



Completion: ± **December 2031**  
1,2 & 3 Bedroom Apartments  
& Exclusive 4 Bed Duplex  
from **AED 2.86 M\***

\*Subject to availability

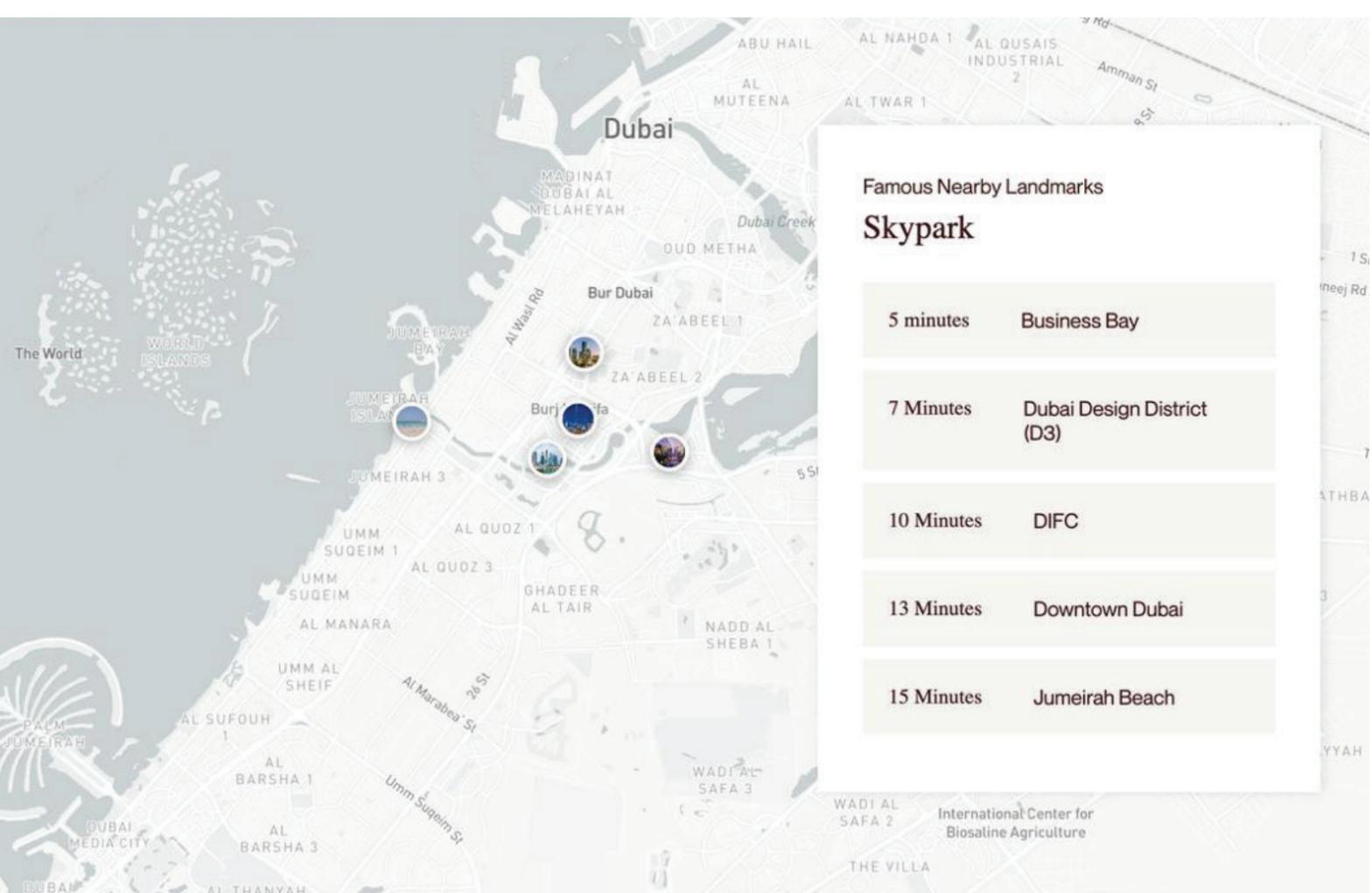
Flexible payment plans

Projected returns: **8% - 12%**



## LOCATION HIGHLIGHTS

- 20 minutes to Dubai International Airport



## PANORAMIC VIEWS

- Arabian Gulf
- Burj Khalifa
- Downtown
- Sheikh Zayed Road (SZR)



