



SOBHA ELWOOD

The Canvas of Nature



SOBHA ELWOOD





**WE NOTICE THE  
SMALLEST  
DETAILS.**

*So you won't have to.*

**SOBHA**  
REALTY



## SPEARHEADING THE SOBHA WAY!

**Sobha Realty redefines the concept of luxury residential living with a repertoire of real estate projects across Dubai.**

With razor-sharp focus on quality and innovation, it has created a plethora of iconic spaces such as extravagant palaces, ornate mosques, cutting edge campuses and ultra-luxurious communities with grand villas and apartments. Pioneering the 'Backward Integration' model in real estate, Sobha Realty employs in-house mastery to create a unique offering of fine living that extends beyond the customer's expectations

# Backward Integration. Forward Thinking.

## DESIGN

Masterfully  
conceptualized.

## MATERIAL SOURCING

Employing cutting-edge  
technology for world-class  
manufacturing.

## QUALITY CONTROL

Establishing a new global  
standard.

## ENGINEERING & CONTRACTING

Scrupulously refined to  
perfection.

## CRAFTSMANSHIP

Exquisite attention to  
detail from inception to  
completion.



# Nature

The essence of  
human life

IN A WORLD THAT OFTEN RUSHES BY,  
NATURE IS OUR  
GREATEST INSPIRATION  
AND SOLACE.

Its beauty, resilience, and serenity remind us of life's simplest joys. It's the heartbeat of our existence. It nurtures our well-being, sparks creativity, and connects us to our deeper purpose. That's why we have designed our community to celebrate and integrate the four fundamental elements of nature—greens, water, air, and land - creating a vibrant tapestry of life on the canvas of nature.



the  
canvas *of*  
nature ❁



DISCOVER  
NATURE'S  
MASTERPIECE

Embodying the essence of The Canvas of Nature, our community redefines the standards of luxury living. Each residence is a masterpiece of design, meticulously crafted to blend seamlessly with the lush, green landscapes that envelop it.

Here, the beauty of nature intertwines seamlessly with everyday moments. Picture yourself stepping into a vast canopy of greenery, where the hustle and bustle of life fades away. This is a sanctuary where every breath you take is filled with the clean air of the great outdoors, and every step leads you deeper into the heart of nature's embrace.

I N T R O D U C I N G



SOBHA ELWOOD

A B U N D A N T

# greenery

As you jog along the winding trails of lush, green parks surrounded by over 10,000 trees, let the pure, fresh air invigorate your senses.

In this verdant sanctuary, residents are a mere step away from lush, green spaces.

L I V E   A M O N G   S T

10,000+

T R E E S



M U L T I P L E  
W A T E R - S P O R T S  
O P P O R T U N I T I E S

A Q U A T I C  
blues

Challenge your friends as you dive into the exhilarating lap pool. Nearby, the sound of laughter fills the air as your children splash joyfully in the splash pad, their sun-kissed faces beaming with delight.

Sobha Elwood boasts pristine water bodies, maintained to offer a range of experiences from youthful adventures to tranquil escapes for rejuvenation and well-being.

INHALE THE  
purity

Breathe in the city's purest air, rejuvenated by a lush landscape beautifully curated to enhance your well-being.

Wake up to the gentle rustling of leaves, the crisp scent of greenery, and the symphony of birdsong—each day a testament to embracing nature's timeless allure.

COMMUNITY  
WITH BETTER AIR  
QUALITY INDEX

A woman with long dark hair, wearing a white dress, is seen from behind, dancing in a lush green field. She has her arms outstretched, holding a long, flowing white ribbon. In the background, there are rolling hills and trees under a bright sky. A large, stylized circular graphic, resembling a flower or a sun with three petals, is overlaid on the right side of the image. The overall scene is peaceful and evokes a sense of freedom and connection with nature.

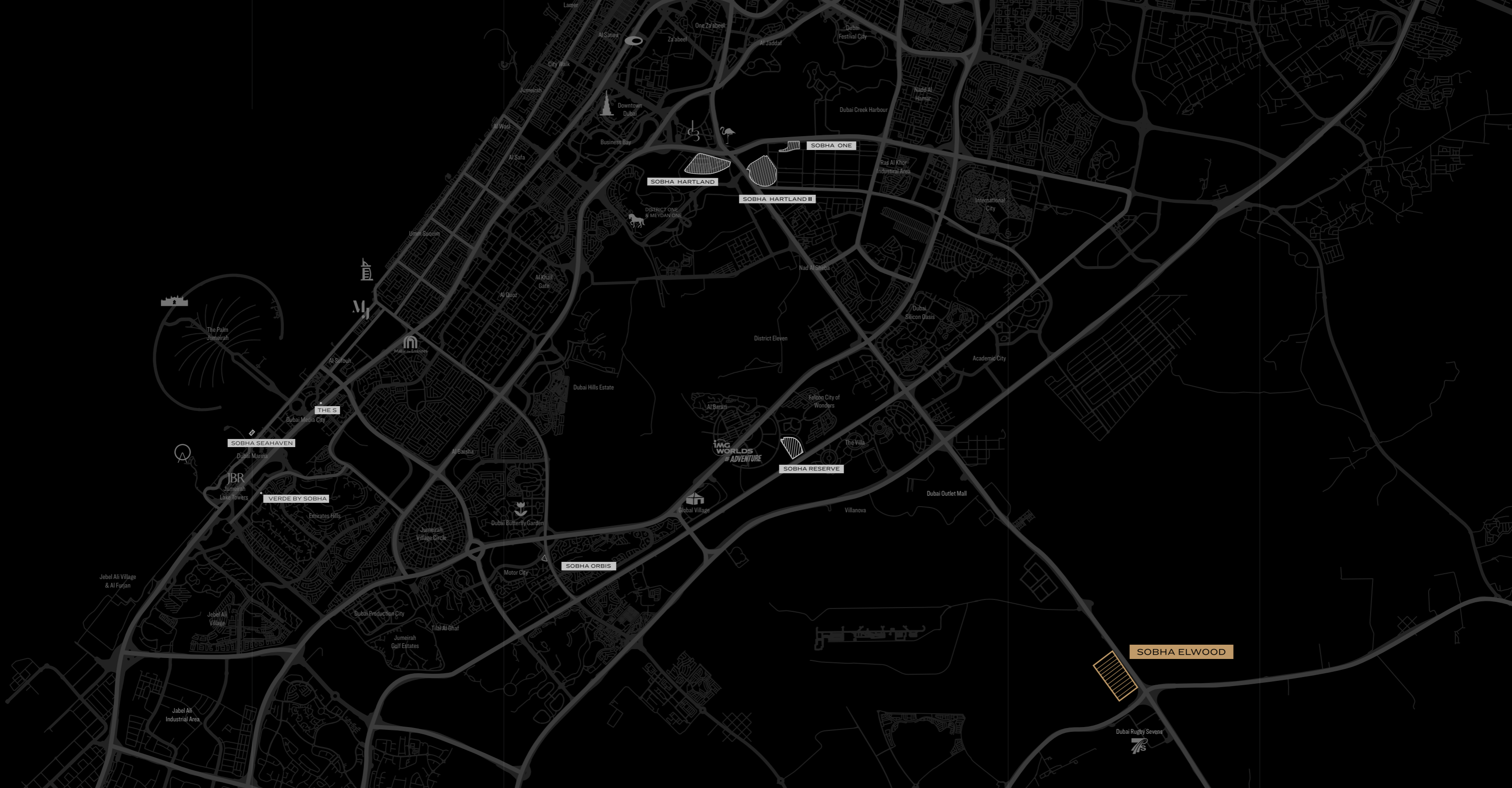
ELYSIAN  
expansive

Imagine whispering little secrets as a soothing song emerges from a nearby baobab tree where a bird has found its abode.

Sobha Elwood, spanning around 416,000\* square meters of expansive open space and lush parks, provides ample room to reconnect with those who matter most.

47% \* OF EXPANSIVE  
OPEN SPACE

\*Include Roads



# Location

5 minutes from  
DUBAI RUGBY SEVENS

8 minutes from  
DUBAI OUTLET MALL

20 minutes from  
DOWNTOWN DUBAI

25 minutes from  
DUBAI INTERNATIONAL AIRPORT

30 minutes from  
AL MAKTUUM INTERNATIONAL AIRPORT



# Master Plan

Enhance your lifestyle with our Exclusive Club House and community centre, while ensuring peace of mind with an on-site school, clinic, and kindergarten/daycare/nursery facilities, all designed to cater to your every need.

- |                                   |                            |
|-----------------------------------|----------------------------|
| 1. Entry Plaza                    | 14. Fragrance Garden       |
| 2. Club House – Master Community  | 15. Kid's Play Area        |
| 3. Club House – Villa Community   | 16. Community Garden       |
| 4. Fitness Courts                 | 17. Play Court             |
| 5. Community Shopping Centre      | 18. Dog Park               |
| 6. Multi-functional Events Ground | 19. Bicycle/ Jogging Track |
| 7. Sports Venue                   | 20. Elwood Trail           |
| 8. Padel Court                    | 21. Forest Trail           |
| 9. Skate Park                     | 22. Open Fitness Area      |
| 10. Toddler Play Area             | 23. Open Amphitheatre      |
| 11. Activity Lawn                 | 24. Half Basketball Court  |
| 12. Pond                          | 25. Activity/ Lap Pool     |
| 13. Sensory Garden                | 26. Gala Ground            |
|                                   | 27. Mosque                 |

Disclaimer: The Amenities mentioned are 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 any prior notice.



