STIRLING MOTORS

ETON
Wealth Management House

AFDAL
Real Estate Brokerage LLC

Afdal Group

AFDAL MEDIA

113

— RESIDENCES —

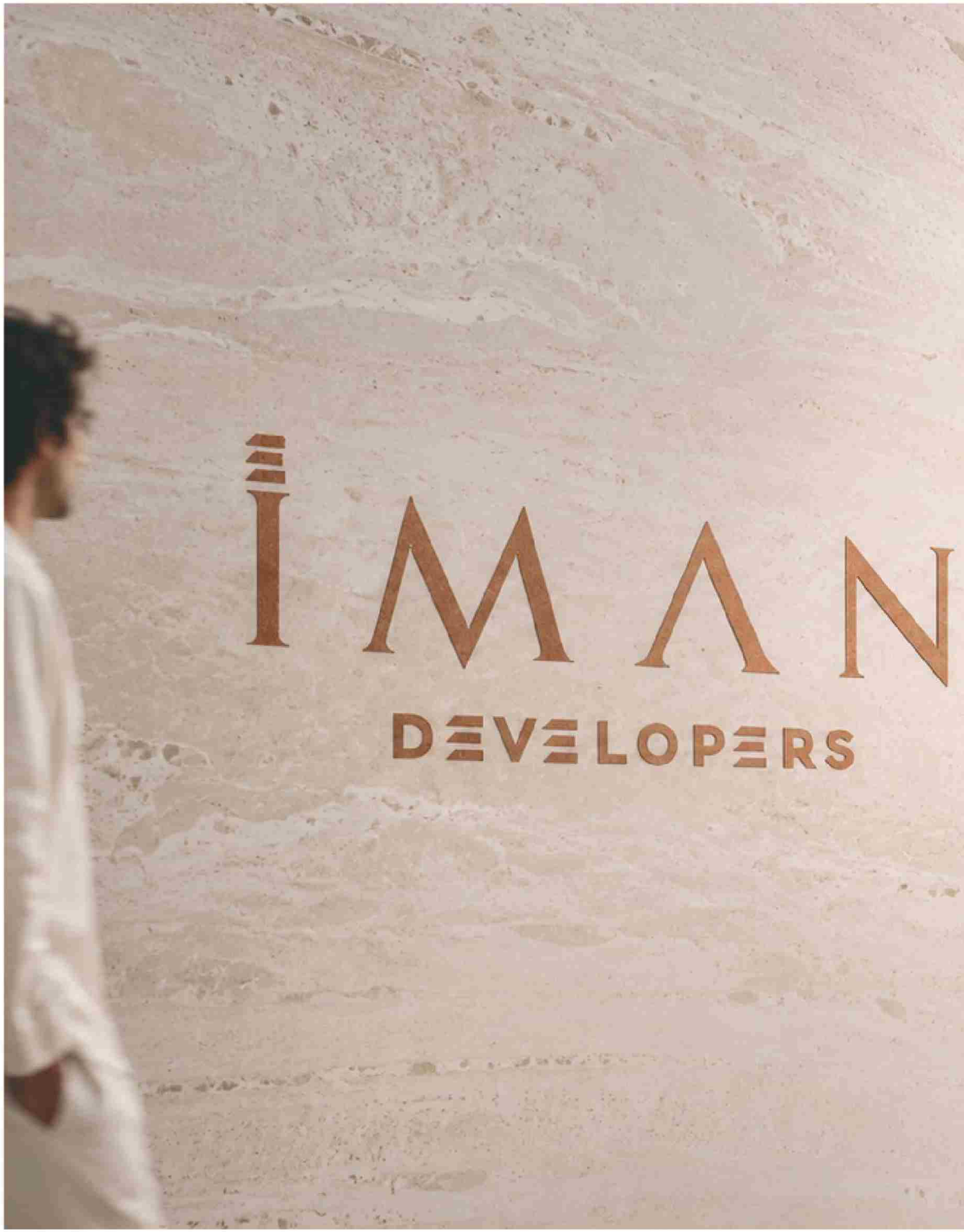
by IMAN

AL SUFOUH, DUBAI

A rare collection of
exclusive residences,

I3

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

VW

PANELS & LAMINATES BY

