



SEASIDE LIVING

sunstone

AL REEM ISLAND

SEASIDE LIVING,
CRAFTED FOR THE TASTEMAKER

A HARMONY OF SAND AND SEA

Inspired by the crystalline beaches, Sunstone by IMKAN is a celebration of a waterfront lifestyle where golden sands meet the azure waves of the **Arabian Gulf** on the edge of **Makers District**.

Sunstone is a manifestation of our commitment to the overall fabric of **Abu Dhabi** - an elegant balance between enhancing the cityscape and standing out as a canvas for sophistication and style on either side of the horizon.

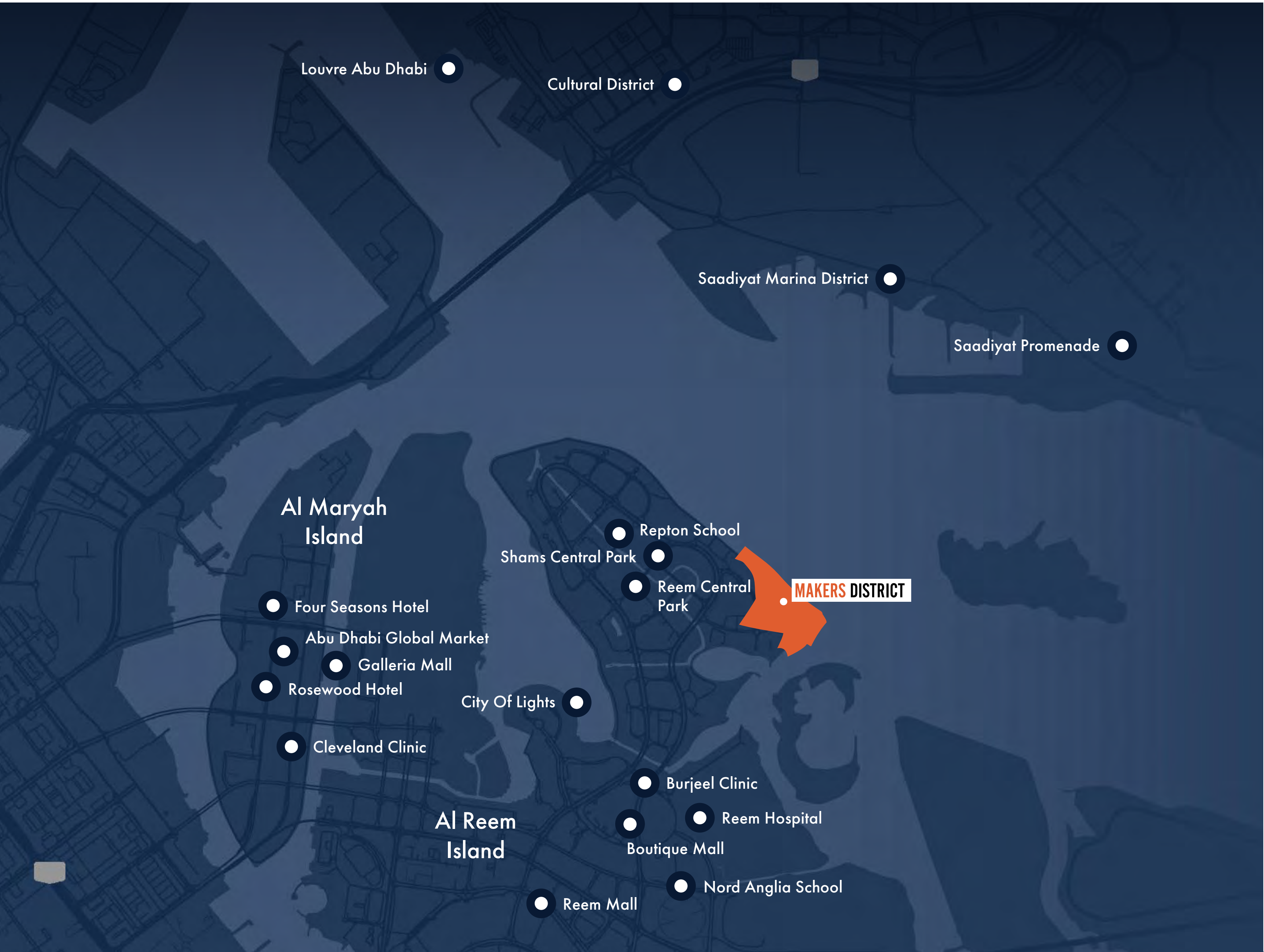




THE LOCATION



MINUTES TO
WHAT MATTERS



YOUR SEASIDE ADDRESS AT THE HEART OF IT ALL

20 Minutes
to Downtown Abu Dhabi

20 Minutes
to Guggenheim Museum

20 Minutes
to Louvre Abu Dhabi

30 Minutes
to Abu Dhabi Airport

50 Minutes
to Al Maktoum International Airport

20 Minutes
to Zayed Museum



IMKAN

THE COMMUNITY



INVITE IN
THE EXTRAORDINARY



MAKERS DISTRICT

Makers District is a vibrant mixed-use **waterfront community** on Al Reem Island, Abu Dhabi, blending modern residential towers, premium single-floor and duplex townhouses, and dynamic retail and dining spaces. Designed with cost-effective, elegant architecture, the development maximises ocean and city views while fostering a creative, energetic atmosphere. Its residential offerings include innovative layouts such as live/work units and loft-style apartments, alongside exclusive townhouses with private entrances and direct access to the lively waterfront promenade. A curated mix of boutique retail, lifestyle outlets, and F&B venues activates the public realm, creating a thriving **social hub** for residents and visitors.



MAKERS *promenade*

The Pulsing Heart of Makers District.

Makers Promenade is more than just a pathway. It is the **vibrant soul of Makers District**, where residents and visitors come together to connect, create, and belong. Stretching 1 kilometer along the **breathtaking waterfront**, it blends innovation, elegance, and natural splendour, linking urban vibrancy with serene beauty. As the city's first climate-controlled promenade, it redefines outdoor living, offering year-round comfort whether strolling under the warmth of the sun or the gentle glow of twilight. Thoughtfully designed to encourage meaningful interactions with both the community and the space, Makers Promenade invites you to immerse yourself in its **vibrant energy**.









