
SEA CLIFF
BY IMTIAZ


CLAIM
THE
EDGE


WHERE
THE VIEW
BEGINS





A PLACE OF VANTAGE

Some places are defined by where they stand. Others by what they let you see. Set above the line where the city meets the sea, between everything Dubai has built, and everything it's about to.


IMTIAZ
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BETWEEN
EVERYTHING

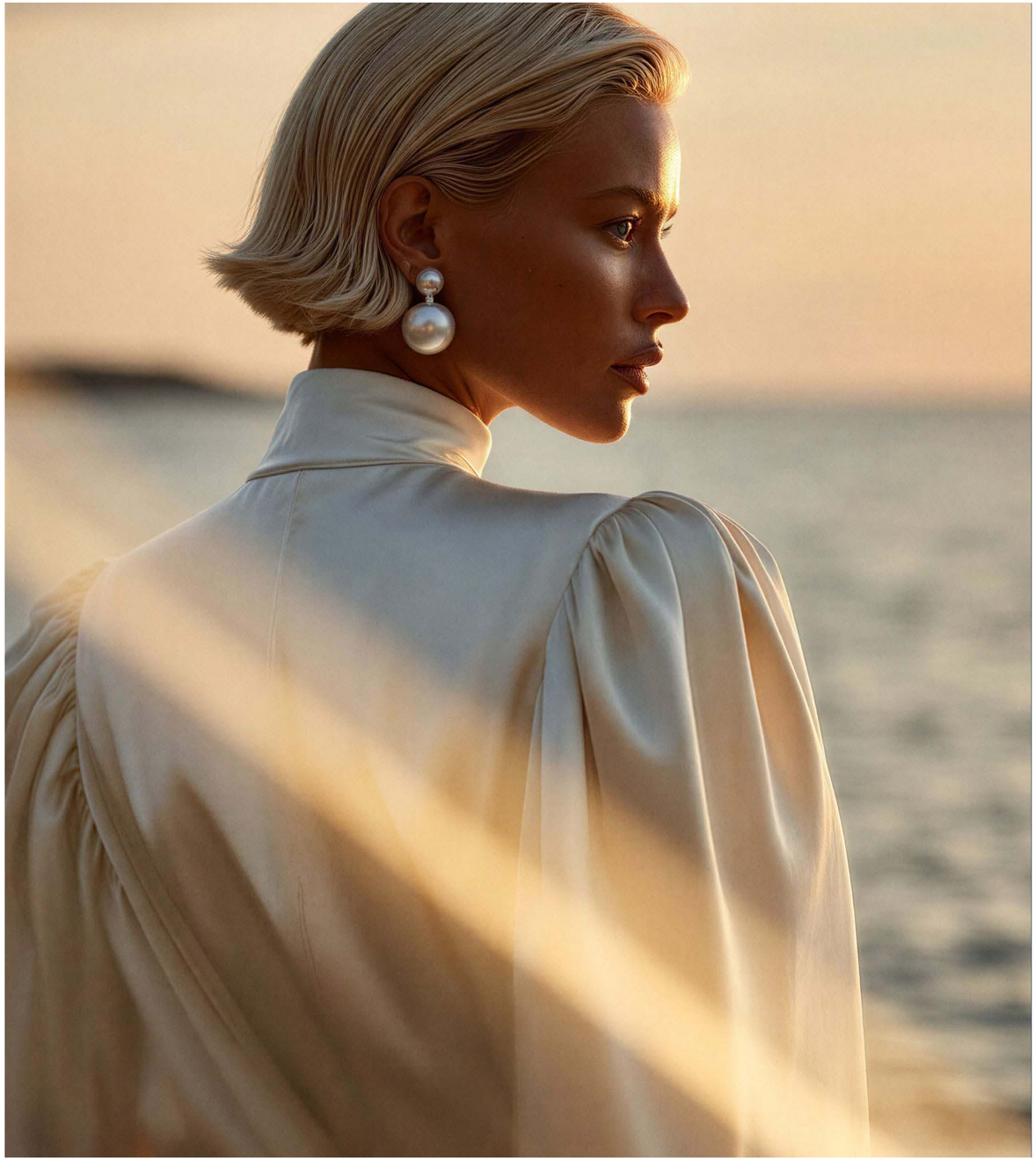


POSITIONED TO THE CITY

Sea Cliff stands at the very front of the archipelago. The first island reached, with every destination still to come unfolding beyond it: future hotels, retail, leisure, recreation. You never have to journey through the islands to reach home. One step in, and all of it is already within reach.




