SOBHA

SANCTUARY

A Life Within

SOBHA

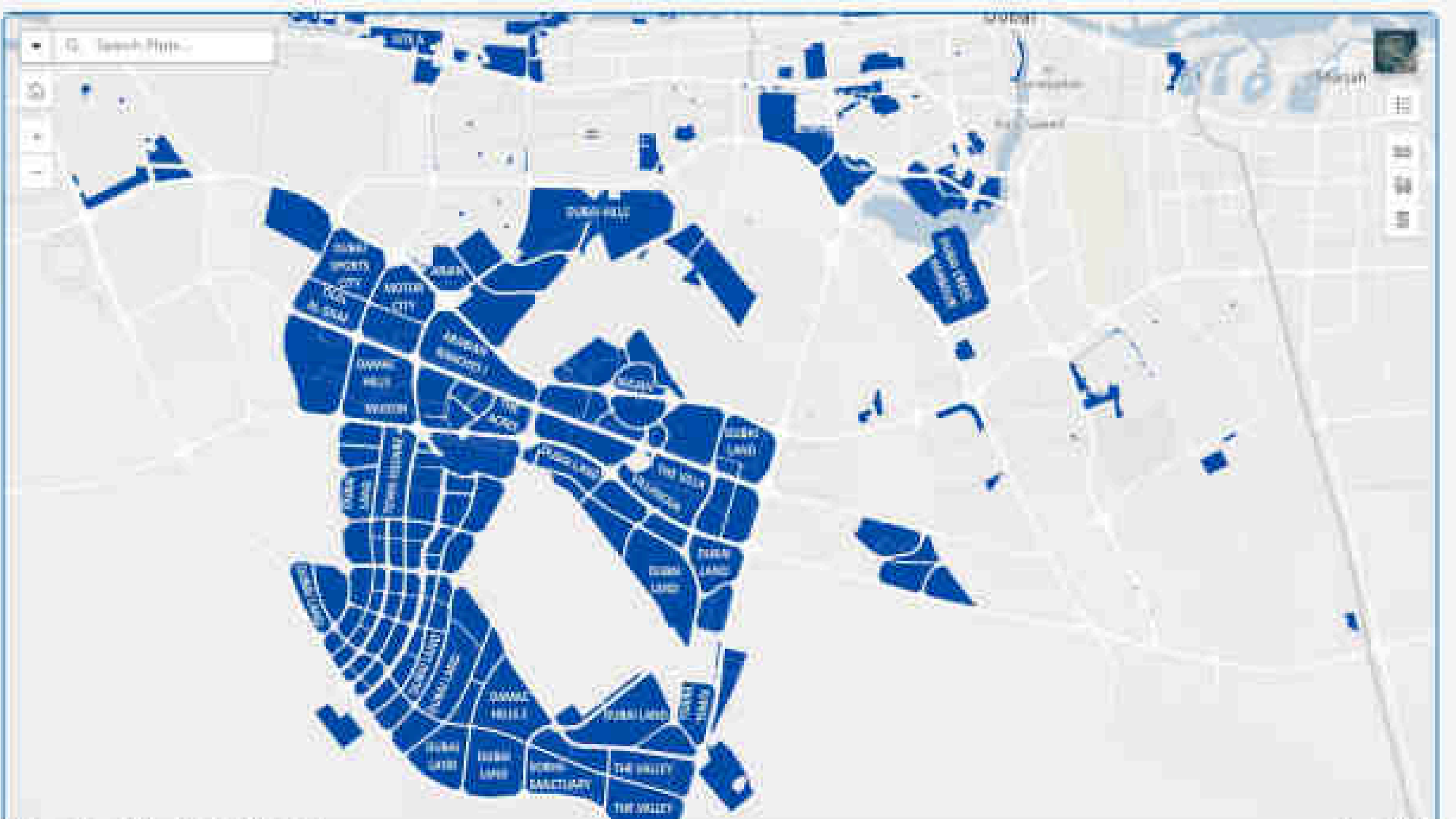
REALTY

SOBHA

SANCTUARY

Where the Future
Takes Shape




DUBAI HILLS
DUBAI SPORTS CITY
MOTOR CITY
DAMAC HILLS
DUBAI LAND
DUBAI LAND
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DAMAC HILLS
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DUBAI LAND

FAR ? THE ANSWER IS NO

DOWNTOWN TO SOBHA SANCTUARY

← Less than 5min apart -->

DOWNTOWN TO JVC





Capital Appreciation – Townhouses & Villas

Launch Price vs Today (AED / SQFT)

Updated benchmark based on verified launch pricing and current market levels.
Figures are used to illustrate capital appreciation trends in comparable master communities.

Sobha Sanctuary – Price Outlook

Community	Today's Price / SQFT	Expected Price in 3 Years* / SQFT	Expected Capital Appreciation
Sobha Sanctuary	≈ AED 1,600	≈ AED 2,700	+69% (projected)

Proven Market Performance – Other Communities

Community	Launch Price / SQFT	Today's Price / SQFT	Capital Appreciation
The Valley by Emaar	≈ AED 800 – 900	≈ AED 1,630	+80% to +100%
The Acres – Meraas	≈ AED 1,400 – 1,600	≈ AED 2,100 – 2,500	+40% to +75%
DAMAC Hills 2	≈ AED 700 – 850	≈ AED 1,000 – 1,150	+30% to +50%



SOBHA
SANCTUARY
Masterplan

50,000+
TREES

9+ Km
WELLNESS LOOP

~800,000 Sq. Ft.
PARK

~5 Km
LEISURE LOOP

~20 Km
CYCLING LOOP



Human connection at the core

RESIDENCES OVERVIEW

Amasterplandesigned to hold life at scale, withoutlosingits sense of quiet. Sobha Sanctuaryistobring together ~20,000 families while being shaped around nature, balance, and daily ease.

Social Gathering

Social life unfolds across community hubs and shared courtyards, with event lawns and open gathering spaces. Amphitheatre settings create moments worth sharing, while co-working spaces and multi-purpose halls support the rhythm of everyday connection.



