



# THE GREENS

AT SOBHA SANCTUARY

**SOBHA**  
REALTY



# *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*



# *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.



An architectural rendering of the Sobha Sanctuary development. The scene is set in a lush, green park with a large pond in the foreground. A woman in a white dress is sitting on a wicker swing hanging from a large tree on the left. In the background, several modern, multi-story buildings with curved facades and balconies are visible. People are seen walking and sitting on the grass, and there are colorful balloons. The overall atmosphere is peaceful and natural.

*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.



# *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 modern, curved glass building with a beach lagoon and lounge area. The building has multiple stories with large glass windows and balconies. In the foreground, there is a large, curved lagoon with people swimming and sunbathing. There are lounge chairs, umbrellas, and palm trees scattered around the pool area. The sky is clear and blue, and there are trees in the background.

# *A landscape defined by water*

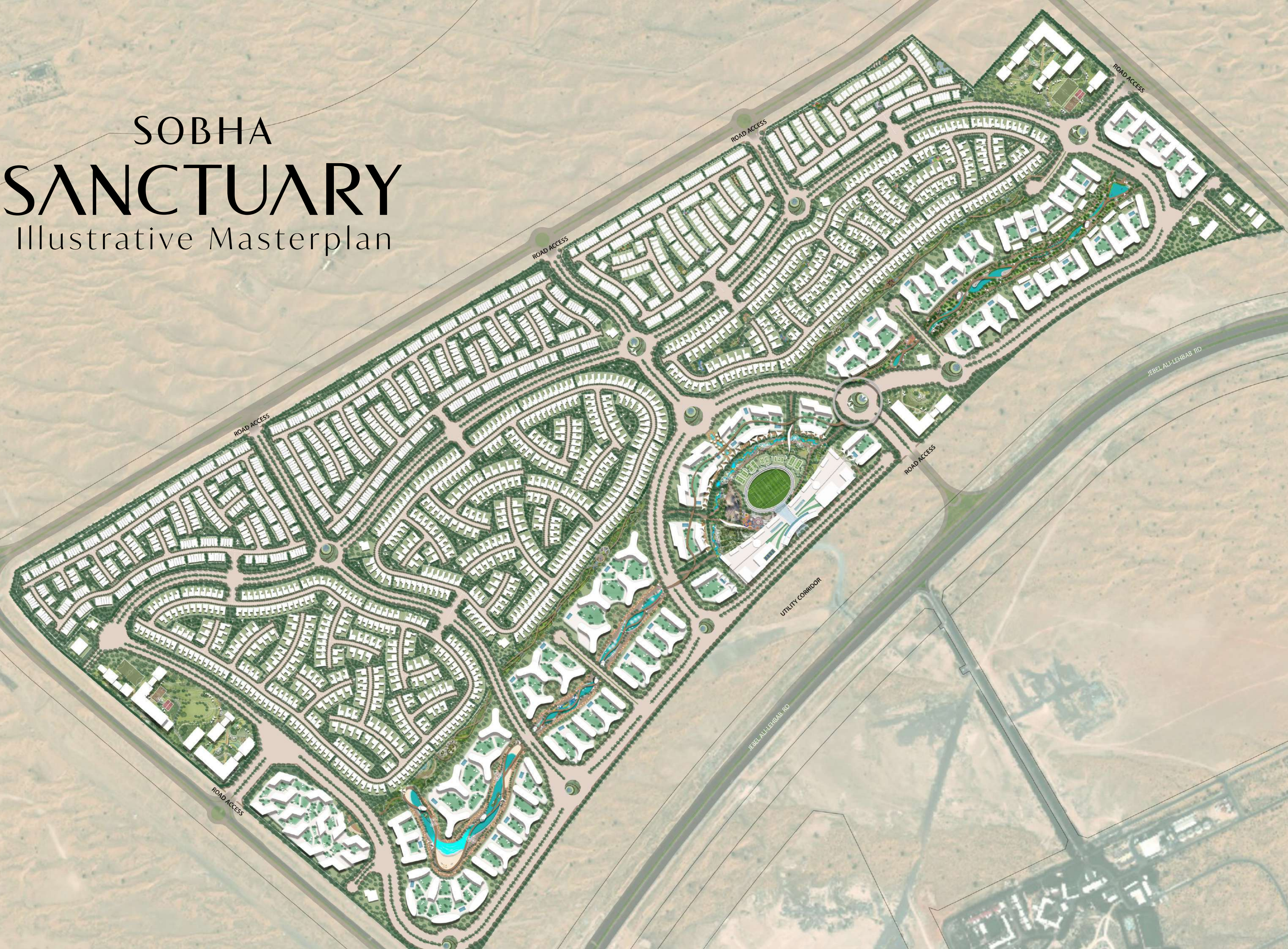
Create moments of pause, while water sculpture plazas introduce a sense of reflective calm. A vibrant splash pad brings playful energy for all ages. At its heart, a beach lagoon offers a relaxed, resort-style retreat, shaping landscapes designed for calm, delight, and retreat.



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.

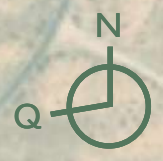
SOBHA  
**SANCTUARY**  
Illustrative Masterplan



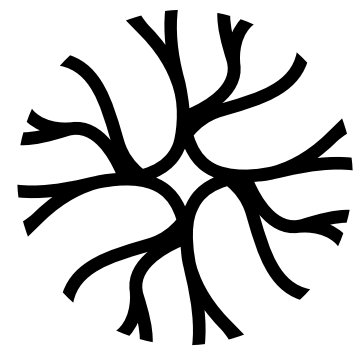
JEBEL ALI LEHAB RD

UTILITY CORRIDOR

JEBEL ALI LEHAB RD



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.



A wide-angle photograph of a landscaped corridor in a residential development. The scene is bathed in the warm, golden light of late afternoon. In the center, a circular stone fountain with a single water jet sits within a bed of dark gravel. A light-colored concrete path winds through the garden, which is filled with various plants, including tall purple flowers and green shrubs. To the right, a woman and two children are sitting on a low concrete wall, engaged in an activity. Further right, another child is playing in a sandpit. The background features modern, multi-story apartment buildings with large windows and balconies, partially obscured by trees with vibrant autumn foliage. The sky is a clear, pale blue with a few wispy clouds.

# 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 featuring a large window with a view of trees, a bed with a textured blanket and pillows, a chair, and a rug. The room is lit by a large, glowing, circular pendant light and bedside lamps. The text "Master Bedroom" is overlaid in a white, elegant serif font.

*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.

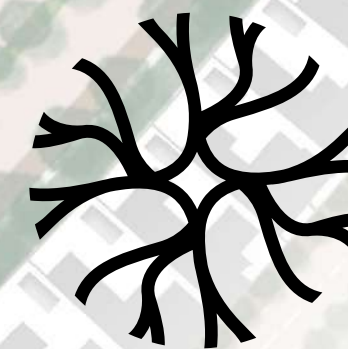
Central district  
Wellness center & spa facilities  
Beach lagoon & lazy river  
Forest adventure playground  
Sports courts & outdoor fitness zones  
Community mall.



# Lifestyle

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

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# THE GREENS

AT SOBHA SANCTUARY





*FLOOR AND UNIT PLANS*

## COURTYARD VILLAS

### T5 Bedroom - Type A

Plot Area

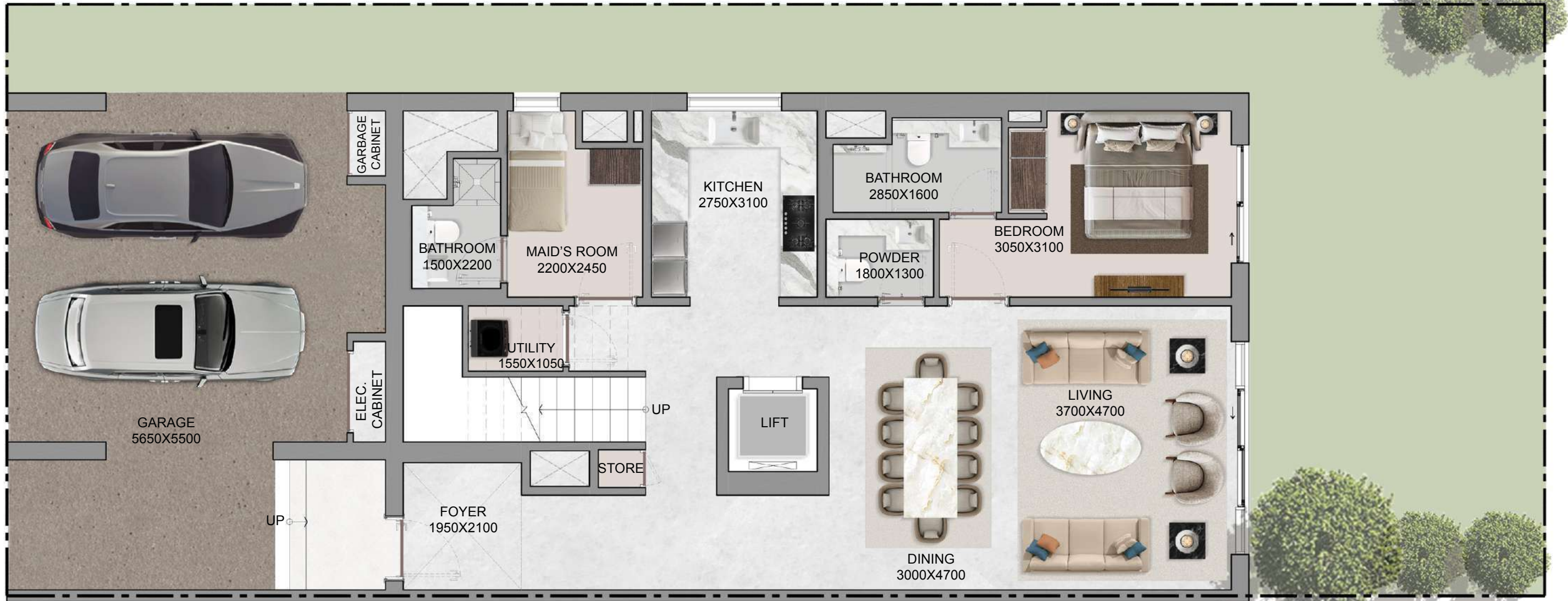
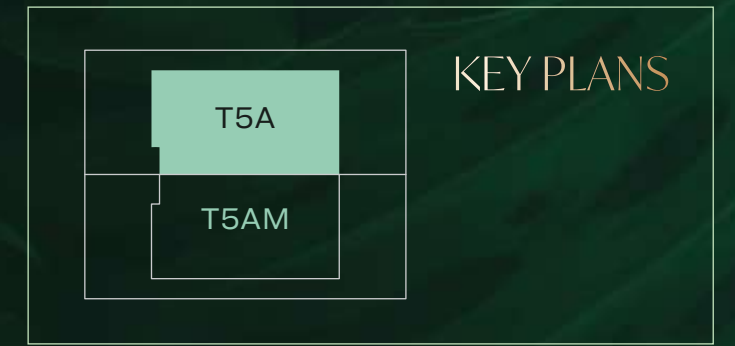
Min 291.07 sq.m 3,133.05 sq.ft

