



SOBHA
REALTY



Pg. 17, 18, 15

Downtown UAQ

Sobha Siniya Island

Pg. 13, 14, 15

Pg. 12

Sobha SeaHaven

THE S

SOLD OUT!

SOLD OUT!

Sobha Hartland

Pg. c,7

Sobha One

Sobha Hartland II

Pg. 5

Sobha Solis

Pg. 5

Sobha Orbis

Pg. 10

Sobha Reserve

SOLD OUT!

Sobha Sanctuary

Pg. 3,4

Sobha Elwood

Pg. 11

Central

Pg. 8

Verde

SOLD OUT!

SOBHA SANCTUARY

Masterplan

The Greens

The Brooks

The Grove

50,000+

TREES

9+ Km

WELLNESS LOOP

~800,000 Sq. Ft.

PARK

~5 Km

LEISURE LOOP

~20 Km

CYCLING LOOP



THE GREENS
AT SOBHA SANCTUARY



THE BROOKS
AT SOBHA SANCTUARY



THE GROVE
AT SOBHA SANCTUARY

The Greens - Garden Villas			
Type	Plot Area (In Sq. ft.)	BUA (In Sq. ft.)	Unit Value (In AED)
4 BR - 4A	1875 - 1GG8	2521	4.16 mn
4 BR - 4C	27G8 - 2G30	3430	5.84 mn
4 BR - 4D	27G8 - 2G48	332G	5.57 mn to 5.65

The Brooks - Garden s Courtyard Villas			
Type	Plot Area (In Sq. ft.)	BUA (In Sq. ft.)	Unit Value (In AED)
4 BR - 4A	1875 - 1GG8	2521	4.16 mn
4 BR - 4C	27G8 - 2G30	3430	5.84 mn
4 BR - 4D	27G8 - 2G48	332G	5.57 mn to 5.65
5 BR - 5A	3133 - 3251	4107	7.2G mn to 7.4G mn

The Grove - Estates			
Type	Plot Area (In Sq. ft.)	BUA (In Sq. ft.)	Unit Value (In AED)
4 BR - 4A	4G55 - 57G0	4G05	G.32 mn - G.56 mn
4 BR - 4B	4G55 - 6158	4G85	G.47 mn to G.72 mn
4 BR - 4C	4G55 - 6273	4G54	G.41 mn - G.65 mn
5 BR - 5A	5812	57G2	11 mn - 11.3 mn
5 BR - 5B	5812	5814	11.04 mn - 11.33 mn
6 BR - 6A	7104	71G2	13.66 mn - 14.02 mn

Location: Sobha Hartland II, Meydan



Project USP:

- ✓ Community living at 10 mins distance to Business Bay, Downtown and New Downtown
- ✓ Metro station planned next to the plot
- ✓ International school, office space, luxury retail and FCB in the community
- ✓ 3 crystal lagoon and 40+ amenities

ACD: RSC - December 2027 | Skyscape - December 2028 | Skyvue - March 202G | Altier - Dec 2030

Payment Plan: 60:40



Apartments		
Config.	Unit Area (In sq. ft)	Investment Value (In AED)
1 BR	627 to 1151	1.82 mn to 2.70 mn
1.5 BR	828 to 1180	1.68 mn to 2.75 mn
2 BR	1002 to 2036	2.60 mn to 4.60 mn
2.5 BR	1425 to 2063	3.42 mn to 5.02 mn
3 BR	15G5 to 27G0	3.80 mn to 7.35 mn
3.5 BR	228G	5.82 mn to 5.8G mn
4 BR	3110 to 3111	8.77 mn to Gmn

Hartland II - Estates and Mansions		
Config.	Unit Area (In sq. ft)	Investment Value (In AED)
5 BR	12482 to 13562	40.56 mn to 42.73 mn
6 BR	30000 to 47323	130 mn to 237 mn

Retail		
Retail s FsB	Unit Area (In sq. ft)	Investment Value (In AED)
	1036 to 2381	7.26 mn to 16.66 mn

Location: Ras Al Khor road, Meydan

Project USP:

- ✓ Panoramic views of Golf Course, Ras Al Khor sanctuary, Downtown Skyline and Creek
- ✓ Easy access to Dubai Metro and Ras Al Khor road
- ✓ Excellent connectivity to Business Bay, Downtown and New Downtown
- ✓ Luxury retail within the community
- ✓ 18 hole golf course community

