

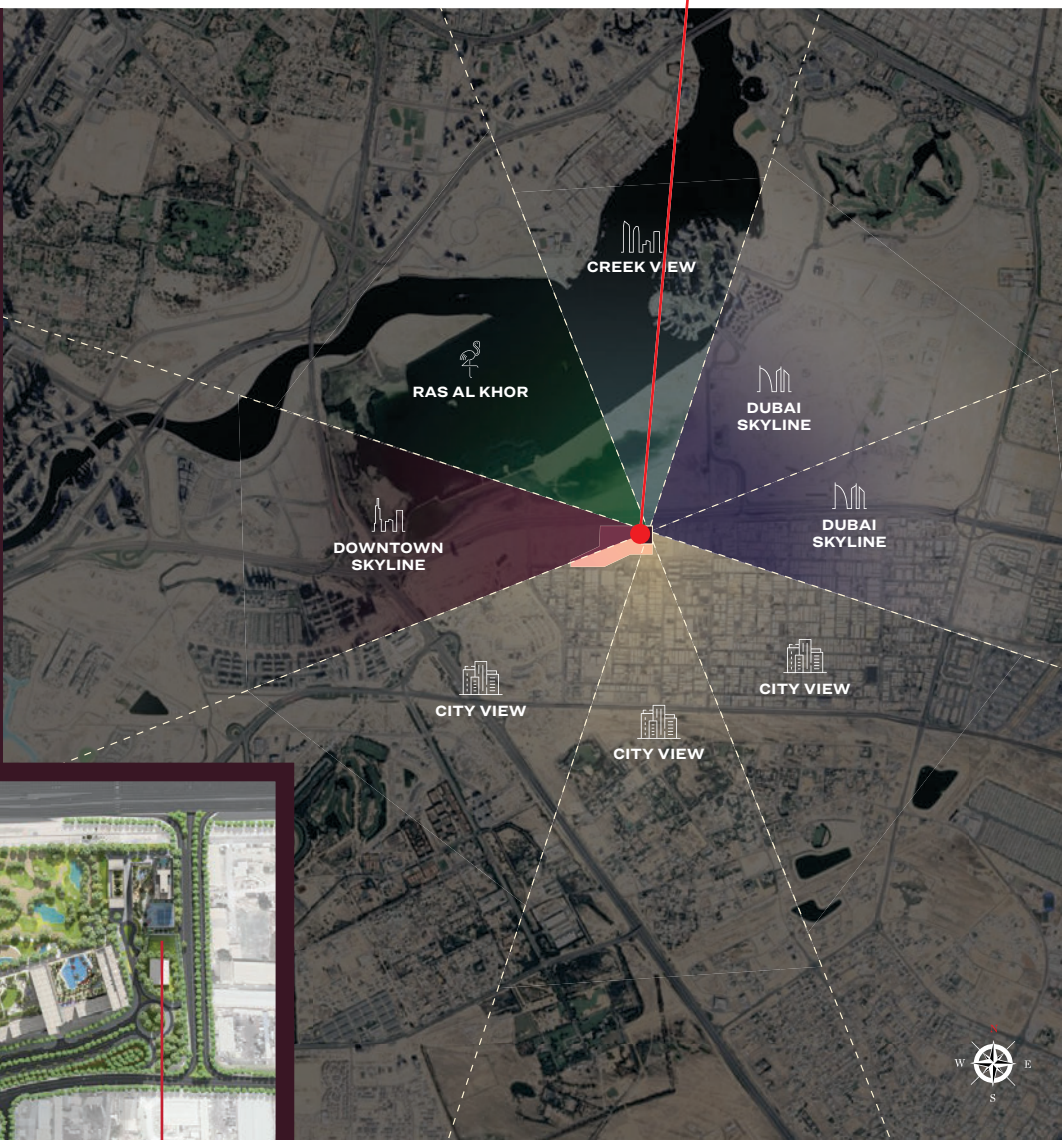


THE ELEM^{ENT}
AT SOBHA ONE

Completion: ± **December 2028**
1 and 1.5 Bedroom Apartments
from **AED 1.62 M*** *Subject to availability
Flexible payment plans
Projected returns: 10% - 15%



A Haven of
Scenic Tranquillity



SITE PLAN

Podium Level

- 1 Circulation Walkways
- 2 Kids Play Area
- 3 BBQ + Dining Area
- 4 Game Zone: Table Tennis, Foosball
- 5 Open Lawn
- 6 Yoga/ Meditation Area
- 7 Outdoor Gym
- 8 Battle Ropes
- 9 Obstacle Course/ Crossfit Area
- 10 Paddle Court
- 11 Raised Planter