Max 302.05 sq.m 3,251.24 sq.ft

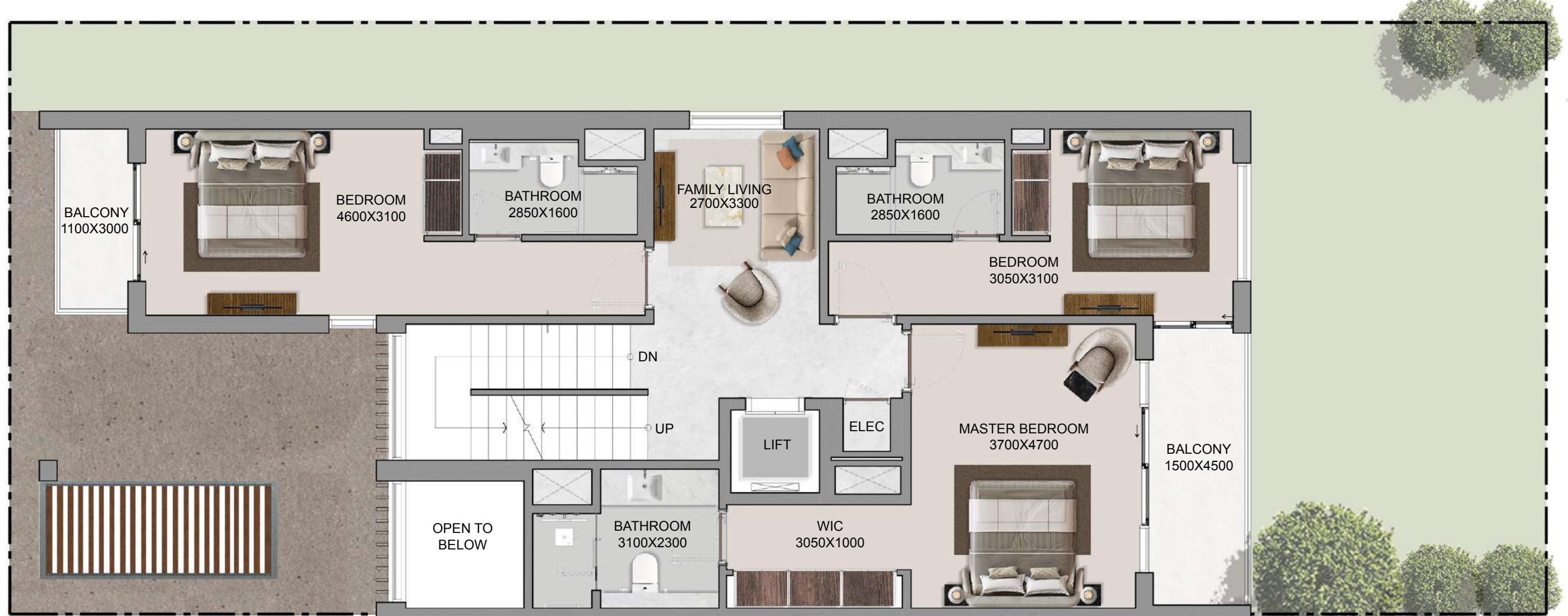
Saleable Area

381.53 sq.m

4,106.75 sq.ft



GROUND FLOOR



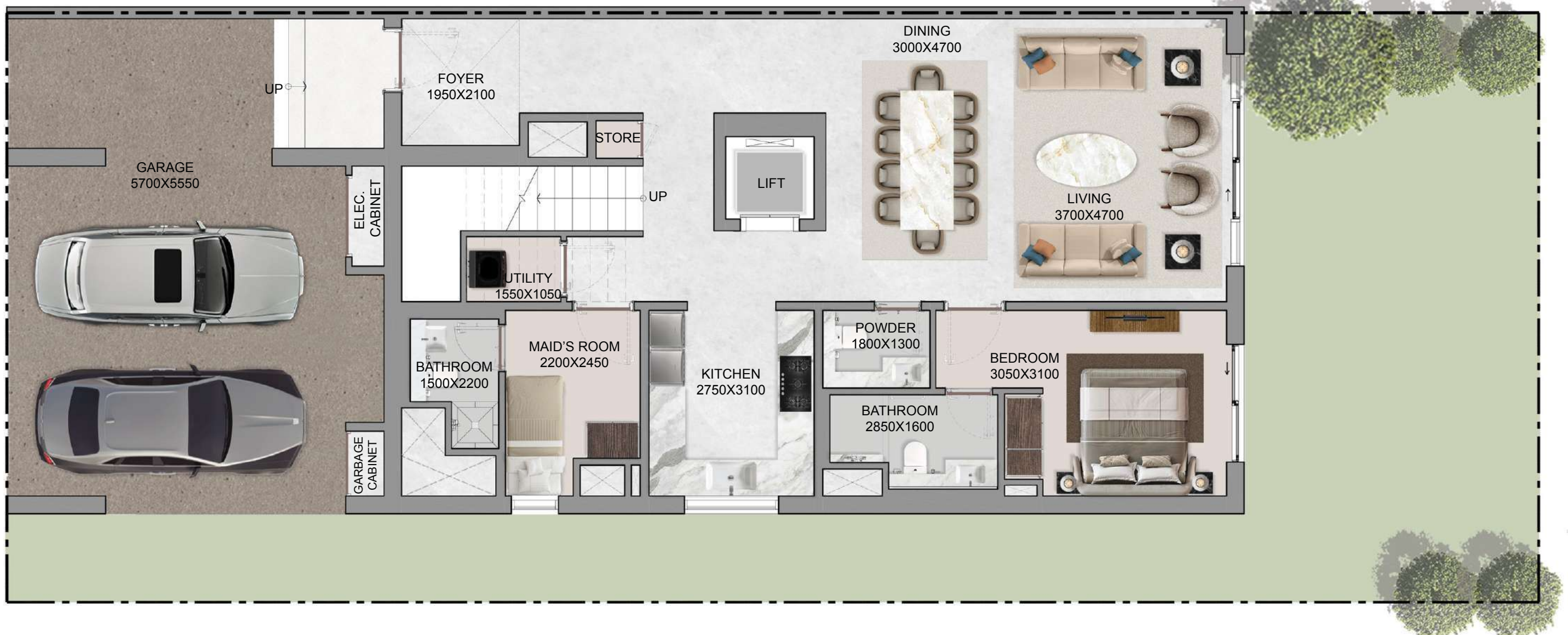
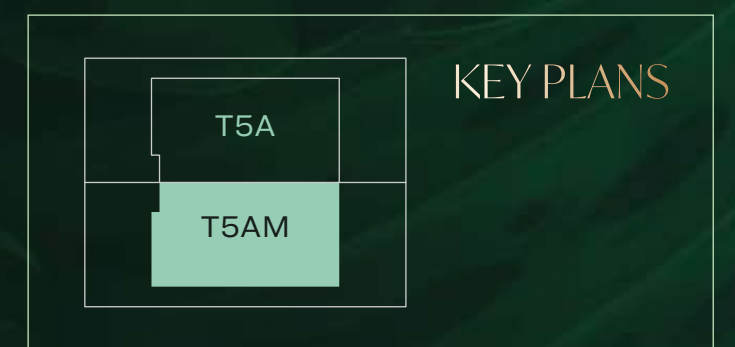
FIRST FLOOR



SECOND FLOOR

**COURTYARD VILLAS**  
T5 Bedroom - Type AM

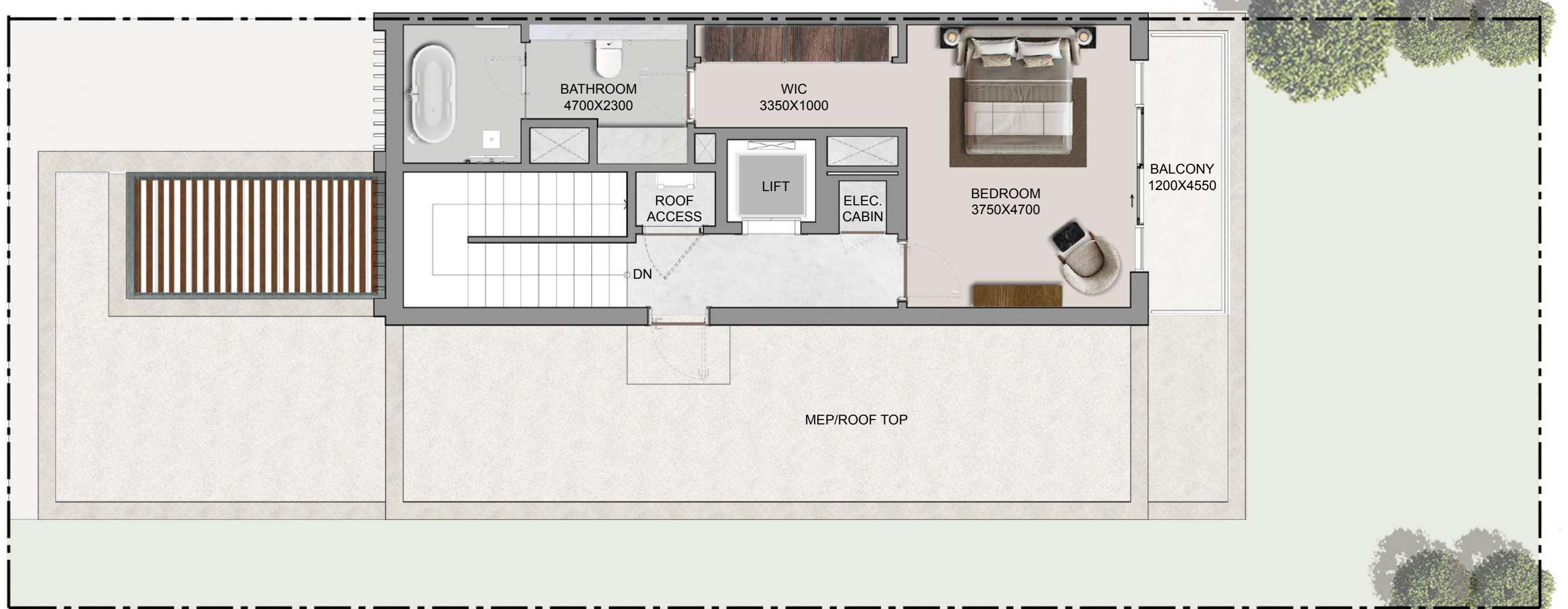
Plot Area	Saleable Area
Min 294.77 sq.m 3,172.88 sq.ft	381.53 sq.m
Max 302.05 sq.m 3,251.24 sq.ft	4,106.75 sq.ft



GROUND FLOOR



FIRST FLOOR

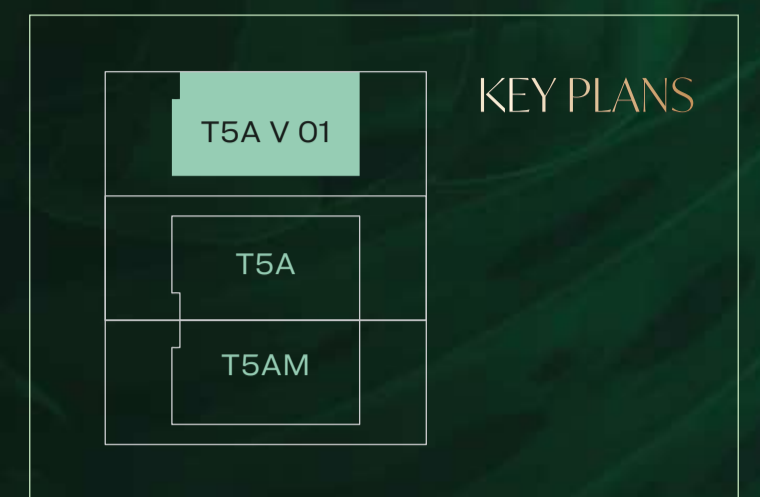


SECOND FLOOR

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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



