



SIERRA

by IMAN



Wellbeing By Design



Where tranquility is designed,
and living finds its rhythm

01	2016	OXFORD VILLAS	05	2022	OXFORD 212	09	2023	OXFORD GARDENS	13	2024	ONE SKY PARK
02	2017	OXFORD RESIDENCES	06	2022	OXFORD TERRACES	10	2023	10 OXFORD	14	2024	ONE PARK SQUARE
03	2019	OXFORD RESIDENCES 2	07	2022	OXFORD TERRACES 2	11	2023	GARDENS 2	15	2025	15 CASCADE
04	2021	OXFORD BOULEVARD	08	2022	THE GROVE	12	2024	ONE PARK CENTRAL			

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

27 min
Dubai Intl
Airport (DXB)

20 min
Palm
Jumeirah

28 min
Al Maktoum
Intl Airport

20 min
Mall of the
Emirates

36 min
Palm
Jebel Ali

22 min
Expo
City

22 min
Dubai
Mall

SIERRA
by IMAN



SIERRA

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SHEIKH MOHAMMED BIN ZAYED ROAD

DUBAI SPORTS CITY

HESSA STREET

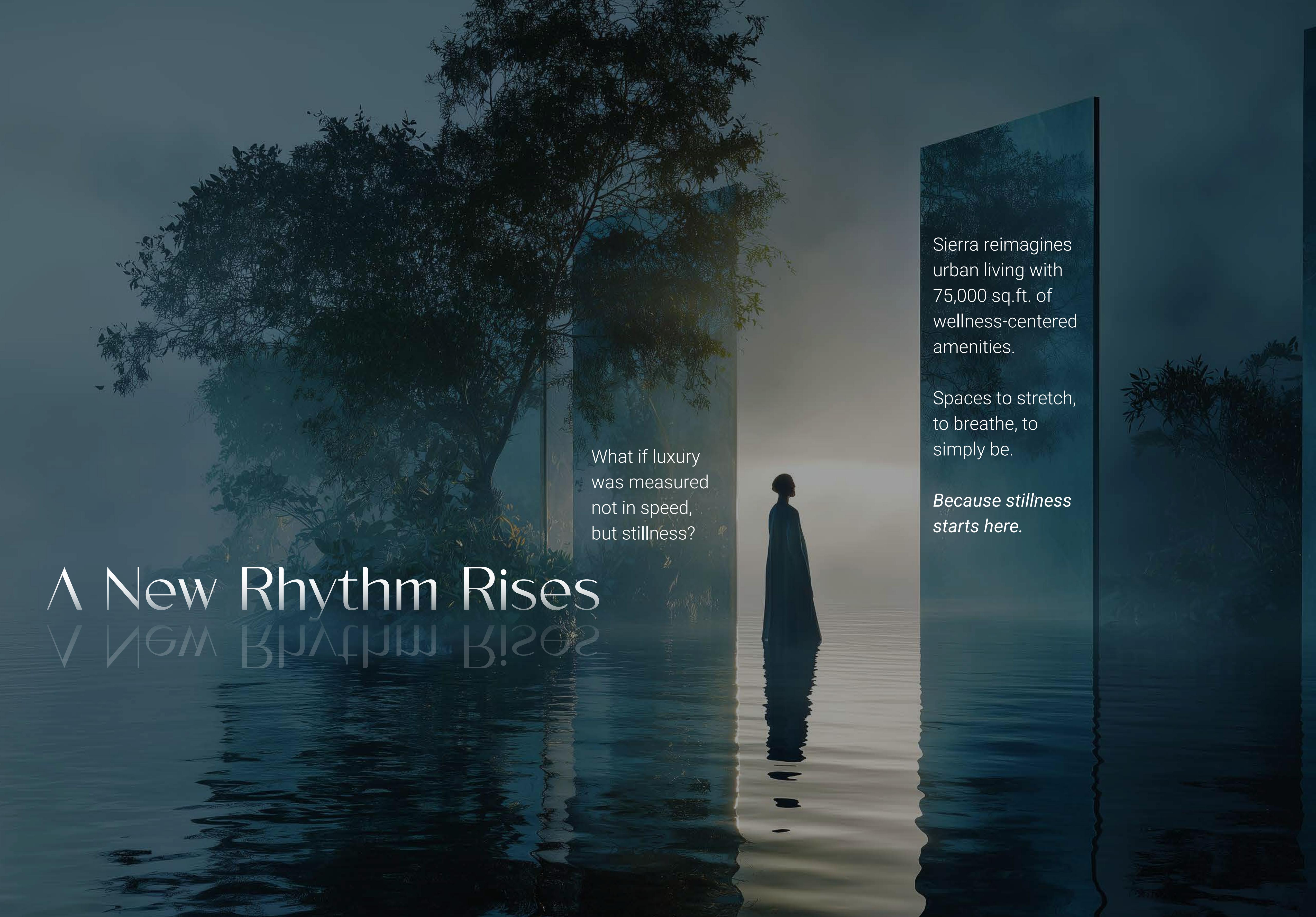
DUBAI AUTODROME

FIRST AVENUE MALL

DUBAI INDOOR KARTOME

GREEN COMMUNITY

WAITROSE



Λ New Rhythm Rises ▽ VGM BUΛTWW B!SES

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.

