



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 a modern residential development named Sobha Sanctuary. The scene is set in a lush, green park-like environment. In the foreground, a woman sits in a large, round, wicker hanging chair suspended from a large tree. To her right, a small pond with a fountain and several white swans is visible. In the background, several tall, modern buildings with curved facades and balconies are visible, surrounded by trees and greenery. People are seen walking and sitting on the grass, and children are playing with balloons. The overall atmosphere is peaceful and integrated with nature.

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 shows a large, modern residential complex with multiple buildings featuring glass facades and wooden accents. In the foreground, there is a large, curved swimming pool with a sandy beach area. Several people are relaxing on lounge chairs around the pool, and children are playing in the sand. The area is surrounded by lush greenery and trees. The sky is blue with some clouds.

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

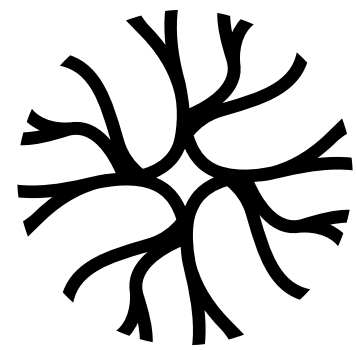
From smart mobility and ~20km of connected cycling networks to sustainability, it is all woven throughout the masterplan. Extending across infrastructure, community spaces, and homes, integrated systems seamlessly minimize environmental impact.

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 (brown, grey, and patterned) is dressed in a light grey duvet and a brown textured throw blanket. A matching ottoman sits at the foot of the bed. To the right of the bed is a large floor-to-ceiling window with thin black frames, flanked by light-colored vertical blinds. The window offers a view of a green landscape with trees. A contemporary grey armchair is positioned near the window. To the right of the chair is a low, white and wood-grain sideboard with a decorative vase and books on top. A large, abstract painting hangs on the wall above the sideboard. A modern, curved floor lamp stands next to the chair. The ceiling features a large, illuminated, sculptural light fixture with two overlapping rings. The floor is covered with a large, textured brown rug. The overall color palette is neutral, featuring greys, browns, and whites.

Master Bedroom

*Living
Area*

*Dining
Area*



Community Amenities

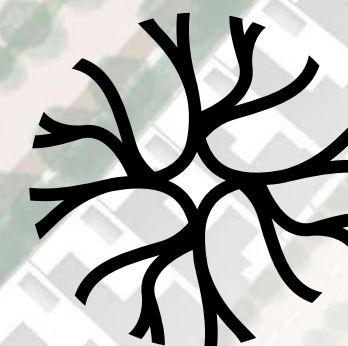
Indoors, calm takes a different form. Wellness lounges, meditation rooms, and fitness studios provide space to reset, while co-working and community spaces support focus and purpose, completing a lifestyle balanced between movement and rest.

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.



THE GREENS

AT SOBHA SANCTUARY



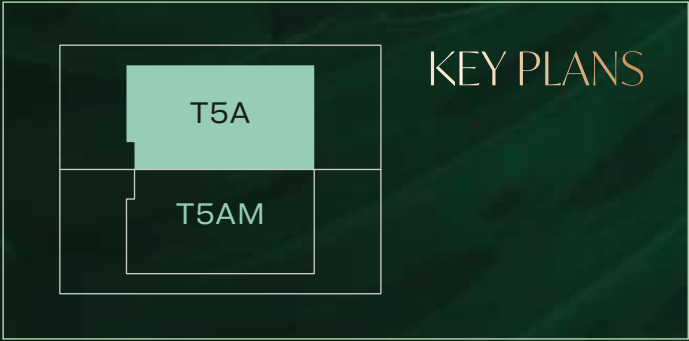


FLOOR AND UNIT PLANS

COURTYARD VILLAS

T5 Bedroom - Type A

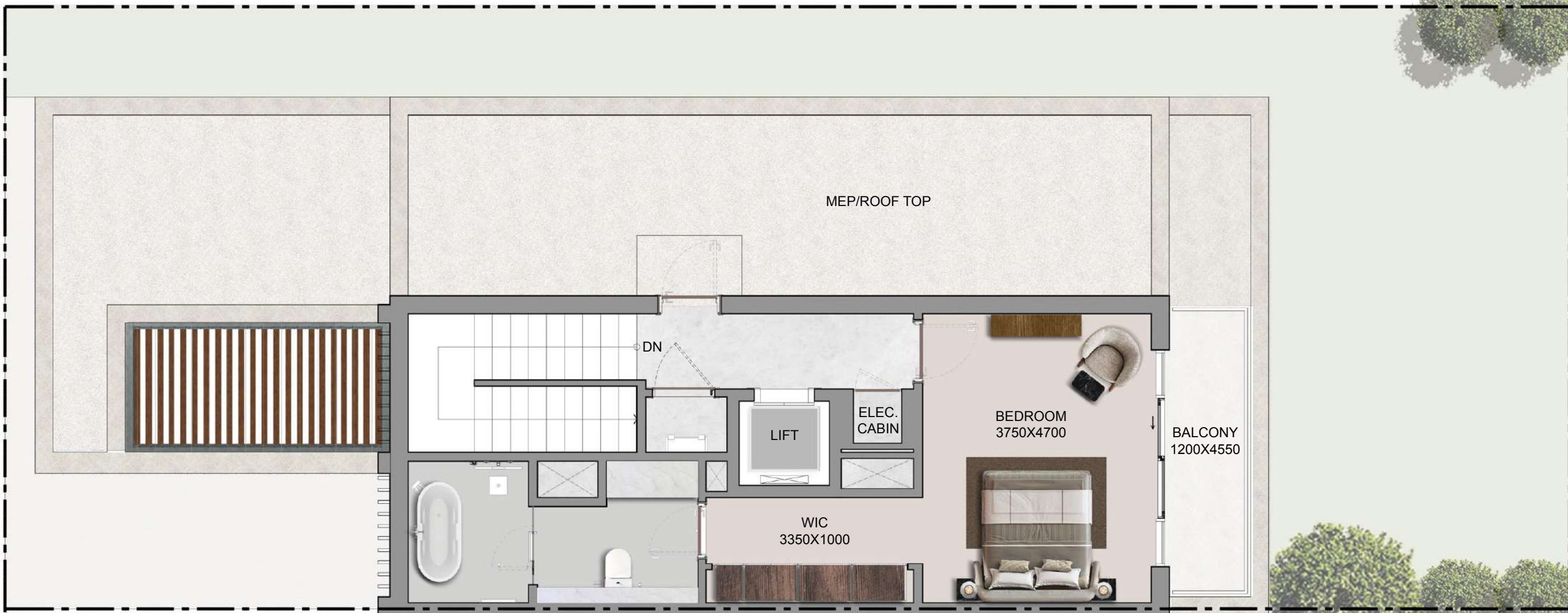
Plot Area		Saleable Area
Min	291.07 sq.m 3,133.05 sq.ft	381.53 sq.m
Max	302.05 sq.m 3,251.24 sq.ft	4,106.75 sq.ft



GROUND FLOOR



FIRST FLOOR



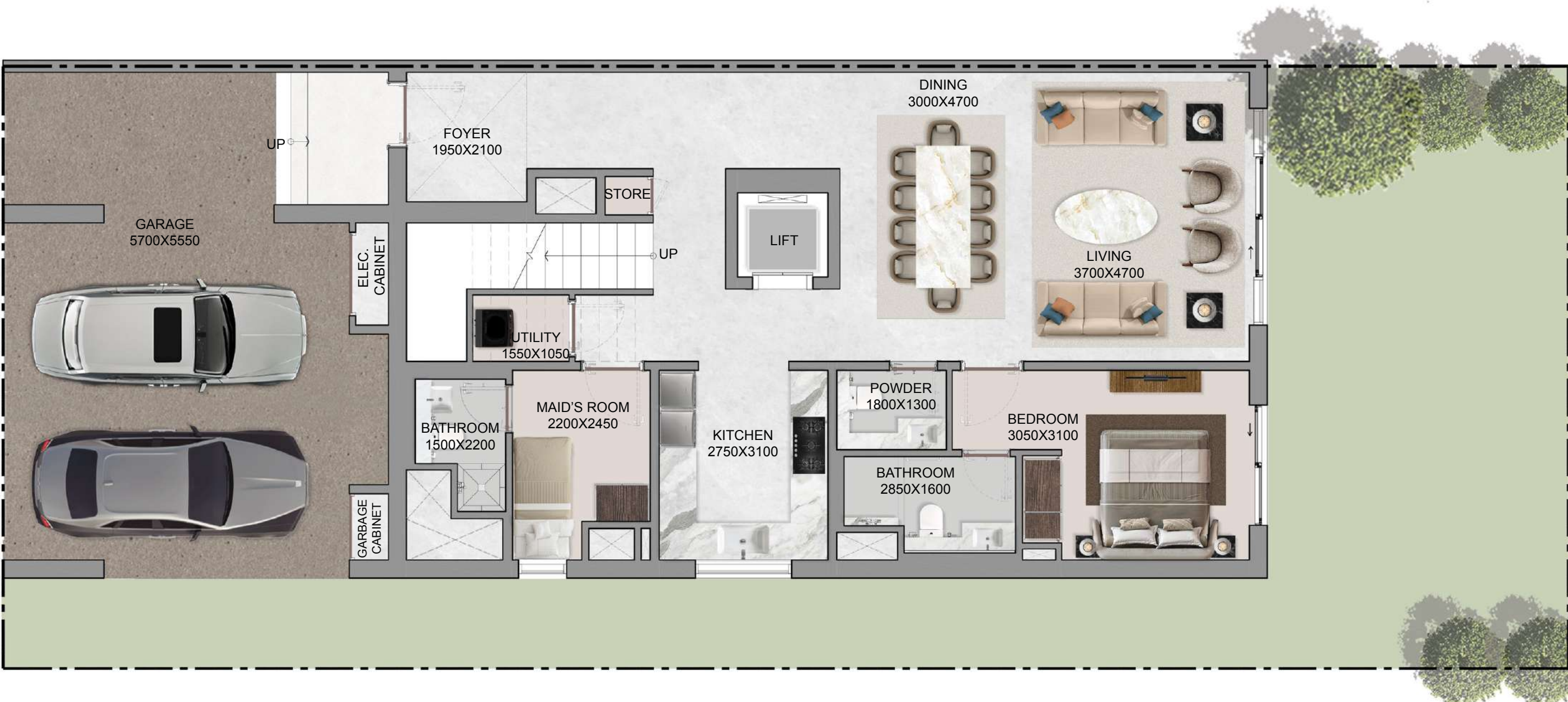
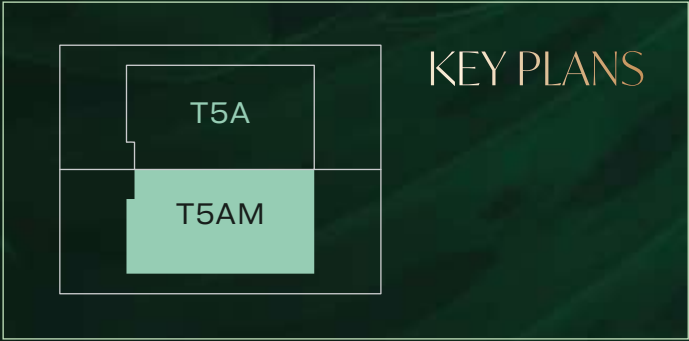
SECOND FLOOR

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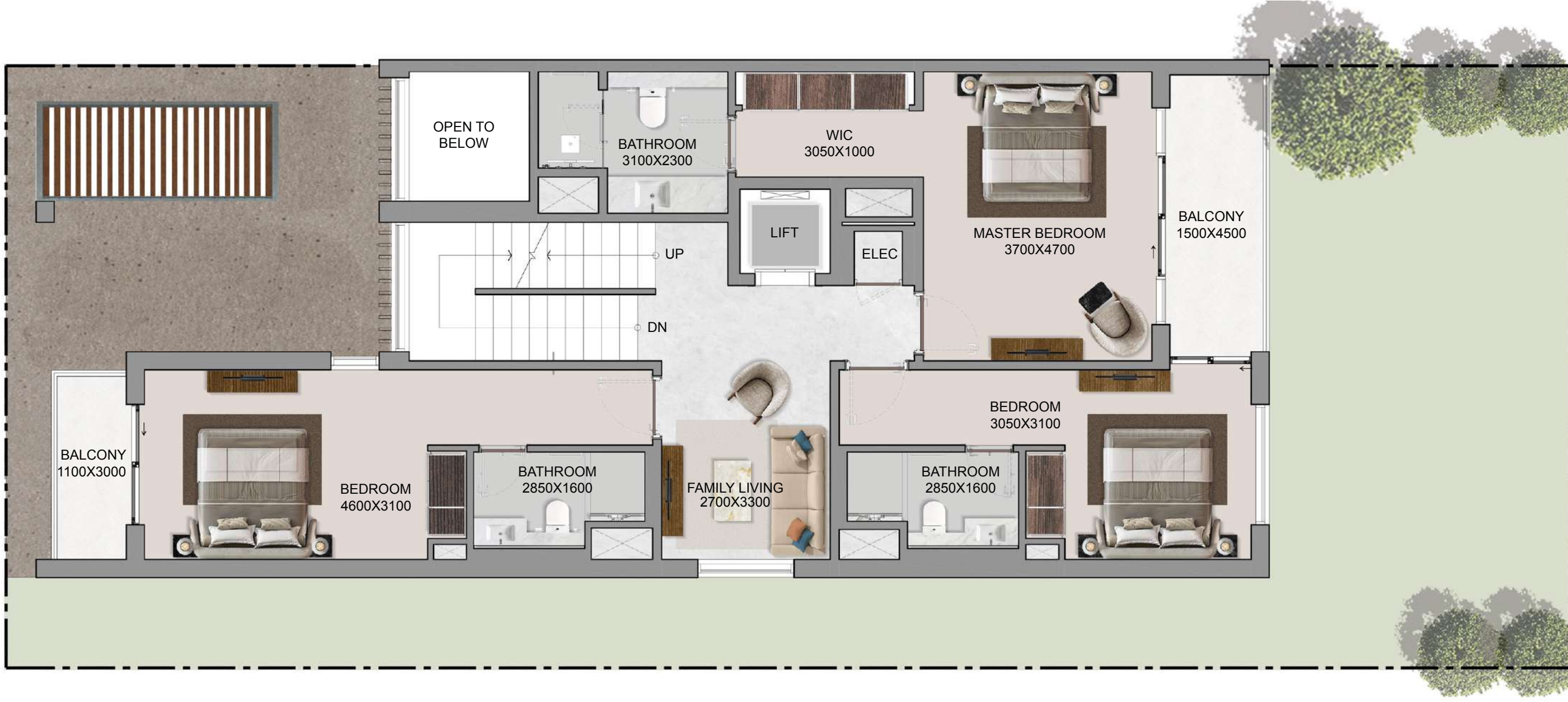
COURTYARD VILLAS