SECOND FLOOR

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## COURTYARD VILLAS

### T5 Bedroom - Type A Variant 01 Mirror

Plot Area

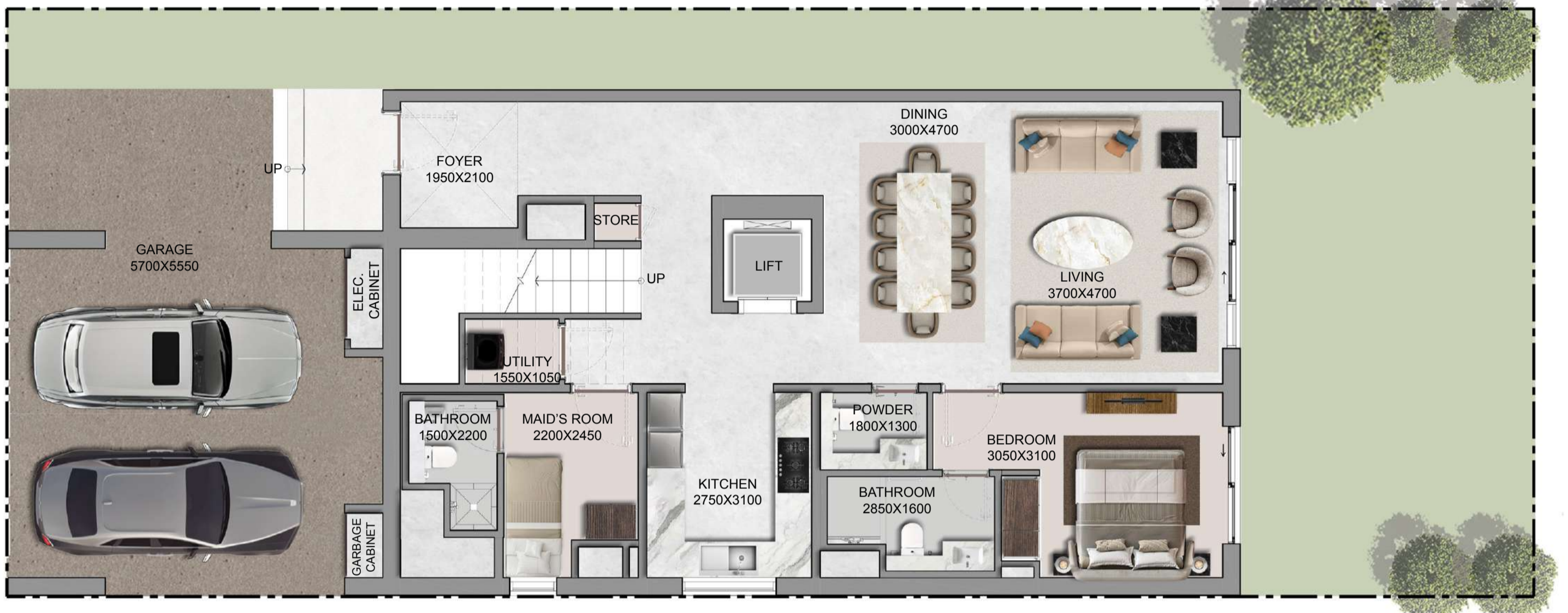
Min 300.93 sq.m 3,239.18 sq.ft

Max 302.05 sq.m 3,251.24 sq.ft

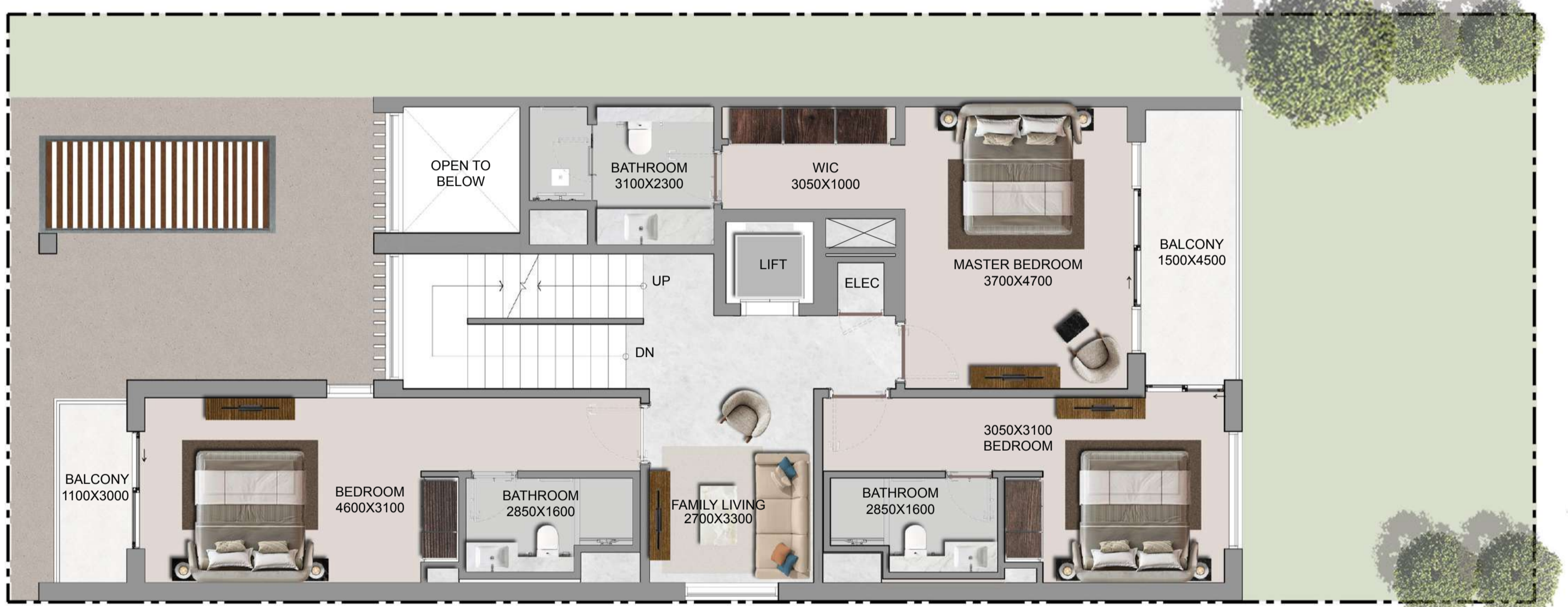
Saleable Area

385.95 sq.m

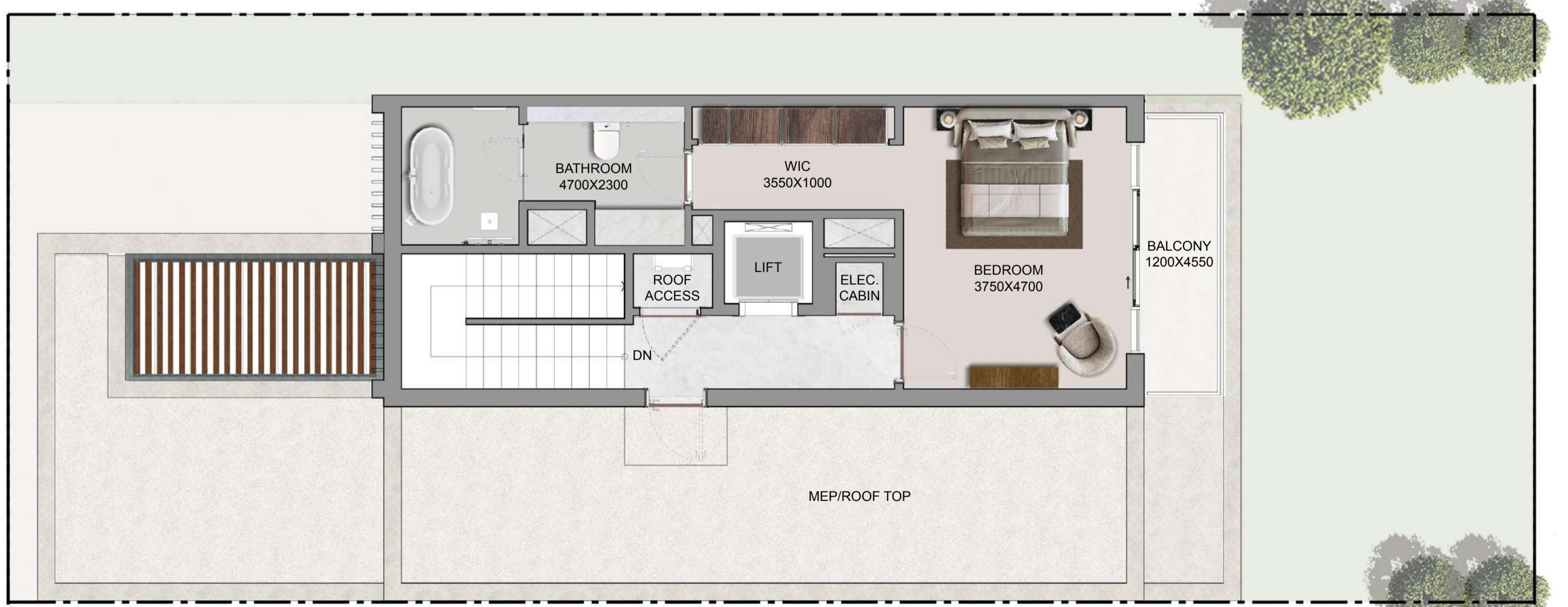
4,154.33 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# SOBHA SANCTUARY

## GARDEN VILLAS T4 Bedroom - Type A

Plot Area

Min 174.17 sq.m 1,874.75 sq.ft

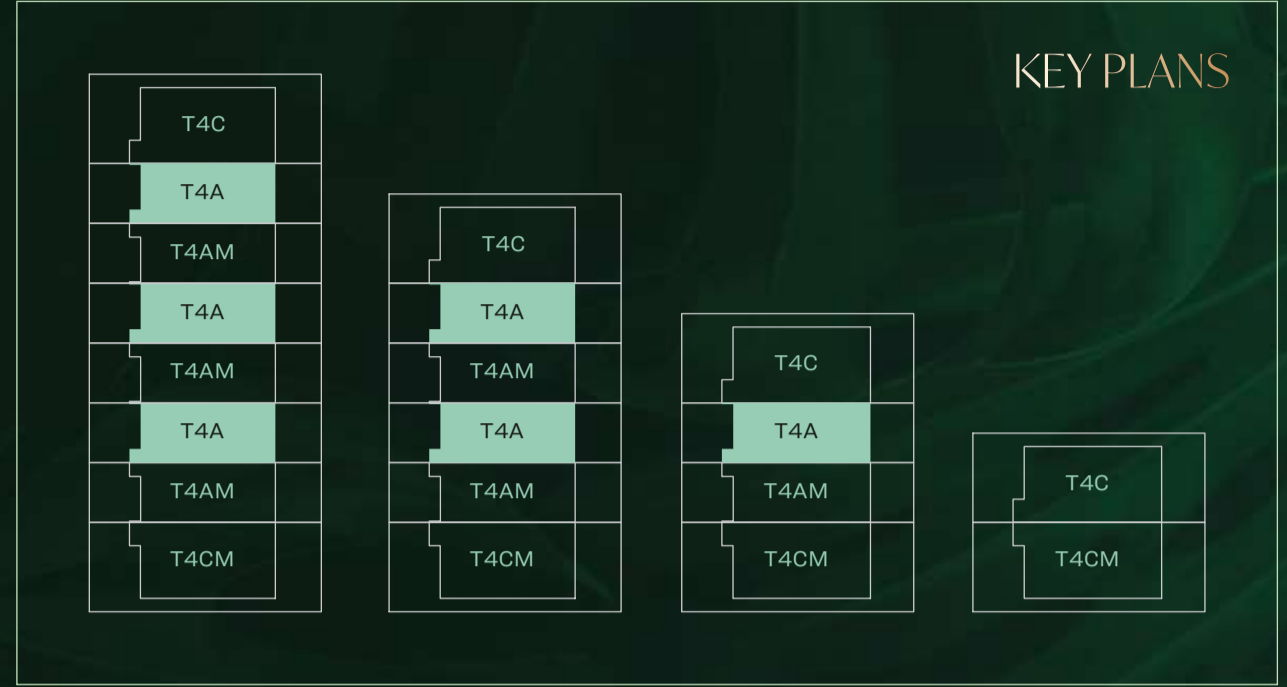
Max 185.65 sq.m 1,998.32 sq.ft

Saleable Area

234.20 sq.m

2,520.91 sq.ft

### KEY PLANS



GROUND FLOOR



FIRST FLOOR

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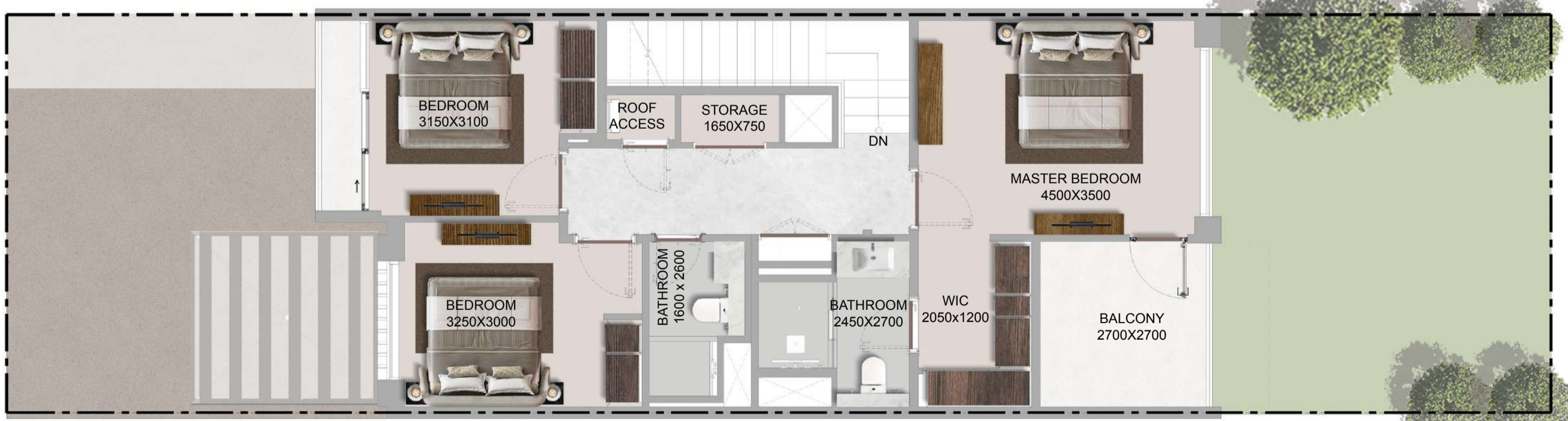
## GARDEN VILLAS

### T4 Bedroom - Type AM

Plot Area		Saleable Area
Min	174.17 sq.m    1,874.75 sq.ft	234.20 sq.m
Max	185.48 sq.m    1,996.49 sq.ft	2,520.91 sq.ft