# Elwood Estates Community

A S A N C T U A R Y F O R  
E V E R Y S O U L



# Elwood's Enclaves

Where every corner is a testament to harmonious  
and thoughtful design.

E D E N ' S

# Botanica

N A T U R E ' S P A R A D I S E A W A I T S

Infuse your life with the vibrant hues of Eden's Botanica, a serene haven where nature and tranquillity converge. Wander through the **Botanical Garden and Community Garden**, each designed to transport you to another world.





A D V E N T U R E

## Trails

W H E R E E V E R Y P A T H

L E A D S T O S E L F - D I S C O V E R Y

As the leaves turn brilliant shades of red, orange, and yellow, each hike along the trail becomes an adventure that strengthens bonds and deepens your appreciation for the changing seasons. Feel the thrill of discovery as you explore **Nature Play Area**, **Boardwalk Trail**, and conquer the exciting **Adventure Park**. Whether you are seeking a tranquil retreat or an exhilarating outdoor adventure, this haven offers the perfect backdrop for every moment.

W E L L N E S S

## Sanctuary

R E J U V E N A T E Y O U R B O D Y ,  
M I N D , A N D S O U L

Discover the exhilarating **Jogging Track and Cycling Track**, perfect for challenging yourself. Experience the ultimate escape walk on **Therapeutic Isle**, where nature's serenity and holistic wellness create a haven of tranquility.



LEISURE

# Escape

YOUR SANCTUARY FOR SERENITY

Spread out a blanket beneath the shade of majestic trees at **Forest Trail** and set up a delightful feast at the **Rolling Mounds**. Play tag with your little ones as they explore the tranquil **Hammock Court**, where the natural beauty enhances their sense of adventure.



I N T R O D U C I N G E L W O O D E S T A T E S

Luxury Villas in



SOBHA ELWOOD

Nestled within the serene and sustainable community of Sobha Elwood, the Elwood Estates offer an unmatched living experience. These exquisite villas, available in 4, 5, and 6 bedroom configurations, are thoughtfully designed to immerse residents in a natural & tranquil environment.

Drawing inspiration from nature's canvas, these villas are adorned with earthy tones, expansive spaces and large windows that invite abundant natural light.

Here, every moment is an opportunity to connect with nature and enjoy the finest comforts of modern living.



SOBHA ELWOOD

T H E M A G I C A L L A N D S C A P E





DISCOVER  
NATURE'S MASTERPIECE:

The world's seven  
grand forests infused  
in parks

## STEP INTO A LIVING TAPESTRY

Imagine stepping into a world where the grandeur of the planet's most iconic forests is brought to life right before your eyes. Welcome to our visionary project - a breathtaking collection of landscapes, each embodying the spirit and splendour of the world's largest forests.

## A SYMPHONY OF NATURE

Our design philosophy is rooted in creating an authentic woodland ambience.

Each park is more than a mere representation. It's an immersive experience that evokes the essence of these legendary forests.

## DESIGN INSPIRATION

### **Distinct Forest Landscapes and Woodland Ambiance:**

Each park boasts a unique identity, inspired by 7 largest forests of the world

### **Harmonious Integration:**

Our design intertwines human habitation with lush greenery, fostering a sense of living within nature.



01



PARK INSPIRED BY  
**Daintree Rainforest**  
A U S T R A L I A



Experience towering trees, verdant foliage and lush landscape inspired by the ancient beauty of one of the oldest rainforests on Earth.



~ 6 Acres

02



PARK INSPIRED BY  
**Baobab Forest**  
S O U T H A F R I C A



Stand in awe of the majestic baobabs, whose iconic silhouettes and unique textures create a landscape unlike any other.



~ 2 Acres

03



PARK INSPIRED BY  
**Bristlecone Forest**  
CALIFORNIA



Encounter the enduring beauty of the Bristlecone pines, the oldest living trees on the planet, amidst a timeless landscape.



~ 2 Acres

04



PARK INSPIRED BY  
**Białowieża Forest**  
P O L A N D



Wander through the mystical primeval forest landscape, home to towering oaks and ancient pines.



~ 6 Acres

05



PARK INSPIRED BY  
**Amazon Rainforest**  
S O U T H A M E R I C A



Lose yourself in the vibrant landscape of the world's largest tropical rainforest.



~ 7 Acres

06



PARK INSPIRED BY  
**Yakushima Forest**  
J A P A N



Delight in the landscape inspired by the mystical Yakushima forest, where ancient cedars create a fairy-tale setting.



~ 4 Acres

07



PARK INSPIRED BY  
**Taiga Forest**  
R U S S I A | C A N A D A



Embrace the landscape inspired by the vast, untamed wilderness of the Taiga, where coniferous trees stretch endlessly towards the horizon, embodying the raw beauty of the boreal forest.



~ 4 Acres



A N U N F O R G E T T A B L E  
E X P E R I E N C E

Our parks are designed to be more than just a visit. They are an invitation to reconnect with nature. Each element, from the selection of plant species to the layout and design, is chosen to enhance both the aesthetic and functional aspects of the space. This integration of forest components ensures a harmonious blend that elevates the overall experience.





D E S I G N   C O N C E P T   F O R  
S O B H A   E L W O O D

Sobha Elwood merges modern design with lush greenery, creating a harmonious living experience. Our vision emphasizes sleek aesthetics and seamless indoor-outdoor spaces.



## Design Philosophy

### MINIMALIST MODERNISM

Embrace simplicity and elegance with geometric forms and neutral tones, seamlessly integrating with nature.

### INTEGRATION WITH NATURE

Large windows and balconies offer panoramic views, creating a seamless flow between indoor and outdoor spaces.

### FUNCTIONAL LAYOUTS

Open-plan living areas encourage social interaction, balancing privacy and communal spaces for modern lifestyles



## VILLA CHARACTERISTICS

Discover beautiful spaces that enhance well-being and harmonize with the environment.



### CONTEMPORARY HAVEN

The contemporary design and extensive glass capture contemporary living, with open plans ideal for art displays.



### PRIVATE RETREAT

Focus on luxury and privacy, with secluded outdoor areas and a soothing, nature-integrated design.



### URBAN OASIS

Designed for urban comfort, with modern materials and textures creating a striking visual appeal.



### MULTI-LEVEL LIVING / FAMILY LOUNGE

Expansive balconies offer clean lines contrasting the greenery.



### GARDEN SANCTUARY

Large windows and sliding doors flood interiors with light, offering uninterrupted garden views and enhancing outdoor living.



### POOLSIDE RETREAT

A tranquil pool area extends your living space, with private balconies for secluded relaxation.



Each unit within this project offers a unique interpretation of modern living, tailored to different lifestyles but united by a common theme of elegance, functionality, and a deep connection to nature. The designs reflect a commitment to creating spaces that are not only beautiful but also enhance the well-being of their inhabitants.

EXEMPLARY  
MICRO-MOBILITY  
SOLUTIONS

To ensure unmatched connectivity, Sobha Elwood provides cutting-edge micromobility solutions. This meticulously orchestrated network offers swift, eco-conscious travel epitomizing convenience and enhancing the refined lifestyle of our residents of Sobha Elwood.



Meticulously  
Orchestrated  
Network



## Future-Forward Lifestyle

S U S T A I N A B I L I T Y  
A T I T S H E A R T

Embrace a future-forward lifestyle with our comprehensive EV charging solution exclusively tailored for our Villas, ensuring seamless integration of sustainable mobility. Additionally, our Mixed-Use Apartments feature integrated parking facilities complemented by a EV charging infrastructure, promising convenience and environmental responsibility at every turn.

