

CÔTIER  
HOUSE

IMTIAZ

WELCOME TO CÔTIER HOUSE

Côtier House is a project deeply close to our hearts. It is a property that embodies the essence of Imtiaz Developments—a seamless blend of artistry, refinement, and an unparalleled living experience. As our most premium endeavour, it is the result of a true labour of love, meticulously crafted from land selection to every design detail.

Our vision is to transform Dubai Islands into a world-class waterfront destination, inspired by the sea's timeless allure and the elegance of marina living. Côtier House offers the best of both worlds—tranquil sea views paired with Dubai's iconic skyline—delivering bespoke, sophisticated residences for those who seek the extraordinary.

Thank you for being part of this journey.

Côtier House is more than just a development; it is a work of art that we are proud to offer to those who seek the extraordinary. Thank you for being part of our journey.



Masih Imtiaz  
CEO, Imtiaz Developments



CÔTIER HOUSE

CÔTIER HOUSE

THE  
OCEAN  
IS  
CALLING

Set your  
mind adrift  
in a marina  
reimagined

Against an awe-inspiring ocean backdrop, Côtier House is the latest Dubai Islands masterpiece from Imtiaz Properties. Poised in an effortless marina-front setting, the property defines a new era of design and architecture for its residents and its community.



DESIGNED FROM



Live in  
synergy  
with every  
detail

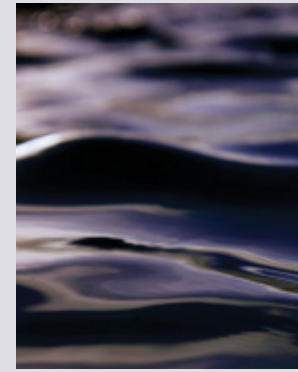
A

NEW

PERSPECTIVE



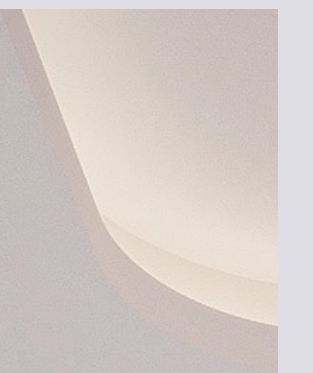
The architectural concept of Côteier House is an ode to the ocean. The undulating curves of the waves, the calming sea breeze, and the way light refracts and sparkles across the water's surface. The result is a property of design excellence, with the distinct feeling of belonging that only 'home' can emulate.



>  
Distinctive  
ocean-inspired  
curves.



>  
A feeling of belonging  
that only 'home'  
can provide.