GROUND FLOOR



FIRST FLOOR

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# SOBHA SANCTUARY

## GARDEN VILLAS T4 Bedroom - Type B

Plot Area

Min 174.17 sq.m 1,874.75 sq.ft

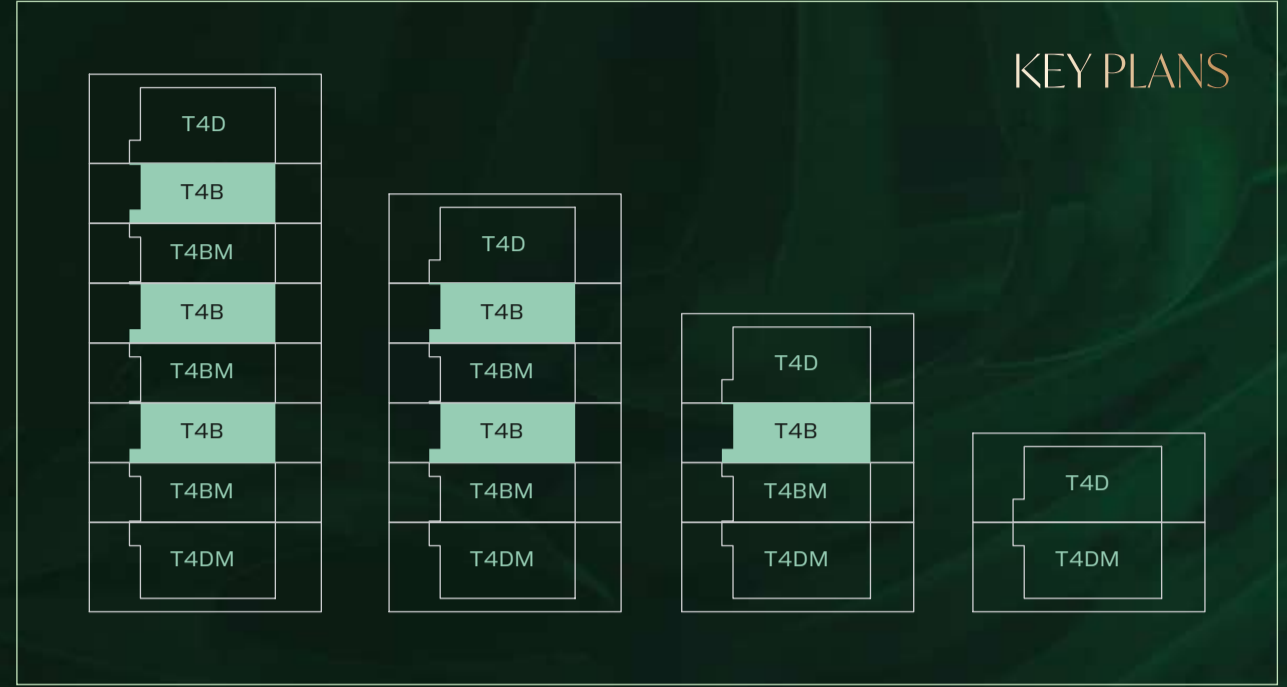
Max 186.00 sq.m 2,002.09 sq.ft

Saleable Area

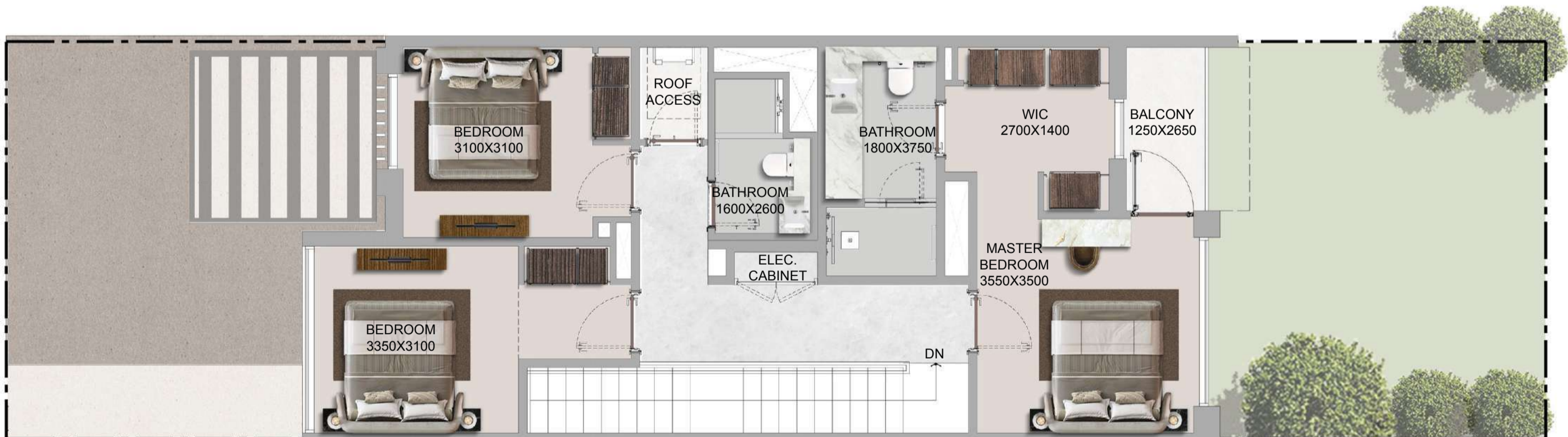
228.45 sq.m

2,459.02 sq.ft

### KEY PLANS



### GROUND FLOOR



### FIRST FLOOR

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# SOBHA SANCTUARY

## GARDEN VILLAS T4 Bedroom - Type BM

Plot Area

Min 174.17 sq.m 1,874.75 sq.ft

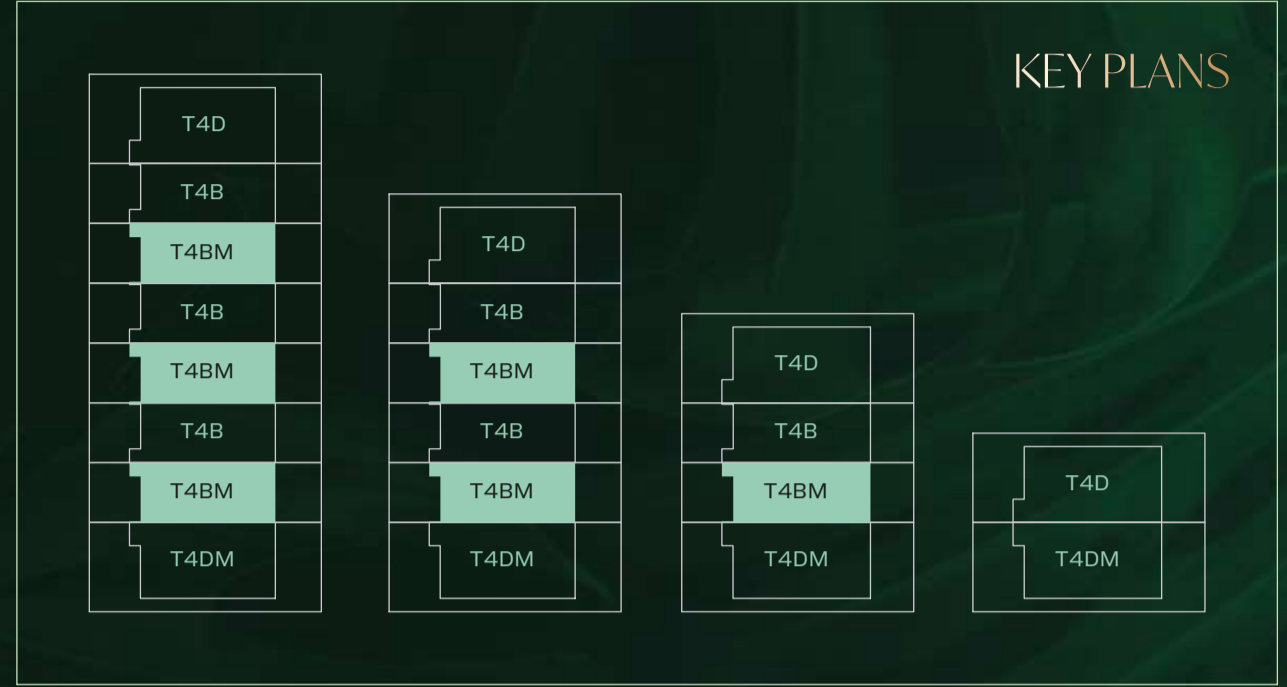
Max 185.97 sq.m 2,001.76 sq.ft

Saleable Area

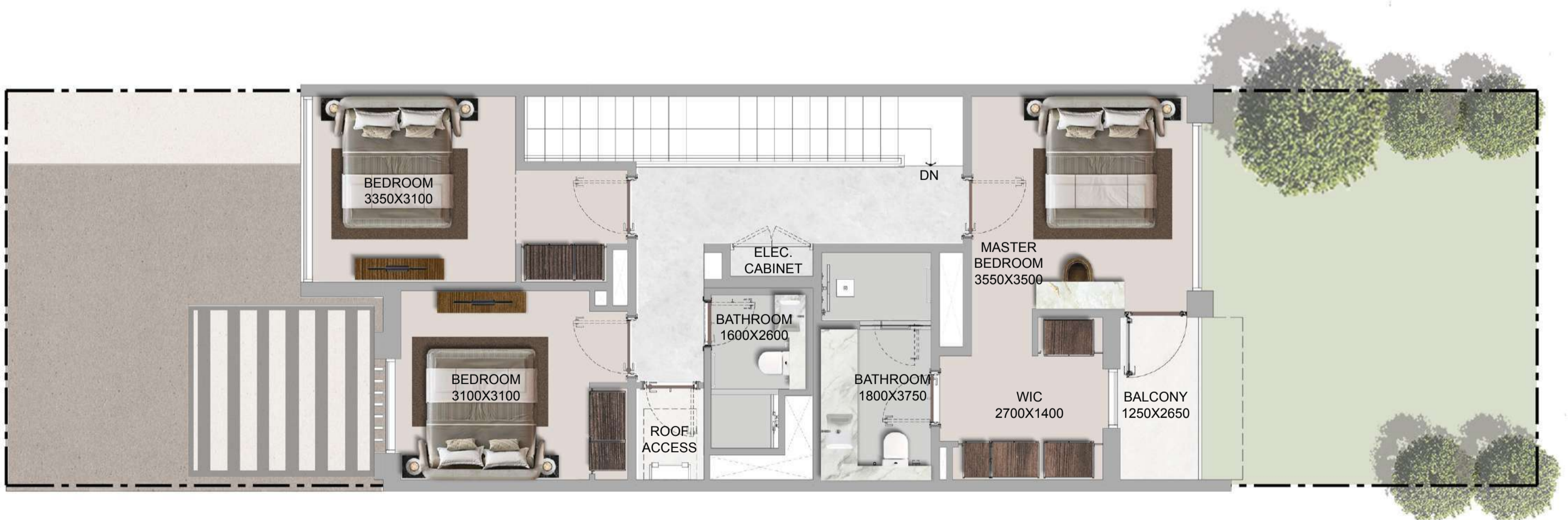
228.45 sq.m

2,459.02 sq.ft

### KEY PLANS



### GROUND FLOOR



### FIRST FLOOR

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## GARDEN VILLAS

