



113

— RESIDENCES —

by IMAN

AL SUFOUH, DUBAI

A rare collection of
exclusive residences,

IB

A man in a white suit is sitting on a modern, curved, light-colored chair. He is looking out a large window towards a bright, hazy outdoor scene. The interior is minimalist with light-colored walls and a concrete floor. There are some plants in a planter box on the right side of the frame.

brought
to you
by Iman

Ten years, *thoughtfully built*

I M M A N
DEVELOPERS

01 **2016**
OXFORD VILLAS

02 **2017**
OXFORD RESIDENCE

03 **2019**
OXFORD RESIDENCE 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

16 **2025**
SIERRA

17 **2026**
OXFORD COVE

Refined Beyond *Momentum* DUBAI

Dubai is a city of ambition, velocity, and vision.

Yet within its constant ascent, there exist rare enclaves where life softens.

Where refinement takes precedence over rush.

Where living is curated; not accelerated.



AL SUFOUH

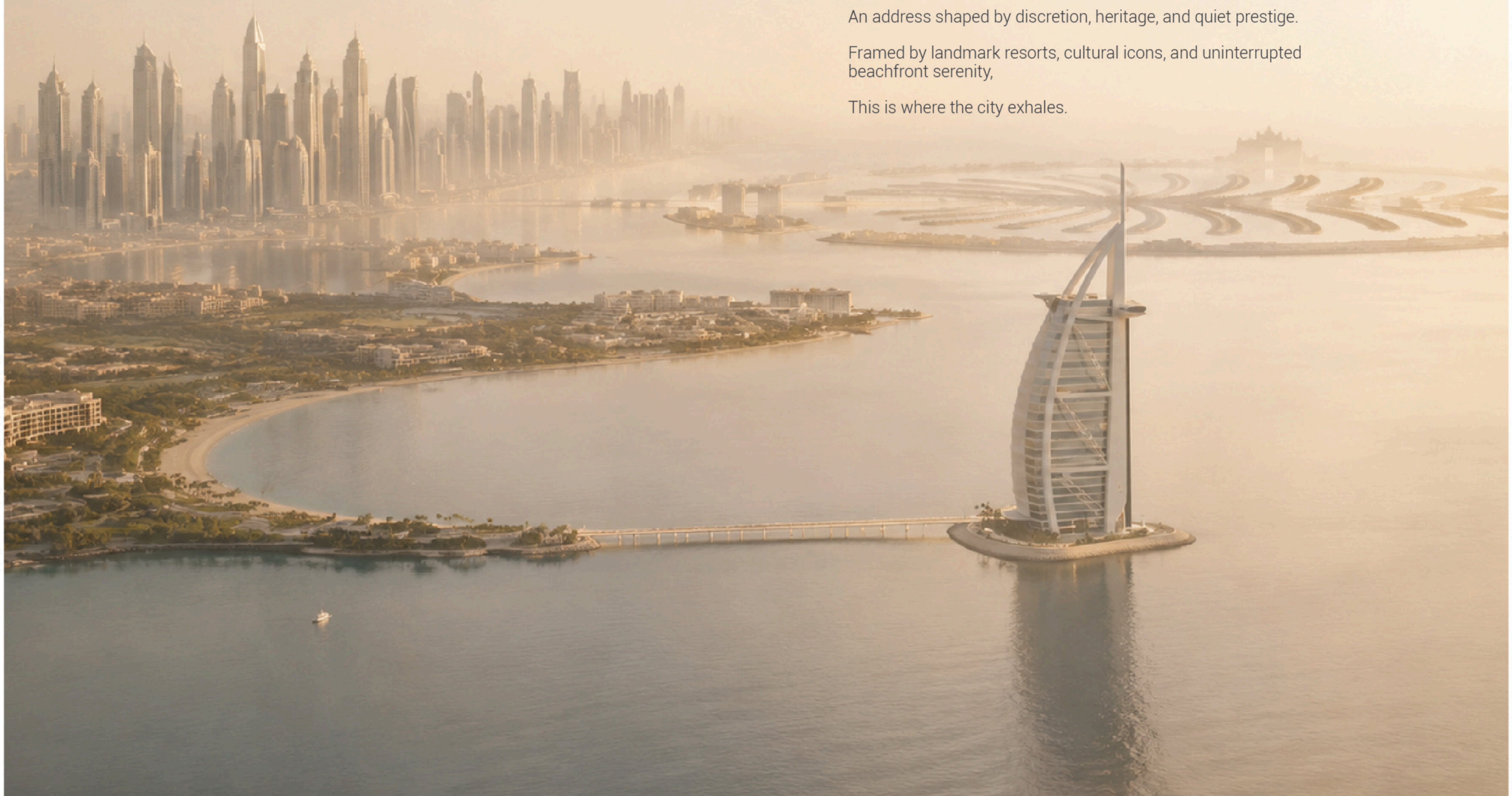
Where Legacy *Resides*

Along Dubai's most storied coastline lies Al Sufouh

An address shaped by discretion, heritage, and quiet prestige.

Framed by landmark resorts, cultural icons, and uninterrupted beachfront serenity,

This is where the city exhales.