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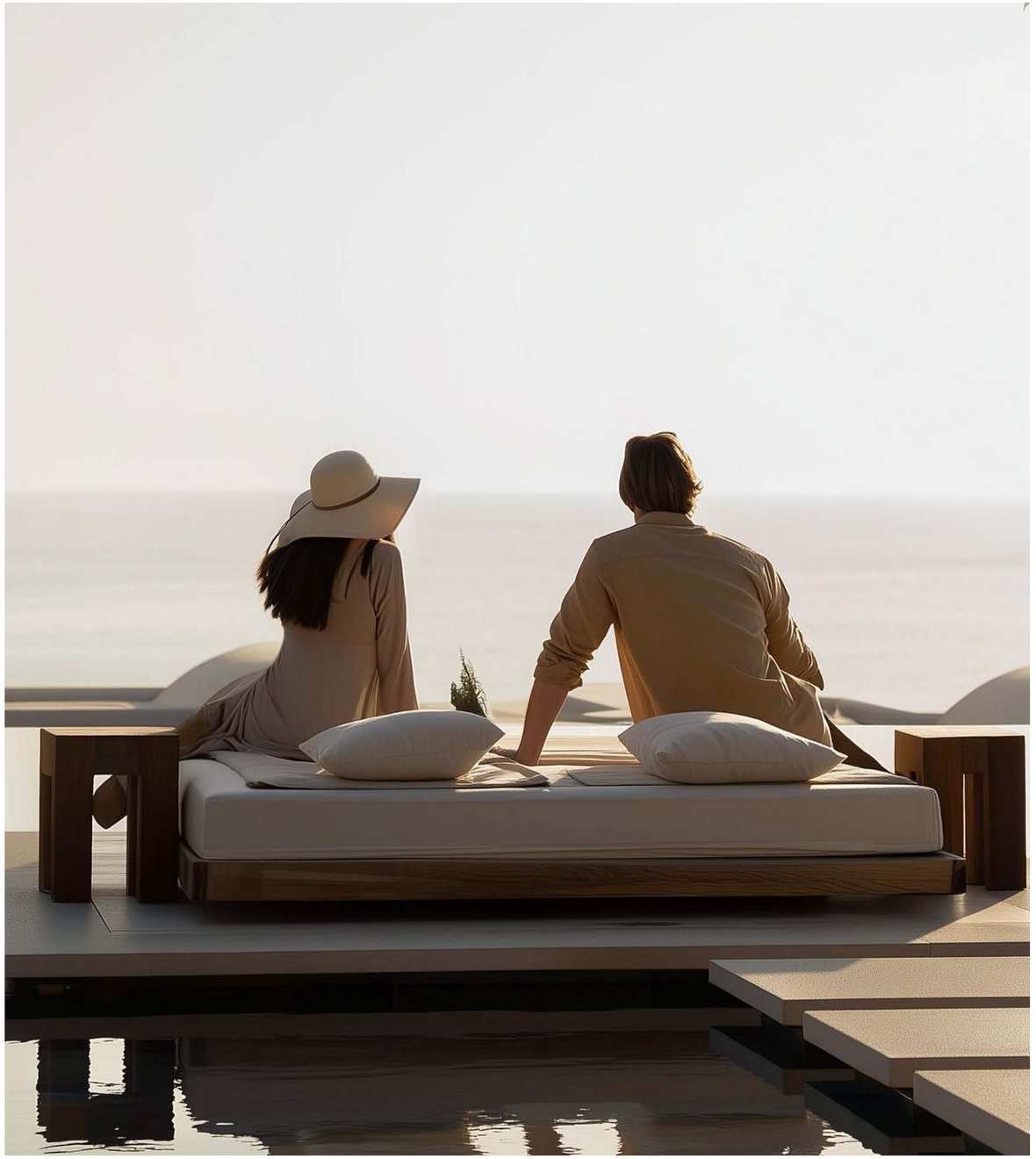
SET APART
FOR THE FEW

