# COVE BOULEVARD

BY IMTIAZ

DUBAILAND

IMTIAZ

# WELCOME TO COVE BOULEVARD

Cove Boulevard is a reflection of our passion, our vision, and our unwavering commitment to creating spaces that inspire. From the very first blueprint to the finest design detail, every element has been crafted with purpose and heart. It is a place where dreams take shape, ambitions thrive, and home feels like a sanctuary. A destination where work and life don’t compete, but complement each other effortlessly.





# WORK, LIVE & THRIVE

True success lies in the ability to seamlessly shift between ambition and ease, progress and pause. At Cove Boulevard, every space is designed to honor both drive and serenity, allowing you to work with purpose, live with comfort, and thrive in an environment that inspires growth and well-being.

# FIND YOUR PERFECT BALANCE





WELCOME TO

# DUBAILAND

A district shaped by vision and momentum, Dubailand is a frontier of growth. Designed to offer seamless connectivity, thriving communities, and world-class destinations, it is home to expanding business hubs, premium residences, and a lifestyle that blends convenience with ambition. With rapid development and strategic positioning, Dubailand is where opportunity meets an elevated way of life.

## RESIDENTIAL FLOORS

LEVEL 15TH - 30TH

STUDIO
1 BEDROOM
2 BEDROOM
3 BEDROOM

## OFFICE FLOORS

LEVEL 1ST - 13TH




## ROOFTOP

INFINITY POOL
MALE GYM
FEMALE GYM
CLUBHOUSE
ROOFTOP GARDEN
BBQ AREA

## AMENITIES FLOOR

LEVEL 14TH

SWIMMING POOL
SPLASH POOL
JACUZZI
ZEN GARDEN

## PODIUM ROOF

AMPLE PARKING SPACE

# THE TRUE EMBODIMENT OF ELEGANT LIVING

A residence that transcends the ordinary, Cove Boulevard is a sanctuary where sophistication meets serenity.






A place where ambition rises, and tranquility lingers, Cove Boulevard is a seamless blend of prestige, purpose, and effortless living.


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# A WORKPLACE THAT FUELS GREATNESS

Designed for visionaries, leaders, and innovators, the office spaces at Cove Boulevard embody prestige, efficiency, and seamless sophistication.

# CONNECTED TO EVERYTHING THAT MATTERS

Life at Cove Boulevard is effortlessly connected—where every need, indulgence, and experience flow seamlessly into your daily rhythm.

## 5 Minutes

Dubai Outlet mall
Academic City
Silicon Oasis
Global Village
IMG Worlds of Adventure

## 12 Minutes

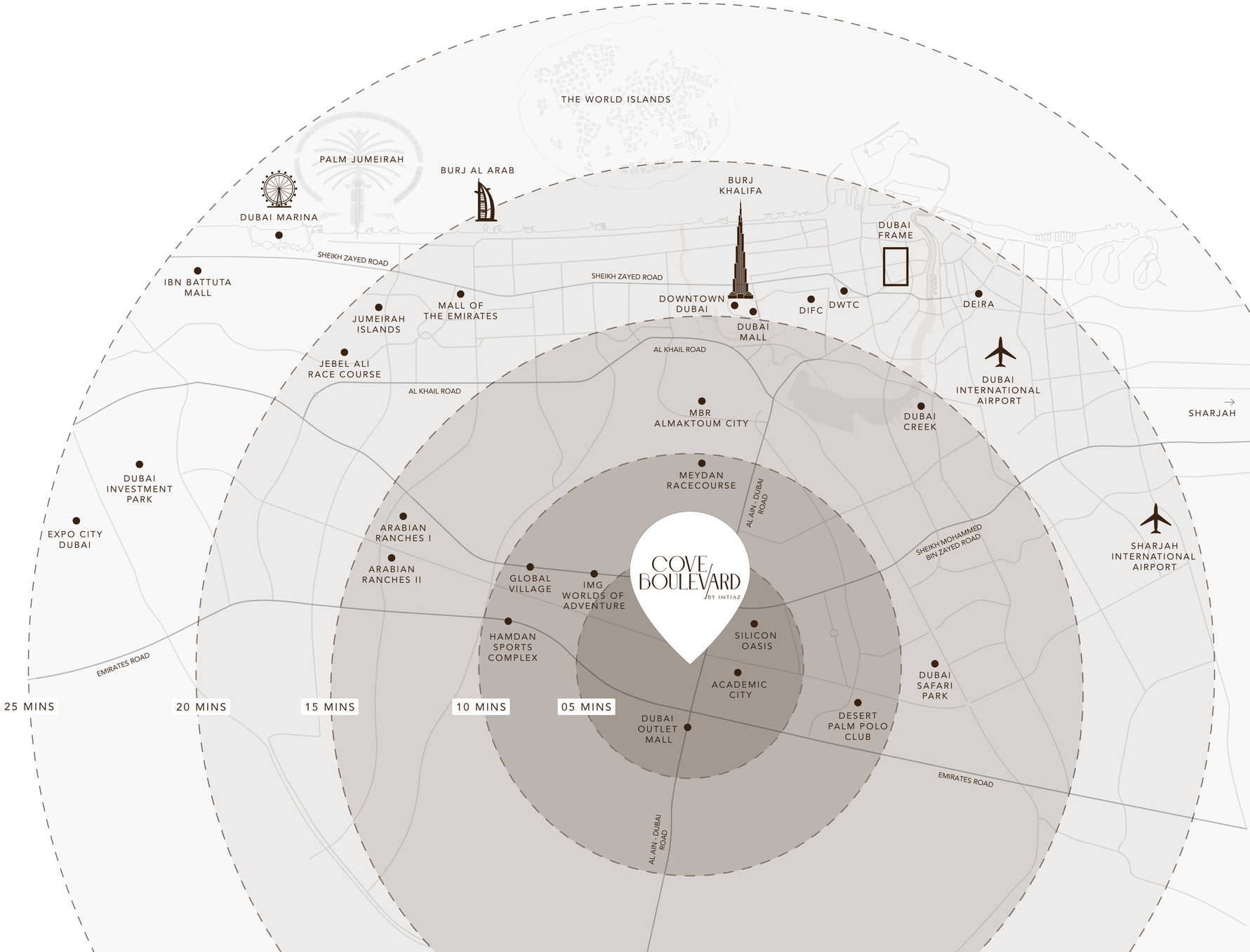
Desert Palm Polo club
Dubai Safari Park
Meydan Racecourse

