

# SUNSET BAY 3

AT DUBAI ISLANDS

IMTIAZ

# YOUR GATEWAY TO *ISLAND* *LIVING*

AT DUBAI ISLANDS

Beyond the gates, a life  
framed by pristine  
shores and effortless  
elegance awaits.





DUBAI ISLANDS



# EXPERIENCE DUBAI ISLANDS

An island vision brought to life, where thoughtful living meets the calm embrace of the sea.

# TIMELESS COASTAL HARMONY

Set across serene waters, Dubai Islands is a coastal sanctuary seamlessly connected to the city's vibrant pulse. Offering direct beach access, this visionary destination harmonizes seaside tranquility with urban energy. With opulent resorts, waterfront promenades, and world-class entertainment, Dubai Islands promises a lifestyle that redefines Island living.





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.



SERENE WHISPERS



SUNSET BAY 3

# 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







## BEACH ACCESS

21 kilometers of pristine coastline, certified with Blue Flag Global Accreditation.





# MARINA

9 exceptional marinas, including 6 on Island A, offering seamless access to endless sea adventures.





## HOTELS & RESORTS

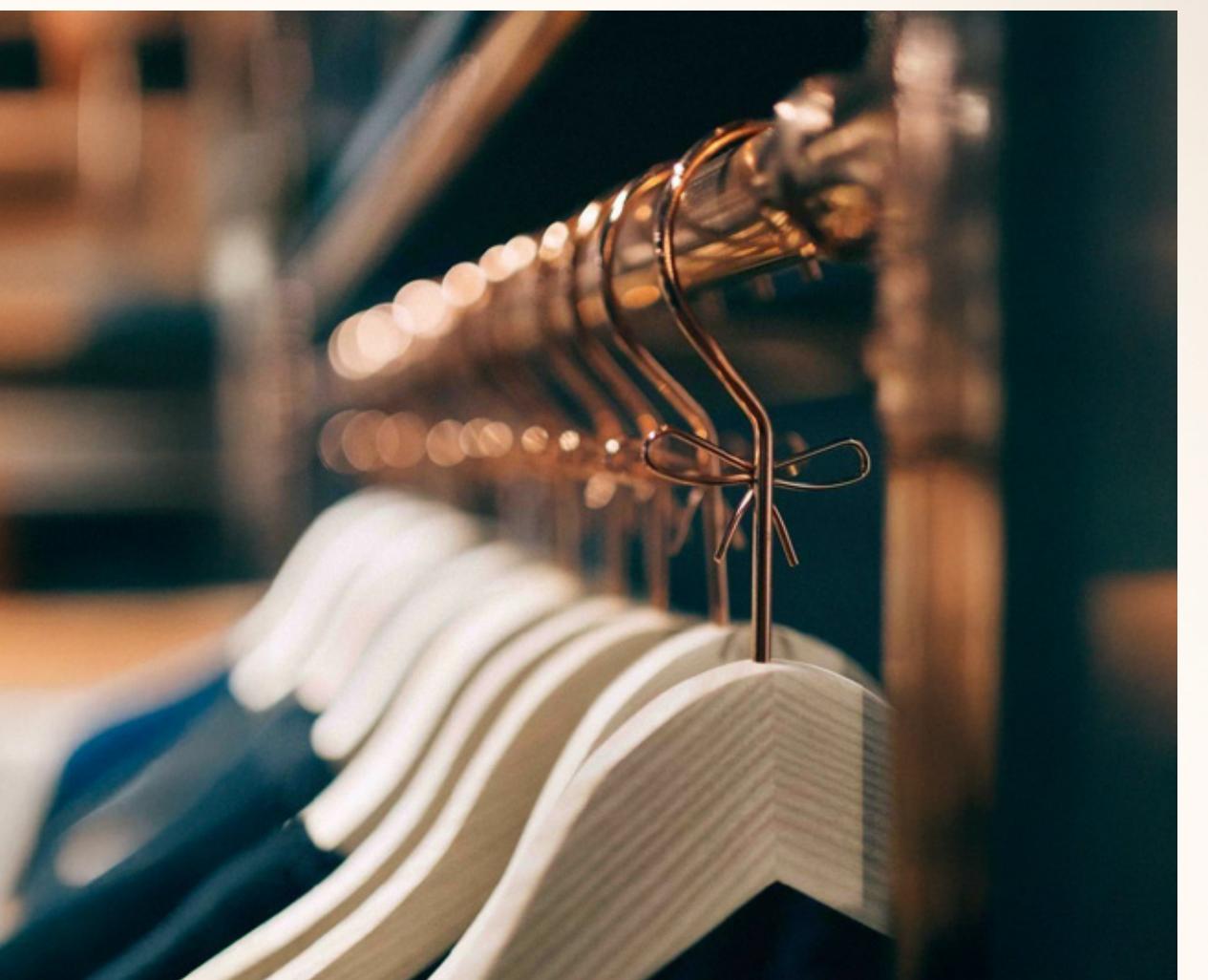
Unwind along beaches with  
86 world-class hotels and resorts  
that define comfort.





