



DUBAI

NESTEGO

REAL ESTATE



SUNSET BAY

G R A N D

IMTIAZ

The background of the entire image is a wide-angle photograph of a sunset over a calm ocean. The sun is a bright, glowing orb on the horizon, casting a long, shimmering reflection across the water's surface. The sky is filled with soft, horizontal bands of orange, yellow, and light blue. In the center of the image, there is a vertical rectangular inset. This inset shows a close-up of a sailboat's sail, which is a light, translucent material, possibly white or pale yellow, with some darker, possibly wet, patches. The sail is set against a background of warm, golden light, suggesting it is also part of the sunset scene.

FLOW. DISCOVER. LIVE.

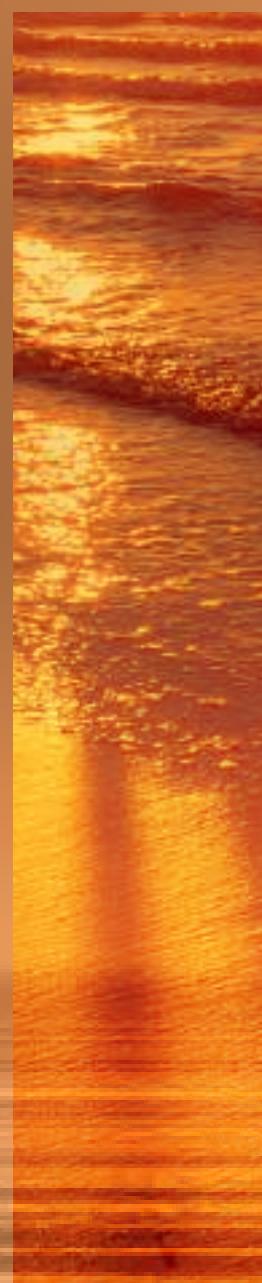
It's more than a home; it's a destination where
serenity, style, and the rhythm of the island come
together in perfect harmony.

AN ADDRESS BENEATH THE SKY

Overlooking endless waters and city silhouettes, Sunset Bay Grand is like a private sanctuary in the sky, with lush green pockets and shaded cabanas.



A DESIGN MASTERPIECE



Sunset Bay Grand offers more than sea views; it frames light, captures vistas, and reflects a lifestyle shaped by clarity, intention, and what truly matters.



DRENCHED IN THE SUNLIGHT

A residence illuminated by golden light from dawn to dusk, features expansive windows and a coastal orientation, ensuring that every home receives ample sunlight.

JUST 15 MINUTES AWAY

Perfectly positioned on Dubai Islands, Sunset Bay Grand allows seamless access to the city’s cultural and business heart. Dubai’s vibrant pulse is always within reach, from the Museum of the Future to Downtown Dubai, DIFC, Opera Gallery, and The Arts Club.

DOWNTOWN
DUBAI

DIFC

DUBAI MALL

OPERA GALLERY

متحف المستقبل
MUSEUM OF THE FUTURE

THE ARTS CLUB
DUBAI

إتحاد الإمارات للجولف
Emirates Golf Federation

CIPRIANI
DOLCI

J1 BEACH
THE SPIRIT OF THE RUWBA

JUMEIRAH

Kite Beach

Jumeirah Public Beach

La Mer Beach

Jumeirah Mosque

BURJ KHALIFA

Dubai Mall
Downtown Dubai

DWTC

DIFC

DUBAI

SHEIKH ZAYED ROAD
AL KHAIL ROAD

CRUISE
TERMINAL

SUNSET BAY
GRAND

DUBAI
ISLANDS

Mall
by Nakheel

Hyatt
Regency
Gold Souq
Metro Station

DEIRA

Dubai
Frame

DUBAI CREEK
Dubai Creek Golf
& Yacht Club

Ras Al Khor
Wildlife
Sanctuary

AL AIN - DUBAI ROAD



DUBAI
INTERNATIONAL
AIRPORT

SHEIKH MOHAMMED
BIN ZAYED ROAD

Al Mamzar
Beach Park

Waterfront
Market



N

E

SUMMER SUNRISE

SUMMER SUNSET

SUN & VIEWS ANALYSIS

SUNSET BAY
GRAND

WINTER SUNRISE

WINTER SUNSET

W

S

AN ADDRESS OF DISTINCTION

Sunset Bay Grand offers unmatched access to pristine beaches, open waterfronts, and future leisure destinations.



OVERVIEW

1

BEDROOM

APARTMENT

2

BEDROOM

APARTMENT

3

BEDROOM

DUPLEX

Sunset Bay Grand offers fully furnished 1-2 bedroom apartments and exclusive 3-bedroom duplexes. Set within a G+2P+10+R configuration, the building blends smart design with comfort, space, and coastal sophistication.



TRANQUILL PRIVATE SPACES

Sunset Bay Grand features elegant façades, private balconies, and sunlit interiors that bring natural light and open views into everyday life.

FLOATING WITHIN THE SKY

A rooftop glass-bottom sky pool and a family pool, offering refreshing moments with panoramic coastal and skyline views.



A DREAMY ATMOSPHERE

A double-height reception lobby with drop-off area, uninterrupted balcony views, and skyline-facing corner placement.



AN ENCHANTING FIRST IMPRESSION

From the moment you arrive, a calm sophistication welcomes you. The lobby soft materials, ambient lighting, and poised design set the tone for the refined living beyond.









WHERE CONVERSATIONS FLOW

Sunset Bay Grand by Intiaz is a social anchor, thoughtfully designed for connection and ease. Its warm textures and inviting lounges inspire shared moments and quiet conversations.





CRAFTED FOR MODERN LIFE

The fully furnished interiors blend comfort and elegance, crafted to feel warm in a family-friendly environment.















WHERE SPACE
FEELS PERSONAL

At Sunset Bay Grand by Imtiaz, elegance meets intention. Expansive ceilings, smart features, and refined furnishings create tailored sanctuaries.





WHERE DREAMS FIND SPACE

Expansive windows, natural hues, and flowing layouts bring the outdoors in. Each bedroom invites stillness and reflection—a personal haven elevated by the rhythm of light and air.