Positioned at the forefront of Dubai Islands. Sea Cliff holds effortless connectivity, mindful living, and craftsmanship built to endure inside one of Dubai’s most significant emerging destinations. Curated with Imtiaz's exacting standards, Sea Cliff isn't for those who wait. It's for those who seek to rise above the rest and recognise the scarcity of the standard. Here is where you claim the edge.



ALL OF THE CITY
NONE OF THE NOISE

Most places make you choose between being near the city and being free of it. Sea Cliff never made that trade. From this address, coastal calm lives effortlessly with the city. Close enough to be connected, far enough to offer perspective. Downtown, the International Airport, and Dubai Creek, the mainland is on hand.

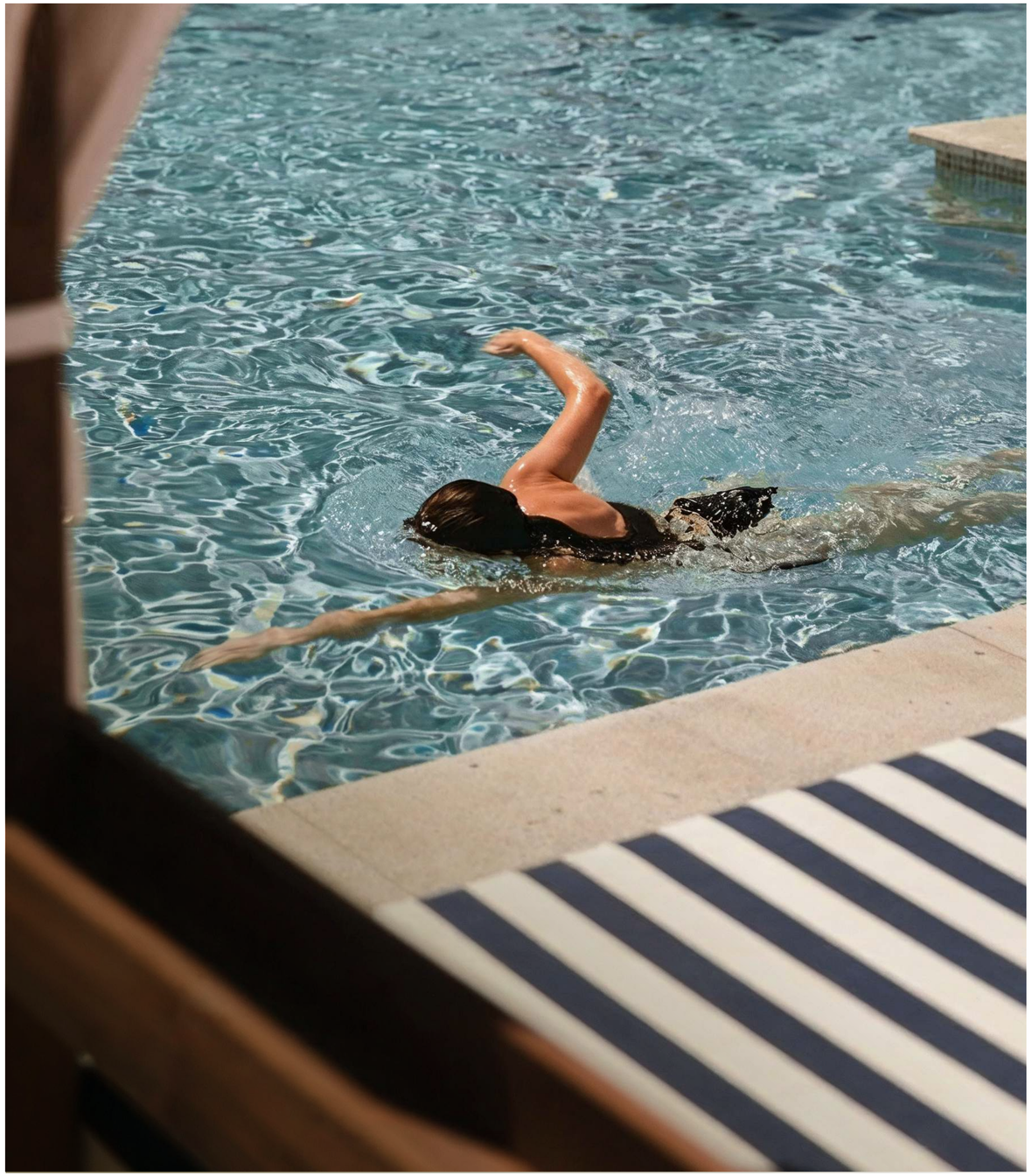





DEEPLY
PERSONAL

AHEAD OF THE TIDE

The pool sits open to the sky, glass and water trading places with the light. Each length stretches further than it needs to. Here, the water doesn't resist. It simply moves with you.






URBAN
SANCTUARY



ARRIVAL AT YOUR OWN PACE

The arrival at Sea Cliff begins before the lobby, in a courtyard shaped by warm stone and low planting. Here, the pace already slows. It sets the tone for everything that follows: composed, unhurried, calm.


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SET IN PERMANENCE

Some things are built to impress on arrival. Others are built to last long after. Natural materials, warm light, considered detail, chosen not for how they photograph, but for how they wear. What stands here is set to stand for decades, not seasons. Crafted with intention. Made to endure.







LIGHT UNFOLDS THE DAY

The lobby at Sea Cliff is shaped by daylight and unbroken movement. An environment of quiet sophistication. Generous natural light creates a space that evolves from morning to evening, offering a composed welcoming arrival.




UNHURRIED
MOMENTS

MINDFUL AND ALIVE

Movement without a schedule. Quiet without emptiness.
Every space here holds both asking nothing of you,
giving you everything you need to feel present.



