

# 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.



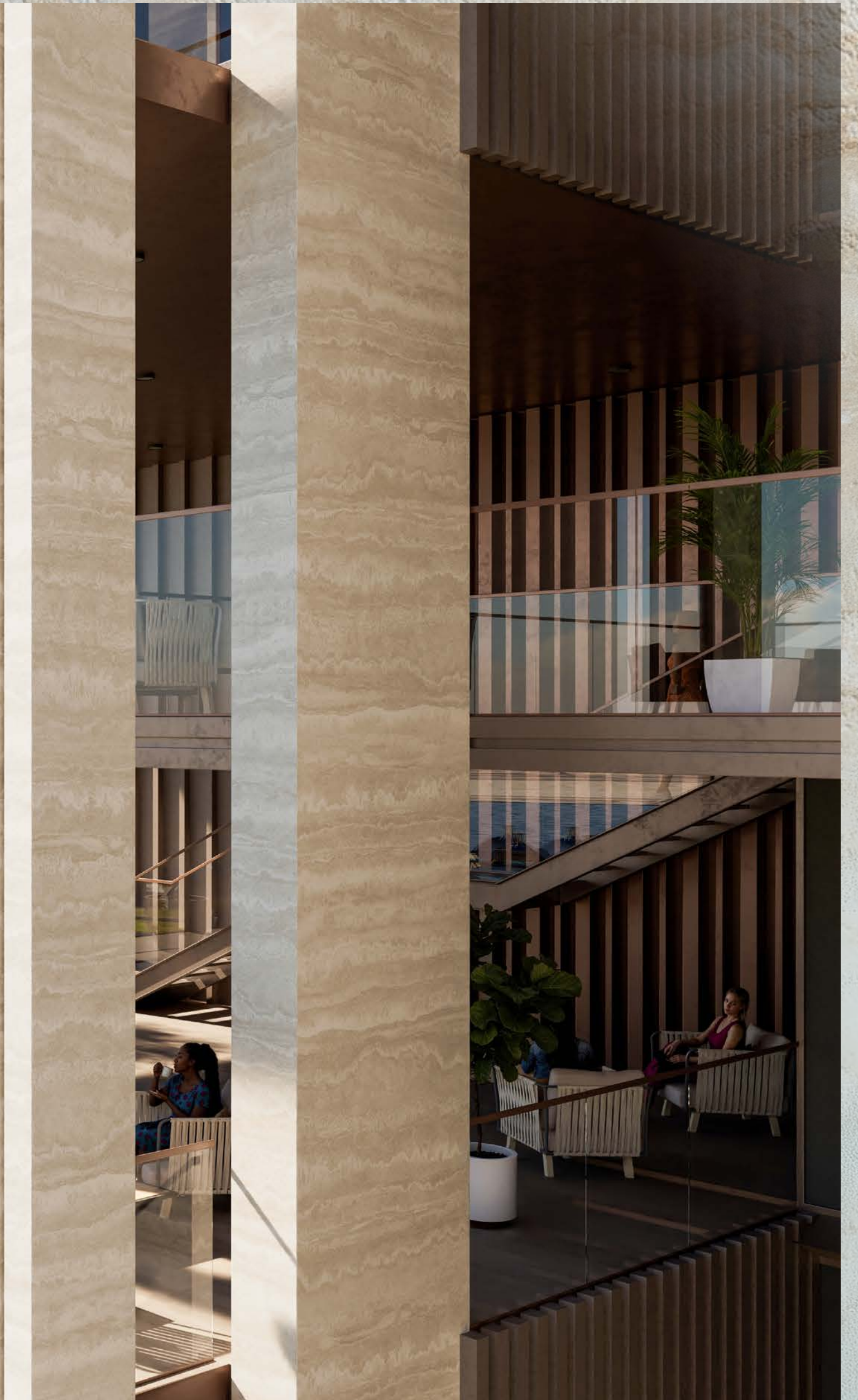


## ARCHITECTURE IN TUNE WITH THE COAST

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.











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 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





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





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



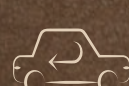
Outdoor  
Cinema



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

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