THE ART OF

SOBHA

REALTY

DETAIL

SOBHA
REALTY

The Man Behind The Vision

"I AM NEVER COMPLETELY SATISFIED.
I FEEL THAT THERE IS SO MUCH MORE TO PROGRESS TOWARDS QUALITY."



SOBHA
REALTY

Excellence

What Sets Us Apart



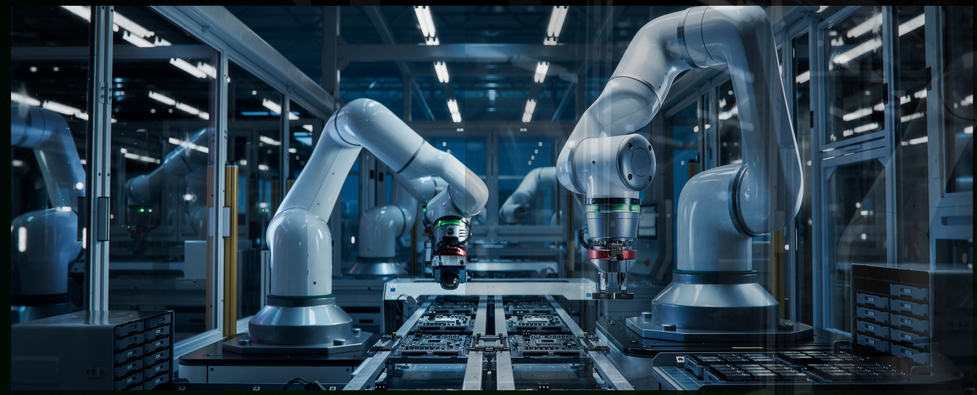
FROM LAND AND DESIGN TO CONSTRUCTION, INTERIORS, LANDSCAPING,
AND LONG-TERM CARE, EVERY STEP IS MANAGED IN-HOUSE UNDER ONE STANDARD:

Excellence

SOBHA
REALTY

Sobha-Style

What Sets Us Apart



THIS IS BACKWARD INTEGRATION

Sobha-Style

SOBHA REALTY

Harvard

What Sets Us Apart



A MODEL RECOGNIZED BY

Harvard Business School

AND ONE THAT ALLOWS US TO SHAPE QUALITY FROM THE FIRST SKETCH
TO DECADES AFTER HANDOVER.

SOBHA
REALTY

Precision by Design

AT SOBHA, WE DO NOT JUST BUILD HOMES.
WE BUILD EVERYTHING AROUND THEM.

SOBHA
REALTY

Precision by Design

END-TO-END CONTROL

ONE QUALITY BENCHMARK

DETAILS DELIVERED AS DESIGNED

ACCOUNTABILITY THAT LASTS

SOBHA
REALTY

Shaping the Future of Living

THROUGH ENVIRONMENTS THAT PLACE
WELLBEING, NATURE, AND HUMAN EXPERIENCE AT THEIR CENTRE

SOBHA
REALTY

Dubai
moves fast

TIME KEEPS PULLING FORWARD
AND SOMEWHERE INSIDE THAT PACE, LIFE STARTS TO FEEL FRAGMENTED.



SOBHA
REALTY

Today the Rarest Luxury isn't pace

IT'S BALANCE. NOT SILENCE. NOT ESCAPE.
A LIFE THAT FEELS COMPLETE, WHILE STILL IN THE CITY.



SOBHA
REALTY

So we have designed
A Different Rhythm

ONE WHERE NATURE LEADS THE PLAN. WHERE SPACE IS PROTECTED.
WHERE MOVEMENT BECOMES SOFTER. WHERE THE DAY FEELS LIGHTER



SOBHA
REALTY

A 37.5 million sq. ft. green haven

WITH ~ 50% OF THE MASTERPLAN RESERVED FOR GREEN AND OPEN SPACES


SOBHA
REALTY
A place where
Life Comes Together
A PLACE WITH EVERYTHING LIVING IN ONE FLOW.
WATER. WELLNESS. NATURE & COMMUNITY.


SOBHA
REALTY
One
Complete
Environment


SOBHA
REALTY
50
Designed
This life is
Designed within

SOBHA
REALTY

50

And this place has a name. A condition. A feeling.

A way of living.



