



SIERRA  
*by* IMAN

A woman in a long, flowing dress stands in a pond at sunset. The scene is reflected in the water, which is covered with lily pads. The background features a dense line of palm trees under a hazy, golden sky. The image is overlaid with several semi-transparent rectangular panels in shades of teal and blue.

# 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

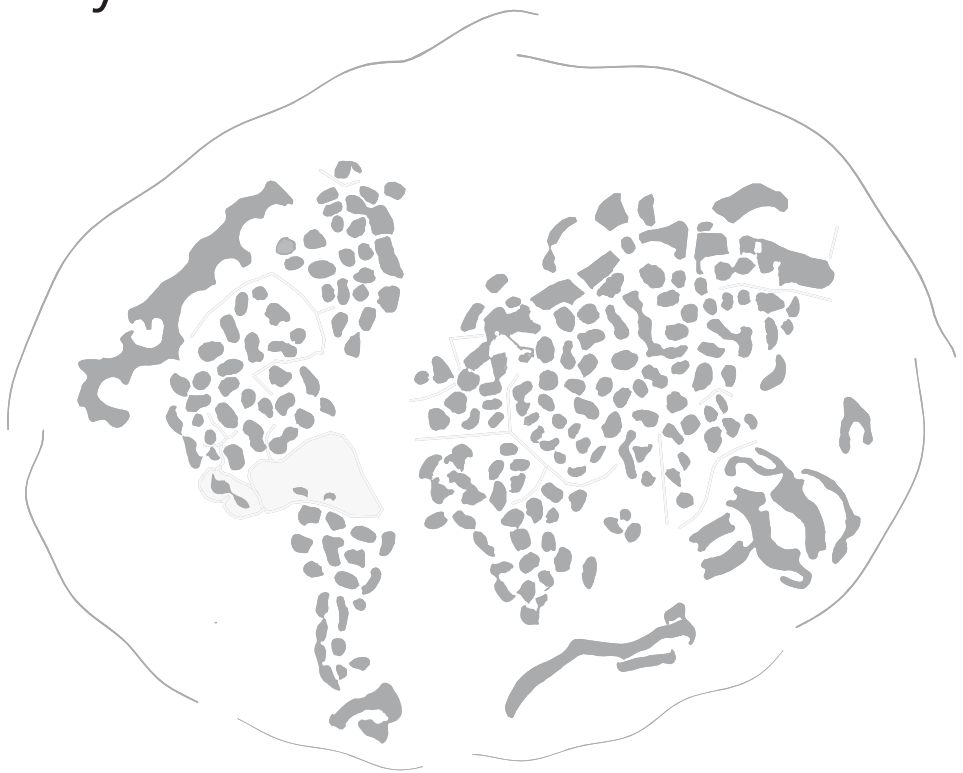
Dubai Intl  
Airport (DXB)

