



SIERRA

by IMAN

A woman in a long, flowing dress stands in a calm pond at sunset. The sun is low on the horizon, casting a warm, golden glow across the sky and reflecting on the water. The background is a dense forest of trees, their silhouettes softened by the misty atmosphere. The water is still, with lily pads visible in the foreground. 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

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FIRST AVENUE MALL

DUBAI AUTODROME

DUBAI INDOOR
KARTOME

SHEIKH MOHAMMED BIN ZAYED ROAD

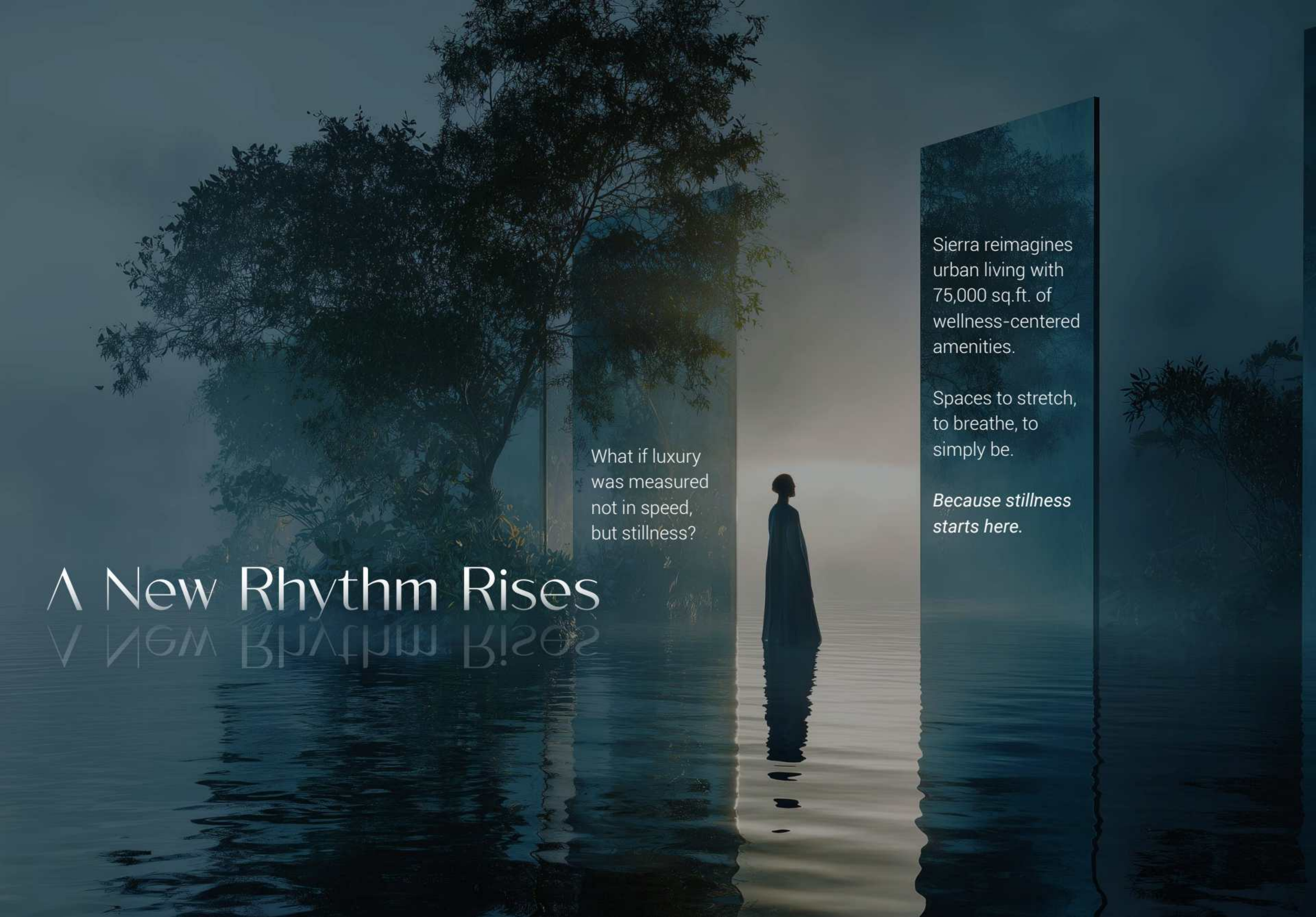
GREEN COMMUNITY

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.

