

The background is a full-page image of a marbled surface, likely marble or stone, with swirling patterns in shades of beige, cream, and light brown. Overlaid on this background is the large number '113' in a bold, orange, serif font.

113

— RESIDENCES —

by IMAN

AL SUFOUH, DUBAI

A rare collection of
exclusive residences,

brought
to you
by Iman



Ten years, *thoughtfully built*

IMAN DEVELOPERS

- | | | | |
|----|----------------------------|----|--------------------------|
| 01 | 2016
OXFORD VILLAS | 11 | 2023
GARDENS 2 |
| 02 | 2017
OXFORD RESIDENCE | 12 | 2024
ONE PARK CENTRAL |
| 03 | 2019
OXFORD RESIDENCE 2 | 13 | 2024
ONE SKY PARK |
| 04 | 2021
OXFORD BOULEVARD | 14 | 2024
ONE PARK SQUARE |
| 05 | 2022
OXFORD 212 | 15 | 2025
15 CASCADE |
| 06 | 2022
OXFORD TERRACES | 16 | 2025
SIERRA |
| 07 | 2022
OXFORD TERRACES 2 | 17 | 2026
OXFORD COVE |
| 08 | 2022
THE GROVE | | |
| 09 | 2023
OXFORD GARDENS | | |
| 10 | 2023
10 OXFORD | | |

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)





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







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 with long blonde hair, wearing a white lace dress and a wide-brimmed straw hat, stands on a light-colored stone terrace. She is looking out over a vast, calm infinity pool that stretches to the horizon. In the background, a dense city skyline is visible under a warm, golden sunset sky with scattered clouds. The sun is low on the right side of the frame, casting a soft glow over the entire scene.

