



CÔTIER

HOUSE 2

DUBAI ISLANDS

IMTIAZ

WELCOME TO Côtier House 2

Côtier House 2 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 2 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.

Côtier House 2 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

THE  
OCEAN  
IS  
CALLING

Set your  
mind adrift  
in a marina  
reimagined

Against an awe-inspiring ocean backdrop, Côtier House 2 is the latest Dubai Islands masterpiece from IMTIAZ. Poised in an effortless marina-front setting, the property defines a new era of design and architecture for its residents and its community.



An address where every sunset  
belongs to you.

COGITO ET RE  
RH OLU S EMI 2  
I M I A Z

DESIGNED FROM



Live in  
synergy  
with every  
detail

A

NEW

PERSPECTIVE



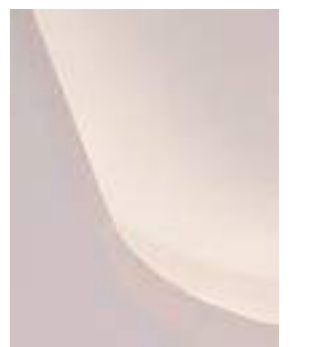
The architectural concept of Côtier House 2 is an ode to the ocean—its undulating waves, the calming sea breeze, and the way light refracts and sparkles across the water’s surface. The result is a property of design excellence, evoking the distinct sense of belonging that only a true ‘home’ can provide



> 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 2, 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 2 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



DUBAI CREEK HARBOR

DOWNTOWN DUBAI

DUBAI INTERNATIONAL AIRPORT

PORT RASHID

ISLAND A

ISLAND D

ISLAND B

ISLAND E

ISLAND C

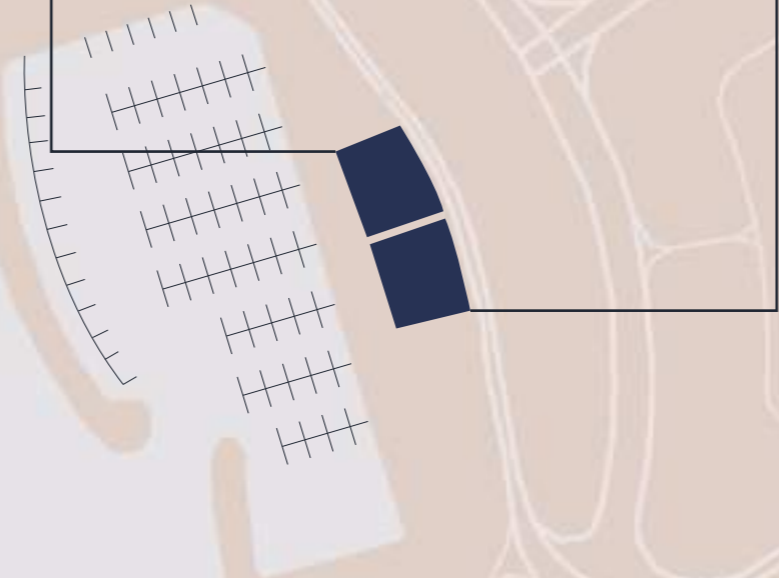
# EXPERIENCE DUBAI ISLANDS

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.

# DUBAI ISLANDS

**CÔTIER**  
HOUSE 2

**CÔTIER**  
HOUSE



# HOTELS & RESORTS

A total of 86 resorts and hotels across  
Islands A, B, C, and D.