## 20 Minutes

Dubai Intl. Airport
Downtown Dubai
Dubai Mall
Burj Khalifa
Dubai Frame
Dubai Creek
Mall Of The Emirates

## 25 Minutes

Dubai Marina
Palm Jumeirah
Jebel Ali Race Course
Jumeirah Islands
Ibn Battuta Mall
Dubai Parks and Resorts
Expo City Dubai

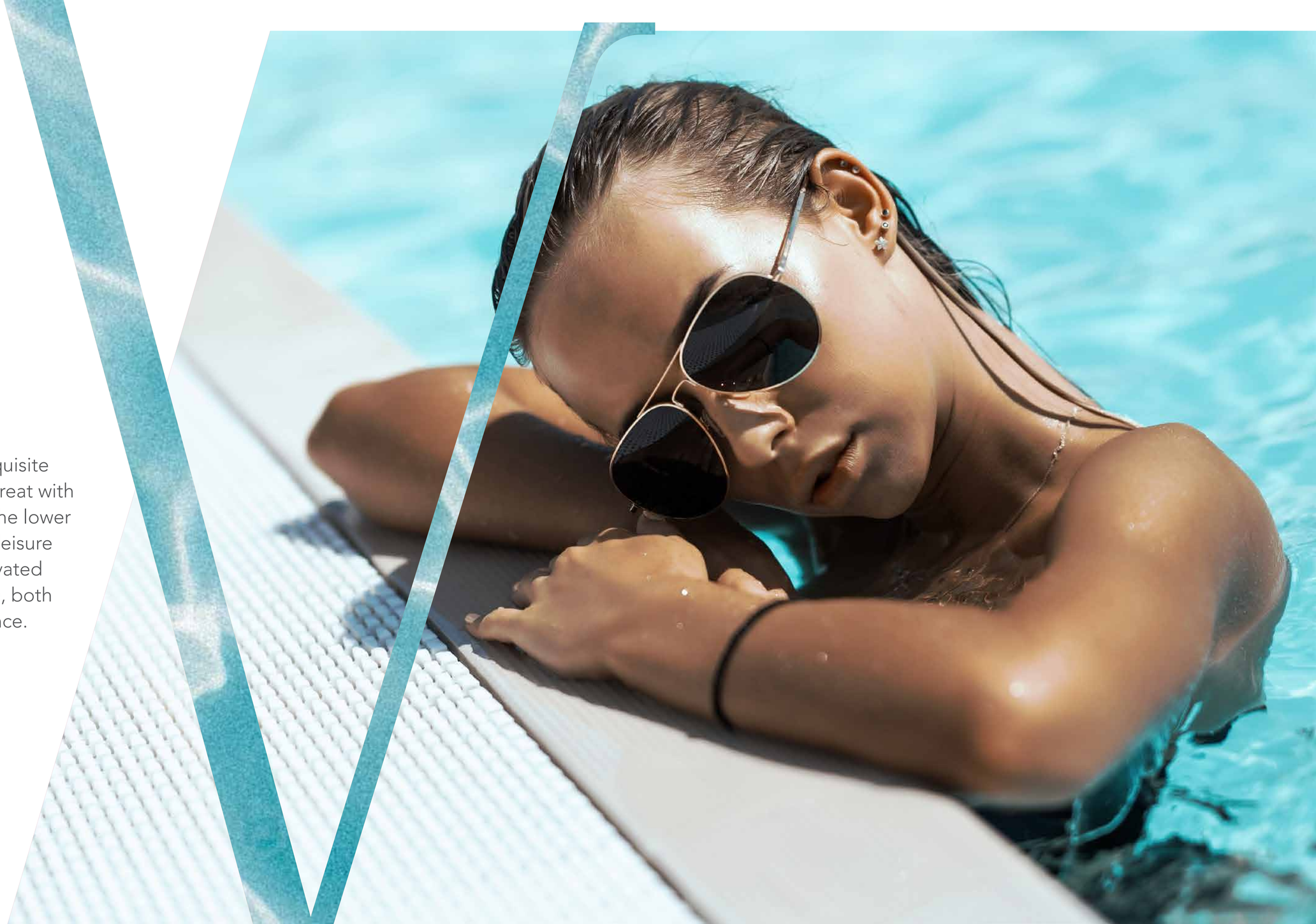



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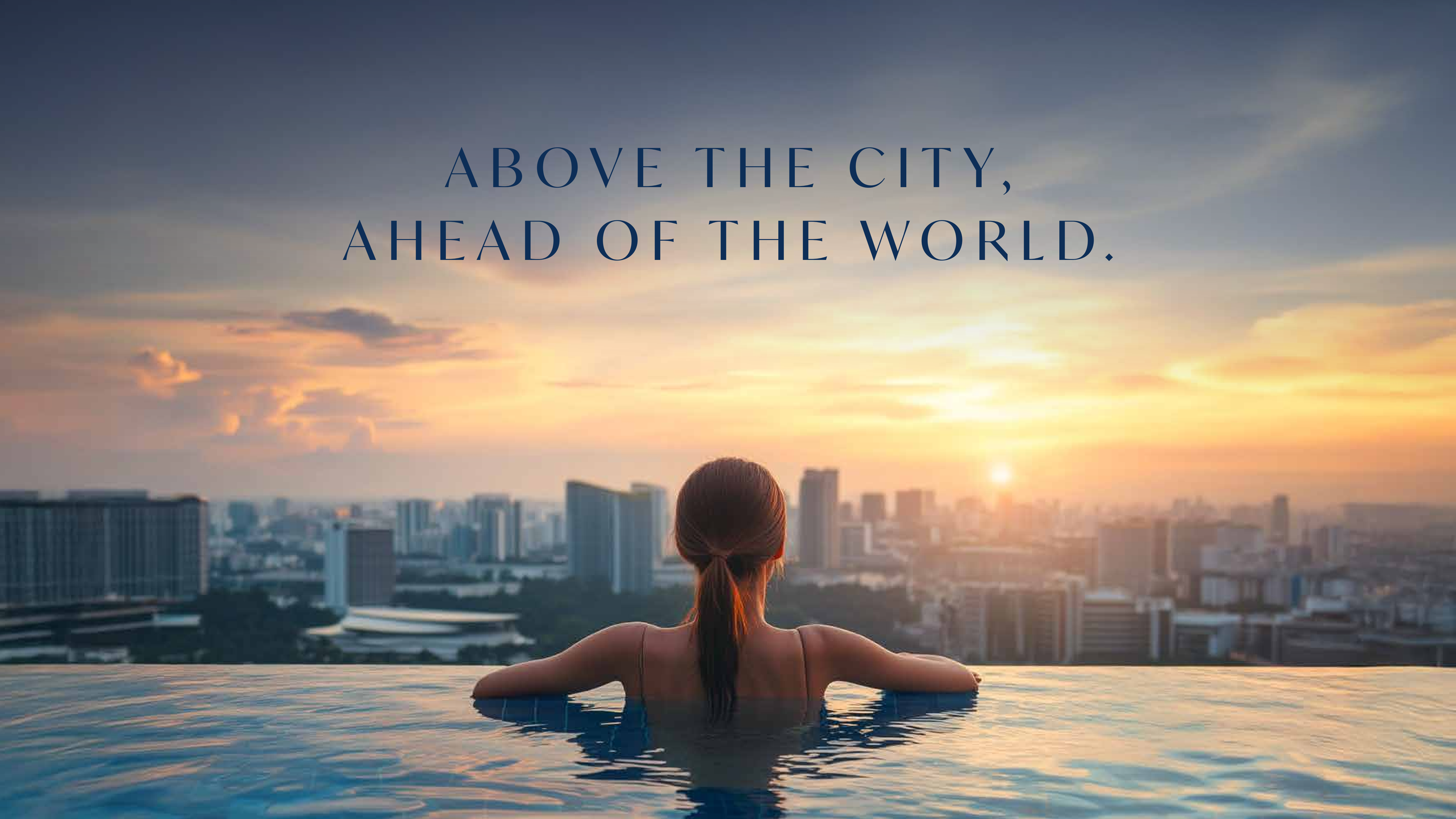


