



Introduction to Imtiaz Developments and Its History

Imtiaz Developments is one of Dubai's private real estate developers, managed by a family with Afghan roots. Over the past few years, the company has grown significantly and has become one of the recognized names in the luxury and upper mid-market residential sector. Although many investors today recognize Imtiaz through its landmark projects on Dubai Islands, the company's roots date back to **1993**, when it began operating in the fields of construction, civil engineering, and project management.

Over more than three decades of activity, the company has participated in the construction and development of more than **600 buildings and construction projects**. This extensive experience has provided Imtiaz with valuable expertise in project management, quality control, execution planning, construction engineering, and project delivery, making it one of the company's strongest competitive advantages today.



The company is currently led by **Masih Imtiaz**. Under his leadership, Imtiaz adopted a strategy of focused and sustainable growth. Instead of expanding rapidly across multiple locations, the company concentrated on developing projects that combine construction quality, distinctive design, investment value, and a strong brand identity. This approach enabled Imtiaz to establish its position among Dubai's leading private developers within a relatively short period.

After years of experience in the construction industry, Imtiaz entered the **Real Estate Development** sector and launched its own residential projects in Dubai. One of the first areas where the company established a strong presence was **Jumeirah Village Circle (JVC)**. At a time when the area had not yet become one of Dubai's major investment destinations, Imtiaz recognized its growth potential and developed several successful projects, including the **Westwood** and **Pearl House** collections. The success of these developments played a significant role in strengthening the Imtiaz brand and increasing investor confidence.

The company later expanded its portfolio into several key areas, including **Al Furjan**, **Dubailand**, **Dubai Land Residence Complex (DLRC)**, **Meydan Horizon**, **Dubai**

South, and Downtown Jebel Ali. What these locations have in common is that Imtiaz typically enters them before they experience significant market growth, developing projects with a long-term investment vision. This forward-looking strategy has become one of the company's defining characteristics.

In recent years, the company's primary focus has shifted to **Dubai Islands**. Today,



Imtiaz is considered one of the most active developers in the area, with projects such as **Beach Walk, Sunset Bay, Seacliff, Cotier House, Beach Walk Grand, and Wynwood** currently under development. The scale of the company's investment in Dubai Islands reflects its belief that this destination will become one of the most important real estate hubs in Dubai's future, forming a key part of its

long-term development strategy.

One of the defining characteristics of Imtiaz projects is their focus on delivering a product that stands apart from many competing developments in the market. The use of **fully furnished residences, Smart Home systems, contemporary interior design, premium-quality materials, comprehensive lifestyle amenities, and collaborations with internationally recognized brands** has made the company's projects highly attractive not only to end users but also to both local and international investors.

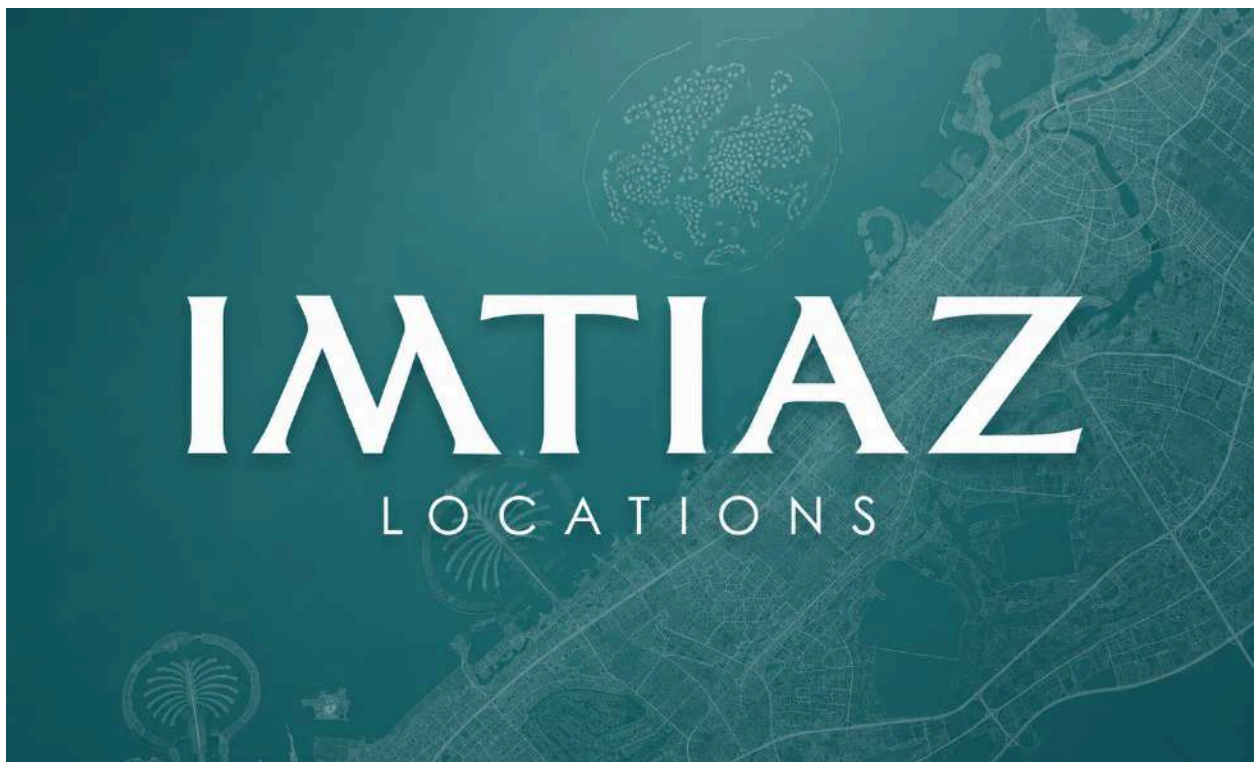
Another key strength of Imtiaz is its strong track record in project delivery. Over the past few years, the company has delivered several of its developments on schedule and, in some cases, even ahead of the announced completion date. This achievement has played an important role in strengthening the company's reputation and building investor confidence.