T5 Bedroom - Type AM

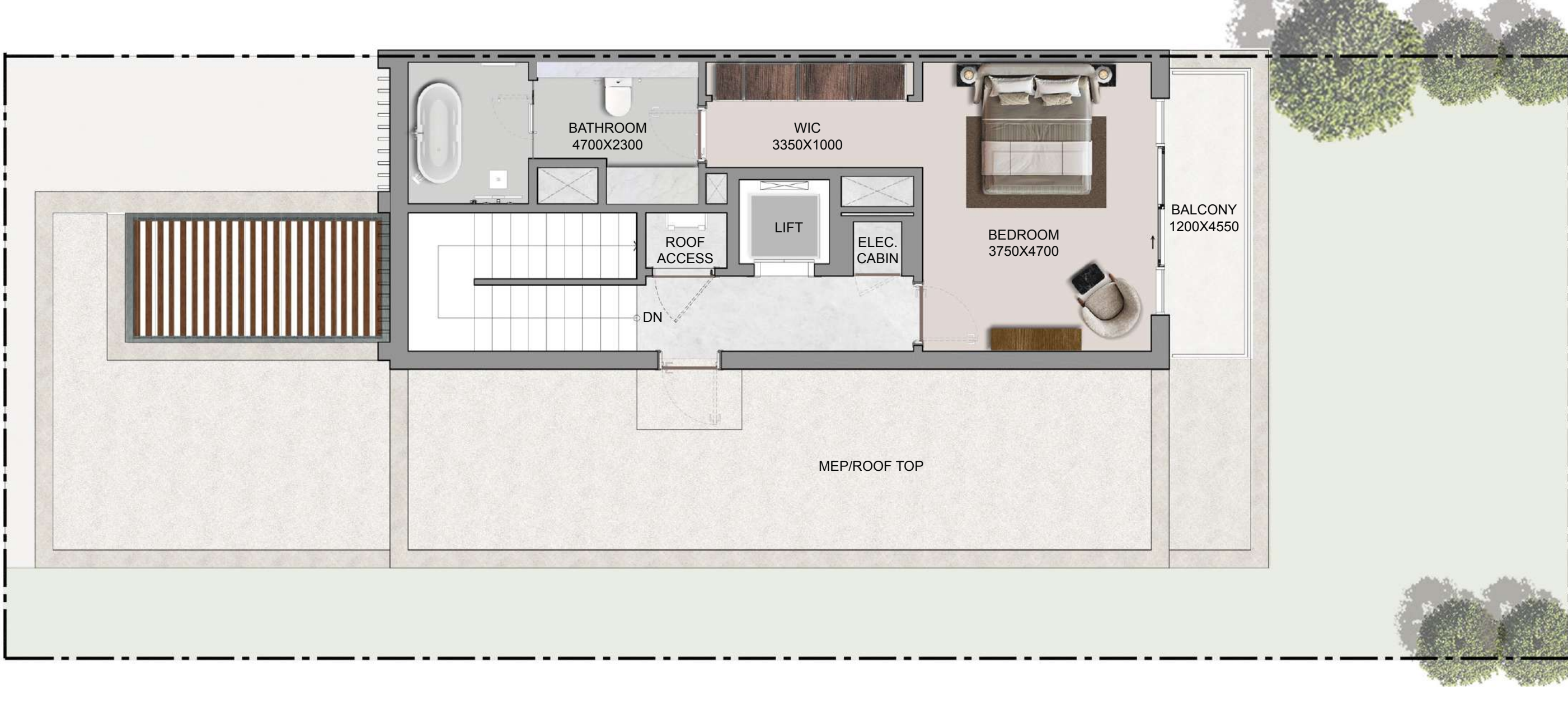
Plot Area		Saleable Area
Min	294.77 sq.m 3,172.88 sq.ft	381.53 sq.m
Max	302.05 sq.m 3,251.24 sq.ft	4,106.75 sq.ft



GROUND FLOOR



FIRST FLOOR



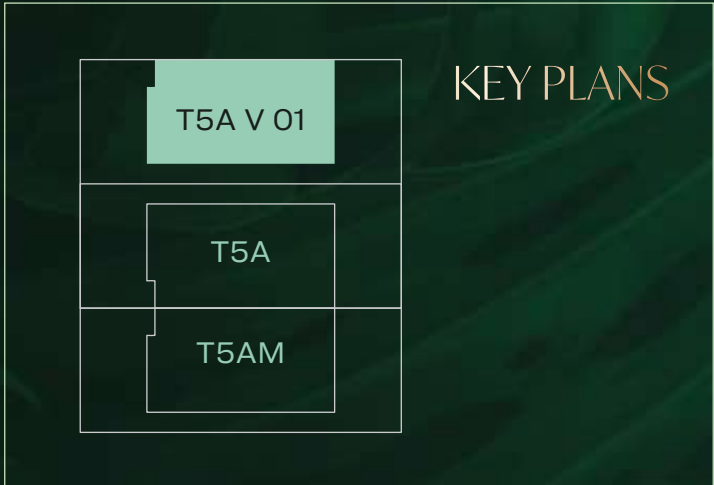
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COURTYARD VILLAS

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



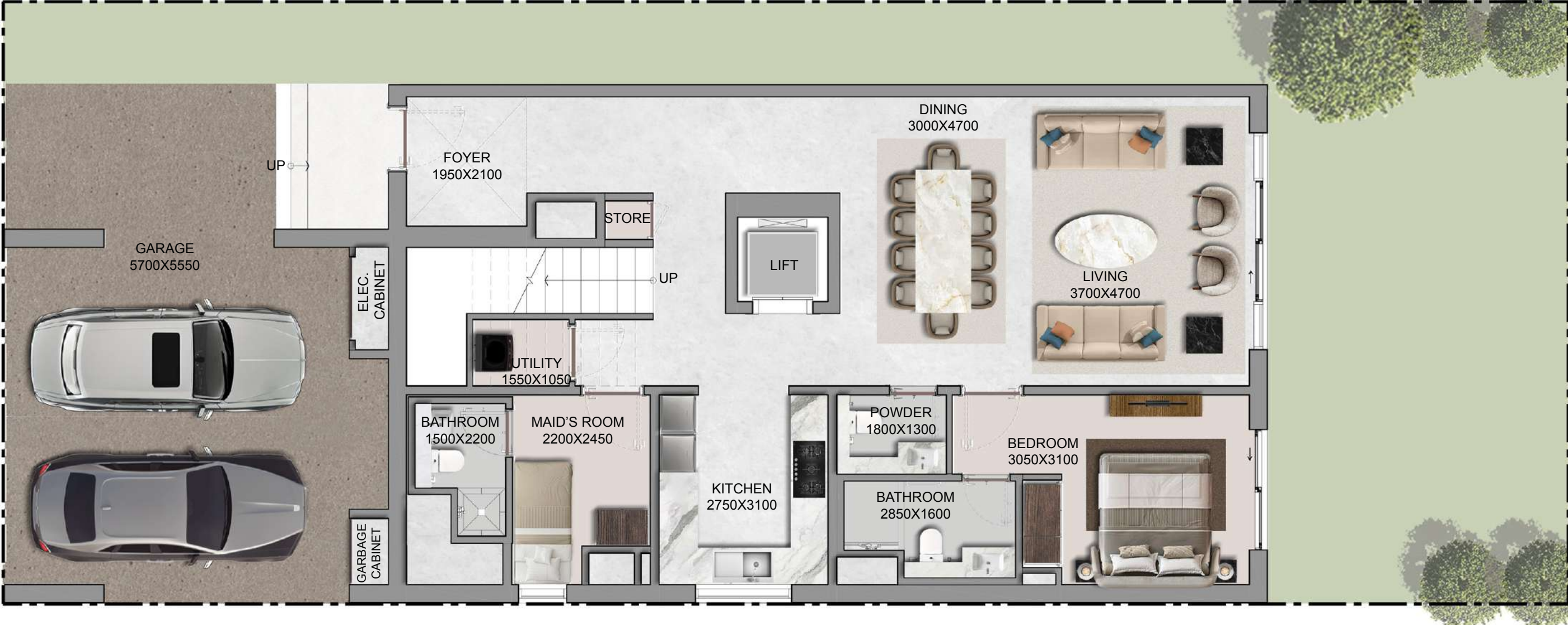
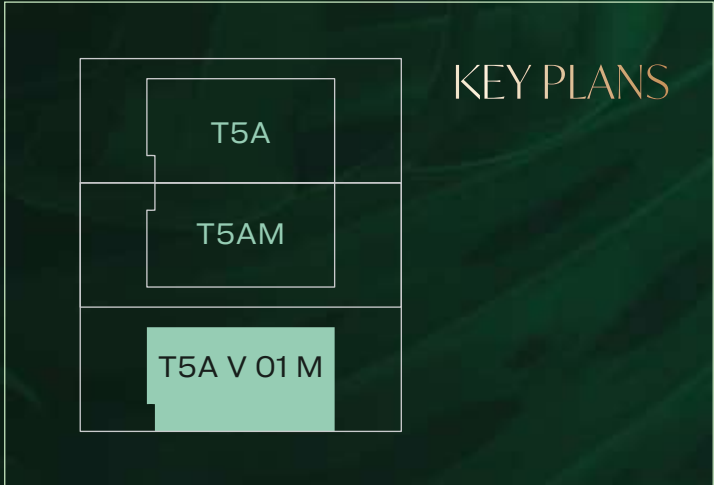
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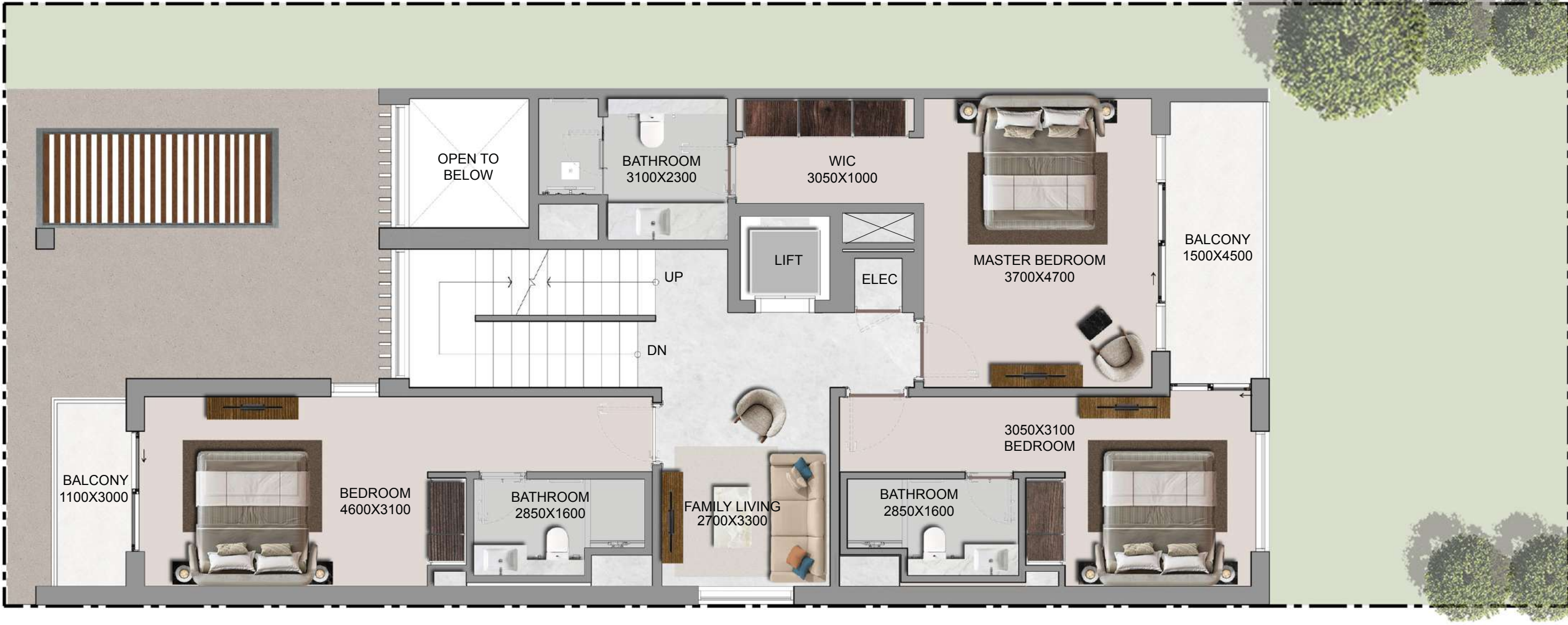
COURTYARD VILLAS

