



BEACH  
WALK  
RESIDENCE

EVERYDAY  
RESORT LIVING

IMTIAZ

## SALES OFFER

Unit No: 805

Reference No: BWR3-SO-805-30

Date: 14/09/2024

### PROJECTS DETAILS

○ Project Name:	Beach Walk Residences 3	○ Location:	DUBAI ISLANDS
○ Project Status:	Off-Plan	○ Estimated Completion Date:	Q2-2026

### PROPERTY DETAILS & SIZING DETAILS

○ Property Type:	Residential	○ Suite Area:	861.44 sq. ft / 80.03 sq. m
○ Unit Type:	2 Bedroom	○ Balcony Area:	505.15 sq. ft / 46.93 sq. m
○ Unit No:	805	○ Total Area:	1,366.59 sq. ft / 126.96 sq. m
○ Floor:	8	○ Furnished:	Yes
○ No. of Parking:	1	○ Unit View:	-
○ Pool:	Yes		

### PAYMENT PLAN - 60/40

**Selling Price: 2,820,662.45 AED**

**Admin Fee: 4,000.00 AED**

**DLD fee 4%: 112,826.49 AED**

Description	Percentage	Date	Amount
○ Expression of interest (EOI)	-	-	100,000.00 AED
○ 1st Installment (+20% + 4% DLD Fee + Admin Fee - EOI)		14/09/2024	580,958.98 AED
○ 2nd Installment	5%	15/12/2024	141,033.12 AED
○ 3rd Installment	5%	15/04/2025	141,033.12 AED
○ 4th Installment	10%	15/08/2025	282,066.24 AED
○ 5th Installment	10%	15/11/2025	282,066.24 AED
○ 6th Installment	10%	15/03/2026	282,066.24 AED
○ On Completion	40%	15/06/2026	1,128,264.98 AED

*Note: Please note this payment plan is provided for your information only and is not an obligation or commitment by Intiaz Developments.*

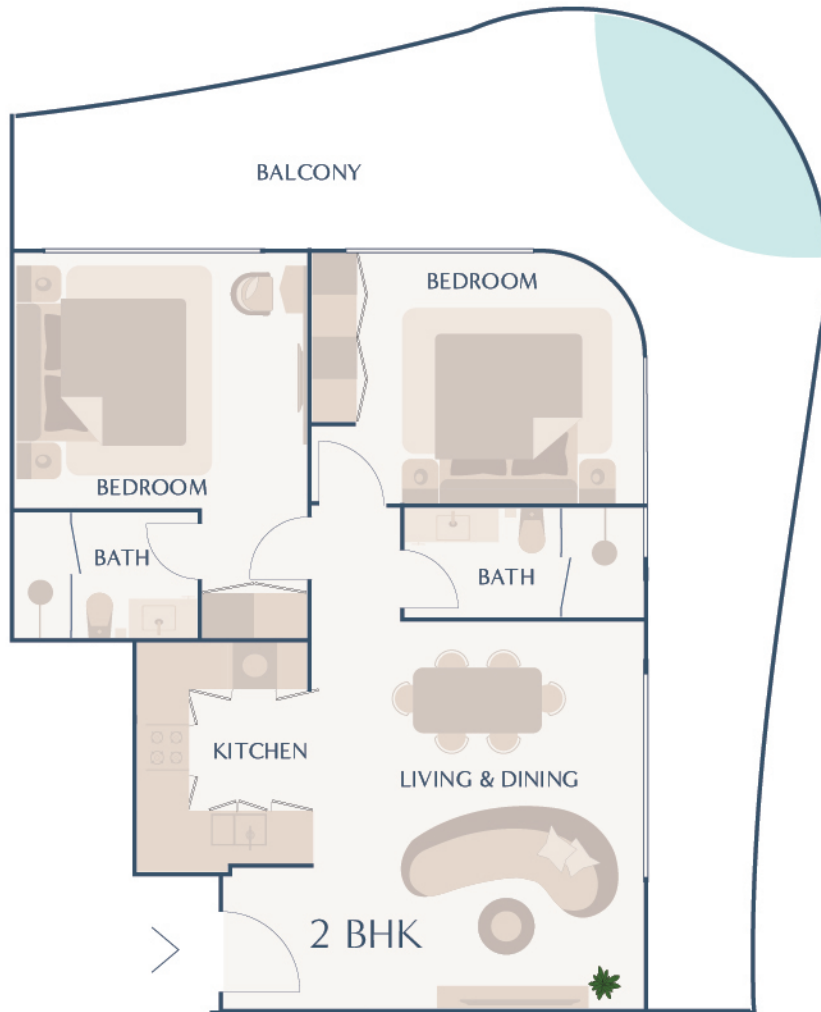
*We calculate the Unit sizes as accurately as possible but they may be subject to final changes.*

*This offer remains valid for 24hrs only and is subject to the availability of the Unit.*

*The currency exchange rate will be determined at the time of the payment.*

## 2 BEDROOM

UNIT NO: 805





BEACH  
WALK  
RESIDENCE

IMTIAZ

WHERE EVERY DAY IS  
A VACATION



# EVERYDAY RESORT LIVING

Welcome to Beach Walk Residence 3, an exclusive address in Dubai Islands by Imtiaz Developments. This beachfront residential complex offers a dynamic island lifestyle with unmatched amenities and stunning coastal vistas.



