



THE TERRACES
AT SOBHA CITY



THE FOUNDATIONS OF SOBHA CITY.

Three pillars shape the city.

Each designed to support life at scale,
without compromise.

LIVE

DESIGNED
FOR LIFE,
NOT JUST
LIVING.

Homes shaped by light, proportion,
and privacy. Villas and residences
planned for every stage of life, with
clarity, comfort, and lasting value.



CONNECT

WHERE COMMUNITY
TAKES FORM.

Spaces that bring people together, naturally.

Retail, promenades, courtyards, and social nodes, woven
into everyday movement.



RESTORE

BALANCE
BUILT INTO
DAILY LIFE.

Nature as infrastructure.

Shade, water, greenery, and calm,
designed to restore body and mind,
every day.





SPACES TO GATHER. SPACES TO GROW.

Community unfolds across crafted outdoor destinations.

- Mosque
- Multi-purpose lawns
- Amphitheatre
- Pavilion & social decks
- Sculptural gardens
- Tai-chi & wellness lawns
- Outdoor dining and gathering zones

Each space encourages interaction.
Each setting supports privacy.



A COMMUNITY THAT HOLDS TOGETHER.

Spaces for families and neighbours are woven into the fabric of the community.

Children's play areas, community lounges, and shared gathering spaces encourage connection that feels natural. Life here is social by design.

SURROUNDED BY CALM AND CONNECTION.

Promenades follow the gentle curve of the shoreline.

Tree-lined walkways and thoughtfully landscaped seatings create gentle, shaded retreats at every turn.

Outdoor spaces extend living beyond the home, creating places to pause, connect, and return to.

SHAPED BY WATER AND LAND.

Sobha City is structured by water, landscape, and movement.

Featuring canals, open spaces, and green corridors that shape daily life. Nature is not decorative, it is foundational.





ESSENTIALS, THOUGHTFULLY CURATED.

Amenities serve routine, not spectacle.
Everything needed for daily life,
planned with intent.

Daily conveniences, family spaces,
leisure areas, and active living
integrated throughout the city.

EVERYDAY LIFE, RESOLVED.

Sobha City is a fully integrated urban ecosystem.

Living, working, wellness, and community are designed to be part of one coherent plan.

Daily life functions with ease, balance, and continuity.