Framed by *Prestige* AL SUFOUH

1 min
Facing Al Sufouh
Community Park

1 min
Sheikh Zayed
Road

3 min
Al Sufouh
Beach

4 min
Hessa Street

8 min
Emirates Golf Club

8 min
The Greens

8 min
Palm Jumeirah

10 min
Mall of the
Emirates

10 min
Dubai Marina

12 min
Burj Al Arab

18 min
Dubai Mall &
Downtown

24 min
Dubai Int'l
Airport (DXB)



A man in a white shirt and jacket looking out a window at a city skyline.

113 RESIDENCES BY IMAN

An Address *Reserved for You*

113 Residences rises as a modern expression of restraint.

Architecturally fluid, softened by curves, and layered with terraces that invite light and air.

Every line, proportion, and elevation speaks to calm authority.

A residence designed not to impress many, but to belong to few.



Building Configuration

Defined by fluid architectural lines, expansive glass façades, and refined natural textures, 113 Residences is a contemporary expression of understated luxury.

Every curve and detail has been thoughtfully composed to create a residence that feels timeless, elevated, and effortlessly exclusive.

Rooftop
Rooftop Amenity Deck

Floor 01, 03, 05, 06, 07
Duplex with Plunge Pools

First Floor
Leisure Pool & Deck

Ground Floor
Double Height Signature Lobby and Parking





113
RESIDENCES





An Address
of *Distinction*



An overview of
Design - Led residences

SURFACES BY
VERSACE
CERAMICS

Selected Brand Partners

SMART LOCK SYSTEMS BY

HÄFELE

APPLIANCES BY

TEKA
TECHNIK & KÜCHE

FITNESS EQUIPMENT BY

TECHNOGYM

SANITARY WARE BY

IW

PANELS & LAMINATES BY

 **FINSA**











Designed Around
Stillness







THE AMENITIES AT

113





Leisure Deck



Leisure Pool

A woman wearing a white lace dress and a wide-brimmed hat stands on a rooftop terrace, looking out over a city skyline at sunset. The sky is filled with soft, golden clouds, and the sun is low on the horizon, casting a warm glow over the scene. The city skyline in the background features several prominent skyscrapers. In the foreground, a large, infinity-style swimming pool is visible, with the water reflecting the sunset colors. The overall atmosphere is serene and luxurious.

A Higher
Standard
of Living



Skyview Pool Deck



Rooftop Infinity Pool



Rooftop BBQ Area



Rooftop Kids Play & Meditation Area

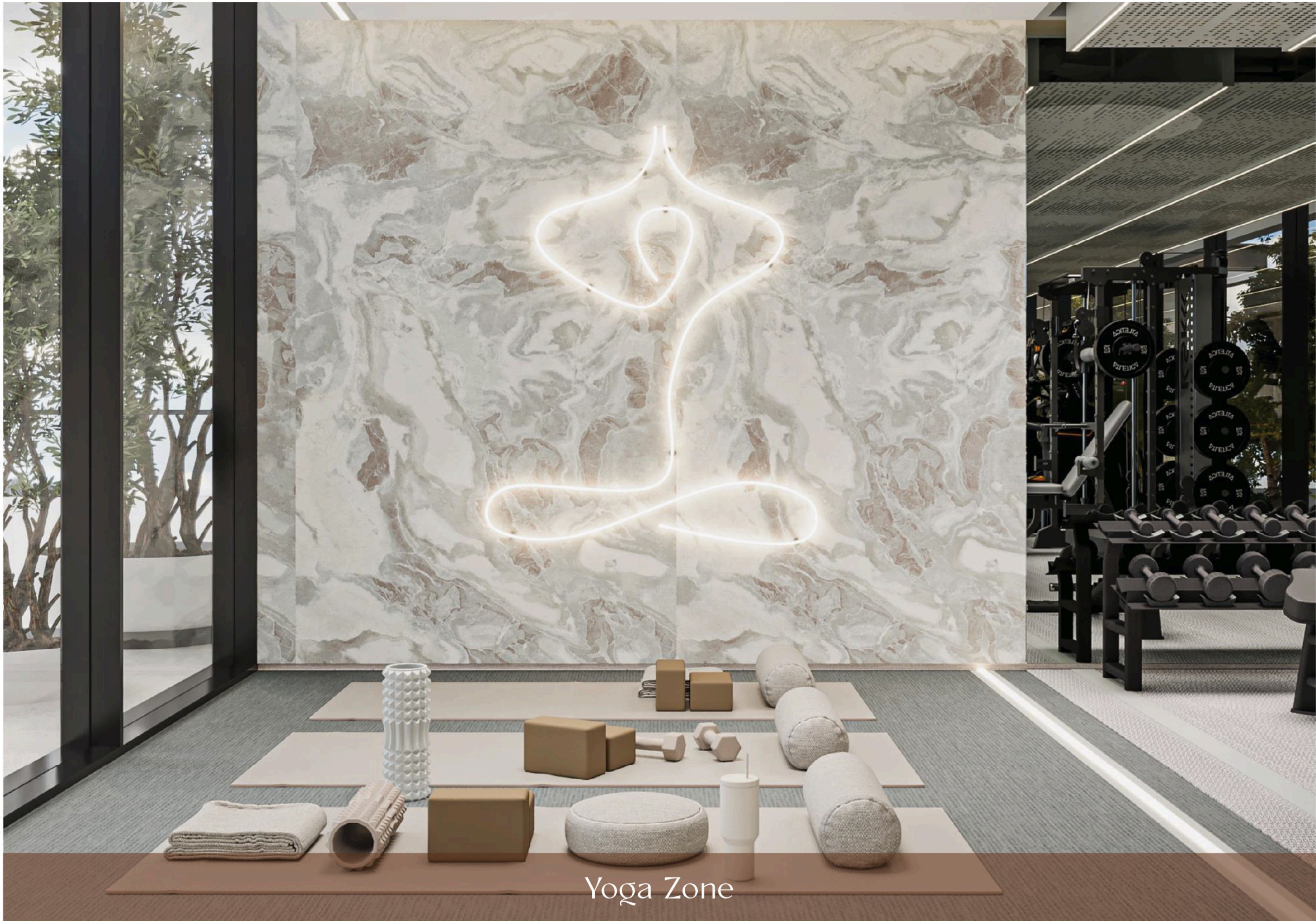
A close-up photograph of a person's hands rolling up a dark, textured yoga mat. The mat is being rolled from left to right, with the hands positioned on top of the mat. The background is a light-colored, possibly stone or concrete, floor with dappled sunlight creating a pattern of light and shadow. The overall mood is serene and focused.

