



SIERRA

by IMAN

The image is a composite of several panels. On the left, a vertical panel shows a woman in a long, flowing, light-colored dress standing in a body of water, her reflection visible below. The background of this panel is a bright, hazy sunset or sunrise. To the right of this panel is a larger, wider panel showing a tropical forest with palm trees and other foliage, also reflected in the water. The overall color palette is muted, with a mix of blues, greys, and soft yellows from the sunset. The text 'Wellbeing By Design' is centered across the middle of the image, spanning across the panels.

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

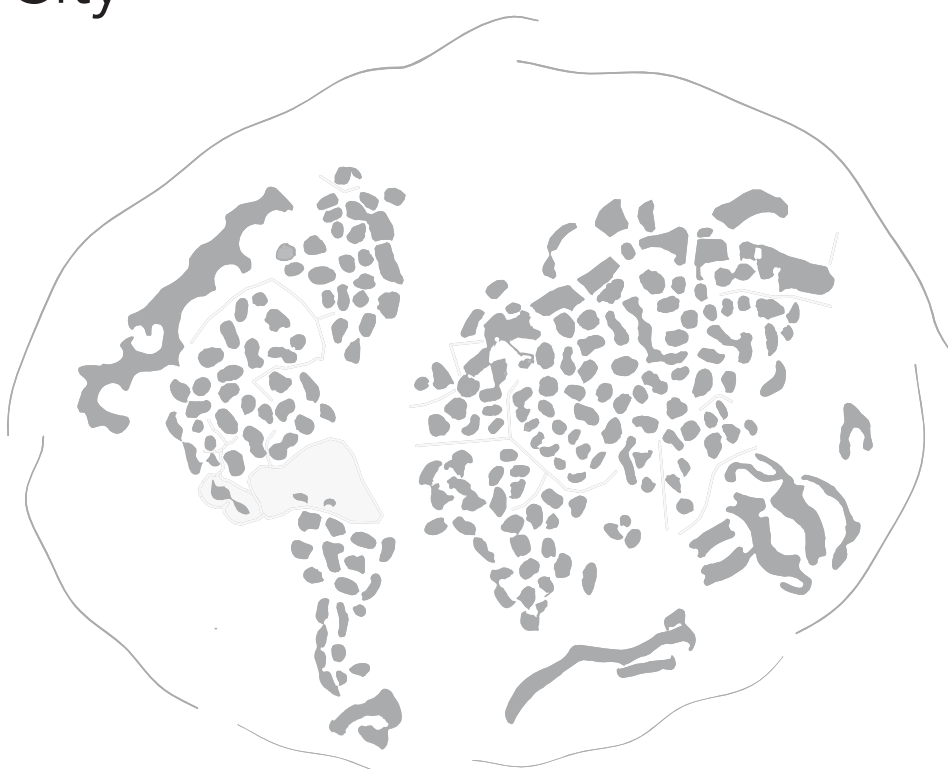
Dubai Intl
Airport (DXB)

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 key locations are labeled with white text and leader lines pointing to their respective spots on the map: Sheikh Mohammed Bin Zayed Road to the west, Hessa Street to the east, and the Dubai Autodrome, First Avenue Mall, Dubai Indoor Kartome, Green Community, Waitrose, and Dubai Sports City to the south.

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.