### T4 Bedroom - Type B Variant 01

Plot Area

Min 160.77 sq.m 1,730.51 sq.ft

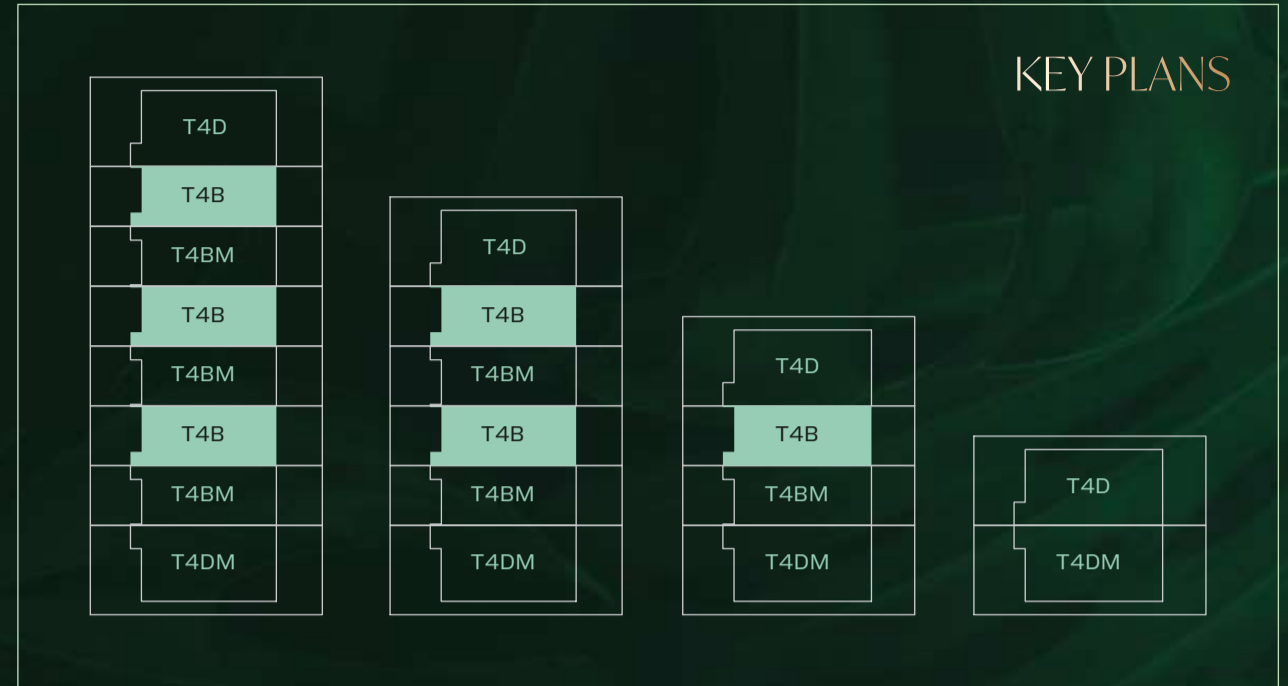
Max 164.23 sq.m 1,767.76 sq.ft

Saleable Area

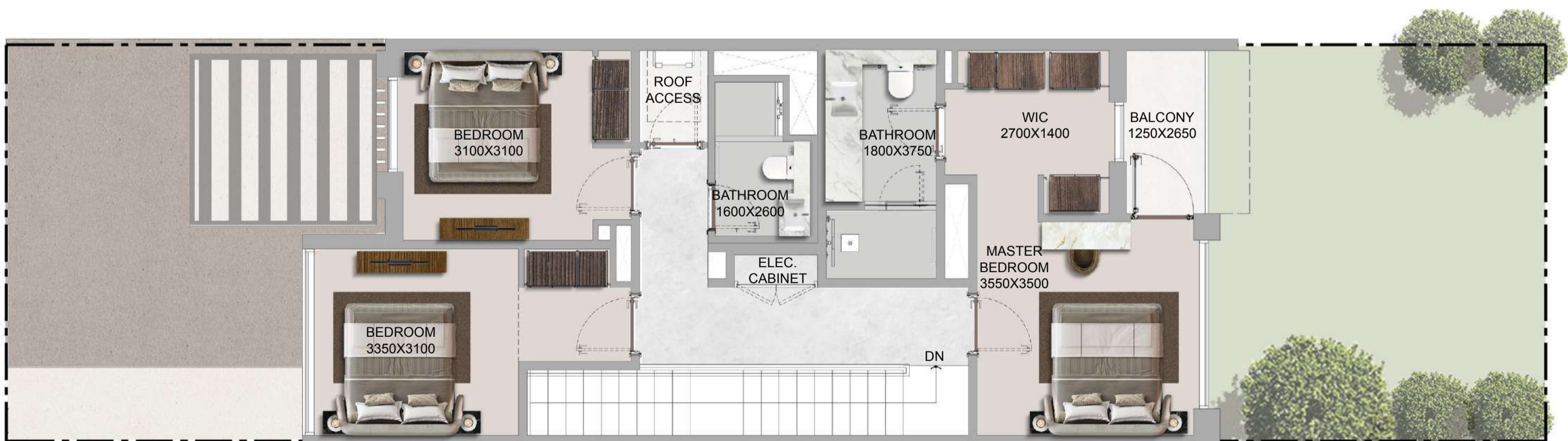
228.45 sq.m

2,459.02 sq.ft

#### KEY PLANS



### GROUND FLOOR



### FIRST FLOOR

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## GARDEN VILLAS

### T4 Bedroom - Type B Variant 01 Mirror

Plot Area

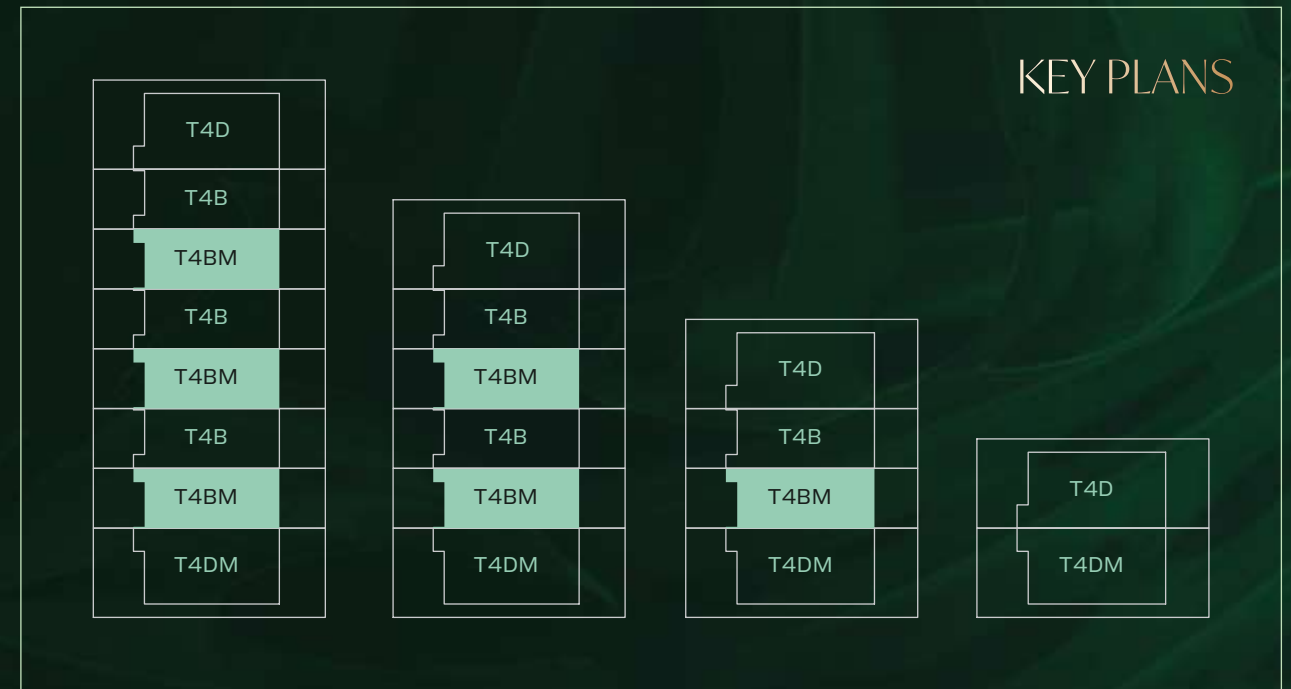
Min 160.77 sq.m 1,730.51 sq.ft

Max 164.23 sq.m 1,767.76 sq.ft

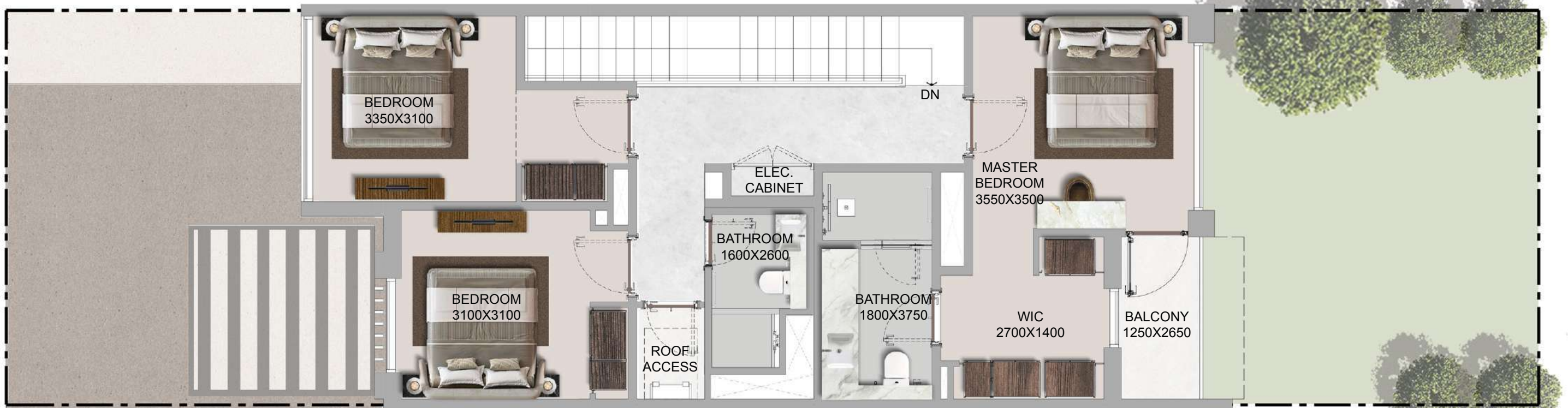
Saleable Area

228.45 sq.m

2,459.02 sq.ft



## GROUND FLOOR



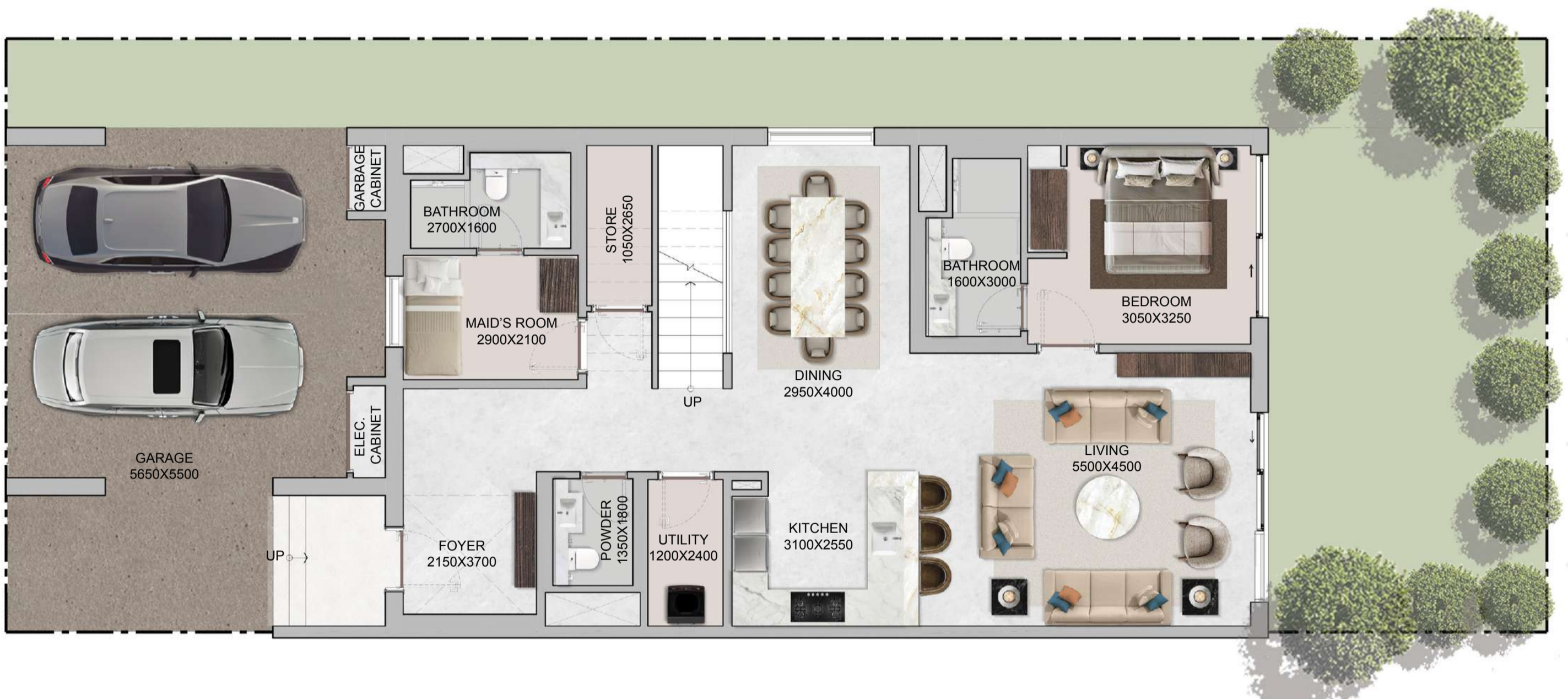
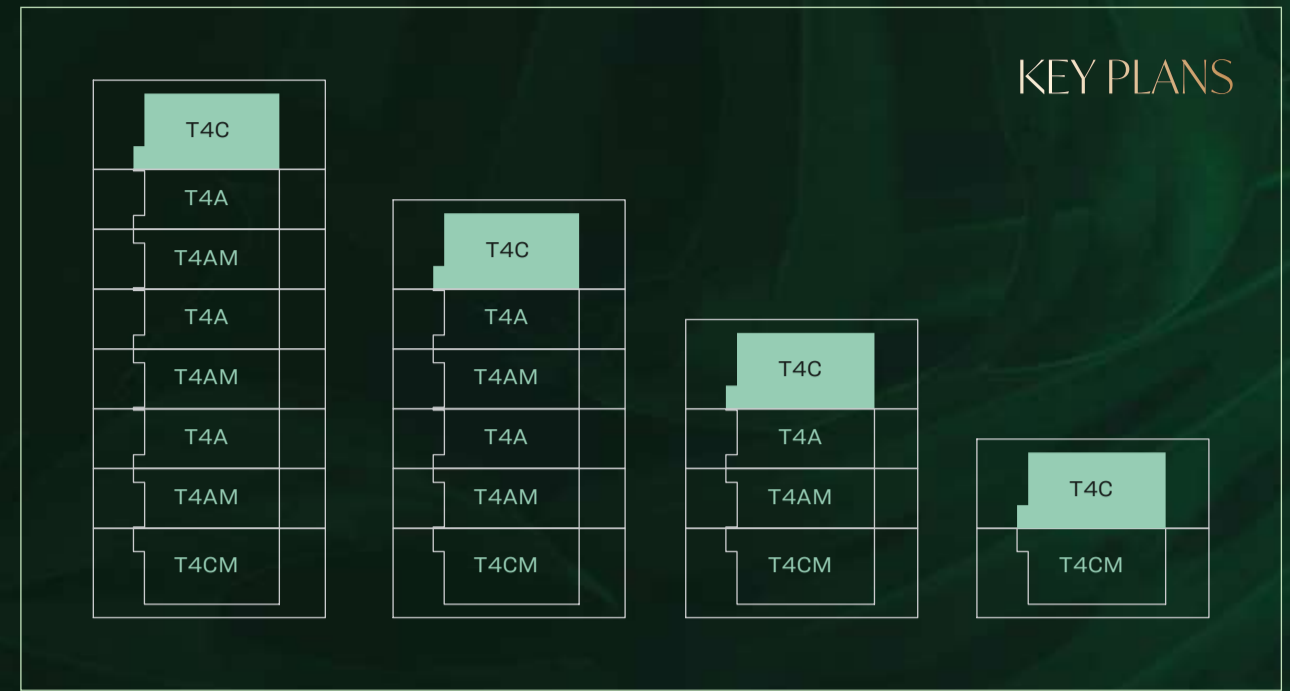
## FIRST FLOOR

