



COVE

EDITION III



IMTIAZ





# IMPECCABLE. INTIMATE. INSPIRED

Presenting Cove Edition III by Imtiaz — an inspired vision set in vibrant Dubailand. Designed with a keen sense of style and purpose, each home captures the essence of effortless living, functionality, and sophistication. Cove Edition III reimagines urban living, setting a new benchmark for those who seek both tranquillity and a connection to the pulse of the city.









WHERE NATURE AND  
DESIGN FLOW AS ONE



# SIMPLICITY, PERFECTED

Cove Edition III stands as a masterpiece of modern architecture, where the simple details of life are perfected, and form and function gently intertwine. Sleek lines and contemporary design create a graceful silhouette that draws the eye. Spacious, light-filled interiors are enhanced by exquisite finishes and advanced amenities. Every detail has been thoughtfully crafted to offer an extraordinary living experience.





UNVEIL YOUR SPIRIT  
IN NATURE'S PALETTE







IMTIAZ



# SINK IN SERENITY

Step into spaces designed with comfort and grace, where each detail has been carefully considered. Cove Edition III elevates living with its exclusive amenities—refreshing pools, beautifully landscaped gardens, a modern fitness center, and more—all created to enhance your daily life. Here, you're not just finding a home; you're embracing a lifestyle of balance and quiet sophistication, in harmony with nature.





Life at Cove Edition III is a lifestyle experience. Beyond exceptional design, it's the world-class amenities that truly set this residence apart. Picture an infinity pool that stretches endlessly into the horizon, merging effortlessly with the sky—a serene retreat above the city, inviting you to unwind and find tranquility. This elevated experience is complemented by lush landscaped gardens and a state-of-the-art fitness center, thoughtfully crafted to enhance every moment of your day. Here, boundaries disappear, and life flows gently at the edge of the infinite.





# LIVE LIFE UNSCRIPTED

Escape the ordinary and ascend to a world of tranquility. Our rooftop offers an unparalleled escape, where breathtaking city views meet luxurious amenities.





Unwind by our stunning infinity pool, bask in the sun on plush loungers, or gather with friends and family on the spacious terrace. Every detail is meticulously crafted to provide the ultimate relaxation experience.





EACH CORNER A STORY,  
EACH SPACE A VERSE











WHERE NATURE AND  
DESIGN FLOW AS ONE







A PLACE TO PAUSE,  
BREATHE, AND GROW





# SMART, SUSTAINABLE HOMES CRAFTED FOR YOU

A home is more than just a space – it's where life happens. That's why every residence we create is fully furnished with exquisite attention to detail, offering both style and functionality. Our smart home systems are designed to enhance your living experience, allowing you to control your environment effortlessly and ensuring comfort, security, and convenience are always at your fingertips.







DESIGNER STUDIO APARTMENT - LIVING ROOM









DESIGNER ONE BEDROOM APARTMENT - LIVING ROOM





DESIGNER ONE BEDROOM APARTMENT - KITCHEN AREA





DESIGNER TWO BEDROOM APARTMENT - LIVING ROOM





DESIGNER TWO BEDROOM APARTMENT - BEDROOM



# A PLACE TO BELONG

Featuring modern minimalist furniture and design, our clubhouse is crafted to foster relaxation and connection. It offers an inviting environment for both personal reflection and social gatherings. Every detail is considered to offer a functional design, creating a space where residents can unwind, connect, and feel at home.







CLUBHOUSE







# GO THE EXTRA MILE, UNLOCK YOUR POTENTIAL

True well-being begins with balance. Our state-of-the-art fitness centers are designed to energize your body and calm your mind. With top-of-the-line equipment and spacious layouts, every workout becomes an opportunity for transformation. Whether you're focusing on strength, endurance, or mental clarity, our spaces are built to support your journey toward a healthier, more balanced lifestyle.

WHERE FOCUS  
GOES, ENERGY  
FLOWS.





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GOES, ENERGY  
FLOWS.









# EVERY VIEW TELLS A STORY

At the podium level of our residences, every detail is designed to elevate your lifestyle. Immerse yourself in a vibrant, green oasis where outdoor living meets luxury. With spacious, beautifully landscaped terraces and inviting seating areas, this is the perfect place to relax, socialize, or recharge. Surrounded by lush greenery and serene spaces, the podium level provides a unique experience, bringing the best of nature and modern living together.