Image is only for artistic impression\*



SOBHA ELWOOD

V I L L A 4 B E D R O O M





These images are developed with computer graphics technology (photorealistic rendering) with reference to details for the façade and elevations, common areas, private areas and interiors of the villa, for the sole purpose of presenting future realization and/or the various potential solutions following user customization. All furniture, decorative lighting, wall finishes and art are represented for marketing and rendering purposes only. For this reason, all images are purely indicative and subject to change (for illustrative purposes only)

4 Bedroom Villa | Type A



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4 Bedroom Villa | Type A



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4 Bedroom Villa | Type C



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SOBHA ELWOOD

V I L L A 5 B E D R O O M





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5 Bedroom Villa | Type A



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5 Bedroom Villa | Type B



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VILLA 6 BEDROOM





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SOBHA ELWOOD

I N T E R I O R S















SOBHA ELWOOD

CLUBHOUSE





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UNIT PLANS

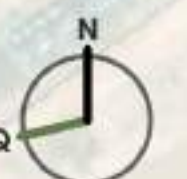




**SOBHA ELWOOD**  
TYPOLOGY



- 4 Bedroom Type A
- 4 Bedroom Type A - Mirror
- 4 Bedroom Type B
- 4 Bedroom Type B - Mirror
- 4 Bedroom Type C
- 4 Bedroom Type C - Mirror
- 5 Bedroom Type A
- 5 Bedroom Type A - Mirror
- 5 Bedroom Type B
- 5 Bedroom Type B - Mirror
- 6 Bedroom Type A
- Unreleased Villa





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### 4 Bedroom Villa I Type A

Plot Area

Min 497.16 sq.m  
Min 5,351.39 sq.ft

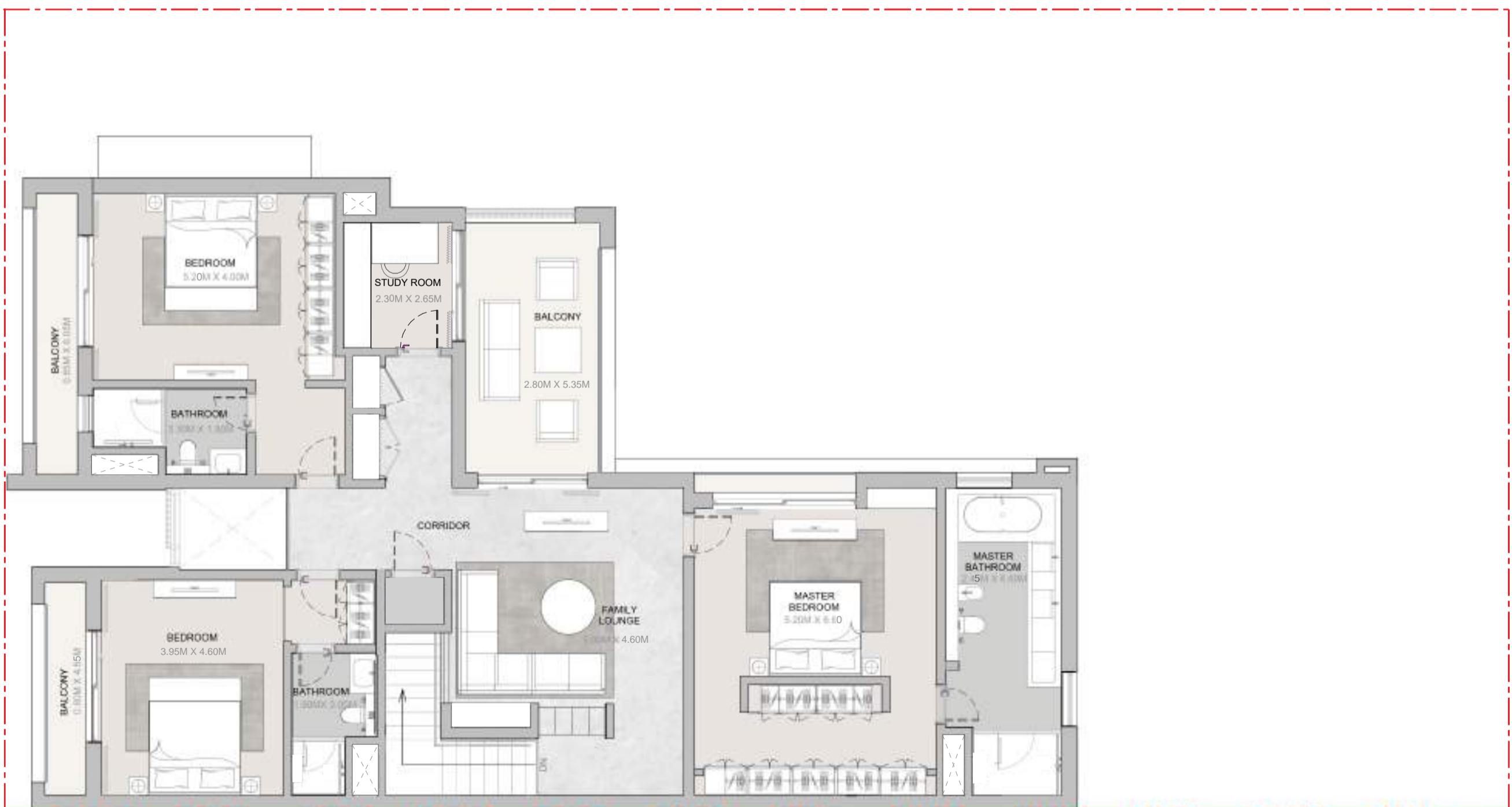
Max 576.00 sq.m  
Max 6,200.01 sq.ft

Saleable Area

460.58 sq.m  
4,957.64 sq.ft



Ground Floor



First Floor

GENERAL DISCLAIMER: PLOT PROFILE, GARBAGE ROOM & SWIMMING POOL PARAMETERS WILL VARY FROM PLOT TO PLOT. THE ABOVE AS SHOWN IN THE PLANS ARE INDICATIVE. PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED. VILLA NORTH AND QUBLA DIRECTION SHALL VARY BASED ON ITS LOCATION WITHIN MASTERPLAN.

