

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

**IMAN**  
DEVELOPERS





# 15

· CASCADE ·

FEATURED BY

**VERSACE**  
CERAMICS

**IMAN**  
DEVELOPERS

## 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

15  
· CASCADE ·

# Motor City

Where Vibrancy  
Meets Connectivity

**28min**  
Al Maktoum  
Intl Airport

**20min**  
Palm  
Jumeirah

**22min**  
Expo  
City

**22min**  
Dubai  
Mall

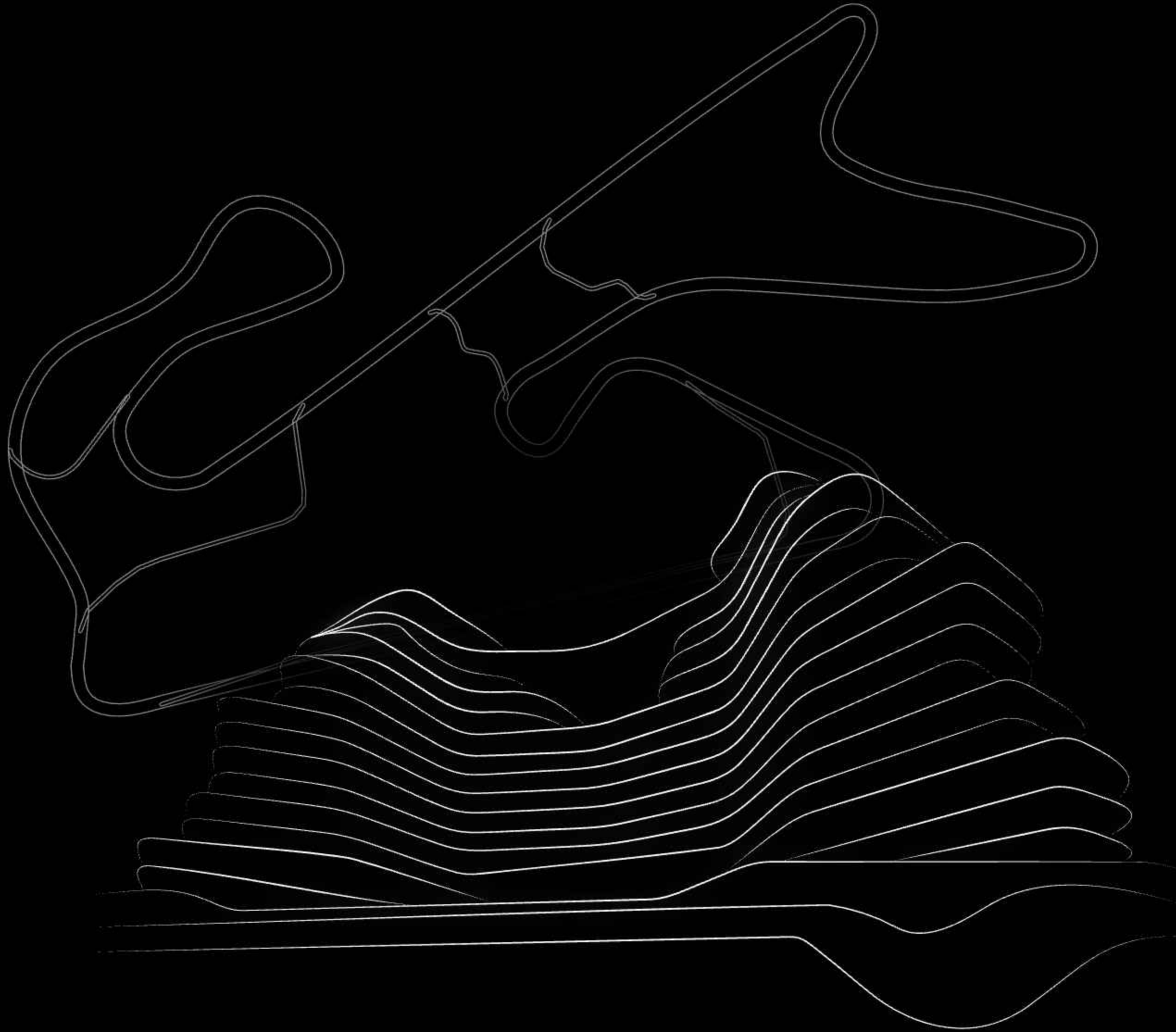
**36min**  
Palm  
Jebel Ali

**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.







Cafe Latte

Fashion Avenue

IM



# Building Configuration

**Roof Top**  
Amenities Deck