ACD: December 2028

Payment Plan: 60:40

Config.	Unit area (In sq. ft.)	Investment Value (In AED)
1 BR	732 to 754	1.84 to 1.90 mn
2 BR	952 to 1516	2.38 to 3.83 mn
3 BR	1874 to 1960	4.73 to 5.10 mn
4 BR	3287 to 3786	8.33 to 10.50 mn

THE ELEMENT
AT SOBHA ONE



Location: Ras Al Khor road, Meydan

Project USP:

- ✓ Panoramic views of Golf Course, Ras Al Khor sanctuary and CreekEasy access to Dubai Metro and Ras Al Khor road
- ✓ Excellent connectivity to Business Bay, Downtown and New Downtown
- ✓ Luxury retail within the community
- ✓ 18 hole golf course community

ACD: December 2026

Payment Plan: 60:40



SOBHA ONE

Config.	Unit area (In sq. ft.)	Investment Value (In AED)
1 BR	733 to 808	1.83 to 2.02mn
Retail	1464 to 7701	9.52 mn to 50.05 mn





SOBHA CENTRAL

Location: Sheikh Zayer Road, Jebel Ali

Project USP:

- ✓ Location: Sheikh Zayed Road with direct access to parking
- ✓ View: Sea View with Ain Dubai, Palm Jumeirah and Palm Jebel Ali. Community View of Emirates Hills and Jumeirah Islands
- ✓ Mixed use development including commercial, mall and retail
- ✓ Metro: 2 mins walk from Jebel Ali metro station

ACD: December 202G and December 2030 (Mirage and Pinnacle)

Payment Plan: 60:40

Config.	Unit Area (In sq. ft)	Investment Value (In AED)
1 BR	565 to 7G1	1.77 mn to 2.55 mn
2 BR	852 to 1554	2.47 mn to 4.58 mn
3 BR	1862	5.77 mn
Commercial	G66 to 3874	5.31 mn to 21.30 mn
Retail	1G11	12.42 mn



Location: Sobha Solis, Motor City

Project USP:

- ✓ Connectivity - Umm Suqeim street, proposed metro station
- ✓ Gated community with 40+ amenity
- ✓ Arsenal branded gymnasium and other amenities
- ✓ Un-obstructed views from all units

ACD: December 2027

Payment Plan: 60:40



Config.	Area (In sq.ft.)	Investment Value
2 BR	1124 to 1643	2.14 mn to 3.0
2.5 BR	1146 to 1473	2.42 mn to 3.0
3 BR	1895	3.95 mn to 4.0



A WORLD IN ITS OWN.



ABOUT MOTOR CITY

Dubai's Motor City intertwines cobblestone lanes with spacious homes, offering refined charm. This enclave features residential buildings, office towers, and top-tier motorsport facilities, creating a vibrant hub of luxury living and leisure.

Project Highlights



TALLEST Towers in Motor City



The **FIRST & ONLY COMMUNITY LIVING** project with exclusive green views



The **ONLY RESORT-STYLE WATERFRONT** community in Motor City with 40+ amenities



Proposed **METRO STATION**



Excellent **CONNECTIVITY** to Umm Suqeim Road – D63



Dedicated retail zone offering **WORLD CLASS F&B**

Typology

1 BR

830 sq. ft.
Price from AED 1.76 M

1.5 BR

923 sq. ft. to 926 sq. ft.
Price from AED 2 M

2 BR

983 sq. ft. to 1252 sq. ft.
Price from AED 2.01 M to 2.55 M

Retail

771 sq. ft. to 3723 sq. ft.
AED 3.85 MN to AED 18.62 MN

Location: Sobha Elwood, Al Ain Road

- Project USP:
- ✓ 10,000+ trees from 7 reserved forests around the world
 - ✓ 10 mn sq.ft. community with 340 Villas approx. (4,5 and 6 BR)
 - ✓ Al Ain Road - 25 mins to Downtown
 - ✓ Community living with international school and shopping mall

ACD: December 2028

Payment Plan: 60:40



Type	Plot Area (In Sq. ft.)	BUA (In Sq. ft.)	Unit Value (In AED)
4 BR	5273 - 6040	4,G58 - 4,G6G	G.G3 mn
5 BR	6056 - 6G62	5,81G - 5,821	11.64 mn
6 BR	871G	6750	14.38 mn

Location: Sobha SeaHaven, Dubai Harbor

Project USP:

- ✓ International cruise terminal
- ✓ Views of Ain Dubai, Palm Jumeirah and Marina skyline
- ✓ Easy access from SZR
- ✓ Luxurious Penthouses and Large size apartments

