

SIERRA

Presented by Canaletto Sky Real Estate LLC

IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI !



ERWERBEN SIE PROVISIONSFREI DIREKT VOM BAUTRÄGER



CANALETTO SKY
REAL ESTATE

A woman in a long, flowing dress stands in a calm pond at sunset. The sky is a mix of soft orange and deep blue, with the sun low on the horizon. The background is a dense forest of trees, their silhouettes softened by the misty air. The water in the pond is still, reflecting the woman and the sky. Large, dark lily pads float on the water's surface. The overall mood is peaceful and contemplative.

Wellbeing By Design



The City Moves,

You Don't have to

Dubai is a city of ambition and acceleration.
But even here, there is room to soften.
Sierra offers a new way to live.

*Luxury without the rush, calm within reach,
wellness at the core.*



MOTOR CITY

Stillness in Motion

Motor City is where the city slows.
Wide boulevards, shaded parks, and walkable
paths make space for life's softer side.

With everything you need nearby, you move with
ease; never haste.

*And nestled within it all, Sierra rises; a sanctuary
designed for balance.*

Calmly Connected

17 min

Bluewaters
Island

20 min

Palm
Jumeirah

20 min

Mall of the
Emirates

22 min

Expo
City

22 min

Dubai
Mall

27 min

Dubai Intl
Airport (DXB)

28 min

Al Maktoum
Intl Airport

36 min

Palm
Jebel Ali



SIERRA
by IMAN



SIERRA
by IMAN

The image is a grayscale aerial photograph of a section of Dubai, specifically the Sports City area. A white speech bubble containing the project name 'SIERRA by IMAN' is positioned over a 3D architectural rendering of a tall, modern skyscraper. The rendering shows a blue and white facade with a colorful, landscaped base. Several labels with white lines pointing to specific locations are scattered across the map: 'SHEIKH MOHAMMED BIN ZAYED ROAD' on the left, 'DUBAI AUTODROME' and 'FIRST AVENUE MALL' at the top right, 'DUBAI INDOOR KARTOME' on the right, 'HESSA STREET' and 'WAITROSE' in the lower right, and 'DUBAI SPORTS CITY' at the bottom left. The map shows a complex network of roads, including a large circular interchange, and various urban developments.

SHEIKH MOHAMMED BIN ZAYED ROAD

DUBAI AUTODROME

FIRST AVENUE MALL

DUBAI INDOOR
KARTOME

GREEN COMMUNITY

HESSA STREET

WAITROSE

DUBAI SPORTS CITY



What if luxury
was measured
not in speed,
but stillness?

A New Rhythm Rises

V MGM BRYTHN B!202

Sierra reimagines
urban living with
75,000 sq.ft. of
wellness-centered
amenities.

Spaces to stretch,
to breathe, to
simply be.