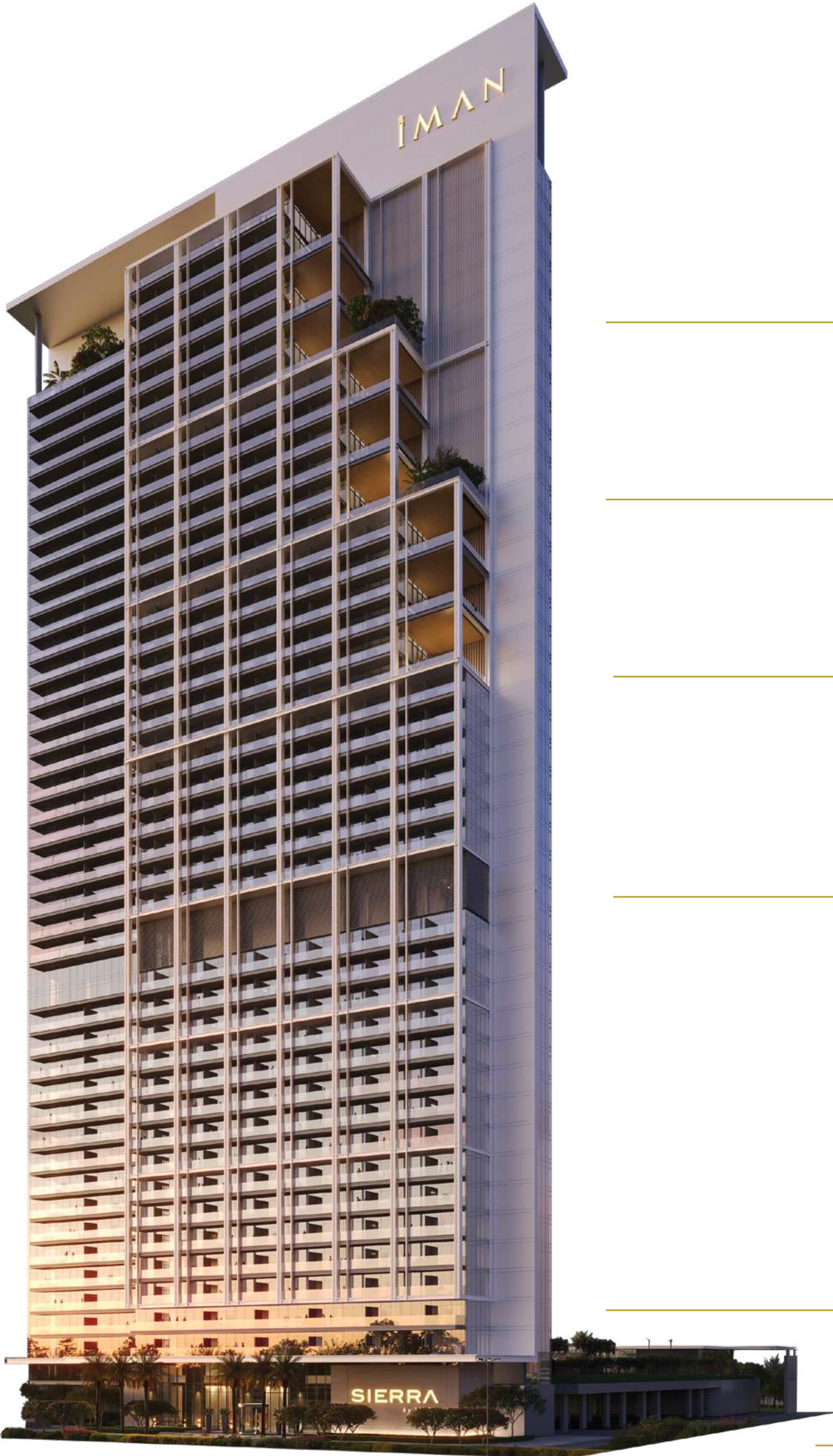
*Because stillness
starts here.*







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

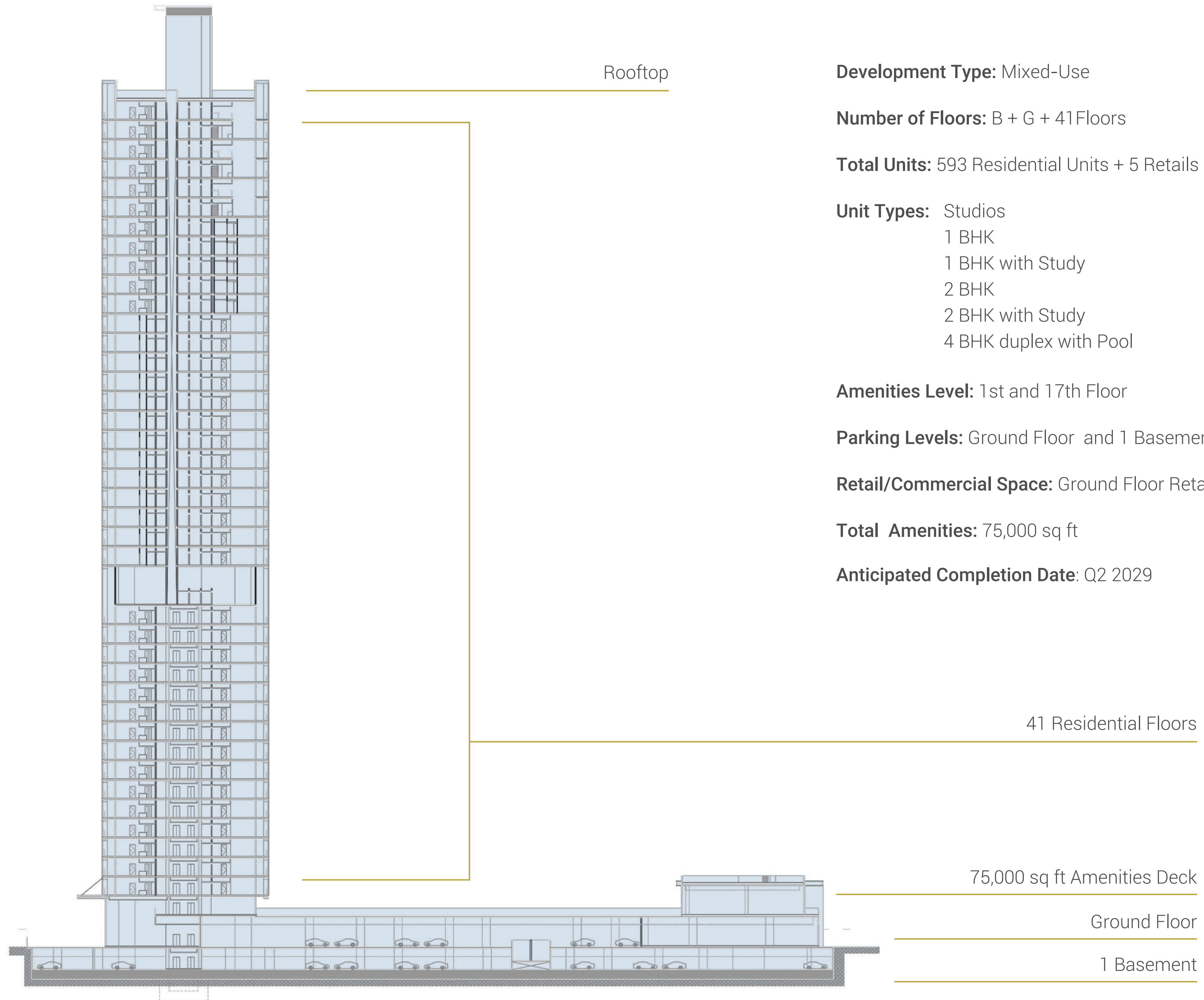
30th Floor
4 Bedroom Duplex
with Expansive Balcony & Plunge Pool

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.

