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

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 A NEW PERSPECTIVE



Live in synergy with every detail



The architectural concept of Côtier 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.

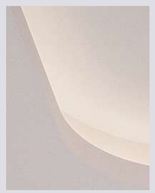






› A feeling of belonging that only ‘home’ can provide.







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.

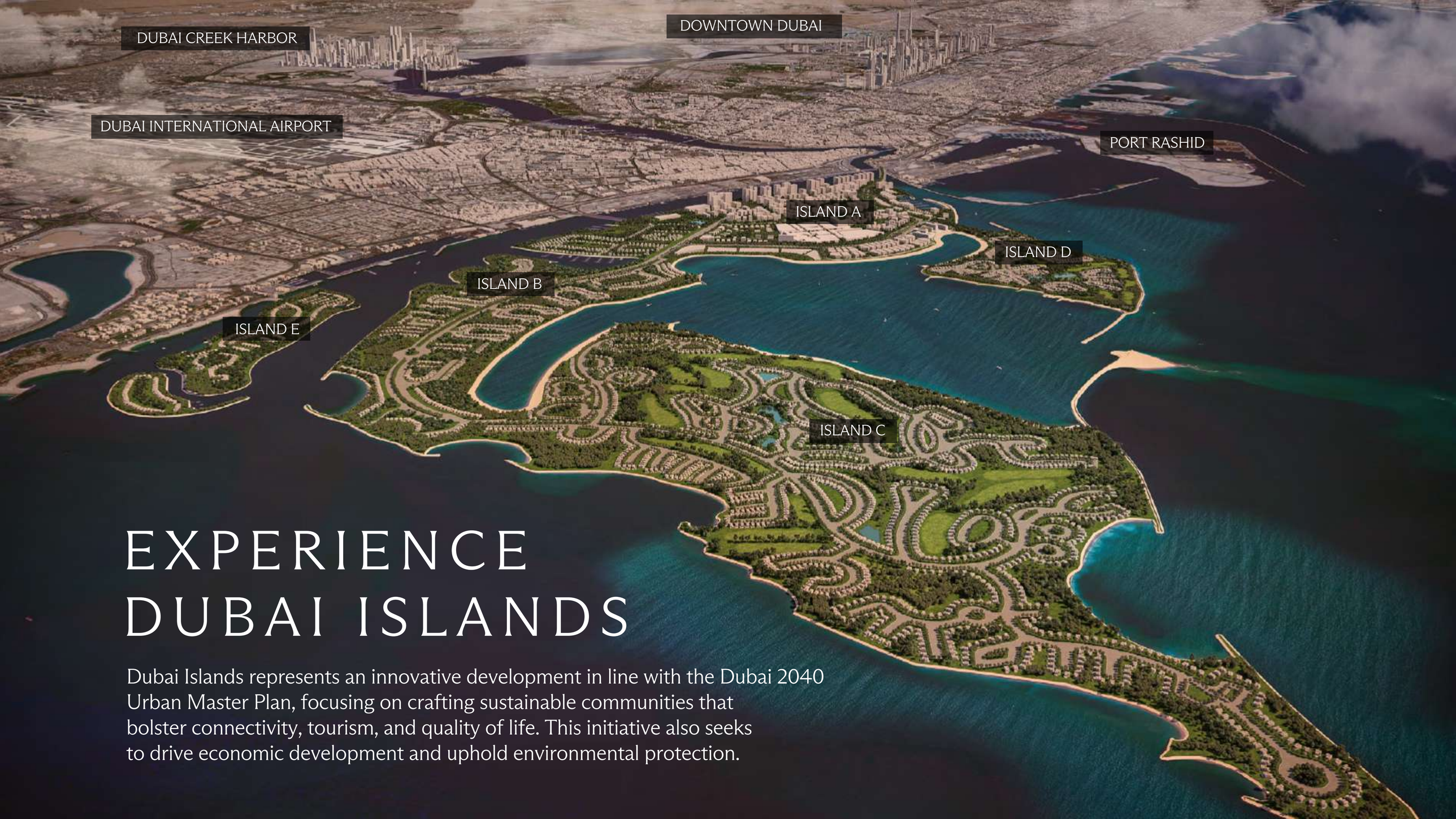


SECLUDED, YET CONNECTED

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





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.


