

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.

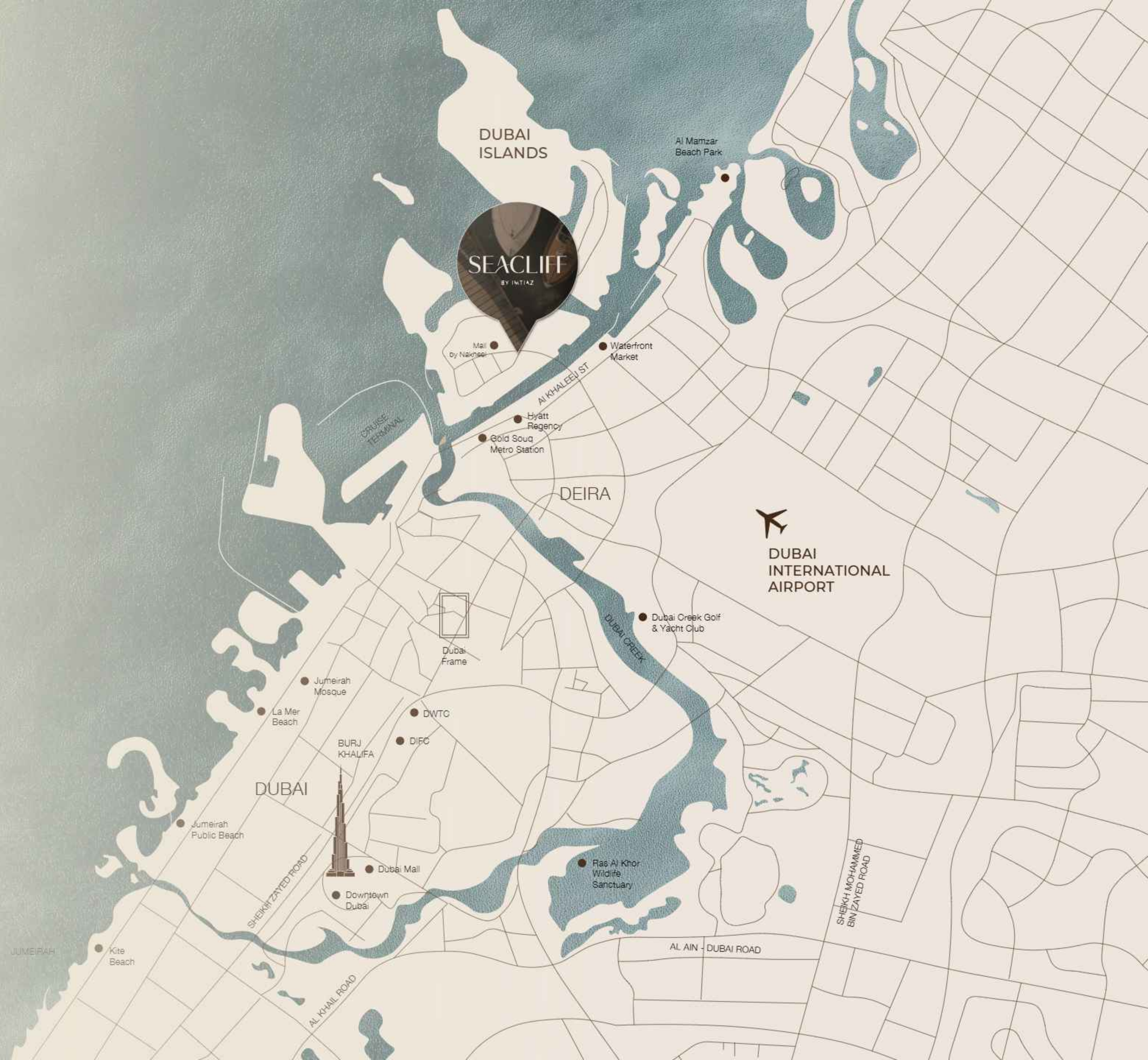


AN OCEAN INSPIRED OPUS



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

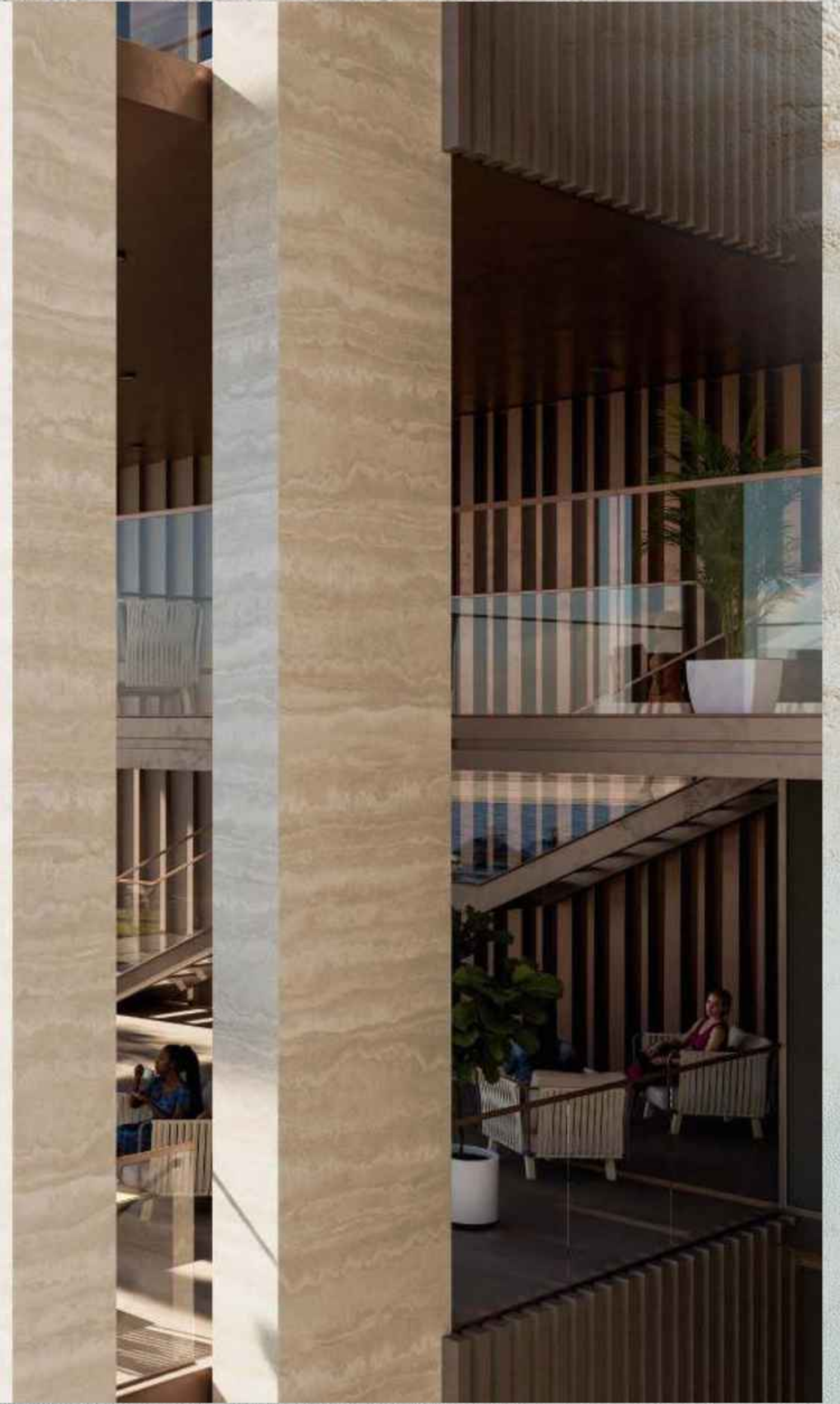
Dubai Islands stands at the centre of Dubai's 2040 Urban Master Plan and D33 Economic Agenda, reflecting a long-term vision for sustainable growth, elevated living, and global connectivity. As part of this evolving coastal destination, Sea Cliff is positioned within a future shaped by thoughtful development, 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 body of water. She is wearing a light-colored, 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 foreground. 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 tied 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 towards the ocean under a bright, hazy sky. The car's interior, including the side mirror and leather seats, is visible. The ocean and a distant shoreline are in the background.

