



IMPERIAL
SUITES





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INTRODUCTION



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.



IMPERIAL SUITES 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 SUITES 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 SUITES Dubai Meydan 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 SUITES**.



LOCATION



MEYDAN / NAD AL SHEBA FIRST

Situated in the heart of the city, Meydan offers a unique blend of urban convenience and unparalleled luxury. With easy access to major landmarks like the iconic Burj Khalifa, Dubai Mall, and the upcoming Meydan One Mall, residents will enjoy a lifestyle of sophistication.

Meydan's reputation as a premium lifestyle destination makes it a sought-after location for both residents and investors. The area's high rental yields, strong capital appreciation, and the growing demand for luxury properties ensure a secure investment for discerning investors.

KEY FEATURES AND OFFERINGS

- **Strategic Location:** Situated in Nad Al Sheba within the larger Mohammed Bin Rashid City (MBR City) development, Meydan is strategically positioned with excellent connectivity to major highways like Al Khail Road and Al Ain Road. It is only a 10–15 minute drive from Downtown Dubai or Business Bay. Proximity of Dubai International Airport provides residents with both tranquility and urban convenience.



- **Luxury Living:** Meydan offers a blend of residential options, including high-end apartments, townhouses, and luxury villas in community of District One, Mohamed Bin Rashid City. The area is known for its modern architecture, lush green spaces, parks, and lagoons, offering a serene environment close to the city center.
- **World-Class Equestrian Events:** The centerpiece of the district is the iconic **Meydan Racecourse**, which hosts the annual **Dubai World Cup**, the world's richest horse race. The grandstand itself is an architectural marvel, featuring the world's longest grandstand structure and an integrated five-star hotel, The Meydan Hotel.
- **Leisure and Amenities:** Beyond the racecourse, residents and visitors can enjoy a range of amenities including **The Track**, **Meydan Golf**, cycling and jogging tracks, fine dining restaurants, and nightlife venues.
- **Future Developments:** The area is continuously expanding with ambitious projects, most notably the upcoming Meydan One Mall, which is set to feature a 1-kilometer-long indoor ski slope (the world's longest), a massive indoor fountain, and a large civic plaza. Meydan is an A+ investment destination and a sought-after address that combines sporting excellence, innovative urban design, and a high standard of living, making it a unique and dynamic part of Dubai's landscape.



1. **Dubai Marina**
25 km / 30 min



2. **Palm Jumeirah**
27 km / 30 min



3. **DIFC**
13 km / 15 min



4. **DXB Airport**
(Dubai International)
17 km / 15 min



5. **DWC Airport**
(Al Maktoum International)
57 km / 35 min

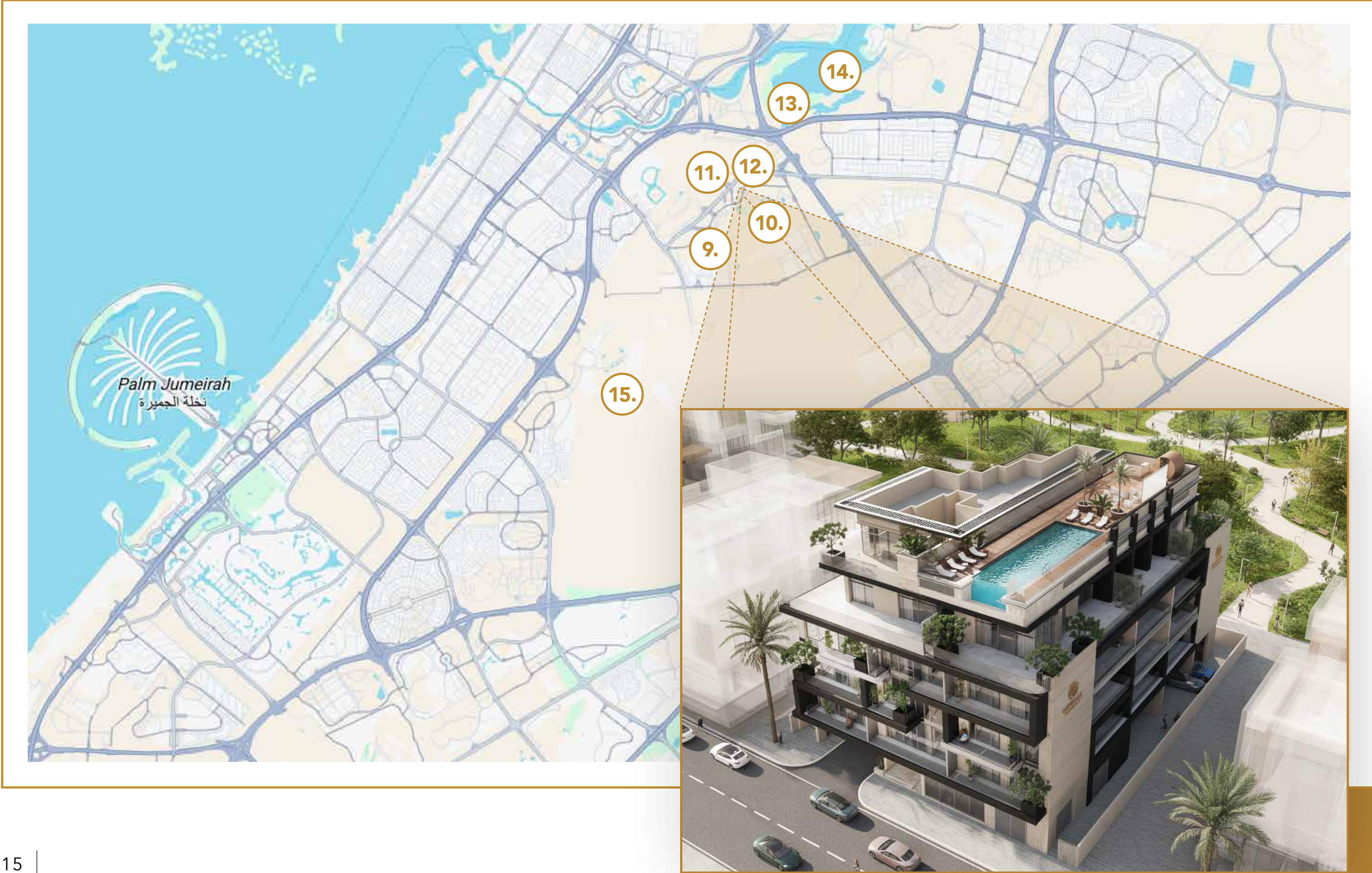


6. **Business Bay**
7 km / 10 min



7. **Kite Beach**
14 km / 20 min





9. **Meydan Racecourse / Hotel**
1 km / 1 min



10. **Meydan Golf Academy**
2 km / 5 min



11. **Dubai Mall**
10 km / 10 min



12. **Meydan One Mall**
(under construction)
1 km / 1 min



13. **Ras al Khor Wildlife Sanctuary**
7 km / 8 min



14. **Dubai Creek Harbour**
14 km / 15 min



15. **Dubai Hills Estate**
15 km / 15 min



ARCHITECTURE



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.

VISUALS





AMENITIES



AFFORDABLE LUXURY EVERYTHING YOU NEED

Lobby - Lounge - High ceiling Lobby with Retail

Multi-purpose Room

Temperature-controlled Infinity Pool with Sunbathing Area

Open Air, Park View Lounge

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



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.

