



# COVE GRAND

BY IMTIAZ

DUBAI LAND

IMTIAZ





WELCOME TO

# COVE GRAND

Nestled beside lush parks in a vibrant, family-friendly community, Cove Grand by Imtiaz is an elegant residential address in Dubailand. Thoughtfully designed for those who seek more from everyday living, it features contemporary architecture, spacious layouts, and lifestyle-rich amenities, offering a refined and effortless way of life.





DISCOVER YOUR  
SANCTUARY BY  
THE PARK





# EXQUISITE. EXTRAVAGANT. ELEMENTAL.

Cove Grand by Imtiaz is a sanctuary shaped by sunlight and surrounded by lush green parks. Where trees frame every view, paths invite unhurried walks, and every space is designed for the rhythm of family life. This isn't just living — it's nature holding you gently, and home growing with every generation.







ONE WITH THE  
NATURE







# WHERE NATURE FLOWS THROUGH

Cove Grand by Intiaz is a residence embraced by parkland, where open green spaces and tree-lined paths flow seamlessly through the community. Here, nature is not a backdrop — it's a way of life. From family strolls to moments of quiet beneath the trees, every day is shaped by the calm, clarity, and connection that only park-side living can offer.







Life at Cove Grand by Imtiaz unfolds at a thoughtful pace, elevated yet grounded, vibrant yet serene. It's where your family finds space to grow, moments to share, and memories that linger. From playful mornings to peaceful nights, this is not just where you live, it's where you truly belong.











## SPACE THAT BRINGS LIFE TO LIFE

Every space at Cove Grand by Imtiaz is more than a feature — it's a feeling. From morning stretches beneath open skies to evening laughter echoing by the pool, each amenity is designed to inspire movement, connection, and ease. Here, life doesn't pause, it unfolds.





A HORIZON RESERVED  
JUST FOR YOU







AN ADDRESS  
WHERE  
GENERATIONS  
FLOURISH







IN REACH OF IT ALL.  
IN TUNE WITH YOU

Located in Dubailand, Cove Grand by Intiaz positions you within easy reach of schools, shopping, dining, and major highways, while keeping you wrapped in a sense of calm. It's convenience minus compromise.

## 5 Minutes

IMG Worlds  
of Adventure  
Academic City  
Silicon Oasis  
Global Village  
Dubai Outlet Mall

