

IMTIAZ
DEVELOPMENTS

SUNSET BAY 5





Handover: Estimated for Q1 2028 Handover

STOREYS 2+G+8

1BR Price : From AED 1 950,000

2BR Price: From AED 2,650,000

3BR Price: From AED 4,450,000

Down Payment: 20% only

Payment Plan: 60/40





BEDROOM




LIVING ROOM

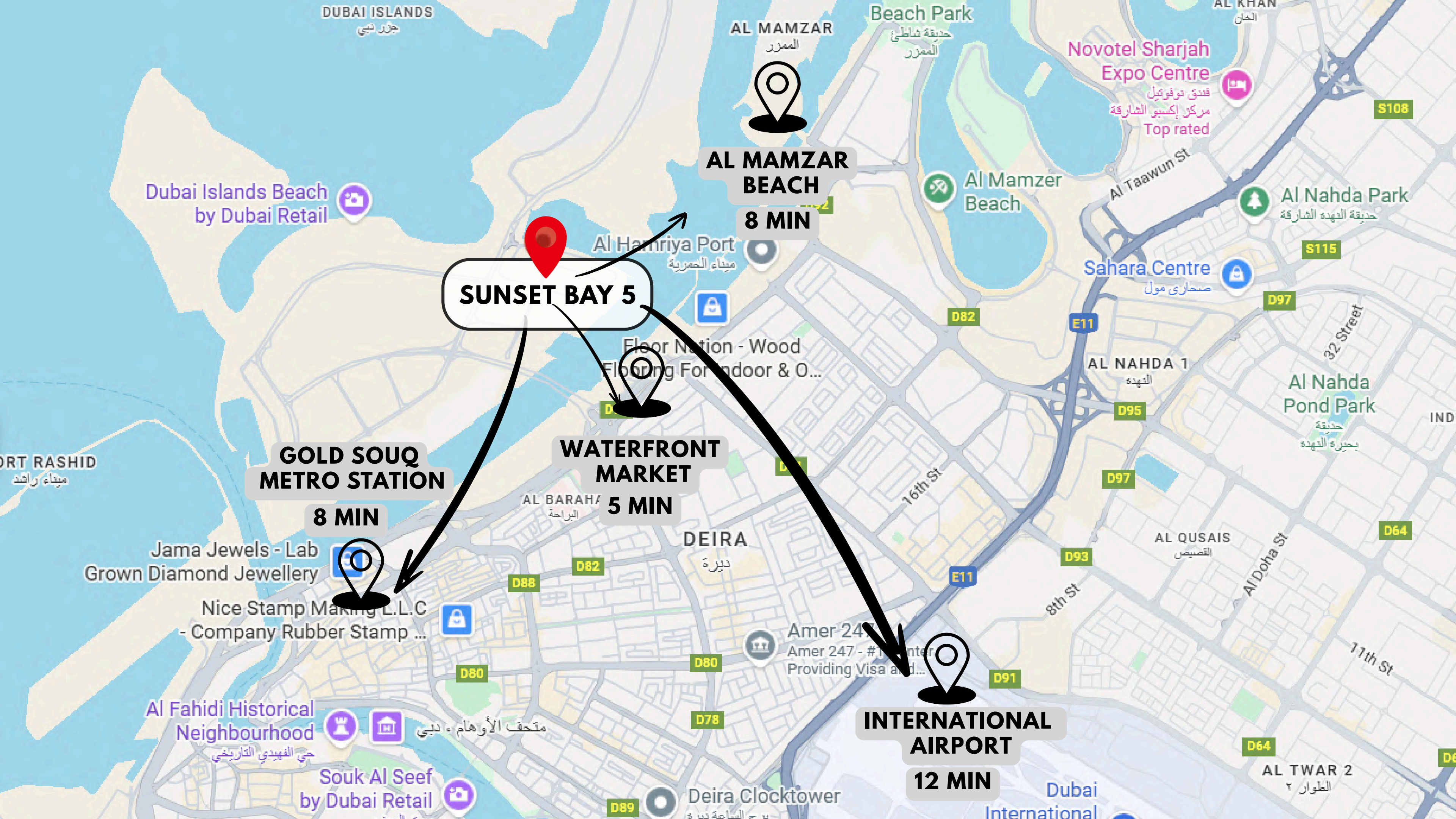


IMTIAZ
DEVELOPMENTS

CLUB HOUSE



FITNESS
IS NOT A DESTINATION
IT IS A WAY OF LIFE



SUNSET BAY 5

AL MAMZAR BEACH
8 MIN

WATERFRONT MARKET
5 MIN

GOLD SOUQ METRO STATION
8 MIN

INTERNATIONAL AIRPORT
12 MIN



DUBAI CREEK HARBOR

DOWNTOWN DUBAI

DUBAI INTERNATIONAL AIRPORT