28 min

Al Maktoum  
Intl Airport

36 min

Palm  
Jebel Ali



**SIERRA**  
by IMAN



# SIERRA

by IMAN

FIRST AVENUE MALL

DUBAI AUTODROME

DUBAI INDOOR  
KARTOME

SHEIKH MOHAMMED BIN ZAYED ROAD

GREEN COMMUNITY

HESSA STREET

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.*



IMAN

IMAN

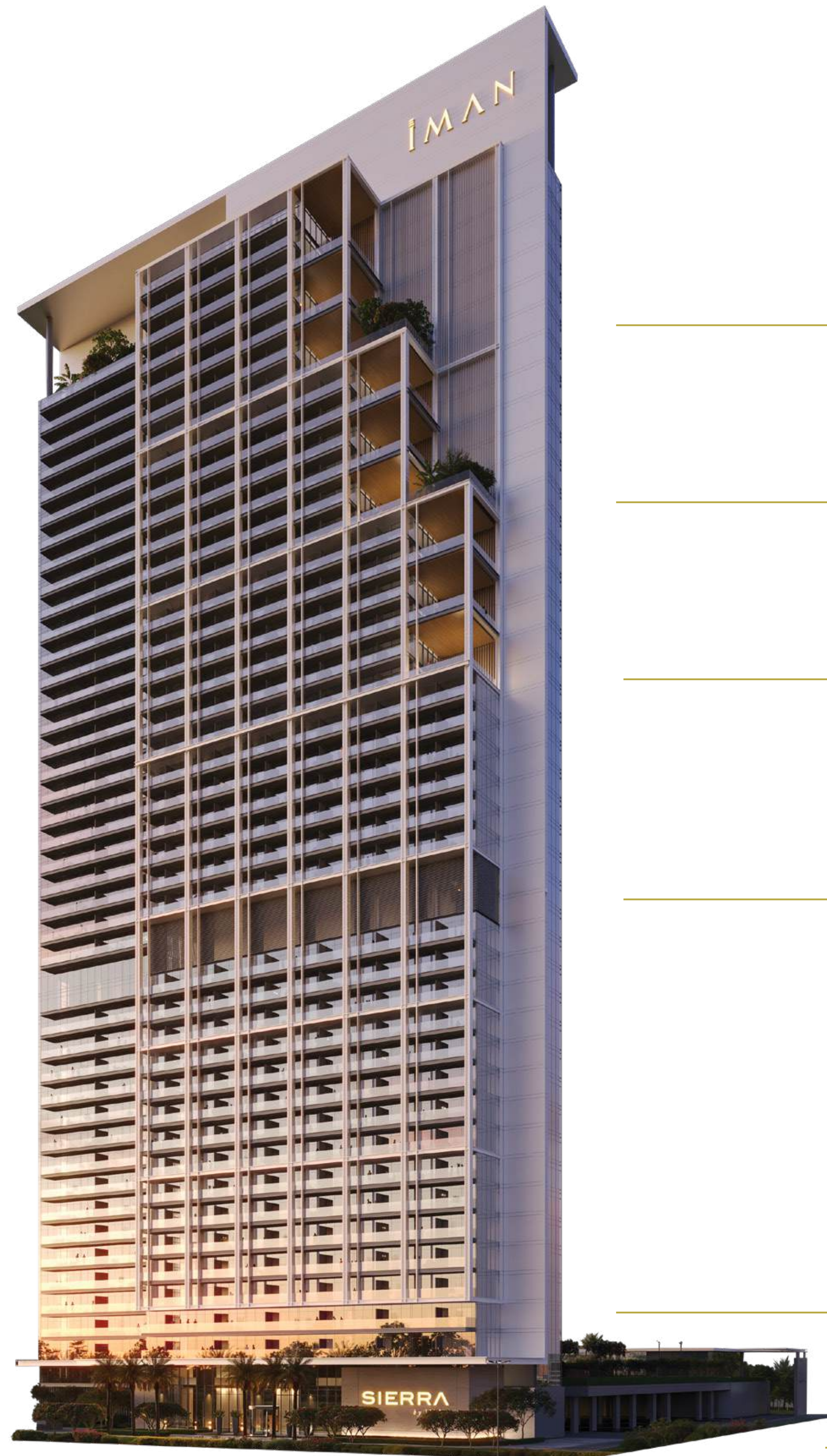
SIERRA  
by IMAN



iMAN



# Building Configuration



36th Floor  
4 Bedroom Duplex  
with Expansive Balcony

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

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

---

17th Floor  
Sky View Garden

---

1st Floor  
Amenities Deck

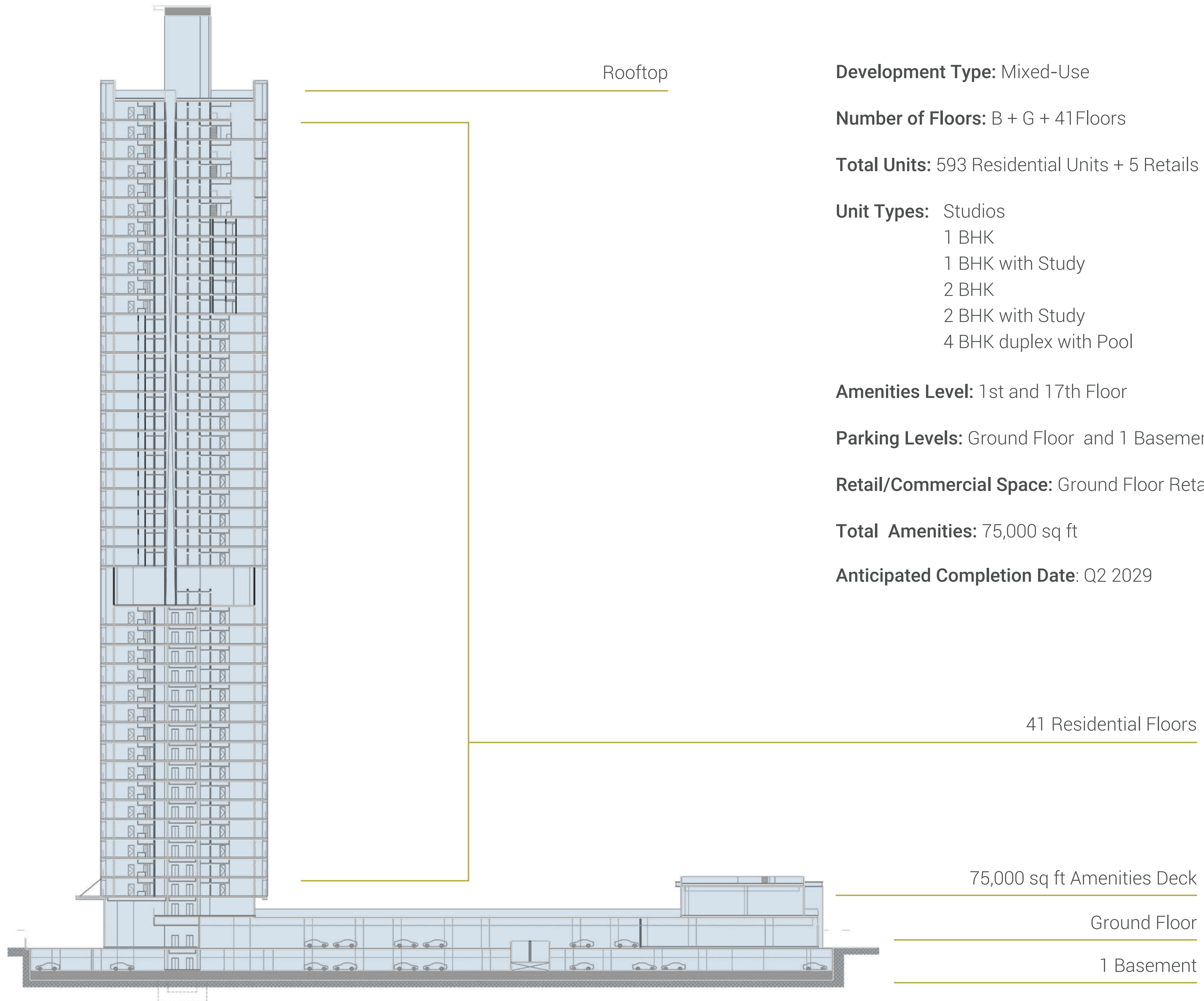
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Basement  
Underground Parking,  
EV Parking, Lift Lobby