AN ELEGANT TAPESTRY OF EXPERIENCES

Makers Promenade weaves together a rich mosaic of moments, each crafted to elevate your everyday.



Over **100 outlets**, from chic boutiques and gourmet restaurants to artisanal cafés.



Serene, lush **green spaces** perfect for reflection, relaxation, and quiet escape.



Eclectic art installations and **open-air galleries** that spark creativity at every turn.



Scenic **cycling** and **walking paths** that invite you to embrace active, **outdoor living**.

AMENITIES



CURATED FOR
A BALANCED LIFESTYLE

WHERE EXQUISITE FORM MEETS ELEVATED COMFORT

Indulge in **sumptuous** spaces for relaxation, recreation and social interaction, with every inch purposefully designed to enrich a balanced and fulfilling lifestyle.



YOUR WINDOW TO BREATHTAKING SKYLINES

Wake up to **incredible vistas** with either expansive views of the tranquil **sea** and **Saadiyat Islands**, or the vibrant Makers District.



DIRECT ACCESS TO MAKERS BEACH

Immerse yourself in the serene beauty of the **coastline**, just steps away from your home, and indulge in daily **beachfront strolls** or invigorating morning swims.



LARGE AMENITY AREAS

Experience **luxury living** with an array of generous amenity spaces designed for relaxation and recreation. Enjoy the expansive **pool deck**, work out in the **state-of-the-art gym**, unwind in the private **cinema space**, and take leisurely walks in the beautifully **landscaped gardens**.



STATE-OF-THE-ART GYM

A **luxuriously curated gym** overflows with state-of-the-art equipment, designed to enhance every stretch, movement and workout. Inspiring, lively and modern, it empowers you to focus your mind, invigorate your body and amplify your lifestyle inside and out.





SPACIOUS MULTIPURPOSE ROOM

Explore the versatility of an expansive space, designed to meet your every need. With transformative flexibility to suit all occasions, the **multipurpose room** provides ultimate convenience for business or pleasure.