PORT RASHID

ISLAND A

ISLAND D

ISLAND B

ISLAND E

ISLAND C

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.

Dubai Islands
enjoy and
benefit from
the activities,
culture,
entertainment
and services
of local and
regional Dubai.

Persian Gulf



VISION PLAN FRAMEWORK

ISLAND D: SPORTS COUNTRY CLUB ISLAND

- Exclusive Sports Country Club Community
- Private sports country club: soccer and tennis academy, outdoor pools and aquatic sports, archery, horseback riding, special cycling course, skateboarding, beach and water recreation etc.
- Boutique resort and marina
- Private beach club
- Low density residential with country club membership and waterfront premium living

ISLAND A: MIXED-USE ISLAND CORE

- Vibrant, high energy mixed-use island core: mall, entertainment, business, waterfront commercial, marina and high-end island living

ISLAND C: OASIS ISLAND

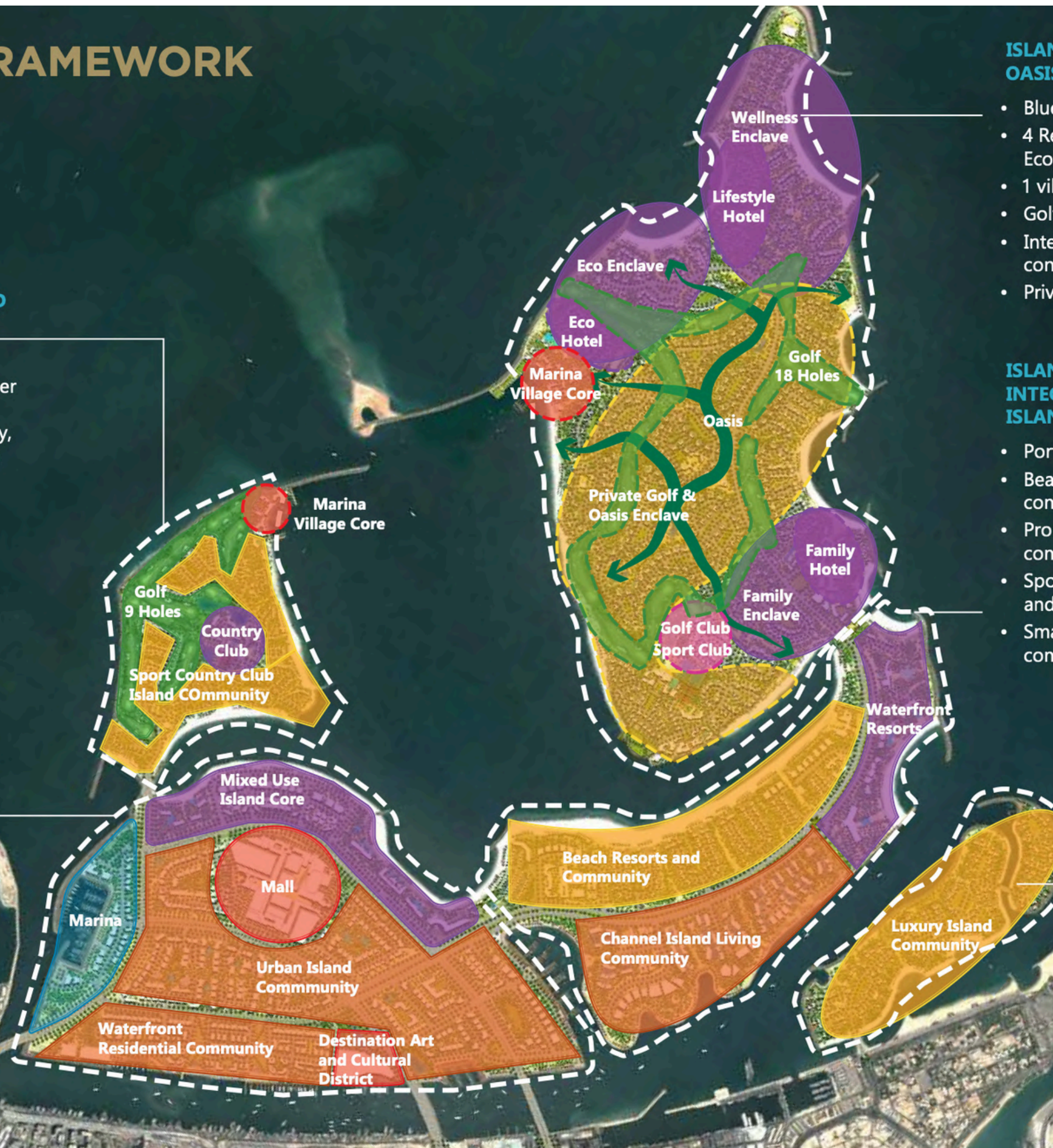
- Blue & Green layered amenities for everyone
- 4 Resorts & Districts: Wellness, Eco, Family & Sports
- 1 village: Marina
- Golf: 18 holes
- Integrated oasis landscape connecting all districts & resorts
- Private Villa Enclaves

