

SEA CLIFF

BY IMTIAZ

IMTIAZ





PULSE OF THE OCEAN

Sea Cliff by Imtiaz feels like a coastline you can live on. The structure rises the way cliffs are shaped over time, in gentle layers of light, sand, and breeze, carrying the warmth of the sun and the quiet rhythm of the tides.



WIND & TIDE

The form of Sea Cliff rises from the very geology that cradles it, layered like coastal strata, shaped by the rhythm of waves, and sculpted by the quiet logic of wind-smoothed cliffs.



AN OCEAN INSPIRED OPUS



WHERE THE LAND OPENS TO THE WATER

A dynamic waterfront community
directly connected to the mainland by
well-established bridges and roadways.
From this address, coastal calm connects effortlessly
to the city, with Dubai International Airport,
Downtown Dubai, and Dubai Creek
all within convenient reach.





SEA CLIFF
BY IMTIAZ

DUBAI ISLANDS

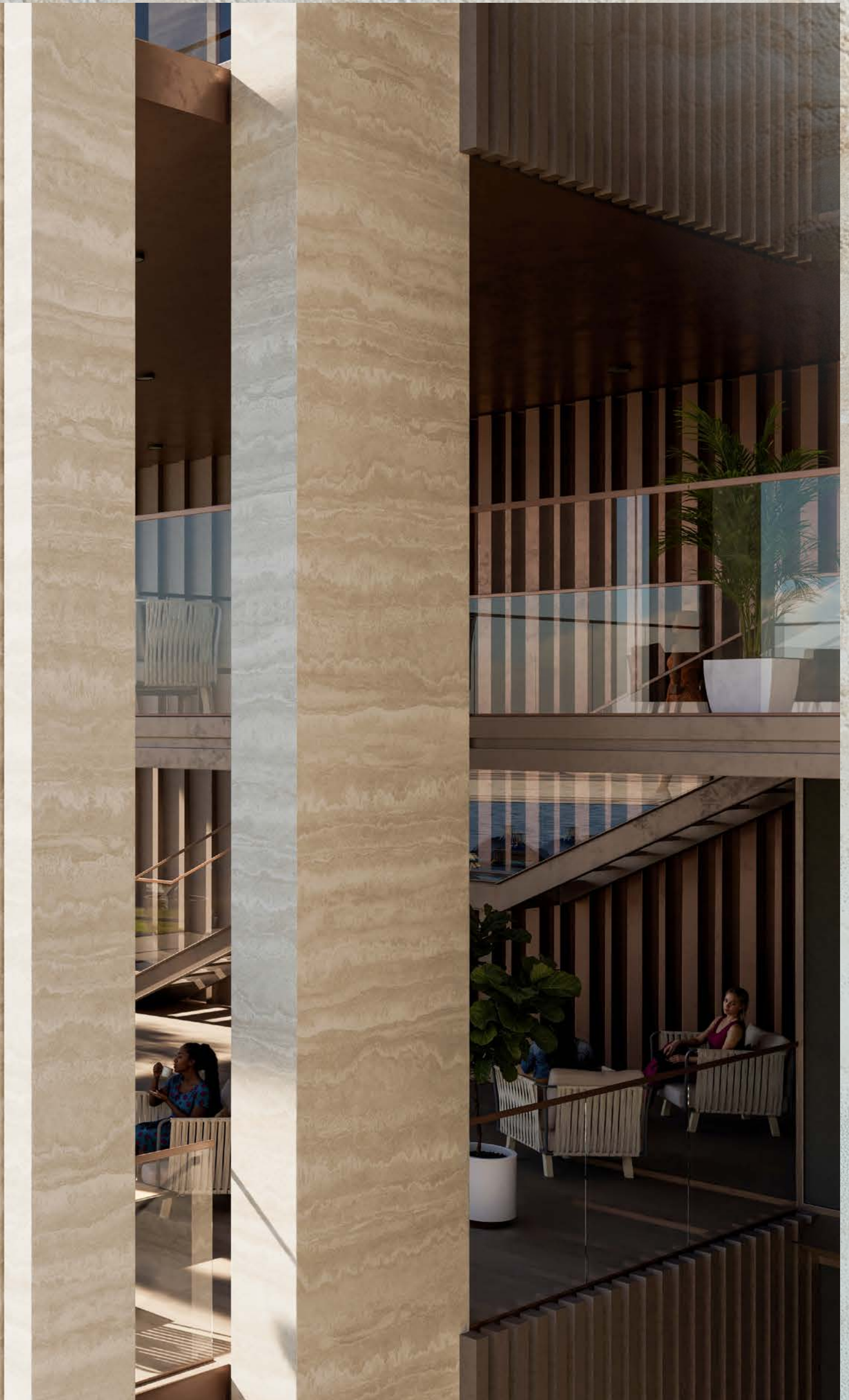
Dubai Islands stands at the centre of Dubai's 2040 Urban Master Plan and D33 Economic Agenda, reflecting a long-term vision for sustainable growth, elevated living, and global connectivity. As part of this evolving coastal destination, Sea Cliff is positioned within a future shaped by thoughtful development, refined lifestyles, and enduring value.



ARCHITECTURE IN TUNE WITH THE COAST

Earth-toned materials and timber-textured soffits lend a tactile warmth, anchoring Sea Cliff in its natural island landscape. Its form steps forward and retreats like carved terraces, allowing the façade to breathe with the passing hours. As light moves, the building seems to move with it, alive to the daily choreography of the sea and sky.