SOBHA
REALTY

PRESENTING

Our Biggest Master Plan


SOBHA
REALTY
SOBHA
SANCTUARY

SOBHA
REALTY

SOBHA
SANCTUARY

SOBHA
REALTY



Breathe in,

A life within

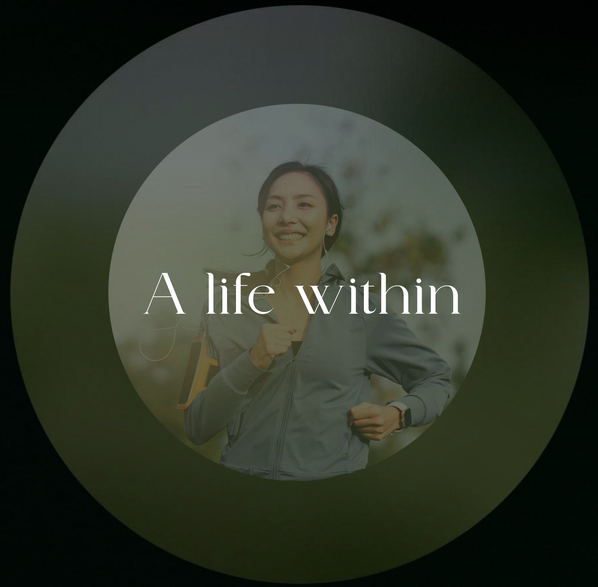


Mental Wellness

MENTAL WELLNESS AT
SOBHA SANCTUARY
IS DESIGNED AS A DAILY RESET,
NOT AN OCCASIONAL ESCAPE.



SOBHA
REALTY



Physical Wellness

PHYSICAL WELLNESS IN SOBHA SANCTUARY IS NOT LIMITED TO GYMS OR FITNESS SESSIONS. IT IS BUILT INTO THE WAY THE COMMUNITY MOVES.





SOBHA
REALTY

Innovation

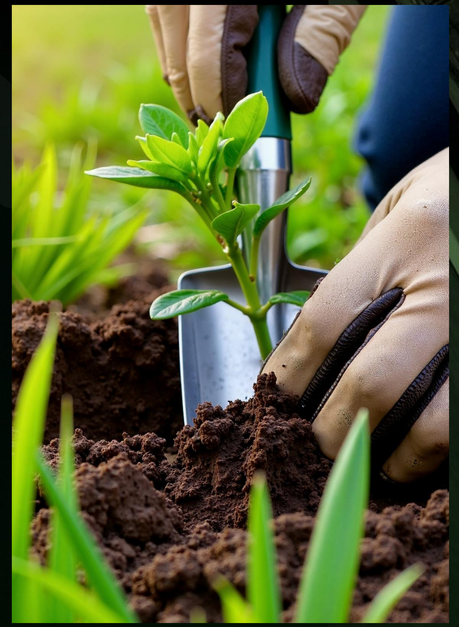
AIMING FOR SMART SYSTEMS THAT REDUCE FRICTION IN EVERYDAY LIFE. THE COMMUNITY IS DESIGNED TO EVOLVE WITH HOW PEOPLE LIVE, MOVE AND RECEIVE SERVICES.



SOBHA
REALTY

Sustainability

BUILT FOR EFFICIENCY, RESILIENCE AND LONG-TERM RESPONSIBILITY. SUSTAINABILITY HERE IS NOT A FEATURE, IT IS BUILT INTO HOW THE COMMUNITY OPERATES.



SOBHA
REALTY

Design

Design

DESIGNED FOR PEAK EFFICIENCY, ENDURING RESILIENCE, AND TIMELESS RESPONSIBILITY. THE DESIGN IS PLANNED WITH DUBAI'S CLIMATE REALITIES IN MIND.





THE FUTURE OF LIVING




Al Maktoum
International Airport
Global Village
IMG
WORLDS
SOBHA RESERVE
SOBHA SANCTUARY
SOBHA ELWOOD
Dubai Rugby Sevens

SOBHA
REALTY



SOBHA
REALTY

Masterplan

Built on the Philosophy Of A Life Within.



SOBHA REALTY

Masterplan

Built on the Philosophy Of A Life Within.



SOBHA
REALTY

Life, Within Nature.

EXPANSIVE GREENS, WALKABLE LANDSCAPES.
OPEN, BREATHING SPACES



SOBHA
REALTY

Life, Within Community.

PLACES TO GATHER. PLACES TO PAUSE.
A NEIGHBOURHOOD DESIGNED FOR BELONGING.