A Higher
Standard
of Living



Skyview Pool Deck



Rooftop Infinity Pool



Rooftop BBQ Area



Rooftop Kids Play & Meditation Area

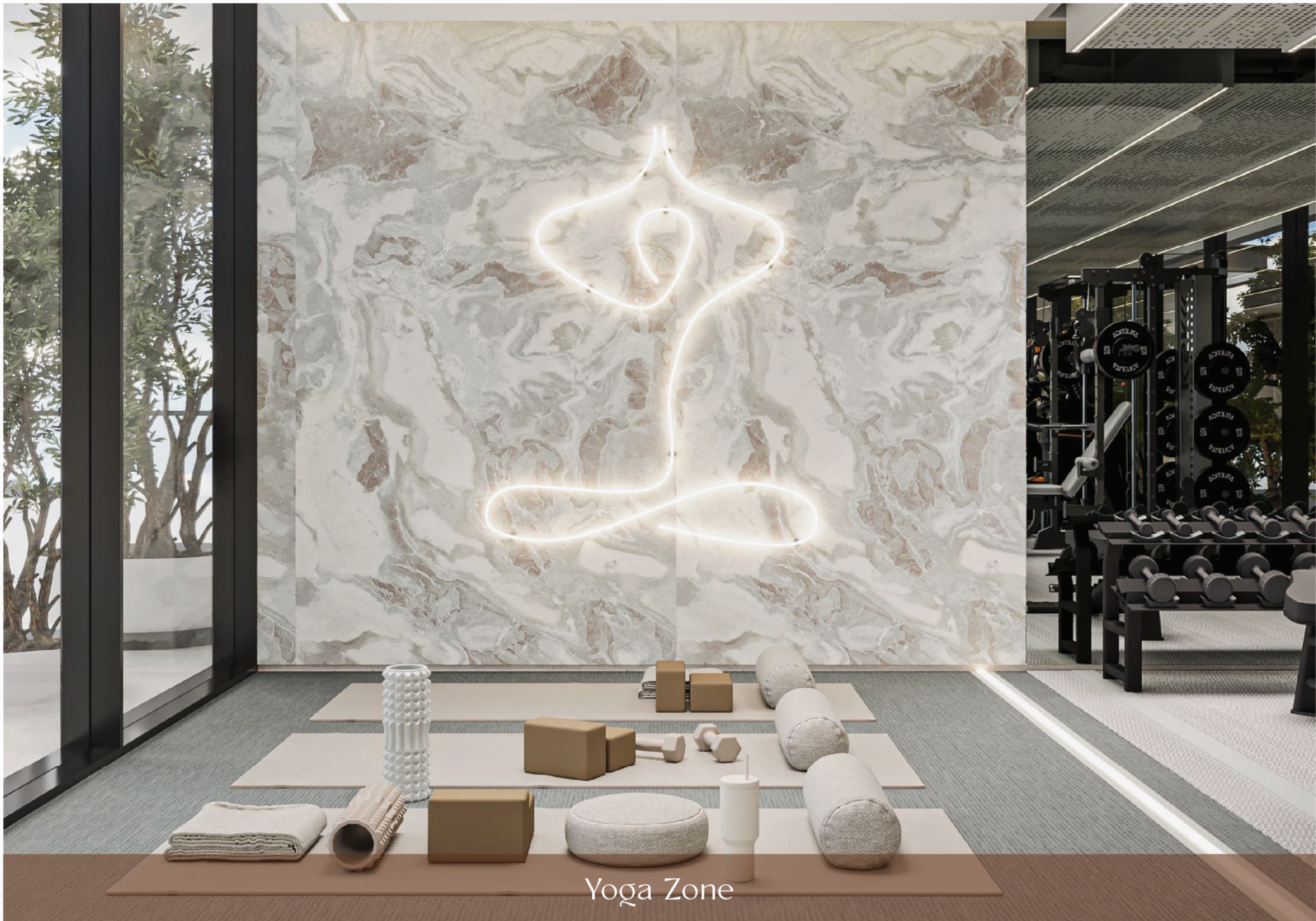


Wellness