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



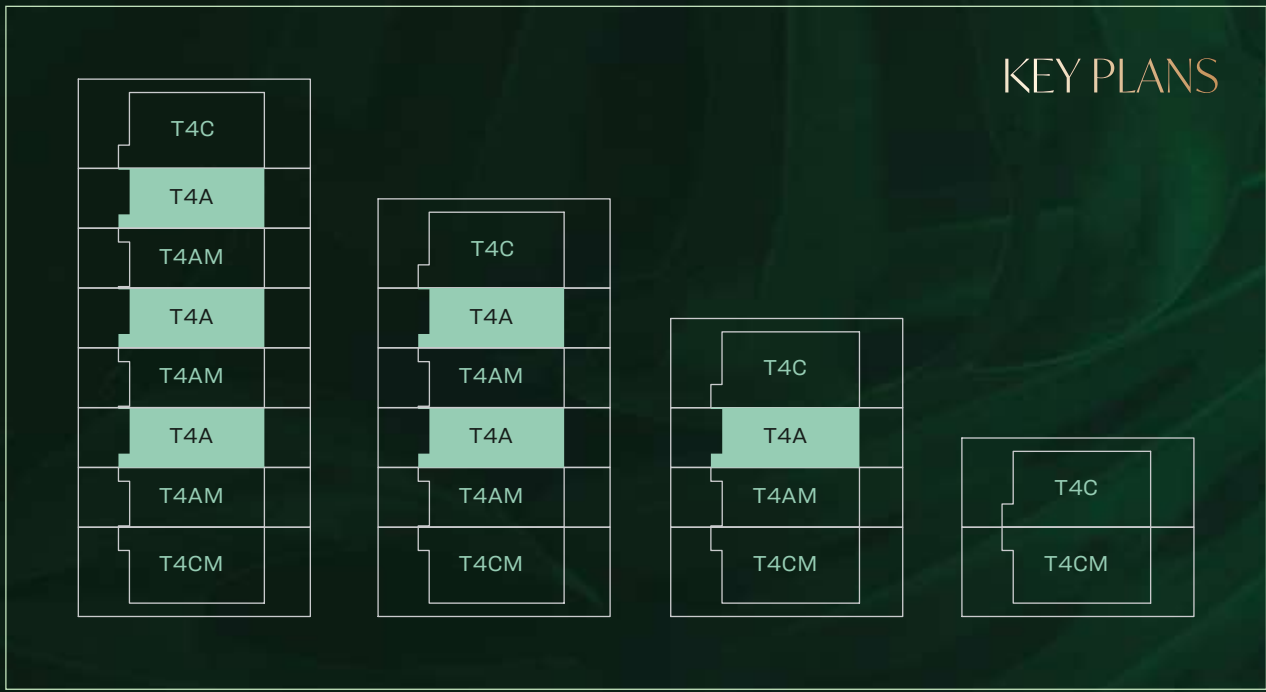
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GARDEN VILLAS

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



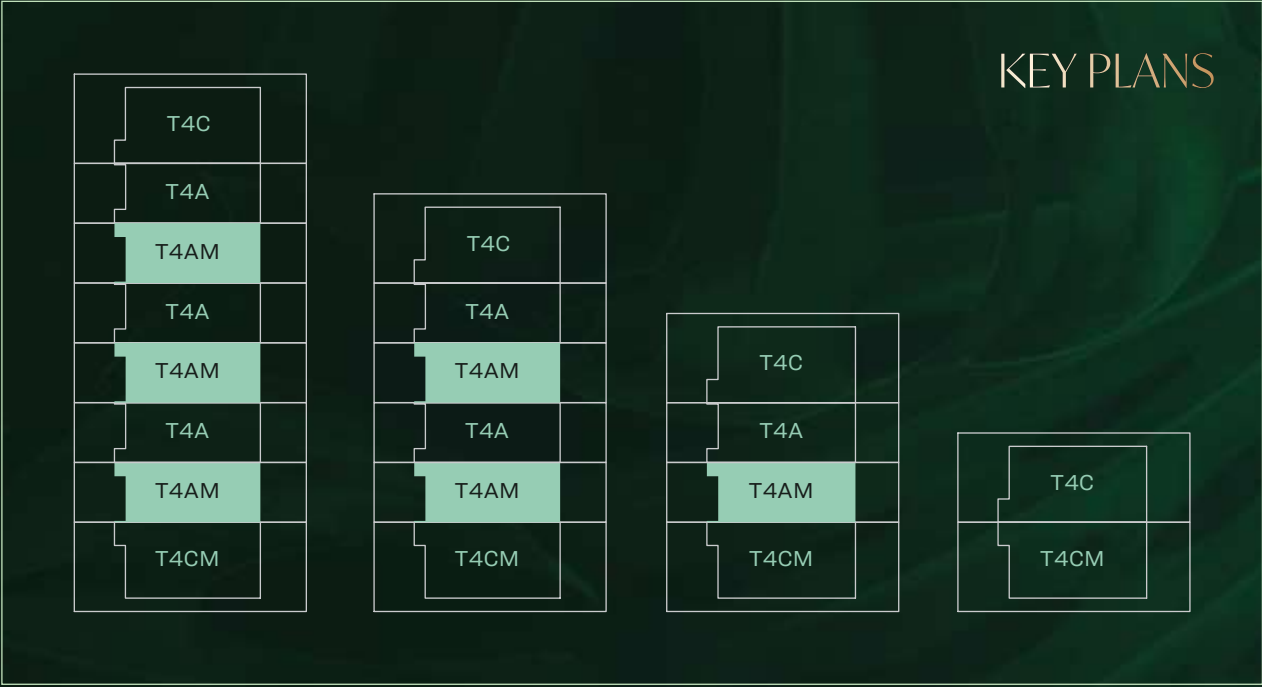
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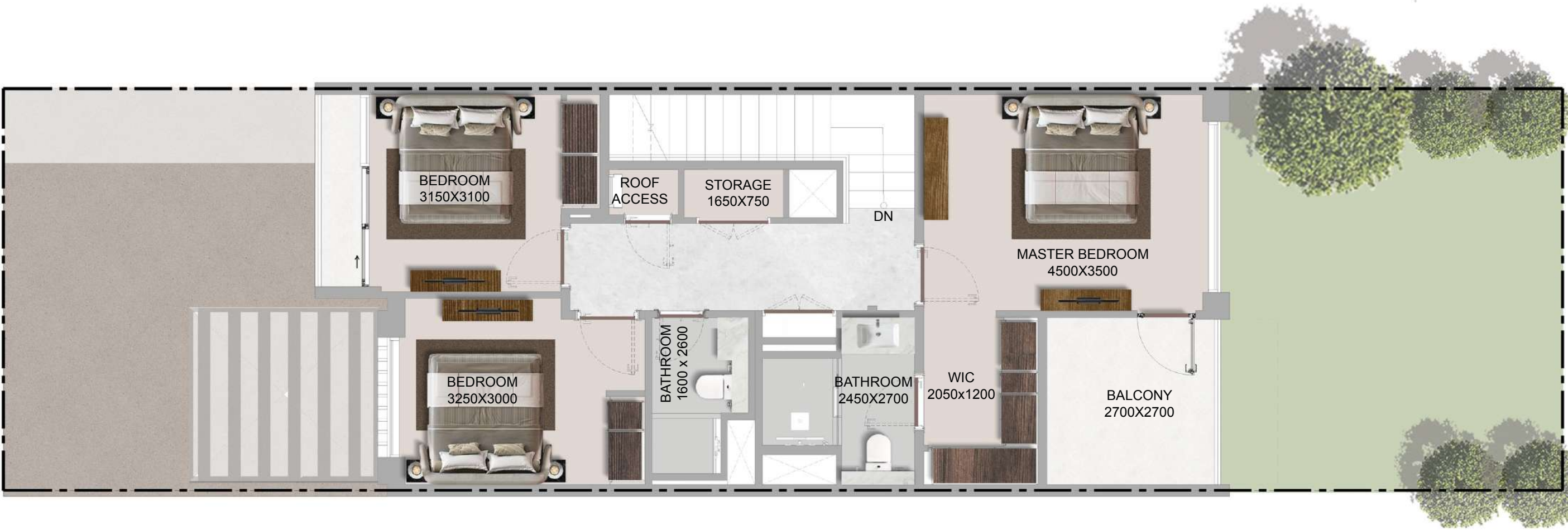
GARDEN VILLAS

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



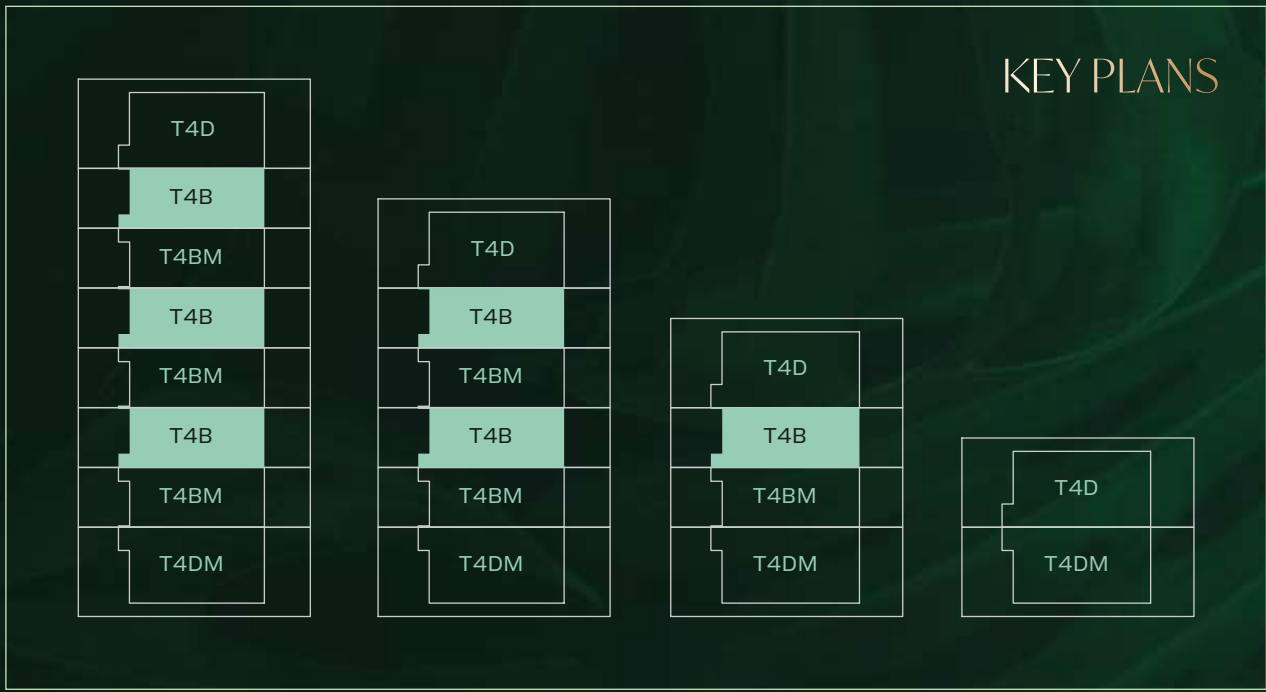
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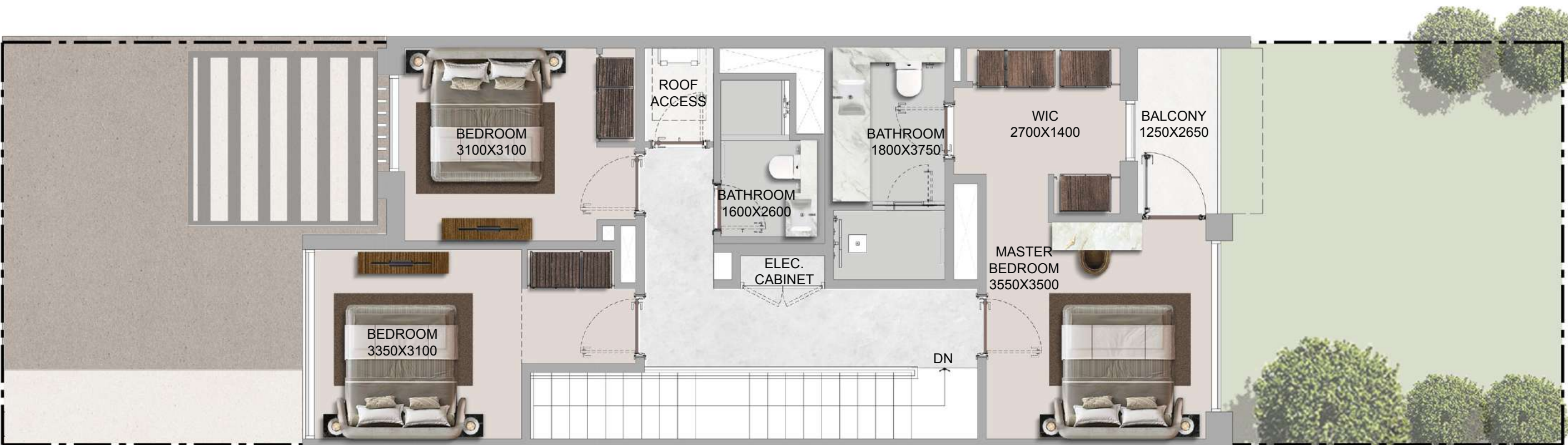
GARDEN VILLAS

