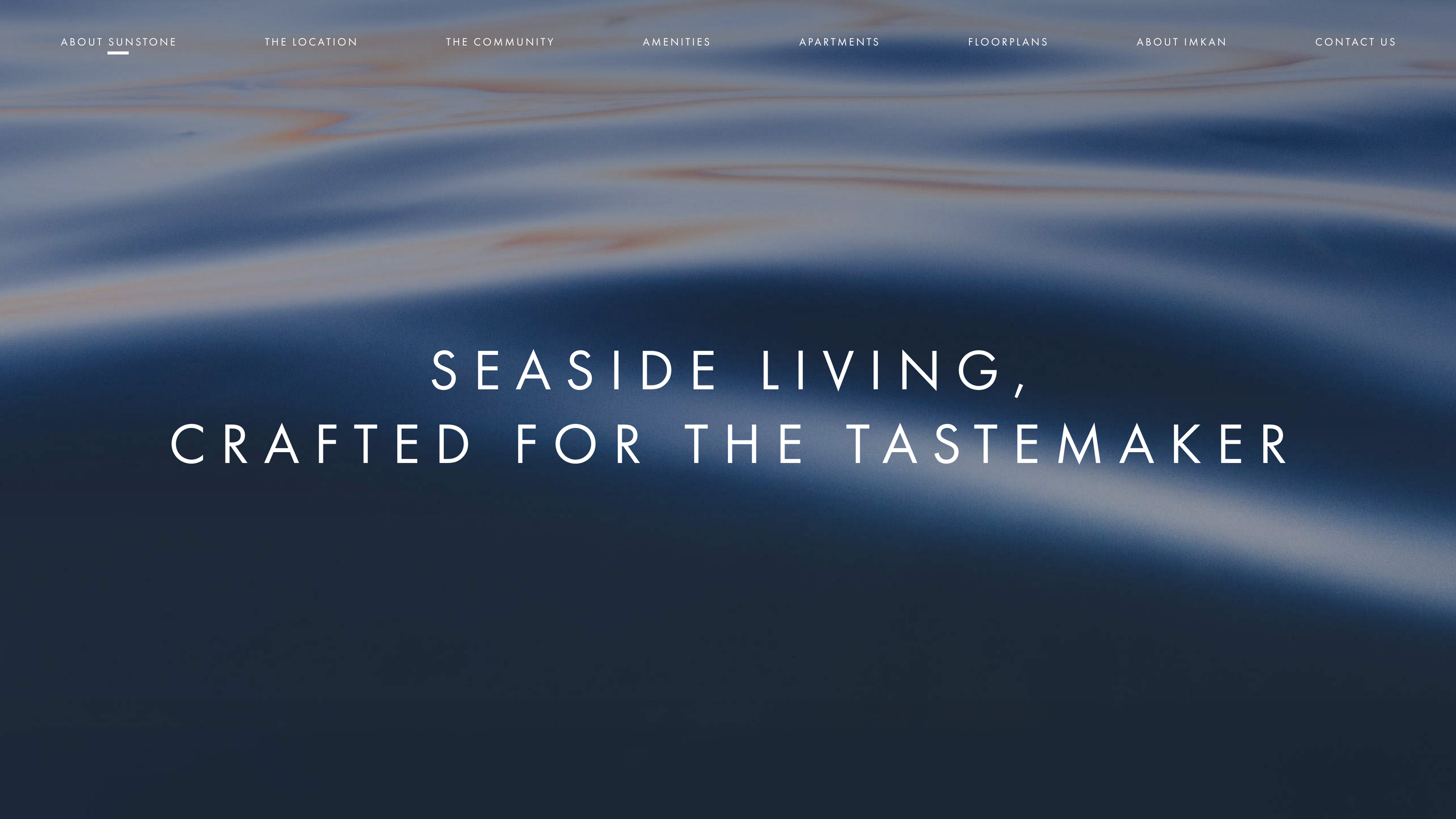
SEASIDE LIVING

sunstone

AL REEM ISLAND



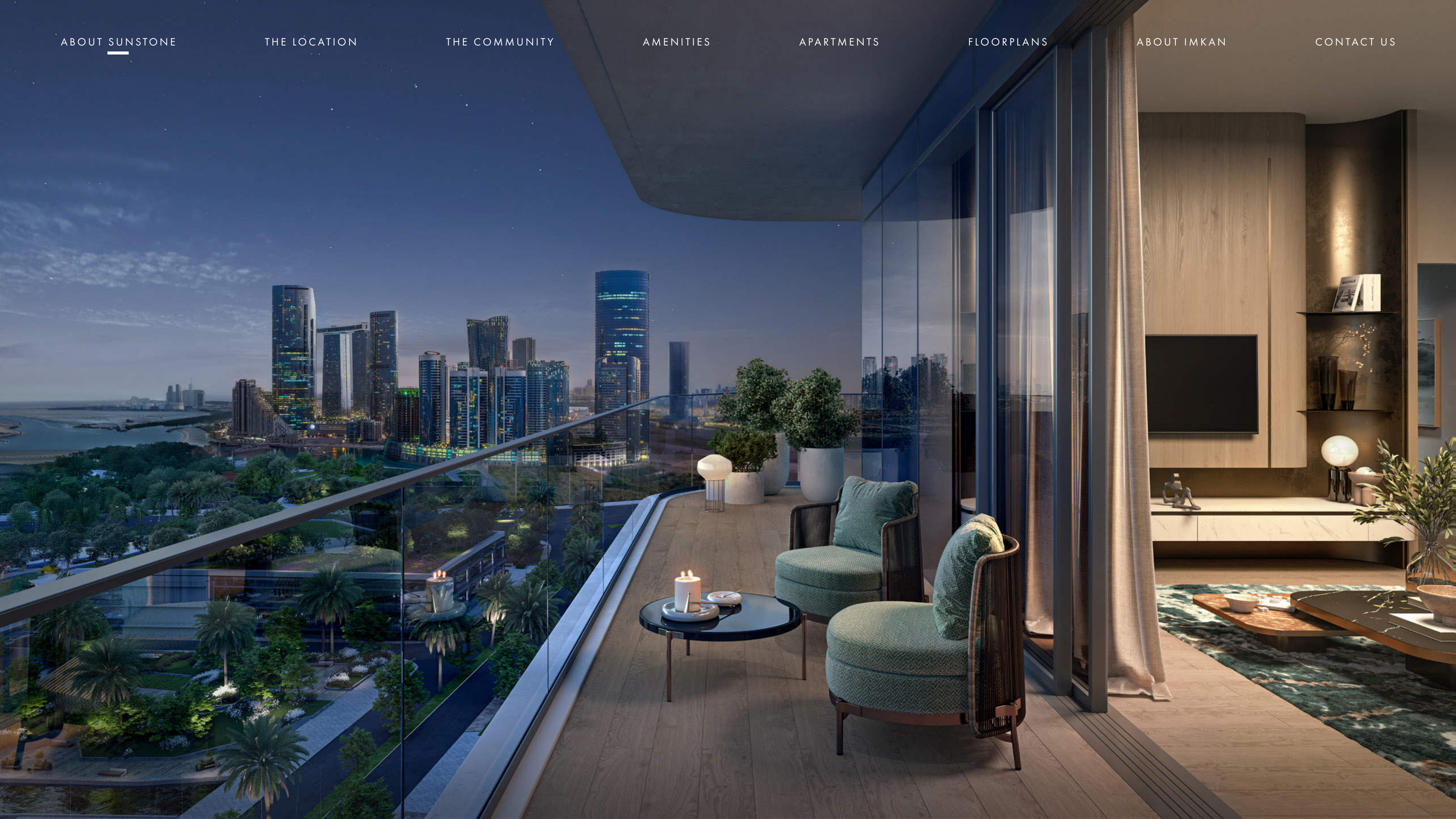
SEASIDE LIVING,
CRAFTED FOR THE TASTEMAKER

A HARMONY OF SAND AND SEA

Inspired by the crystalline beaches, Sunstone by IMKAN is a celebration of a waterfront lifestyle where golden sands meet the azure waves of the **Arabian Gulf** on the edge of **Makers District.**

Sunstone is a manifestation of our commitment to the overall fabric of **Abu Dhabi** - an elegant balance between enhancing the cityscape and standing out as a canvas for sophistication and style on either side of the horizon.