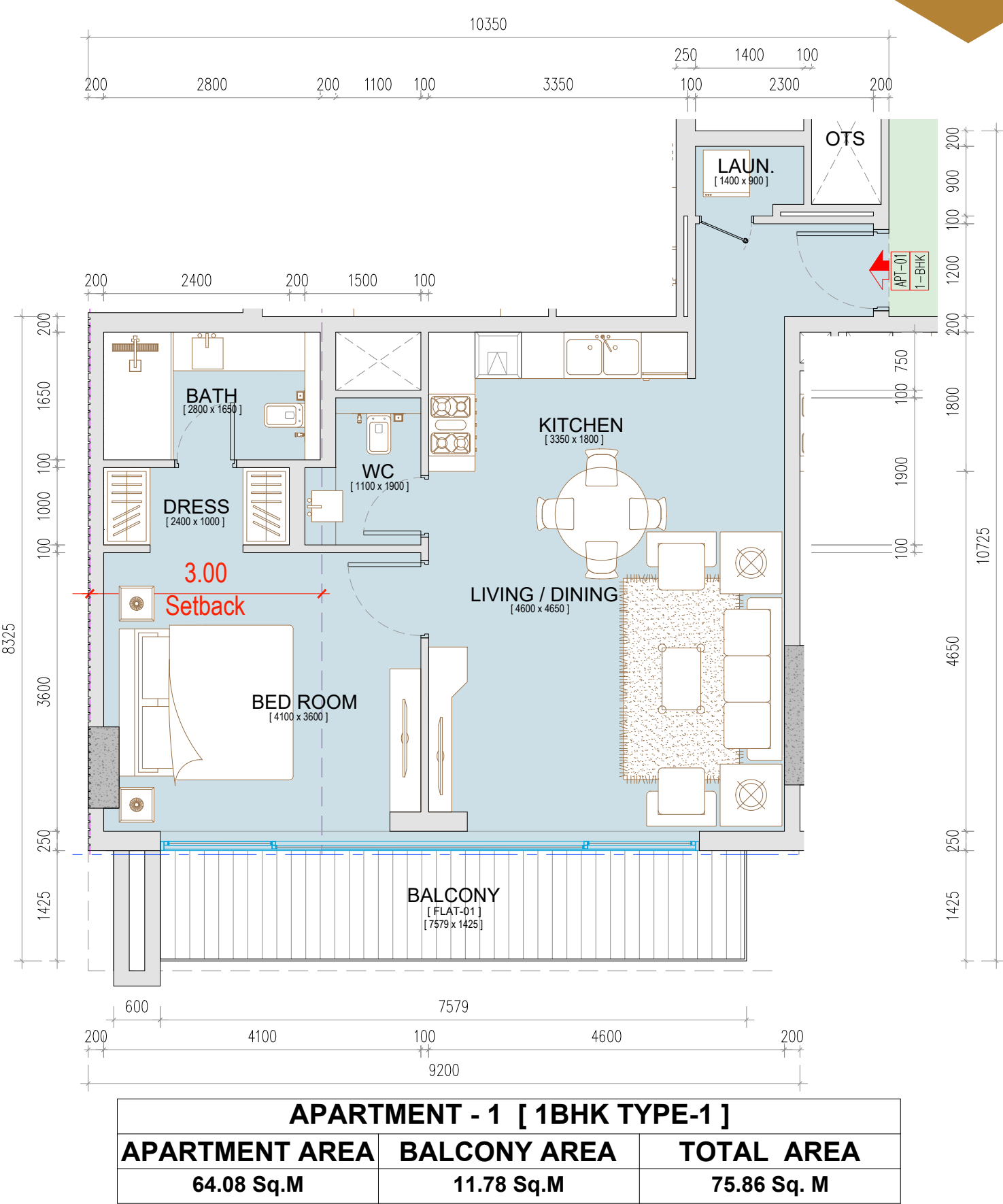
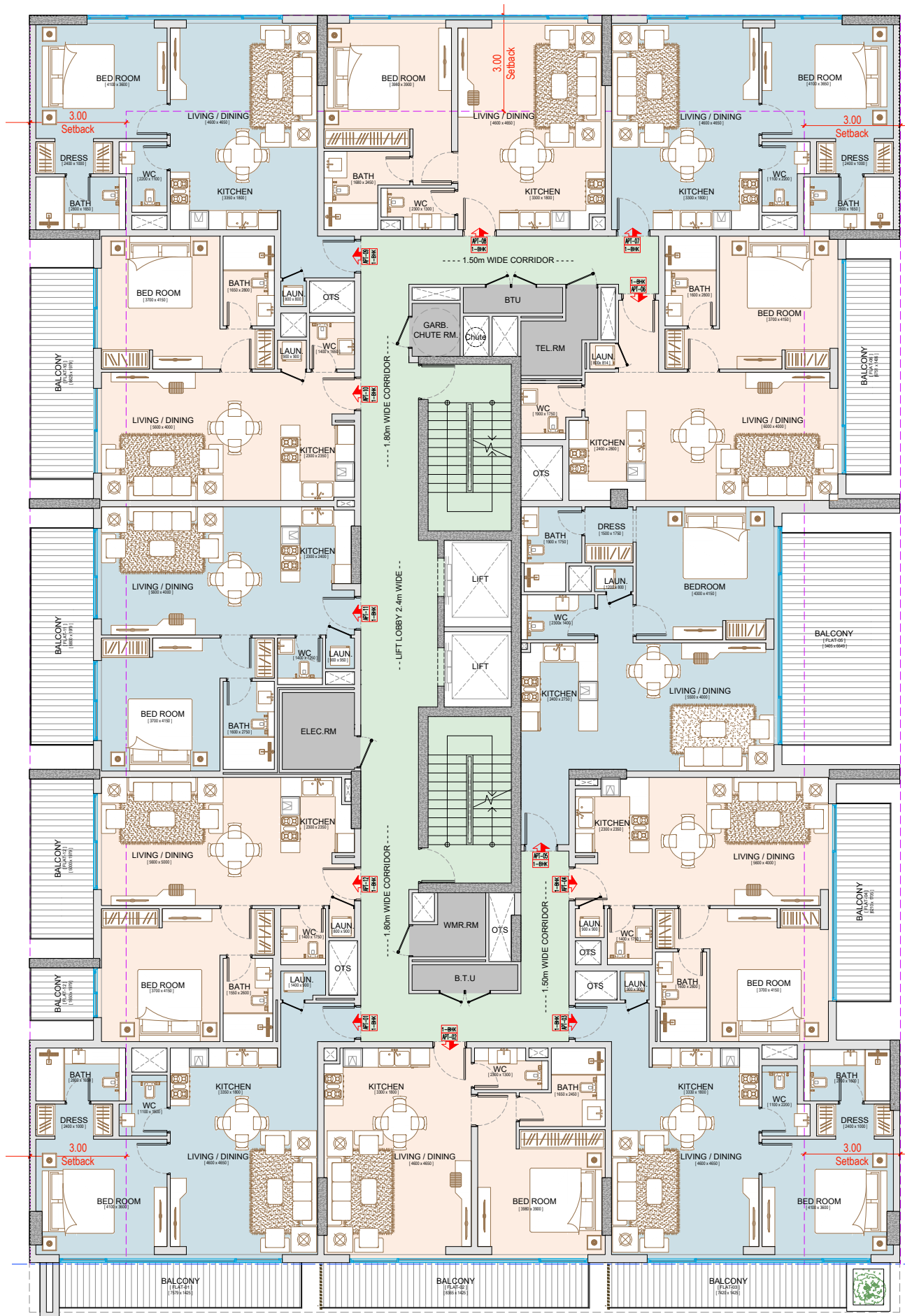
DESIGN. STYLE. EXPERIENCE. EXPERTISE.