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



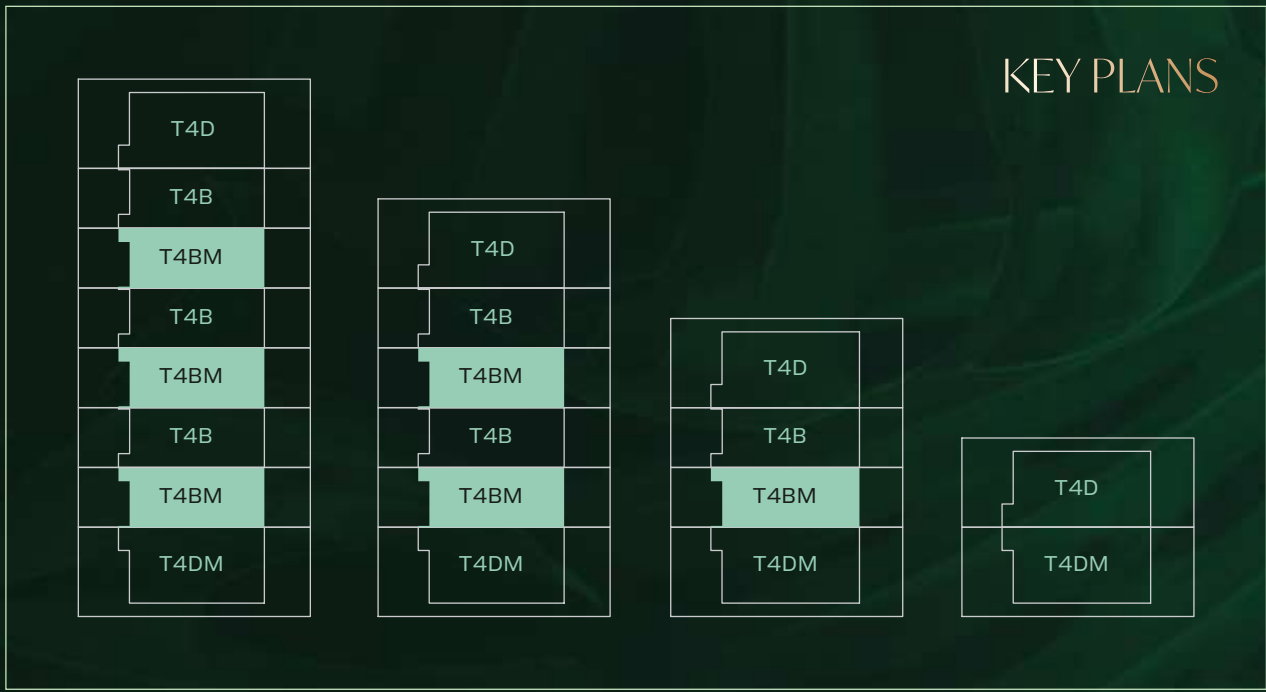
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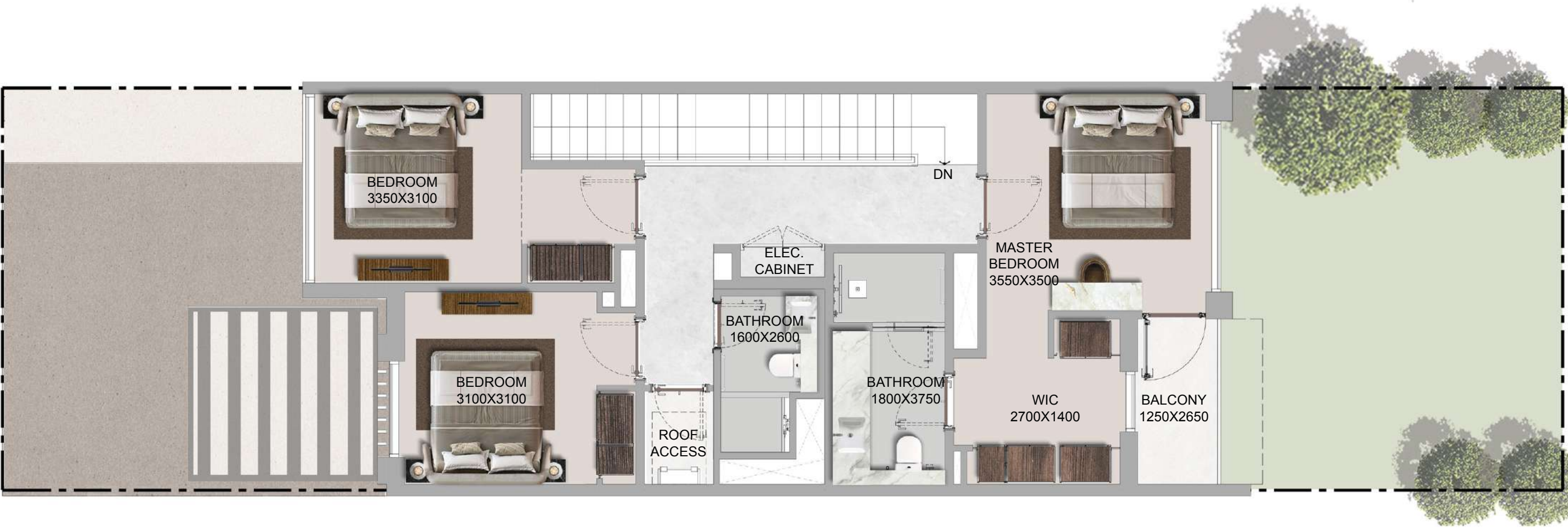
GARDEN VILLAS

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



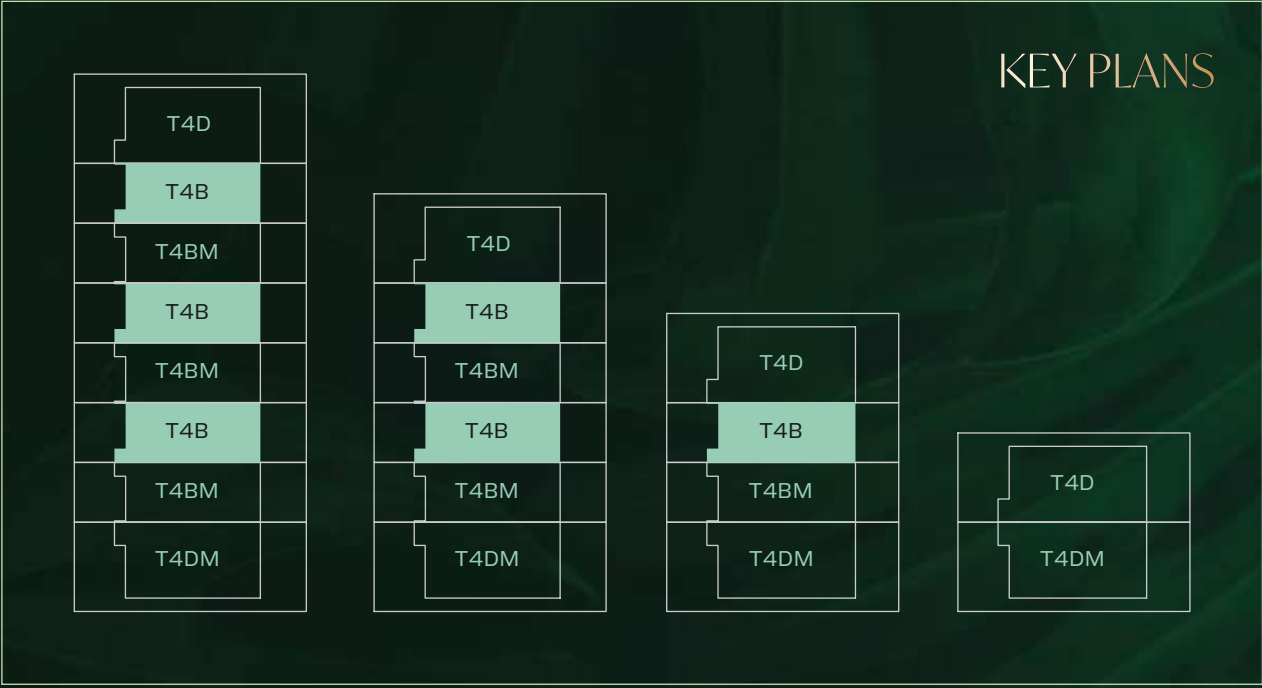
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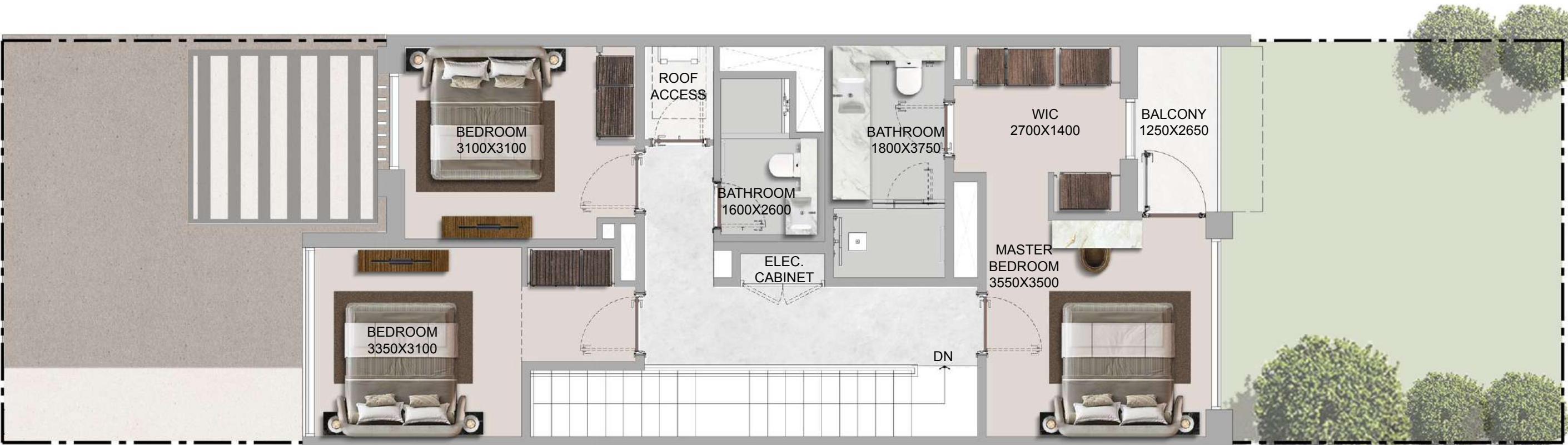
GARDEN VILLAS

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



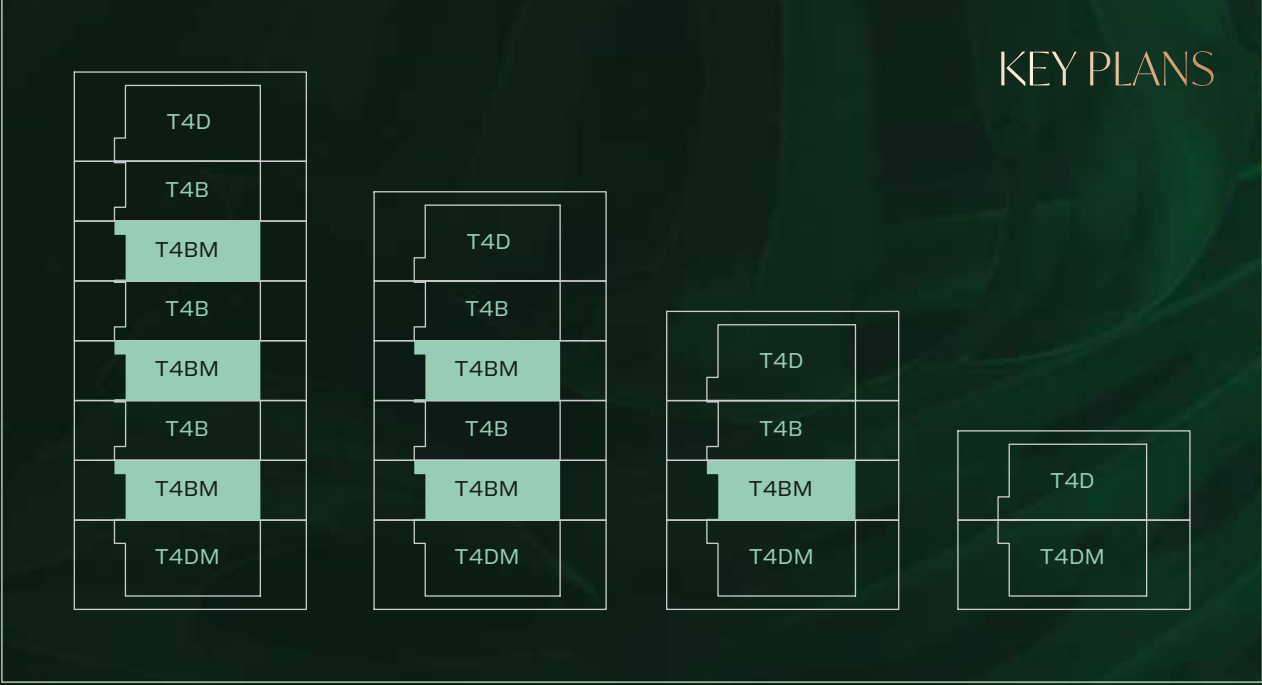
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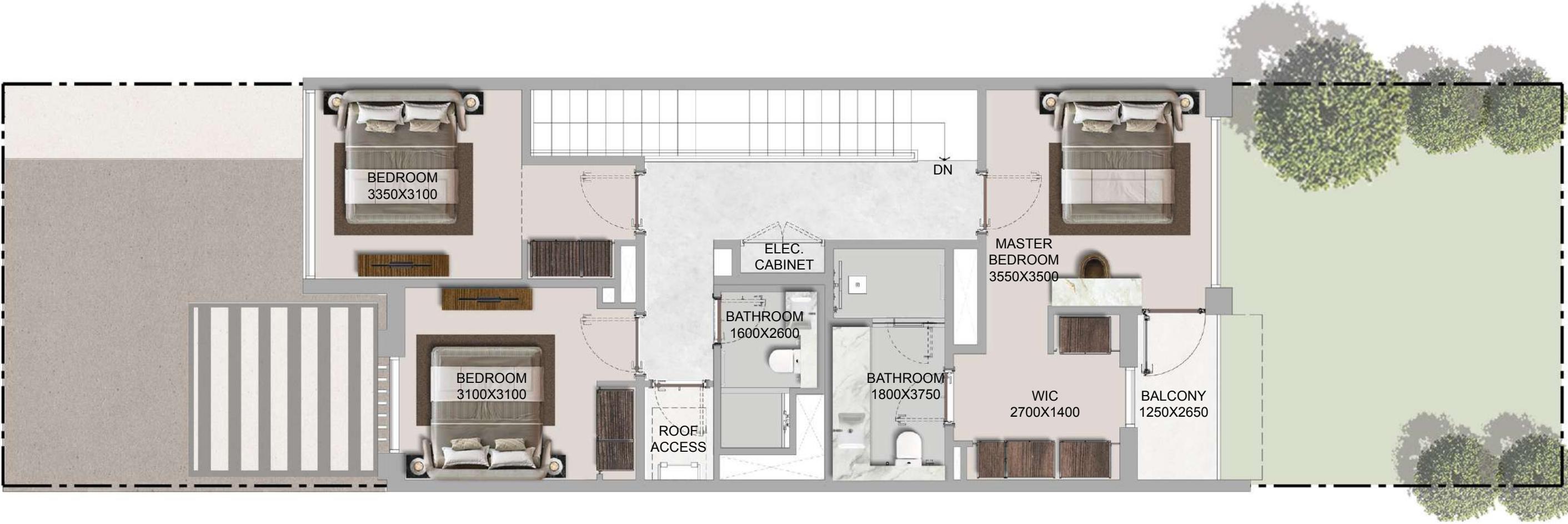
GARDEN VILLAS

