



# SIERRA

*by* IMAN



A woman in a long, flowing, light-colored dress stands in a calm pond, her reflection visible in the water. The background features a dense tropical forest with palm trees and other foliage, silhouetted against a warm, golden sunset sky. The scene is framed by vertical glass panels, creating a layered, architectural effect. The overall mood is serene and contemplative.

# Wellbeing By Design





Where tranquility is designed,  
and living finds its rhythm



01 2016  
OXFORD VILLAS

02 2017  
OXFORD RESIDENCES

03 2019  
OXFORD RESIDENCES 2

04 2021  
OXFORD BOULEVARD

05 2022  
OXFORD 212

06 2022  
OXFORD TERRACES

07 2022  
OXFORD TERRACES 2

08 2022  
THE GROVE

09 2023  
OXFORD GARDENS

10 2023  
10 OXFORD

11 2023  
GARDENS 2

12 2024  
ONE PARK CENTRAL

13 2024  
ONE SKY PARK

14 2024  
ONE PARK SQUARE

15 2025  
15 CASCADE

## IMAN DEVELOPERS

Crafting  
legacies of  
excellence  
Since 2016





The City Moves,

You Don't have to

Dubai is a city of ambition and acceleration.  
But even here, there is room to soften.  
Sierra offers a new way to live.

*Luxury without the rush, calm within reach,  
wellness at the core.*



## MOTOR CITY

# Stillness in Motion

Motor City is where the city slows.  
Wide boulevards, shaded parks, and walkable  
paths make space for life's softer side.

With everything you need nearby, you move with  
ease; never haste.

*And nestled within it all, Sierra rises; a sanctuary  
designed for balance.*





# Calmly Connected

17 min

Bluewaters  
Island

20 min

Palm  
Jumeirah

20 min

Mall of the  
Emirates

22 min

Expo  
City

22 min

Dubai  
Mall

27 min

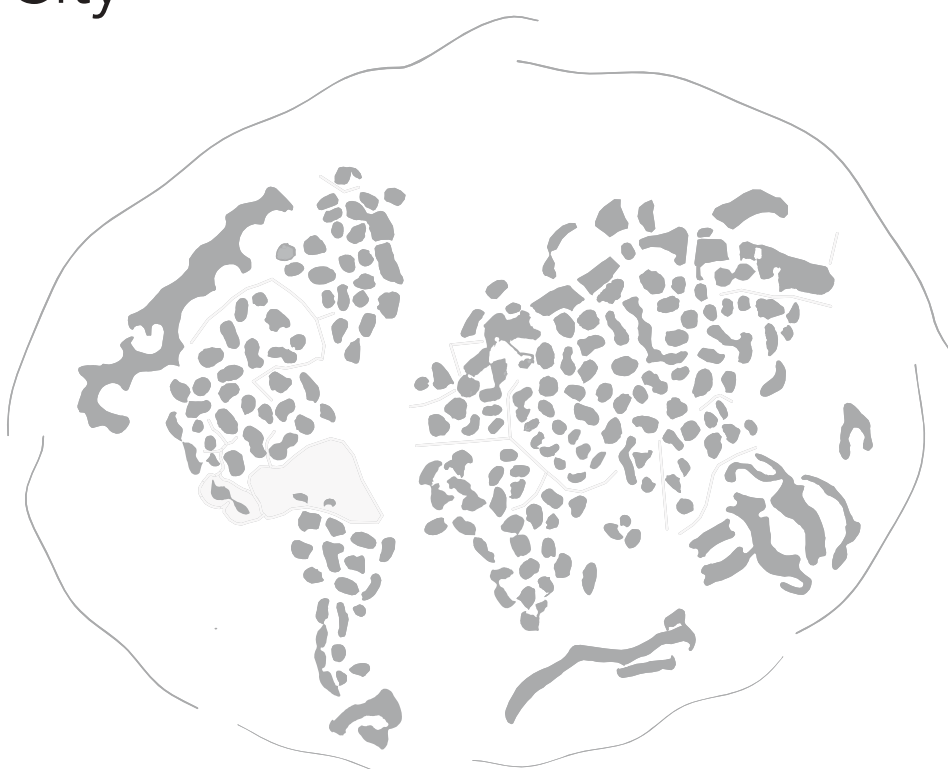
Dubai Intl  
Airport (DXB)

28 min

Al Maktoum  
Intl Airport

36 min

Palm  
Jebel Ali



**SIERRA**  
*by IMAN*





**SIERRA**  
*by* IMAN

The image is an aerial photograph of a section of Dubai, specifically the Sports City area. A white speech bubble containing the project name 'SIERRA by IMAN' is centered over a proposed high-rise building. Several landmarks and roads are labeled with white text and leader lines pointing to their locations on the map. The map shows a mix of developed areas with buildings and parking lots, and undeveloped land with some infrastructure like roads and a large stadium.

SHEIKH MOHAMMED BIN ZAYED ROAD

DUBAI AUTODROME

FIRST AVENUE MALL

DUBAI INDOOR  
KARTOME

HESSA STREET

GREEN COMMUNITY

WAITROSE

DUBAI SPORTS CITY



# A New Rhythm Rises

What if luxury  
was measured  
not in speed,  
but stillness?

Sierra reimagines  
urban living with  
75,000 sq.ft. of  
wellness-centered  
amenities.

Spaces to stretch,  
to breathe, to  
simply be.

*Because stillness  
starts here.*







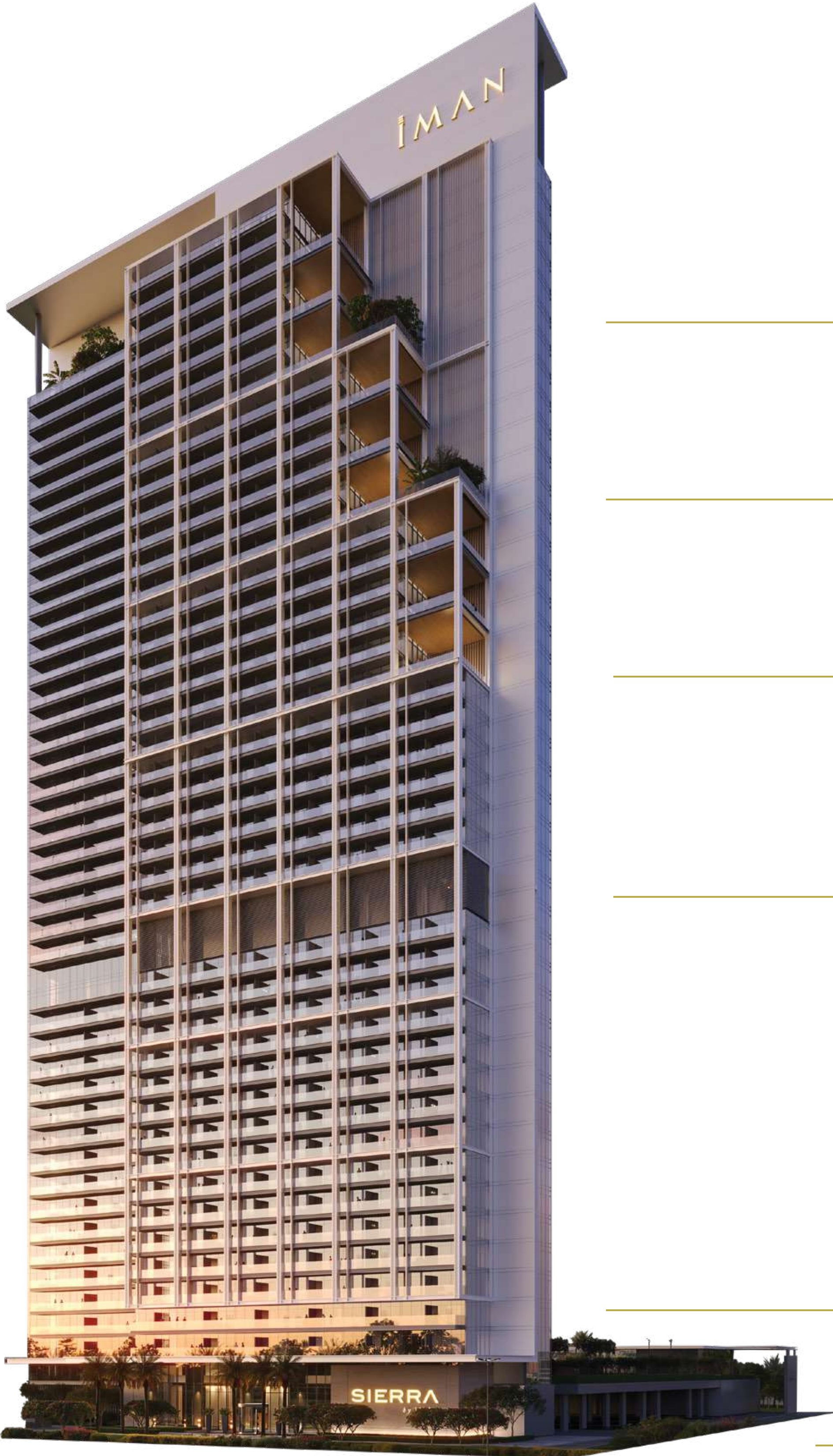








# Building Configuration



Ground Floor  
Main Entrance Double Height Main Lobby,  
Retail Shops, EV Parking, Water Feature with Sculpture