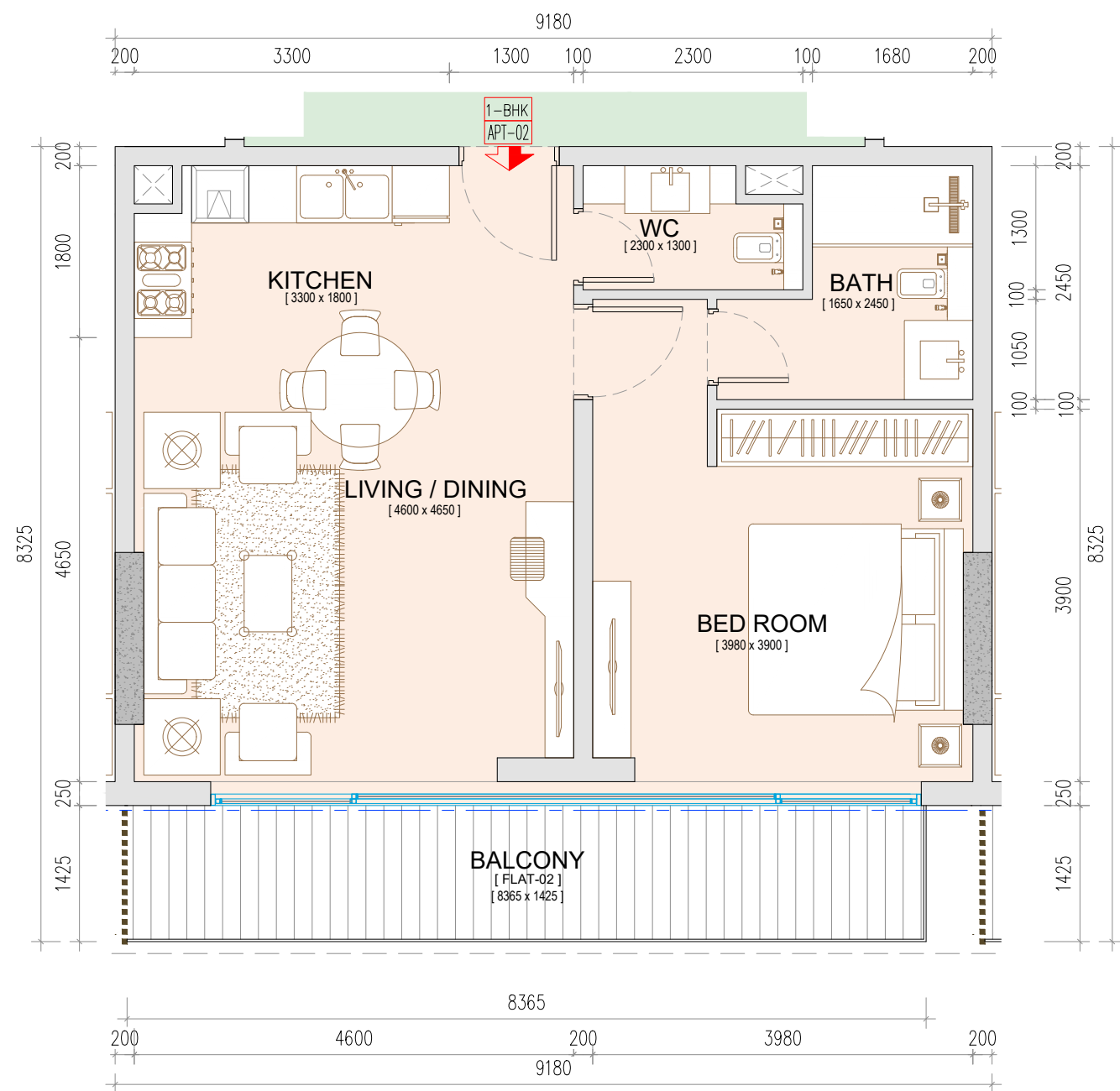
FLOOR PLANS



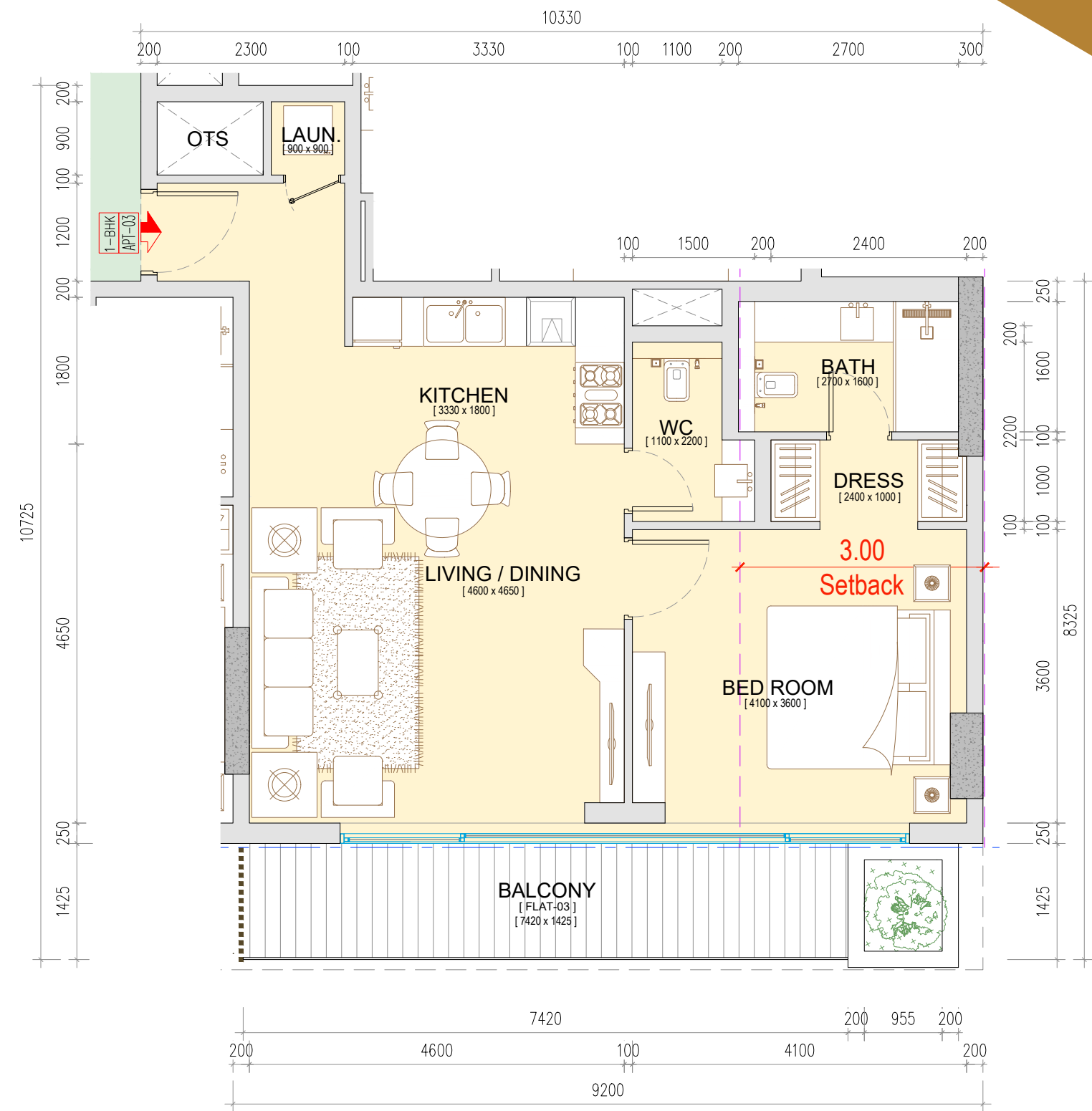


FLOOR PLANS
TYPICAL FLOOR PLAN &
APARTMENT LAYOUTS





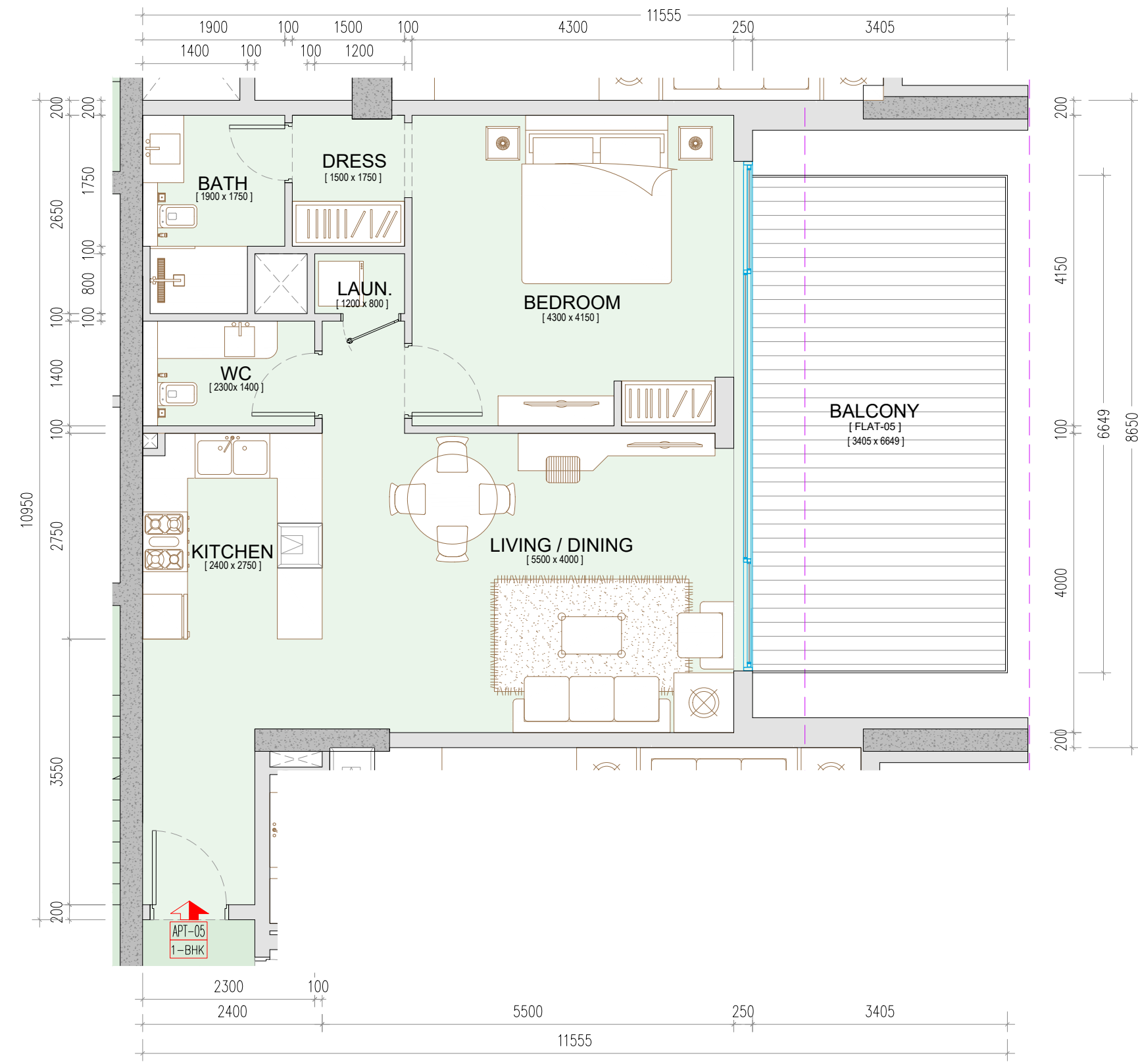
APARTMENT - 2 [1BHK TYPE-2]		
APARTMENT AREA	BALCONY AREA	TOTAL AREA
59.32 Sq.M	12.88 Sq.M	72.20 Sq. M



