



IMPERIAL
RESIDENCE



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IMPERIAL
RESIDENCE

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ABOUT DUBAI

As one of the world's most modern and fastest-growing metropolises, Dubai has become the city of opportunity for millions of expat professionals and their families. It has quickly emerged as a **leading business hub**, especially since focusing on major areas such as real estate, trade, tourism, and oil and gas.

Dubai is a **beacon for innovation** with its pro-business government and ambitious initiatives like D33 (Dubai Economic Agenda), aimed at doubling the city's economy in the next decade. It provides a solid economic backbone, advanced infrastructure and progressive policies designed to stimulate growth.

Dubai ranks sixth in the list of the safest cities and is considered one of the happiest cities in the world, offering an extremely **diverse lifestyle** to its residents.

INTRODUCTION





IMPERIAL RESIDENCE MADE FOR INVESTORS

IMPERIAL 55 REAL ESTATE DEVELOPMENT LLC IS MANAGED BY EXPERTS AND SPECIALISTS WHO HAVE ESTABLISHED THEIR PRESENCE IN THE UAE REAL ESTATE MARKET FOR DECADES.

With the experience and knowledge gathered during hundreds of residential real estate transactions, where more than 90 percent remained under management, our own brand was born.

IMPERIAL RESIDENCE is **designed for investors** who seek the highest possible return on the long-term residential rental market.

IMPERIAL 55 has a **Business Partner network** in various countries, where local representative offices handle the procedures from A to Z.

IMPERIAL RESIDENCE Dubai Production City is a building where we use all our experience to create a perfect residence for tenants. **Introducing Serviced Residences:** a tenant-centered concept, where amenities and related services ensure the most comfortable place to live.

European management, hassle-free and transparent operation. **A new standard in long-term property management:** this is IMPERIAL RESIDENCE.

LOCATION



DUBAI PRODUCTION CITY

Dubai Production City is dedicated and designed to meet the unique needs of the global media production industry. It is a **visionary project** of the Government of Dubai under the patronage of TECOM Group.

The community was created over a scenic landscape with manmade lakes in an area of about 43 million square feet alongside Sheikh Mohammed bin Zayed Road (E311). The area offers dedicated **residential, retail and business** options for the global media production industry.

IMPERIAL RESIDENCE Dubai Production City is located at the intersection of two major motorways, it provides **quick and easy** access to any area of the city by car. **Me'aisem City Centre** is located just opposite the building, housing a variety of retail shops, hypermarket, banking services, pharmacy, restaurants of assorted cuisine and coffee shops.



1. Dubai Marina
15 km



2. Palm Jumeirah
20 km



3. Sheikh Zayed Road
14 km



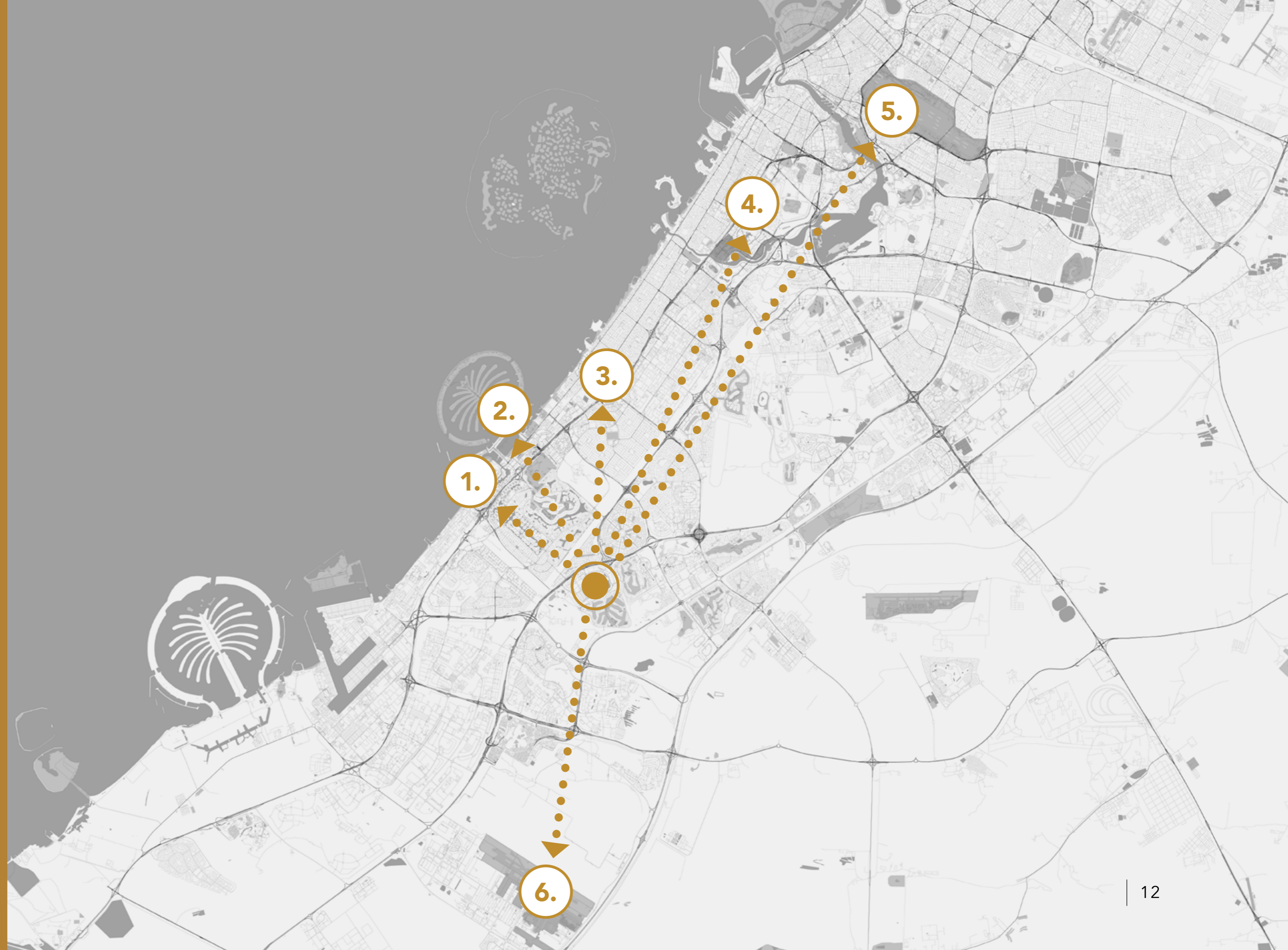
4. Downtown / DIFC
27 km



5. DXB Airport
(Dubai International)
35 km



6. DWC Airport
(Al Maktoum International)
34 km





7. Me'aisem City Centre
in community



8. DAMAC Towers
in community



9. DPC Lake
in community



10. Hotel Aloft & Elements
in community



11. Mediclinic
in community



12. Jumeirah Golf Estates
6 km



OBJECTIVES & VISION

Our vision of the project is to create an environment and architectural language that has a contemporary face, scale and character. It promotes creative and efficient design and strive to make it a pleasant residential complex in Dubai.

