



FACTSHEET

# SUNSET BAY 3

AT DUBAI ISLANDS

IMTIAZ

# PROJECT *OVERVIEW*

**Name:**

Sunset Bay 3

**Location:**

Dubai Islands

**Developer:**

IMTIAZ Developments

**Project type:**

Residential

## ABOUT *SUNSET BAY 3*

Sunset Bay 3 by Imtiaz, nestled within the captivating Dubai Islands. This exclusive destination places you just moments from the beach, where vast ocean views and the beauty of each sunrise and sunset define your days. Each element from its striking façade to the rooftop retreat—is designed to bring the serenity of the coast into everyday life, creating an elevated experience by the water.





# AN ICON OF *COASTAL ELEGANCE*

9 MARINAS

2 GOLF COURSES

BREATHTAKING SUNSET VIEWS

21 KM BEACHFRONT

86 RESORTS & HOTELS

## AMENITIES

OUTDOOR DINING / BBQ AREA

KIDS' PLAYGROUND

SEATING ZONE

OUTDOOR YOGA

MEETING AREA

PRIVATE TERRACE

WATER LOUNGES

WATER FEATURE

OUTDOOR SHOWER

PING PONG TABLE

FLOATING ISLANDS

CLUBHOUSE

JACUZZI

GYM

SUNKEN LOUNGE

# 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



# PAYMENT PLAN

① 20% MARCH, 2025 ON BOOKING	② 5% 15 <sup>TH</sup> JUNE, 2025	③ 5% 15 <sup>TH</sup> OCTOBER, 2025	④ 10% 15 <sup>TH</sup> FEBRUARY, 2026
⑤ 10% 15 <sup>TH</sup> JUNE, 2026	⑥ 10% 15 <sup>TH</sup> OCTOBER, 2026	⑦ 40% FEBRUARY, 2027 ON COMPLETION	

# UNIT DETAILS

Units Available	No. of Units	Size Range Sq. ft	
		Minimum	Maximum
1 Bedroom	30	943.92	1047
2 Bedroom	32	1347.64	2193.39
3 Bedroom	1	2058.06	2058.06