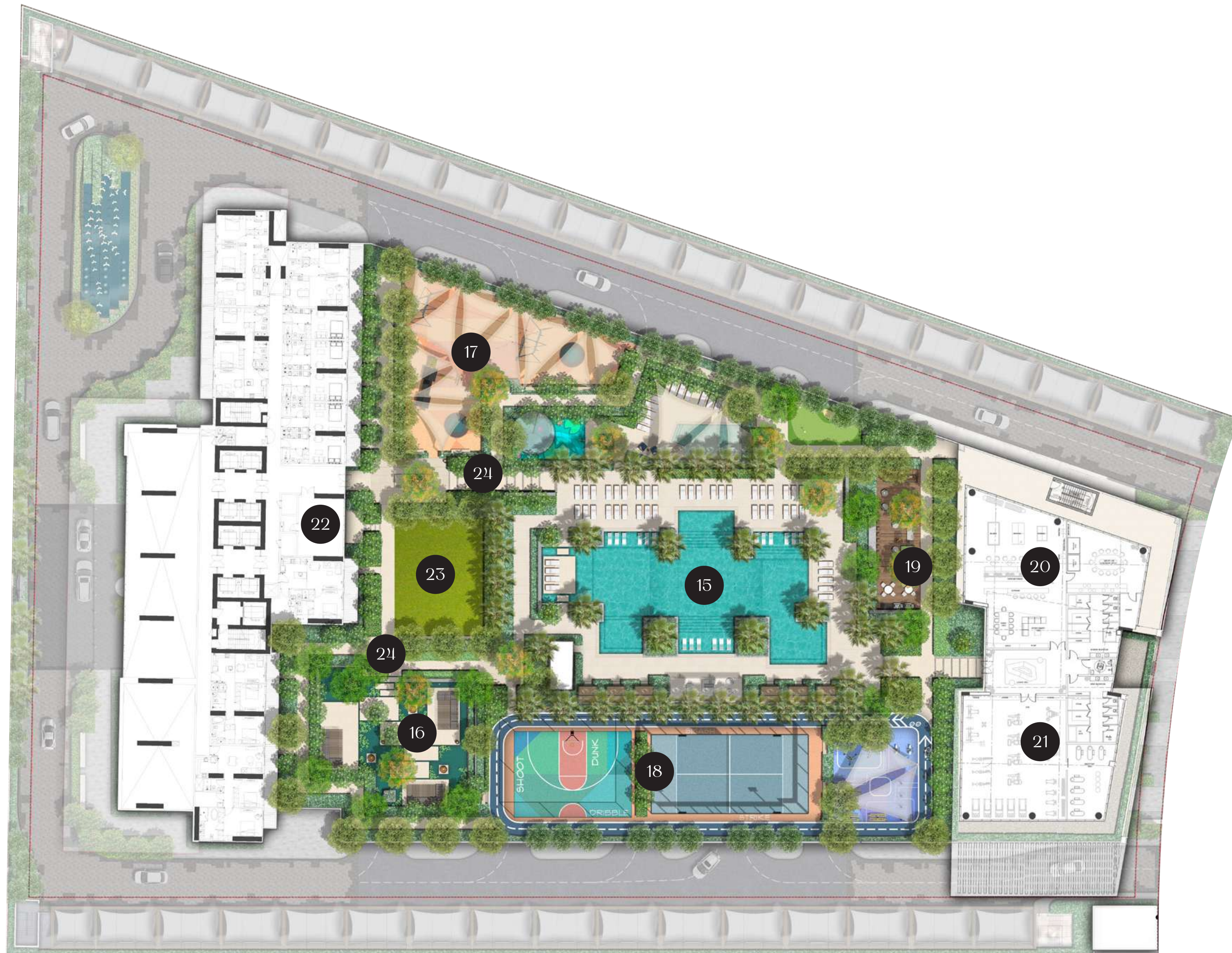




1. Main Entrance
2. Grand Drive
3. Aqua Feature
4. Double Height Signature Lobby
5. Lobby Lounge
6. Lobby Reception

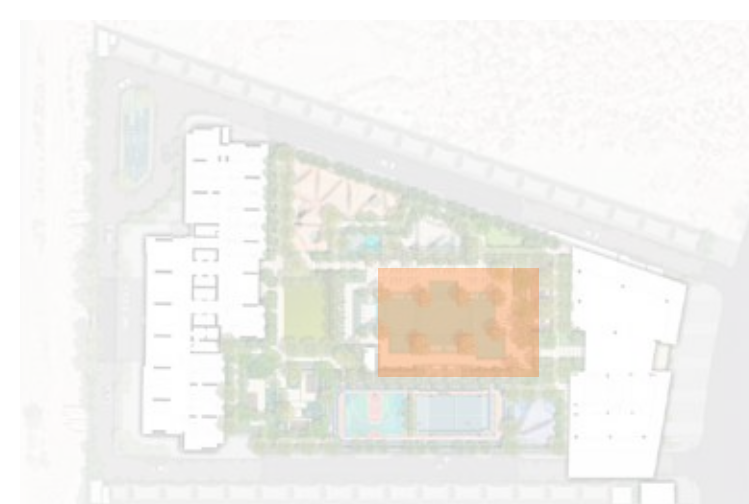
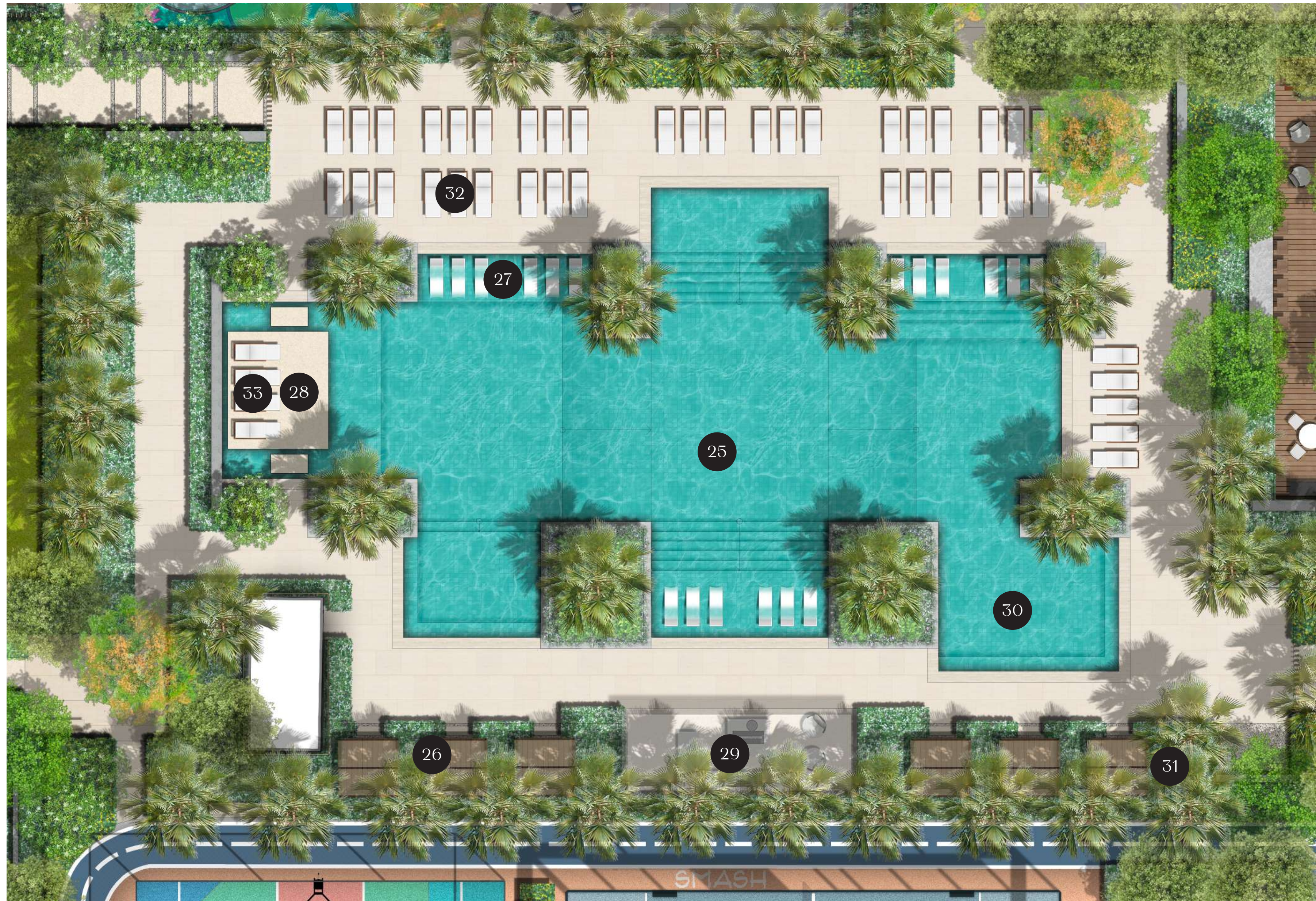
7. Fountain tree
8. Lift Lobby
9. Retail Units
10. Retail Parking
11. EV Charging Station
12. Bicycle Parking