baked in



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

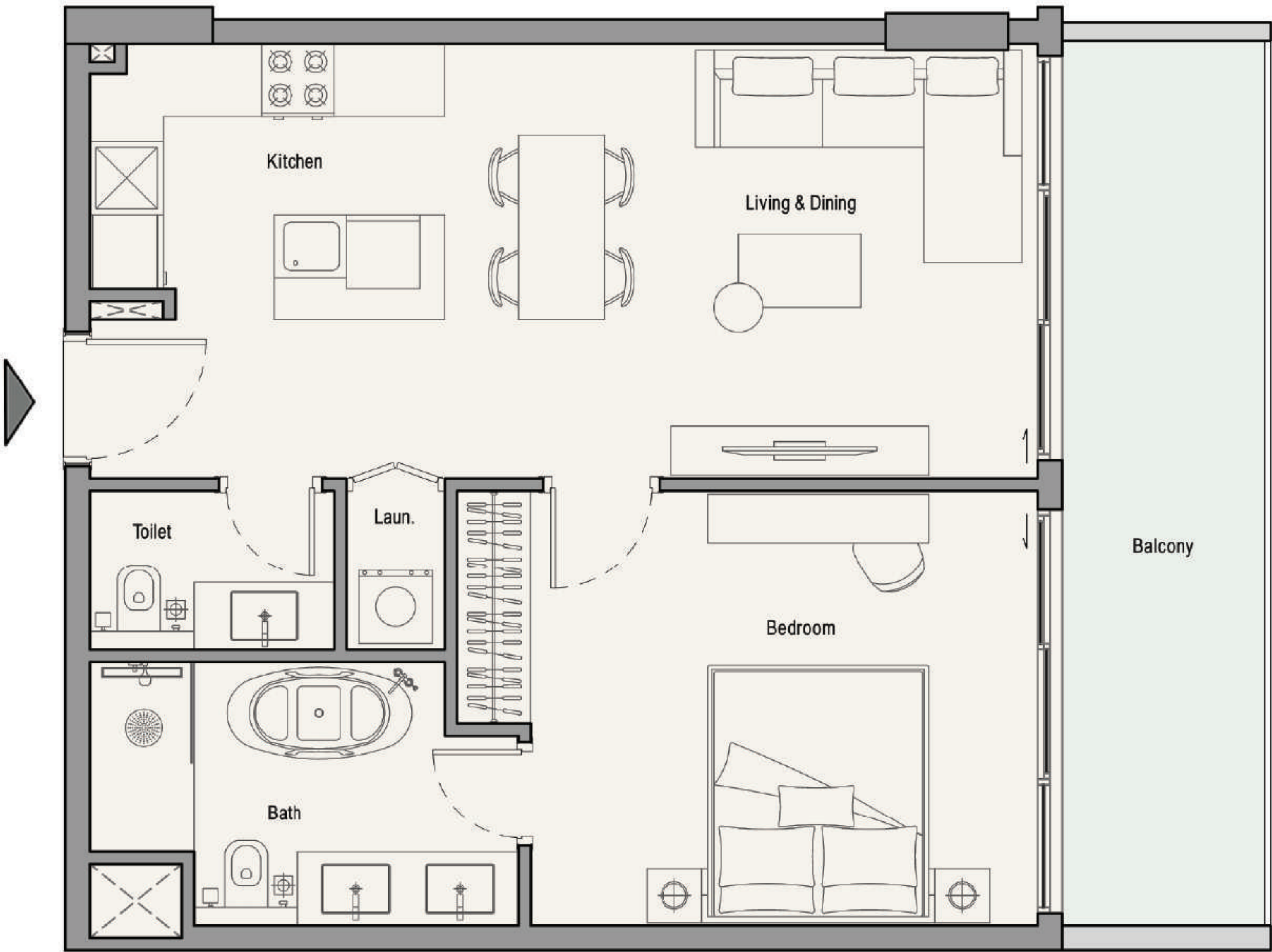
SUITE AREA 624 SQFT

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"