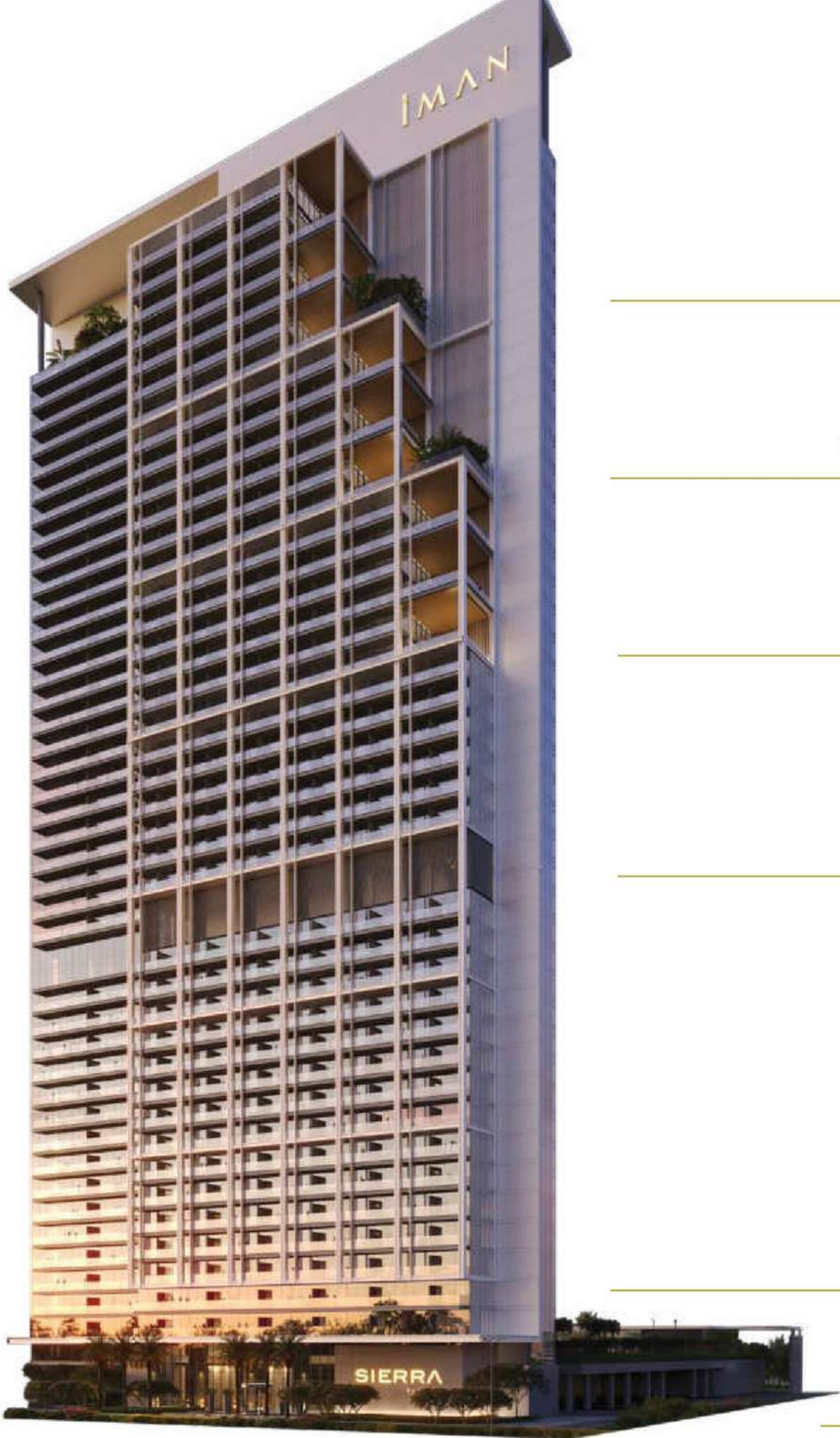
*Because stillness
starts here.*







Building Configuration



36th Floor
4 Bedroom Duplex
with Expansive Balcony

30th Floor
4 Bedroom Duplex
with Expansive Balcony & Plunge Pool

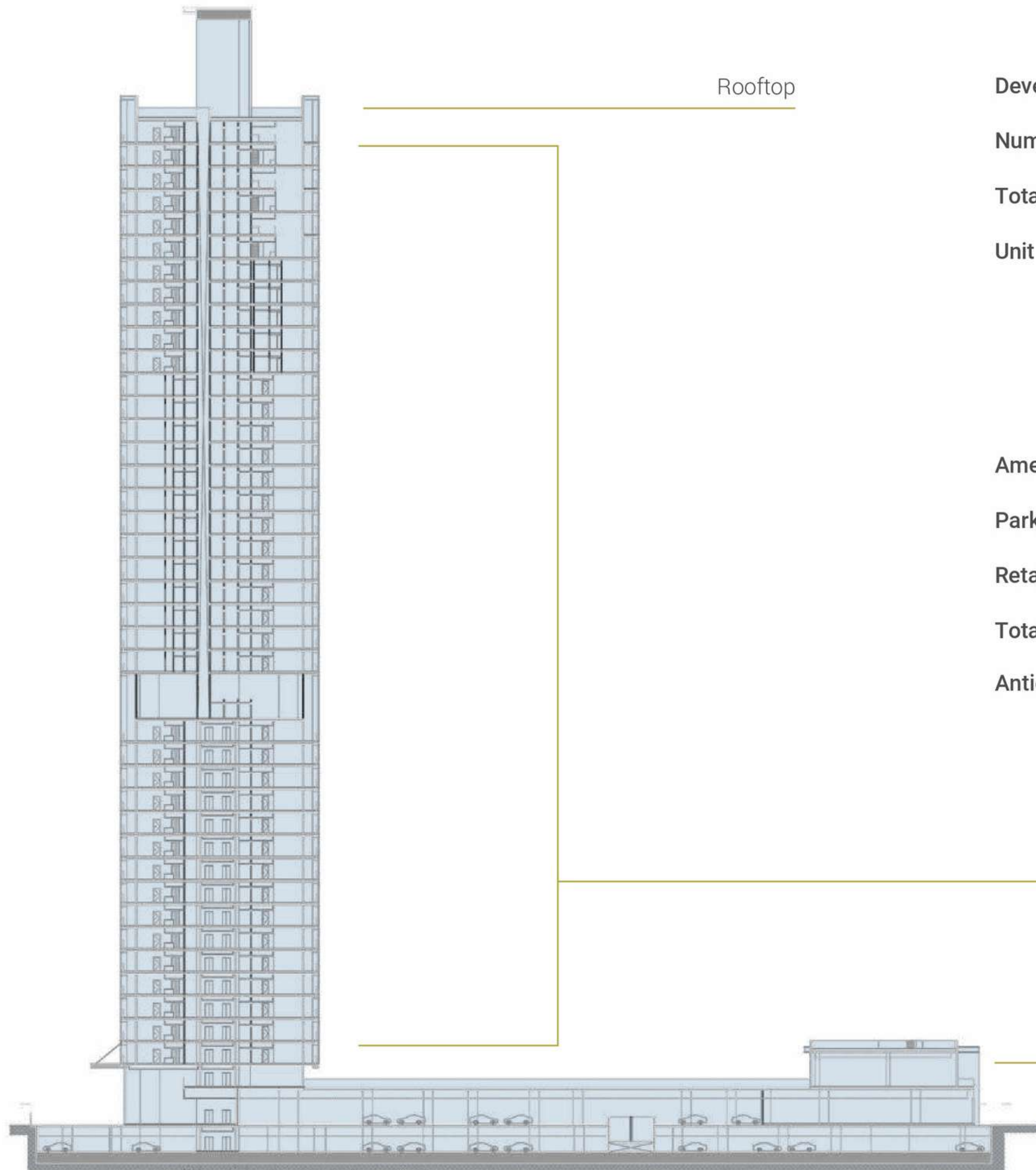
24, 26, 28, 32, 34, 38, 40 Floor
4 Bedroom Duplex with Plunge Pool