Family

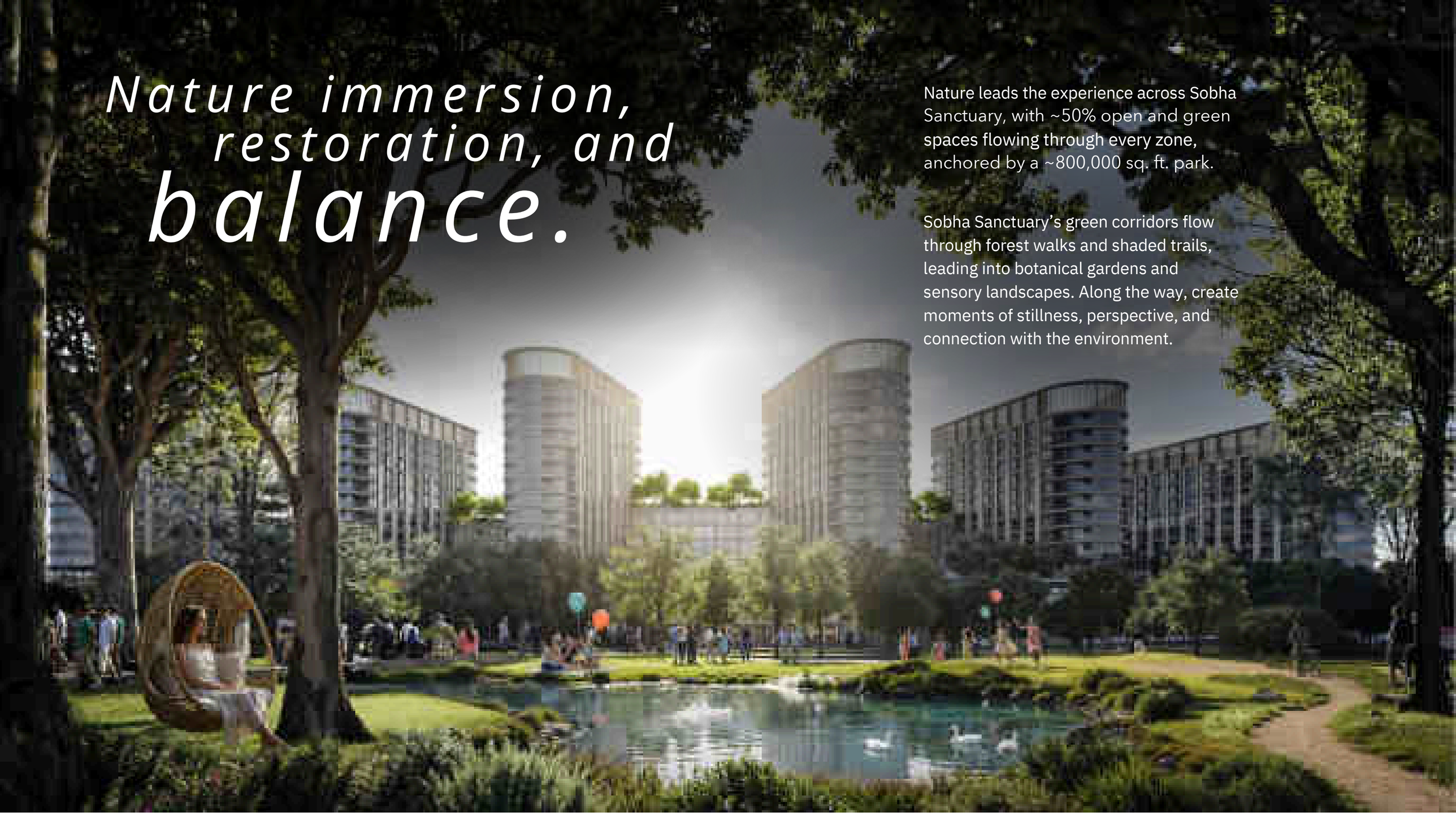
Familylife isenriched by a vibrant social cluband a thoughtfully curated mix of children’s play spaces, family zones, and youth-friendly areas. Daily routines feel effortless with walkable retail close at hand, while farmers’ market experiences bring a sense of freshness and vitality.





Pets

Petwellnessis seamlessly integratedinto the community through dedicated therapy gardens and play zones.



Nature immersion, restoration, and balance.

Nature leads the experience across Sobha Sanctuary, with ~50% open and green spaces flowing through every zone, anchored by a ~800,000 sq. ft. park.

Sobha Sanctuary’s green corridors flow through forest walks and shaded trails, leading into botanical gardens and sensory landscapes. Along the way, create moments of stillness, perspective, and connection with the environment.



Wellness
built into the day

Wellnessat SobhaSanctuaryisdesignedtofeel natural, supported by space through a ~ 5 km leisure loop thatinvites recreation,exploration, and everyday movement. A is also purpose-builtfor walking,cyclinganda myriad of health-focused activities.

is a purpose-built loop

Outdoor *fitness zones*

Open-air training spaces, sports courts, and a full-size football field, tennis court, and cricket ground make everyday activities effortless, while inclusive wellness areas for seniors offer a relaxed setting for gentle routines and meaningful social connection.





Meditation lawns

Serene enclaves are woven throughout the landscape, unfolding into Zen rock gardens and forest trails. Hammock courts and reflexology paths invite unhurried moments to pause, reset, and return to the day feeling lighter and more grounded.



A Refined Expression of

Water Spaces

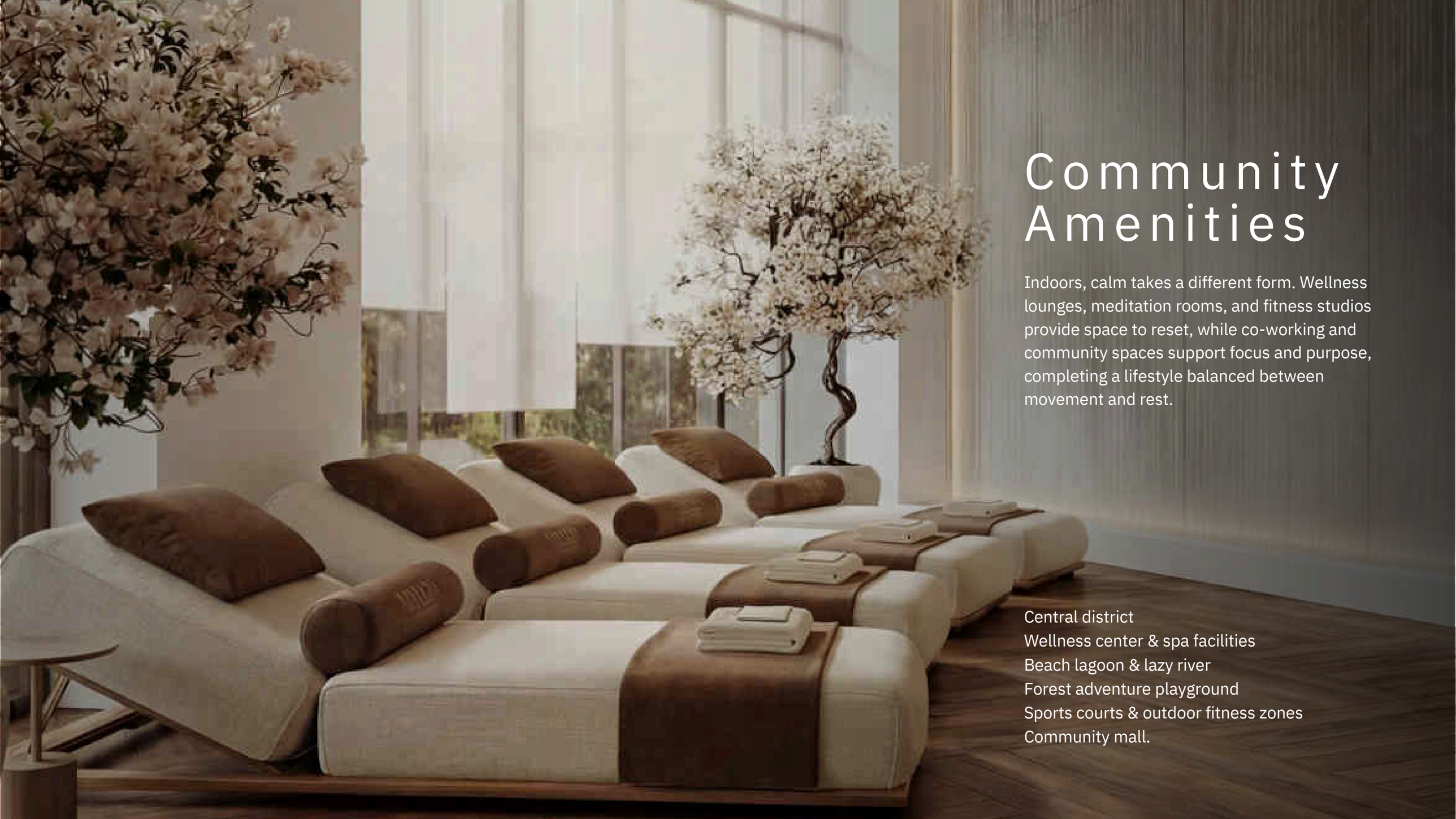
A composed sequence of water-based spaces, including a hydrotherapy facilities, saunas, and steam rooms, forms an integral part of the community's shared environments, designed to support daily life with quiet consistency.