IMTIAZ

A JOURNEY TO PERFECTION

Azizi Wasel

 Furnishing - No

 Parking -

 Floors - G + 13floors

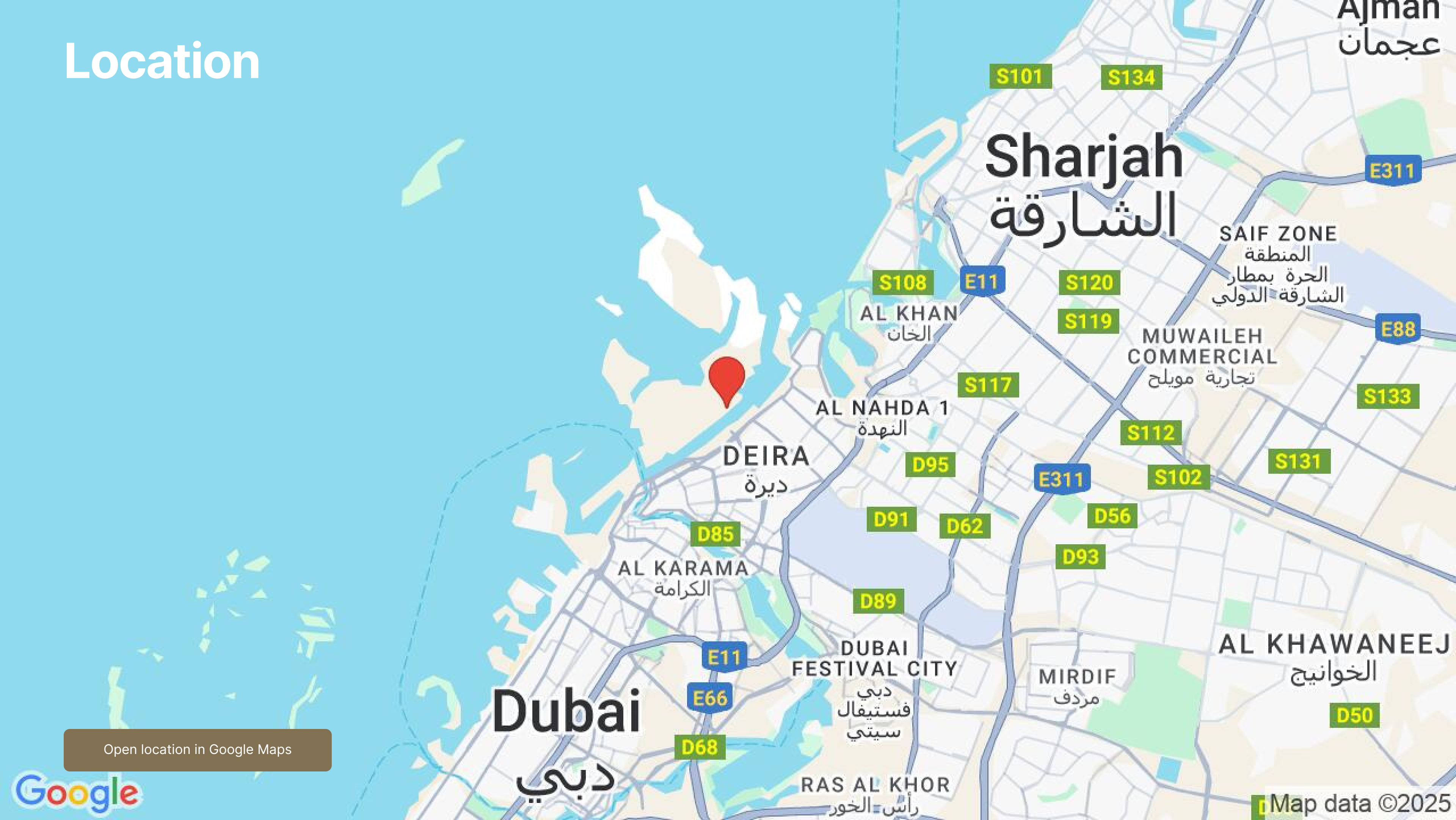
 Service charge -

Project general facts

At Azizi Wasel, residents can choose from an array of meticulously crafted homes, including studio, one-bedroom, two-bedroom, three-bedroom apartments, and four-bedroom penthouses. Each residence reflects the epitome of modern design, with clean architectural lines, expansive glass façades, and interiors that emphasize light, space, and elegance. The seamless flow between indoor and outdoor living spaces provides a se...

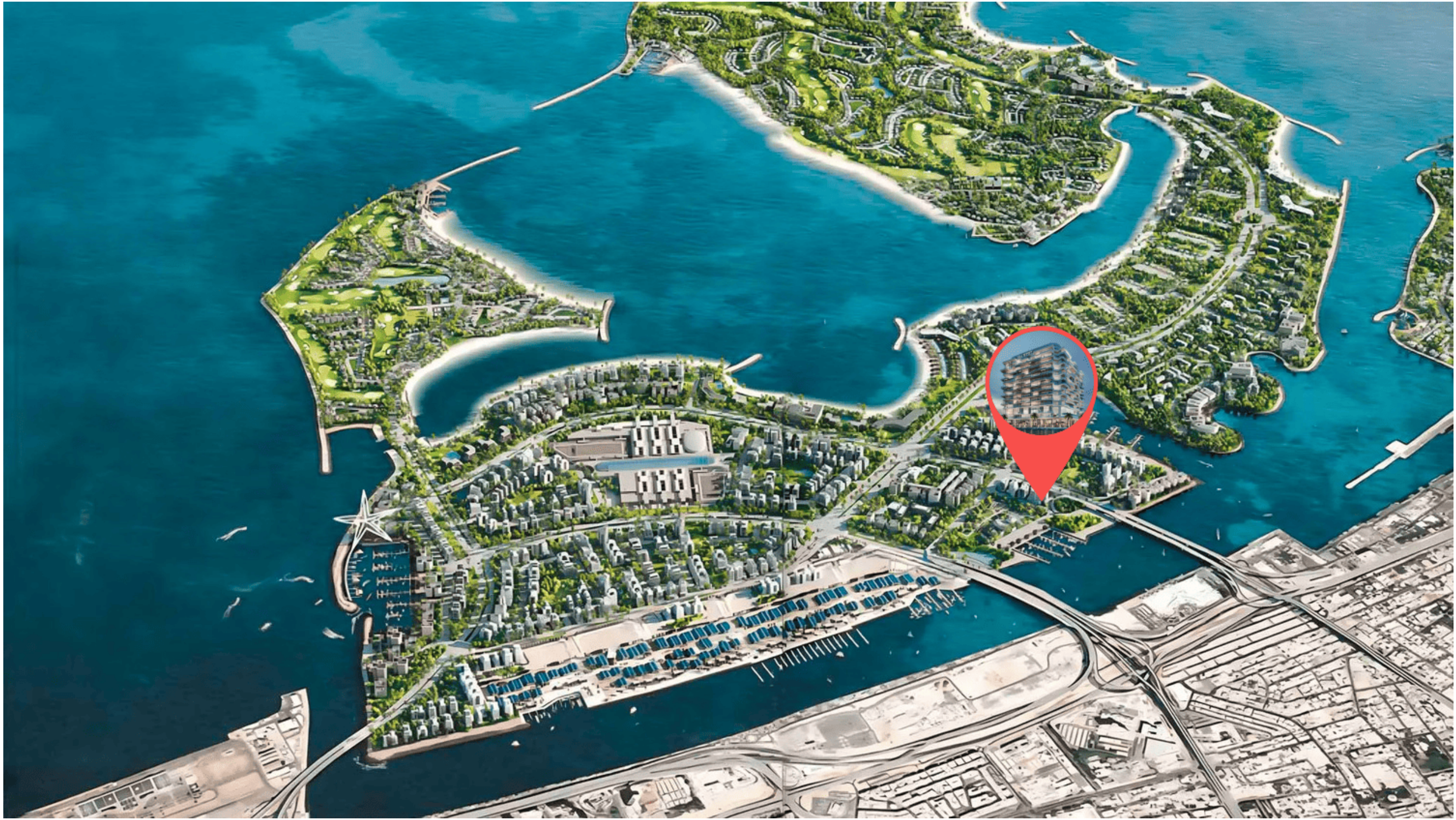


Location



Open location in Google Maps





Facilities



Retail Options

Image for general understanding



Kids' Play Area

Image for general understanding



Swimming Pools

Image for general understanding



State-of-the-art Gym

Image for general understanding



Multi-purpose Hall

Image for general understanding

BINGHATTI
FIARE

DIGITAL BROCHURE



The Architecture of Feeling

Flare's design is a symphony of lines and light, a carefully orchestrated composition that evokes a sense of wonder and intrigue. It's an architecture that transcends mere functionality, capturing the very essence of human emotion, reflecting **Binghatti's artistic excellence.**




A Gateway to a Vibrant Life


Flare is strategically located in **Jumeirah Village Triangle (JVT)**, a thriving community known for its family-friendly atmosphere and **convenient access to Dubai's key destinations.**

 Dubai Marina & Harbour
10 minutes

 Ain Dubai
10 minutes

 Dubai Autodrome
10 minutes


 Ibn & Dubai Festival City
10 minutes

 Palm Jumeirah
12 minutes

 Expo City Dubai
15 minutes

 Burj Al Arab & Jumeirah Beach
20 minutes

 Al Maktoum Intl. Airport
22 minutes

 Palm Jebel Ali
25 minutes





A Luminous Vessel *of* Intangible Moments

A place where the **architecture of feeling** is made real. This visionary landmark development redefines contemporary living, offering an innovative blend of architectural brilliance and emotional resonance. Comprising **two iconic towers**, the development offers a diverse range of residences designed to cater to discerning individuals and families.





PROJECT FACTS

A Curated Collection of Residences

PROPERTY TYPE:
Residential & Retails

PLOT AREA:
Binghatti Flare 01: 10805.57 SQ.M / 116310.07 SQFT
Binghatti Flare 02: 7778.00 SQ.M / 83721.61 SQFT

DESCRIPTION:
Binghatti Flare 01:
1B + G + 4P + H.C + 40 Residential Floors
+ 2 Mechanical Room + Roof

Binghatti Flare 02:
2B + G + 4P + 34 Residential Floors
+ 2 Mechanical Room + Roof

Binghatti Flare 01:

NUMBER OF UNITS:

Studio:	285	3 Bedroom:	5
1 Bedroom:	396	4 Bedroom:	2
2 Bedroom:	114		

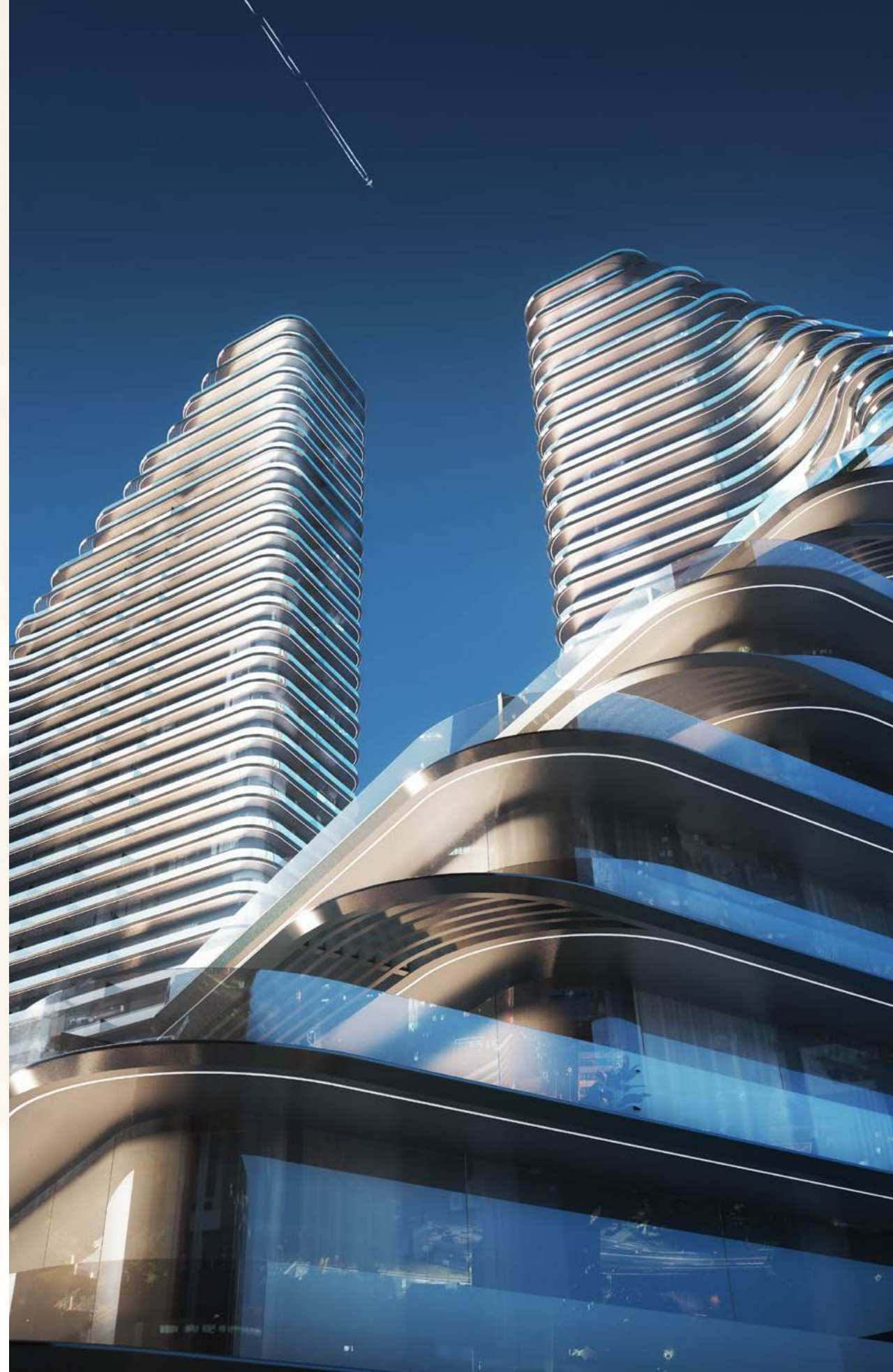
Binghatti Flare 02:

NUMBER OF UNITS:

Studio:	252	3 Bedroom:	4
1 Bedroom:	265	4 Bedroom:	1
2 Bedroom:	54		

TOTAL UNITS:

Total Residential Units:	1378
Shops (Ground and Podium 1):	79





Here, where
sophistication
meets serenity

The city's hum softens gently. A luminous vessel
of intangible moments. A place where the
architecture of feeling is made real. Step into
a world where design transcends the ordinary,
creating a sanctuary

Where emotions are
nurtured and experiences
are *elevated*.





A Symphony of Space

Step into residences that redefine
contemporary elegance.

Expansive layouts, floor-to-ceiling windows, and meticulous attention to detail create a living experience that is both luxurious and inviting. Each residence is designed to be a haven of tranquility, a place where residents can escape the city's energy and reconnect with themselves.



Curated interplay *of light and form*

Where every detail is designed to enhance the living experience. A sophisticated palette of colours and textures creates an atmosphere of **refined elegance** that radiates.

A lifestyle of unparalleled comfort, convenience, and sophistication. It's a place where residents can escape the ordinary and embrace a **life of elevated experiences**.



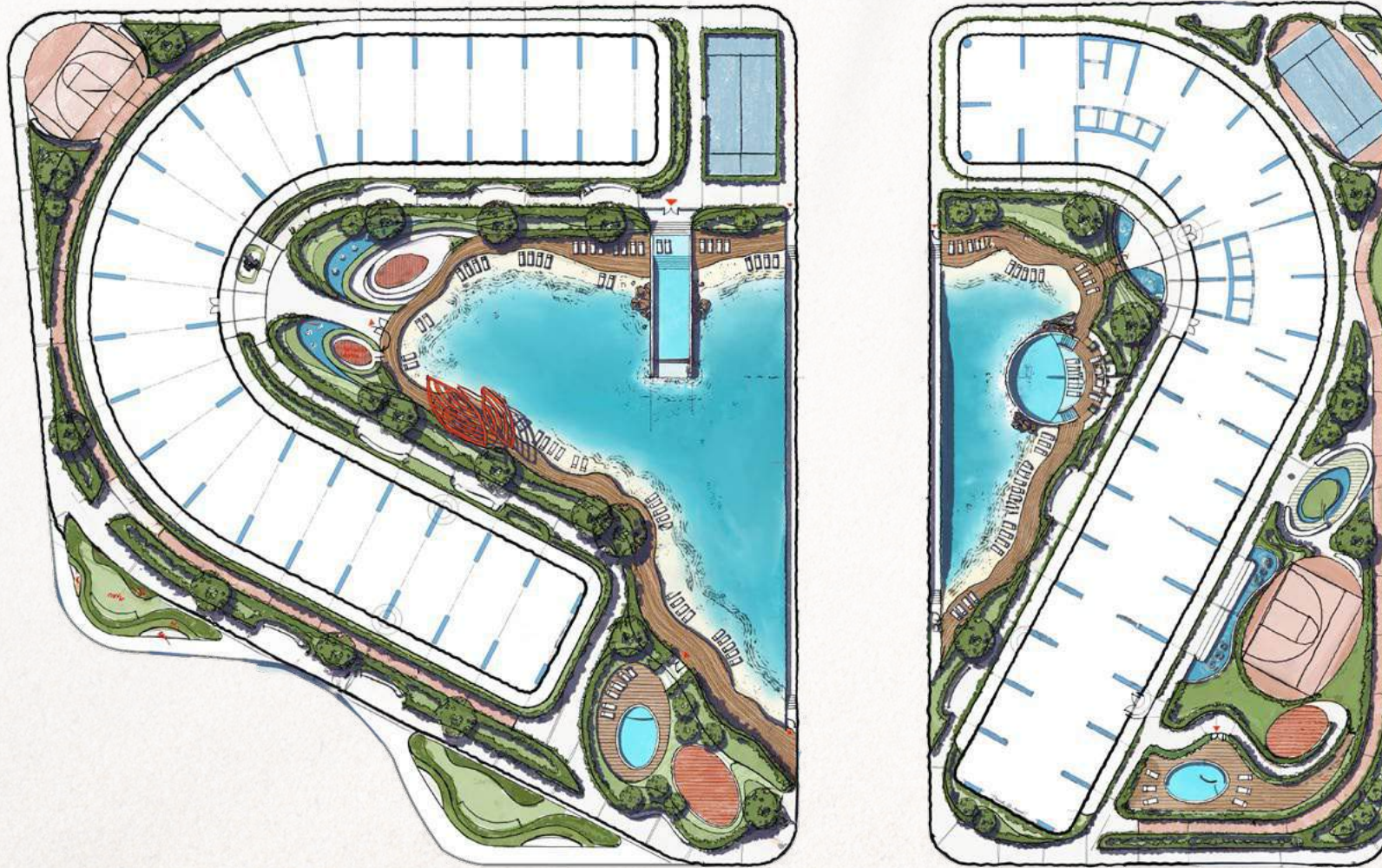
An aerial photograph of a city skyline at dusk. The Burj Khalifa stands prominently in the center, its spire reaching into a hazy, orange-tinted sky. The surrounding city is a dense collection of skyscrapers and lower buildings, their lights beginning to glow. The foreground shows a vast, dark expanse of land with some greenery and distant city lights.