# INFINITY POOLS

Cove Boulevard offers two exquisite infinity pools—one rooftop retreat with skyline views and another on the lower amenities floor, blending into leisure spaces. Whether you seek elevated serenity or a refreshing escape, both promise unparalleled indulgence.




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ABOVE THE CITY,
AHEAD OF THE WORLD.



# PODIUM ROOF

A meticulously designed oasis, the Podium Roof at Cove Boulevard offers a tranquil retreat where nature, leisure, and open spaces come together seamlessly.

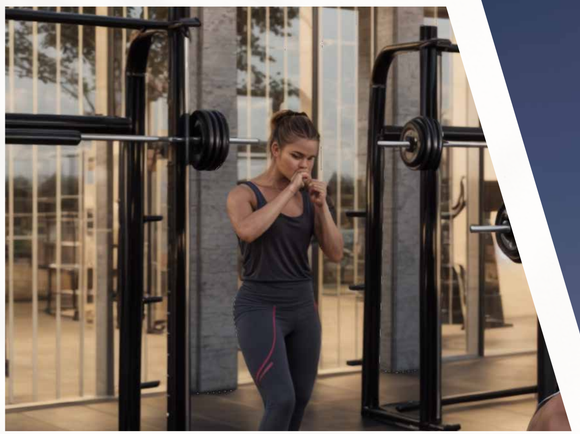


# SEATING & DINING SPACE

Cove Boulevard's outdoor seating and dining area offer a peaceful escape to enjoy meals, conversations, and quiet moments. Whether savoring morning coffee or sharing an evening meal, every experience is enhanced by the beauty of the surrounding natural landscapes.