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

---



Rooftop

**Development Type:** Mixed-Use

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

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

**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

41 Residential Floors

75,000 sq ft Amenities Deck

Ground Floor

1 Basement

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.*

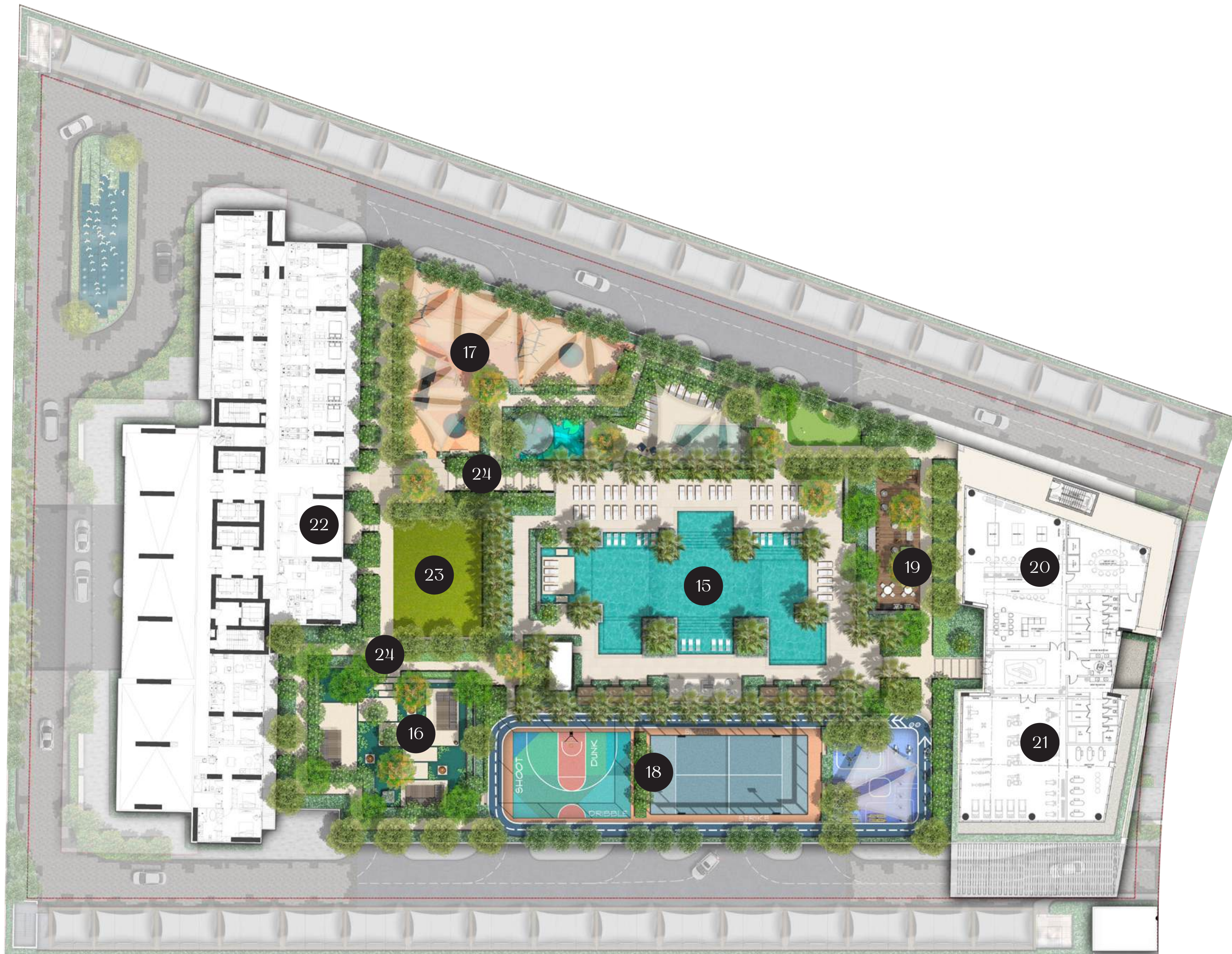




- 1. Main Entrance
- 2. Grand Drive
- 3. Aqua Feature
- 4. Double Height Signature Lobby
- 5. Lobby Lounge
- 6. Lobby Reception

- 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

16. Aqua Garden Area

17. Splash Pad & Outdoor Kids Play Area

18. Outdoor Active Zone

19. BBQ Area

20. Clubhouse

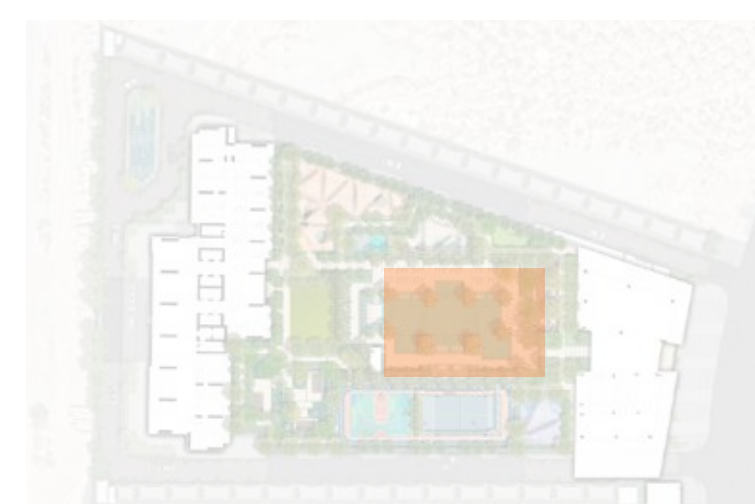
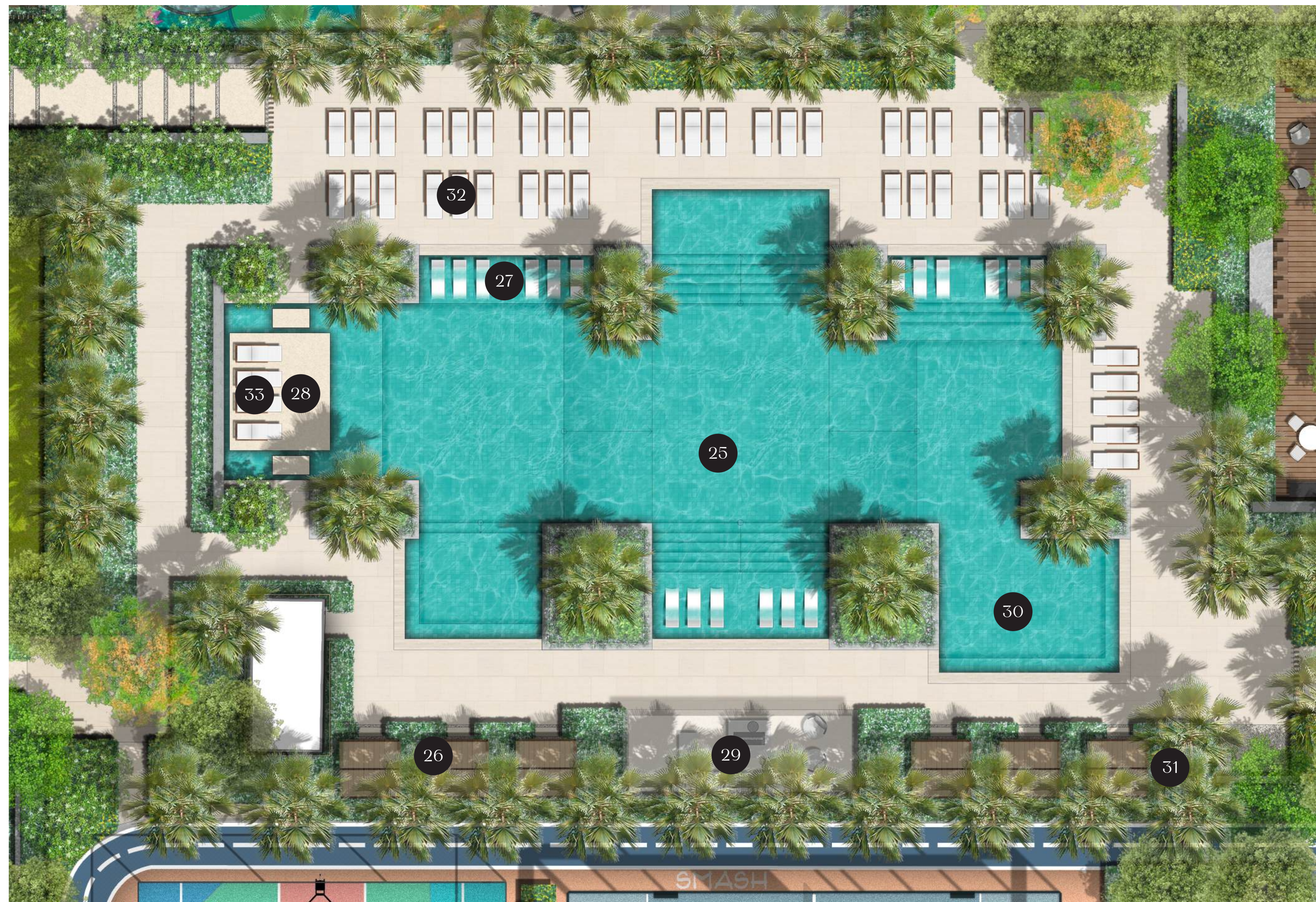
21. Multifunctional Fitness Centre