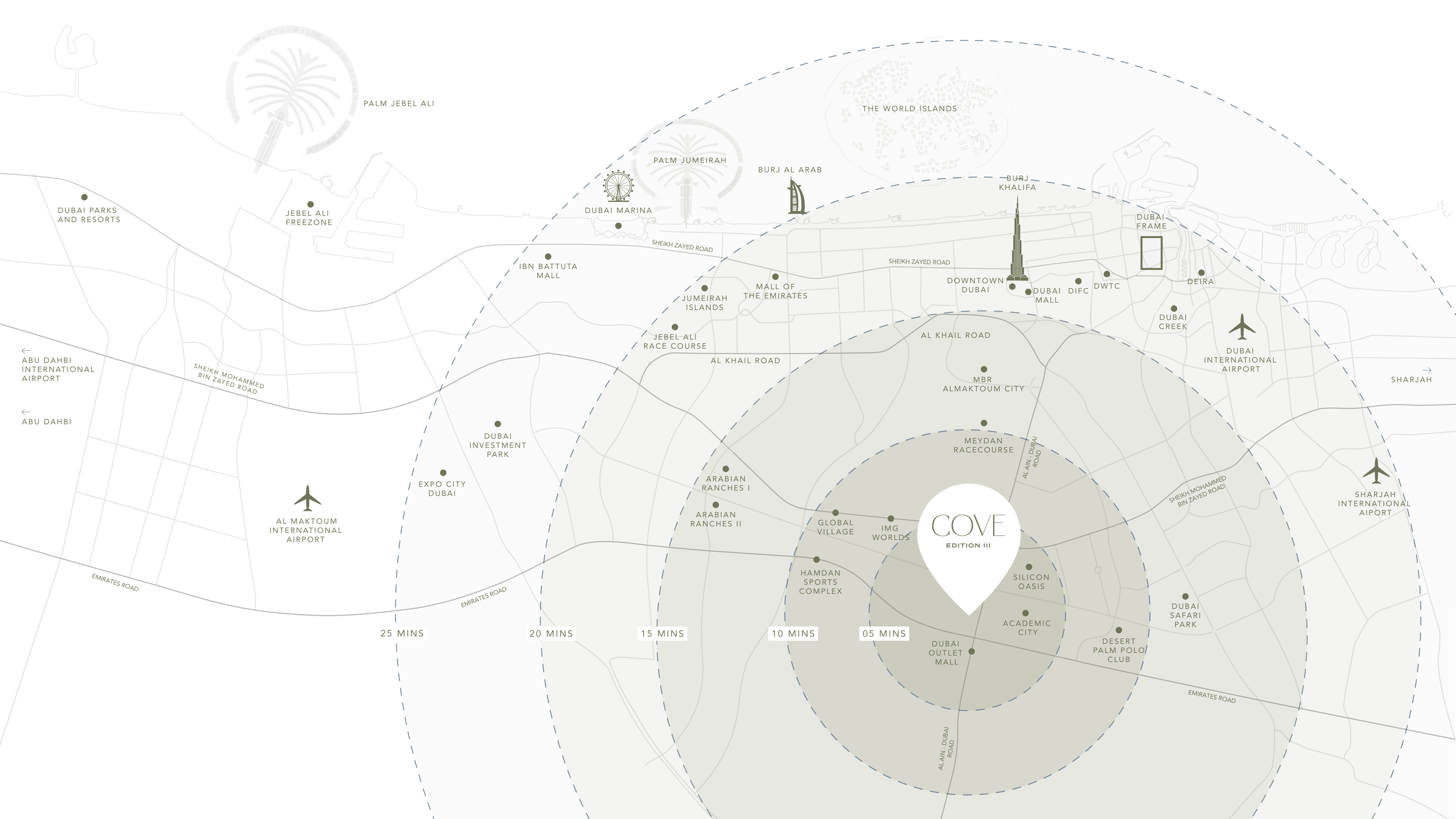




# RISE ABOVE, LIVE BEYOND

The rooftop level is where life takes on a new perspective. Dive into the tranquility of our stunning rooftop pool, unwind in the serene lounge spaces, or simply take in the breathtaking views that stretch as far as the eye can see. Designed for relaxation and socialising, this elevated space offers the perfect blend of luxury and leisure. Whether you're enjoying a peaceful moment by the pool or hosting a gathering with friends, the rooftop level is your personal sanctuary above it all.