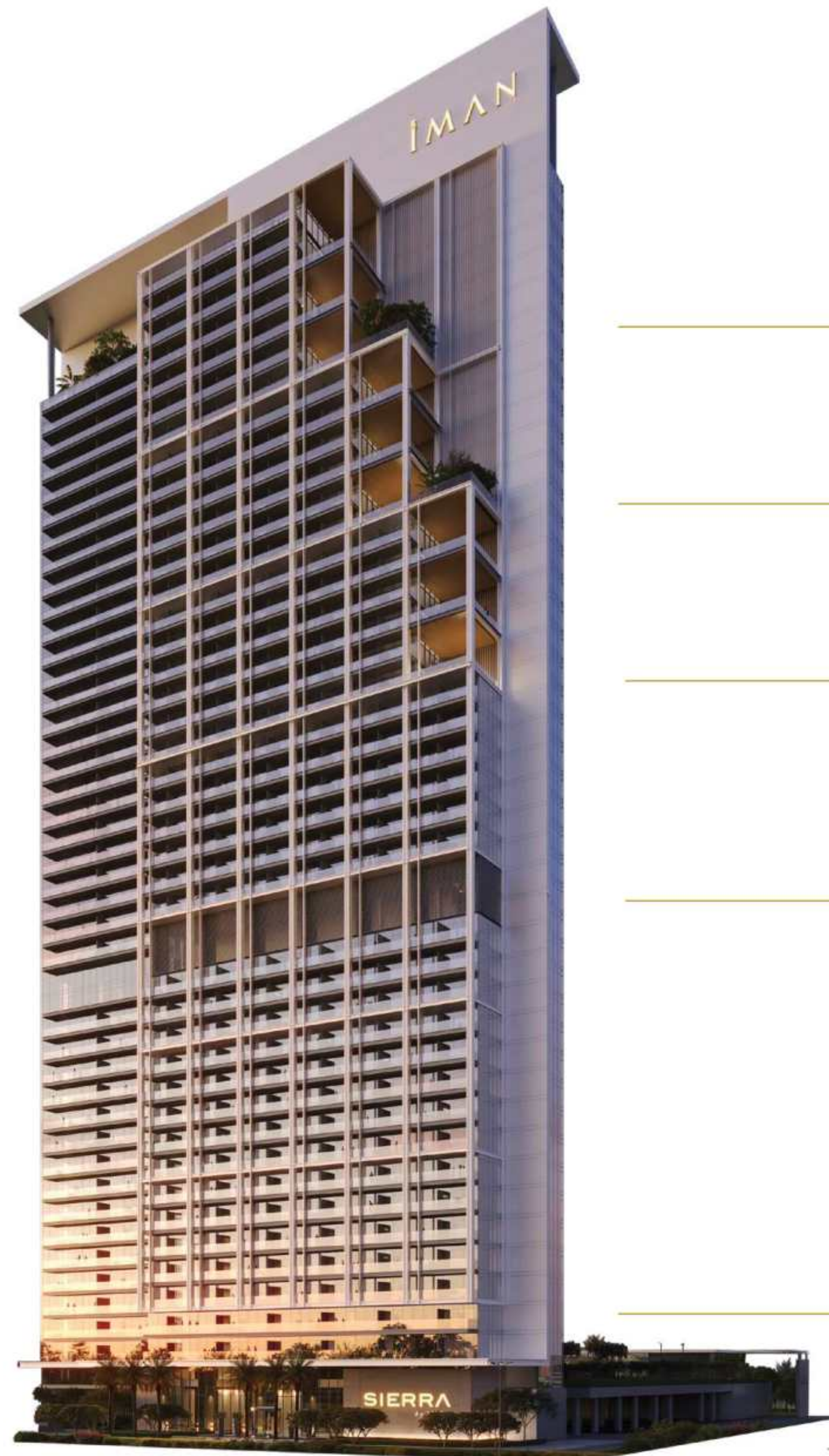
*Because stillness
starts here.*







Building Configuration



36th Floor
4 Bedroom Duplex
with Expansive Balcony