Today, **Imtiaz Developments** is recognized as a company that combines decades of construction expertise with the development

of modern real estate projects, strategic selection of high-potential locations, and an unwavering commitment to construction quality. Its steady growth, strong execution record, strategic site selection, distinctive design philosophy, and commitment to high-quality standards have been among the key factors shaping the company's current position within Dubai's highly competitive real estate market.

Intiaz Developments' Areas of Activity and Development Strategy in Dubai



If Imtiaz's development strategy could be summarized in one sentence, it would be this: **the company typically enters a market before it experiences significant growth.** A review of Imtiaz's portfolio shows that the company's management consistently targets areas that are still in the early stages of development but have strong potential for long-term growth.

This journey began in **Jumeirah Village Circle (JVC)**, the area where a significant part of Imtiaz's reputation and brand recognition was established. The company later expanded into **Al Furjan, Dubai Land Residence Complex (DLRC), and Dubailand**, strengthening its presence through the successful development of multiple residential projects.

In recent years, Imtiaz has also entered several locations that many industry experts consider to be the next generation of Dubai's real estate market, including **Meydan Horizon, Dubai South, and Downtown Jebel Ali**. These areas are all benefiting from major infrastructure investments and large-scale urban development projects.

Today, however, the company's primary focus is **Dubai Islands**. Imtiaz is now considered one of the most active developers in the area, with a significant portion of its latest developments located across the islands. Its strong presence in Dubai Islands reflects the company's confidence that this destination represents the future of Dubai's waterfront real estate market.

Overall, Imtiaz's growth journey demonstrates that the company's strategy is not simply about developing projects, but about identifying locations that are likely to become Dubai's leading hubs for investment, growth, and modern living over the next **10 to 15 years**.

Investment Perspective on Imtiaz Payment Plans



One of the most significant changes seen in Imtiaz projects in recent years is the increased flexibility of their payment plans.

In the past, most projects in Dubai were offered with traditional payment structures such as **50/50** or **40/60**, requiring investors to pay a substantial portion of the property's value before handover. Today, however, many Imtiaz projects offer more attractive and investor-friendly options, including **35/65**, **40/60**, and even **30/70** payment plans.

At first glance, this may simply appear to be a more flexible payment structure. However, from a professional investor's perspective, its value goes far beyond that.

As real estate professionals, we should think like investors rather than simply property buyers.

Many consultants, when approached by a client with a budget of **AED 1 million to AED 1.5 million**, immediately look for a property within that exact price range. A professional investor, however, approaches the situation differently.

For example, if a client has **AED 1.2 to AED 1.5 million** available for investment, purchasing a single property worth **AED 1.5 million** is not necessarily the best strategy. In many cases, Imtiaz's flexible payment plans allow the investor to purchase **two properties** instead of one.

The reason is simple. As the project approaches handover, the buyer can finance the remaining balance through a **UAE mortgage**. As a result, the initial capital is spread across multiple assets, significantly increasing the investor's purchasing power.

In practice, instead of owning a single property worth **AED 1.5 million**, an investor may be able to control **two properties with a combined value exceeding AED 4 million**, benefiting from both capital appreciation and rental income across both assets.

For this reason, Imtiaz's payment plans should not be viewed merely as a sales advantage. They are a powerful investment tool that enables investors to control larger assets with limited initial capital while leveraging the financing opportunities available in the UAE real estate market.

Payment Plans for Imtiaz Developments Projects



One of the greatest advantages of Imtiaz projects in today's market is the flexibility of their payment plans. While many developers traditionally offered only **50/50** or **40/60** structures, Imtiaz now provides more attractive and investor-friendly payment options across many of its developments.

Depending on the project and available inventory, buyers can currently benefit from payment plans such as:

- **40/60**
- **35/65**

These structures provide an excellent opportunity for investors who want to acquire higher-value assets with a lower initial capital outlay.

An important point is that all of these payment plans follow a very similar overall structure.

At the beginning of the purchase process, the buyer is required to pay a **20% down payment** together with the **4% Dubai Land Department (DLD) registration fee**.

This payment is usually made during the reservation and initial purchase process and represents the buyer's first commitment to the project.

After that, depending on the selected payment plan, the remaining pre-handover amount is paid through construction-linked installments. This typically represents an additional **15% or 20%** of the property's value during the construction period.

Under the **35/65** payment plan, buyers pay **20% upfront** followed by an additional **15%** during construction. Under the **40/60** plan, the construction-stage payments increase to **20%**.

Therefore, the most important point for buyers is that the **20% initial payment**, together with the **4% DLD registration fee**, must be paid at the beginning of the purchase process, while the remaining pre-handover balance is settled according to the project's construction schedule.

This payment structure allows many investors to use their capital more efficiently instead of paying the full purchase price in cash, enabling them to secure multiple investment opportunities at the same time.

!!Important Note

In many cases, depending on the project and the developer's promotional offers, it is possible to obtain a **DLD Waiver** for the client.

When this incentive is available, the **4% DLD registration fee** is covered by the developer, meaning the buyer is **not required to pay this amount**.

Commission Structure for Imtiaz Developments Projects



One of the advantages of working with Imtiaz projects is the company's simple and transparent commission structure.

Currently, the commission for **all Imtiaz projects** is **5% of the property's selling price**.

It is important to note that the commission becomes payable once the buyer completes the initial payment. In other words,

when the client has paid:

- **20% down payment**
- **4% DLD registration fee**

the transaction enters the final approval stage, and the commission payment process begins.

Therefore, the primary requirement for commission release is the completion of the buyer's initial **24% payment (20% down payment + 4% DLD fee)**.

For this reason, one of the most important responsibilities of a sales consultant is to ensure that the client completes the initial payment in full, as the commission release and payment process begins immediately after this stage is completed.

Booking Process

Once the client has selected their preferred unit, the following information and documents are required to complete the **Booking Process**:

- Copy of the client's passport
- Email address
- Phone number
- Residential address (Physical Address)
- Booking Amount

It is important to note that the **Booking Amount** varies from one project to another. Therefore, the exact amount should always be confirmed with the developer before proceeding with the reservation.

Clients should also be informed that the booking payment is **not an additional fee or extra charge**. The full amount is deducted from the final purchase price of the property and is counted as part of the buyer's initial payment.