Wellness
baked in

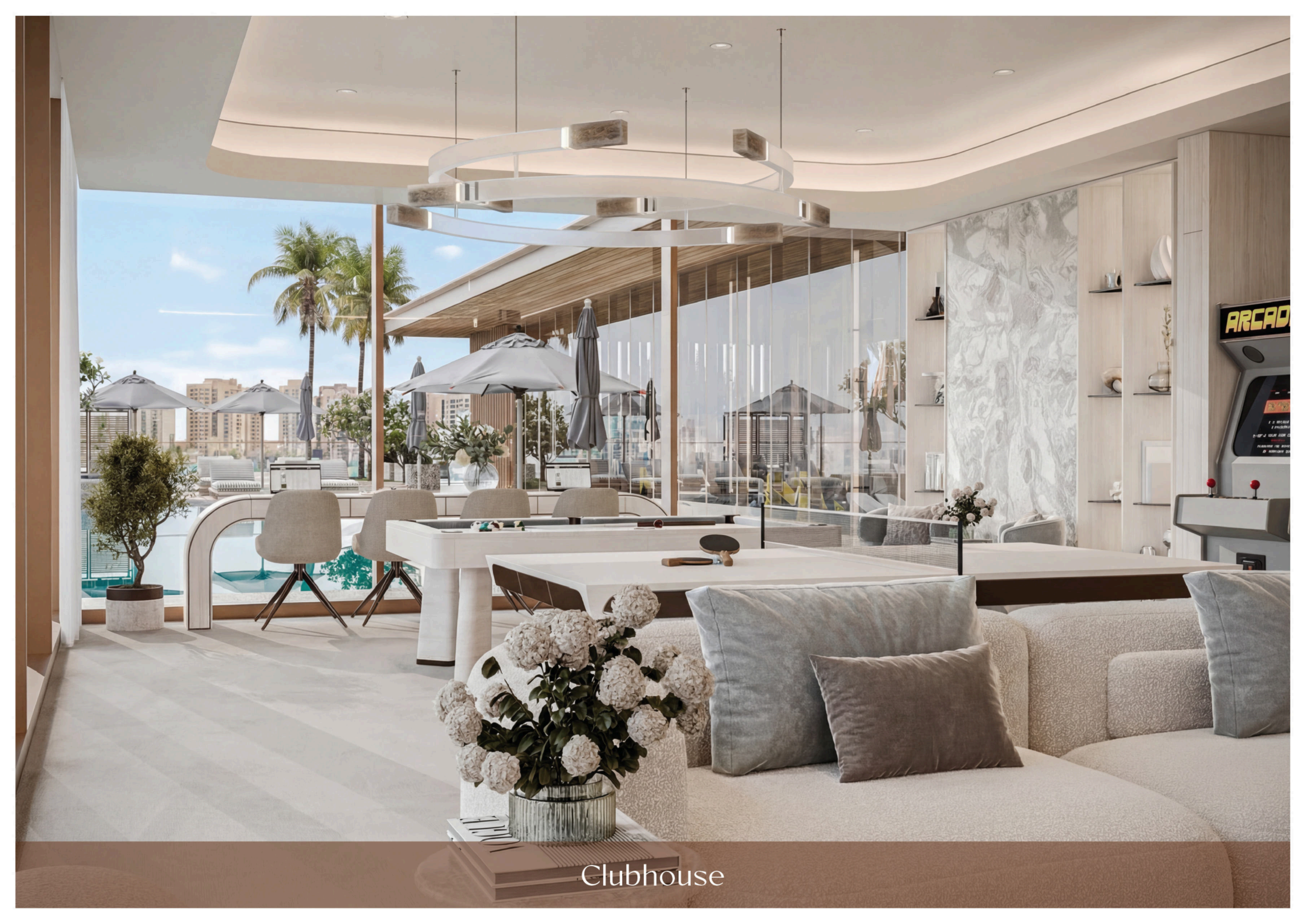


WAKE.
RUN.
LIFT.
TAKE.
POWER.

