

15

• C A S C A D E •

FEATURED BY

VERSACE
CERAMICS

IMAN
DEVELOPERS

01 **2016**
OXFORD VILLAS

02 **2017**
OXFORD RESIDENCES

03 **2019**
OXFORD RESIDENCES 2

04 **2021**
OXFORD BOULEVARD

05 **2022**
OXFORD 212

06 **2022**
OXFORD TERRACES

07 **2022**
OXFORD TERRACES 2

08 **2022**
THE GROVE

09 **2023**
OXFORD GARDENS

10 **2023**
10 OXFORD

11 **2023**
GARDENS 2

12 **2024**
ONE PARK CENTRAL

13 **2024**
ONE SKY PARK

14 **2024**
ONE PARK SQUARE

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15

• CASCADE •

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An Iconic Project

Iman Developers proudly presents its new project featured by Versace Ceramics, where iconic craftsmanship meets visionary living. This project fuses Versace Ceramics signature opulence with our dedication to excellence, redefining the very essence of luxury. A seamless blend of high fashion and cutting-edge real estate, 15 Cascade sets a new benchmark for exclusivity—where every detail flows with sophistication, and every space embodies unparalleled elegance.





DUBAI AUTODROME

SHEIKH MOHAMMED BIN ZAYED ROAD

GREEN COMMUNITY

HESSA STREET



Motor City

Where Vibrancy
Meets Connectivity

28min
Al Maktoum
Intl Airport

20min
Palm
Jumeirah

22min
Expo
City

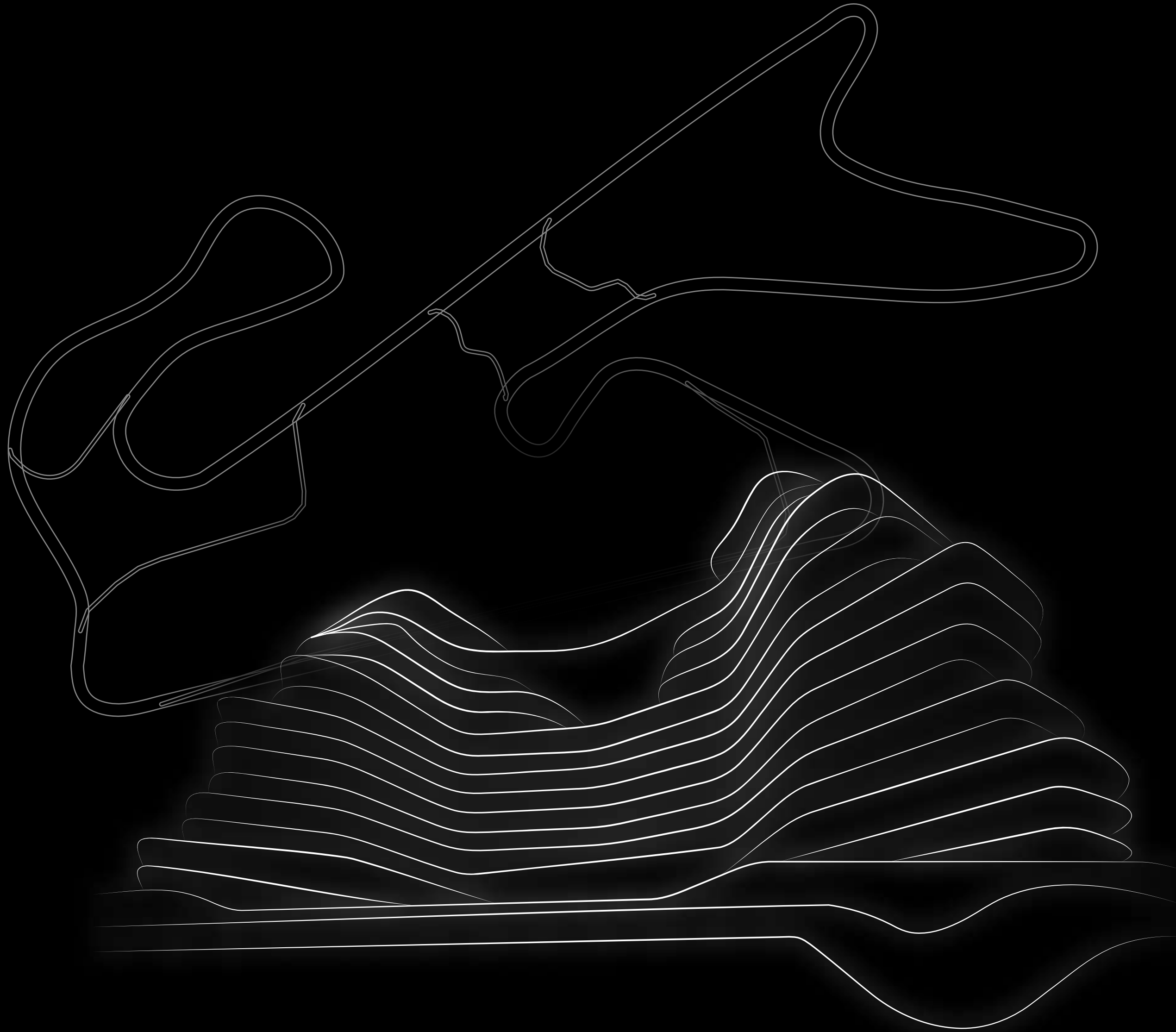
22min
Dubai
Mall

36min
Palm
Jebel Ali

20min
Mall of the
Emirates

17min
Bluewaters
Island

27min
Dubai Intl
Airport (DXB)



Art in Motion

Inspired by the sleek speed lines of Dubai Autodrome and the cascading flow of water, 15 Cascade embodies dynamic motion and timeless elegance.

The building's aerodynamic contours ripple with energy, mirroring the thrill of Motor City's racing spirit. Seamlessly blending urban sophistication with natural fluidity, every design element flows effortlessly, creating a landmark that redefines luxury living.