Once the booking amount has been paid, the selected unit is reserved under the client's name and removed from the available inventory. At this stage, the developer secures the unit for the buyer, and the process of preparing the Sales and Purchase Agreement (SPA) and completing the purchase begins.

To complete the payment, the developer will send the client an **official and secure payment link**, allowing the booking amount to be paid directly and safely.



Frequently Asked Questions and Common Client Concerns



Why Should I Choose Imtiaz Instead of Emaar or Sobha?

Emaar and Sobha are strong developers with excellent reputations. But Imtiaz should no longer be seen as a small or unknown alternative. It is now one of Dubai's most visible and fastest-growing developers, and it is quickly becoming one of the leading names in the market.

Demand for Imtiaz projects is already very high. During the latest launch in the Row District, approximately 50% of interested buyers were unable to secure a unit because the available inventory was limited. Many of them are now waiting for the next launch. This clearly shows the level of real demand for Imtiaz projects.

Buyers are attracted by the combination of quality, design, specifications, and competitive pricing. Many Imtiaz properties are delivered fully furnished and include Smart Home technology, Miele kitchen appliances, and high-quality designer interiors.

At the same time, prices are often lower than those of larger brands offering a comparable product. The client receives a high-quality property without paying a large premium only for the developer's name.

Emaar has been at the top of the market for many years, so its brand premium is already reflected in the price. Sobha also sells at a premium due to its reputation and construction quality.

Imtiaz is currently at a particularly attractive stage of growth. The brand is already well known, demand is strong, and the company continues to expand quickly. We are watching it become one of Dubai's top developers in real time.

This stage can be especially attractive for investors. The developer's reputation is becoming stronger, demand is increasing, but prices have not yet reached the level of the most expensive brands in the market.

Imtiaz also offers flexible payment plans, allowing clients to purchase higher-value properties or spread their capital across several investments.

In terms of quality, design, and specifications, Imtiaz already competes confidently with leading developers. In terms of price and payment conditions, many of its projects offer better value.

Imtiaz is a strong option for clients who want to buy from an established and rapidly growing developer, receive a high-quality product, and avoid overpaying simply for a famous brand name.



Where Did Imtiaz Come From, and What Is Its Background?

Imtiaz is not a new developer that suddenly appeared in the market. Before launching its own real estate projects, the company spent many years working in construction.

So from the beginning, they already had real experience in how to build, control quality, work with materials, manage contractors, and handle every stage of construction. Later, they moved into development and started creating their own projects.

Imtiaz first became active in JVC, then expanded into Al Furjan and other areas of Dubai. Today, one of the company's main focuses is Dubai Islands.

Over the past few years, Imtiaz has grown very quickly. Today, it is already a well-known developer in Dubai, and demand for its projects keeps increasing. At some launches, there are more buyers than available units.

The company also has a clear style: modern architecture, fully furnished apartments, high-quality finishes, Smart Home technology, well-known appliance brands, and strong common areas.

And if a client asks whether Imtiaz can be trusted, the answer is simple: yes.

They have already proven themselves in practice. Imtiaz has completed and delivered many buildings across different areas of Dubai. They were also the first developer to hand over a completed project on Dubai Islands.

The construction quality is very high. In terms of finishing, materials, and attention to detail, Imtiaz is, in my opinion, noticeably stronger than Emaar.

This is no longer an unknown company without a track record. Imtiaz has been in the market for years, has already delivered many projects, and is becoming one of Dubai's top developers right in front of us.



Is Imtiaz Financially Strong?

A developer's financial strength is one of the most important factors every investor should evaluate before making a purchase, as the successful execution and timely delivery of projects largely depend on the company's financial stability.

Fortunately, if we examine Imtiaz's track record, we can see that over the past few years the company has consistently launched new projects across different areas of Dubai while simultaneously constructing and delivering its previous developments.

Managing multiple developments at the same time, acquiring land in different locations, and maintaining continuous construction activity all require strong financial planning and effective resource management. If a developer experiences financial difficulties, one of the first warning signs is usually project delays or construction stoppages. Imtiaz's performance over recent years, however, demonstrates a different trend.

In addition, Imtiaz has not focused solely on selling projects. The company has also prioritized maintaining construction quality and protecting the value of its brand. As a result, many investors who purchased their first property with Imtiaz have returned to invest in subsequent developments, reflecting the market's confidence in the company's performance.

Of course, no investment is completely risk-free, and no one can predict the future with absolute certainty. However, when we consider Imtiaz's completed projects, growth strategy, development pipeline, and current market position, it is clear that the company has established itself as one of Dubai's fastest-growing and most reliable developers. For this reason, we confidently introduce its projects to our investors

What Happens to My Investment if the Developer Experiences Financial Problems or Goes Bankrupt?

First, let's talk about Imtiaz itself. Today, the company appears financially strong and stable.

Imtiaz is growing very quickly and is already competing aggressively with some of Dubai's largest developers. On Dubai Islands, the company is one of the leaders in terms of construction activity and the number of projects being developed.

You can also see how actively they are purchasing land and launching new developments. Buying multiple plots, running several construction sites, and launching projects at this pace requires serious financial resources. A developer with major financial problems simply could not continue operating at this level.

But let's imagine that any developer in Dubai faces serious financial problems or even goes bankrupt.

When you purchase an off-plan property, your money is not transferred directly into the developer's normal company account. It is deposited into a separate escrow account created specifically for that project.

The developer cannot withdraw all the buyers' money immediately. Funds are released gradually and only according to the verified progress of construction.

For example, once the developer completes a specific stage of construction, that progress is inspected and confirmed. Only then can the developer access the corresponding portion of the funds.

This also means that money collected for one project cannot simply be withdrawn and freely spent on unrelated company expenses.

If a developer faces serious financial difficulties, the relevant government authorities step in and supervise the situation. Depending on the circumstances, the project may be transferred to another developer, continued under regulatory supervision, or handled through the established legal process.

Of course, no investment is completely risk-free. But in Dubai, buyers receive a much higher level of protection through escrow accounts and government regulation than in many other real estate markets.

With Imtiaz, this legal protection is supported by the company's strong current position: a large project pipeline, active land acquisitions, strong construction progress, and a leading presence on Dubai Islands.