A Legacy *of* Lasting Brilliance

Picture a vision that bursts from the grid. A gesture of brilliance. Proof of the lasting power of sculpted light, a signal against the ordinary. Flare is more than a residence; it's a legacy, a lasting structure of brilliance that will endure for generations. It's an investment in a lifestyle of unparalleled quality and timeless elegance.

FLOOR PLANS

Layouts Crafted *for* Comfort and Space

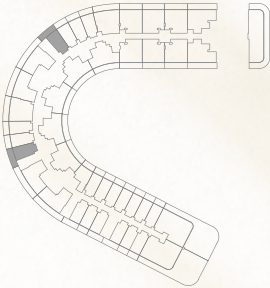
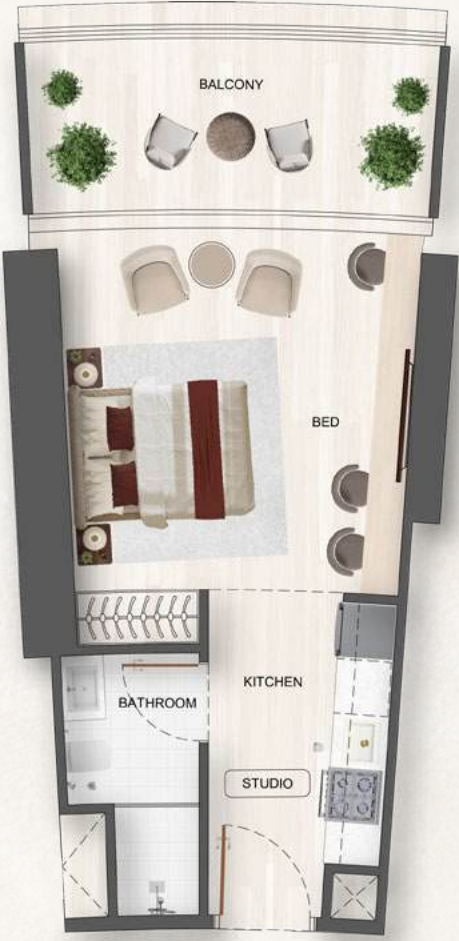


Discover a range of thoughtfully designed floor plans to suit your individual needs and lifestyle. From studios to exceptional 4 bedroom residences, Flare offers a space for every discerning individual.

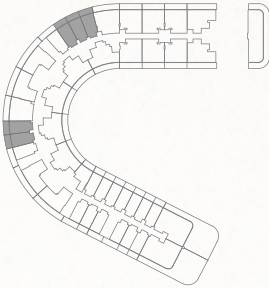


UNIT TYPE - STUDIO

BINGHATTI FLARE 01



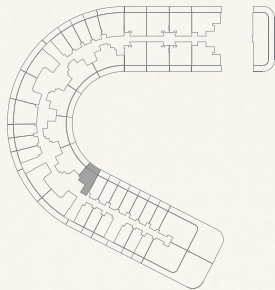
AREA	SQ. M	SQ. FT
SUITE AREA	30.00 m ²	322.92 ft ²
BALCONY AREA	13.00 m ²	139.93 ft ²
TOTAL UNIT AREA	43.00 m ²	462.85 ft ²
FLAT DESIGN COMPONENTS		
STUDIO		16 m ²
BATHROOM		4 m ²
KITCHEN		7 m ²



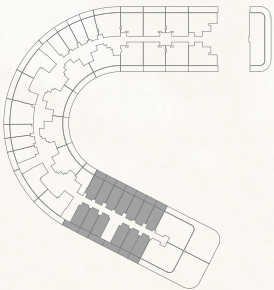
AREA	SQ. M	SQ. FT
SUITE AREA	30.00 m ²	322.92 ft ²
BALCONY AREA	9.50 m ²	102.26 ft ²
TOTAL UNIT AREA	39.50 m ²	425.18 ft ²
FLAT DESIGN COMPONENTS		
STUDIO		16 m ²
BATHROOM		4 m ²
KITCHEN		7 m ²

UNIT TYPE - STUDIO

BINGHATTI FLARE 01



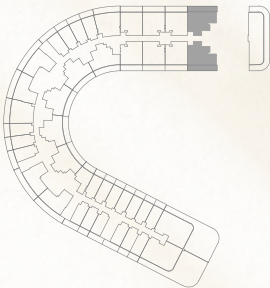
AREA	SQ. M	SQ. FT
SUITE AREA	31.15 m ²	335.30 ft ²
BALCONY AREA	9.10 m ²	97.95 ft ²
TOTAL UNIT AREA	40.25 m ²	433.25 ft ²
FLAT DESIGN COMPONENTS		
STUDIO		15 m ²
BATHROOM		4 m ²
KITCHEN		9 m ²



AREA	SQ. M	SQ. FT
SUITE AREA	27.82 m ²	299.45 ft ²
BALCONY AREA	7.68 m ²	82.67 ft ²
TOTAL UNIT AREA	35.50 m ²	382.12 ft ²
FLAT DESIGN COMPONENTS		
STUDIO		14 m ²
BATHROOM		4 m ²
KITCHEN		6 m ²

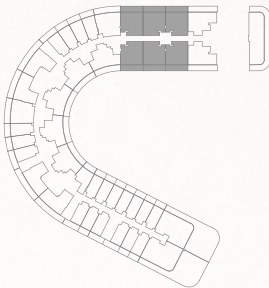
UNIT TYPE - 1 BEDROOM

BINGHATTI FLARE 01



AREA	SQ. M	SQ. FT
SUITE AREA	58.40 m ²	628.62 ft ²
BALCONY AREA	19.28 m ²	207.53 ft ²
TOTAL UNIT AREA	77.68 m ²	836.15 ft ²

FLAT DESIGN COMPONENTS			
M. BEDROOM	13 m ²	CORRIDOR	5 m ²
M. BATHROOM	4 m ²	KITCHEN	6 m ²
LIVING & DINING	21 m ²	W.C	3 m ²

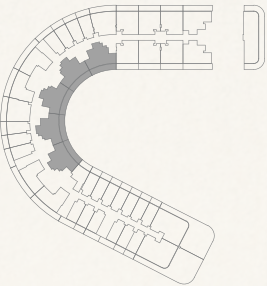


AREA	SQ. M	SQ. FT
SUITE AREA	55.35 m ²	595.79 ft ²
BALCONY AREA	14.50 m ²	156.08 ft ²
TOTAL UNIT AREA	69.85 m ²	751.87 ft ²

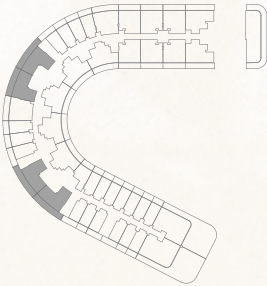
FLAT DESIGN COMPONENTS			
M. BEDROOM	16 m ²	CORRIDOR	3 m ²
M. BATHROOM	4 m ²	KITCHEN	6 m ²
LIVING & DINING	17 m ²	W.C	2 m ²

UNIT TYPE - 1 BEDROOM

BINGHATTI FLARE 01



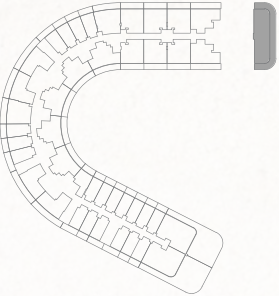
AREA	SQ. M	SQ. FT	
SUITE AREA	58.90 m ²	634.00 ft ²	
BALCONY AREA	17.00 m ²	182.99 ft ²	
TOTAL UNIT AREA	75.90 m ²	816.99 ft ²	
FLAT DESIGN COMPONENTS			
M. BEDROOM	19 m ²	CORRIDOR	6 m ²
M. BATHROOM	4 m ²	KITCHEN	6 m ²
LIVING & DINING	14 m ²	W.C	2 m ²



AREA	SQ. M	SQ. FT	
SUITE AREA	52.80 m ²	568.34 ft ²	
BALCONY AREA	23.55 m ²	253.49 ft ²	
TOTAL UNIT AREA	76.35 m ²	821.83 ft ²	
FLAT DESIGN COMPONENTS			
M. BEDROOM	16 m ²	CORRIDOR	3 m ²
M. BATHROOM	4 m ²	KITCHEN	8 m ²
LIVING & DINING	15 m ²		

UNIT TYPE - 2 BEDROOM

BINGHATTI FLARE 01

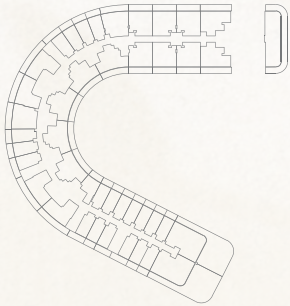


AREA	SQ. M	SQ. FT
SUITE AREA	86.40 m ²	930.01 ft ²
BALCONY AREA	68.50 m ²	737.33 ft ²
TOTAL UNIT AREA	154.90 m ²	1667.34 ft ²

FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING	18 m ²
M. BEDROOM	17 m ²	CORRIDOR	8 m ²
M. BATHROOM	4 m ²	KITCHEN & DINING	11 m ²
M. BEDROOM	13 m ²		

UNIT TYPE - 2 BEDROOM

BINGHATTI FLARE 01



AREA	SQ. M	SQ. FT
SUITE AREA	94.17 m ²	1013.65 ft ²
BALCONY AREA	121.40 m ²	1306.75 ft ²
TOTAL UNIT AREA	215.57 m ²	2320.40 ft ²

FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING & DINING	23 m ²
M. BEDROOM	15 m ²	CORRIDOR	8 m ²
M. BATHROOM	4 m ²	KITCHEN	11 m ²
M. BEDROOM	15 m ²	W.C	2 m ²
		STORE	3 m ²





B E S P O K E

Bespoke Living Binghatti Style

EXPERT PROPERTY SERVICES
ALL UNDER ONE ROOF



PROPERTY
MANAGEMENT



UNIT RESALE



PARKING
SALE



HOLIDAY
HOMES



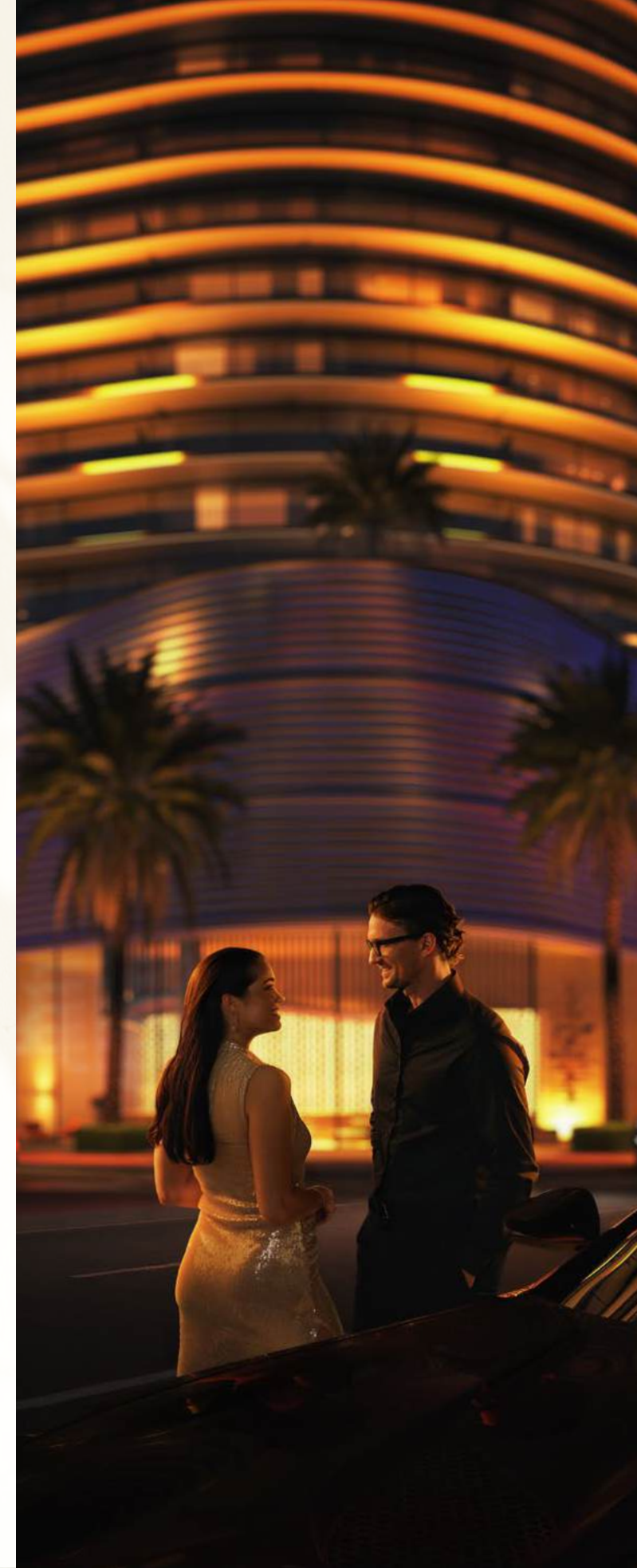
ANNUAL
MAINTENANCE



FURNITURE
PACKAGES



ONE SCAN
ALL SOLUTION



DAMAC

CANAL
CROWN
de GRISOGONO

PRESENTING

CANAL
CROWN

de GRISOGONO

RISE ABOVE LUXURY

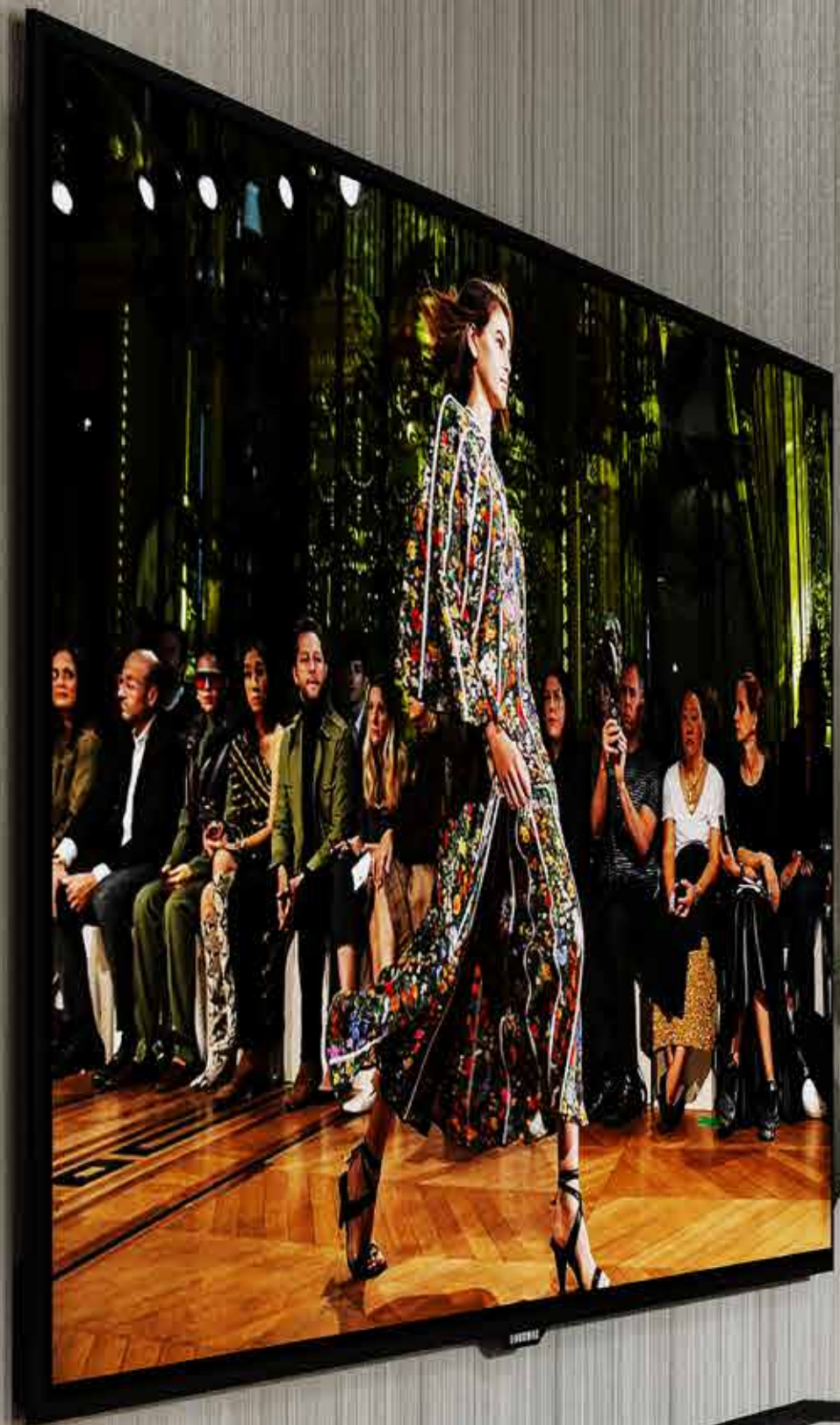






EMBRACE A FUTURISTIC LIFESTYLE

TURN EVERY DAY INTO A COSMIC
EXPERIENCE IN WHICH EVERY
MOMENT FEELS LIKE A SPACE
ODYSSEY. A LIFESTYLE THAT IS AS
ADVENTUROUS AS IT IS REFINED
IN A WORLD THAT IS AS INFINITE
AS YOUR IMAGINATION.





