Project report: Sunset Bay 4 by Imtiaz

Facts as published, each with its source. Built by Kolaboro on 13 Nov 2026 from its public data. No verdicts.

In short

Sunset Bay 4 by Imtiaz is listed as under construction in Dubai Islands, Dubai, Dubai, UAE, by Imtiaz Developments. The handover date on record is Q2 2027. A permit number is published. Transparency score: 86 of 100, rank 3 of 18 in Dubai Islands. 1 of 6 developer claims we tested are confirmed. Last checked 12 Nov 2026.

Key facts

Developer: Imtiaz Developments
source: https://imtiaz.ae/property/sunset-bay-4-by-imtiaz

Location: Dubai Islands, Dubai, Dubai, UAE
source: https://imtiaz.ae/property/sunset-bay-4-by-imtiaz

Stage: under construction
source: https://imtiaz.ae/property/sunset-bay-4-by-imtiaz

Handover on record: Q2 2027
source: https://imtiaz.ae/property/sunset-bay-4-by-imtiaz

Permit or licence number: DLD project registration 3714
source: https://imtiaz.ae/property/sunset-bay-4-by-imtiaz

Price from: not published

Payment plan: 20% on booking (May 2025); 40% during construction; 40% on completion in June 2027
source: https://imtiaz.ae/property/sunset-bay-4-by-imtiaz

Last checked: 12 Nov 2026

Page we read: https://imtiaz.ae/property/sunset-bay-4-by-imtiaz

Transparency checklist

Transparency score: 86 of 100. Rank 3 of 18 in Dubai Islands. Rank 22 of 170 in Dubai

[x] Developer identified by legal name: Legal name: Imtiaz Real Estate Investment and Development LLC

[o] Developer found in an official company register: Not found in GLEIF by exact legal name

[x] Permit or licence number published: Number published: DLD project registration 3714

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: Q2 2027

[?] Handover date record: Not enough dated history yet

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[x] Address or plot location published: Precise enough for a map pin

[~] Developer website health: answers; valid TLS certificate; domain expiry within 60 days or unknown; lookalike-domain notice on record

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[o] Price published: No price in the pages we read

https://kolaboro.com/methods/transparency-score/

Changes on record

12 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/sunset-bay-4-by-imtiaz/

Sources

https://imtiaz.ae/property/sunset-bay-4-by-imtiaz
https://dubairealestateiq.com/project/sunset-bay-four-by-imtiaz

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/sunset-bay-4-by-imtiaz/
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