At this stage, we do not see any reason to consider Imtiaz a financially weak developer.



How Many Projects Is Imtiaz Currently Developing Simultaneously?

One of the strongest indicators of a developer's growth is its ability to manage multiple projects at the same time without compromising construction quality or delivery schedules.

Today, Imtiaz has numerous developments underway across several of Dubai's key locations, including **Dubai Islands, JVC, Al Furjan, Dubailand**, and other emerging communities.

However, the number of projects alone is not what matters most. What is more important is whether the developer can successfully deliver all of those projects while maintaining consistent quality and meeting planned timelines.

Over the past few years, Imtiaz has demonstrated its ability to manage multiple developments simultaneously, which has significantly strengthened investor confidence in the company.

Furthermore, the continuous expansion of its development portfolio reflects the company's long-term vision for Dubai's real estate market. Rather than operating on a project-by-project basis, Imtiaz continues to expand strategically, which is generally viewed as a positive sign for long-term investors.

For this reason, when we recommend an Imtiaz development, we evaluate not only the individual project but also the company's overall performance, growth strategy, and ability to successfully execute multiple developments simultaneously.



Has Imtiaz Really Delivered Its Previous Projects on Time?

Yes, Imtiaz already has a strong delivery record.

In Dubai, delivery timelines are extremely important because any delay can affect the client's financial plans, rental income, and overall investment returns. That is why we look at what the developer has actually delivered, not only at future promises.

Over the past few years, Imtiaz has completed and handed over several projects. Some of them were delivered even earlier than the originally announced completion date.

Imtiaz was also the first developer to hand over a completed project on Dubai Islands. That is a very strong result, especially because the area is still at an early stage of development.

This shows that the company can properly plan construction, control timelines, and manage several projects at the same time.

Imtiaz already has completed buildings that clients can visit personally. They can see the construction quality, finishing, amenities, and common areas in real life.

So when we recommend a new Imtiaz project, we are not relying only on the promised handover date. The company already has a real delivery history, and that is one of the main reasons investors trust it.



What Is the Construction Quality Really Like After Handover?

The true quality of a development can only be judged after the building has been completed and people have started living in it. For this reason, we always encourage clients to visit the developer's completed projects in addition to reviewing brochures and marketing materials. There is no better way to evaluate actual construction quality.

One of Imtiaz's distinguishing characteristics is that the company focuses on much more than exterior appearance. Premium interior finishes, high-quality materials, **Miele-equipped kitchens, Smart Home technology, and fully furnished residences** have helped position its projects among the higher-quality residential developments in Dubai.

Another important point is that construction quality affects much more than homeowner satisfaction. It also has a direct impact on rental performance. Tenants generally prefer developments offering superior finishes and amenities, which can increase rental demand while helping preserve the property's long-term value.

For this reason, when we speak about the quality of Imtiaz developments, we are referring not only to architectural appearance but also to the level of quality that remains evident after handover—one of the key reasons many buyers continue to be satisfied with their investment.



Are Imtiaz Projects Easy to Resell?

Yes. Imtiaz projects perform strongly in the resale market.

The reason is simple: a strong developer, a high-quality product, and well-selected locations. These are exactly the factors that make a property liquid and easier to resell.

Imtiaz apartments attract both investors and end users. Modern design, fully furnished residences, Smart Home technology, high-quality finishes, and strong amenities make the product stand out from most competitors in the same price range.

Demand starts while the project is still under construction. During strong launches, the best units sell out quickly, and some buyers who do not secure a property wait for the next release. This already shows clear market demand long before handover.

After handover, the buyer pool becomes even larger. Buyers can see the completed building, inspect the finishing quality, and understand the real standard of the project. This makes the property easier to resell and helps it maintain a strong market value.

When the right unit is selected, purchased at a good entry price, and located in a strong area, reselling an Imtiaz property is straightforward.

That is why Imtiaz works well for both rental income and future resale with capital appreciation.



Are Imtiaz Units Suitable for Holiday Homes and Short-Term Rentals?

If your objective is to generate income through short-term rentals, the quality of the project is just as important as its location. Travelers generally choose properties that offer superior design, amenities, and overall guest experience, which is exactly why Imtiaz developments have become attractive in this segment.

Most Imtiaz projects are delivered **fully furnished** and include features such as **Smart Home technology, fully equipped kitchens, and modern interior design**. These advantages allow owners to begin renting their property much sooner after handover, with minimal additional furnishing costs.

In addition, Imtiaz typically develops projects in locations that appeal to both residents and tourists. This means the properties have strong potential not only for long-term rentals but also for the **Holiday Home** market. Naturally, the final rental income depends on property management, market conditions, and occupancy rates. However, from the perspective of project quality and amenities, Imtiaz developments are well suited to this investment strategy.

For this reason, many investors purchasing Imtiaz properties consider not only long-term leasing but also **Holiday Home** operations as a future income opportunity.



Are Imtiaz Projects Better for Investment or for Living?

The answer depends entirely on your objective.

If you are purchasing a property as your home, factors such as construction quality, amenities, interior design, and the overall living environment become your highest priorities.

If your goal is investment, then capital appreciation, rental demand, the developer's reputation, and the location become much more important.

One of Imtiaz's strengths is that the company has successfully addressed both types of buyers.

On one hand, the construction quality, modern interiors, lifestyle amenities, and fully furnished residences make its projects excellent homes to live in.

On the other hand, the selection of high-growth locations, flexible payment plans, and strong market demand make the developments equally attractive as investment opportunities.

In fact, many investors today purchase an Imtiaz property, rent it out for several years, and later choose to live in it themselves if their circumstances change. Imtiaz projects provide this flexibility by offering both a high standard of living and strong long-term investment potential.

That is why we always begin by understanding the client's primary objective. If the goal is owner-occupation, we recommend the projects best suited for everyday living. If the objective is investment, we focus on developments that combine quality with strong future returns. In many cases, Imtiaz projects successfully offer both.



If You Were Investing Yourself, Would You Choose an Imtiaz Project? Why?

This is a question we hear from clients very frequently, and it is completely understandable.