Building Configuration

Roof Top
Amenities Deck

12th Floor
Corner Unit Apartments
with Plunge Pool

6th Floor
Corner Unit Apartments
with Plunge Pool

1st Floor
Amenities Deck
4 Bedroom Duplex Apartment
3 Bedroom Duplex Apartment

**Ground & Lower
Ground Floor**
Double Height Main Entrance Lobby
Main Entrance Cascading Water feature
Retail Shops
Outdoor Seating Area
EV Parking



15th Floor
Penthouse

14th Floor
Corner Unit Apartments
with Plunge Pool

10th Floor
Corner Unit Apartments
with Plunge Pool

4th Floor
Corner Unit Apartments
with Plunge Pool



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Salon

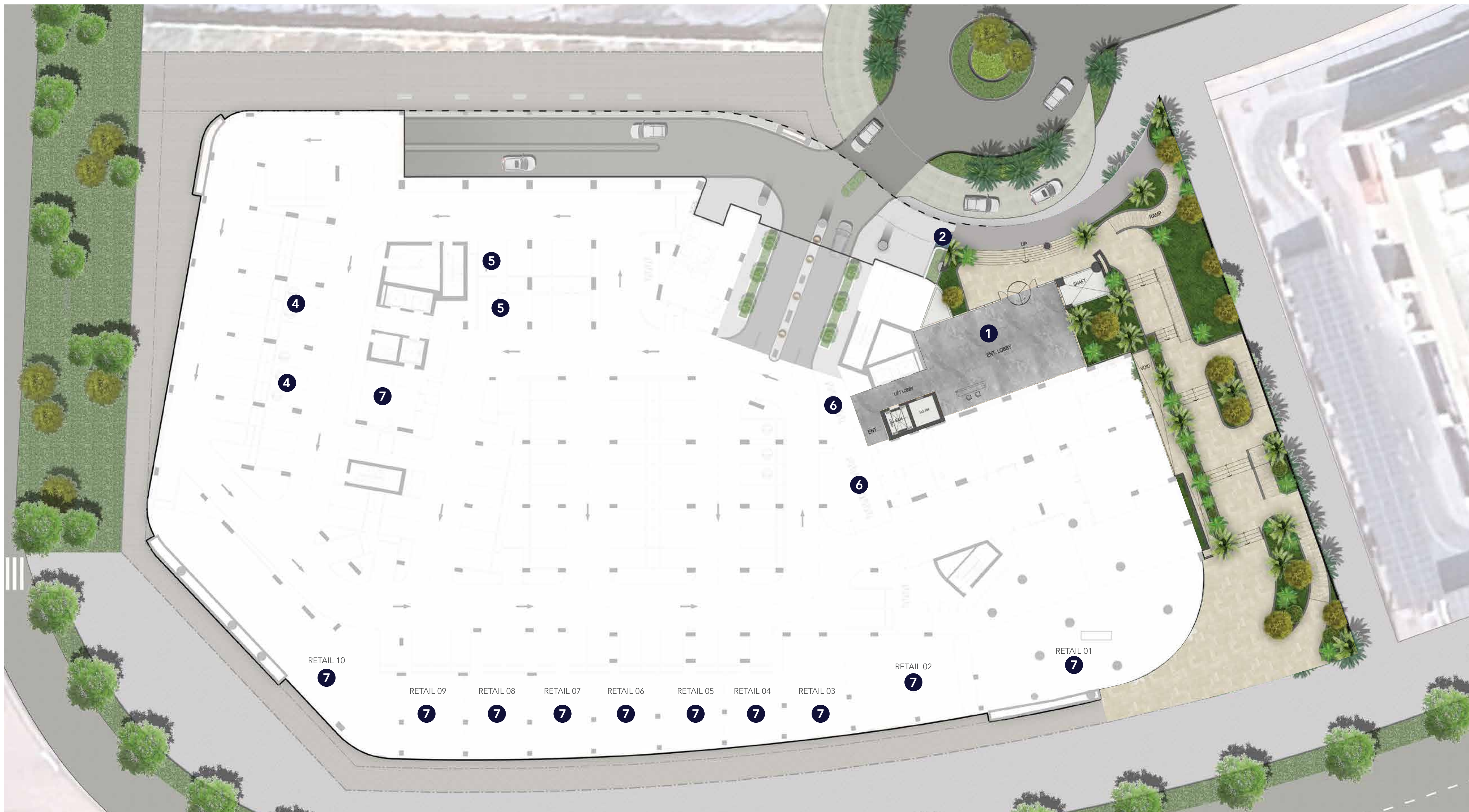
Cinema

Cafe Latte

Salon Avenue



Curated amenities
seamlessly blending
sophistication with
your rhythm



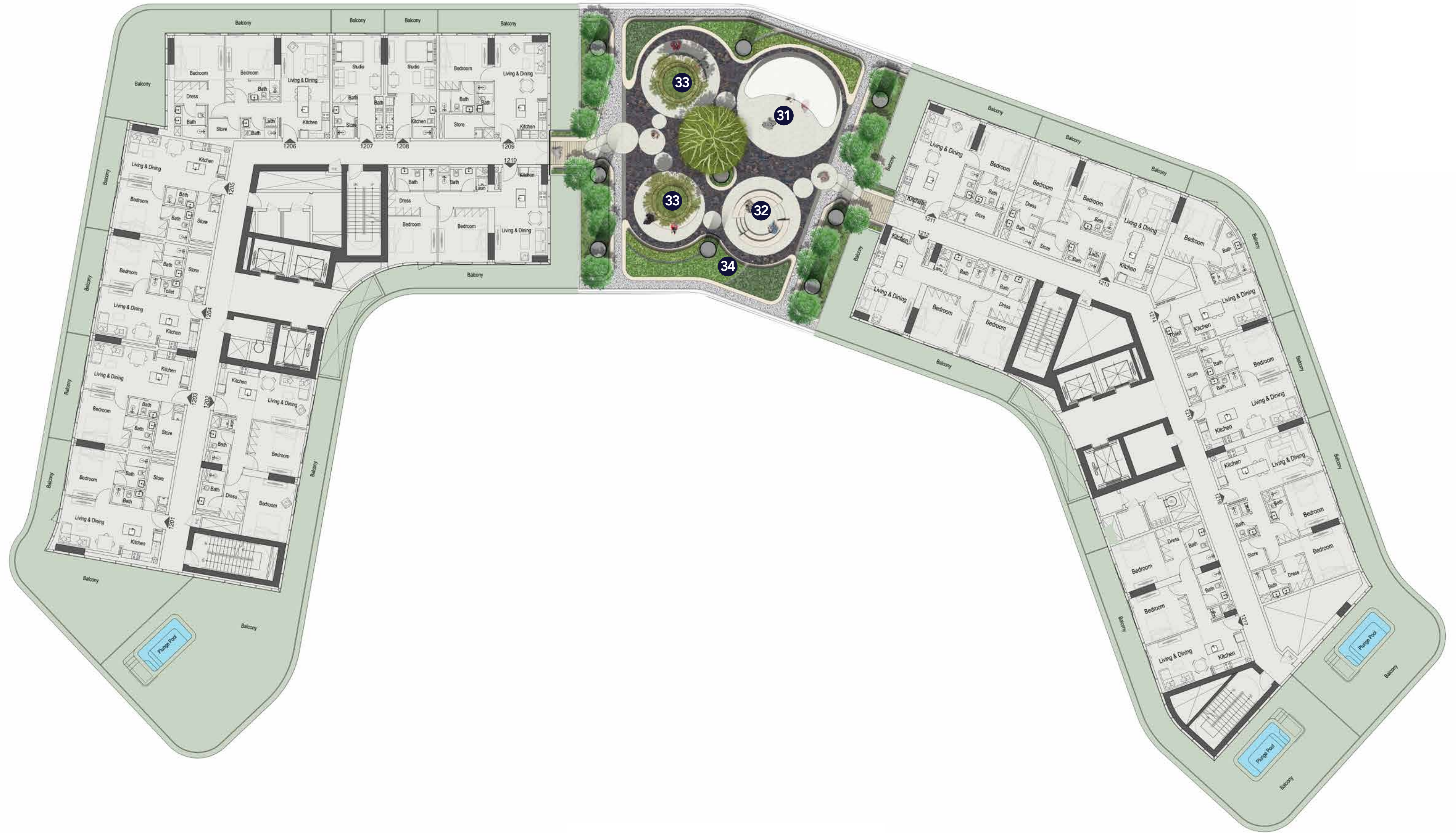
Ground Floor Amenities

- 1. Double Height Main Lobby
- 2. Main Entrance Cascading Water Feature
- 3. Outdoor Seating Areas
- 4. EV Parking
- 5. POD Parking
- 6. Bicycle Parking
- 7. Double Height 15,000 sqft Retail Spaces

1st Floor Amenities



- | | | | |
|------------------------------|-----------------------------|-----------------------------|---------------------|
| 8. 7000 sqft Beach Edge Pool | 15. Half Tennis Court | 22. Outdoor Yoga Zone | 29. Changing Rooms |
| 9. Baja Shelf | 16. Calisthenics Zone | 23. Outdoor Meditation Zone | 30. Outdoor Seating |