36th Floor  
4 Bedroom Duplex  
with Expansive Balcony

30th Floor  
4 Bedroom Duplex  
with Expansive Balcony & Plunge Pool

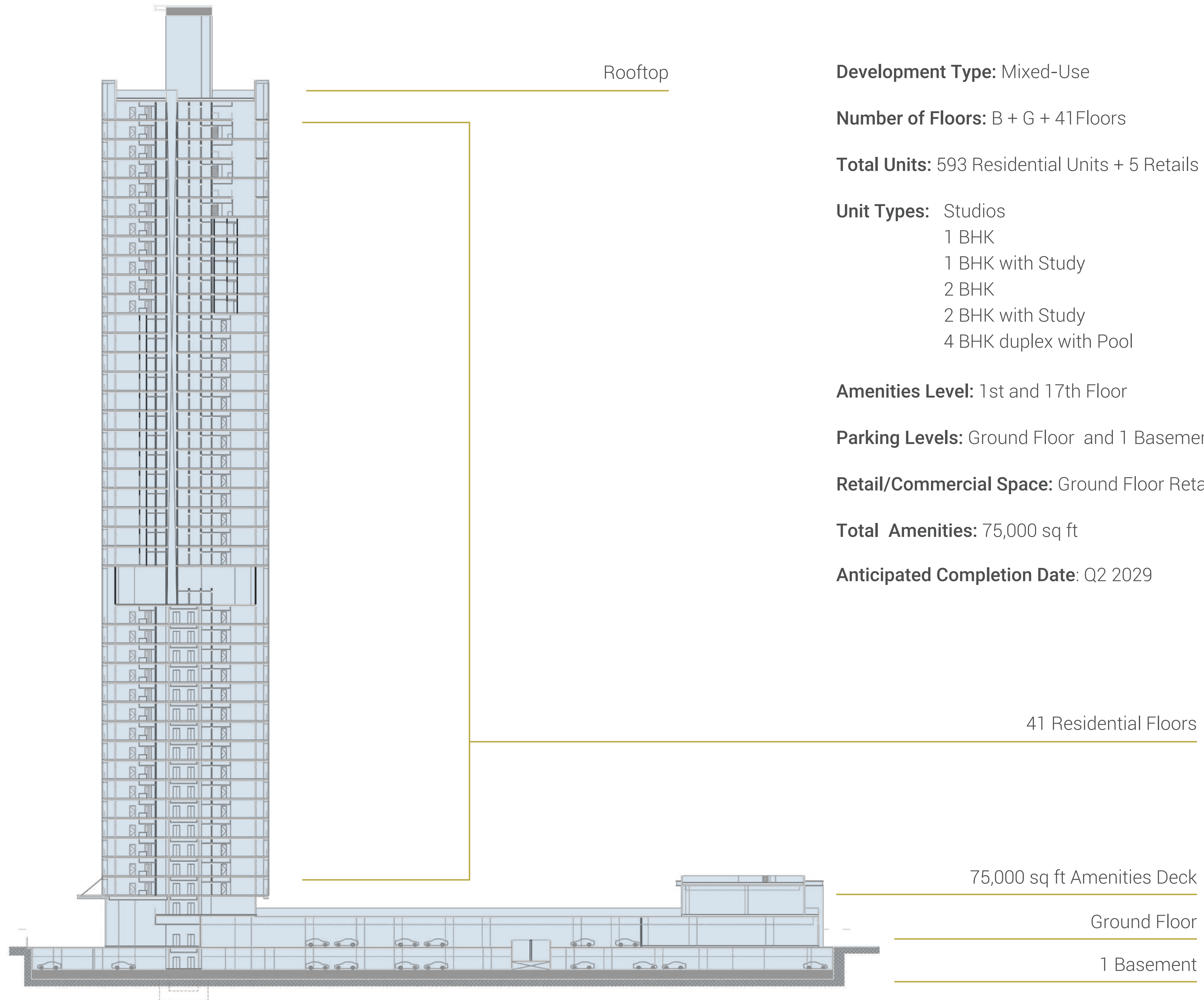
24, 26, 28, 32, 34, 38, 40 Floor  
4 Bedroom Duplex with Plunge Pool

17th Floor  
Sky View Garden

1st Floor  
Amenities Deck

Basement  
Underground Parking,  
EV Parking, Lift Lobby





**Development Type:** Mixed-Use

**Number of Floors:** B + G + 41 Floors

**Total Units:** 593 Residential Units + 5 Retails

**Unit Types:** Studios  
1 BHK  
1 BHK with Study  
2 BHK  
2 BHK with Study  
4 BHK duplex with Pool

**Amenities Level:** 1st and 17th Floor

**Parking Levels:** Ground Floor and 1 Basement Level

**Retail/Commercial Space:** Ground Floor Retail Space – 5 Units

**Total Amenities:** 75,000 sq ft

**Anticipated Completion Date:** Q2 2029





75,000 sqft

of Calm in Motion

From saunas to sky pools, yoga decks to forest trails; every amenity is an invitation to unwind.

Here, wellness isn't scheduled. It's lived.

Across 75,000 sq.ft., Sierra offers rituals of rest and rhythm; designed to harmonize your every day.