**12<sup>th</sup> Floor**  
Corner Unit Apartments  
with Plunge Pool

**6<sup>th</sup> Floor**  
Corner Unit Apartments  
with Plunge Pool

**1<sup>st</sup> 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



**15<sup>th</sup> Floor**  
Penthouse

**14<sup>th</sup> Floor**  
Corner Unit Apartments  
with Plunge Pool

**10<sup>th</sup> Floor**  
Corner Unit Apartments  
with Plunge Pool

**4<sup>th</sup> Floor**  
Corner Unit Apartments  
with Plunge Pool





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Salon

Corner

Cafe Late

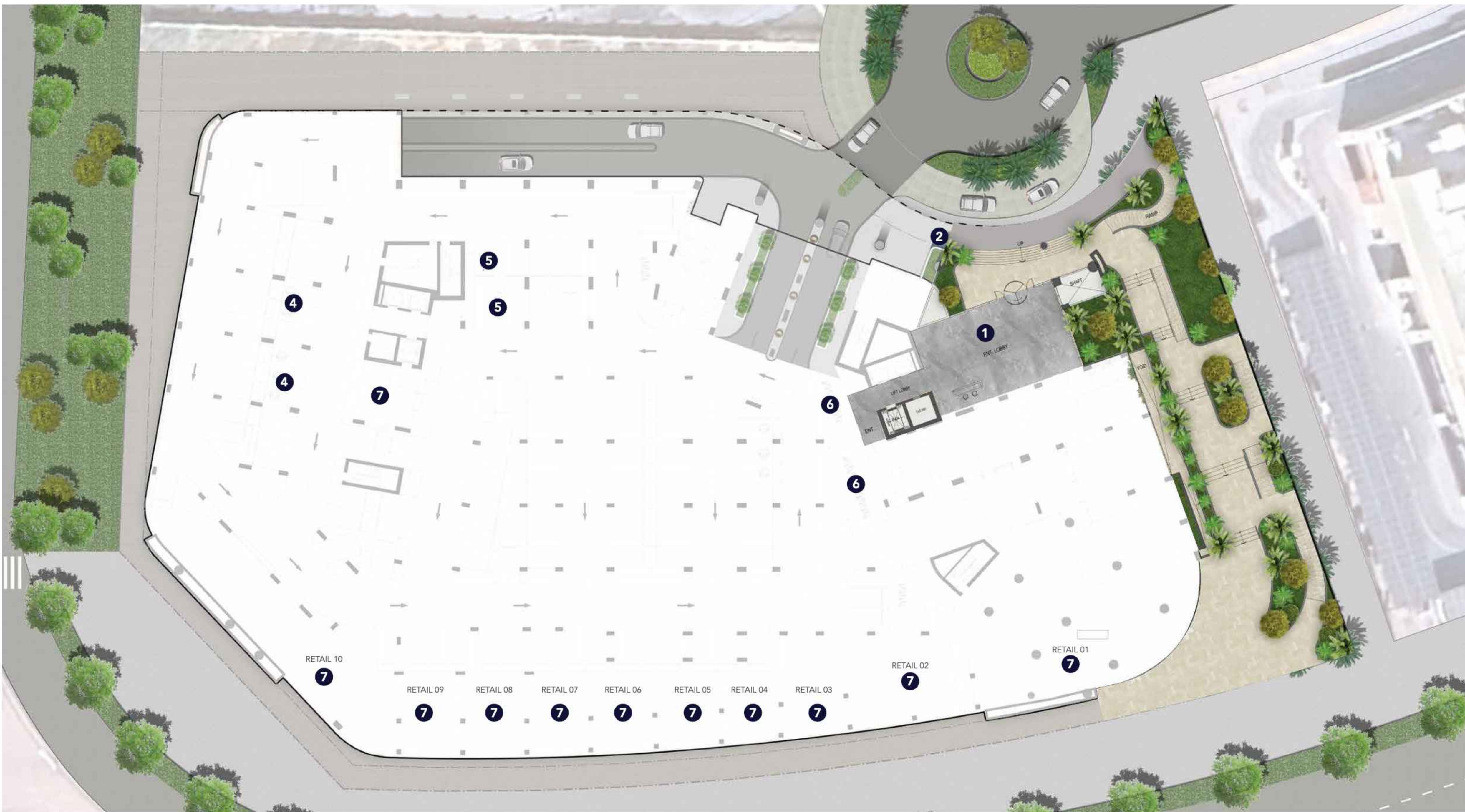
Corner Avenue





