

BEACH  
WALK  
RESIDENCE II

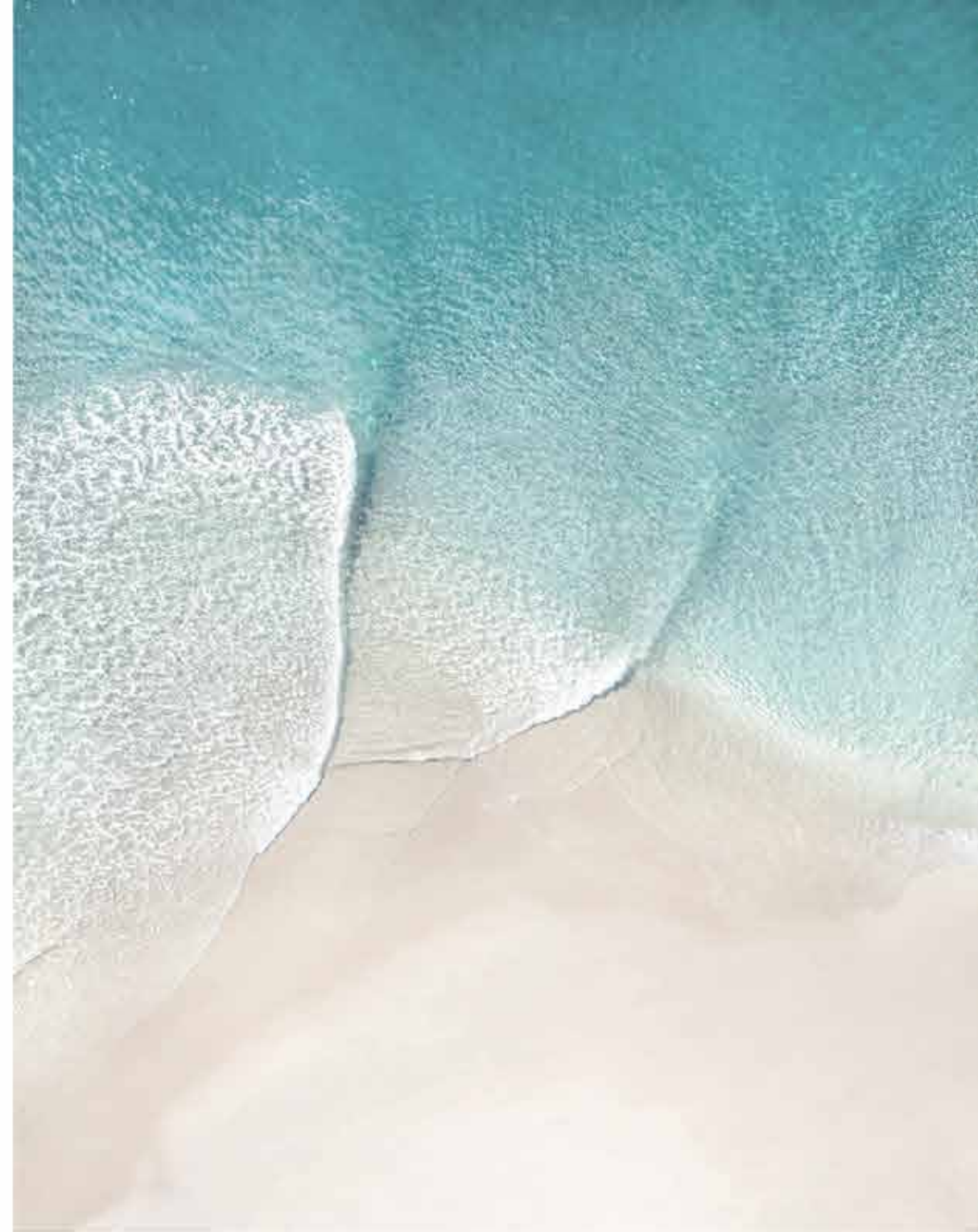
IMTIAZ



FOOTPRINTS  
IN THE SAND,  
MEMORIES IN  
THE *making*

# EVERYDAY RESORT *Living*

Unveiling Beach Walk Residence II, a coveted address in Dubai Islands by Imtiaz Developments. This beachfront haven offers a vibrant island lifestyle with unparalleled amenities and breathtaking coastal vistas.



Imagine waking up to the gentle sound of waves, with the sun-kissed sands just a leisurely stroll away. This isn't a dream vacation; it's your everyday reality at Beach Walk Residence II, Imtiaz Developments' newest masterpiece on Dubai Islands. Perfectly positioned, Beach Walk Residence II offers a beachfront lifestyle just moments from the pristine shoreline. A world-class shopping destination sits directly opposite, ensuring convenience at your fingertips.