The **special feature** of the building lies in the fact that **it is being built by real estate investors**.

Based on many years of local experience on the real estate market, it was created on the basis of a carefully thought-out concept that fully satisfies the needs of both tenants and, through that, investors.

Our objective is to create a pleasant and welcoming residential building. We strive for an elegant design composition of form and space.

The feeling of comfort is ensured by apartment sizes that exceed the market average, bright spaces provided by large glass surfaces and apartments furnished in a modern contemporary style.

INVESTORS ARE THE ULTIMATE BENEFICIARIES OF THIS UNIQUE INVESTMENT INSPIRED BY THIS DESIGN CONCEPT.

ARCHITECTURE

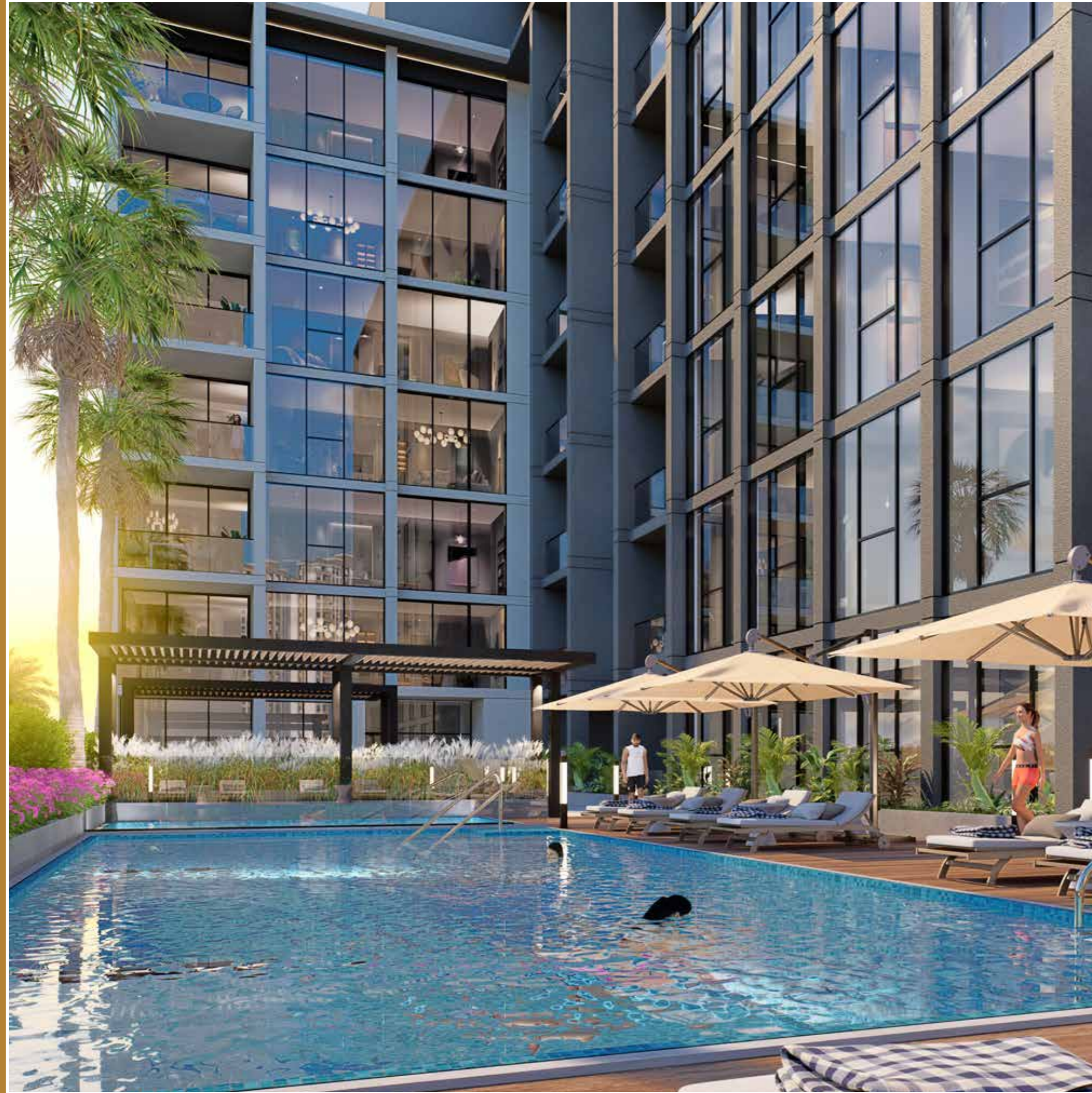


VISUALS









AMENITIES

AFFORDABLE LUXURY
EVERYTHING YOU NEED

Lobby - Lounge - Retail Area with Co-living & Co-working space

Multi-purpose Room

Private Cinema with Immersive Entertainment

Indoor Golf Simulator Room

Temperature-controlled Adult and Kids Pool with Sunbathing Area