SOBHA
REALTY

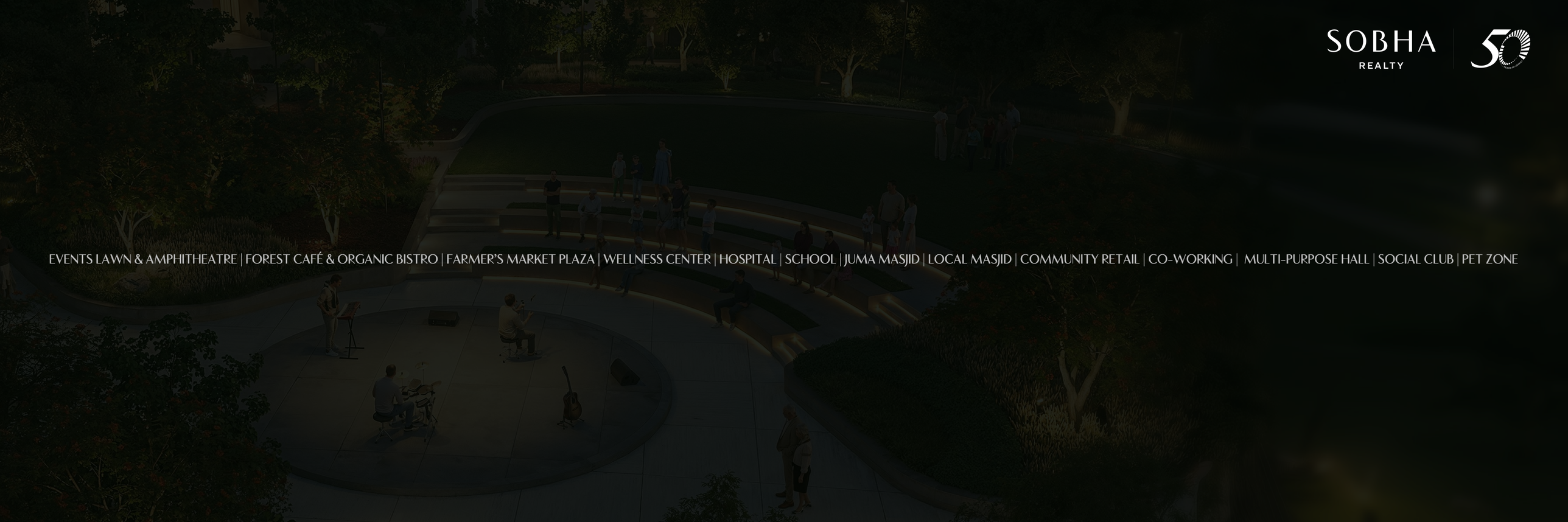
Life, With Care.

SECURITY.
COMMUNITY MANAGEMENT.
LONG-TERM STEWARDSHIP.