ACD: Aug 2027

Payment Plan: 60:40

Config.	Unit Area (In Sq. ft.)	Investment Value (In AED)
1 BR	1177 to 1244	4.6 mn to 5.27 mn
1 BR + Study	1242	4.72 mn to 5.21 mn
2 BR	1716	6.52 mn to 6.86 mn
3 BR	3563 to 3749	17.62 mn to 21.38 mn
4 BR	4044 to 7285	22.24 mn to 42.25 mn
5 BR	7815 to 8086	51.18 mn to 52.88 mn
6 BR	16205 to 24400	105 mn to 158 mn



SOBHA SEAHAVEN

- 1 2 BRANDED RESORTS
- 2 BIRD WATCHING DECK
- 3 FAMILY ORIENTED GOLF COURSE
- 4 HELICOPTER & AIR TAXI LANDING PAD
- 5 LUXURY BOAT TOURS & CHARTERS
- 6 RETAIL BOULEVARD
- 7 COASTAL WALK
- 8 MARINA
- 9 PEDETRIAN BRIDGE
- X PARK

AND MANY MORE....

Beach Villas

Coral Beach Villas

Siniya Island Villa			
Config.	Plot Area (In sq. ft.)	Villa Area (In sq. ft.)	Investment Value (In AED)
4 BR	4885 to 7987	4822 to 5242	10.75 mn to 11.53 mn
5 BR	8850 to 11298	7388	17 mn to 19.22 mn
6 BR	11560 to 12031	9740 to 11250	23.37 to 27.28 mn
7 BR	28567 to 28582	25259 to 25548	66.42 mn to 69.46 mn
ACD: Dec 2028			





Selene Delphine Coraline Aquamarine Florine Coastline Starline Pristine Beach Residence		
Config.	Area (In sq. ft.)	Investment Value (In AED)
1 BR	620 to 665	1.45 mn to 1.93 mn
2 BR	775 to 1214	1.84 mn to 3.66 mn
3 BR	2021 to 2056	4.98 mn to 5.56 mn
ACD: Dec 2028 and June 2026		