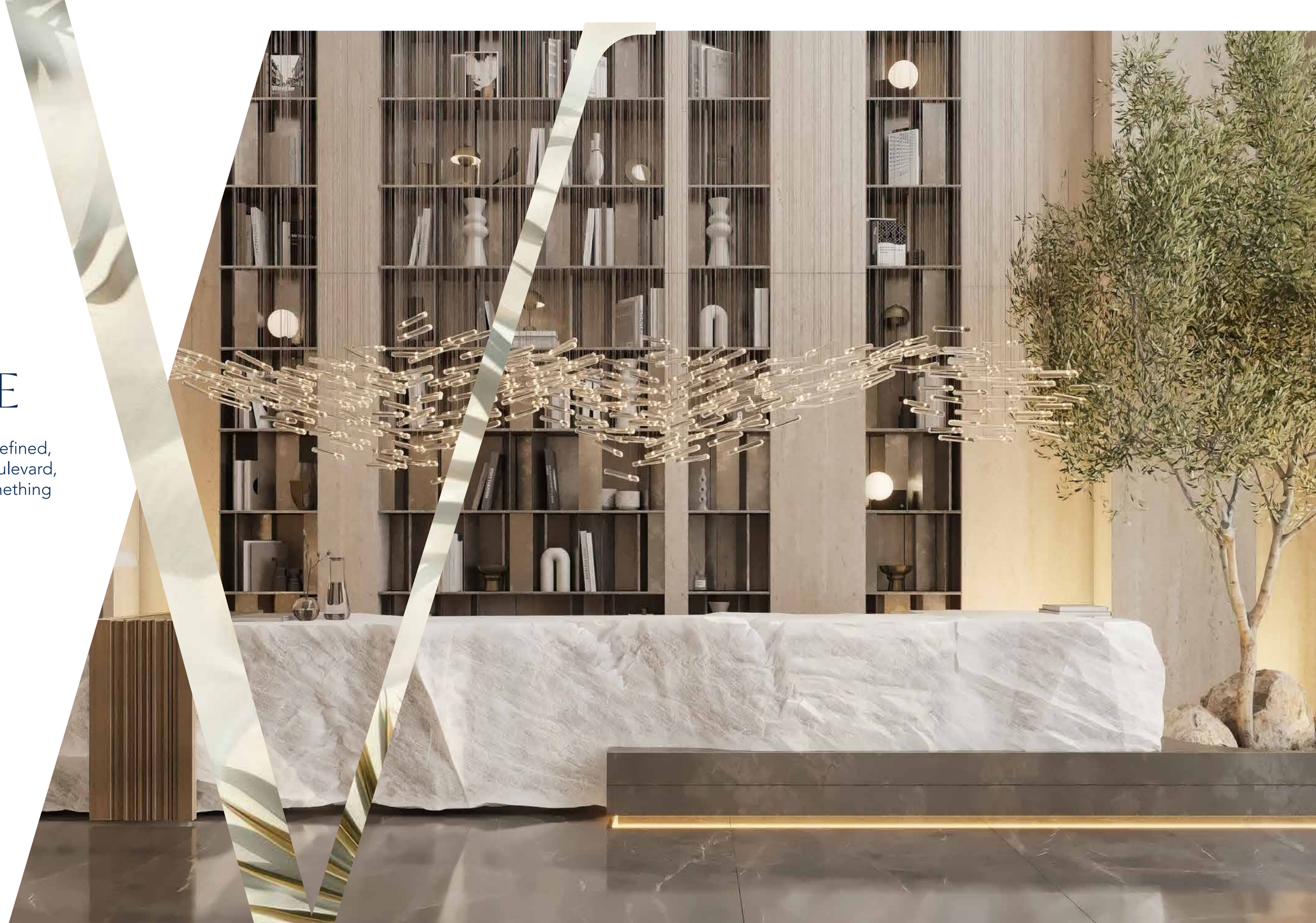


# OUTDOOR WELLNESS AREA

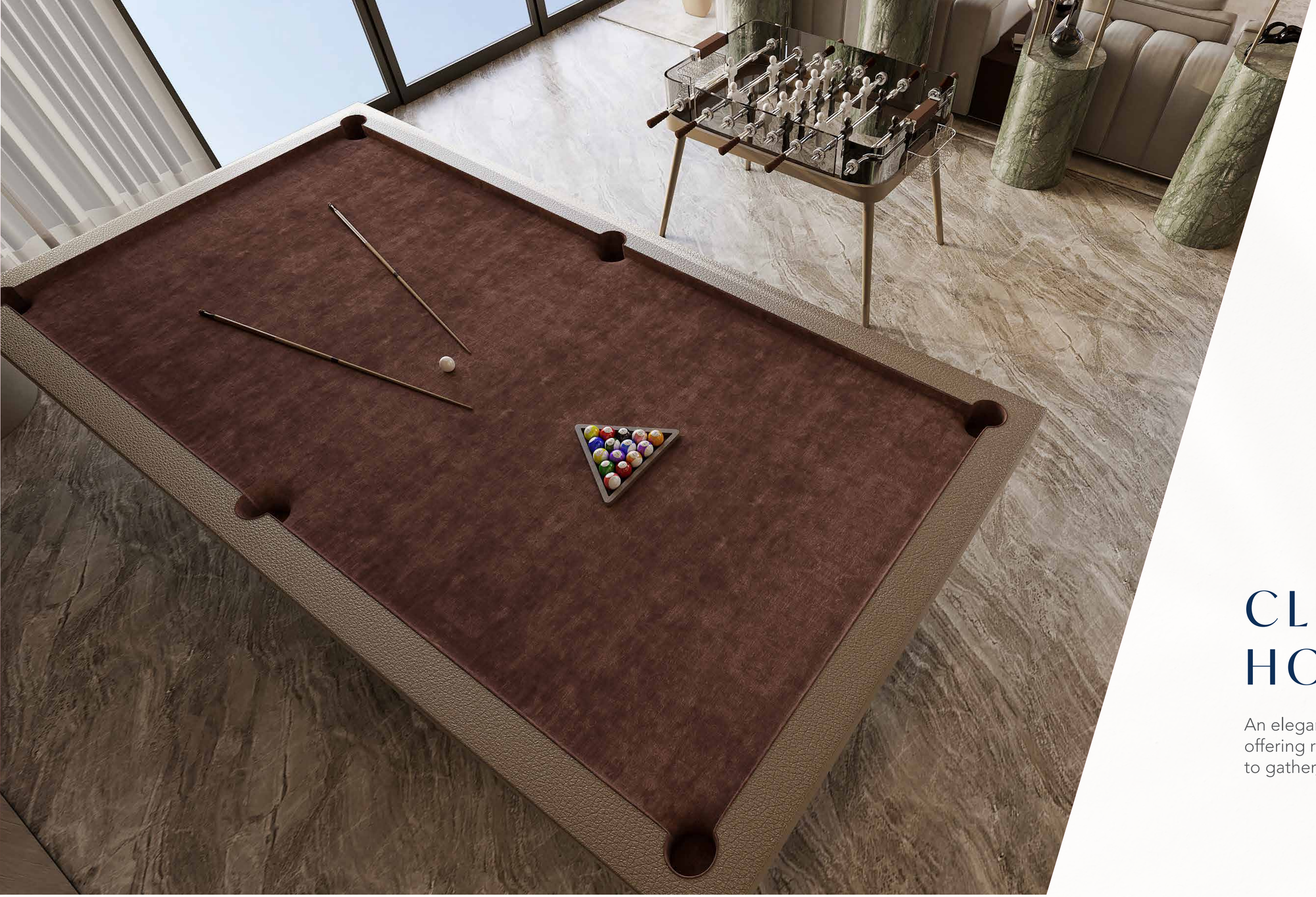
Immerse yourself in a versatile space nestled amidst lush greenery, designed to cater to various wellness pursuits. Whether you're seeking a tranquil spot for yoga, an invigorating environment for fitness routines, or a peaceful corner for meditation, this area provides the perfect setting to connect with nature while enhancing your physical and mental well-being.