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



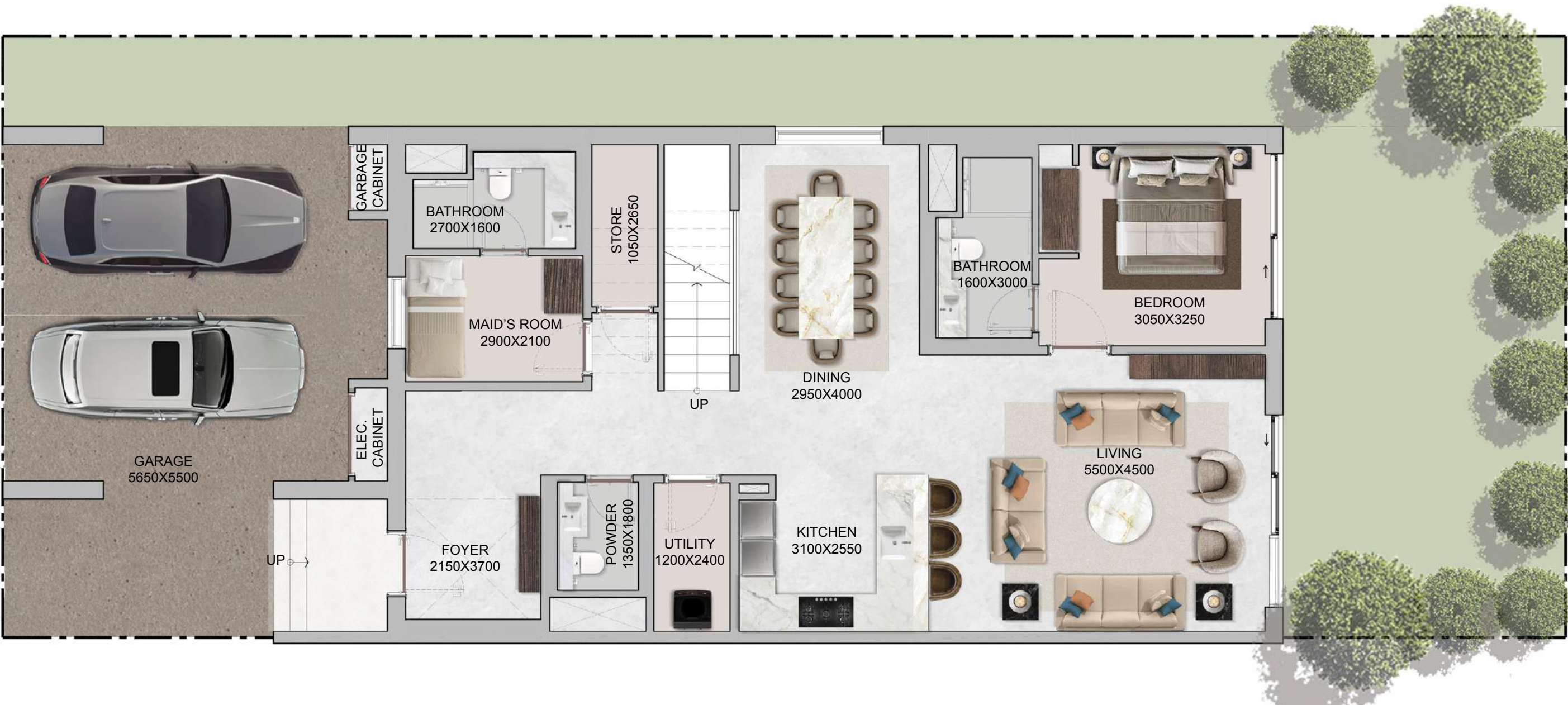
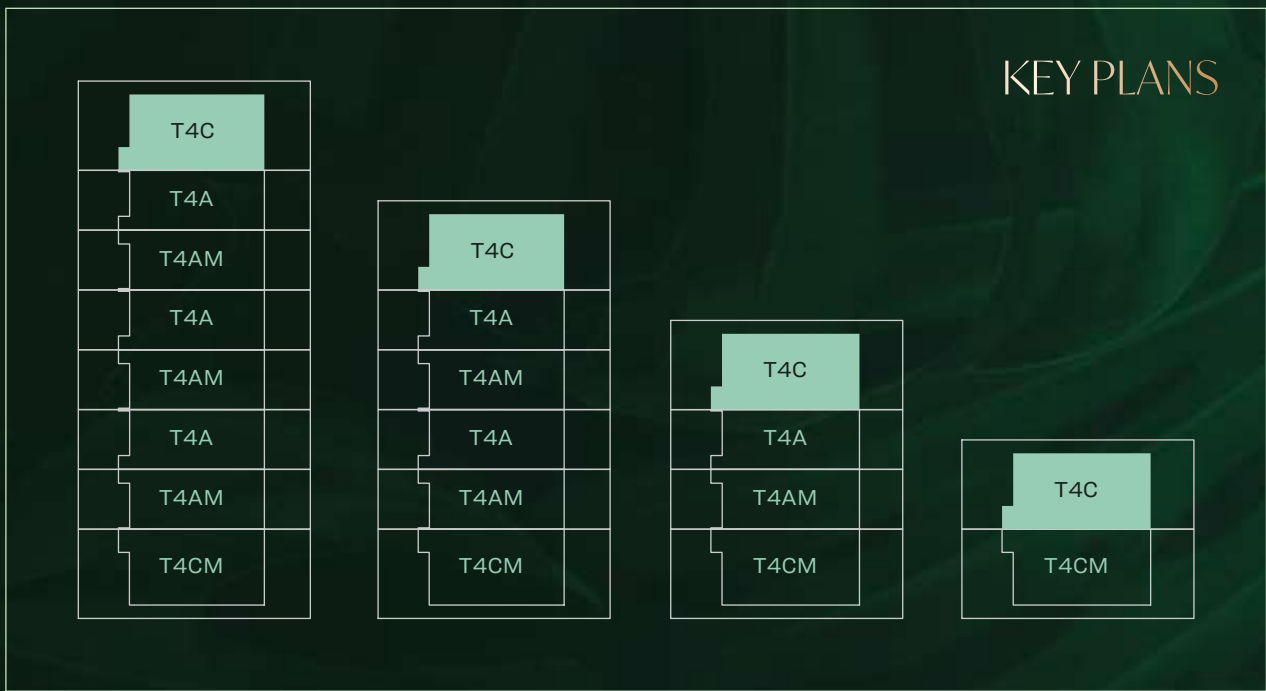
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GARDEN VILLAS

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



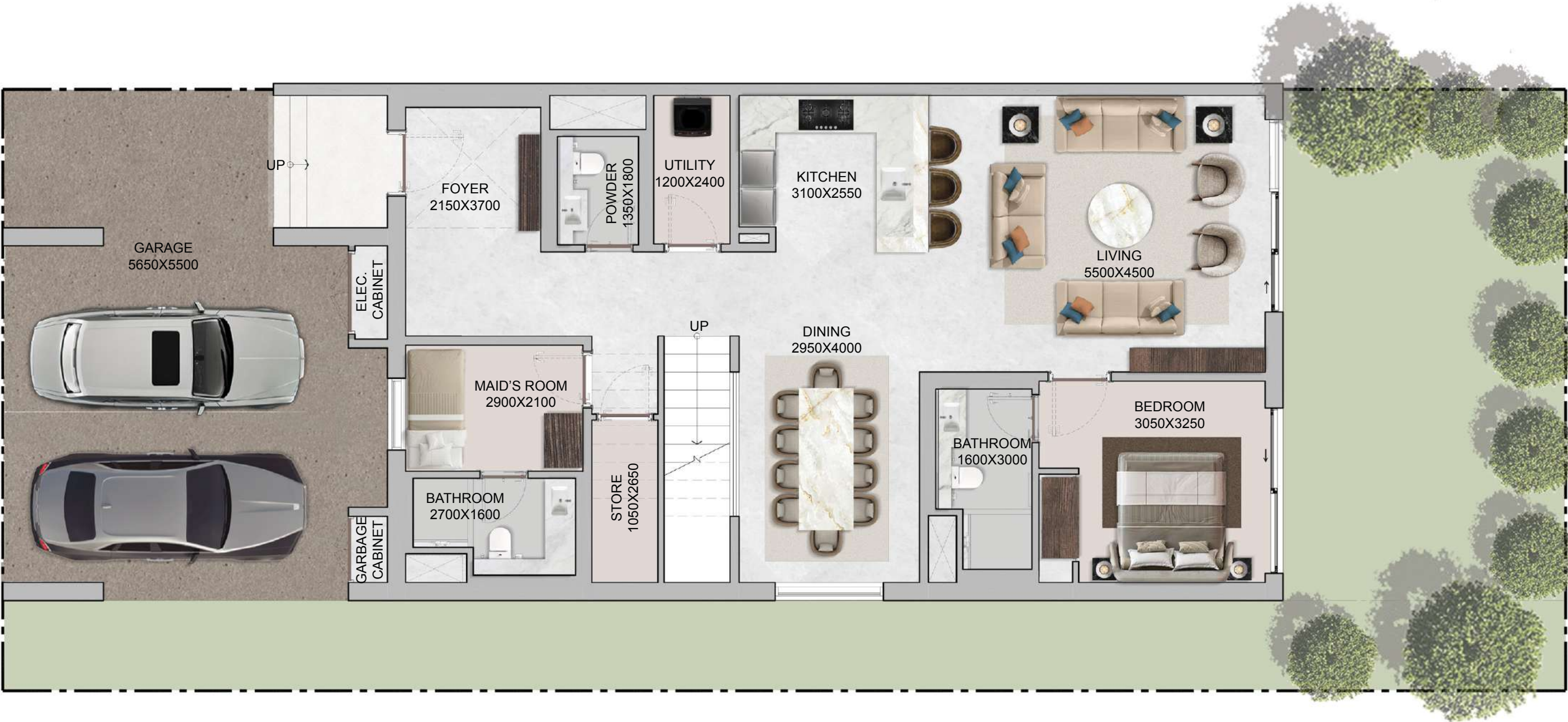
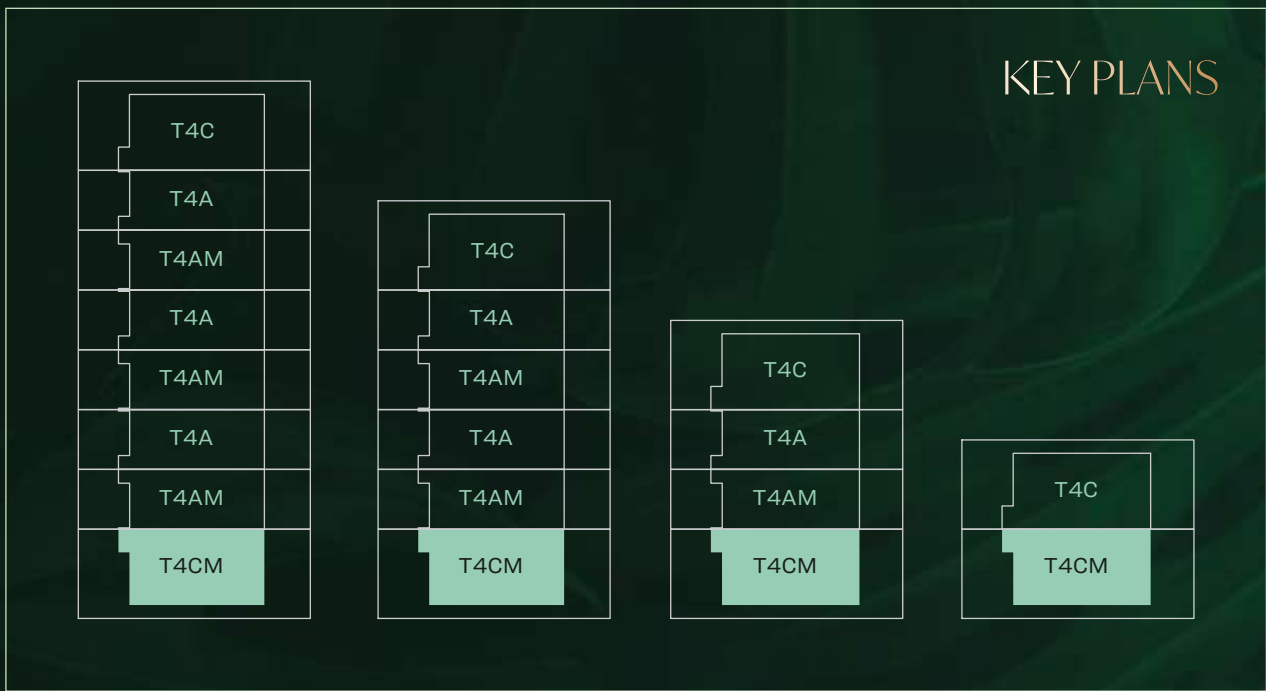
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GARDEN VILLAS