Outdoor Playing Area

BBQ and Lounge

State-of-the-art Rooftop Gym - Indoor and Outdoor

Traditional and Infrared Sauna, Steam

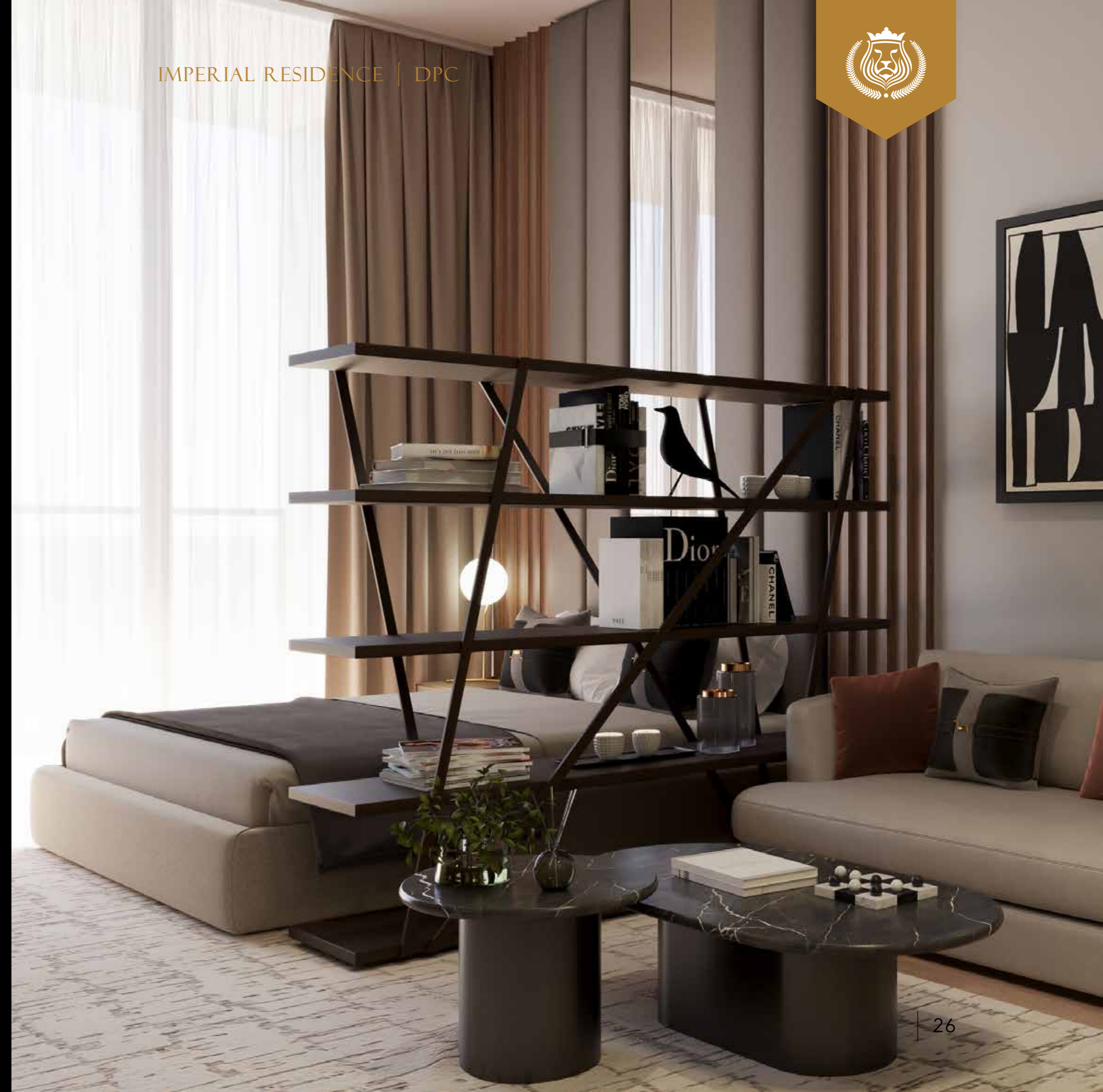
Outdoor Rooftop Cinema

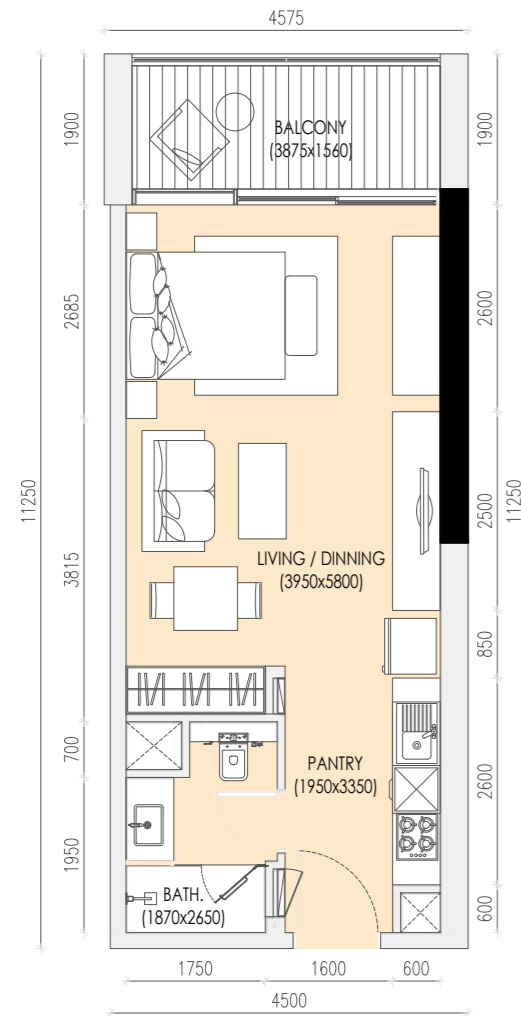
Basement parking

INTERIOR



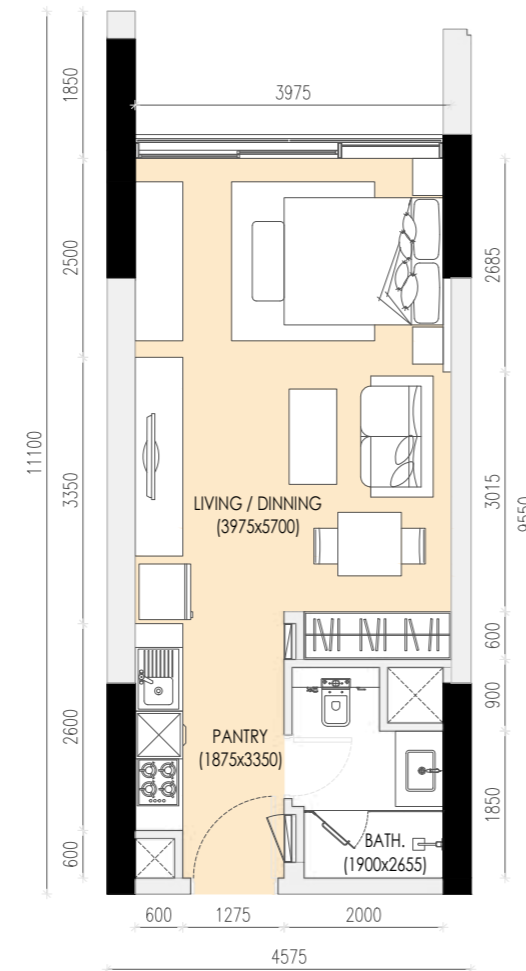
IMPERIAL RESIDENCE | DPC





STUDIO TYPE A

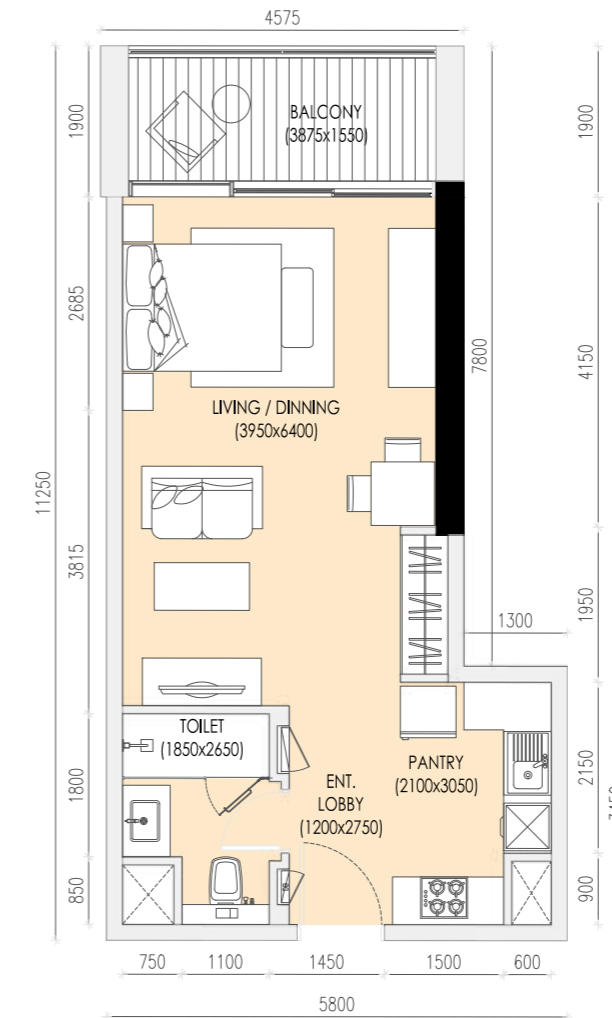
Area	39.25 sqM
Balcony	7.48 sqM
Total area	46.73 sqM



STUDIO TYPE B

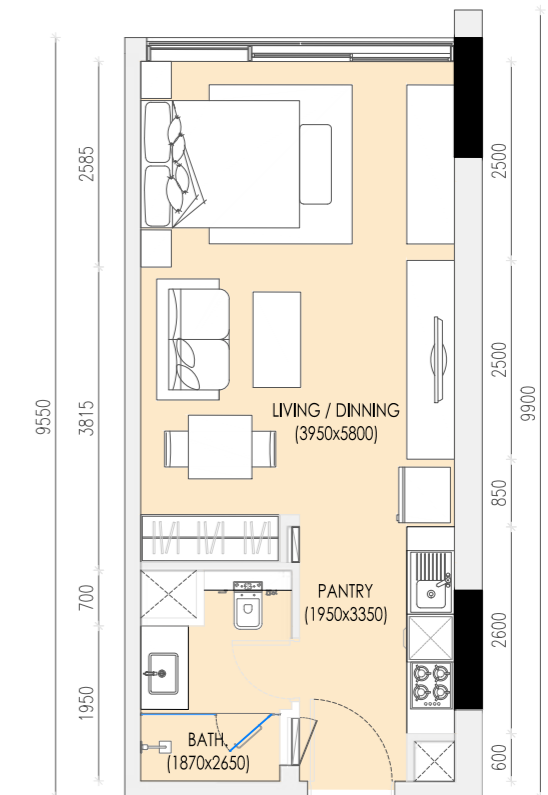
Area	39.56 sqM
Balcony	0.00 sqM
Total area	39.56 sqM