The truth is that the answer depends on each investor's objectives. If my response were based purely on personal opinion, it would have little value. However, if I evaluate the opportunity using investment principles, **Imtiaz is certainly one of the developers I would seriously consider.**

The first reason is the balance between **quality and price**. Imtiaz developments offer a high standard of design, amenities, construction quality, and finishing materials, while in many cases providing a more accessible entry price than comparable projects from larger developers. This creates greater potential for long-term capital appreciation.

The second reason is the company's approach to selecting locations. Imtiaz consistently launches projects in areas that still have significant growth potential rather than focusing only on already mature communities. When this strategy is combined with flexible payment plans, high construction standards, and strong market demand, the result is a very compelling investment proposition.

For these reasons, if I were personally considering an investment in Dubai's real estate market, **Imtiaz would certainly be one of the developers I would evaluate carefully**—not simply because of the company's name, but because of the combination of factors that can contribute to preserving and growing capital over the long term.



What Locations Does Imtiaz Usually Choose?

Imtiaz usually enters areas where demand already exists, but the main growth is still ahead.

Looking at the company's portfolio, you can see several key locations: Dubai Islands, JVC, Al Furjan, Dubailand, and other developing areas of Dubai.

The strategy is straightforward. Imtiaz selects locations receiving major investment in roads, infrastructure, hotels, retail, entertainment, and new residential developments.

For an investor, this matters because property value depends on more than the building itself. The development of the entire surrounding area plays a major role.

As more infrastructure, businesses, tourists, and residents enter the area, demand for both property purchases and rentals increases.

Dubai Islands is a strong example. The area is still at an early stage, but it is developing quickly and attracting major investment. That is why Imtiaz is building there so actively.

One of Imtiaz's key strengths is its ability to select locations with real growth potential for the coming years.



What Happens If I Cannot Obtain a Mortgage at Handover?

Mortgages in the UAE are available to both residents and international buyers.

Our company manages the entire process. We assess your profile in advance, select the right bank, prepare the documents, and work with all the leading banks in the UAE. With our experience and banking partnerships, mortgage approval is successful in most cases.

Even if one bank does not approve the financing, you still have several options.

You can pay the remaining balance with your own funds, apply through another bank, or resell the property closer to handover.

By that stage, the property is usually worth significantly more because construction is nearly complete and demand is higher. The key point is that by handover, your asset has already increased in value.

You are not dependent on one solution. There are several options available, and we help you choose the most profitable one for your situation.

Completed Projects by Imtiaz Developments

Completed projects are among the most important indicators when evaluating the credibility and performance of any real estate developer, as they demonstrate a company's ability to execute projects successfully, manage timelines efficiently, and deliver on its commitments.

Over the past few years, **Imtiaz Developments** has successfully completed several residential projects across different areas of Dubai, earning the trust of both investors and homebuyers. One of the company's most notable achievements is that several of these developments were delivered **ahead of their originally announced completion dates**, reflecting Imtiaz's strong capabilities in project management, construction quality, and commitment to delivering projects on schedule.

Westwood Residence



Location: Al Furjan | **Launch:** 2021 | **Handover:** 2023

Westwood Residence was Imtiaz Developments' first landmark project, marking the company's entry into Dubai's real estate development market. Featuring modern architecture, fully furnished residences, and Smart Home technology, the project gained the confidence of investors and paved the way for Imtiaz's future developments.

Launch Price

Studio: Starting from **460,000 AED**

1 Bedroom: Starting from **750,000 AED**

Current Price

Studio: 700,000 – 780,000 AED

1 Bedroom: 1,050,000 – 1,250,000 AED

Current Average Rent

Studio: 60,000 – 70,000 AED / Year

1 Bedroom: 85,000 – 100,000 AED / Year

Westwood Grande



Location: JVC | Launch: 2022 | Handover: 2024

Westwood Grande is one of Imtiaz Developments' landmark projects in JVC, featuring fully furnished residences, Smart Home technology, and modern lifestyle amenities. The project played a significant role in strengthening Imtiaz's presence in JVC and received strong interest from investors.

Launch Price

Studio: Starting from 606,000 AED

1 Bedroom: Starting from 857,000 AED

Current Price

Studio: 725,000 – 780,000 AED

1 Bedroom: 1,250,000 – 1,300,000 AED

Current Average Rent

Studio: 60,000 – 70,000 AED / Year

1 Bedroom: 90,000 – 110,000 AED / Year

Location	Specs	Rental (AED) Rental Yield	Duration	Purchase price
Westwood Grande 2 By Imtiaz, Westwood... Apartment , Floor No. 3  , No.	Studio 438 sqft	74,400 +8.66% ★ New	1 Feb, 2026 – 31 Jan, 2027 12 Months	AED 770K
Westwood Grande By Imtiaz, Jumeirah Vi... Apartment , Floor No. 4  , No.	Studio 432 sqft	70,000 +11.38% ★ New	1 Feb, 2026 – 31 Jan, 2027 12 Months	AED 615K

Location	Specs	Rental (AED) Rental Yield	Duration	Purchase price
Westwood Grande By Imtiaz, Jumeirah Vi... Apartment , Floor No. 8  , No.	1 Bed 922 sqft	120,000 +14.02% ★ New	1 Feb, 2026 – 31 Jan, 2027 12 Months	AED 856.1K
Westwood Grande By Imtiaz, Jumeirah Vi... Apartment , Floor No. 8  , No.	1 Bed 1,100 sqft	110,000 +11.82% ★ New	10 Feb, 2026 – 9 Feb, 2027 12 Months	AED 930.3K

Westwood Grande II



Location: JVC | **Launch:** 2023 | **Handover:** 2025

Westwood Grande II builds on the success of Westwood Grande, offering fully furnished residences, Smart Home technology, and contemporary design. The project received strong investor demand and is considered one of Imtiaz Developments' successful residential projects in JVC.