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

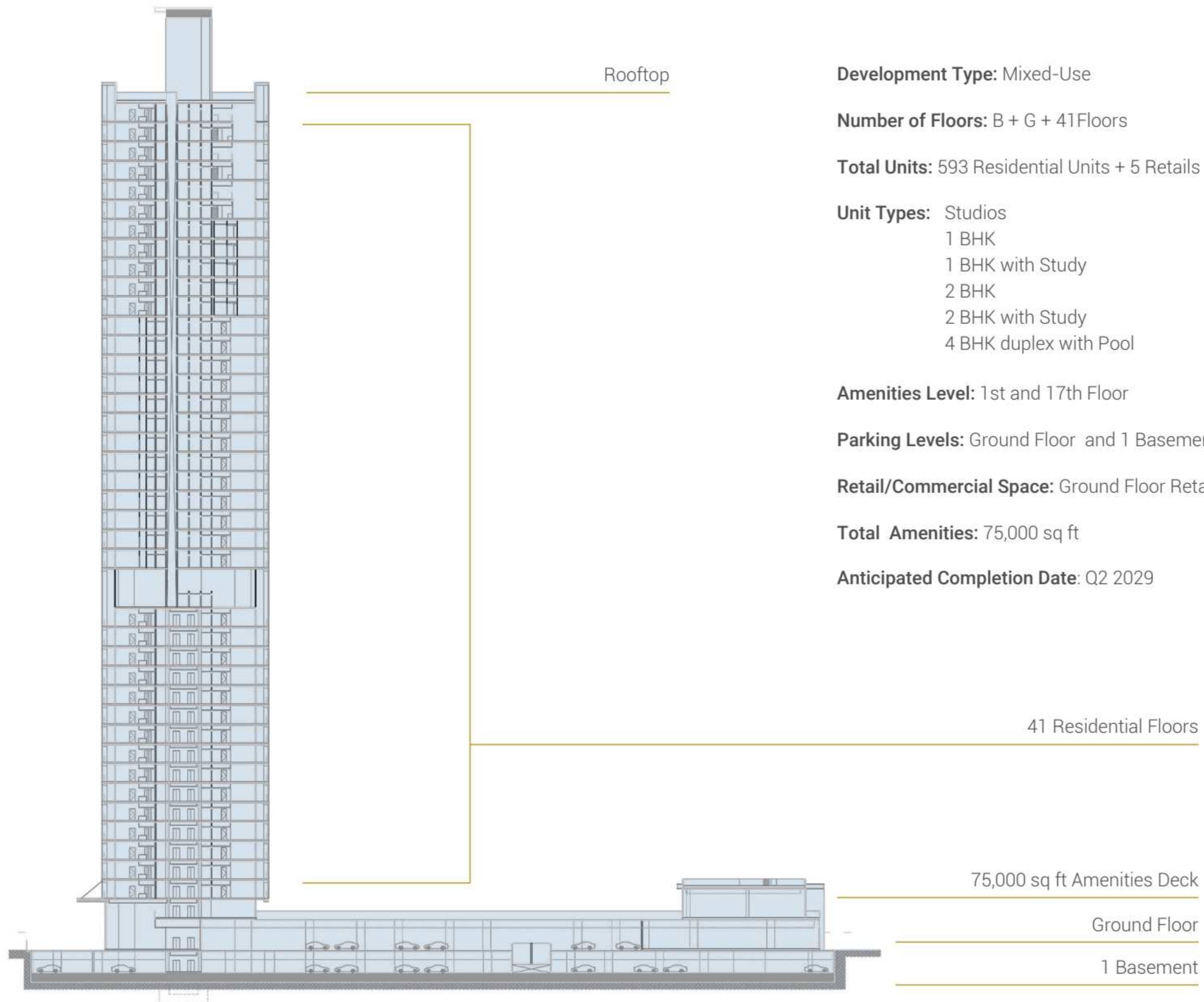
24, 26, 28, 32, 34, 38, 40 Floor
4 Bedroom Duplex with Plunge Pool

