# BEACH WALK

RESIDENCE

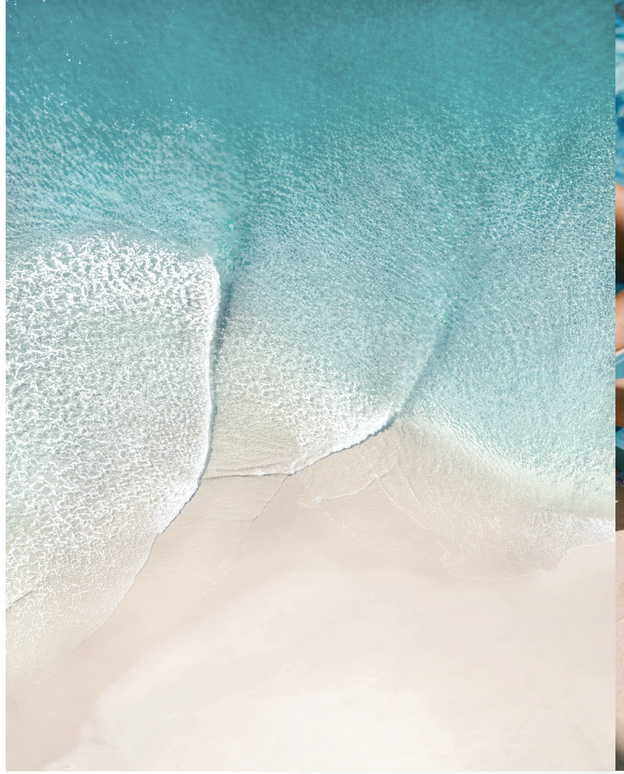
IMTIAZ



FOOTPRINTS
IN THE SAND,
MEMORIES IN
THE *making*

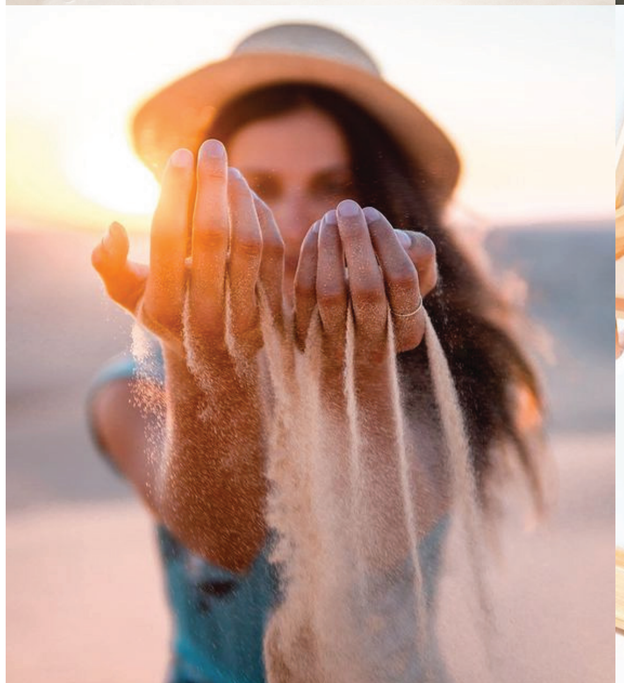
# EVERYDAY RESORT *living*

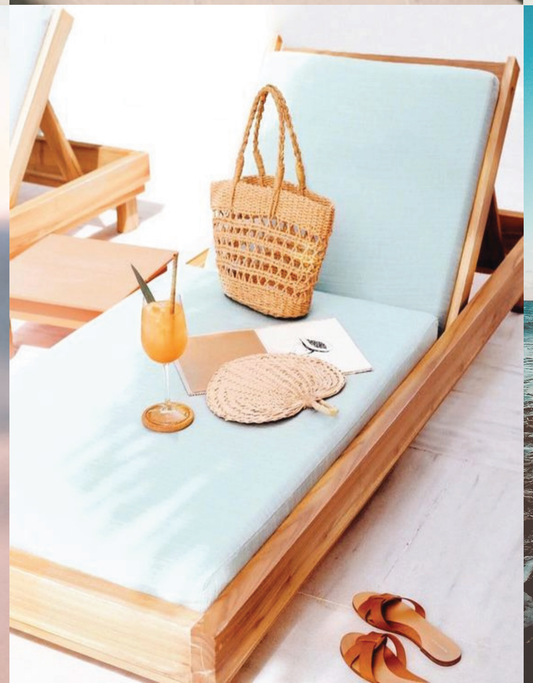
Unveiling Beach Walk, a coveted address in Dubai Islands by Imtiaz Developments. This beachfront haven offers a vibrant island lifestyle with unparalleled amenities and breathtaking coastal vistas.