17th Floor
Sky View Garden

1st Floor
Amenities Deck

Basement
Underground Parking,
EV Parking, Lift Lobby

Ground Floor
Main Entrance Double Height Main Lobby,
Retail Shops, EV Parking, Water Feature with Sculpture



Rooftop

Development Type: Mixed-Use

Number of Floors: B + G + 41 Floors

Total Units: 593 Residential Units + 5 Retails

Unit Types: Studios
1 BHK
1 BHK with Study
2 BHK
2 BHK with Study
4 BHK duplex with Pool

Amenities Level: 1st and 17th Floor

Parking Levels: Ground Floor and 1 Basement Level

Retail/Commercial Space: Ground Floor Retail Space – 5 Units

Total Amenities: 75,000 sq ft

Anticipated Completion Date: Q2 2029

41 Residential Floors

75,000 sq ft Amenities Deck

Ground Floor

1 Basement



75,000 sqft

of Calm in Motion

From saunas to sky pools, yoga decks to forest trails; every amenity is an invitation to unwind.

Here, wellness isn't scheduled. It's lived.

Across 75,000 sq.ft., Sierra offers rituals of rest and rhythm; designed to harmonize your every day.

Here, wellness isn't scheduled. It's lived.



Grounded in Beauty, Built for Longevity

Sierra's hardscape palette pairs contemporary elegance with natural textures. Warm travertine, stone, and hardwood meet durable concrete and pebble details, creating timeless outdoor spaces that embody the contemporary Balinese vision.

Palms

Chamaerops humilis
Cycas revoluta
Washingtonia robusta

Accent Palms & Large Shrubs

Coccoloba uvifera
Lantania lontaroides
Plumeria singaporensis
Ravenala madagascariensis
Vitex agnus castus

Trees

Albizia lebbeck
Hibiscus tiliaceus
Plumeria obtusa specimen

Plumeria obtusa

Tabebuia rosea
Terminalia catappa
Terminalia mantaly

Shrubs

Tecoma stans
Bougainvillea pink pixie
Bougainvillea spectabilis white
Clerodendrum inerme
Crinum asiaticum
Ficus panda
Hibiscus rubra
Jasminum sambac
Leucophyllum frutescens

Groundcovers

Asystasia gangetica
Carissa green carpet
Hymenocallis littoralis
Jasminum grandiflorum
Rhoeo discolor
Ruellia ciliosa
Sesuvium 'Green Carpet'
Setcreasea purpurea
Vitex rotundifolia

Grass

Cyperus alternifolius
Juncus rigidus
Pennisetum setaceum

Succulents

Aloe vera
Pandanus baptistii variegata
Yucca rostrata
Zamia furfuracea

Aquatics

Nymphaea alba
Thalia dealbata

SIERRA

by IMAN

Grand Drive



Double Height Signature Lobby



Double Height Signature Lobby



Amenity Deck



Aqua Gardens



BBQ Area



Kid's Play Area



Fitness Centre



Yoga Zone



Steam & Sauna



Indoor Kid's Play Area



Clubhouse

Interiors crafted for elevated living

Step into an ambiance that echoes calm refinement. Tall glass panels usher in daylight, warm hues ground you in serenity, and bespoke materials turn every moment into a tactile delight.

Sierra's interiors are not merely designed ; they are choreographed for graceful living.