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



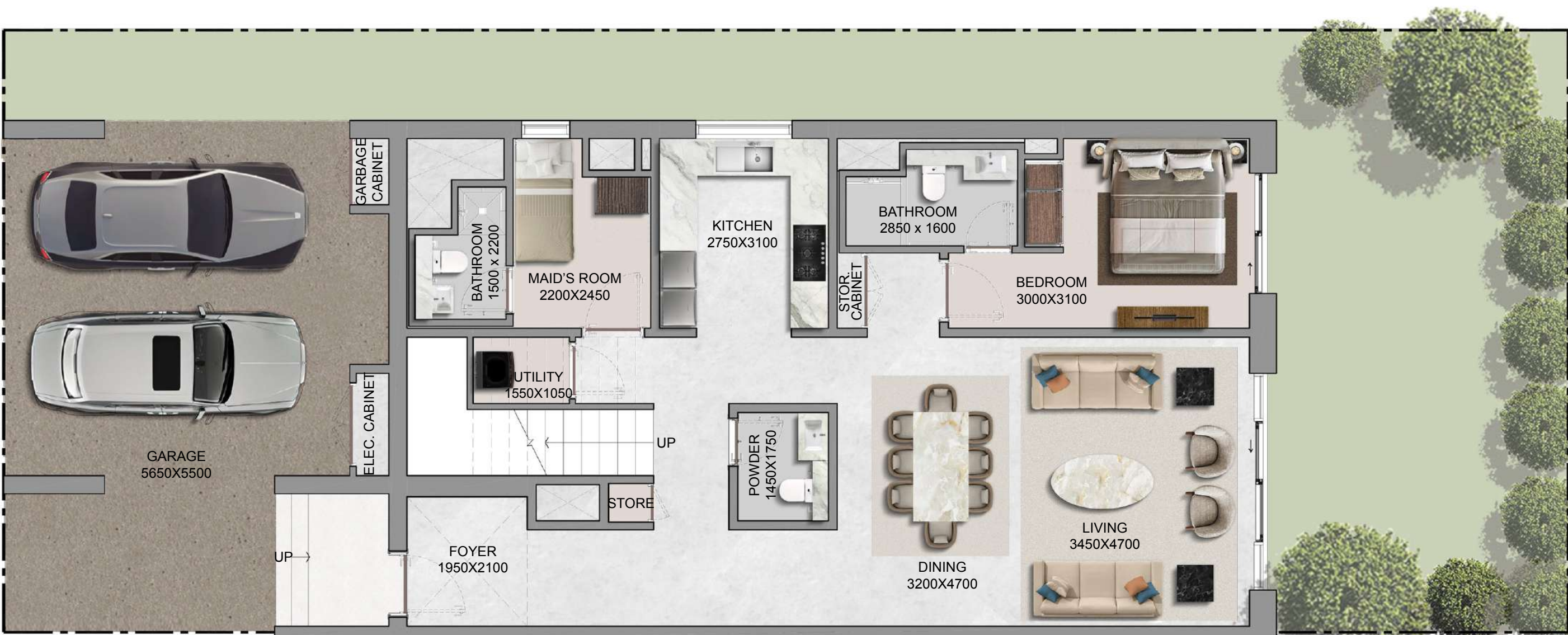
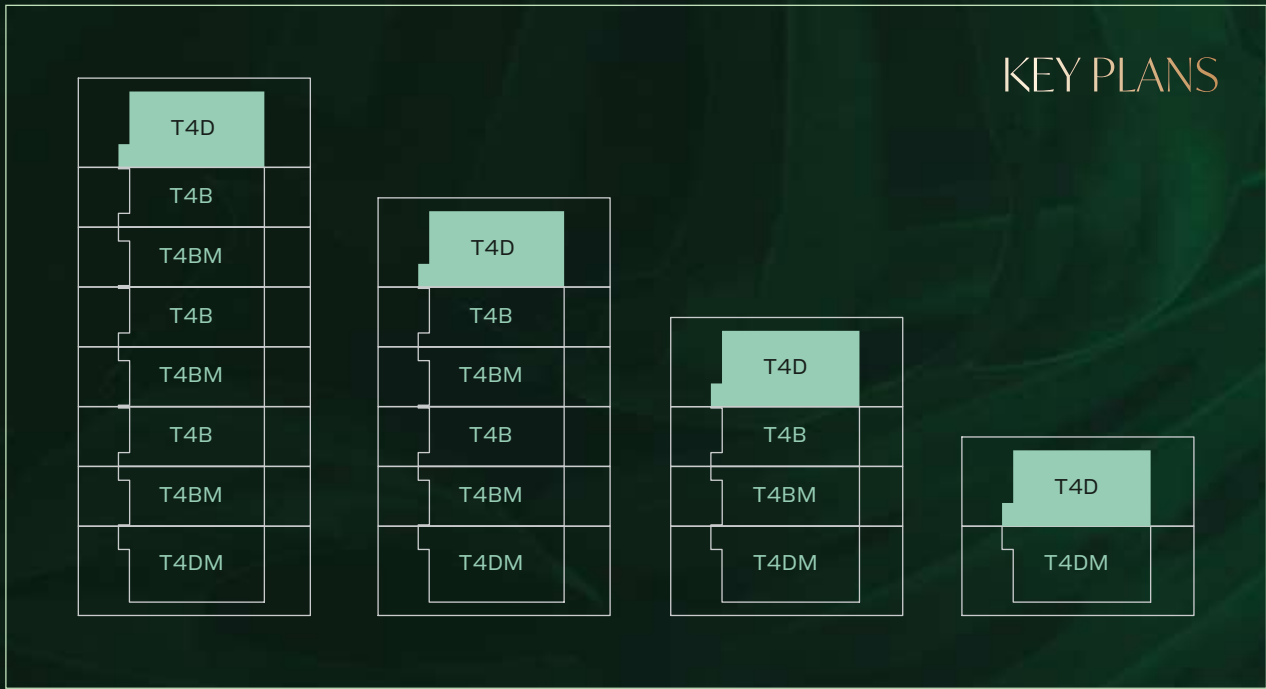
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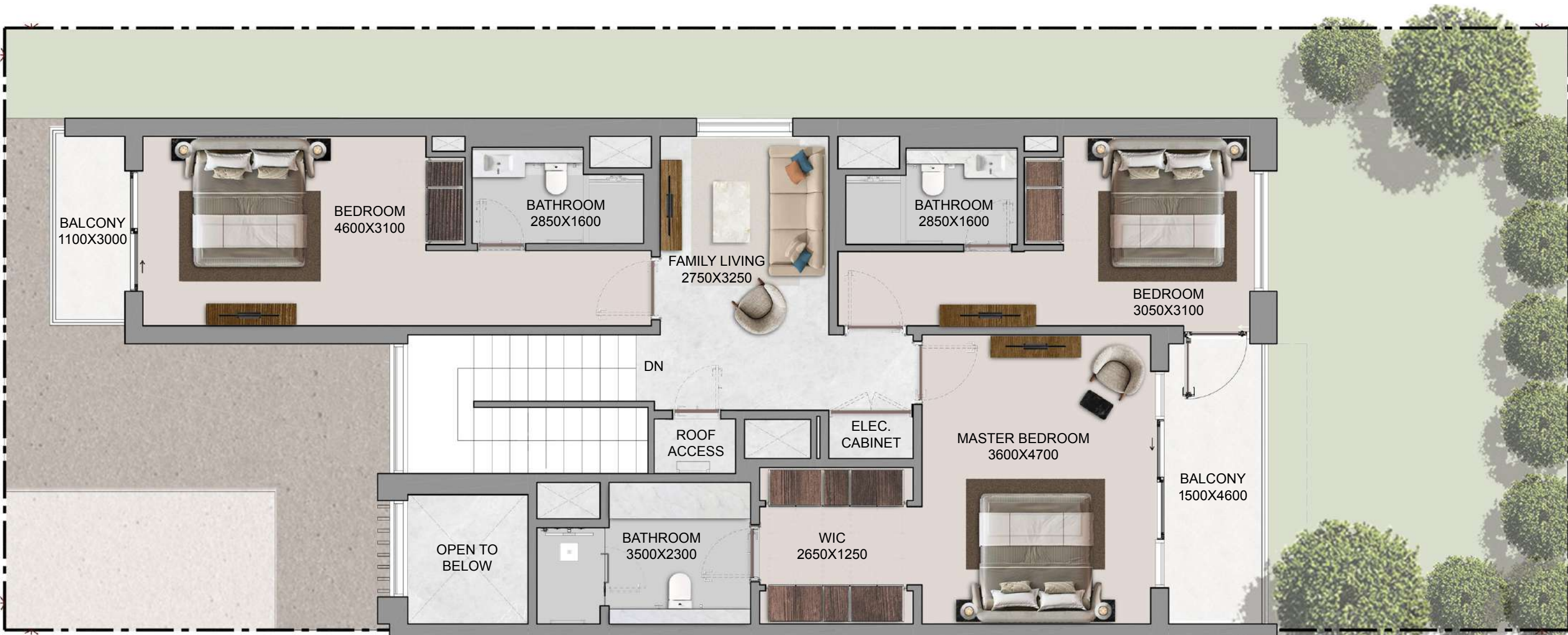
GARDEN VILLAS

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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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.