*Here, wellness isn't scheduled. It's lived.*







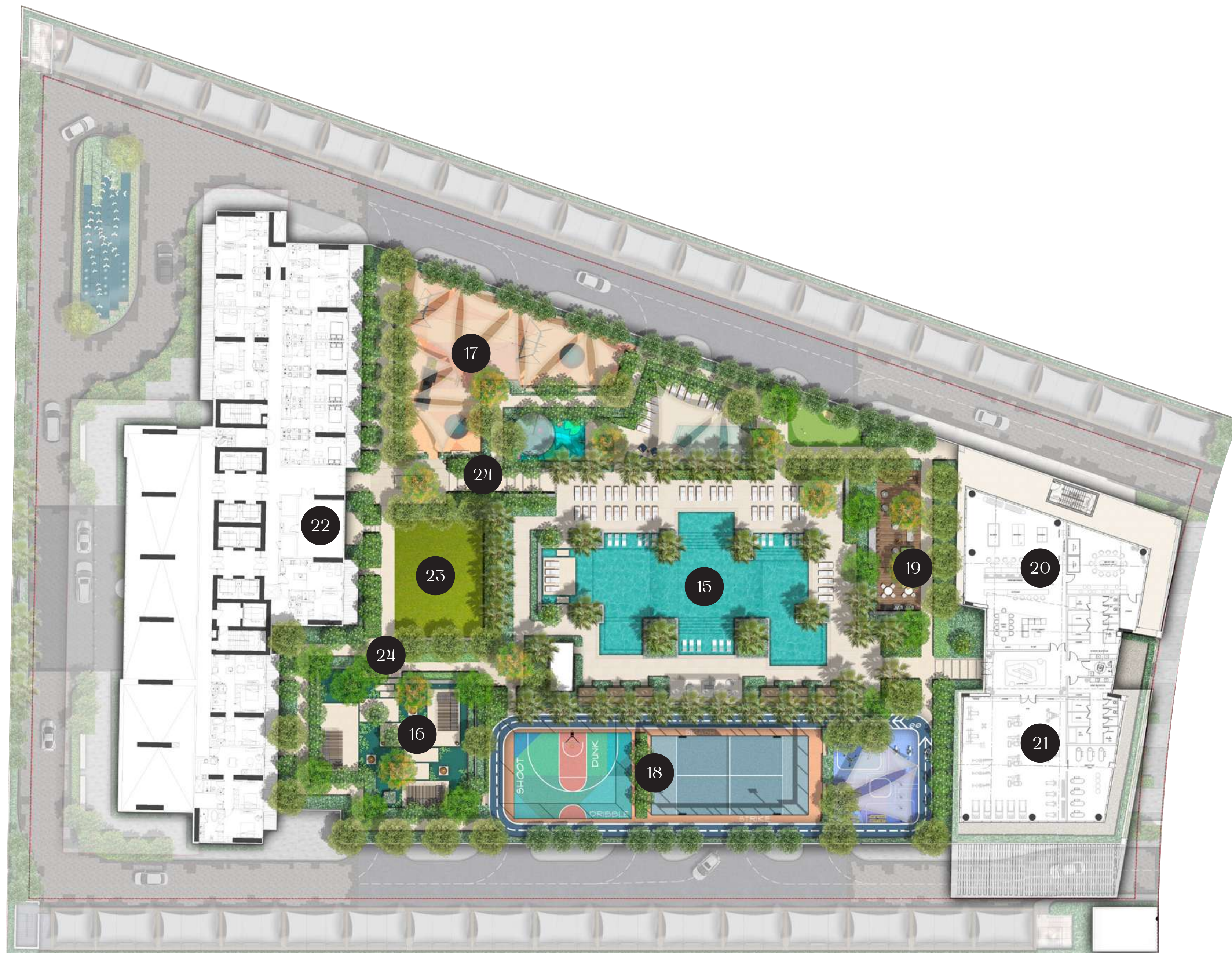


1. Main Entrance
2. Grand Drive
3. Aqua Feature
4. Double Height Signature Lobby
5. Lobby Lounge
6. Lobby Reception

7. Fountain tree
8. Lift Lobby
9. Retail Units
10. Retail Parking
11. EV Charging Station
12. Bicycle Parking

13. Residents Parking
14. People Of Determination Parking

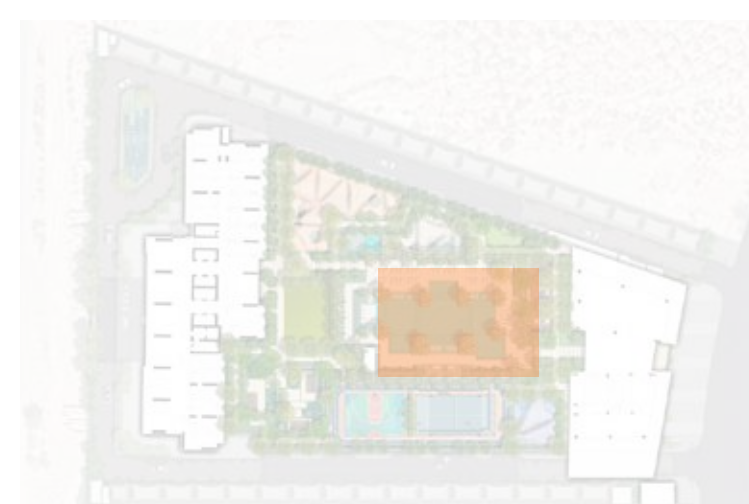
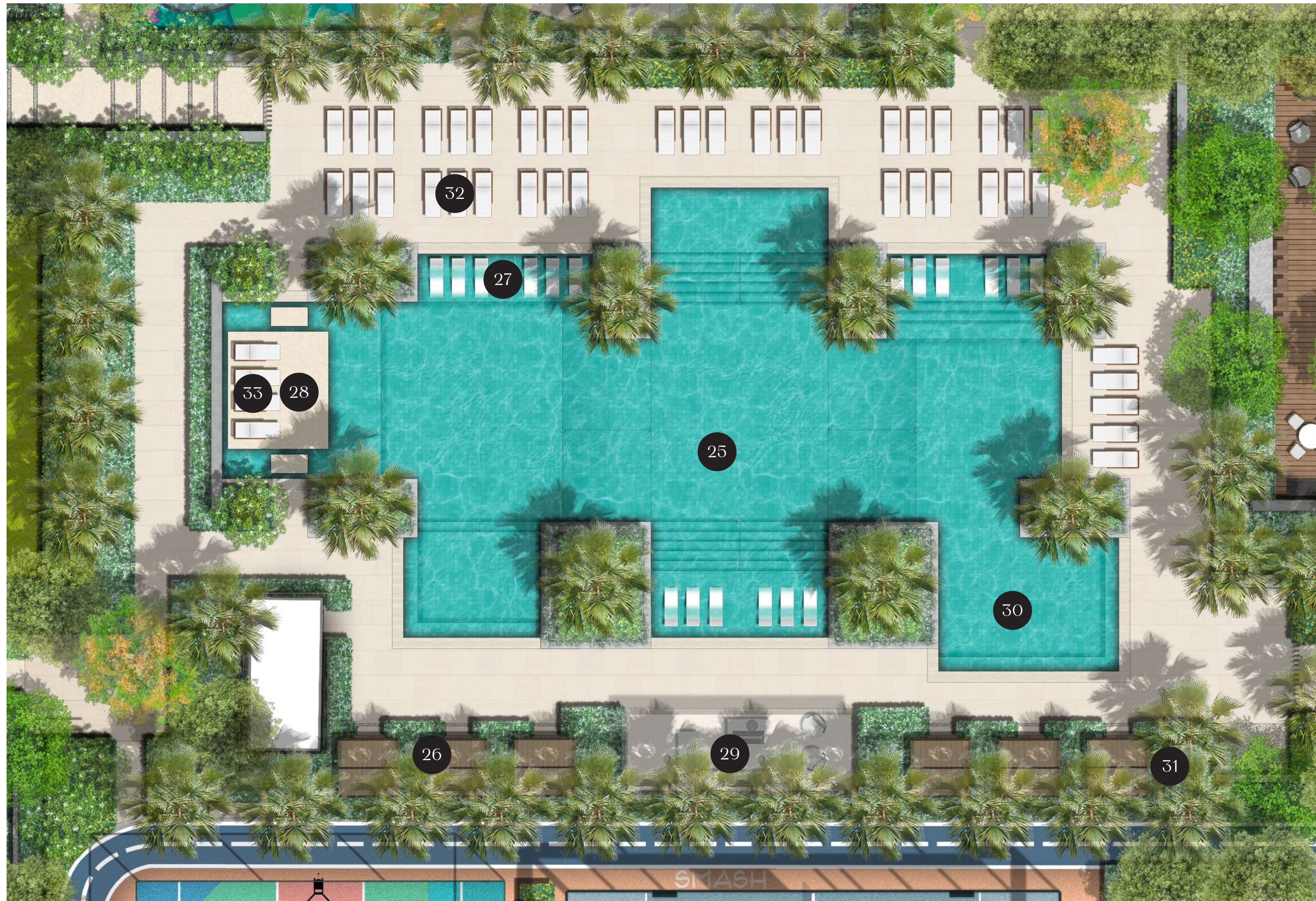




- |                                         |                                    |
|-----------------------------------------|------------------------------------|
| 15. Leisure Pool Area                   | 20. Clubhouse                      |
| 16. Aqua Garden Area                    | 21. Multifunctional Fitness Centre |
| 17. Splash Pad & Outdoor Kids Play Area | 22. Indoor Kids Play Area          |
| 18. Outdoor Active Zone                 | 23. Courtyard Garden               |
| 19. BBQ Area                            | 24. Forest Walkway                 |