# GRAND ENTRANCE

The first step in speaks volumes—refined, poised, unforgettable. At Cove Boulevard, your arrival is the beginning of something exceptional.







# CLUB HOUSE

An elegant social hub and welcoming space, offering residents a warm, refined atmosphere to gather, and unwind in style.




JOHN GALLIANO for
IOR
HITECETURE


FINE WINES
FINE WINES

# SEPARATE MALE & FEMALE GYMS

Designed for peak performance and well-being, these dedicated male and female gyms provide a fully equipped space where fitness and focus align effortlessly.






| GYM


DELTA XL

# JACUZZI & SPLASH POOL

Experience unparalleled relaxation in the Jacuzzi, a tranquil haven designed to melt away stress and rejuvenate your senses. For our younger residents, the splash pool offers a safe and engaging environment, ensuring endless fun and laughter.







3-BEDROOM

# A STATEMENT OF ELEGANCE









Designed for those who seek space, sophistication, and seamless living, the 3-bedroom residences at Cove Boulevard offer a perfect balance of privacy and togetherness. Expansive interiors, thoughtfully crafted layouts, and refined finishes create an atmosphere of effortless elegance.




OUTLIERS



2-BEDROOM

# A PERFECT BALANCE OF SPACIOUS & ELEGANCE

A perfect harmony of space and sophistication, the 2-bedroom residences offer an elevated living experience where every detail is curated for comfort and style. With incredible interiors, modern finishes, and panoramic views, these homes provide the ideal setting for both intimate moments and grand gatherings.






OUTLIERS

1-BEDROOM

# INTIMATE ELEGANCE, GRACEFULLY DESIGNED.

For those who seek refined simplicity, the 1-bedroom residences offer a perfect blend of comfort, style, and functionality. Expansive windows invite natural light to flow effortlessly through space, while elegant finishes and smart layouts create an ambiance of understated luxury.