A woman with long, dark, wavy hair is shown in profile, looking out over a vast body of water. She is wearing a white, long-sleeved dress with a gathered waist. The background is a blurred view of a city skyline across the water, with a bridge visible in the distance. The lighting is soft and warm, suggesting a sunrise or sunset.

WHERE THE
DAY LEARNS
THE SHADES

The mornings begin with drifting light
across the water, a breeze that fills the air,
a feeling of life within, and evenings settle
into the soft glow of Dubai's skyline, while
the shoreline stretches, quiet and unbroken.





A SANCTUARY

SET BETWEEN

WORLDS

Set on the quiet edge of Dubai Islands,
Sea Cliff lies between shaded island
paths and open water views, where the
skyline softens, the sea expands into
an endless horizon, and the breeze
moves with its own unspoken rhythm.







WHERE
MOMENTS
COME TOGETHER

The poolside becomes a place to connect, where conversations flow with life and laughter. Here, evenings settle into a rhythm of warmth and energy, shaping a lifestyle that is effortless and elegant.



A woman with brown hair in a bun, wearing a light-colored dress and a matching shawl, is seated in the driver's seat of a convertible car. She is looking out at the ocean during sunset. The car's interior, including the steering wheel and side mirror, is visible. The background shows a beach and the ocean under a warm, golden sky.

A GATEWAY
TO THE
INFINITE



LOBBY

WHERE LIGHT SHIFTS AS THE DAY UNFOLDS

The lobby at Sea Cliff is shaped by daylight and quiet movement. Generous natural light creates a space that evolves from morning to evening, offering a composed yet welcoming arrival.



LOBBY



LOBBY

A SPACE
DEFINED
BY ITS DETAILS

At Sea Cliff, the lobby celebrates the art of fine detailing. Rich materials, layered textures, and meticulously crafted surfaces come together to create an environment of quiet sophistication. A welcoming space that reflects both precision and elegance.





LOBBY

A woman with dark hair tied back, wearing a light-colored pleated dress, sits on a grey sofa. She holds a white mug with both hands and looks out a large window. The room is dimly lit, with warm light coming from the window. A side table next to her holds a glass of water and a plate of pastries. The text "LIFE, SHAPED BY THE SEA" is overlaid on the right side of the image.

LIFE,
SHAPED BY
THE SEA

Amenities at Sea Cliff are
crafted to enhance daily life by the water,
offering spaces for wellness, leisure, and
shared moments. Each amenity is thoughtfully
positioned to make the most of light, air, and
open surroundings, supporting a balanced
waterfront lifestyle.



CLUBHOUSE





CLUBHOUSE



LIFE MEASURED IN QUIET BALANCE

Wellness at Sea Cliff unfolds in quiet, intentional moments, encouraging movement that feels natural, unhurried, and deeply connected to the surroundings.

At the gym, workouts framed by open horizons create a rhythm where the body and mind move in harmony.



GYM





GYM



OUTDOOR GYM & YOGA





LIVING AREA



A LIVING SPACE THOUGHTFULLY COMPOSED

The living areas at Sea Cliff are designed
as places to unwind and connect.

Soft textures, curated finishes, and
expansive windows inviting natural light
and views, come together to create an
atmosphere of quiet comfort.

LIVING AREA



DINING & KITCHEN



HAPPY MOMENTS
THAT FLOW
NATURALLY

Open layouts, natural finishes,
and considered detailing create
spaces that feel both welcoming
and functional.



DINING & KITCHEN



BEDROOM

A RELAXING RETREAT

The bedroom at Sea Cliff is designed as a sanctuary for rest and renewal. Subtle detailing and warm tones encourage a sense of ease from day to night.

BEDROOM





BEDROOM



DESIGNED
TO ENRICH
EVERY MOMENT

Spread across two beautifully crafted levels, the duplex at Sea Cliff offers expansive living, panoramic sea views, and spaces that flow seamlessly between privacy and togetherness.

DUPLEX



TIME, SLOWED BY THE SEA



LIFESTYLE LIVING,
PERFECTED



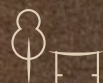
Duplexes with
Private Pool



Cascading Water
Fall



Sky Garden
Sitting



Multiple Garden
Outdoor Sitting



Bean Bag
Seating Area



BBQ with
Outdoor Sitting



Sun Lounger
Deck



Wet Deck



Pavilion
ClubHouse



Kids
Playground



Seating
Courtyard



Outdoor
Reading Area



Game
Area



Jacuzzi



Yoga
Zone



Outdoor
Gym



Shower



Swimming
Pool



Kids
Pool



Outdoor
Cinema



Mixed Garden
with Sand & Gravel



Jogging
Track



VIP Drop off
Area



Outdoor Sitting
with Fire Pit

A UNIFIED PURSUIT OF EXCELLENCE



Miele

Every element at Sea Cliff is guided by a shared respect for luxury and craft. Each element is carefully selected to balance function with feeling, ensuring performance without distraction. Together, they shape interiors where technology, material, and comfort come together in quiet harmony.



IMTIAZ



PORTUGAL

OFFICIAL REGIONAL PARTNER OF THE
PORTUGUESE FOOTBALL FEDERATION
ACROSS THE UAE, UK, AND INDIA.



IMTIAZ

A JOURNEY TO PERFECTION

imtiaz.ae | info@imtiaz.ae