## LIVE WHERE THE SKY FEELS LIKE HOME

Rising over Sheikh Zayed Road, Sobha SkyParks brings together the best of city life and elevated calm. This 450-metre architectural icon places you at the heart of Dubai's most desired location, steps away from business districts, fine dining, designer labels, and vibrant cultural landmarks.

With 109 residential floors, choose from 1–3-bedroom residences and elegant duplexes, each offering sweeping views of the Arabian Sea and Downtown Dubai skyline. Here, every moment flows seamlessly between movement and stillness, between the pulse of the city and the quiet above the clouds.

### Unique Proposition

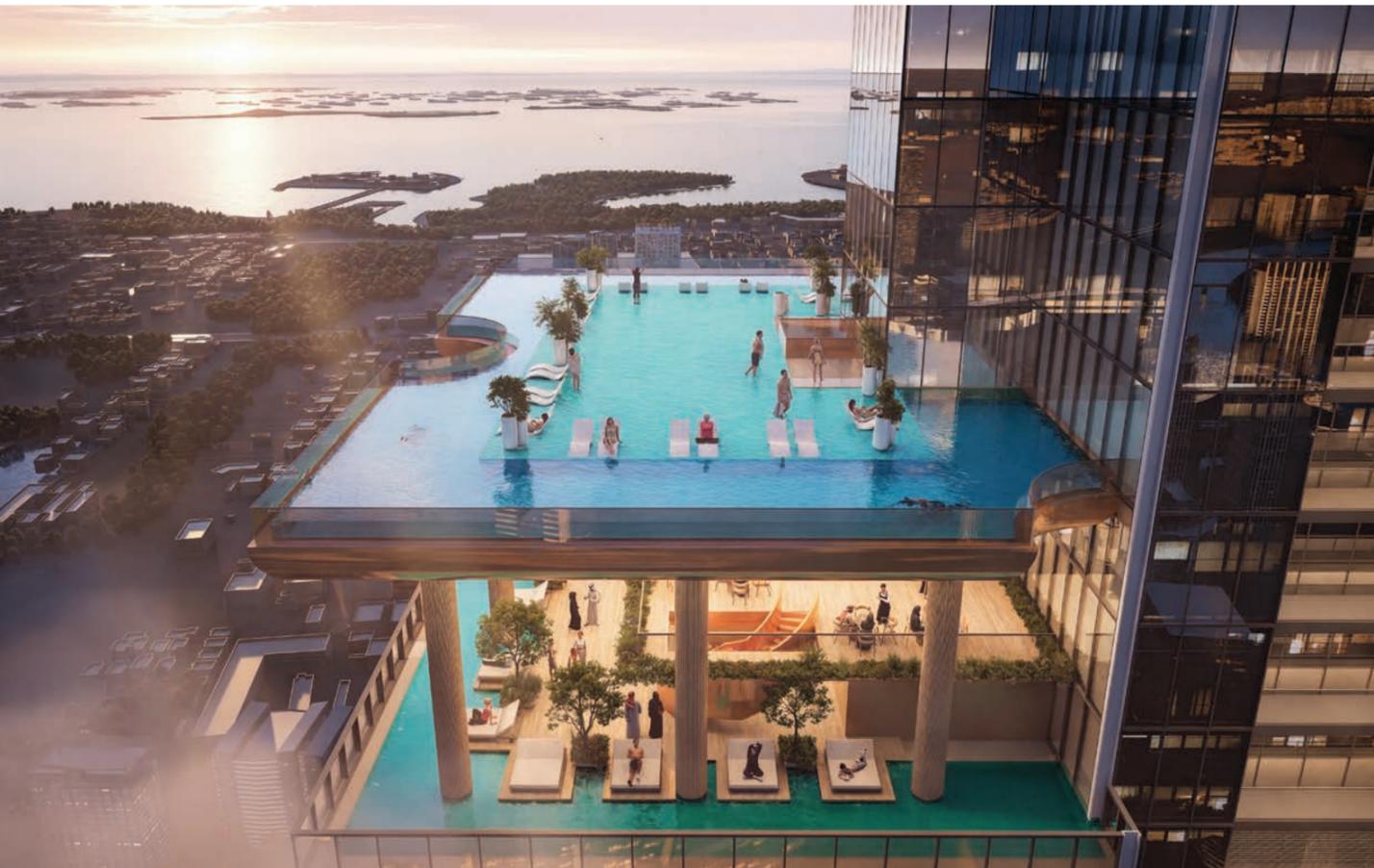
- Rare opportunity to own on Sheikh Zayed Road (SZR)
- For those wanting luxury high-rise living with a strong mix of wellness, green spaces, and views.
- Positioned as a high-value investment