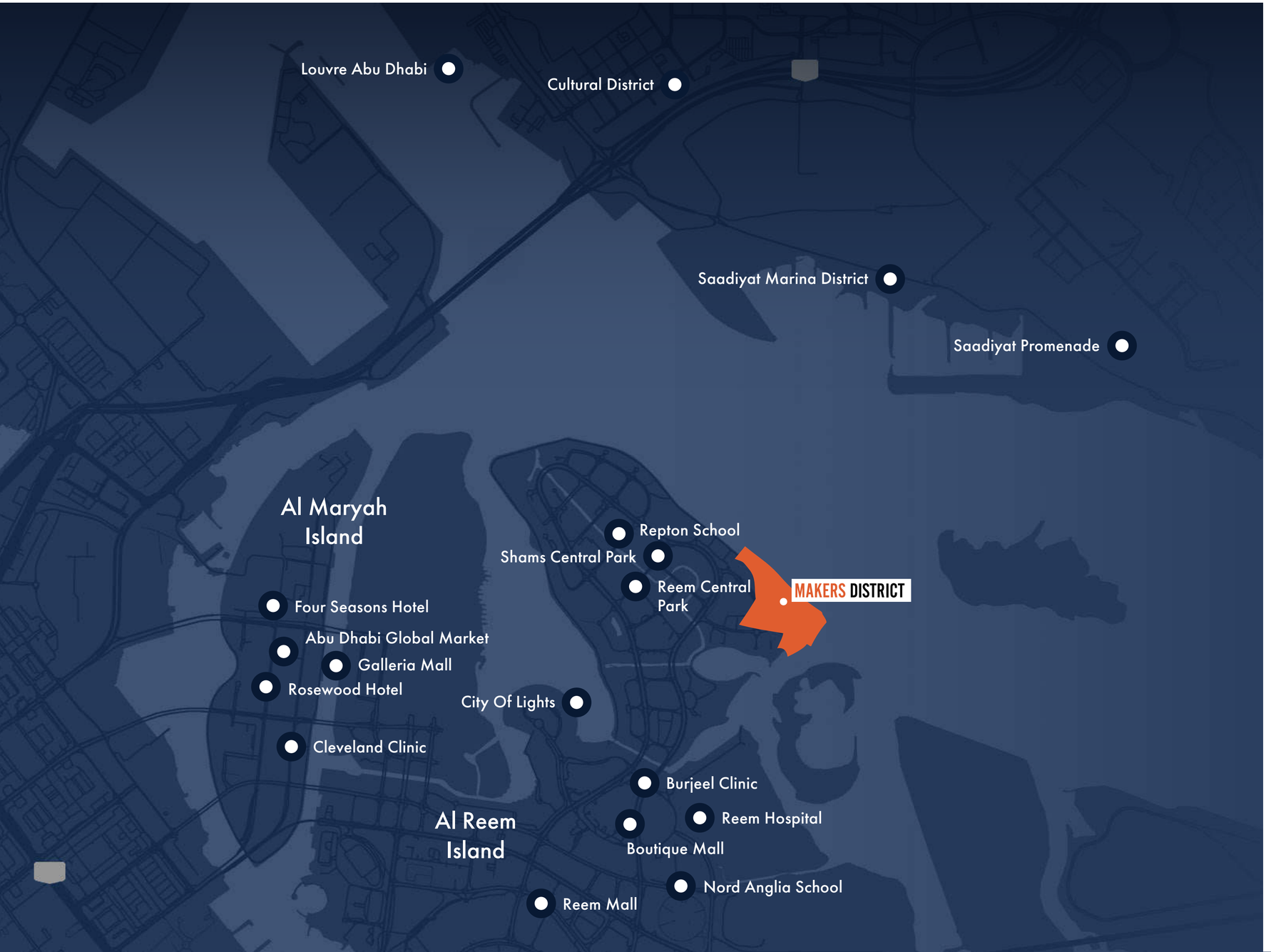




THE LOCATION



MINUTES TO
WHAT MATTERS



YOUR SEASIDE ADDRESS AT THE HEART OF IT ALL

20 Minutes
to Downtown Abu Dhabi

20 Minutes
to Guggenheim Museum

20 Minutes
to Louvre Abu Dhabi

30 Minutes
to Abu Dhabi Airport

50 Minutes
to Al Maktoum International Airport

20 Minutes
to Zayed Museum


IMKAN
IMKAN

THE COMMUNITY



INVITE IN
THE EXTRAORDINARY



MAKERS DISTRICT

Makers District is a vibrant mixed-use **waterfront community** on Al Reem Island, Abu Dhabi, blending modern residential towers, premium single-floor and duplex townhouses, and dynamic retail and dining spaces. Designed with cost-effective, elegant architecture, the development maximises ocean and city views while fostering a creative, energetic atmosphere. Its residential offerings include innovative layouts such as live/work units and loft-style apartments, alongside exclusive townhouses with private entrances and direct access to the lively waterfront promenade. A curated mix of boutique retail, lifestyle outlets, and F&B venues activates the public realm, creating a thriving **social hub** for residents and visitors.



CORNICHE AL REEM

The Pulsing Heart of Makers District.

Corniche Al Reem is more than just a pathway. It is the **vibrant soul of Makers District**, where residents and visitors come together to connect, create, and belong. Stretching 1 kilometer along the **breathtaking waterfront**, it blends innovation, elegance, and natural splendour, linking urban vibrancy with serene beauty. As the city's first climate-controlled promenade, it redefines outdoor living, offering year-round comfort whether strolling under the warmth of the sun or the gentle glow of twilight. Thoughtfully designed to encourage meaningful interactions with both the community and the space, Corniche Al Reem invites you to immerse yourself in its **vibrant energy**.






Gelato



AN ELEGANT TAPESTRY OF EXPERIENCES

Corniche Al Reem weaves together a rich mosaic of moments, each crafted to elevate your everyday.

Over **100 outlets**, from chic boutiques and gourmet restaurants to artisanal cafés.

Serene, lush **green spaces** perfect for reflection, relaxation, and quiet escape.