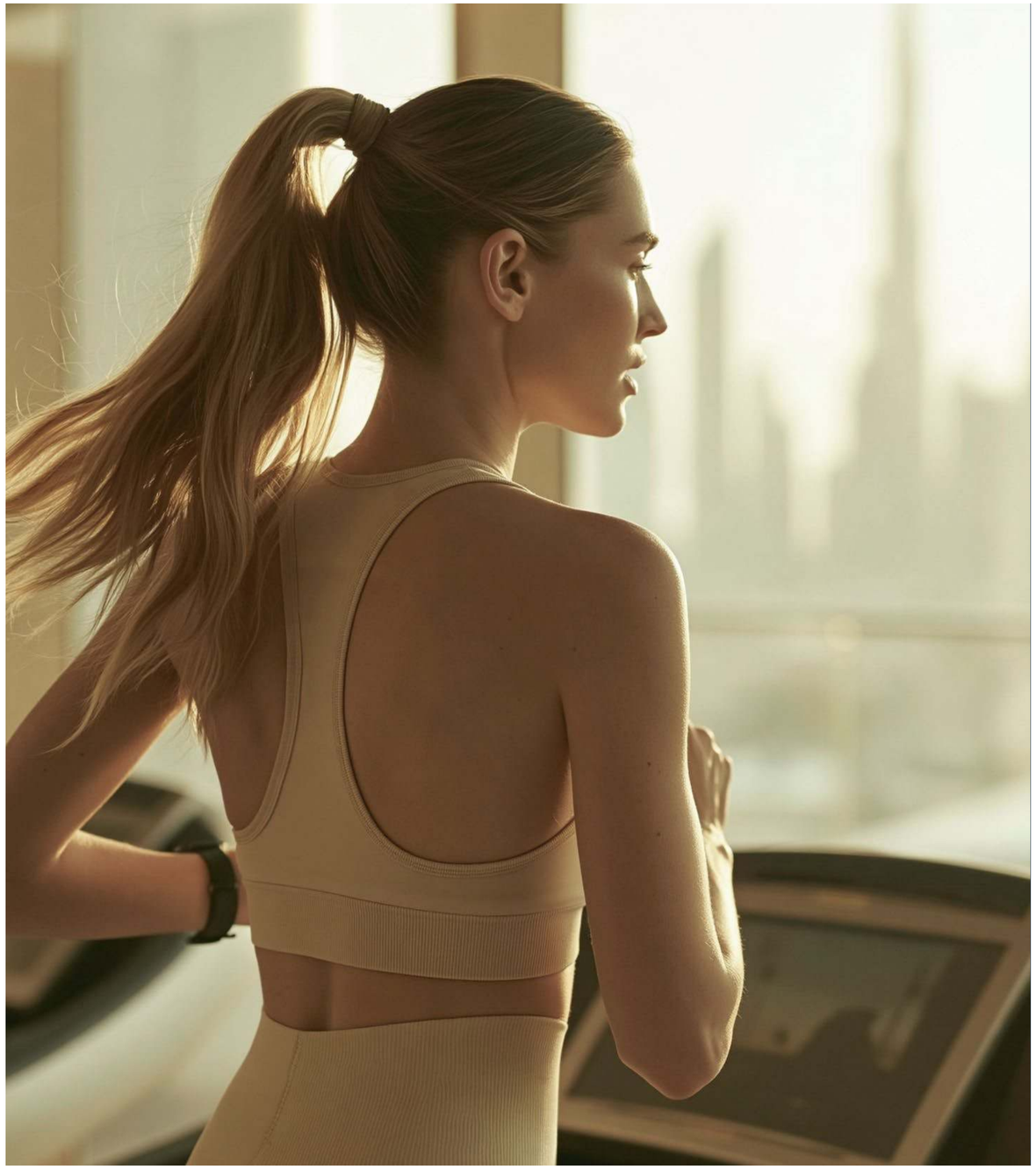




IN QUIET LUXURY

The Clubhouse invites the island's own pace into one space, unhurried, unbroken, entirely at ease. Light drifts in and settles across the room, softening every hour it touches. Here, gathering feels as natural as the island itself, arriving without needing an occasion.