Living that Rises with You

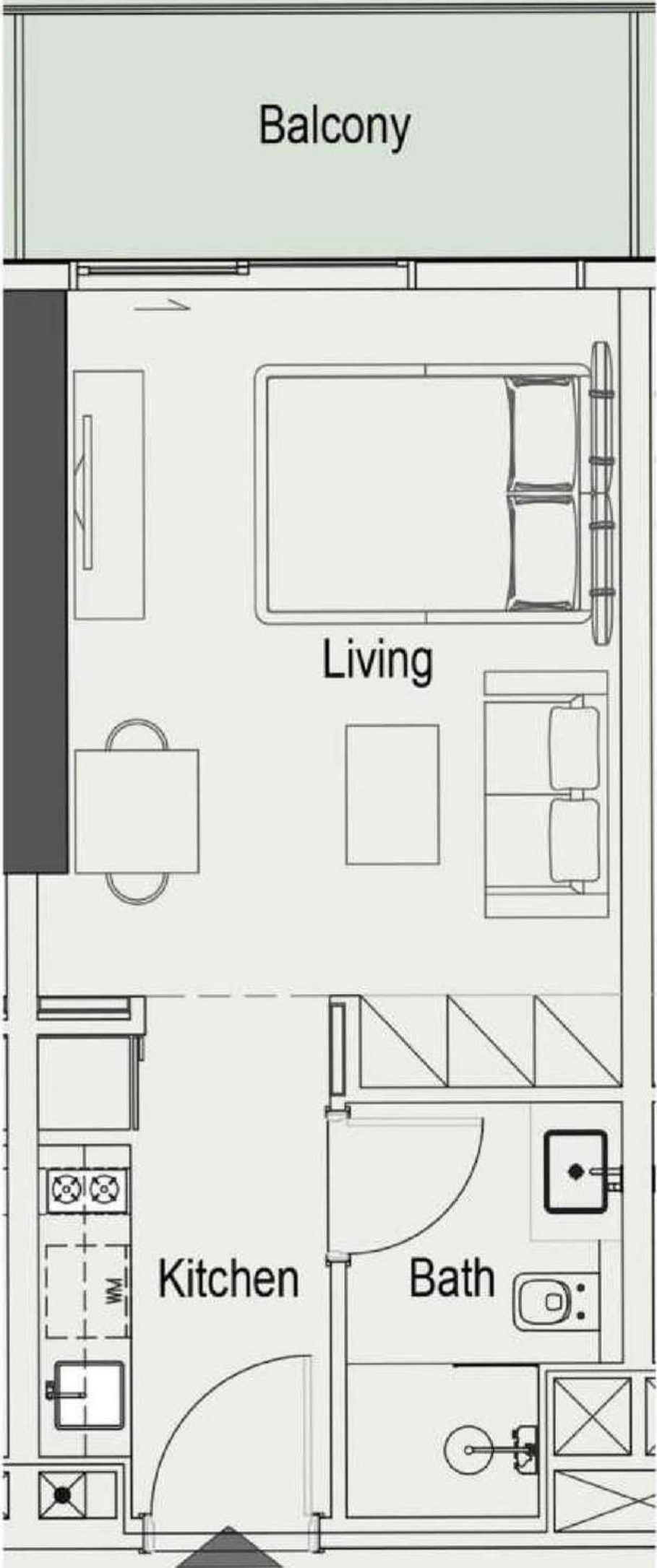
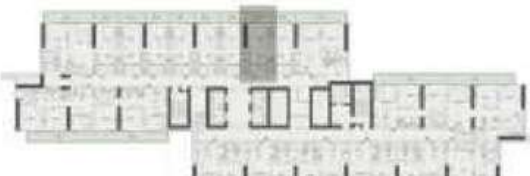
Typical Studio Layout

SUITE AREA 346.06 SQFT

BALCONY AREA 71.36 SQFT

TOTAL AREA 417.42 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"



SIERRA

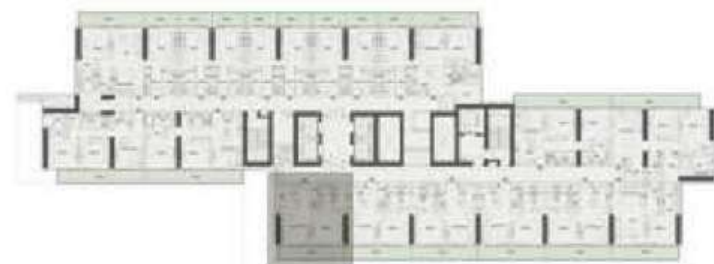
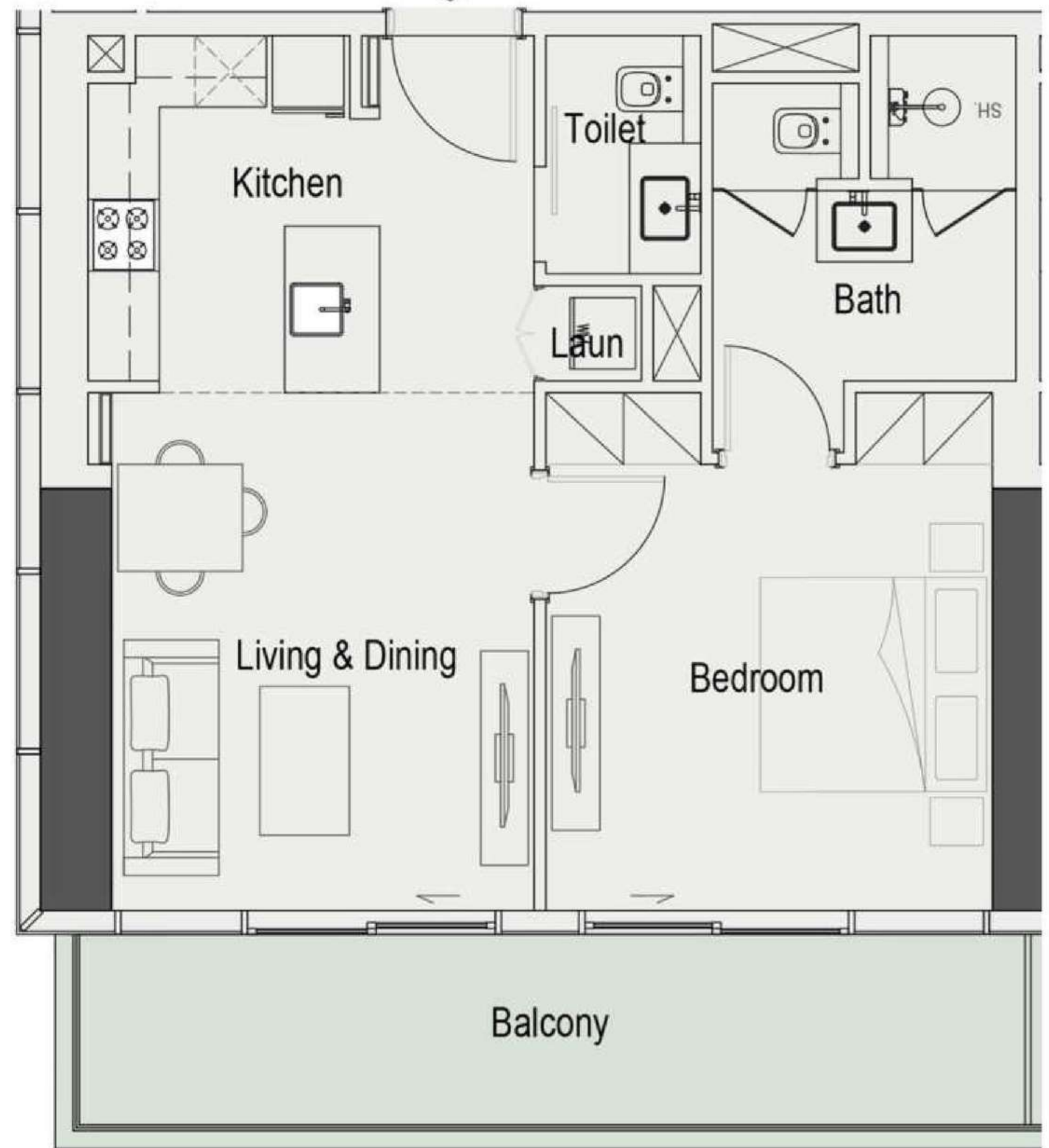