FINSA



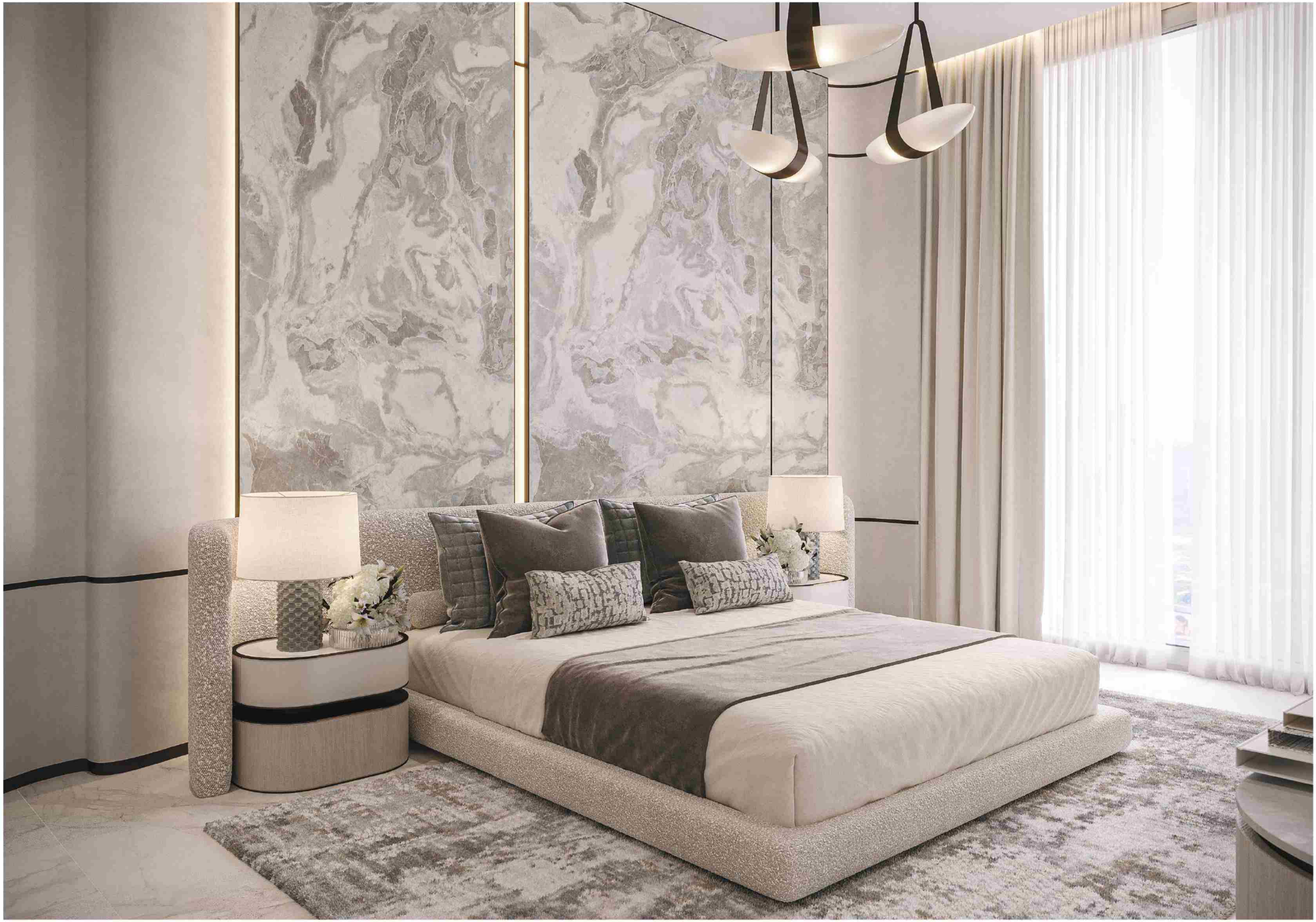




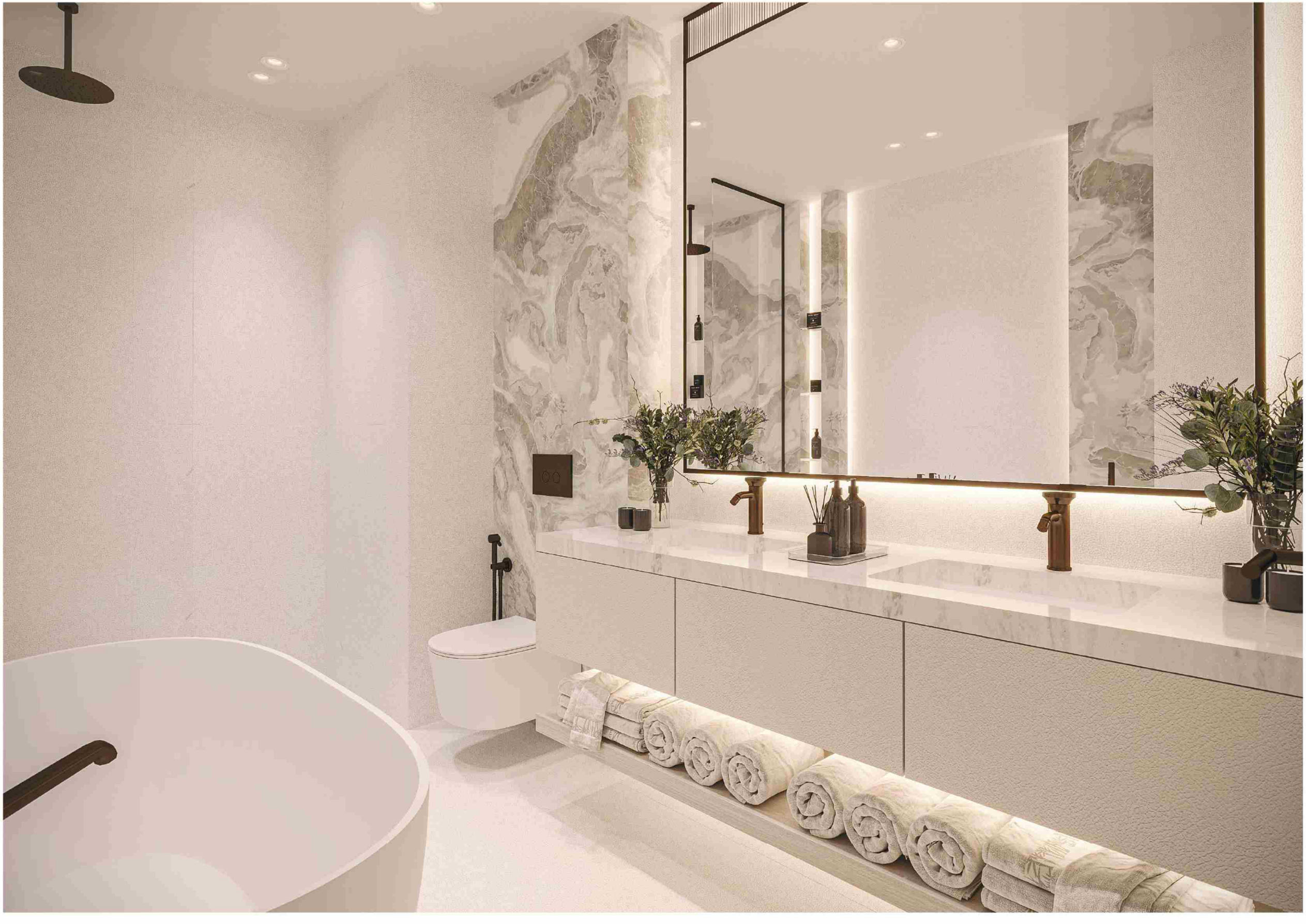




Designed Around *Stillness*

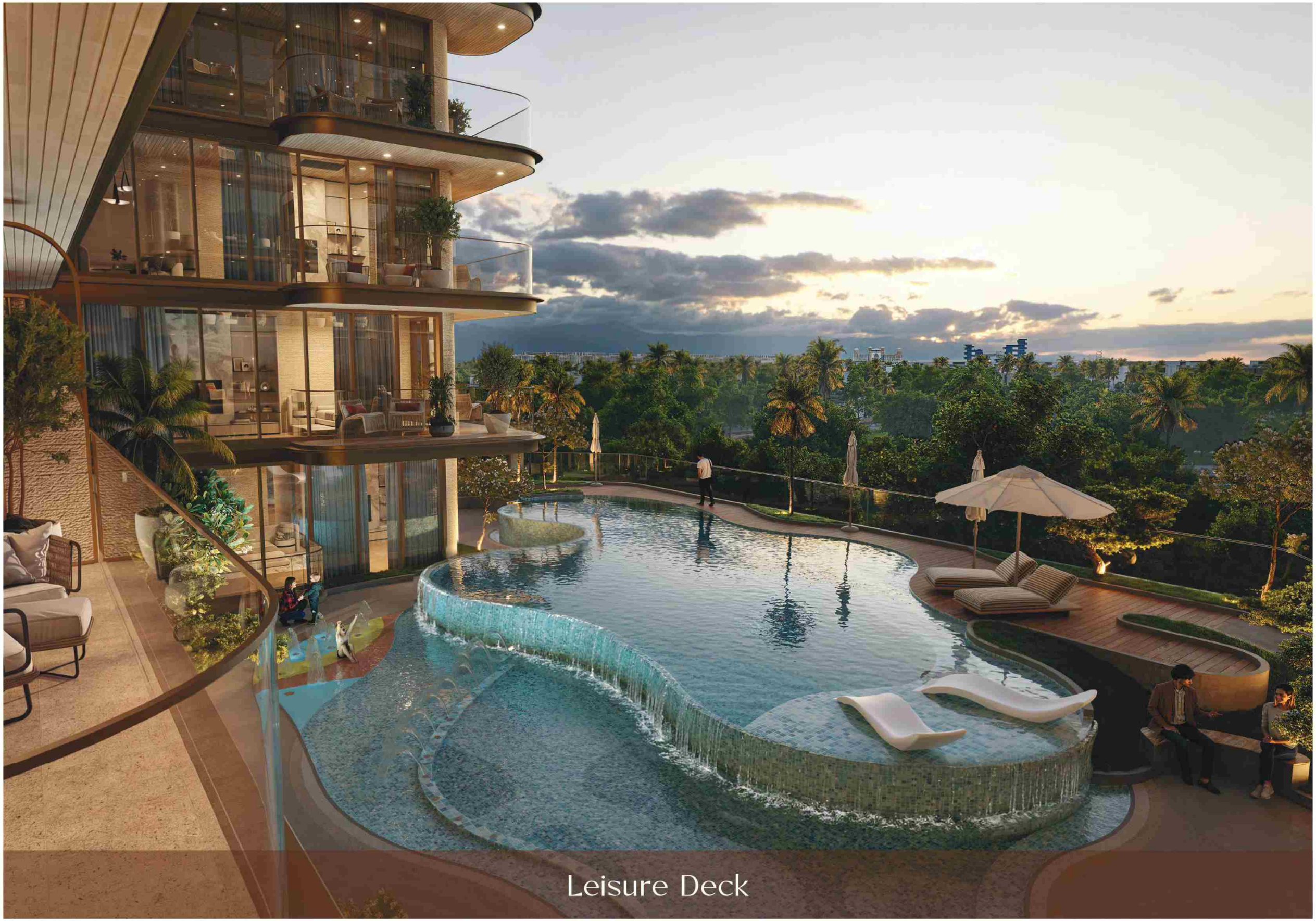






THE AMENITIES AT

113



Leisure Deck

Leisure Pool

A Higher *Standard of Living*

Skyview Pool Deck

Rooftop Infinity Pool

Rooftop BBQ Area