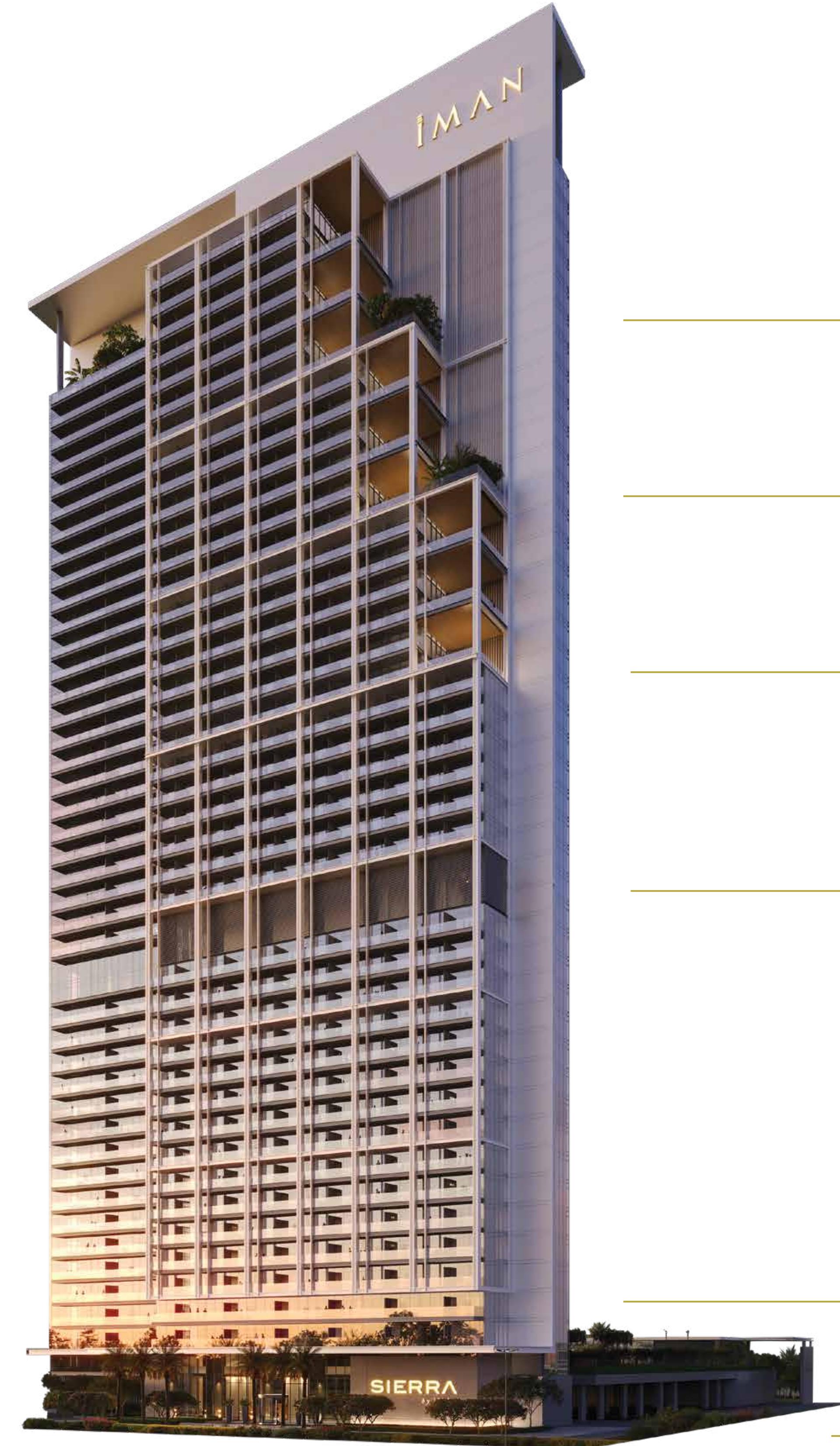
*Because stillness
starts here.*







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

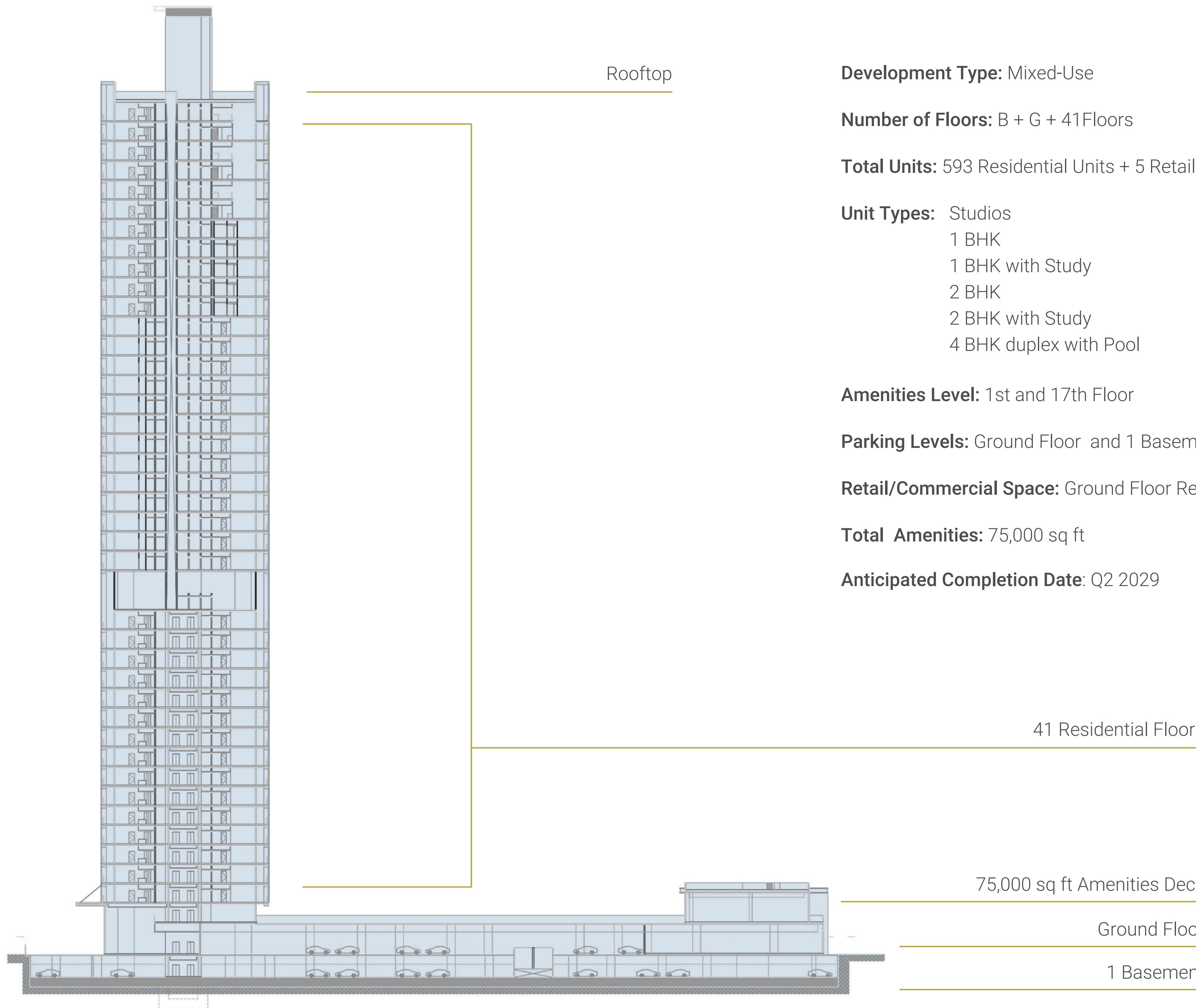
30th Floor
4 Bedroom Duplex
with Expansive Balcony & Plunge Pool