ISLAND B: INTEGRATED RESORTS & COMMUNITIES ISLAND

- Portal to the Island Resorts & Communities
- Beach front resorts & low-density communities along the western channel
- Promenade waterfront hotels and mid-density communities along the eastern channel
- Sports park or community parks and community clubs
- Small village core for community commercial and services

ISLAND E: LUXURY ESTATES ISLAND

- Luxury private island community
- Signature estate lots and private marina
- Waterfront and waterfront accessible villas
- Exclusive clubhouse



KEY FACTS LOCATION



86 Resorts
& Hotels



21 kilometers
Beach Length



9 Marinas



2 18-Hole Golf Course
9-Hole Golf Course



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.**

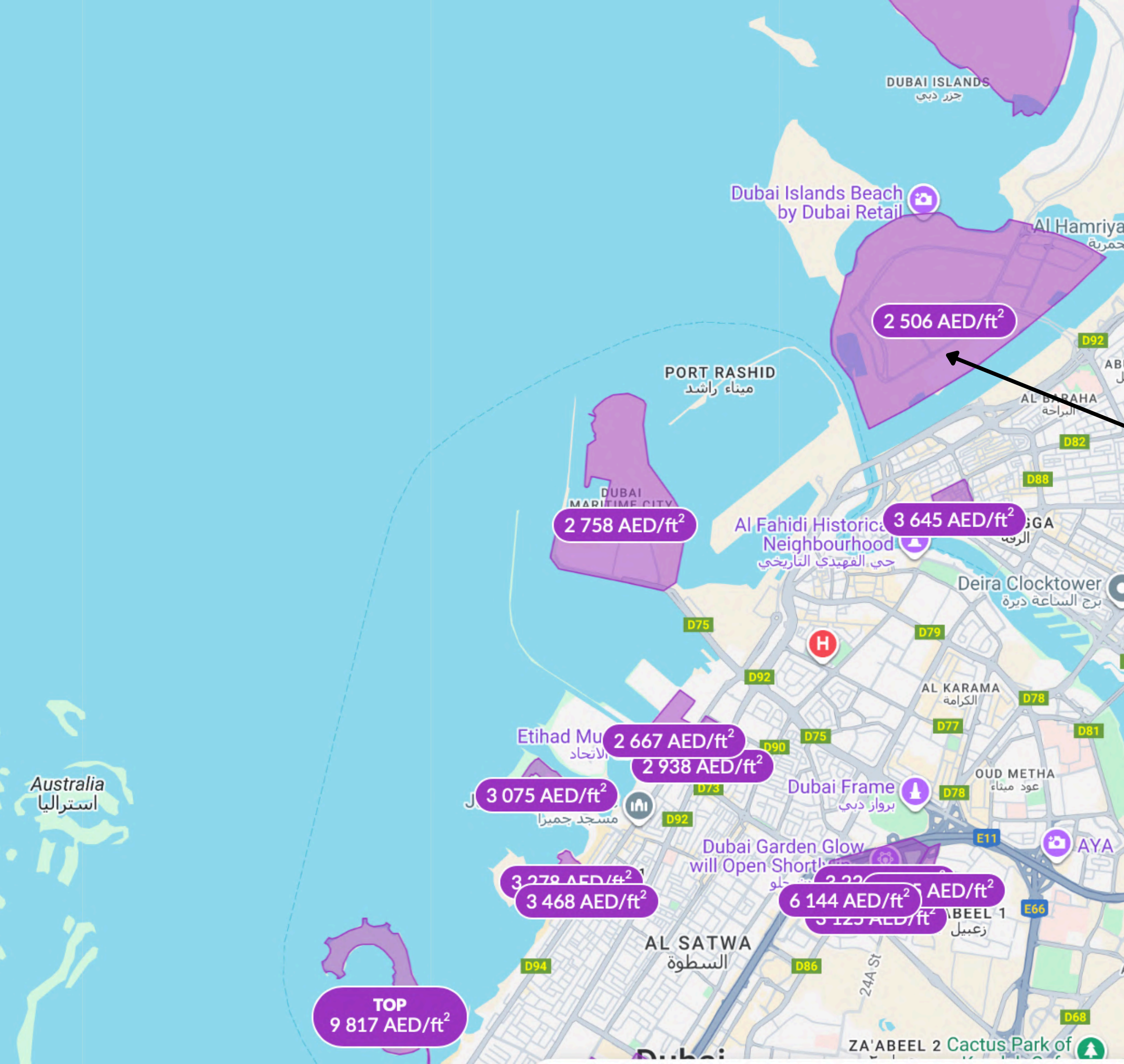


PARKS & OPEN SPACES

**1.98 MILLION SQUARE METERS OF
PICTURESQUE
LANDSCAPES, THOUGHTFULLY
DESIGNED FOR SERENITY,
CONNECTION, AND
UNFORGETTABLE MOMENTS.**