Rooftop Level

- 12 Main Swimming Pool
- 13 Wet Deck
- 14 Jacuzzi
- 15 Kids Pool
- 16 Sun Loungers
- 17 Pool Shower
- 18 Observation Deck
- 19 Outdoor Lounge



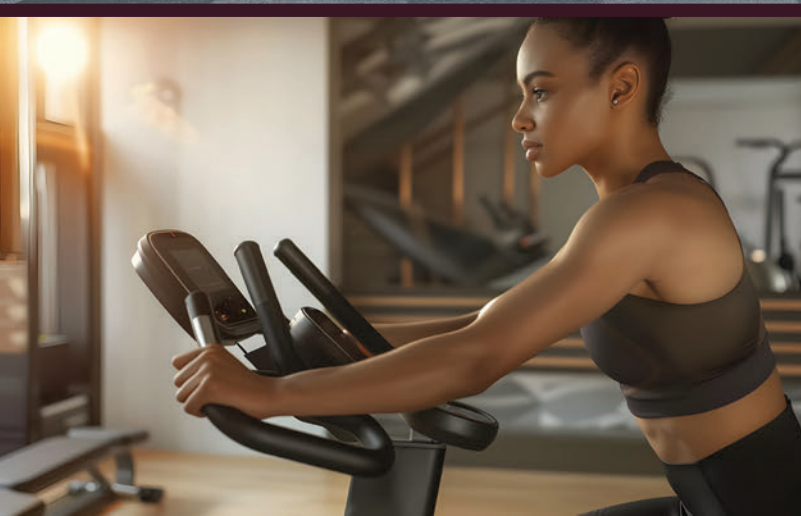
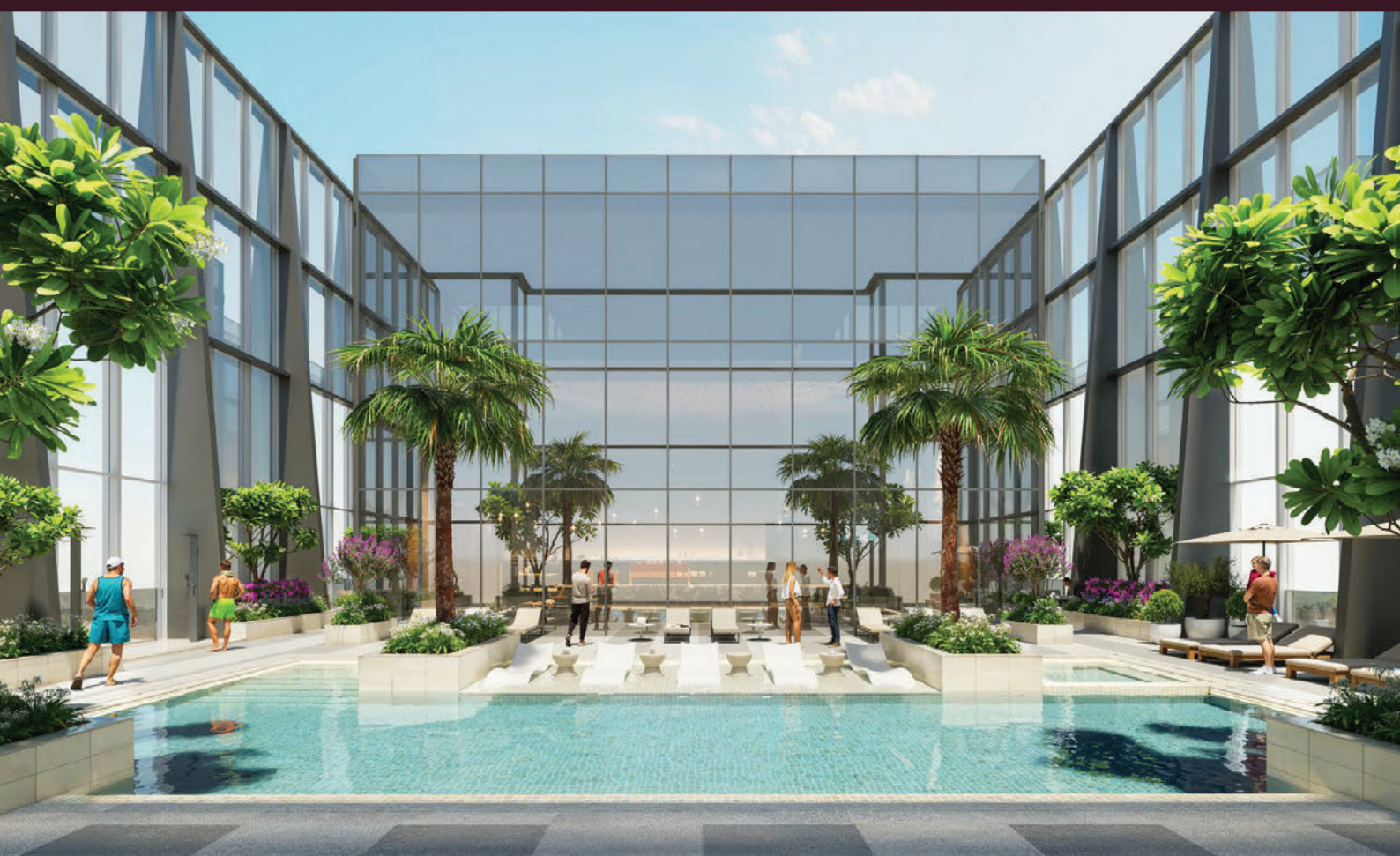
Disclaimer: The Amenities mentioned are only representative and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.