| 10. Cabanas | 17. TRX Rig | 24. Sprint Track | |
| 11. Sun Loungers | 18. Outdoor Ping Pong Table | 25. Barbeque Area | |
| 12. Splash Pad | 19. Basketball Court | 26. Skate Park | |
| 13. Kids Pool | 20. Kids Outdoor Playground | 27. Scenic Leisure Walkway | |
| 14. Mini Soccer | 21. Kickabout Lawn | 28. Outdoor Shower | |



12th Floor Amenities

- 31. Yoga Platform
- 32. Outdoor Sunken Library
- 33. Feature Tree With Seating
- 34. Zen Garden



Rooftop Amenities

- | | | | | |
|--------------------------------|-------------------|---------------------------|-----------------------|---------------------------|
| 35. Sky Deck 30M Infinity Pool | 43. Cardio Zone | 51. Female Washroom | 59. Clubhouse | 67. Lounge Seating |
| 36. Baja Shelf | 44. Strength Zone | 52. Indoor Kids Play Area | 60. Pool Table | 68. Barbeque Area |
| 37. Cabanas | 45. Indoor Yoga | 53. Climbing Rope | 61. Foosball | 69. Skyview Dining |
| 38. Sun Loungers | 46. Cold Plunge | 54. Media Wall | 62. Coffee Bar | 70. Skyview Lounge |
| 39. Jacuzzi | 47. Steam | 55. Art Wall | 63. Pantry | 71. Skydeck Terrace |
| 40. Outdoor Shower | 48. Sauna | 56. Slides | 64. Dining Area | 72. Skyline Panorama Path |
| 41. Changing Room | 49. Ice Bath | 57. Soft Seating | 65. Entertainment | |
| 42. Skyfit Gym | 50. Male Washroom | 58. Interactive Playhouse | 66. Co-Working Lounge | |