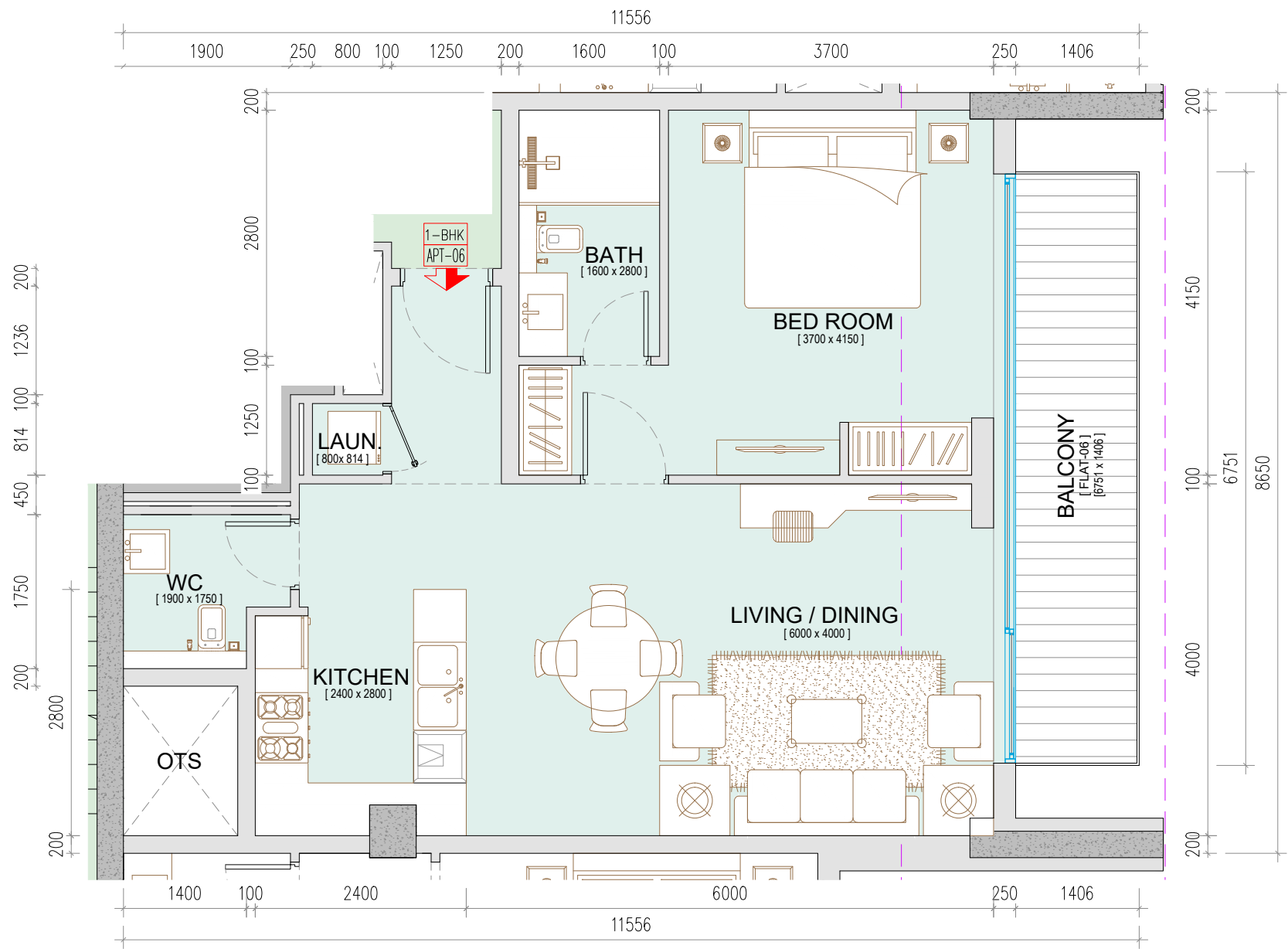
APARTMENT - 3 [1BHK TYPE-3]		
APARTMENT AREA	BALCONY AREA	TOTAL AREA
63.76 Sq.M	13.37 Sq.M	77.13 Sq. M



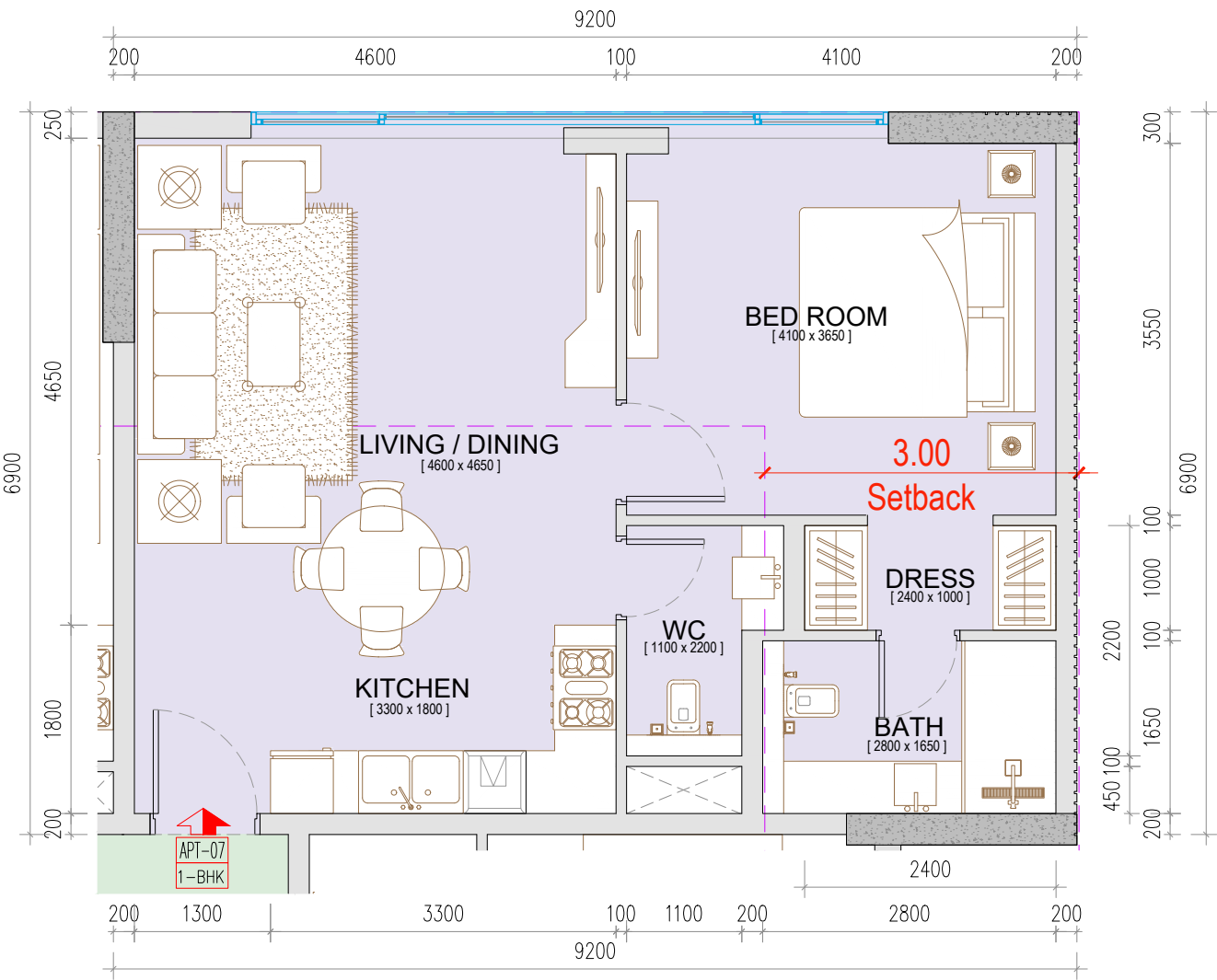
APARTMENT - 4 [1BHK TYPE-4]		
APARTMENT AREA	BALCONY AREA	TOTAL AREA
61.34 Sq.M	11.24 Sq.M	72.58 Sq. M