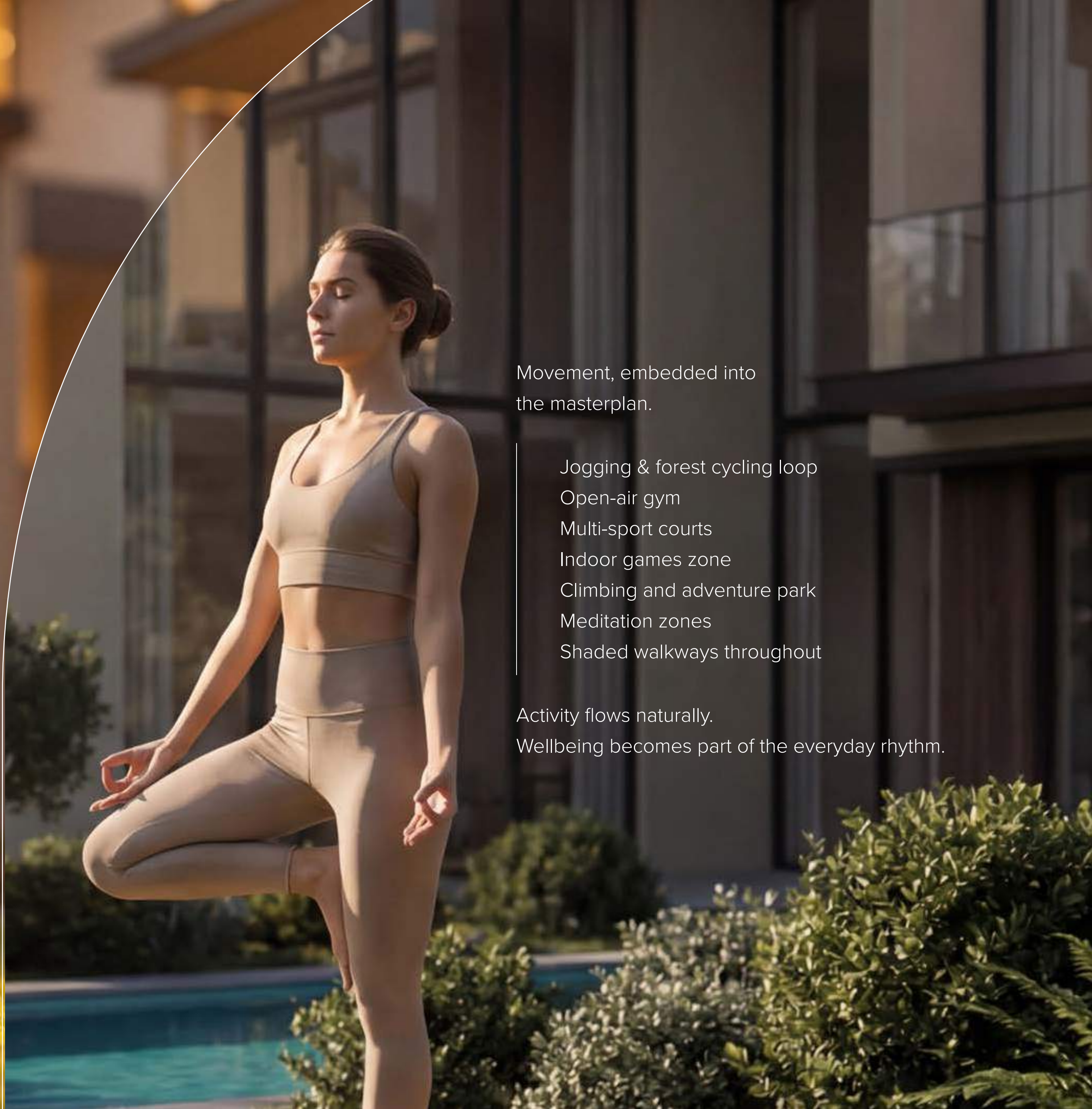
MOVEMENT WITH PURPOSE.



Active living is embedded across Sobha City.

Jogging and cycling tracks, open-air fitness zones, golf areas, and green corridors support daily movement as part of routine life. Wellbeing here, simply happens.

ACTIVE BY DESIGN.



Movement, embedded into
the masterplan.

- Jogging & forest cycling loop
- Open-air gym
- Multi-sport courts
- Indoor games zone
- Climbing and adventure park
- Meditation zones
- Shaded walkways throughout