Typical 1 Bed Layout

SUITE AREA 646.05 SQFT

BALCONY AREA 142.84 SQFT

TOTAL AREA 788.89 SQFT



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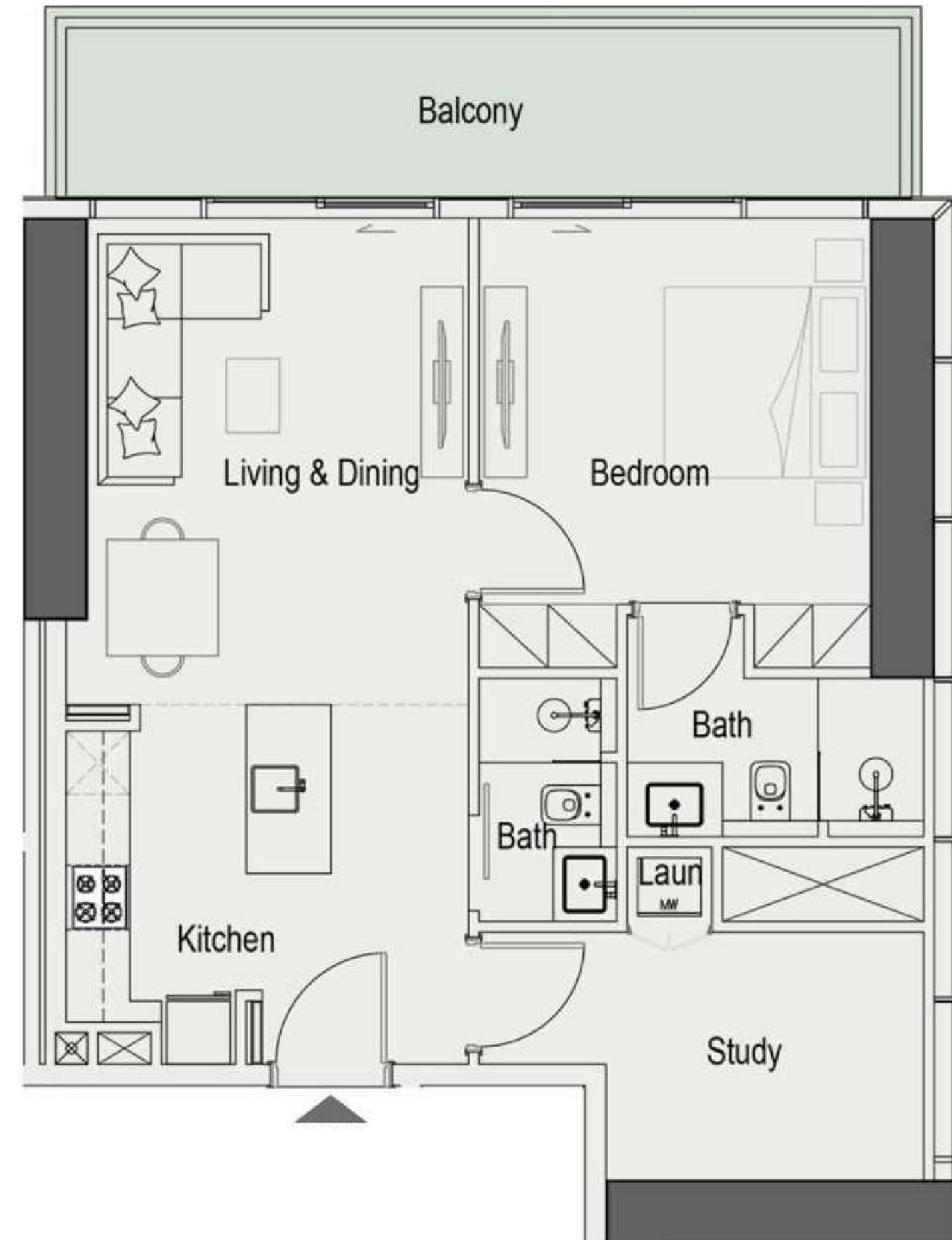