Curated amenities  
seamlessly blending  
sophistication with  
your rhythm





# Ground Floor Amenities

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

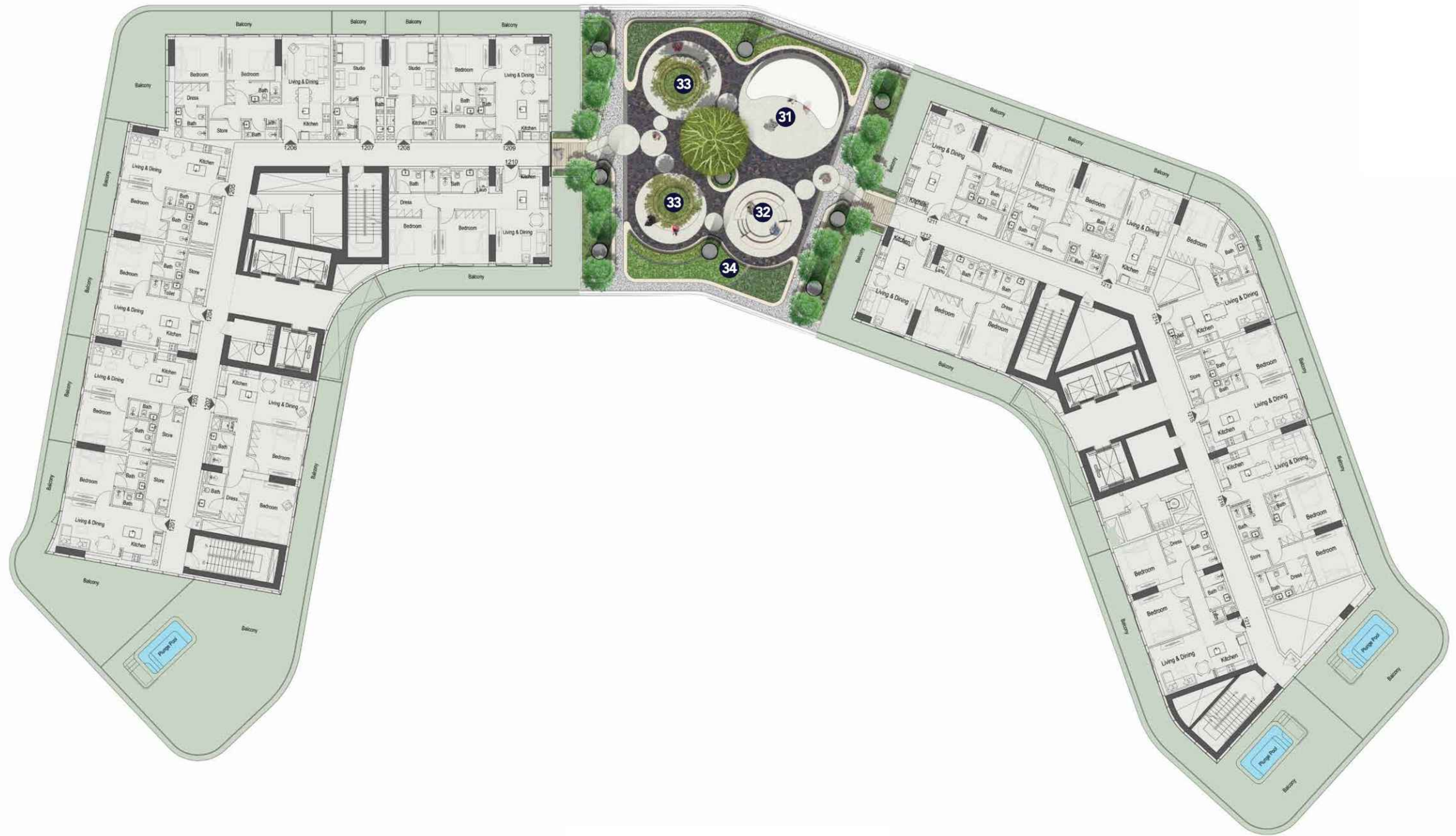




# 1st Floor Amenities

- |                              |                             |                             |                     |
|------------------------------|-----------------------------|-----------------------------|---------------------|
| 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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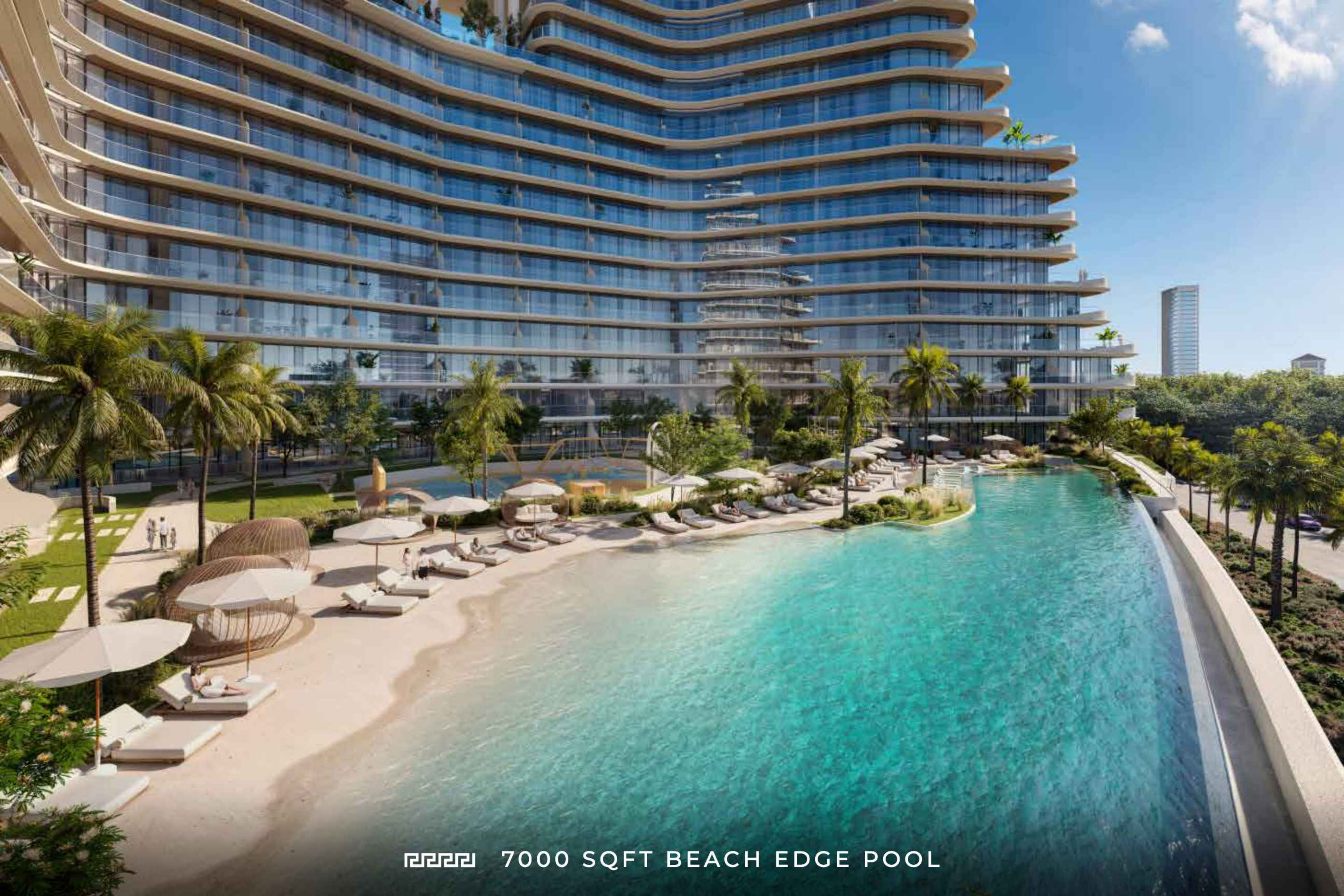
GRAND DRIVE