THE ANTIQUES TREASURY
CEREAL

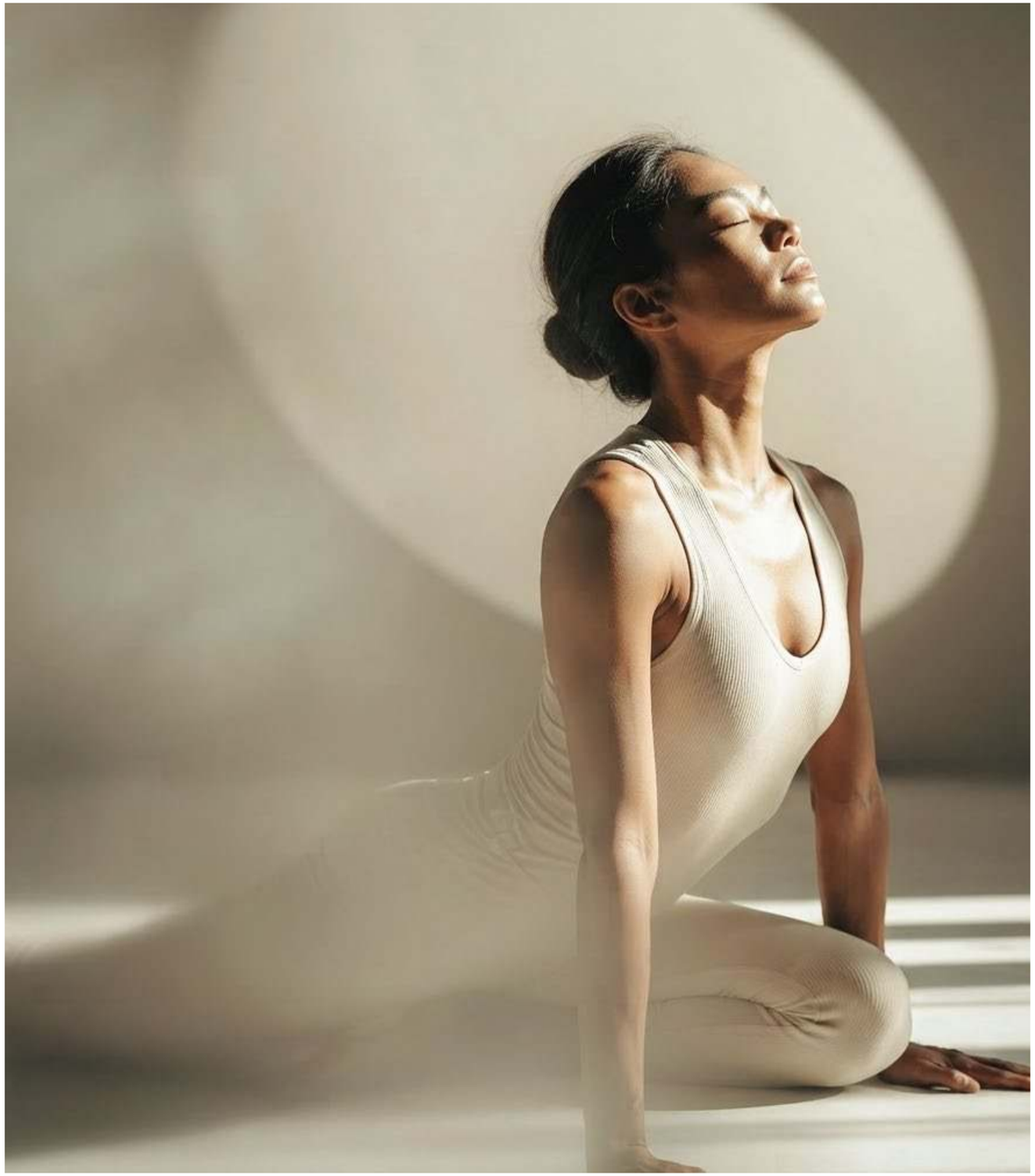


THE SKYLINE SETS THE PACE

Wellness unfolds in deliberate, intentional moments, encouraging movement that feels natural, and deeply connected to the surroundings. The workouts framed by open horizons create a rhythm where the body and mind move in harmony.










ARRIVE
TO
CALM
THE RESIDENCES



DESIGNED TO LET MORE IN

A room is only as good as what it lets in. Windows positioned to welcome light. Layouts opened to let air, view, and everyday life move freely. The living areas at Sea Cliff are designed as places to unwind and connect. Warm tones, natural textures, finishes that feel as right beneath the hand as they look to the eye. Every space here does exactly what it was meant to.


Imtiaz
INTERIORS

ROOM TO BE YOURSELF

Some rooms are passed through. This one is stayed in, mornings that start slow, evenings that don't need an occasion, a space shaped around presence rather than passage.





