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OFF PLAN

Sierra by Iman

Location: Motor City, Dubai

Starting From: AED 799,000

Permit No: 2

Sierra by Iman

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Iman Developers	**Apartments**	**Q2 2029**	**60/40**	**Off Plan**

ABOUT THE PROJECT

Sierra by Iman is a wellness-focused residential development in **Dubai Motor City**, combining contemporary apartments, expansive leisure facilities and thoughtfully landscaped spaces within one of Dubai's most established lifestyle communities. Developed by Iman Developers, the project offers residences ranging from efficient studios to spacious four-bedroom duplex homes, creating options for professionals, couples, families and property investors.

Sierra is conceived around the idea of **“Wellbeing by Design.”** Rather than positioning amenities as an addition to the residential experience, the project integrates fitness, relaxation, recreation and nature into everyday living. A substantial amenity deck forms a central part of the development, creating a resort-inspired environment where residents can exercise, unwind and socialize close to home.

The residential collection begins with studios from approximately 416 sq. ft., offering an accessible entry point for buyers seeking apartments for sale in Motor City. One-bedroom residences provide additional living space for professionals and couples, while two-bedroom configurations cater to residents who require greater flexibility.

At the premium end of the collection, larger residences and duplexes provide substantially more space. Signature four-bedroom duplex homes extend to approximately 3,586 sq. ft., with private plunge-pool configurations adding a distinctive lifestyle element.

Interiors are designed around contemporary finishes, warm tones and generous natural light. Floor-to-ceiling glazing strengthens the connection between the apartments and their surroundings, while balconies extend living areas outdoors. The overall aesthetic is modern and understated, balancing visual appeal with practical everyday functionality.

Sierra's extensive amenity offering is one of its defining attractions. Residents can enjoy **swimming pools, aqua gardens, fitness facilities and dedicated sports areas**, creating multiple opportunities for active living. Padel and tennis facilities complement the fitness offering, while yoga spaces provide a calmer environment for exercise and mindfulness.

Wellness facilities include steam and sauna areas, while landscaped environments and a forest-inspired walkway create quieter spaces away from the tower's urban setting. Indoor and outdoor children's play areas make the development equally relevant to families, while a clubhouse and barbecue spaces provide dedicated settings for socializing and entertaining.

The **Dubai Motor City** location strengthens Sierra's appeal for both end-users and investors. Motor City is an established residential district offering supermarkets, restaurants, schools, healthcare facilities, parks and everyday services. First Avenue Mall provides convenient retail and dining within the community, while the wider area benefits from proximity to Dubai Sports City, Jumeirah Village Circle and Arabian Ranches.

Road connectivity provides straightforward access towards **Sheikh Mohammed Bin Zayed Road and Hessa Street**, helping residents reach major employment and lifestyle districts. Dubai Marina, Dubai Internet City, Dubai Media City and Mall of the Emirates are accessible by road, while Downtown Dubai and Dubai International Airport remain connected through Dubai's wider highway network.

For end-users, Sierra combines modern residences with extensive wellness facilities in an established community where much of the everyday infrastructure is already in place. The varied residential mix allows buyers to choose between compact apartments and significantly larger family-oriented homes.

For investors considering **off-plan property in Dubai Motor City**, Sierra offers a diverse apartment mix within a mature residential destination. Its wellness positioning, extensive amenities and range of layouts provide differentiation for future leasing and resale.

Overall, **Sierra by Iman in Dubai Motor City** combines contemporary architecture, lifestyle-driven amenities and established community infrastructure, creating an attractive proposition for buyers seeking a modern Dubai residence for personal use or investment.

Why Buy Sierra by Iman Through A1 Properties?
With hundreds of residences and substantial differences in layout, size, floor and orientation, choosing the right property at Sierra requires careful comparison. A1 Properties can help buyers assess available residences according to layout, size, floor, orientation, views, price per square foot and payment structure.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance to both investors and end-users navigating Dubai's property market. Investors can compare acquisition prices, unit positioning, potential rental considerations and future resale opportunities, while end-users can focus

on usable space, privacy, natural light, outdoor areas and long-term suitability.

Our advisors can provide end-to-end support covering property selection, negotiation, documentation, financing assistance and ownership transfer. Following completion, A1 Properties can also assist owners with leasing and future resale, providing continuity throughout the property's ownership cycle.

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

PAYMENT PLAN

20%	**40%**	**40%**
Down Payment	During Construction	On Handover

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