NOT JUST DELIVERY,
BUT CARE THROUGH THE LIFE CYCLE OF THE HOME

SOBHA
REALTY

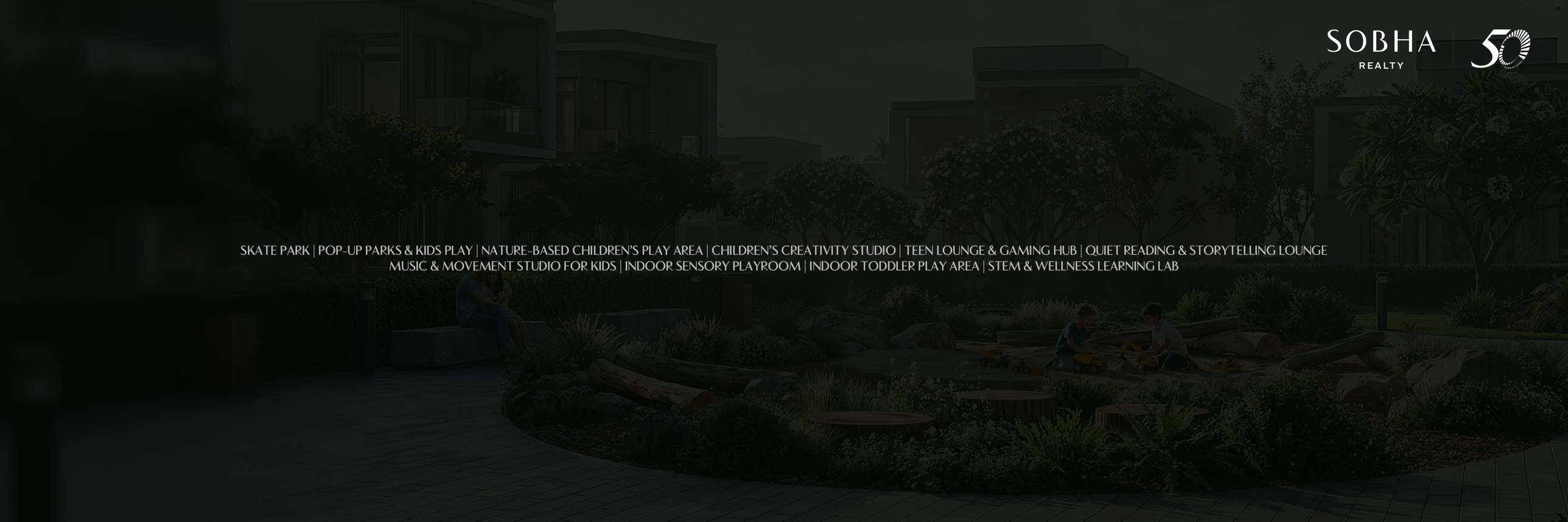
Community & Social Living


SOBHA
REALTY
EVENTS LAWN & AMPHITHEATRE | FOREST CAFÉ & ORGANIC BISTRO | FARMER'S MARKET PLAZA | WELLNESS CENTER | HOSPITAL | SCHOOL | JUMA MASJID | LOCAL MASJID | COMMUNITY RETAIL | CO-WORKING | MULTI-PURPOSE HALL | SOCIAL CLUB | PET ZONE

SOBHA
REALTY

Family & Children



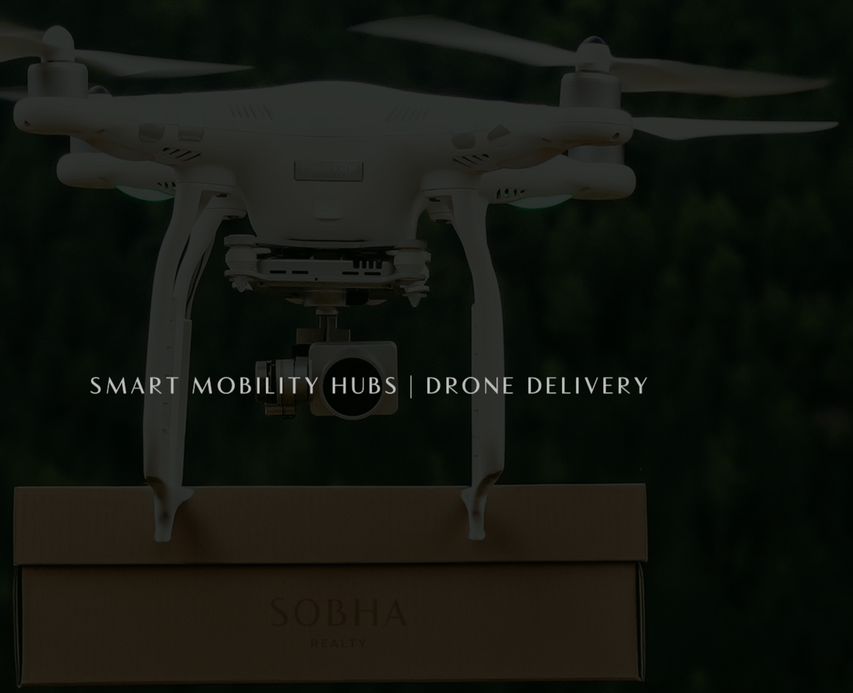

SOBHA
REALTY
SKATE PARK | POP-UP PARKS & KIDS PLAY | NATURE-BASED CHILDREN'S PLAY AREA | CHILDREN'S CREATIVITY STUDIO | TEEN LOUNGE & GAMING HUB | QUIET READING & STORYTELLING LOUNGE
MUSIC & MOVEMENT STUDIO FOR KIDS | INDOOR SENSORY PLAYROOM | INDOOR TODDLER PLAY AREA | STEM & WELLNESS LEARNING LAB