FIRST FLOOR



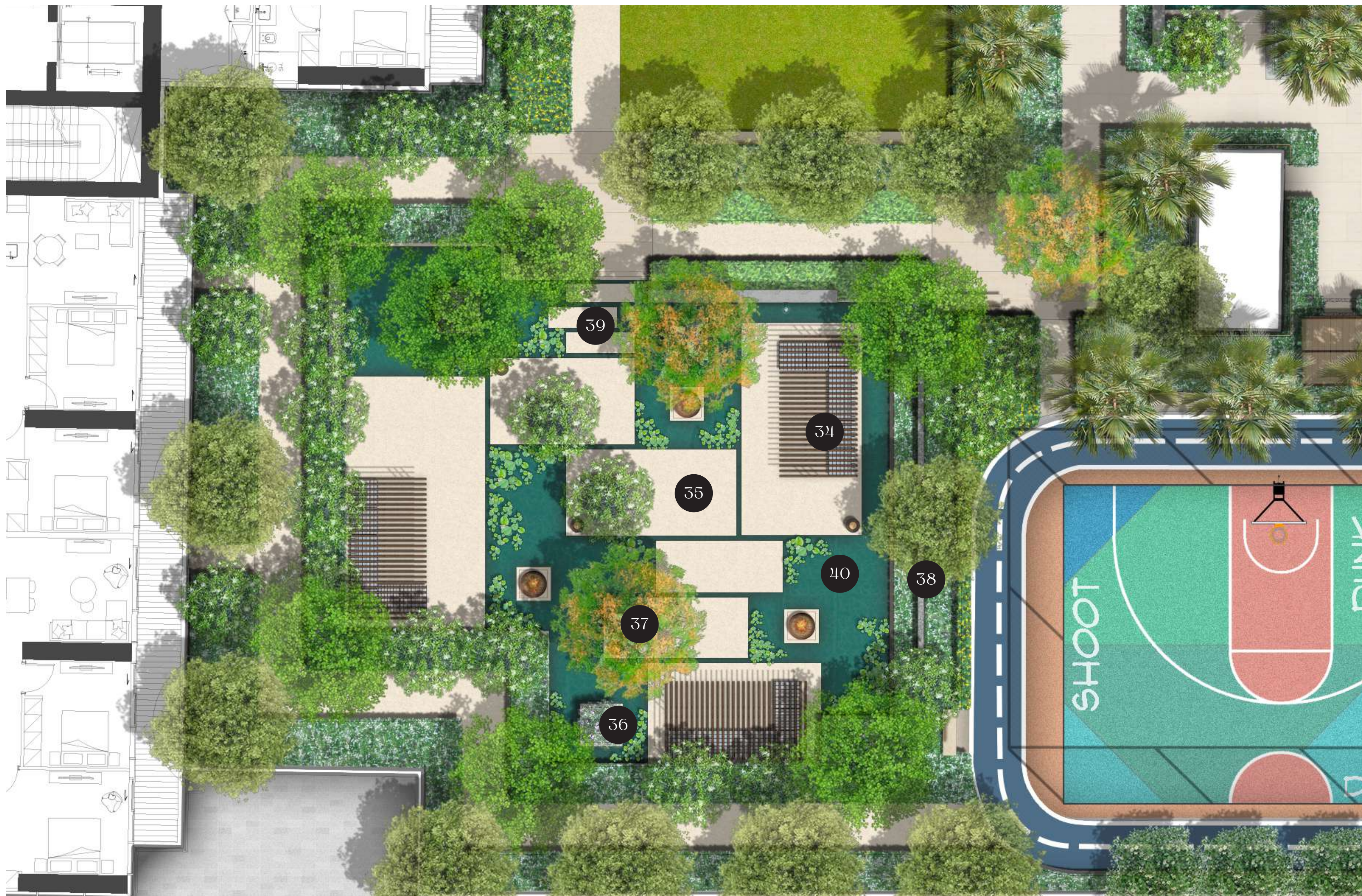


25. 40M Leisure Pool  
26. Cabanas  
27. Baja Shelf  
28. Floating Deck  
29. Family Cabana

30. Pool Cove  
31. Pool Shower  
32. Sun Loungers  
33. Floating Sun Beds

## LEISURE POOL AREA

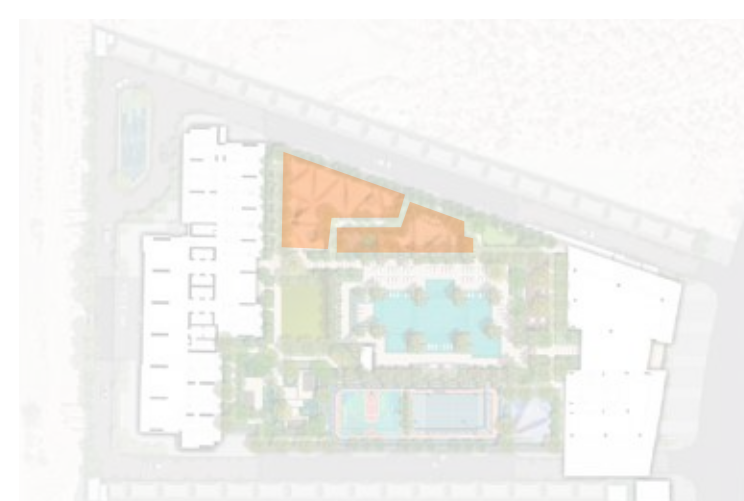




34. Secret Cabanas  
35. Zen Walkway  
36. Floating Planters  
37. Feature Bonsais

38. Botanic Wall  
39. Floating Seats  
40. Reflection Pond



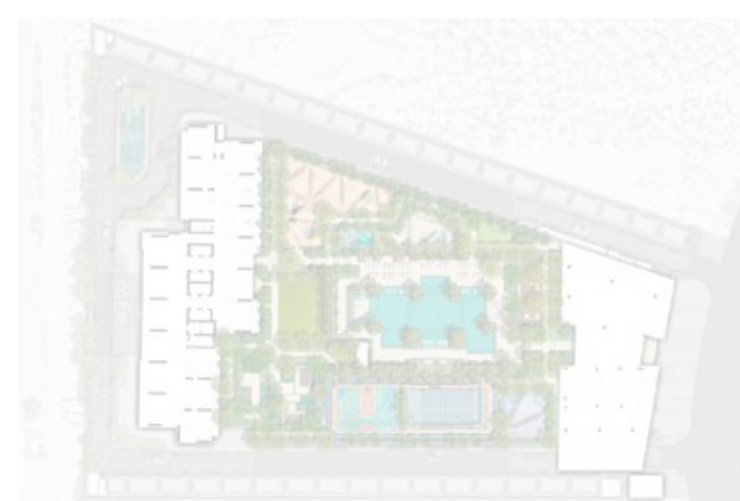
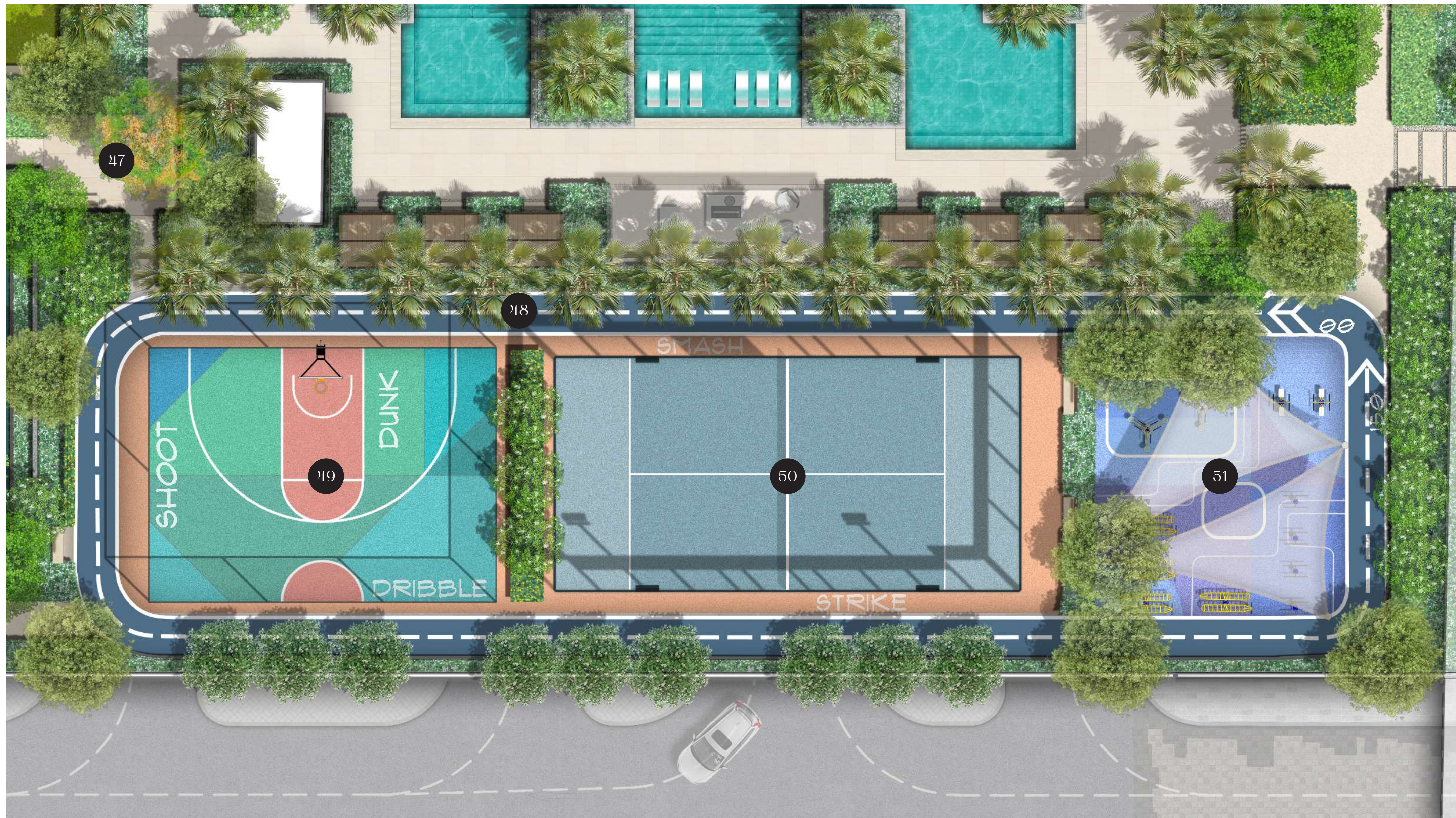