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 |

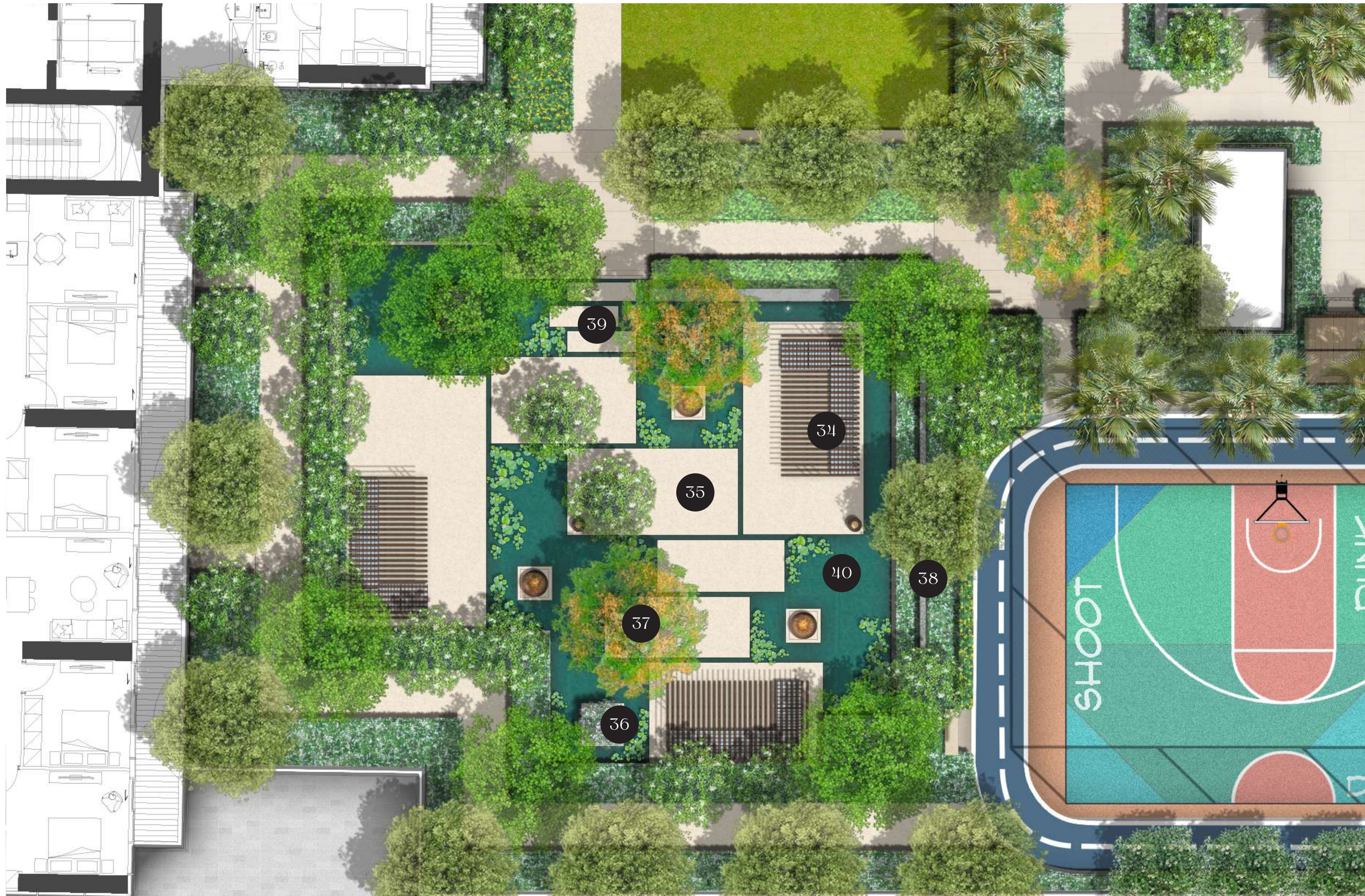
FIRST FLOOR



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

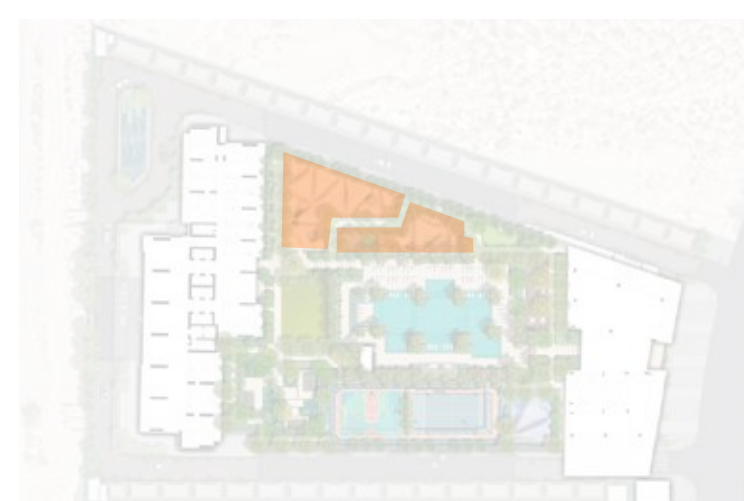
- 30. Pool Cove
- 31. Pool Shower
- 32. Sun Loungers
- 33. Floating Sun Beds

LEISURE POOL AREA



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

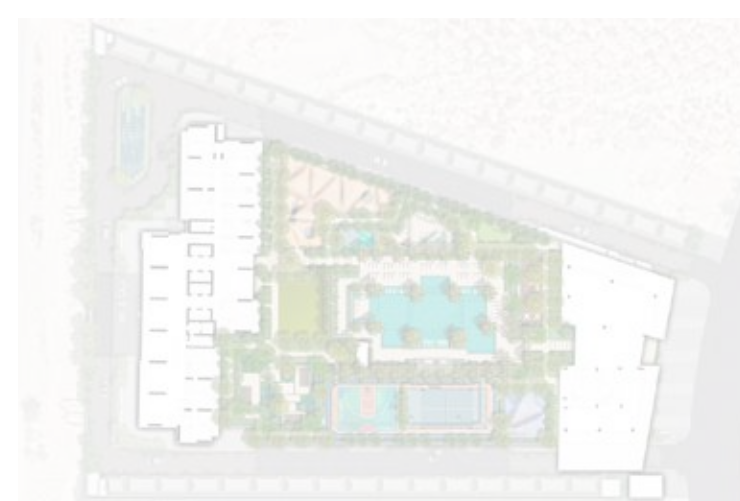
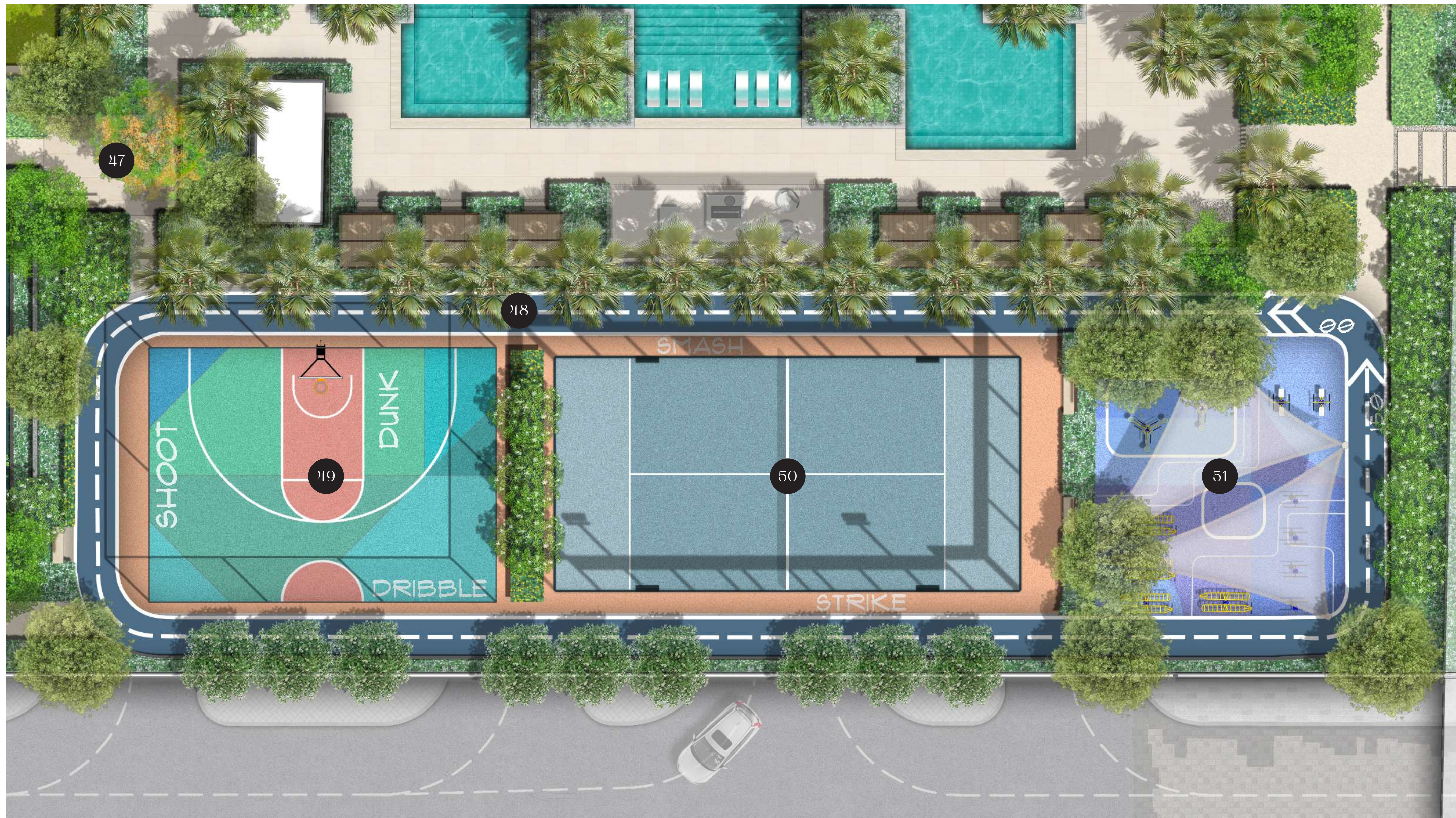
- 38. Botanic Wall
- 39. Floating Seats
- 40. Reflection Pond



