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OFF PLAN

15 Cascade

Location: Motor City, Dubai

Starting From: AED 900,000

Permit No: 2

15 Cascade

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Iman Developers	**Apartments**	**Q3 2028**	**60/40**	**Off Plan**

ABOUT THE PROJECT

15 Cascade by Iman Developers is a premium residential development in **Dubai Motor City**, offering a distinctive collection of studios, 1, 2 and 3-bedroom apartments, duplex residences and expansive 4-bedroom penthouses. Designed as an architectural statement inspired by movement, speed and flowing water, the project combines contemporary residences with an extensive collection of wellness, leisure and entertainment amenities.

The architecture of 15 Cascade takes inspiration from its Motor City setting. Its flowing façade and curved balcony lines evoke the movement associated with motorsport while introducing the softer visual character of cascading water. The result is a distinctive contemporary building designed to stand apart from conventional rectilinear residential towers.

The project incorporates **Versace Ceramics** within its design and finishing concept, adding an internationally recognised luxury design element to selected interior environments. The combination of expressive architecture and premium materials positions 15 Cascade towards the upper end of Motor City's new-build residential market.

The development comprises approximately **430 residential properties alongside 12 retail units**, giving a total of 442 units consistent with current DLD-derived project data.

Residences begin with **studios from approximately 423 sq. ft.**, with larger studio configurations extending to around 590 sq. ft. These homes provide the project's most accessible entry point and are designed for individual residents, professionals and investors seeking a compact property in Motor City.

One-bedroom residences begin from approximately **780 sq. ft.** The category includes a variety of layouts, providing considerably more living space for professionals, couples and residents requiring a separate bedroom and larger entertaining environment.

Two-bedroom residences begin from approximately **1,172 sq. ft.**, offering larger layouts suited to couples and families. Depending on configuration, selected residences provide substantially larger terraces and outdoor areas that increase the overall property area.

Three-bedroom residences introduce an increasingly premium residential proposition. Standard and specialised configurations extend to approximately **3,972 sq. ft.**, while selected 3-bedroom duplexes provide multi-level living environments of approximately 2,459 to 2,525 sq. ft.

Some of these larger residences incorporate **private pools**, creating a more villa-inspired lifestyle within the convenience and security of an apartment development.

Four-bedroom residences occupy the upper end of the project. Duplex configurations extend beyond 3,200 sq. ft., while the development's signature **4-bedroom penthouses range from approximately 5,376 to 7,131 sq. ft.**

These penthouses represent the most exclusive properties within 15 Cascade, combining significantly larger internal areas with expansive outdoor spaces and elevated views across Motor City and the surrounding Dubai skyline.

The broad residential mix gives 15 Cascade a more diverse offering than many conventional apartment developments. Investors can select compact studios and 1-bedroom apartments, while end-users and luxury buyers can consider larger family residences, duplexes and penthouses.

Interiors continue the project's contemporary architectural language, with layouts designed around natural light, open living environments and premium finishes.

Large windows bring daylight into the principal living areas, while balconies and terraces extend the usable living environment outdoors. Selected larger residences incorporate extensive terraces that become an important part of the overall lifestyle proposition.

The project's amenity programme is one of its defining characteristics.

A major **beach-edge swimming pool of approximately 7,700 sq. ft.** creates a resort-inspired recreational environment within the development.

Residents also benefit from a **30-metre infinity pool**, providing a separate elevated swimming and relaxation environment.

The **SkyFit gym** provides a dedicated fitness destination with modern equipment, allowing residents to maintain an active lifestyle without leaving the development.

Wellness facilities extend beyond the conventional gym and swimming pool offering. Residents have access to **sauna and steam facilities**, while a dedicated **yoga deck** provides a quieter environment for exercise and relaxation.

A **Sky Garden** introduces landscaped greenery at an elevated level of the development, creating additional outdoor space for residents to relax away from the surrounding streets.

The project also incorporates a **forest trail**, adding another nature-oriented component to its amenity programme and reinforcing the focus on outdoor recreation.

Entertainment facilities include a **rooftop cinema**, providing residents with a distinctive social and recreational environment within the building.

A clubhouse creates additional space for gatherings, relaxation and informal meetings, while landscaped communal environments encourage interaction between residents.

Sports and recreational facilities extend to a **skate park**, introducing an amenity rarely found within conventional residential developments.