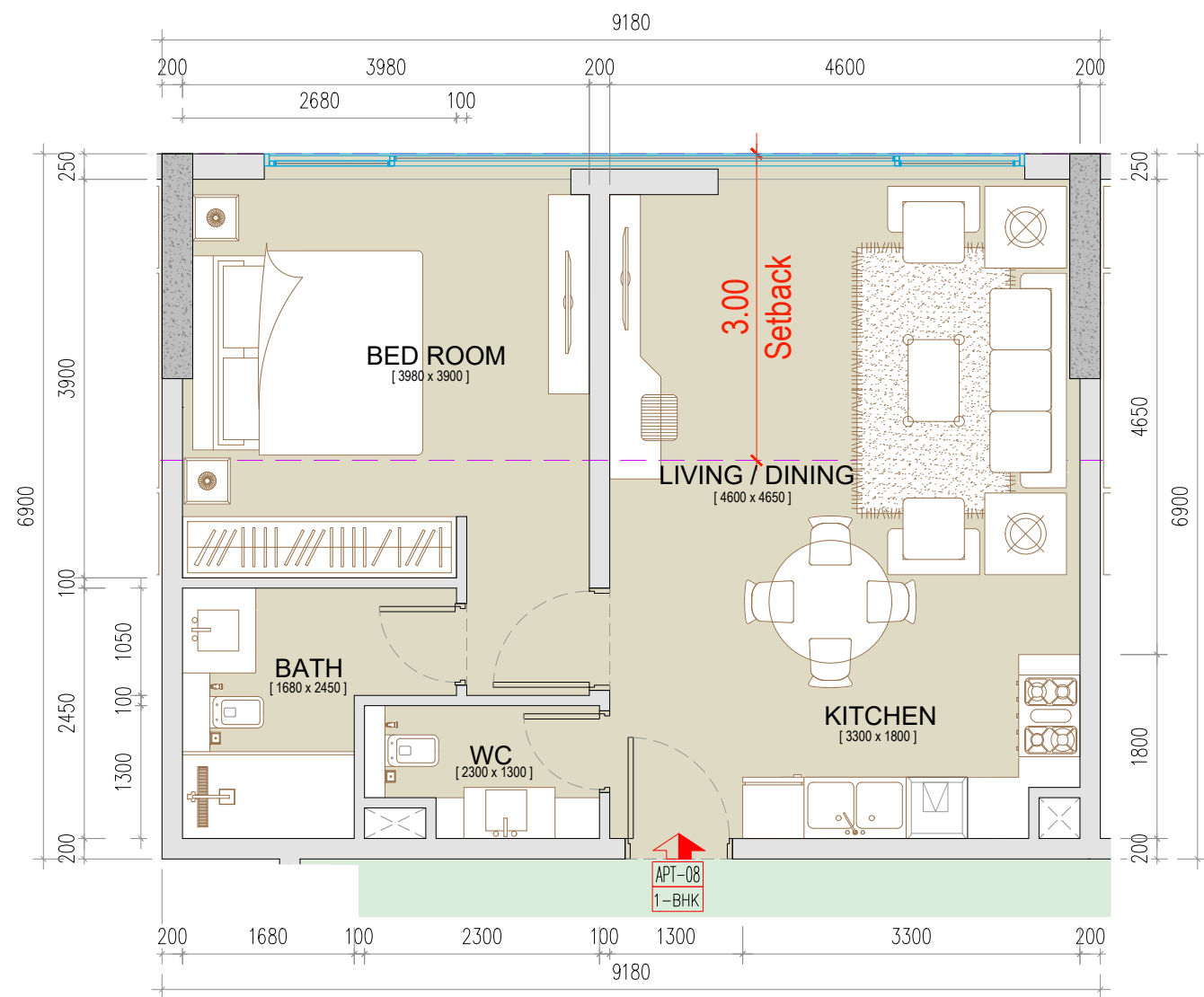
APARTMENT - 5 [1BHK TYPE-5]		
APARTMENT AREA	BALCONY AREA	TOTAL AREA
72.26 Sq.M	23.30 Sq.M	95.56 Sq. M



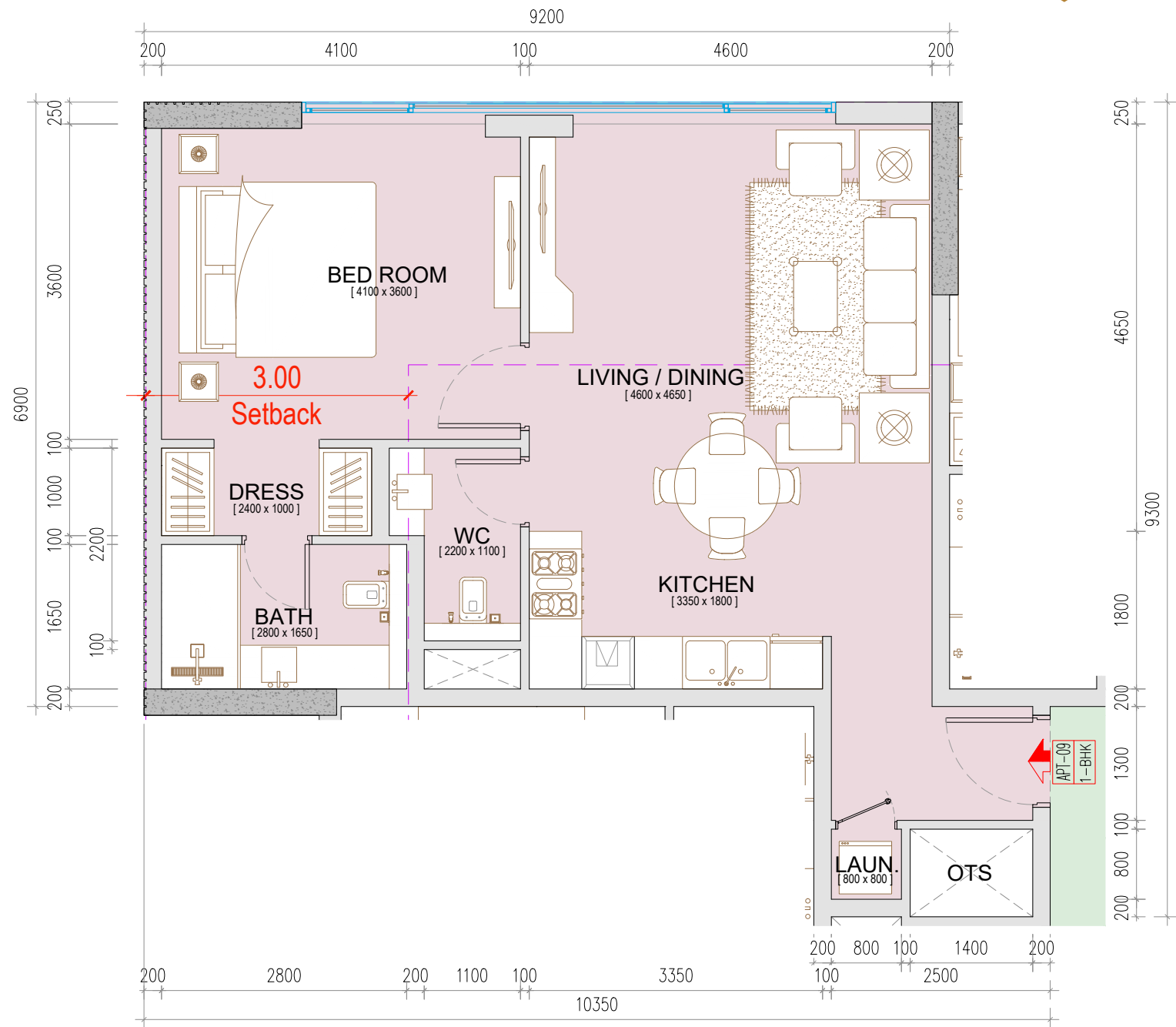
APARTMENT - 6 [1BHK TYPE-6]		
APARTMENT AREA	BALCONY AREA	TOTAL AREA
67.00 Sq.M	10.20 Sq.M	77.20 Sq. M



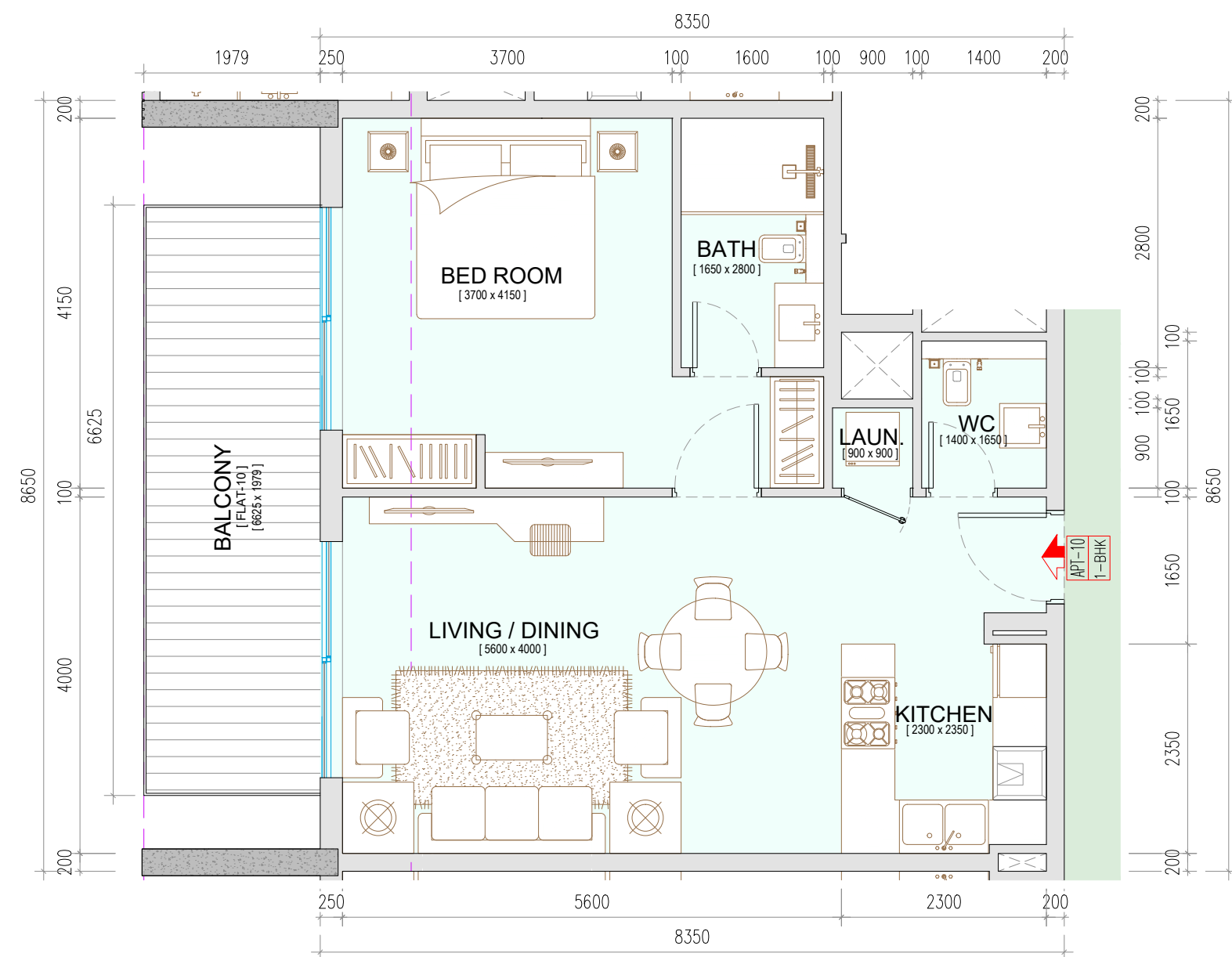
APARTMENT - 7 [1BHK TYPE-7]		
APARTMENT AREA	BALCONY AREA	TOTAL AREA
59.32 Sq.M	0.00 Sq.M	59.32 Sq. M