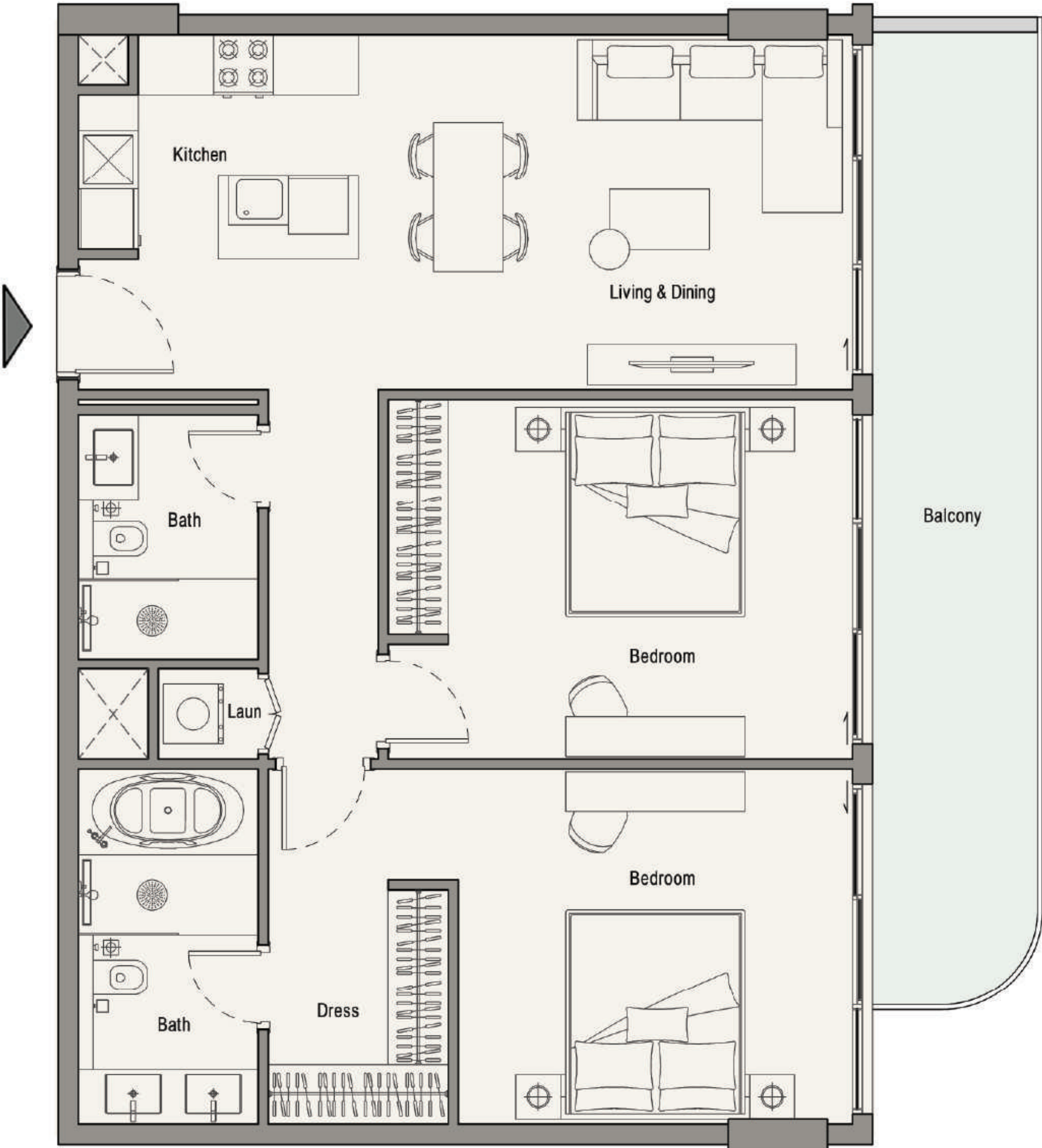


2 Bedroom

SUITE AREA 931 SQFT

BALCONY AREA 190 SQFT

TOTAL AREA 1121 SQFT



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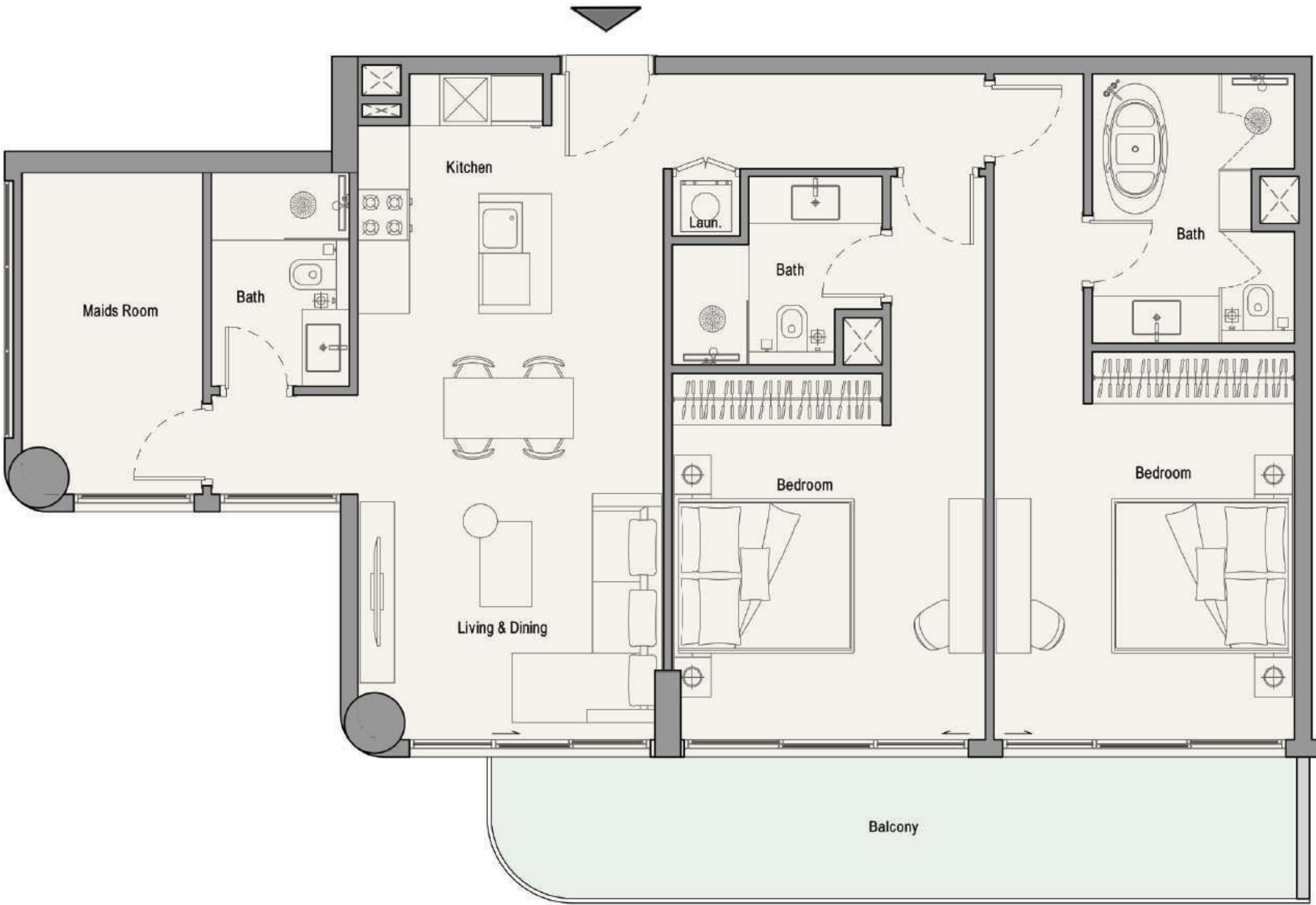