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

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

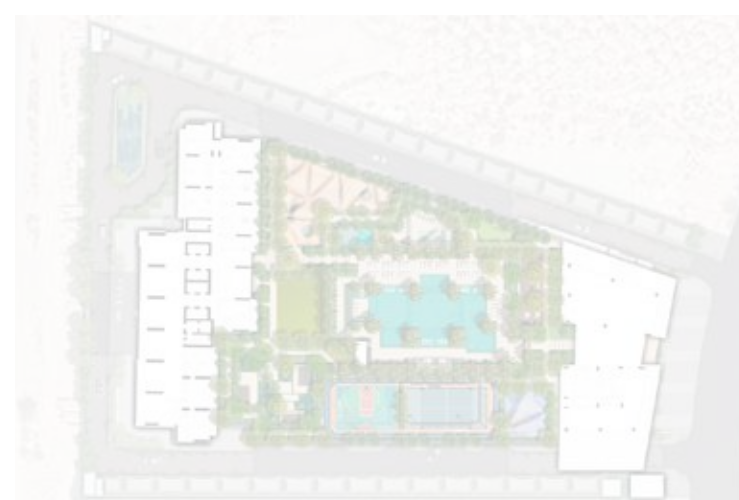
SPLASH PAD & KID'S PLAY AREA



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

- 50. Paddle Tennis Court
- 51. Jungle Gym

OUTDOOR
ACTIVE ZONE

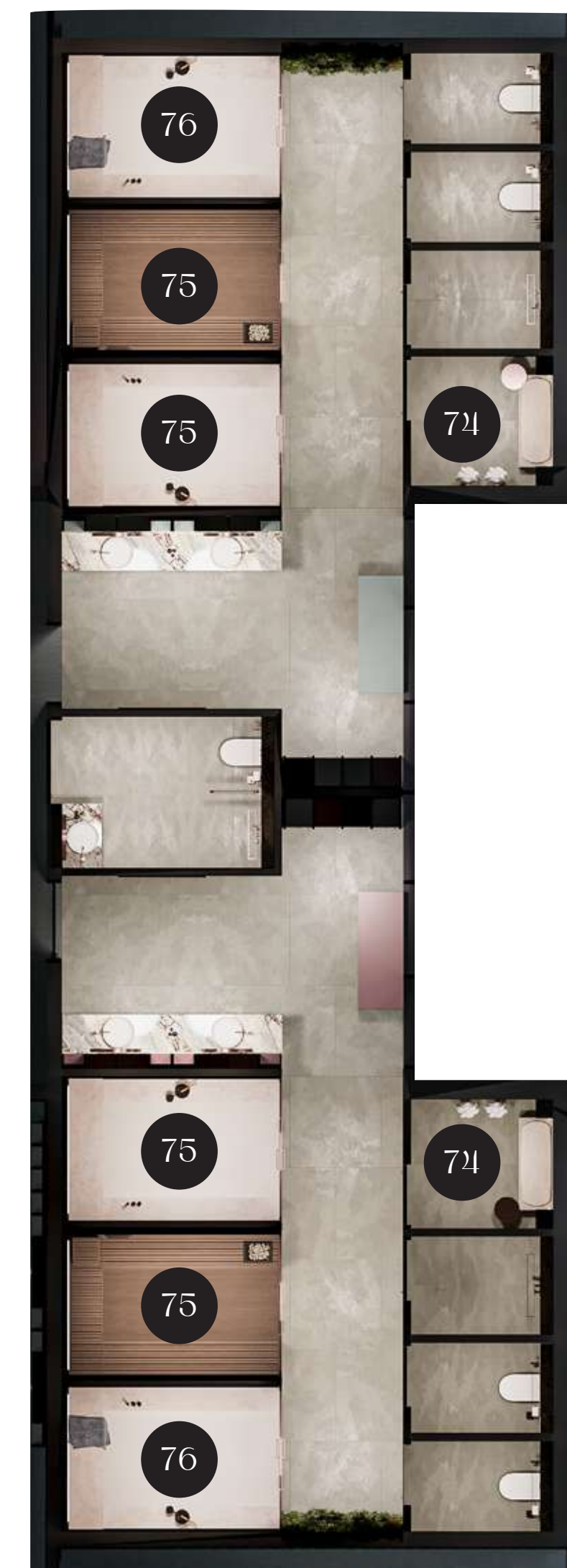


- 52. Barbecue Area
- 53. Entrance Gardens
- 54. Outdoor Seating
- 55. Outdoor Co-Working Spaces
- 56. Formal Seating
- 57. Putting Green



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

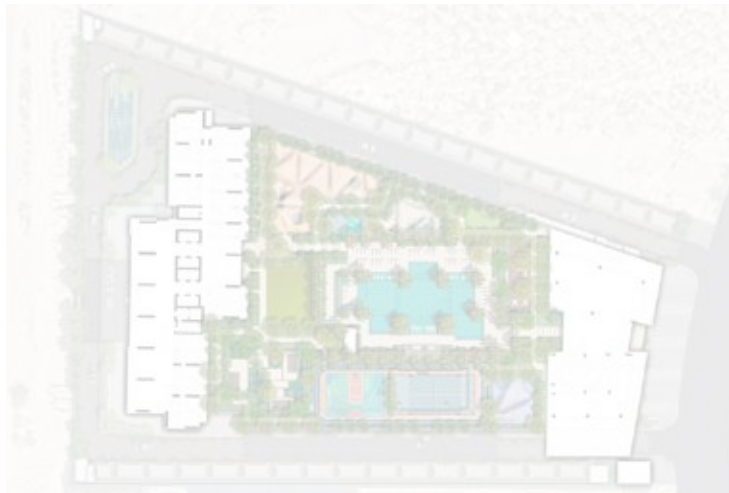




- 83. Jacuzzi
- 84. Outdoor Lounge
- 85. Terrace Garden
- 86. Sky Deck
- 87. Yoga/Meditation Zone

- 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



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.

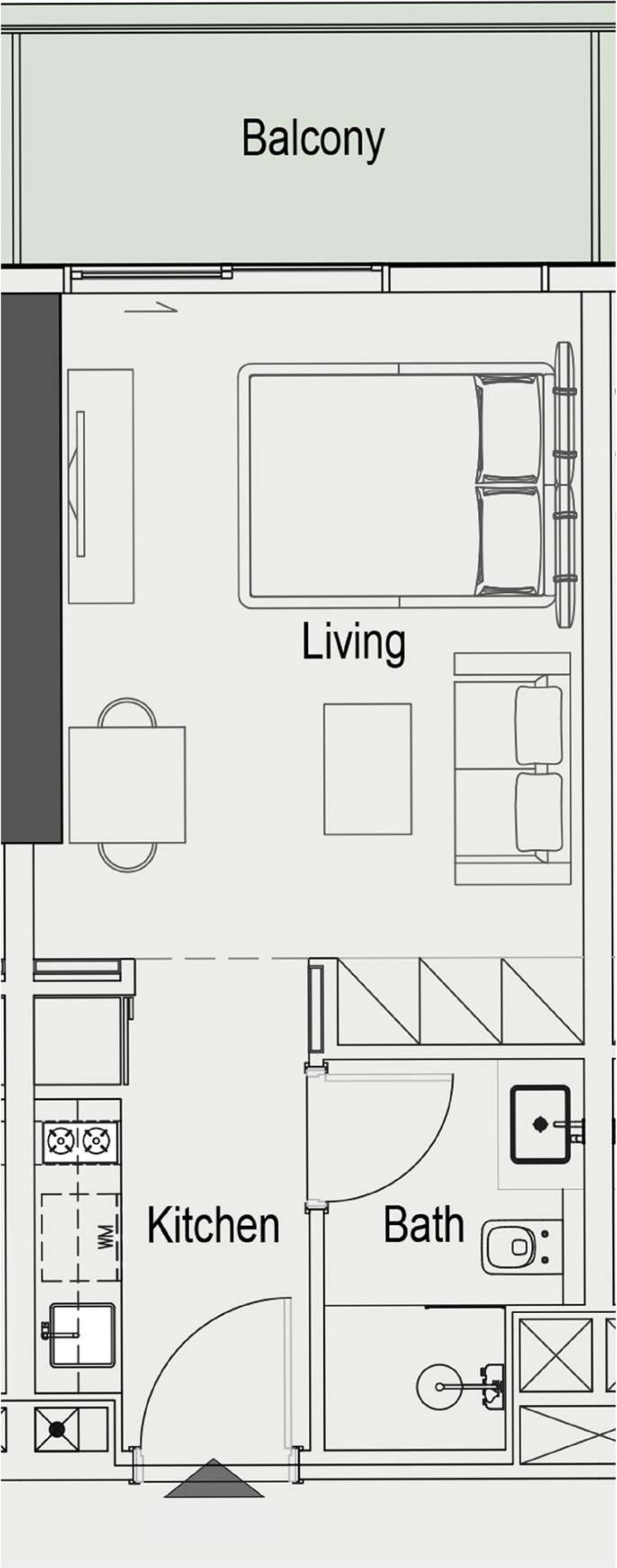
Sierra's interiors are not merely designed ; they are choreographed for graceful living.