The development also incorporates **VR golf**, creating an indoor recreational option that complements the project's broader sports and entertainment concept.

Children's recreational spaces make the project suitable for families as well as individual residents and couples.

The extensive amenity offering means 15 Cascade is designed to operate as a lifestyle destination rather than simply a residential building. Swimming, fitness, wellness, entertainment and social environments are integrated within the development to give residents multiple recreational options close to home.

The location within **Dubai Motor City** further strengthens this lifestyle proposition.

Motor City is one of Dubai's established residential communities, known for its motorsport identity, landscaped streets, relatively low-density residential environment and family-oriented atmosphere.

At the centre of the district's identity is **Dubai Autodrome**, which hosts motorsport activities and provides the community with a distinctive character compared with Dubai's more conventional residential districts.

Motor City has matured into a mixed residential and commercial destination incorporating apartments, villas, retail, supermarkets, restaurants, cafés, schools, nurseries and healthcare facilities.

Residents of 15 Cascade therefore benefit from moving into an established community rather than relying entirely on future infrastructure.

The project is positioned close to everyday retail and services within Motor City, increasing convenience for residents and supporting long-term occupancy.

Road connectivity provides access towards **Sheikh Mohammed Bin Zayed Road**, allowing residents to travel towards Dubai Marina, JLT, Palm Jumeirah, Downtown Dubai, Business Bay and other major employment and lifestyle districts.

Published project information places **Palm Jumeirah at approximately 20 minutes, Mall of the Emirates at approximately 20 minutes, Expo City at approximately 22 minutes and Dubai Mall at approximately 22 minutes** under stated driving conditions. Actual journey times will vary with traffic.

The location also places residents close to neighbouring communities including **Dubai Sports City, Arabian Ranches, Jumeirah Golf Estates and Jumeirah Village Circle**, broadening access to schools, golf courses, retail and leisure facilities.

For investors, 15 Cascade provides multiple acquisition strategies because of its unusually broad unit mix.

Studios offer the lowest acquisition threshold and can target individual professionals and tenants seeking contemporary accommodation within Motor City.

One-bedroom residences broaden the potential audience towards professionals and couples, while their larger layouts provide a different proposition from the compact 1-bedroom apartments increasingly common across newer Dubai developments.

Two-bedroom apartments provide greater appeal to couples and smaller families, particularly those looking for an established community environment with extensive leisure facilities.

The larger 3-bedroom residences and duplexes occupy a more specialised market segment. Private pools, large terraces and multi-level layouts differentiate these properties from conventional family apartments.

At the highest end, the limited **4-bedroom duplex and penthouse inventory** provides exposure to a substantially more exclusive buyer and tenant segment. Individual characteristics such as floor, view, terrace area, private pool and internal configuration become particularly important when comparing these properties.

DLD transaction data shows substantial off-plan sales activity within the development. Data through September 2026 records hundreds of registered transactions, with a project-wide median sale value of approximately **AED 1.56 million** in recent reporting.

The development entered the market at approximately **AED 900,000**, although individual pricing varies considerably according to property type, floor, size, outdoor area and availability.

For end-users, 15 Cascade offers a combination of distinctive architecture, large-scale amenities and a mature Motor City location.

For investors, the project combines an established residential community with new-build inventory, a wide selection of property categories and a recognisable luxury finishing concept featuring Versace Ceramics.

The Dubai Land Department registry identifies the project as **DLD Project Number 3528**, with construction underway and declared completion scheduled for **30 September 2028**.

With residences ranging from approximately **423 sq. ft. studios to 7,131 sq. ft. penthouses**, 15 Cascade offers one of the broader residential selections within Dubai Motor City, positioning the project for buyers ranging from first-time investors to families and luxury property purchasers.

Why Buy 15 Cascade Through A1 Properties?
Buying a residence at **15 Cascade through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available studios, apartments, duplexes and penthouses according to exact square footage, floor level, orientation, private pool availability, terrace configuration, views, DLD transaction benchmarks, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential, luxury and off-plan property market, helping buyers evaluate 15 Cascade against other opportunities throughout Motor City and surrounding communities.

For investors, our advisors can assess entry pricing, DLD-recorded transactions, unit selection, rental positioning, larger-layout scarcity and potential resale opportunities. End-users can receive tailored guidance according to residence size, floor plan, private outdoor space, amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property 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%	**40%**	**40%**
Down Payment	During Construction	On Handover

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