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

17th Floor
Sky View Garden

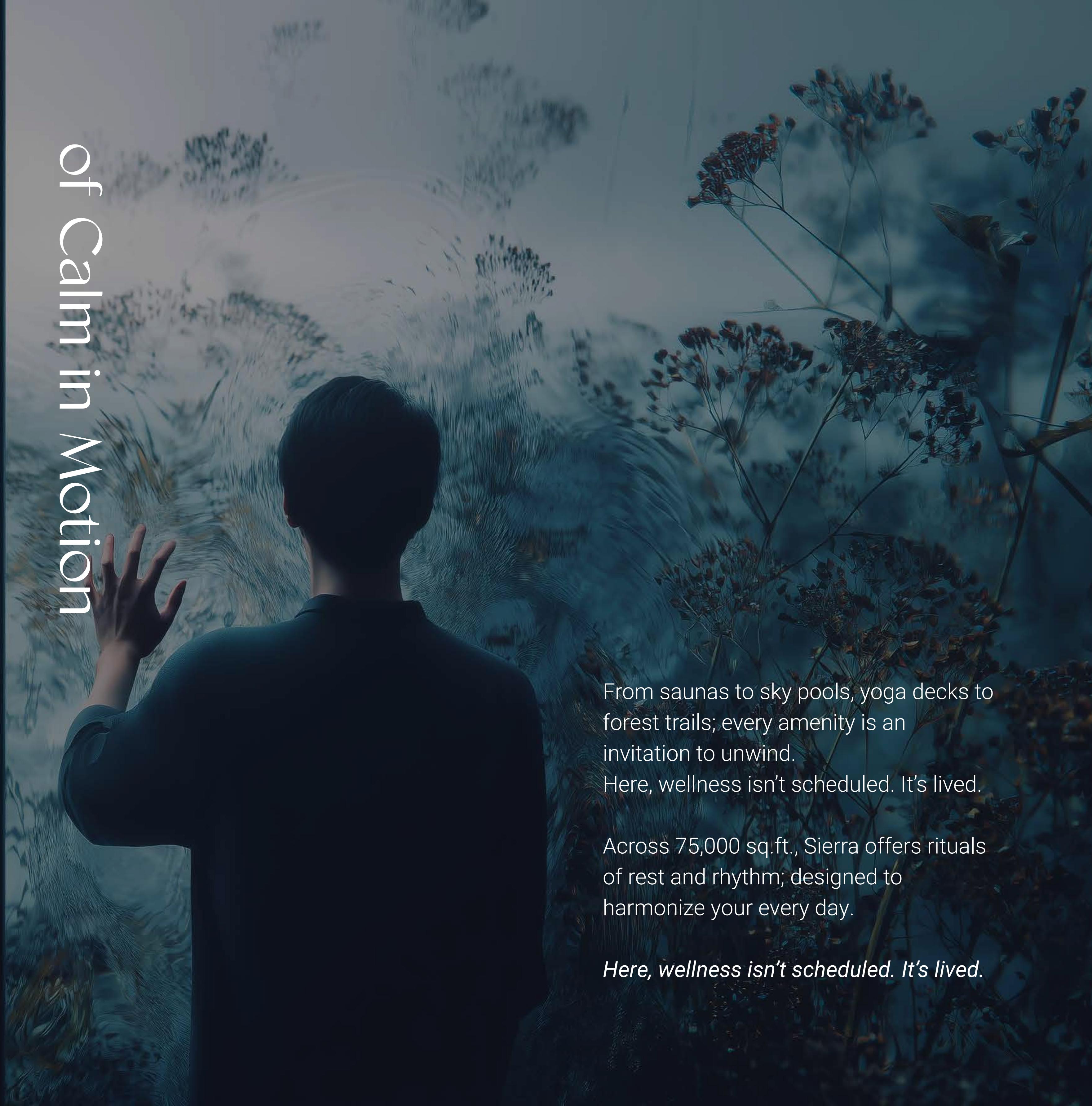
1st Floor
Amenities Deck

Basement
Underground Parking,
EV Parking, Lift Lobby



75,000 sqft

of Calm in Motion

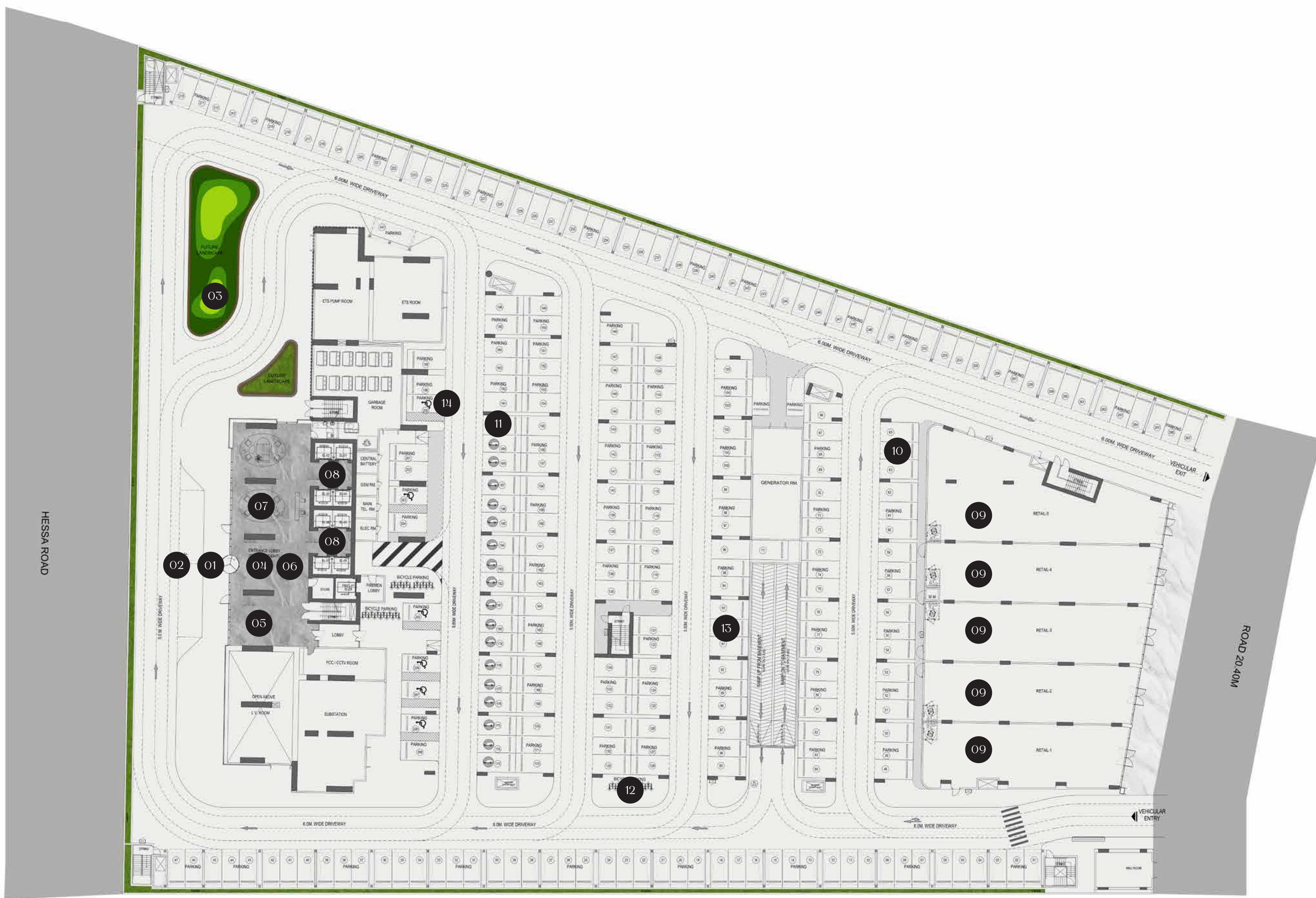


From saunas to sky pools, yoga decks to forest trails; every amenity is an invitation to unwind. Here, wellness isn't scheduled. It's lived.

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.

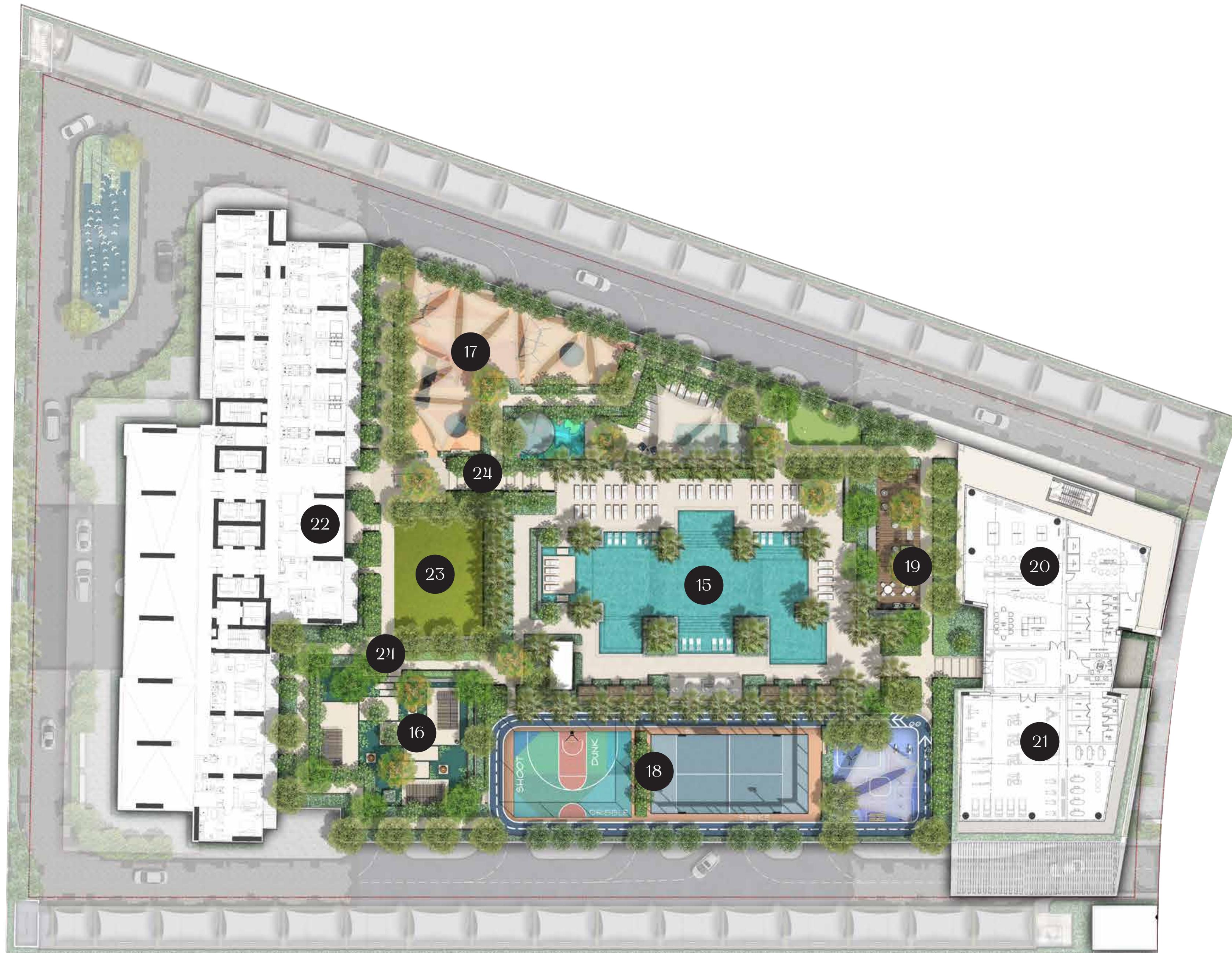




1. Main Entrance
2. Grand Drive
3. Aqua Feature
4. Double Height Signature Lobby
5. Lobby Lounge
6. Lobby Reception
7. Fountain tree
8. Lift Lobby
9. Retail Units
10. Retail Parking
11. EV Charging Station
12. Bicycle Parking
13. Residents Parking
14. People Of Determination Parking