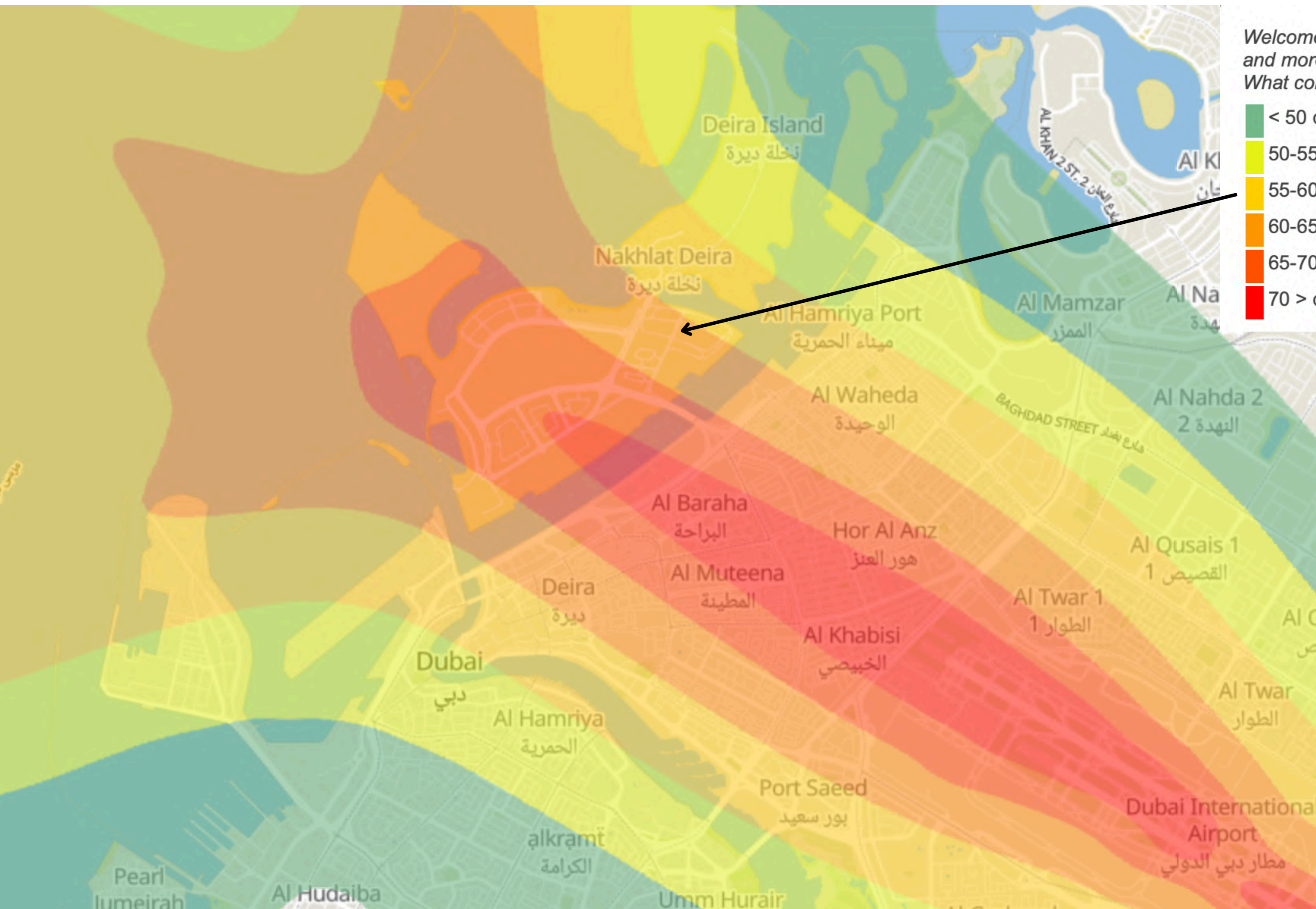



**The most
affordable
Sea Access
properties in UAE
for now**



Welcome to noise-map! explore flight noise and more around you and the whole world.
What colors mean:

- < 50 db (quite rural background, library)
- 50-55 db (office average background)
- 55-60 db (conversational speech)
- 60-65 db (piano practice)
- 65-70 db (noisy restaurant)
- 70 > db (vacuum cleaner)





Riu & Centara Hotels

An aerial photograph of a coastal area in Dubai, United Arab Emirates. The map shows a large, irregularly shaped landmass with a mix of developed and undeveloped areas. A large, rectangular area in the center is outlined with a dashed blue line and labeled 'Deira Mall'. To the north of this area, a smaller, rectangular area is outlined with a dashed blue line and labeled 'Riu & Centara Hotels'. To the south of the central area, a long, narrow strip of land is outlined with a dashed blue line and labeled 'Night Souk / Souk Al Marfa'. The area is surrounded by water, and there are several roads and parking lots visible. The map is overlaid with yellow callout boxes containing the labels.

Deira Mall

Night Souk / Souk Al Marfa





Deira Mall

560m

660m



Dubai Mall

390m

720m



Price Growth in the Area

YEAR	BULL (AED/sqft)	GROWTH, %	BASE (AED/sqft)	GROWTH, %	BEAR (AED/sqft)	GROWTH, %
2023			2 222			
2024			2 300	3.5%		
2025	2 550	10.9%	2 550	10,00%	2550	10,00%
2028	3 100	21.6%	3 050	19.6%	2 869	12.5%