Sustainability at Sobha *Sanctuary* is a framework

From smart mobility and ~20km of connected cycling networks to sustainability, it is all woven throughout the masterplan. Extending across infrastructure, community spaces, and homes, integrated systems seamlessly minimize environmental impact.





Community Amenities

Indoors, calm takes a different form. Wellness lounges, meditation rooms, and fitness studios provide space to reset, while co-working and community spaces support focus and purpose, completing a lifestyle balanced between movement and rest.

Central district
Wellness center & spa facilities
Beach lagoon & lazy river
Forest adventure playground
Sports courts & outdoor fitness zones
Community mall.



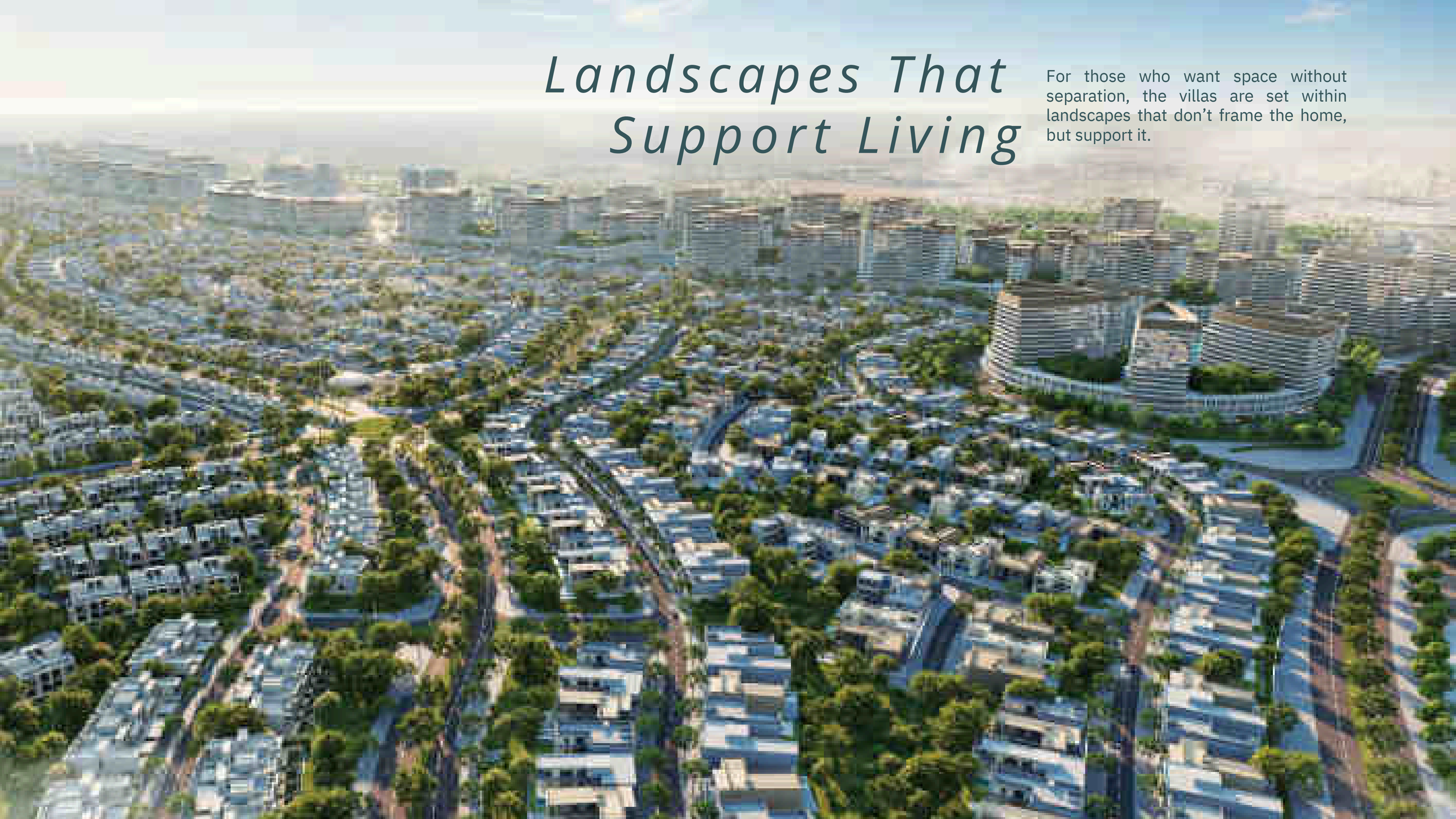


Lifestyle

Parks atyour door.
Paths under shade.
Movement built into daily routine.

Landscapes That Support Living

For those who want space without separation, the villas are set within landscapes that don’t frame the home, but support it.