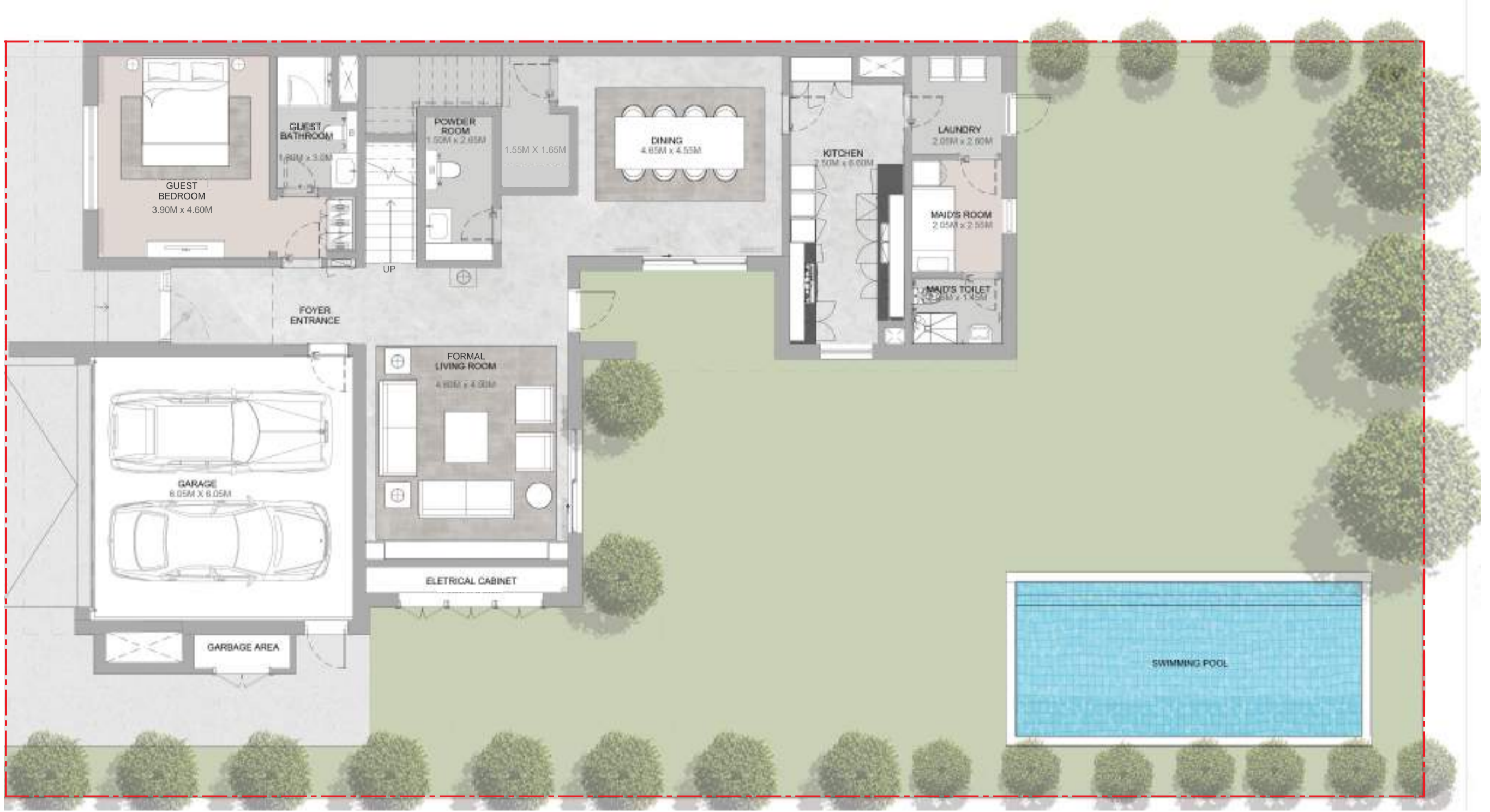


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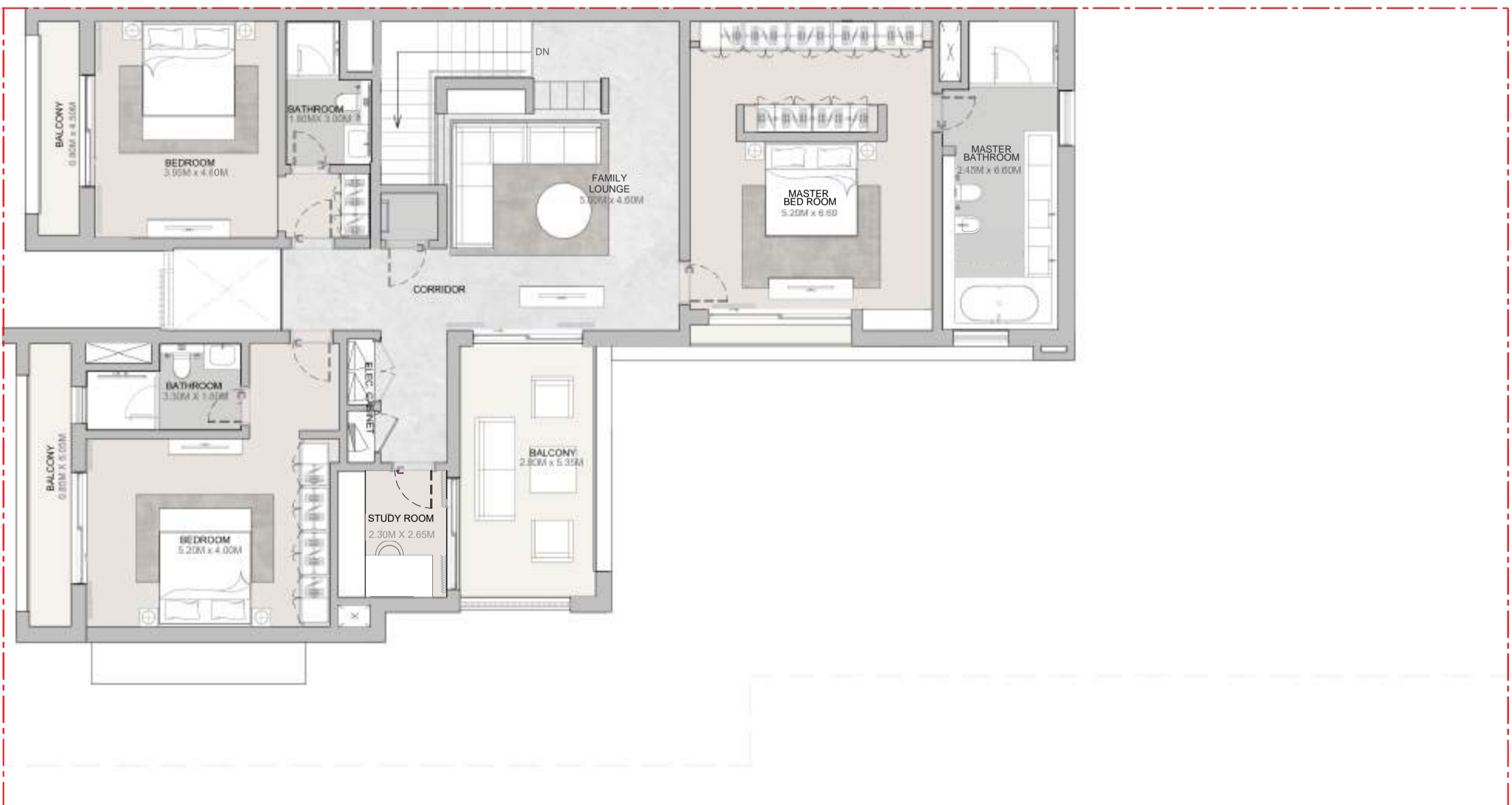
# 4 Bedroom Villa | Type A Mirror

Plot Area	
Min 567.03 sq.m	Max 650.10 sq.m
Min 6,103.46 sq.ft	Max 6,997.62 sq.ft

Saleable Area	
460.58 sq.m	
4,957.64 sq.ft	



Ground Floor



First Floor

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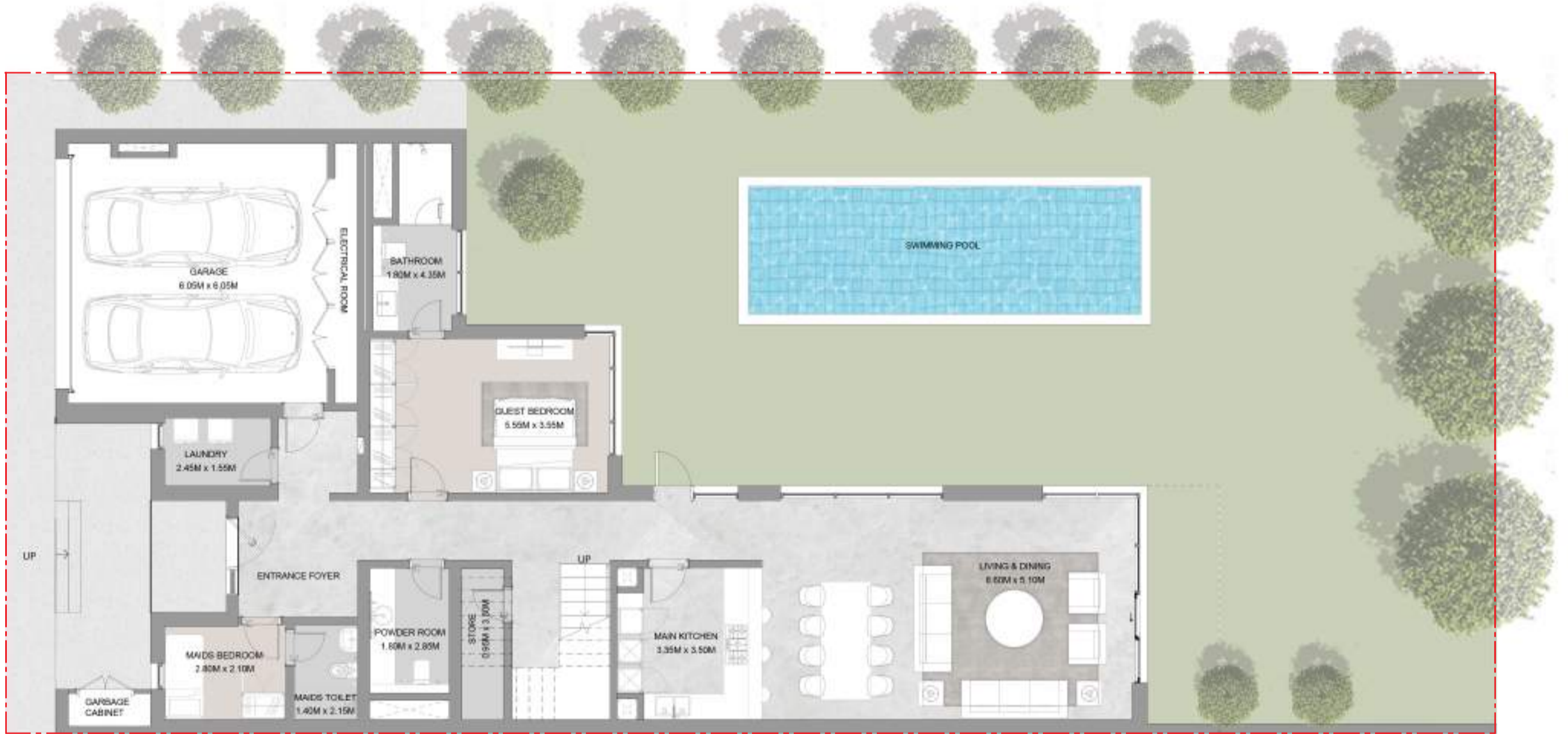