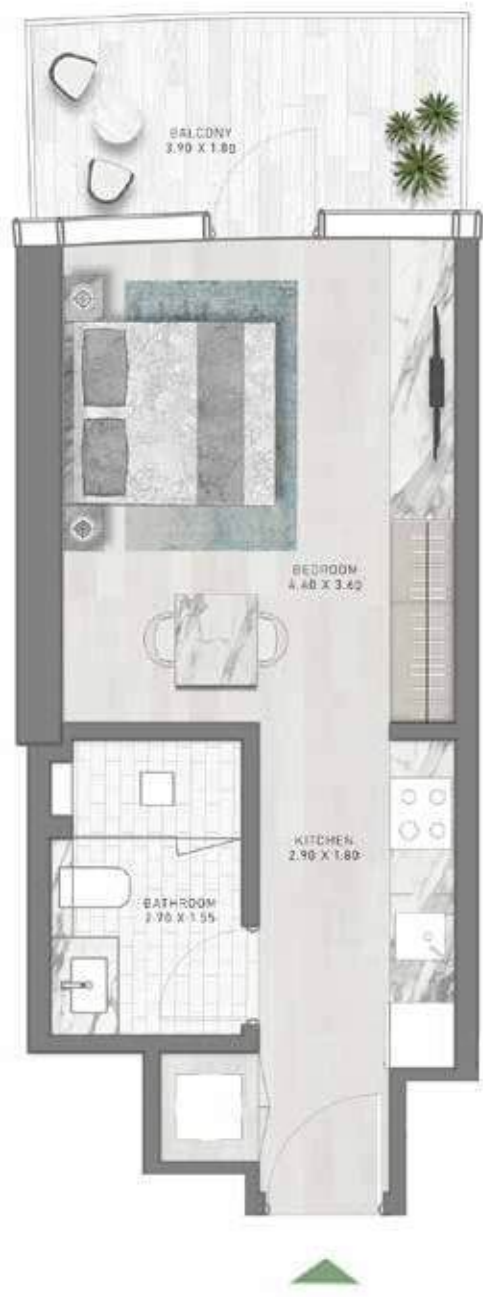






STUDIO

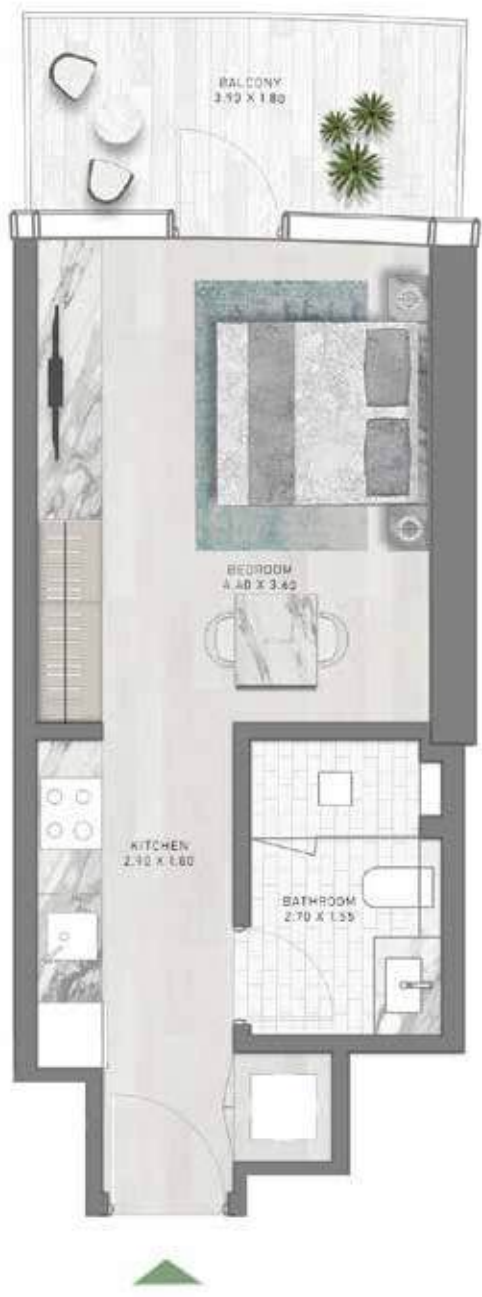
TYPE A6



LEVEL: 2

STUDIO

TYPE A6-M



LEVEL: 2

STUDIO

TYPE B6



LEVEL: 2

STUDIO

TYPE B6-M



LEVEL: 2

1-BEDROOM

TYPE A1



LEVEL: 5

1-BEDROOM

TYPE A1-M



LEVEL: 5

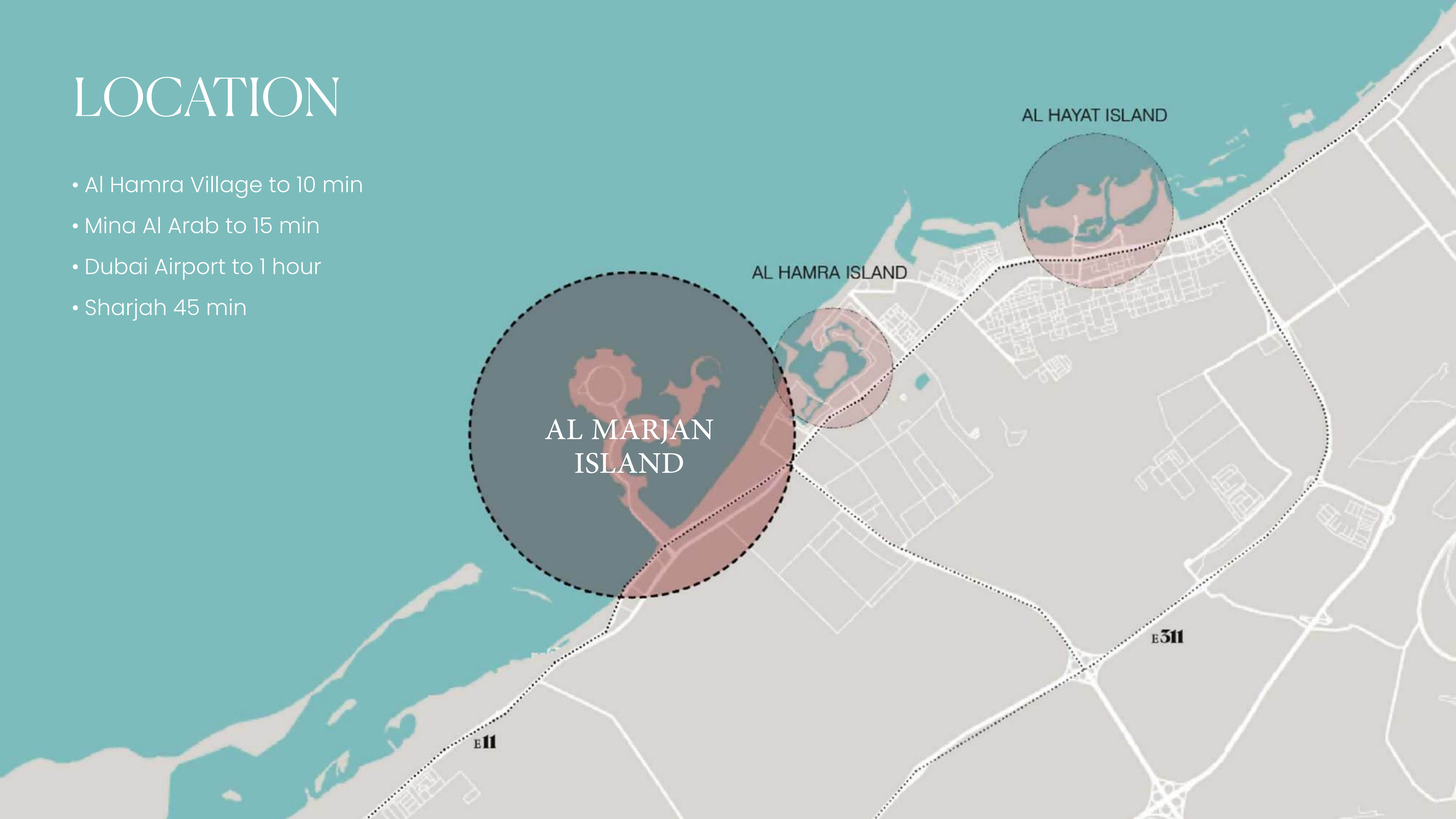


Hello Ras Al Khaimah



LOCATION

- Al Hamra Village to 10 min
- Mina Al Arab to 15 min
- Dubai Airport to 1 hour
- Sharjah 45 min