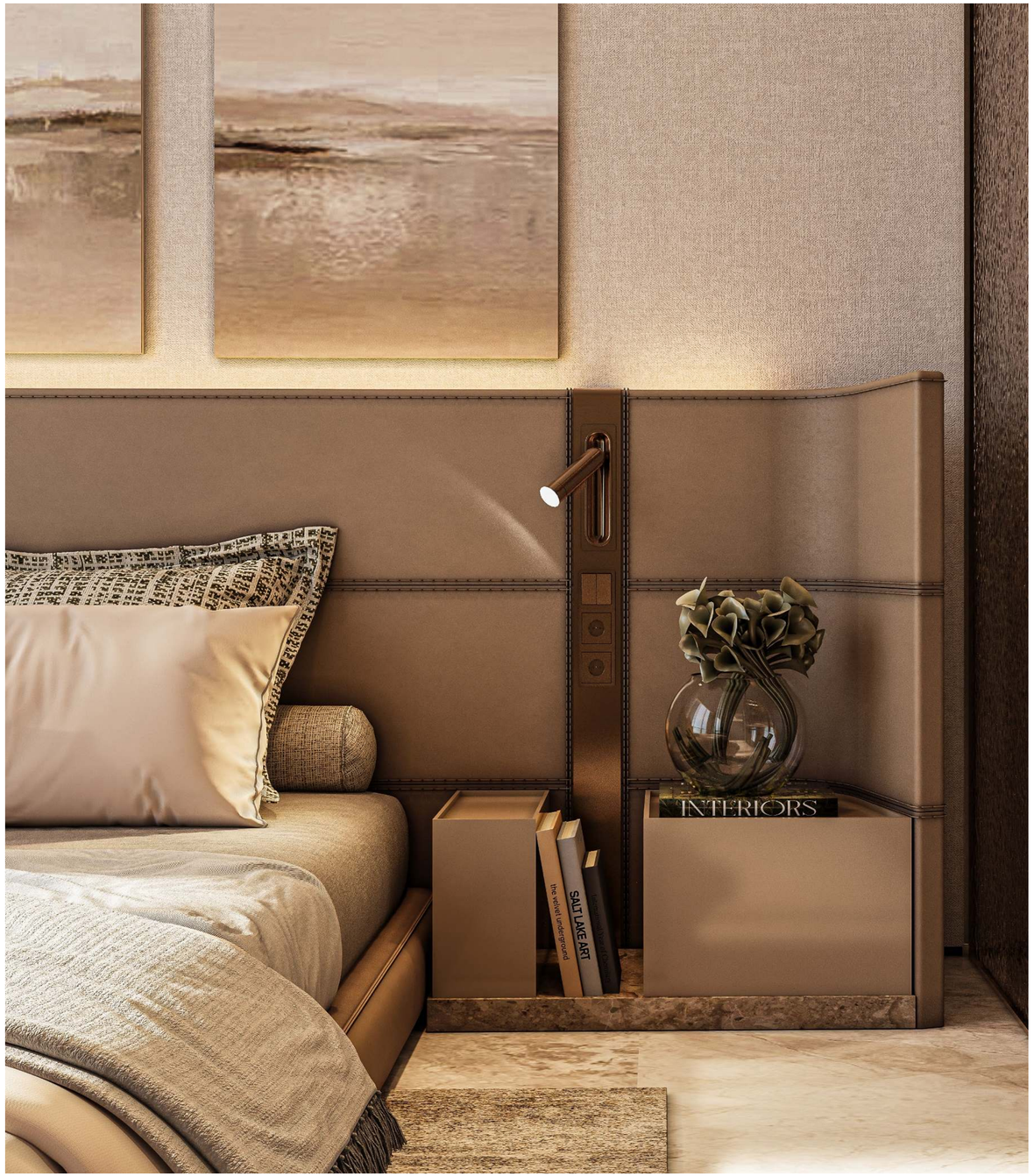


A QUIET START

Mornings here arrive slowly. Soft light finds its way through the window, warmth lingers in the folds of linen, and the day waits until you're ready for it.


INTERIORS
SALT LAKE ART




INTERIORS
SALT LAKE ART
the velvet underground


PROMISE
OF
MORE
PENTHOUSE



A LIFESTYLE LEVELED UP

Unfolding across two levels, the penthouse offers space that breathes, views that stretch toward the sea, and rooms that move easily between privacy and togetherness.





