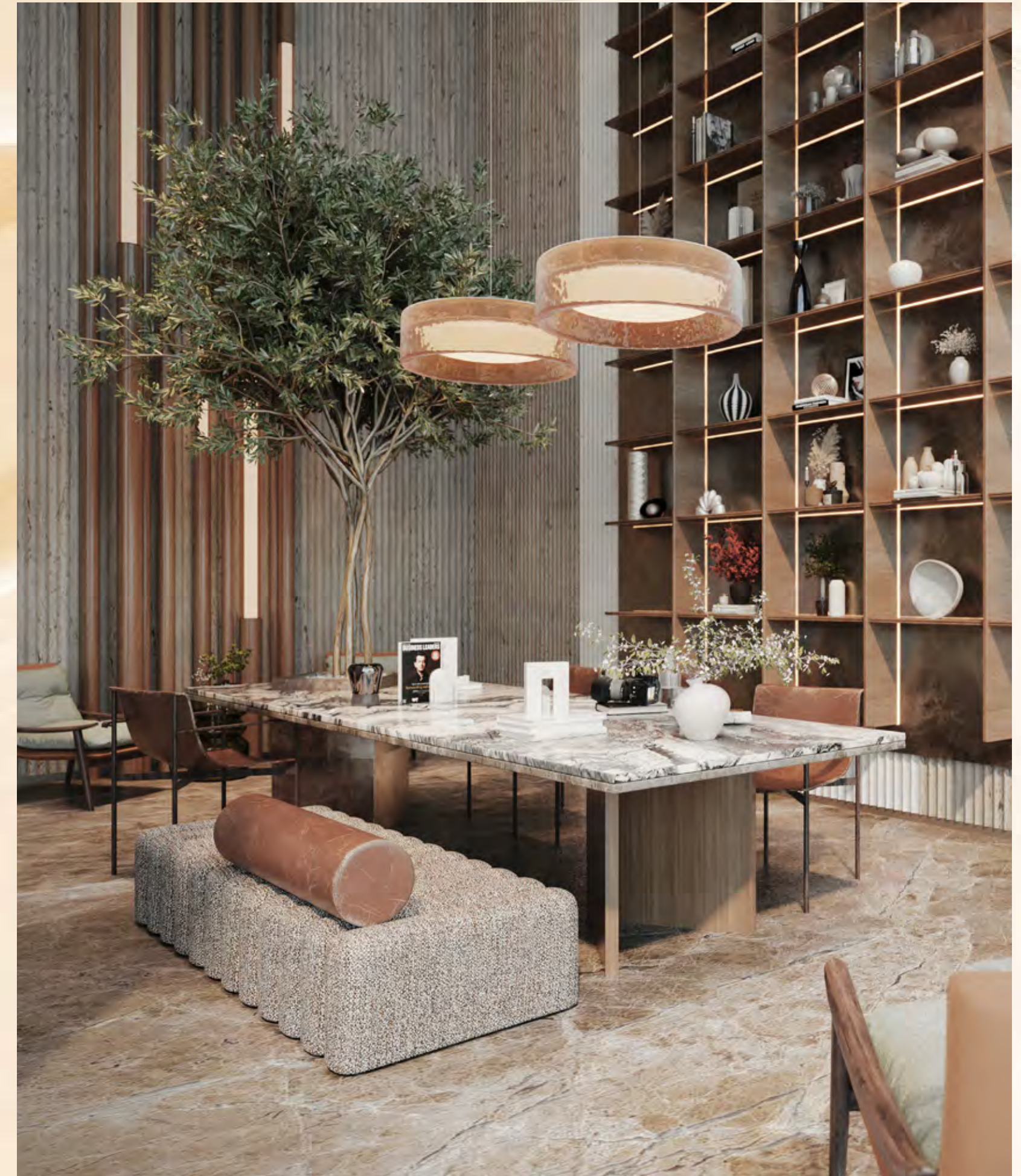


Villeroy & Boch  
1748

**alexa**

# AN ENCHANTING FIRST IMPRESSION

From the moment you arrive, a calm sophistication welcomes you. The lobby soft materials, ambient lighting, and poised design set the tone for the refined living beyond.





A photograph of a modern lounge interior. A woman in a light-colored dress and a man in a dark suit are sitting at a small table, facing each other and talking. They are in the center of a large, arched opening. The walls are covered in vertical wooden slats, and the lighting is warm and ambient. There are several armchairs and side tables around the room. A large tree is on the left side. The overall atmosphere is sophisticated and intimate.

## WHERE CONVERSATIONS FLOW

Sunset Bay Grand by Imtiaz is a social anchor, thoughtfully designed for connection and ease. Its warm textures and inviting lounges inspire shared moments and quiet conversations.



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DEVELOPMENTS



# CRAFTED FOR MODERN LIFE

The fully furnished interiors blend comfort and elegance, crafted to feel warm in a family-friendly environment.







# BALANCE BEGINS HERE

Morning runs, paddle sessions, and sunrise yoga shape a lifestyle of natural energy and serene well-being.













# WHERE SPACE FEELS PERSONAL

At Sunset Bay Grand by Imtiaz, elegance meets intention. Expansive ceilings, smart features, and refined furnishings create tailored sanctuaries.



## A RESIDENCE ABOVE ALL

At the highest tier of Sunset Bay Grand, the 3-Bedroom Duplex offers a world apart. Thoughtfully crafted with flowing interiors and a seamless connection to the skyline, it's where privacy meets pure openness.







## WHERE DREAMS FIND SPACE

Expansive windows, natural hues, and flowing layouts bring the outdoors in. Each bedroom invites stillness and reflection—a personal haven elevated by the rhythm of light and air.





## CRAFTED TO THE FINEST DETAIL

The master bathroom at Sunset Bay Grand transforms daily rituals into moments of calm. Expansive layouts, soft lighting, and purified finishes create a spa-like retreat.



# FOR THOSE WHO MOVE FORWARD

Sunset Bay Grand is where calm seas and purposeful design come together for those who seek clarity, progress, and inspired living.



# IMTIAZ

A JOURNEY TO PERFECTION