Drivers of District Growth & Price Escalation

WAVES OF PRICE GROWTH

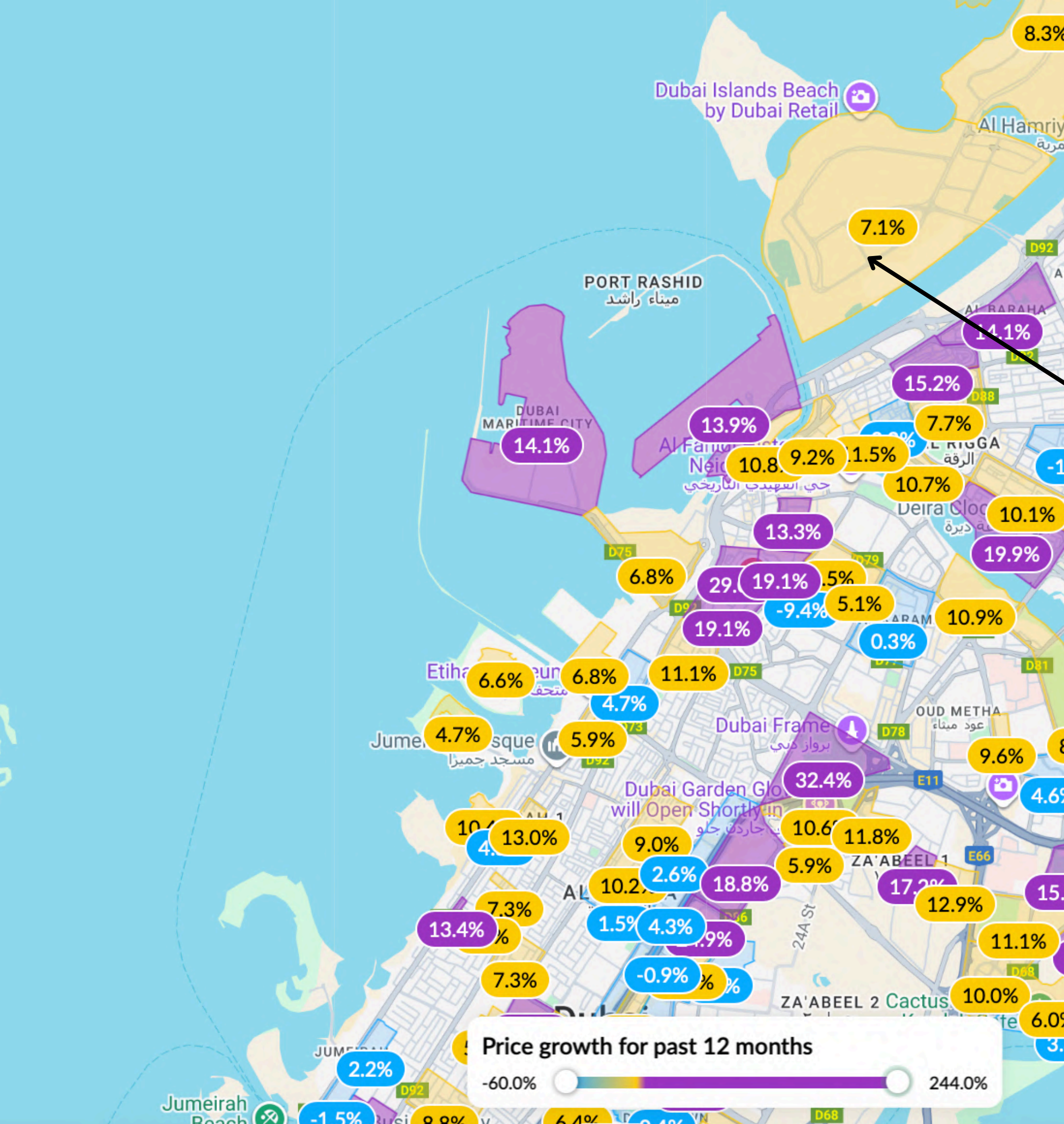
1 NEW PROJECTS COMING FAST FROM
100+ DEVELOPERS (LIKE IN JVC)

