



THE GREENS

AT SOBHA SANCTUARY

SOBHA
REALTY

A group of people are practicing yoga in a lush green park. In the foreground, a person's hand is in a mudra (gesture) with the thumb and index finger touching. In the background, other people are also in yoga poses on the grass. The scene is bathed in warm, golden light, suggesting late afternoon or early morning.

The Philosophy behind

A complete environment shaped
through distinct layers of wellbeing:

NATURE

Nature is woven through Sobha Sanctuary as
an everyday presence.

WATER

Water shapes the atmosphere as its presence
carries through the community, creating a
sense of ease.

WELLNESS

Wellness feels natural, supported by design,
space, and movement.

COMMUNITY

A destination to carry daily life, shared
moments and a sense of belonging.



*What to
expect within Sobha
Sanctuary*

The image shows a large, modern shopping mall at night. A massive, illuminated canopy with a geometric, web-like structure of glowing blue lines covers a central plaza. The canopy's panels show a sky with clouds. Below the canopy, several performers in white, glowing suits are spinning large, illuminated circular fans. A crowd of people, including many children, is gathered in the plaza, watching the performance. In the background, the mall's glass facade is lit up, showing various storefronts like 'VILLAGE CAFE', 'PIZZA ROMA', 'NOODLE BAR', 'THE COFFEE BEAN', 'BISTRO 19', 'SUSHI KO', 'SHOP', and 'CAFE'. To the right, another part of the mall is visible with signs for 'humana' and 'bonnie's'. The sky is dark blue with a crescent moon.

Human connection at the core

RESIDENCES OVERVIEW

A masterplan designed to hold life at scale, without losing its sense of quiet. Sobha Sanctuary is to bring 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

Family life is enriched by a vibrant social club and 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

Pet wellness is seamlessly integrated into 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

Wellness at Sobha Sanctuary is designed to feel natural, supported by space through a **~5 km leisure loop** that invites recreation, exploration, and everyday movement. A **9+ km wellness loop** is also purpose-built for walking, cycling and a myriad of health-focused activities.

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.

The image depicts a luxurious outdoor swimming pool area. In the foreground, several people are relaxing on wooden lounge chairs with white cushions. A woman in a blue hijab is lying on a chair on the left, while a man is sitting on a chair in the center. To the right, another woman is sitting on a chair. In the middle ground, a large, curved swimming pool is filled with people. Some are swimming, while others are playing on a sandy beach area near the pool. A group of children is building a sandcastle. In the background, there are several modern, multi-story buildings with large glass windows and balconies. The buildings are surrounded by lush greenery, including palm trees and other tropical plants. The sky is blue with some white clouds. The overall atmosphere is one of relaxation and leisure.

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.



A landscape defined by water

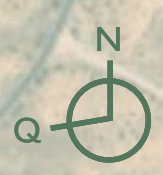
Create moments of pause, while water sculpture plazas introduce a sense of reflective calm. A vibrant splash pad brings playful energy for all ages. At its heart, a beach lagoon offers a relaxed, resort-style retreat, shaping landscapes designed for calm, delight, and retreat.

Sustainability
at Sobha
Sanctuary
is a framework

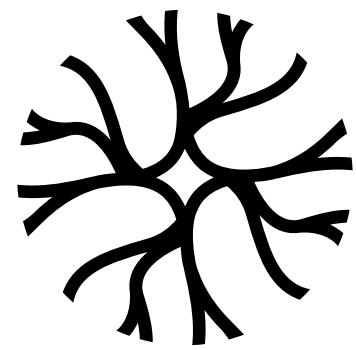
From smart mobility and ~20km of connected cycling networks to sustainability, it is all woven throughout the masterplan. Extending across infrastructure, community spaces, and homes, integrated systems seamlessly minimize environmental impact.

SOBHA SANCTUARY

Illustrative Masterplan



Introducing



THE GREENS

AT SOBHA SANCTUARY

Where Serenity Finds Its Home



THE GREENS

AT SOBHA SANCTUARY

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





Located within landscaped corridors

The location of The Greens cluster is embedded within landscaped corridors, surrounded by gardens and tree-lined paths that shape a calm and intimate living environment.

Homes are directly linked to the green spine and pedestrian network, set gently away from high-activity zones, and within a short walk of neighbourhood amenities, offering privacy alongside everyday convenience.

Garden Villas

4 Bedroom

*Smart-home ready
Garden*





Courtyard *Villas* *5 Bedroom*

Smart-home ready
Garden
Terraces
Lift

A modern master bedroom interior. On the left, a large bed with a light-colored headboard and several pillows (including brown and patterned ones) is covered with a light grey duvet and a brown textured blanket. A bedside table with a lamp is next to the bed. In the center, a large floor-to-ceiling window with vertical curtains offers a view of a green landscape. A large, sculptural, multi-looped pendant light hangs above the window. To the right of the window, a grey armchair sits on a light-colored rug. Further right, a low-profile white and wood console table holds a decorative vase and books. A floor lamp with a curved arm is positioned near the chair. The wall on the right features a large abstract painting. The overall color palette is neutral, with greys, browns, and whites.

Master Bedroom

*Living
Area*

*Dining
Area*



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

Quiet mornings.
Paths through trees.
Light moving across gardens.
Evenings that remain unhurried.
Privacy without isolation.
Connection without noise.

DISCLAIMER: The images shown are for illustrative purposes only and are not to be taken as exact representations of the project. The images are computer-generated (photorealistic rendering) to showcase the building and apartment's design, including the facade, elevations, and interiors. All furniture, lighting, finishes, facade, and all shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change. The Applicant warrants that only representational and informative information, images and visuals or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.



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AT SOBHA SANCTUARY



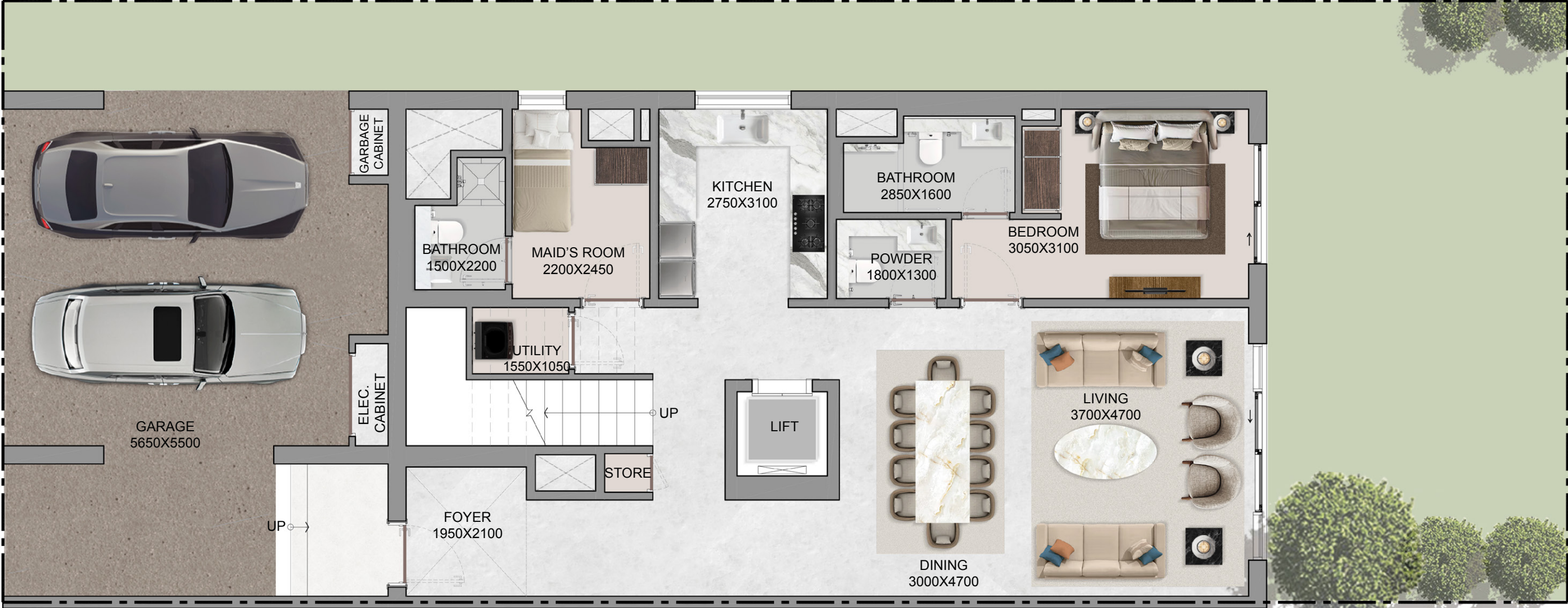
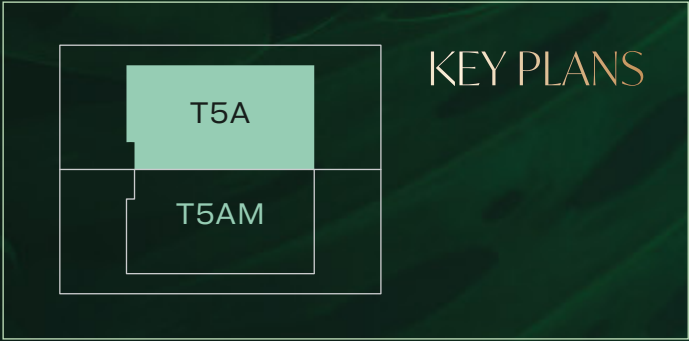


FLOOR AND UNIT PLANS

COURTYARD VILLAS

T5 Bedroom - Type A

Plot Area		Saleable Area
Min	291.07 sq.m 3,133.05 sq.ft	381.53 sq.m
Max	302.05 sq.m 3,251.24 sq.ft	4,106.75 sq.ft



GROUND FLOOR



FIRST FLOOR



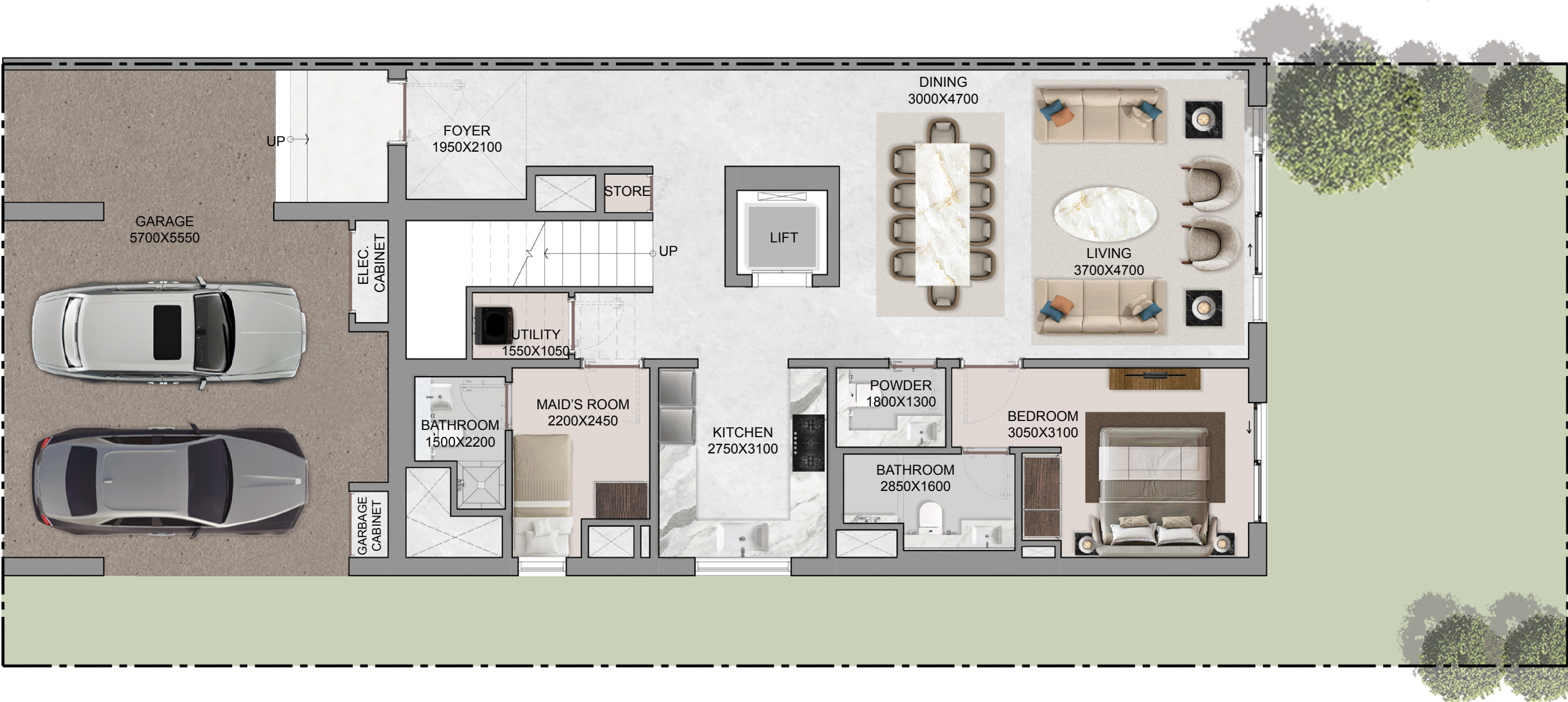
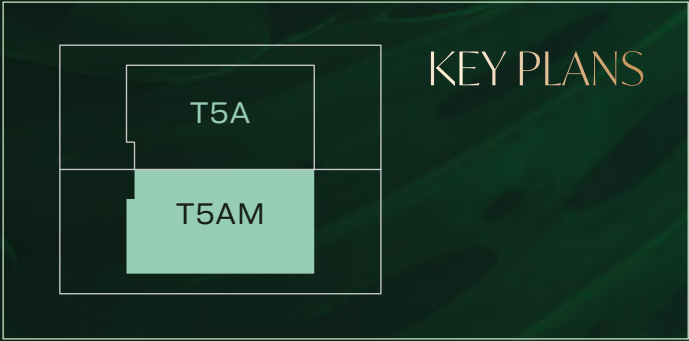
SECOND FLOOR