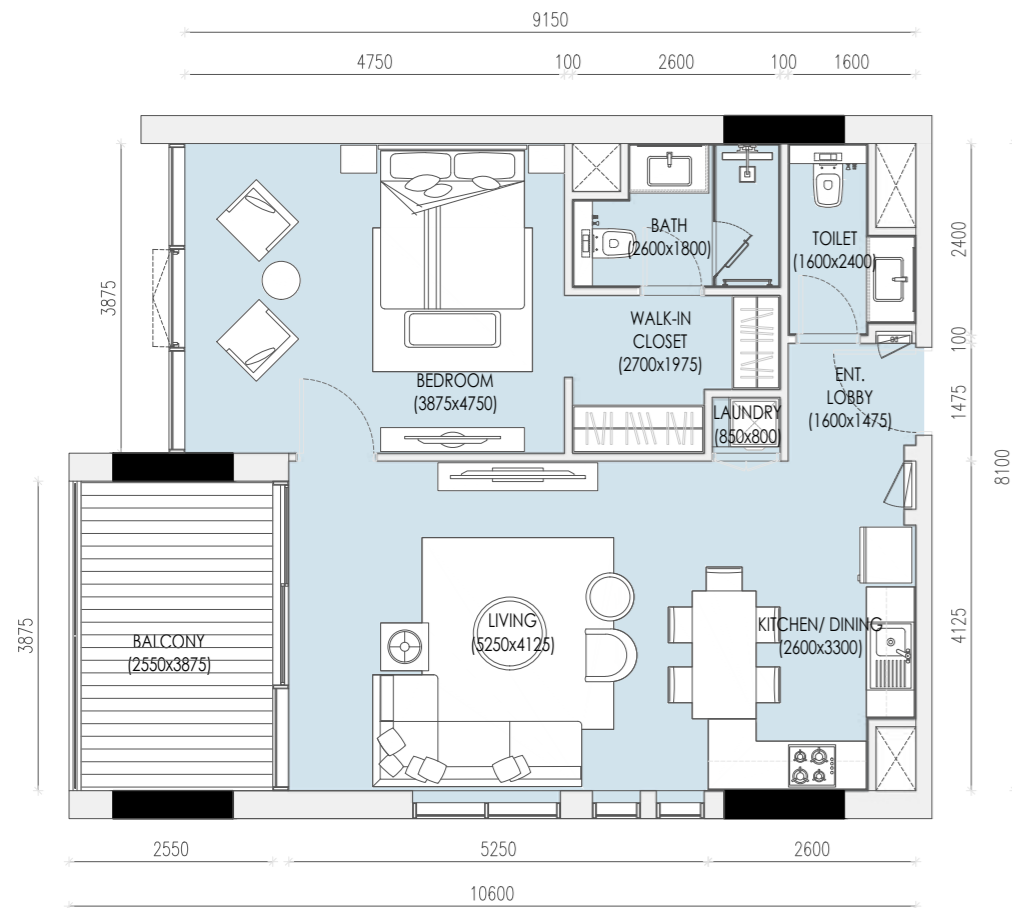
STUDIO TYPE C

Area	43.64 sqM
Balcony	7.48 sqM
Total area	51.12 sqM



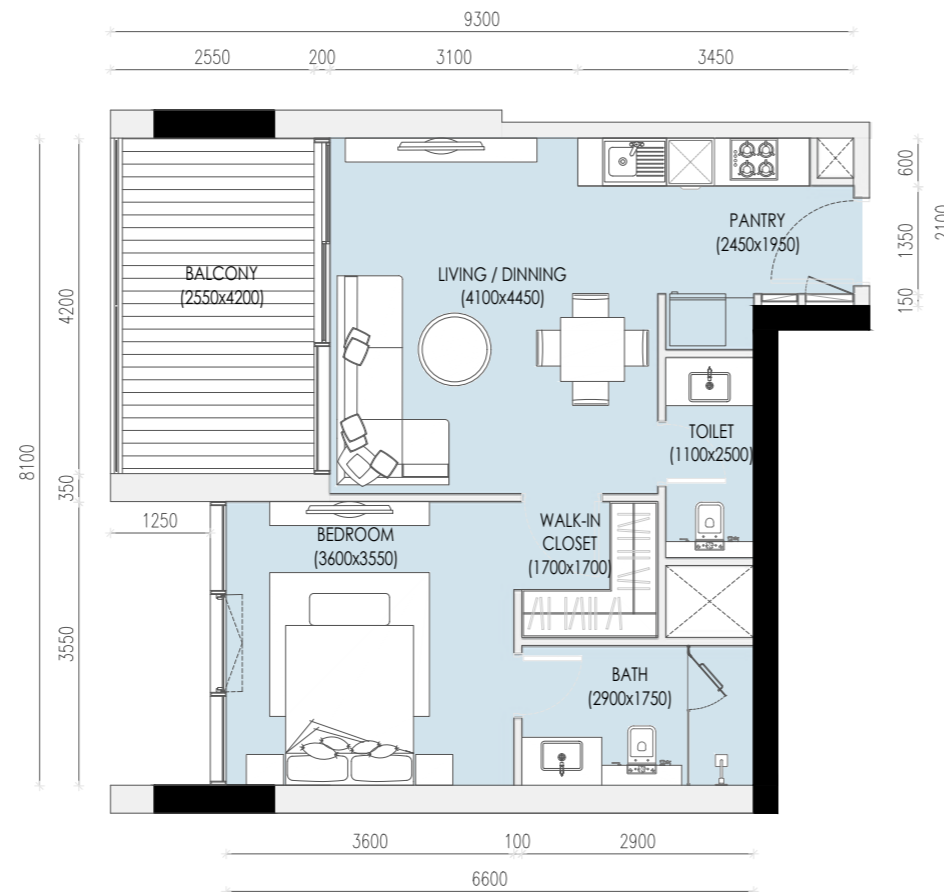
STUDIO TYPE D

Area	39.60 sqM
Balcony	0.00 sqM
Total area	39.60 sqM



1 BEDROOM TYPE A

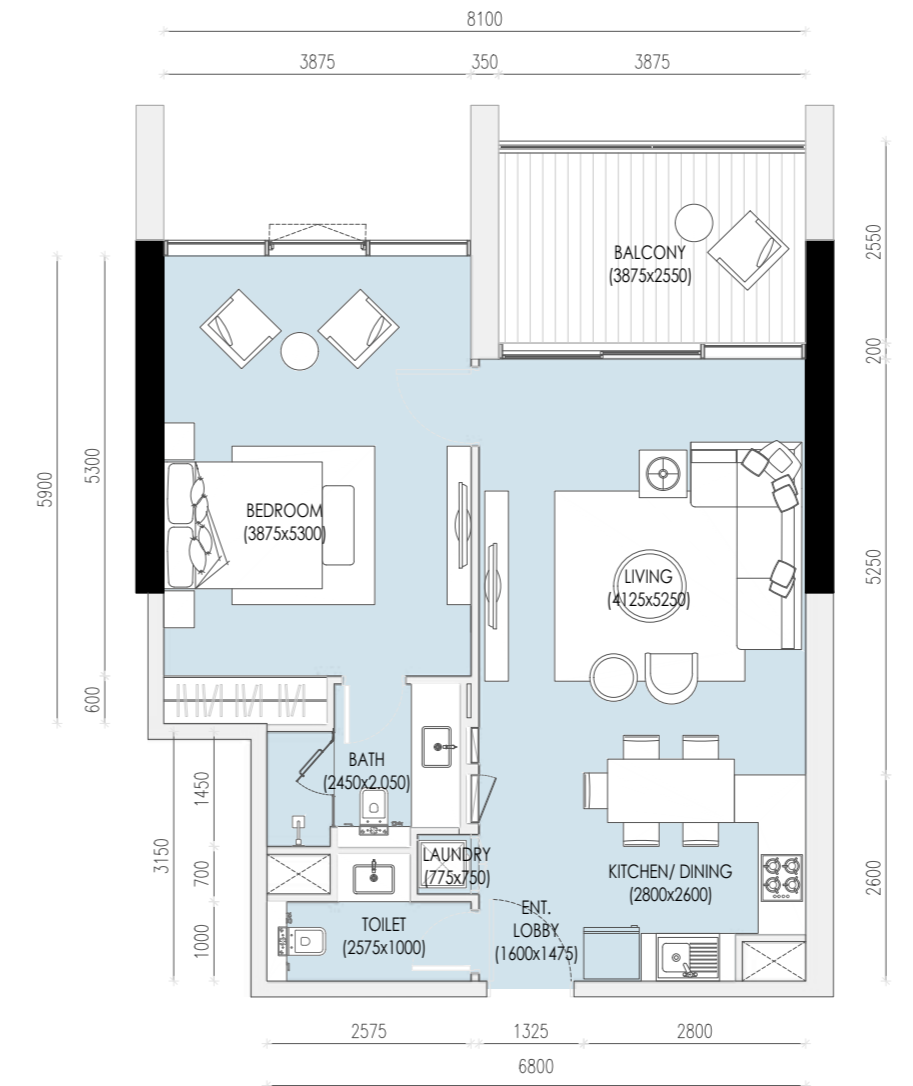
Area	75.17 sqM
Balcony	11.52 sqM
Total area	86.69 sqM