SOBHA
REALTY



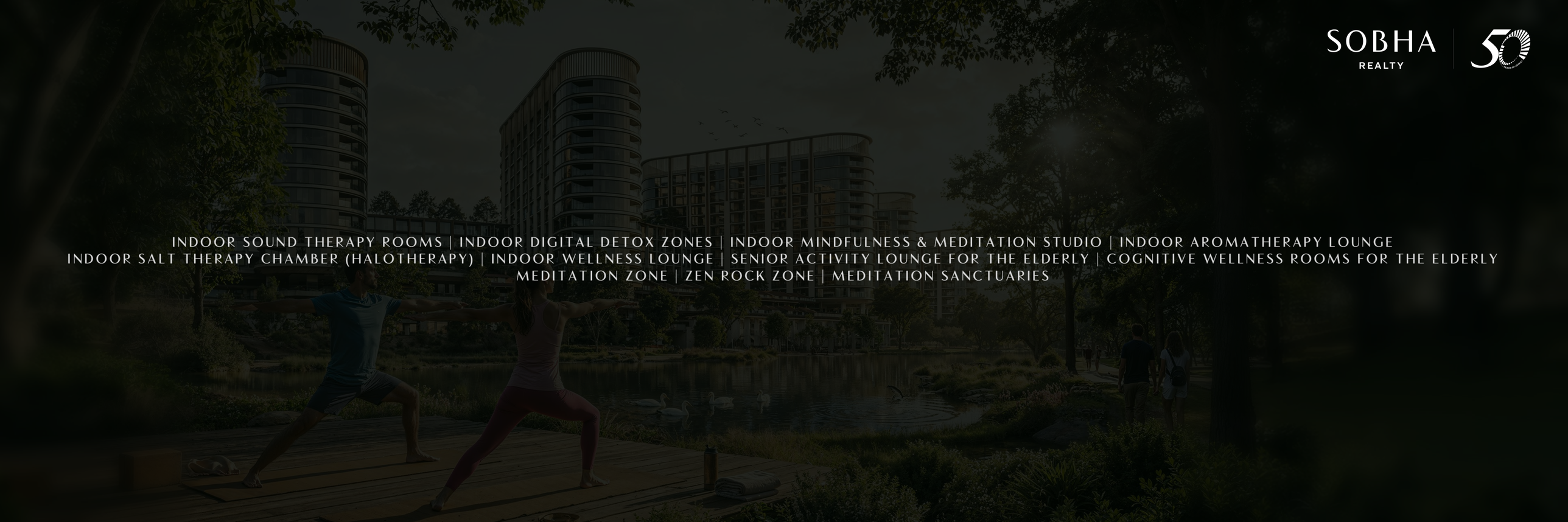
Future Forward Infrastructure

SOBHA
REALTY

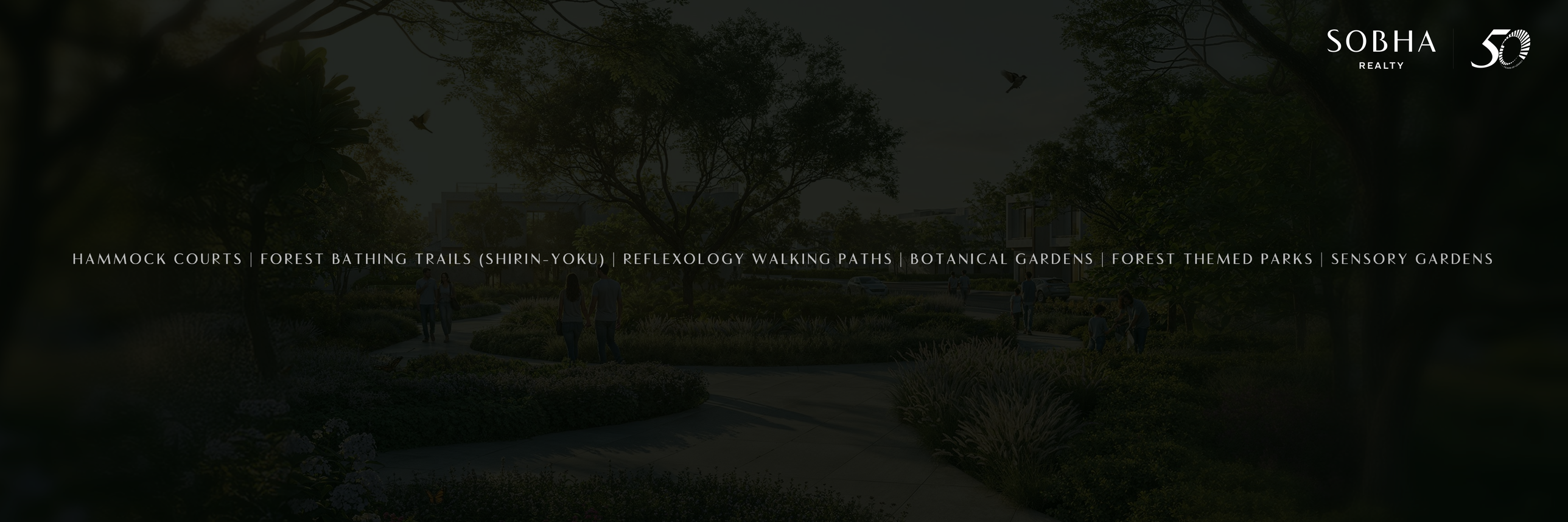


SMART MOBILITY HUBS | DRONE DELIVERY

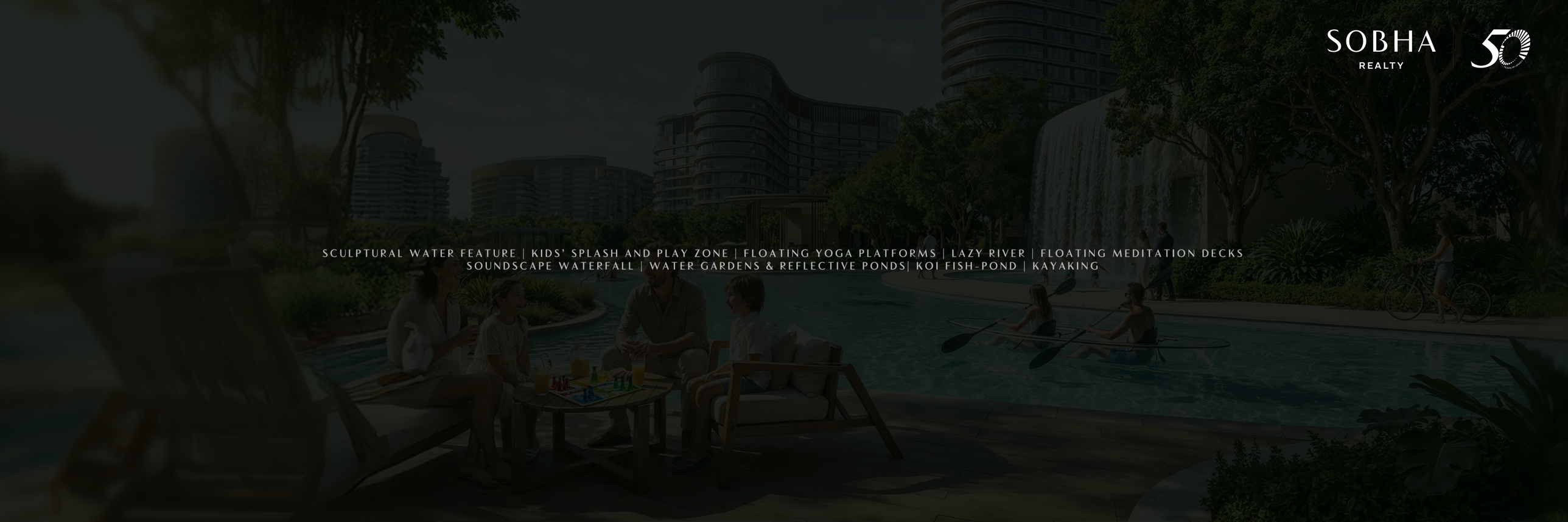

SOBHA
REALTY
Spiritual
Wellness


SOBHA
REALTY
INDOOR SOUND THERAPY ROOMS | INDOOR DIGITAL DETOX ZONES | INDOOR MINDFULNESS & MEDITATION STUDIO | INDOOR AROMATHERAPY LOUNGE
INDOOR SALT THERAPY CHAMBER (HALOTHERAPY) | INDOOR WELLNESS LOUNGE | SENIOR ACTIVITY LOUNGE FOR THE ELDERLY | COGNITIVE WELLNESS ROOMS FOR THE ELDERLY
MEDITATION ZONE | ZEN ROCK ZONE | MEDITATION SANCTUARIES


SOBHA
REALTY
Nature &
Landscape


SOBHA
REALTY
HAMMOCK COURTS | FOREST BATHING TRAILS (SHIRIN-YOKU) | REFLEXOLOGY WALKING PATHS | BOTANICAL GARDENS | FOREST THEMED PARKS | SENSORY GARDENS


SOBHA
REALTY
Water &
Hydrotherapy


SOBHA
REALTY
SCULPTURAL WATER FEATURE | KIDS' SPLASH AND PLAY ZONE | FLOATING YOGA PLATFORMS | LAZY RIVER | FLOATING MEDITATION DECKS
SOUNDSCAPE WATERFALL | WATER GARDENS & REFLECTIVE PONDS| KOI FISH-POND | KAYAKING



SOBHA
REALTY

Physical Wellness & Movement


SOBHA
REALTY
MULTIPURPOSE ARENA | SPORTS COURT | PUMP TRACK | OPEN-AIR JUNGLE GYM | JOGGING & CYCLING FOREST LOOPS | YOGA & PILATES PAVILIONS | OUTDOOR CALISTHENICS ZONE | TAI CHI