Eclectic art installations and **open-air galleries** that spark creativity at every turn.

Scenic **cycling** and **walking paths** that invite you to embrace active, **outdoor living.**

AMENITIES



CURATED FOR
A BALANCED LIFESTYLE

WHERE EXQUISITE FORM MEETS ELEVATED COMFORT

Indulge in **sumptuous** spaces for relaxation, recreation and social interaction, with every inch purposefully designed to enrich a balanced and fulfilling lifestyle.

- Outdoor spaces
- Gym
- Promenade
- Multipurpose room
- Cinema
- Lounge and Meeting Rooms



YOUR WINDOW TO BREATHTAKING SKYLINES

Wake up to **incredible vistas** with either expansive views of the tranquil **sea** and **Saadiyat Islands**, or the vibrant Makers District.



DIRECT ACCESS TO MAKERS BEACH

Immerse yourself in the serene beauty of the **coastline**, just steps away from your home, and indulge in daily **beachfront strolls** or invigorating morning swims.



LARGE AMENITY AREAS

Experience **luxury living** with an array of generous amenity spaces designed for relaxation and recreation. Enjoy the expansive **pool deck**, work out in the **state-of-the-art gym**, unwind in the private **cinema space**, and take leisurely walks in the beautifully **landscaped gardens**.



STATE-OF-THE-ART GYM

A **luxuriously curated gym** overflows with state-of-the-art equipment, designed to enhance every stretch, movement and workout. Inspiring, lively and modern, it empowers you to focus your mind, invigorate your body and amplify your lifestyle inside and out.





SPACIOUS MULTIPURPOSE ROOM

Explore the versatility of an expansive space, designed to meet your every need. With transformative flexibility to suit all occasions, the **multipurpose room** provides ultimate convenience for business or pleasure.

HIGH-TECH ENTERTAINMENT HUB

Boasting the very latest in audiovisual technology, this **entertainment space** is every cinephile's dream, offering an unparalleled **cinematic** experience in the comfort of your own residence.



APARTMENTS



INCREDIBLE VIEWS
AT YOUR DOORSTEP

THE GLIMMER OF THE SEA

With the needs of its residents in mind, every element is meticulously chosen to honour the majesty of Sunstone's **glorious seaside** setting. So every resident can have the home of their dreams.