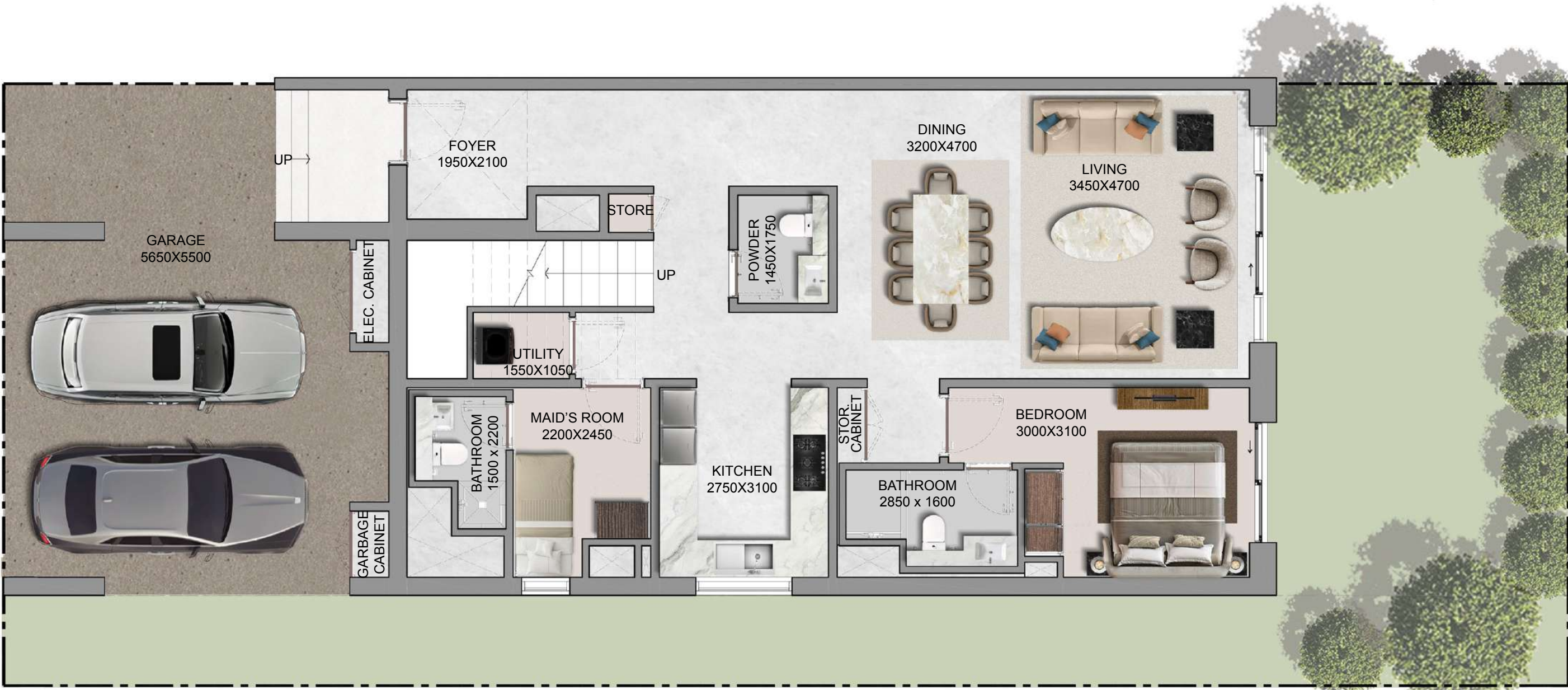
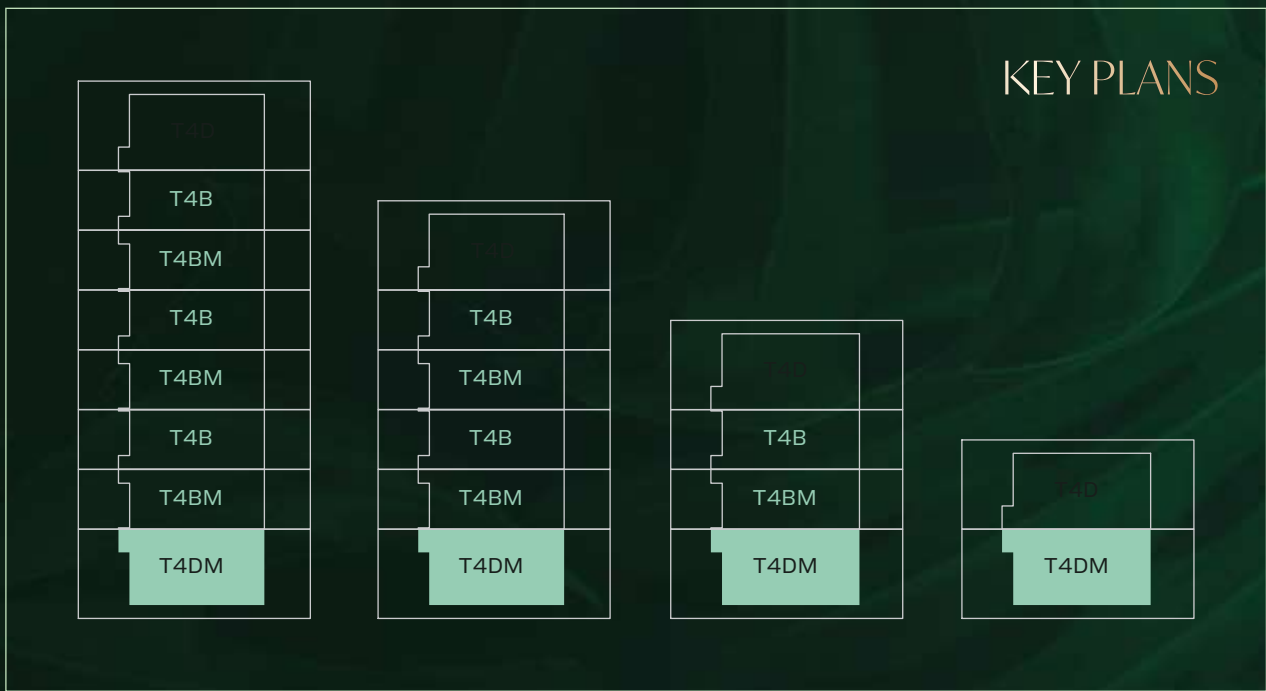
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.

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

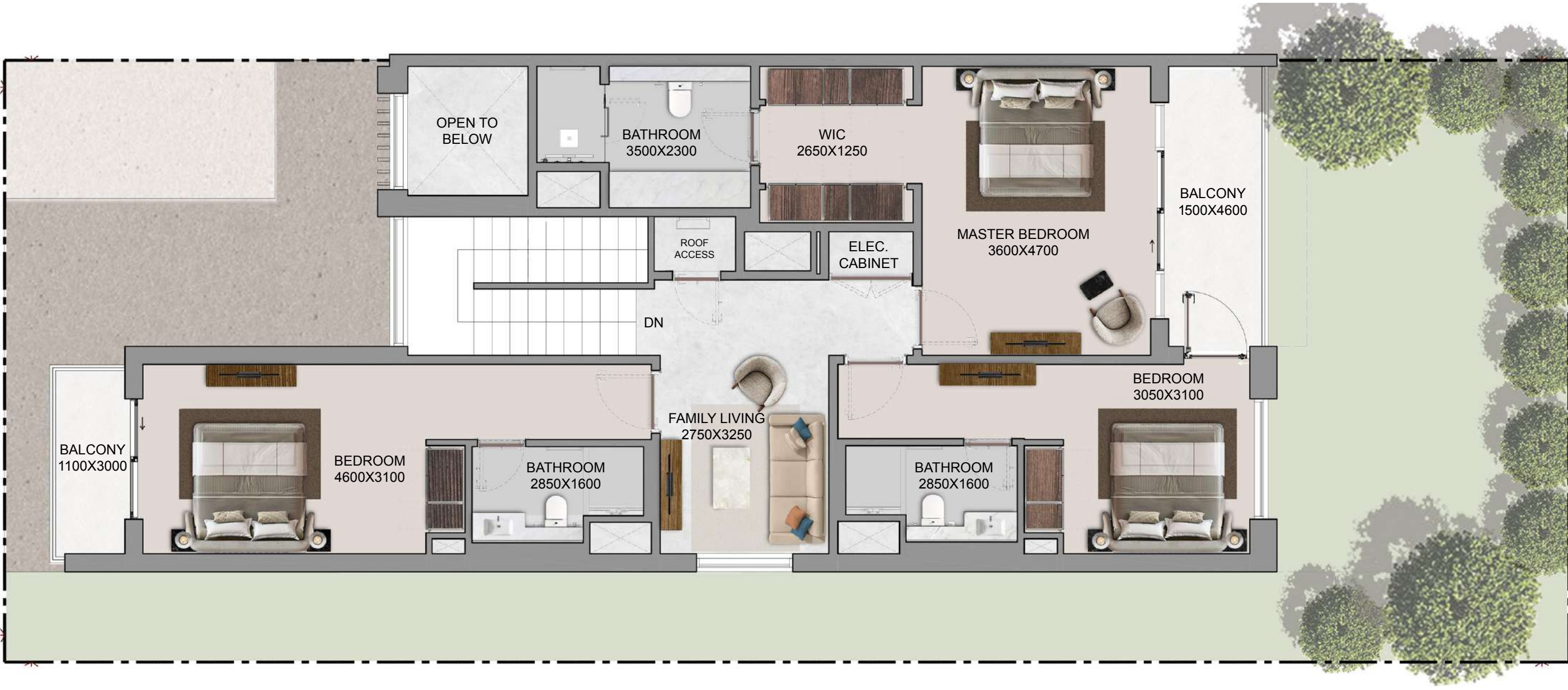
GARDEN VILLAS

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



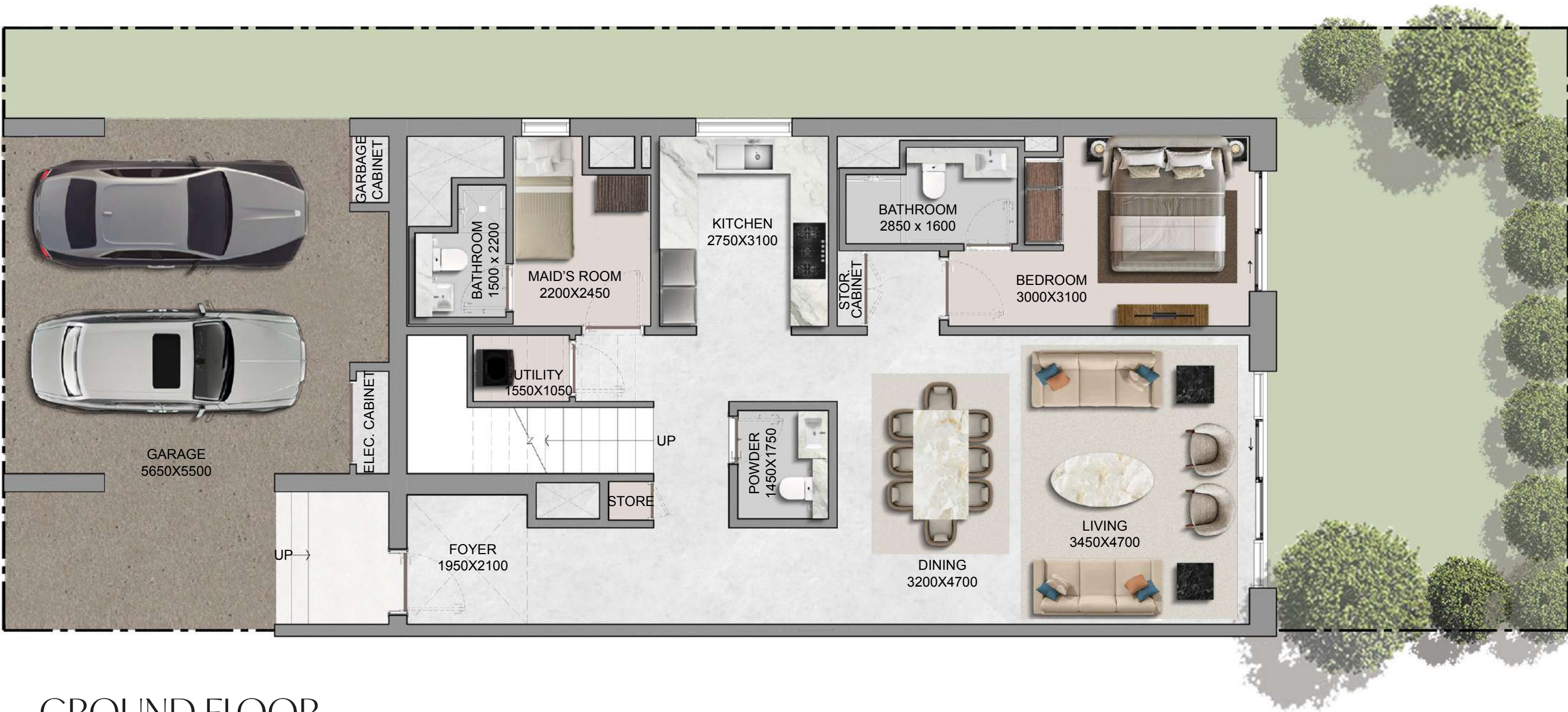
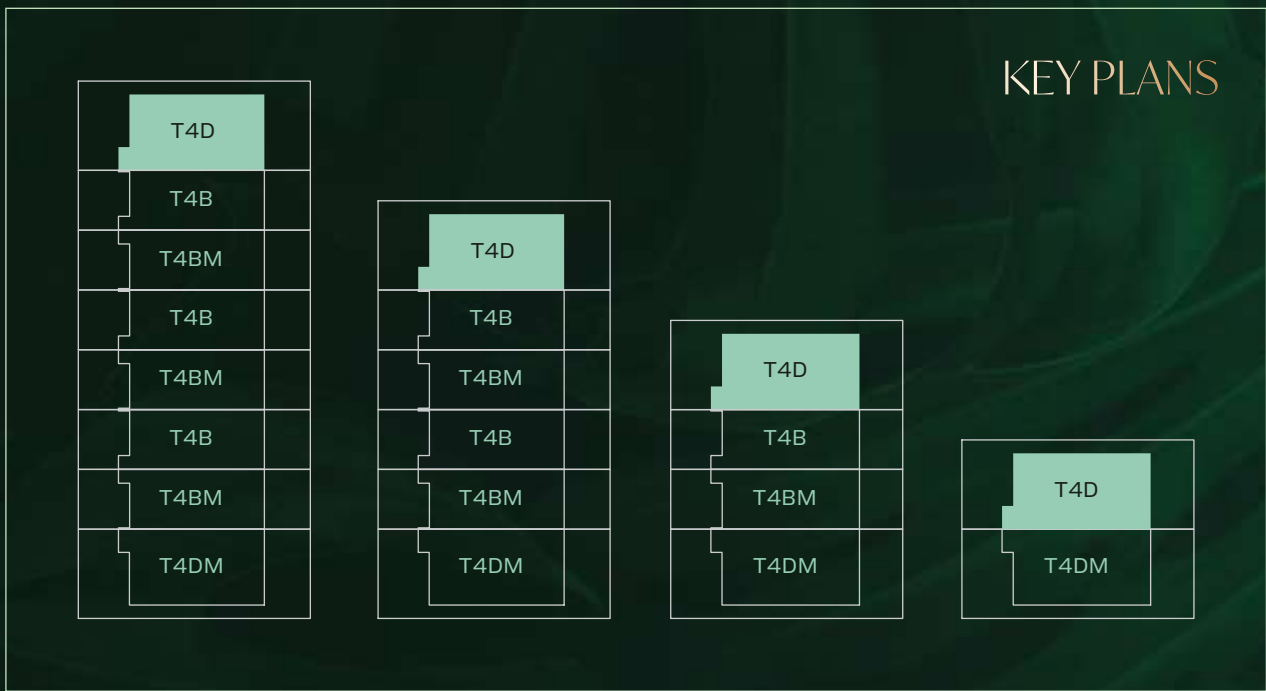
FIRST FLOOR