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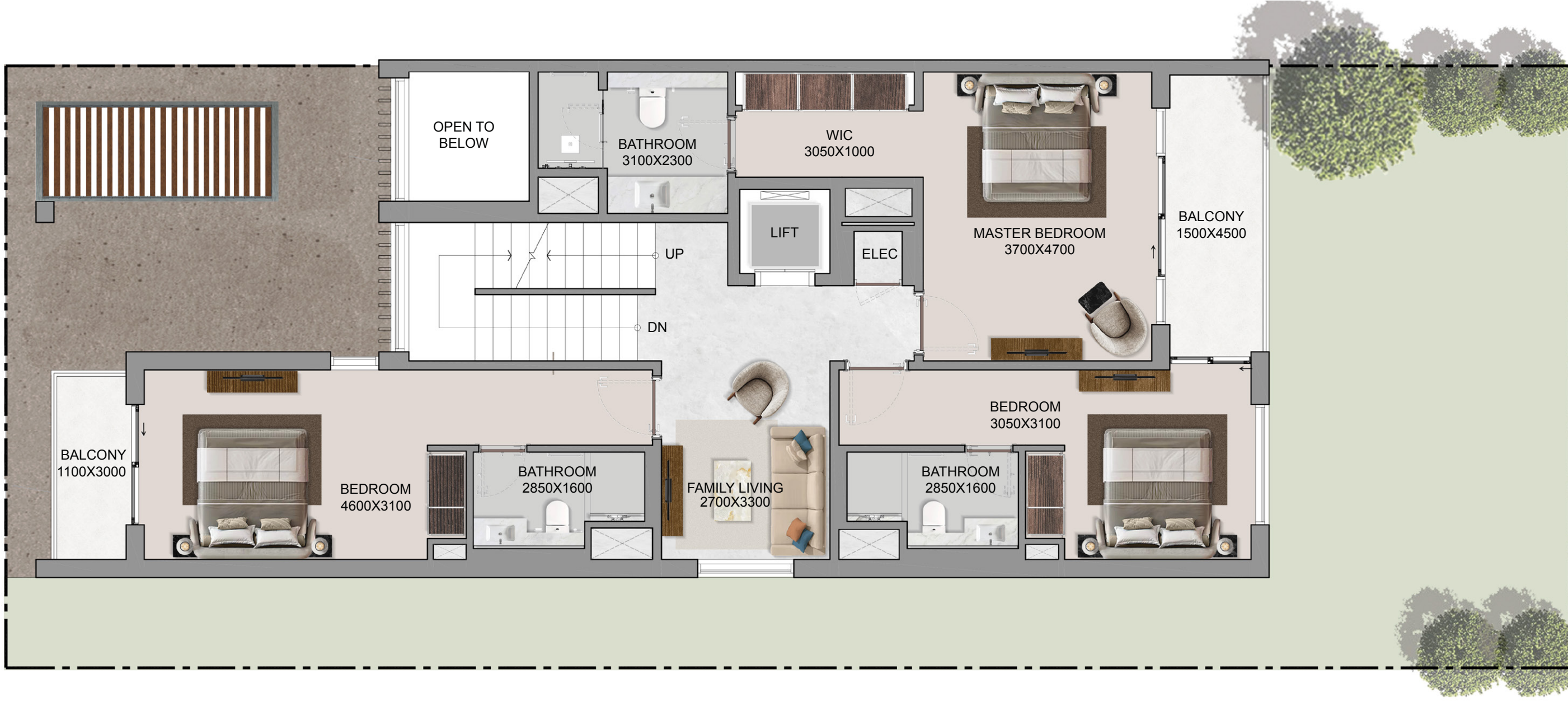
COURTYARD VILLAS

T5 Bedroom - Type AM

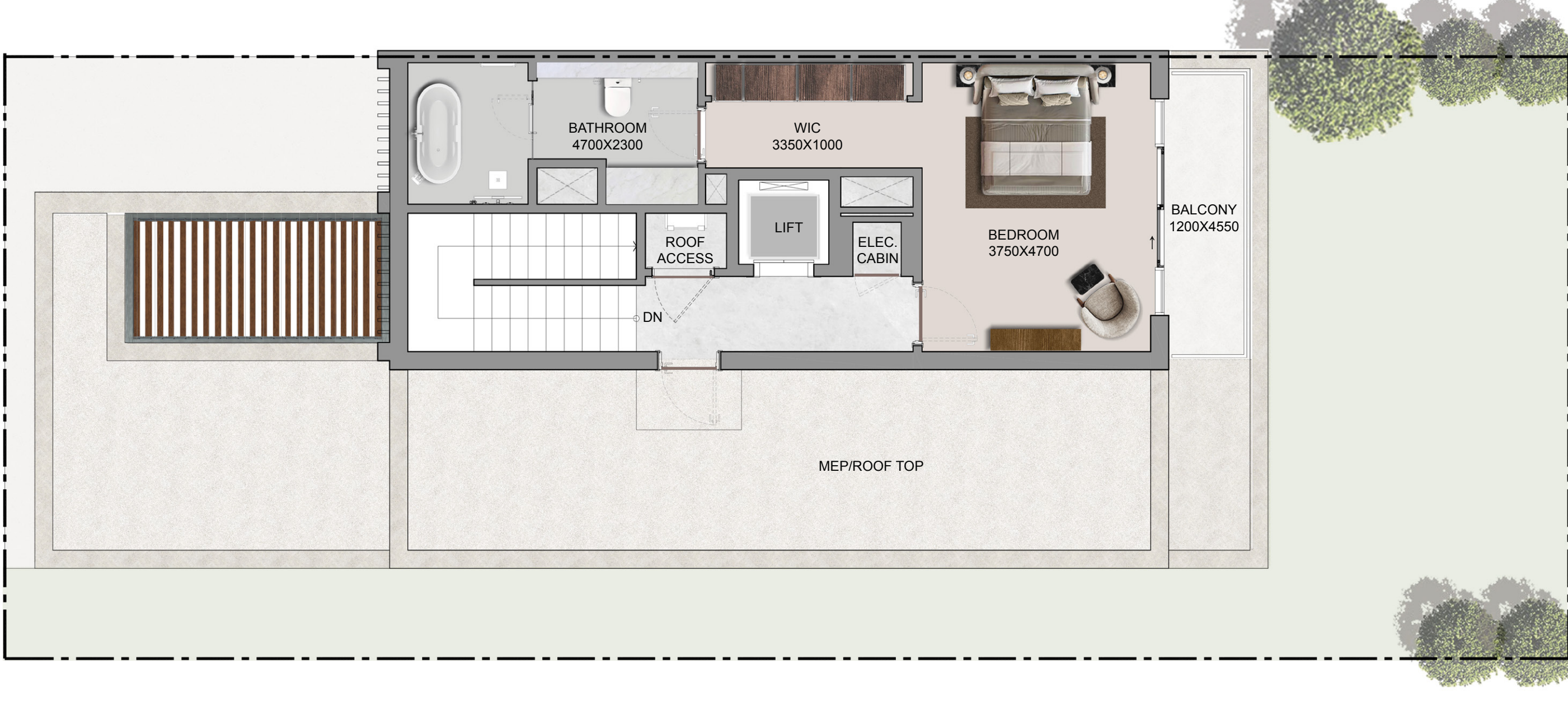
Plot Area		Saleable Area
Min	294.77 sq.m 3,172.88 sq.ft	381.53 sq.m
Max	302.05 sq.m 3,251.24 sq.ft	4,106.75 sq.ft



GROUND FLOOR



FIRST FLOOR



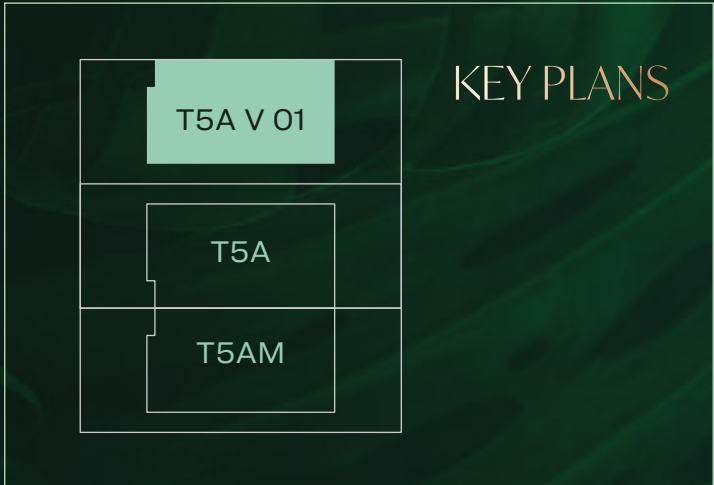
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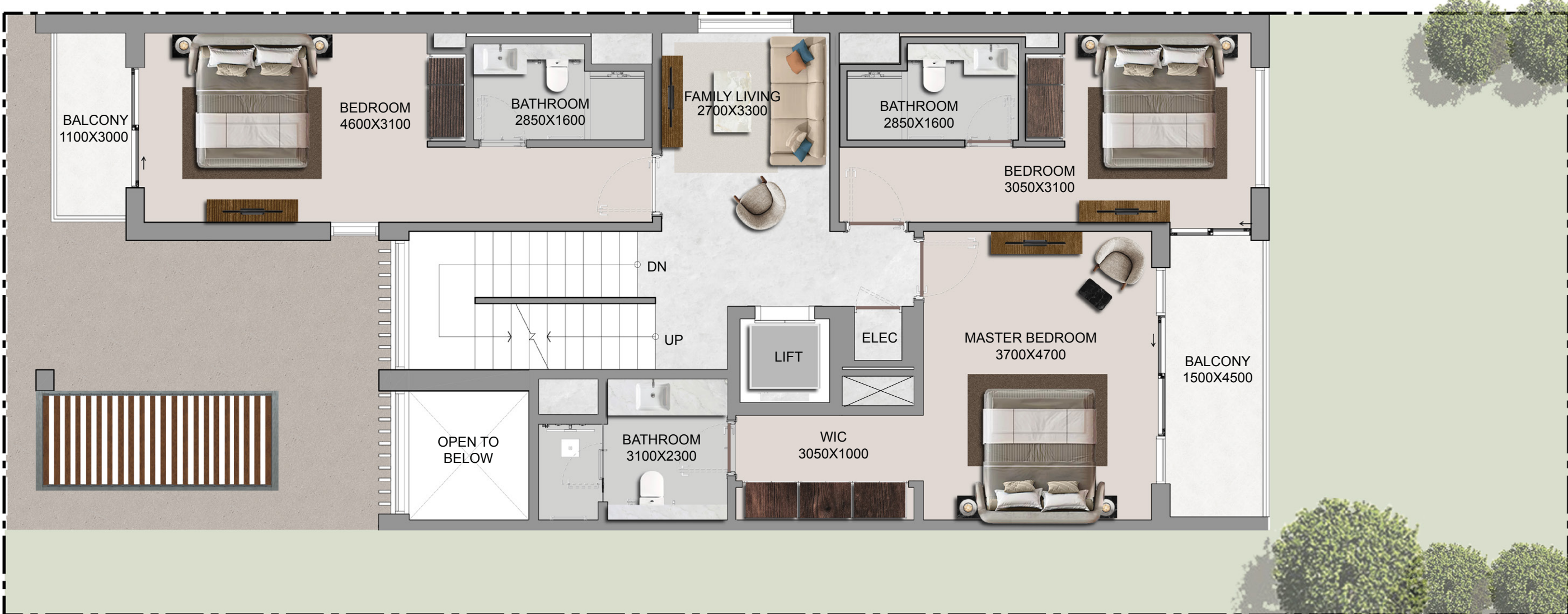
COURTYARD VILLAS

T5 Bedroom - Type A Variant 01

Plot Area		Saleable Area
Min 300.93 sq.m	3,239.18 sq.ft	385.95 sq.m
Max 302.05 sq.m	3,251.24 sq.ft	4,154.33 sq.ft



GROUND FLOOR



FIRST FLOOR



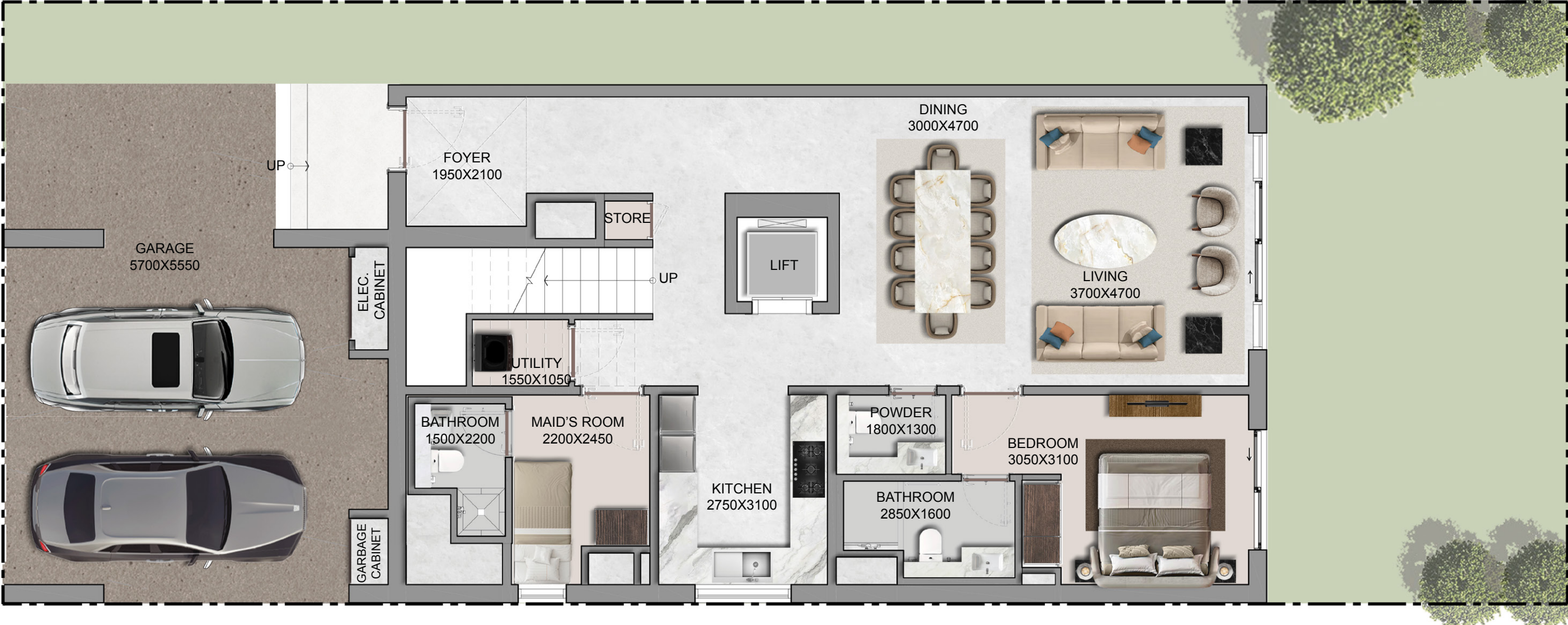
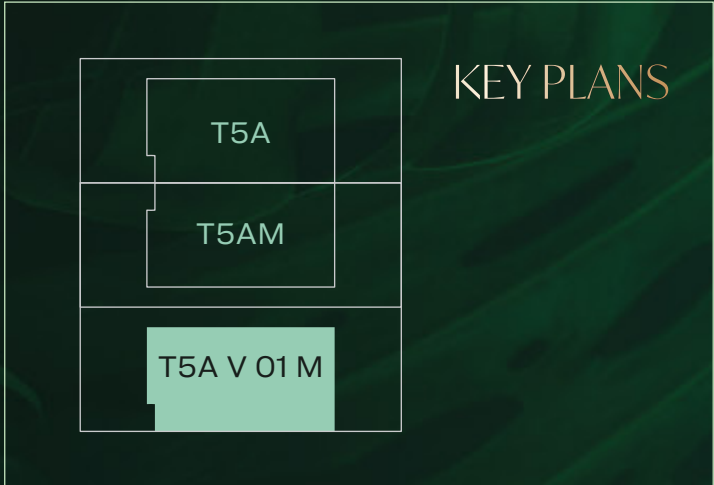
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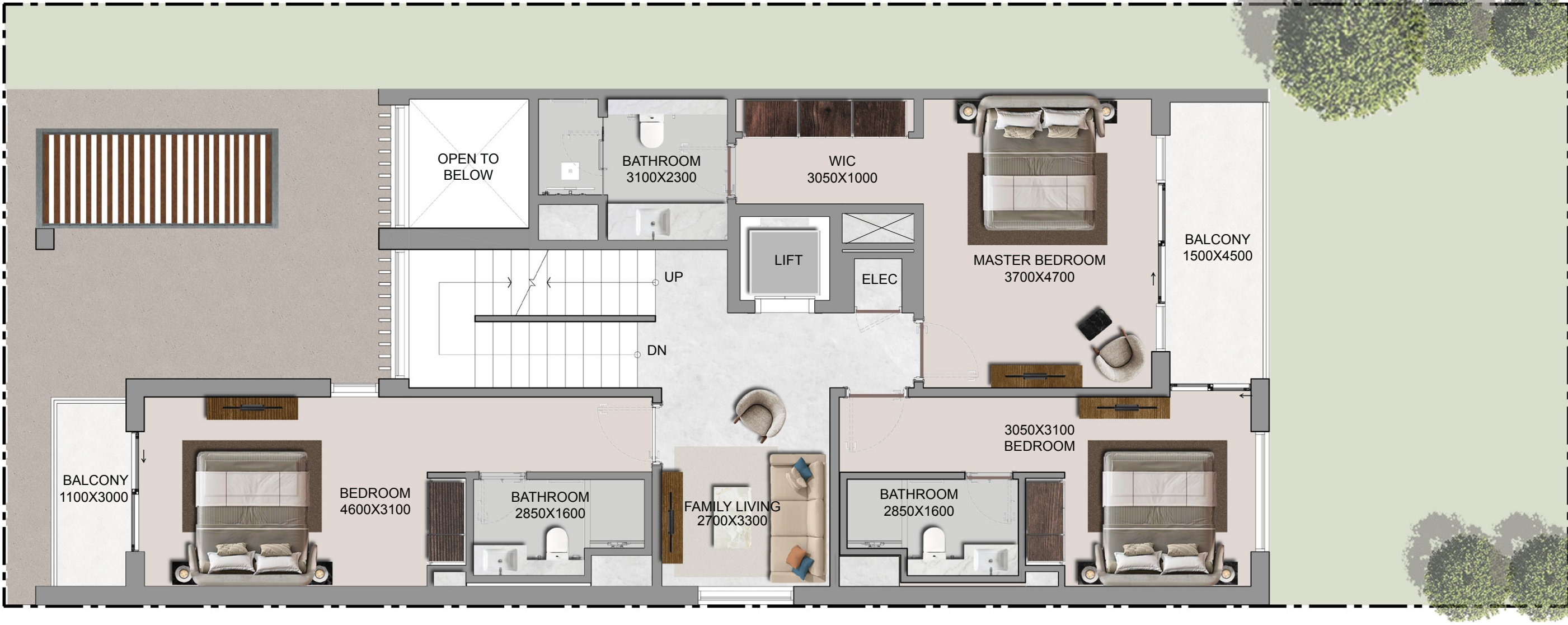
COURTYARD VILLAS