Living that Rises with You

Typical Studio Layout

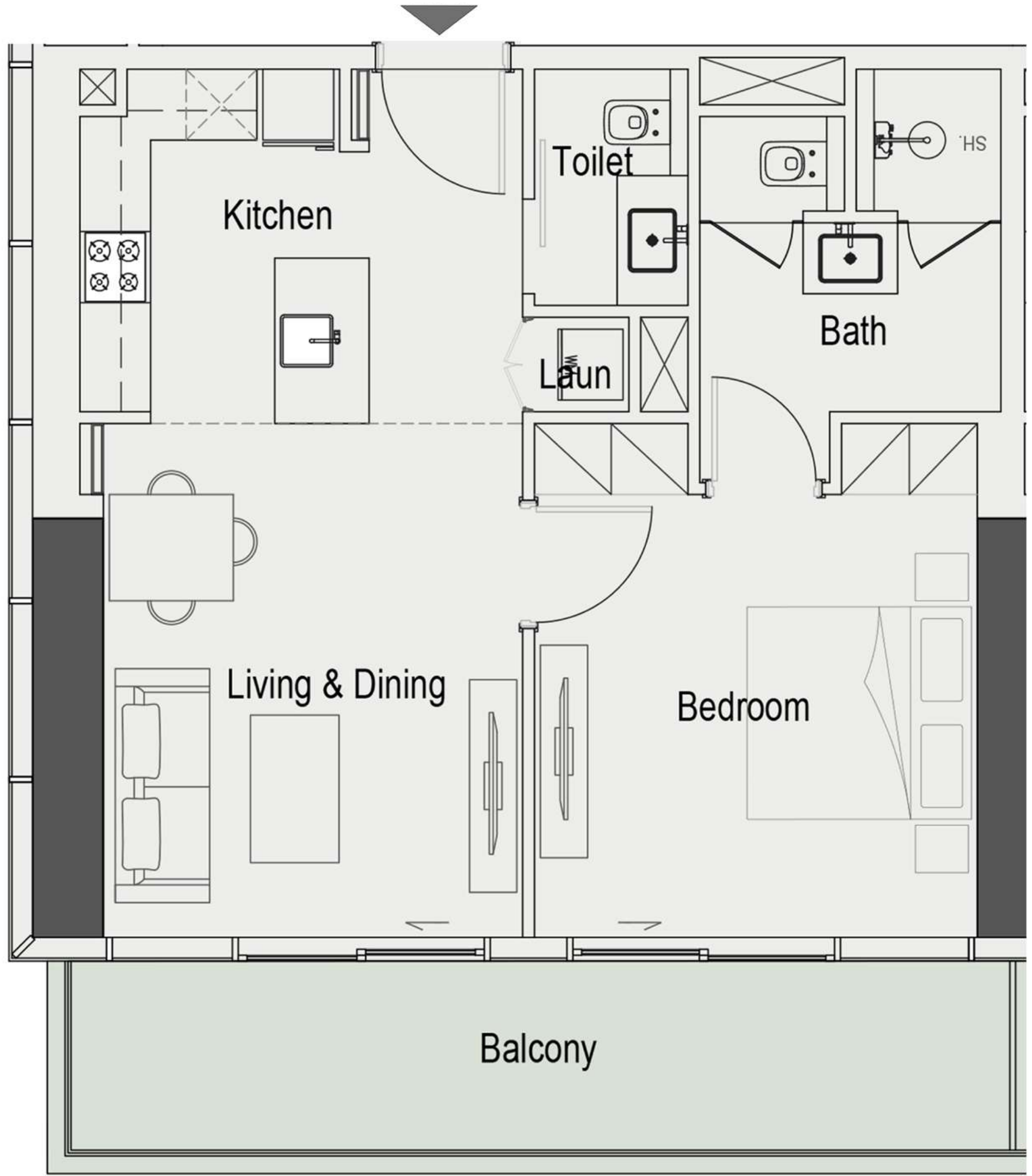
SUITE AREA	346.06 SQFT
BALCONY AREA	71.36 SQFT
TOTAL AREA	417.42 SQFT

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"