YOUR COVE ON THE COAST

Stunning **1, 2, 3 and 4-bedroom** units face the uninterrupted views of the **sea** or the **unique city skyline**. Pervaded by a sophisticated ambience, spacious apartments feature thoughtfully designed interiors embellished with alluring textures and architectural elements that complement the **exquisite amenities.**




إمكان
IMKAN



AN ODE TO THE HORIZON

Each apartment boasts a **sophisticated** and **timeless interior**, with natural tones and textures providing a warm and inviting atmosphere and reflecting the surroundings to create a **serene living environment.**

. Warm touches of wood

. Delicate silk

. Light palette of timber

. Reconstituted stone

. Kitchens with built-in appliances

. Spacious balconies with panoramic views

FLOORPLANS



1-BEDROOM APARTMENTS

1-BEDROOM APARTMENT



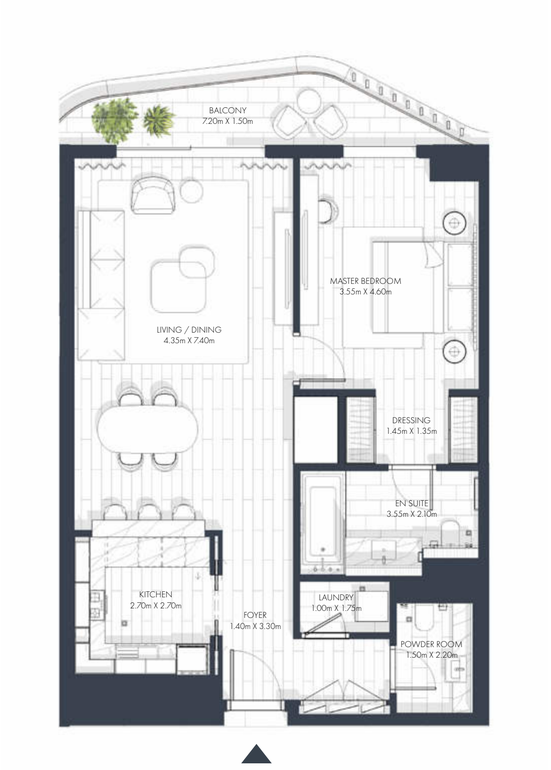




FLOORPLAN

1-Bedroom

Type 1



Plot Area	SQM	SQFT
Suite area	88 m^2	947 ft^2
Balcony area	13 m^2	140 ft^2
Total Built-Up Area	101 m^2	1,087 ft^2

1-Bedroom

Type 2



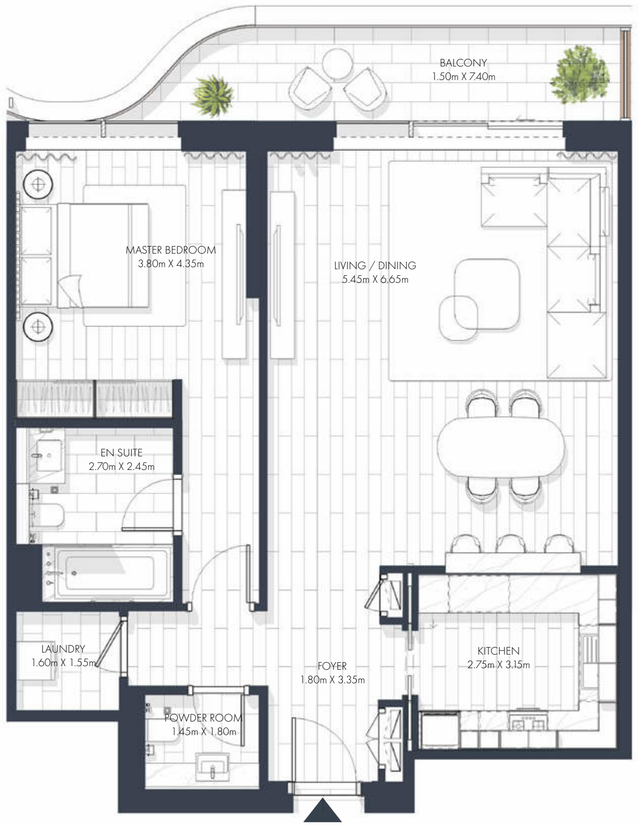
Plot Area	SQM	SQFT
Suite area	85 m^2	915 ft^2
Balcony area	14 m^2	151 ft^2
Total Built-Up Area	99 m^2	1,066 ft^2