1 BEDROOM TYPE B

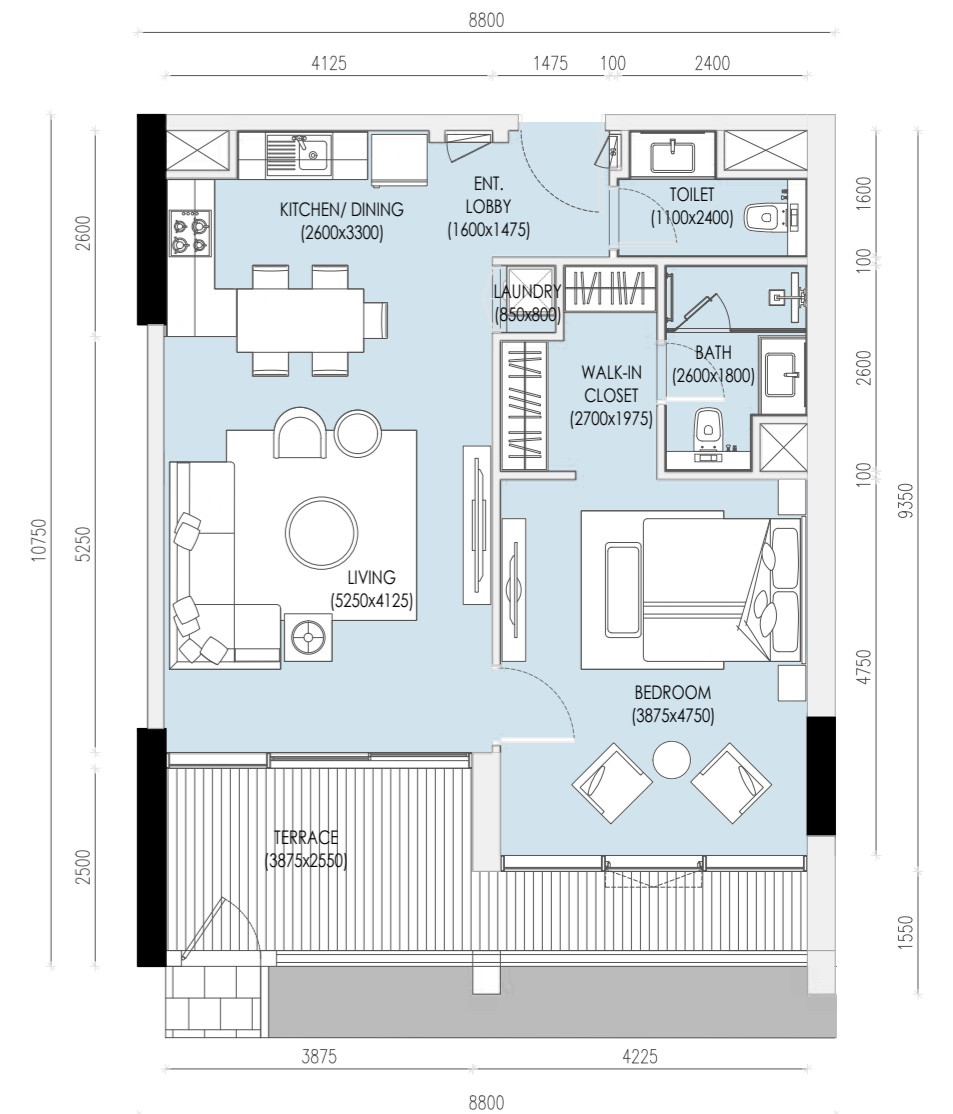
Area	54.66 sqM
Balcony	12.04 sqM
Total area	66.70 sqM