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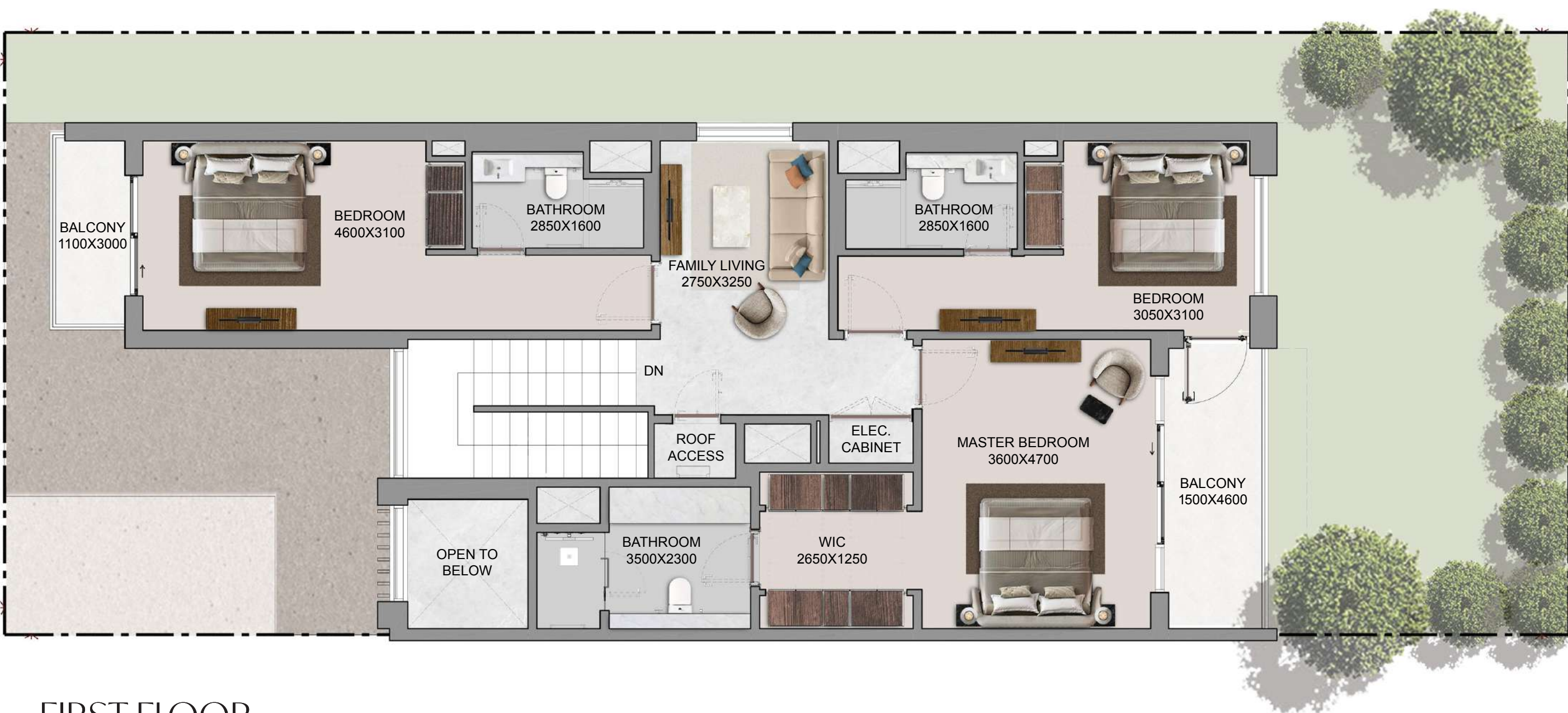
GARDEN VILLAS

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



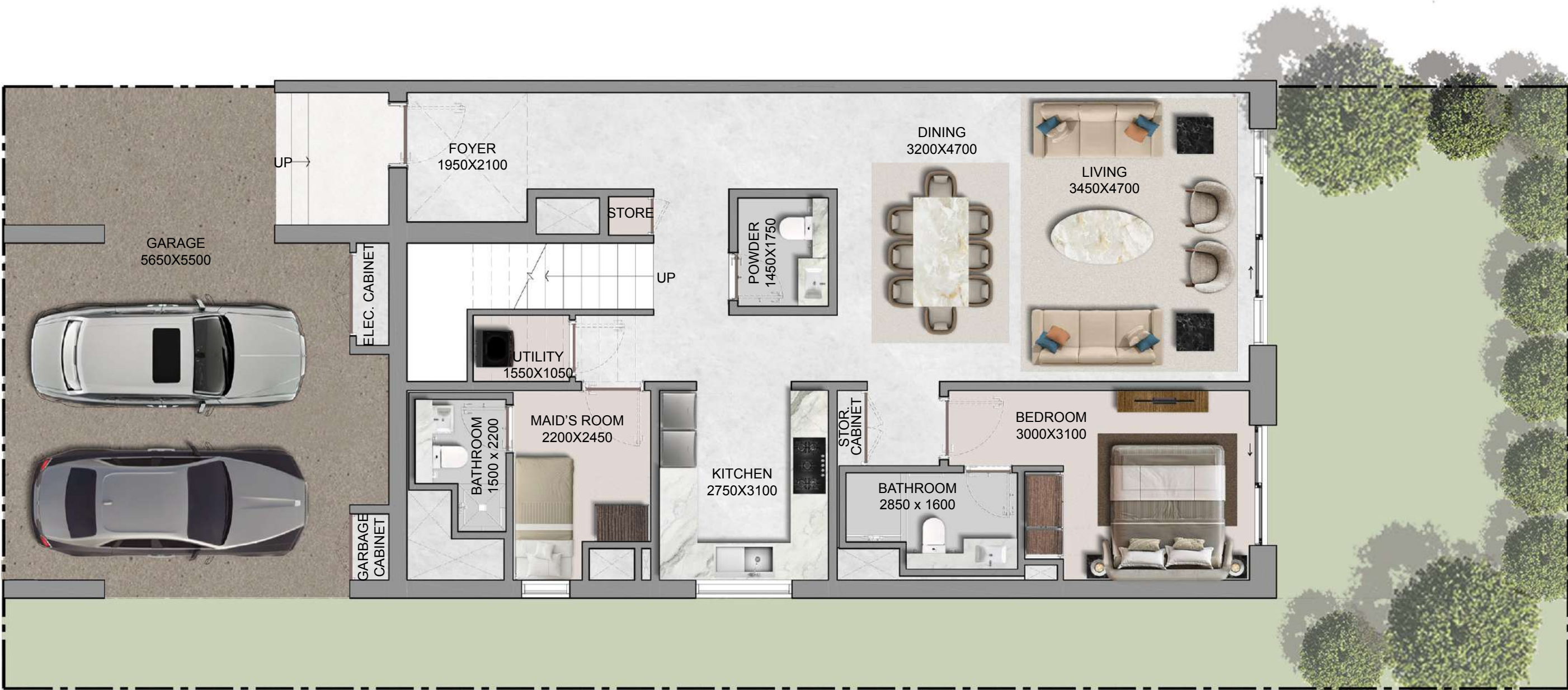
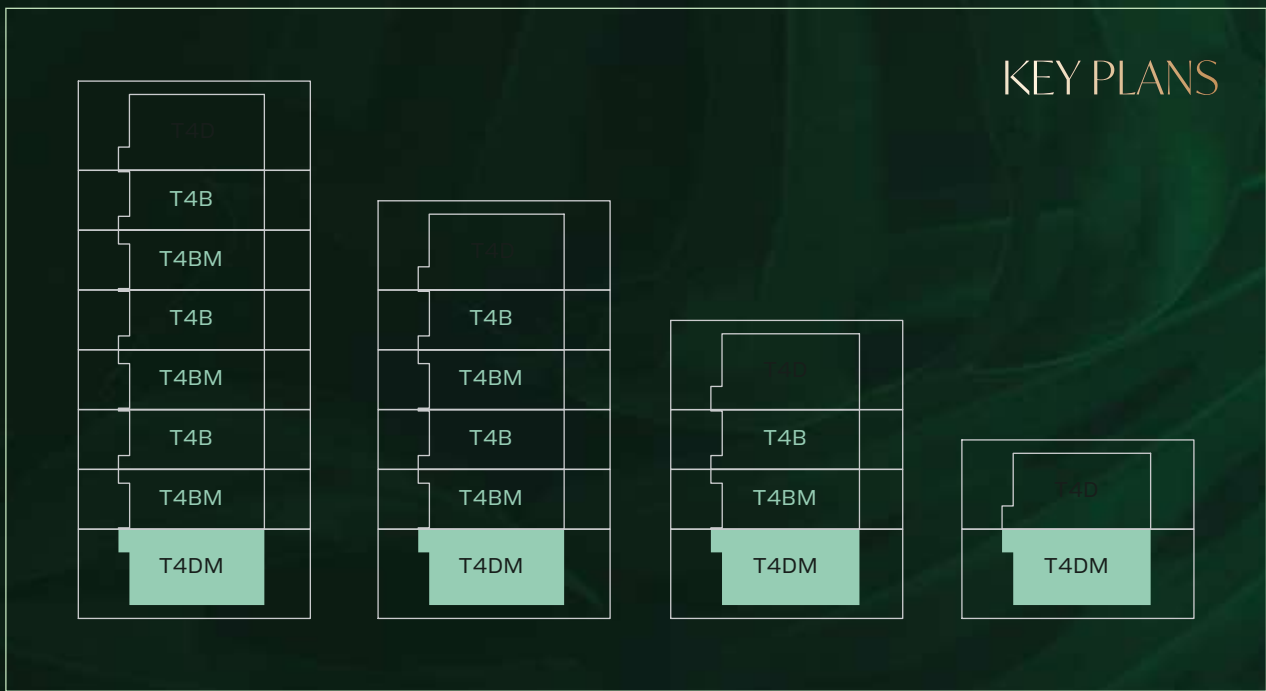
FIRST FLOOR

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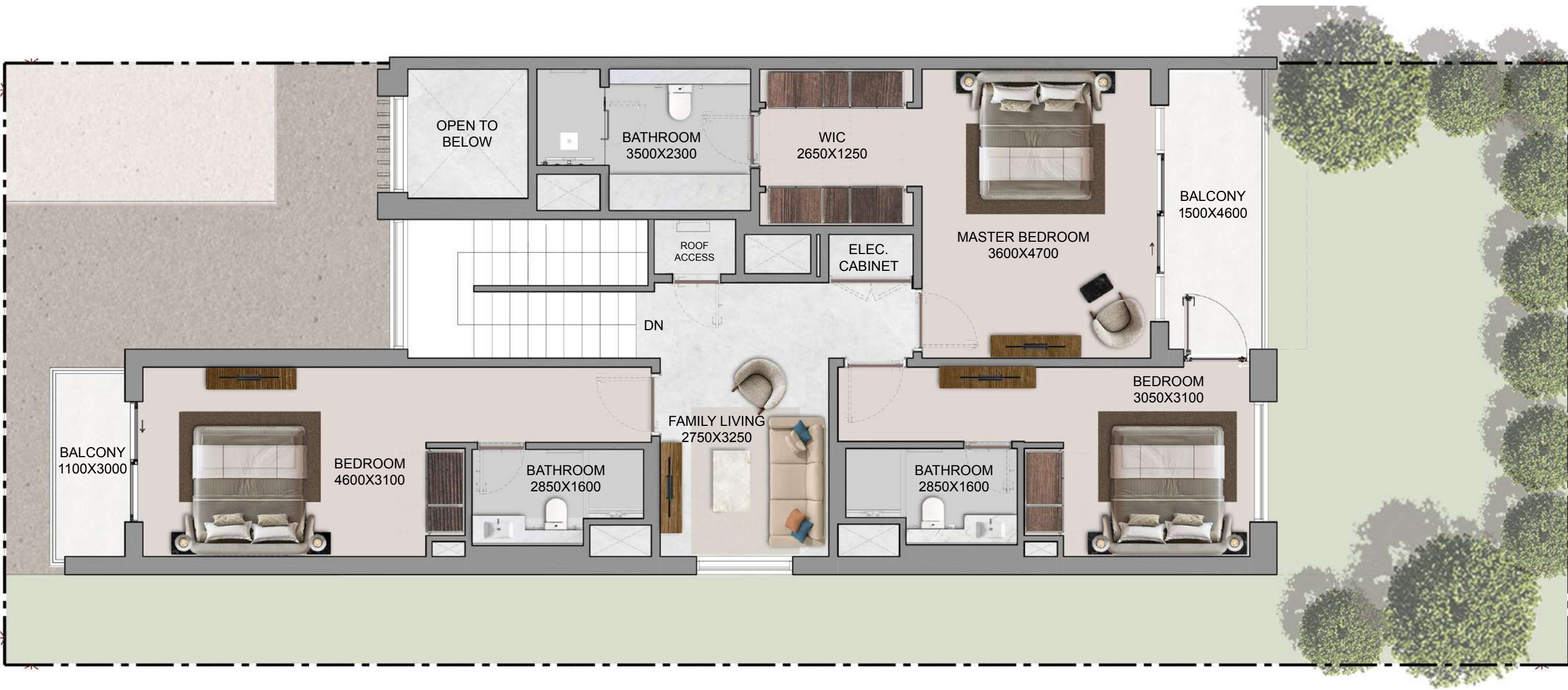
GARDEN VILLAS

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

SOBHA

REALTY

