





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 thatonly a true 'home' can provide

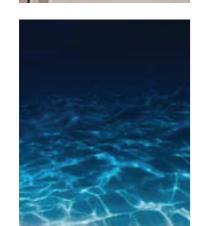






Distinctive ocean-inspired curves.

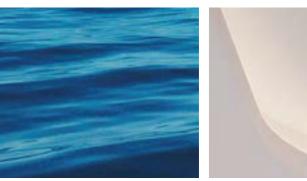








A feeling of belonging that only 'home' can provide.



# SECLUDED, YET CONNECTED

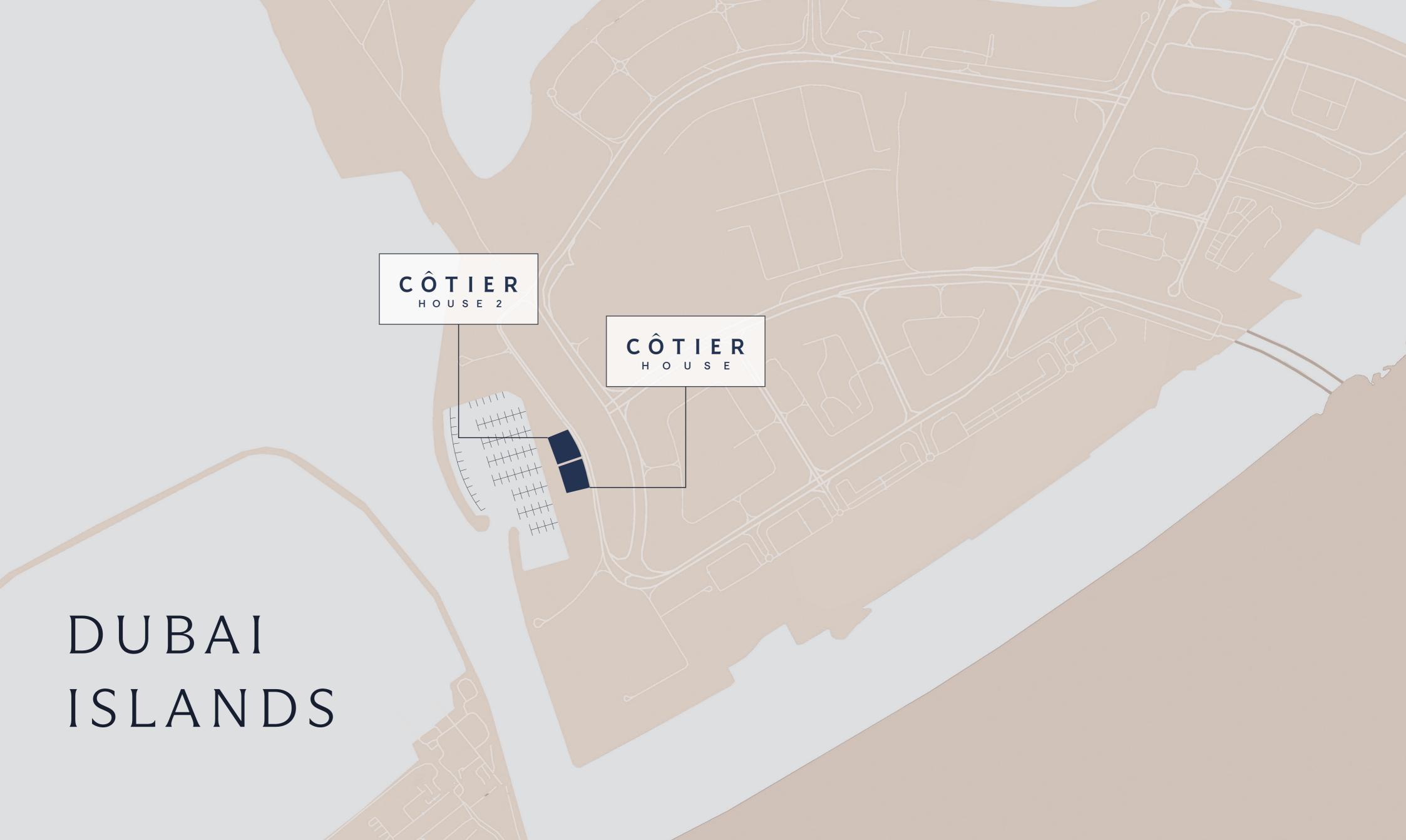
Côtier House 2 makes you feel distant from the bustle of the city, but in this prime location, you are, in fact, just minutes from Dubai's most central business, travel and entertainment hubs.