22. Indoor Kids Play Area

23. Courtyard Garden

24. Forest Walkway

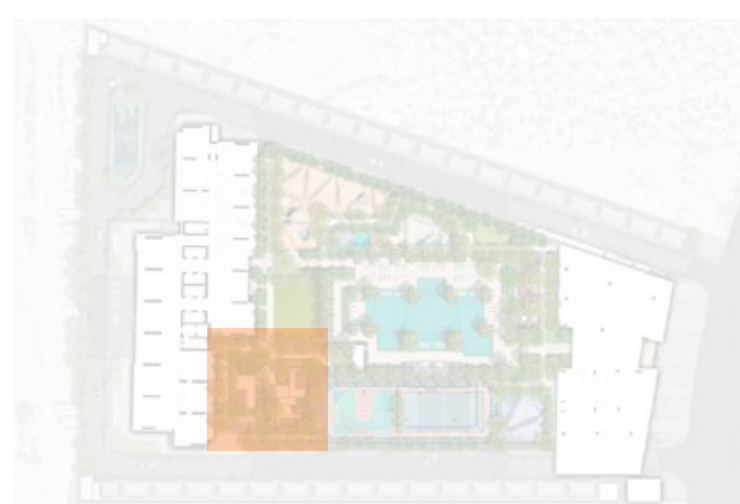
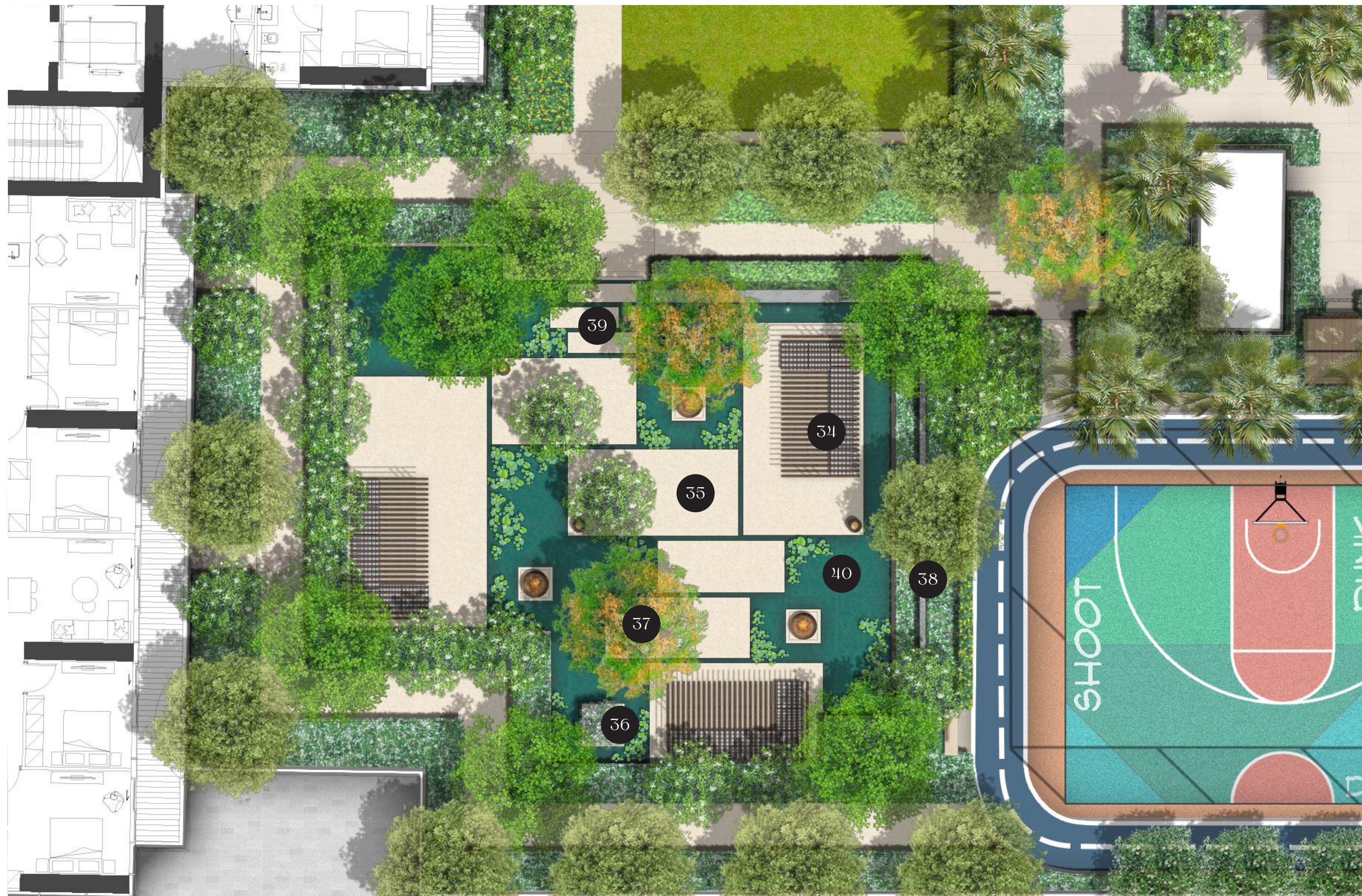
FIRST FLOOR



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

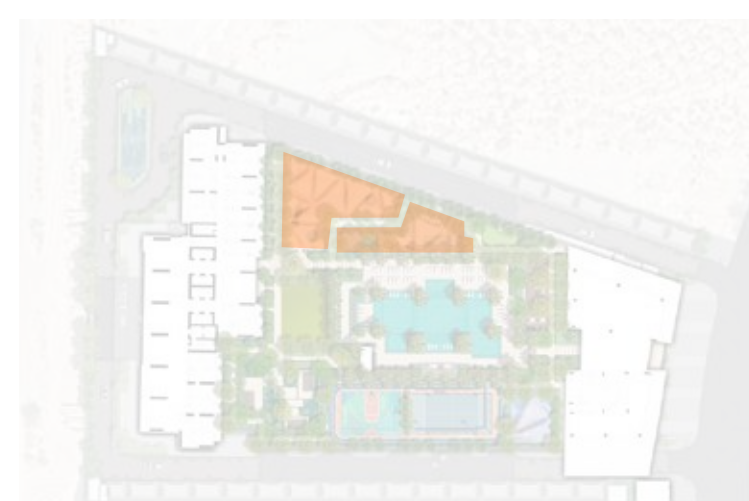
- 30. Pool Cove
- 31. Pool Shower
- 32. Sun Loungers
- 33. Floating Sun Beds