DOUBLE HEIGHT LOBBY





7000 SQFT BEACH EDGE POOL





MULTI SPORTS ZONE





SKY GARDEN





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





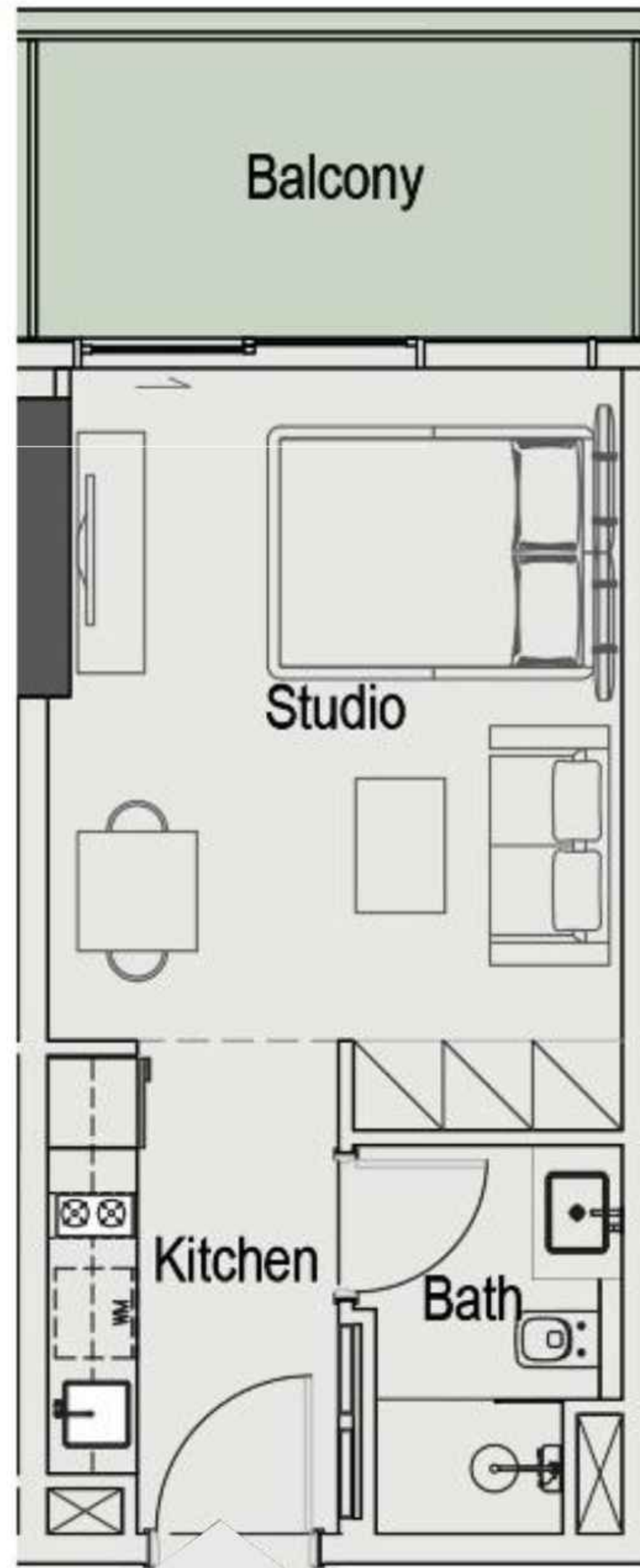