10 Minutes 20 Minutes 20 Minutes from Gold Souq from Dubai from International Airport Metro Station The Dubai Frame 24 Minutes 24 Minutes 33 Minutes from Dubai from from Business Bay World Trade Centre Downtown Dubai



INTERNATIONAL AIRPORT





## HOTELS & RESORTS

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







## BEACH ACCES

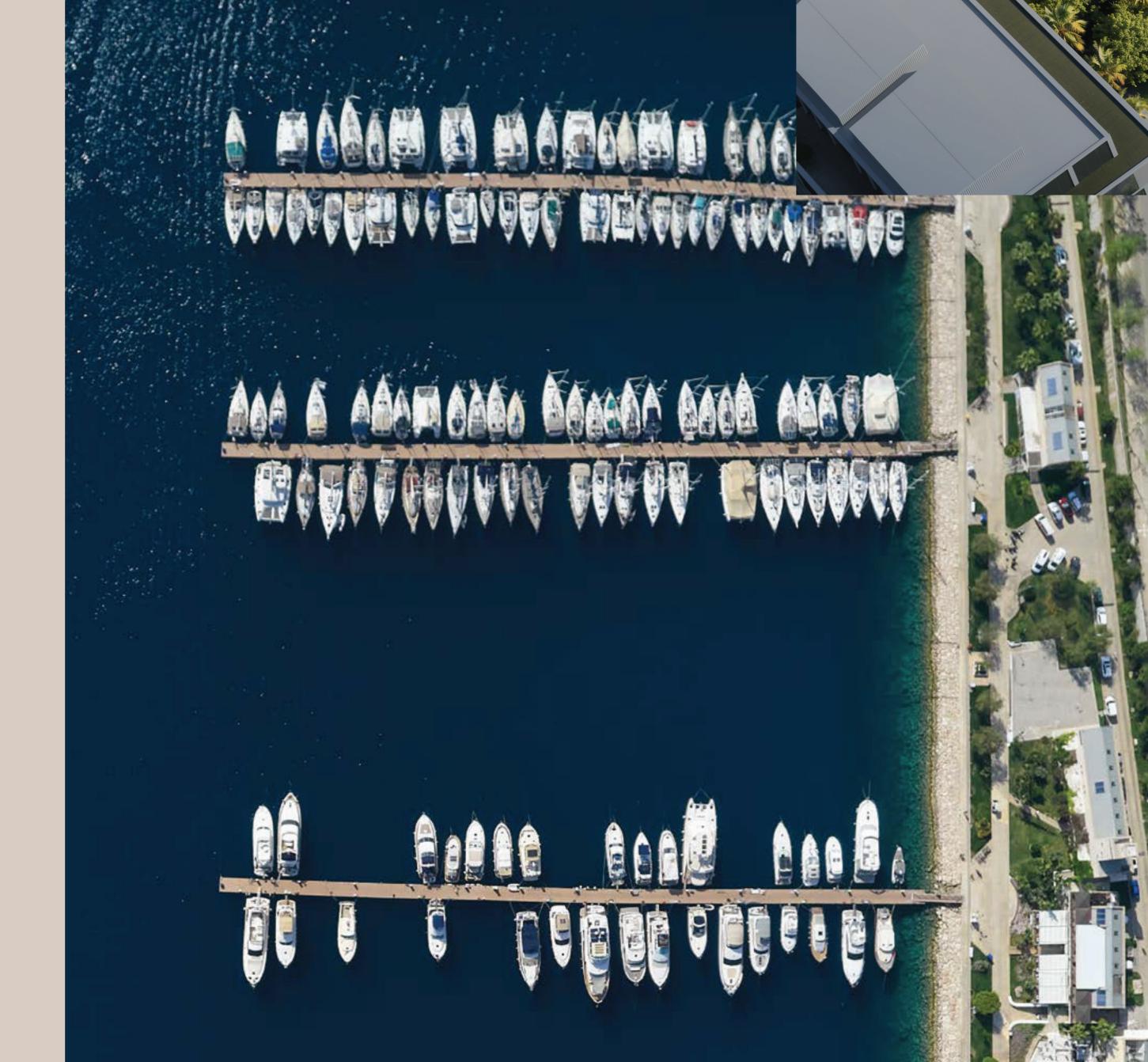
21-kilometre beach with Blue Global Accreditation.