17th Floor
Sky View Garden

1st Floor
Amenities Deck

Basement
Underground Parking,
EV Parking, Lift Lobby

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



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

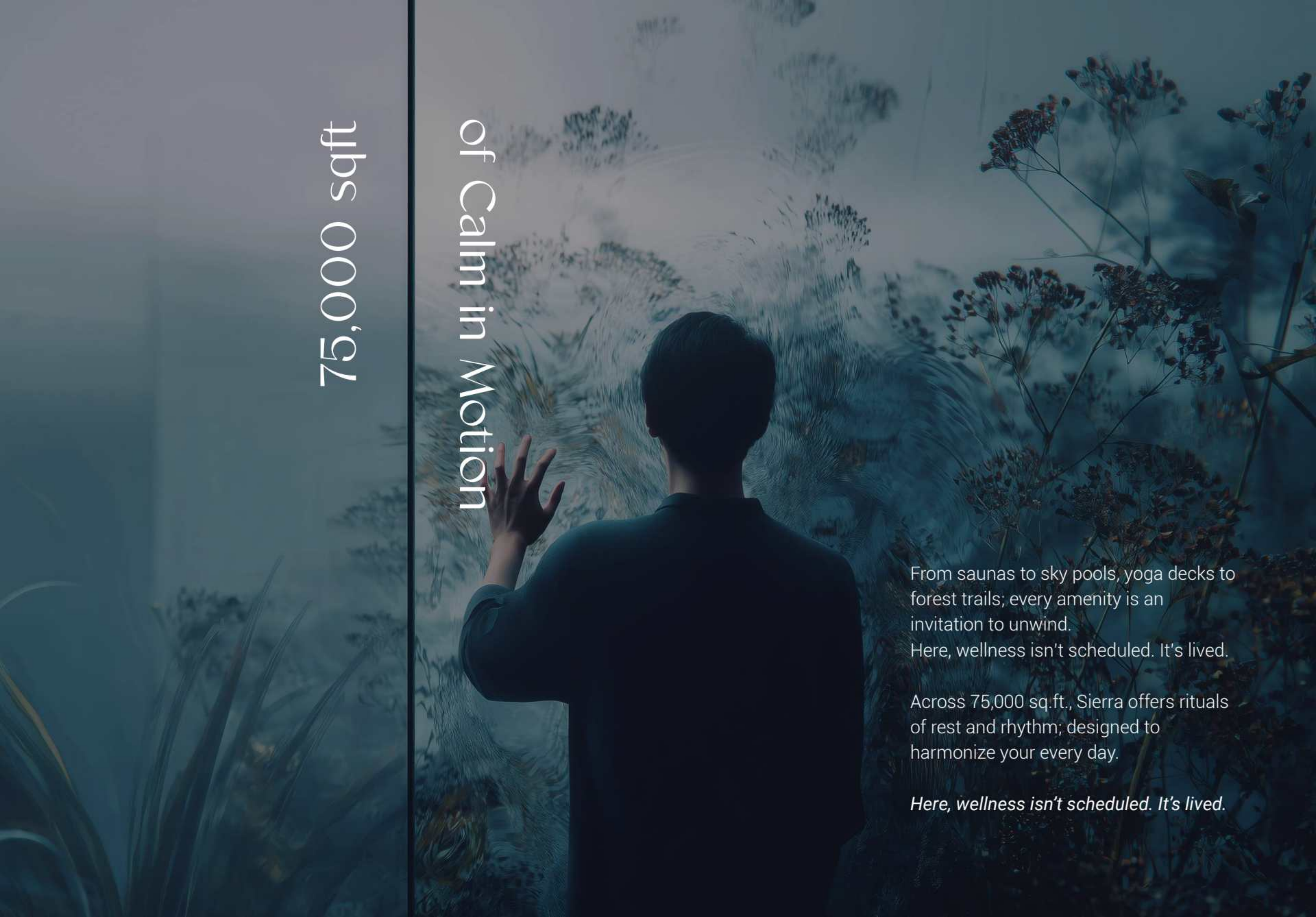