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

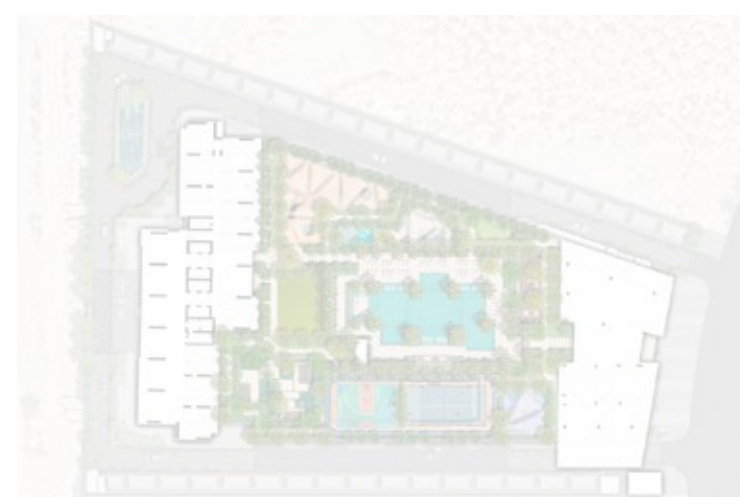
74. Male & Female Changing Room  
75. Steam & Sauna  
76. Cold Plunge

- 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



WINDMILL

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

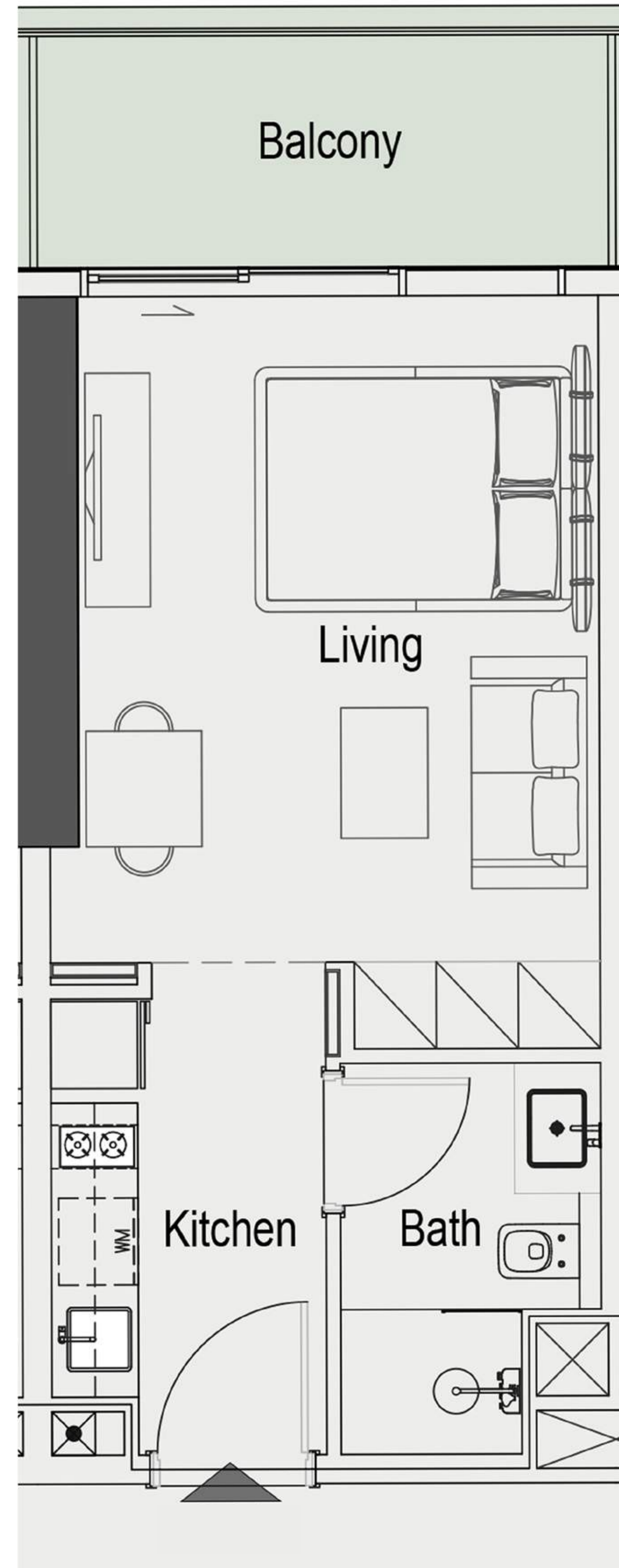
# Typical Studio Layout

SUITE AREA 346.06 SQFT

BALCONY AREA 71.36 SQFT

TOTAL AREA 417.42 SQFT

Disclaimer: all pictures, plans, layouts information, data and details included in this brochure are indicative only and may change at any time up to the final "as built" status in accordance with the final designs of the project, regulatory approvals and planning permissions"



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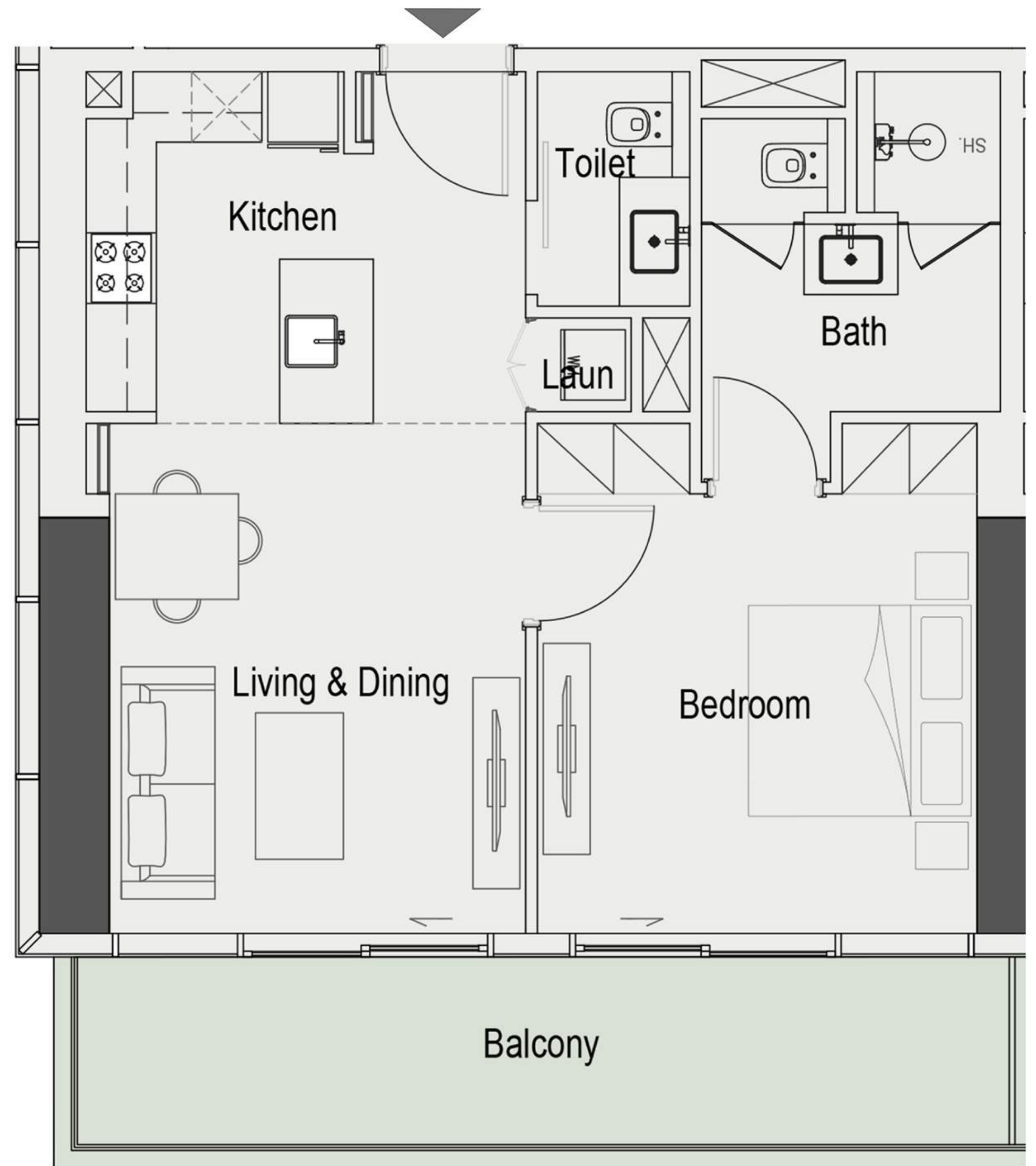