Inspired by the essence of resort living, our property boasts a harmonious blend of neutral colours featuring hints of turquoise and lavish gold touches. Each corner is crafted to transport you to a state of tranquility, where every day feels like a holiday.

Beach Walk Residence II is a haven that fosters a sense of belonging. Here, amidst only 80 residences, a vibrant community flourishes. Unwind in the verdant embrace of the zen garden, a sanctuary for quiet contemplation. Or, gather with kindred spirits by the cascading infinity pool, sharing stories beneath the endless expanse of the sky.







Dubai Islands reveals an exceptional vision aimed at redefining waterfront living. Spanning across five islands, this waterfront haven will showcase opulent resorts, pristine beaches, and vibrant cultural centers. Designed in alignment with Dubai's ambitious 2040 vision.



# POINTS OF *interest*

Mall by Nakheel	2 min
Waterfront Market:	5 min
Hyatt Regency:	5 min
Nearest Metro Station:	8 min
Dubai Hospital:	8 min
Al Mamzar Beach:	8 min
Dubai International Airport:	10 min
The Elite English School:	12 min
Al Ghurair Centre:	12 min
Cruise Terminal:	15 min
La Mer Beach:	15 min
Jumeirah Mosque:	20 min
Jumeirah Public Beach:	20 min
Dubai Frame:	20 min
Downtown Dubai:	24 min
Dubai Mall:	24 min





LIVE LIFE ON  
ISLAND *time*

Beach Walk Residence II isn't just a place to live; it's a state of mind. It's a constant reminder to slow down, savour the moment, and embrace the beauty that surrounds you. But Beach Walk Residence II isn't just about aesthetics; it's a lifestyle. Experience unparalleled comfort with thoughtfully designed residences that cater to your every need. Whether you're seeking a serene sanctuary to call home or an investment opportunity in one of Dubai's most sought-after locations, Beach Walk offers the perfect balance of luxury and practicality.

# DUBAI *islands*

Dubai Islands enjoys the unique geographical advantage of being close to the heart of the city yet far enough away to nourish its island soul. The islands are easily accessible from the mainland via road and sea and are within easy reach of Dubai's landmarks and popular neighbourhoods. The drive to the islands is made even more spectacular by the new Infinity Bridge that links the islands to the city.



Breathtaking  
Sunset Views



9 Marinas



21 KM  
Beachfront



86 Resorts &  
Hotels



2 Golf Courses





BEACH  
WALK  
RESIDENCE II

# DISCOVER THE BEACH

*walk*

Not everyone can claim the ocean breeze as their morning alarm. A beachfront residence at Beach Walk Residence II offers a unique privilege, allowing you to begin each day with the calming presence of the sea just steps from your door. Picture yourself lounging by the pool, soaking in the golden rays, or unwinding in the dreamy cabanas, diving into pristine pools, or basking on sunbeds – they are all elements of an idyllic escape, conveniently located within your private haven.