Amenities Level: 1st and 17th Floor

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

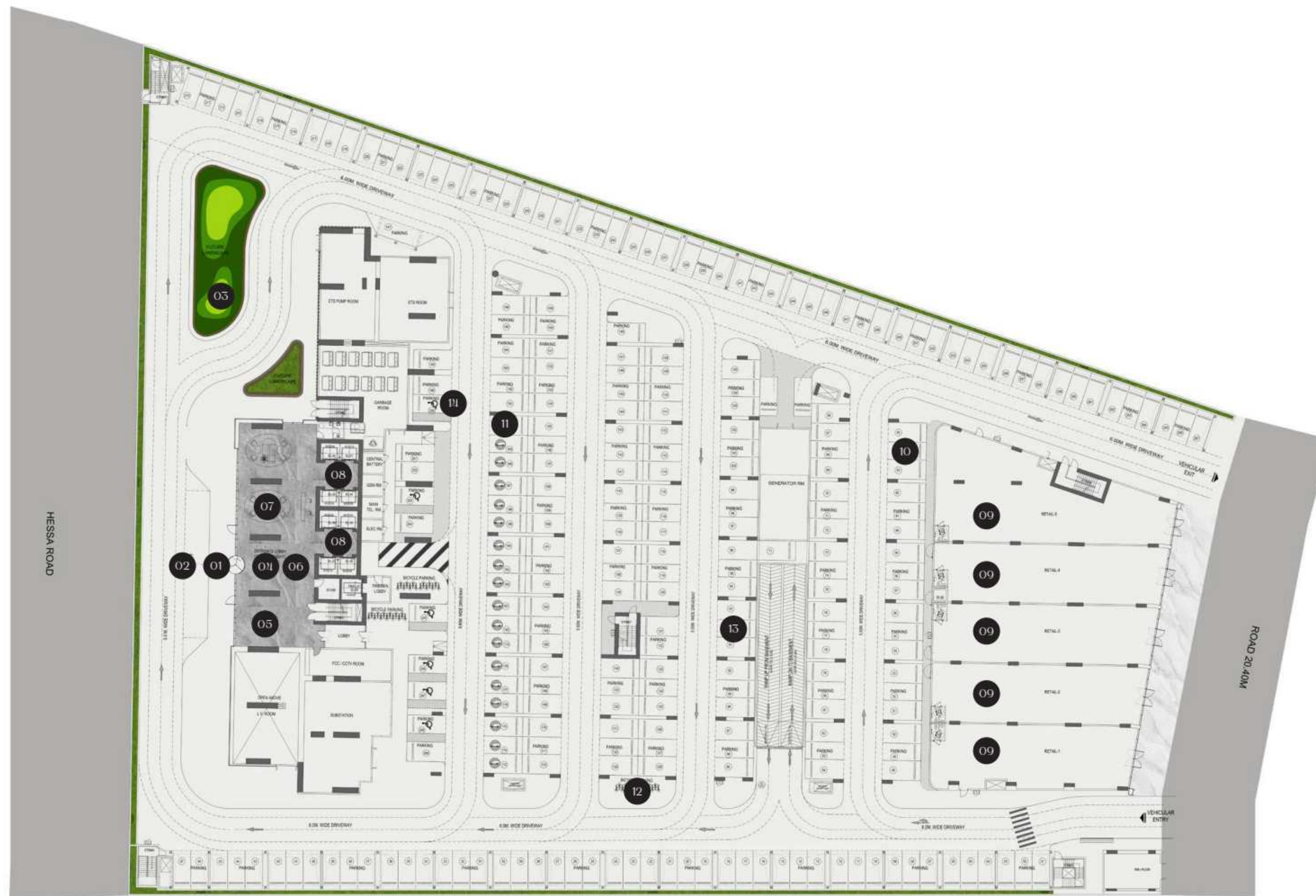
From saunas to sky pools, yoga decks to forest trails; every amenity is an invitation to unwind.

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.