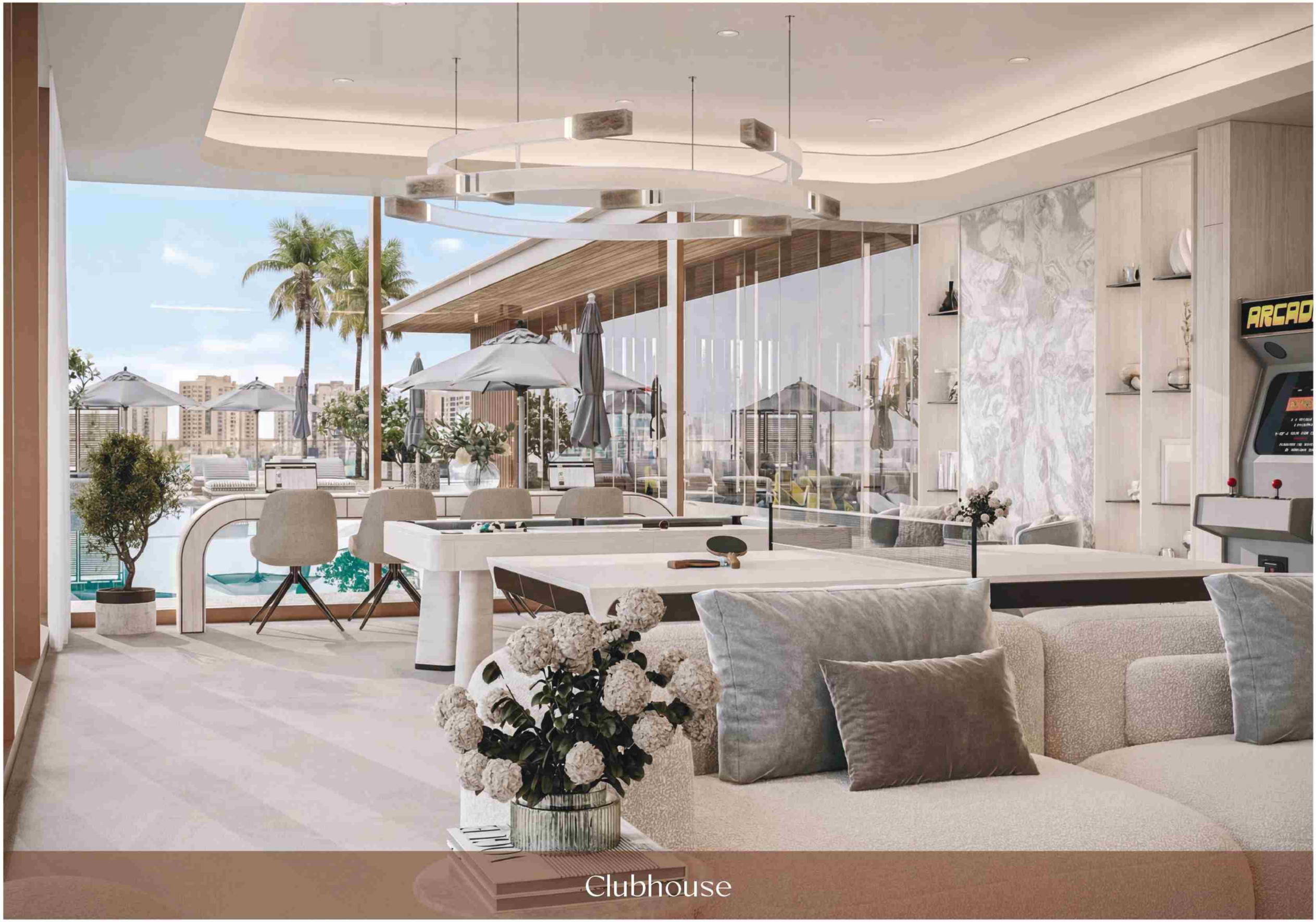
Rooftop Kids Play & Meditation Area


Wellness
baked in

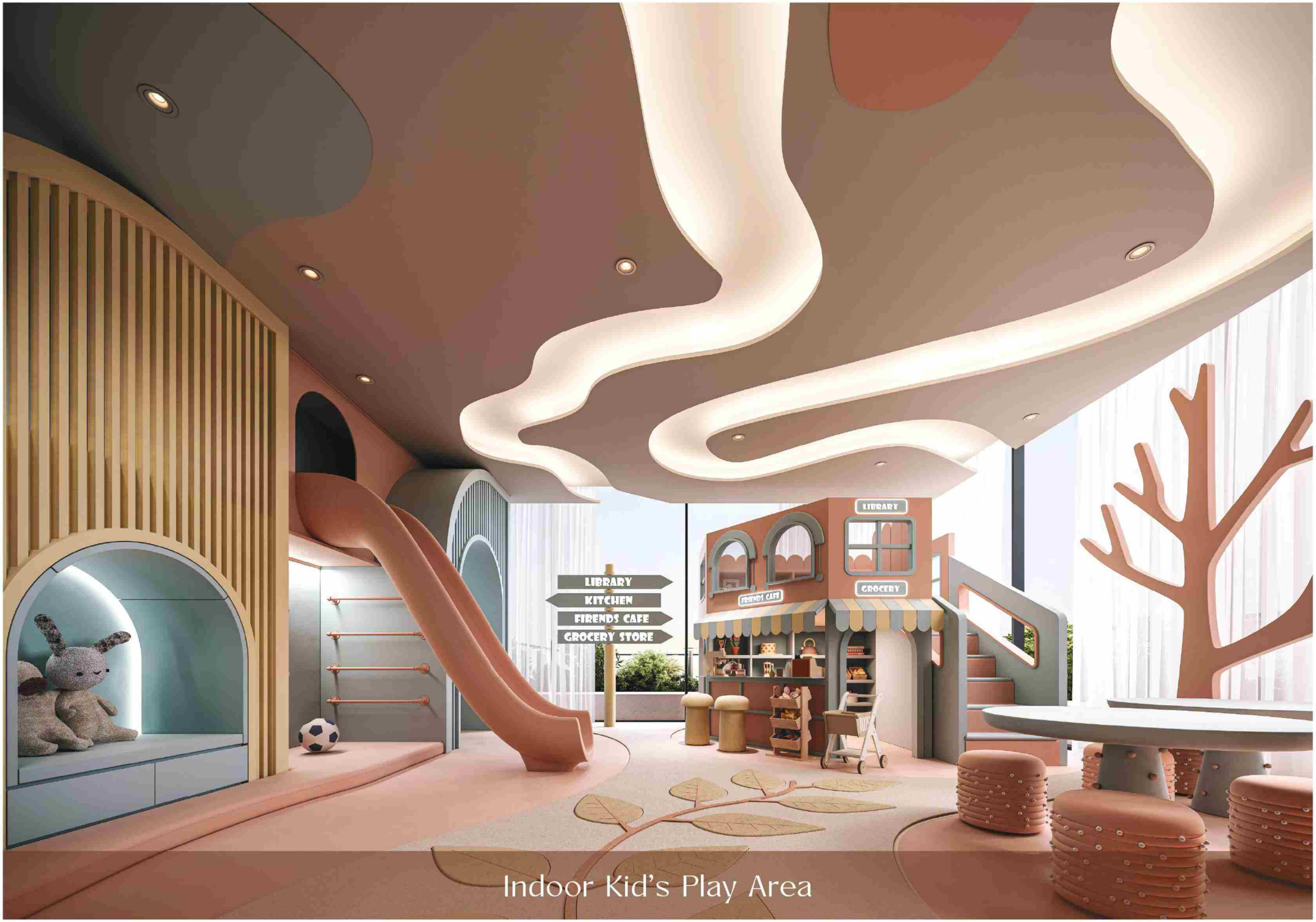


Fitness Centre

Yoga Zone



Clubhouse



Indoor Kid's Play Area



Ground Floor Amenities

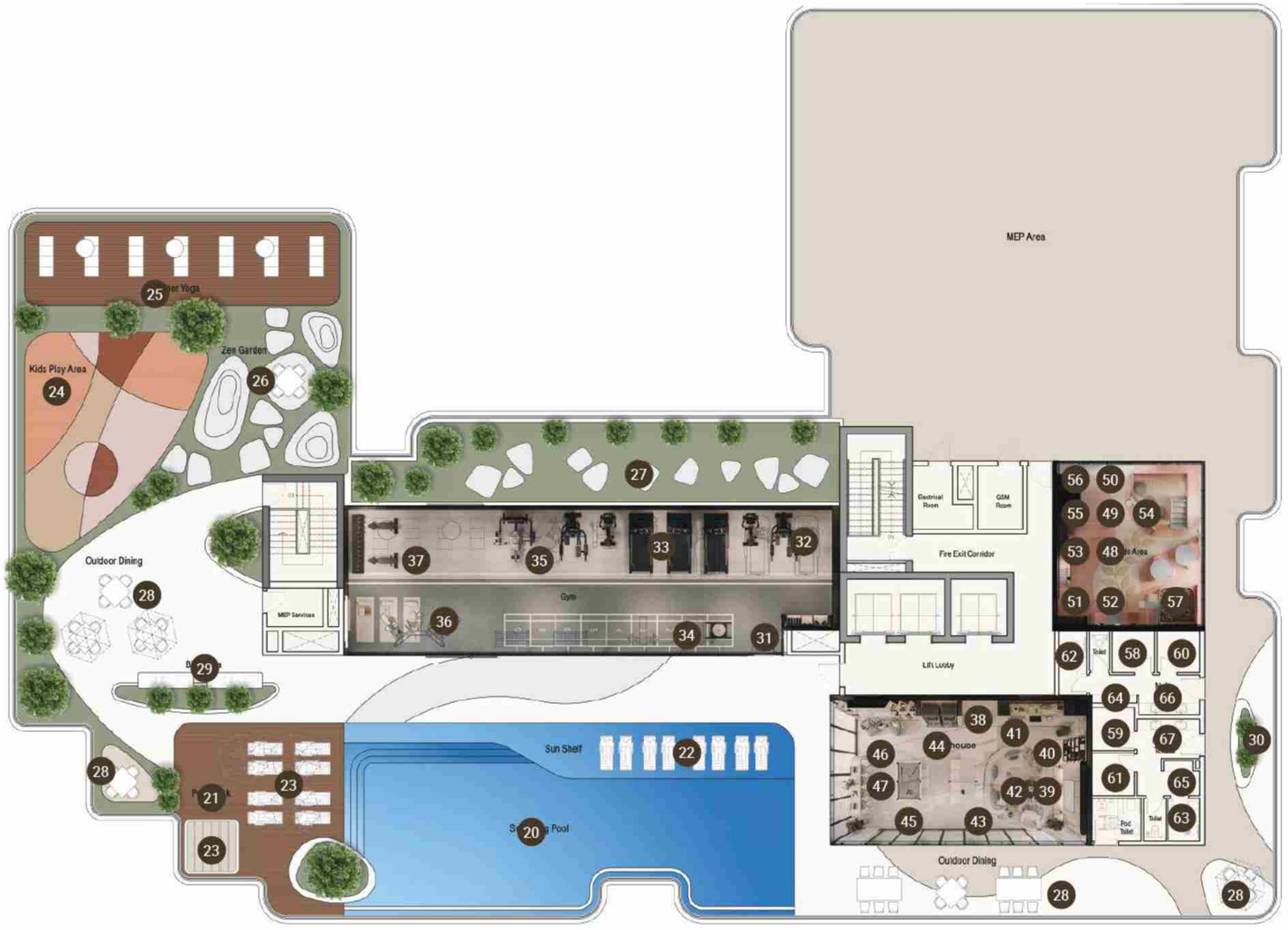
01. The Arrival
02. Double Height Signature Lobby