#### MARINAS

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







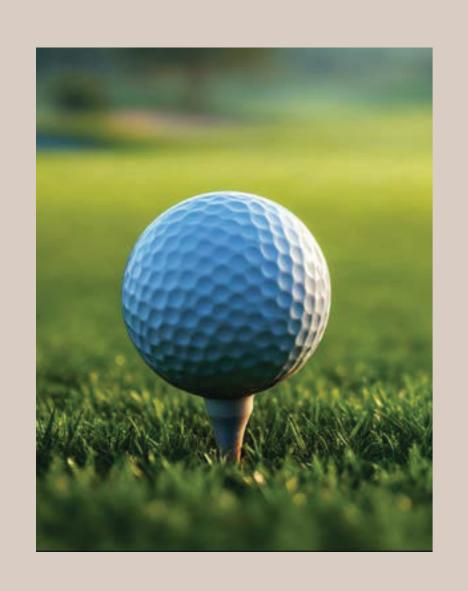
### MALLS

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.







LIFESTYLE

EXPRESSED BY

LOCATION

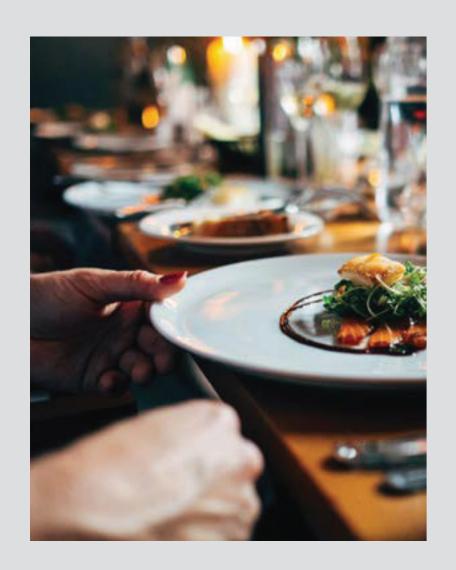


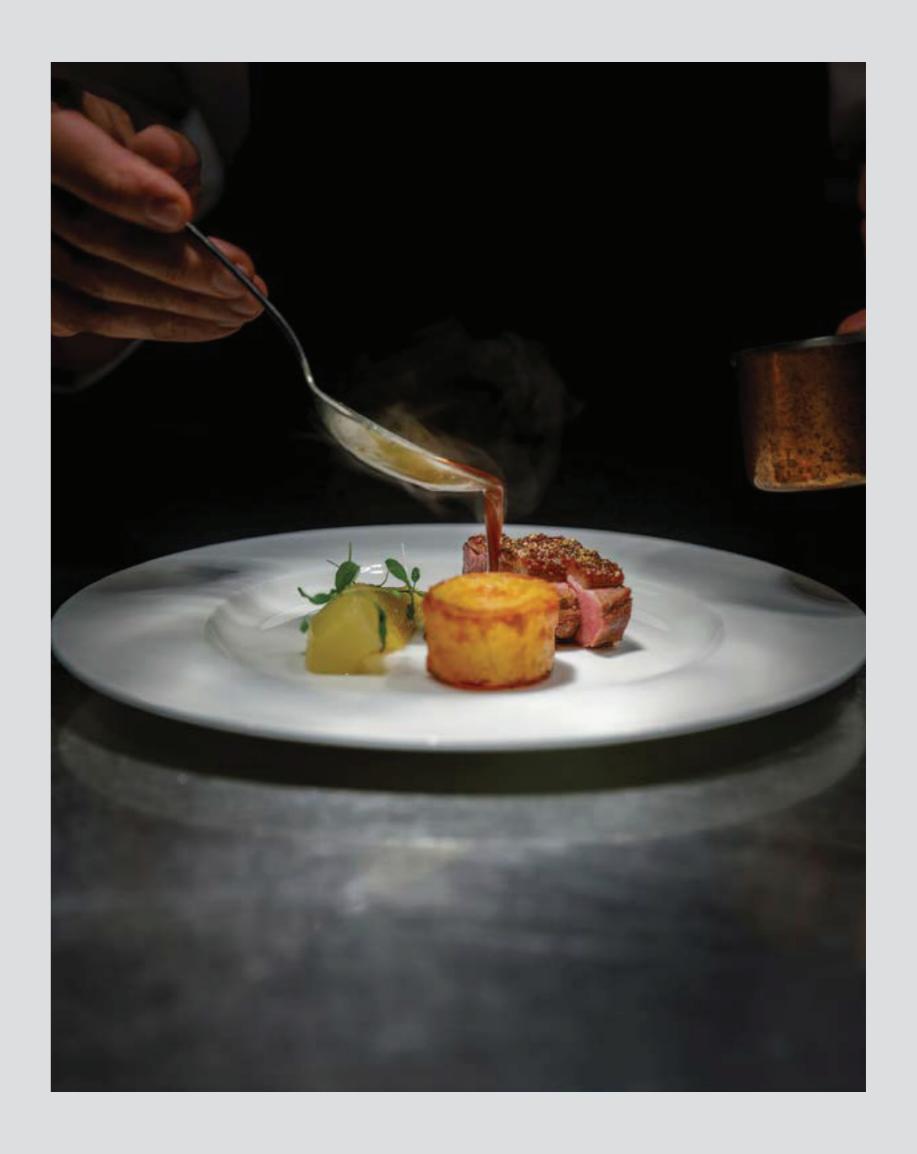
NEIGHBOURHOOD

MARINA-SIDE BLISS



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





## SWIMMING POOLS

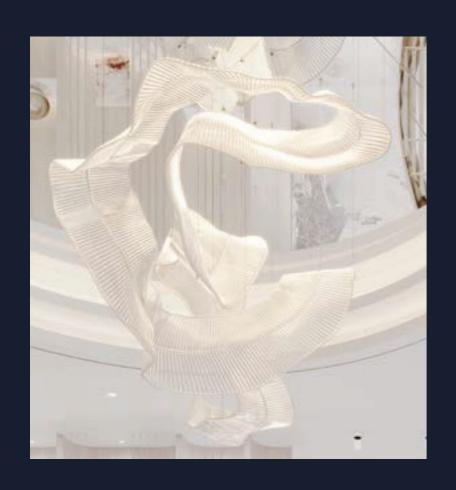
A grand infinity pool extends the full width of the property's lower levels. A scene of unbridled tranquility that immerses guests in complete calm. Côtier House 2's full collection of swimming pools includes spaces to accommodate adults, families and children.





## 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.





#### 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.

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.



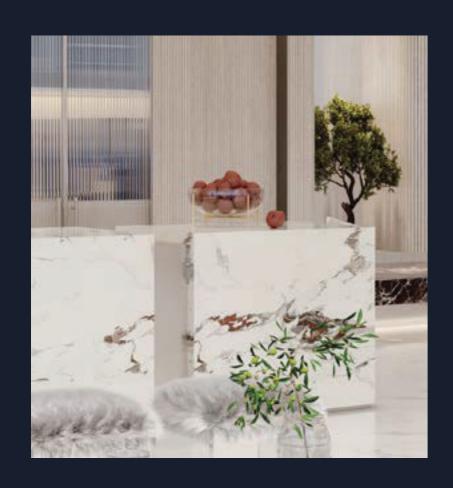






AN INVITATION TO ELEVATED LIVING
IN A SPACIOUS 3-BEDROOM PENTHOUSE