Typical 1 Bed with Study Layout

SUITE AREA 744.97 SQFT

BALCONY AREA 142.84 SQFT

TOTAL AREA 887.81 SQFT

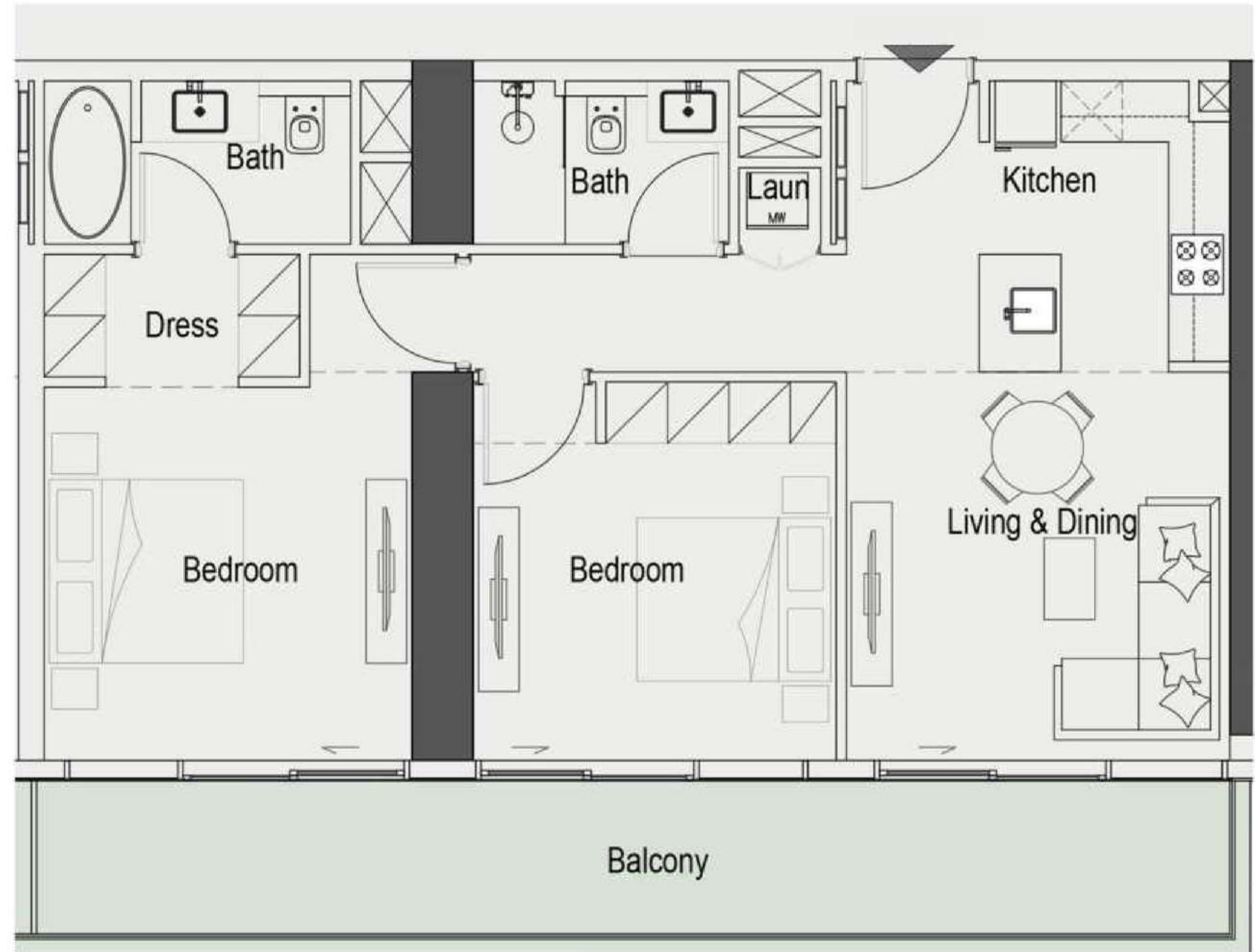


Typical 2 Bed Layout

SUITE AREA 863.16 SQFT

BALCONY AREA 196.76 SQFT

TOTAL AREA 1059.92 SQFT