Imagine waking up to the gentle sound of waves, with the sun-kissed sands just a leisurely stroll away. This isn't a dream vacation; it's your everyday reality at Beach Walk, Imtiaz Developments' newest masterpiece on Dubai Islands. Perfectly positioned, Beach Walk offers a beachfront lifestyle just moments from the pristine shoreline. A world-class shopping destination sits directly opposite, ensuring convenience at your fingertips.





Inspired by the essence of resort living, our property boasts a harmonious blend of neutral colours featuring hints of turquoise and lavish gold touches. Each corner is crafted to transport you to a state of tranquility, where every day feels like a holiday.

Beach Walk is a haven that fosters a sense of belonging. Here, amidst only 80 residences, a vibrant community flourishes. Unwind in the verdant embrace of the zen garden, a sanctuary for quiet contemplation. Or, gather with kindred spirits by the cascading infinity pool, sharing stories beneath the endless expanse of the sky.








Dubai Islands reveals an exceptional vision aimed at redefining waterfront living. Spanning across five islands, this waterfront haven will showcase opulent resorts, pristine beaches, and vibrant cultural centers. Designed in alignment with Dubai's ambitious 2040 vision.

# POINTS OF *interest*

| | |
|---|---|
| Infinity Bridge: | 5 min |
| Waterfront Market: | 5 min |
| Hyatt Regency: | 5 min |
| Nearest Metro Station: | 8 min |
| Gold Souk: | 8 min |
| Dubai Hospital: | 8 min |
| Al Mamzar Beach: | 8 min |
| Deira City Centre: | 8 min |
| Canadian Specialist Hospital: | 10 min |
| Dubai International Airport: | 12 min |
| The Elite English School: | 12 min |
| Al Ghurair Centre: | 12 min |
| Cruise Terminal: | 15 min |
| La Mer Beach: | 15 min |
| Jumeirah Mosque: | 20 min |
| Jumeirah Public Beach: | 20 min |
| Dubai Frame: | 20 min |
| Downtown Dubai: | 24 min |
| Dubai Mall: | 24 min |





# LIVE LIFE ON ISLAND *time*

Beach Walk isn't just a place to live; it's a state of mind. It's a constant reminder to slow down, savour the moment, and embrace the beauty that surrounds you. But Beach Walk isn't just about aesthetics; it's a lifestyle. Experience unparalleled comfort with thoughtfully designed residences that cater to your every need. Whether you're seeking a serene sanctuary to call home or an investment opportunity in one of Dubai's most sought-after locations, Beach Walk offers the perfect balance of luxury and practicality.

# DUBAI *islands*

Dubai Islands enjoys the unique geographical advantage of being close to the heart of the city yet far enough away to nourish its island soul. The islands are easily accessible from the mainland via road and sea and are within easy reach of Dubai's landmarks and popular neighbourhoods. The drive to the islands is made even more spectacular by the new Infinity Bridge that links the islands to the city.

- Breathtaking Sunset Views
- 9 Marinas
- 21 KM Beachfront
- 86 Resorts & Hotels
- 2 Golf Courses




BEACH
WALK
RESIDENCE

# DISCOVER THE BEACH *walk*

Not everyone can claim the ocean breeze as their morning alarm. A beachfront residence at Beach Walk offers a unique privilege, allowing you to begin each day with the calming presence of the sea just steps from your door. Picture yourself lounging by the pool, soaking in the golden rays, or unwinding in the dreamy cabanas, diving into pristine pools, or basking on sunbeds – they are all elements of an idyllic escape, conveniently located within your private haven.