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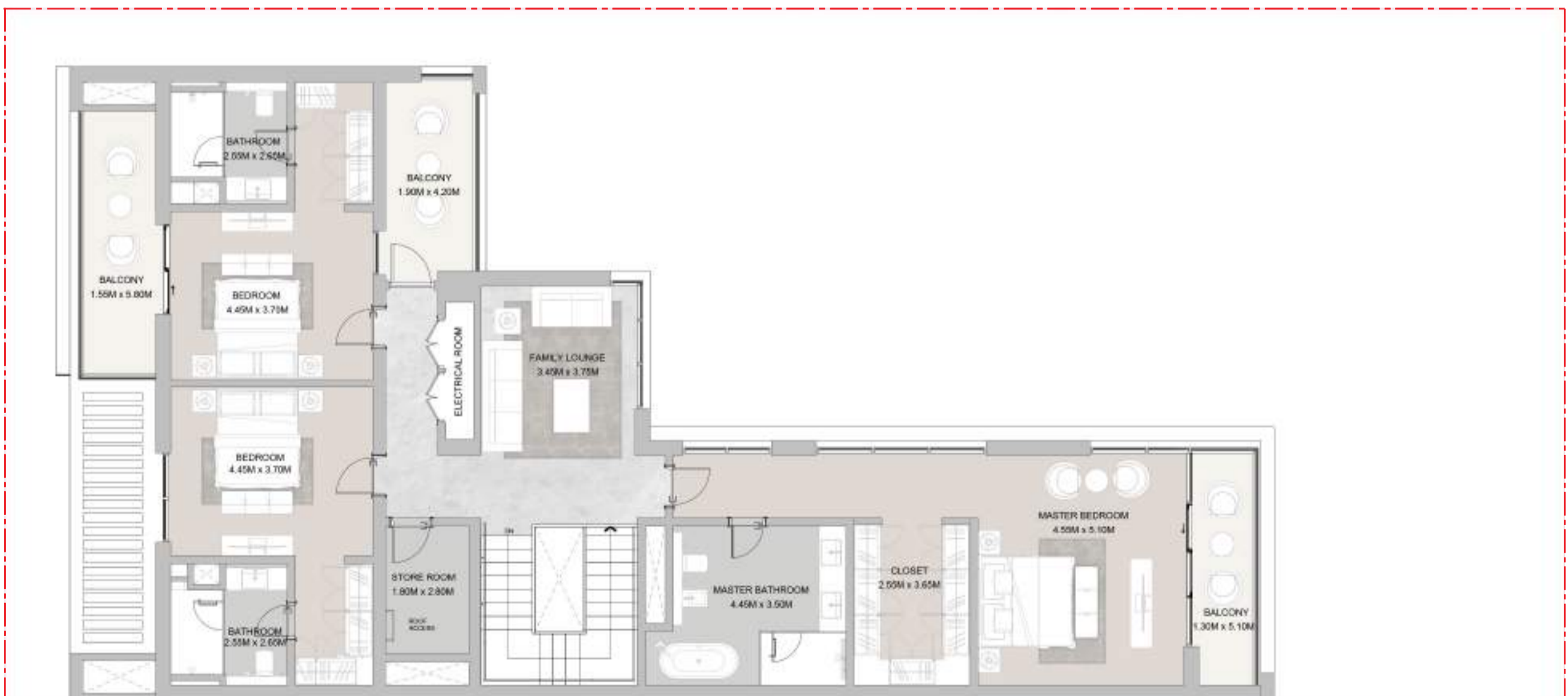
### 4 Bedroom Villa I Type B

Plot Area  
 Min 546.30 sq.m    Max 622.03 sq.m  
 Min 5,880.32 sq.ft    Max 6,695.47 sq.ft

Saleable Area  
 465.18 sq.m  
 5,007.16 sq.ft



Ground Floor



First Floor

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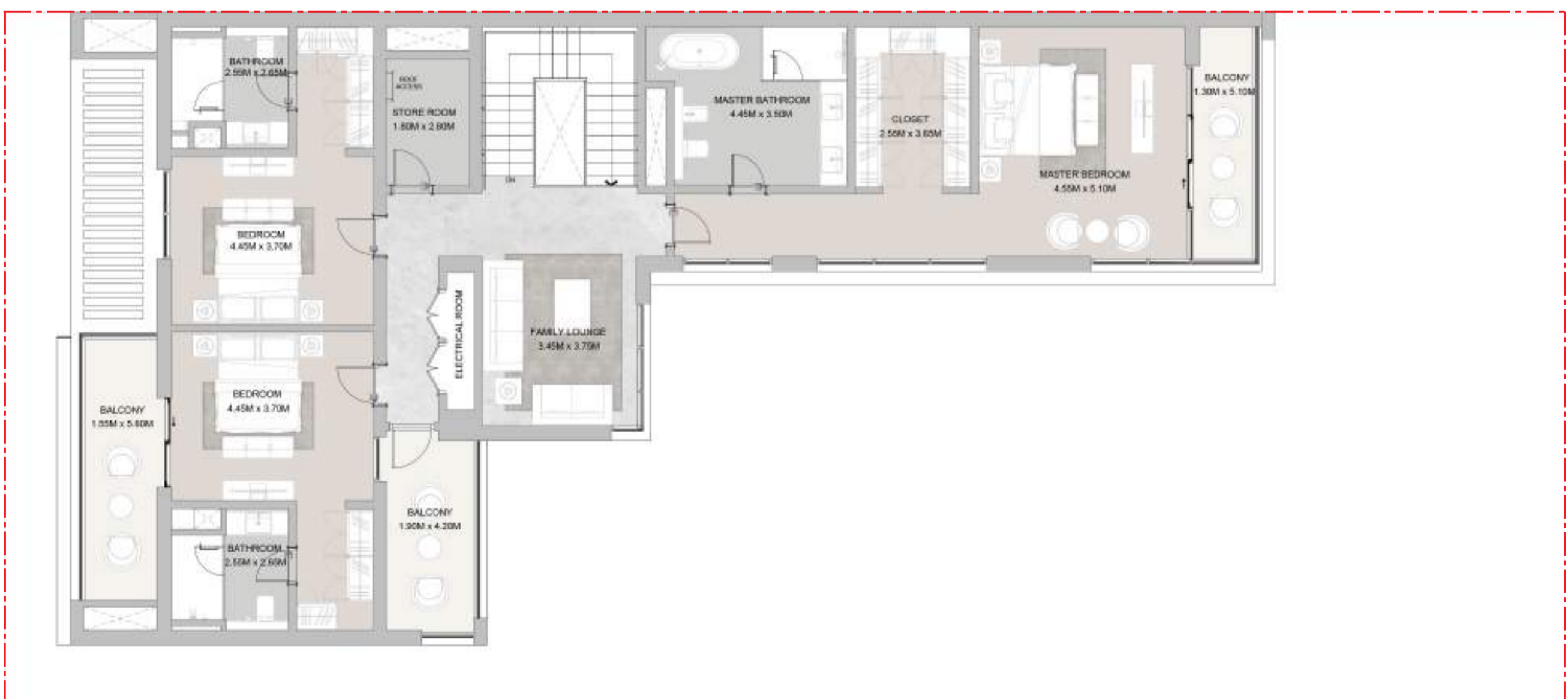
# 4 Bedroom Villa I Type B Mirror

Plot Area	
Min 577.50 sq.m	Max 577.50 sq.m
Min 6,216.16 sq.ft	Max 6,216.16 sq.ft

Saleable Area	
465.18 sq.m	
5,007.16 sq.ft	



Ground Floor



First Floor

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### 4 Bedroom Villa | Type C

Plot Area

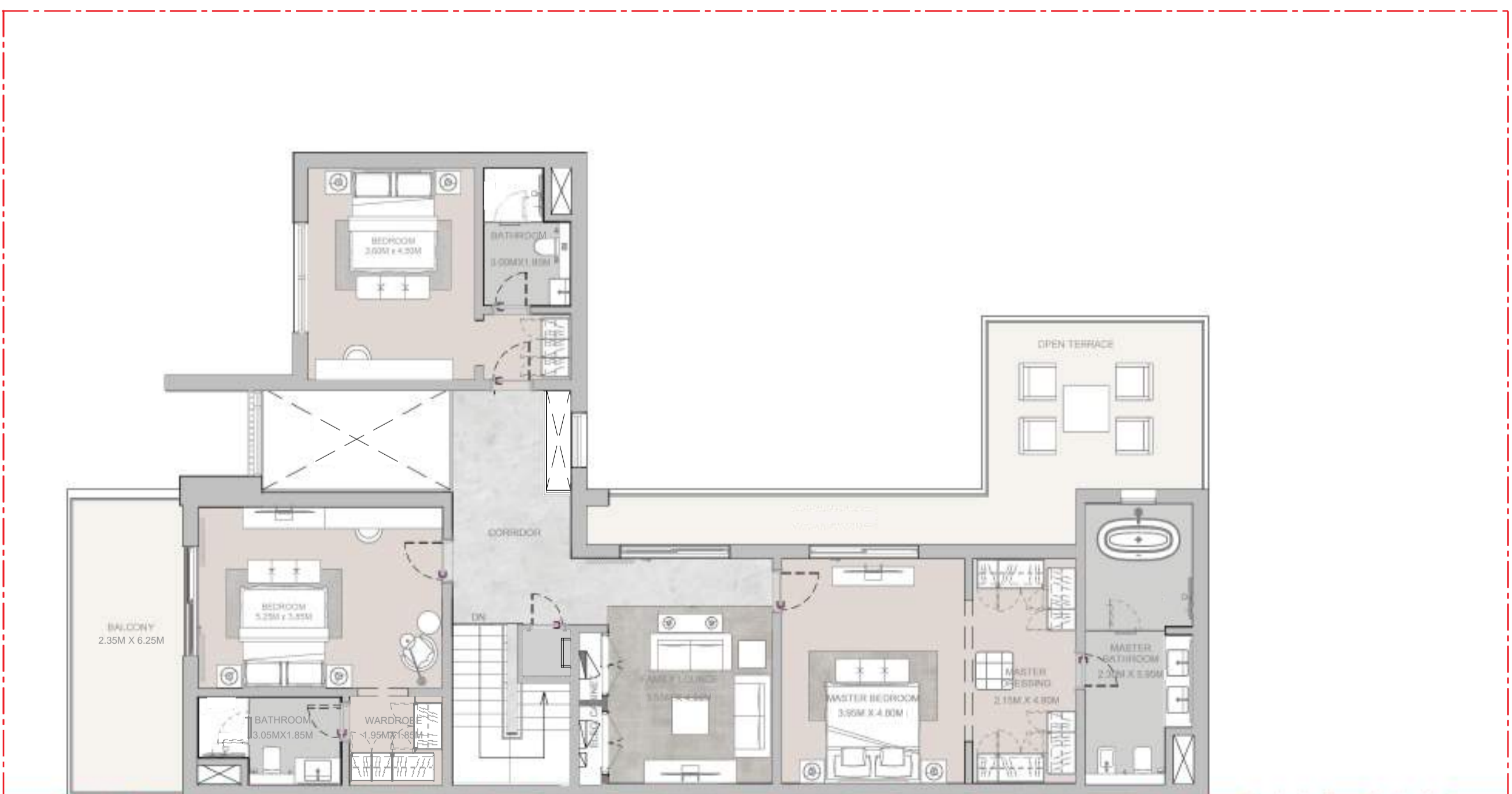
Min 489.92 sq.m    Max 635.10 sq.m  
Min 5,273.45 sq.ft    Max 6,836.16 sq.ft