2 2029 40% WILL BE DEVELOPED AT
ISLAND A

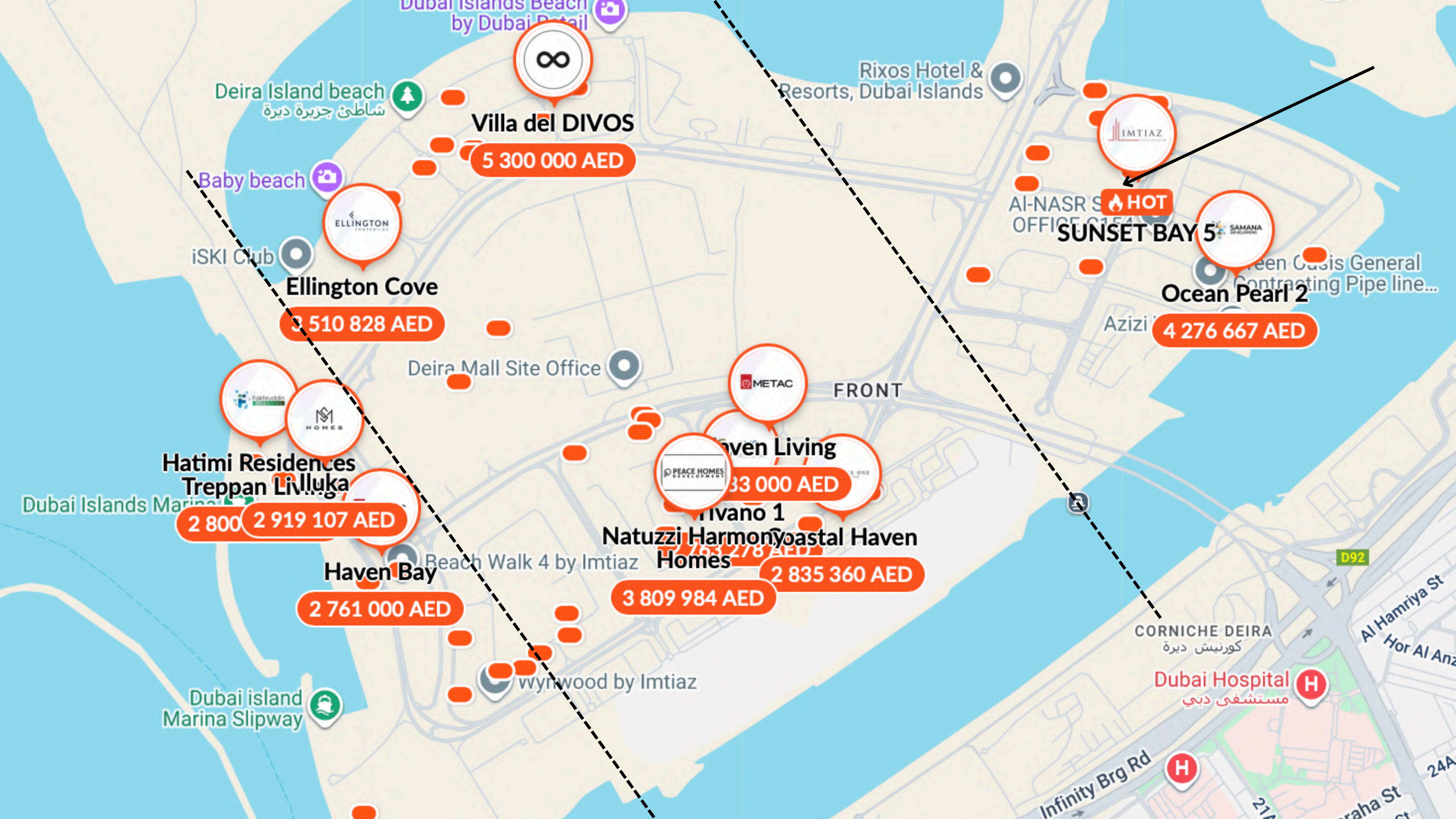
3 2032 AEROPORT DXB – NO SOUND



- Master-planned Dubai Islands
- Bay Grove Residences
- Hotels and resorts



Only 7%
growth
in prices
past 12 m





This is when DXB Airport is set to move all services to Al Maktoum

And it's sooner than you think

By [Time Out Editors](#) July 31, 2025

Every single service at the **world's busiest international airport** will eventually move to **Al Maktoum**, according to the Dubai Airports CEO.

And the latest target states that Dubai Airports bosses plan to move all operations from Dubai International Airport to Al Maktoum International Airport, also known as DWC, **by 2032**.

As DXB continues to break its own record passenger numbers, the capacity of the airport can only stretch to a maximum of about 110-115 million per year – even with the many technological advancements introduced in recent years. In contrast, DWC will eventually have the capacity for 260 million passengers annually once it has been completed.