# SHOPPING MALL

The grand mall on Island A offers an exciting blend of retail and entertainment, elevating your shopping experience.





# GOLF COURSE

18-hole and 9-hole courses nearby, offer incredible golfing experience with spectacular views.





## PARKS & OPEN SPACES

1.98 million square meters of picturesque landscapes, thoughtfully designed for serenity, connection, and unforgettable moments.





## IDYLLIC LOCATION

 Breathtaking  
Sunset Views

 9 Marinas

 21 km  
Beachfront

 86 Resorts &  
Hotels

 2 Golf Courses



# STUPENDOUS VIEWS

Every space is designed to capture the beauty of Dubai Islands, offering serene vistas and a rare living experience.



Seamless finishes and timeless materials embody elegance, fusing modern design with enduring craftsmanship.



# ROOFTOP *INFINITY POOL*

Live unforgettable moments by the ever-flowing rooftop infinity pool, a sanctuary designed for ultimate relaxation and timeless elegance.



Sunlit serenity, private moments, and a poolside escape like no other.





# URBAN WOODS

A retreat where every moment feels connected to the nature.



Immerse yourself in lush greenery and serene pathways, seamlessly blending nature and modern living.



## WORLD-CLASS AMENITIES

Outdoor Dining / BBQ Area

Seating Zone

Meeting Area

Water Lounges

Outdoor Shower

Floating Islands

Jacuzzi

Sunken Lounge

Kids' Playground

Outdoor Yoga

Private Terrace

Water Feature

Ping Pong Table

Clubhouse

Gym



SUNSET BAY 3

LOBBY

# GRACEFUL WELCOME

Step into a foyer that redefines timeless elegance. With its extraordinary design and artful details, it serves as a graceful prelude to the exceptional spaces beyond.



The sitting lounge invites you to unwind in utmost comfort with a harmonious balance of style and repose, perfect for moments of reflection or connection.



BLISSFUL DAWNS



LIVING ROOM

# GOURLMET HAVEN

Dining space designed for refined living, seamlessly blending modern functionality with timeless design aesthetics.



Illuminated spaces for seamless organization and bold display.





BEDROOM

# BEDROOM

The grand mall on Island A offers an exciting blend of retail and entertainment, elevating your shopping experience.



A sleek wardrobe offering refined design, ample storage, and effortless organization.



CLUB HOUSE

# LIVING SPACE

A sunlit haven where sea breezes whisper, books and laughter mingle, and every corner invites quiet or joy.



An inviting space where indoor games bring joy and connection, blending style with the spirit of togetherness.