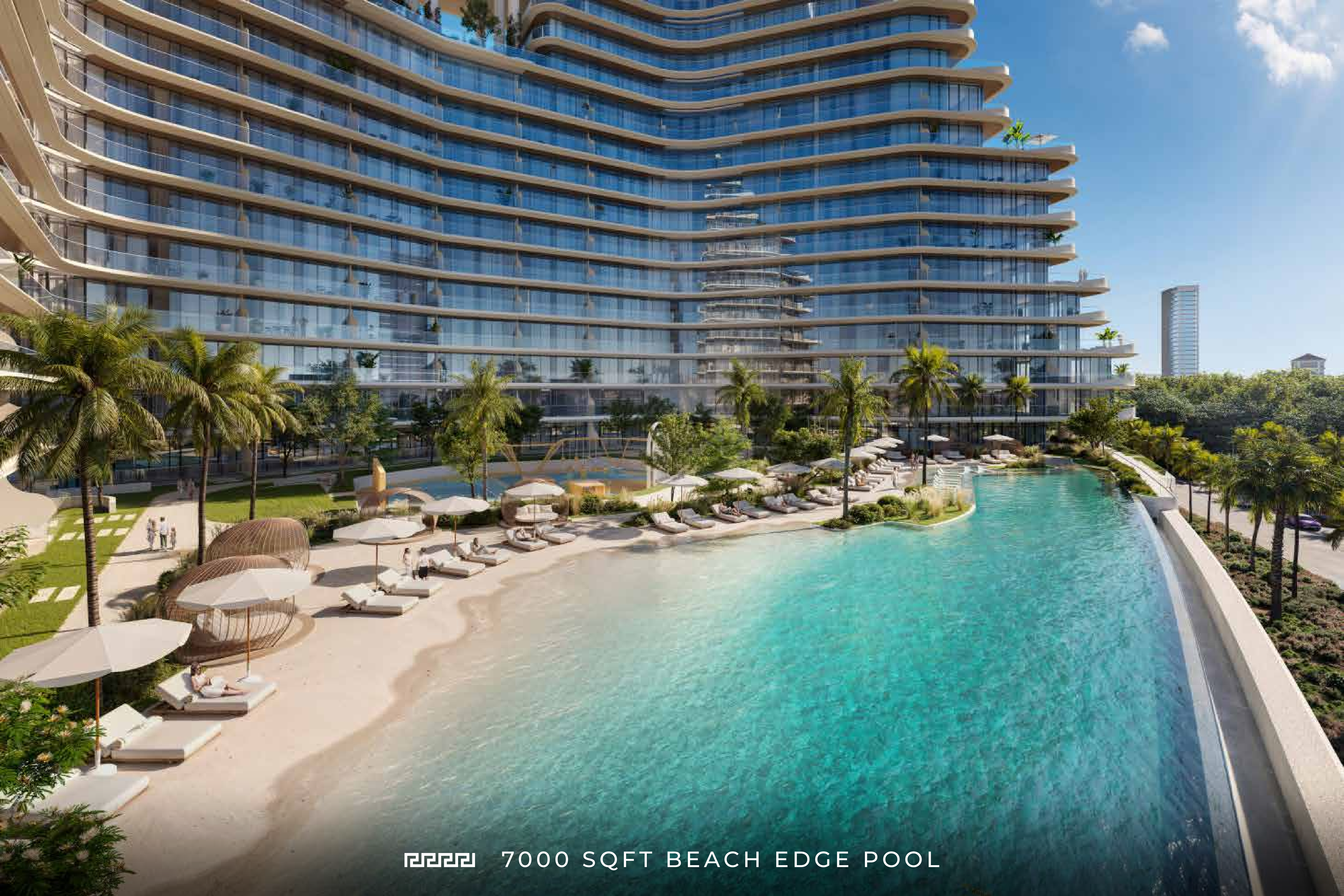


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GRAND DRIVE



DOUBLE HEIGHT LOBBY




7000 SQFT BEACH EDGE POOL



MULTI SPORTS ZONE





 ZEN YOGA DECK



SKYDECK 30M INFINITY POOL



 SAUNA, STEAM ROOM & COLD THERAPY ROOM



◻◻◻◻ GAMES ZONE & MULTIPURPOSE LOUNGE



INDOOR KID'S PLAY AREA





ALD

Bespoke interiors that flow
with timeless elegance.