The Element at Sobha One opens the gateway to nature's sanctuary, where tranquility and harmony intertwine. With breathtaking 270° panoramic views overlooking the Ras Al Khor Wildlife Sanctuary, Dubai Skyline & world-class golf course.

The Element offers a curated collection of 1 to 4 bedroom residences that provide a harmonious blend of modern sophistication and timeless appeal, with each residence featuring unparalleled vista

DELIVERY December 2028
Flexible payment plans available





AMENITIES

- The amenities are spread across podium top and terrace level
- At the roof level, the amenities are centered around a resort-inspired swimming pool that offers over 270 degrees of panoramic views. Lavish lounge area is designed to take full advantage of the breathtaking vistas at the rooftop.
- The podium level offers a diverse array of amenities that integrate indoor and outdoor spaces, designed for health, recreation, and entertainment

Outdoor Amenities

- Swimming Pool
- Kids Pool
- Jacuzzi
- Outdoor Gym
- Padel Court
- Obstacle course / CrossFit
- Outdoor BBQ
- Yoga / Meditation Deck
- Viewing Deck
- Children play area
- Table Tennis
- Battle Ropes
- Lawn with seating
- Pet-Friendly spaces
- Cycling track, Walking Track and Jogging Track - In Master Community

Indoor Amenities

- Co-working space & Business Lounge
- Multipurpose Hall
- Indoor Gym
- Pilates and Yoga Studio
- Library
- Cinema Room
- VR Games / Youth club
- Roof top Lounge
- Kids club / Toddler club
- Nursing Room
- Changing Rooms
- Steam And Sauna



APARTMENT FEATURES

1, 2, 3 and 4 Bed Apartments

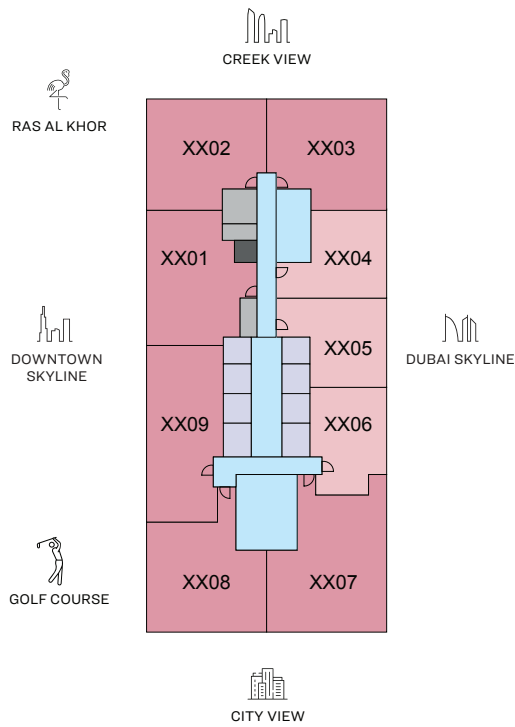
- Large windows and spill out balconies creating natural light
- Spacious Living areas
- Fully fitted kitchens (white goods include refrigerator, oven, gas hob & hood, washer-dryer from Bosch or equivalent brands)
- Luxury bedrooms
- Bathrooms fitted with Duravit or equivalent quality brands
- District cooling and FCU provided
- Home automation provisions for lighting and temperature control
- Double glazes facade, with superior heat and sound insulation