WELCOME TO

# DUBAI ISLANDS

^

The city's most  
Eclectic shoreline





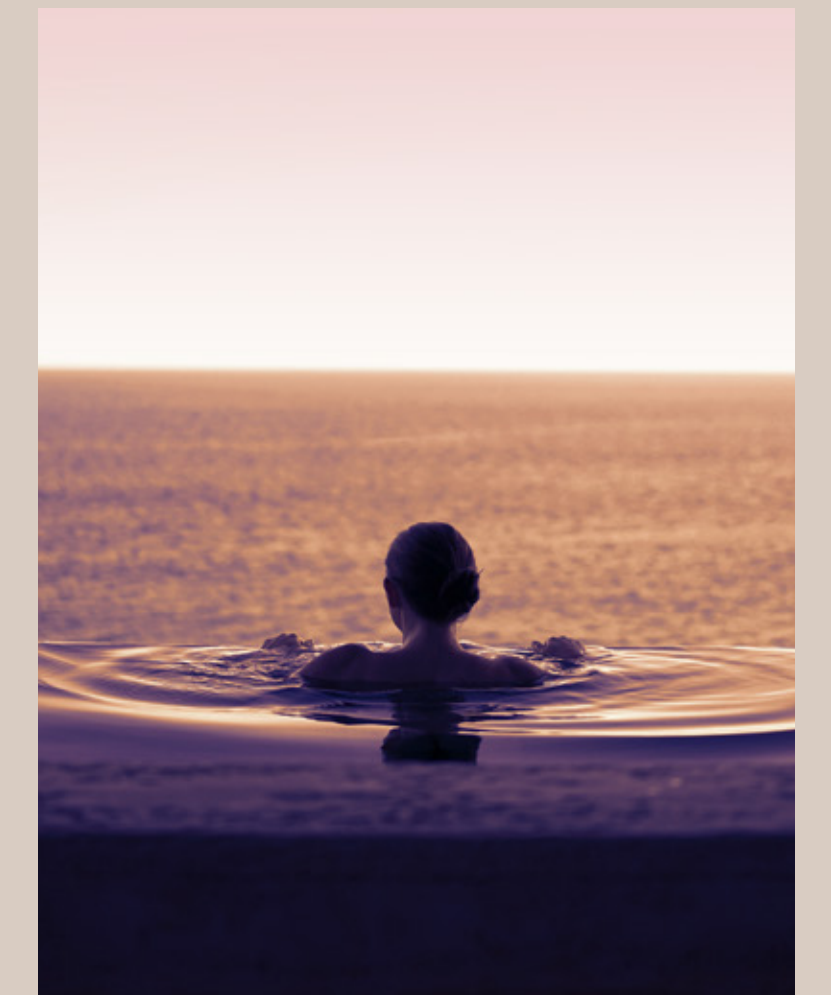


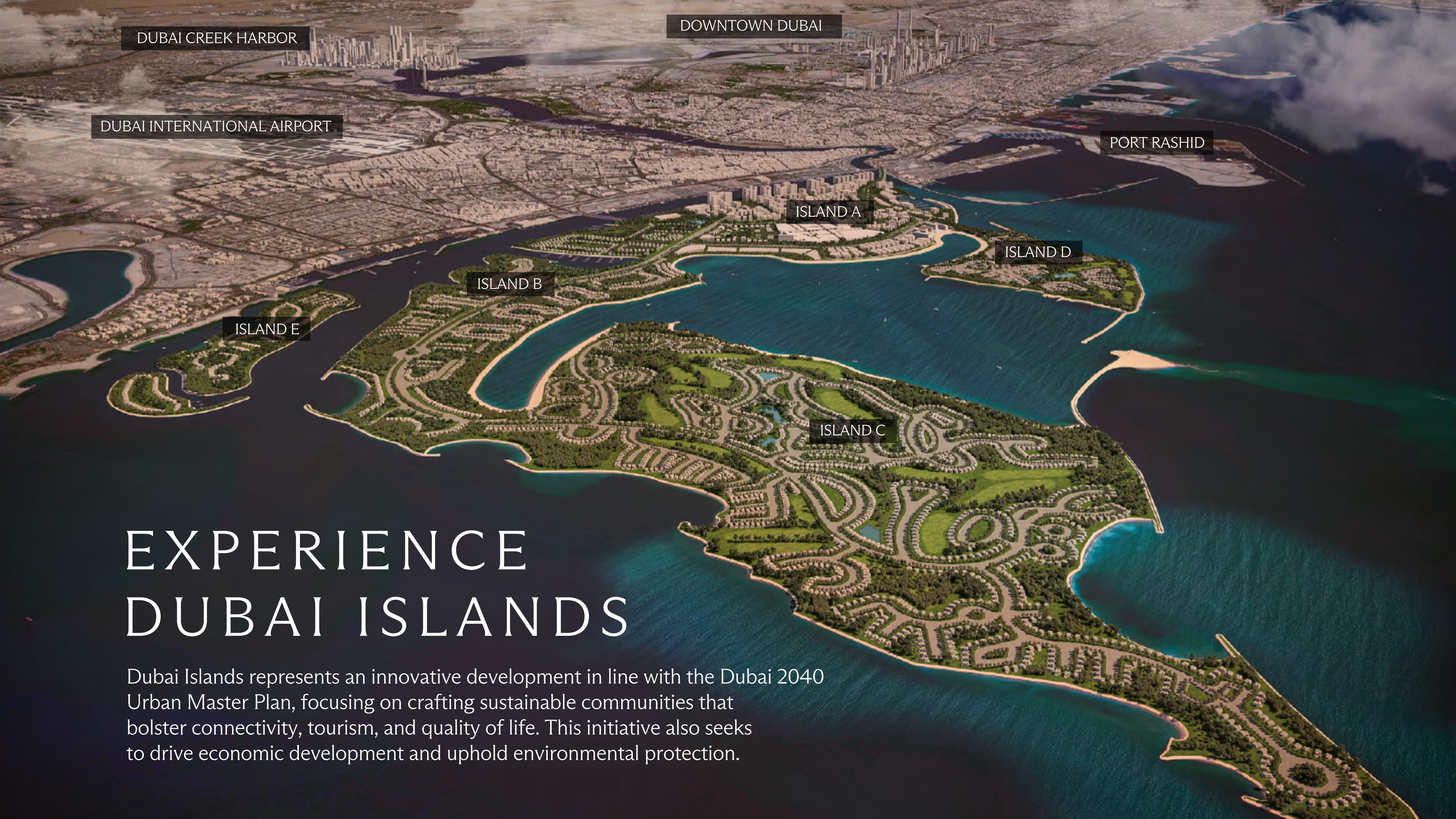
Home to Côtier House, Dubai Islands is the rare blend of natural coastline and bustling metropolis. Ideally positioned along the shores of the Arabian Gulf, Dubai Islands offers access to marina-side living, pristine beaches and lush green spaces.