SOBHA
REALTY

SOBHA
SANCTUARY

INTRODUCING

SOBHA
REALTY

THE GROVE
AT SOBHA SANCTUARY

THE BROOKS
AT SOBHA SANCTUARY

THE GREENS
AT SOBHA SANCTUARY


SOBHA
REALTY
50
THE GROVE
AT SOBHA SANCTUARY

SOBHA
REALTY

THE GROVE
AT SOBHA SANCTUARY

Masterplan



LOW DENSITY.
THOUGHTFULLY SPACED.
SURROUNDED BY GREENS

SOBHA
REALTY

THE GROVE
AT SOBHA SANCTUARY

Masterplan



158 VILLAS

LOW DENSITY.
THOUGHTFULLY SPACED.
SURROUNDED BY GREENS

SOBHA
REALTY

THE GROVE
AT SOBHA SANCTUARY

ESTATE VILLAS

A LIMITED COLLECTION OF VILLAS, CRAFTED FOR SPACE, PRIVACY AND PERMANENCE

SOBHA
REALTY



4 Bedroom Villas

ESTATE VILLAS

SOBHA
SANCTUARY

ESTATE VILLAS

V4 Bedroom - Type C



GROUND FLOOR



FIRST FLOOR

SOBHA
REALTY



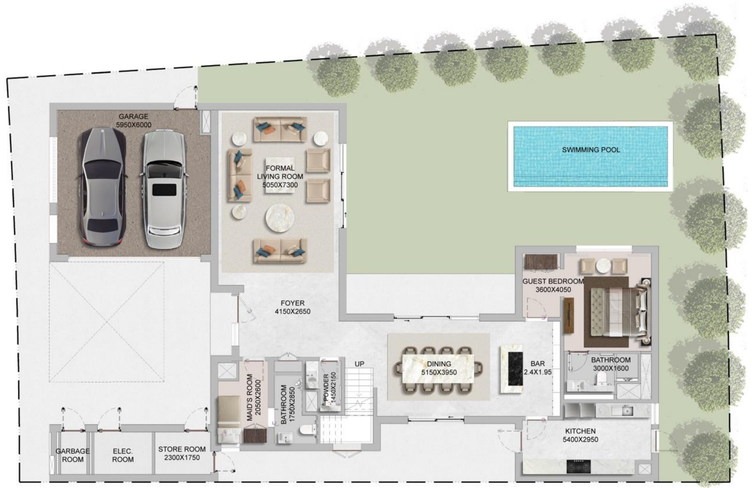
5
Bedroom
Villas

ESTATE VILLAS

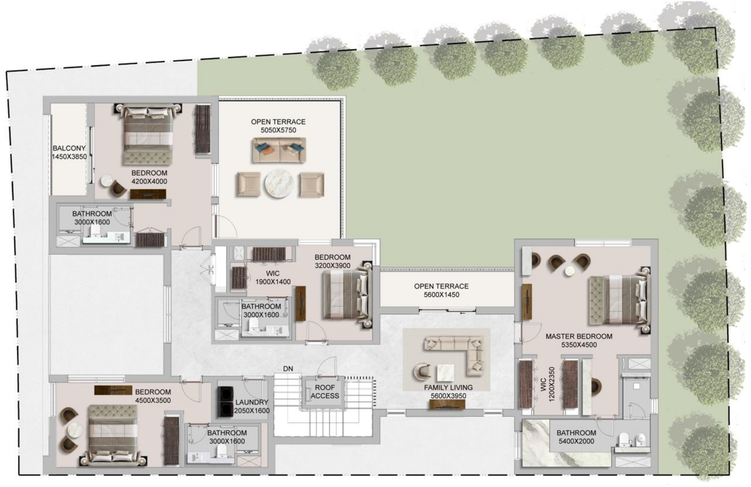
SOBHA
SANCTUARY

ESTATE VILLAS

V5 Bedroom - Type B



GROUND FLOOR



FIRST FLOOR

SOBHA
REALTY



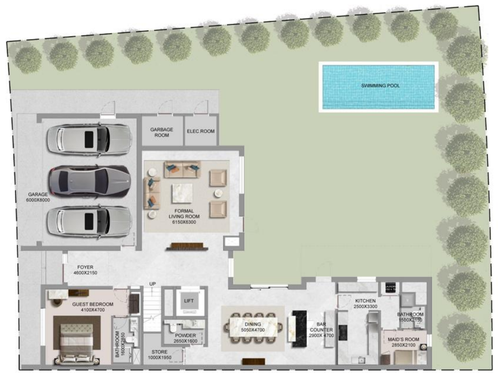
6 Bedroom Villas

ESTATE VILLAS

SOBHA
SANCTUARY

ESTATE VILLAS

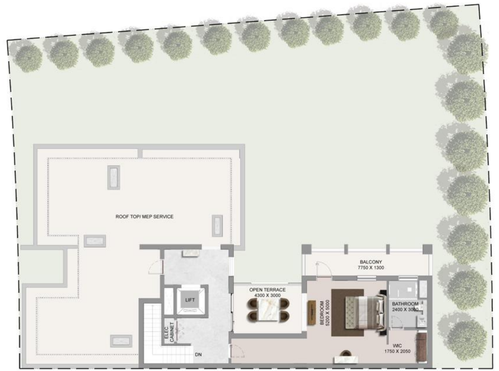
V6 Bedroom - Type A



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

INTRODUCING FOR THE VERY FIRST TIME IN SOBHA


SOBHA
REALTY
50
THE BROOKS
AT SOBHA SANCTUARY

SOBHA
REALTY

THE BROOKS
AT SOBHA SANCTUARY

Masterplan



MASTERFULLY CRAFTED,
