



SOBHA
SANCTUARY

A Life Within

SOBHA
REALTY



SOBHA SANCTUARY

Masterplan

50,000+

TREES

9+ Km

WELLNESS LOOP

~800,000 Sq. Ft.

PARK

~5 Km

LEISURE LOOP

~20 Km

CYCLING LOOP

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.



A large, modern swimming pool complex with lounge chairs, palm trees, and high-rise buildings in the background. The scene is set in a sunny, outdoor environment with a clear blue sky and scattered clouds. The pool is surrounded by lush greenery and modern architecture. People are seen relaxing on lounge chairs and playing in the water. The overall atmosphere is one of a high-end, community-oriented leisure space.

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.



THE GREENS

AT SOBHA SANCTUARY

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





THE GREENS

AT SOBHA SANCTUARY





QUOTATION

SH-1136150



Floor Number	0
Type	T-4B
Unit Number	TGN-GV-006
Saleable Area (Sq.ft)	2,459
Purchase Price (AED)	4,057,383
Pre- Registration Fees (AED)	163,446

INSTALLMENT PLAN

Installment	% of Purchase Price	Amount (AED)	Payment Dates	Milestone
Booking Amount	20.00%	811,476.60	On Booking	On Booking date
First Installment	10.00%	405,738.30	-	6 Months from booking date
Second Installment	10.00%	405,738.30	-	12 Months from booking date
Third Installment	10.00%	405,738.30	-	24 Months from booking date
Fourth Installment	10.00%	405,738.30	-	30 Months from booking date
Final Installment	40.00%	1,622,953.20	-	On Completion

PRE-REGISTRATION FEES

Description	Amount (AED)
4% Pre-Registration Charges	162,296.00
Knowledge Fee	40.00
Oqood Fees	1,110.00

GARDEN VILLAS

T4 Bedroom - Type B

Plot Area

Min 174.17 sq.m 1,874.75 sq.ft

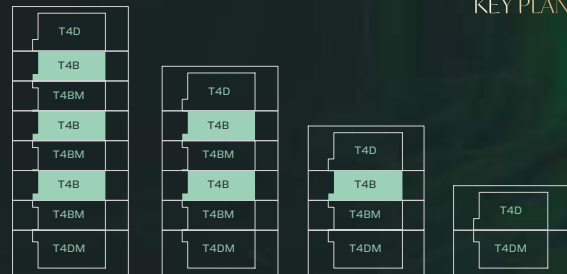
Max 186.00 sq.m 2,002.09 sq.ft

Saleable Area

228.45 sq.m

2,459.02 sq.ft

KEY PLANS



GROUND FLOOR



FIRST FLOOR

Disclaimer:

1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
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

4 Bedroom

*Smart-home ready
Garden*





Master Bedroom

A modern, minimalist living area with a neutral color palette. The space features a large, light-colored sofa on the left, a dark wood coffee table in the center, and two round armchairs on the right. In the background, a dining table with six chairs is set up, and a kitchen area with a bar counter and stools is visible on the left. A large abstract painting hangs on the wall, and a unique circular light fixture is suspended from the ceiling. Large windows on the right side offer a view of the outdoors.

Living Area

A modern dining room interior. In the center is a long, white rectangular dining table with a thick, white marble base. Six upholstered chairs with light-colored fabric and dark wood legs are arranged around the table. Above the table hangs a contemporary light fixture with several spherical glass shades. The table is set with plates, glasses, and lit candles in holders. On the wall behind the table is a large, abstract painting with wavy, organic shapes. To the left, a kitchen island with a white countertop and a modern faucet is visible. A potted plant stands to the right of the table. The floor is made of large, light-colored tiles.

Dining Area