Typical 1 Bed Layout

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

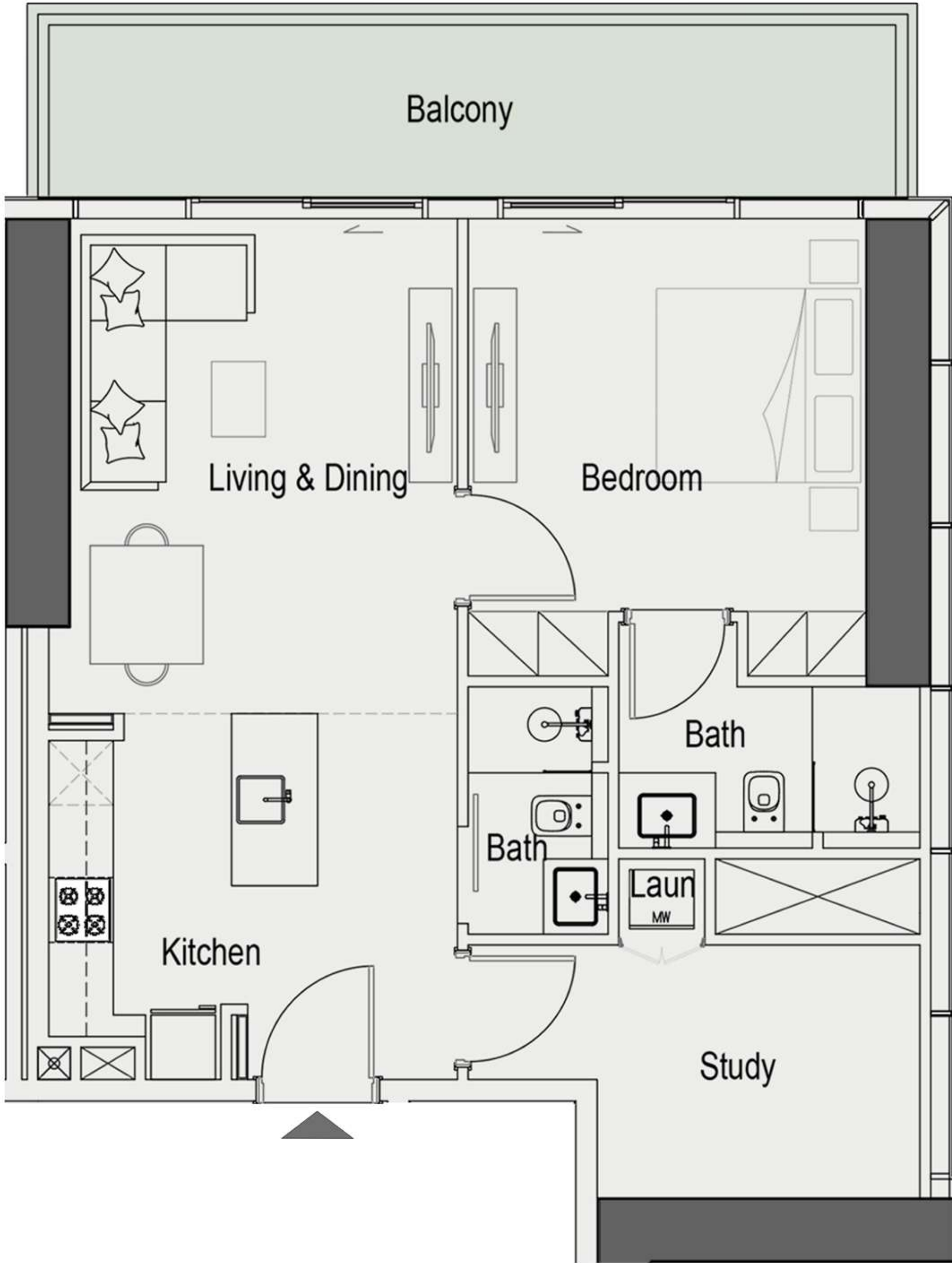


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Typical 1 Bed with Study Layout

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

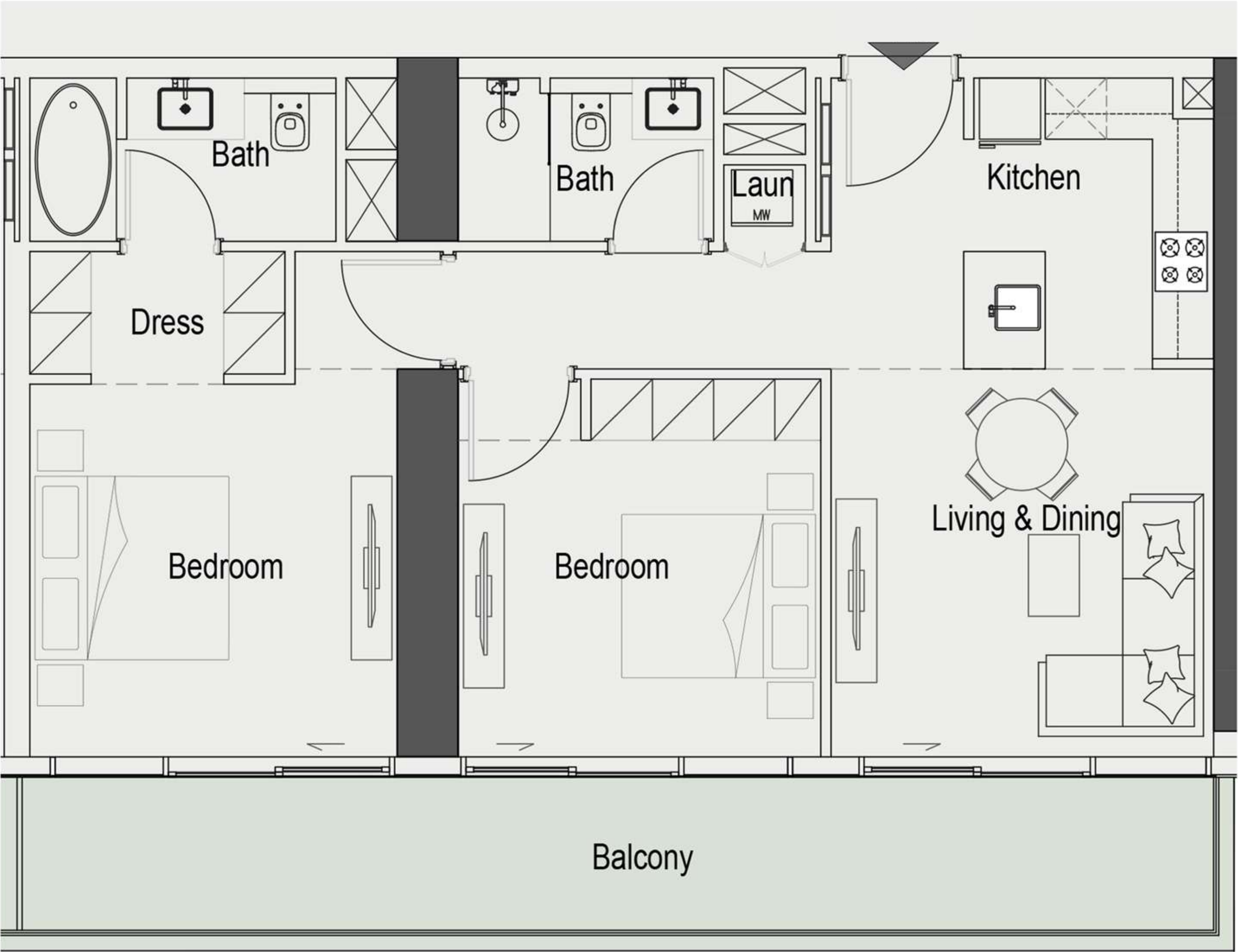


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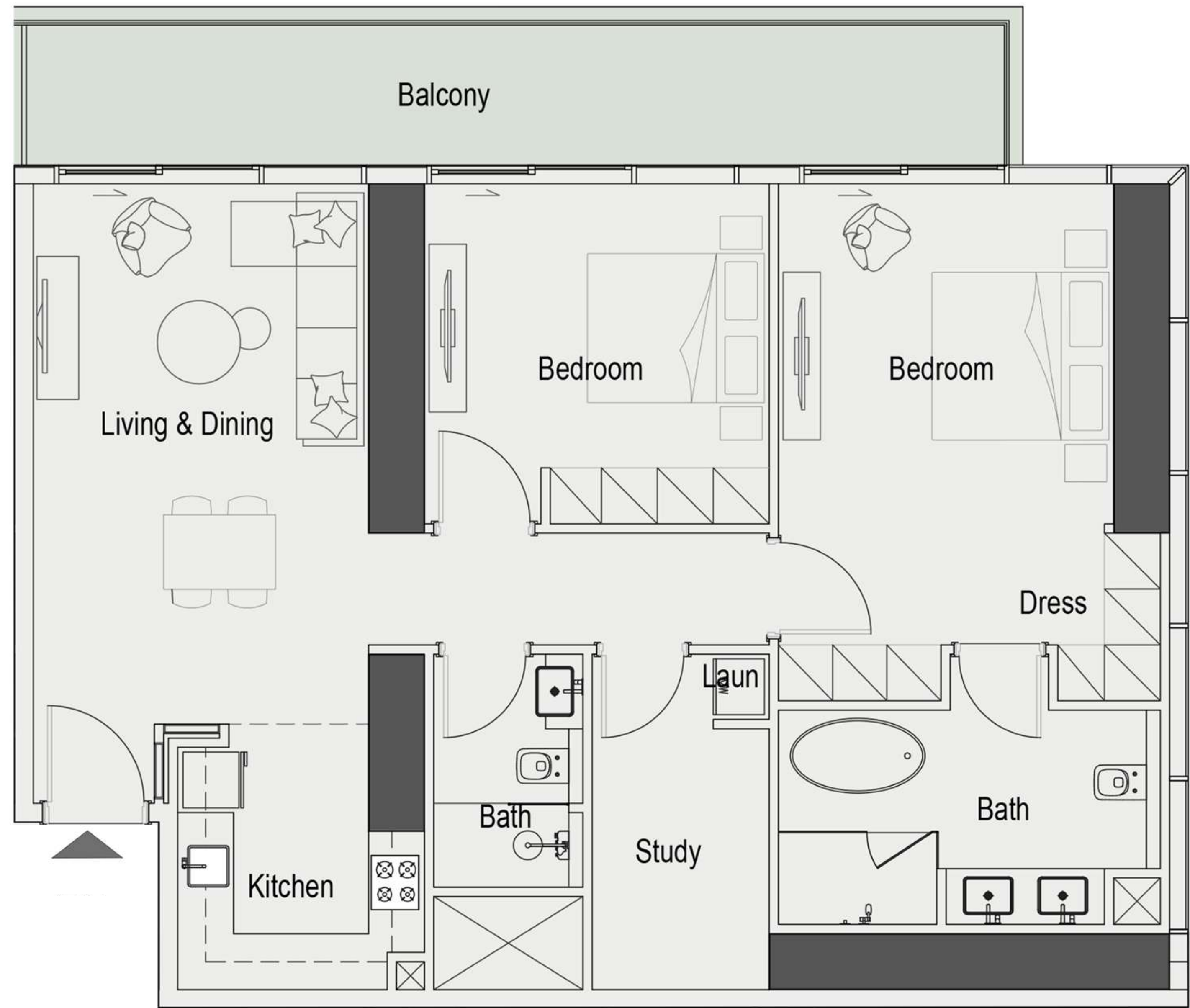
Typical 2 Bed Layout

