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OFF PLAN

113 Residences

Location: Umm Suqeim, Dubai

Starting From: AED 1,800,000

Permit No: 2

113 Residences

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Iman Developers	**Apartments**	**Q1 2029**	**50/50**	**Off Plan**

ABOUT THE PROJECT

113 Residences by IMAN Developers is an exclusive boutique residential development in **Al Sufouh 1, Dubai**, created for buyers seeking contemporary luxury, privacy and exceptional connectivity within one of the city's most established coastal districts. Limited to just 113 residences, the development combines distinctive architecture, sophisticated interiors and carefully curated lifestyle amenities within an intimate residential setting.

Positioned close to Al Sufouh Beach and between some of Dubai's most recognisable destinations, 113 Residences offers convenient access to **Palm Jumeirah, Dubai Marina, JBR, Madinat Jumeirah, Dubai Internet City and Dubai Media City**. Its central position also provides easy connections to Sheikh Zayed Road, making the development particularly attractive to residents who want to remain close to Dubai's major business and leisure districts.

The project offers a carefully selected collection of **1, 2 and 3-bedroom apartments alongside signature 4-bedroom duplex residences with private plunge pools**. Homes range from approximately **689 sq. ft. to 3,250 sq. ft.**, providing everything from efficient one-bedroom residences to expansive duplex homes designed for families and buyers seeking greater privacy.

One-bedroom residences range from approximately **689 to 915 sq. ft.**, while two-bedroom apartments extend from approximately **1,031 to 1,369 sq. ft.** Three-bedroom residences with study areas range from approximately **1,588 to 2,059 sq. ft.**, and the four-bedroom duplex collection extends from approximately

2,509 to 3,250 sq. ft.

Architecture is characterised by **fluid lines, curved forms, generous terraces and extensive floor-to-ceiling glazing**. Rather than adopting the scale of a conventional Dubai high-rise, the building has been conceived as a more exclusive residential address, creating a distinctive architectural presence while maintaining a greater sense of privacy for residents.

Interiors continue this design-led approach with refined materials and premium finishes. A notable feature is the use of **Versace Ceramics surfaces**, bringing an internationally recognised design element into the residences and common areas. Expansive glazing allows natural light to fill the living spaces, while terraces extend the homes outdoors and provide views across Al Sufouh and the surrounding Dubai skyline.

The four-bedroom duplex residences represent the development's signature offering. Arranged across two levels, these homes feature approximately **2,509 to 3,250 sq. ft. of total space**, multiple balconies, maid's accommodation and private plunge pools, creating a more villa-like residential experience within the building.

Residents will have access to a comprehensive collection of leisure and wellness facilities, including a **leisure pool, sky-view pool deck, fitness centre, yoga zone, clubhouse, indoor children's play area, sauna and steam rooms, rooftop barbecue facilities and dedicated meditation and relaxation spaces**.

The rooftop environment is designed as one of the development's principal social and recreational destinations, allowing residents to enjoy elevated outdoor spaces away from street level. Combined with landscaped areas and wellness facilities, the amenities support a lifestyle centred on relaxation, fitness and social interaction.

Location is one of the strongest attributes of 113 Residences. **Al Sufouh** occupies a strategic position between Dubai's established beachfront and commercial districts, giving residents convenient access to both leisure destinations and major employment centres. Palm Jumeirah is approximately five minutes away, Dubai Marina around seven minutes, Burj Al Arab approximately six minutes and Mall of the Emirates around ten minutes by car.

The proximity to **Dubai Internet City, Dubai Media City and Knowledge Village** also strengthens the development's rental proposition, particularly for professionals seeking premium accommodation close to Dubai's technology, media and education clusters.

With only **113 residences**, the project offers a considerably more boutique ownership environment than many large-scale apartment developments in Dubai. This limited inventory, combined with its Al Sufouh address, premium finishes and range of larger layouts, gives the project a distinctive position within Dubai's luxury residential market.

From an investment perspective, 113 Residences combines several desirable characteristics: **limited supply, a central coastal location, proximity to major employment districts, premium branded finishes and access to established surrounding infrastructure**. Its location between Palm Jumeirah,

Dubai Marina and Madinat Jumeirah may also support long-term rental and resale demand from buyers seeking property within Dubai's established western corridor.

Why Buy 113 Residences Through A1 Properties?
Buying at **113 Residences through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available residences according to exact square footage, floor, orientation, terrace size, layout, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides detailed market knowledge and personalised guidance to help buyers assess 113 Residences against other premium and boutique developments across Al Sufouh, Palm Jumeirah, Dubai Marina and the wider coastal corridor.

For investors, our advisors can evaluate entry pricing, rental demand, limited-unit supply, potential capital appreciation and future resale positioning. End-users can receive tailored recommendations based on space requirements, floor plans, views, outdoor areas and lifestyle priorities.

A1 Properties provides end-to-end support throughout the property journey, from unit selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

20%	30%	50%
Down Payment	During Construction	On Handover

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