2 Bedroom with Maid

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

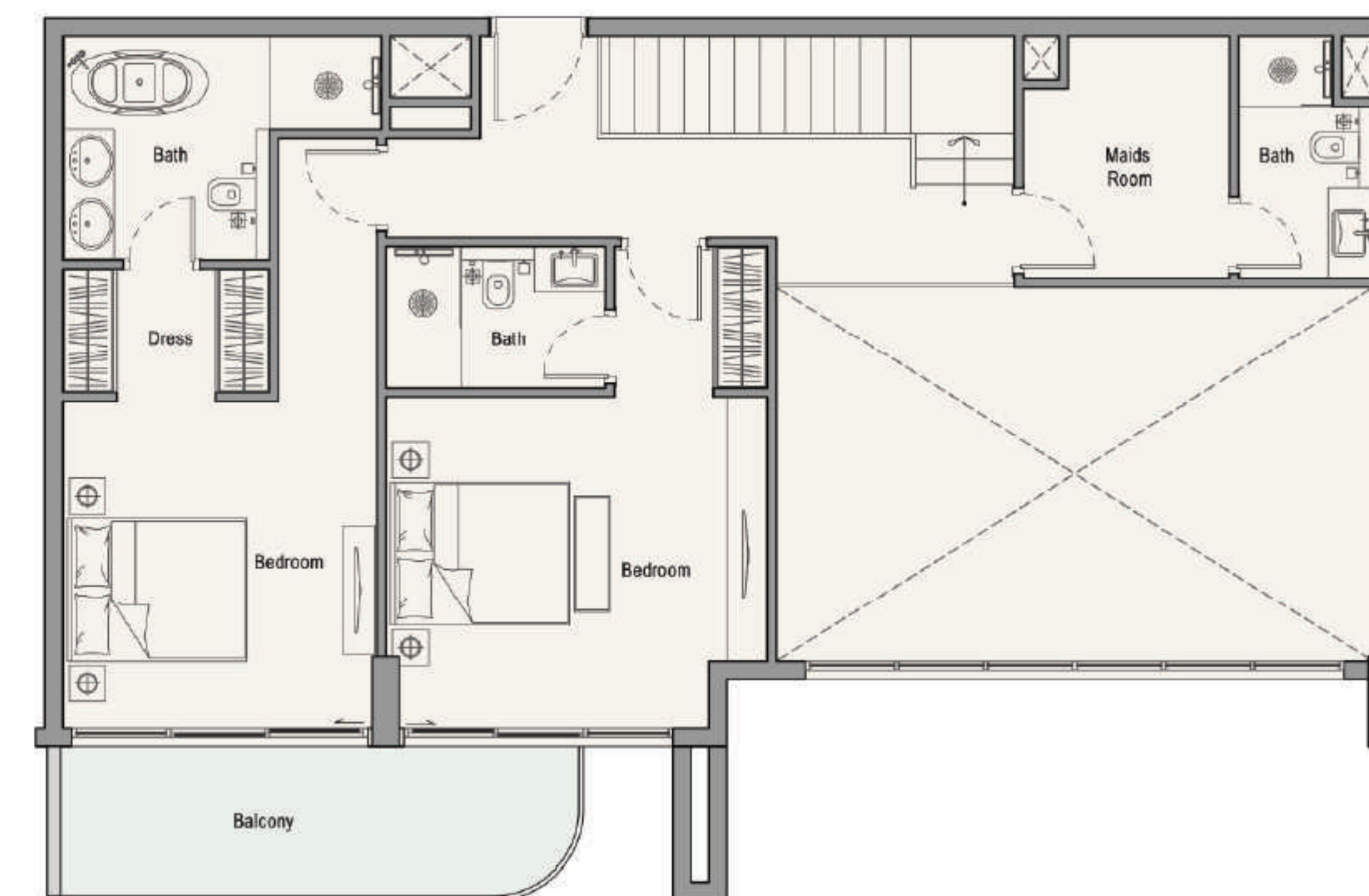
TOTAL AREA 2532 SQFT



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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