T5 Bedroom - Type A Variant 01 Mirror

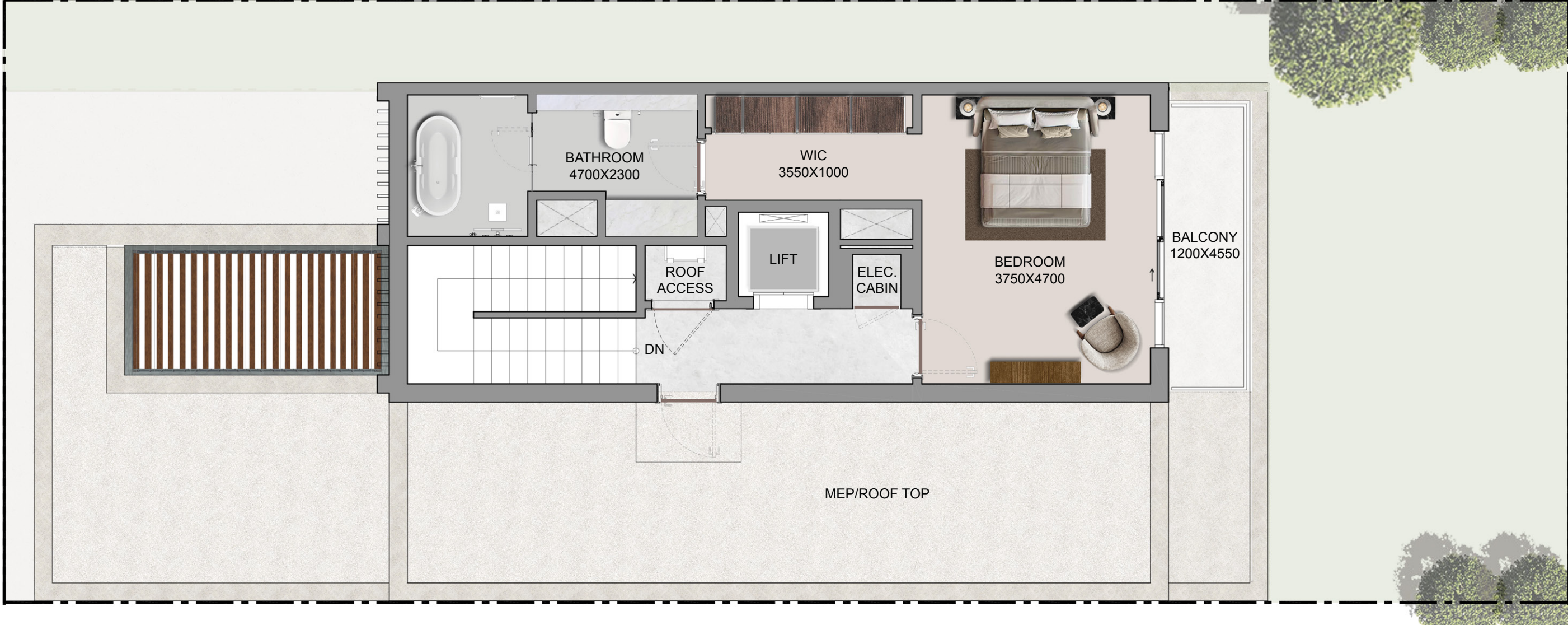
Plot Area	Saleable Area
Min 300.93 sq.m 3,239.18 sq.ft	385.95 sq.m
Max 302.05 sq.m 3,251.24 sq.ft	4,154.33 sq.ft



GROUND FLOOR



FIRST FLOOR



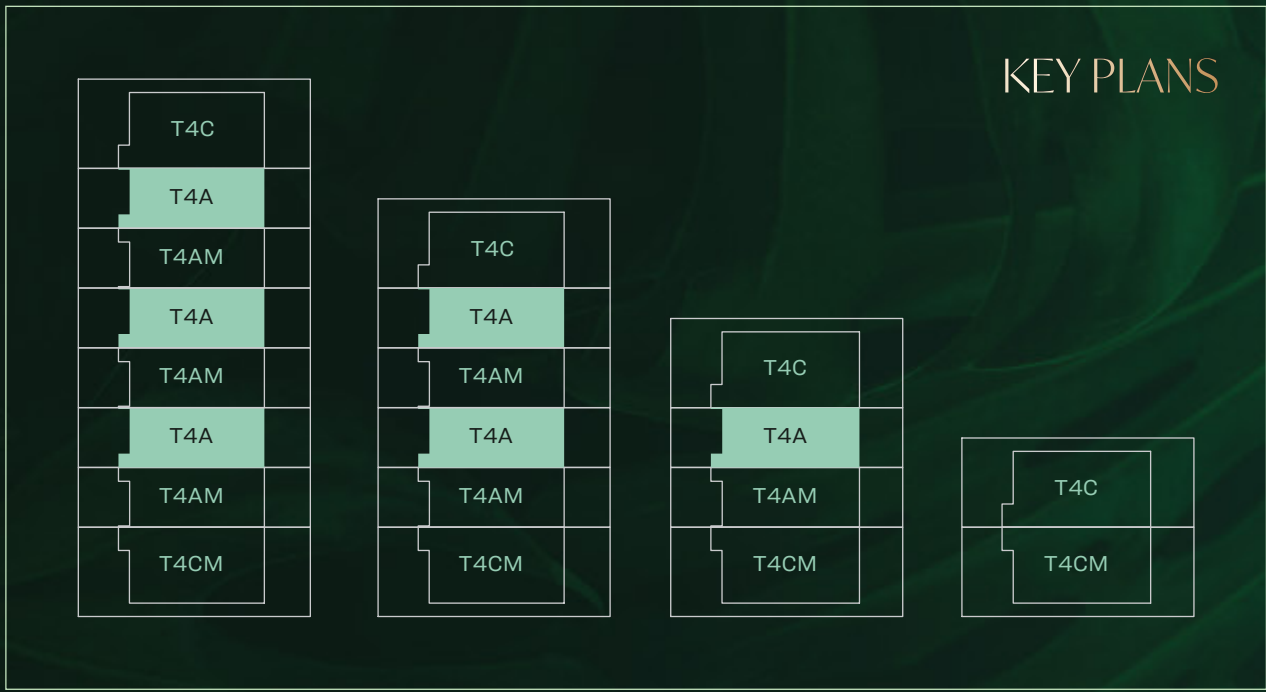
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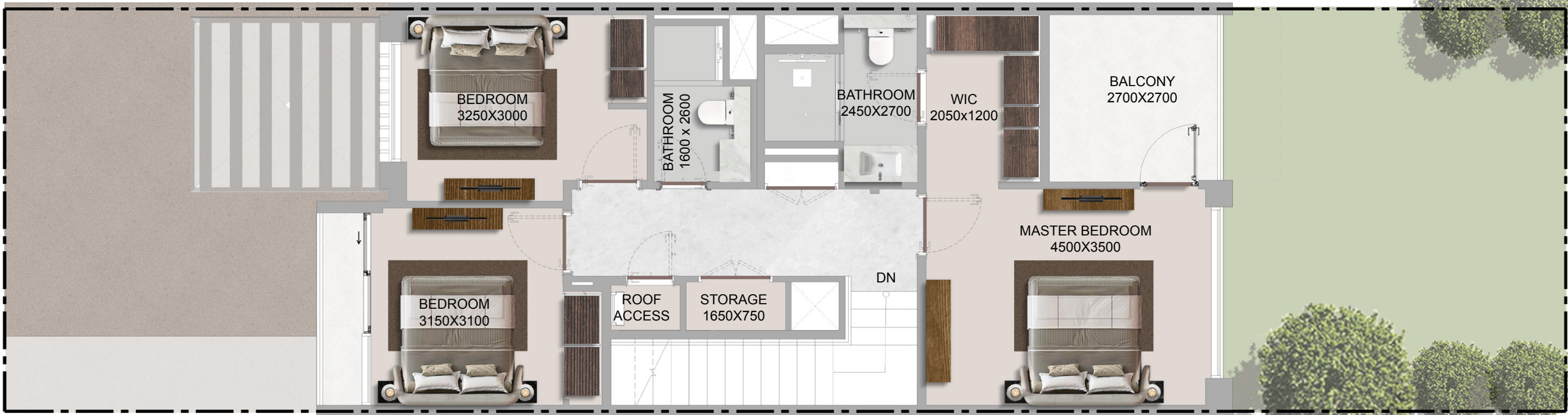
GARDEN VILLAS

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

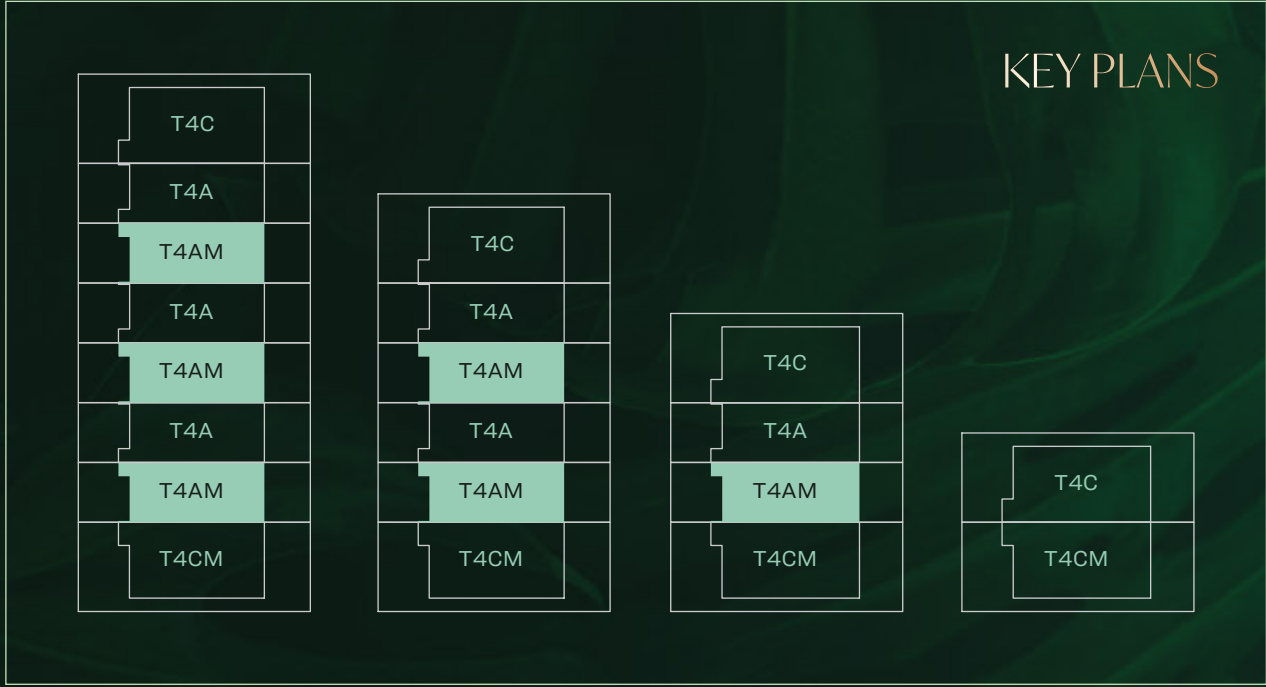
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GARDEN VILLAS