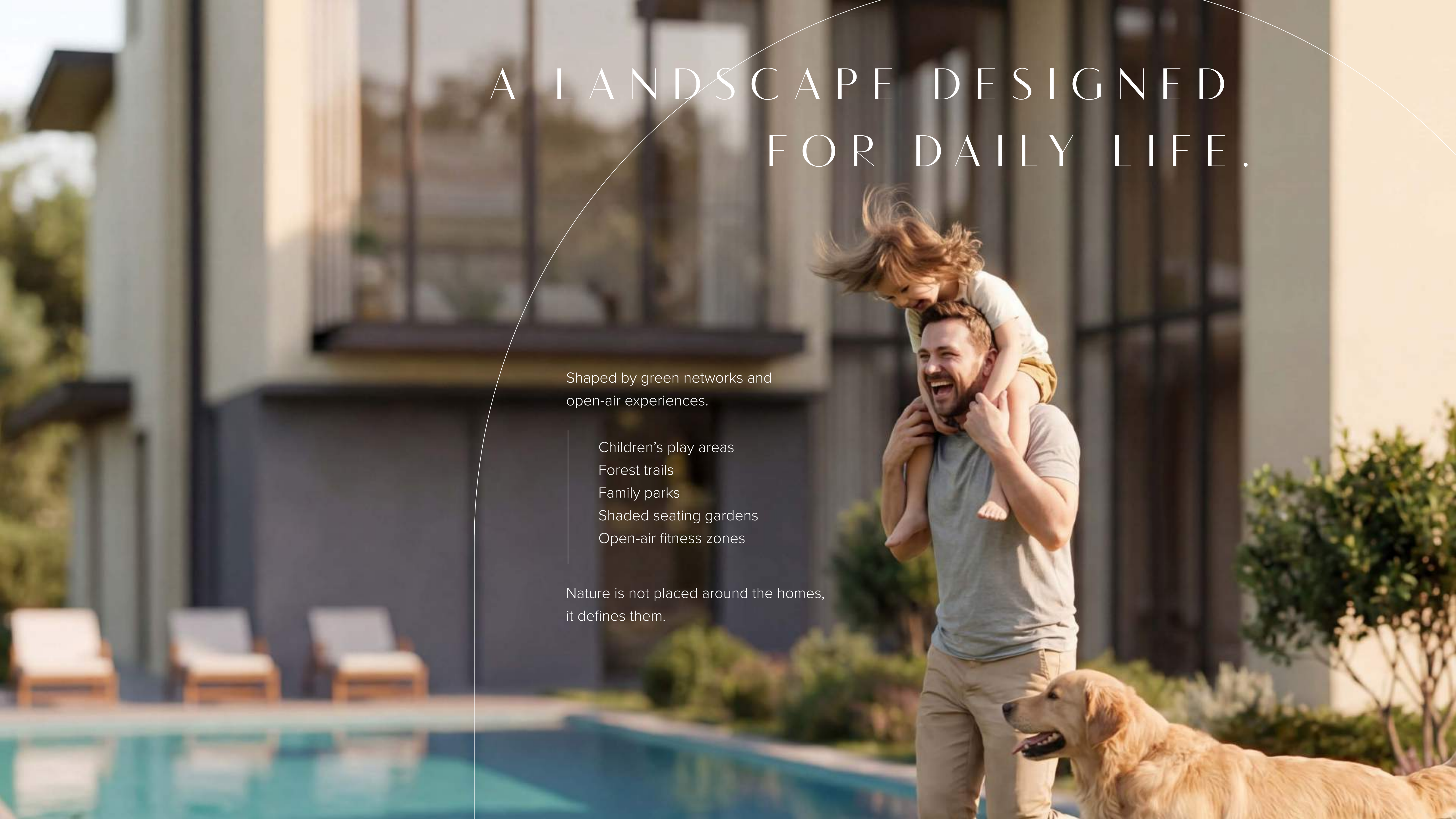
Activity flows naturally.
Wellbeing becomes part of the everyday rhythm.

A LANDSCAPE DESIGNED FOR DAILY LIFE.

Shaped by green networks and
open-air experiences.

- Children's play areas
- Forest trails
- Family parks
- Shaded seating gardens
- Open-air fitness zones

Nature is not placed around the homes,
it defines them.





EVERYDAY,
MADE EFFORTLESS.

Daily life moves smoothly at Sobha City. Parking, arrival courts, and concierge services are integrated into the masterplan, ensuring ease without interruption.

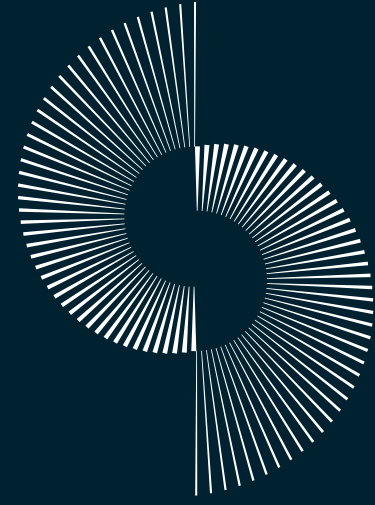
Designed to anticipate every need.