LOCATION ON MARJAN ISLAND


NIKKI BEACH
RESIDENCES

&

ROSSO BAY
RESIDENCES

WYNN CASINO AND
HOTEL

DOUBLE TREE
BY HILTON

MAR

RIXOS BAB AL
BAHR





WELCOME TO
MAR ON MARJAN

BIRDS EYE VIEW

ROSSO BAY
FURNISHED

ROSSO BAY
FURNISHED

NIKKI BEACH
UNFURNISHED

NIKKI BEACH
FURNISHED







NIKKI BEACH

RESIDENCES



PARTNERING WITH THE MASTERS
OF BEACHFRONT LUXURY





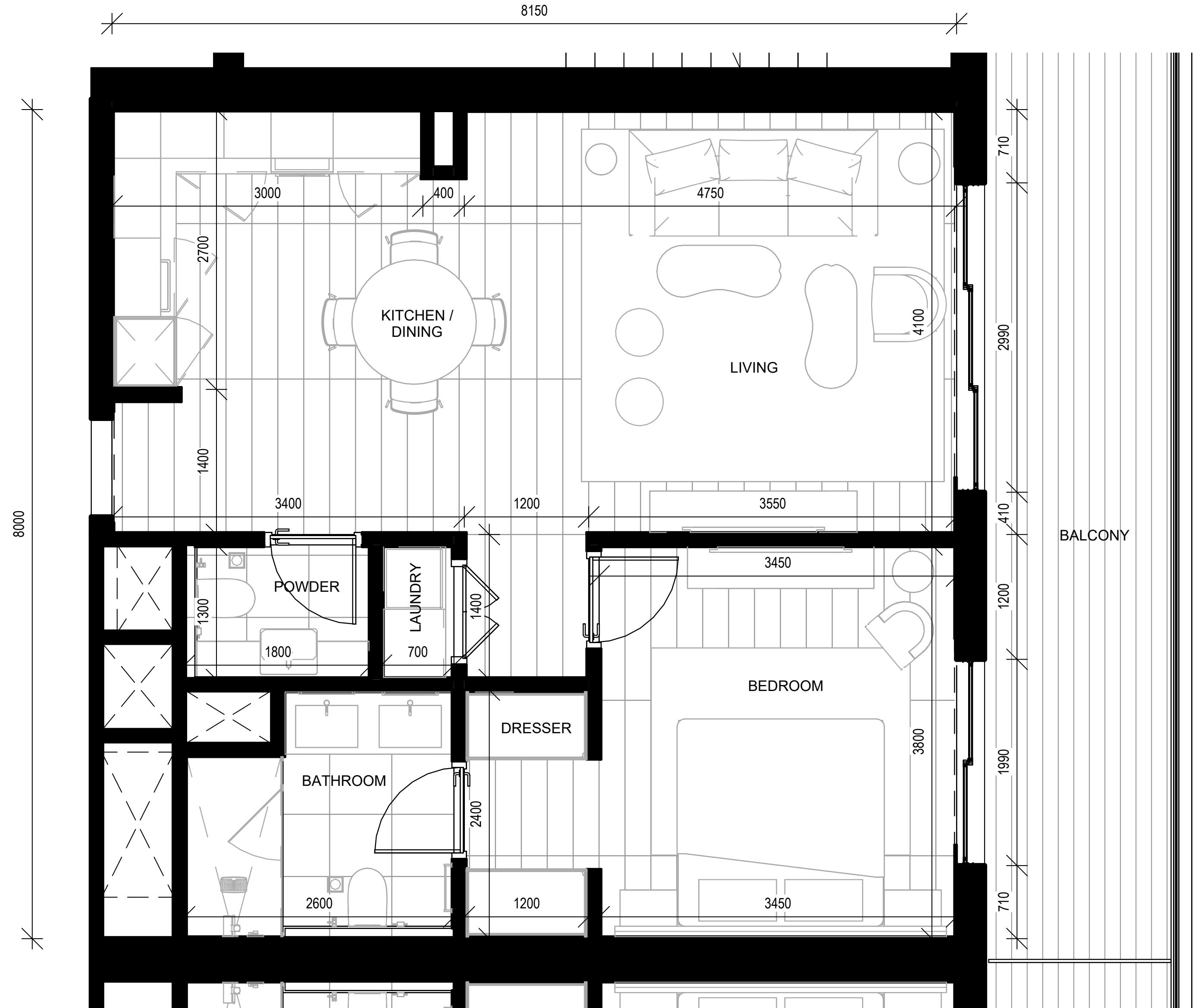








1 BEDROOM

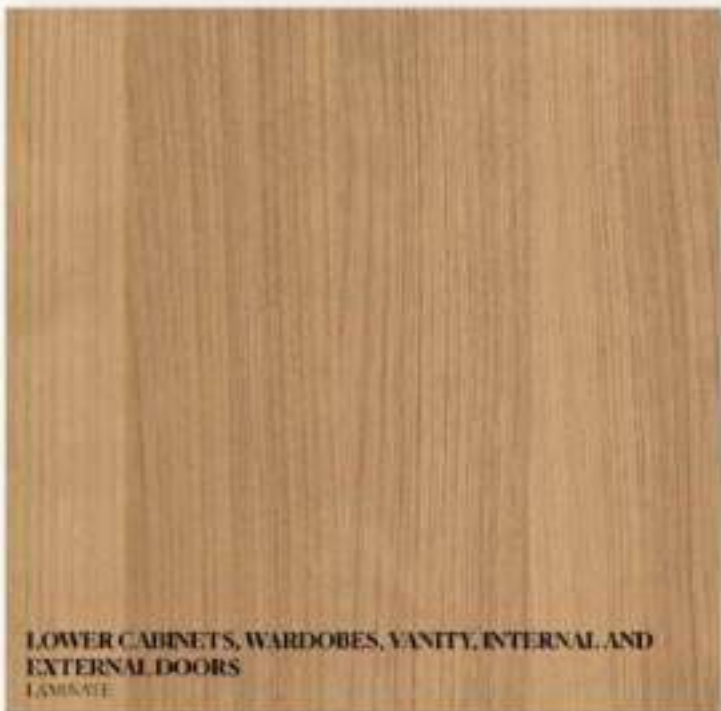
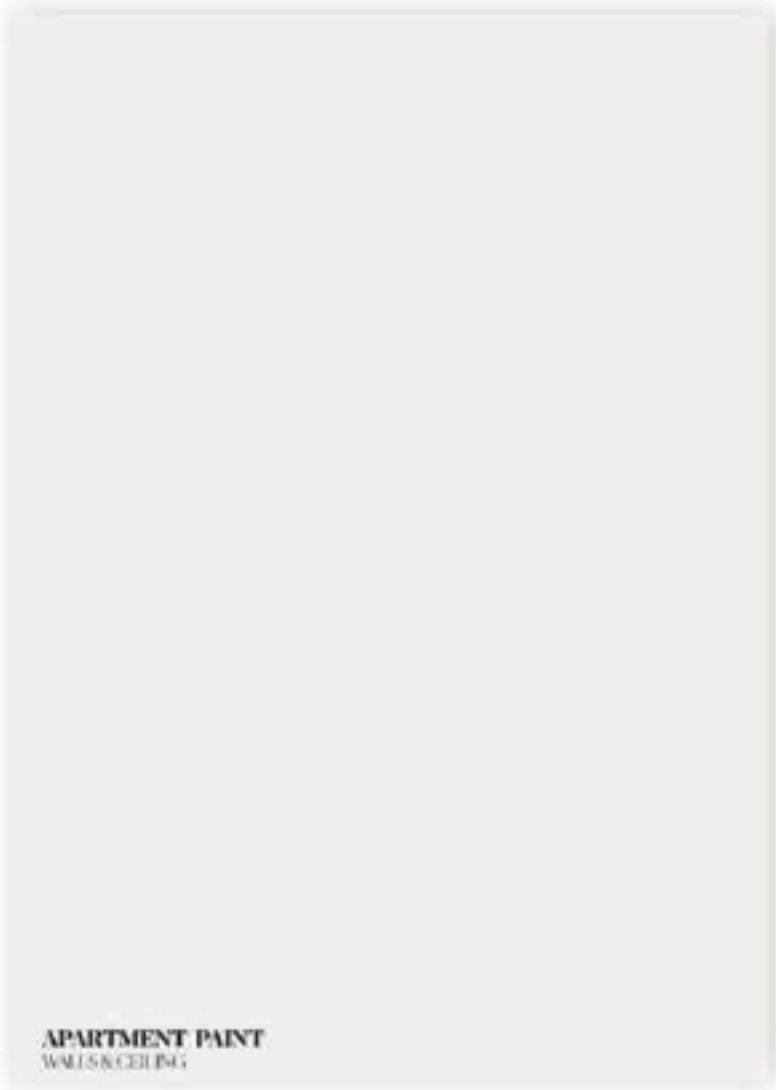


UNIT TYPE 2A

2 BEDROOM



MATERIAL BOARD









A low-angle, upward-looking shot of a red patio umbrella. The umbrella's canopy is a vibrant red, and its dark metal frame is visible, radiating from a central point. The background is a clear, bright blue sky. The text 'ROSSO BAY' is centered in white, with 'ROSSO' in a larger font and 'BAY' in a smaller, slightly italicized font.