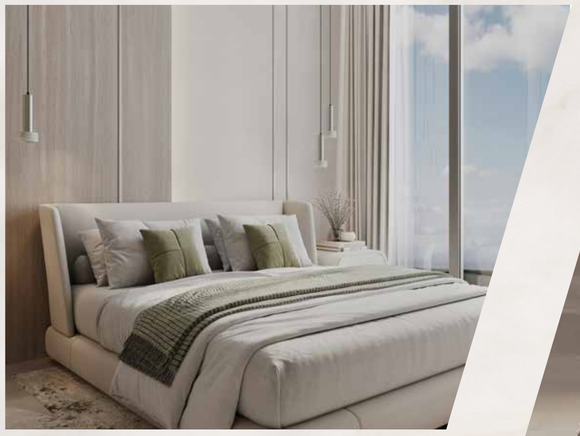
ARCHITYPE


OUTLIERS

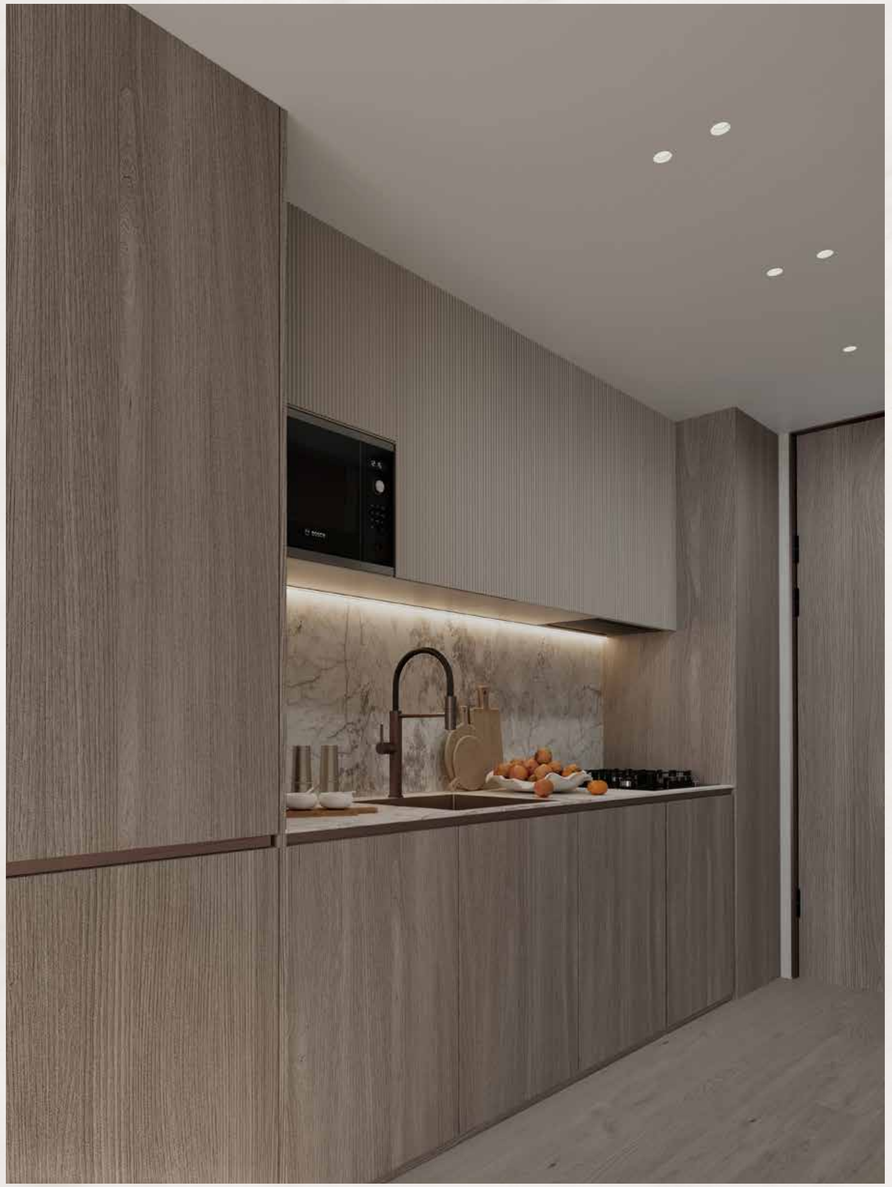
STUDIO

# COMPACT ELEGANCE, INFINITE POSSIBILITIES

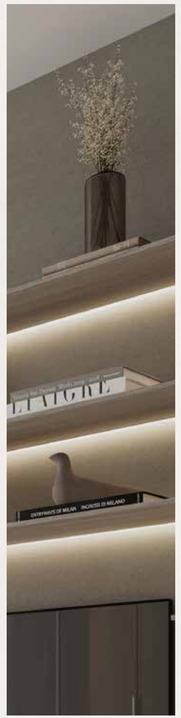
A seamless blend of functionality and sophistication, the studio residences redefine modern living with smartly designed spaces and elegant finishes. Bathed in natural light, each residence feels open and airy, offering a perfect balance of style and practicality.












EAT
DRINK
NAP



# WORLD-CLASS OFFICE SPACES

For The Leaders Who Dare



# HOME MEETS HUSTLE

Offering a seamless fusion of work and leisure, this exceptional address redefines modern living. By eliminating daily commutes, it restores your time, energy, and focus, allowing you to channel productivity where it matters most. The moments once lost in transit are now yours—to spend with family, to unwind, and to truly live.

# OFFICES THAT SHIFT BOUNDARIES

More than just a workspace, this is where innovation flows freely, productivity knows no bounds, and success is redefined. With seamless connectivity, elevated design, and an environment that adapts to the way you work, Cove Boulevard transforms the office experience—blurring the lines between ambition and achievement.





# REINVENTING THE WAY YOU WORK

An office space designed for those who think beyond the ordinary. Here, innovation meets sophistication, and productivity thrives in an environment built for success.

# WHERE WORK MEETS LIFESTYLE

Designed for visionaries, the office spaces at Cove Boulevard embody prestige, efficiency, and seamless sophistication.




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# ENTRANCE THAT SPEAKS OF PRESTIGE

A grand entrance that sets the tone for refinement, offering a seamless blend of prestige, comfort, and an inviting first impression.






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# BUSINESS LOUNGE

A sleek, inviting space for quick meetings, quiet focus, or casual connections. At Cove Boulevard, business flows as smoothly as the setting.