HIGH-TECH ENTERTAINMENT HUB

Boasting the very latest in audiovisual technology, this **entertainment space** is every cinephile's dream, offering an unparalleled **cinematic** experience in the comfort of your own residence.



APARTMENTS



INCREDIBLE VIEWS
AT YOUR DOORSTEP

THE GLIMMER OF THE SEA

With the needs of its residents in mind, every element is meticulously chosen to honour the majesty of Sunstone's **glorious seaside** setting. So every resident can have the home of their dreams.



YOUR COVE ON THE COAST

Stunning **1, 2, 3 and 4-bedroom** units face the uninterrupted views of the **sea** or the **unique city skyline**. Pervaded by a sophisticated ambience, spacious apartments feature thoughtfully designed interiors embellished with alluring textures and architectural elements that complement the **exquisite amenities**.





إمكان
IMKAN



AN ODE TO THE HORIZON

Each apartment boasts a **sophisticated** and **timeless interior**, with natural tones and textures providing a warm and inviting atmosphere and reflecting the surroundings to create a **serene living environment**.

- . Warm touches of wood
- . Delicate silk
- . Light palette of timber
- . Reconstituted stone
- . Kitchens with built-in appliances
- . Spacious balconies with panoramic views

1-BEDROOM APARTMENT







2-BEDROOM APARTMENT







3-BEDROOM APARTMENT







4-BEDROOM APARTMENT









INTERIOR MATERIALS

1. Porcelain Floor Tile
2. Wall & Ceiling Paint
3. Textured Wall Paint
4. Laminate Finish Joinery
5. Reconstituted Stone Pantry Counter Top
6. Metal Finish Throughout
7. Lacquer Finish Black Colour Casework
8. Lacquer Finish Taupe Colour Casework
9. Cinema Carpet
10. Acoustic Wall Panel Cinema

FACADE EXTERIOR MATERIALS

1. Porcelain Floor Tile Changing Rooms Walls
2. Wall & Ceiling Paint
3. Laminate Finish
4. Linoleum Gym Flooring
5. Rubber Flooring
6. Rubber Flooring Weight Area
7. Frosted Glass
8. Textured Paint
9. Tinted Mirrors
10. Metal Detailing
11. Porcelain Floor Tile Changing Rooms Walls



ABOUT THE DEVELOPER



SOULFUL PLACES
ENRICHED LIVES







IMKAN

Global Real Estate Developer

IMKAN is a real estate development and investment company with a focus on creating unique and vibrant urban projects. The company is known for its innovative approach to placemaking, which involves designing spaces that foster a sense of community, well-being, and sustainability. IMKAN is committed to developing soulful places that enrich people's lives by integrating research-based approaches and ensuring a strong emphasis on human well-being.

IMKAN is developing a range of projects, including Allurf and SHA Emirates, which exemplify its dedication to blending natural surroundings with modern living, providing residents with a harmonious and environmentally conscious lifestyle. The company's portfolio includes a diverse range of developments, from residential communities to mixed-use destinations, all of which are characterised by their commitment to creating holistic, human-centric environments.



Disclaimer:

All renderings, floorplans, features and specifications are conceptual only and subject to change. All above drawings are not to scale. The architectural details, dimensions and area in the plan are based on draft schematic designs. The contents of this brochure contain conceptual and schematic design information only, all dimensions are approximate and may vary with actual construction and/or more detailed design. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. Residential units are sold as unfurnished without furnishings and decoration. A furniture package may be available - please contact IMKAN or your agent for more details. Landscaping, pools and out-buildings (including but not limited to summer-house(s), majlis, drivers room(s) unless indicated otherwise are not included within the sale of the unit. They have been provided for illustrative purposes only. The Sale and Purchase Agreement shall include more accurate details of the items included as part of the units sold. Masterplans, illustrations and sections are "work in progress" which may periodically change as circumstances require and according to applicable government regulations and permits. Overall concepts may be used as general reference sources, but specific details are not to be viewed as "set in stone" or binding. IMKAN reserves the right at any time to make revisions and alterations to the units represented in this brochure, at its absolute discretion, and without any liability whatsoever.