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OFF PLAN

Cove Boulevard

Location: Dubailand Residence Complex (DLRC), Dubai

Starting From: AED 690,000

Permit No: 2

Cove Boulevard

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Imtiaz Developments	**Apartments**	**Q4 2028**	**60/40**	**Off Plan**

ABOUT THE PROJECT

Cove Boulevard by Imtiaz is a contemporary mixed-use development in **Dubai Land Residence Complex (DLRC)**, combining fully furnished residences with executive office spaces and an extensive collection of lifestyle amenities. Designed around the idea of balancing work, relaxation and everyday convenience, the project offers studios and one-, two- and three-bedroom apartments alongside dedicated commercial offices in one well-connected Dubailand address.

Developed by **Imtiaz Developments**, Cove Boulevard brings a modern architectural identity to Wadi Al Safa 5. The tower combines residential and commercial environments while providing dedicated facilities for each, creating a practical proposition for residents, professionals and property investors seeking exposure to an expanding part of Dubai.

The residential collection includes 287 apartments, beginning with compact studios and progressing through one-, two- and three-bedroom homes. Studios provide an accessible option for individual residents and investors, while one-bedroom apartments offer additional living space for professionals and couples. Larger two- and three-bedroom residences broaden the project's appeal to families and buyers who prioritize more generous layouts.

Residences are designed with contemporary interiors and are offered fully furnished, adding convenience for both end-users and investors preparing properties for the rental market. Large windows enhance natural light, while carefully planned living spaces aim to balance functionality with a polished modern aesthetic.

Cove Boulevard also incorporates **149 office units**, ranging from approximately 826 to 3,220 sq. ft. This substantial commercial component gives the project a genuine mixed-use identity. Dedicated office access, parking, a prestigious entrance and business lounge help separate the professional environment from the residential experience.

Lifestyle amenities are one of the project's strongest attractions. A **rooftop infinity pool** creates an elevated leisure setting, complemented by a Jacuzzi and splash pool. Residents can also enjoy a fully equipped gym, outdoor wellness spaces and landscaped areas designed for relaxation and socializing.

A clubhouse provides another environment for residents to gather, while barbecue and seating areas support outdoor entertaining. A grand entrance and meet-and-greet lounge establish a hospitality-inspired arrival experience, with EV charging stations adding practical convenience for residents.

The commercial component has its own amenity offering, including a dedicated business lounge, courtyard and purpose-designed workspace environment. This separation allows Cove Boulevard to accommodate both residential and professional activity without compromising the character of either.

The **Dubai Land Residence Complex** location provides convenient connectivity across Dubailand. Cove Boulevard benefits from access to major routes including **Dubai–Al Ain Road and Emirates Road**, helping residents travel towards Downtown Dubai, Business Bay, Dubai International Airport and other important parts of the city.

Dubai Outlet Mall and Global Village are approximately five minutes away according to the developer, while Downtown Dubai and Dubai International Airport are positioned around 20 minutes away under normal driving conditions. Dubai Marina and Palm Jumeirah are also accessible through Dubai's wider road network.

For end-users, Cove Boulevard combines furnished apartments, lifestyle facilities and everyday connectivity within an emerging residential district. The range from studios to three-bedroom homes gives professionals, couples and families different options depending on space requirements and budget.

For investors searching for **apartments for sale in DLRC**, Cove Boulevard offers a broad residential mix alongside a substantial commercial component. Its furnished specification, accessible entry point and post-handover payment option can be particularly relevant to buyers seeking an **off-plan property in Dubai** with flexibility beyond completion.

Overall, **Cove Boulevard by Imtiaz in Dubai Land Residence Complex** combines modern residences, professional workspaces and resort-inspired amenities within a strategically connected Dubailand location, creating a versatile proposition for both end-users and investors.

Why Buy Cove Boulevard Through A1 Properties?
With residential and commercial inventory spanning different layouts and floor positions, careful property selection is important at Cove Boulevard. A1 Properties can help buyers compare available properties according to layout, size, floor, orientation, views, price per square foot and payment structure.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance to both investors and end-users navigating Dubai's property market. Investors can compare acquisition

pricing, individual unit positioning, potential rental considerations and future resale opportunities, while end-users can focus on usable space, floor level, privacy, orientation and long-term suitability.

Our advisors can provide end-to-end support covering property selection, negotiation, documentation, financing assistance and ownership transfer. Following completion, A1 Properties can also assist owners with leasing and future resale, providing continuity throughout the property's ownership cycle.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

20%	**40%**	**40%**
Down Payment	During Construction	On Handover

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