ROSSO BAY

RESIDENCES







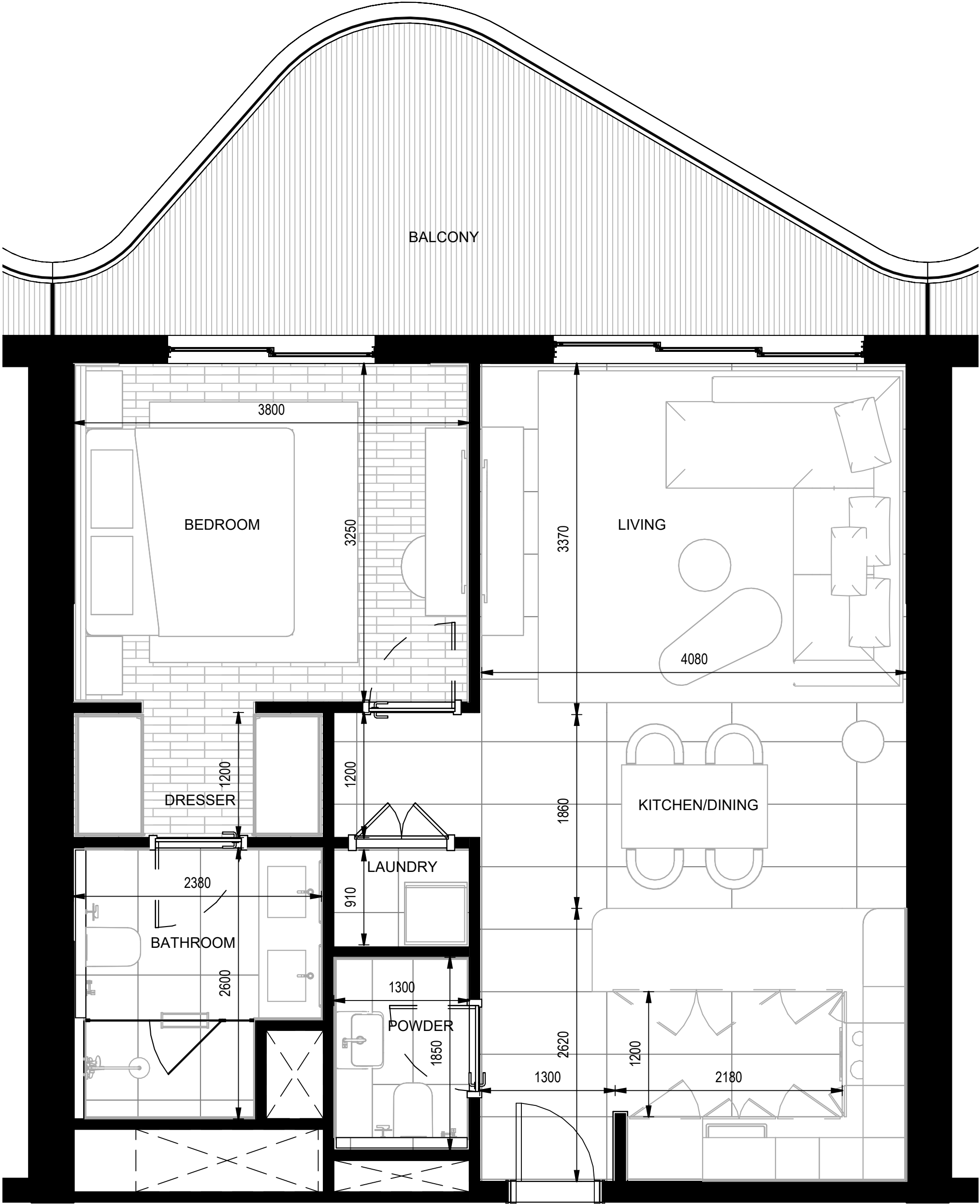




FLOOR PLANS

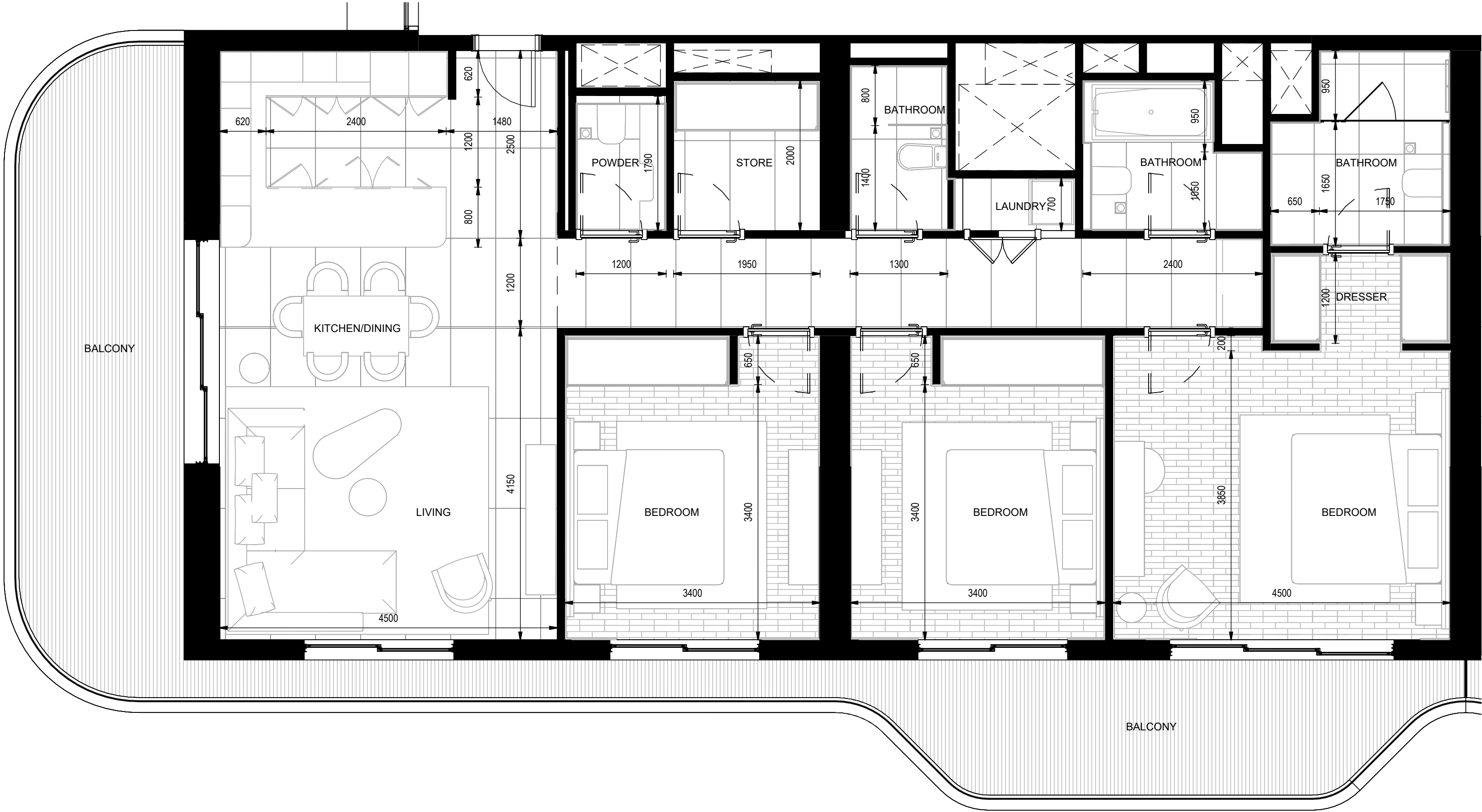
UNIT TYPE 1A

1 BEDROOM



UNIT TYPE 3A

3 BEDROOM






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REAL ESTATE

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