HOMES SHAPED FOR LIVING.

Layouts designed for efficiency, light, and adaptability.

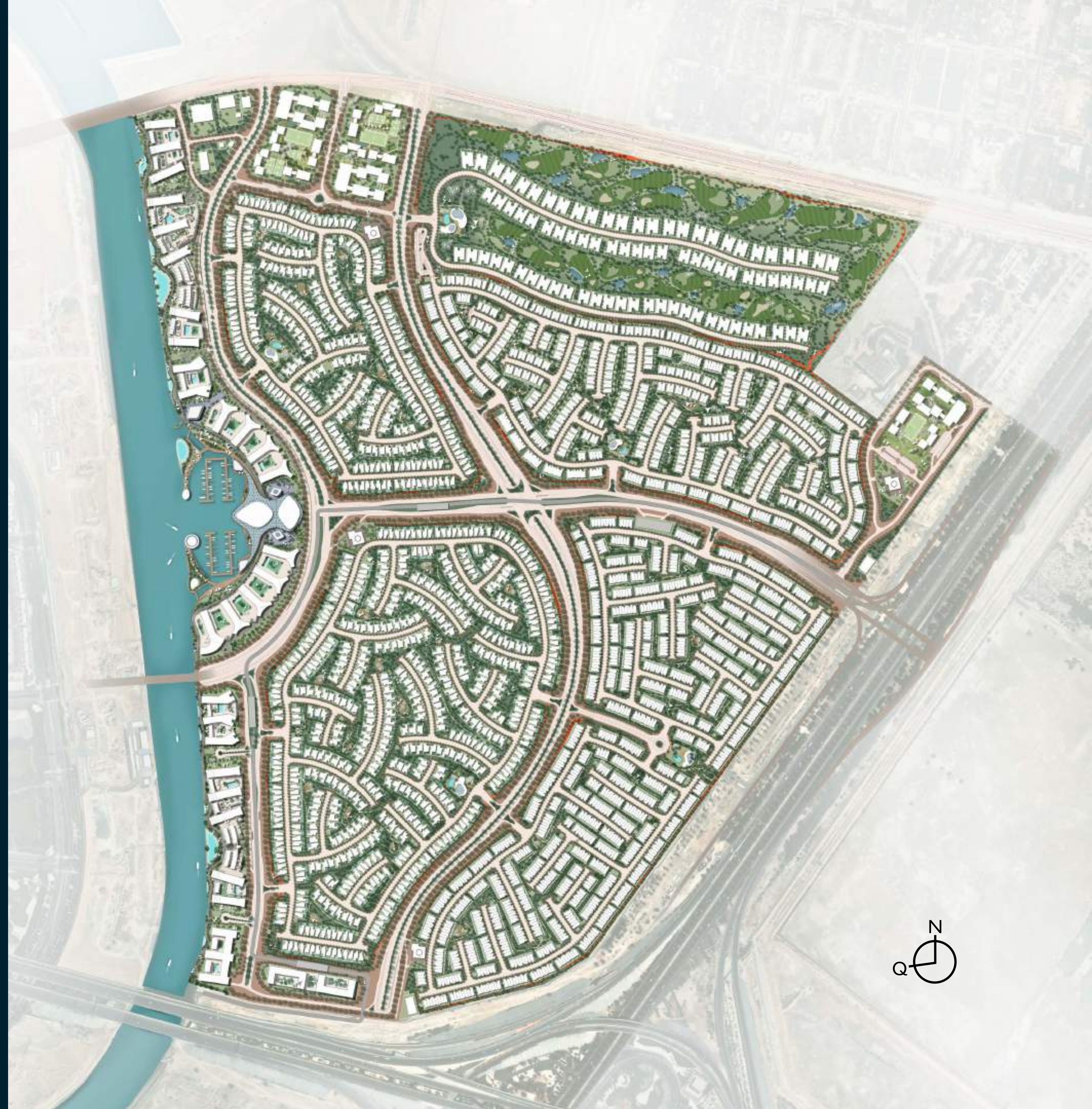
Every home prioritises comfort, privacy, and long-term liveability.

