



SOBHA CENTRAL



THE HORIZON

AT SOBHA CENTRAL

Completion: ± December 2029
1 & 2, Bedroom Apartments
from AED 1.52 M* - AED 4.58 M*

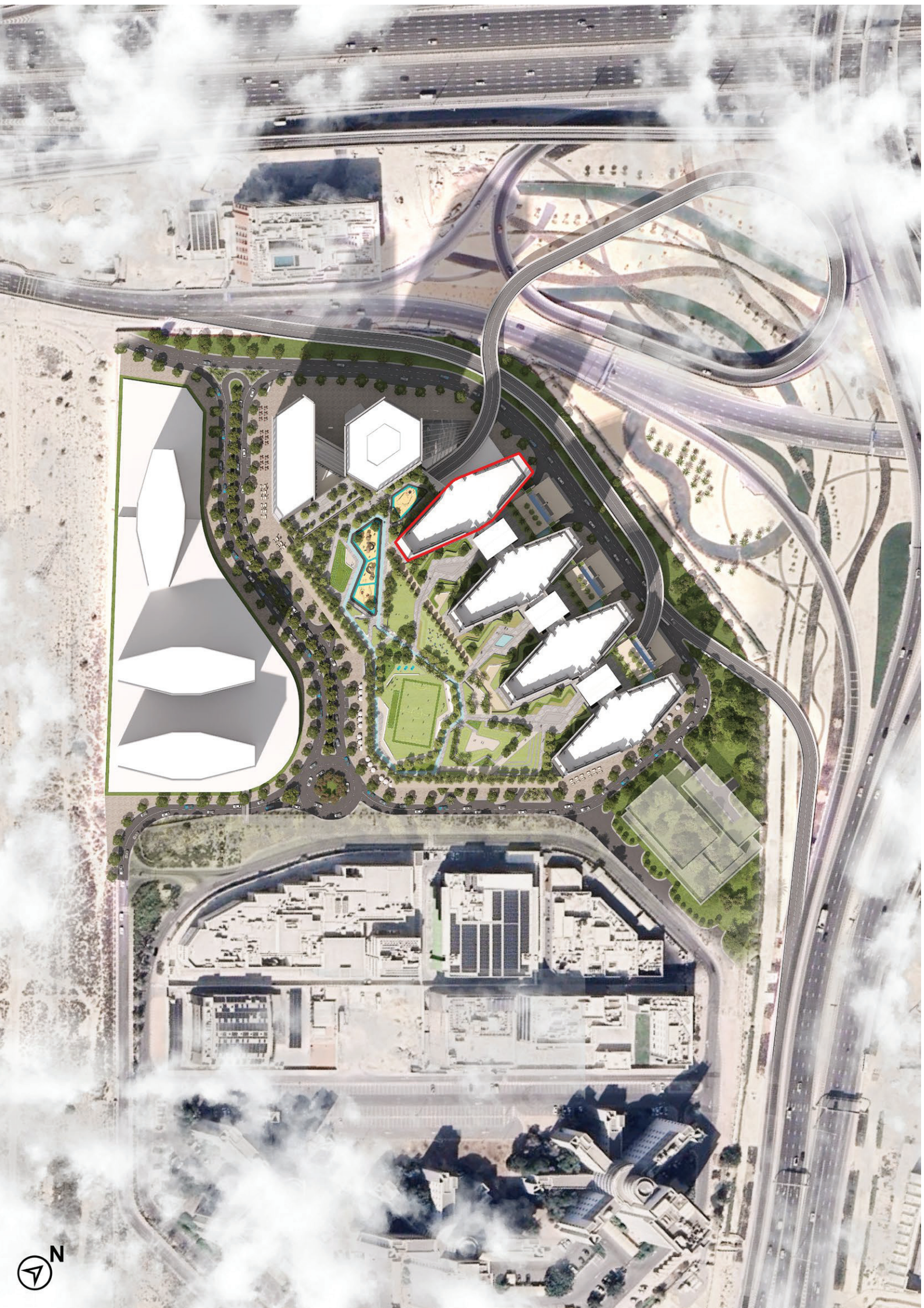
**Subject to availability*

Flexible payment plans

Projected returns: 10% - 15%



SITE PLAN



LOCATION HIGHLIGHTS

- 2 mins walk from Jebel Ali Metro Station
- 13 mins from JBR and Dubai Marina
- 12 mins from JLT

PANORAMIC VIEWS

- Bluewaters
- Marina
- Emirates Hills
- Jumeirah Islands
- Palm
- Sheikh Zayed Road (SZR)



LIFE, ON A HIGHER LEVEL

The first beacon to rise within the Sobha Central constellation, The Horizon is perfectly positioned at the heart of the Bluewaters and JLT interchange. This architectural landmark offers breathtaking, unobstructed views across Dubai's skyline from every 1- to 2-bedroom residence. With no surrounding towers within a 500-meter radius, residents enjoy uninterrupted vistas—from tranquil podium gardens to the boundless cityscape beyond. It's elevated living where every window captures a sense of freedom.

The Horizon also stands out for its seamless connectivity within the Sobha Central community. With interconnected lift lobbies linking to two adjacent towers, residents enjoy direct internal access to a world of amenities—including a shopping mall, cinema, gym, grand prayer hall, supermarket, and more.

Unique Proposition

- Rare opportunity to own on Sheikh Zayed Road (SZR)
- Limited land availability in the area
- 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.