13. Residents Parking
14. People Of Determination Parking

GROUND FLOOR



15. Leisure Pool Area

16. Aqua Garden Area

17. Splash Pad & Outdoor Kids Play Area

18. Outdoor Active Zone

19. BBQ Area

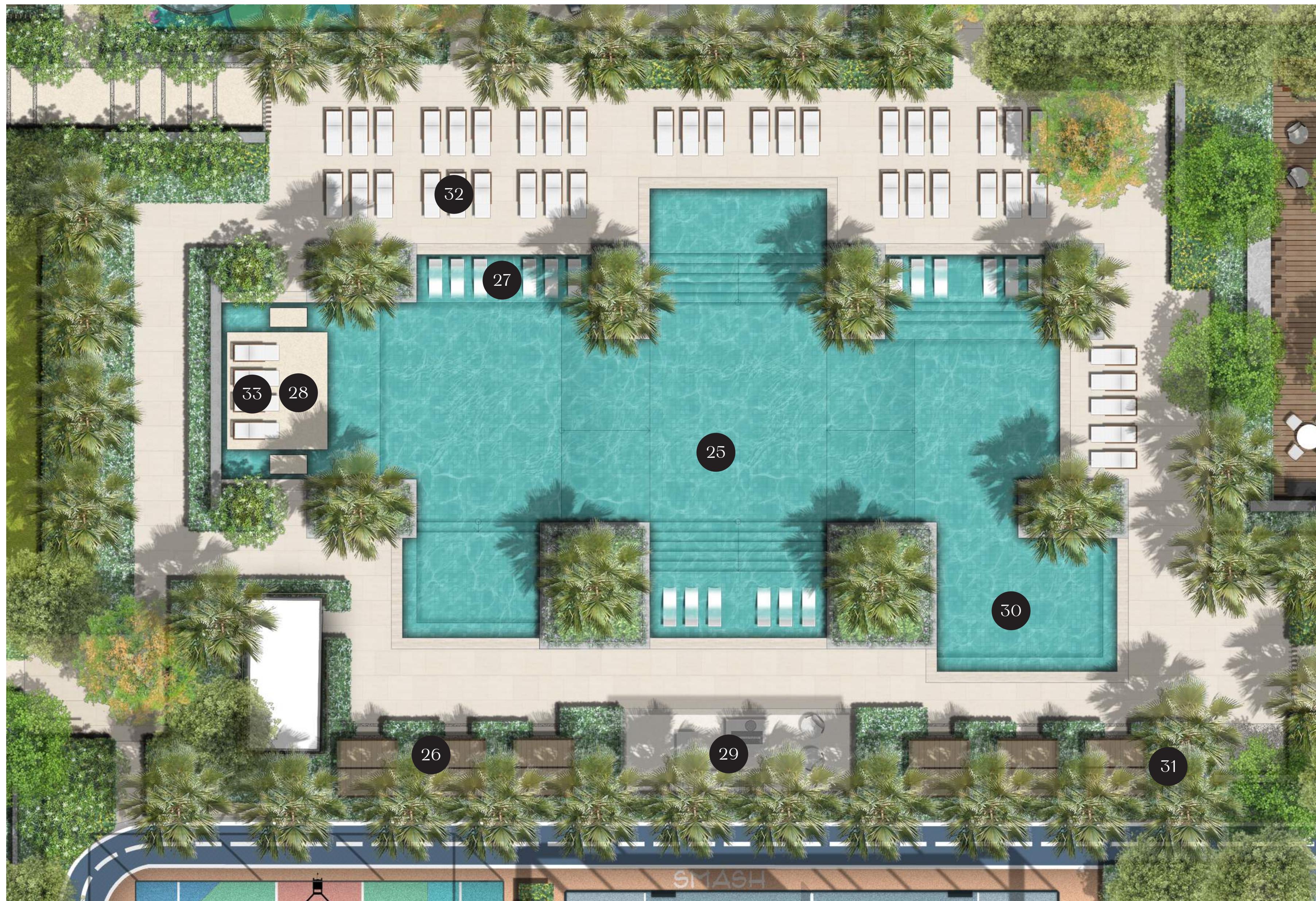
20. Clubhouse

21. Multifunctional Fitness Centre

22. Indoor Kids Play Area

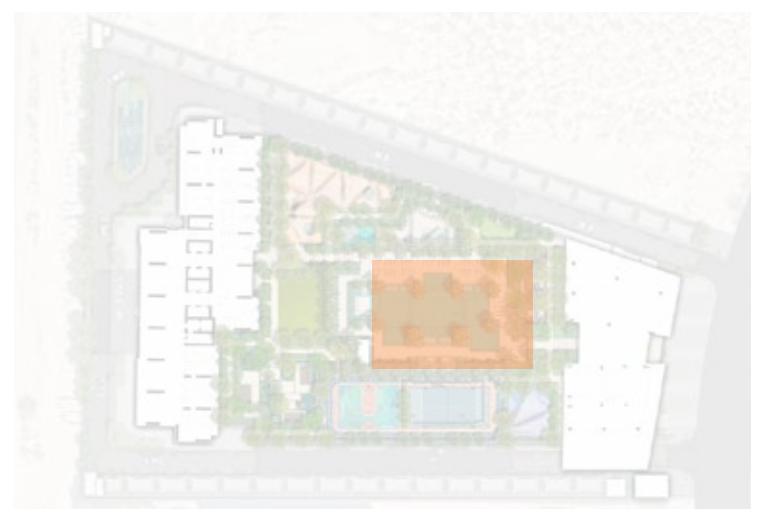
23. Courtyard Garden

24. Forest Walkway

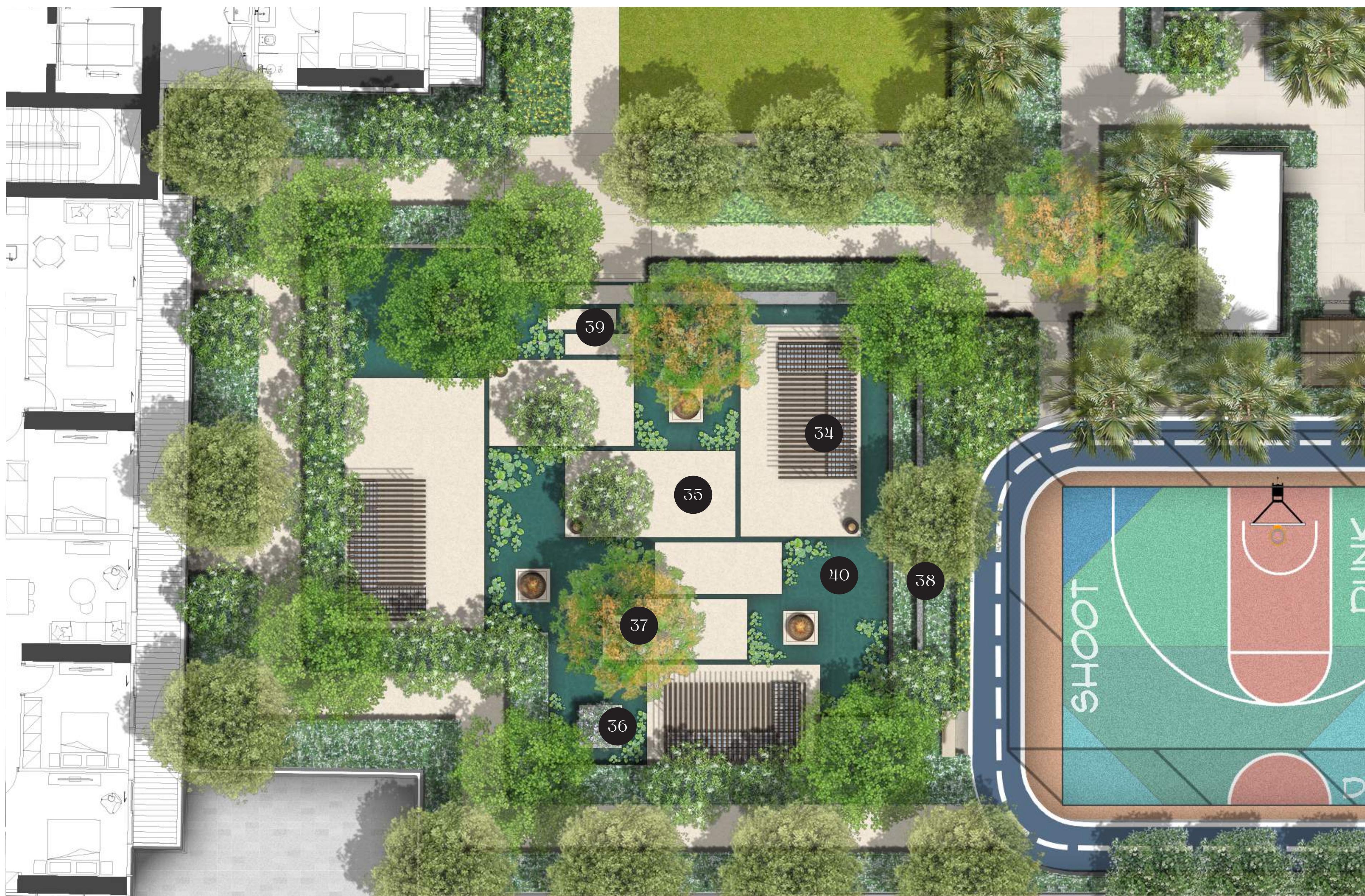


25. 40M Leisure Pool
 26. Cabanas
 27. Baja Shelf
 28. Floating Deck
 29. Family Cabana