03. Reception
04. Signature Lounge Space
05. Bespoke Floating Olive Tree with Water Feature
06. Lift Lobby
07. Parking Spaces
08. EV Parking Spaces
09. Bicycle Parking

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



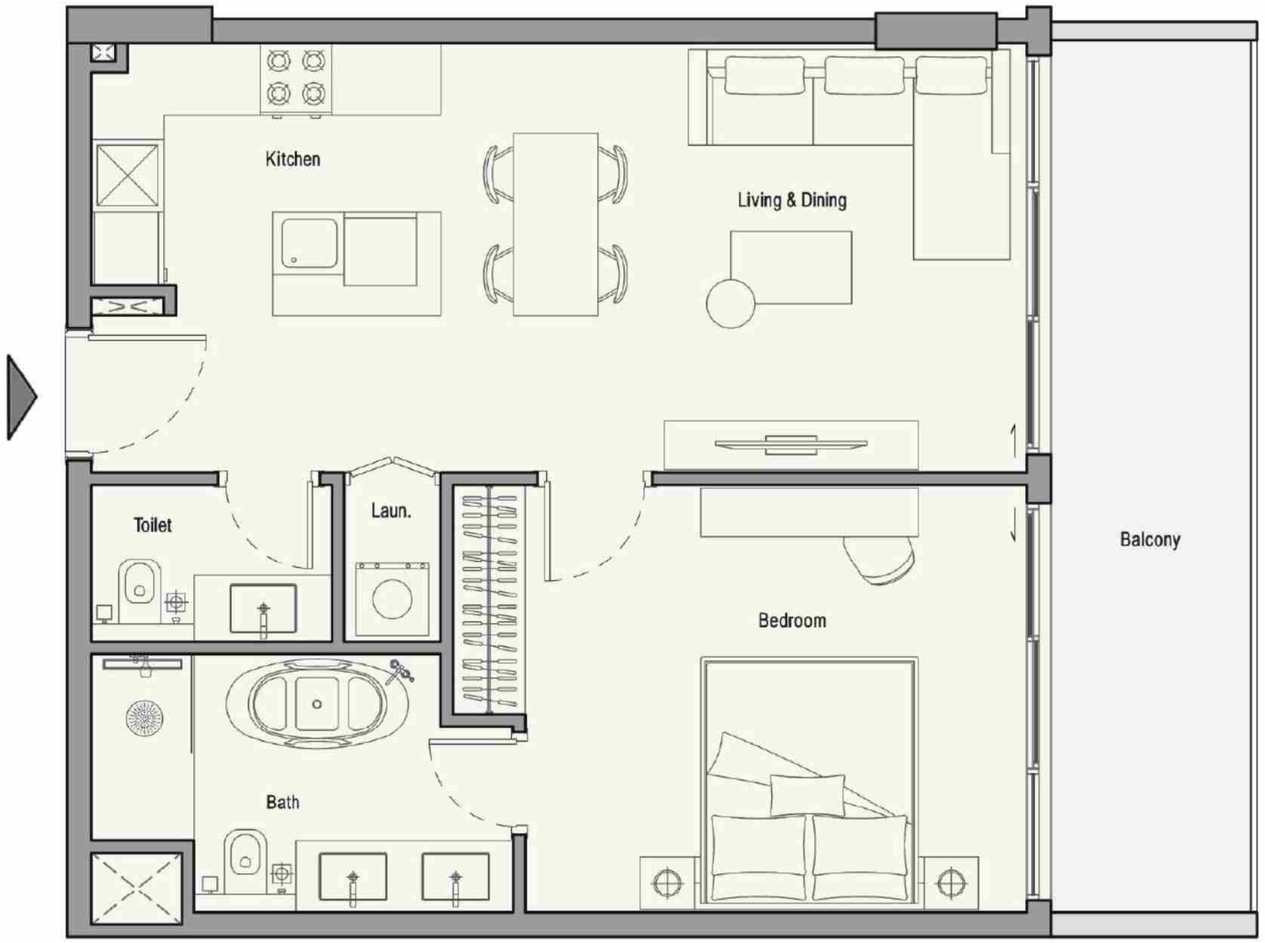
20. Infinity Pool
21. Skyview Pool deck
22. Baja Shelf
23. Sun Lounger
24. Rooftop Kid's Play Area
25. Sky Yoga Deck
26. Zen Garden
27. Skyline Meditation deck
28. Dining & Lounge area
29. BBQ Area
30. Skyview Terrace
31. Fitness Centre
32. Endurance Hub
33. Cardio Zone
34. Performance Track
35. Strength 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