Saleable Area

461.63 sq.m  
4,968.94 sq.ft



Ground Floor



First Floor

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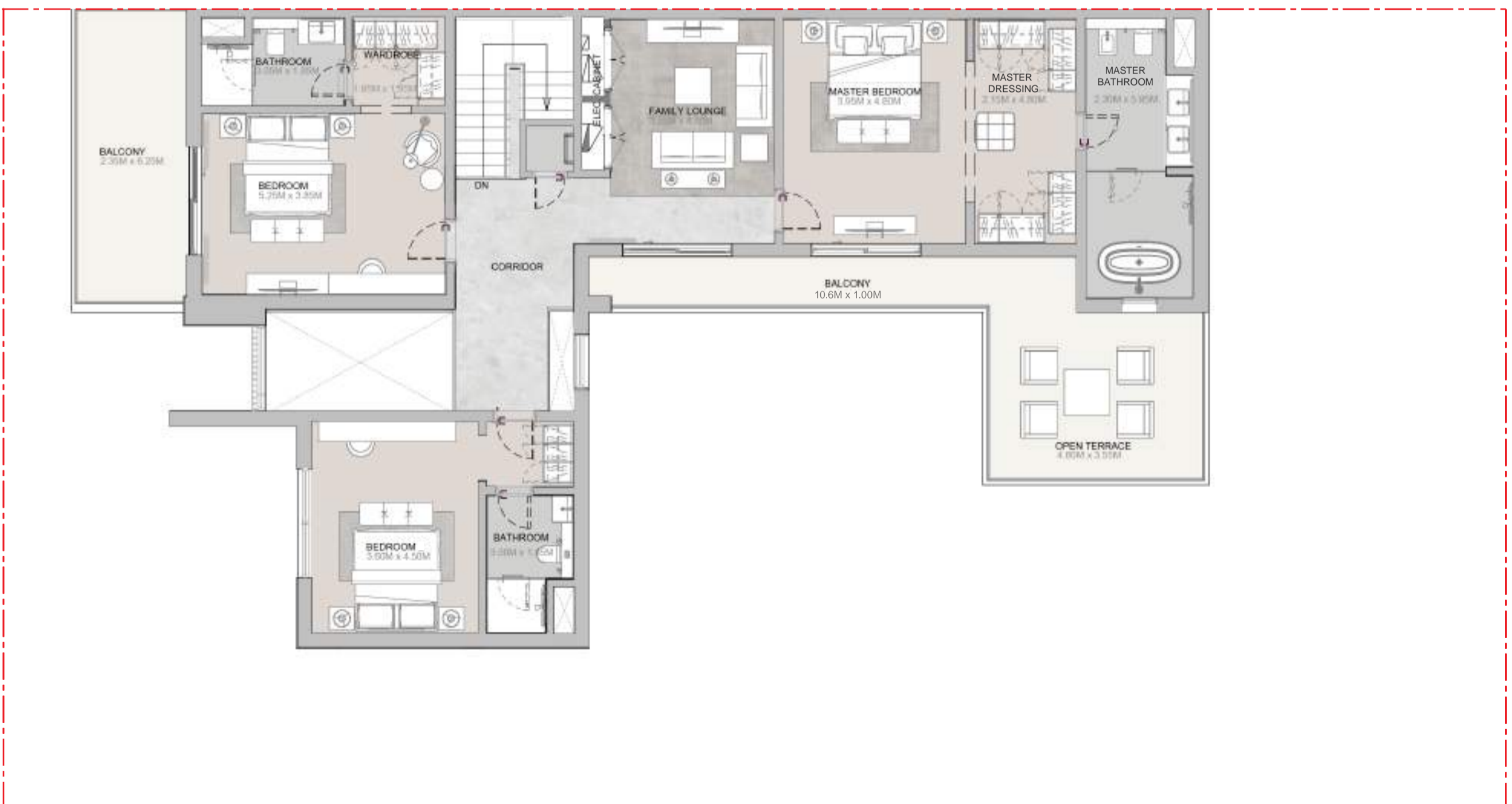
# 4 Bedroom Villa I Type C Mirror

Plot Area	
Min 576.00 sq.m	Max 577.50 sq.m
Min 6,200.01 sq.ft	Max 6,216.16 sq.ft

Saleable Area
461.63 sq.m
4,968.94 sq.ft



Ground Floor



First Floor

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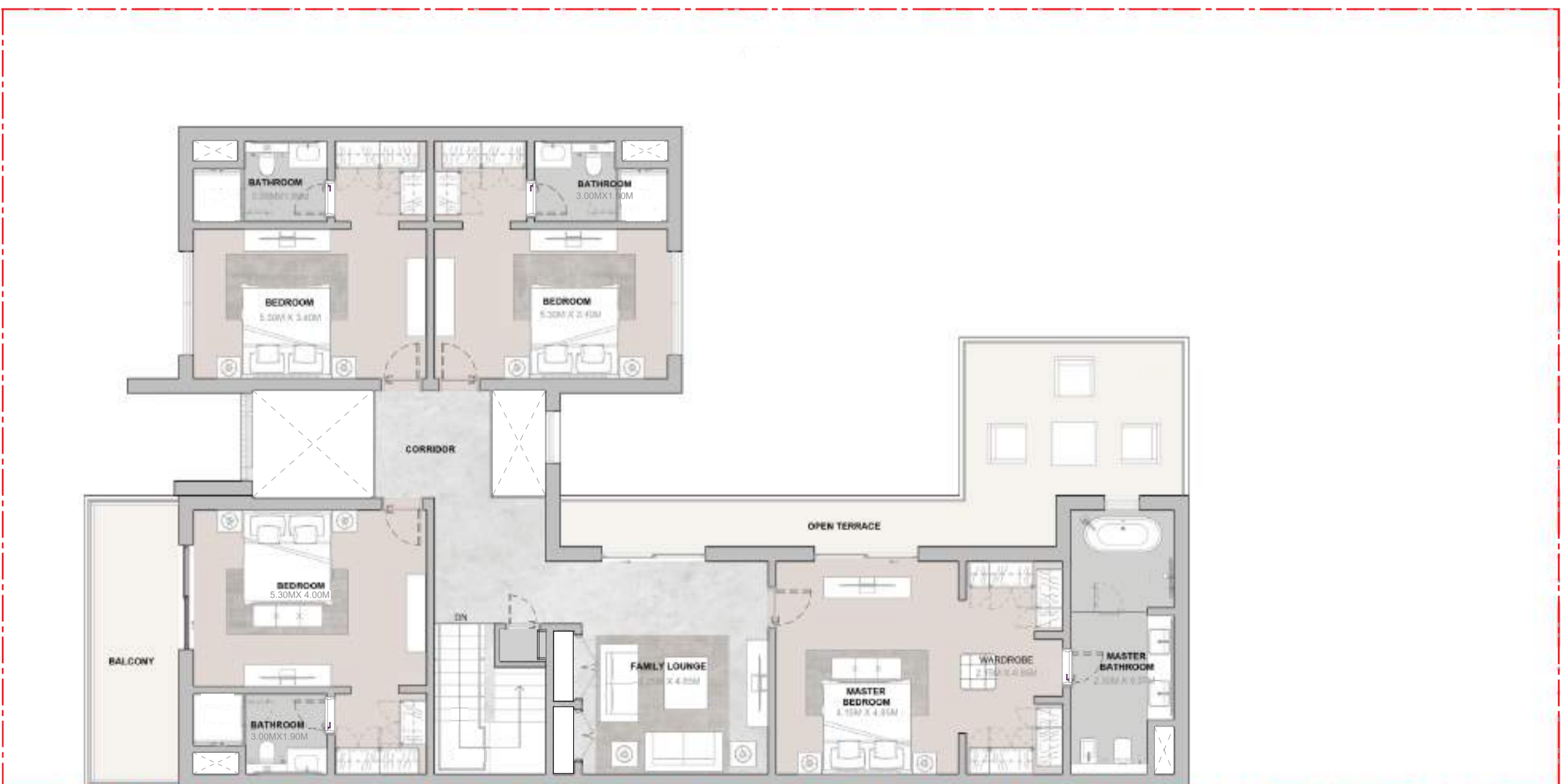
### 5 Bedroom Villa | Type A

Plot Area  
 Min 564.97 sq.m    Max 646.80 sq.m  
 Min 6,081.29 sq.ft    Max 6,962.10 sq.ft

Saleable Area  
 540.64 sq.m  
 5,819.40 sq.ft



Ground Floor



First Floor

GENERAL DISCLAIMER: PLOT PROFILE, GARBAGE ROOM & SWIMMING POOL PARAMETERS WILL VARY FROM PLOT TO PLOT. THE ABOVE AS SHOWN IN THE PLANS ARE INDICATIVE. PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED. VILLA NORTH AND QUBLA DIRECTION SHALL VARY BASED ON ITS LOCATION WITHIN MASTERPLAN.