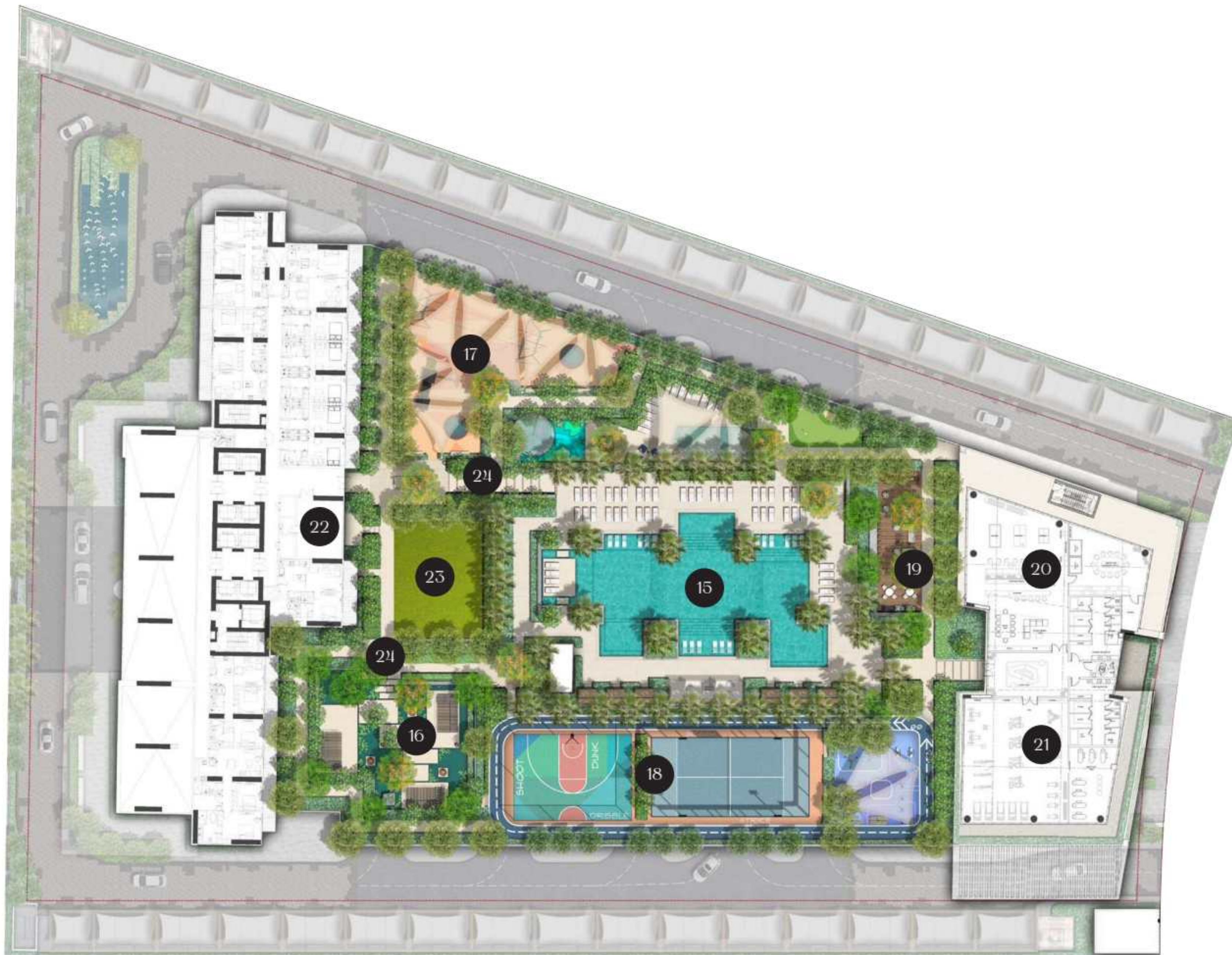




1. Main Entrance
2. Grand Drive
3. Aqua Feature
4. Double Height Signature Lobby
5. Lobby Lounge
6. Lobby Reception

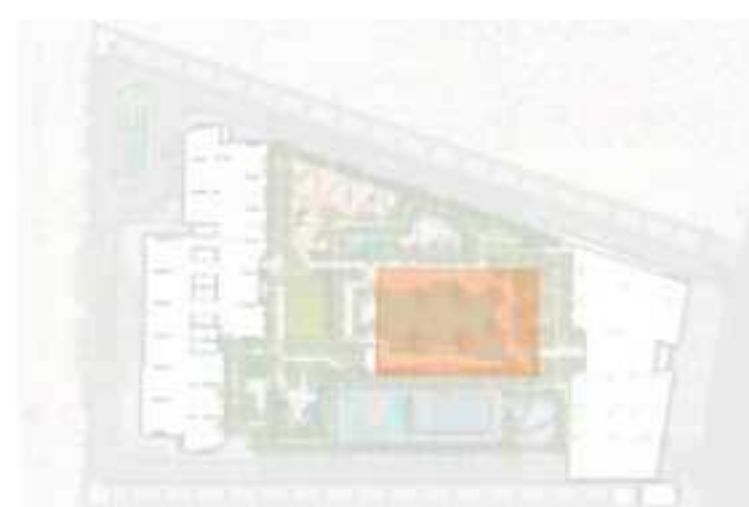
7. Fountain tree
8. Lift Lobby
9. Retail Units
10. Retail Parking
11. EV Charging Station
12. Bicycle Parking

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 | 38. Botanic Wall |
| 35. Zen Walkway | 39. Floating Seats |
| 36. Floating Planters | 40. Reflection Pond |
| 37. Feature Bonsais | |



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