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

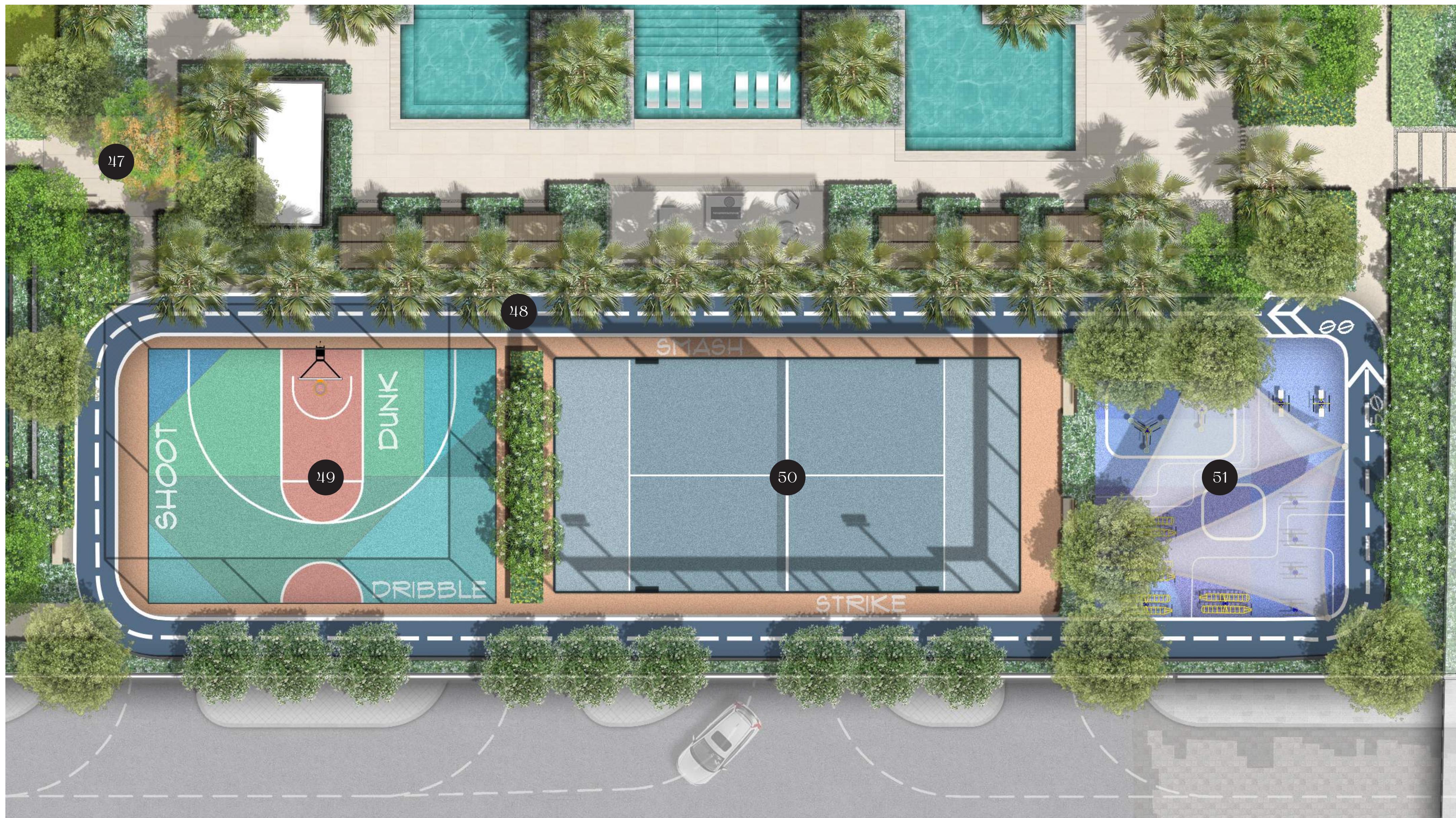




41. Zip Line
42. Kids' Pool
43. Splash Pad

44. Lounge Decks
45. Play House
46. Trampoline

**SPLASH PAD &
KID'S PLAY AREA**

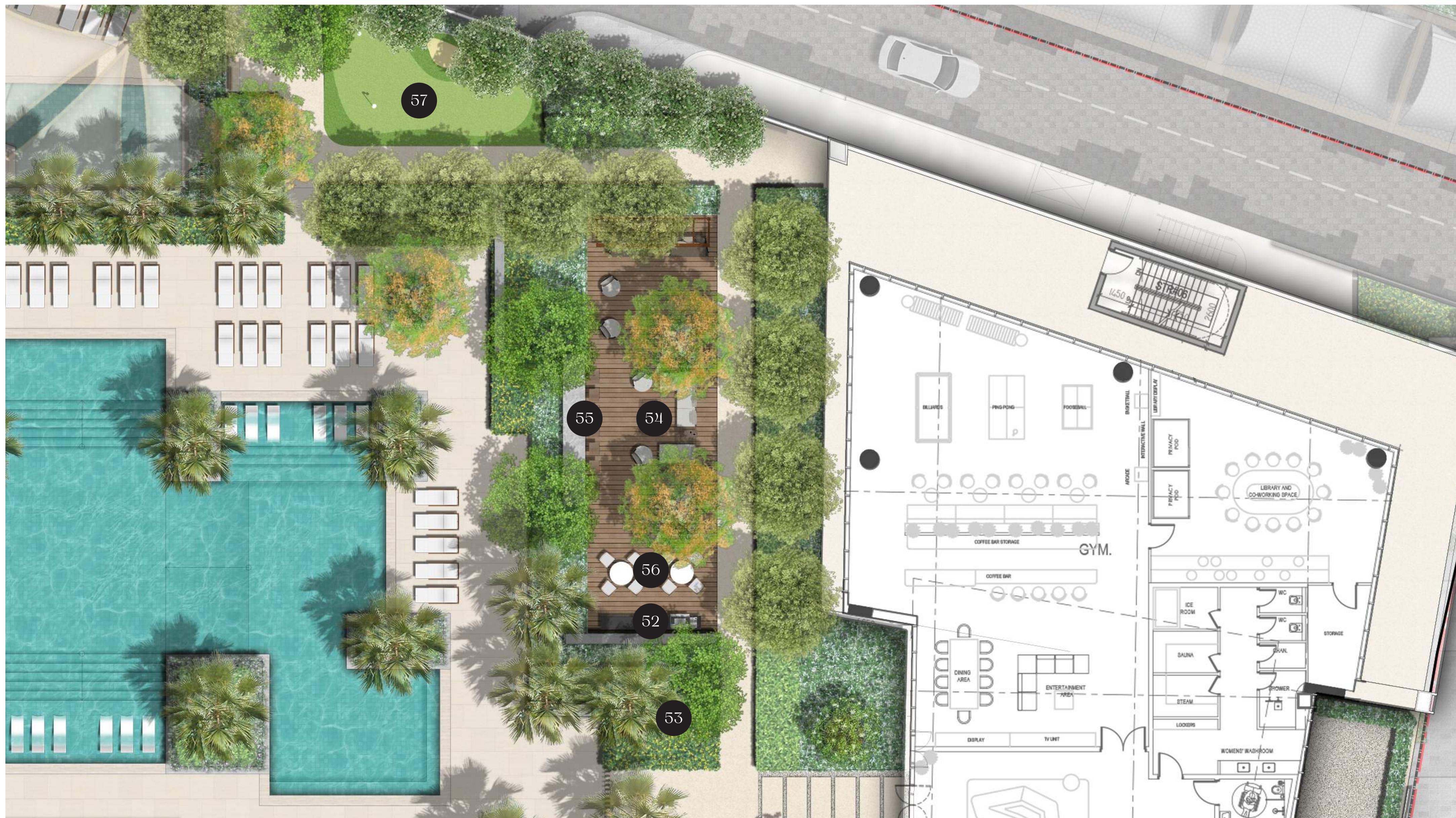


47. Courtyard
48. Jogging Track
49. Half Basketball Court

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



BBQ AREA



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

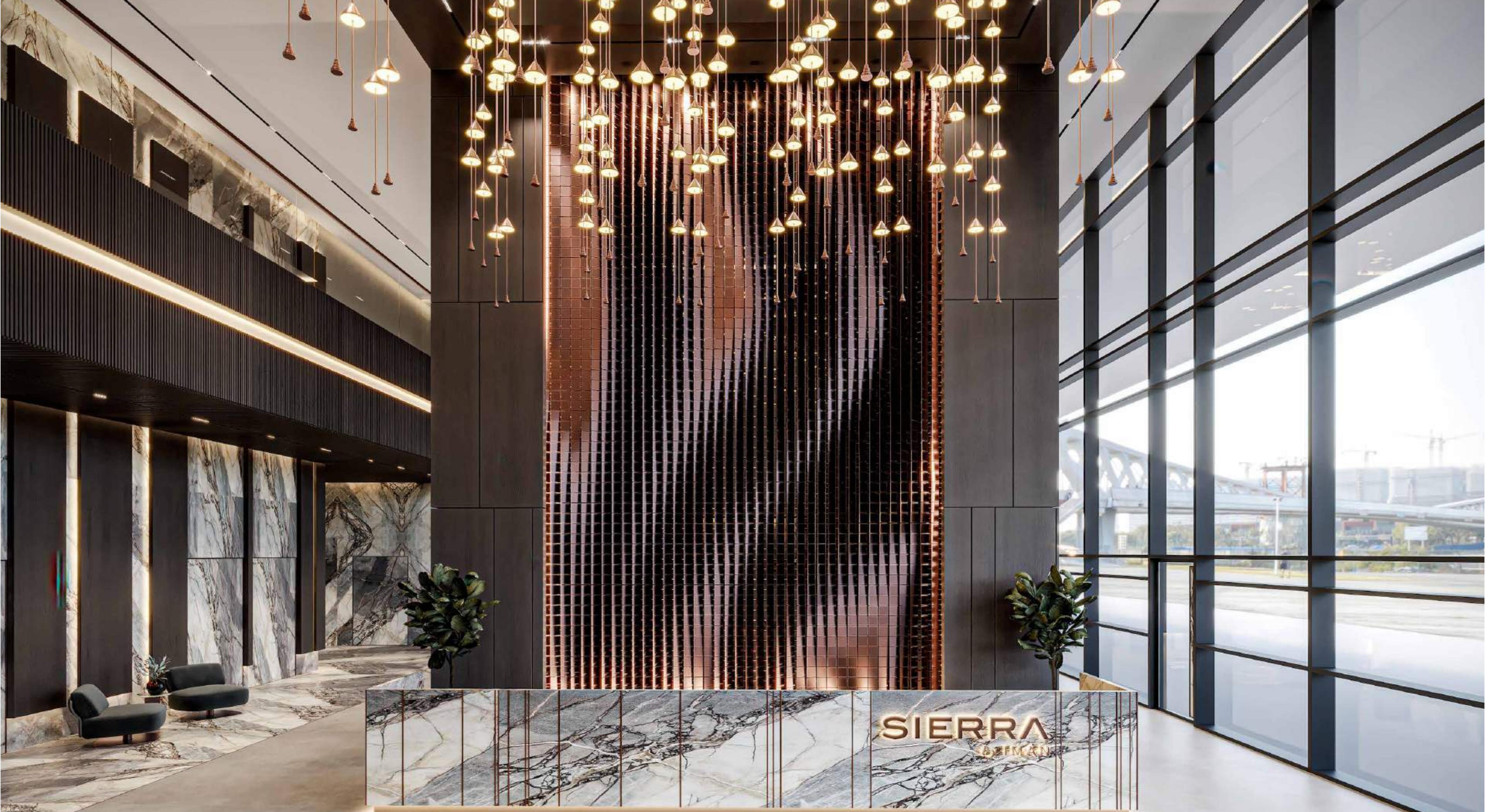
Nymphaea alba
Thalia dealbata