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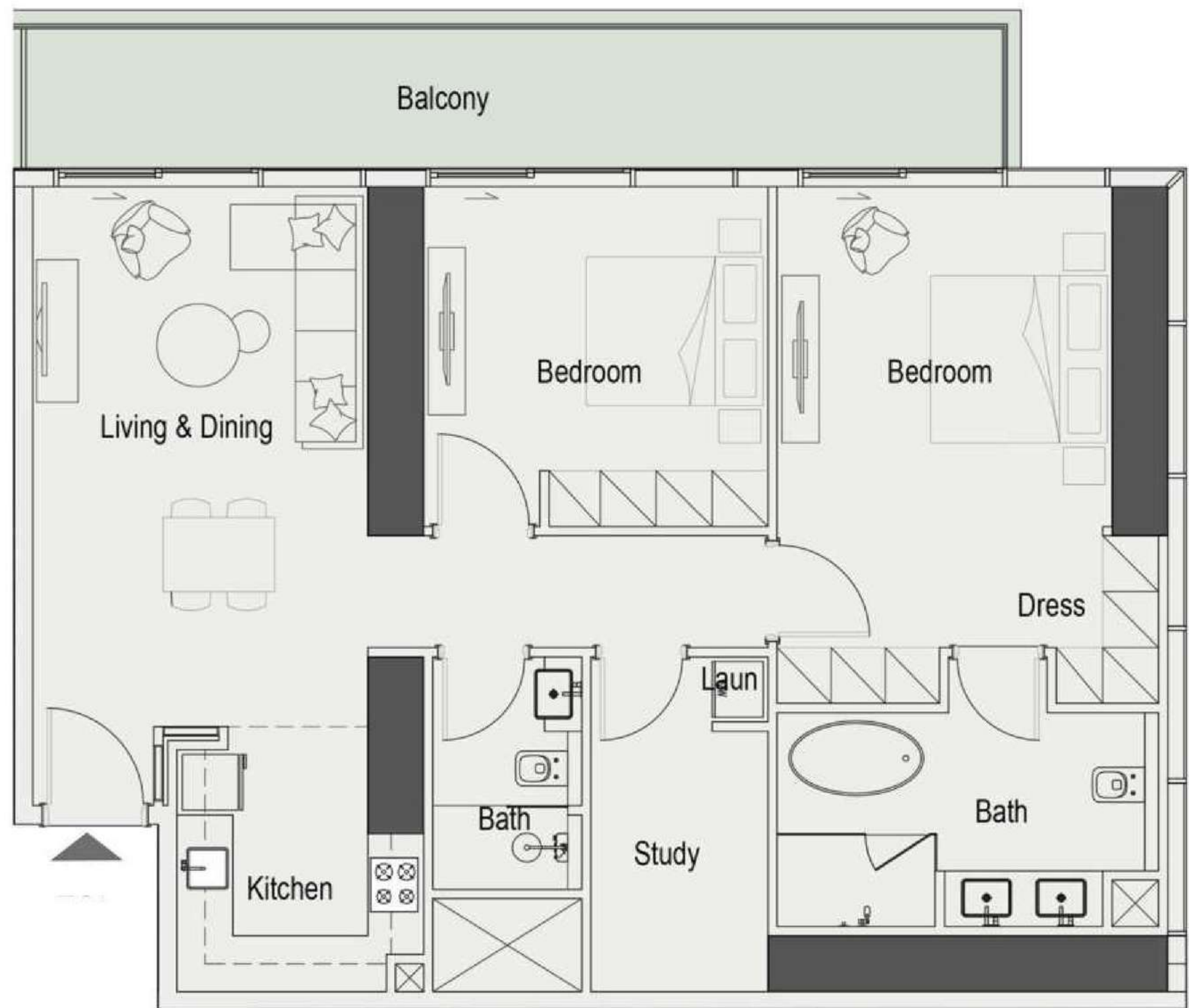


Typical 2 Bed with Study Layout

SUITE AREA 1087.15 SQFT

BALCONY AREA 177.28 SQFT

TOTAL AREA 1264.44 SQFT



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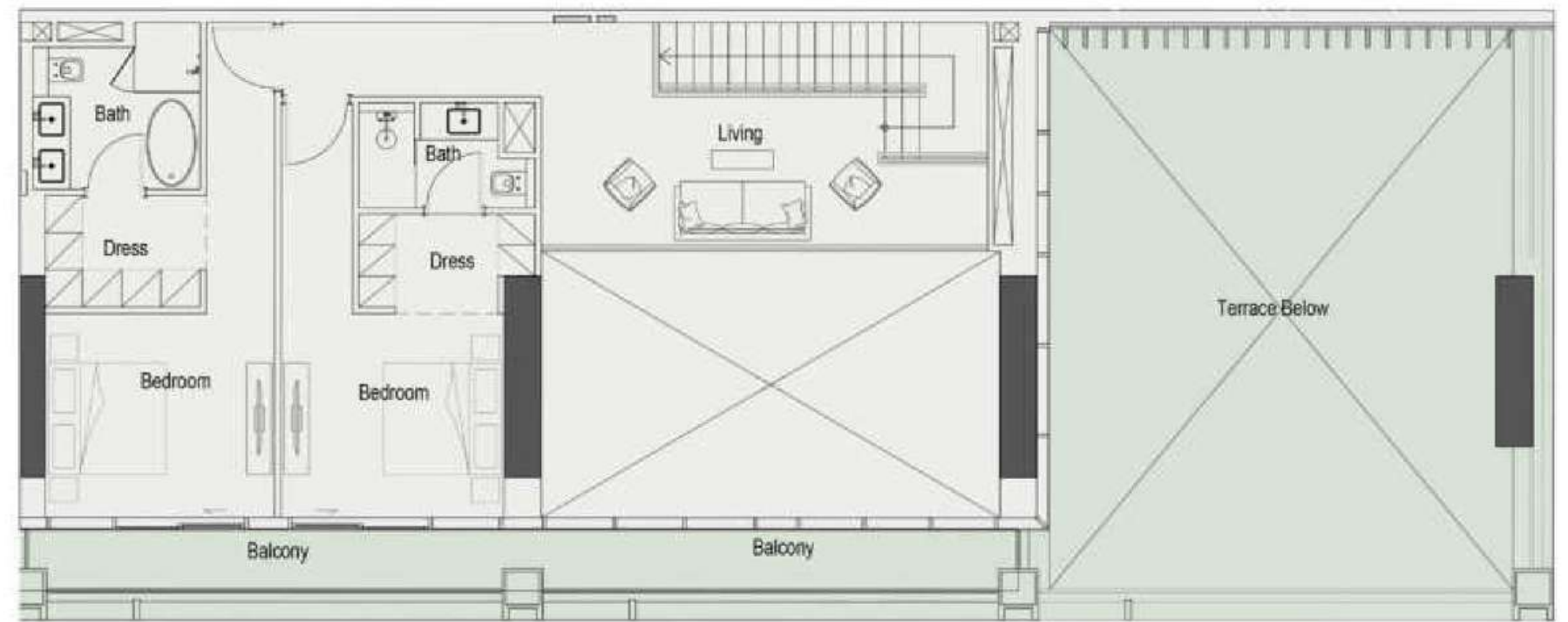