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FLOORPLAN

1-Bedroom

Type 3



Plot Area	SQM	SQFT
Suite area	91 m^2	980 ft^2
Balcony area	15 m^2	161 ft^2
Total Built-Up Area	106 m^2	1,141 ft^2

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2-BEDROOM
APARTMENTS

2-BEDROOM APARTMENT







FLOORPLAN

2-Bedroom

Type 1



Plot Area	SQM	SQFT
Suite area	128 m^2	1,378 ft^2
Balcony area	23 m^2	248 ft^2
Total Built-Up Area	151 m^2	1,625 ft^2

2-Bedroom + 1

Type 2



Plot Area	SQM	SQFT
Suite area	144 m^2	1,550 ft^2
Balcony area	40 m^2	431 ft^2
Total Built-Up Area	184 m^2	1,981 ft^2

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2-Bedroom + 1

Type 3



Plot Area	SQM	SQFT
Suite area	132 m^2	1,421 ft^2
Balcony area	22 m^2	237 ft^2
Total Built-Up Area	154 m^2	1,658 ft^2

2-Bedroom

Type 4



Plot Area	SQM	SQFT
Suite area	133 m^2	1,432 ft^2
Balcony area	11 m^2	118 ft^2
Total Built-Up Area	144 m^2	1,550 ft^2

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2-Bedroom + 1

Type 5



Plot Area	SQM	SQFT
Suite area	154 m^2	1,658 ft^2
Balcony area	33 m^2	355 ft^2
Total Built-Up Area	187 m^2	2,013 ft^2

2 -Bedroom

Type 6



Plot Area	SQM	SQFT
Suite area	126 m^2	1,356 ft^2
Balcony area	17 m^2	183 ft^2
Total Built-Up Area	143 m^2	1,539 ft^2

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3-BEDROOM
APARTMENTS

3-BEDROOM APARTMENT






HENDRERIT

FLOORPLAN

3-Bedroom + 1

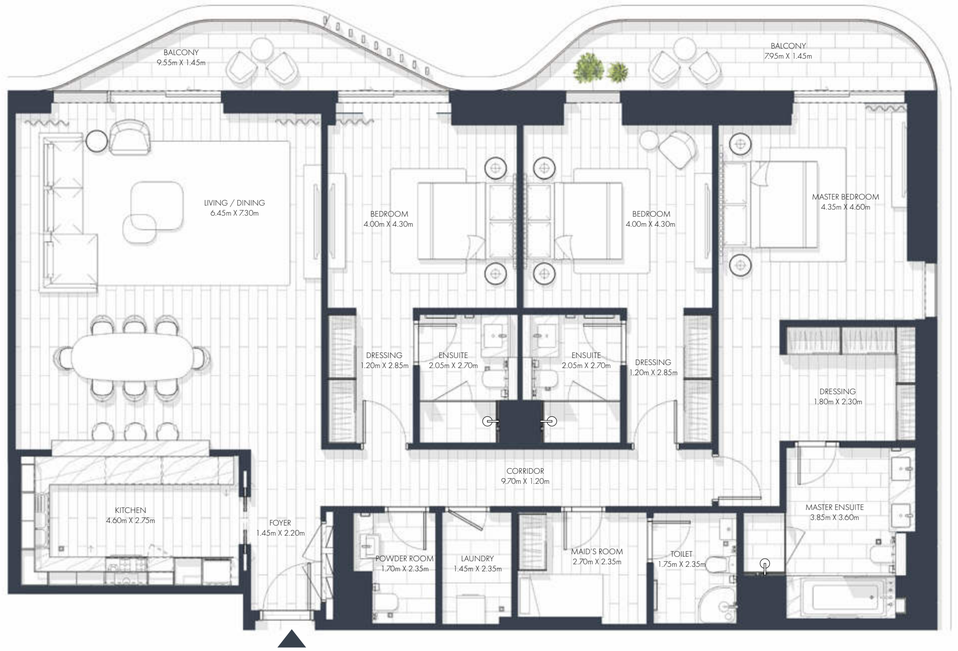
Type 1



Plot Area	SQM	SQFT
Suite area	194 m^2	2,088 ft^2
Balcony area	71 m^2	764 ft^2
Total Built-Up Area	265 m^2	2,852 ft^2