MASTER BEDROOM





MASTER BATHROOM





Typical Studio Layout

423 - 590 SQFT

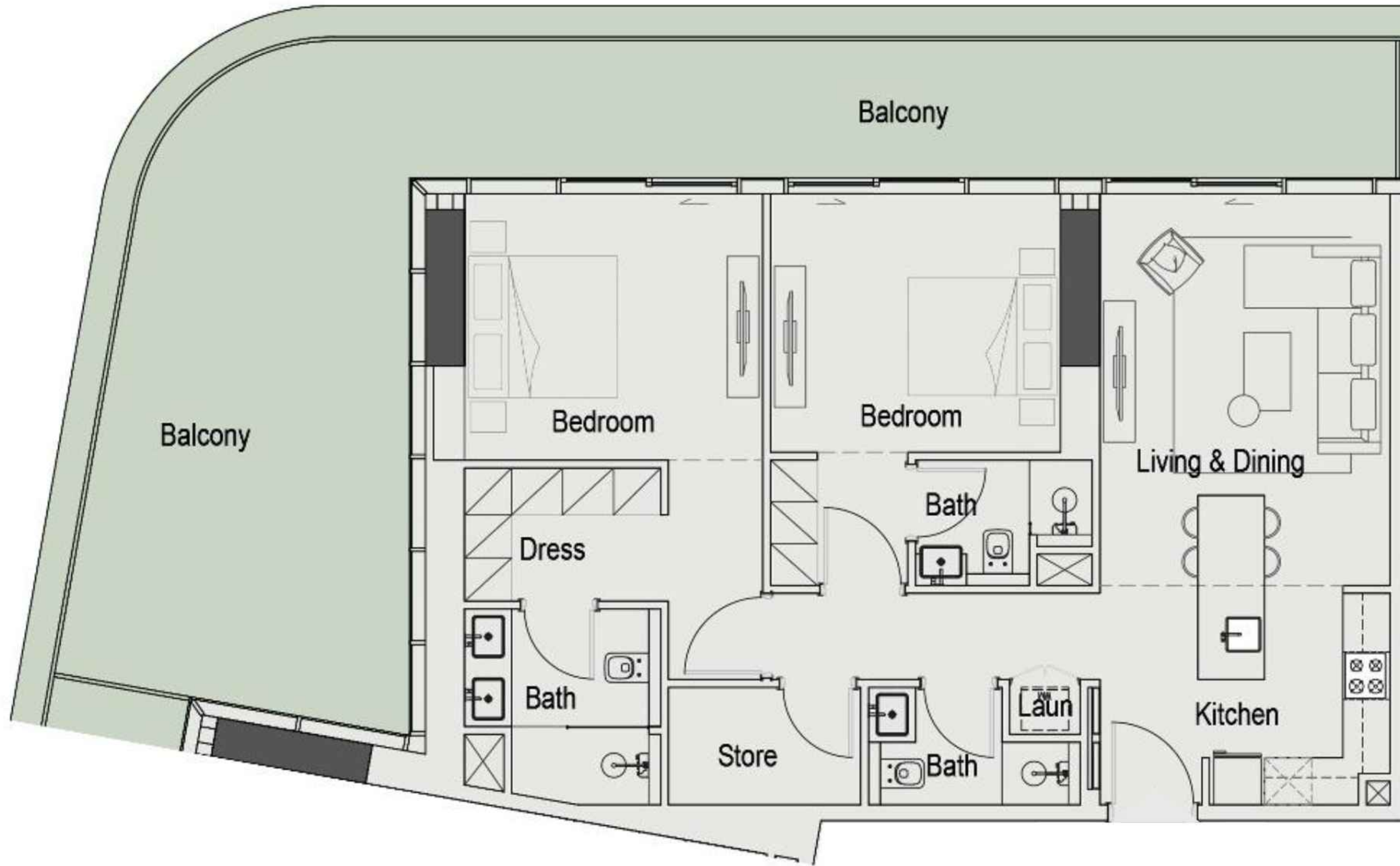




Typical 1 Bed Layout

780 - 3566 SQFT