# Typical 1 Bed Layout

SUITE AREA 646.05 SQFT

BALCONY AREA 142.84 SQFT

TOTAL AREA 788.89 SQFT

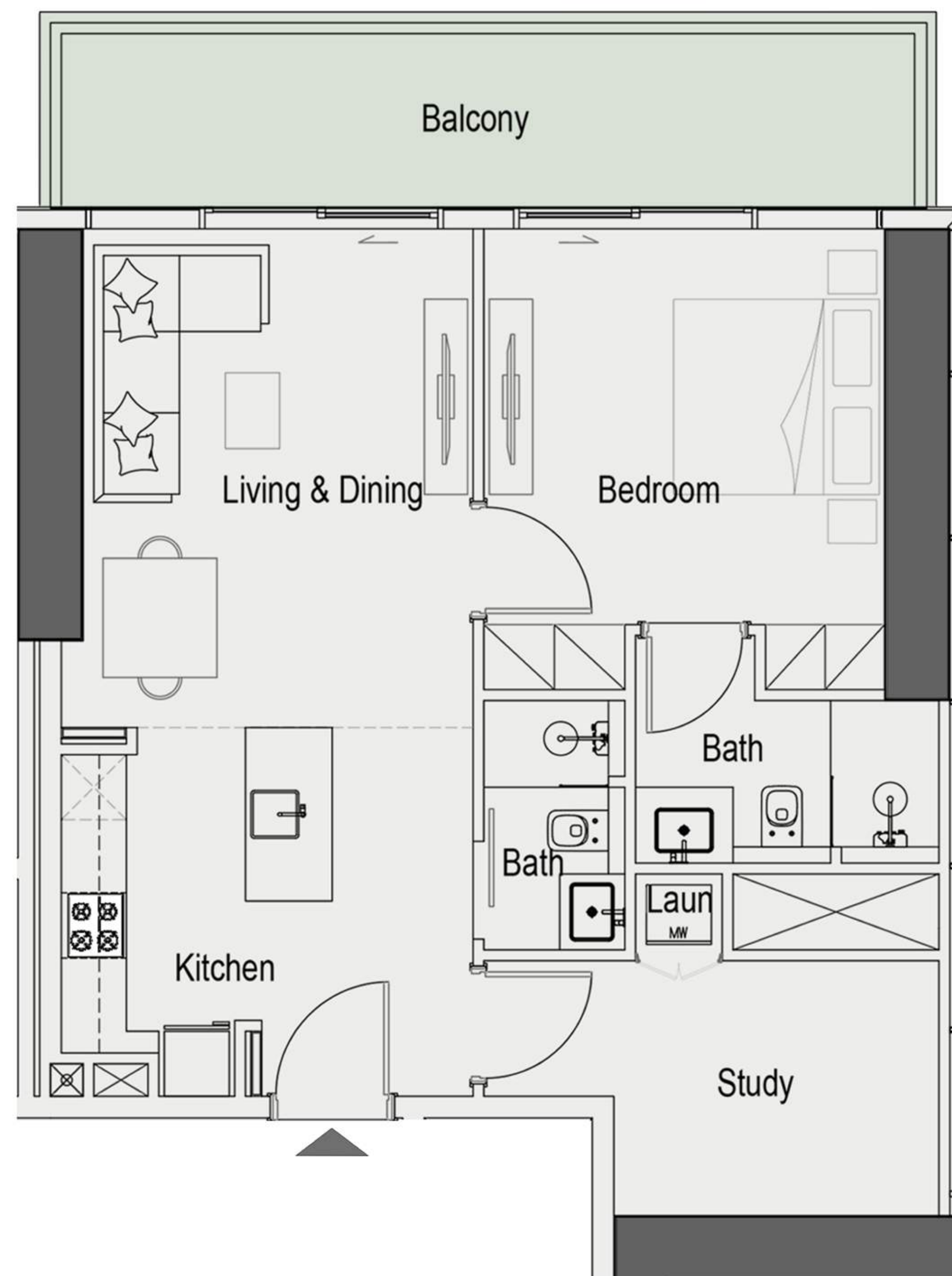


# Typical 1 Bed with Study Layout

SUITE AREA 744.97 SQFT

BALCONY AREA 142.84 SQFT

TOTAL AREA 887.81 SQFT



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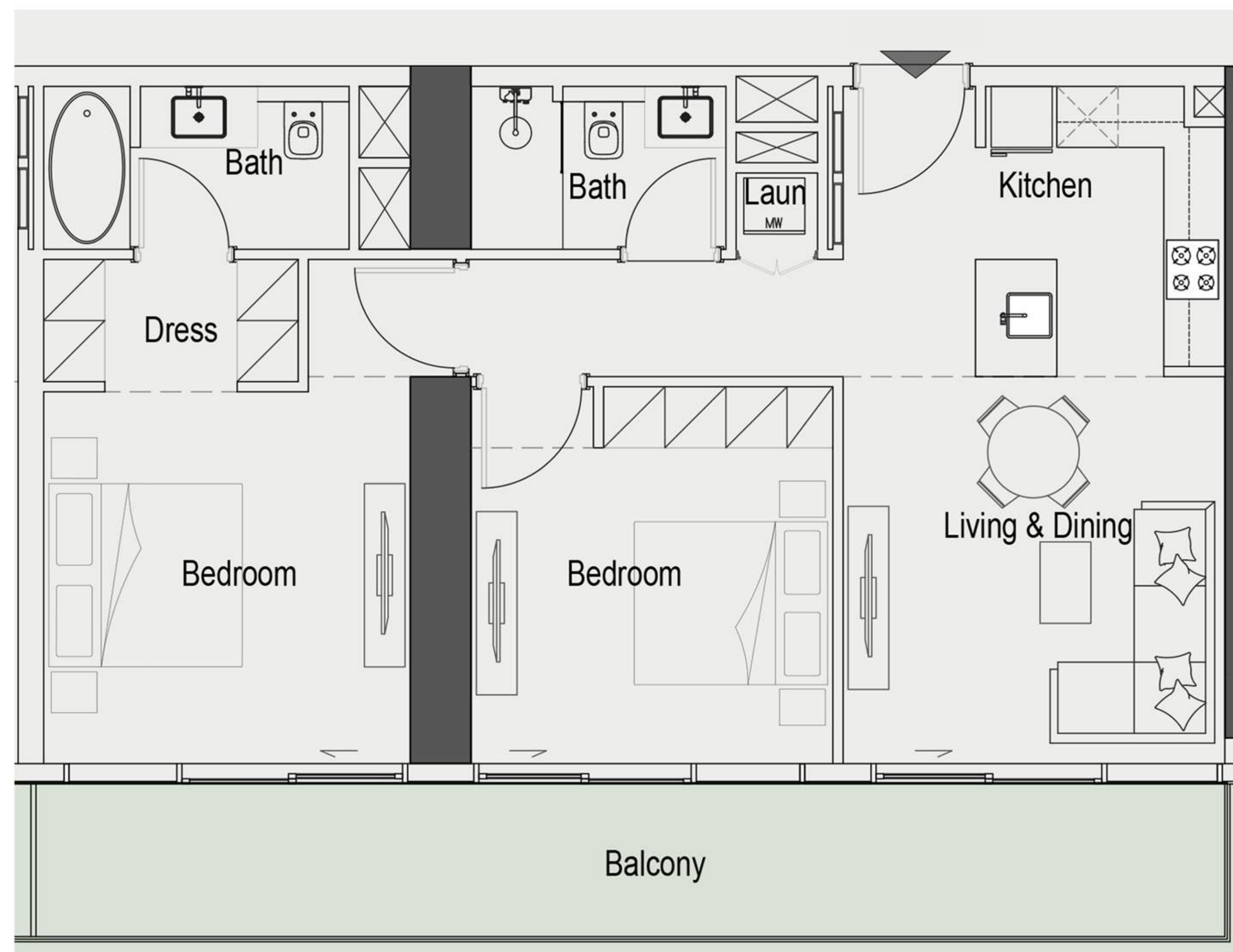