Located within the central green spine

Thelocation of The Brooks cluster offers direct access tothe central green spine and places nature at the heart of daily movement, creating a calm and continuous landscape that flows through the community.
Homes are within easy walking distance of the district park, wellness centre, community mall, and sports grounds, connected by cycling and walking networks and gently buffered from surrounding roads by masterfully layered landscaping.



Introducing

THE GROVE
AT SOBHA SANCTUARY

THE BROOKS
AT SOBHA SANCTUARY

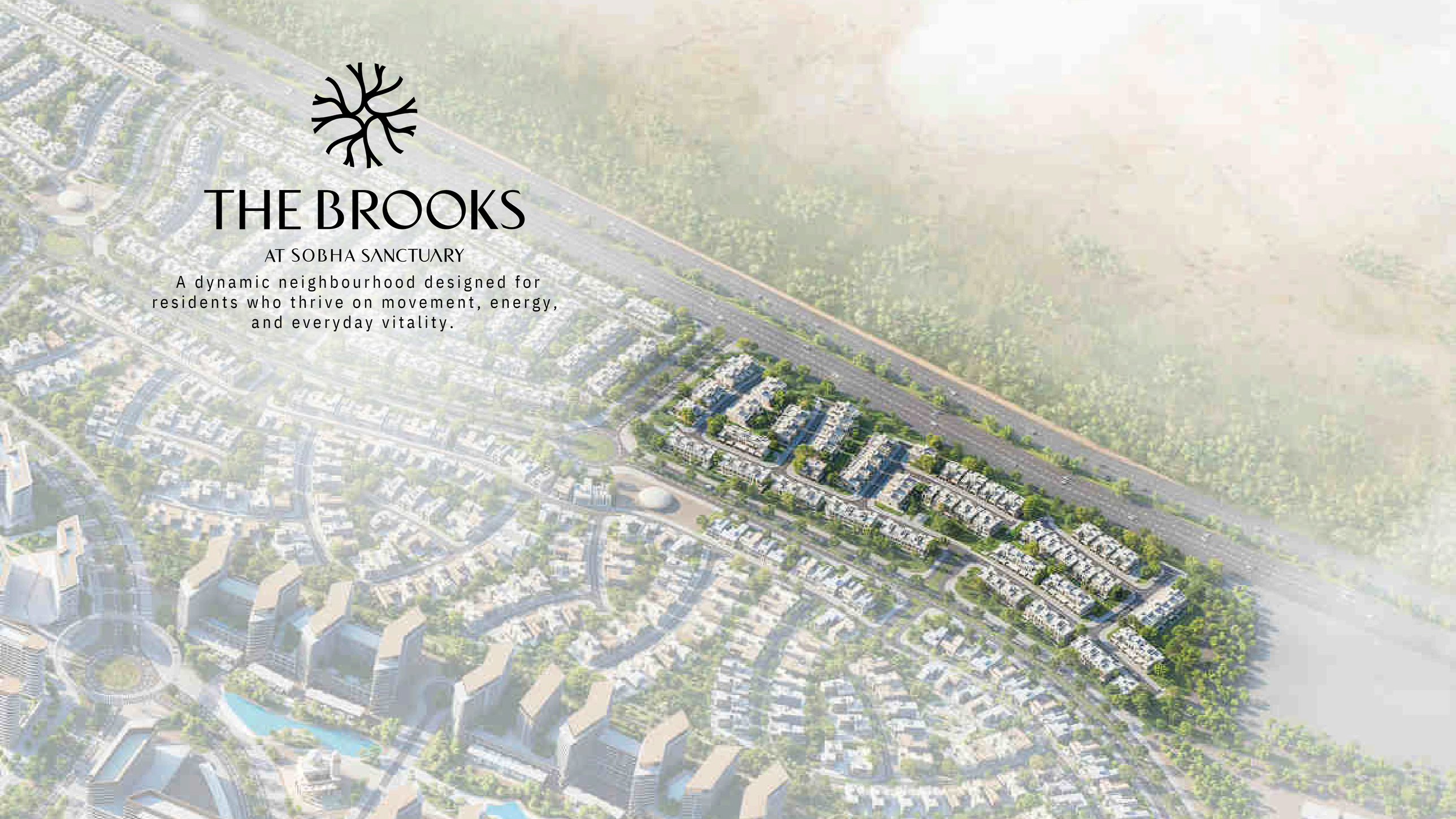
THE GREENS
AT SOBHA SANCTUARY

THE WILLOWS
AT SOBHA SANCTUARY

THE WOODS
AT SOBHA SANCTUARY




SOBHA
SANCTUARY
Illustrative Masterplan
THE BROOKS
THE GREENS
THE GROVE
THE WOODS
THE WILLOWS



THE BROOKS

AT SOBHA SANCTUARY

A dynamic neighbourhood designed for residents who thrive on movement, energy, and everyday vitality.

TOTAL UNITS : 147

GROSS PLOT : 1,012,146 SQ.FT



THE BROOKS

AT SOBHA SANCTUARY



THE GREENS

AT SOBHA SANCTUARY

A calm, nature-immersed villa community
crafted for residents seeking balance, privacy,
and restorative living.

TOTAL UNITS : 330

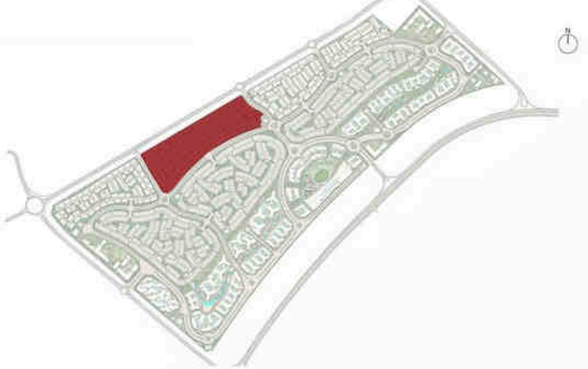
GROSS PLOT : 1,682,491 SQ.FT



THE GREENS

AT SOBHA SANCTUARY


THE WILLOWS
AT SOBHA SANCTUARY



TOTAL UNITS : 546

GROSS PLOT : 2,800,000 SQ.FT

LEGEND

6	MOSQUE
14	JOGGING & CYCLING FOREST LOOPS
15	YOGA AND PILATES PAVILION
16	OUTDOOR CALISTHENICS ZONE / OUT-DOOR FITNESS PARK
19	FOREST ADVENTURE PLAYGROUNDS / NATURE-BASED CHILDREN'S PLAY AREA
22	MEDITATION SANCTUARIES
32	BOTANICAL GARDENS
33	FOREST-THEMED PARKS
35	SMART MOBILITY HUBS
51	CLUBHOUSE