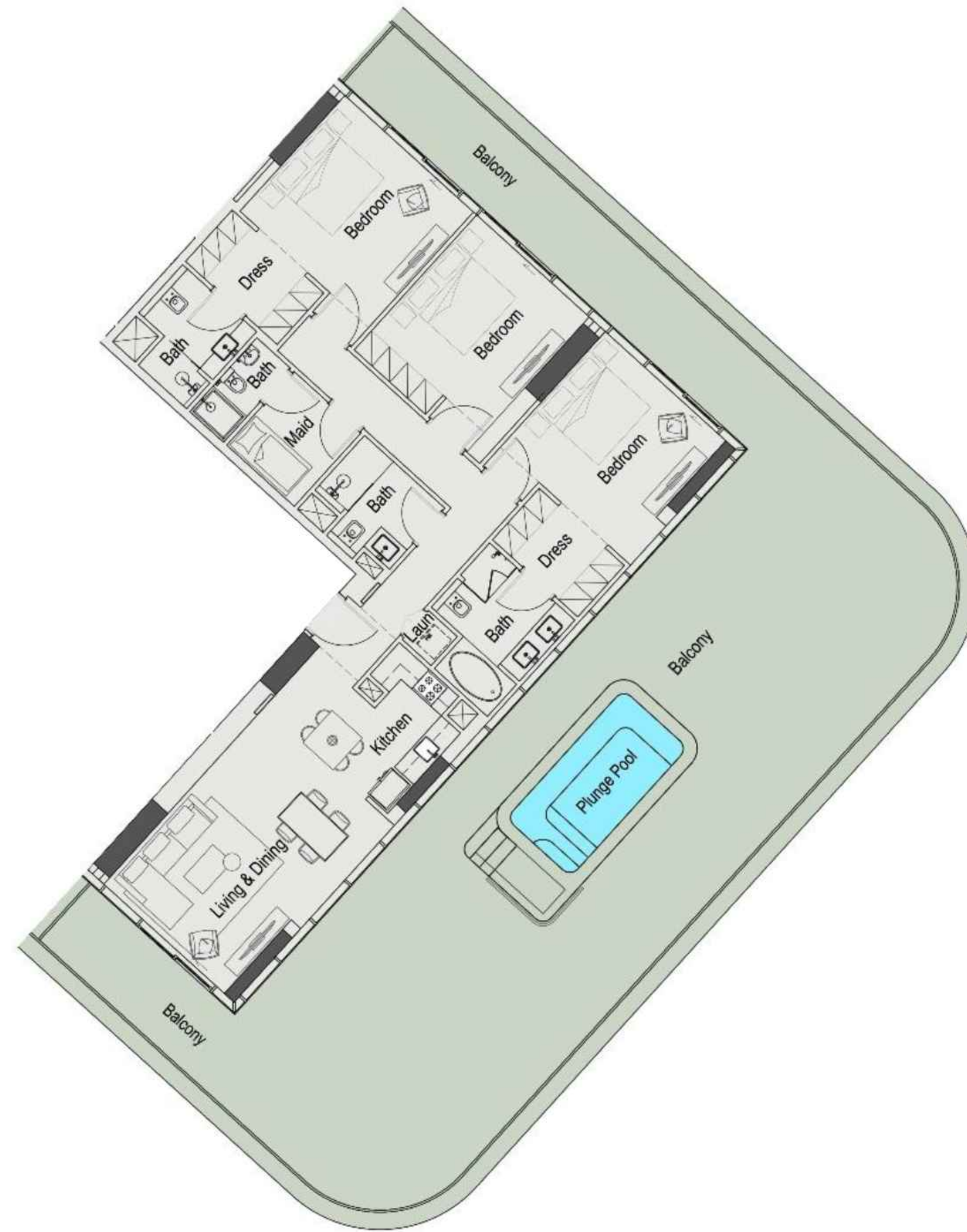




Typical 2 Bed Layout

1172 - 3115 SQFT

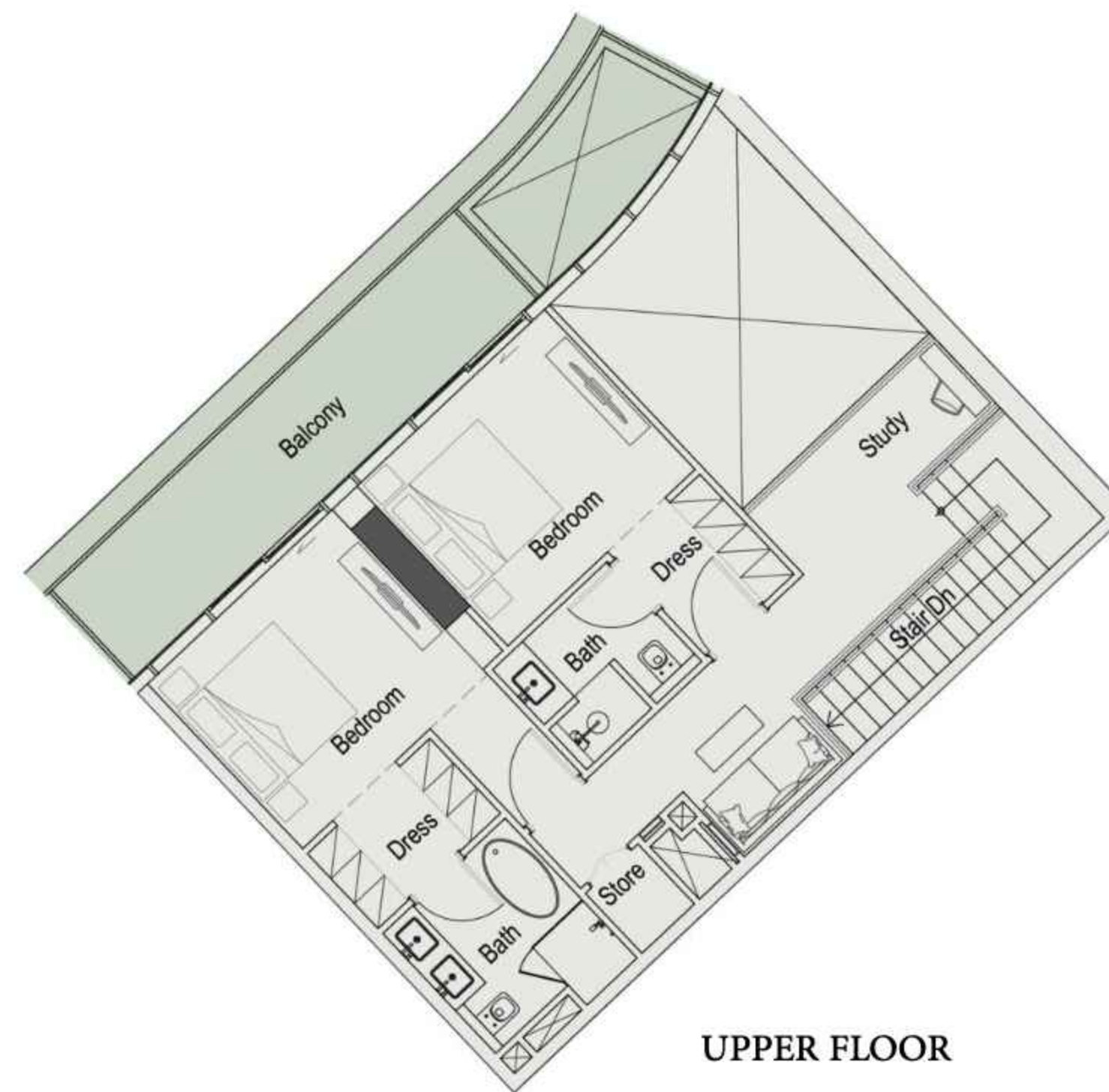
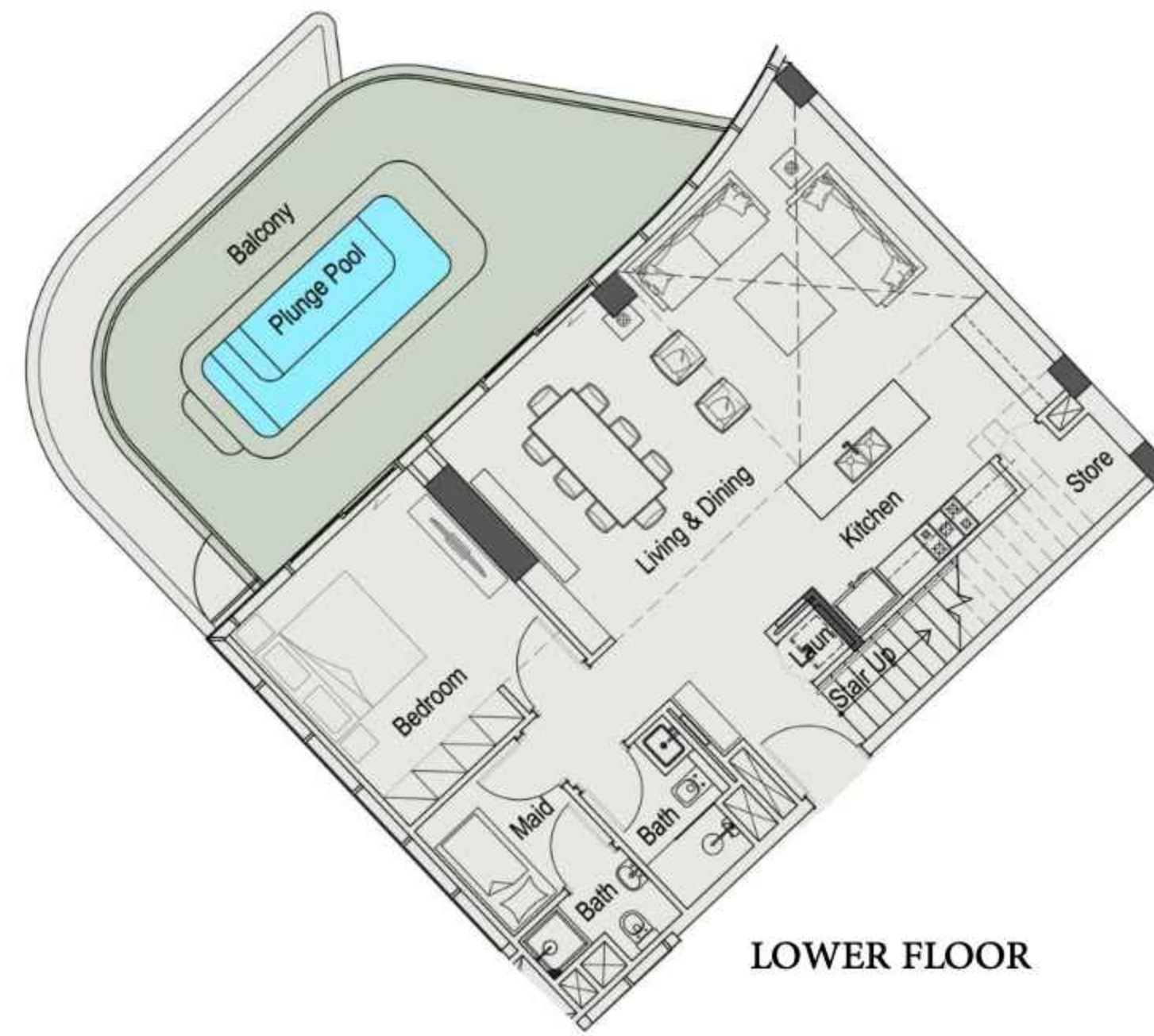