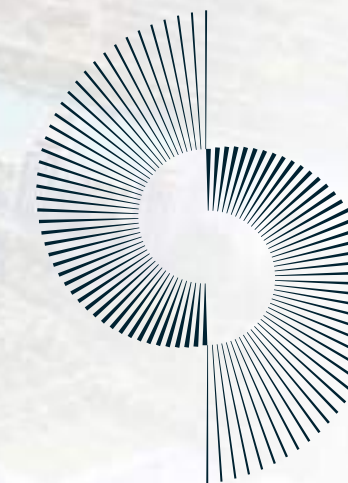
Spaces made to settle into.



SOBHA CITY
ABU DHABI

ILLUSTRATIVE
MASTERPLAN





THE TERRACES

AT SOBHA CITY

GARDEN LIVING, RE-IMAGINED.

The image shows a modern interior space with a large, curved window that looks out onto a lush garden. In the foreground, a light-colored sofa with several cushions is visible on the left, and a small potted plant sits on a low table in the center. The window is framed by a dark grid, and the view outside shows a grassy lawn, a swimming pool, and several children playing. The text 'THE TERRACES AT SOBHA CITY.' is overlaid on the right side of the image, partially on a dark blue curved background.

THE TERRACES AT SOBHA CITY.

A collection of garden villas designed around openness, light, and layered living.

Here, architecture unfolds outward. Private gardens connect seamlessly with elevated terraces, creating homes that extend beyond walls.

Space is experienced across levels, indoors and outdoors moving as one continuous environment.



CRAFTED TO EMBRACE THE RHYTHM OF NATURE.

Residences are positioned for light, views, and privacy.

Outdoor living becomes part of everyday life.
Terraces invite gathering, pause, and retreat.
Gardens introduce softness to contemporary form.

A residential experience shaped by openness, proportion, and
the freedom of expanded living.

GARDEN VILLAS

3 BEDROOM + MAJLIS

Private backyard
Panoramic green vistas
Entrance foyer court
Covered parking

GARDEN VILLAS

4 BEDROOM + MAJLIS

Lift
Private backyard
Panoramic green vistas
Entrance foyer court
Covered parking

GARDEN VILLAS

4 BEDROOM + MAJLIS



Lift
Private backyard
Panoramic green vistas
Entrance foyer court
Covered parking