To live on Dubai Islands is to be at the heart of a new marina-front icon.





DUBAI CREEK HARBOR

DOWNTOWN DUBAI

DUBAI INTERNATIONAL AIRPORT

PORT RASHID

ISLAND A

ISLAND D

ISLAND B

ISLAND E

ISLAND C

# EXPERIENCE DUBAI ISLANDS

Dubai Islands represents an innovative development in line with the Dubai 2040 Urban Master Plan, focusing on crafting sustainable communities that bolster connectivity, tourism, and quality of life. This initiative also seeks to drive economic development and uphold environmental protection.

# SECLUDED, YET CONNECTED

Côtier House makes you feel distant from the bustle of the city, but in this prime location you are, in fact, just minutes from Dubai's most central business, travel and entertainment hubs.

10 Minutes

from Gold Souq  
Metro Station

20 Minutes

from Dubai  
International Airport

20 Minutes

from The Dubai Frame

24 Minutes

from Dubai World  
Trade Centre

24 Minutes

from Downtown Dubai

33 Minutes

from Business Bay





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# HOTELS & RESORTS

Total of 86 resorts and hotels in  
Island A, B, C, and D





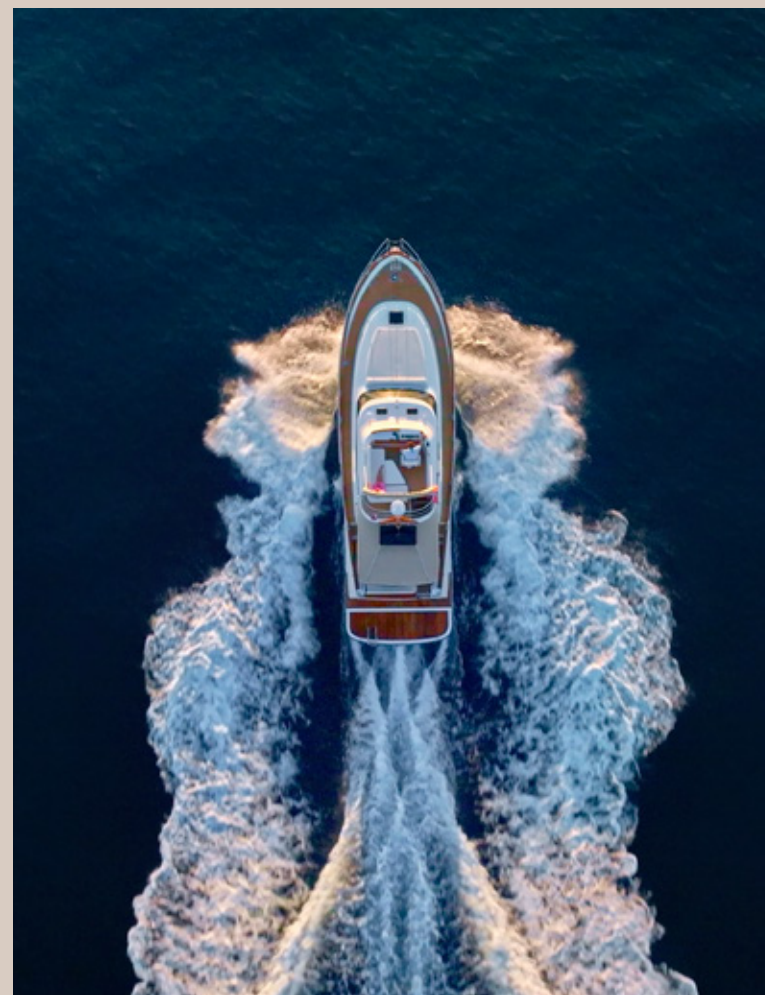
# BEACH ACCESS

21 - kilometre beach length with  
Blue Flag Global Accreditation



# MARINAS

Total of 9 marinas including 6 marinas in Island A

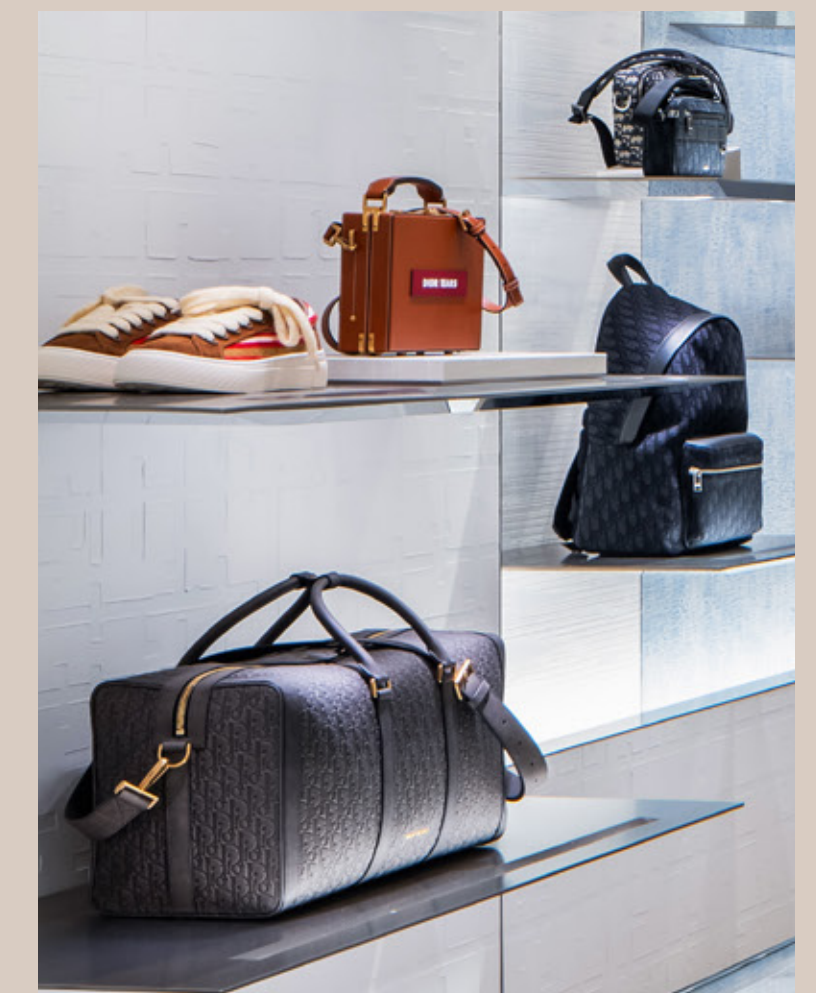






# MALLS

Located in Island A, the mall is designed for retail and entertainment