COVE  
EDITION III

PALM JEBEL ALI

THE WORLD ISLANDS

PALM JUMEIRAH

BURJ AL ARAB

BURJ KHALIFA

DUBAI FRAME

DUBAI PARKS AND RESORTS

JEBEL ALI FREEZONE

DUBAI MARINA

IBN BATTUTA MALL

MALL OF THE EMIRATES

DOWNTOWN DUBAI

DUBAI MALL

DIFC

DWTC

DEIRA

DUBAI CREEK



DUBAI INTERNATIONAL AIRPORT

← ABU DAHBI INTERNATIONAL AIRPORT

← ABU DAHBI

→ SHARJAH

SHEIKH MOHAMMED BIN ZAYED ROAD

AL KHAIL ROAD

AL KHAIL ROAD

MBR ALMAKTOUM CITY

SHARJAH INTERNATIONAL AIRPORT

AL MAKTOUM INTERNATIONAL AIRPORT

EXPO CITY DUBAI

DUBAI INVESTMENT PARK

MEYDAN RACECOURSE

ARABIAN RANCHES I

ARABIAN RANCHES II

GLOBAL VILLAGE

IMG WORLDS

HAMDAN SPORTS COMPLEX

SILICON OASIS

ACADEMIC CITY

DUBAI SAFARI PARK

DESERT PALM POLO CLUB

DUBAI OUTLET MALL

25 MINS

20 MINS

15 MINS

10 MINS

05 MINS

EMIRATES ROAD

EMIRATES ROAD

EMIRATES ROAD

AL AIN - DUBAI ROAD

AL AIN - DUBAI ROAD



# EXCEPTIONAL AMENITIES

In an Imtiaz home, family is at the heart of everything. Our exceptional amenities are designed to enrich every moment spent together. From lush outdoor spaces to dedicated family zones, each area is created to foster connection, relaxation, and joy. Whether it's a leisurely stroll in the park, enjoying the community spaces, or spending quality time in the comfort of your home, we offer an environment that supports your family's well-being and lifestyle.







# GLOBAL VILLAGE

Conveniently located near Dubailand, Global Village is a vibrant cultural destination in Dubai, showcasing pavilions from various countries, live performances, international cuisines, and unique shopping, celebrating the world's rich diversity.



# PLATION EQUESTRIAN & POLO CLUB

Situated close to Dubailand, Plation Equestrian & Polo Club offers world-class polo fields, luxurious facilities, and an exclusive setting, making it a premier destination for enjoying equestrian sports and sophisticated social gatherings.







# ACADEMIC CITY

Just a short distance from Dubailand, Academic City is home to prestigious universities and offers modern facilities, a serene environment, and diverse programs that foster innovation, collaboration, and personal growth.



DUBAI OUTLET MALL	05 mins
ACADEMIC CITY	05 mins
SILICON OASIS	05 mins
GLOBAL VILLAGE	10 mins
IMG WORLD	10 mins
HAMDAN SPORTS COMPLEX	10 mins
DESERT PALM POLO CLUB	10 mins
DUBAI SAFARI PARK	10 mins
MEYDAN RACECOURSE	15 mins
ARABIAN RANCHES 1 & 2	15 mins
DUBAI INTERNATIONAL AIRPORT	20 mins
MBR AL MAKTOUM CITY	20 mins
DOWNTOWN DUBAI	20 mins
DUBAI MALL	20 mins
BURJ KHALIFA	20 mins
DUBAI FRAME	20 mins
DUBAI CREEK	20 mins
MALL OF THE EMIRATES	20 mins
DUBAI MARINA	25 mins
PALM JUMEIRAH	25 mins
JEBEL ALI RACE COURSE	25 mins
JUMEIRAH ISLANDS	25 mins
IBN BATTUTA MALL	25 mins
DUBAI PARKS AND RESORTS	25 mins
EXPO CITY DUBAI	25 mins