# DISCOVER PEACE AND LUXURY

Inspired by the essence of resort living, Beach Walk Residence 3 is meticulously designed to evoke a sense of calm and tranquility. Neutral colours and lavish gold accents create a harmonious and soothing atmosphere, while large windows offer breathtaking views of the sparkling waters and the vibrant cityscape.





B3  
W



# ISLAND LIVING, CITY CONVENIENCE

Welcome to a world where luxury and tranquility intertwine. Imagine waking up to the gentle caress of the ocean breeze, with stunning views that stretch as far as the eye can see. At Beach Walk Residence 3, every day feels like a vacation.



Unwind in the verdant embrace of the zen garden, a sanctuary for quiet contemplation, a place to reconnect with nature and find your inner peace. Or, gather with friends and family by the cascading infinity pool, sharing stories beneath the endless expanse of the sky.





AWAKEN TO  
ISLAND BLISS








## DUBAI ISLANDS: YOUR MODERN WATERFRONT COMMUNITY

Dubai Islands represents an exceptional vision aimed at redefining waterfront living. Spanning five islands, this waterfront paradise will feature opulent resorts, pristine beaches, and vibrant cultural centres. Aligned with Dubai's ambitious 2040 vision, Dubai Islands epitomise futuristic living, designed to endure through generations, reflecting Dubai's aspiration to become the premier global city for residential excellence.




