



FACT SHEET

SUNSET BAY 4

AT DUBAI ISLANDS

IMTIAZ

PROJECT *OVERVIEW*

Name:

Sunset Bay 4

Location:

Dubai Islands

Developer:

IMTIAZ Developments

Project type:

Residential

ABOUT *SUNSET BAY 4*

Sunset Bay 4 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

BREATHTAKING SUNSET VIEWS

86 RESORTS & HOTELS

2 GOLF COURSES

21 KM BEACHFRONT

AMENITIES

OUTDOOR DINING / BBQ AREA

SEATING ZONE

MEETING AREA

WATER LOUNGES

OUTDOOR SHOWER

FLOATING ISLANDS

JACUZZI

SUNKEN LOUNGE

KIDS' PLAYGROUND

OUTDOOR YOGA

PRIVATE TERRACE

WATER FEATURE

PING PONG TABLE

CLUBHOUSE

GYM

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% MAY, 2025 ON BOOKING	② 5% 15 TH AUGUST, 2025	③ 5% 15 TH DECEMBER, 2025	④ 10% 15 TH APRIL, 2026
⑤ 10% 15 TH AUGUST, 2026	⑥ 10% 15 TH DECEMBER, 2026	⑦ 40% JUNE, 2027 ON COMPLETION	

UNIT *DETAILS*

Units Available	No. of Units	Size Range Sq. ft	
		Minimum	Maximum
1 Bedroom	30	943	1047
2 Bedroom	32	1347	2193
3 Bedroom	1	2058	2058