## 20 Minutes

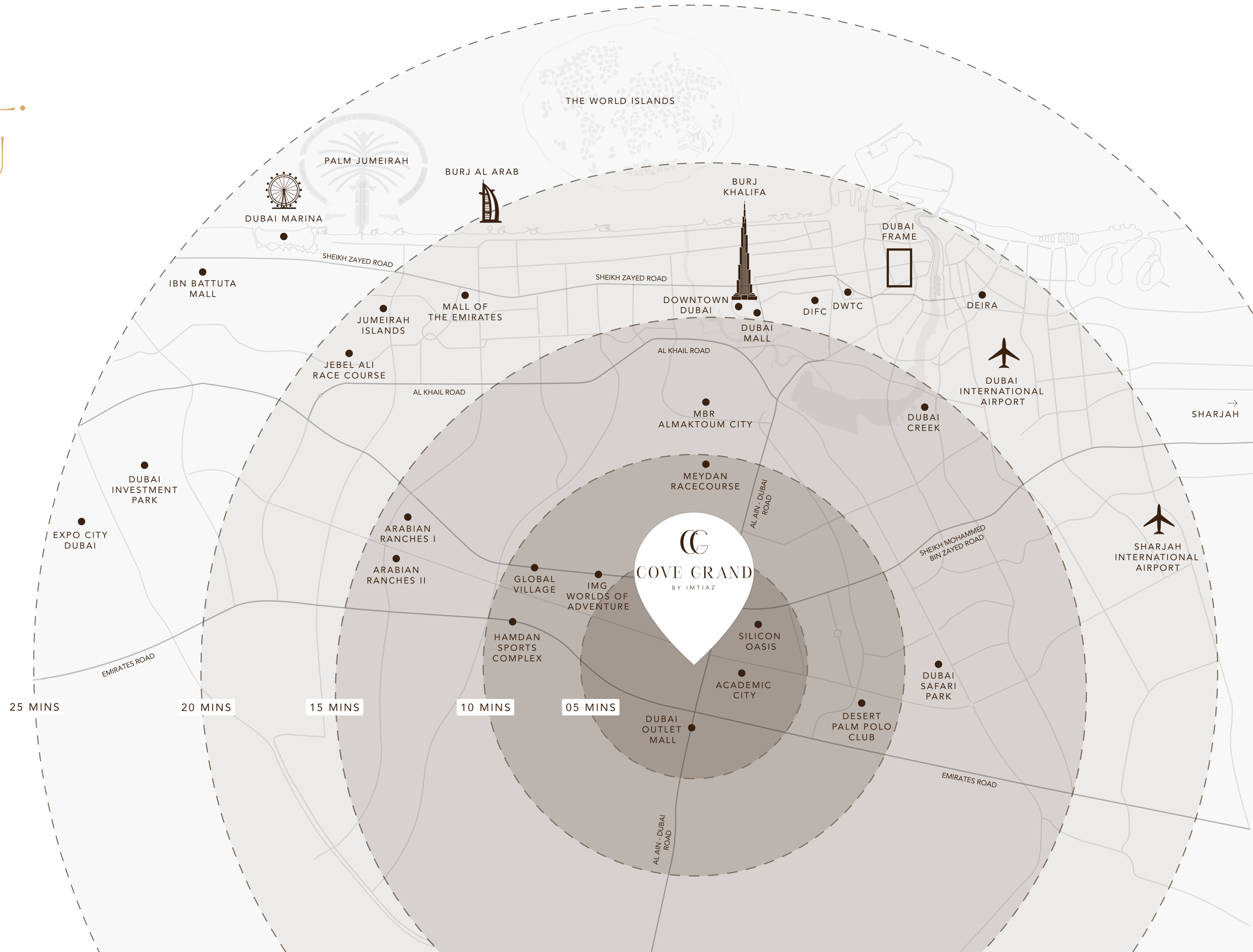
Dubai Intl. Airport  
Downtown Dubai  
Dubai Mall  
Burj Khalifa  
Dubai Frame  
Dubai Creek  
Mall Of The Emirates

## 12 Minutes

Desert Palm  
Polo Club  
Dubai Safari  
Park Meydan  
Racecourse

## 25 Minutes

Dubai Marina  
Palm Jumeirah  
Jebel Ali Race Course  
Jumeirah Islands  
Ibn Battuta Mall  
Dubai Parks and Resorts  
Expo City Dubai





THE QUINTESSENCE  
OF ELEGANT LIVING











## DESIGNED AROUND TOGETHERNESS

Each element at Cove Grand is shaped to bring people closer — from open-plan living spaces that invite connection, to outdoor areas where families gather, play, and unwind. It's a home where routines become rituals, and every day feels grounded in what matters most: being together.







## GRAND ENTRANCE

Your journey home begins with a statement. The grand lobby is thoughtfully designed to evoke both presence and peace — with natural finishes, soft lighting, and refined details that create an immediate sense of calm. It's more than an entrance; it's a seamless transition from the outside world into a sanctuary shaped by elegance, warmth, and belonging.





LOBBY





LOBBY





LOBBY





STUDIO APARTMENT





STUDIO APARTMENT





ONE BEDROOM APARTMENT – LIVING ROOM





ONE BEDROOM APARTMENT – KITCHEN SPACE





TWO BEDROOM APARTMENT – LIVING ROOM





TWO BEDROOM APARTMENT – BEDROOM



# CLUBHOUSE

A warm and welcoming clubhouse designed for moments worth sharing — from intimate conversations to lively celebrations. It's where neighbors gather, stories unfold, and community comes to life.