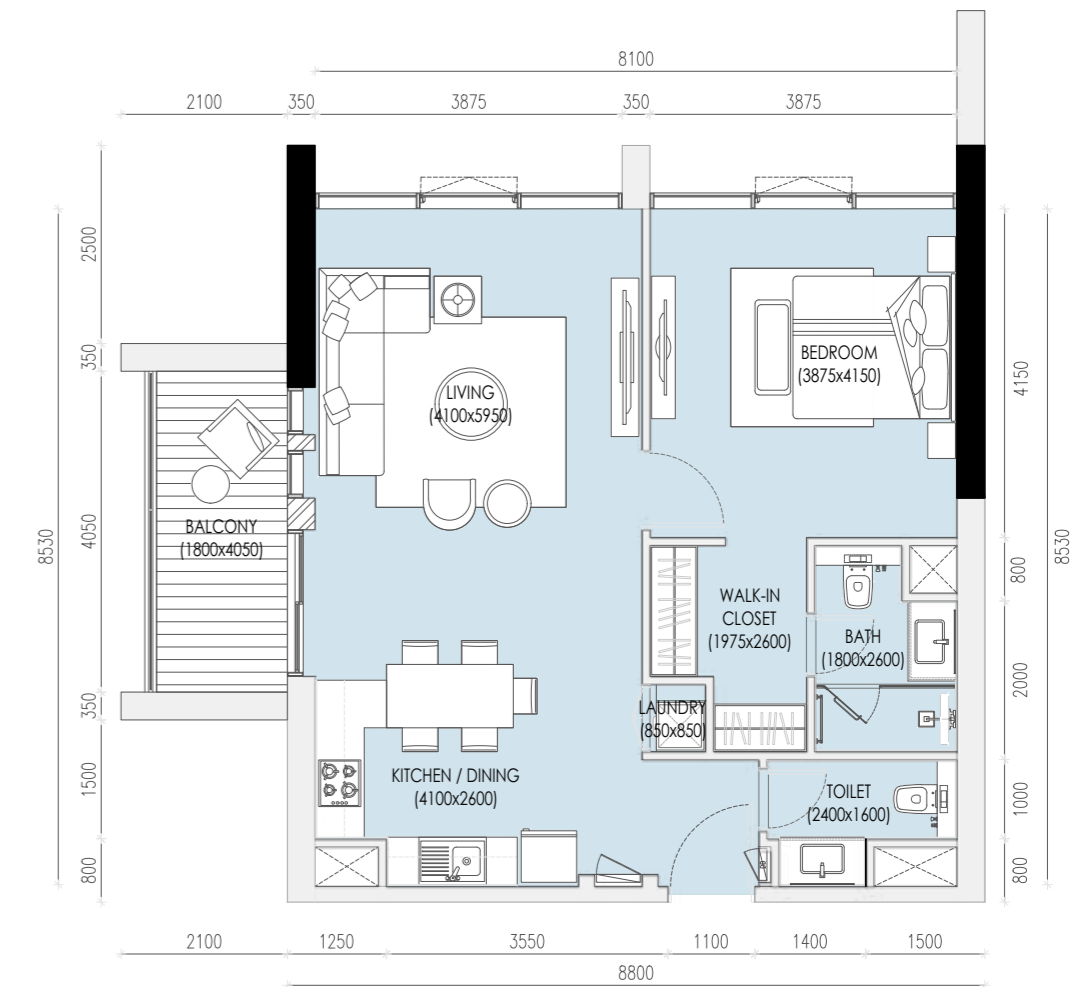
1 BEDROOM TYPE C

Area	69.41 sqM
Balcony	10.77 sqM
Total area	80.18 sqM



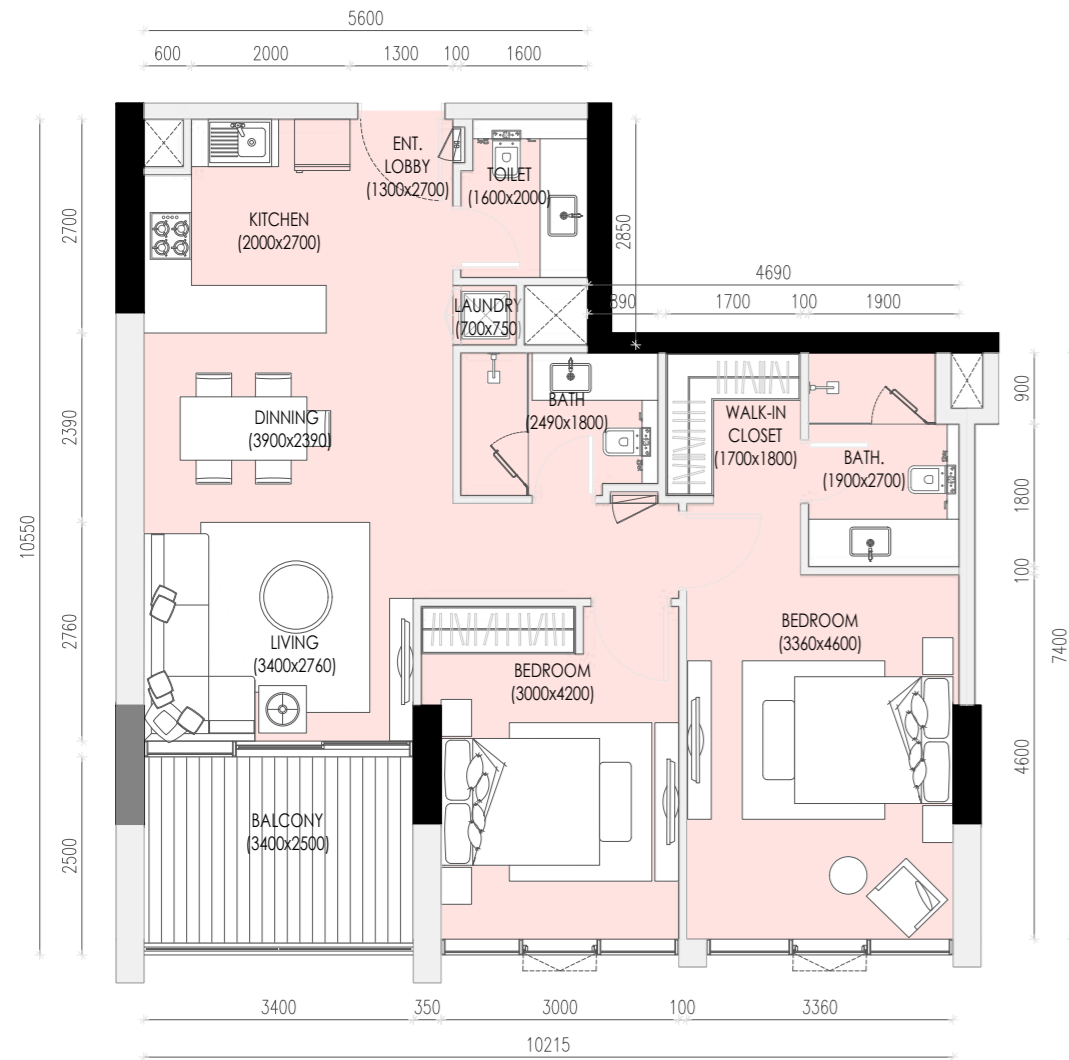
1 BEDROOM TYPE D

Area	75.17 sqM
Terrace	15.40 sqM
Total area	90.57 sqM



1 BEDROOM TYPE E

Area	75.57 sqM
Balcony	8.76 sqM
Total area	84.33 sqM



2 BEDROOM TYPE A

Area	89.23 sqM
Balcony	9.03 sqM
Total area	98.26 sqM



FLOOR PLANS



DESIGN INSPIRATION

We do not only design apartments for rent, **WE DESIGN LIVEABLE SPACES.**

SIZE - apartment sizes above the market average

LAYOUT - maximum use of space is our priority

POSITION - each unit's location has its own charm, offering owners and tenants a choice

FUNCTIONALITY - every square metre has its own function for maximum comfort, in both common area and individual apartments