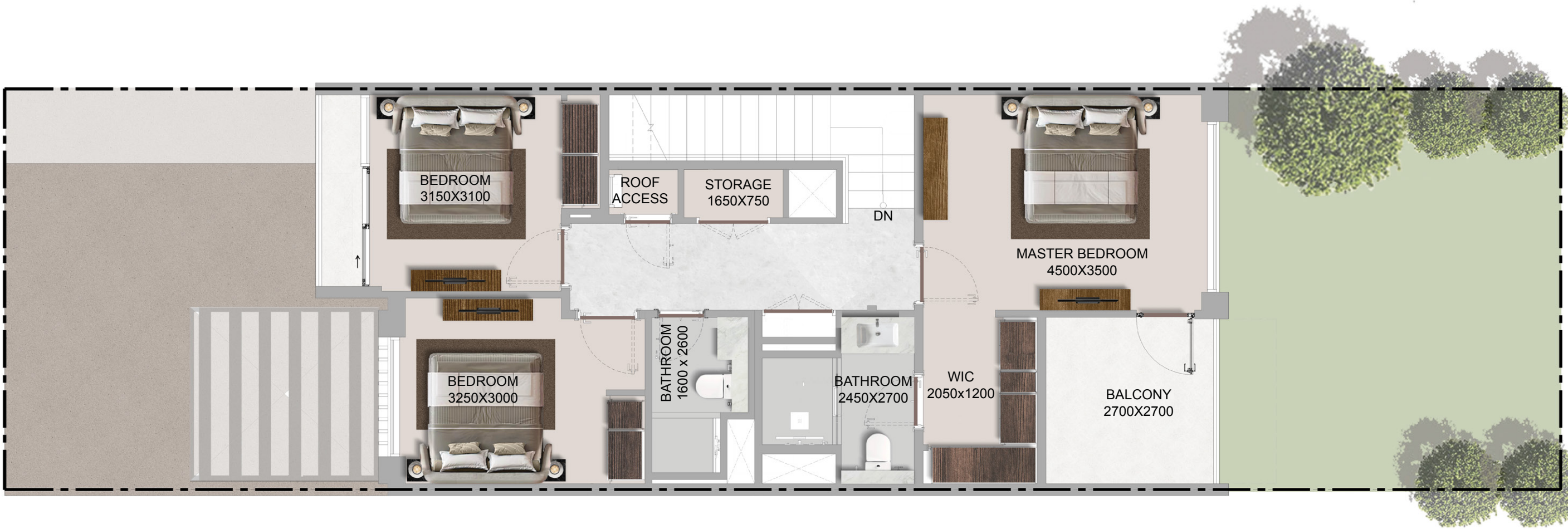
T4 Bedroom - Type AM

Plot Area		
Min	174.17 sq.m	1,874.75 sq.ft
Max	185.48 sq.m	1,996.49 sq.ft

Saleable Area	
	234.20 sq.m
	2,520.91 sq.ft



GROUND FLOOR



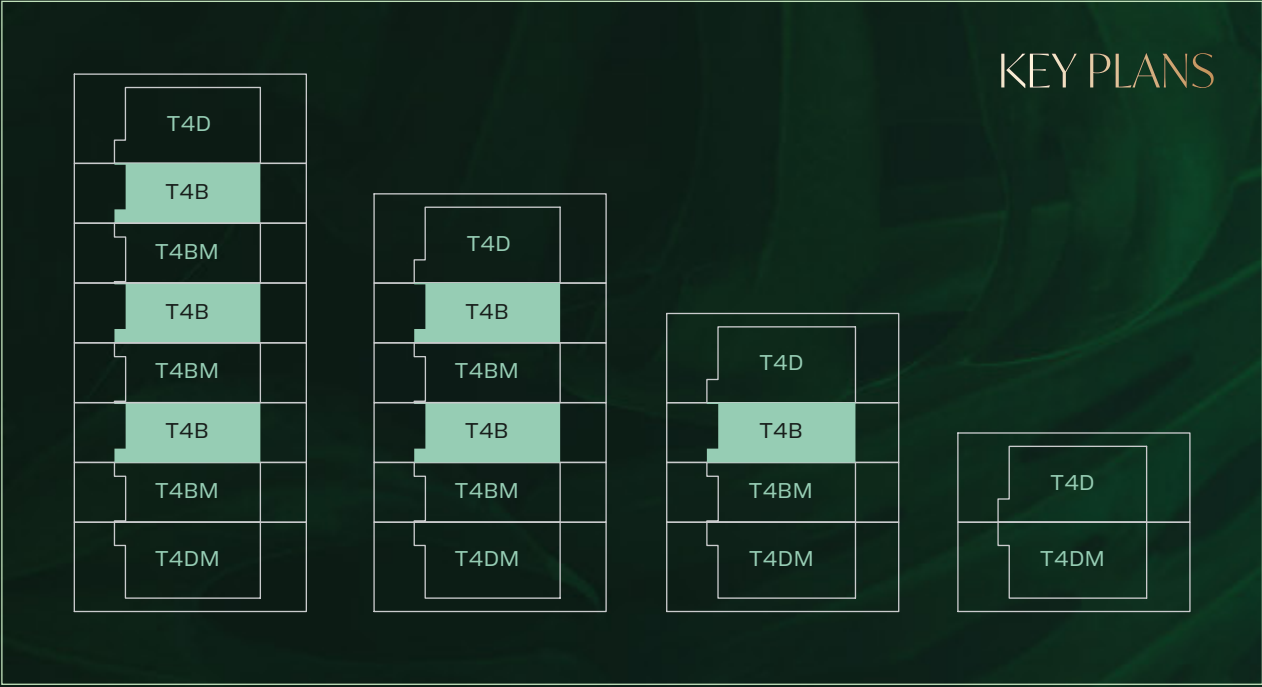
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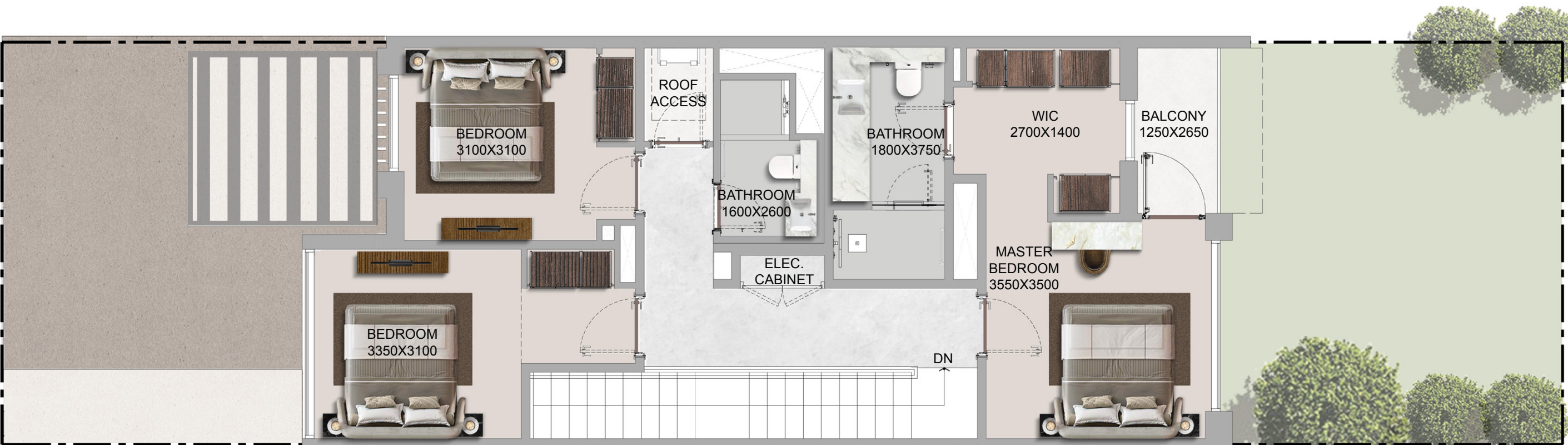
GARDEN VILLAS

T4 Bedroom - Type B

Plot Area		Saleable Area
Min 174.17 sq.m	1,874.75 sq.ft	228.45 sq.m
Max 186.00 sq.m	2,002.09 sq.ft	2,459.02 sq.ft



GROUND FLOOR



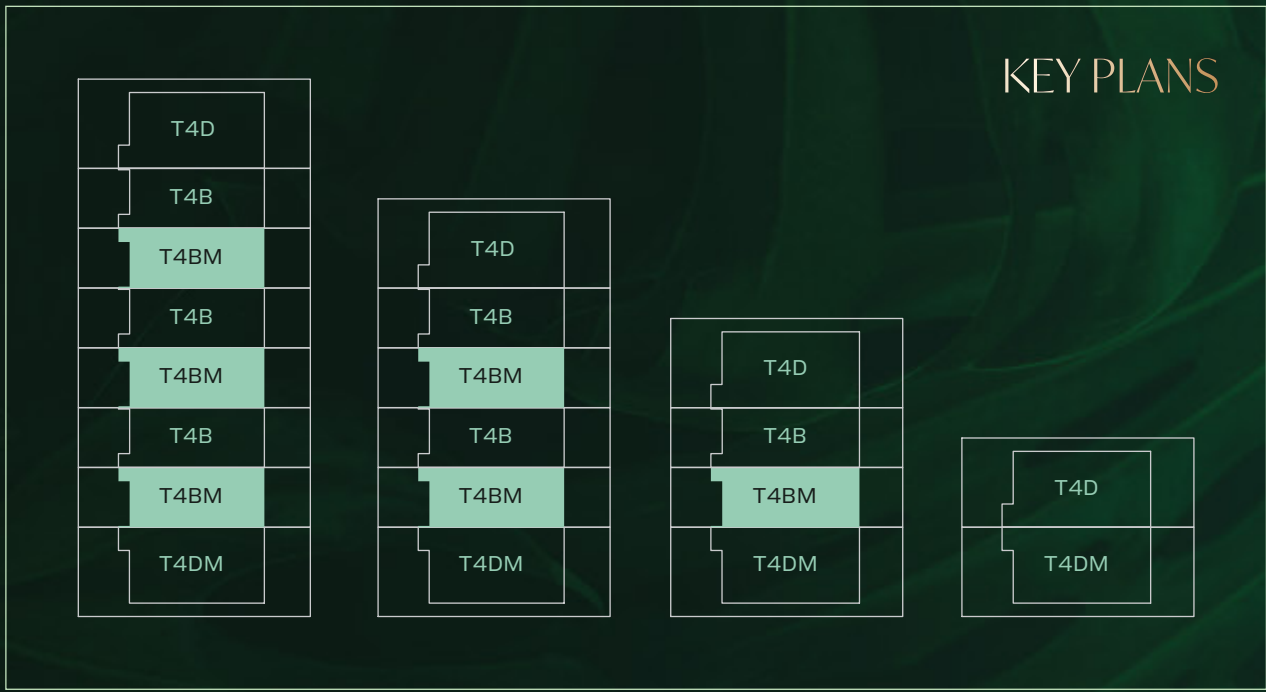
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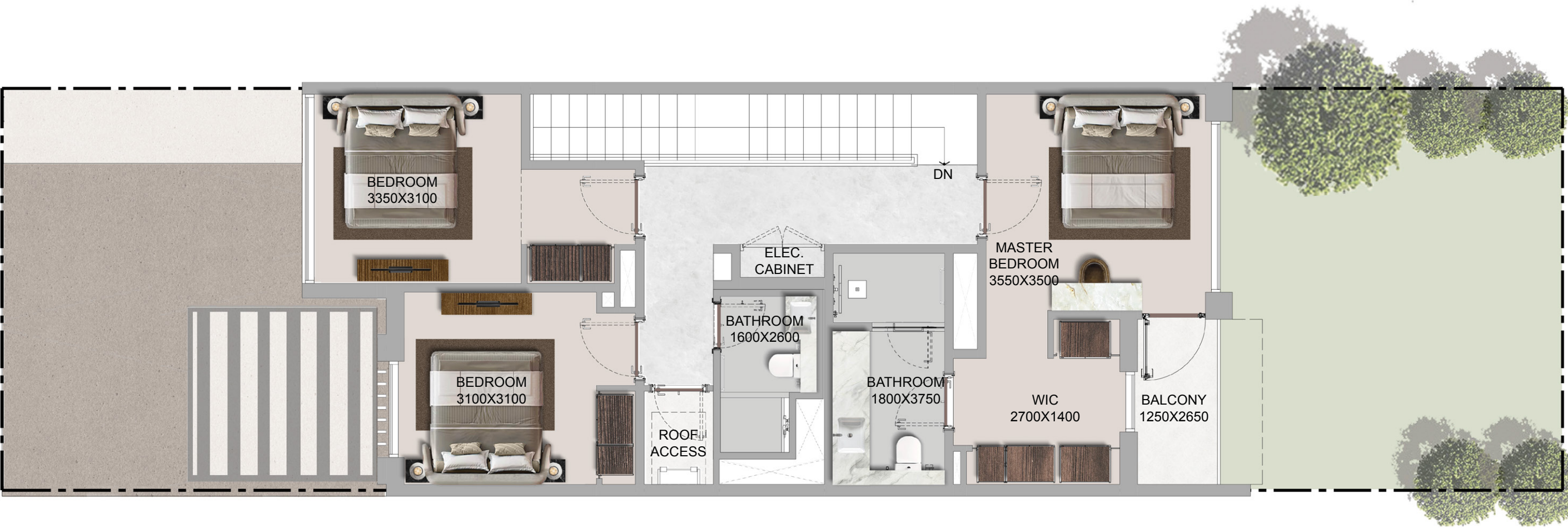
GARDEN VILLAS

T4 Bedroom - Type BM

Plot Area		Saleable Area
Min 174.17 sq.m	1,874.75 sq.ft	228.45 sq.m
Max 185.97 sq.m	2,001.76 sq.ft	2,459.02 sq.ft



GROUND FLOOR



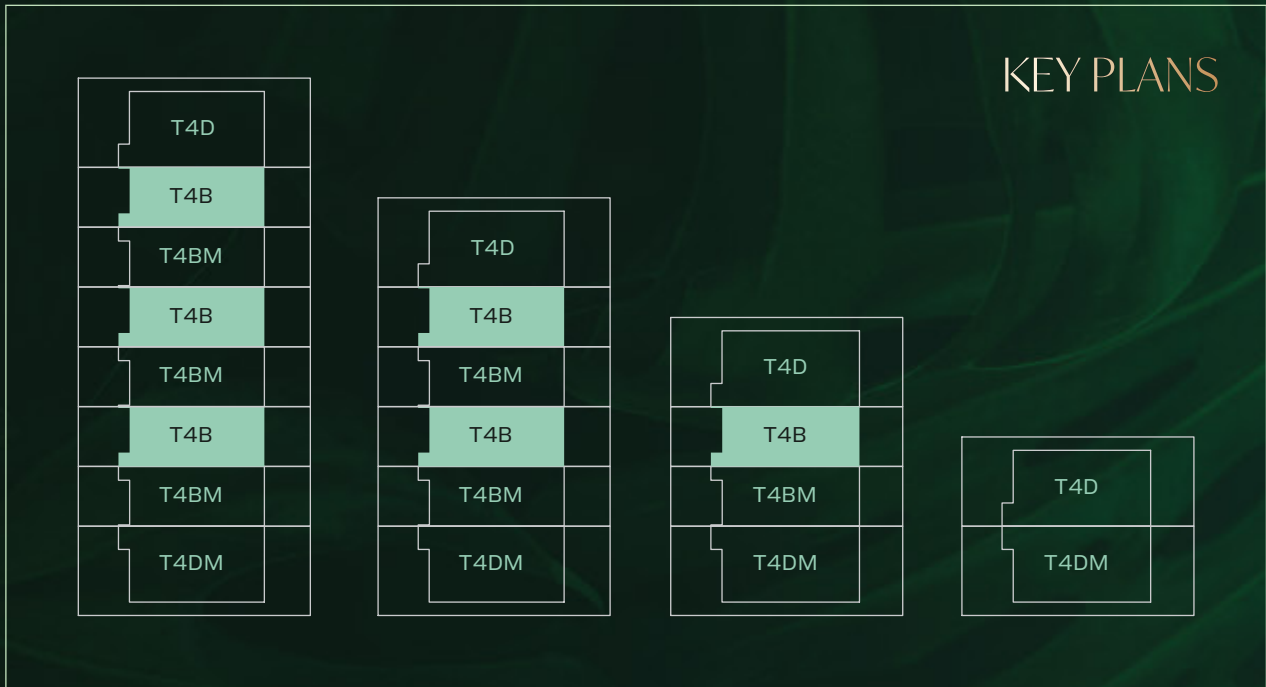
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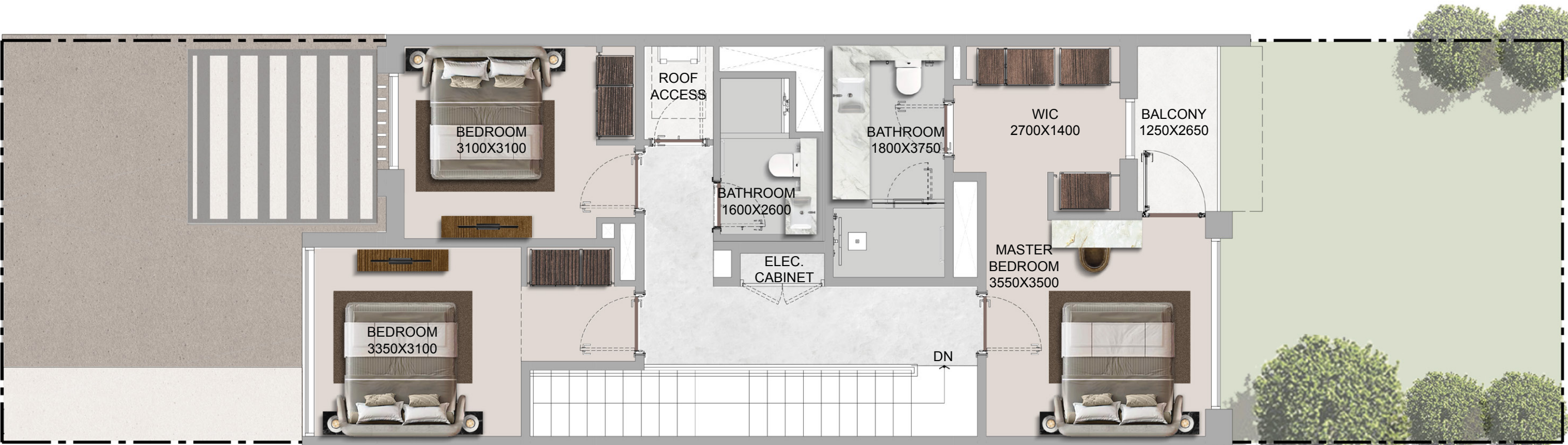
GARDEN VILLAS