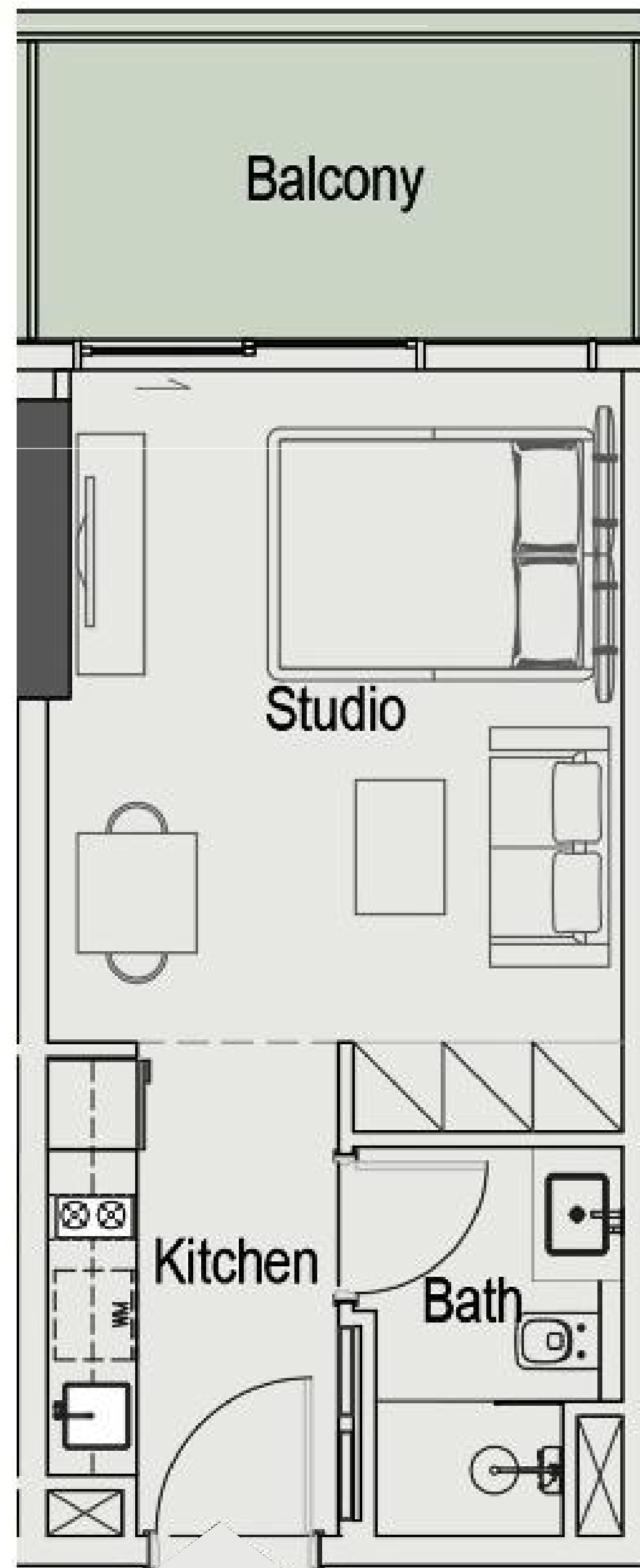
◻◻◻◻ LIVING ROOM



 MASTER BEDROOM



MASTER BATHROOM



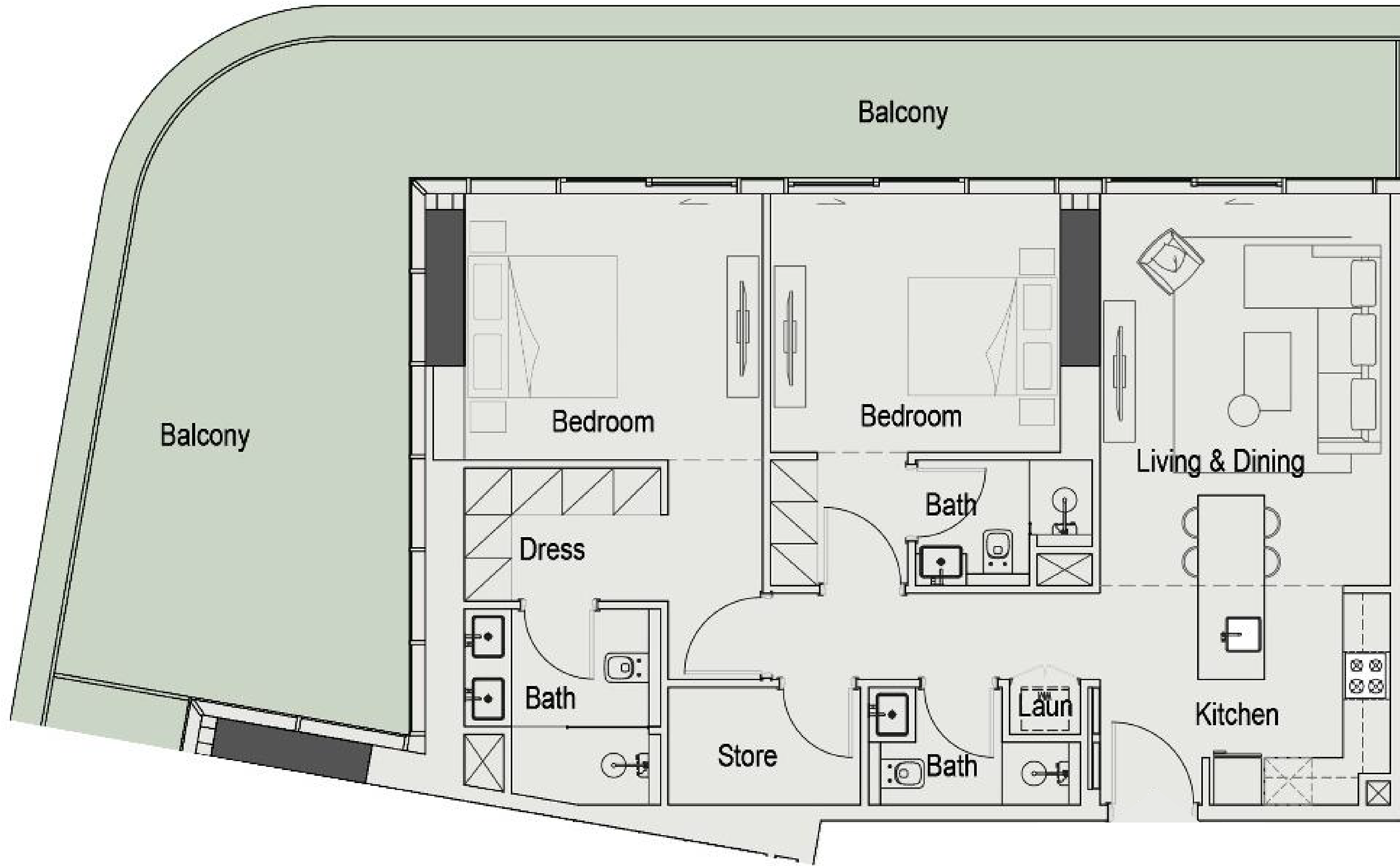
