



FACTSHEET

BEACH  
WALK  
RESIDENCE 4

IMTIAZ

# PROJECT OVERVIEW

**Name:**

Beach Walk Residence 4

**Location:**

Dubai Islands

**Developer:**

IMTIAZ Developments

**Project type:**

Residential

## BEACH WALK RESIDENCE 4

Beach Walk Residence 4 in Dubai Islands offers a unique lifestyle just moments from the beach, with stunning ocean views. This prime location ensures seamless connectivity to Downtown Dubai and DXB Airport, making it ideal for living and investment. With waterfront residences, world-class amenities, and ongoing developments which enhance value, it's a perfect blend of luxury and financial growth.





# AN ICON OF *COASTAL ELEGANCE*

9 Marinas

2 Golf Courses

Breathtaking Sunset Views

21 KM Beachfront

86 Resorts & Hotels

## AMENITIES



FAMILY  
SWIMMING POOL



ZEN  
GARDEN



BBQ  
AREA



OUTDOOR  
YOGA RETREAT



FULLY  
EQUIPPED GYM



ROOFTOP  
INFINITY POOL



EXTRA VISITOR  
PARKING



CLUB  
ROOM



ROOFTOP  
GARDEN



GRAND  
ENTRANCE



KIDS  
PLAY AREA

# LOCATION OVERVIEW

|                              |        |
|------------------------------|--------|
| Infinity Bridge:             | 5 min  |
| Waterfront Market:           | 5 min  |
| Nearest Metro Station:       | 8 min  |
| Al Mamzar Beach:             | 8 min  |
| Dubai International Airport: | 12 min |
| The Elite English School:    | 12 min |
| Cruise Terminal:             | 15 min |
| La Mer Beach:                | 15 min |
| Jumeirah Public Beach:       | 20 min |
| Dubai Frame:                 | 20 min |
| Downtown Dubai:              | 24 min |
| Dubai Mall:                  | 24 min |



## PAYMENT *PLAN*

|                                        |                                            |                                            |                                                       |
|----------------------------------------|--------------------------------------------|--------------------------------------------|-------------------------------------------------------|
| ①<br>20%<br>ON BOOKING                 | ②<br>5%<br>15 <sup>TH</sup> AUGUST, 2025   | ③<br>5%<br>15 <sup>TH</sup> NOVEMBER, 2025 | ④<br>10%<br>15 <sup>TH</sup> MARCH, 2026              |
| ⑤<br>5%<br>15 <sup>TH</sup> JUNE, 2026 | ⑥<br>10%<br>15 <sup>TH</sup> OCTOBER, 2026 | ⑦<br>5%<br>15 <sup>TH</sup> MARCH, 2027    | ⑧<br>40%<br>15 <sup>TH</sup> JUNE, 2027 ON COMPLETION |

## UNIT *DETAILS*

| Units Available  | Minimum Sizes (Sq.ft) |
|------------------|-----------------------|
| 1 Bedroom        | 776                   |
| 2 Bedroom        | 1305                  |
| 3 Bedroom        | 1790                  |
| 3 Bedroom Duplex | 2522                  |