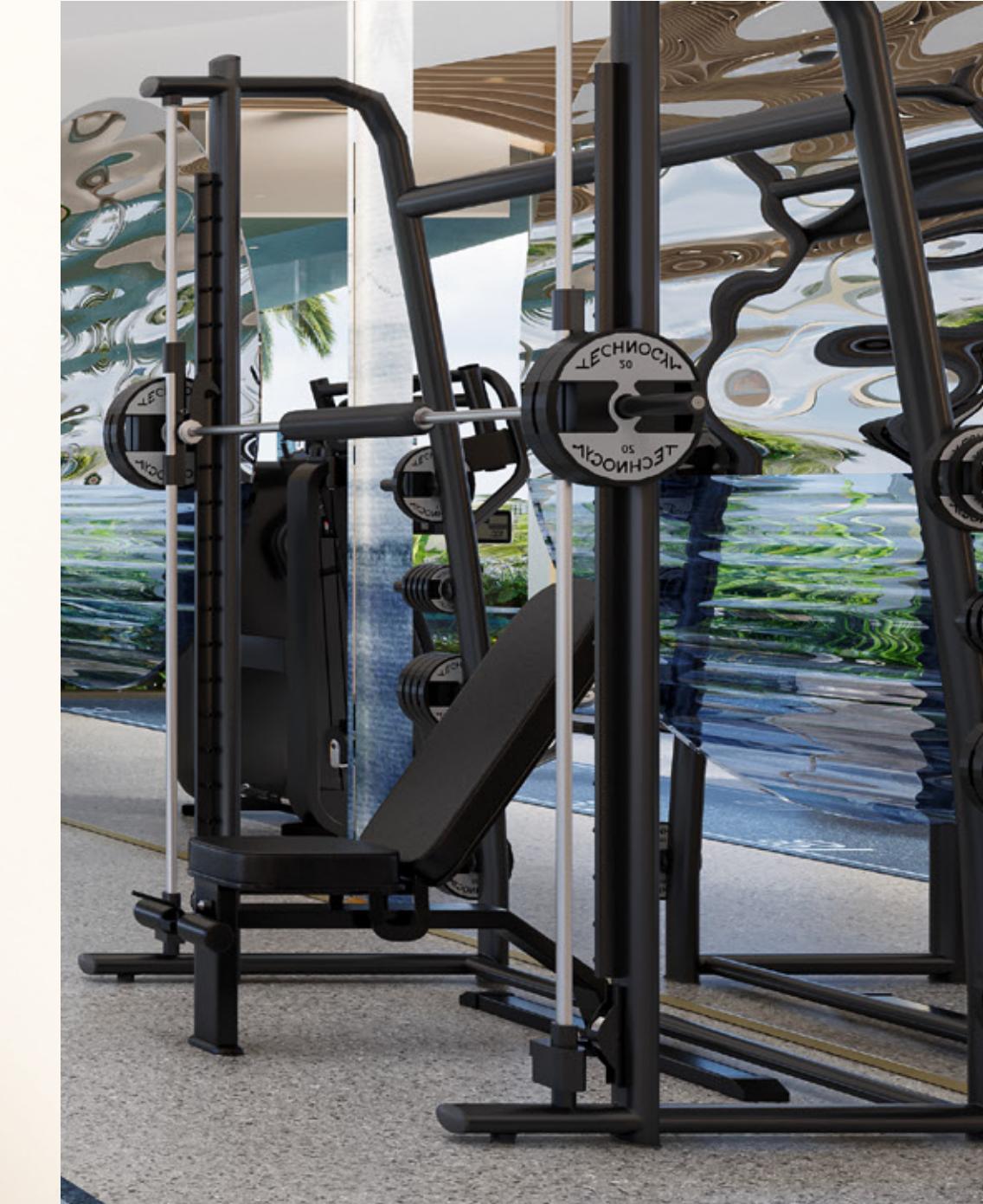


FITNESS  
IS NOT A DESTINATION  
IT IS A WAY OF LIFE



# MODERN GYMNASIUM

A meticulously designed fitness space blending cutting-edge equipment with panoramic views, inspiring a balance of strength and composure in every workout.



Step into a dedicated strength and training zone equipped with premium gear, tailored to energize and elevate your fitness journey.



# UNIT TYPES AND SIZES

## APARTMENTS

1 Bedroom - 30 Units

2 Bedrooms - 32 Units

3 Bedrooms - 1 Units

## SIZE RANGE

1 Bedroom - From 942 Sq. Ft. to 1047 Sq. Ft

2 Bedrooms - From 1347 Sq. Ft. to 2193 Sq. Ft

3 Bedrooms - From 2058 Sq. Ft. to 2058 Sq. Ft.

# CONFIGURATION



G + 2 PODIUM CAR PARKING + 8 RESIDENTIAL FLOORS + RF RESIDENTIAL

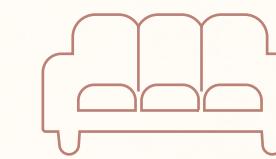
# BRANDED FEATURES



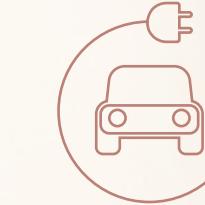
STEPS AWAY  
FROM THE BEACH



PROXIMITY TO  
PREMIER MALLS



FULLY FURNISHED  
WITH BESPOKE INTERIORS



EV CHARGING  
STATIONS



STEPS AWAY  
FROM THE PARK

**Miele**

**GESSI**<sup>®</sup>

**Villeroy & Boch**  
1748

**alexa**