Launch Price

Studio: Starting from **566,000 AED**

1 Bedroom: Starting from **850,000 AED**

Current Price

Studio: 800,000 – 840,000 AED

1 Bedroom: 1,300,000 – 1,400,000 AED

Current Average Rent

Studio: 62,000 – 68,000 AED / Year

1 Bedroom: 92,000 – 100,000 AED / Year

Location	Specs	Rental (AED) Rental Yield	Duration	Purchase price
Westwood Grande 2 By Imtiaz, Westwood ... Apartment , Floor No. 3  , No.	Studio 438 sqft	74,400 +9.66% ★ New	1 Feb, 2026 – 31 Jan, 2027 12 Months	AED 770K
Westwood Grande 2 By Imtiaz, Westwood ... Apartment , Floor No. 5  , No.	Studio 444 sqft	65,000 +12.81% ★ New	10 Mar, 2026 – 9 Mar, 2027 12 Months	AED 507.5K

Location	Specs	Rental (AED) Rental Yield	Duration	Purchase price
Westwood Grande 2 By Imtiaz, Westwood... Apartment , Floor No. 10  , No.	1 Bed 778 sqft	105,000 +8.75% ★ New	15 Jan, 2026 – 14 Jan, 2027 12 Months	AED 1.2M
Westwood Grande 2 By Imtiaz, Westwood... Apartment , Floor No. 9  , No.	1 Bed 994 sqft	105,000 +10.33%  Renewed	1 Jul, 2026 – 30 Jun, 2027 12 Months	AED 1M
Westwood Grande 2 By Imtiaz, Westwood... Apartment , Floor No. 15  , No.	1 Bed 819 sqft	105,000 +11.29% ★ New	17 Jan, 2026 – 16 Jan, 2027 12 Months	AED 929.8K
Westwood Grande 2 By Imtiaz, Westwood... Apartment , Floor No. 2  , No.	1 Bed 778 sqft	102,000 +11.79% ★ New	16 Jun, 2026 – 15 Jun, 2027 12 Months	AED 865.2K

Pearl House



Location: JVC | Launch: 2023 | Handover: 2025

Pearl House is one of Imtiaz Developments' most successful projects in JVC, featuring modern architecture, fully furnished residences, Smart Home technology, and premium lifestyle amenities. The project received strong investor demand and was delivered to homeowners several months ahead of its original handover schedule.

Launch Price

Studio: Starting from 510,000 AED

1 Bedroom: Starting from 780,000 AED

Current Price

Studio: 800,000 – 850,000 AED

1 Bedroom: 1,250,000 – 1,350,000 AED

Current Average Rent

Studio: 60,000 – 70,000 AED / Year

1 Bedroom: 90,000 – 105,000 AED / Year

Location	Specs	Rental (AED) Rental Yield	Duration	Purchase price
Pearl House 1 By Imtiaz, Jumeirah Village ... Apartment , Floor No. 6 🏠 , No.	Studio 409 sqft	65,000 +8.44% ★ New	8 Jan, 2026 – 7 Jan, 2027 12 Months	AED 770K
Pearl House 1 By Imtiaz, Jumeirah Village ... Apartment , Floor No. 5 🏠 , No.	Studio 430 sqft	65,000 +8.55% ★ New	9 Jan, 2026 – 8 Jan, 2027 12 Months	AED 760K

Location	Specs	Rental (AED) Rental Yield	Duration	Purchase price
Pearl House 1 By Imtiaz, Jumeirah Village ... Apartment , Floor No. 10 🏠 , No.	1 Bed 802 sqft	105,000 +10.29% ★ New	1 Jan, 2026 – 31 Dec, 2026 12 Months	AED 1M
Pearl House 1 By Imtiaz, Jumeirah Village ... Apartment , Floor No. 11 🏠 , No.	1 Bed 732 sqft	90,000 +9.63% ★ New	2 Jan, 2026 – 1 Jan, 2027 12 Months	AED 935K

Pearl House II



Location: JVC | Launch: 2023 | Handover: 2025

Pearl House II builds on the success of Pearl House, offering fully furnished residences, Smart Home technology, and contemporary design. The project also received strong investor demand and was delivered to buyers ahead of its scheduled handover date.

Launch Price

Studio: Starting from 555,000 AED

1 Bedroom: Starting from 795,000 AED

Current Price

Studio: 775,000 – 830,000 AED

1 Bedroom: 1,200,000 – 1,300,000 AED

Current Average Rent

Studio: 60,000 – 68,000 AED / Year

1 Bedroom: 92,000 – 115,000 AED / Year

Location	Specs	Rental (AED) Rental Yield	Duration	Purchase price
Pearl House 2 By Imtiaz, Jumeirah Village ... Apartment , Floor No. 6  , No.	Studio 407 sqft	60,000 +8.61% ★ New	2 Jan, 2026 – 1 Jan, 2027 12 Months	AED 697K
Pearl House 2 By Imtiaz, Jumeirah Village ... Apartment , Floor No. 8  , No.	Studio 428 sqft	65,000 +10.83% ★ New	7 Jan, 2026 – 6 Jan, 2027 12 Months	AED 600K

Location	Specs	Rental (AED) Rental Yield	Duration	Purchase price
Pearl House 2 By Imtiaz, Jumeirah Village ... Apartment , Floor No. 3  , No.	1 Bed 763 sqft	97,000 +11.63% ★ New	4 Jan, 2026 – 3 Jan, 2027 12 Months	AED 834.4K
Pearl House 2 By Imtiaz, Jumeirah Village ... Apartment , Floor No. 9  , No.	1 Bed 789 sqft	115,000 +8.85% ★ New	5 Jan, 2026 – 4 Jan, 2027 12 Months	AED 1.3M

Hyde Walk



Location: Jumeirah Garden City | Launch: 2023 | Handover: 2025

Hyde Walk is Imtiaz Developments' first project in Jumeirah Garden City, featuring fully furnished residences, Smart Home technology, and a prime location close to Downtown Dubai and DIFC. The project received strong investor demand and marked Imtiaz's entry into one of Dubai's most promising emerging central districts.