Grand Drive



Grand Drive



Double Height Signature Lobby



Double Height Signature Lobby



Amenity Deck



Aqua Gardens



BBQ Area



Kid's Play Area



Fitness Centre



Yoga Zone



Steam & Sauna



Indoor Kid's Play Area



Clubhouse



Living that Rises with You

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.

Typical Studio Layout

SUITE AREA 346.06 SQFT

BALCONY AREA 71.36 SQFT

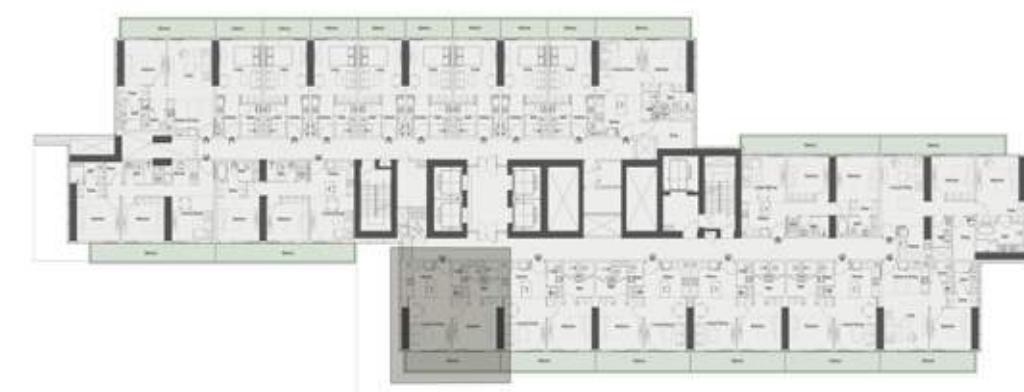
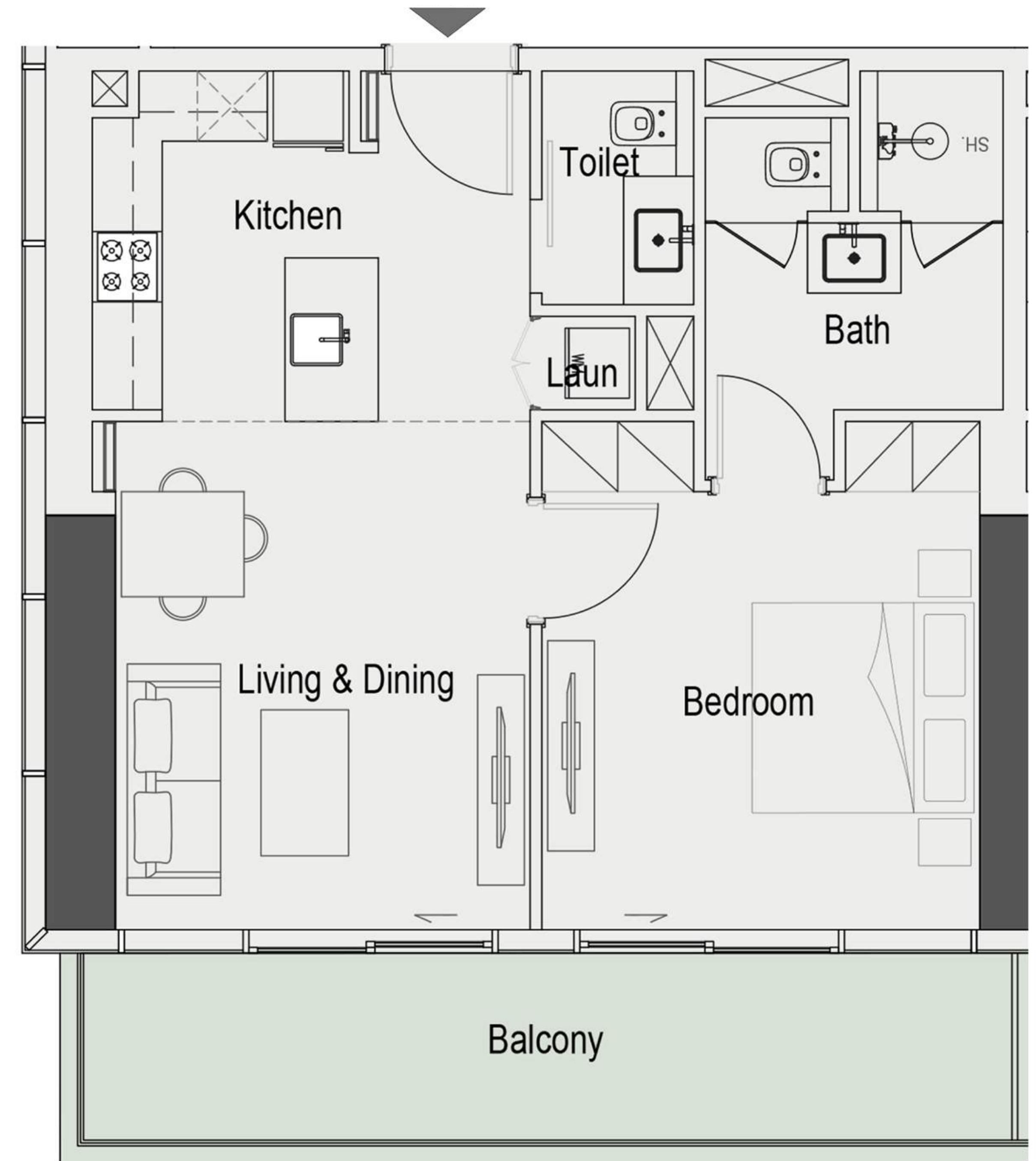
TOTAL AREA 417.42 SQFT