LIVING ROOM



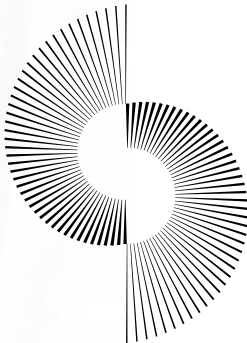
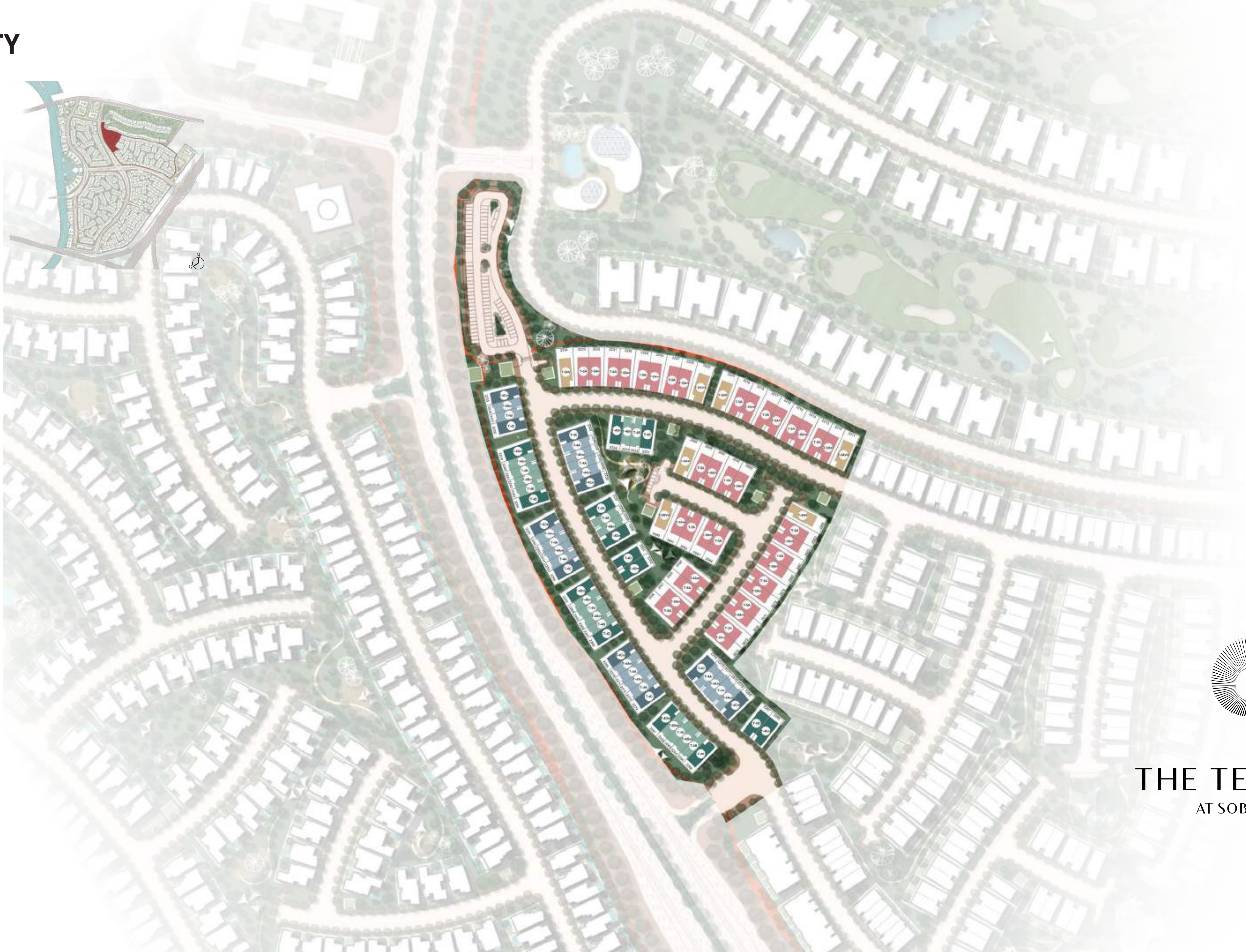
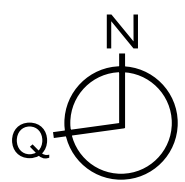
MASTER BEDROOM



A modern dining area and kitchen interior. The dining table is rectangular with a white top and a marble base. It is surrounded by upholstered chairs with dark wood legs. A large abstract painting hangs on the wall above the table. A long, rectangular crystal chandelier hangs from the ceiling. To the left, there is a large potted plant. In the background, the kitchen area is visible with light-colored cabinets and a countertop.

