113

— RESIDENCES —

by IMAN

AL SUFOUH, DUBAI

A rare collection of
exclusive residences,

113

brought
to you
by Iman



Ten years, *thoughtfully built*

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 Jumeriah

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




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

PANELS & LAMINATES BY

FINSA










Designed Around
Stillness







THE AMENITIES AT

113

Leisure Deck

Leisure Pool

A Higher *Standard of Living*

Skyview Pool Deck

Rooftop Infinity Pool



Rooftop BBQ Area

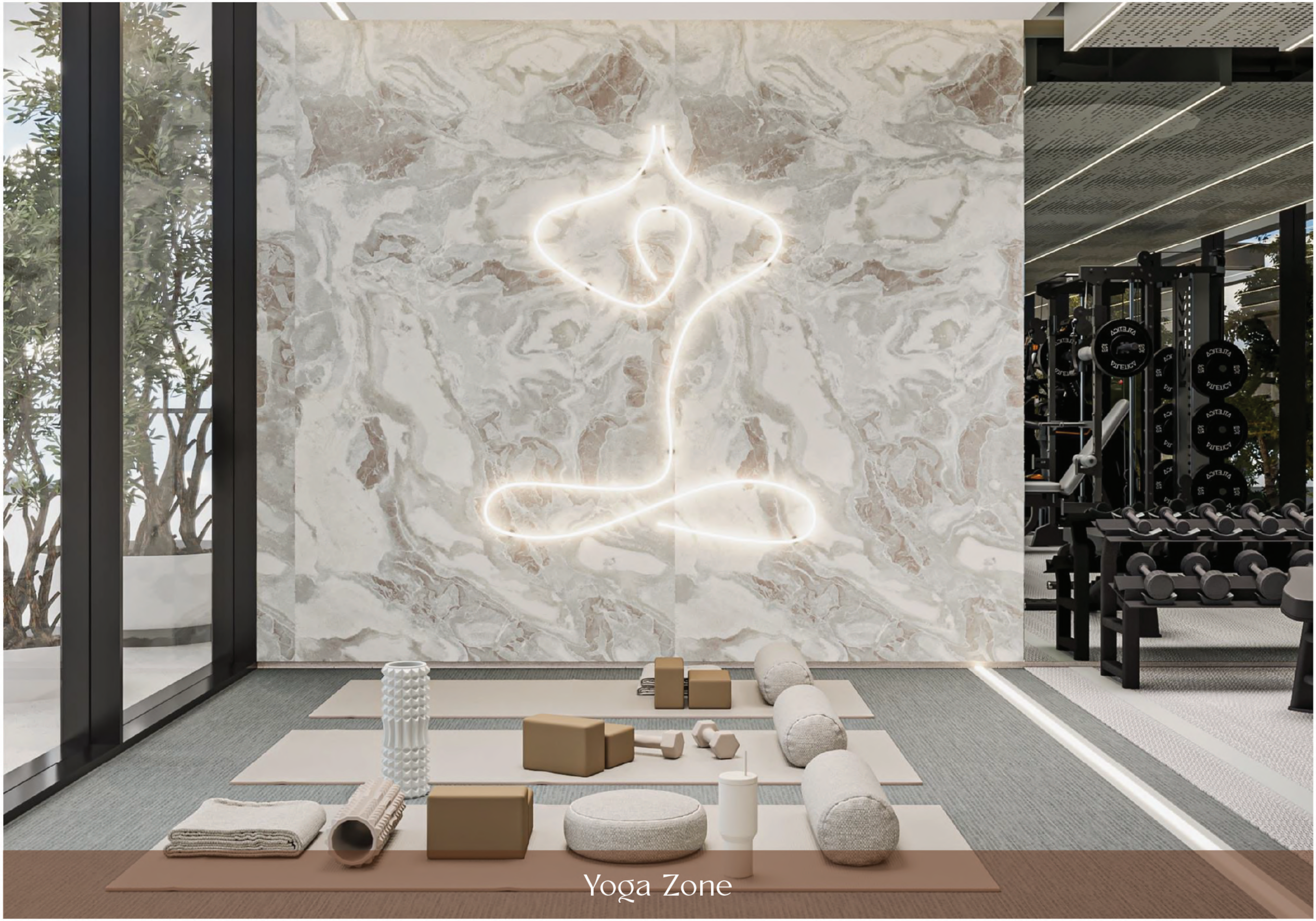


Rooftop Kids Play & Meditation Area


Wellness
baked in



Fitness Centre



Yoga Zone



Clubhouse



Indoor Kid’s Play Area

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 With Pool	:	2509 to 3250 Sq.ft

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 With Pool	:	From AED **5.44M** onwards

Completion Date : Q2 2029



IMAN

DEVELOPERS