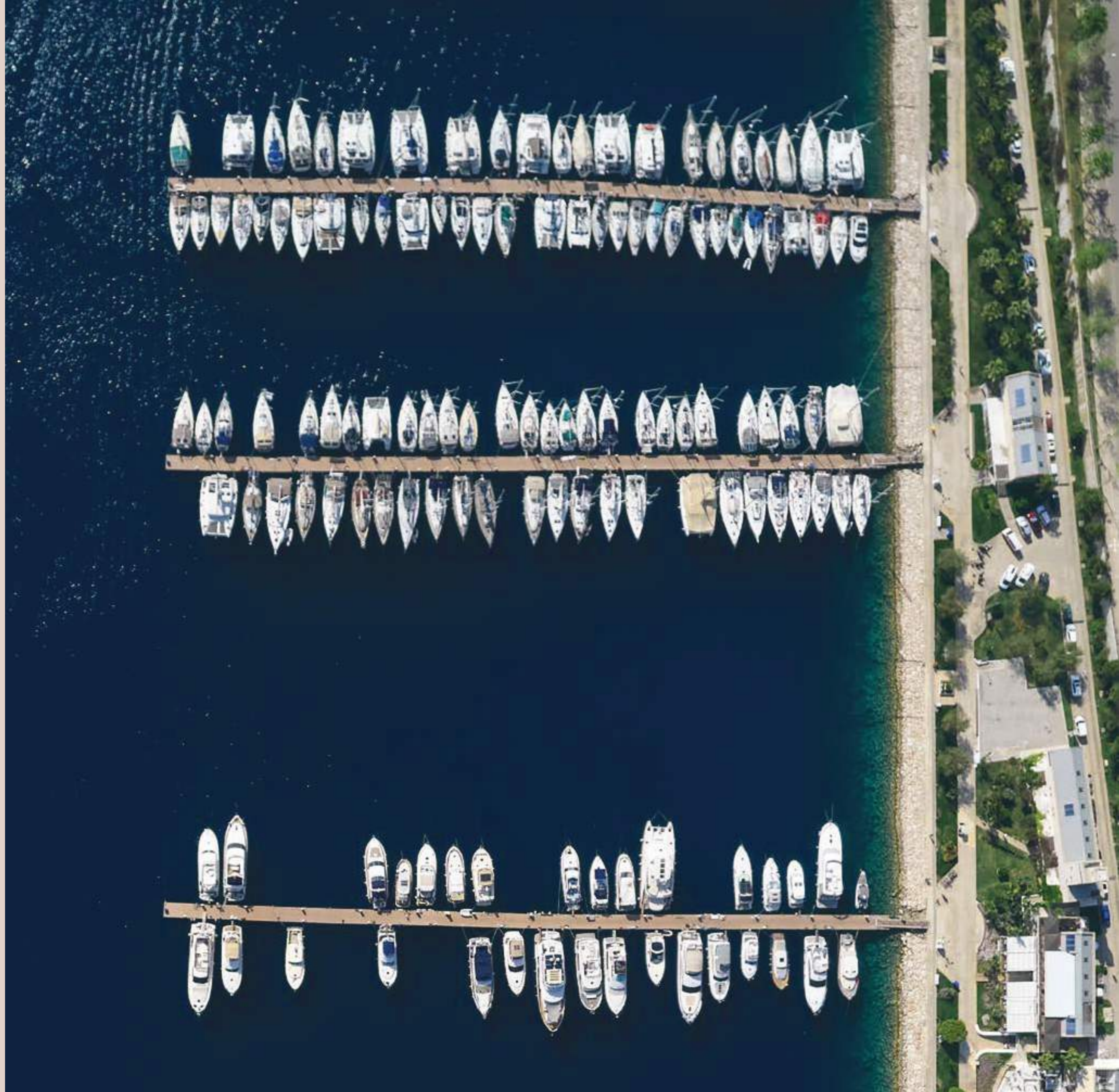
# BEACH ACCESS

21-kilometre beach with Blue Flag  
Global Accreditation.



# MARINAS

A total of 9 marinas, including  
6 on Island A.







# MALLS

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



# GOLF COURSES

An 18-hole golf course on Island C  
& a 9-hole golf course on Island D.