Typical 3 Bed with Pool Layout

2961 - 3972 SQFT

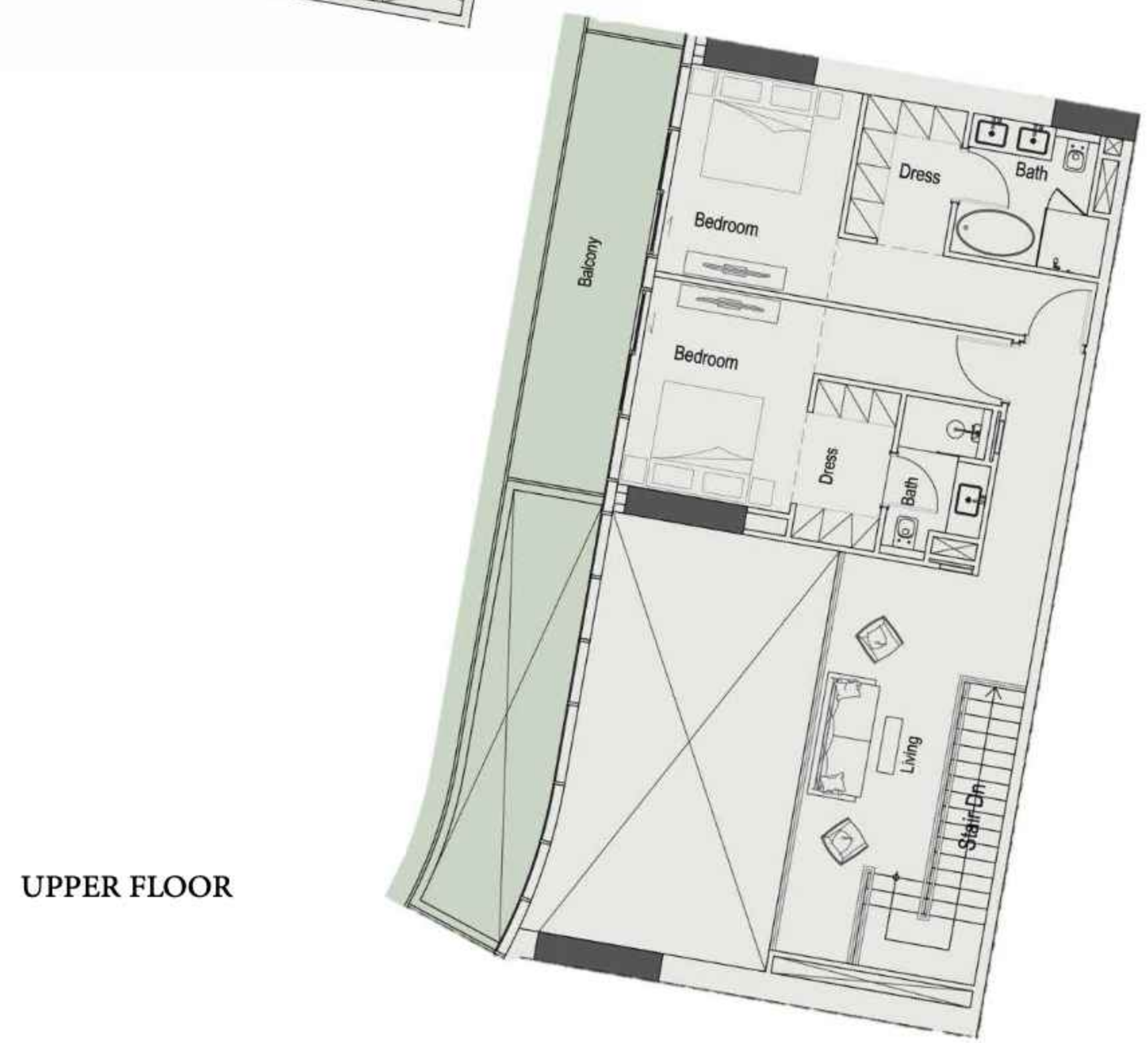
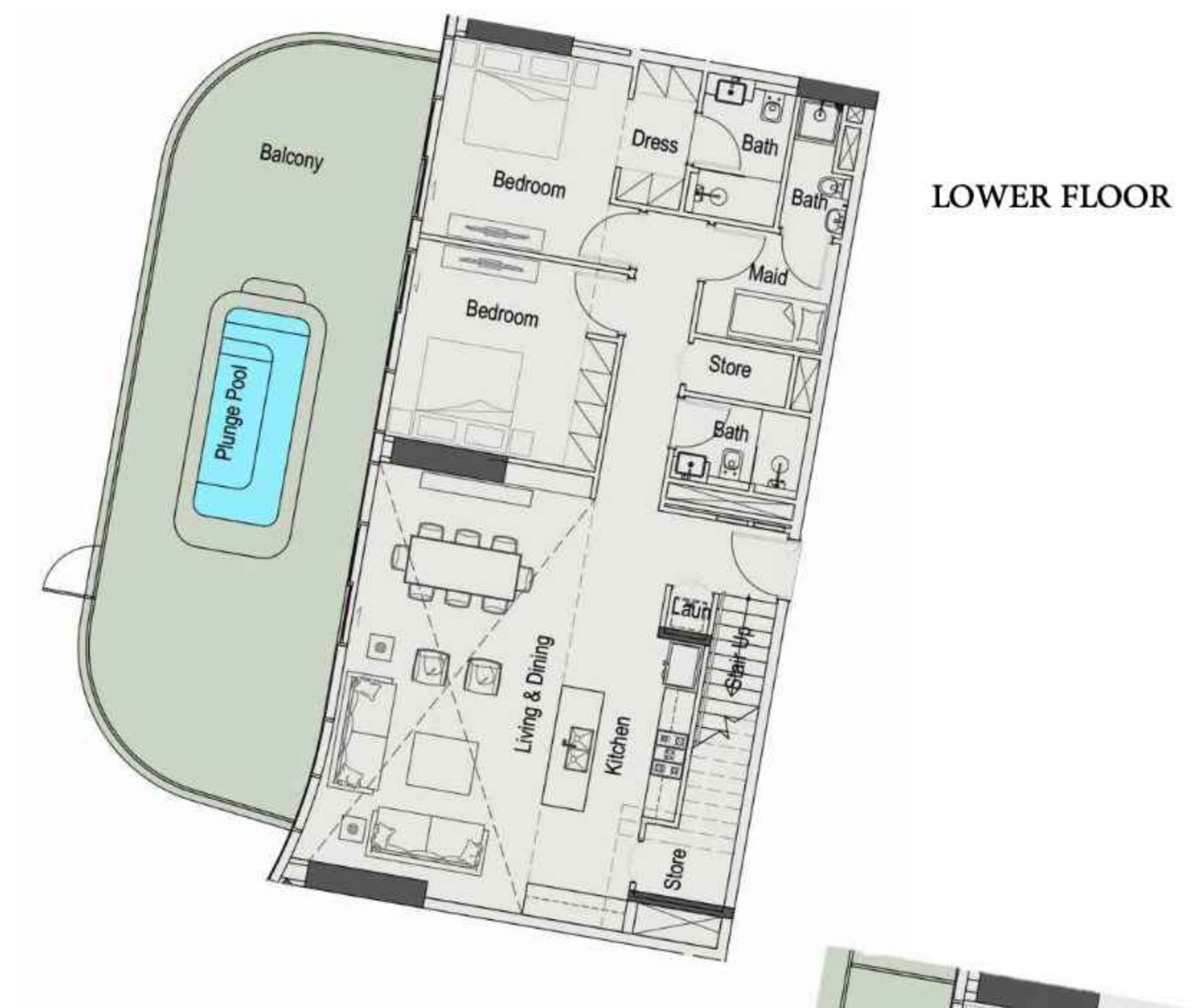