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.





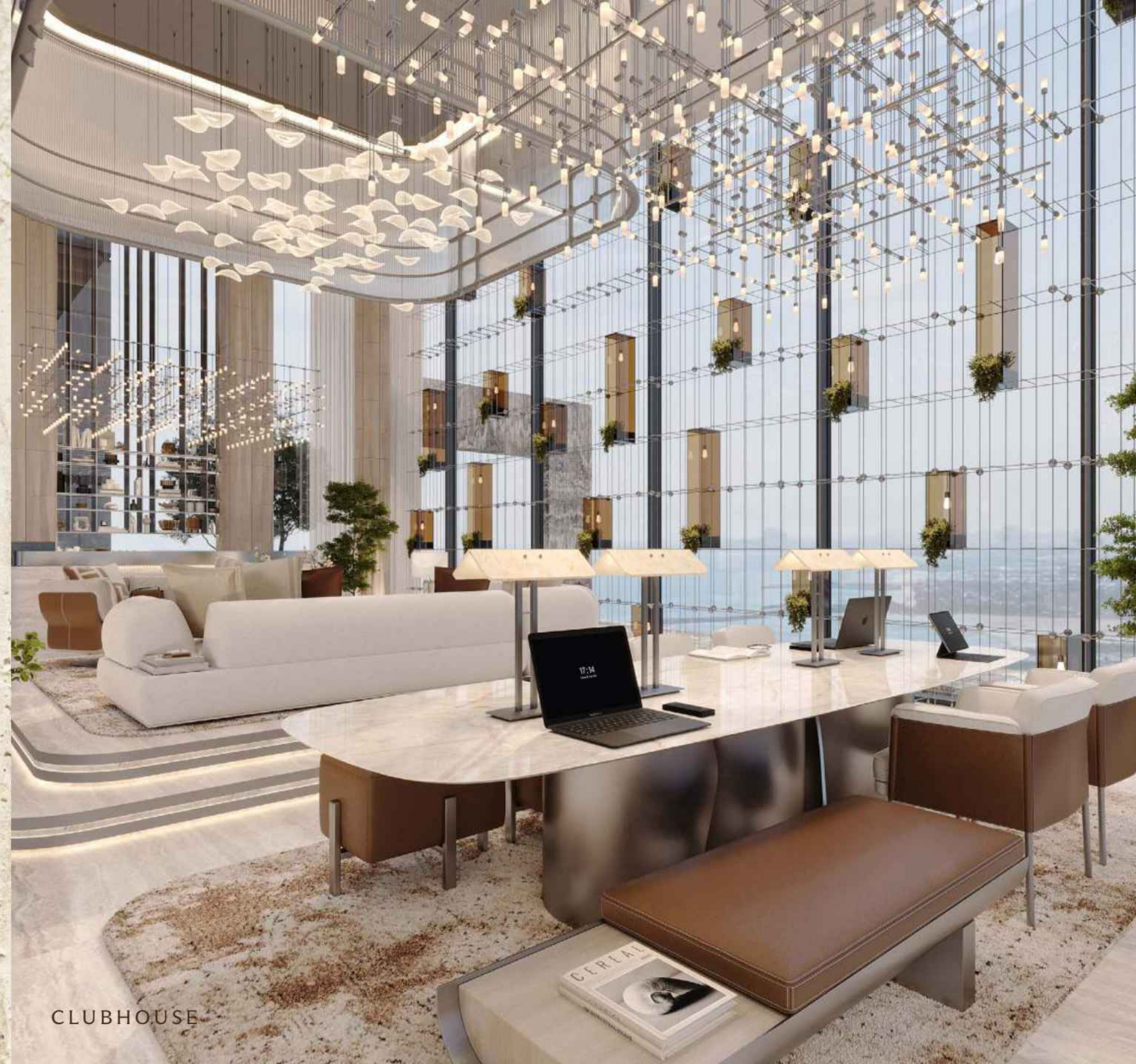
LOBBY

A woman with dark hair tied back, wearing a light-colored pleated dress, sits on a grey sofa. She is holding a white cup of coffee with both hands and looking down at it with a gentle smile. The room is dimly lit, with warm light coming from a lamp in the background and natural light from a large window. The window has white curtains and offers a view of a calm sea under a hazy sky. In the foreground, on a dark wooden side table, there is a glass of water and a plate with several small pastries or cookies.