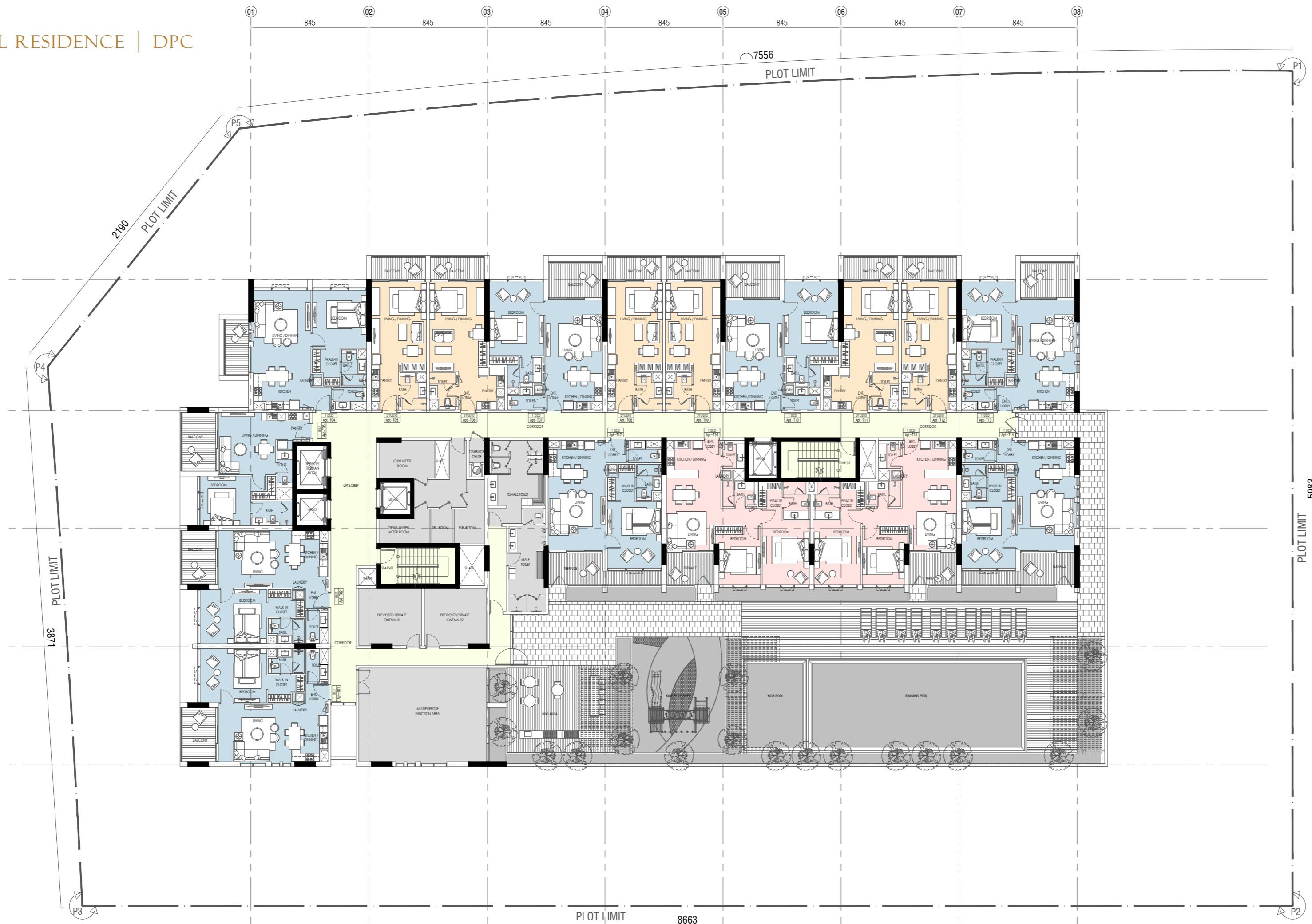
INTERIOR DESIGN - the planning provides space for the most efficient use of interior design

To add extra uniqueness to the development, each unit is fully furnished with exquisite contemporary furniture.

DESIGN. STYLE. EXPERIENCE. EXPERTISE.



FLOOR PLAN LEVEL 1

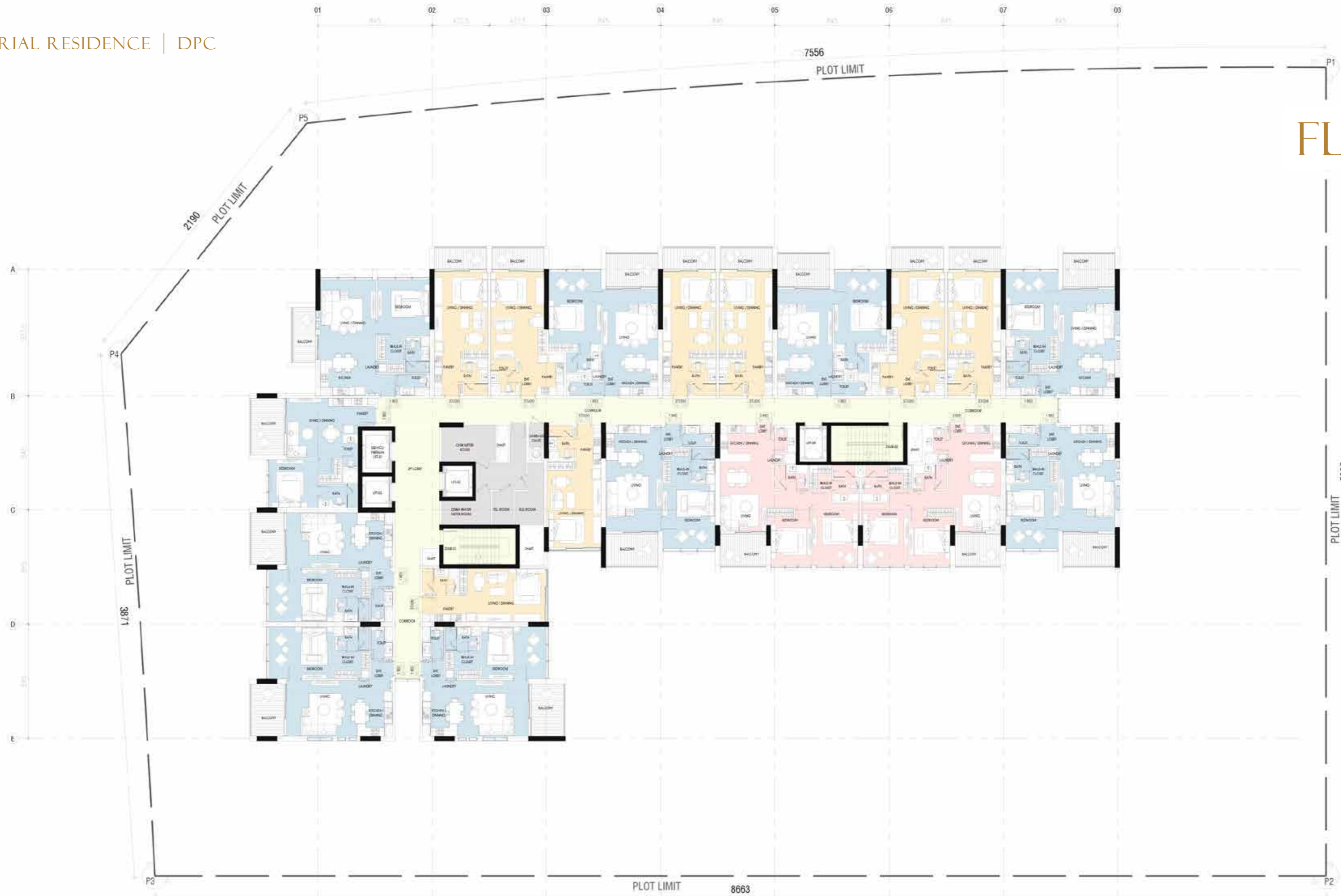


- Studio
- 1 Bedroom
- 2 Bedroom
- Circulation
- Services



FLOOR PLAN LEVEL 2-7

- Studio
- 1Bedroom
- 2Bedroom
- Circulation
- Services



MADE FOR
INVESTORS



IMPERIAL
RESIDENCE

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