Launch Price

Studio: Starting from 890,000 AED

1 Bedroom: Starting from 1,450,000 AED

Current Price

Studio: 1,150,000 – 1,350,000 AED

1 Bedroom: 1,750,000 – 2,100,000 AED

Current Average Rent

Studio: 90,000 – 105,000 AED / Year

1 Bedroom: 120,000 – 150,000 AED / Year

Location	Specs	Rental (AED) Rental Yield	Duration	Purchase price
Hyde Walk Residence, Jumeirah Garden ... Apartment , Floor No. 1 🏠 , No.	Studio 425 sqft	102,000 +10.52% ★ New	17 Jan, 2026 – 16 Jan, 2027 12 Months	AED 970K
Hyde Walk Residence, Jumeirah Garden ... Apartment , Floor No. 2 🏠 , No.	Studio 382 sqft	90,000 +9% ★ New	3 Feb, 2026 – 2 Feb, 2027 12 Months	AED 1M
Hyde Walk Residence, Jumeirah Garden Ci... Apartment , Floor No. 7 🏠 , No.	1 Bed 940 sqft	150,000 +8.49% ★ New	23 May, 2026 – 22 Nov, 2027 18 Months	AED 1.8M
Hyde Walk Residence, Jumeirah Garden Ci... Apartment , Floor No. 2 🏠 , No.	1 Bed 940 sqft	145,000 +9.06% ★ New	4 May, 2026 – 3 May, 2027 12 Months	AED 1.6M

Beach Walk



Location: Dubai Islands | Launch: 2024 | Handover: 2026

Beach Walk is Imtiaz Developments' first project on Dubai Islands, marking the company's entry into one of Dubai's most significant emerging waterfront destinations. Featuring fully furnished residences, Smart Home technology, and direct beach access, the project is considered one of Imtiaz's flagship luxury developments.

Launch Price

1 Bedroom: Starting from 1,650,000 AED

2 Bedroom: Starting from 2,800,000 AED

3 Bedroom: Starting from 4,400,000 AED

Current Price

1 Bedroom: 2,150,000 – 2,450,000 AED

2 Bedroom: 3,200,000 – 3,700,000 AED

3 Bedroom: 4,900,000 – 5,800,000 AED

Current Average Rent

1 Bedroom: 140,000 – 160,000 AED / Year

Location	Specs	Rental (AED) Rental Yield	Duration
Beach Walk Residences 1, Dubai Islands Apartment , Floor No. 7  , No.	1 Bed 1,177 sqft	150,000 +6.1% ★ New	20 Jun, 2026 – 19 Jun, 2027 12 Months
Beach Walk Residences 1, Dubai Islands Apartment , Floor No. 9  , No.	1 Bed 1,177 sqft	140,000 +5.6% ★ New	5 Jul, 2026 – 4 Jul, 2027 12 Months

A noteworthy aspect of **Beach Walk** is that despite the fact that a large portion of **Dubai Islands** is still under development, the project received strong market interest from the very beginning. In addition, several units within the project have already recorded annual rental contracts of approximately **150,000 AED**, reflecting healthy market demand and demonstrating the confidence of both investors and tenants in the future of Dubai Islands and the quality of Imtiaz Developments' projects.

Design Philosophy, Construction Standards, and Brands Used in Imtiaz Projects

One of the defining characteristics of Imtiaz projects is their focus on modern design, high construction quality, and delivering residences that are ready for immediate use. Most of the company's developments feature a minimalist design approach, neutral color palettes, abundant natural light, and highly functional layouts, ensuring that the residences are not only visually appealing but also practical for everyday living.

One of Imtiaz's key advantages is the delivery of **fully furnished** residences. As a result, many buyers and investors are able to occupy their property or place it on the rental market immediately after handover.

In terms of finishing, the company uses premium materials such as natural stone, wood, large-format porcelain tiles, and floor-to-ceiling windows, creating a modern and seamless architectural appearance throughout its developments.

In many of its latest projects, Imtiaz collaborates with internationally recognized brands, including:

- **Miele** for kitchen appliances
- **Villeroy & Boch** for bathroom sanitary ware
- **Gessi** for luxury faucets and fittings

In addition, **Smart Home** technology has become a standard feature across the company's newest developments.

Overall, the combination of modern design, premium-quality finishing, fully furnished residences, and the use of internationally renowned brands has given Imtiaz projects a distinctive identity within Dubai's real estate market.

Imtiaz Developments' Ongoing and Future Projects

Following the success of its completed developments, Imtiaz has entered a new phase of growth. While the company's primary focus in previous years was on **JVC** and a limited number of locations, its current portfolio has expanded significantly across **Dubai Islands, Meydan Horizon, Dubai South, Dubailand, and Downtown Jebel Ali**.

A review of the company's current developments shows that Imtiaz's strategy is no longer limited to constructing residential buildings. Instead, its primary focus has shifted toward developing **luxury communities, waterfront developments, and high-potential future destinations across Dubai**.

Dubai Land Projects

In recent years, Imtiaz has made significant investments in **Dubailand** and **Dubai Land Residence Complex (DLRC)**.

Cove Collection

Projects:

- Cove Edition

- Cove Edition II
- Cove Edition III
- Cove Edition IV
- Cove Edition V
- Cove Edition VI
- Cove Boulevard
- Cove Grand

These developments represent a significant portion of Imtiaz's current portfolio in **Dubailand** and reflect the company's strong focus on the **mid-market residential** and **investment-driven** real estate sector.

Le Blanc



Le Blanc is one of Imtiaz Developments' newest projects in **Dubai Land Residence Complex (DLRC)**. Designed with a focus on contemporary architecture and family-oriented living, the project forms an important part of Imtiaz's future development strategy within this growing community.

Meydan Horizon Projects



Wynwood Horizon



Wynwood Horizon is one of Imtiaz Developments' most significant projects in Meydan Horizon, marking the company's strong entry into one of Dubai's newest and most promising emerging destinations.

The Symphony



The Symphony is undoubtedly one of Imtiaz Developments' most important future projects. Designed in collaboration with **Zaha Hadid Architects**, the development is set to become one of the landmark buildings in **Meydan Horizon**.

Dubai South Projects



ENRE Residence



ENRE Residence is one of Imtiaz Developments' newest projects in **Dubai South**. Located close to **Expo City Dubai** and **Al Maktoum International Airport**, the project forms part of Imtiaz's long-term strategy to strengthen its presence in the southern part of Dubai.

Downtown Jebel Ali Projects

Projects:

- Raw District I
- Raw District II

Raw District I



Raw District I was Imtiaz Developments' first major project in **Downtown Jebel Ali**, marking the company's entry into one of Dubai's most important future growth destinations. The project was designed as a mixed-use development featuring residential, commercial, office, and retail spaces.