Fitness Centre



Yoga Zone



Clubhouse



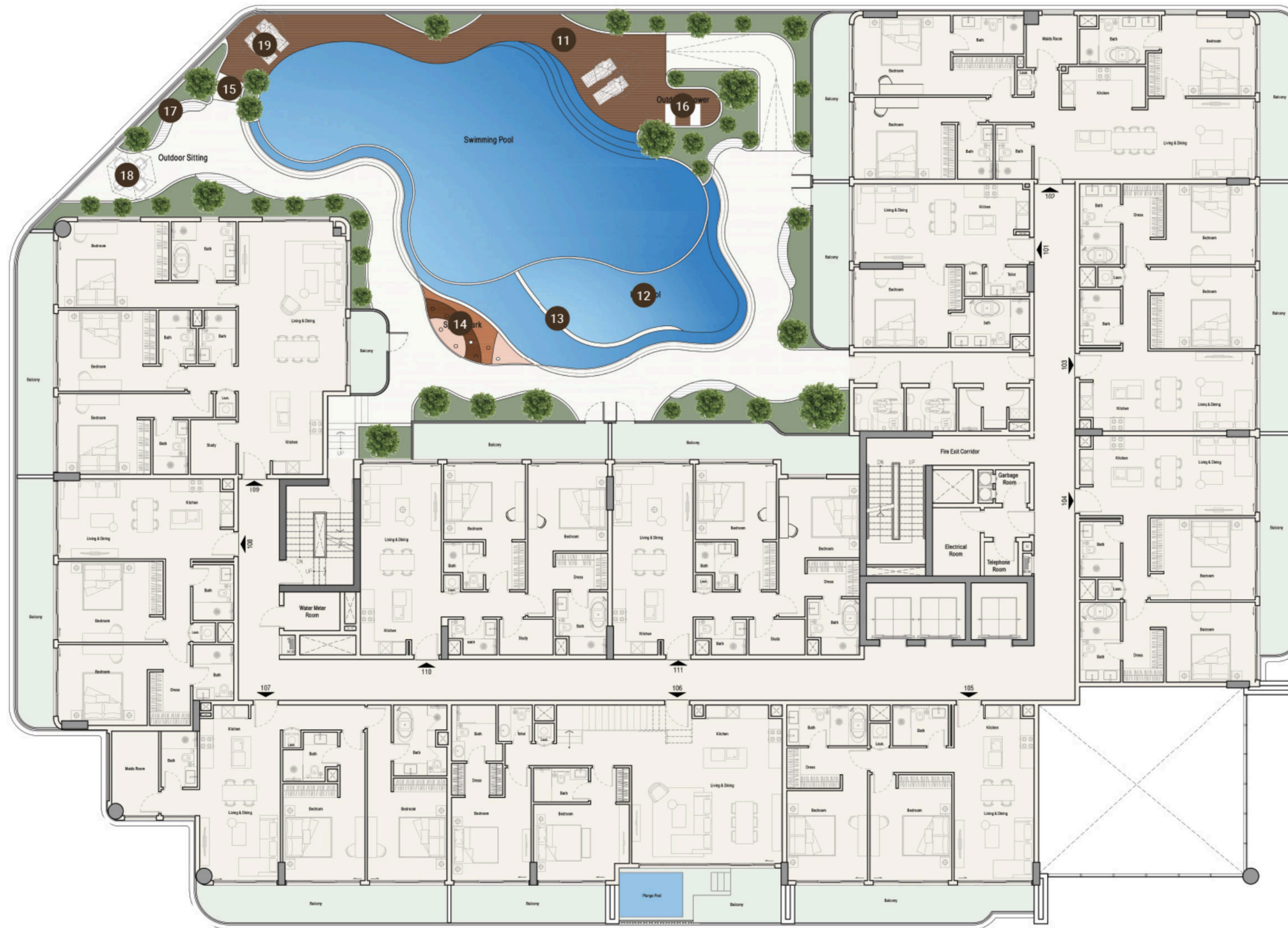
Indoor Kid's Play Area

Ground Floor Amenities



- 01. The Arrival
- 02. Double Height Signature Lobby
- 03. Reception
- 04. Living Area (rename)
- 05. Bespoke Floating Olive Tree with Water Feature
- 06. Lift Lobby
- 07. Parking Spaces
- 08. EV Parking Spaces
- 09. Bicycle Parking

First Floor Amenities



- 10. Leisure Pool
- 11. Pool Deck
- 12. Kid's Pool
- 13. Flow Pool
- 14. Splash Pavilion
- 15. Pool deck access
- 16. Open Shower
- 17. Leisure Seating
- 18. Family Cabana
- 19. Sun Loungers