**SOBHA ELWOOD**

# 5 Bedroom Villa | Type A Mirror

Plot Area	
Min 569.68 sq.m	Max 570.21 sq.m
Min 6,131.98 sq.ft	Max 6,137.69 sq.ft

Saleable Area
540.64 sq.m
5,819.40 sq.ft



Ground Floor



First Floor

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SOBHA ELWOOD

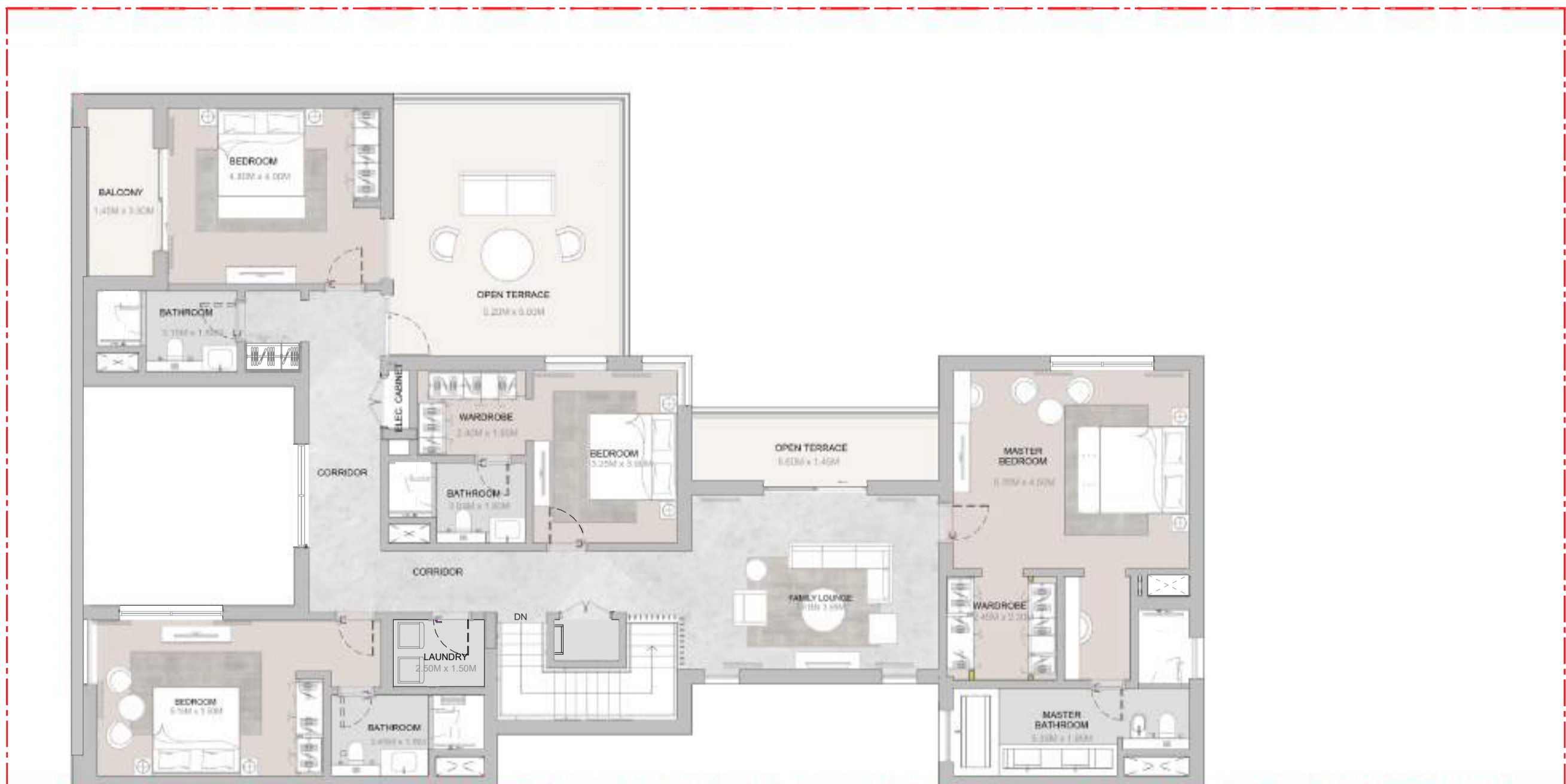
### 5 Bedroom Villa I Type B

Plot Area  
 Min 562.64 sq.m    Max 643.67 sq.m  
 Min 6,056.21 sq.ft    Max 6,928.41 sq.ft