Typical Studio Layout

423 - 590 SQFT



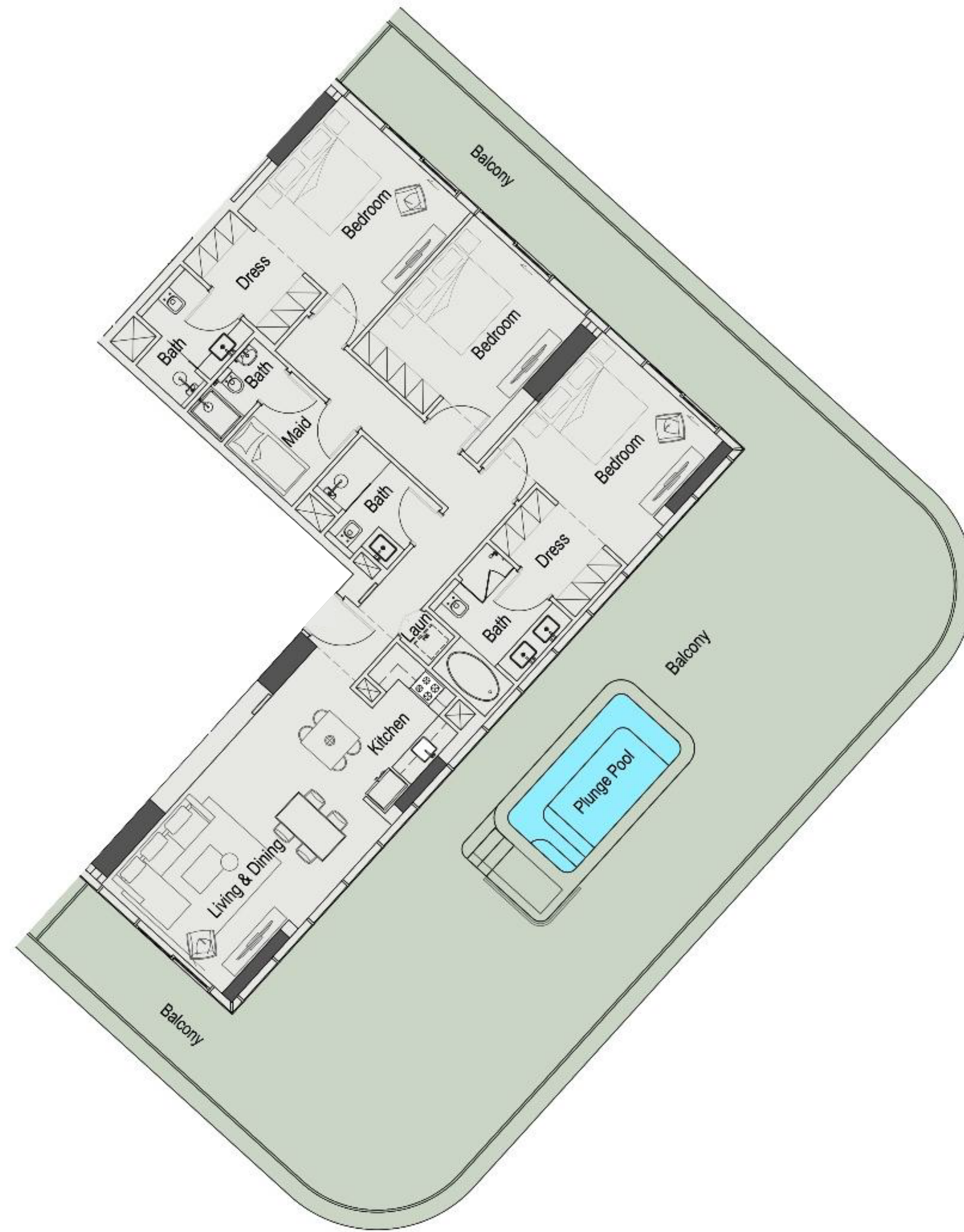
Typical 1 Bed Layout