Roof Floor Amenities



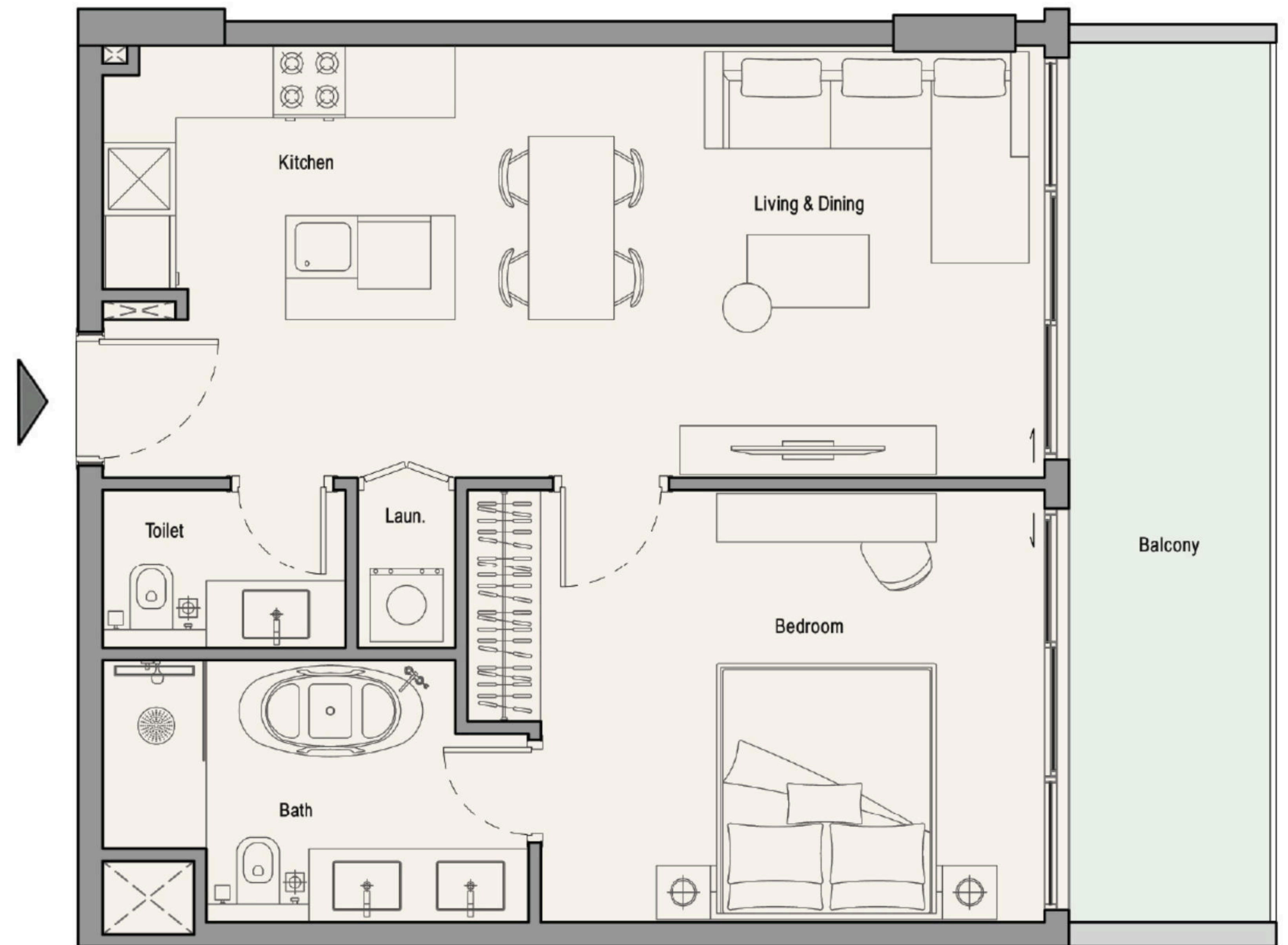
- 20. Infinity Pool
- 21. Skyview Pool deck
- 22. Baja Shelf
- 23. Sun Lounger
- 24. Rooftop Kid's Play Area
- 25. Sky Yoga Deck
- 26. Zen Garden
- 27. Skyline Meditation deck
- 28. Dining & Lounge area
- 29. BBQ Area
- 30. Skyview Terrace
- 31. Fitness Centre
- 32. Endurance Hub
- 33. Cardio Zone
- 34. Performance Track
- 35. Strength Building Zone
- 36. Yoga/Stretch Area
- 37. Free Weight Studio
- 38. Club House
- 39. Media Wall
- 40. Display Gallery
- 41. Beverage Lounge
- 42. The Residents Lounge
- 43. Ping Pong Studio
- 44. Interactive Gaming Centre
- 45. Billiards Lounge
- 46. Reading Lounge
- 47. Poolside Co-Working Lounge
- 48. Indoor Kids Play Area
- 49. Little Adventurer's Slide
- 50. Chef's Corner
- 51. Climbing Wall
- 52. Cozy Cove
- 53. Library
- 54. Friend's Cafe
- 55. Little Explorer's Gym
- 56. Seating Cave
- 57. Interaction Corner
- 58. Male Sauna
- 59. Female Sauna
- 60. Male Steam
- 61. Female Steam
- 62. Male Shower & Changing Area
- 63. Female Shower & Changing Area
- 64. Male Locker Area
- 65. Female Locker Area
- 66. Male Toilets
- 67. Female Toilets

1 Bedroom

SUITE AREA 624 SQFT

BALCONY AREA 149 SQFT

TOTAL AREA 773 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"