THE WILLOWS

AT SOBHA SANCTUARY



THE WILLOWS

AT SOBHA SANCTUARY

Sobha Sanctuary (The Brooks) Typology wise Area

Sr No	Villa Type	Typology	Starting Plot Size (Sqft)	Saleable Area (Sqft)
1	Courtyard Villas (5 BR)	T-5A	3,133.05	4,106.75
2		T-5AM	3,172.88	4,106.75
3		T-5A V 01	3,239.18	4,154.33
4	Garden Villas (4 BR)	T-4A	1,874.75	2,520.91
5		T-4B	1,874.75	2,459.02
6		T-4B V 01	1,730.51	2,459.02
7		T-4C	2,798.62	3,430.24
8		T-4D	2,798.62	3,328.74
9		T-4D V 01	2,583.34	3,328.74



Garden
Villas
4 Bedroom

Smart-home ready Garden

SOBHA
SANCTUARY

Starting from AED 3.99M



GARDEN VILLAS
T4 Bedroom - Type A

	Plot Area		Saleable Area
Min	174.17 sq.m	1,874.75 sq.ft	234.20 sq.m
Max	185.65 sq.m	1,998.32 sq.ft	2,520.91 sq.ft



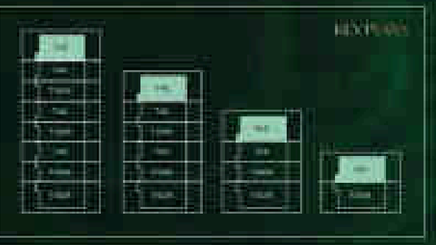
GROUND FLOOR



FIRST FLOOR

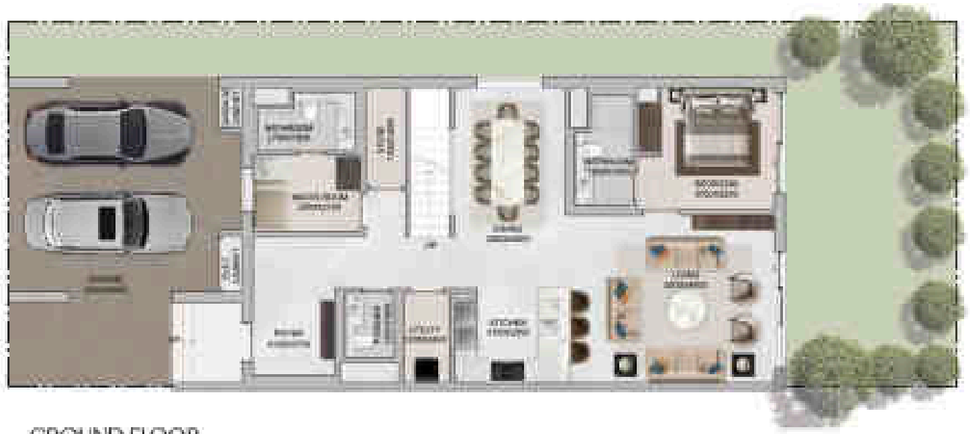
SOBHA
SANCTUARY

Starting from AED 5.5M



GARDEN VILLAS
T4 Bedroom - Type C

	Plot Area		Saleable Area
Min	260.00 sq.m	2,798.62 sq.ft	318.68 sq.m
Max	271.92 sq.m	2,926.46 sq.ft	3,430.24 sq.ft



GROUND FLOOR



FIRST FLOOR



Courtyard

Villas

5 Bedroom

Smart-home ready
Garden
Terraces
Lift

SOBHA
SANCTUARY

Starting from AED 7.2M

COURTYARD VILLAS

T5 Bedroom - Type A

Plot Area		Saleable Area
Min 291.07 sq.m	3,133.05 sq.ft	291.53 sq.m
Max 302.08 sq.m	3,251.24 sq.ft	4,105.75 sq.ft

KEY PLANS





FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

Disclaimer:
1. The specifications, plans and visuals in this brochure are indicative only and may be changed or modified by the developer at its sole discretion without prior notice. All dimensions are approximate and may vary during construction.
2. All images, including but not limited to furniture, finishes, landscaping, colours, textures, and fittings, are for illustrative purposes only. Actual items may differ and are not included unless specifically stated.
3. All areas mentioned are approximate and subject to minor variations during construction. Measurements are rounded off and may differ slightly from actual figures.
4. The developer reserves the right to make changes to the layout, specifications, or materials due to unforeseen circumstances, regulatory requirements, or supply issues.
5. This brochure does not form part of any contract. Buyers are advised to refer to the sales agreement for binding terms and conditions.
6. The developer shall not be liable for any reliance placed on the contents of this brochure.


Master
Bedroom


Living
Area



Dining Area

THE GROVE

AT SOBHA SANCTUARY

An exclusive villa enclave o ering expansive living, re ned privacy, and curated landscapes.




TOTAL UNITS : 311
GROSS PLOT : 3,250,277 SQ.FT
THE GROVE
AT SOBHA SANCTUARY

Located within the blue-green network



The location of The Grove cluster is embedded within Sobha Sanctuary’s blue-green network, where landscaped and linear parks shape daily movement and create a calm, flowing environment across the community.

Homes are linked directly to cycling paths and pedestrian routes, a short walk from neighbourhood amenities, and gently set apart from main activity zones through layered landscape buffers that preserve privacy and quiet living.



Estate

Villas

4,5,6 Bedroom

Smart-home ready
Courtyard
Private pool
Large terraces
Lift (select layouts)