COURTYARD AND
GARDEN VILLAS.

SOBHA
REALTY

THE BROOKS
AT SOBHA SANCTUARY

Masterplan



MASTERFULLY CRAFTED,
COURTYARD AND
GARDEN VILLAS.

SOBHA
REALTY

THE BROOKS

AT SOBHA SANCTUARY

COURTYARD VILLA | GARDEN VILLAS

SOBHA
REALTY

THE BROOKS
AT SOBHA SANCTUARY

COURTYARD VILLA

THE SAME SOBHA PRECISION. EXPRESSED DIFFERENTLY

SOBHA
REALTY



5 Bedroom Villas

COURTYARD VILLAS

SOBHA
SANCTUARY

COURTYARD VILLAS

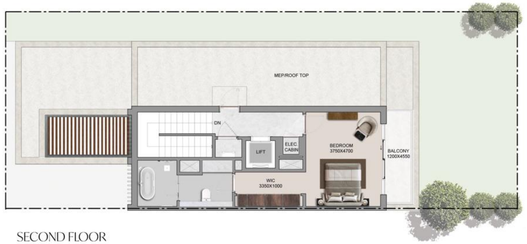
T5 Bedroom - Type A



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SOBHA
REALTY

THE BROOKS

AT SOBHA SANCTUARY

COURTYARD VILLA | GARDEN VILLAS

SOBHA
REALTY

THE BROOKS
AT SOBHA SANCTUARY

GARDEN VILLAS

THE SAME SOBHA PRECISION. EXPRESSED DIFFERENTLY

SOBHA
REALTY



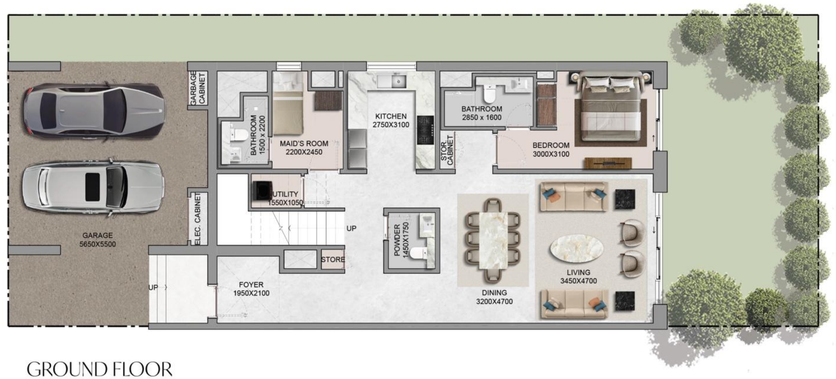
4
Bedroom
Villas

GARDEN VILLAS

SOBHA
SANCTUARY

GARDEN VILLAS

T4 Bedroom - Type D



GROUND FLOOR



FIRST FLOOR

Payment Plan

60%

DURING CONSTRUCTION

40%

ON COMPLETION

*T&C APPLY

PRODUCT	CONFIGURATION	VILLA TYPE	AREA (Sq. Ft.)	STARTING PRICE (AED-Mn*)
Garden Villas	4 BR	4A	2,520.91	4.16
		4B	2,459.02	4.15
		4C	3,430.24	5.83
		4D	3,328.74	5.58
Courtyard Villas	5 BR		4,106.75	7.29
Estate Villas	4 BR		4,905.33	9.32
	5 BR		5,792.28	11.01
	6 BR		7,191.80	13.66

ACD – AUGUST 2029

SOBHA
REALTY

Now, experience

SOBHA
SANCTUARY

a life within