**Disclaimer:**

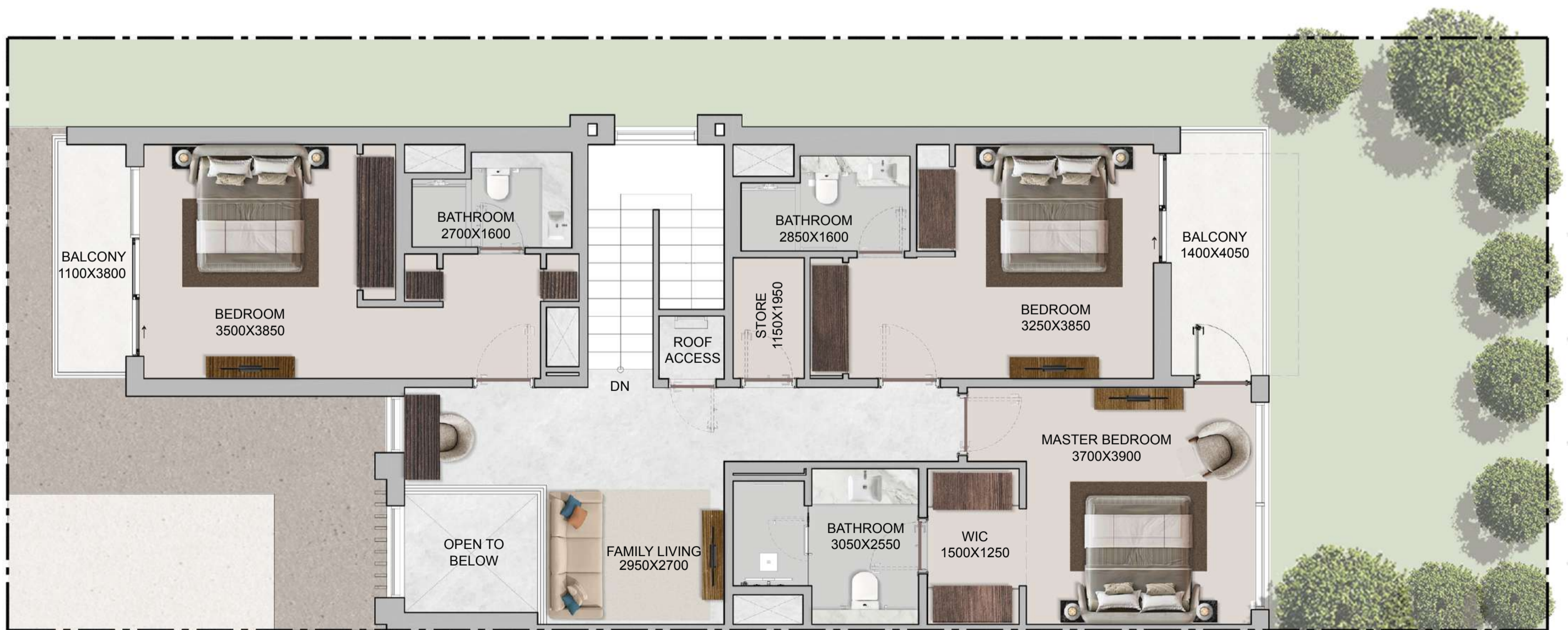
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**GARDEN VILLAS**  
T4 Bedroom - Type C

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**



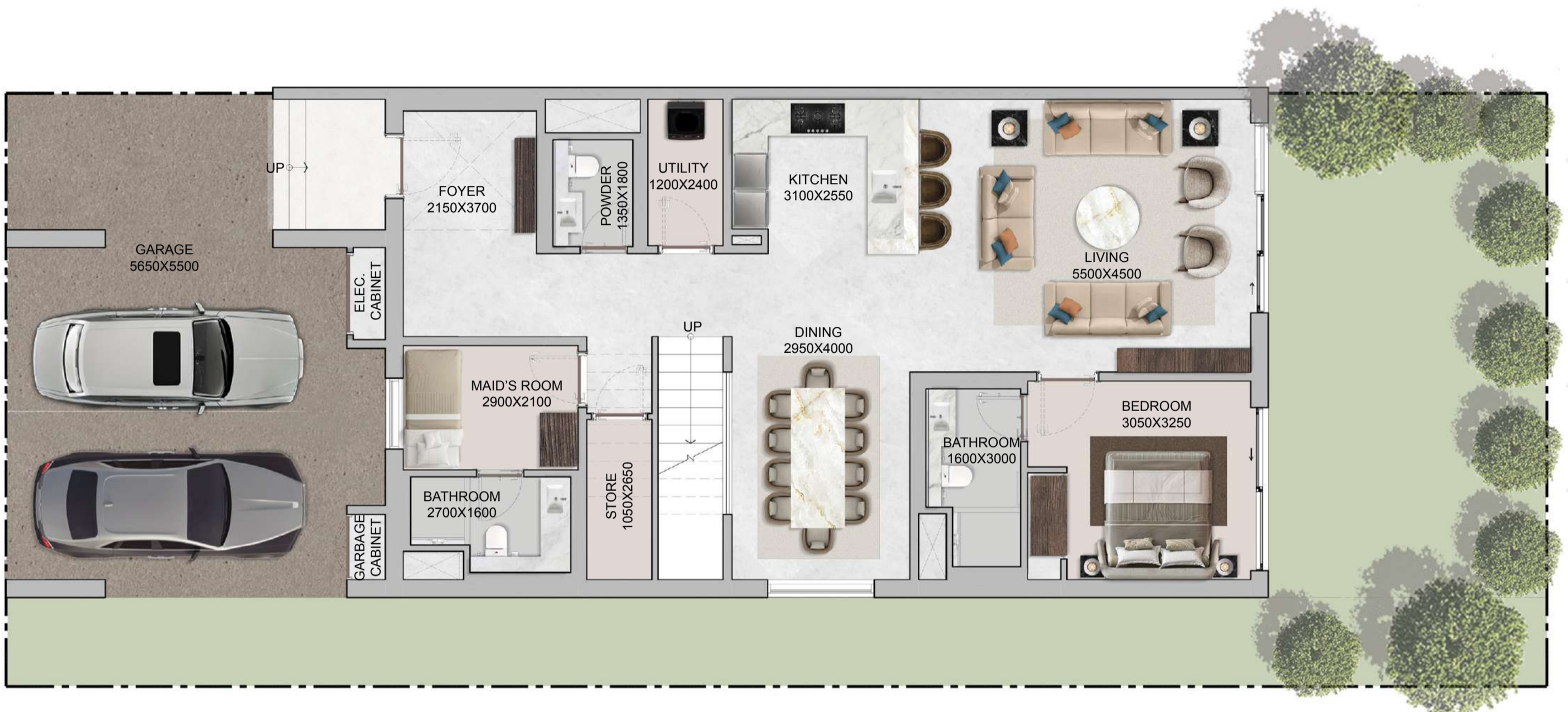
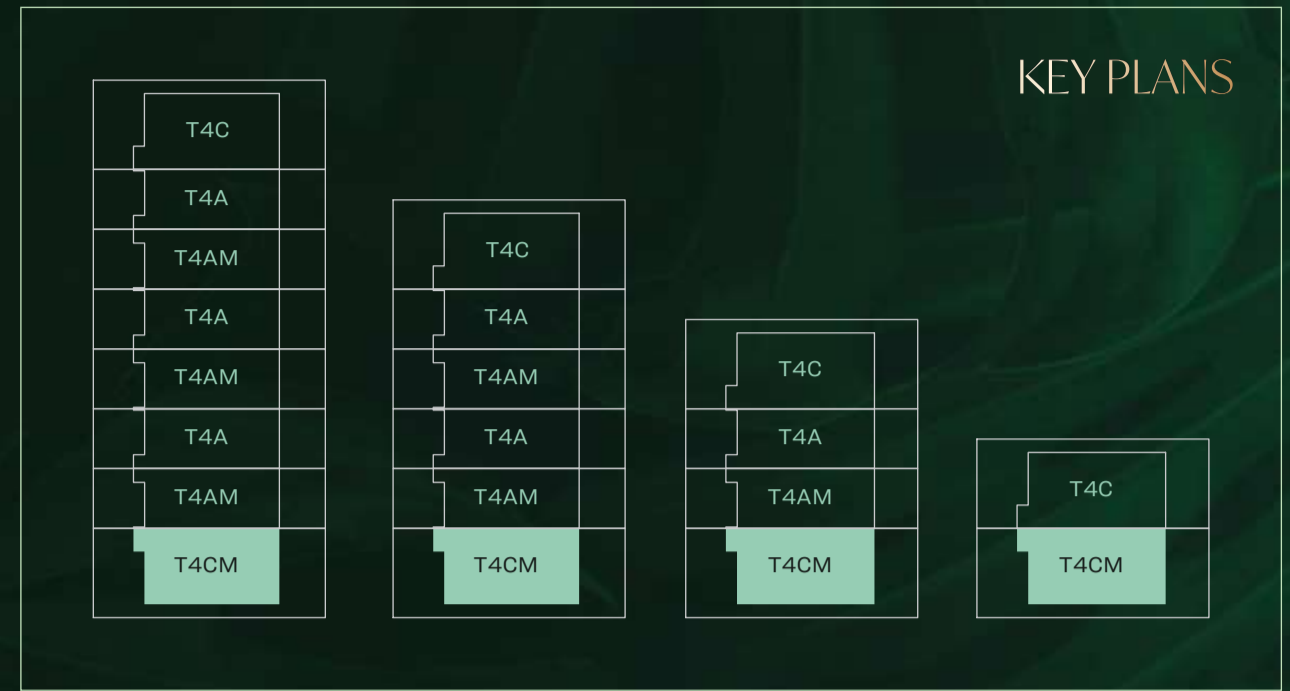
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## GARDEN VILLAS

### 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



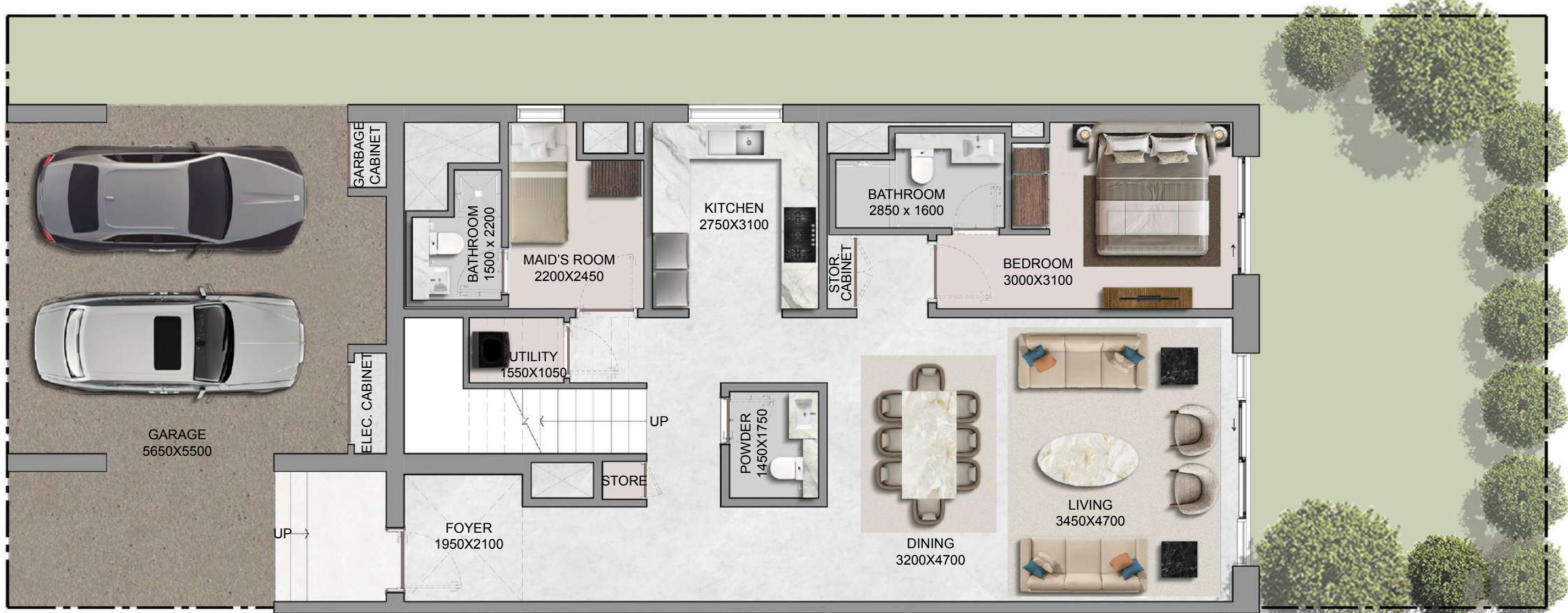
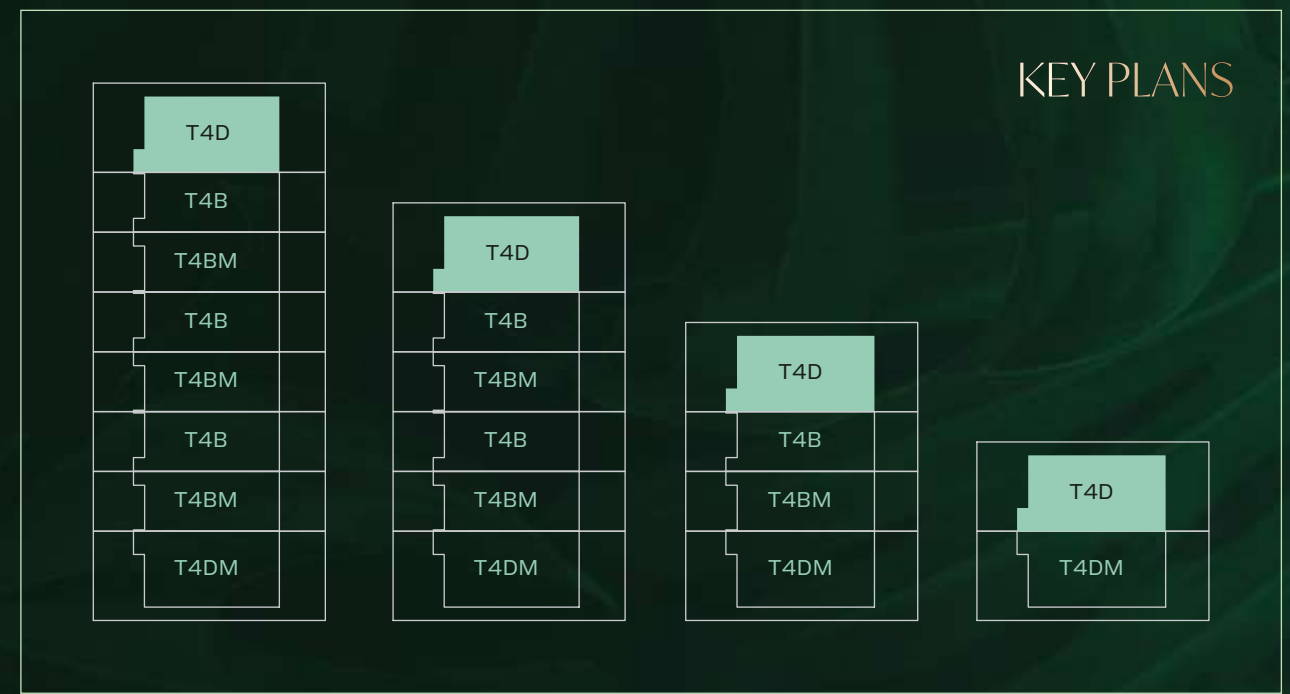
FIRST FLOOR