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

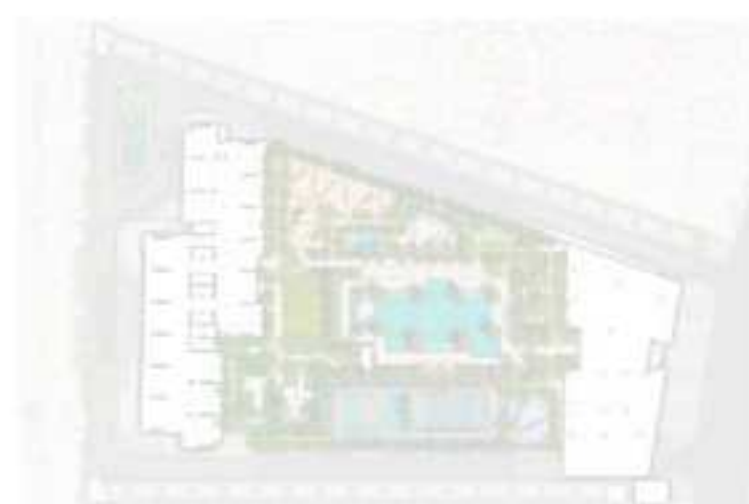
SPLASH PAD & KID'S PLAY AREA



- 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



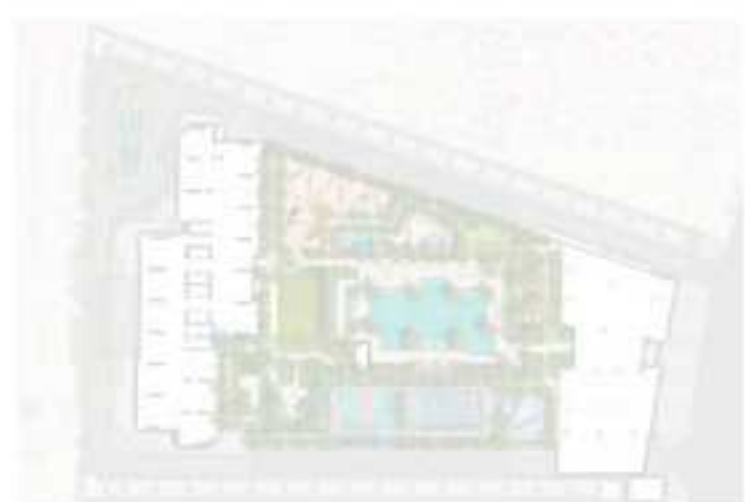
- 77. Ballpit
- 78. Interactive Play House
- 79. Art Wall
- 80. Slides
- 81. Climbing Wall
- 82. Climb Crawl Tunnel





- 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



The Living Room



The Kitchen



The Bedroom



The Bathroom



IMAN

IMAN

LATTE

FASHION AVENUE

BREAD CORNER

BOOK CORNER

SALON

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