T4 Bedroom - Type B Variant 01

Plot Area			Saleable Area
Min	160.77 sq.m	1,730.51 sq.ft	228.45 sq.m
Max	164.23 sq.m	1,767.76 sq.ft	2,459.02 sq.ft



GROUND FLOOR



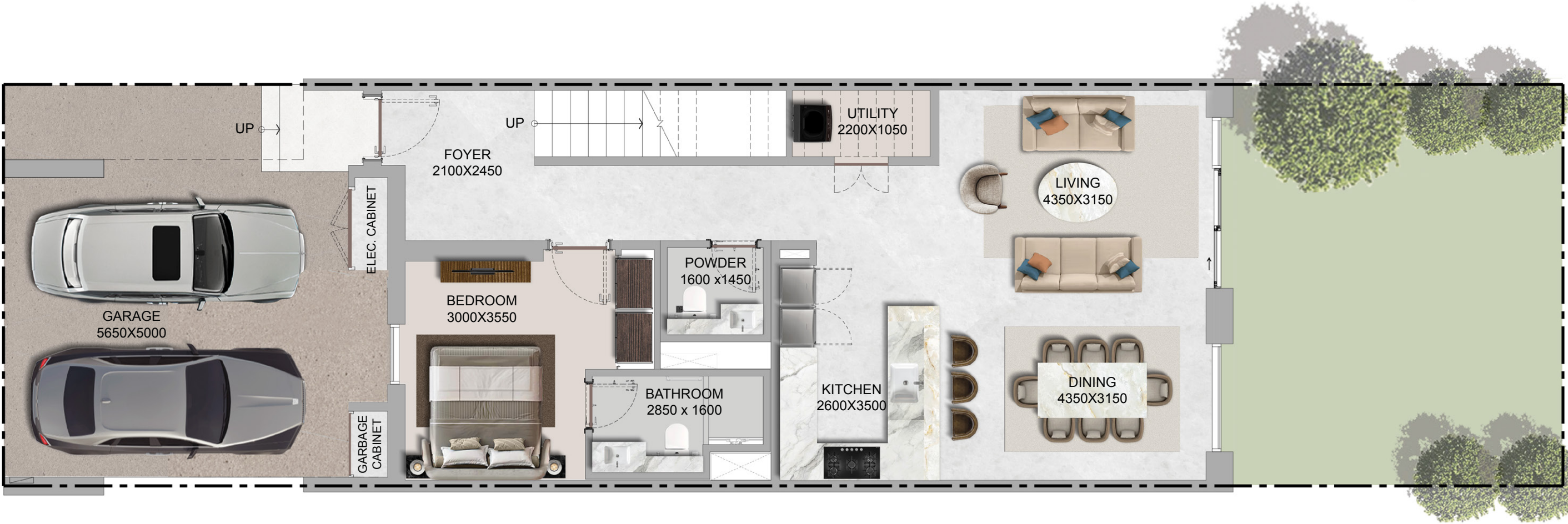
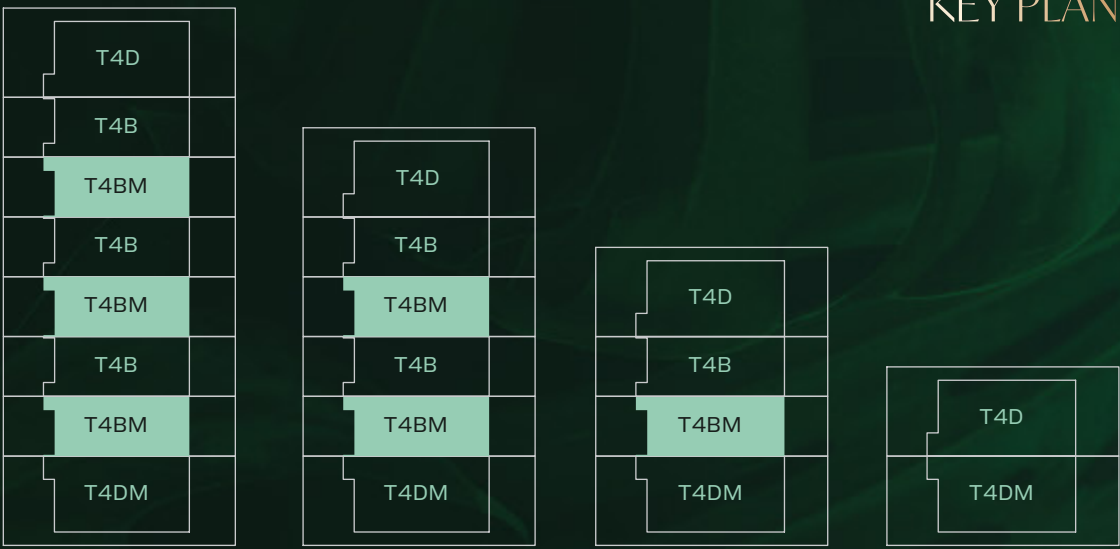
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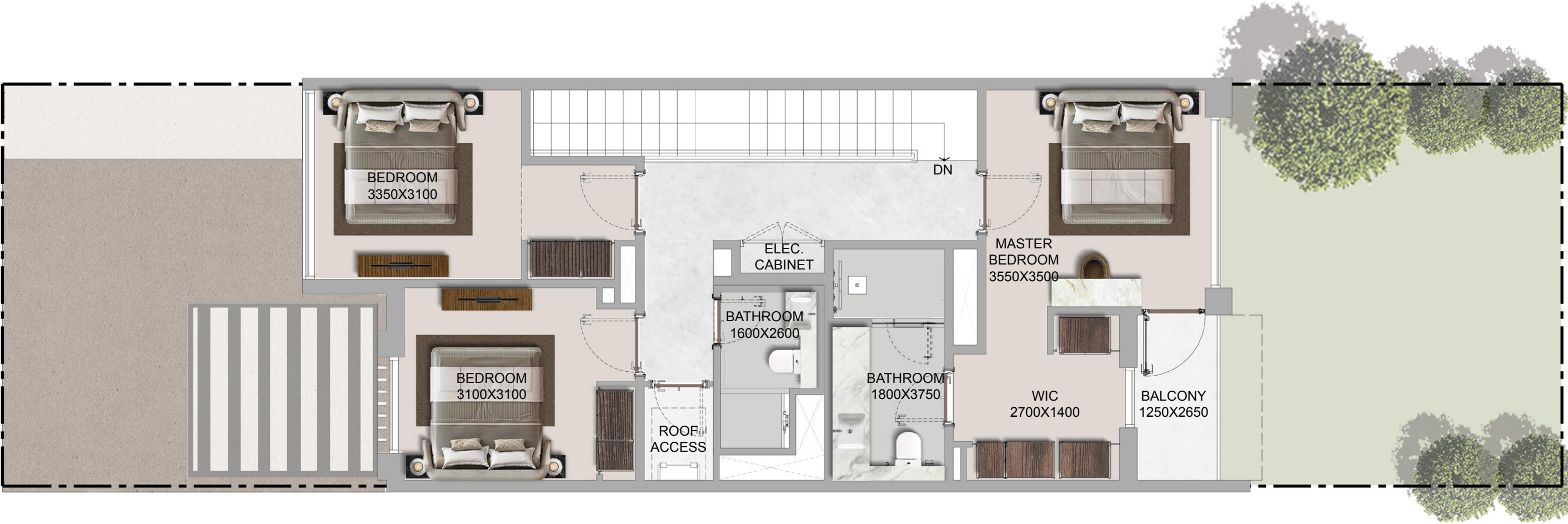
GARDEN VILLAS

T4 Bedroom - Type B Variant 01 Mirror

Plot Area		Saleable Area
Min 160.77 sq.m	1,730.51 sq.ft	228.45 sq.m
Max 164.23 sq.m	1,767.76 sq.ft	2,459.02 sq.ft



GROUND FLOOR



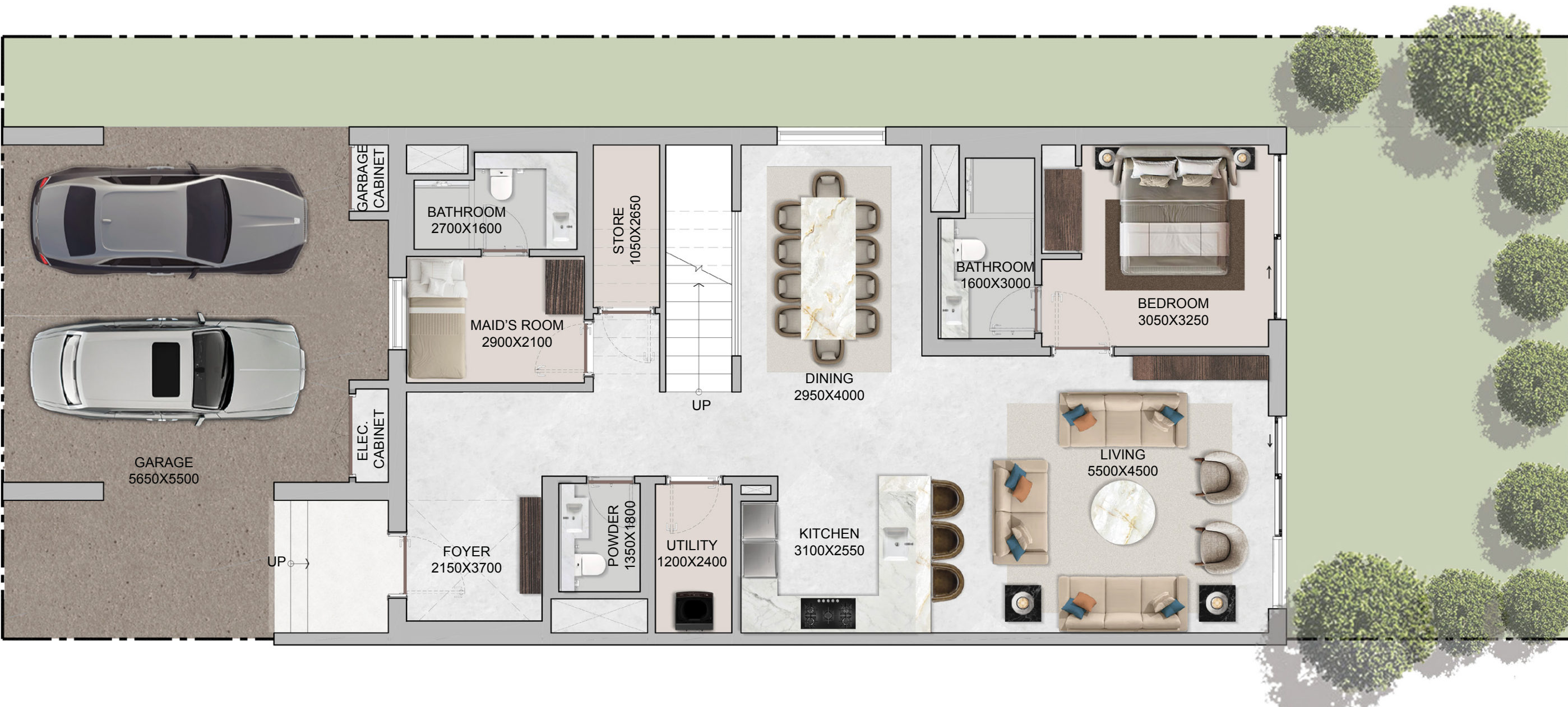
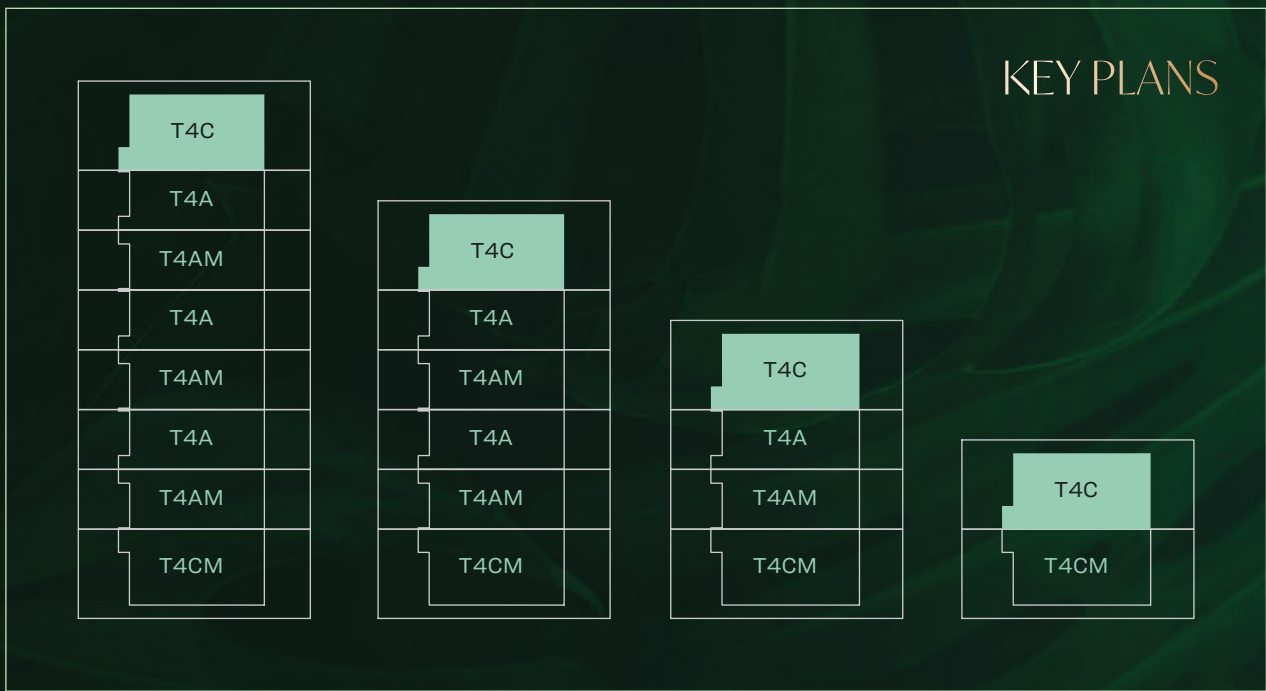
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GARDEN VILLAS