DINING AREA & KITCHEN

SOBHA CITY

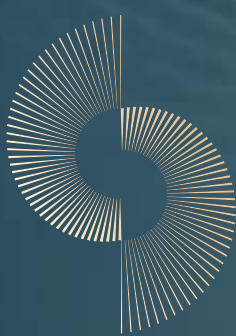


THE TERRACES
AT SOBHA CITY

FLOOR & UNIT PLANS

GARDEN VILLAS

T3 Bedroom + Majlis - Type A



THE TERRACES
AT SOBHA CITY

Plot Area

Min 184.69 sq.m 1,987.99 sq.ft
Max 194.16 sq.m 2,089.91 sq.ft

Saleable Area

239.54 sq.m
2,578.39 sq.ft



GROUND FLOOR

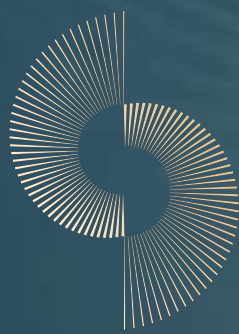


FIRST FLOOR

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GARDEN VILLAS

T3 Bedroom + Majlis - Type AM



THE TERRACES
AT SOBHA CITY

Plot Area

Min 184.69 sq.m 1,987.98 sq.ft
Max 194.16 sq.m 2,089.94 sq.ft

Saleable Area

239.54 sq.m
2,578.39 sq.ft



GROUND FLOOR



FIRST FLOOR

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GARDEN VILLAS

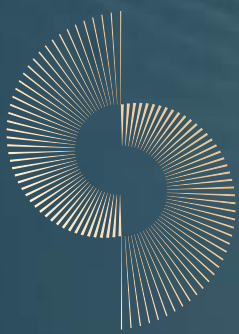
T3 Bedroom + Majlis - Type B

Plot Area

Min 184.69 sq.m 1,988.00 sq.ft
Max 188.87 sq.m 2,032.94 sq.ft

Saleable Area

239.49 sq.m
2,577.85 sq.ft



THE TERRACES
AT SOBHA CITY



GROUND FLOOR



FIRST FLOOR

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GARDEN VILLAS

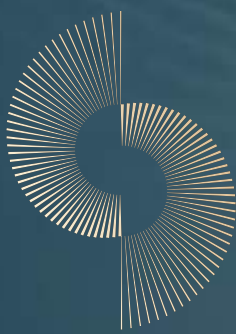
T3 Bedroom + Majlis - Type BM

Plot Area

Min 184.69 sq.m 1,987.98 sq.ft
Max 188.92 sq.m 2,033.54 sq.ft

Saleable Area

239.49 sq.m
2,577.85 sq.ft



THE TERRACES
AT SOBHA CITY



GROUND FLOOR



FIRST FLOOR

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GARDEN VILLAS

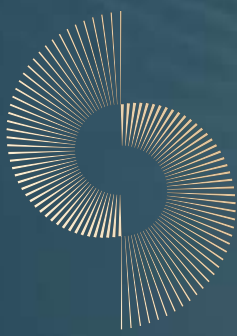
T3 Bedroom + Majlis - Type C

Plot Area

Min 282.36 sq.m 3,039.34 sq.ft
Max 286.29 sq.m 3,081.63 sq.ft

Saleable Area

320.84 sq.m
3,453.49 sq.ft



THE TERRACES
AT SOBHA CITY



GROUND FLOOR

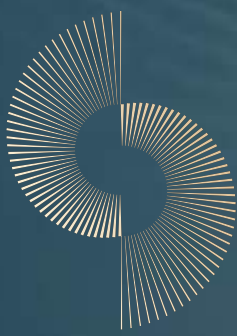


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GARDEN VILLAS

T3 Bedroom + Majlis - Type CM



Plot Area

Min 282.36 sq.m 3,039.31 sq.ft
Max 288.66 sq.m 3,107.06 sq.ft

Saleable Area

320.84 sq.m
3,453.49 sq.ft

THE TERRACES
AT SOBHA CITY



GROUND FLOOR



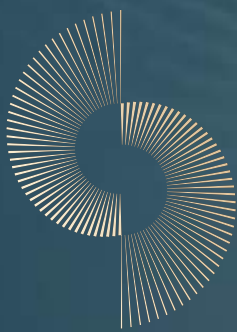
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GARDEN VILLAS