780 - 3566 SQFT



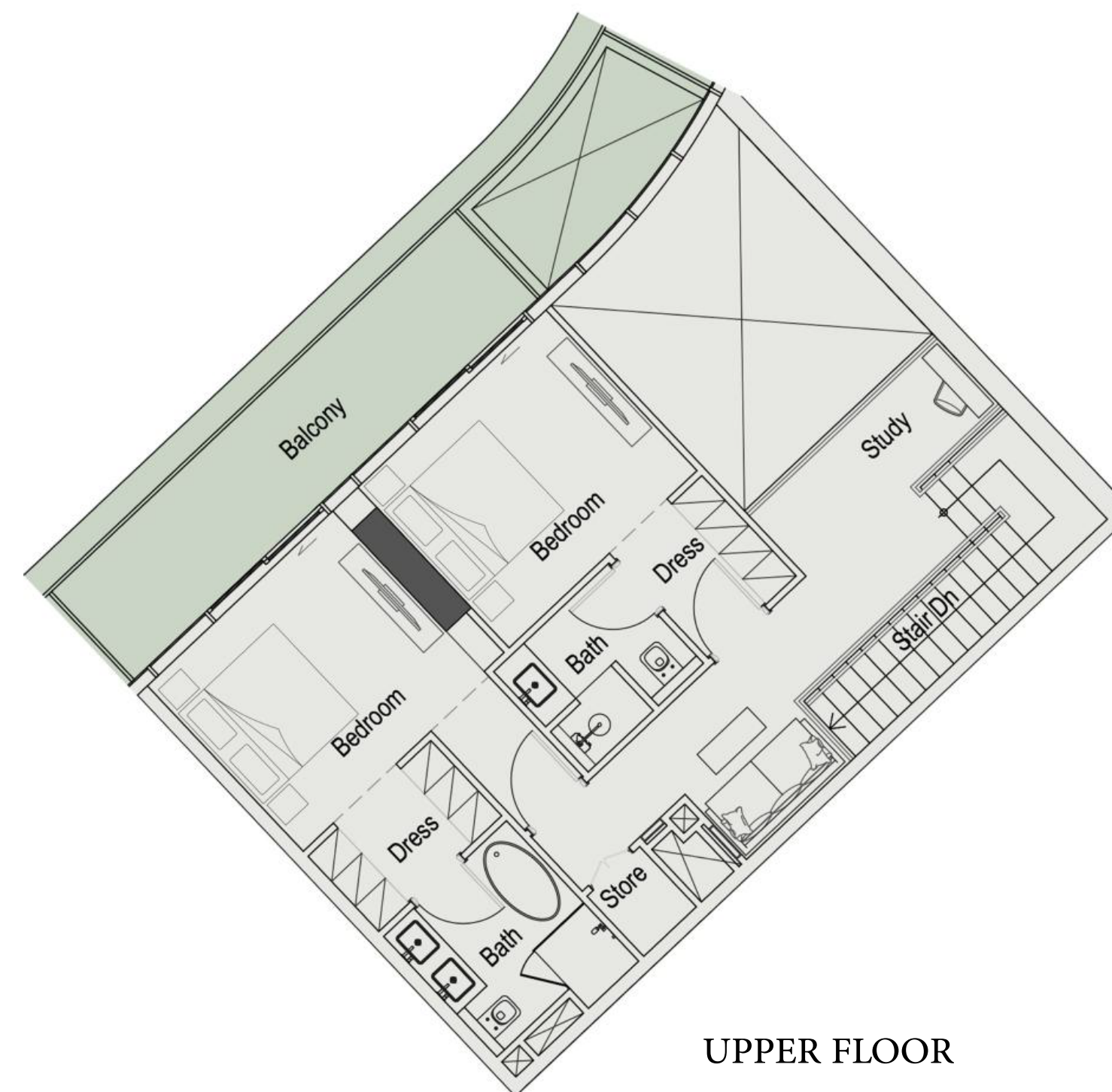
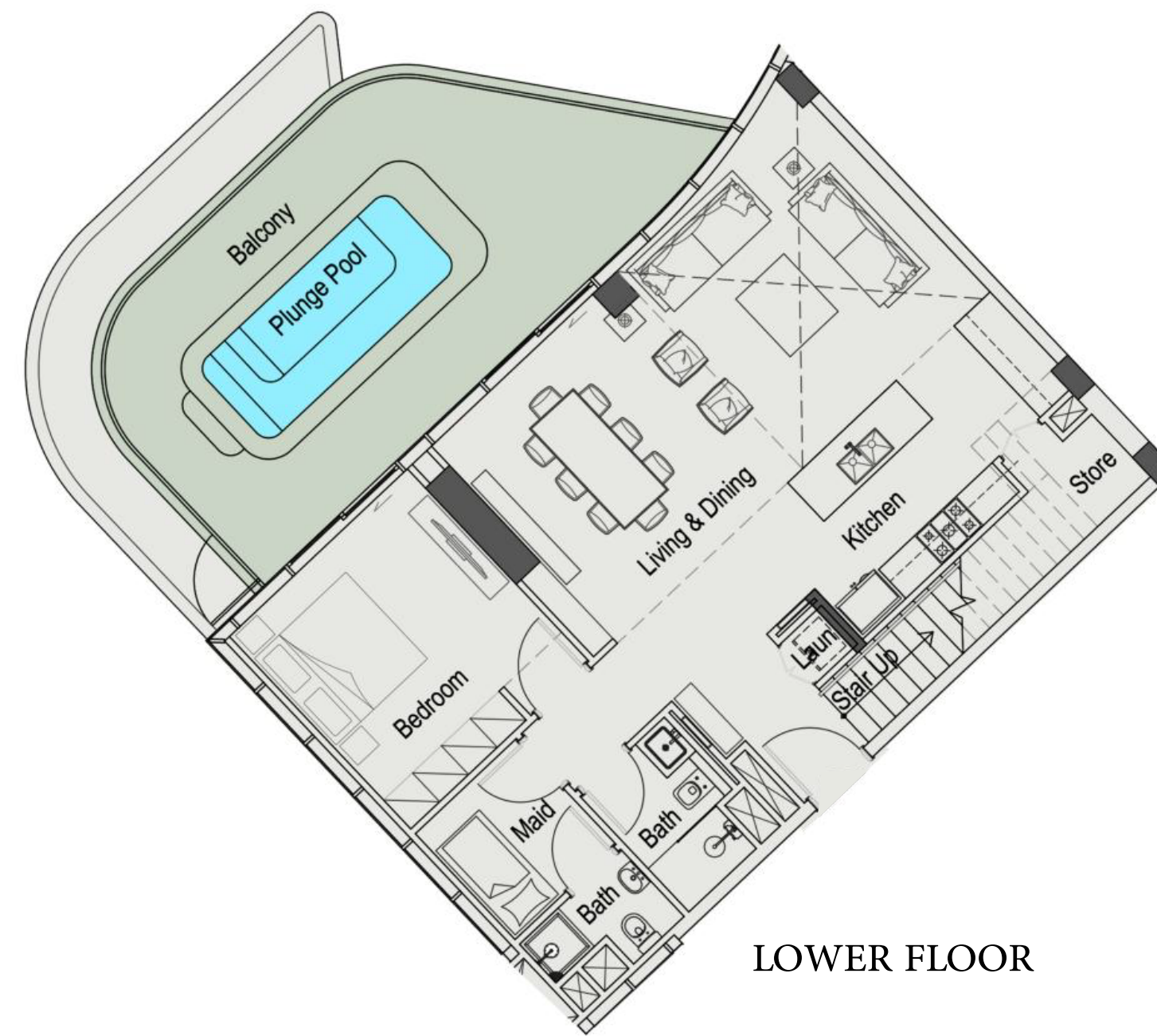
Typical 2 Bed Layout