# DUBAI ISLANDS

 Breathtaking  
Sunset Views

 9 Marinas

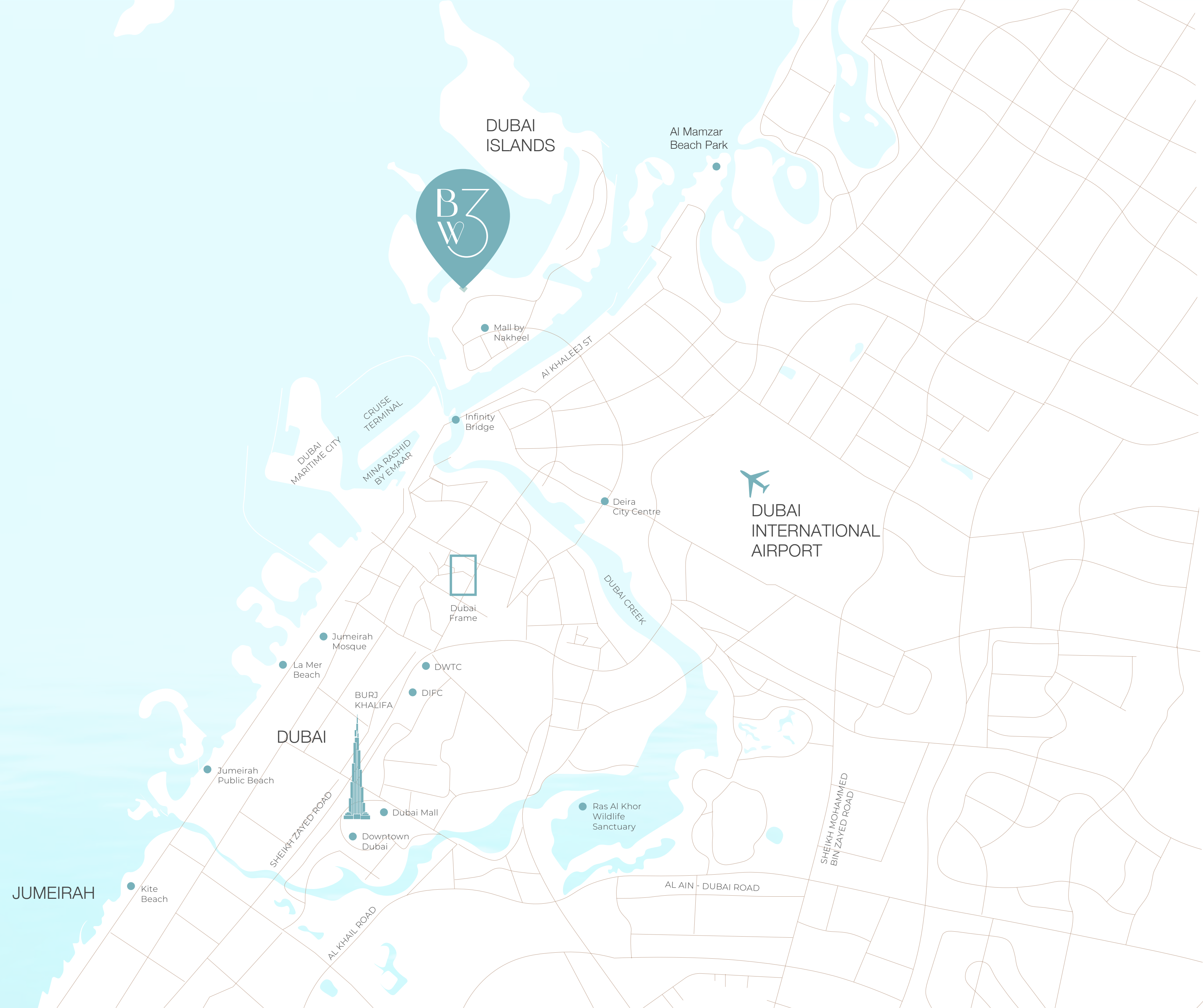
 21 KM  
Beachfront

 86 Resorts &  
Hotels

 2 Golf Courses

# POINTS OF INTEREST

Infinity Bridge	5 min
Waterfront Market	5 min
Nearest Metro Station	8 min
Dubai Hospital	8 min
Al Mamzar Beach	8 min
Dubai International Airport	10 min
Cruise Terminal	15 min
La Mer Beach	15 min
Jumeirah Public Beach	15 min
Dubai Frame	15 min
Burj Khalifa	15 min
Downtown Dubai	15 min
Dubai Mall	15 min







BZ  
W3

WHERE EVERY  
ENTRANCE IS GRAND



B3  
W



BEACH  
WALK

IMTIAZ

LOBBY

B3  
W



INTERIORS OF MILAN  
LA MONEDA

**IMTIAZ**  
DEVELOPMENTS

SITTING AREA





BZ  
W

COMFORT  
MEETS ELEGANCE



B3  
W



BEDROOM





DINNING AND KITCHEN







BZ  
W3

PENTHOUSE LIVING  
AT ITS FINEST





PENTHOUSE DINNING AND KITCHEN

MASTER BEDROOM



WELNESS  
WITH A VIEW





IMTIAZ  
DEVELOPMENTS

CLUB ROOM

B3  
W

STRENGTH  
MEETS STYLE

 FITNESS  
IS NOT A DESTINATION  
IT IS A WAY OF LIFE





FITNESS  
IS NOT A DESTINATION  
IT IS A WAY OF LIFE

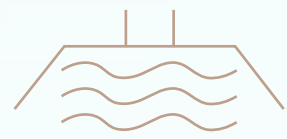


INDOOR GYM

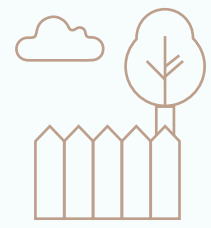




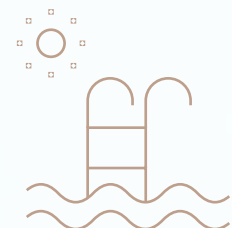
# AMENITIES & FACILITIES



FAMILY  
SWIMMING POOL



ZEN  
GARDEN



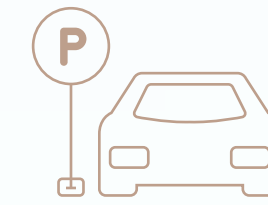
INFINITY  
POOL



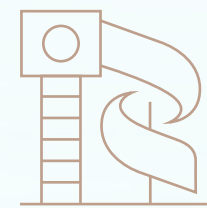
BBQ  
AREA



OUTDOOR  
YOGA RETREAT



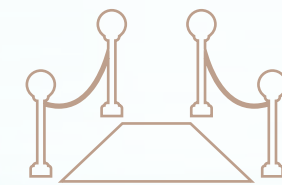
EXTRA VISITOR  
PARKING



KIDS  
PLAY AREA



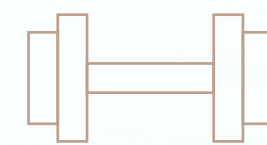
ROOFTOP  
GARDEN



24/7  
SECURITY



CLUB  
ROOM



INDOOR &  
OUTDOOR GYM

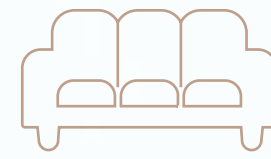
# BRAND & FEATURES



2 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

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