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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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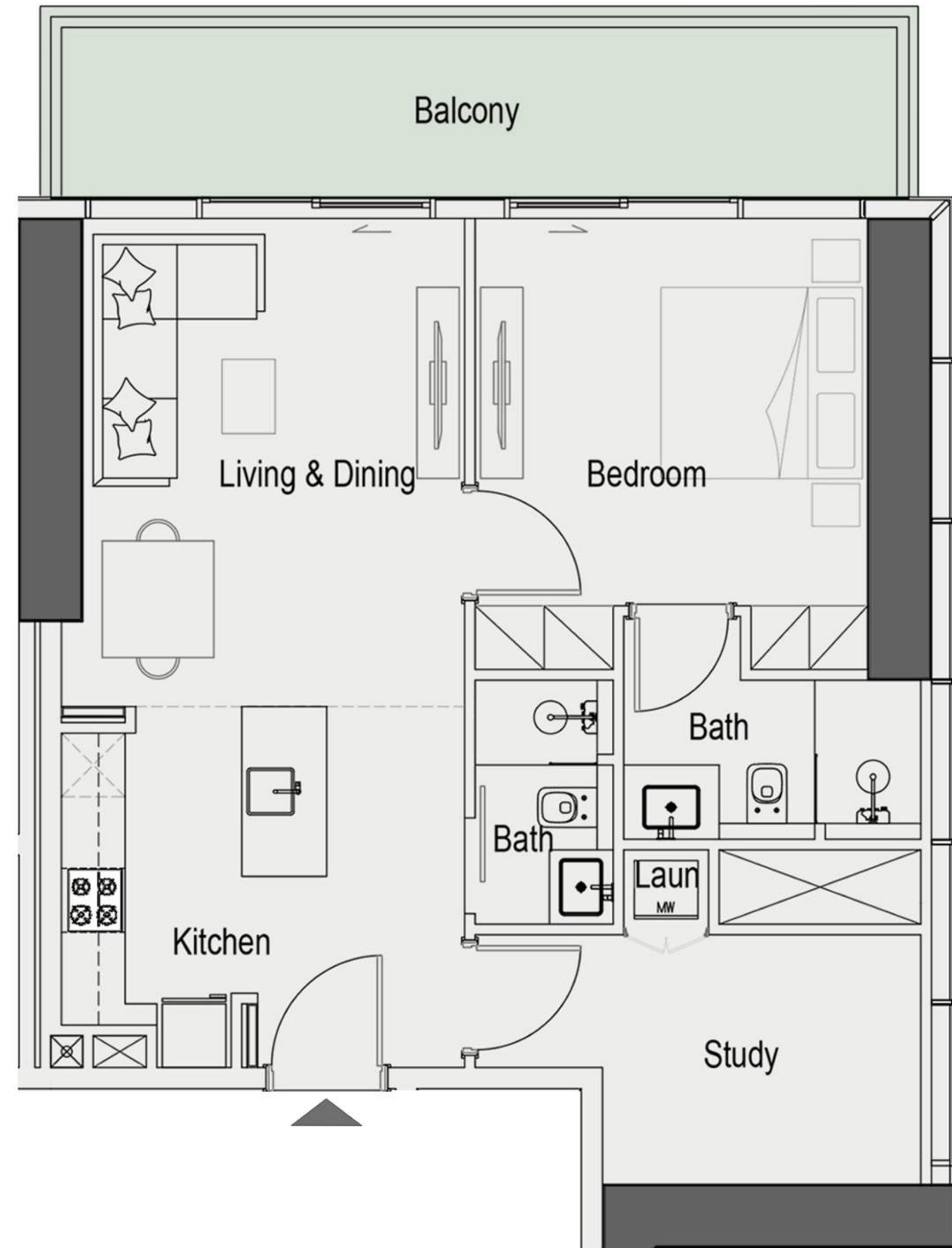