1172 - 3115 SQFT



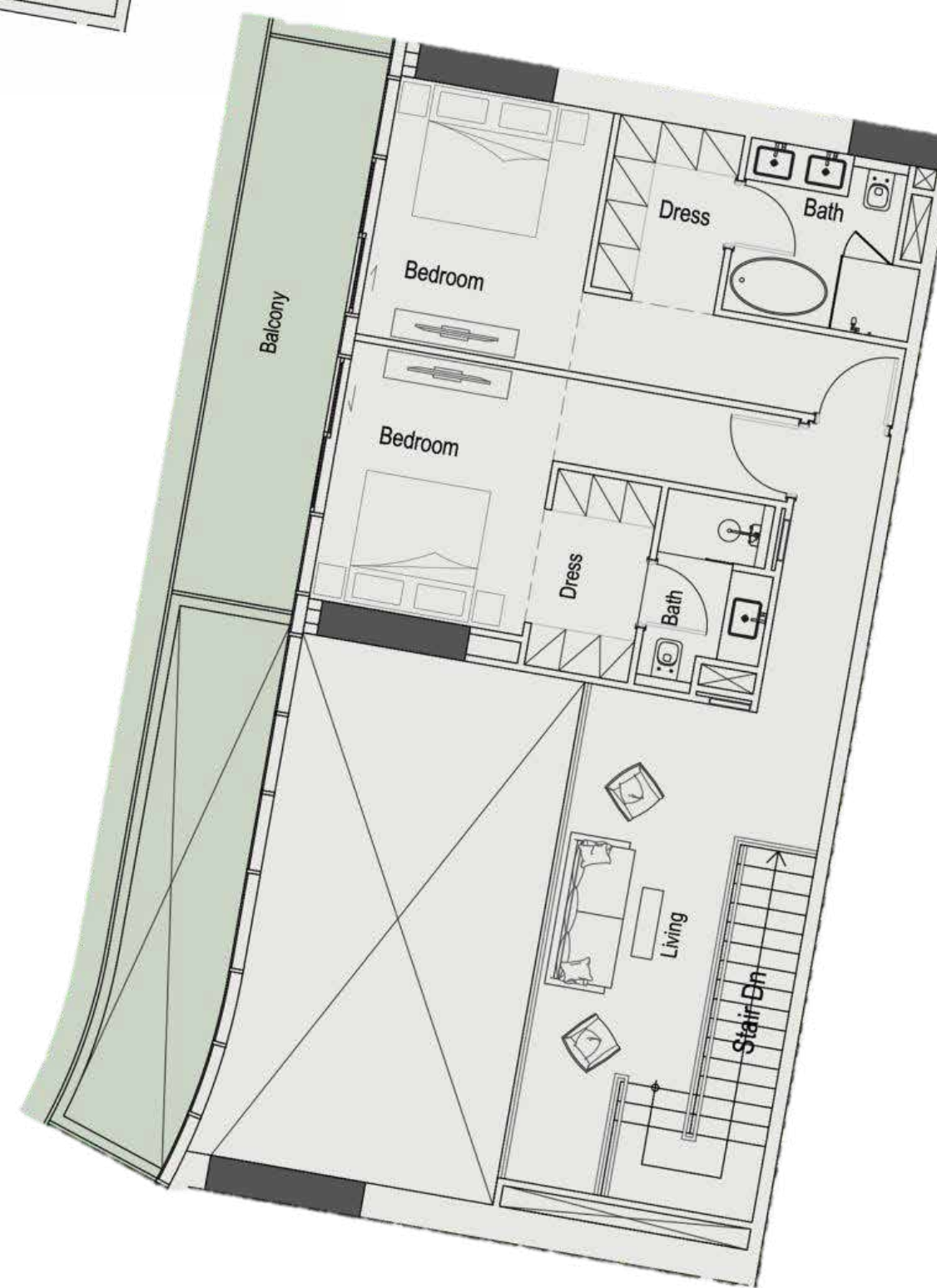
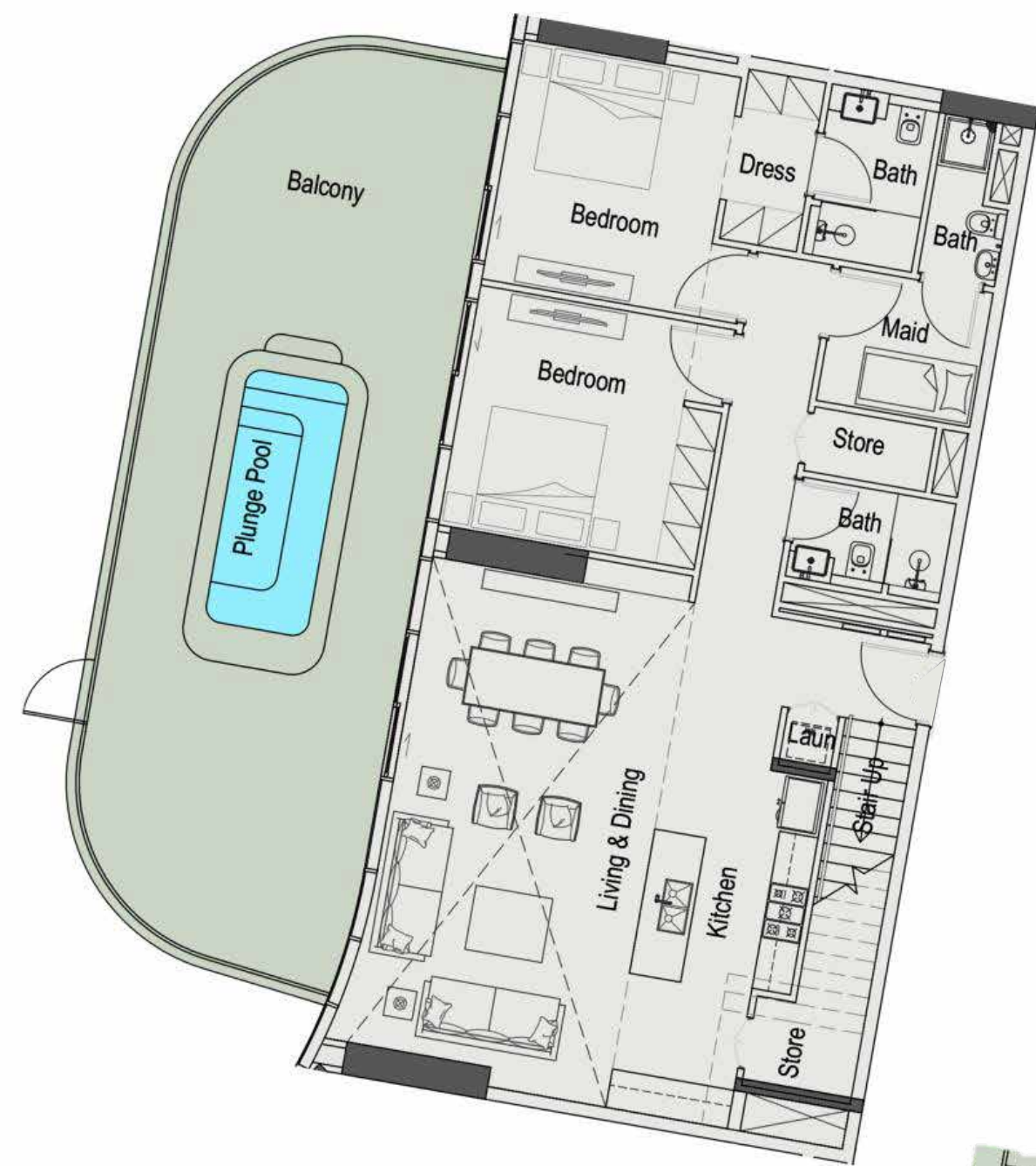
Typical 3 Bed with Pool Layout

2961 - 3972 SQFT



Typical 3 Bed Duplex with Pool Layout

2459 - 2525 SQFT



Typical 4 Bed Duplex with Pool Layout

3201 - 3851 SQFT



Typical 4 Bed Penthouse Layout

5376 - 7131 SQFT



*A cascade of
sophistication,
flowing into every
detail.*

Welcome Home

Units Breakdown

430

Residential
Apartments

12

Retails

Number Of Floors

B + LG + G + 15 + R

Payment

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

Completion Date: **Q3 2028**

DLD Project NO: **3528**

Residential Units Breakdown and Sizes

UNIT TYPE	NOS.	SIZE
Studio	150	423 - 590 Sq.ft
1 Bedroom	203	780 - 3566 Sq.ft
2 Bedroom	64	1172 - 3115 Sq.ft
3 Bedroom with Pool	4	2961 - 3972 Sq.ft
3 Bedroom Duplex with Pool	2	2459 - 2525 Sq.ft
4 Bedroom Duplex with Pool	5	3201 - 3851 Sq.ft
4 Bedroom Penthouse	2	5376 - 7131 Sq.ft

Residential Pricing

Starting Prices:

Studio	:	From AED 860K onwards
1 BHK	:	From AED 1.47M onwards
2 BHK	:	From AED 2.0M onwards
3 BHK with Pool	:	From AED 2.66M onwards
3 BHK Pool Duplex	:	From AED 3.56M onwards
4 BHK Duplex with Pool	:	From AED 4.3M onwards
4 BHK Penthouse	:	From AED 5.3M onwards



Gent's Salon

Bread Corner

Cafe Latte

Fashion Avenue

JOY

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The logo for IMAN DEVELOPERS is centered on a dark background with wavy, light-colored lines. The word "IMAN" is written in a large, white, serif font. The letter "I" is unique, featuring a vertical bar with three horizontal lines at the top. Below "IMAN", the word "DEVELOPERS" is written in a smaller, white, sans-serif font with wide letter spacing.

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