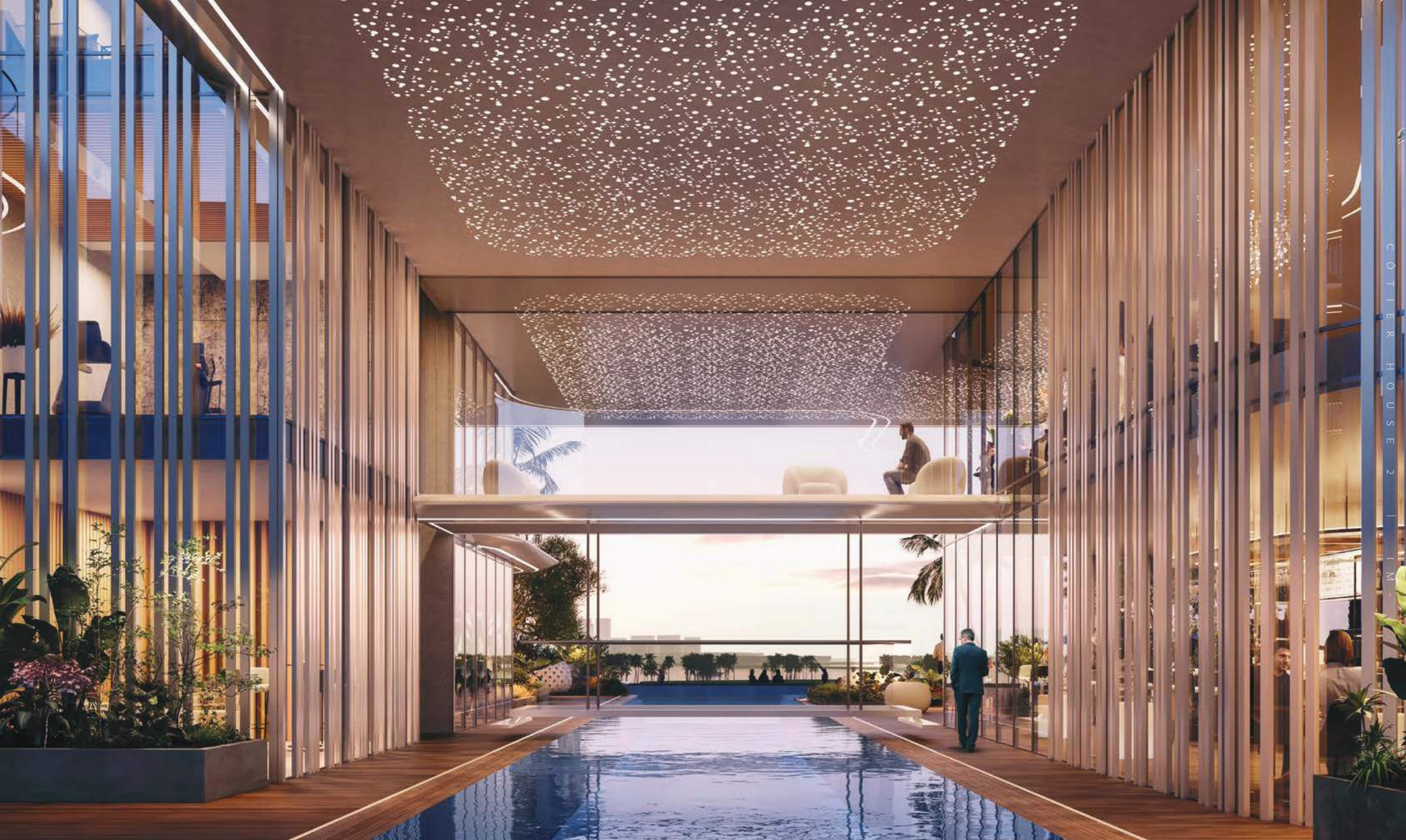


A  
LIFESTYLE  
EXPRESSED BY  
LOCATION

An aerial photograph of a coastline. The left side of the image shows a dark, deep blue sea. On the right, waves are breaking, creating white foam and a lighter, yellowish-brown water color. The coastline is irregular and jagged. The text is overlaid on the dark blue sea area.