Typical 1 Bed with Study Layout

SUITE AREA 744.97 SQFT

BALCONY AREA 142.84 SQFT

TOTAL AREA 887.81 SQFT

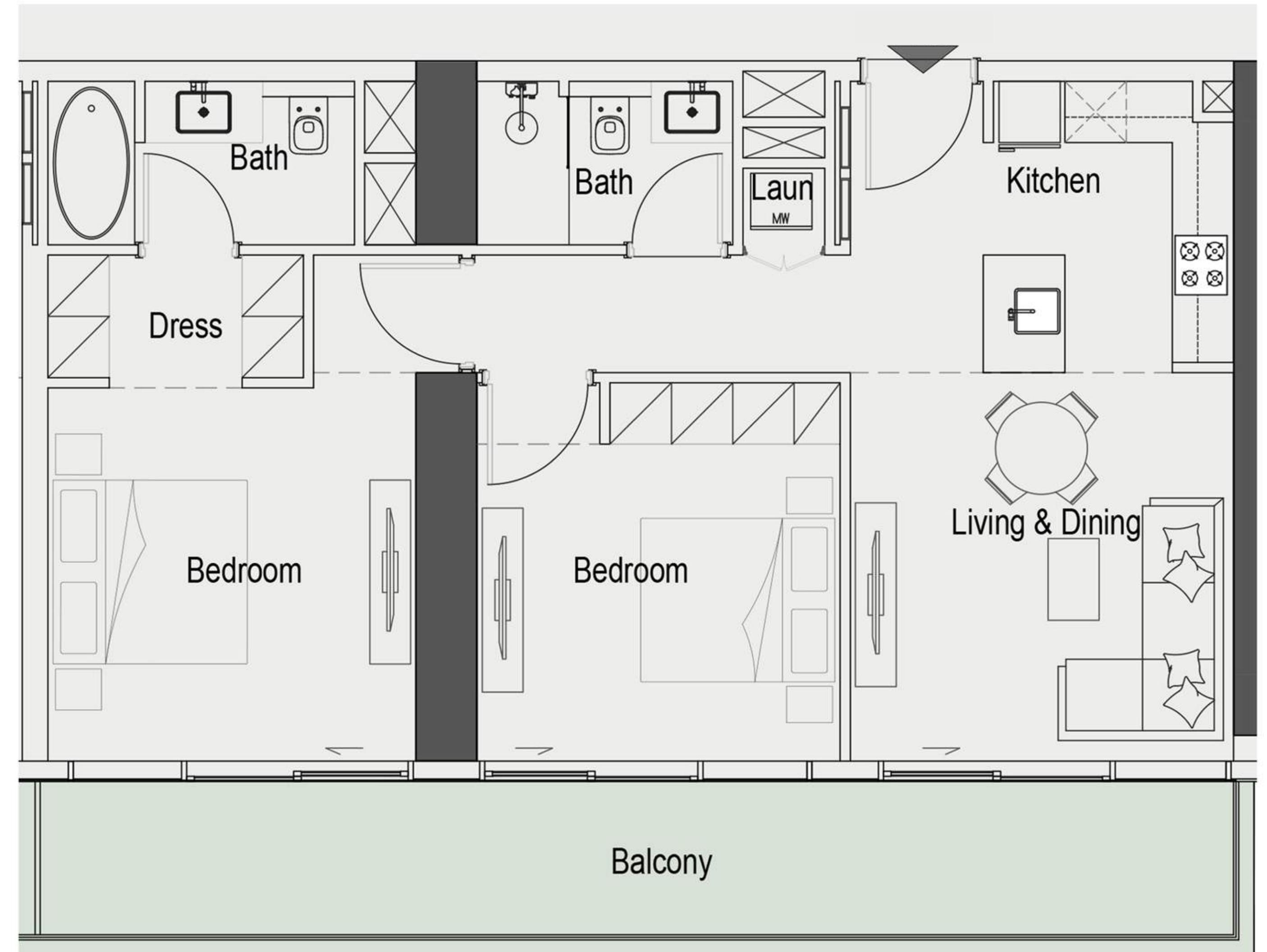


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Typical 2 Bed Layout

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



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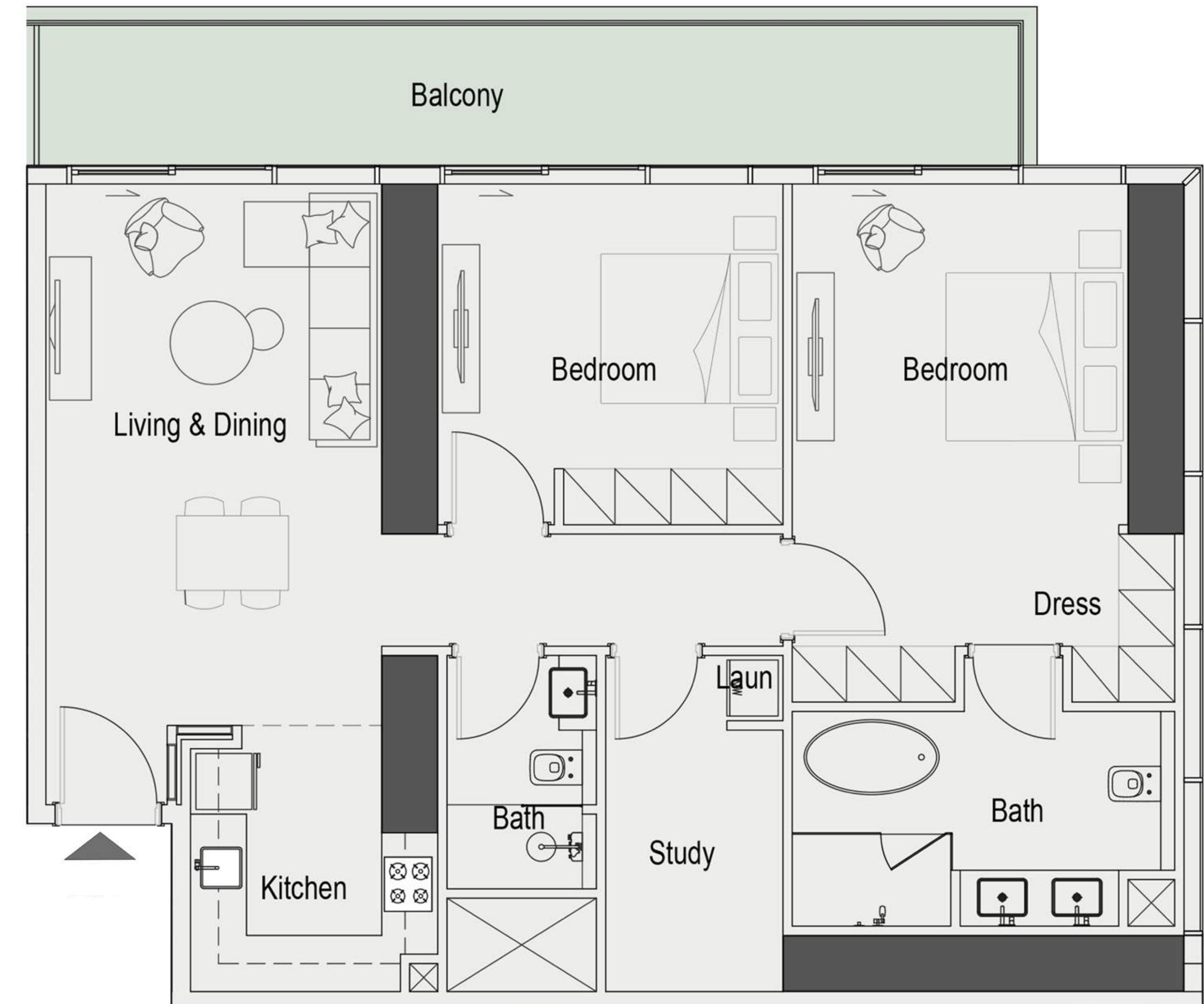


Typical 2 Bed with Study Layout

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

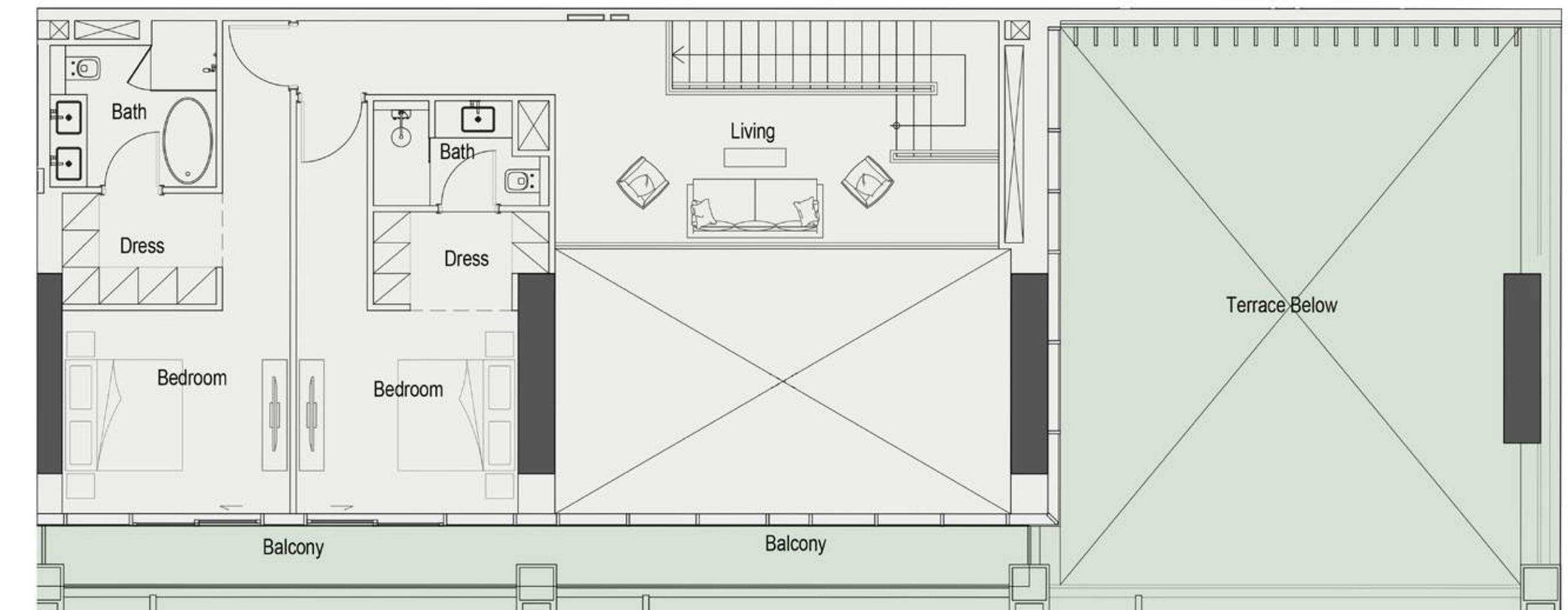
2453.53 SQFT

BALCONY AREA

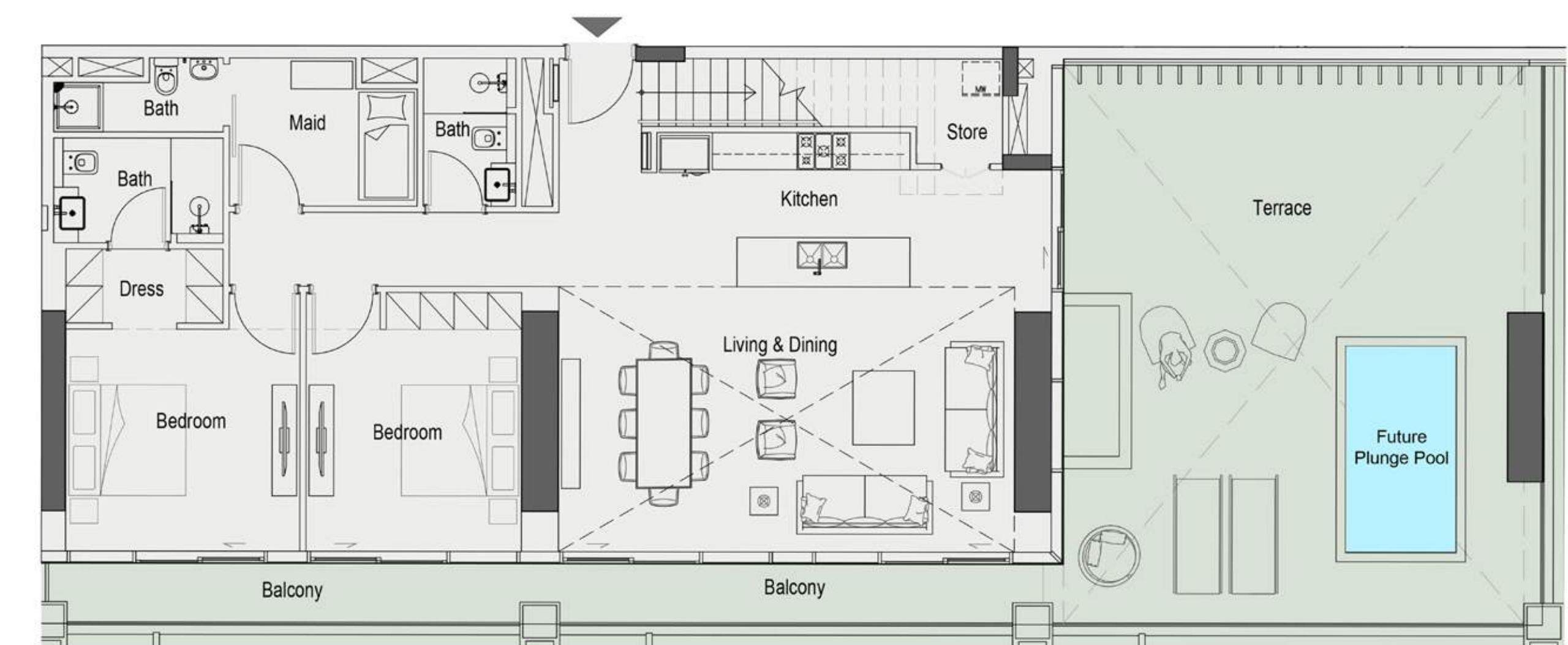
1132.36 SQFT

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