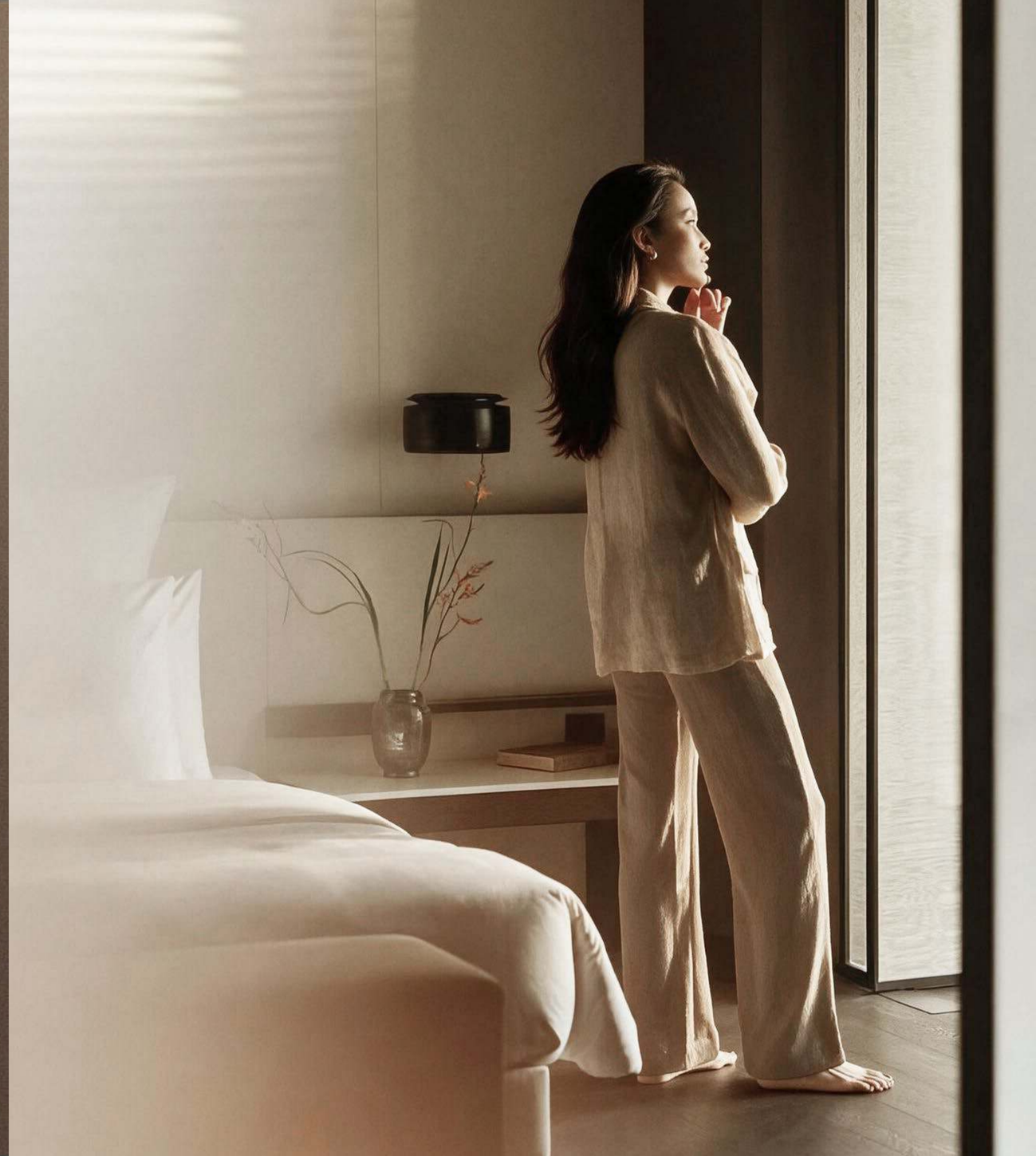


WHERE THE DAY
BEGINS SLOWLY


MINIMALISM
CHANEL

A PLACE TO PAUSE

Bathed in soft daylight, the penthouse bedroom is a private sanctuary where comfort takes precedence and every detail invites rest.




ENJOY EVERY MOMENT






PORTRAITS

DESIGN HELD IN EVERY SURFACE

Warm light, careful glass, a collection that earns a second look.
Everything here, placed on purpose.




LIFE
IN
HARMONY

AMENITIES

- 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



JOURNEY TO PERFECTION

Imtiaz Developments is a Dubai-based real estate developer founded in 1993, with an AED 15 billion portfolio across 50+ projects and 2,000+ delivered units. Led by CEO Masih Imtiaz, it operates a fully integrated model spanning design, construction, joinery, aluminium and glass, investment, property management and after-sales. This vertical integration ensures every detail is refined in-house, creating spaces shaped by craftsmanship, control and long-term thinking rather than outsourced delivery. Guided by its philosophy “A Journey To Perfection”, Imtiaz develops environments designed to evolve with the people who inhabit them.



GET IN TOUCH

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