LIVE  
STEPS  
FROM  
THE  
OCEAN







POSITIONING

EFFORTLESS  
AND ELEGANT





CONCEPT ARCHITECTURE



NEIGHBOURHOOD

# MARINA-SIDE BLISS





LITAKI

COTTIER HOUSE 2 | IMTIAZ

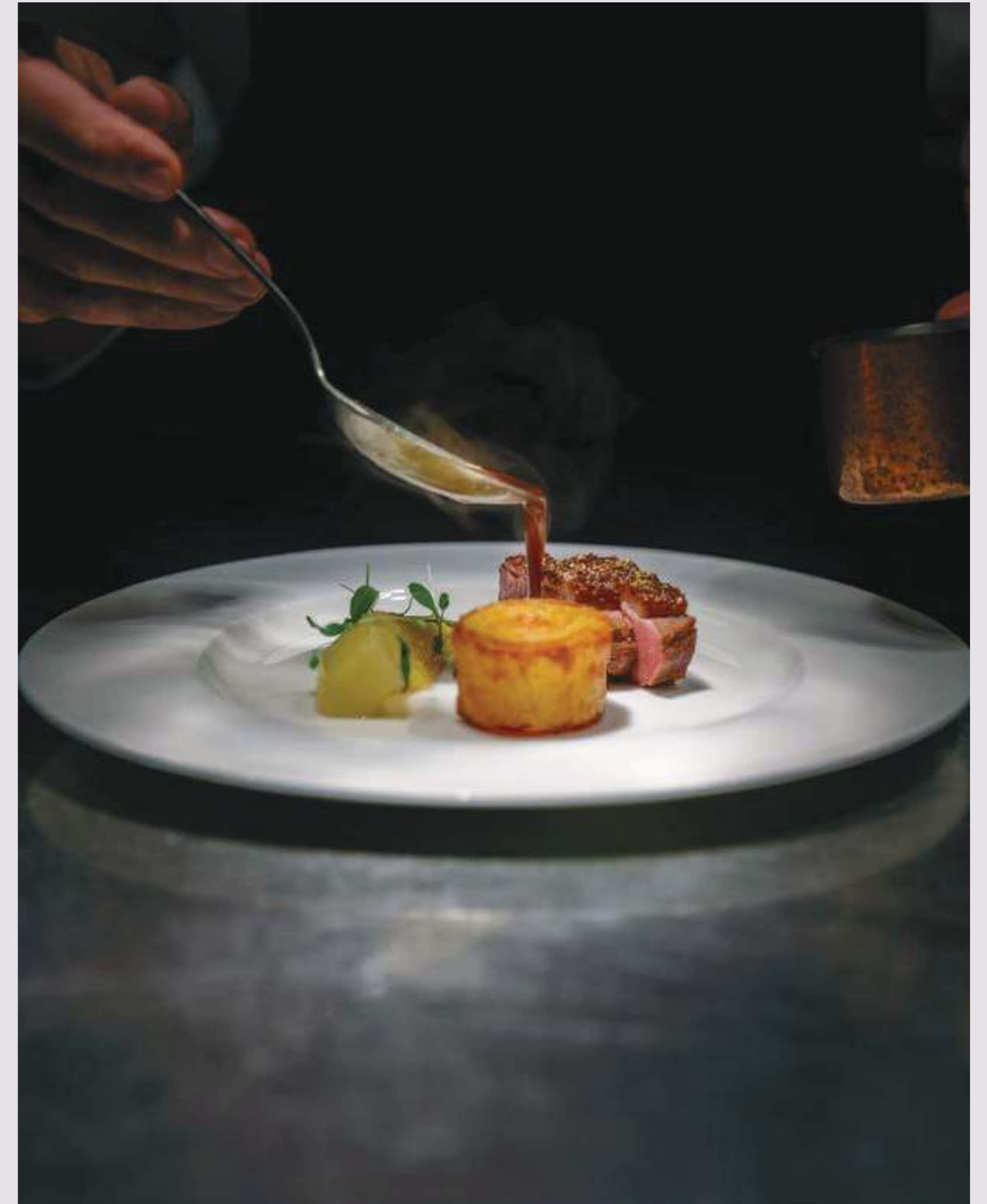


EXPERIENCES

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 2 is found not only in the contemporary flow of its architecture and the plush refinement of its interiors, beauty is a further extended to the senses, emotions, and experiences that enrich the lives and everyday moments 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 2's full collection of swimming pools includes 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 2, 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 2. The lobby embodies seamless beauty and practicality, where every detail enhances comfort and timeless style.





CÔTIER  
HOUSE  
LUXURY



## CLUB HOUSE

Situated at the heart of Côtier House 2, the Clubhouse is a unique communal space where residents can socialise and reconnect. It is ideal for hosting friends and family, as well as networking with like-minded residents.









## FITNESS

Côtier House 2 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.



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





Discover the grandeur of 3-bedroom penthouses at Côtier House 2, 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 Côtier House 2, every detail is a blend of elegance and purpose. Thoughtfully curated materials enhance seamless functionality and timeless sophistication within the expansive and open spaces.







INTIAZ





AN INVITATION TO  
LIGHT-FILLED  
SPACES AND  
BEAUTIFULLY CRAFTED  
FURNISHINGS



In the exclusive 1-bedroom residences at Côtier House 2, 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 2, 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.







Panoramic floor-to-ceiling windows invite natural light to flow effortlessly, reflecting and diffusing across the interiors. Every space is thoughtfully designed to enhance brightness, highlighting the refined material palette and bespoke furnishings 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.



Bedroom



17:25



Smooth curves within intimate settings create a softness among the clean angular shapes that define our contemporary materials palette. 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

Côtier House 2 is home to the world's finest brands. Miele delivers precision-engineered kitchen appliances, Gessi offers Italian luxury in bathroom fixtures, Villeroy & Boch combines elegance with durability in sanitaryware, and Amazon Alexa provides effortless smart home control. Together, they elevate every detail of your living experience.

**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.

IMTIAZ

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