1. Information is subject to change without notice, at developer's absolute discretion.

2. Drawing are not to scale.

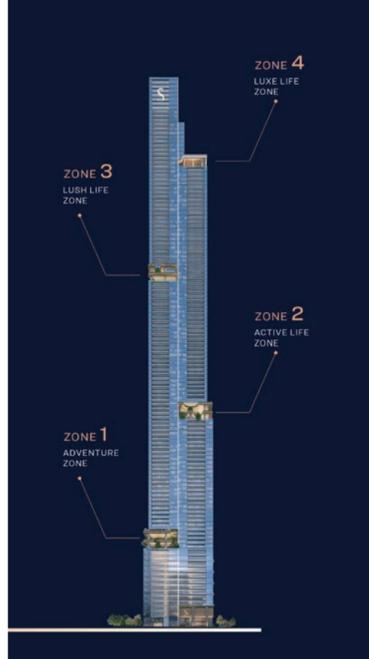
3. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings.

4. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



# FEATURES & AMMENITIES

- Vertical Sky Gardens: One of its stand out features are four sky gardens, each spanning six floors, creating elevated green zones high above the ground.
- Lifestyle Zones: The building is divided into themed amenity zones, such as:
  1. Adventure Zone: family-oriented with pools, kids' play areas, etc.
  2. Active Life Zone: fitness and wellness-focused (yoga, jogging, gym, etc.).
  3. Lush Life Zone: calm, green areas for relaxation, meditation, etc.
  4. Luxe Life Zone: higher-up, luxurious amenities like infinity pools, jacuzzi, terraces, wellness features.



## ZONE 1 ADVENTURE ZONE (FLOOR 13-18)



### LEVEL 01

- FAMILY POOL + KIDS POOL + SLIDE
- ROCK CLIMBING WALL
- KIDS PLAY AREA
- DOG PARK
- BUSINESS LOUNGE + MEETING ROOM
- MULTI PURPOSE HALL
- CINEMA
- ARCADE & GAMES ZONE
- TODDLER PLAY AREA
- CHILDREN PLAY AREA
- GYMNASIUM

### LEVEL 02

- SCULPTURE
- BESPOKE FURNITURE
- TODDLER PLAY AREA
- LAWN MOUND WITH TUNNEL
- ACTIVITY TOWER FOR KIDS
- SOUNDSCAPE PLAY

### LEVEL 03

- TRAMPOLINE + PLAY MOUND
- BESPOKE FURNITURE ELEMENTS
- PADEL COURT

## ZONE 2 ACTIVE LIFE (FLOOR 41-46)



### LEVEL 01

- CALISTHENICS GYM
- JOGGING TRACK
- PARKOUR
- NET PLAY

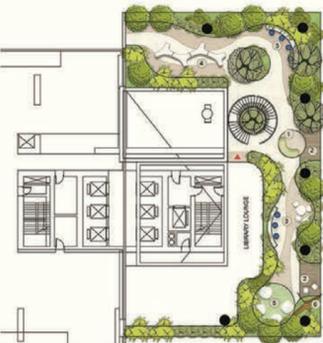
### LEVEL 02

- LAWN
- SEATING ZONES
- YOGA DECK
- VIRTUAL FITNESS

### LEVEL 03

- TRAMPOLINE + PLAY MOUND
- BESPOKE FURNITURE ELEMENTS
- ADULT FITNESS CIRCUIT
- BREAKOUT ZONE - FOOSEBALL
- SEATING / VIEWING DECK