Starting from AED 9.3M

SOBHA
SANCTUARY

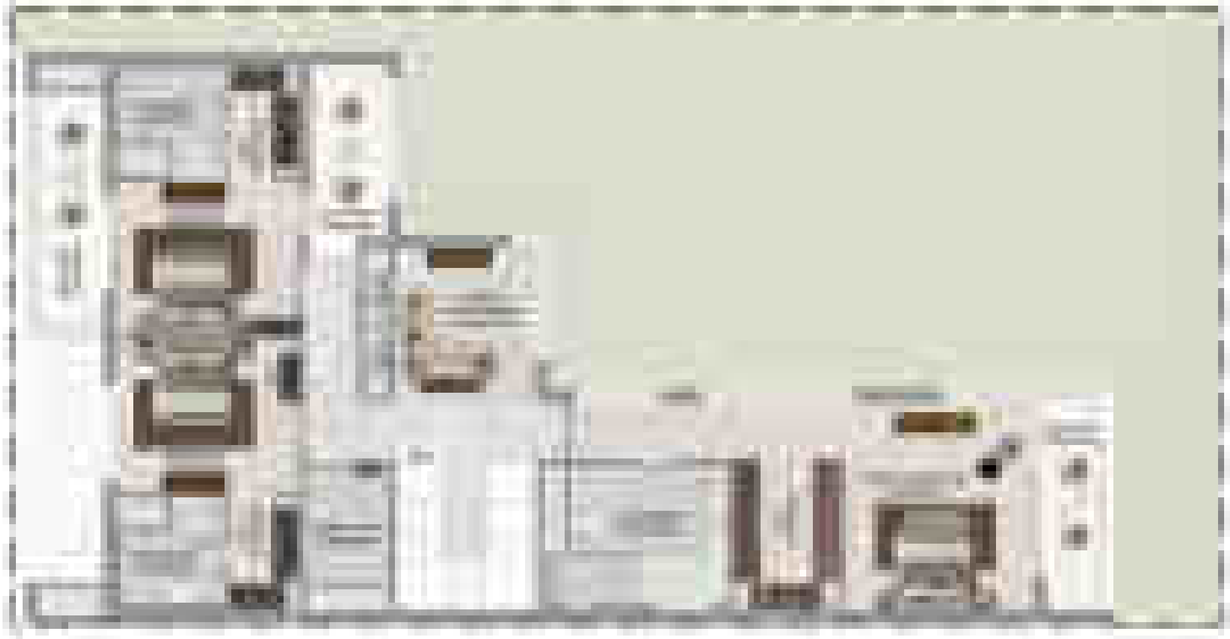
ESTATE VILLAS

V4 Bedroom - Type H

Plot Area		Saleable Area
Min		
Max		



GROUND FLOOR



Starting from AED 11M

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SANCTUARY

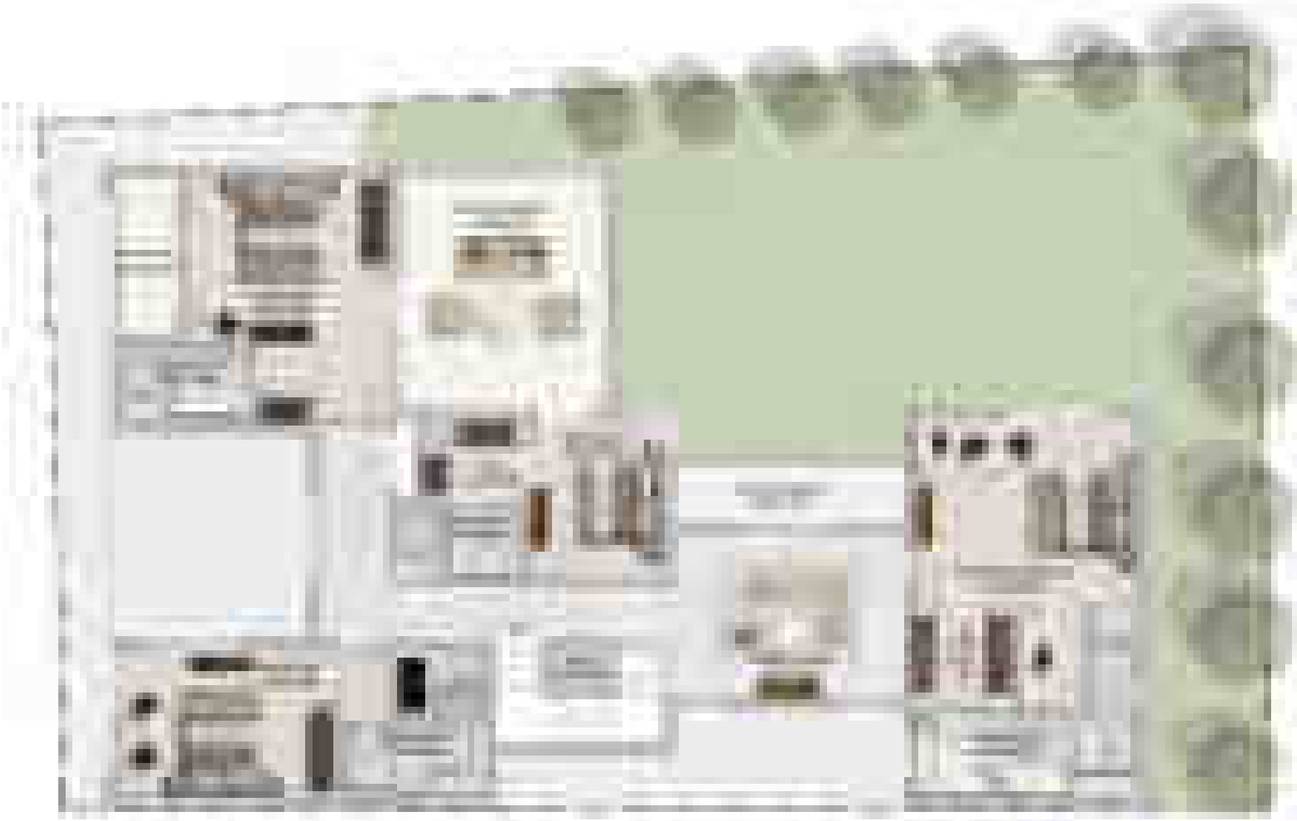
ESTATE VILLAS

5 Bedroom - Type D

Plot Area	Saleable Area
5,382.63 sq.m.	5,972.80 sq.ft.