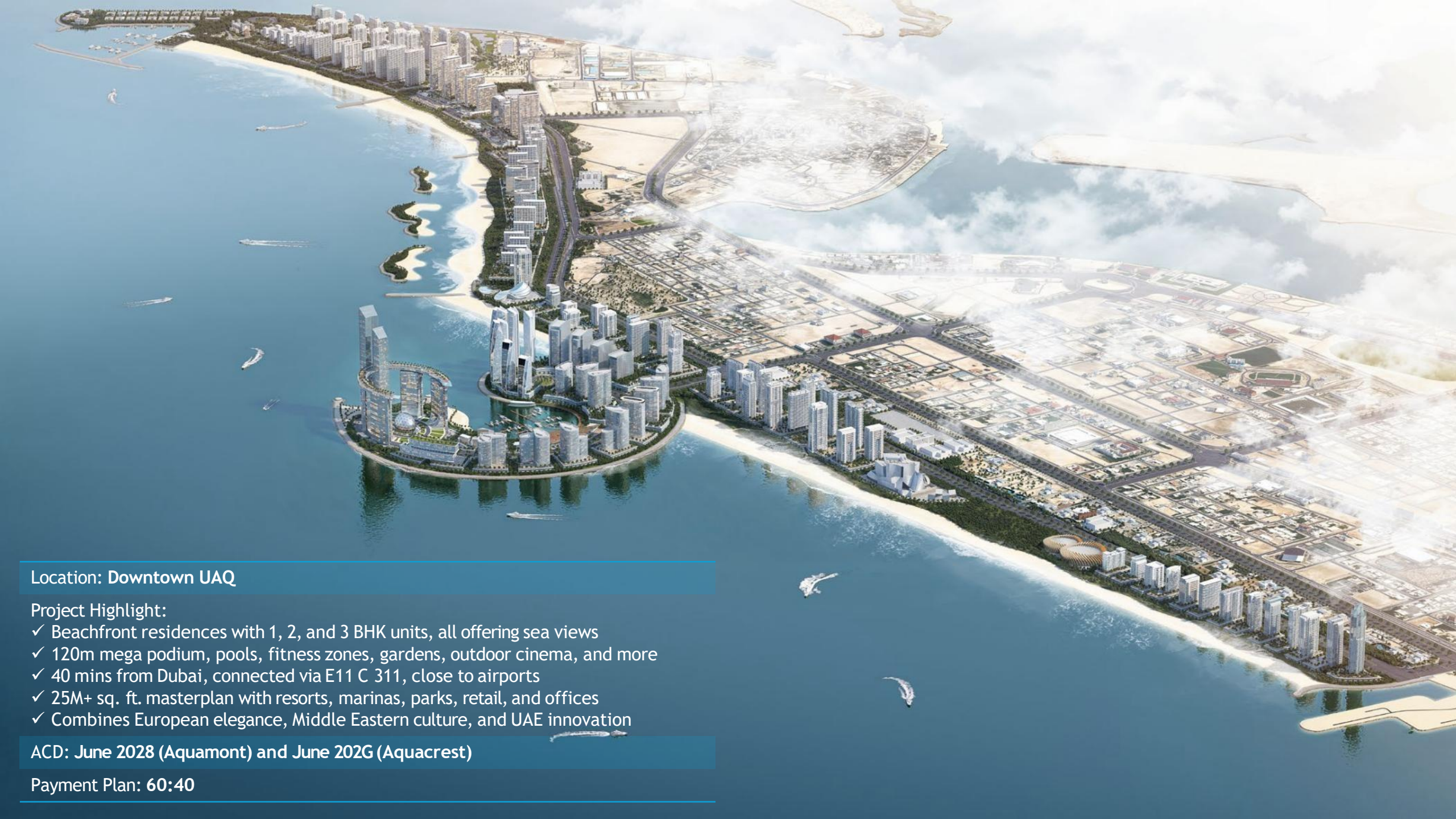
MARINA RESIDENCES FEATURES

- I. A residential community where marina living merges with the natural island for a balanced lifestyle.
- II. A vibrant leisure destination featuring motorized water activities and a lively waterfront promenade.
- III. A luxurious Yacht Club with private yacht mooring for residents.
- IV. High-end shopping mall and hotel offering a transcending experience for all and promenade.
- V. Multi-use towers ranging from 2 to 10 stories, offering diverse living spaces.
- VI. State-of-the-art indoor and outdoor amenities for a unique lifestyle.
- VII. Helicopter and Air taxi landing pad for easy access.
- VIII. Mosque for the convenience of residents.
- IX. Berthing spaces for yachts up to 20 meters.
- X. Residents of Marina Residences will also have access to amenities of Beach Residences at Sobha Siniya Island.

	Bayside	Pierside	Yachtside	Bayfront	Canalside
	Marina Residence		Pearlside	Marina	
Config.	Area (In sq. ft.)		Investment Value (In AED)		
1 BR	509 to 664		1.34 mn to 1.85 mn		
2 BR	652 to 1359		1.68 mn to 3.99 mn		
3 BR	2154 to 2175		5.39 mn to 6.39 mn		
ACD: Dec 2028 Dec 202G					



40 minutes from **DUBAI**
Via E11 & 311



Location: Downtown UAQ

Project Highlight:

- ✓ Beachfront residences with 1, 2, and 3 BHK units, all offering sea views
- ✓ 120m mega podium, pools, fitness zones, gardens, outdoor cinema, and more
- ✓ 40 mins from Dubai, connected via E11 C 311, close to airports
- ✓ 25M+ sq. ft. masterplan with resorts, marinas, parks, retail, and offices
- ✓ Combines European elegance, Middle Eastern culture, and UAE innovation

ACD: June 2028 (Aquamont) and June 202G (Aquacrest)

Payment Plan: 60:40

TOWER C

TOWER B

TOWER A

Location: Sobha Aquamont at Downtown Umm Al Quwain

Project USP:

- ✓ Beach access to with sea view from all apartments
- ✓ Business park, Free zone, 5-star hotel and shopping mall
- ✓ Easy access to casino and 3 international airports

ACD: June 2028

Payment Plan: 60:40

Config.	Unit Area (In sq. ft)	Investment Value (In AED)
1 BR	556 to 620	1.11 mn to 1.24 mn
2 BR	720 to 1382	1.44 mn to 3.15 mn
3 BR	2150 to 2220	4.2G mn to 5 mn



Config.

1 BR

2 BR

3 BR

Unit Area (In sq. ft)

56G to 744

818 to 1277

2150 to 2218

Investment Value (In AED)

1.16 mn to 1.60 mn

1.68 mn to 2.66 mn

4.30 mn to 5 mn

Tower D

Tower C

Tower B

Tower A

THE ART OF ELEVATION

Sobha AquaCrest stands as a symbol of design excellence: 5 residential towers rising with fluid grace against the coastal horizon. The architecture draws from the rhythm of the waves, its facade moving with light and reflection. Each home opens to wide panoramas of sea and sky, shaped for openness, calm, and timeless beauty.





THANK YOU