WITH BREATHTAKING VIEWS
AND LUXURIOUS DESIGN.

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.





)

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





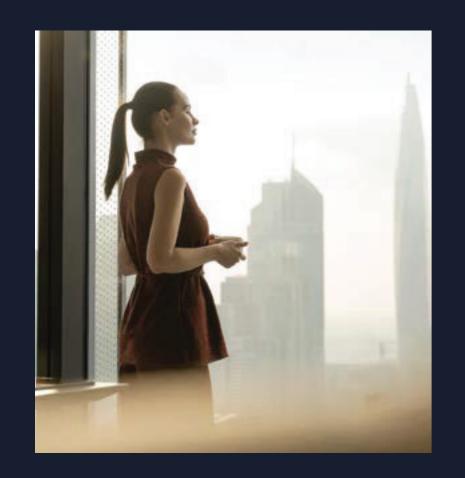
Inside the collection of apartments, duplex suites, penthouses, and terrace houses at Côtier House 2, each impeccable detail combines the intuitive and the beautiful. Carefully selected material palettes create seamless functionality, usability, and practicality within the open layout of each home.





)

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.



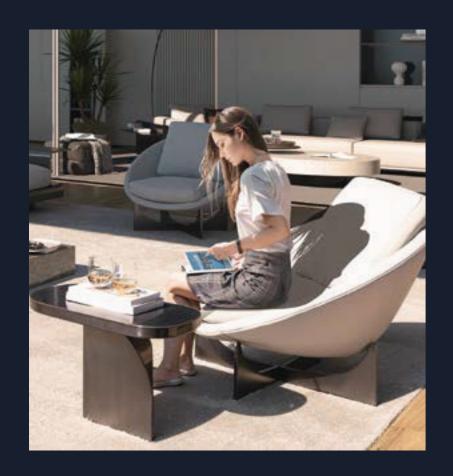


Smooth curves within intimate settings create a softness among the clean angular shapes that define our contemporary materials palette. Here, residents live in privacy and comfort down to every extraordinary detail.





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.





#### 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.

CONTACT: +971 58 579 5865

E-MAIL: mirka@iqproinvestment.ae

www.iqprorealestate.com