3-Bedroom + 1

Type 2



Plot Area	SQM	SQFT
Suite area	199 m^2	2,142 ft^2
Balcony area	31 m^2	334 ft^2
Total Built-Up Area	230 m^2	2,476 ft^2

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3- Bedroom Sky suite +1

Type 3A



Plot Area	SQM	SQFT
Suite area	225 m^2	2,422 ft^2
Balcony area	260 m^2	2,799 ft^2
Total Built-Up Area	485 m^2	5,220 ft^2

3- Bedroom Sky suite +1

Type 3B



Plot Area	SQM	SQFT
Suite area	225 m^2	2,422 ft^2
Balcony area	162 m^2	1,744 ft^2
Total Built-Up Area	387 m^2	4,166 ft^2

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3-Bedroom + 1

Type 4



Plot Area	SQM	SQFT
Suite area	195 m^2	2,099 ft^2
Balcony area	24 m^2	258 ft^2
Total Built-Up Area	219 m^2	2,357 ft^2

3-Bedroom + 1

Duplex



LOWER LEVEL



UPPER LEVEL

Plot Area	SQM	SQFT
Suite area	212 m^2	2,282 ft^2
Balcony area	13 m^2	140 ft^2
Total Built-Up Area	225 m^2	2,422 ft^2

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4-BEDROOM
APARTMENTS

4-BEDROOM APARTMENT







FLOORPLAN

4-Bedroom + 1

Type 1



Plot Area	SQM	SQFT
Suite area	291 m^2	3,132 ft^2
Balcony area	61 m^2	657 ft^2
Total Built-Up Area	352 m^2	3,789 ft^2

4-Bedroom + 1

Duplex



Plot Area	SQM	SQFT
Suite area	229 m^2	2,465 ft^2
Balcony area	21 m^2	226 ft^2
Total Built-Up Area	250 m^2	2,691 ft^2

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INTERIOR MATERIALS

1. Porcelain Floor Tile
2. Wall & Ceiling Paint
3. Textured Wall Paint
4. Laminate Finish Joinery
5. Reconstituted Stone Pantry Counter Top
6. Metal Finish Throughout
7. Lacquer Finish Black Colour Casework
8. Lacquer Finish Taupe Colour Casework
9. Cinema Carpet
10. Acoustic Wall Panel Cinema

MATERIAL FINISHES

1. Porcelain Floor Tile Changing Rooms Walls
2. Wall & Ceiling Paint
3. Laminate Finish
4. Linoleum Gym Flooring
5. Rubber Flooring
6. Rubber Flooring Weight Area
7. Frosted Glass
8. Textured Paint
9. Tinted Mirrors
10. Metal Detailing
11. Porcelain Floor Tile Changing Rooms Walls



ABOUT THE DEVELOPER



SOULFUL PLACES
ENRICHED LIVES


IMKAN


إمكان
IMKAN

إمكان
IMKAN



IMKAN

Global Real Estate Developer

IMKAN is a real estate development and investment company with a focus on creating unique and vibrant urban projects. The company is known for its innovative approach to placemaking, which involves designing spaces that foster a sense of community, well-being, and sustainability. IMKAN is committed to developing soulful places that enrich people's lives by integrating research-based approaches and ensuring a strong emphasis on human well-being.

IMKAN is developing a range of projects, including AlJurf and SHA Emirates, which exemplify its dedication to blending natural surroundings with modern living, providing residents with a harmonious and environmentally conscious lifestyle. The company's portfolio includes a diverse range of developments, from residential communities to mixed-use destinations, all of which are characterised by their commitment to creating holistic, human-centric environments.

GET IN TOUCH

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EMAIL
INFO@IMKAN.AE

VISIT OUR WEBSITE
WWW.IMKAN.AE



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