# AMENITIES *& facilities*



FAMILY
SWIMMING POOL



ZEN
GARDEN



ADULT ONLY
ROOFTOP INFINITY POOL



BBQ
AREA



OUTDOOR
YOGA RETREAT



EXTRA VISITOR
PARKING



KIDS
PLAY AREA



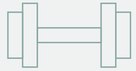
ROOFTOP
GARDEN



GRAND ENTRANCE WITH
MEET & GREET LOUNGE



CLUB
ROOM



FULLY
EQUIPPED GYM

# BRAND
## *& features*



5 MIN WALK
TO THE BEACH



OPPOSITE
THE MALL



FULLY FURNISHED
WITH CUSTOM FURNITURE



ELECTRIC VEHICLE
RECHARGE STATION

Miele

GESSI®

Villeroy & Boch
1748

alexa


IMTIAZ










IMTIAZ
DEVELOPMENTS


FITNESS
IS NOT A DESTINATION
IT IS A WAY OF LIFE
IMTIAZ
DEVELOPMENTS


ESS
OT A DESTINATION
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DEVELOPMENTS



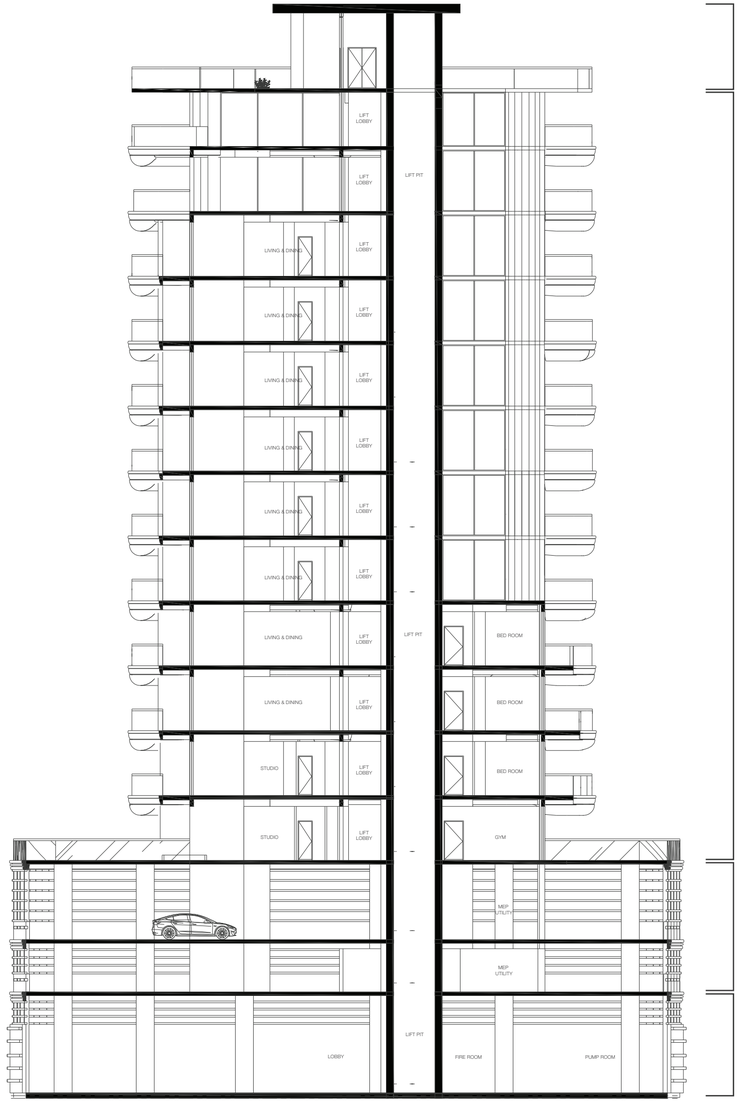


# UNIT TYPES AND *sizes*



| APARTMENTS | NUMBER OF UNITS | SIZE RANGE |
|---|---|---|
| Studio | 2 units | From 628 sq. ft to 700 sq. ft |
| 1 bedroom | 57 units | From 900 sq. ft to 1,000+ sq. ft |
| 2 bedrooms | 17 units | From 1,000 sq. ft to 1,800 sq. ft |

# BUILDING
*configuration*




ROOF TOP

12
RESIDENTIAL
FLOORS

2
PODIUM
CAR PARKING

GROUND FLOOR

G + 2 PODIUM CAR PARKING + 12 RESIDENTIAL FLOORS

# SUN & VIEWS
*analysis*



# PAYMENT *plan*

| | | |
|---|---|---|
| 1<br>20%<br>ON BOOKING | 2<br>5%<br>15TH SEPTEMBER 2024 | 3<br>5%<br>15TH DECEMBER 2024 |
| 4<br>10%<br>15TH MARCH 2025 | 5<br>10%<br>15TH JUNE 2025 | 6<br>10%<br>15TH SEPTEMBER 2025 |
| 7<br>40%<br>DECEMBER 2025 ON COMPLETION | | |

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