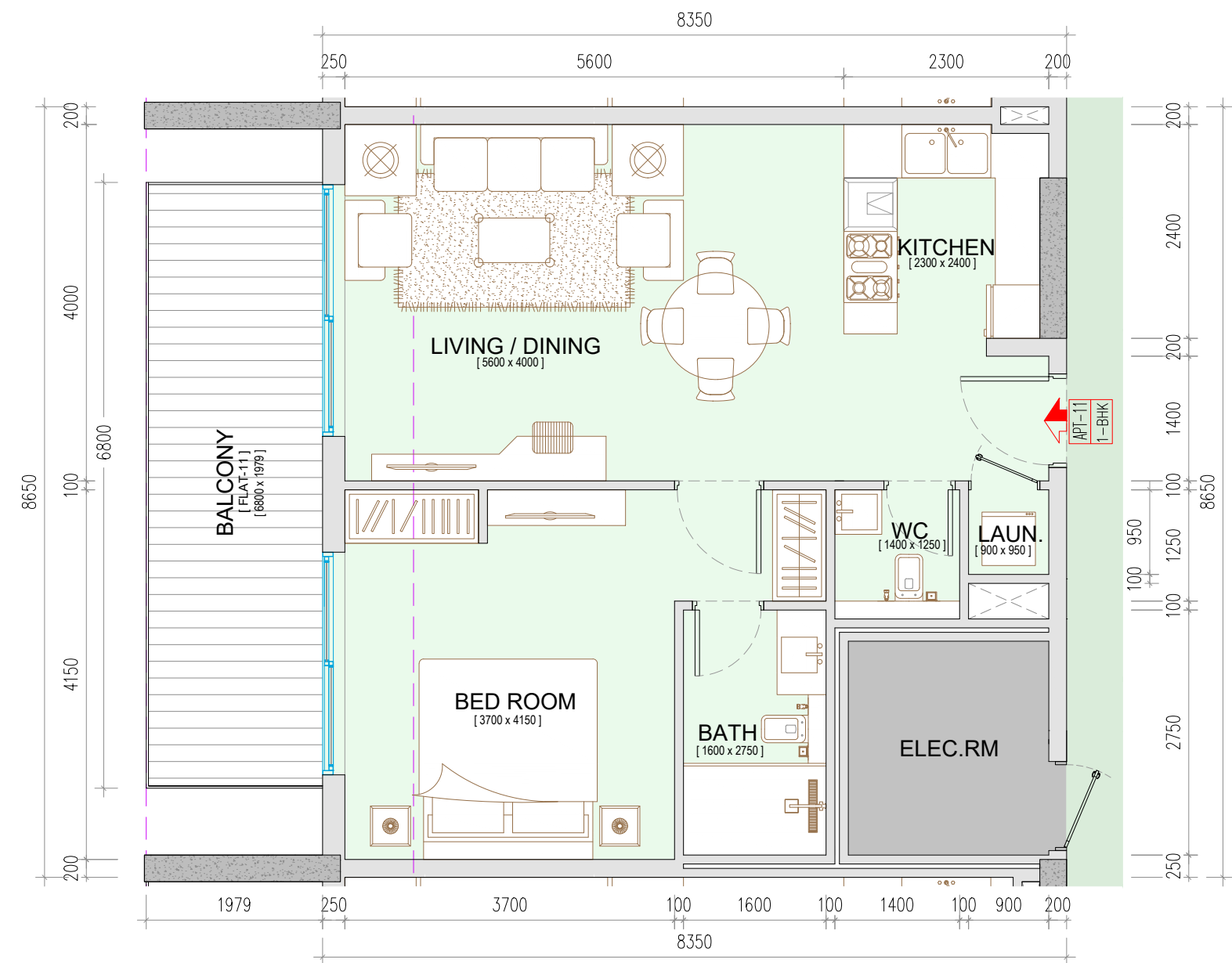
APARTMENT - 8 [1BHK TYPE-8]		
APARTMENT AREA	BALCONY AREA	TOTAL AREA
59.32 Sq.M	0.00 Sq.M	59.32 Sq. M