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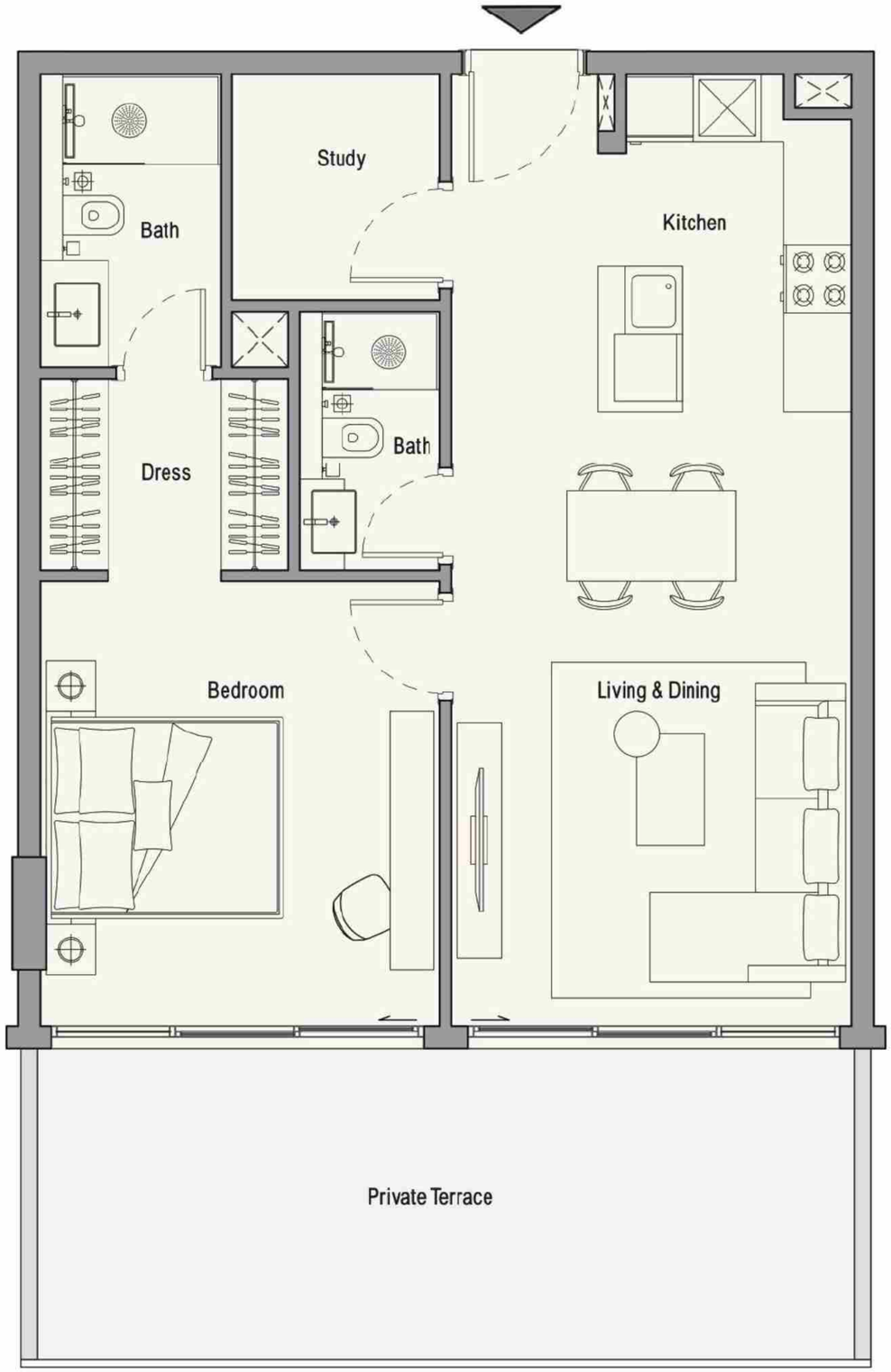