GROUND FLOOR



Starting from AED 13.6M

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SANCTUARY

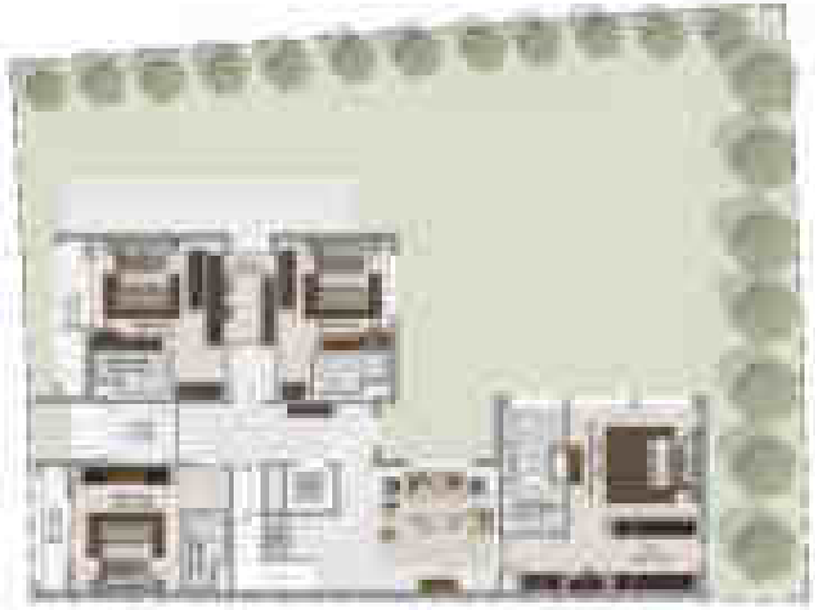
ESTATE VILLAS

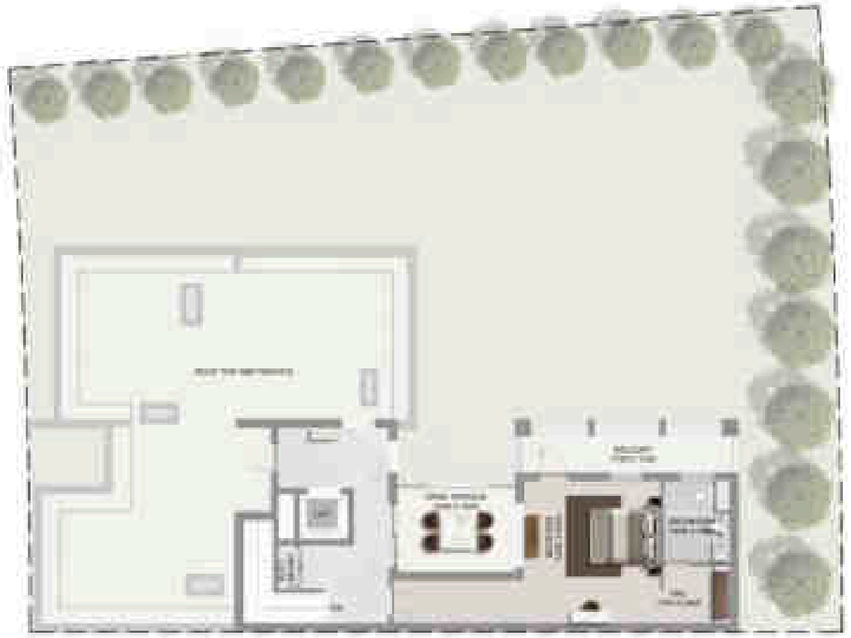
Six Bedroom - Type A

Plot Area	Saleable Area
[illegible] sq.ft.	[illegible] sq.ft.
7,504.00 sq.m.	7,791.80 sq.ft.