Disclaimer:

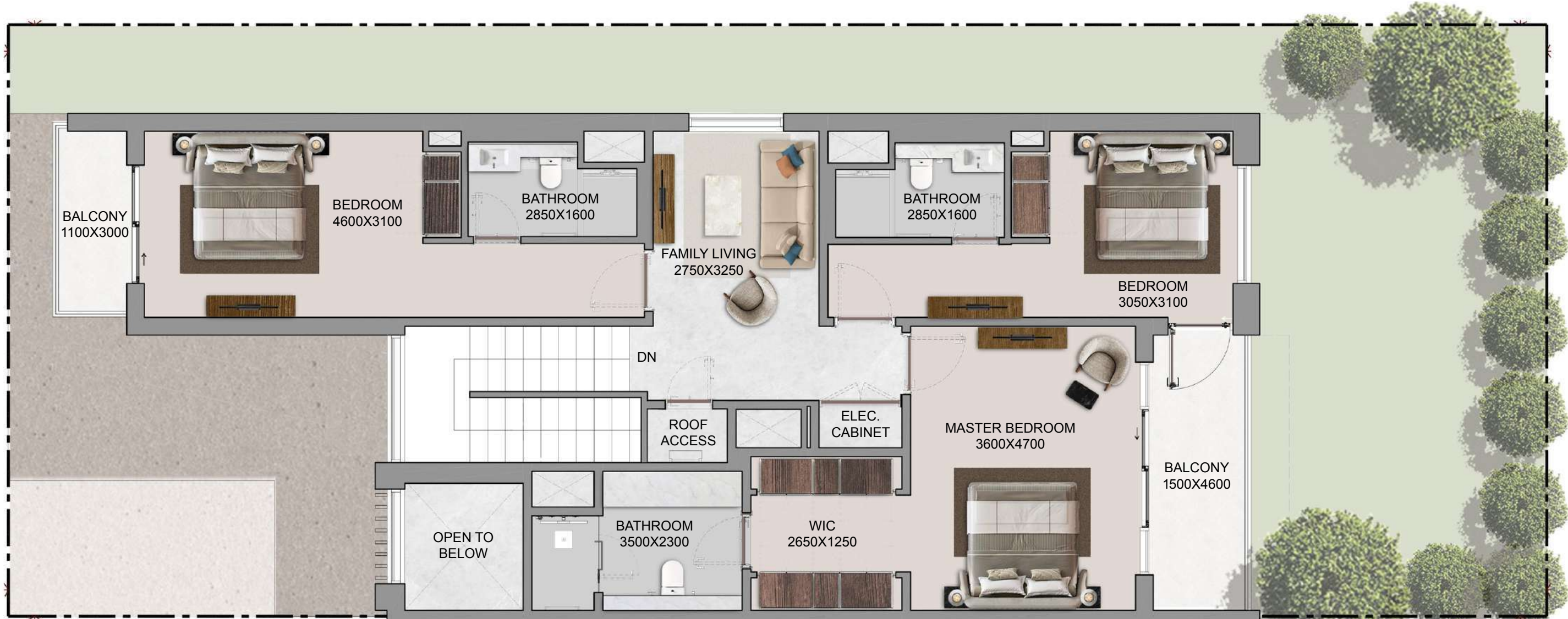
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5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.

## 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



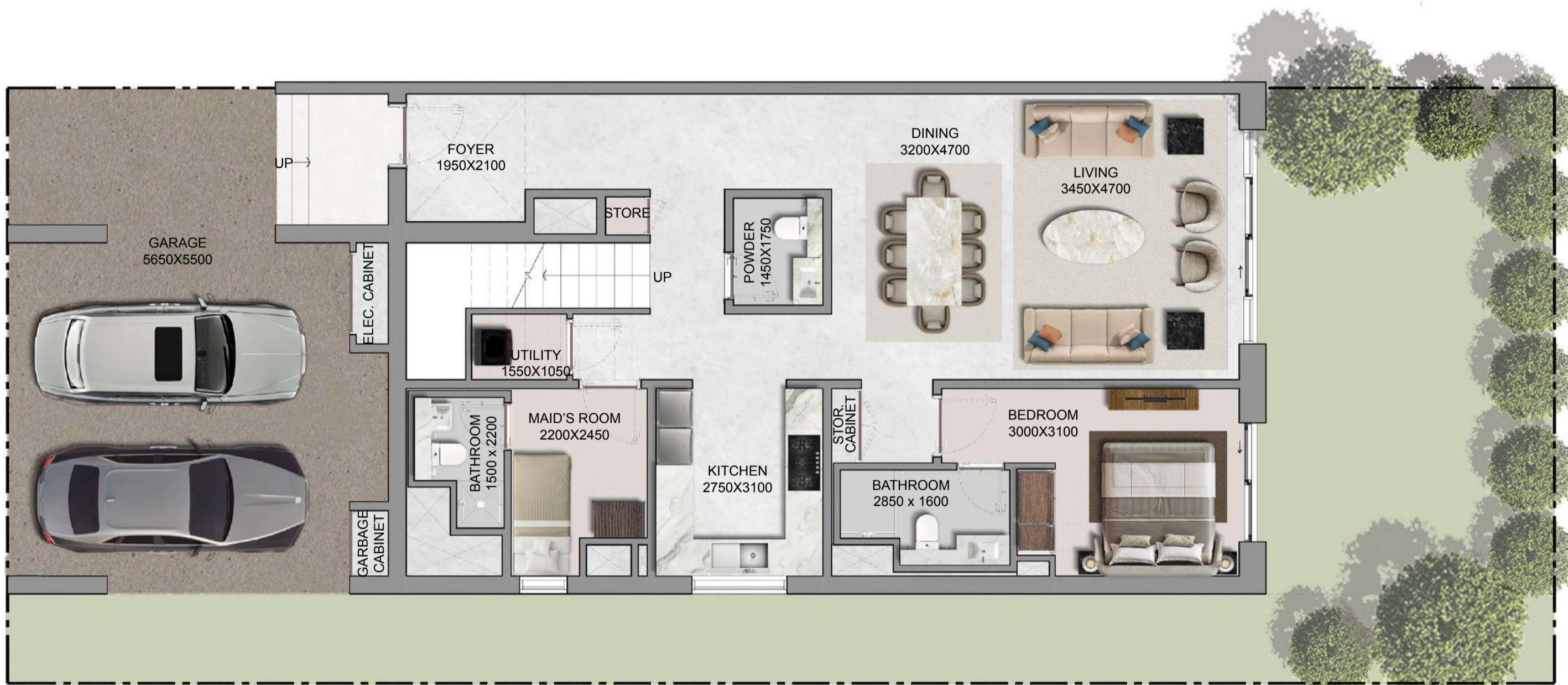
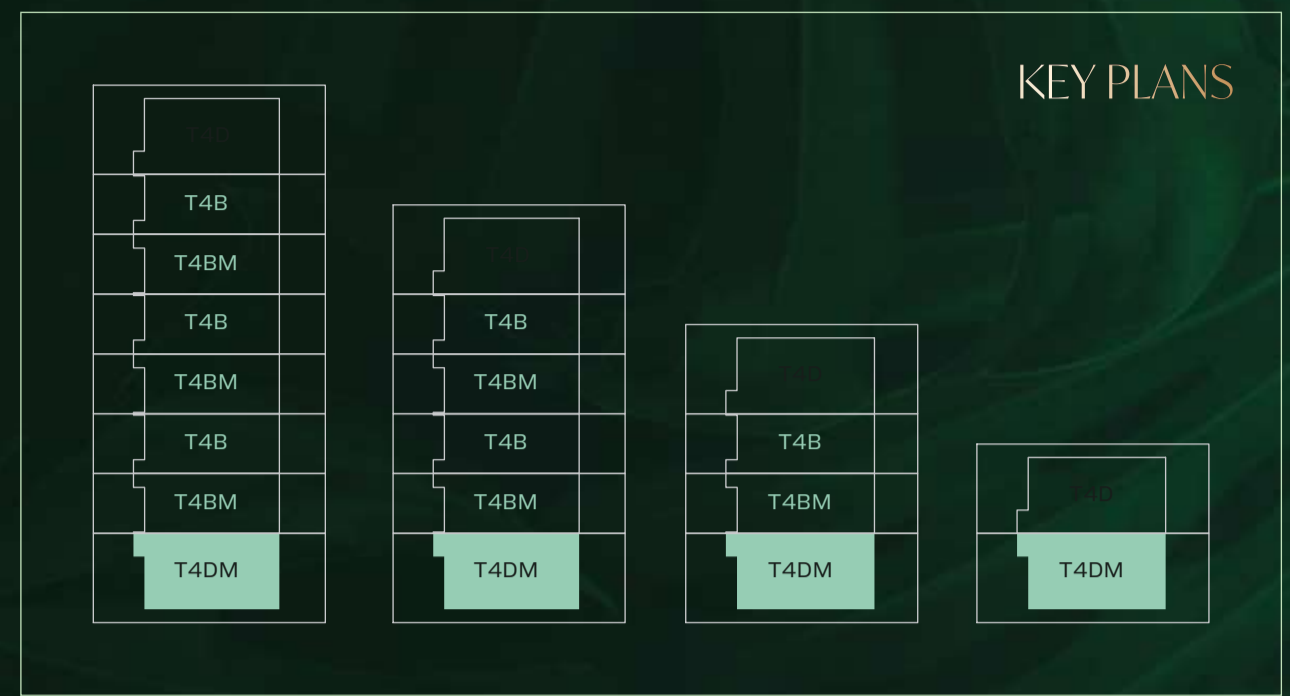
FIRST FLOOR

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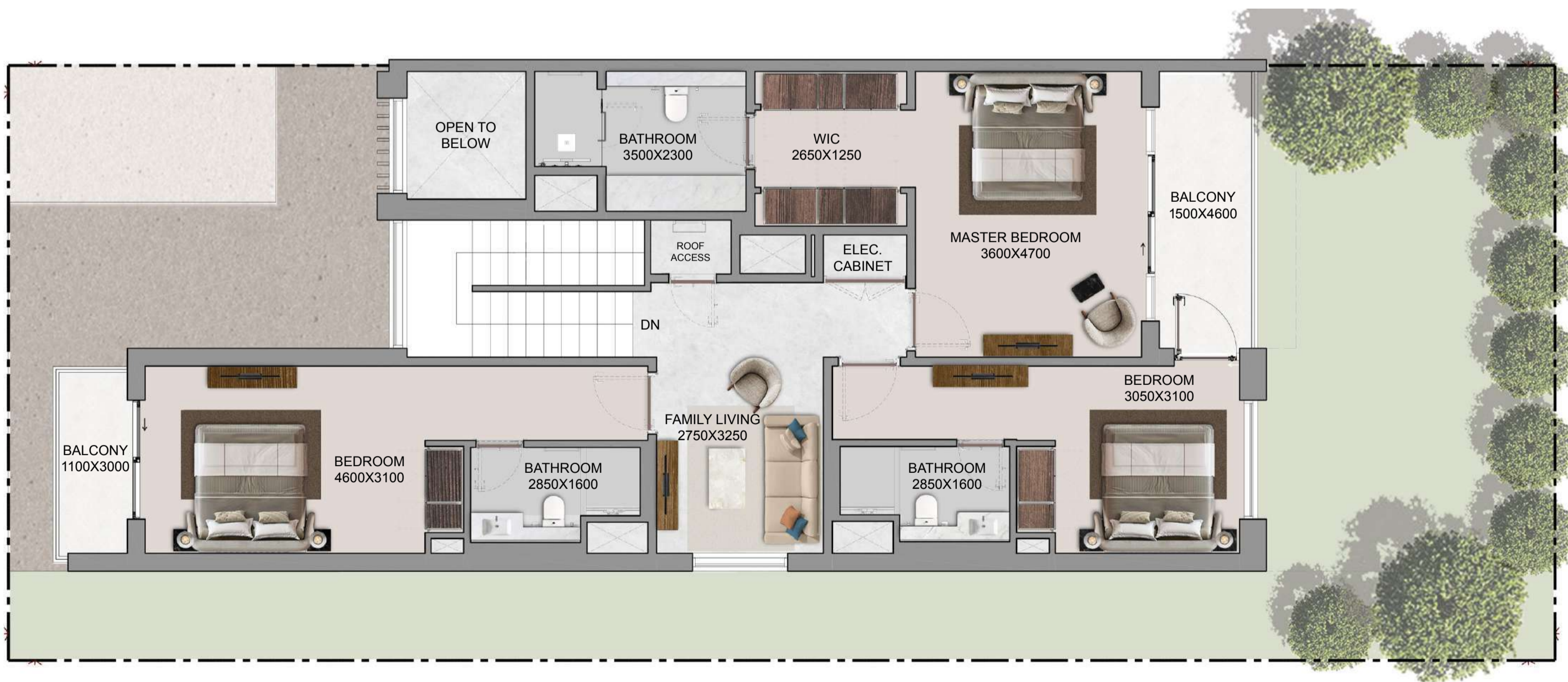
## GARDEN VILLAS