LIFE,
SHAPED BY
THE SEA

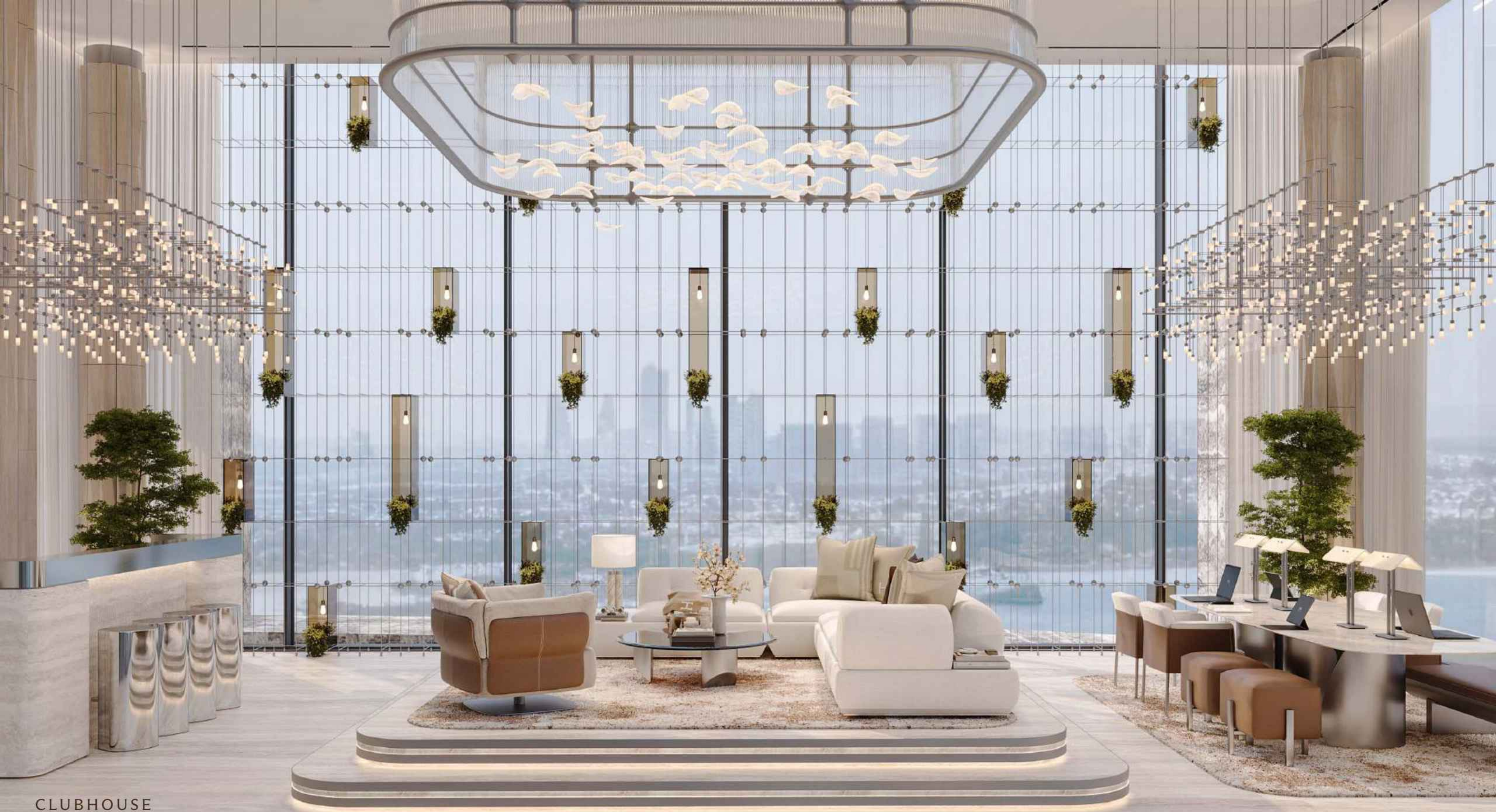
CLUBHOUSE

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

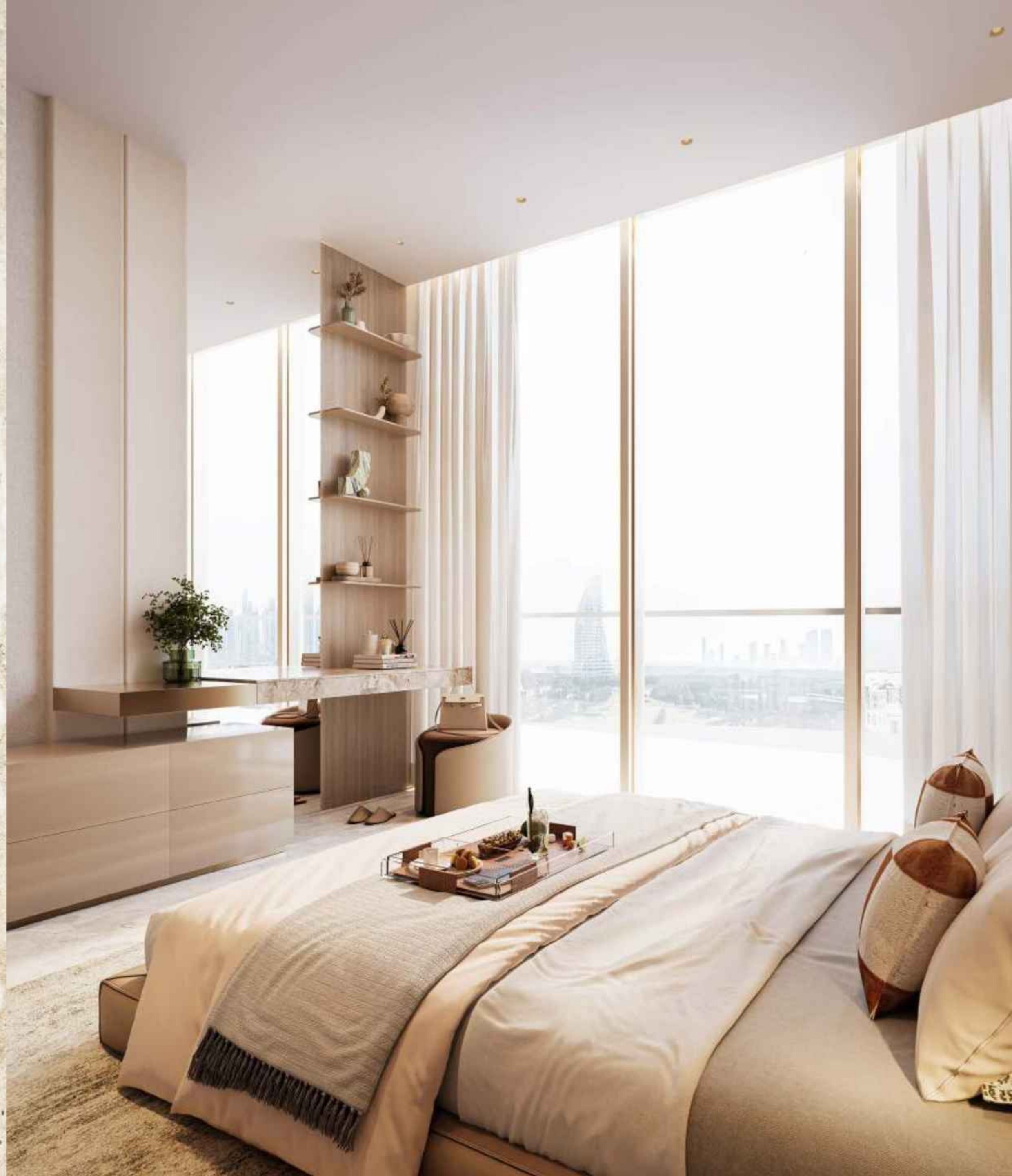
The bedroom at Sea Cliff is designed as a sanctuary for rest and renewal. Subtle detailing and warm tones encourage a sense of ease from day to night.

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

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