- 41. Zip Line
- 42. Kids' Pool
- 43. Splash Pad

- 44. Lounge Decks
- 45. Play House
- 46. Trampoline

## SPLASH PAD & KID'S PLAY AREA



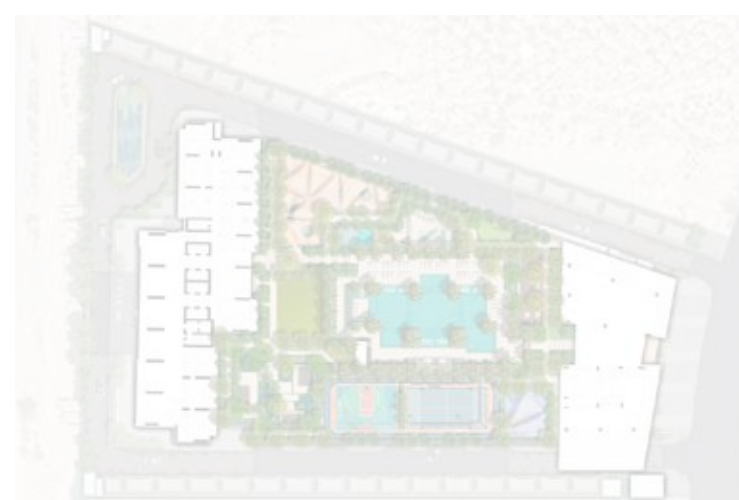


- 47. Courtyard
- 48. Jogging Track
- 49. Half Basketball Court

- 50. Paddle Tennis Court
- 51. Jungle Gym

OUTDOOR  
ACTIVE ZONE





- 52. Barbecue Area
- 53. Entrance Gardens
- 54. Outdoor Seating
- 55. Outdoor Co-Working Spaces
- 56. Formal Seating
- 57. Putting Green

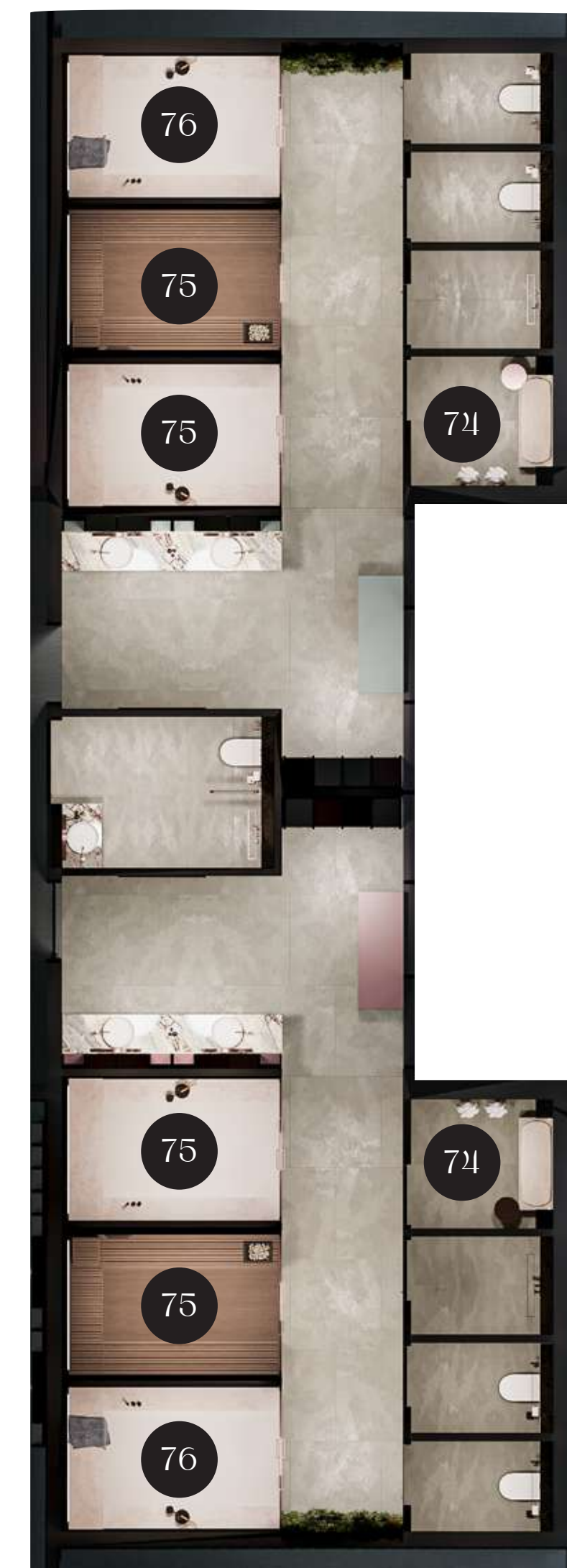




58. Amenity Lobby  
59. Pool Table  
60. Table Tennis  
61. Foosball Table  
62. Co-Working Space  
63. Seating Lounge

64. Meeting Room  
65. Arcade  
66. Library Wall  
67. Pantry  
68. Coffee Bar  
69. Dining Lounge





70. Cardio Zone  
71. Strength Zone  
72. Yoga Zone  
73. Crossfit Zone

74. Male & Female Changing Room  
75. Steam & Sauna  
76. Cold Plunge



- 77. Ballpit
- 78. Interactive Play House
- 79. Art Wall
- 80. Slides
- 81. Climbing Wall
- 82. Climb Crawl Tunnel



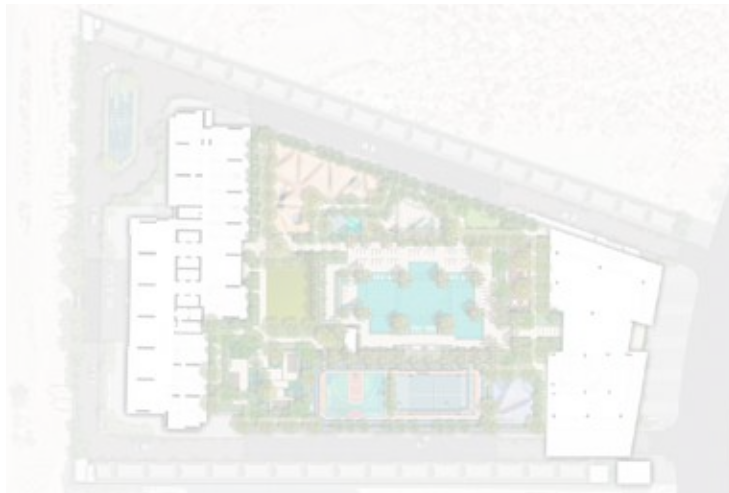




- 83. Jacuzzi
- 84. Outdoor Lounge
- 85. Terrace Garden
- 86. Sky Deck
- 87. Yoga/Meditation Zone

- 88. Terrace Walkway
- 89. Reading Nook
- 90. Hammock Chairs
- 91. Canopy Seating

17th FLOOR  
AMENITY DECK





# Grounded in Beauty, Built for Longevity

Sierra’s hardscape palette pairs contemporary elegance with natural textures. Warm travertine, stone, and hardwood meet durable concrete and pebble details, creating timeless outdoor spaces that embody the contemporary Balinese vision.

## Palms

- Chamaerops humilis
- Cycas revoluta
- Washingtonia robusta

## Accent Palms & Large Shrubs

- Coccoloba uvifera
- Lantania lontaroides
- Plumeria singaporensis
- Ravenala madagascariensis
- Vitex agnus castus

## Trees

- Albizia lebbeck
- Hibiscus tiliaceus
- Plumeria obtusa specimen

## Plumeria obtusa

- Tabebuia rosea
- Terminalia catappa
- Terminalia mantaly

## Shrubs

- Tecoma stans
- Bougainvillea pink pixie
- Bougainvillea spectabilis white
- Clerodendrum inerme
- Crinum asiaticum
- Ficus panda
- Hibiscus rubra
- Jasminum sambac
- Leucophyllum frutescens

## Groundcovers

- Asystasia gangetica
- Carissa green carpet
- Hymenocallis littoralis
- Jasminum grandiflorum
- Rhoeo discolor
- Ruellia ciliosa
- Sesuvium ‘Green Carpet’
- Setcreasea purpurea
- Vitex rotundifolia

## Grass

- Cyperus alternifolius
- Juncus rigidus
- Pennisetum setaceum

## Succulents

- Aloe vera
- Pandanus baptistii variegata
- Yucca rostrata
- Zamia furfuracea

## Aquatics

- Nymphaea alba
- Thalia dealbata





Grand Drive





# SIERRA

*by* IMAN

Grand Drive





Double Height Signature Lobby





Double Height Signature Lobby





Amenity Deck





Aqua Gardens





BBQ Area





Kid's Play Area





Worship

Fitness Centre





Yoga Zone





Steam & Sauna





Indoor Kid's Play Area





Clubhouse



Interiors crafted for elevated living

Step into an ambiance that echoes calm refinement. Tall glass panels usher in daylight, warm hues ground you in serenity, and bespoke materials turn every moment into a tactile delight.