APARTMENT - 9 [1BHK TYPE-9]		
APARTMENT AREA	BALCONY AREA	TOTAL AREA
63.62 Sq.M	0.00 Sq.M	63.62 Sq. M

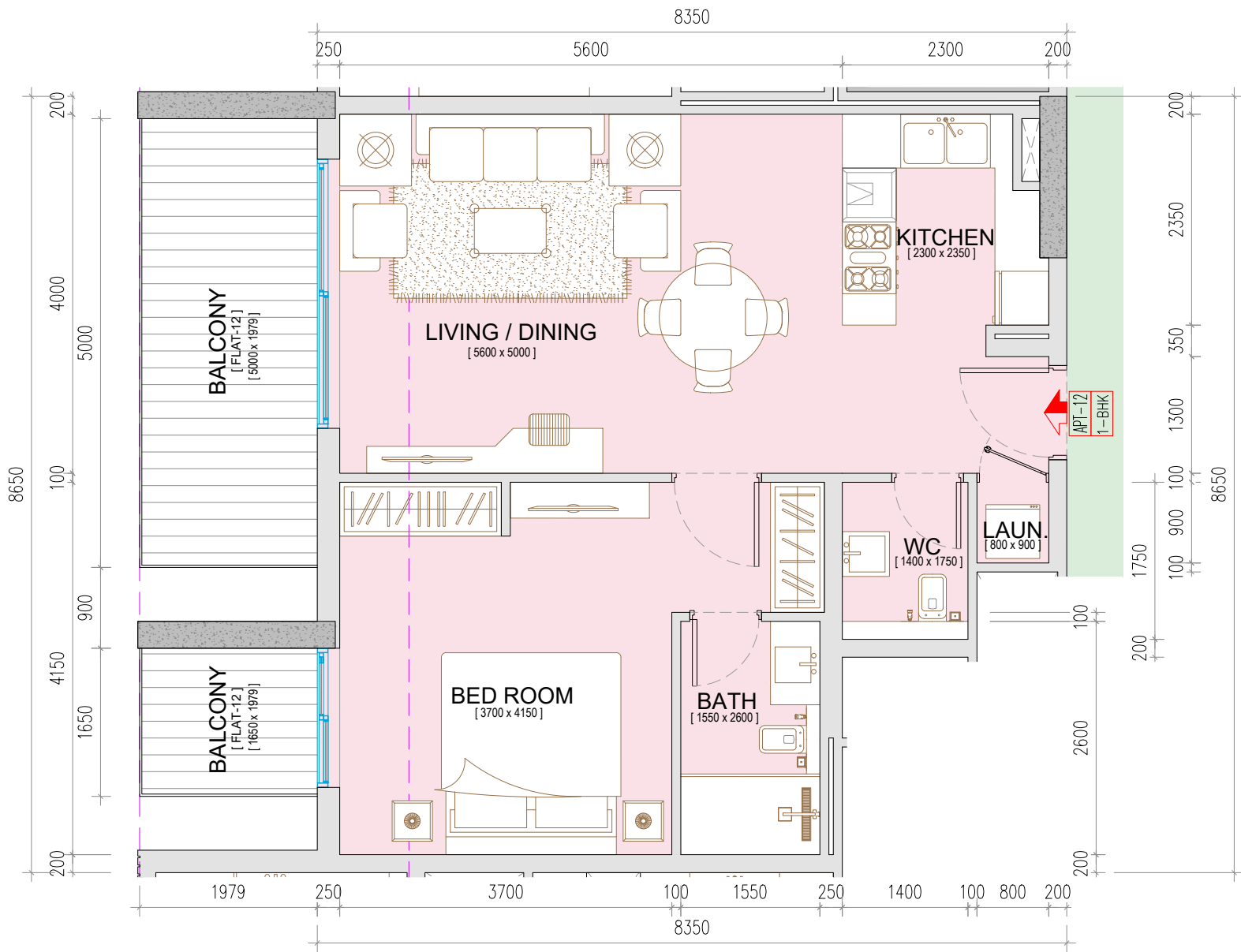


APARTMENT - 10 [1BHK TYPE-10]		
APARTMENT AREA	BALCONY AREA	TOTAL AREA
61.46 Sq.M	13.80 Sq.M	75.26 Sq. M



APARTMENT - 11 [1BHK TYPE-11]		
APARTMENT AREA	BALCONY AREA	TOTAL AREA
60.84 Sq.M	14.17 Sq.M	75.01 Sq. M

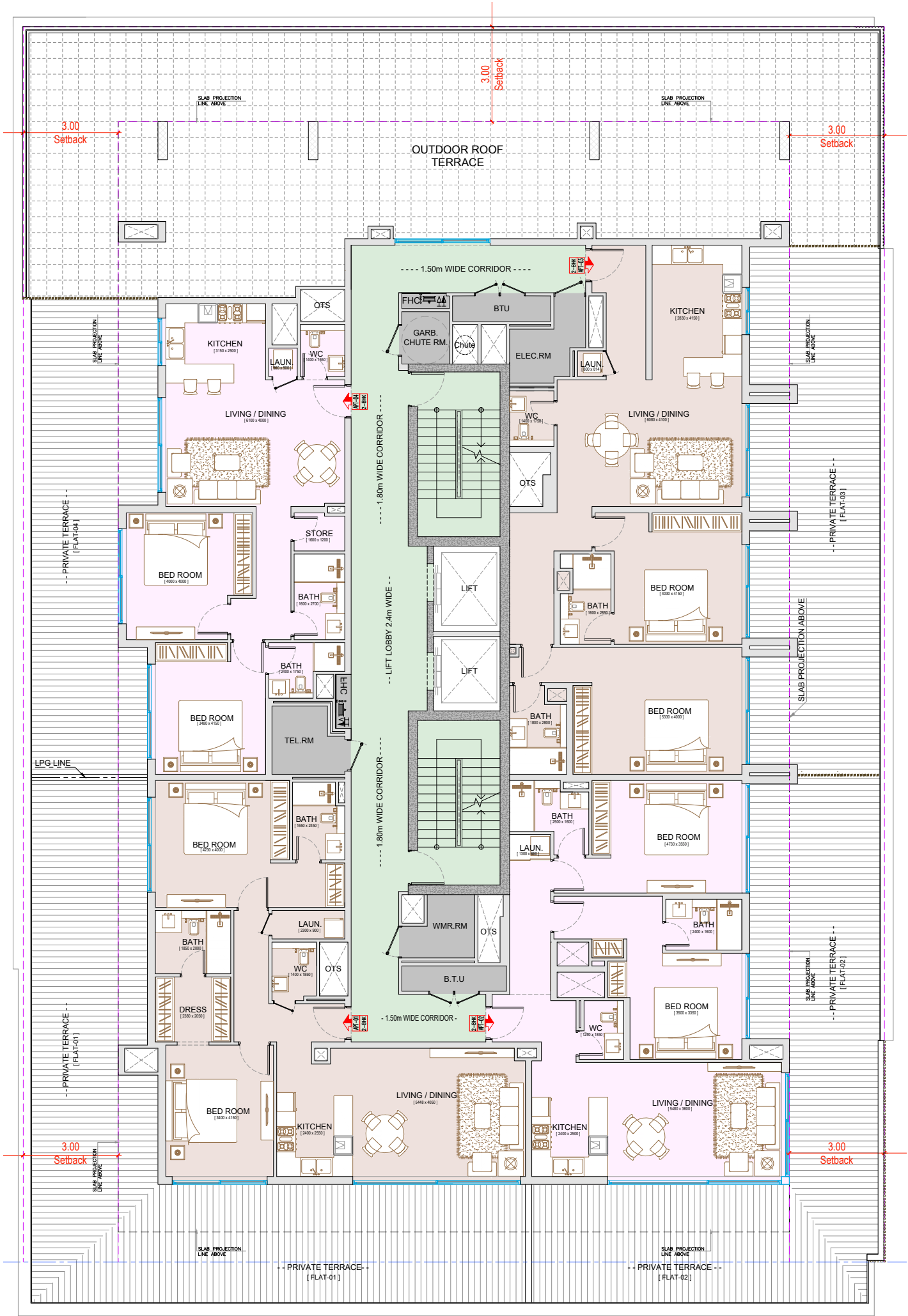
TYPICAL FLOOR PLAN &
APARTMENT LAYOUT



APARTMENT - 12 [1BHK TYPE-12]		
APARTMENT AREA	BALCONY AREA	TOTAL AREA
100.00 Sq.M	61.33 Sq.M	161.33 Sq. M



4TH FLOOR PLAN
4TH FLOOR PLAN LAYOUT

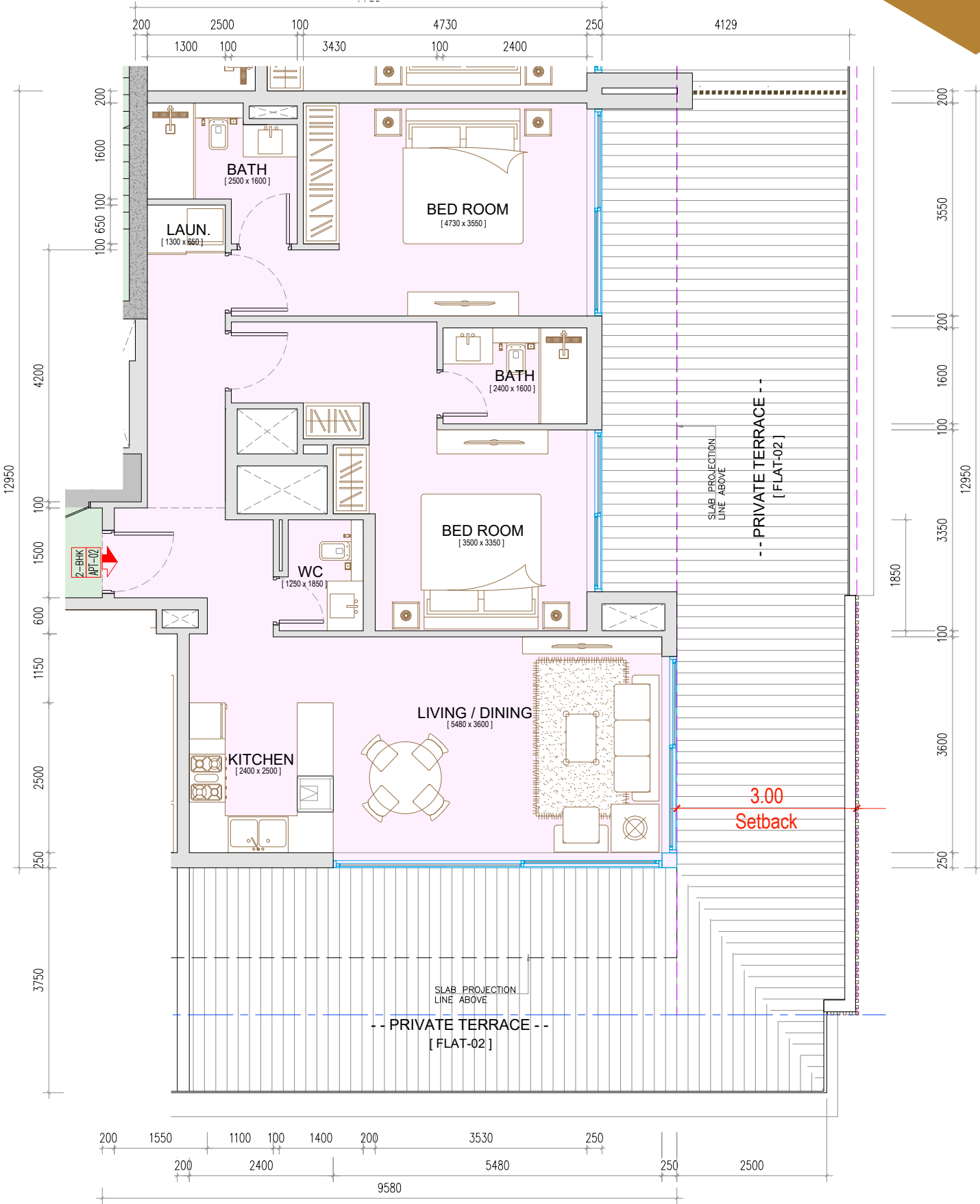




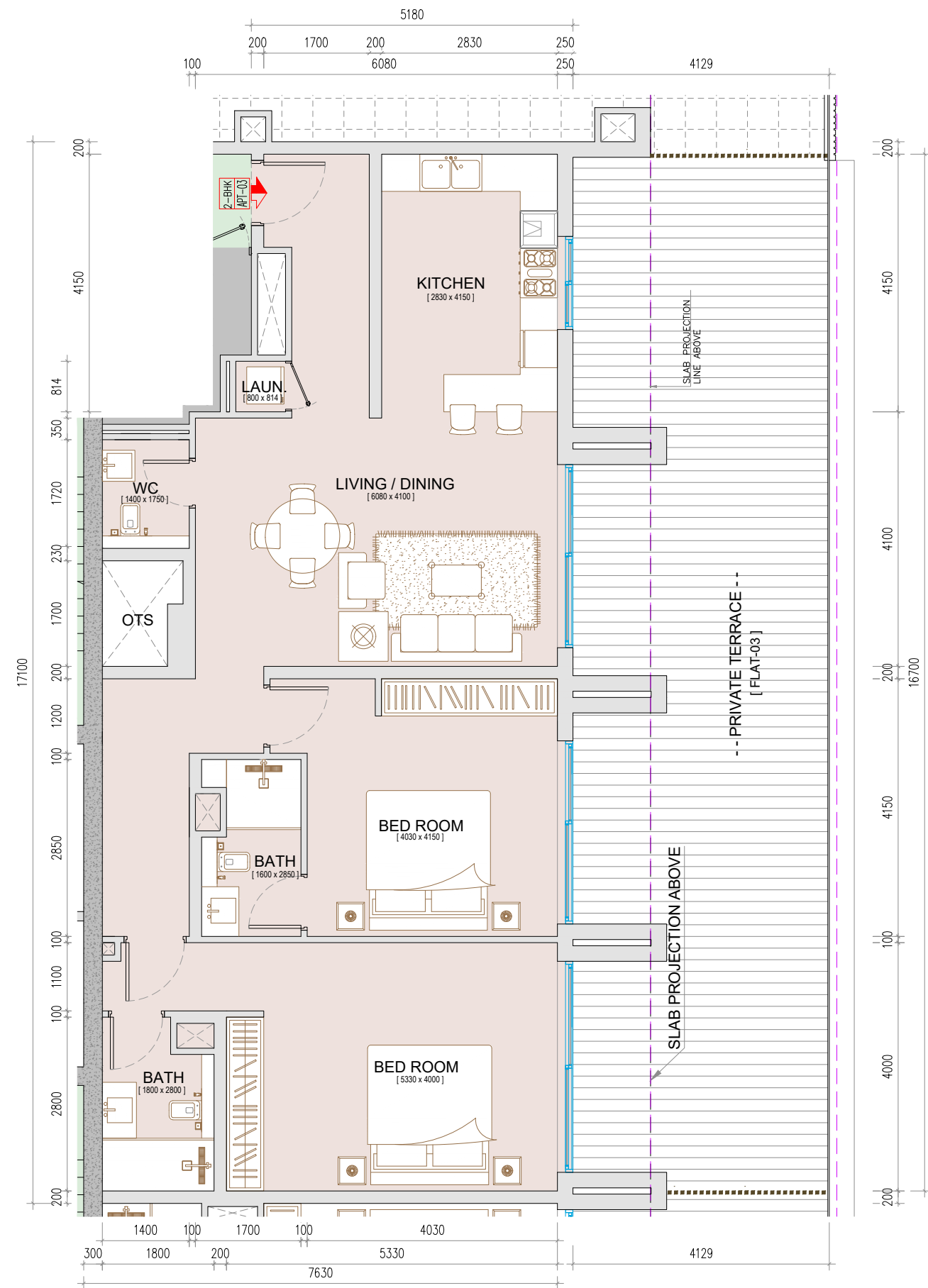
4TH FLOOR