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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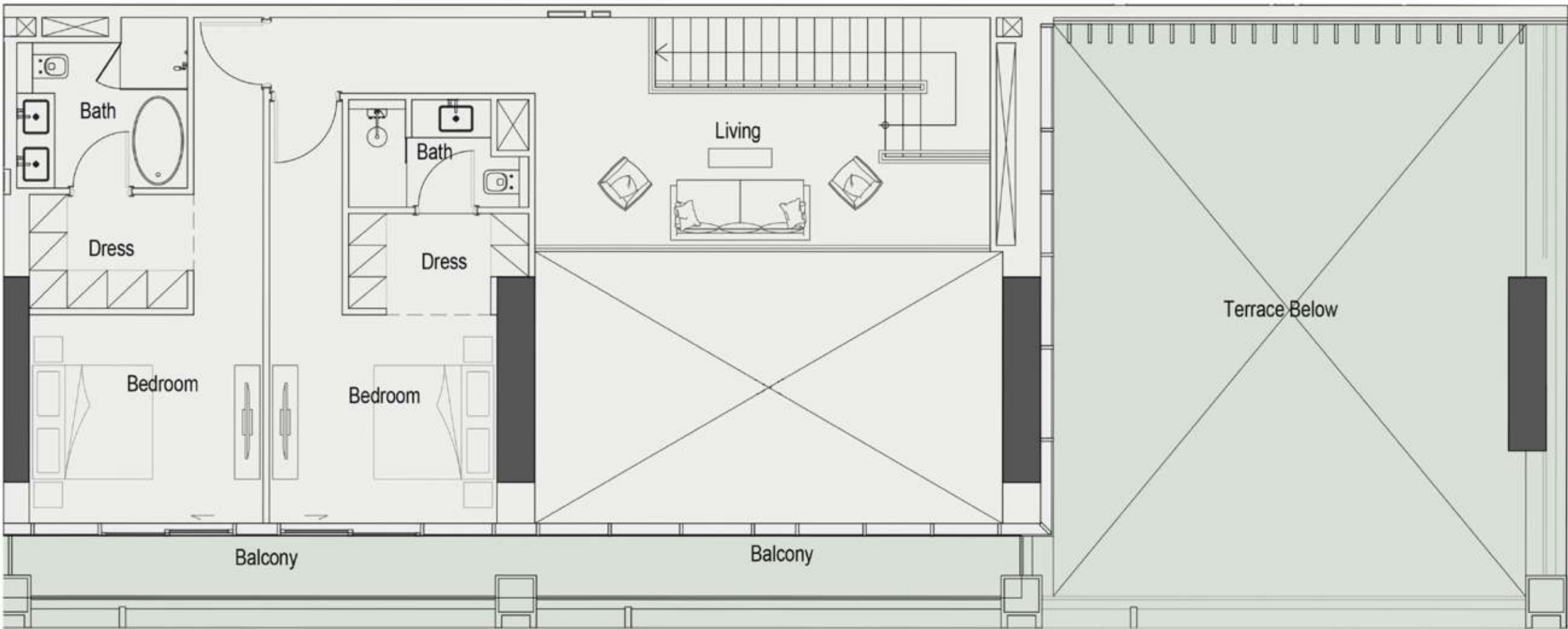


Typical 4 Bed Layout

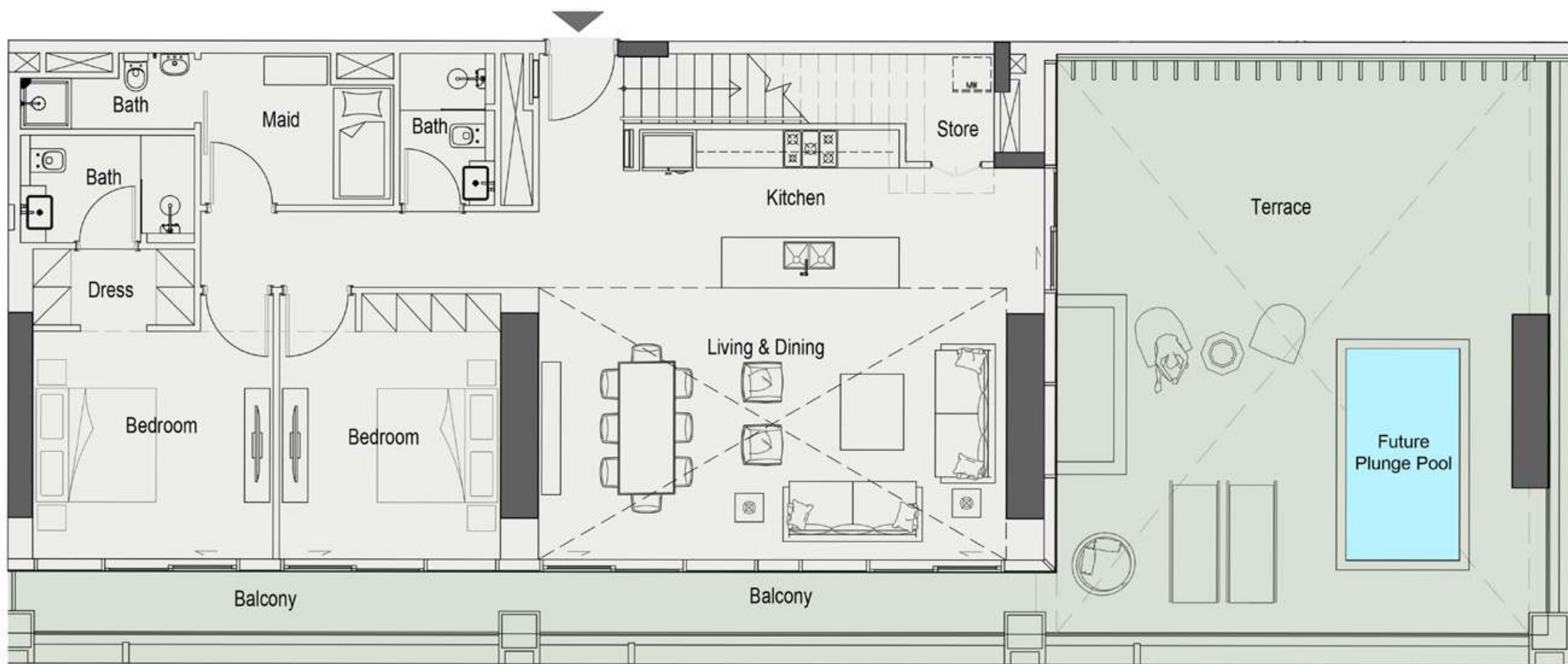
SUITE AREA 2453.53 SQFT

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