*Sierra's interiors are not merely designed ; they are choreographed for graceful living.*

Living that Rises with You



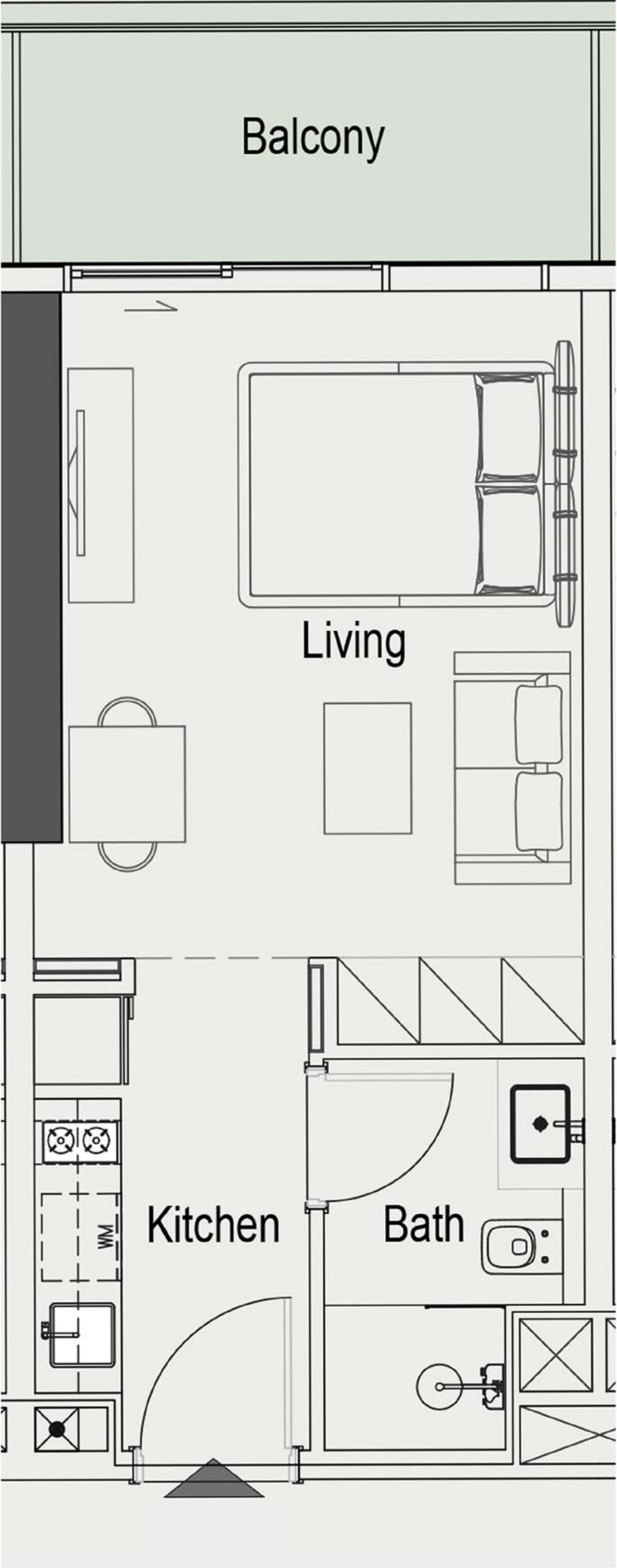
# Typical Studio Layout

SUITE AREA            346.06 SQFT

BALCONY AREA        71.36 SQFT

TOTAL AREA           417.42 SQFT

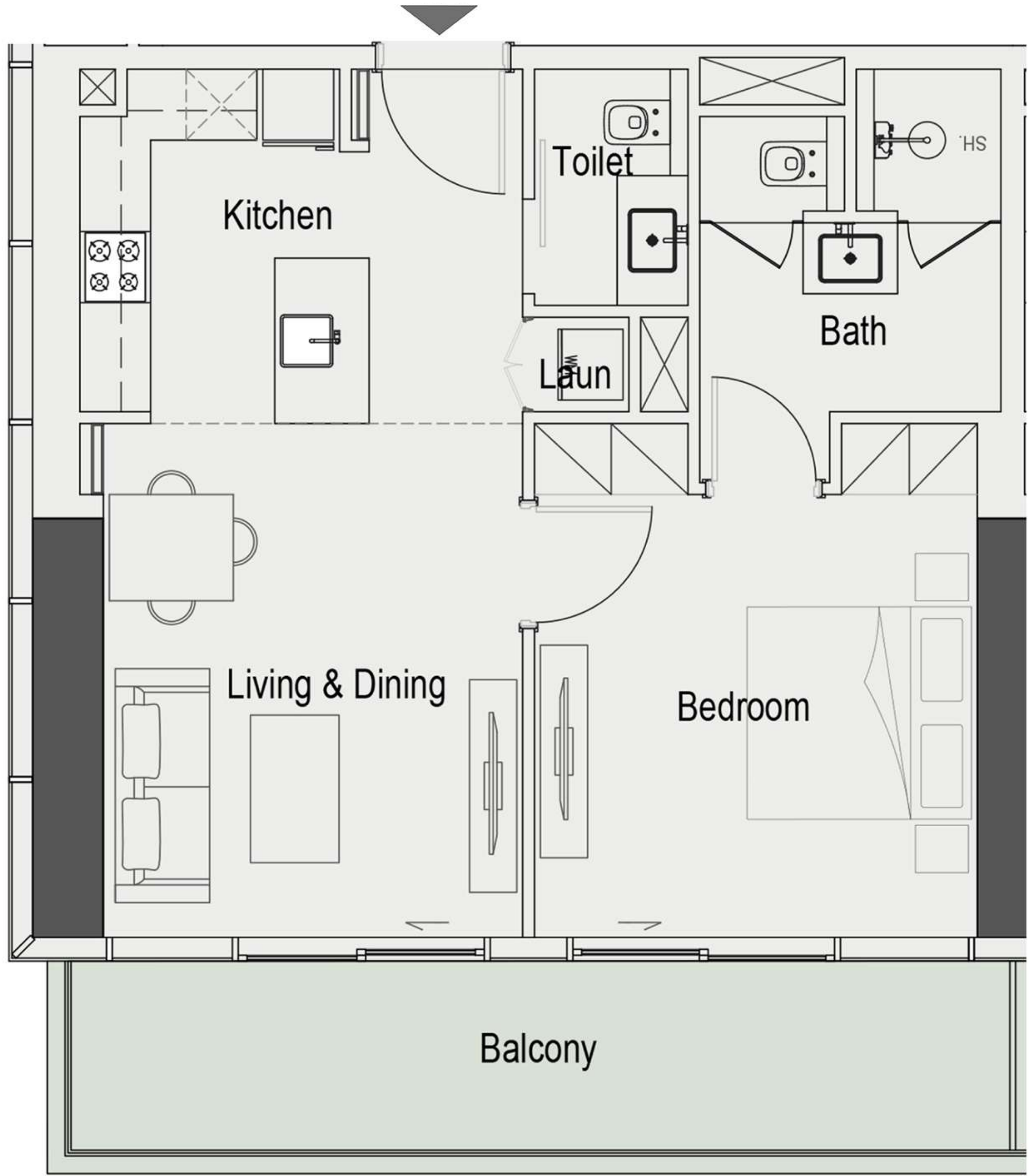
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# Typical 1 Bed Layout

|              |             |
|--------------|-------------|
| SUITE AREA   | 646.05 SQFT |
| BALCONY AREA | 142.84 SQFT |
| TOTAL AREA   | 788.89 SQFT |