APARTMENT LAYOUTS



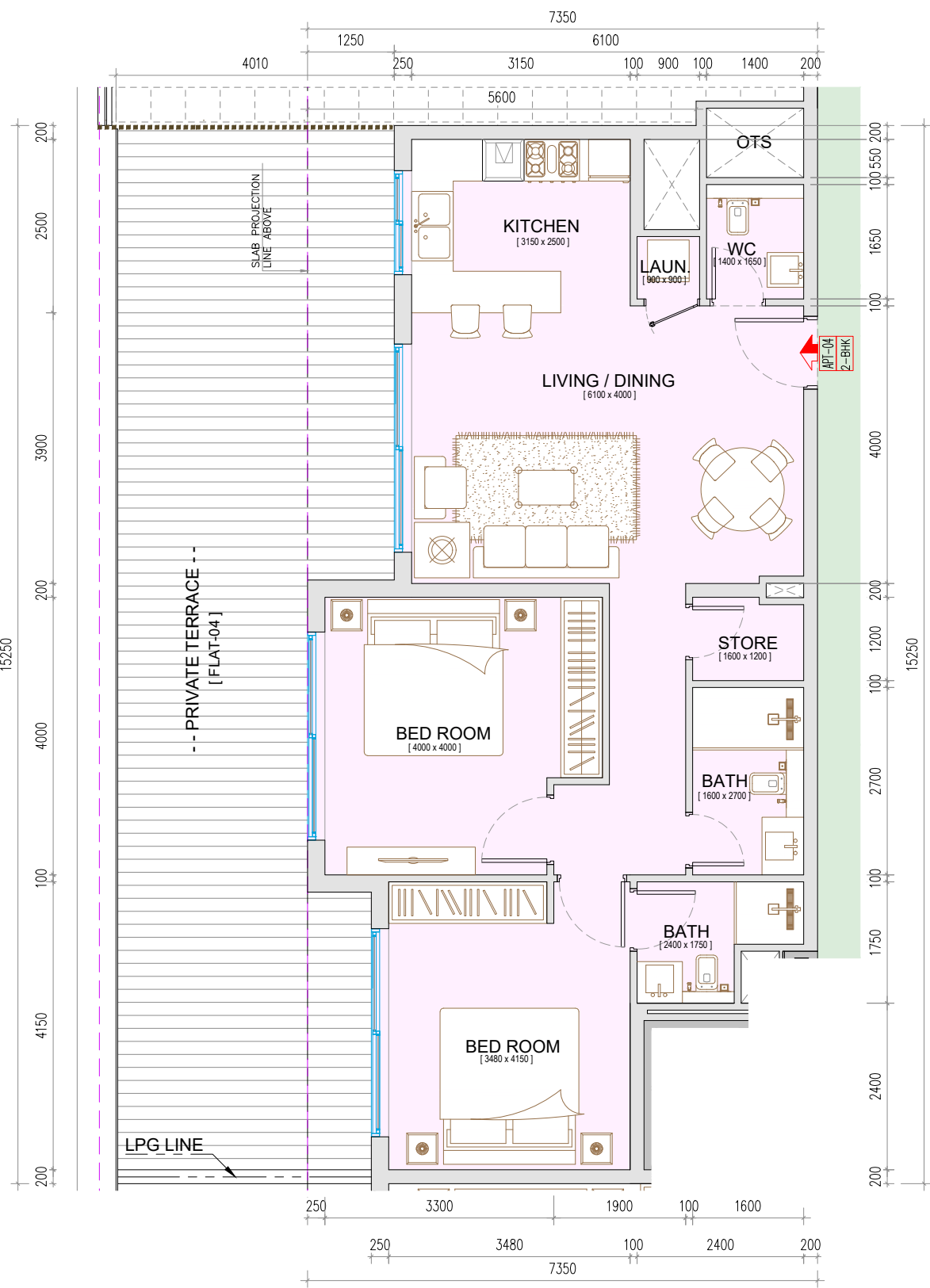
APARTMENT - 1 [2BHK TYPE-1]		
APARTMENT AREA	TERRACE AREA	TOTAL AREA
99.08 Sq.M	109.28 Sq.M	208.36 Sq. M



APARTMENT - 2 [2BHK TYPE-2]		
APARTMENT AREA	TERRACE AREA	TOTAL AREA
95.45 Sq.M	91.12 Sq.M	186.57 Sq. M



APARTMENT - 3 [2BHK TYPE-3]		
APARTMENT AREA	TERRACE AREA	TOTAL AREA
113.17 Sq.M	69.12 Sq.M	182.29 Sq. M



APARTMENT - 4 [2BHK TYPE-4]		
APARTMENT AREA	TERRACE AREA	TOTAL AREA
85.43 Sq.M	55.65 Sq.M	141.08 Sq. M

MADE
FOR
INVESTORS



Office 607, Warsan Towers, Al Thaniyah, Dubai, UAE

P.O.Box 440930, Dubai, United Arab Emirates

T. +971 50 435 7060 | info@imperial55.ae



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