2 Bedroom

VERSAGE

SUITE AREA

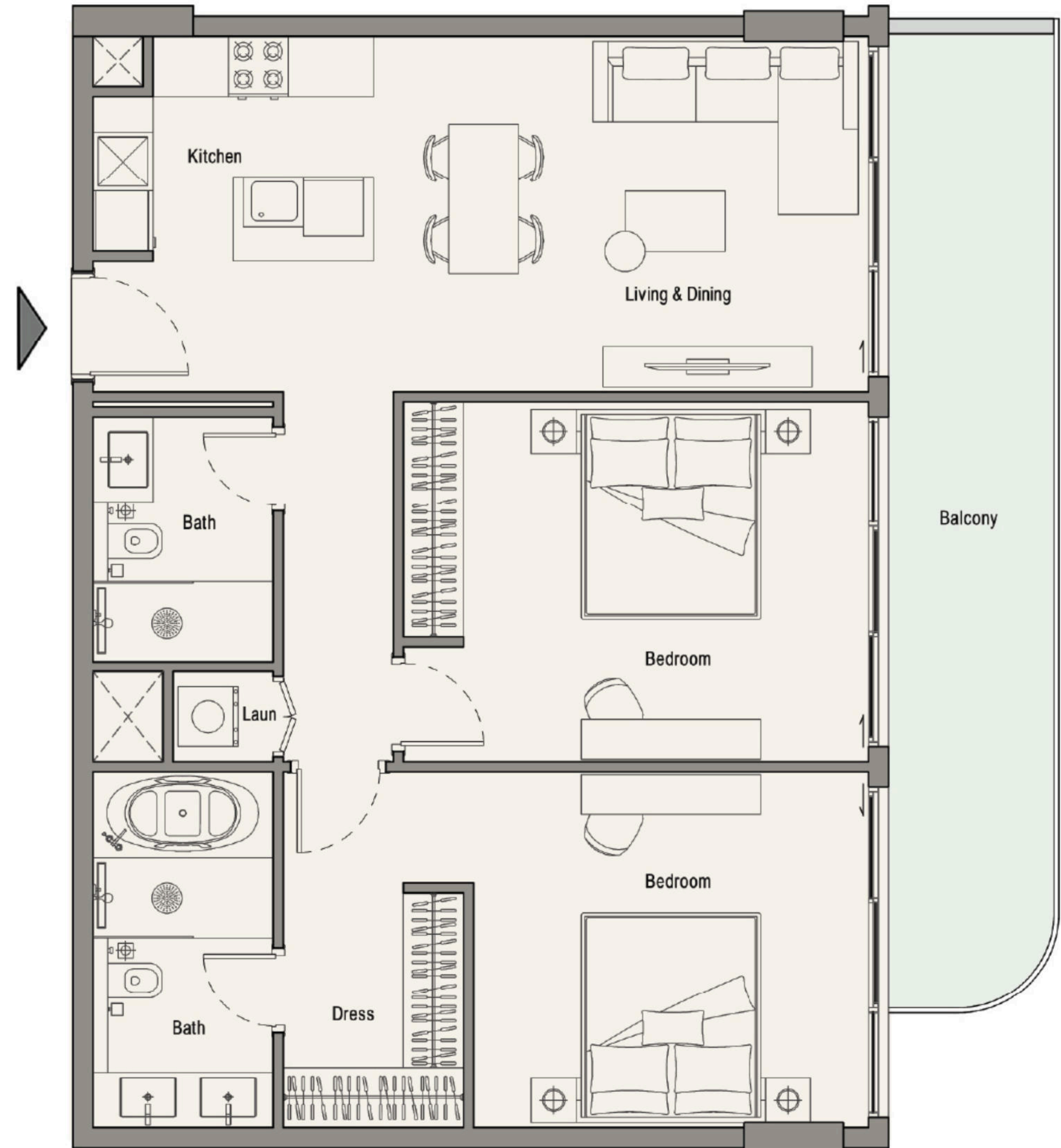
931 SQFT

BALCONY AREA

190 SQFT

TOTAL AREA

1121 SQFT



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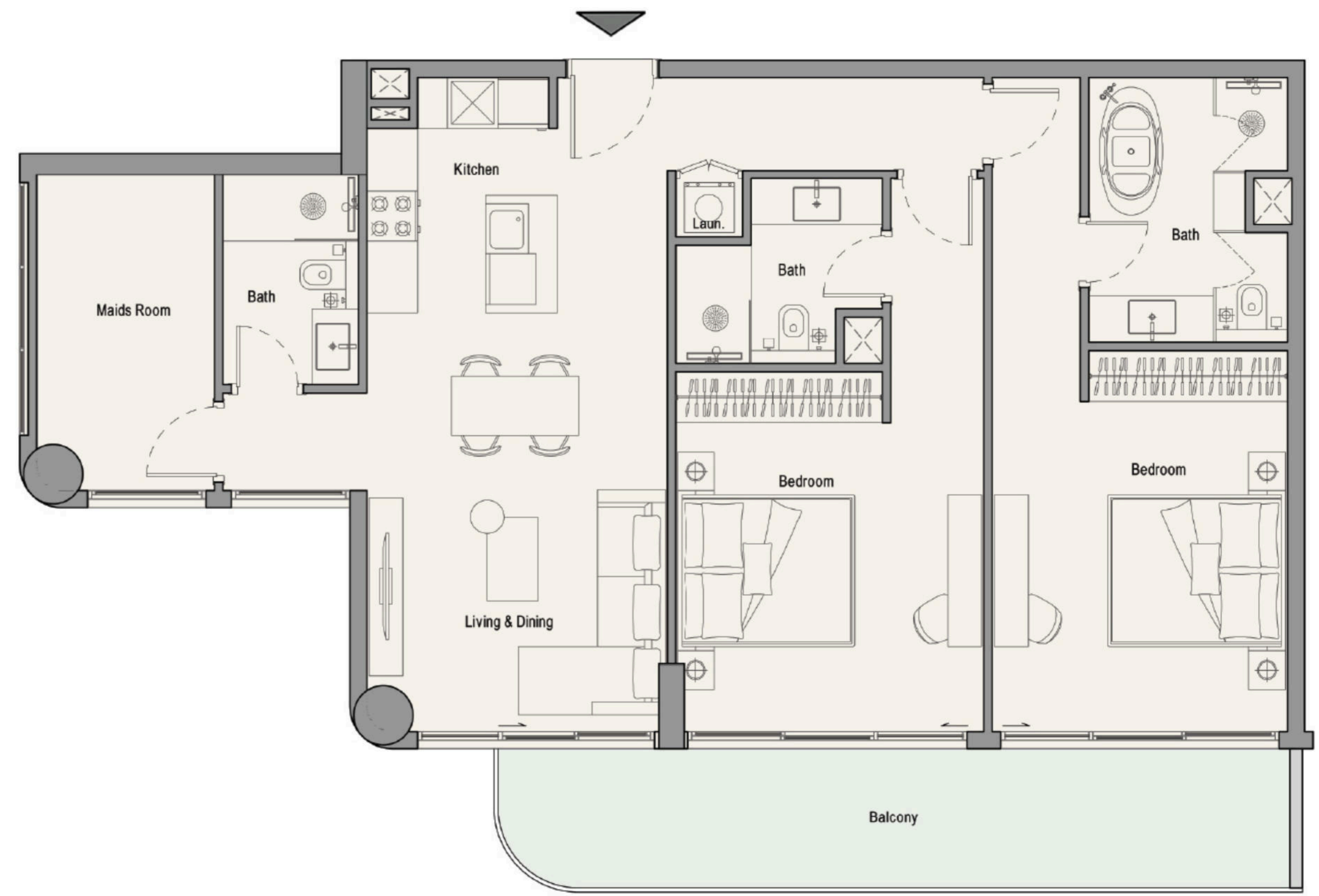