## ZONE 3 LUSH LIFE (FLOOR 71-76)



### LEVEL 01

- WORKSPACE GARDEN
- LIBRARY AND LOUNGE
- LAWN

### LEVEL 02

- ZEN GARDEN
- SEATING NOOKS
- WATER FEATURE
- LEISURE / MAJALIS LOUNGE

### LEVEL 03

- WALKING LOOP
- URBAN FARMING
- SCULPTURE
- YOGA AND MEDITATION AREA

## ZONE 4 LUXE LIFE (FLOOR 71-76)



### LEVEL 01

- TOILETS / CHANGING FACILITIES
- STEAM / SAUNA
- OUTDOOR KITCHEN
- LOUNGERS
- SHALLOW REFLECTION POOL
- PLATFORM LIFT

### LEVEL 02

- DECK
- PLATFORM LIFT

### LEVEL 03

- REFLECTION POOL
- SWIMMING POOL
- PLATFORM LIFT
- JACUZZI

## SKYPARKS @ Sheikh Zayed Road SZR

SOBHA REALTY

### TIER 3

Level 71 – Level 95  
2 Bed, 3 Bed and 4Bed

### TIER 4

Level 97 – Level 108  
Limited Premium 4 Bed - Duplex

### TIER 1

Level 15 – Level 39  
1 Bed, 2 Bed and 3 Bed

### TIER 2

Level 41 – Level 69  
1 Bed, 2 Bed and 3 Bed

No. of Bed	Range (Sqft)	Starting Sale Value (Mn AED)
1 Bed	684.59 – 870.16	2.86
2 Bed	1188.02 – 1605.65	4.75
3 Bed	2267.21 – 2271.72	9.35
4 Bed	2000.00 – 2000.00	

PAYMENT PLAN  
**70% | 30%**  
DURING CONSTRUCTION | ON COMPLETION  
ACD: Dec 2031

Service Charge::17/ sq.ft + DC+LPG

1 TOWER  
450 METER TALL  
4 SKY PARKS

109 FLOORS  
684 RESIDENCES  
11 PODIUM PARKING

SHEIKH ZAYED ROAD  
Total Land parcel:  
40,000Sq.ft Plot Area

## SKYPARKS : #The Super Luxury and Duplex#

SOBHA REALTY

### TIER 3

Level 71 – Level 95  
2 Bed, 3 Bed and 4Bed

### TIER 4

Level 97 – Level 108  
Limited Premium 4 Bed - Duplex

### TIER 1

Level 15 – Level 39  
1 Bed, 2 Bed and 3 Bed

### TIER 2

Level 41 – Level 69  
1 Bed, 2 Bed and 3 Bed

No. of Bed	Range (Sq.ft)	Starting Sale Value (Mn AED)
1 Bed	769 sq. ft	MM
2 Bed	1404 sq. ft	MM
3 Bed	2270 sq. ft	MM
4 Bed	2610 sq. ft	MM
4 Bed	5200 sq.ft	MM

PAYMENT PLAN  
**70% | 30%**  
DURING CONSTRUCTION | ON COMPLETION  
ACD: Dec 2031

Service Charge::17/ sq.ft + DC+LPG

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SHEIKH ZAYED ROAD  
Total Land parcel:  
40,000Sq.ft Plot Area