Typical 4 Bed Layout

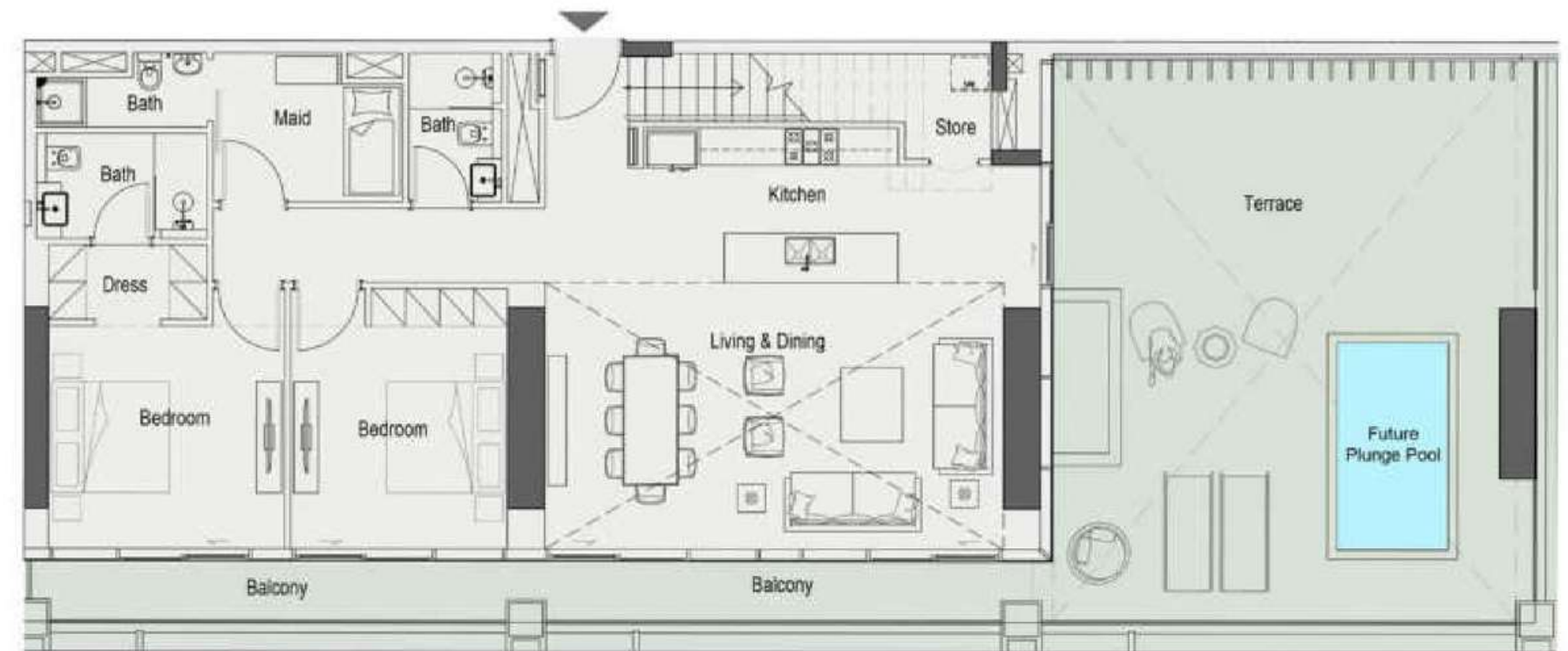
SUITE AREA 2453.53 SQFT

BALCONY AREA 1132.36 SQFT

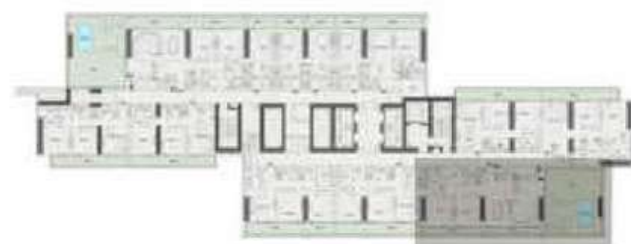
TOTAL AREA 3585.89 SQFT



Upper Floor



Lower Floor



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The Living Room



The Kitchen



The Living Room



The Bedroom



The Bathroom



IMAN

IMAN

LATTE

FASHION AVENUE

BREAD CORNER

BOOK CORNER

SAUN

Payment Plan

20%

On Booking

10%

In 90 days

10%

On 20% Construction
Completion

10%

On 40% Construction
Completion

10%

On 60% Construction
Completion

40%

On Project
Completion

IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI



Für ein Beratungsgespräch buchen Sie sich jetzt Ihren Termin:
KOSTENLOSES ERSTGESPRÄCH



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