1 Bedroom with Study

SUITE AREA	678 SQFT
BALCONY AREA	235 SQFT
TOTAL AREA	913 SQFT



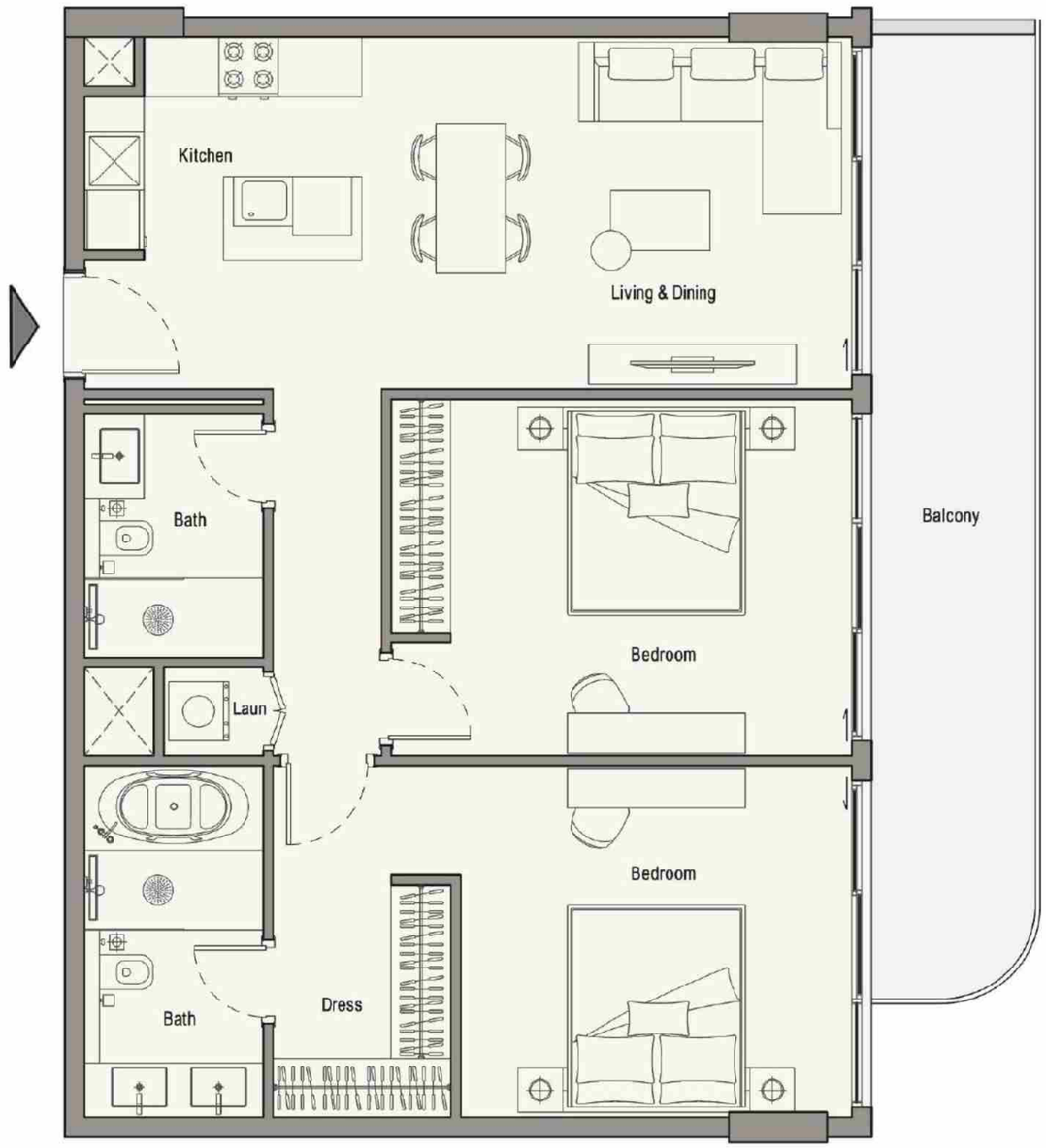
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2 Bedroom