GROUND FLOOR



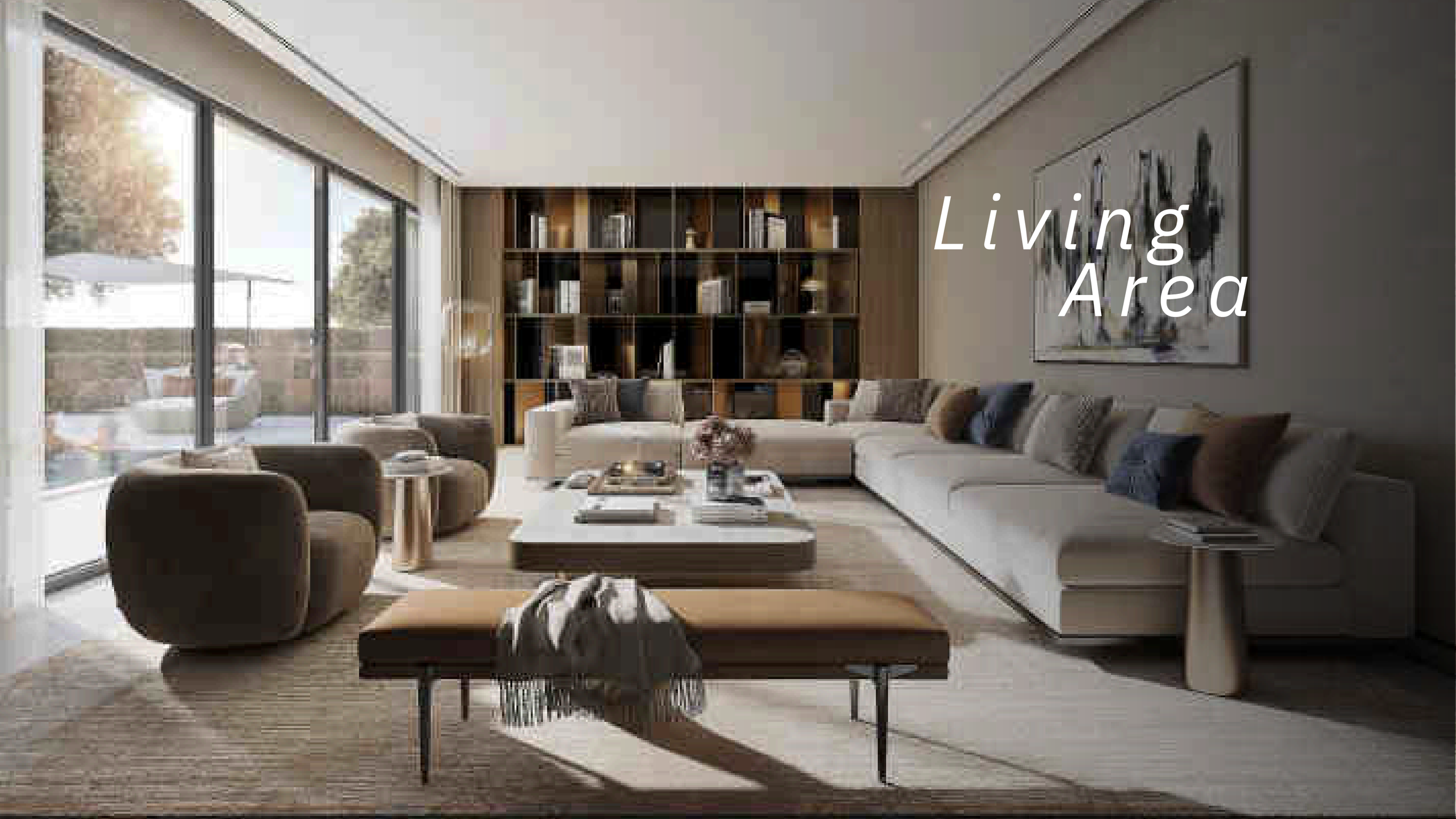


SECOND FLOOR


Master
Bedroom


Kitchen


Dining
Area


Living
Area


Master
Bathroom

THE WOODS

AT SOBHA SANCTUARY

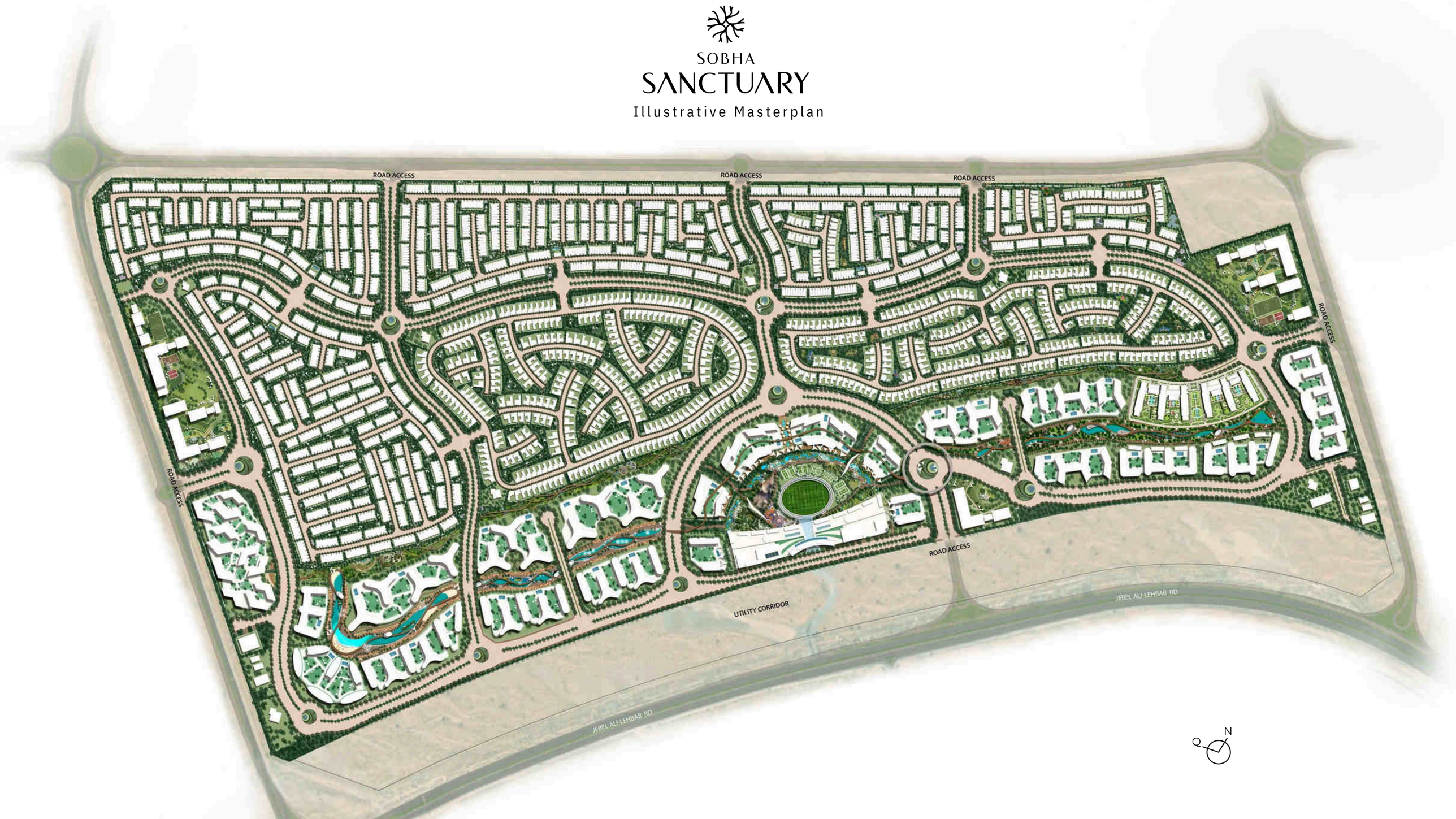
SOBHA

REALTY

SOBHA

SANCTUARY

Illustrative Masterplan



THE WOODS

AT SOBHA SANCTUARY



Site Plan



THE WOODS

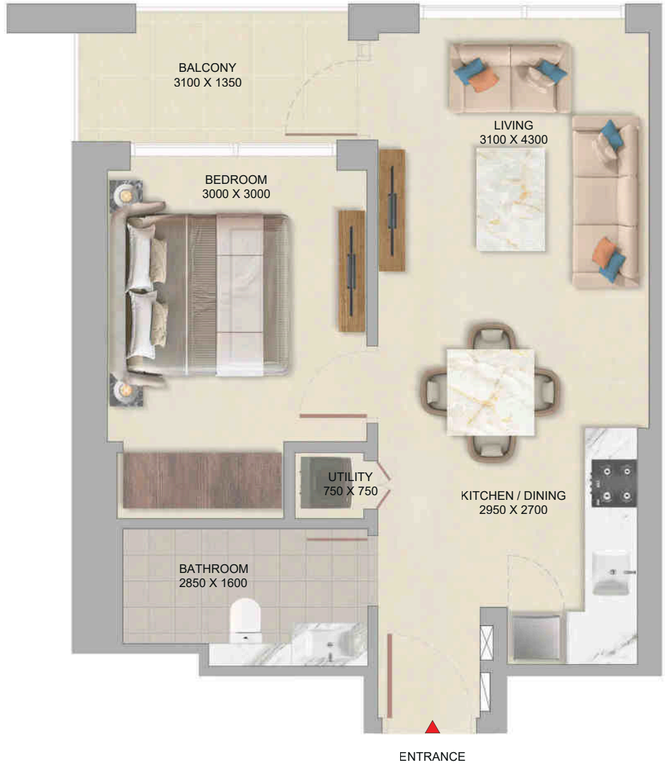
AT SOBHA SANCTUARY

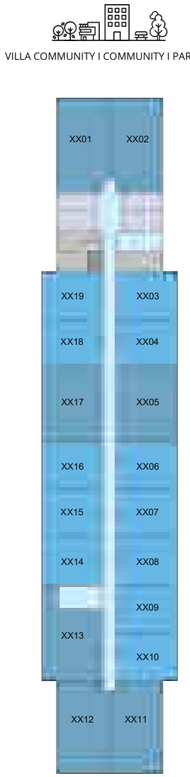
A private woodland enclave where homes are shaped by water views, natural light, and a deeper connection to the outdoors.


Exclusive
1 & 2 Bedroom
Residences


Living
Area


Master
Bedroom
НИКОЛА ТЕСЛА







1 BED UNIT
2 BED UNIT
SERVICES
CIRCULATION
GARBAGE ROOM
LIFTS

1 BEDROOM APARTMENT
TYPE A
(with balcony)

TOTAL SALEABLE AREA
SUITE = 494.71 SQ.FT.
BALCONY = 51.34 SQ.FT.
TOTAL = 546.05 SQ.FT.

2 BEDROOM APARTMENT
TYPE A
(with balcony)

TOTAL SALEABLE AREA
SUITE = 863.70 SQ.FT.
BALCONY = 100.86 SQ.FT.
TOTAL = 964.55 SQ.FT.

PAYMENT PLAN

SOBHA SANCTUARY – THE WOODS RETREAT

INSTALMENTS	PAYMENT PERCENTAGE	MILESTONES
01 Booking Amount	20.00%	On Booking date
02 First Instalment	10.00%	6 Months from booking date
03 Second Instalment	10.00%	12 Months from booking date
04 Third Instalment	10.00%	24 Months from booking date
05 Fourth Instalment	10.00%	30 Months from booking date
06 Final Instalment	40.00%	On Completion