While all operations are expected to move to DWV by 2032, the full megaproject is unlikely to be completed until **the 2050s**.

2032

IMTIAZ

DEVELOPMENTS

- Since 1993 — 30+ years of proven delivery in Dubai, building entirely in-house without third-party contractors.
- 40+ Projects | AED 10B+ Sales — Consistent growth and a strong portfolio.
- On-time & Early Handovers — Pearl House delivered 4 months early; Westwood Grande I & II on schedule.
- Premium Design — Fully furnished apartments with smart layouts and high-end finishes.
- Award-Winning — Rising Star Developer 2024; Developer of the Year (Sustainability).



IMTIAZ

DEVELOPMENTS

Market Reputation & Customer Reviews: Imtiaz enjoys a positive reputation in Dubai's real estate market. It has been rated ~4.8/5 by customers (based on 443 reviews), achieving an excellent developer score of 89/100 (insidedubaiestate.com). Clients and investors praise its construction quality and on-time delivery record. This reputation is reinforced by recent early handovers – for instance, Pearl House in JVC was delivered 4 months ahead of schedule, following other punctual handovers like Westwood Grande I/[Ilgulfnews.com](https://gulfnews.com). Such reliability has made Imtiaz synonymous with “delivering beyond expectations” in the UAE property scene



Key Projects by Intiaz in Dubai



Cotier House

Location: Dubai Islands

Announced as the tallest residential tower on Dubai Islands, set to become a new architectural landmark of the area.



Beach Walk Residence

Location: Dubai Islands

A series of ultra-luxury beachfront buildings on Dubai Islands, part of the company's signature coastal portfolio.








Hyde Walk Residence

Location: Jumeirah Gardens

A chic urban project in Jumeirah Garden, close to major city landmarks such as the Burj Khalifa and the Museum of the Future.

Post-Handover Price Appreciation

Project	Photo	Unit Type	Launch Price (AED)	Adjusted Current Price (AED)	Growth %
PEARL HOUSE (JVC)		Studio	593 000	724 500	22%
PEARL HIUSE 3 (JVC)		Studio	630 000	793 800	26%
WESTWOOD GRANDE 1 (JVC)		1BR	857 000	1 031 157	20%
WESTWOOD GRANDE 2 (JVC)		Studio	584 300	891 000	52%
LUXOR BY IMTIAZ (JVC)		1BR	676 000	972 000	44%

COMPLETED PROJECTS BY THE DEVELOPER IMTIAZ

Project	Construction Start Date	Planned Completion Date	Completion Date	Comment
Pearl House	2023	Q3-2025	Q2-2025	Delivered early
Pearl House II	2023	Q4-2025	Q2-2025	Delivered early
Westwood Grande	2022	Q4-2024	Q4-2024	Delivered on schedule
Westwood Grande II	2023	Q4-2025	Q2-2025	Delivered early
Palace Estates	2015	Q1-2017	Q1-2017	Delivered on schedule

Project Competitors in the Same Location



Parameter / Project	Treppan Serenique	Octa Isle by Missoni	STAMM Nautis	Isolana Residences	Flow Residences	Sunset Bay 5
Developer	Fakhruddin Properties	OCTA Development	STAMM Real Estate	Palma Development	Prestige One	IMTIAZ Developments
Class (A–F)	B	B	B	A–	A–	A–
Reliability (1–5)	3	4	3	3	4	4–5
Risk Level	Medium	Medium	Medium–High	Medium	Medium	Low–Medium
Price per ft² (AED)	≈2,600	≈2,326	≈2,300	≈2,775	≈2,450	2,309

Rental Forecast and Yield

UNIT TYPE	2028 RENT (AED/YEAR)	2029 RENT (AED/YEAR)	2028 YIELD*	2029 YIELD*
1 BR	170 000	178 000	8,70%	9,10%
2 BR	212 000	222 000	8,00%	8,40%
3 BR	284 000	298 000	6,40%	6,70%

Payment Plan Summary

Completion Date: 1Q 2028

Step	Payment Details
Reservation	AED100,000 EOI
On Booking	20% down payment
During Construction	40% instalments
On Handover	40%

*Resale during construction allowed at +30% price appreciation, subject to 4% DLD fee.