CLUBHOUSE





CLUBHOUSE





CLUBHOUSE





## FULLY EQUIPPED, WORLD-CLASS GYM

A fully equipped modern gym; a light-filled space equipped for every kind of workout — from early morning energy to evening resets.





GYM



A modern gym interior with various exercise machines, a long blue mat with numbers, and a large window on the right. The gym is well-lit with natural light from the window. The machines include treadmills, ellipticals, and weight racks. The blue mat has numbers 1 through 19 printed on it. The text "WHERE FOCUS GOES, ENERGY FLOWS." is displayed in the center of the image.

WHERE FOCUS  
GOES, ENERGY  
FLOWS.





## ROOFTOP INFINITY POOL

A serene rooftop infinity pool designed for slow afternoons and quiet reflections. Whether you're swimming laps or soaking in the calm, the swimming pool offers a space where time softens and stillness flows.







ROOFTOP  
INFINITY POOL





## SPLASH POOL

A safe, playful haven where little ones can splash freely,  
laugh loudly, and create sun-soaked memories in the  
pool made just for them.







SPLASH  
POOL





## BBQ AREA

An open-air BBQ area designed for good food and great conversations. Fire up the grill, gather your people, and savor the moments that celebrate togetherness.







BBQ  
AREA





## MINI GOLF COURT

A mini golf court for all ages — an escape where light-hearted competition and laid-back leisure come together, one putt at a time.





MINI GOLF  
COURT





## KIDS' PLAYGROUND

A lively, open-air play zone crafted for curiosity and joy, where little ones climb, explore, and create their own world of wonder.







KIDS'  
PLAYGROUND





## OPEN-AIR CINEMA

Watch your favorites under the night sky in an outdoor  
theatre made for shared stories.





OPEN-AIR  
CINEMA





## POOLSIDE BAR

A laidback poolside bar where cool drinks meet golden hours — the perfect spot to pause, unwind, and let the day linger a little longer.







POOLSIDE  
BAR





## ROOFTOP POOLSIDE CABANA

A peaceful, rooftop, poolside cabana designed for restful escapes — where you can unwind in privacy, breathe deeply, and let the world slow down.



# ROOFTOP POOLSIDE CABANA







## ROOFTOP SUNDECK

Perched at the rooftop, the sundeck invites you to stretch out, slow down, and bask in the sunshine.







ROOFTOP  
SUNDECK





## RUNNING TRACK

Winding gently through green spaces, the running track at Cove Grand invites you to move at your own pace, whether it's a morning sprint or an evening stroll.





RUNNING  
TRACK



# BRANDS & FEATURES

**SIEMENS**

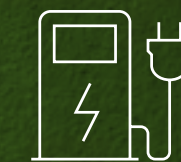


FULLY  
FURNISHED



DIRECT ACCESS  
TO PARK

VitrA



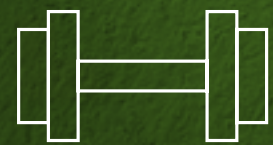
EV CHARGING  
STATION



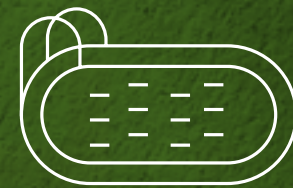
DEDICATED VISITOR  
PARKING



# AMENITIES



FULLY  
EQUIPPED GYM



KID'S  
SWIMMING POOL



INFINITY  
SWIMMING POOL



BBQ  
AREA



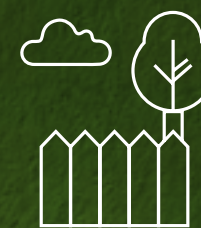
KIDS PLAY  
GROUND



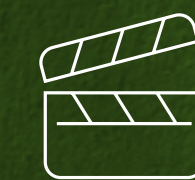
RUNNING  
TRACK



CLUBHOUSE



DIRECT ACCESS  
TO PARKS



OPEN AIR  
CINEMA



MINI GOLF  
COURT