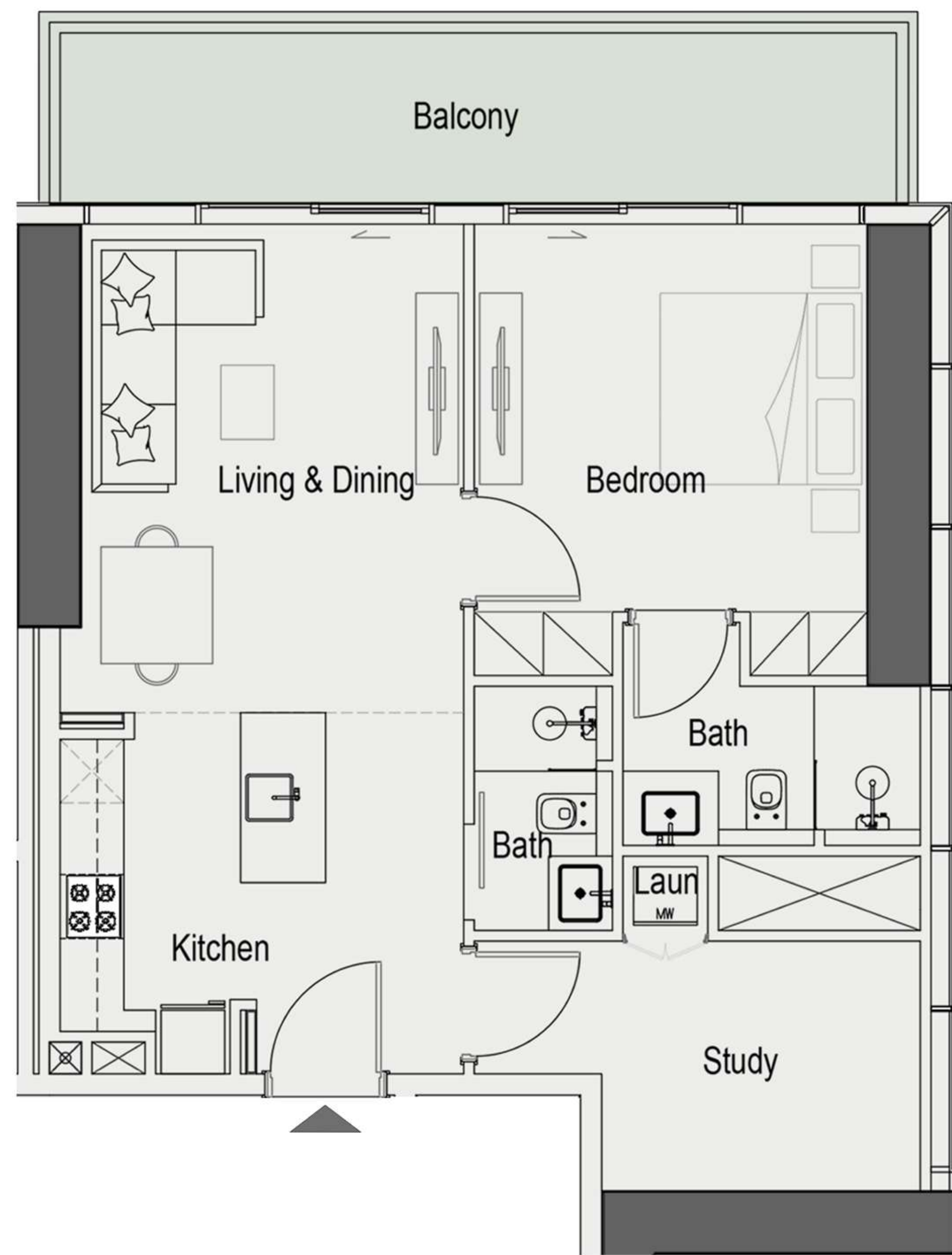
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# Typical 1 Bed with Study Layout

|              |             |
|--------------|-------------|
| SUITE AREA   | 744.97 SQFT |
| BALCONY AREA | 142.84 SQFT |
| TOTAL AREA   | 887.81 SQFT |



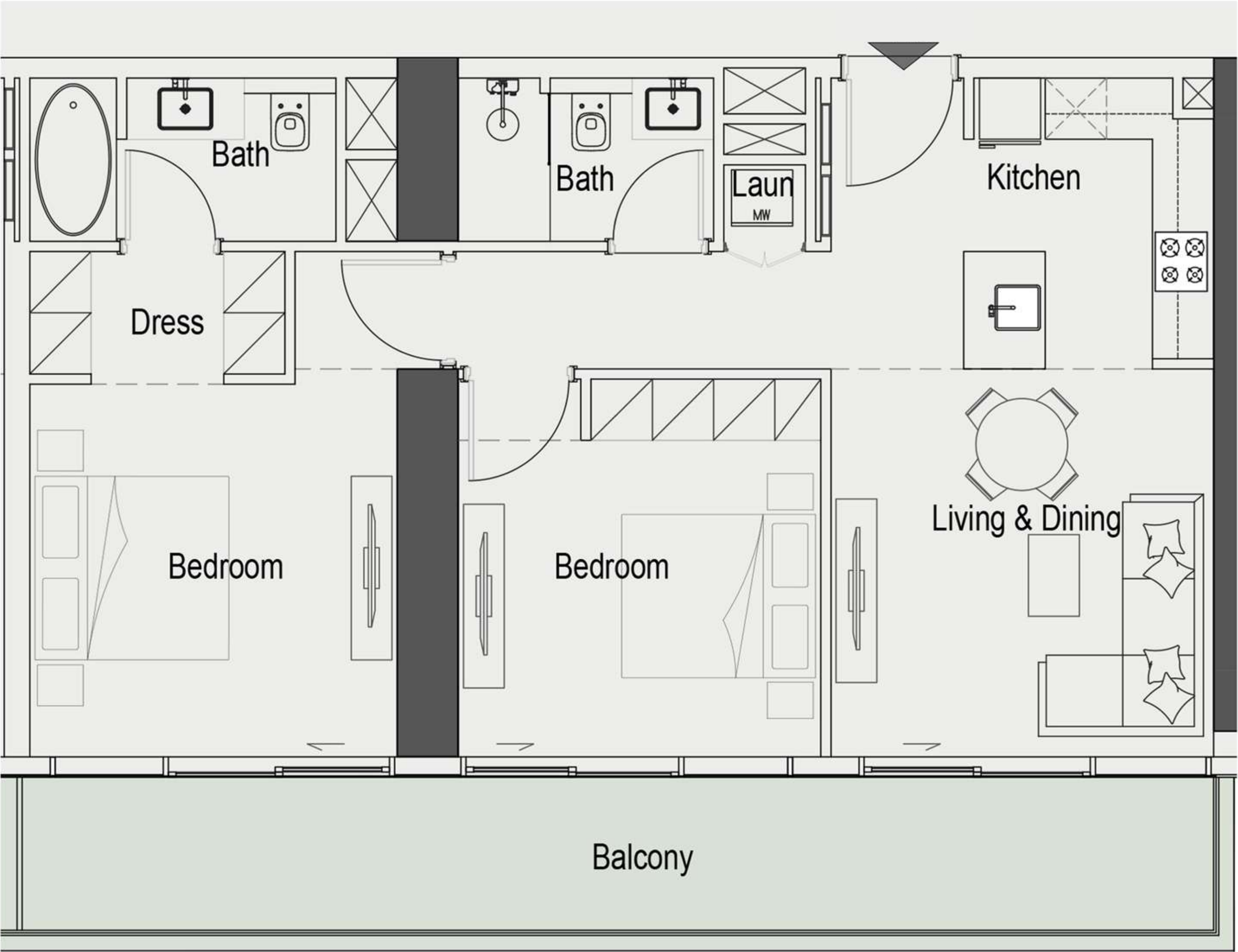
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# Typical 2 Bed Layout

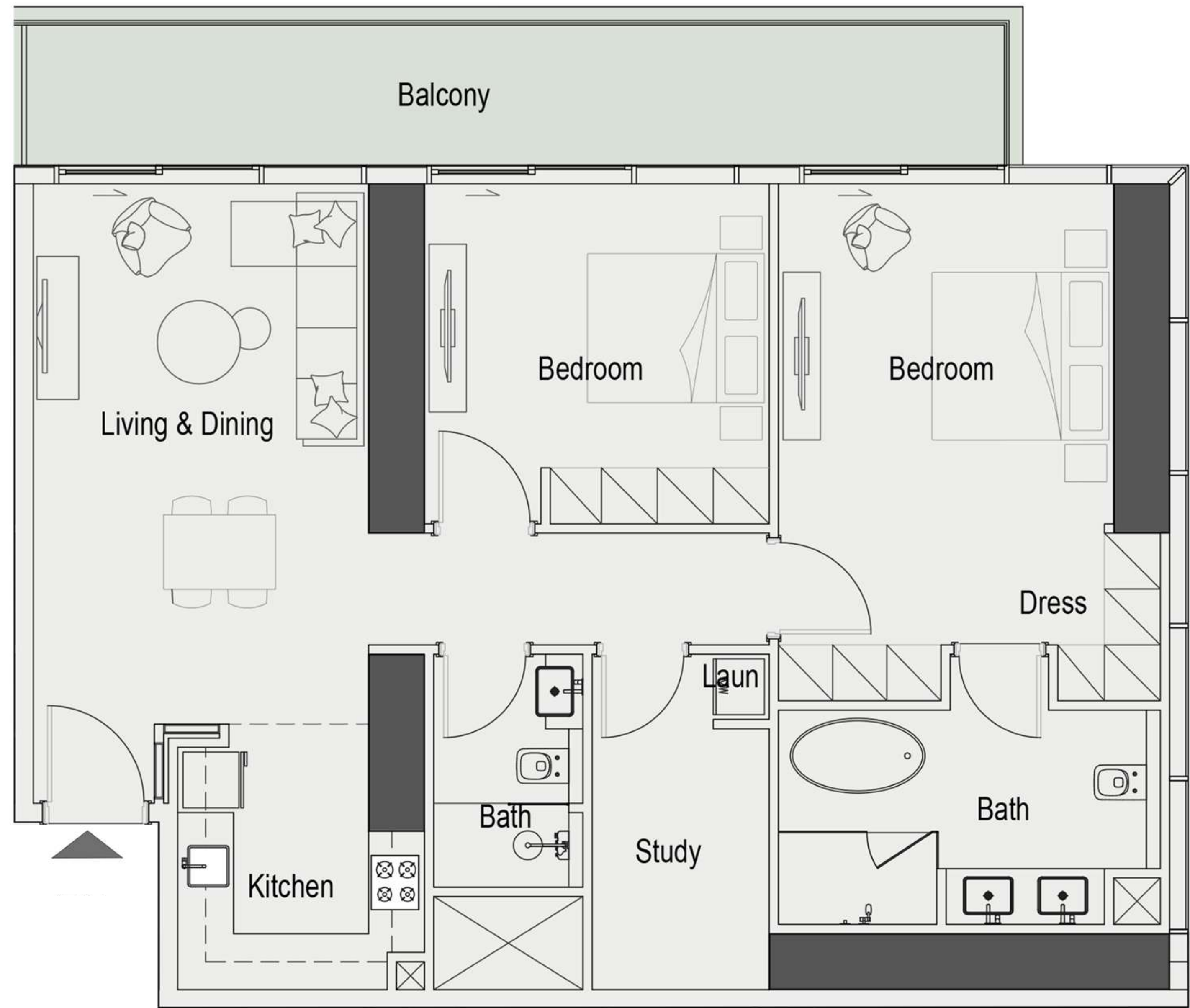
|              |              |
|--------------|--------------|
| SUITE AREA   | 863.16 SQFT  |
| BALCONY AREA | 196.76 SQFT  |
| TOTAL AREA   | 1059.92 SQFT |