# GOLF COURSES

18 - hole golf course in Island C &  
9 - hole golf course in Island D







A  
LIFESTYLE  
EXPRESSED BY  
LOCATION

An aerial photograph of a beach. The left side of the image is dominated by deep blue ocean water. A white, foamy wave line runs vertically down the right side of the frame, separating the deep water from the sandy beach. The beach is a light tan color and appears to be relatively flat. The overall composition is simple and clean, with a strong vertical axis.

LIVE  
STEPS  
FROM  
THE  
OCEAN







POSITIONING

EFFORTLESS  
AND ELEGANT







NEIGHBOURHOOD

# MARINA-SIDE BLISS







EXPERIENCES

YOURS  
TO DISCOVER

›  
EXPERIENCE  
A RESORT-LIKE  
ATMOSPHERE,  
DEDICATED  
TO YOUR  
LEISURE AND  
WELL-BEING.





LIFESTYLE

# ELEGANCE IN ABUNDANCE





REVITALISE,



RECHARGE,



REIMAGINE

Cherish every moment of  
your marina lifestyle

The beauty of Côtier House is found not only in the contemporary flow of its architecture and the plush opulence of its interiors. Beauty is a future extended from the property's physical aesthetic to the senses, emotions and experiences connected to the lives and lifestyles of its residents.



›  
SWIMMING  
POOLS

A grand infinity pool extends the full width of the property's lower levels. A scene of unbridled tranquility that immerses guests in complete calm. Côtier House's full collection of swimming pools include spaces to accommodate adults, families and children.