Typical 3 Bed Duplex with Pool Layout

2459 - 2525 SQFT

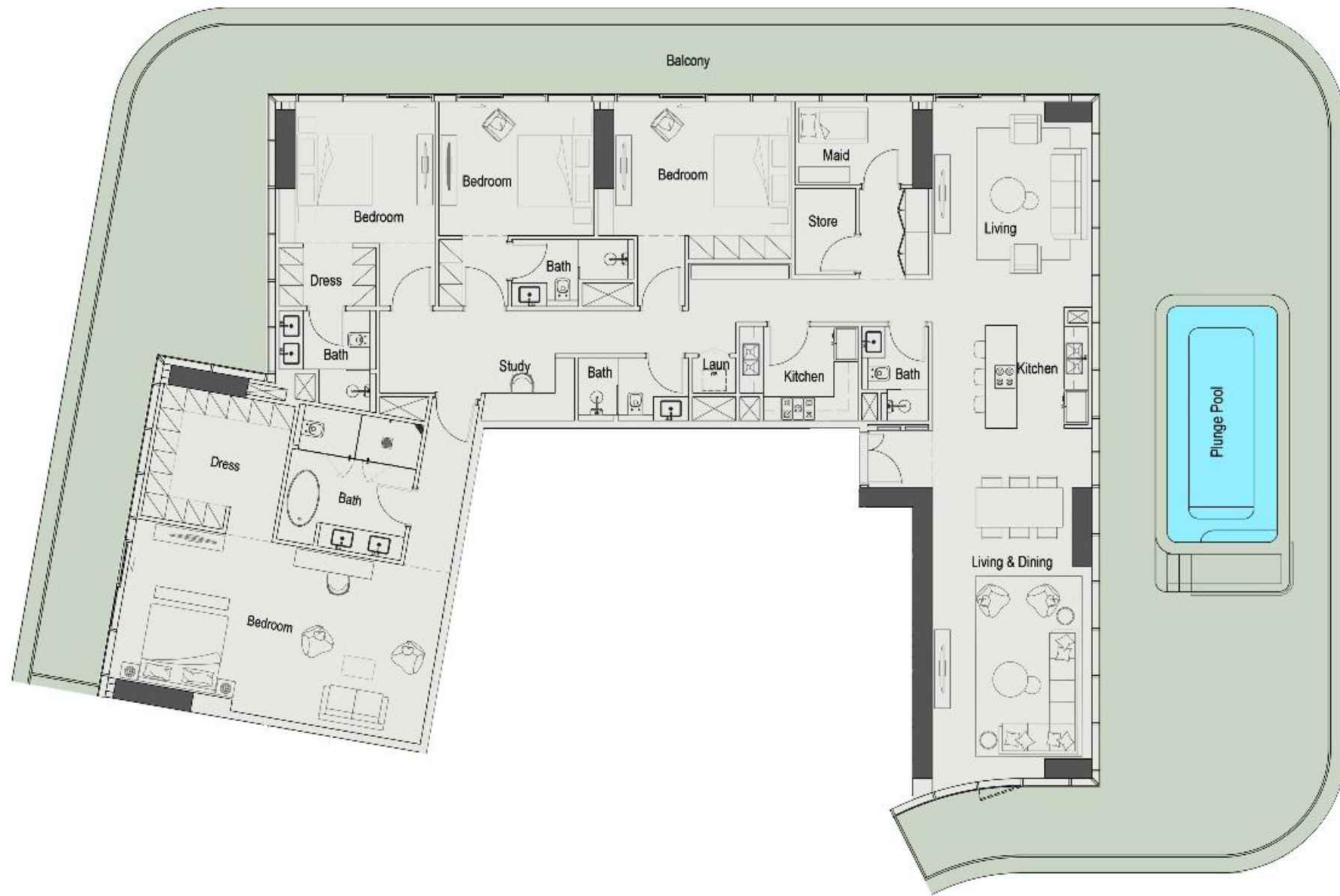




# Typical 4 Bed Duplex with Pool Layout

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





Gent's Salon

Bread Corner

Cafe Latte

Fashion Avenue

JOY

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DEVELOPERS



The logo for IMAN DEVELOPERS is centered on a dark background with wavy, layered patterns. 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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