# Typical 2 Bed with Study Layout

|              |              |
|--------------|--------------|
| SUITE AREA   | 1087.15 SQFT |
| BALCONY AREA | 177.28 SQFT  |
| TOTAL AREA   | 1264.44 SQFT |



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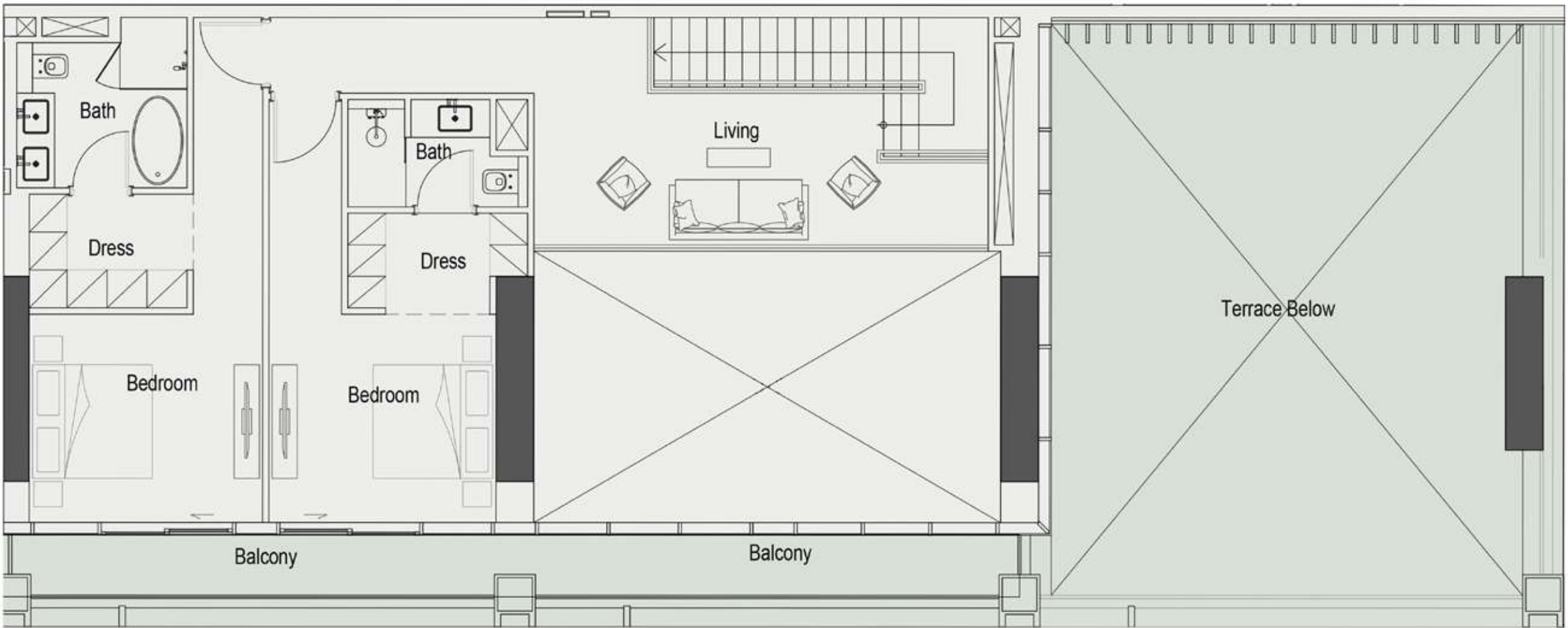


# Typical 4 Bed Layout

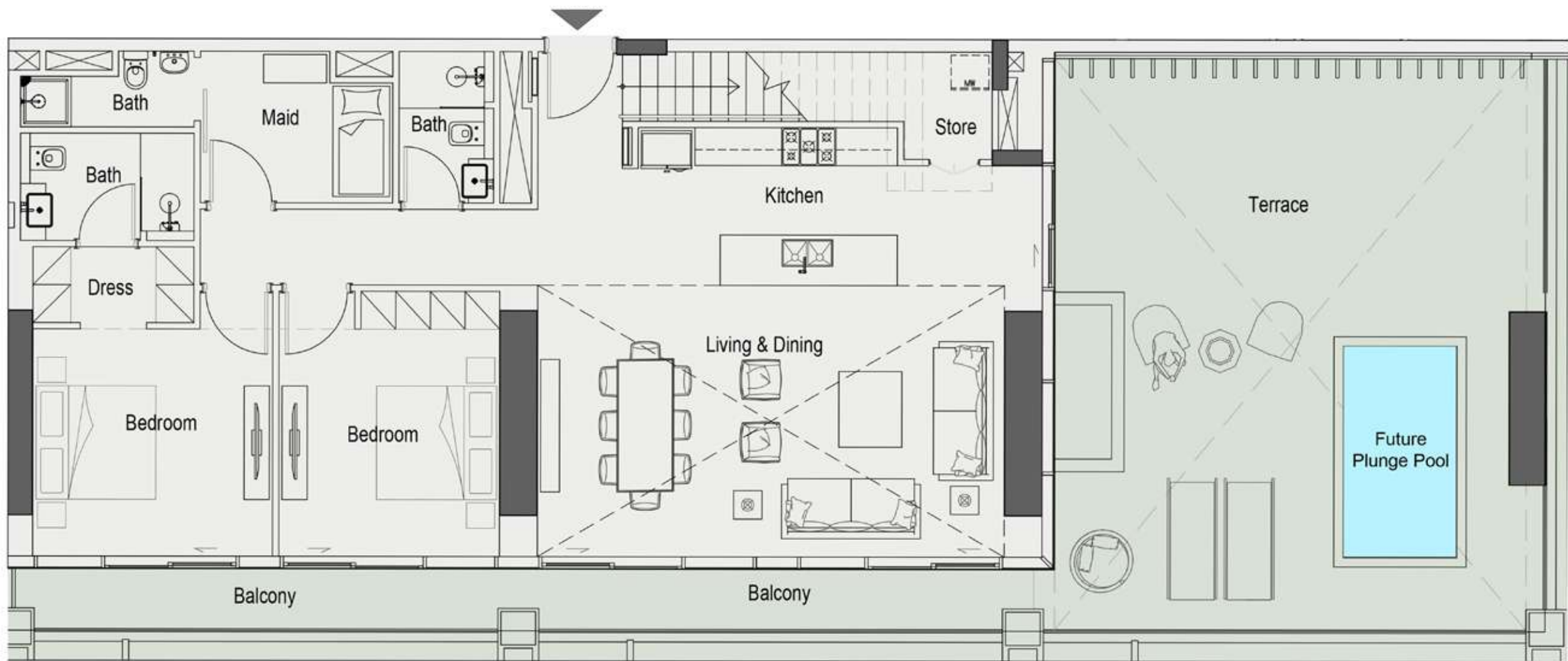
SUITE AREA 2453.53 SQFT

BALCONY AREA 1132.36 SQFT

TOTAL AREA 3585.89 SQFT



Upper Floor



Lower Floor



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The Living Room





The Kitchen





The Bedroom





The Bathroom







# Payment Plan

20%

On Booking

10%

In 90 days

10%

On 20% Construction  
Completion

10%

On 40% Construction  
Completion

10%

On 60% Construction  
Completion

40%

On Project  
Completion





IMAN  
DEVELOPERS