# Typical 2 Bed Layout

SUITE AREA 863.16 SQFT

BALCONY AREA 196.76 SQFT

TOTAL AREA 1059.92 SQFT

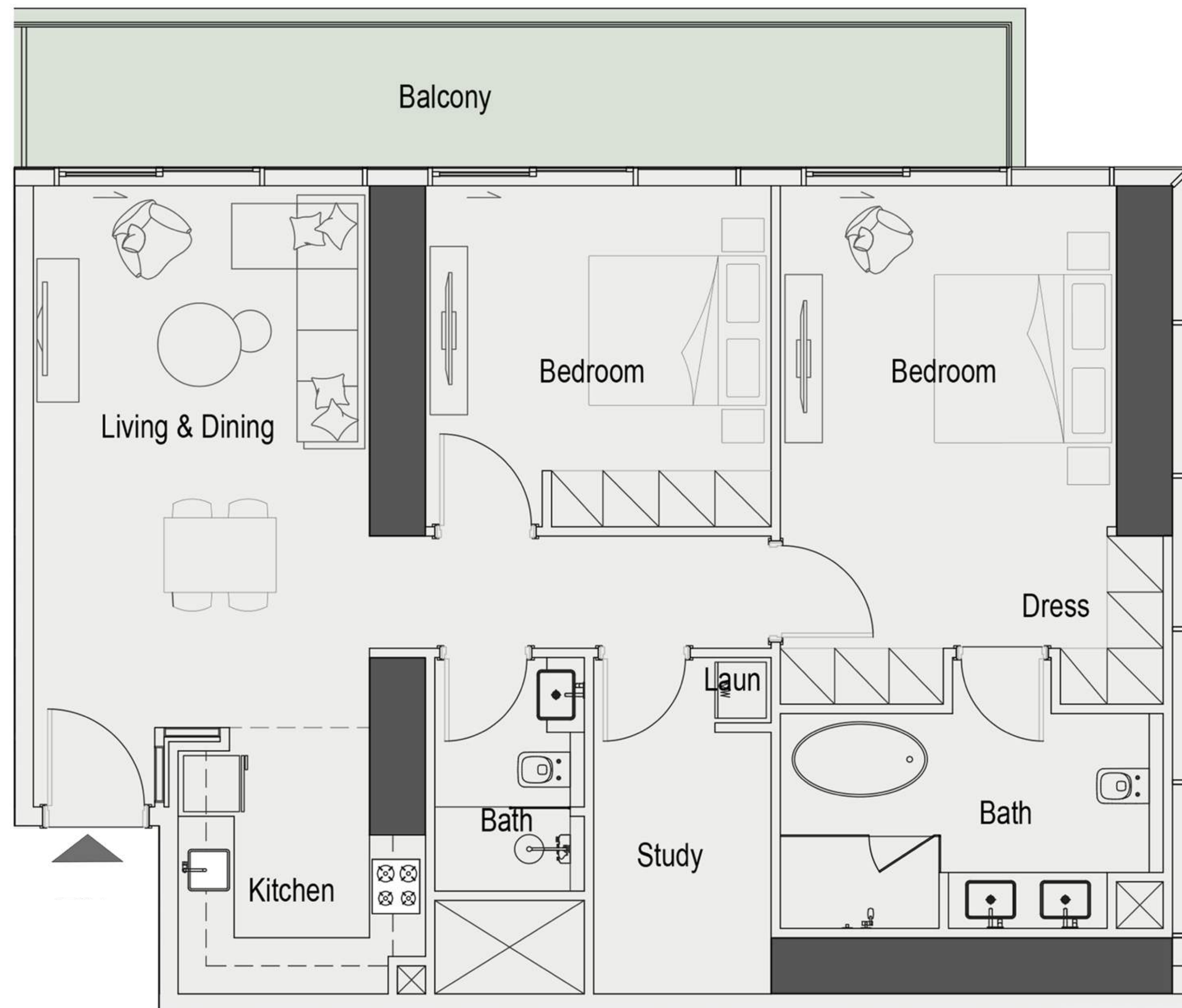


# Typical 2 Bed with Study Layout

SUITE AREA 1087.15 SQFT

BALCONY AREA 177.28 SQFT

TOTAL AREA 1264.44 SQFT

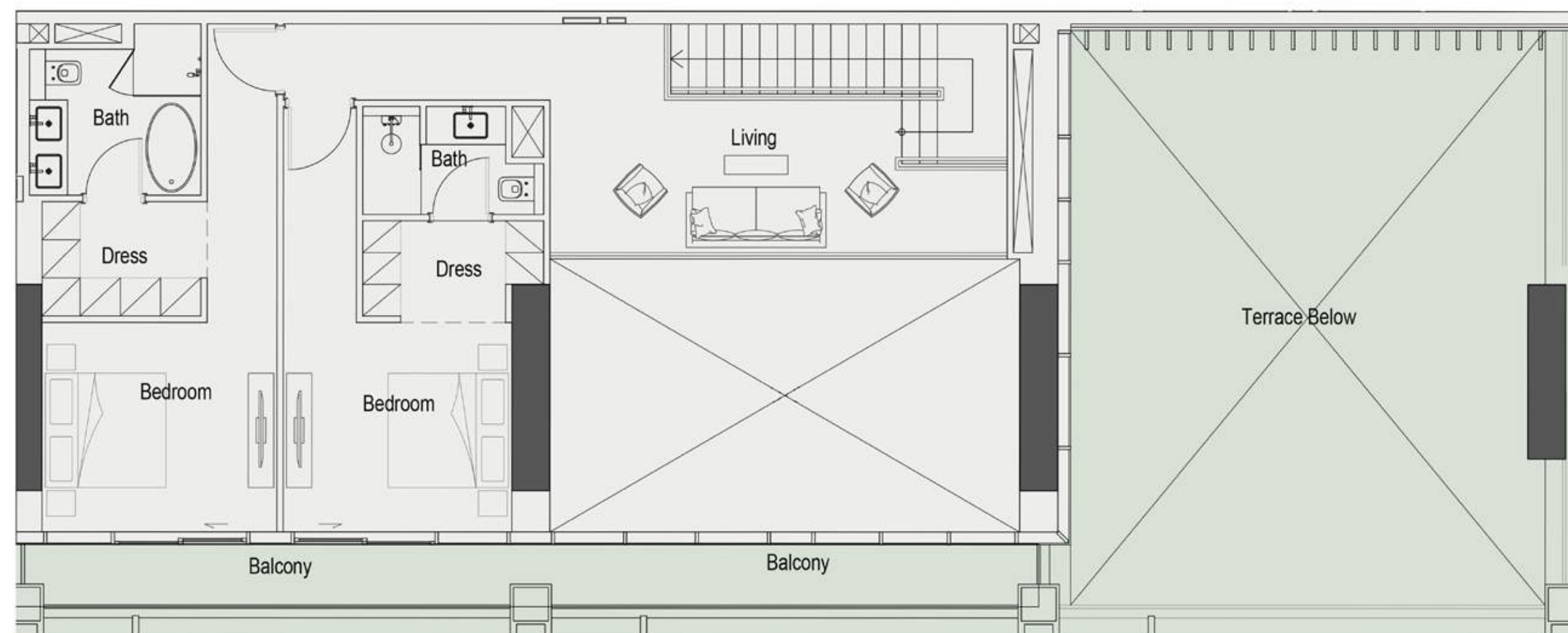


# Typical 4 Bed Layout

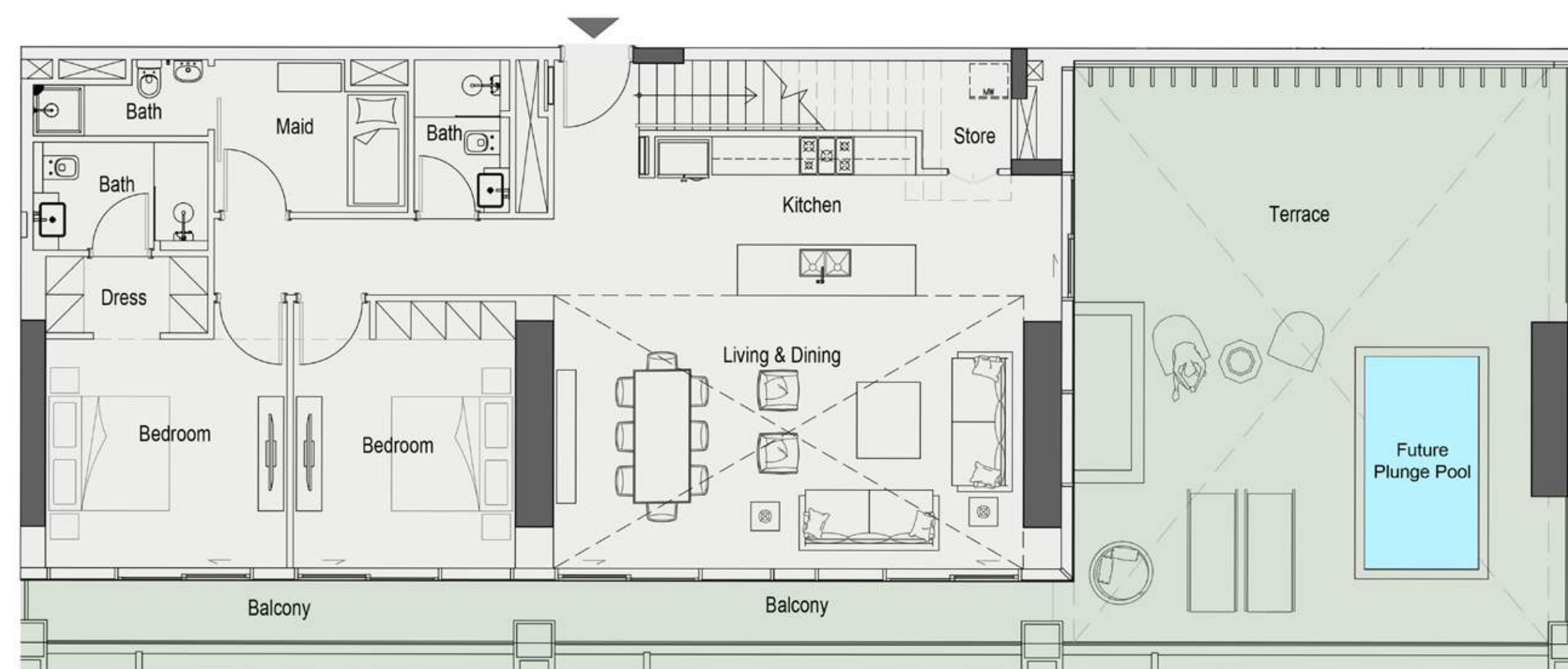
SUITE AREA 2453.53 SQFT

BALCONY AREA 1132.36 SQFT

TOTAL AREA 3585.89 SQFT



Upper Floor



Lower Floor





The Living Room



The Kitchen



The Bedroom



The Bathroom



IMAN

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LATTE

FASHION AVENUE

BREAD CORNER

BOOK CORNER

SAVON

# 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

The logo for IMAN DEVELOPERS is centered on the page. It features the word "IMAN" in a large, white, serif font. The letter "I" is stylized with three horizontal bars at its top. Below "IMAN" is the word "DEVELOPERS" in a smaller, white, sans-serif font. The background is a dark blue gradient with faint, overlapping silhouettes of palm leaves and other tropical plants.

IMAN  
DEVELOPERS