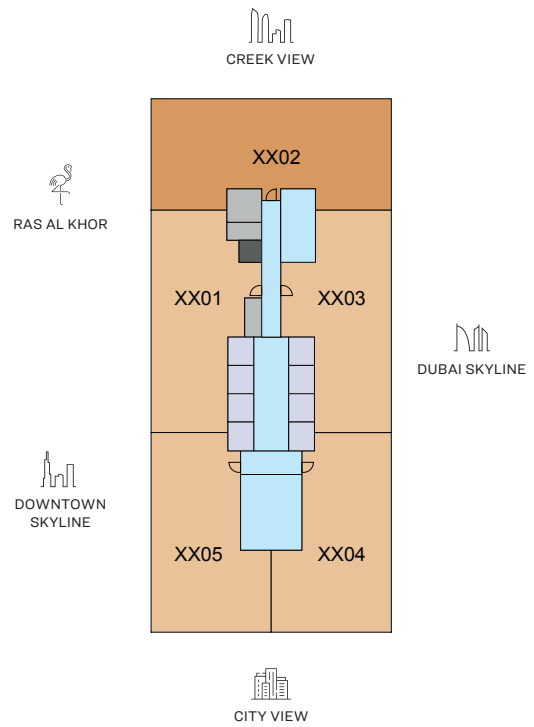
THE ELEMENT

AT SOBHA ONE

FLOOR AND UNIT PLANS



LEVEL 10 - 33



LEVEL 37 - 60

1 BED UNIT	3 BED UNIT	CIRCULATION	LIFTS
2 BED UNIT	4 BED UNIT	SERVICES	GARBAGE ROOM

DISCLAIMER: 1. ALL DIMENSIONS ARE IN METRIC, MEASURED TO WALL. 2. ALL DIMENSIONS & DRAWINGS ARE APPROXIMATE. 3. ACTUAL AREA MAY VARY FROM THE STATED AREA. 4. DRAWING ARE NOT TO SCALE. 5. LAYOUT REPRESENTATION AND IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT THE ACTUAL SIZE, FEATURES, SPECIFICATIONS FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

1

BEDROOM
APARTMENT

TYPE A

(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 650.46 SQ.FT.

BALCONY = 89.56 SQ.FT.

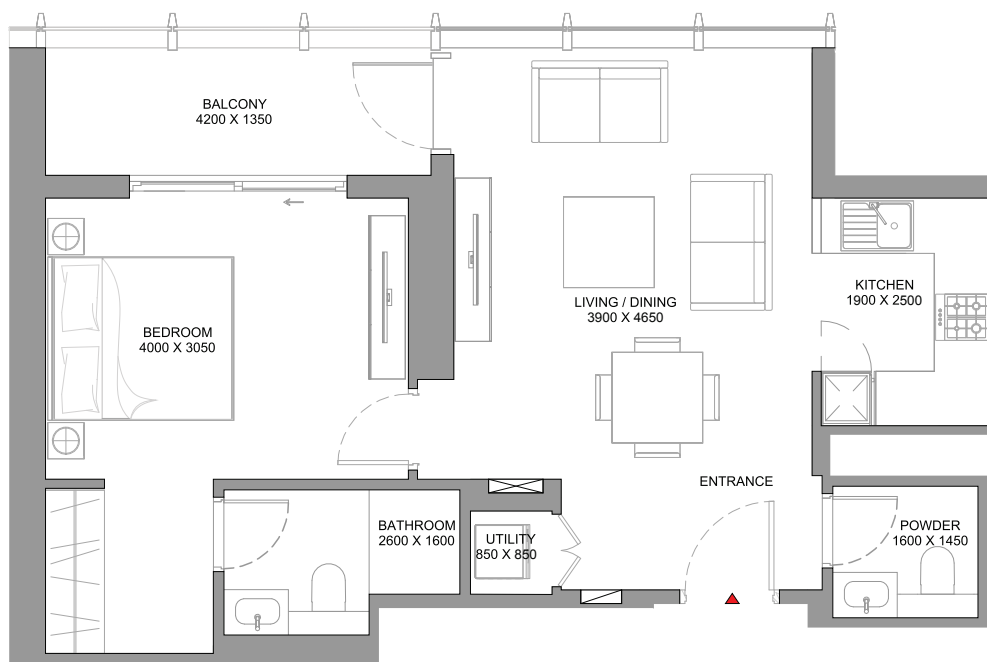
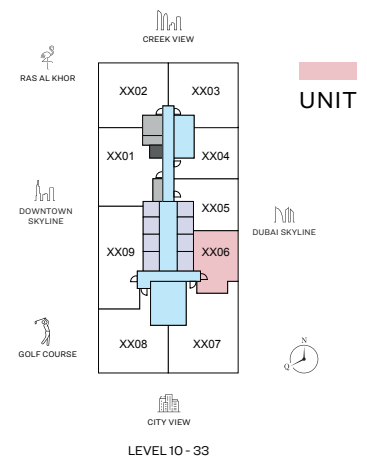
TOTAL = 740.02 SQ.FT.

1 BED

SIZE: 721 - 808 sq. ft

PRICE: From AED 1.62M - AED 1.86M*

*Subject to availability



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline

1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3006, 3106, 3206, 3306



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36 Years of Property Excellence & Over 270 Unique Developments.
Innovative in our thinking. Dynamic in our approach and evolutionary in our achievements

SOBHA

AVAILABILITY & PRICES ARE SUBJECT TO CHANGE