T3 Bedroom + Majlis - Type D

Plot Area		Saleable Area
Min	281.13 sq.m 3,026.02 sq.ft	317.74 sq.m
Max	289.64 sq.m 3,117.67 sq.ft	3,420.12 sq.ft



THE TERRACES
AT SOBHA CITY



GROUND FLOOR

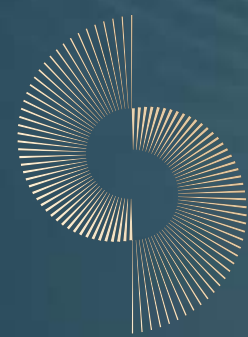


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GARDEN VILLAS

T3 Bedroom + Majlis - Type DM



THE TERRACES
AT SOBHA CITY

Plot Area		Saleable Area
Min	281.13 sq.m 3,026.01 sq.ft	317.74 sq.m
Max	289.64 sq.m 3,117.66 sq.ft	3,420.12 sq.ft



GROUND FLOOR



FIRST FLOOR

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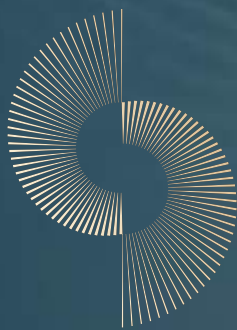
GARDEN VILLAS
T4 Bedroom + Majlis - Type A

Plot Area

Min 319.31 sq.m 3,437.07 sq.ft
Max 330.21 sq.m 3,554.33 sq.ft

Saleable Area

389.68 sq.m
4,194.48 sq.ft



THE TERRACES
AT SOBHA CITY



GROUND FLOOR



FIRST FLOOR

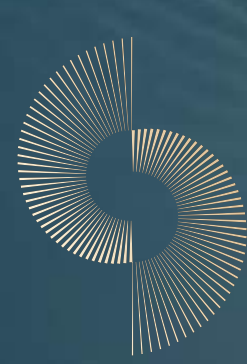


SECOND FLOOR

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GARDEN VILLAS

T4 Bedroom + Majlis - Type AM



THE TERRACES
AT SOBHA CITY

Plot Area		Saleable Area
Min	314.72 sq.m 3,387.60 sq.ft	389.68 sq.m
Max	330.21 sq.m 3,554.36 sq.ft	4,194.48 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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T4 Bedroom + Majlis - Type A Variant

Saleable Area

420.32 sq.m
4,524.29 sq.ft



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GARDEN VILLAS

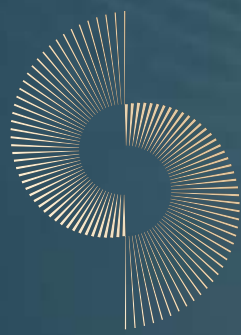
T4 Bedroom + Majlis - Type A Variant Mirror

Plot Area

Min 348.88 sq.m 3,755.30 sq.ft
Max 360.20 sq.m 3,877.21 sq.ft

Saleable Area

420.32 sq.m
4,524.29 sq.ft



THE TERRACES
AT SOBHA CITY



GROUND FLOOR

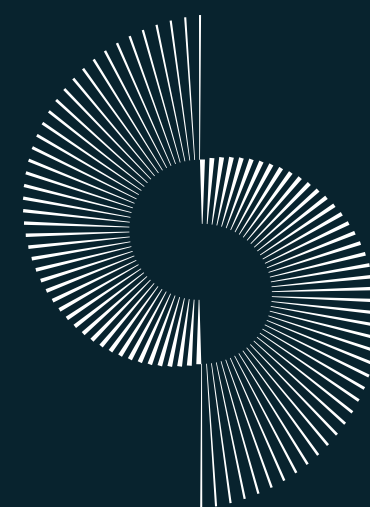


FIRST FLOOR



SECOND FLOOR

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SOBHA CITY

ABU DHABI

ACD : DECEMBER 2029

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SOBHA
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