Saleable Area  
 540.80 sq.m  
 5,821.12 sq.ft



Ground Floor



First Floor

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SOBHA ELWOOD

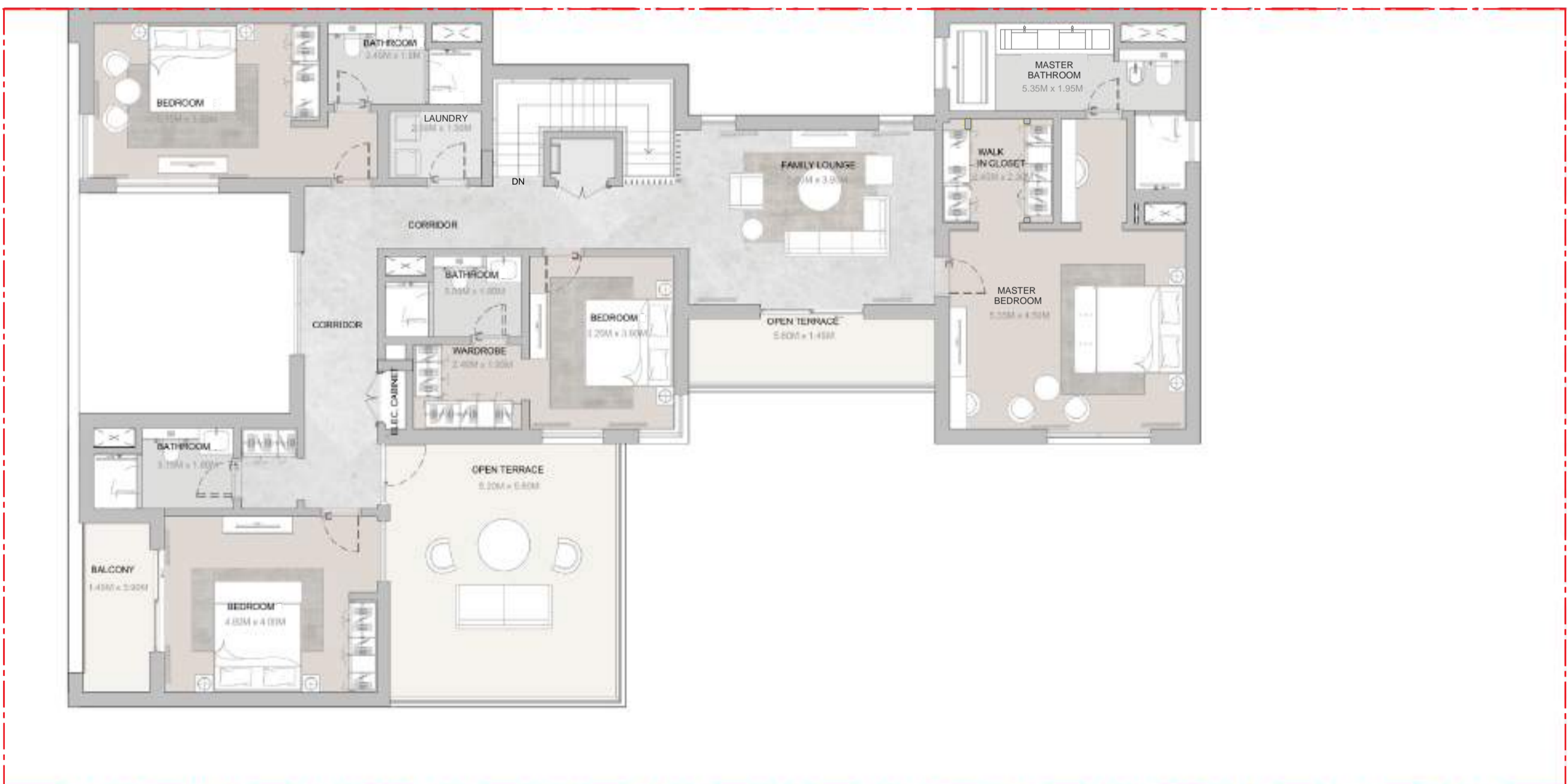
# 5 Bedroom Villa | Type B Mirror

Plot Area	
Min 559.46 sq.m	Max 559.86 sq.m
Min 6,021.98 sq.ft	Max 6,026.28 sq.ft

Saleable Area	
540.80 sq.m	
5,821.12 sq.ft	



Ground Floor



First Floor

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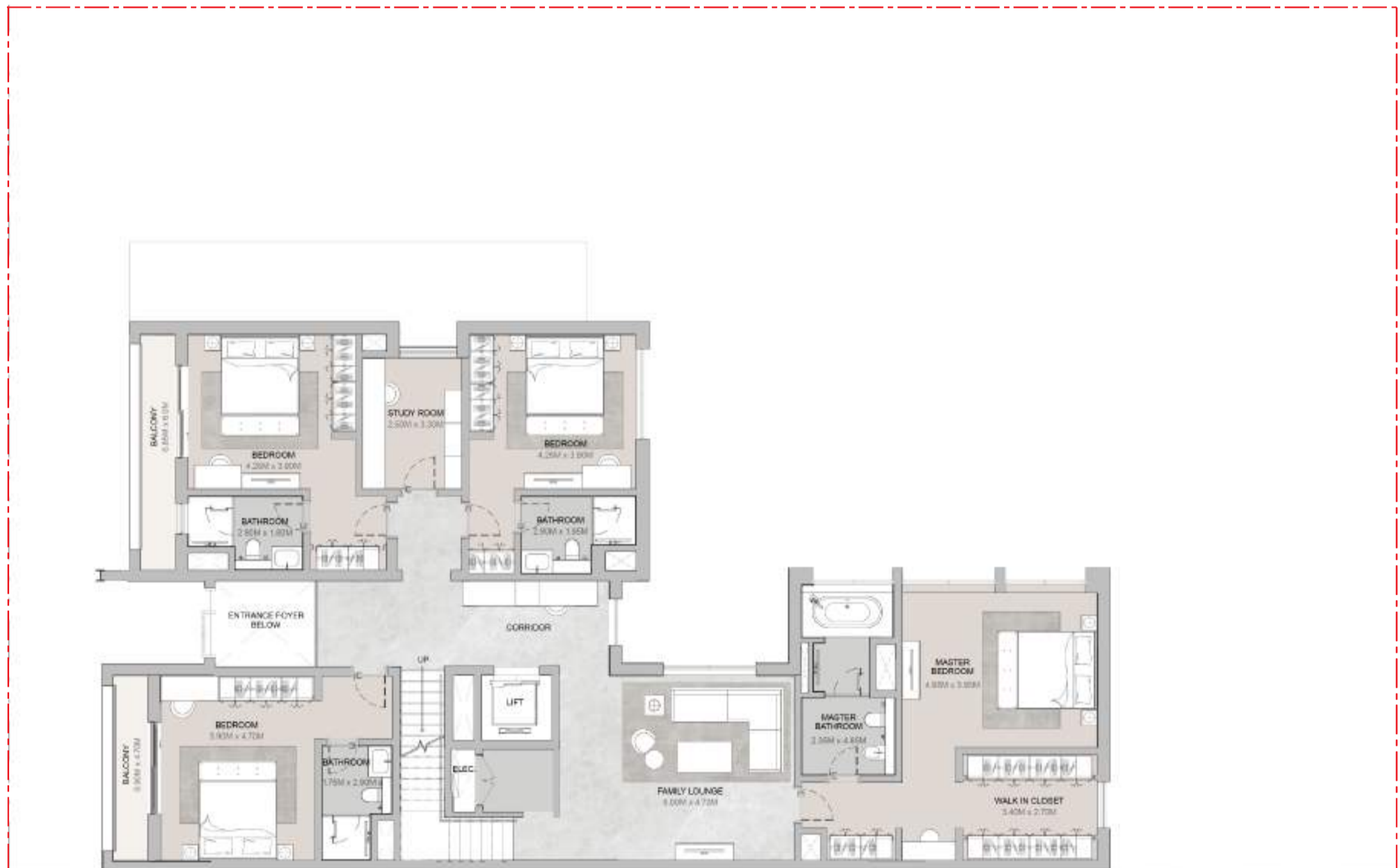


6 Bedroom Villa | Type A

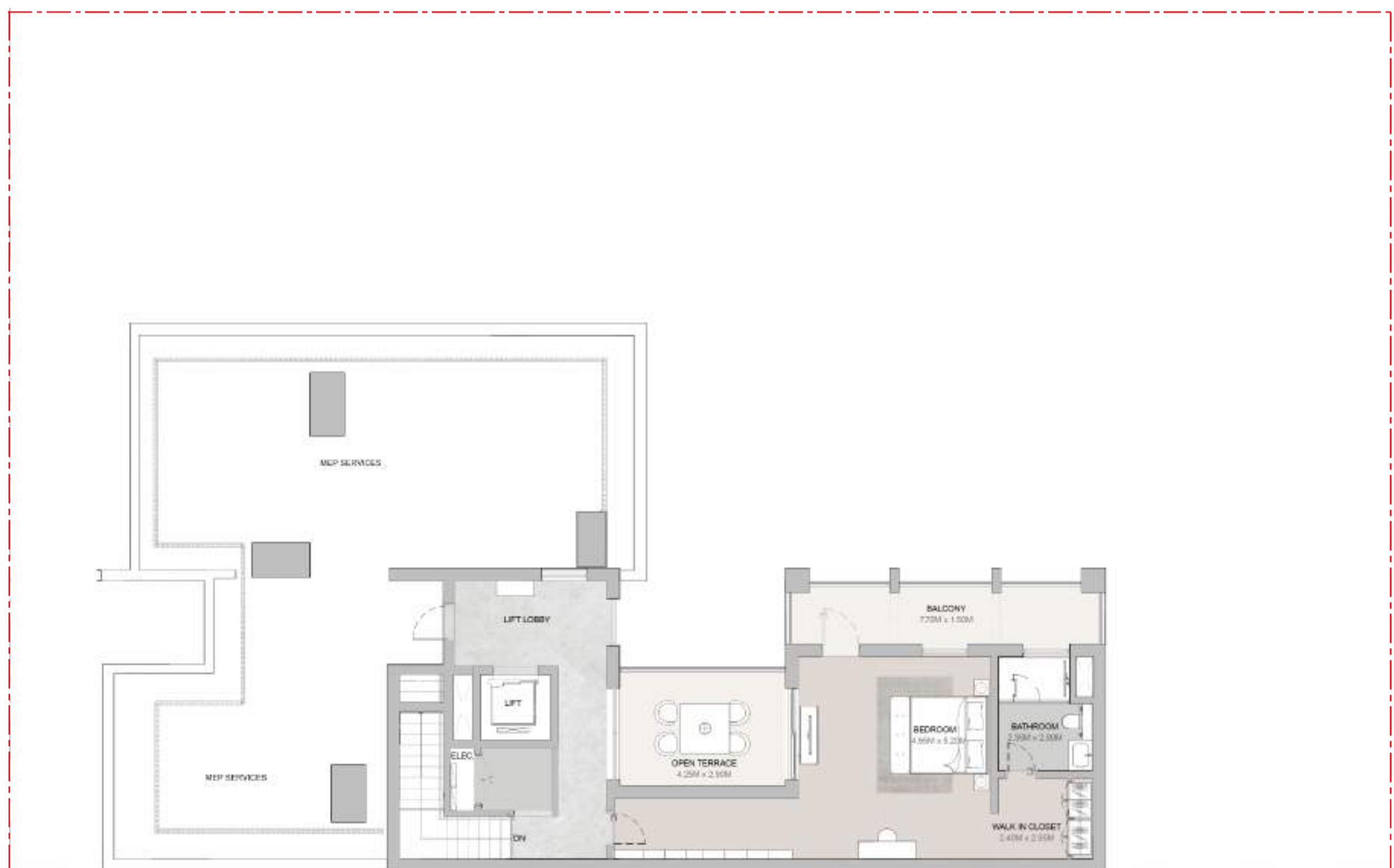
Plot Area		Saleable Area
Min 616.20 sq.m	Max 638.93 sq.m	668.26 sq.m
Min 6,632.72 sq.ft	Max 6,877.39 sq.ft	7,193.09 sq.ft



Ground Floor

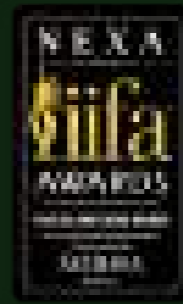


First Floor



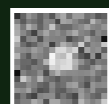
Second Floor

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**SOBHA**  
REALTY

PRINCIPAL PARTNER TO



SOBHA  
REALTY

ART *of* THE DETAIL