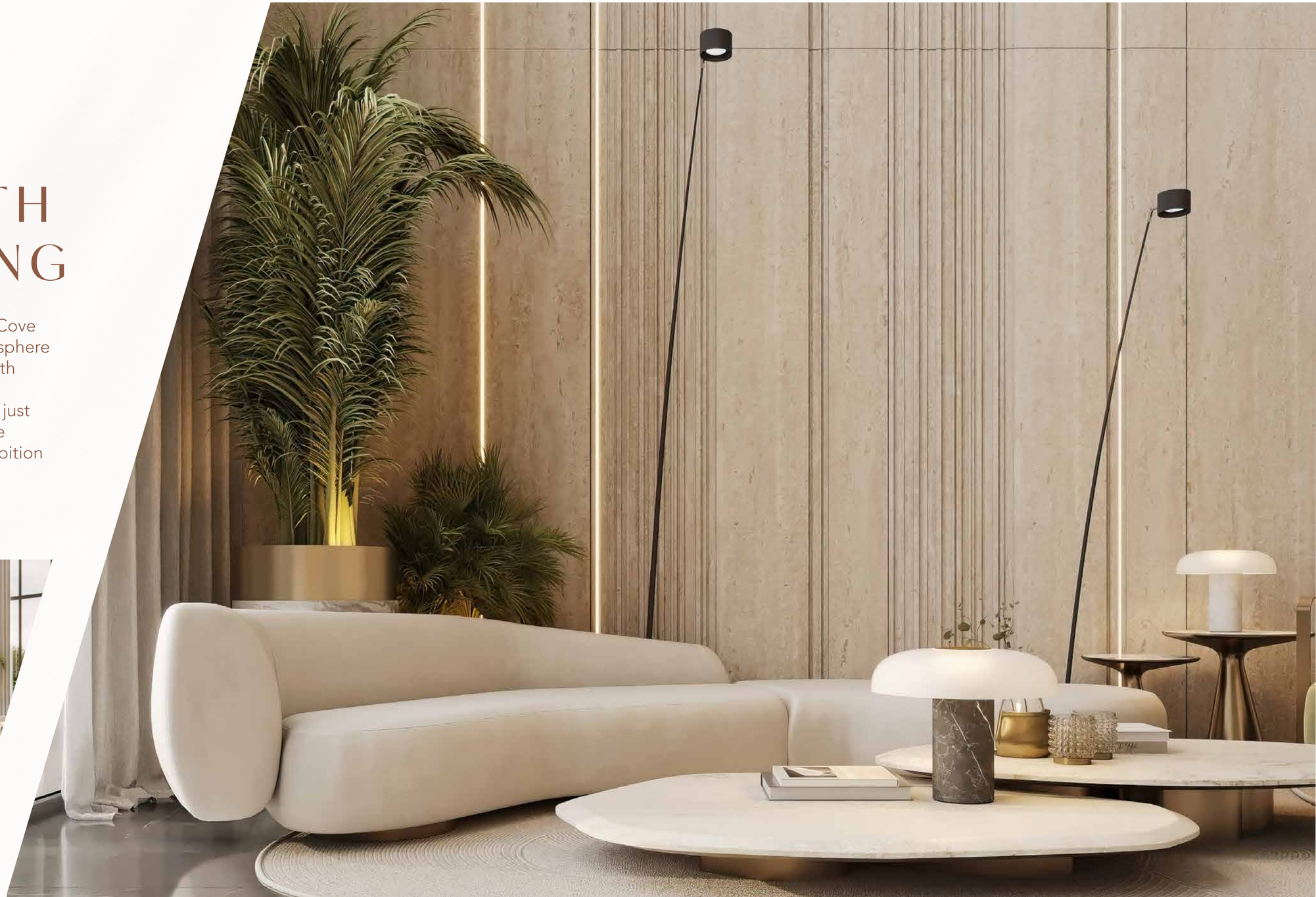




# SUNLIT SPACES WITH HIGH CEILING

Designed to inspire, the high ceilings at Cove Boulevard's office spaces create an atmosphere of openness, prestige, and possibility. With expansive vertical space and abundant natural light, every office feels more than just a workspace—it becomes a setting where ideas flourish, productivity soars, and ambition reaches new heights.





# DEDICATED ACCESS & PARKING

With dedicated office entrances, separate elevators, and exclusive parking, Cove Boulevard ensures work and home stay separate yet seamlessly connected, preserving both professional focus and personal tranquility.



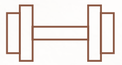


# A COURTYARD OF QUIET ELEGANCE

# OFFICE FEATURES & AMENITIES



HIGH-CEILING



FULLY EQUIPPED GYM



BUSINESS LOUNGE



COURTYARD



PRIME LOCATION



EASY ACCESS TO MAJOR HUBS




DEDICATED PARKING



SUNLIT AMBIANCE

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