SUITE AREA	931 SQFT
BALCONY AREA	190 SQFT
TOTAL AREA	1121 SQFT

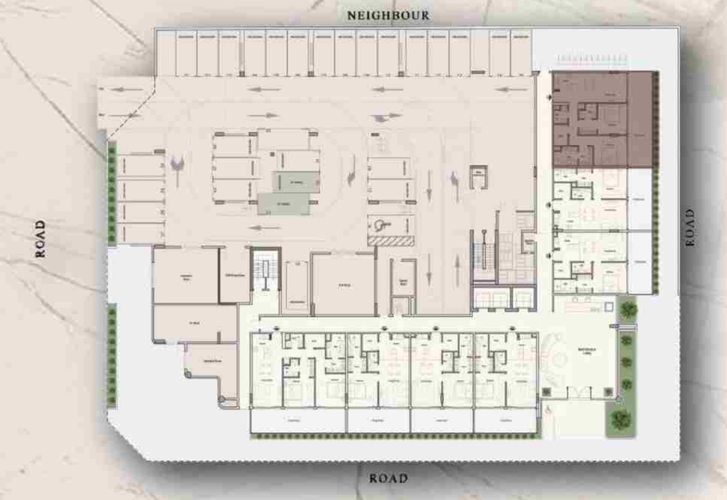


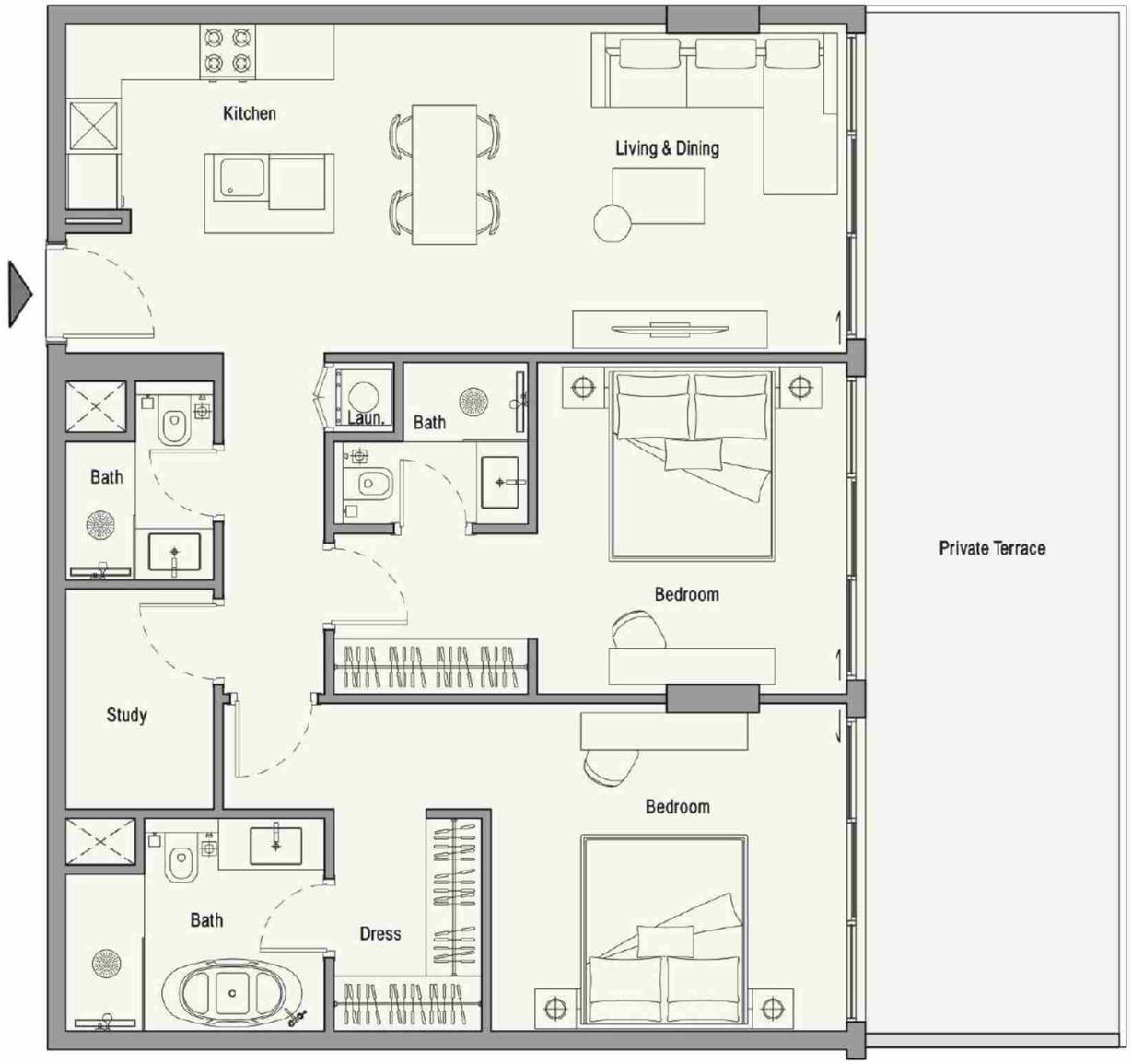


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2 Bedroom with Study

SUITE AREA	1016 SQFT
BALCONY AREA	353 SQFT
TOTAL AREA	1369 SQFT

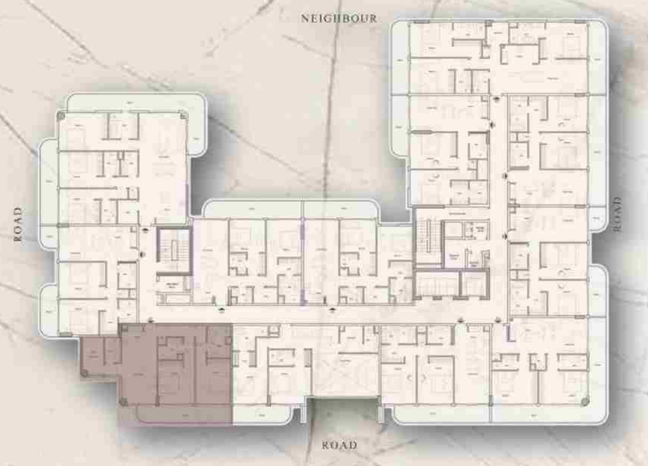




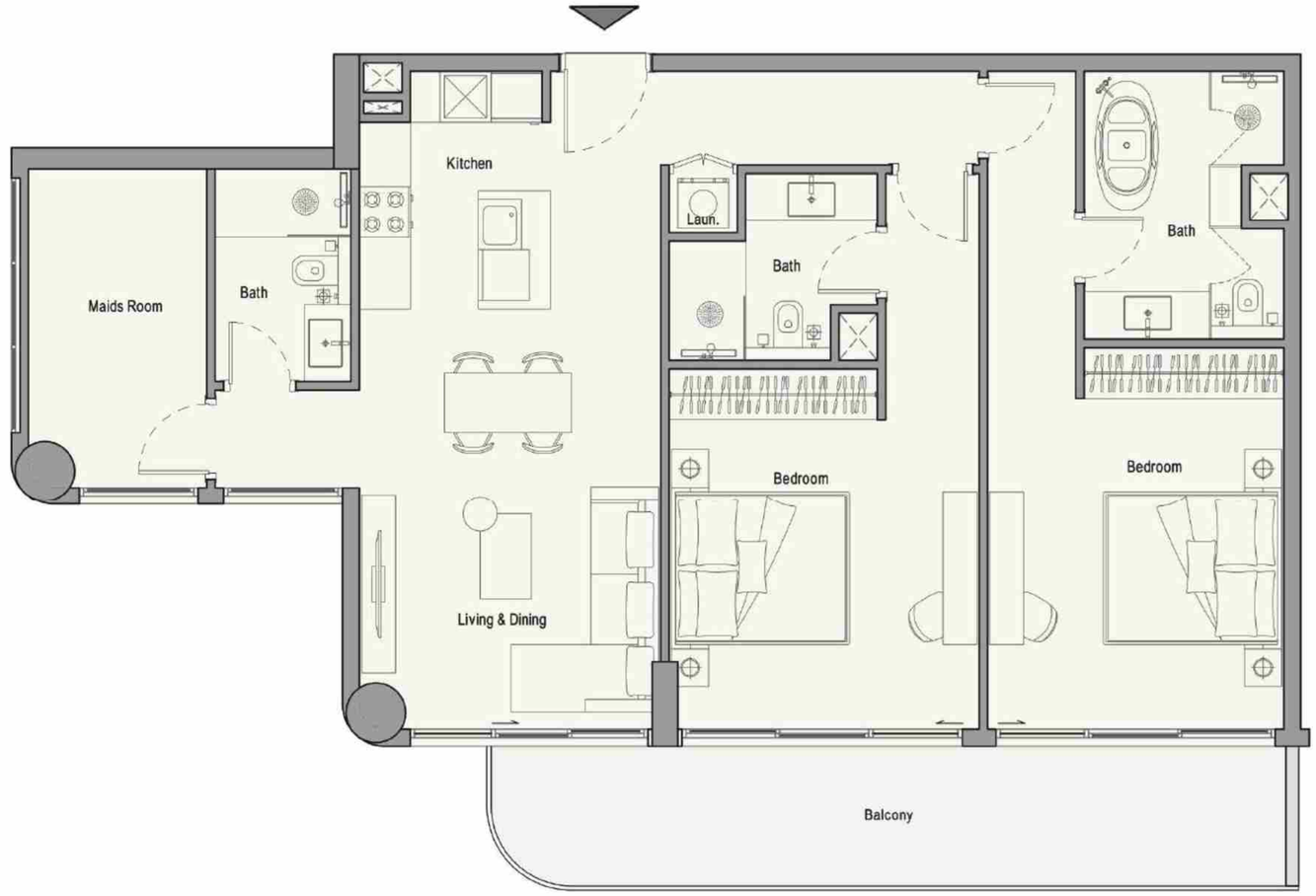
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2 Bedroom with Maid

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



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LOWER FLOOR



UPPER FLOOR



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

AFDAL

Real Estate Brokerage LLC

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