Market demand for the project exceeded expectations, with **all units selling out (Sold Out) within just one to two days of the official launch**. This outstanding success further strengthened Imtiaz's position as one of the leading developers in Dubai's off-plan real estate market.

Raw District II



Following the remarkable success of the first phase, Imtiaz launched **Raw District II** in the same location. Investor demand was once again exceptional, with **all units selling out (Sold Out) on the day of the official launch.**

The consecutive success of **Raw District I** and **Raw District II** reflects the market's strong confidence in the **Imtiaz Developments** brand and the company's ability to identify high-potential locations and deliver high-quality developments. In addition, the strategic location of **Downtown Jebel Ali**, adjacent to **Palm Jebel Ali**, **Dubai South**, and **Al Maktoum International Airport**, positions the area as one of Dubai's most important future hubs for growth and real estate investment.

Imtiaz Projects in Dubai Islands



Dubai Islands is currently Imtiaz's most important area of activity, with a significant portion of the company's latest developments located within this destination.

Beach Walk Collection

The **Beach Walk** collection includes several developments, including:

- Beach Walk II
- Beach Walk III
- Beach Walk IV
- Beach Walk Grand

- Beach Walk Grand II

This collection is centered around waterfront living, fully furnished residences, and premium lifestyle amenities, forming a key part of Imtiaz's development strategy on **Dubai Islands**.

Sunset Bay Collection

Another major collection within **Dubai Islands** is the **Sunset Bay** family, which includes:

- Sunset Bay
- Sunset Bay II
- Sunset Bay III
- Sunset Bay V
- Sunset Bay Grand

These projects have been developed with a focus on sea views, contemporary architecture, and resort-style amenities, making them some of Imtiaz's most important future developments.

Cotier House Collection

The **Cotier House** collection represents one of Imtiaz's more luxurious product lines on **Dubai Islands**.

- Cotier House
- Cotier House II

These projects focus on larger residences and the luxury market, forming part of Imtiaz's strategy to expand its presence in the **ultra-luxury** residential segment.

Wynwood

Wynwood Residence is one of Imtiaz Developments' newest projects on **Dubai Islands**.

Inspired by the architecture and artistic atmosphere of Miami's **Wynwood** district, the project is considered one of the company's most distinctive and iconic future developments.

Despite the large number of developments, our sales team is currently focused on a select group of key projects that offer strong inventory availability while presenting excellent value in terms of pricing, location, and investment potential for both investors and end users.

Sunset Bay 5



<https://geniemap.net/6051>

Location: Dubai Islands

Project Type: Luxury Waterfront Development

Number of Units: 62 Units

Unit Types:

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Features:

- Fully Furnished
- Smart Home
- Miele Kitchen Appliances

Starting Prices:

- 1 Bedroom: Starting from AED 2,280,000
- 2 Bedroom: Starting from AED 2,995,000
- 3 Bedroom: Starting from AED 4,596,000

Sunset Bay V is one of the latest additions to the Sunset Bay Collection, developed with a focus on waterfront living, panoramic sea views, and premium lifestyle amenities. The project is an ideal choice for buyers seeking luxury residences in one of Dubai's most promising and rapidly developing waterfront destinations.

Seacliff



<https://geniemap.net/7579>

Location: Dubai Islands

Project Type: Luxury Waterfront Residences

Number of Units: 170 Units

Unit Types:

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom

Features:

- Fully Furnished
- Smart Home
- Premium Finishing

Starting Prices:

- 1 Bedroom: Starting from AED 2,061,000
- 2 Bedroom: Starting from AED 3,454,000
- 3 Bedroom: Starting from AED 4,571,000
- 4 Bedroom: Starting from AED 8,000,000

Seacliff is one of Imtiaz Developments' largest and most significant projects on Dubai Islands. With a wide selection of unit sizes and layouts, the development caters to a broad range of buyers, from investors to end users seeking premium waterfront residences in one of Dubai's fastest-growing coastal destinations.

Sunset Bay Grand



<https://geniemap.net/6424>

Location: Dubai Islands

Project Type: Luxury Beachfront Residences

Number of Units: 98 Units

Unit Types:

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Features:

- Fully Furnished
- Smart Home
- Miele Appliances

Starting Prices:

- 1 Bedroom: Starting from AED 2,343,000
- 2 Bedroom: Starting from AED 3,317,000
- 3 Bedroom: Starting from AED 6,184,000

About the Project:

Sunset Bay Grand represents the premium edition of the Sunset Bay Collection. Featuring larger residences and a more prestigious beachfront location, the project has attracted strong interest from high-end buyers seeking luxury waterfront living on Dubai Islands.

Wynwood



<https://geniemap.net/5274>

Location: Dubai Islands

Project Type: Luxury Lifestyle Residences

Number of Units: 146 Units

Unit Types:

- 1 Bedroom
- 2 Bedroom

- 3 Bedroom

Features:

- Fully Furnished
- Smart Home
- Designer Interiors

Starting Prices:

- **3 Bedroom:** Starting from **AED 3,998,000**

About the Project:

Wynwood is one of Intiaz Developments' most distinctive projects on **Dubai Islands**. Inspired by the contemporary architecture and artistic atmosphere of **Miami's Wynwood district**, the project offers a unique lifestyle concept that blends modern design, creativity, and luxury waterfront living.

Beach Walk Residence IV



<https://geniemap.net/4932>

Location: Dubai Islands

Project Type: Beachfront Residences

Number of Units: 70 Units

Unit Types:

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Features:

- Fully Furnished
- Smart Home
- Beach Lifestyle

Starting Prices:

- **1 Bedroom:** Starting from **AED 2,376,000**
- **2 Bedroom:** Starting from **AED 3,642,000**
- **3 Bedroom:** Starting from **AED 5,336,000**

About the Project:

Beach Walk IV continues the success of Imtiaz Developments' flagship **Beach Walk** collection on **Dubai Islands**. Thanks to its prime beachfront location and competitive pricing, the project has become one of the leading choices for investors seeking premium waterfront properties in one of Dubai's fastest-growing coastal destinations.