T4 Bedroom - Type C

Plot Area		Saleable Area
Min	260.00 sq.m 2,798.62 sq.ft	318.68 sq.m
Max	271.32 sq.m 2,920.46 sq.ft	3,430.24 sq.ft



GROUND FLOOR



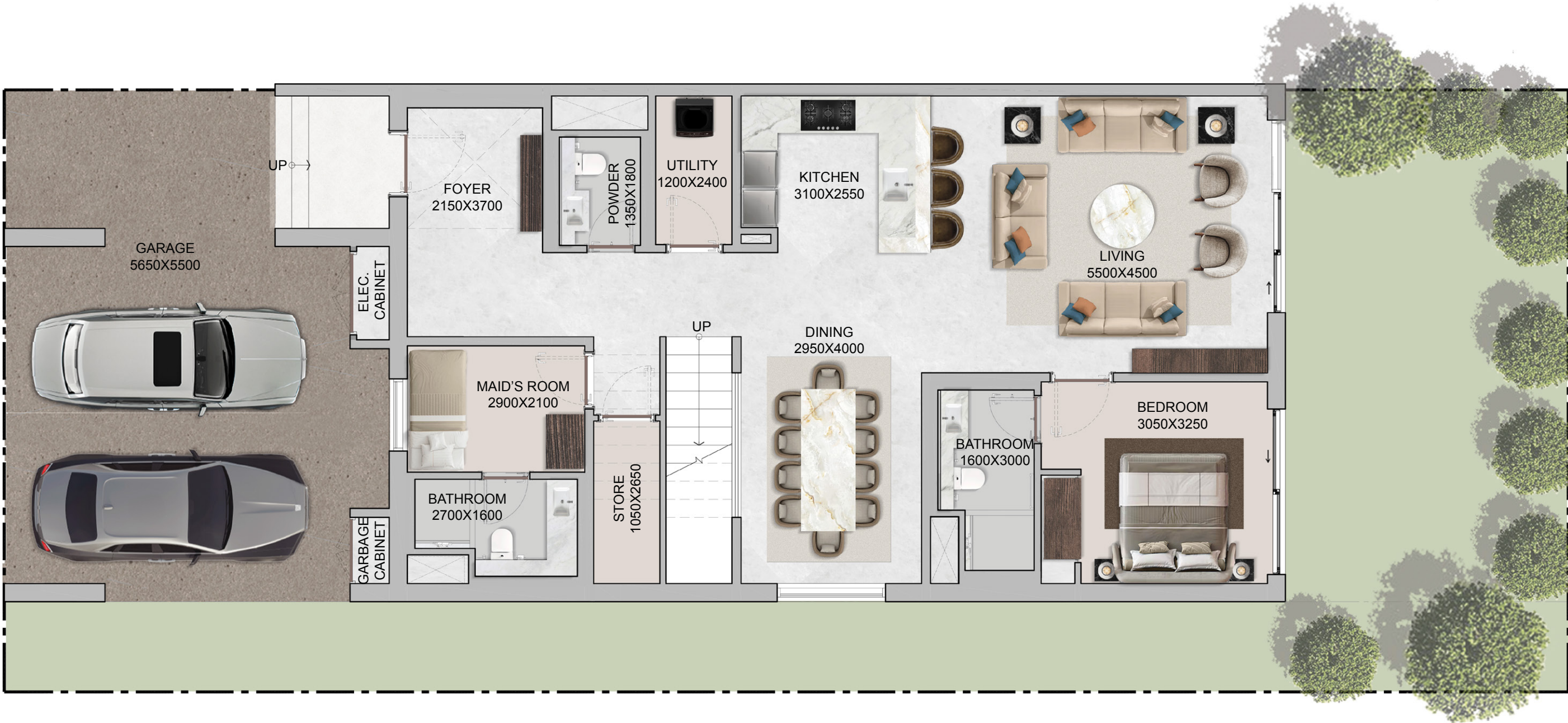
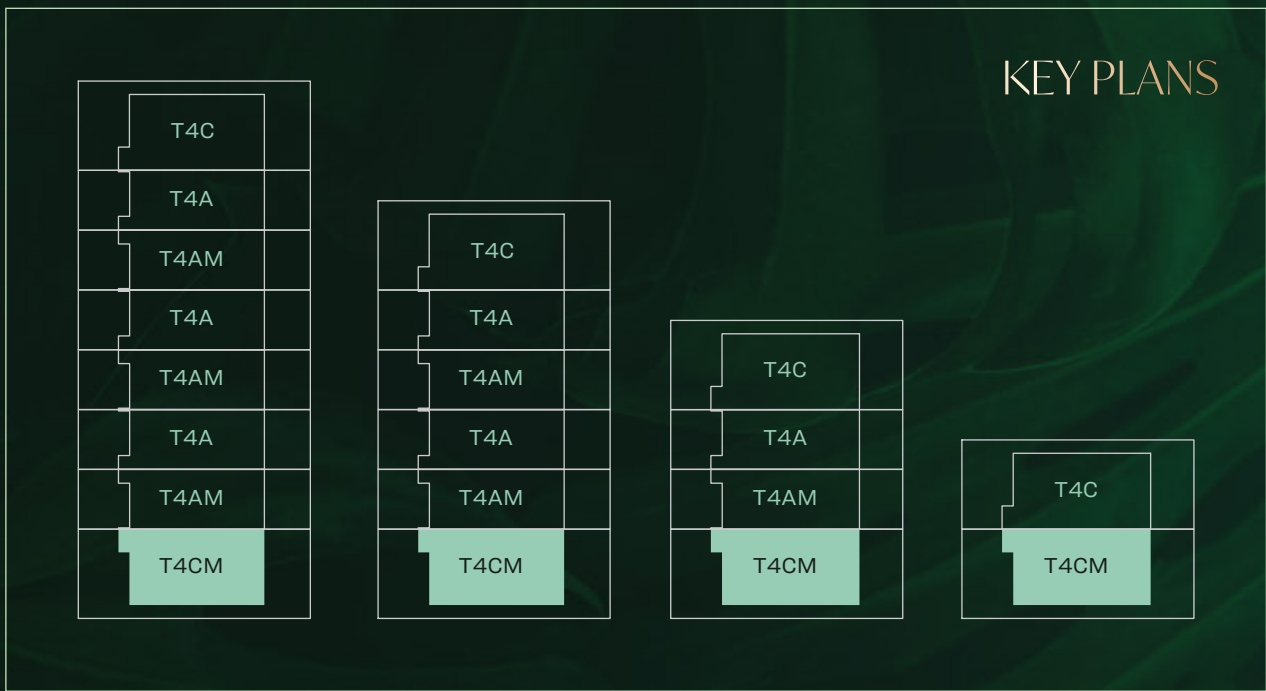
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GARDEN VILLAS

T4 Bedroom - Type CM

Plot Area			Saleable Area
Min	260.00 sq.m	2,798.62 sq.ft	318.68 sq.m
Max	272.15 sq.m	2,929.40 sq.ft	3,430.24 sq.ft



GROUND FLOOR



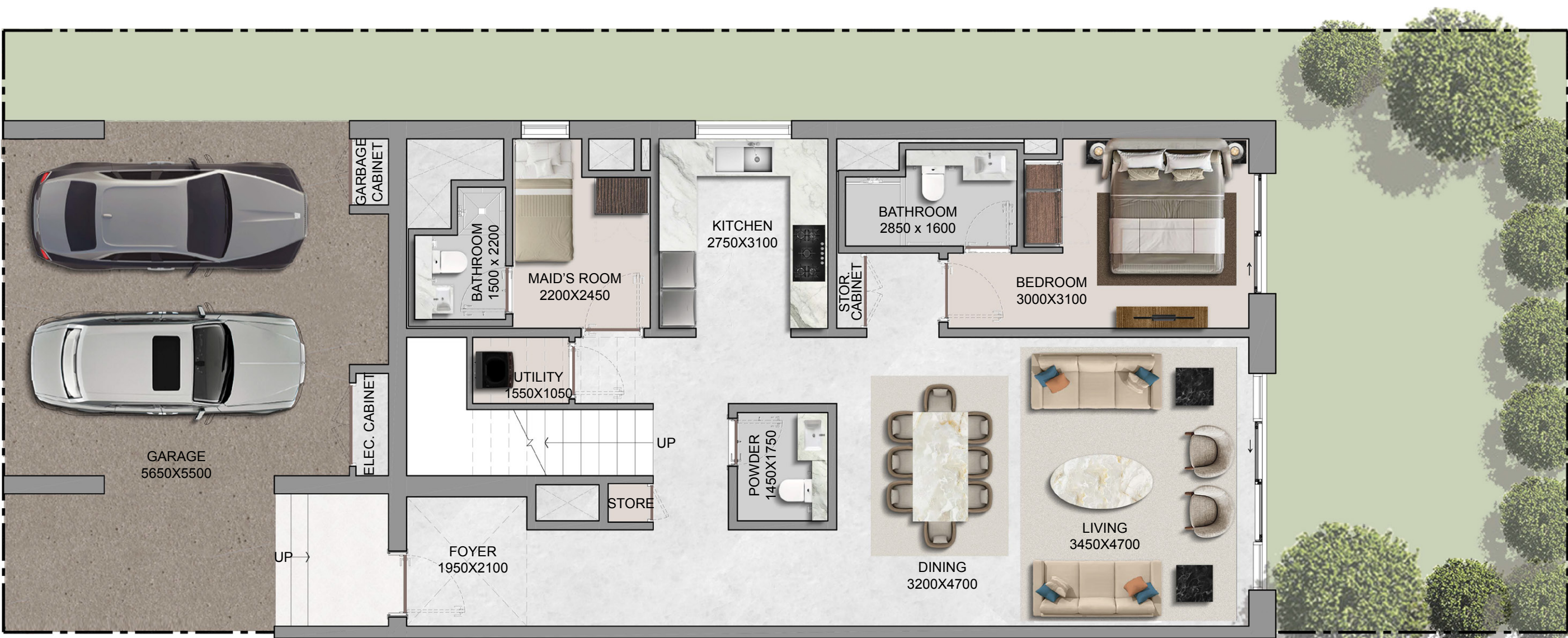
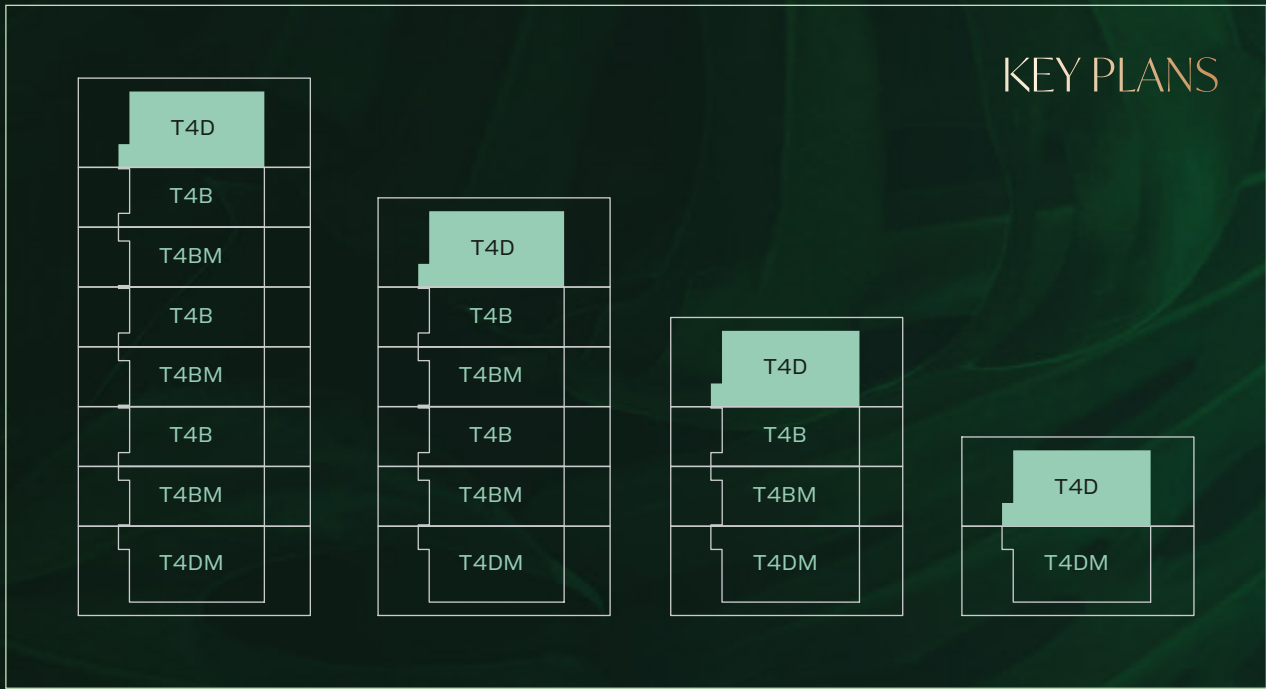
FIRST FLOOR

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4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.

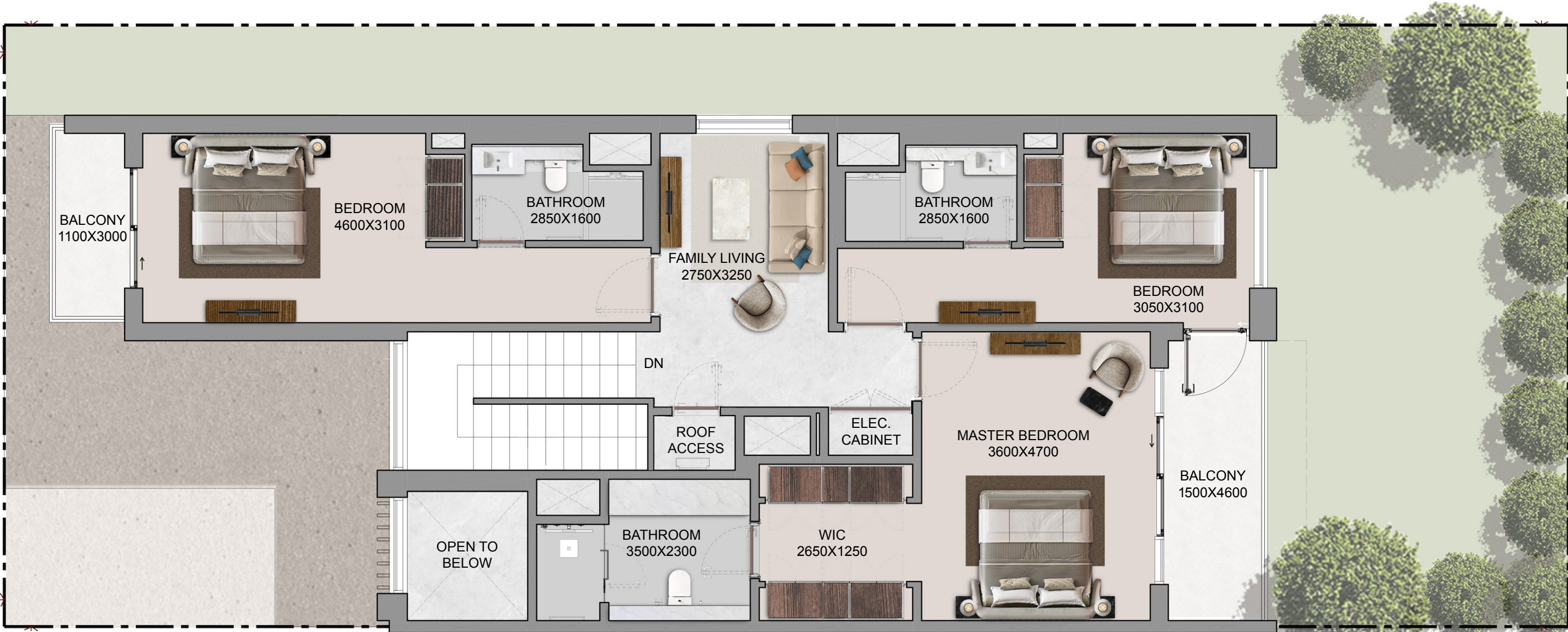
GARDEN VILLAS

T4 Bedroom - Type D

Plot Area		Saleable Area
Min	260.00 sq.m 2,798.62 sq.ft	309.25 sq.m
Max	272.92 sq.m 2,937.69 sq.ft	3,328.74 sq.ft