### 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

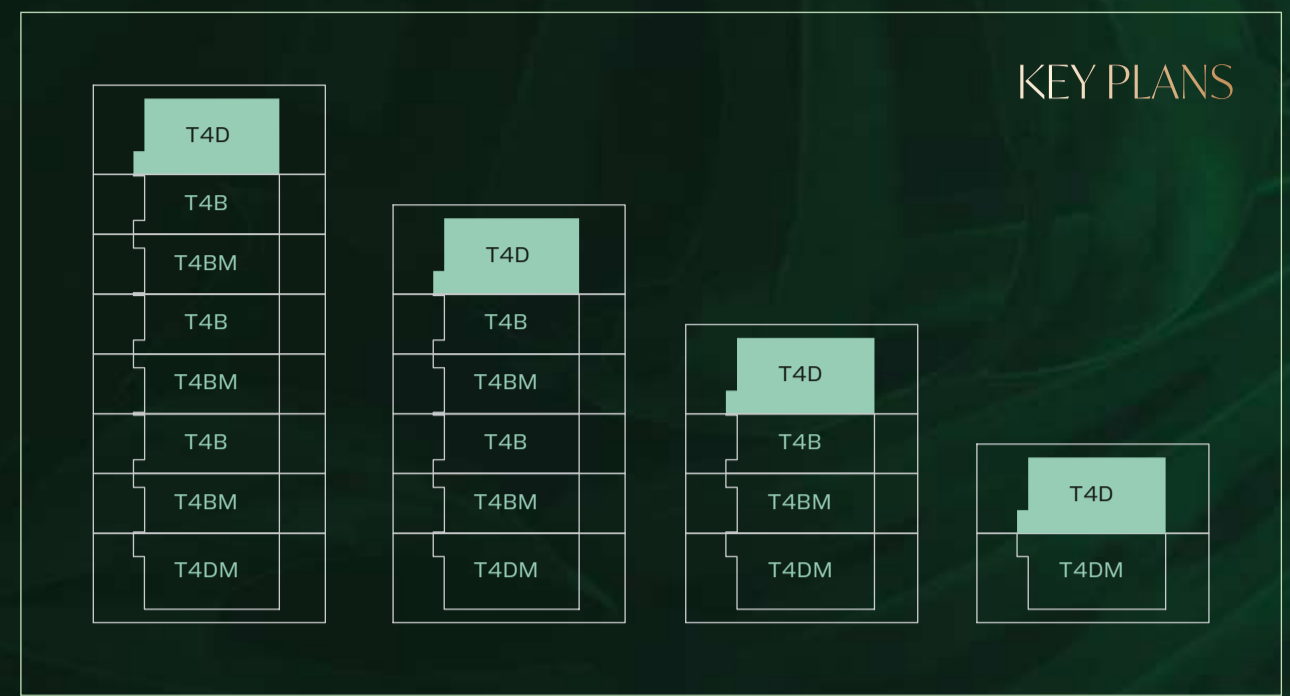
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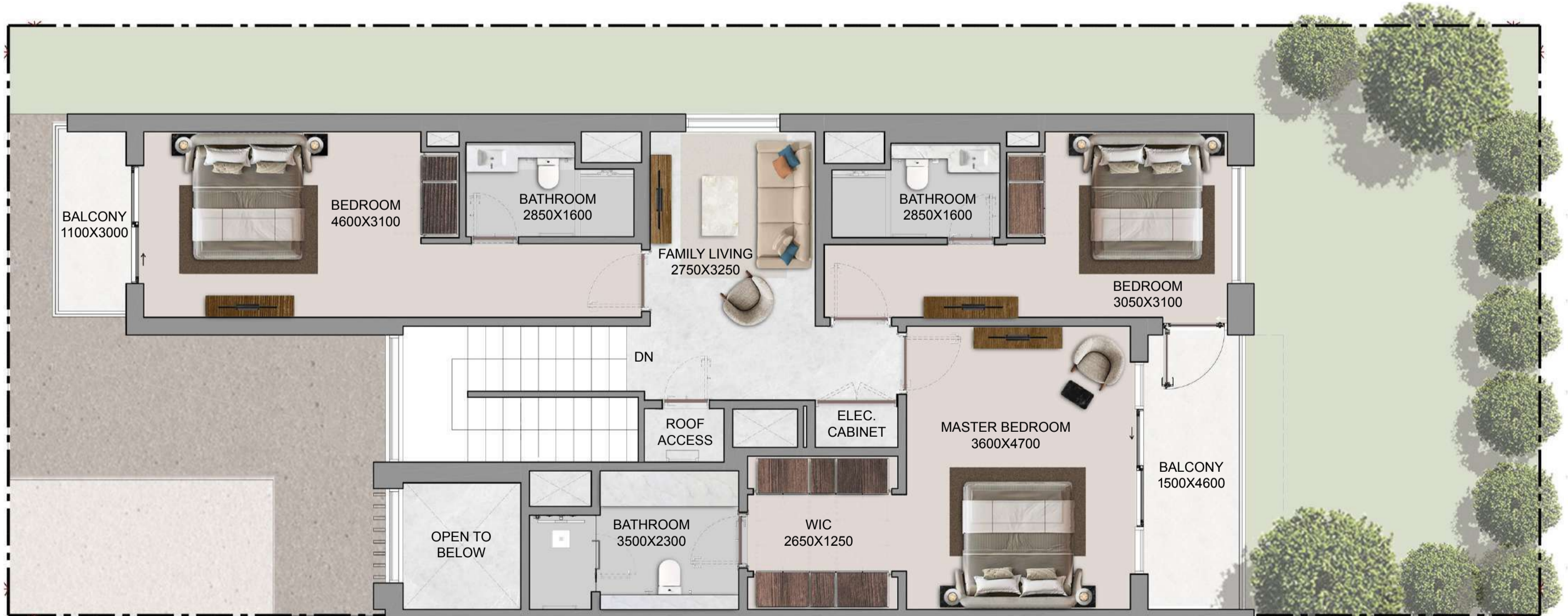
## GARDEN VILLAS

### 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



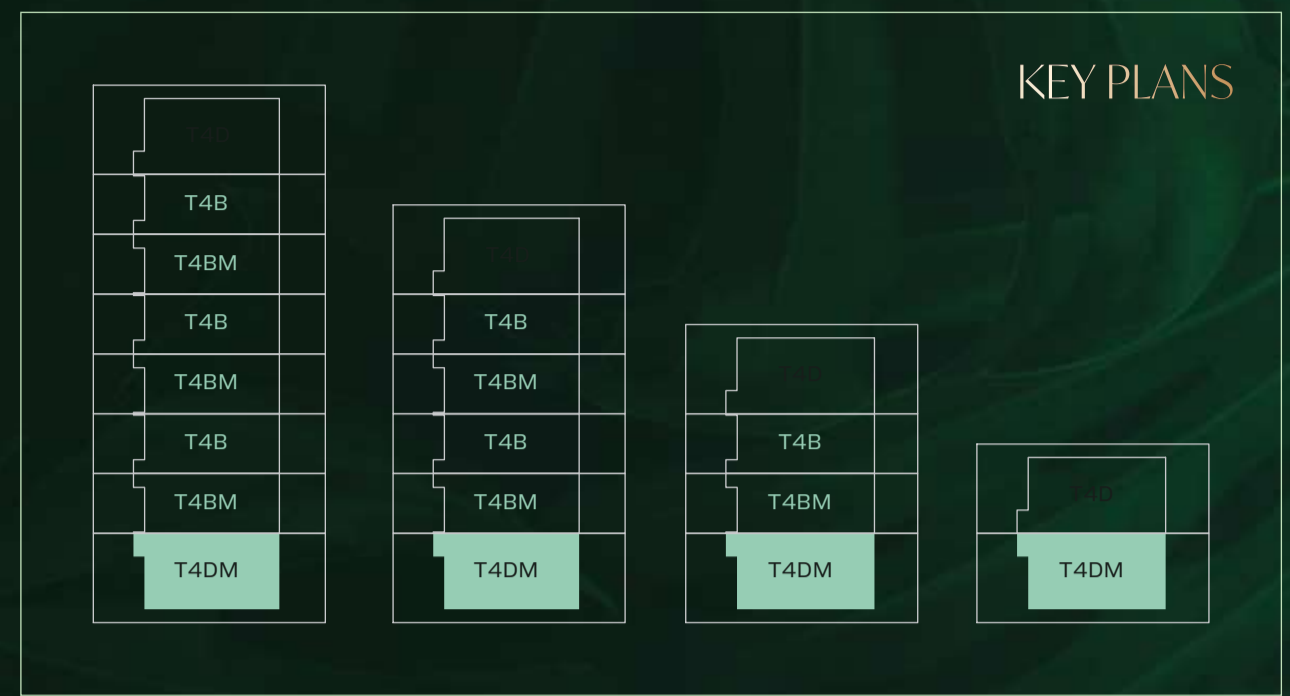
FIRST FLOOR

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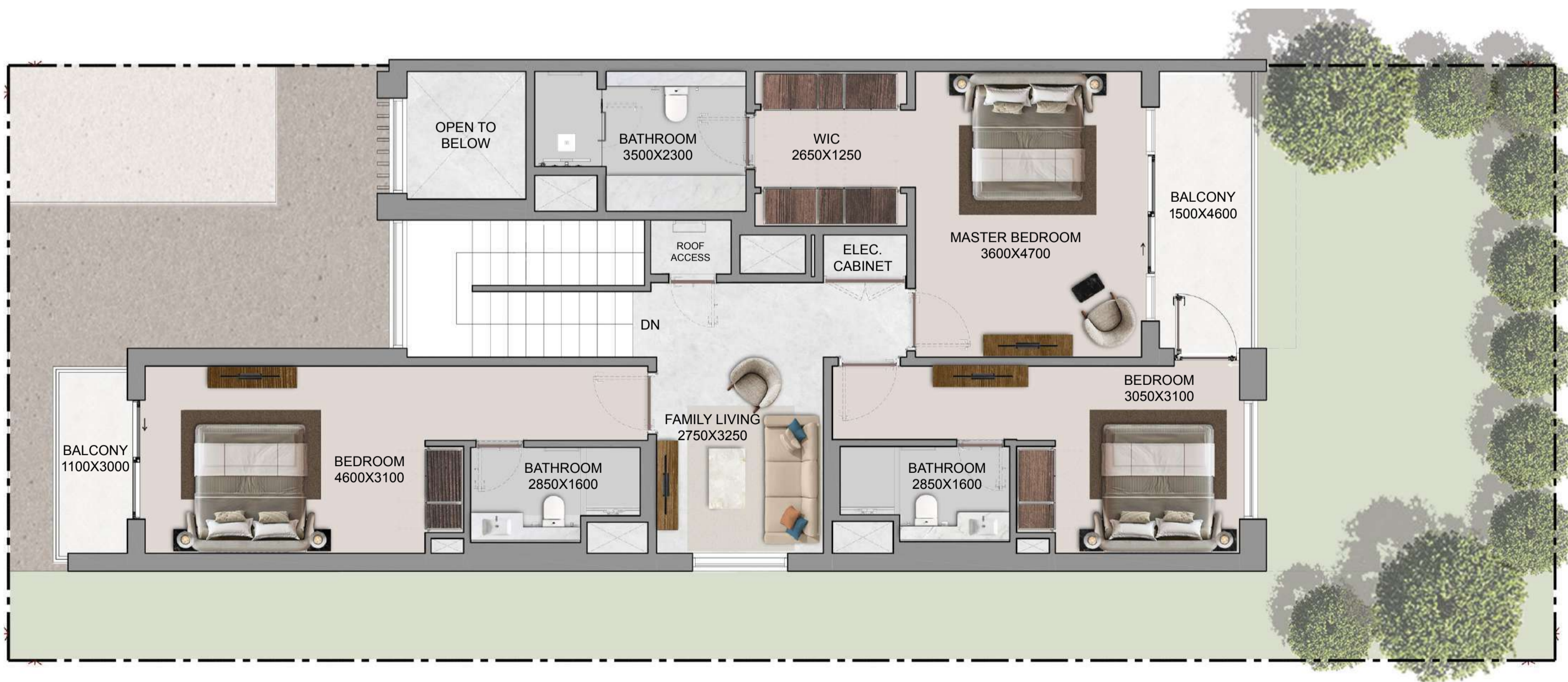
## GARDEN VILLAS

### 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

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