CÔTIER
HOUSE

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


LIVE
STEPS
FROM
THE
OCEAN





POSITIONING

EFFORTLESS AND ELEGANT


IMTIAZ

NEIGHBOURHOOD

MARINA-SIDE BLISS







EXPERIENCES

YOURS TO DISCOVER

›

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

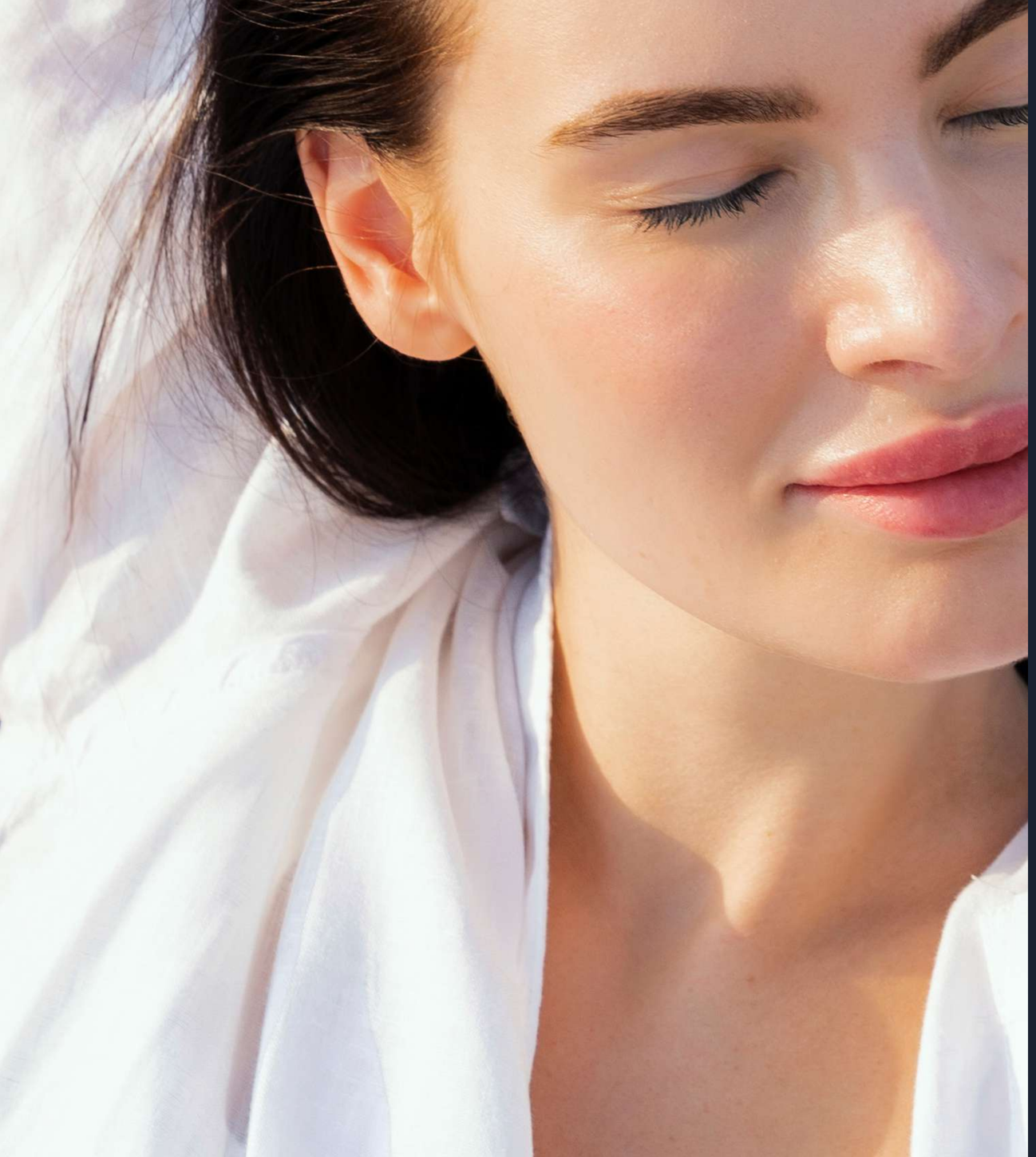




LIFESTYLE

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

›

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.







›

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.



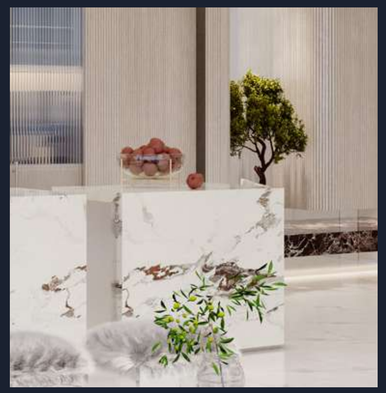



IMTIAZ



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.






IMTIAZ
DEVELOPMENTS


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



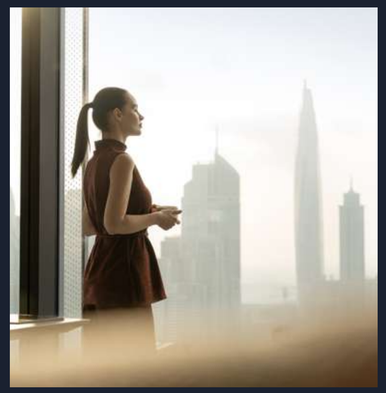

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Inside the collection of apartments, duplex suites, penthouses and terrace houses at Côtier House, each impeccable detail combines the intuitive and the beautiful. Carefully selected material palettes create seamless functionality, usability, and practicality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



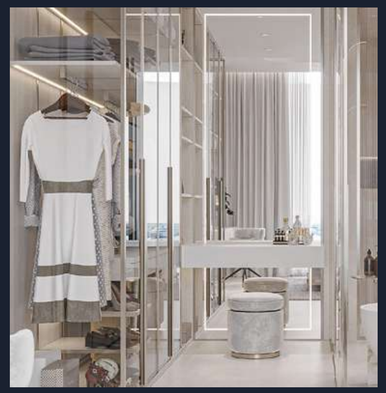

COTTON

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.



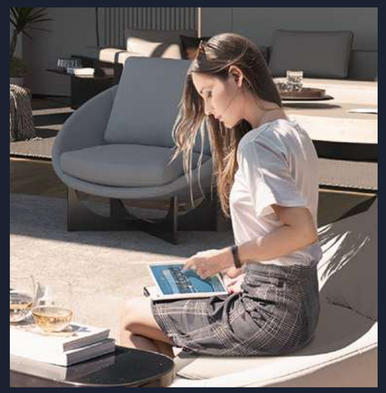

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Smooth curves within intimate settings create a softness among the clean angular shapes that define our contemporary materials pallet. Here, residents live in privacy and comfort down to every extraordinary detail.





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.





IMTIAZ

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

Our projects stand out because they are more than just developments.

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They are transformative journeys, striving for perfection. They reimagine landscapes, redefine skylines, and enrich the lives of residents and their surroundings. Driven by an unwavering commitment to excellence and guided by an ethos without compromise, we create spaces that set new benchmarks for what it means to be home in Dubai, and anywhere in the world.