MASTERPLAN AND FEATURES

- 250,000 sq. ft. of green open spaces
- 160,000 sq. ft. of retail, including a built-in mall
- 6 iconic towers ranging from G+60 to G+90
- 1 integrated community

AMMENITIES

WATER

- Children's pool
- Lap pool
- Leisure pool
- Jacuzzi

FITNESS & SPORT

- Children's pool
- Lap pool
- Leisure pool
- Jacuzzi
- Outdoor exercise space
- Jogging track
- Putt-putt mini course
- Football ground
- Cricket batting enclosure
- Calisthenic gym

RECREATION

- Outdoor cinema / Movie Lawn
- Outdoor games
- Open activity/picnic/event lawn
- Main activity boulevard

GREEN SPACES

- Gardens - Ornamental, Sensory, Fragrance and Medicinal
- Open plaza with water feature & sculpture
- Outdoor courtyard
- Open amphitheatre lawn
- Outdoor sitting area pockets
- Seating tree courtyard

INDOOR

- Gym
- Yoga studio
- Steam and sauna with changing rooms
- Multipurpose hall
- Children's play area
- Library
- Leisure lounge
- Fitness studio & spinning room
- Indoor theatre
- Meditation room / time free zones
- Business centre

APARTMENT FEATURES

1 and 2 Bedroom Residences

- Panoramic views
- Spacious living and dining rooms
- Fully fitted kitchen with State of art home appliances
- Smart Home automation enabled
- Maximum space utilization



1

BEDROOM
APARTMENT
TYPE A
(with balcony)

THE HORIZON
AT SOBHA CENTRAL

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SUITE = 479.1 SQ.FT.

BA LCONY RANGE = 89.23 - 89.45 SQ.FT.

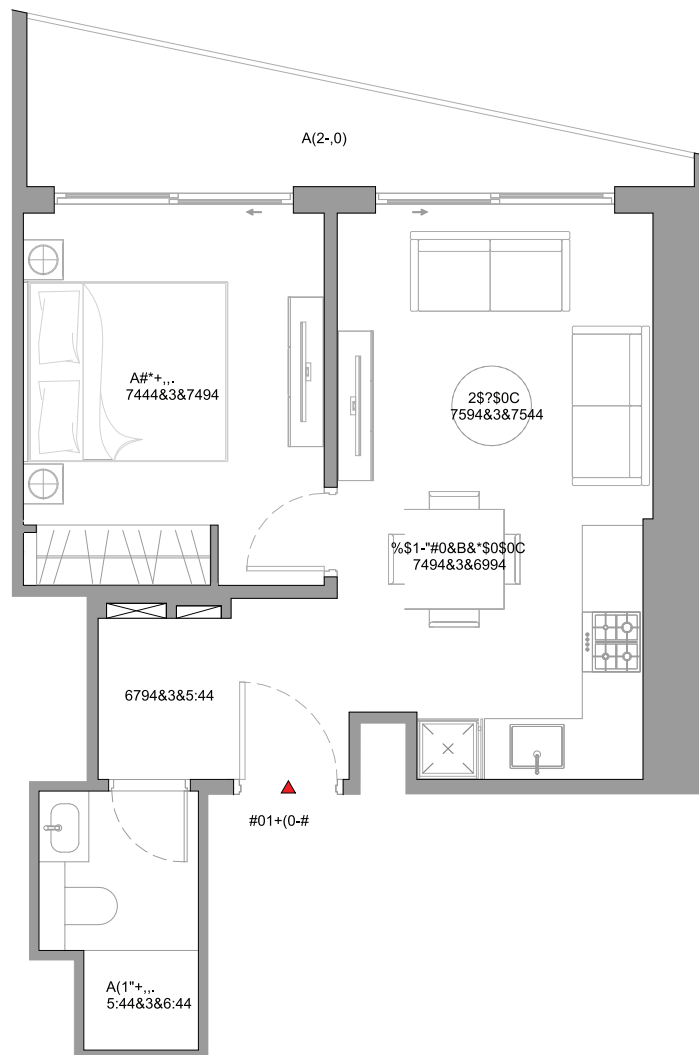
TOTAL RANGE = 568.33 - 568.55 SQ.FT.

1 BED

SIZE: 1130 - 568 – 781 sq. ft.

PRICE: From 1.52 M* - 2.21 M* AED

*Subject to availability



List of unit numbers with this unit plan:

VIEWS

Amenities, Community

1413, 1513, 1613, 1713, 1813, 2013, 2113, 2213, 2313

Community

2413, 2513, 2613, 2713, 2813, 2913, 3013, 3113, 3213, 3313, 3413, 3513, 3613, 3713, 3813, 3913, 4013, 4313, 4413, 4513, 4613, 4713, 4813, 4913, 5013, 5113, 5213, 5313, 5413, 5513, 5613, 5713, 5813, 5913, 6013, 6113, 6213, 6313, 6413, 6513, 6613, 6713, 6813, 6913, 7013, 7113, 7213, 7313, 7413, 7513

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.

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SOBHA CENTRAL

2 BEDROOM APARTMENT

TYPE A - VARIANT

1

(with maid room, store room and powder room + balcony)

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AT SOBHA CENTRAL

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SUITE = 1228.59 SQ.FT.

BA LCONY = 117.33 SQ.FT.

TOTAL = 1345.92 SQ.FT.

2 BED

SIZE: 936 – 1,554 sq. ft.

PRICE: From 2.48 M* - 4.58 M* AED

*Subject to availability



List of unit numbers with this unit plan:

VIEWS

Community

4411, 4511, 4611, 4711, 4811, 4911, 5011, 5111, 5211, 5311, 5411, 5511, 5611, 5711, 5811, 5911, 6011, 6111, 6211, 6311, 6411, 6511, 6611, 6711, 6811, 6911, 7011, 7111, 7211, 7311, 7411, 7511

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SOBHA CENTRAL



lynn@bconnectglobal.co
jayd@bconnectglobal.co
+27 83 655 5539



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