GROUND FLOOR



FIRST FLOOR

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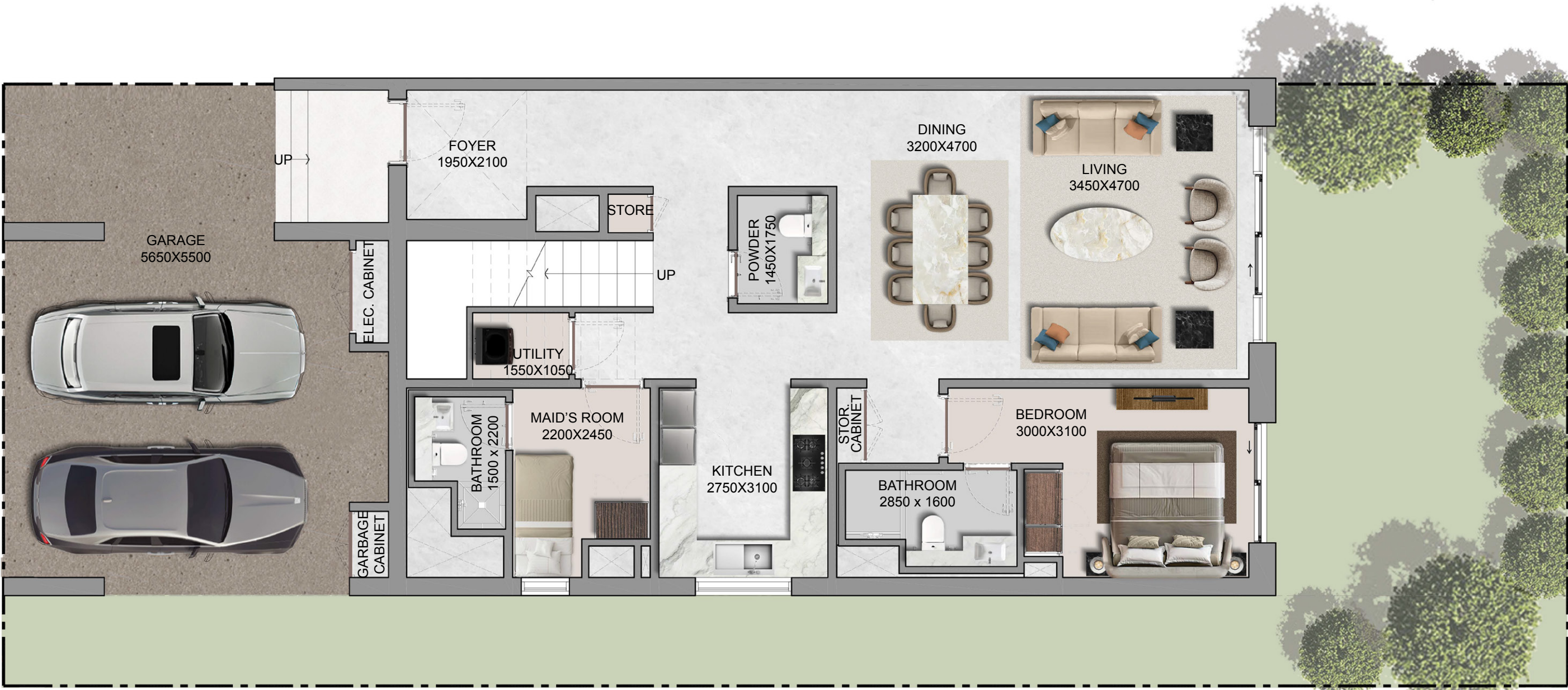
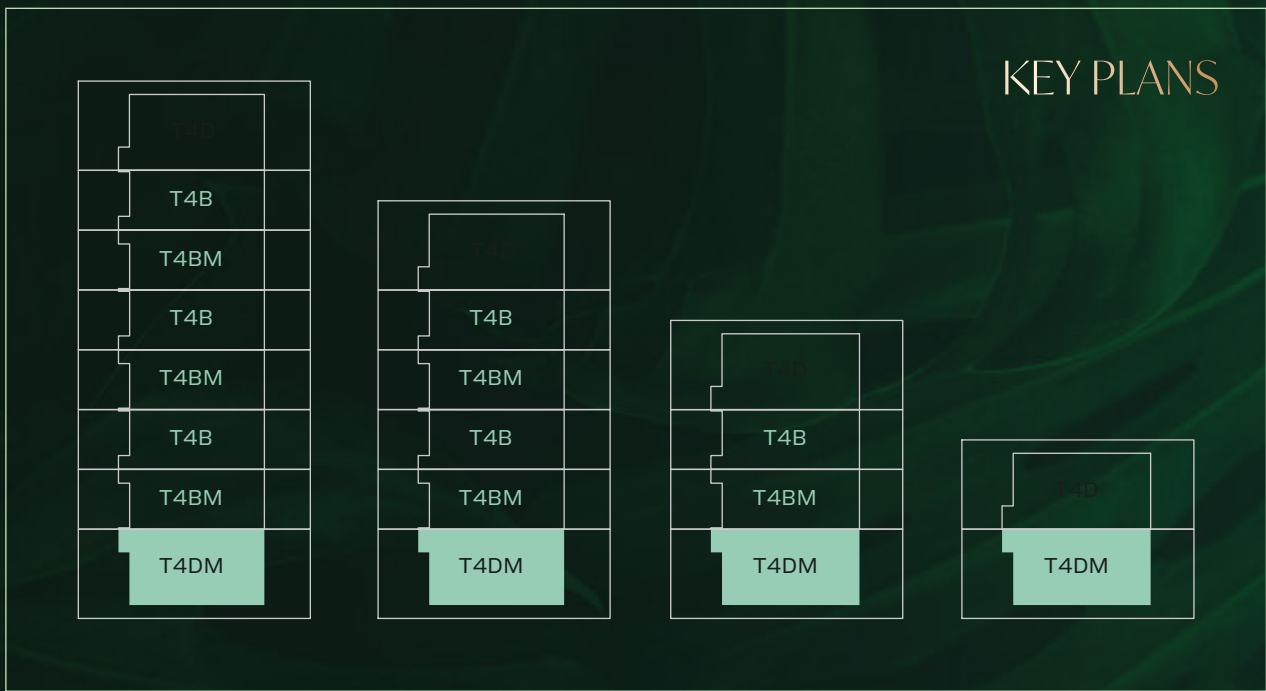
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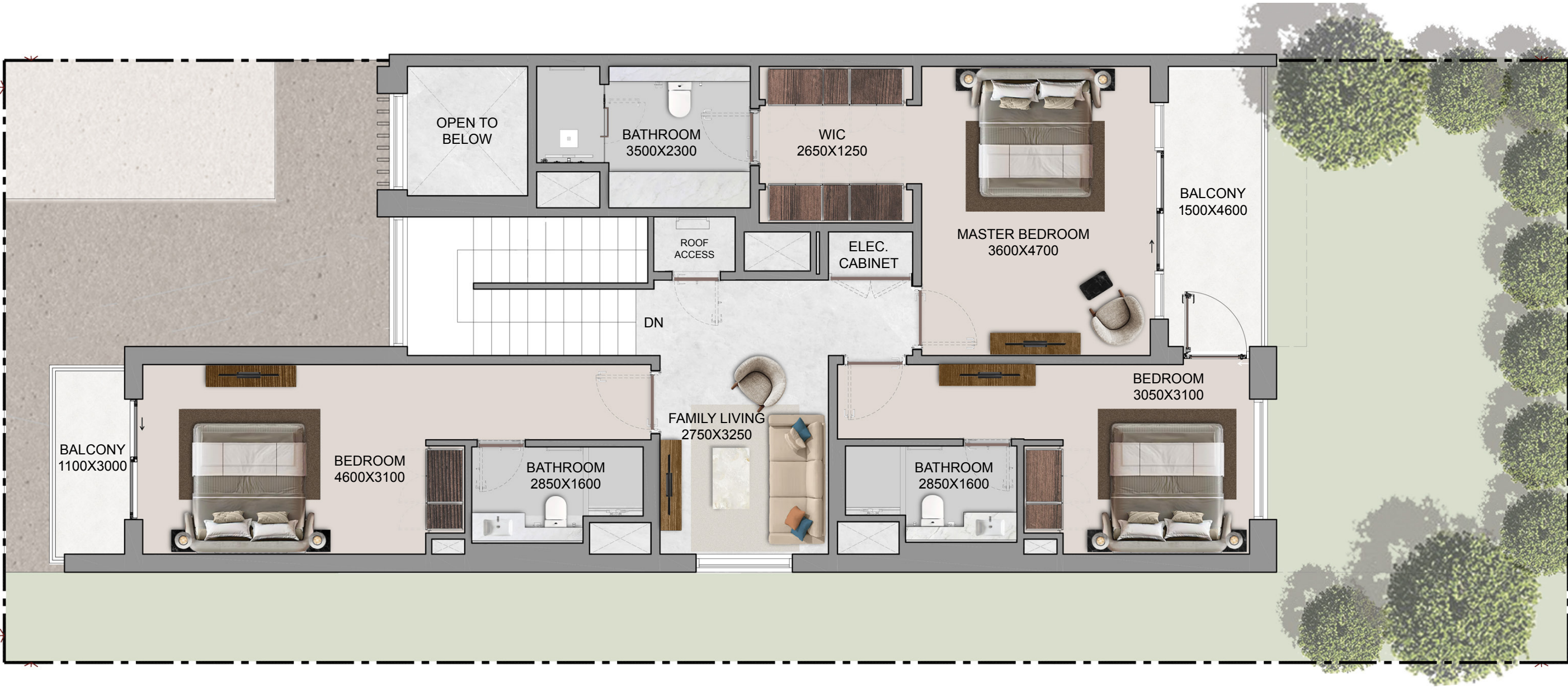
GARDEN VILLAS

T4 Bedroom - Type DM

Plot Area		Saleable Area
Min	260.00 sq.m 2,798.62 sq.ft	309.25 sq.m
Max	273.84 sq.m 2,947.59 sq.ft	3,328.74 sq.ft



GROUND FLOOR



FIRST FLOOR

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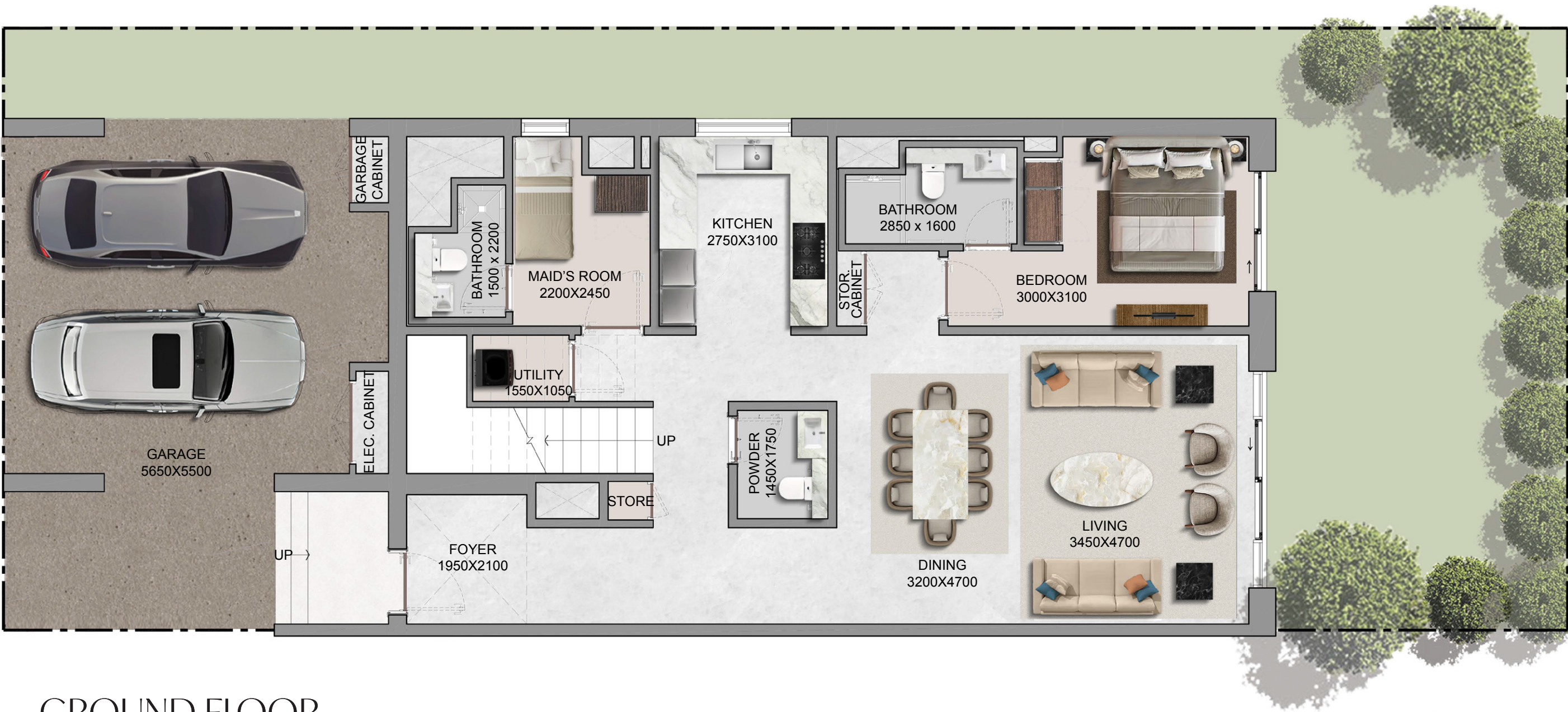
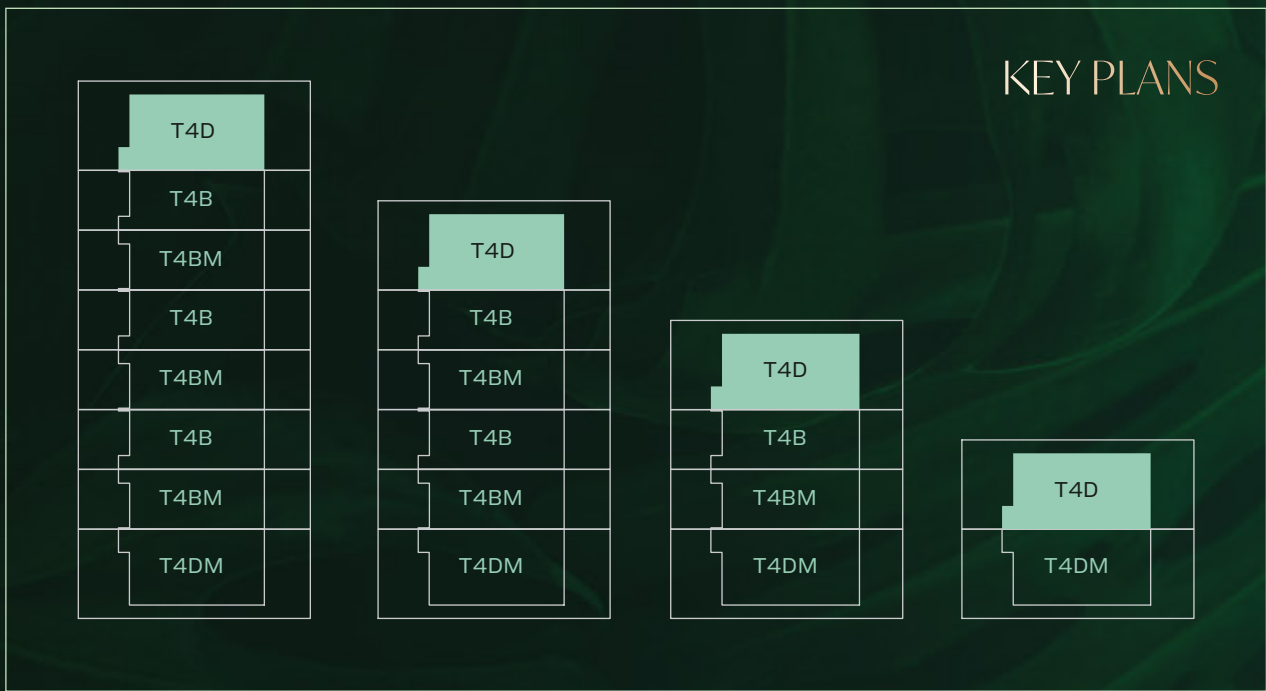
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.