2 Bedroom with Maid

SUITE AREA 1095 SQFT

BALCONY AREA 183 SQFT

TOTAL AREA 1278 SQFT



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3 Bedroom with Study

SUITE AREA 1513 SQFT

BALCONY AREA 273 SQFT

TOTAL AREA 1786 SQFT



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4 Bedroom Duplex with Pool

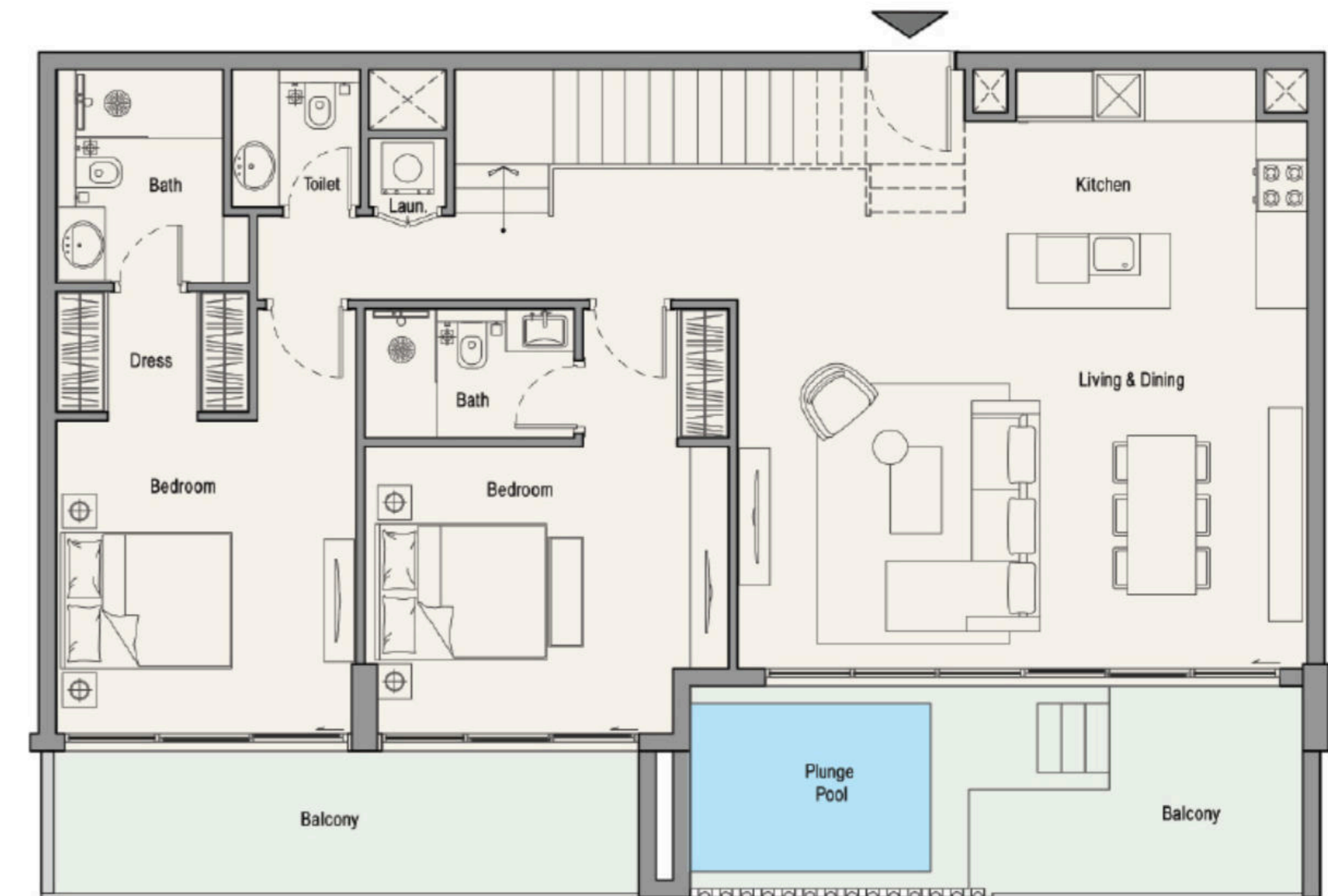
SUITE AREA 2074 SQFT

BALCONY AREA 458 SQFT

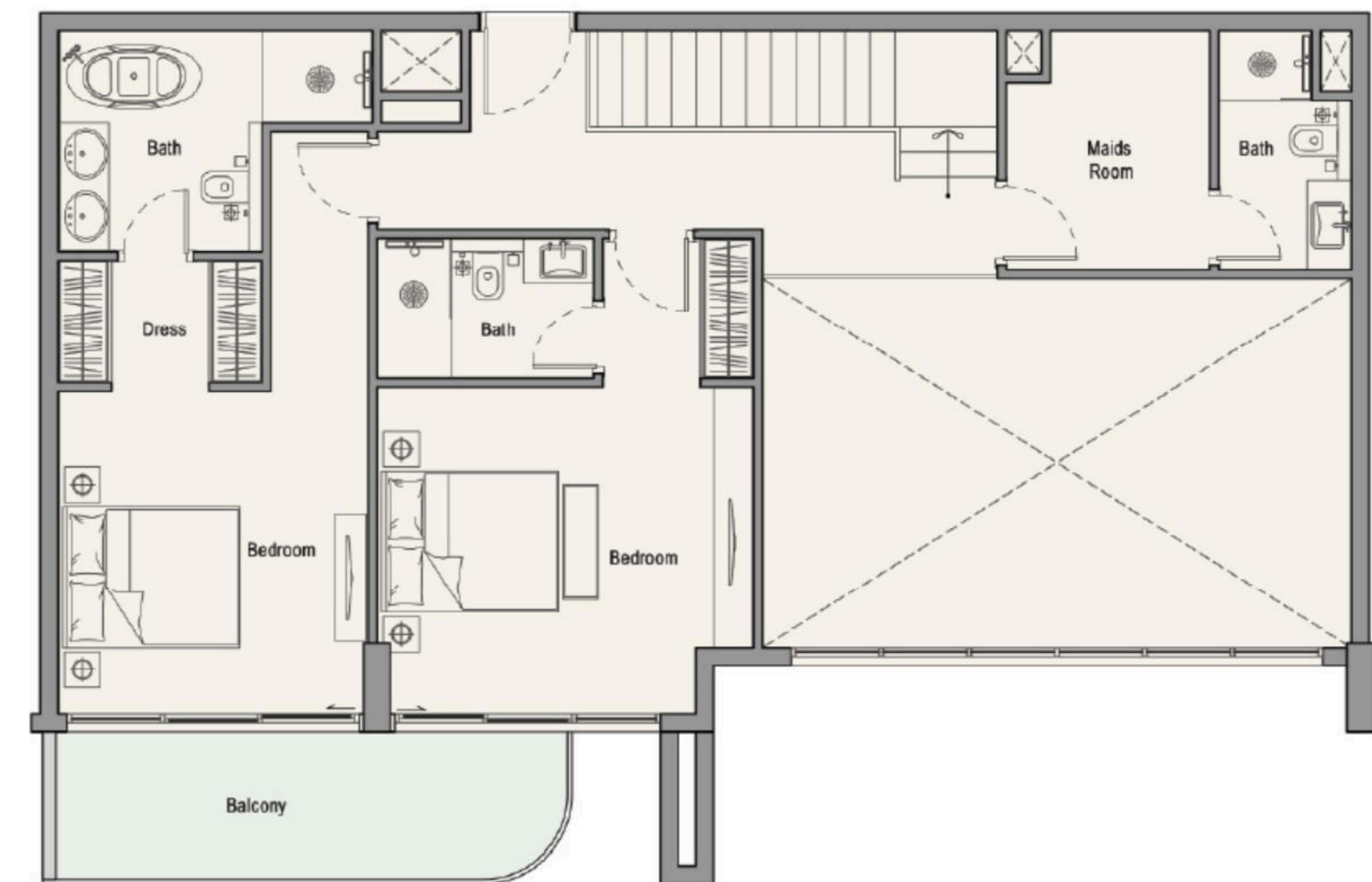
TOTAL AREA 2532 SQFT



LOWER FLOOR



UPPER FLOOR



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Units Breakdown

113

Residential
Apartments

Number Of Floors

B + G + 9

Payment Plan

20% on Booking

10% in 90 Days

10% on 40% Construction Completion

10% on 60% Construction Completion

50% on Completion

Residential Unit Sizes

Size Range:

1 Bedroom : 689 to 915 Sq.ft

2 Bedroom : 1031 to 1369 Sq.ft

3 Bedroom : 1588 to 2059 Sq.ft

4 Bedroom Duplex : 2509 to 3250 Sq.ft

With Pool

Residential Pricing

Starting Prices:

1 Bedroom : From AED 1.8M onwards

2 Bedroom : From AED 2.56M onwards

3 Bedroom : From AED 3.65M onwards

4 Bedroom Duplex : From AED 5.44M onwards

With Pool

Completion Date : Q2 2029

113 RESIDENCES BY IMAN DEVELOPERS





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