A FIRST-LINE MARINA  
FACING PROPERTY, WITH  
STUNNING VIEWS AND  
INTERCONNECTED PROMENADES.





›  
ENTRANCE  
LOBBY

A hotel style arrival welcomes guests to Côtier House, introducing them to enchanting interiors and soft furnishings—a curated formulation of texture colour and natural light.





Experience the perfect blend of elegance and functionality within the thoughtfully designed spaces at Côtier House. The lobby embodies seamless beauty and practicality, where every detail enhances comfort and timeless style.





CÔTIER  
HOUSE  
BY ENTIAO

Decorative wall art consisting of a grid of white, stylized knot or rope motifs.

>  
CLUB  
HOUSE

Situated at the heart of Côtier House, The Clubhouse is a unique communal space where residents can socialise and reconnect. It is ideal for hosting friends and family, and networking with like-minded residents.









*you look amazing*

>  
FITNESS

Côtier House is a home dedicated to your well-being. With a state-of-the-art gym, residents have access to elevated workouts within moments of their homes.

NOT DREAM OF IT. TRAIN FOR



EXPERIENCE THE HEIGHT OF  
REFINED LIVING IN A SPACIOUS  
4-BEDROOM PENTHOUSE,  
WHERE EVERY DETAIL  
EMBODIES TIMELESS ELEGANCE  
AND MODERN COMFORT





Discover the grandeur of 4-bedroom penthouses at Cotier House, where luxury meets versatility. Designed with precision, the expansive layouts and refined finishes create a harmonious balance of style, comfort, and practicality.







AN INVITATION TO  
ELEVATED LIVING IN A  
SPACIOUS 3-BEDROOM  
PENTHOUSE WITH  
BREATHTAKING VIEWS  
AND LUXURIOUS DESIGN.





In the exclusive 3-bedroom penthouses at Cortier House, every detail is a blend of elegance and purpose. Thoughtfully curated materials enhance seamless functionality and timeless sophistication within the expansive and open spaces.











AN INVITATION  
TO LIGHT-FILLED  
SPACES AND  
BEAUTIFULLY-CRAFTED  
FURNISHINGS



In the exclusive 1-bedroom residences at Cortier House, every detail embodies refined simplicity and purpose. Meticulously chosen finishes elevate the ambiance, blending modern functionality with timeless elegance in a beautifully intimate space







Inside the collection of apartments, duplex suites, penthouses and terrace houses at Côtier House, each impeccable detail combines the intuitive and the beautiful. Carefully selected material palettes create seamless functionality, usability, and practicality within the open layout of each home.







Curtained floor-to-ceiling windows give residents a subtle control over natural light as it reflects and diffuses across the interior materials — highlighting a masterfully tailored furniture selection as each room is bathed in sunlight.









Experience the perfect blend of elegance and modernity in our spacious apartments. Designed to inspire, these residences offer seamless layouts, premium finishes, and thoughtful details that redefine luxury living. Privacy and comfort come standard, making every moment truly extraordinary.







Smooth curves within intimate settings create a softness among the clean angular shapes that define our contemporary materials pallet. Here, residents live in privacy and comfort down to every extraordinary detail.







Stretching wide with effortless grace, the balcony unveils an uninterrupted panorama of the sea—a sanctuary where elegance meets the infinite. Here, every moment is embraced by the soothing whispers of the waves and the boundless beauty of the horizon.





# BRANDED FEATURES



5 MIN WALK  
TO THE BEACH



NEAR TO  
THE MALL



FULLY FURNISHED  
WITH CUSTOM FURNITURE



ELECTRIC VEHICLE  
RECHARGE STATION

**Miele**

**GESSI**<sup>®</sup>

  
**Villeroy & Boch**  
1748

**alexa**  




# IMTIAZ

WE ENVISION EVERY PROPERTY WE CREATE AS A NEW  
CANVAS, EACH FILLED WITH THE POTENTIAL TO  
BECOME A TIMELESS MASTERPIECE.

Each project is a transformative journey, meticulously crafted to achieve perfection. We reimagine landscapes, redefine skylines, and enhance the lives of residents and their communities. Guided by an uncompromising commitment to excellence, we create spaces that set new standards for what it means to feel at home—whether in Dubai or anywhere in the world.

800 468429 | [info@imtiaz.ae](mailto:info@imtiaz.ae)

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