# AMENITIES & facilities



FAMILY  
SWIMMING POOL



ZEN  
GARDEN



ADULT ONLY  
ROOFTOP INFINITY POOL



BBQ  
AREA



OUTDOOR  
YOGA RETREAT



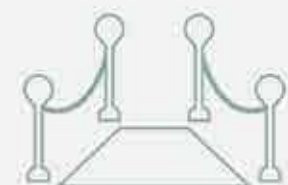
EXTRA VISITOR  
PARKING



KIDS  
PLAY AREA



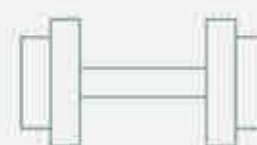
ROOFTOP  
GARDEN



GRAND ENTRANCE WITH  
MEET & GREET LOUNGE



CLUB  
ROOM



FULLY  
EQUIPPED GYM

# BRAND & features



5 MIN WALK  
TO THE BEACH



OPPOSITE  
THE MALL



FULLY FURNISHED  
WITH CUSTOM FURNITURE



ELECTRIC VEHICLE  
RECHARGE STATION

**Miele**

**GISSI**<sup>®</sup>

  
Villeroy & Boch  
1748

**alexa**  




IMTIAZ

MAIN LOBBY





MAIN LOBBY



LIVING ROOM



BEDROOM



LIVING & DINING



CLUB ROOM



IMIAZ  
DEVELOPMENTS

CLUB ROOM



**IMTIAZ**  
DEVELOPMENTS

Bröderna Lejonhjärta  
OLD MAN and the SEA

CLUB ROOM

# UNIT TYPES AND *sizes*



## APARTMENTS

1 bedroom

2 bedrooms

3 bedrooms Duplex

## NUMBER OF UNITS

25 units

34 units

4 units

## SIZE RANGE

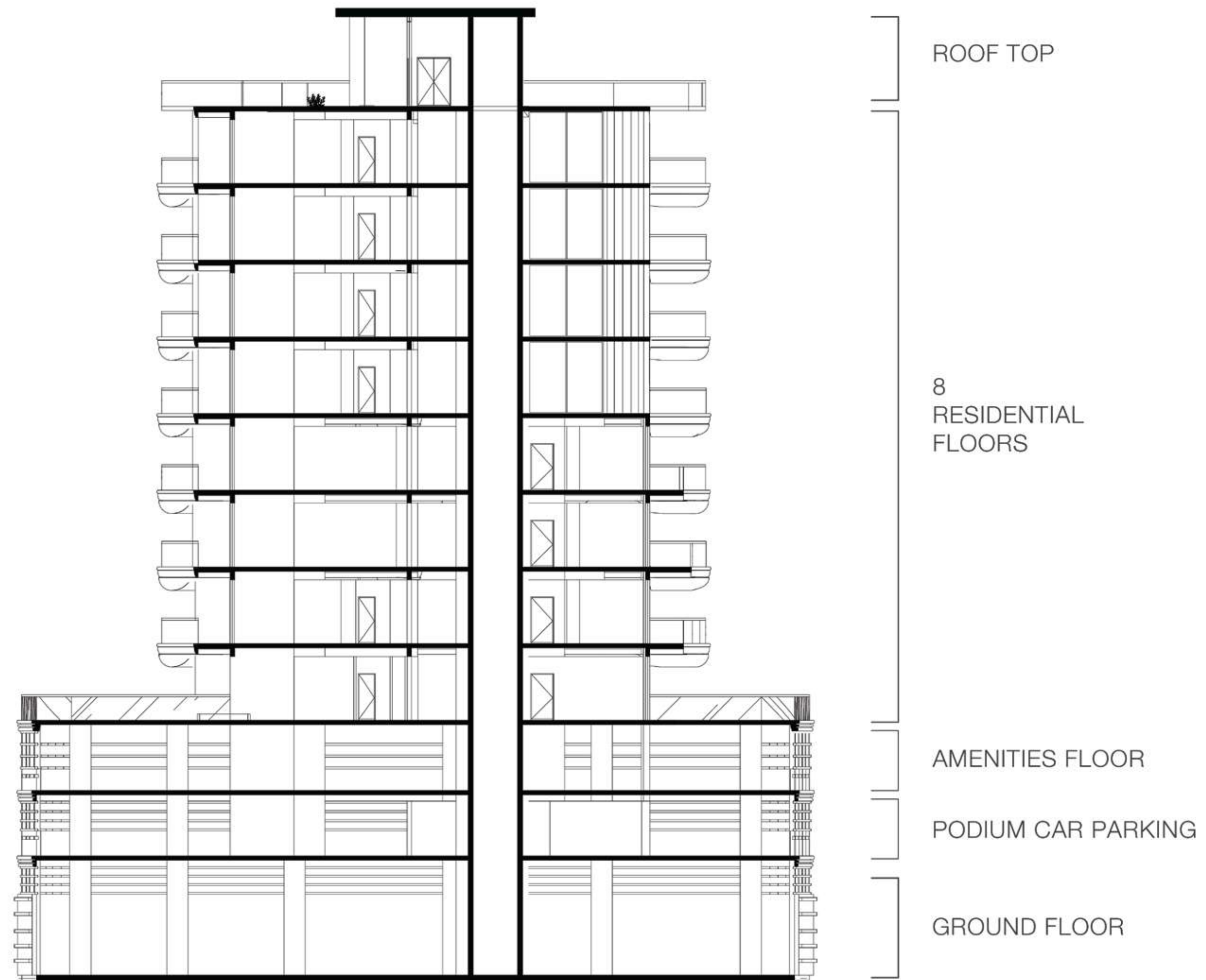
755 sq.ft to 1100 sq.ft

1100 sq.ft to 1440 sq.ft

2500 sq.ft



# BUILDING *configuration*



G + PODIUM CAR PARKING + AMENITIES FLOOR + 8 RESIDENTIAL FLOORS

# SUN & VIEWS *analysis*



# PAYMENT *plan*

① 20% ON BOOKING	② 5% 15 <sup>TH</sup> OCTOBER 2024	③ 5% 15 <sup>TH</sup> JANUARY 2025
④ 10% 15 <sup>TH</sup> MAY 2025	⑤ 10% 15 <sup>TH</sup> SEPTEMBER 2025	⑥ 10% 15 <sup>TH</sup> DECEMBER 2025
⑦ 40% APRIL 2026 ON COMPLETION		

# IMTIAZ

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