# APARTMENT FEATURES

## 1, 2, 3 & 4 Bedroom Residences

- A grand double-height lobby
- Spacious layouts featuring large windows and private balconies
- Floor-to-ceiling windows open to skyline views and the sea beyond
- Spacious living and dining rooms
- Fully fitted kitchen with State of art home appliances
- District Cooling and FCU provided (\*charged separately)
- Provision for home automation
- Double-glazed façade for superior heat and sound insulation



# 1 BED

**SIZE:** 715 - 870 sq. ft

**PRICE:** From AED 2.86 M - AED 3.68 M\*

\*Subject to availability



1 BED UNIT



**1** BEDROOM APARTMENT  
TYPE A  
(with powder + balcony)

**TOTAL SALEABLE AREA**

SUITE = 655.31 SQ.FT.  
BALCONY = 60.28 SQ.FT.  
TOTAL = 715.59 SQ.FT.

List of unit numbers with this unit plan:

**VIEWS**

**Business Bay**  
1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604,  
2704, 2804, 2904, 3004, 3104, 3204, 3304, 3404,  
3504, 3604, 3904

**Business Bay, Canal View**  
4704, 4804, 4904, 5004, 5104, 5204, 5304, 5404,  
5504, 5604, 5704, 5804, 5904, 6004, 6304,  
6404, 6504, 6604, 6704, 6804, 6904



## 2 BED

**SIZE:** 1188 - 1582 sq. ft.

**PRICE:** From AED 4.75 M - AED 6.92 M\*

\*Subject to availability



■ 2 BED UNIT



# 2

BEDROOM  
APARTMENT

TYPE D  
(with powder + balcony)

### TOTAL SALEABLE AREA

SUITE RANGE = 1,157.01 - 1,157.23 SQ.FT.

BALCONY RANGE = 72.12 - 72.23 SQ.FT.

TOTAL RANGE = 1,229.13 - 1,229.46 SQ.FT.

List of unit numbers with this unit plan:

### VIEWS

SZR, Downtown Skyline, Business Bay, Canal View

1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103,  
3203, 3303, 3403, 3503, 3603, 3703, 3803, 3903, 4703, 4803, 4903, 5003, 5103,  
5203, 5303, 5403, 5503, 5603, 5703, 5803, 5903, 6003, 6103, 6203, 6303, 6403,  
6503, 6603, 6703, 6803, 6903

SOBHA  SKYPARKS

# 3 BED

**SIZE:** 2267 - 2271 sq. ft

**PRICE:** From AED 9.35 M - AED 9.93 M\*

\*Subject to availability



**3** BEDROOM APARTMENT  
TYPE A  
(with powder room and maid room + balcony)

**TOTAL SALEABLE AREA**  
SUITE RANGE = 1,993.05 - 1,997.35 SQ.FT.  
BALCONY RANGE = 274.16 - 274.37 SQ.FT.  
TOTAL RANGE = 2,267.21 - 2,271.72 SQ.FT.

List of unit numbers with this unit plan:

### VIEWS

Sea View, SZR, Downtown Skyline  
1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3401, 3501, 3601, 3701, 3801, 3901, 4701, 4801, 4901, 5001, 5101, 5201, 5301, 5401, 5501, 5601, 5701, 5801, 5901, 6001, 6101, 6201, 6301, 6401, 6501, 6601, 6701, 6801, 6901



**Payment Plan - Sobha Skyparks (70/30)**

<b>INSTALMENTS</b>	<b>PAYMENT PERCENTAGE</b>	<b>MILESTONES</b>
Booking Amount	20.00%	On Booking date
First Instalment	10.00%	12 Months from booking date
Second Instalment	10.00%	24 Months from booking date
Third Instalment	10.00%	36 Months from booking date
Fourth Instalment	10.00%	48 Months from booking date
Fifth Instalment	10.00%	60 Months from booking date
Final Instalment	30.00%	On Completion

**ACD - Sobha Skyparks - 31st December 2031**



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**Since 1989 & Over 270 Unique Developments.**  
Innovative in our thinking. Dynamic in our approach and evolutionary in our achievements

**SOBHA**

AVAILABILITY & PRICES ARE SUBJECT TO CHANGE