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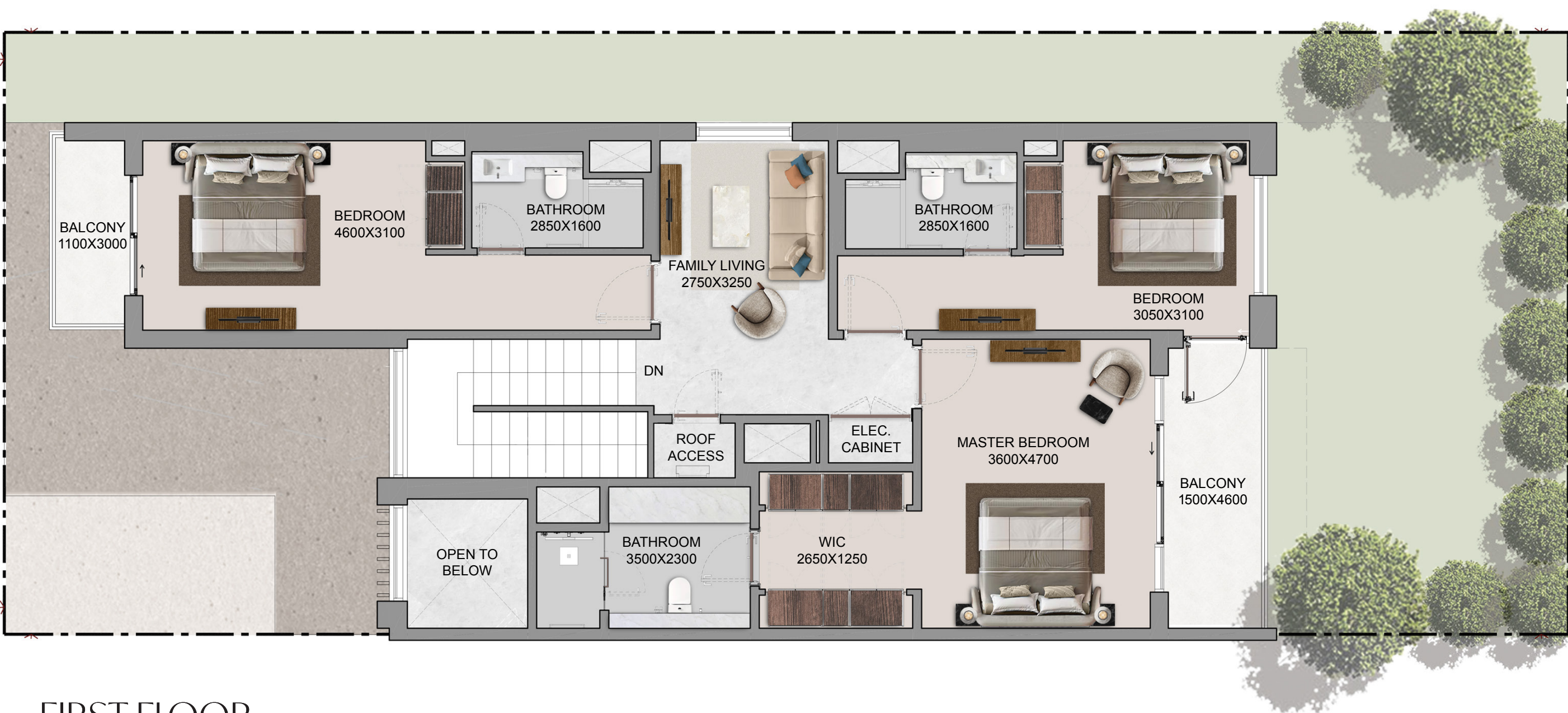
GARDEN VILLAS

T4 Bedroom - Type D Variant 01

Plot Area		Saleable Area
Min	240.00 sq.m 2,583.34 sq.ft	309.25 sq.m
Max	241.54 sq.m 2,599.91 sq.ft	3,328.74 sq.ft



GROUND FLOOR



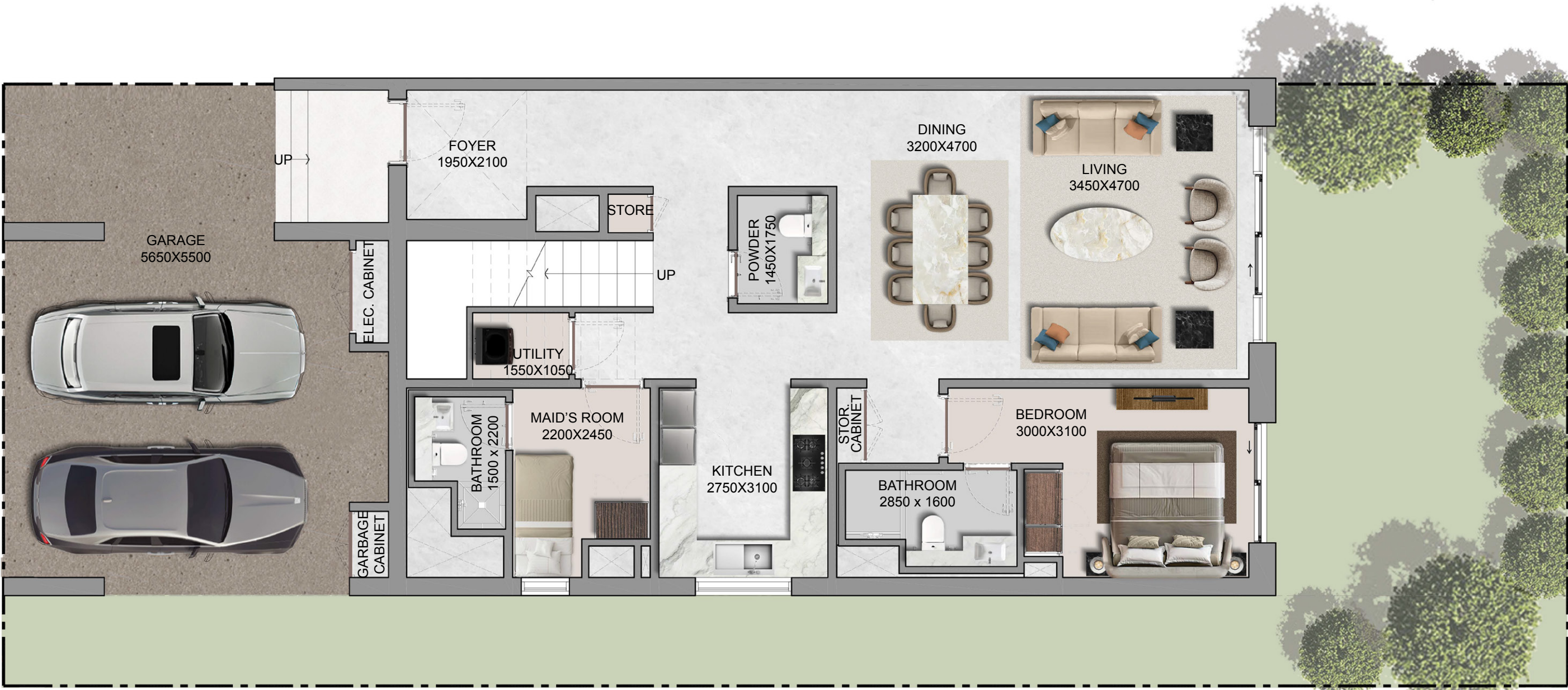
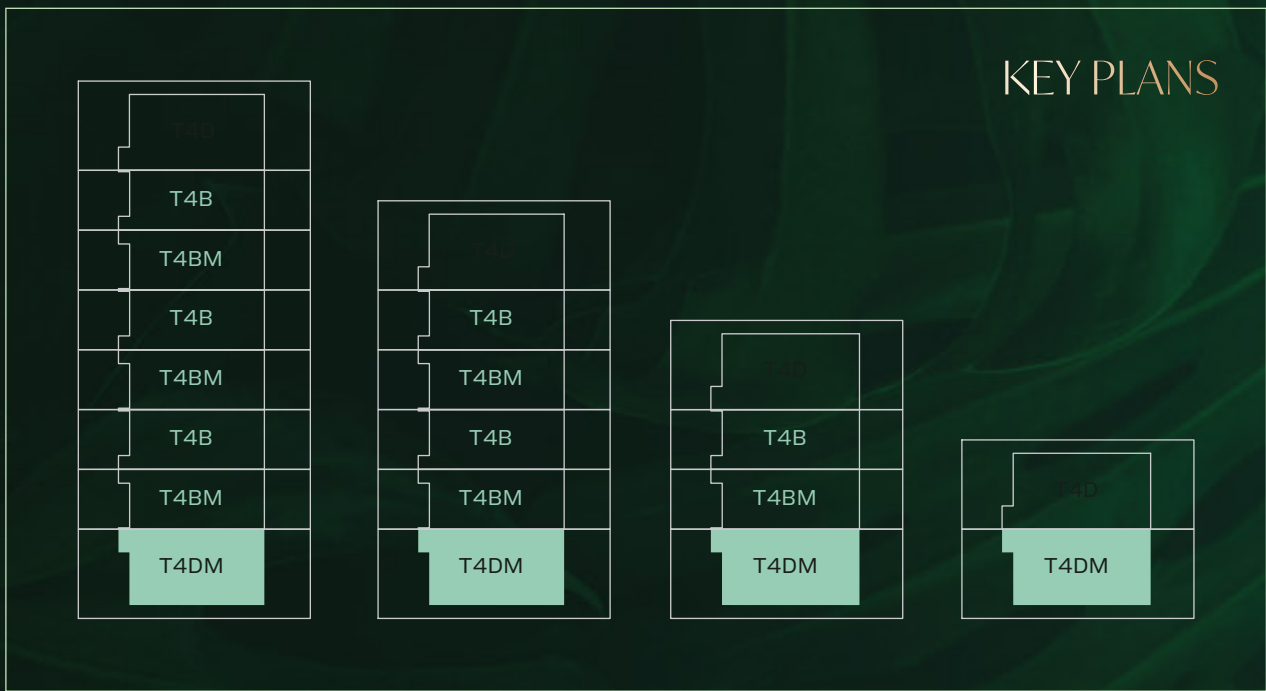
FIRST FLOOR

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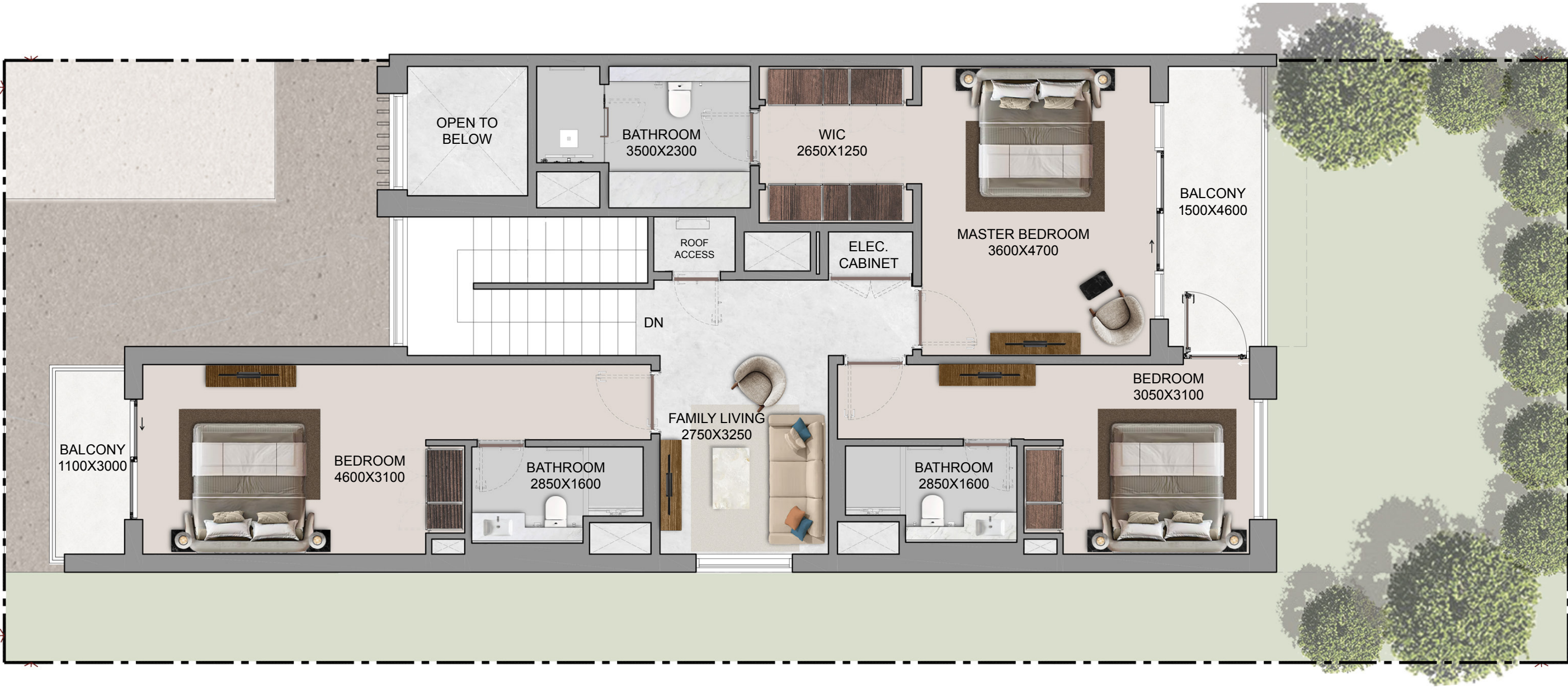
GARDEN VILLAS

T4 Bedroom - Type D Variant 01 Mirror

Plot Area		Saleable Area
Min	240.00 sq.m 2,583.34 sq.ft	309.25 sq.m
Max	246.27 sq.m 2,650.83 sq.ft	3,328.74 sq.ft



GROUND FLOOR



FIRST FLOOR

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SOBHA

REALTY

